

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 02/25/2014
Agenda Item: 3**

ACTION: Request for a Use Permit to allow Tandem Parking and a Development Plan Review consisting of a new 33 unit multi-family development for JENTILLY LANE CONDOMINIUMS, located at 1717 South Jen Tilly Lane. The applicant is Trapezium Consulting.

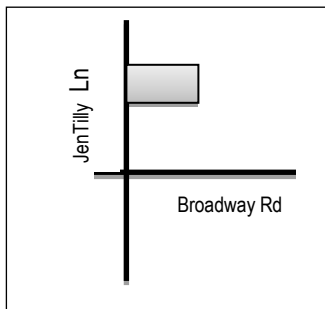
FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: Jen Tilly Lane Condominiums (PL130373) is a 33 dwelling unit project located north of Broadway Road and east of Rural Road. The surrounding uses are multi-family residential to the north, residential office to the south and a commercial shopping center to the east. In 2008, the Development Review Commission previously reviewed and approved a similar development on this site which subsequently lapsed after one year with no further activity of the project.

The applicant revised the site and landscape plan per the continuance instructions conveyed at the 02/11/2014 DRC meeting and seeks approval of the use permit and Development Plan Review.

ZUP14001 Use Permit to allow tandem parking spaces within garage units
DPR14004 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	MPC JENTILLY LLC
Applicant	Bruce A Tully, Trapezium Consulting
Current Zoning District	R-4, Multi-Family Residential
Gross/Net site area	1.47 acres
Total Building area	23,069 sqft
Lot Coverage	361 % (60% maximum allowed)
Building Height	37 ft. (40 ft. maximum allowed)
Building Setbacks	+20' front, +10' side, +10' rear (20, 10, 10 min.)
Landscape area	31.9% (25% minimum required)
Vehicle Parking	85 spaces (85 min. required, 7 guest and 9 tandem within garage of two-bedroom units)
Bicycle Parking	33 spaces (23 minimum required)

ATTACHMENTS: Development Project File

STAFF CONTACT: Sherri Lesser, Senior Planner, (480) 350-8486

Department Director: Dave Nakagawara, Community Development Director
Legal review by: N/A
Prepared by: Sherri Lesser, Senior Planner

COMMENTS:

The applicant is seeking approval of a thirty-three (33) unit "for sale" condominium townhouse project located east of Rural and North of Broadway Road on JenTilly Lane. The request includes Development Plan Review of the building elevations, site plan, landscape plan and preliminary grading and drainage plan plus a use permit to allow nine (9) of the units to utilize tandem parking.

PUBLIC INPUT

No public input received to date.

PROJECT ANALYSIS

USE PERMIT

The Zoning and Development Code Section 4-602 allows tandem parking, in multi-family zoning districts, subject to a use permit. The applicant updated the unit mix for this development. The unit mix includes nine (9) two bedroom units and twenty-four (24) three bedroom units. Of the thirty-three (33) units; the nine (9) two bedroom units will have garages designed to accommodate tandem parking; all other units are designed with garages to accommodate two side by side parking spaces. The site and landscape plan show the minimum number of parking spaces required for the unit count and mix including guest parking spaces, in compliance with the parking and landscape requirements found in Part 4 Chapters 6 and 7 of the Zoning and Development Code.

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. *Any significant increase in vehicular or pedestrian traffic in adjacent areas;*
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;*
 - This use, with conditions, should not create nuisances for the surrounding area.
- c. *Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;*
 - The tandem parking for a portion of the complex will not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area. There are surface parking spaces available on site as well as on the street to mitigate any potential nuisance associated with garage tandem parking.
- d. *Compatibility with existing surrounding structures and uses;*
 - The use of tandem parking is compatible with surrounding uses.

DEVELOPMENT PLAN REVIEW

Site Plan

The site plan layout configures the thirty (33) unit development into four (4) sections of dwellings which front the street; abut the north property line and surround an interior court yard including a pool amenity/recreational area. The three story units feature a front porch entry and individual garages with nineteen (19) on-site surface spaces. A pedestrian paths link the individual units to the street front.

Building Elevations

The proposed development features building elevations designed in the character of traditional neighborhood design with enhanced architectural features at the pedestrian level. The mass of the three story elevations are divided into smaller components which include a front porch with a shade structure over the entries; offsets in the second and third floors; trim to accent windows and upgraded garage doors. The building materials include sand-finished stucco, wood shutters, wrought iron balconies and concrete s- tile roof. In response to Commissioners' concerns about the close distance of the pool from 2nd story balconies; the applicant slightly shifted the swimming pool location between the units to create a greater distance from the balconies and minimize the temptation for balcony leaping. The nearest balcony is a 17-foot leap over the top of the 10 foot high shade structure. The balcony railing was also raised in overall height to further discourage leaping.

Landscape Plan

The landscape plan features a palette of low-water use trees and plants which have a rapid growth rate. The placement to the trees will provide shade for the internal pedestrian paths and surface parking areas.

Subdivision

The proposed development is a condominium project, as such, per the City of Tempe City Code Chapter 30 and A.R.S. 9-461.5 requires the approval of a condominium subdivision plat and the approval of Covenant, Code and Restrictions (CCR's) for the creation of an association to provide for the maintenance of all common area elements i.e. Landscape, parking, lighting, building exterior and site amenities.

Section 6-306 D Approval Criteria for Development Plan Review

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape; a row of units front JenTilly Lane; with the front doors of those units accessible from the City sidewalk. It replicates the feeling of a typical residential street facilitates pedestrian access to the site from the public street by a pedestrian walkway between two sets of unit types providing minimal contact with vehicles maneuvering on the site.*
2. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the proposed materials are compatible with the surroundings.*
3. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; Buildings and landscape elements have proper scale with the site and surroundings. materials are similar to other buildings in the area, but higher quality in the energy efficiency of the building envelope and architectural systems/*
4. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; The buildings are designed with a variety of architectural details to enhance the overall appearance.*
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 elevations change within the horizontal plane undulating back and forth between units, articulated by paint differentiation. Large building masses have details that provide for smaller visual components at the pedestrian level. . The building design has a distinct base, middle and top, with accent elements, roof forms, and detailing.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; the building façade uses Spanish style architectural detailing with arched openings over enclosed porches and balconies, tile roof with exposed rafter tails accented with a contrasting color to the tile and stucco.*

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the site is located close to Valley Metro and Orbit Bus lines within the neighborhood and along Rural and Broadway roads.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the units are designed with pedestrian access on the opposite elevation of the vehicular access into the unit garages minimizing the potential for any conflict.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the plans provide eyes on the streets and alleyway, utilize appropriate landscape for surveillance of the surrounding area, and will have commonly held and maintained areas.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape is provided along the two street fronts, and within interior of complex. Landscape areas are located on the alley side, creating a more pleasant "back of house" environment than what most multi-family parking areas provide.*
11. *Lighting is compatible with the proposed building and uses, and does not create negative effects; lighting will comply with code requirements, and will provide more ambient light to the area, increasing safety.*

Conclusion

Based on the information provided by the applicant and the above analysis, staff recommends approval of the requested Development Plan Review and use permit. This request meets the required criteria upon conformance with the conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and the goals and objectives of the plan.
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.
4. The proposed project meets the approval criteria for a Use Permit.

ZUP14001 CONDITIONS OF APPROVAL

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The number of tandem parking spaces approved for this development is a maximum of nine (9) total. Any increase in the number of tandem spaces provided on the site will require a new use permit.
2. If there are any complaints arising from the use permit that are verified by a consensus of the complaining party and the City Attorney's office, the use permit will be reviewed by city staff to determine the need for a public hearing to re-evaluate the appropriateness of the use permit.
3. Provide language regarding the management of surface parking spaces to maintain availability for guests in the approved Code, Covenants and Restrictions (CCR's) for the development.

DPR14004 CONDITIONS OF APPROVAL

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

4. Obtain approval and record a subdivision plat (condominium) and code, covenant and restrictions (CCR's) for the development; prior to the final construction clearance of the first unit for Certificate of Occupancy.

Site Plan

5. Provide upgraded paving at entire driveway consisting of clay or concrete unit paving. Detail unit paving to accept weight of emergency vehicles and turn action of full size vehicles maneuvering into the garages and the guest spaces. Provide unit paving of color that contrasts with the uncolored accessible concrete walkway pavement and compliments the color of the buildings. If possible, detail unit pavement to be porous to improve site water retention and potentially reduce heat retention.
6. Updated driveway entrance to be coordinated with the property located to the south in order to maintain access for existing parking spaces.

Floor Plans

7. The floor plans limited to two and three bedroom floor plans. Per the floor plans attached all spaces have been adequately parked per ZDC multi-family ratios. Any flexible spaces with enclosures on three sides shall be counted as bedrooms in the calculation of the required number of parking spaces. Any modifications of the floor plans shall be reviewed for compliance during planning plan check of the construction documents.

Building Elevations

8. The colors and materials exhibited on the colored elevations and color sample boards are approved as provided per the following to match Frazee Paint Colors:
Body- stucco dark- 8675D Wooden Oar(taupe) and 8226N October Oak (dk olive/brown) (LRV 18 and 23)
2nd Body- stucco medium- 8674W Muddy River (light taupe) and 8224M Balsam Bark (light tan) (LRV 39 and 41)
3rd Body- stucco light- 8223M Sienna Sand (oatmeal) and 8672WTequila (off-white) (LRV 54 and 64)
Fascia/Trim Colors – 8296N Treasure Chest (rust) and 8235D Brush Box (medium brown) (LRV 10 and 27)
Accent Colors- 8756N Cordwood (bronze) and 8656N Greek Olive (green) (LRV 9 and 11)
Garage Doors- 8726N Mocha Brown (dark brown) and 8715D Moose Point (taupe) (LRV 12 and 20)

Roof tile by Boral- La Terra Blend and Salarno Clay.
9. Provide rain gutters to convey water off roof and away from pedestrian walkways and entrances. Roof areas that do not directly affect walkways and entrances are not required to be guttered. Incorporate gutters into elevations and conceal downspouts to enhance the character of the residences.
10. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
11. All transformer boxes, meter panels and electrical equipment, backflow valves, and other utility equipment shall be painted to match the adjacent building color.
12. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.

Lighting

13. Design security (dusk to dawn) lighting that enhances the small-scale residential character of Jentilly Lane.
 - i. As part of the common area security light package, consider the use of unshielded light sources, such as maximum 50 watt incandescent or equivalent lights in “jelly jar” or similar fixtures.
 - ii. Do not install pole lights on site.
 - iii. Illuminate the common tract with building mount lights, and if necessary, with bollards.
 - iv. Generally, keep security light sources below the height of second floor window sills.
14. Illuminate each residential front entrance and garage door from dusk to dawn as part of the common area security light package.

Landscape

15. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

CODE / ORDINANCE REQUIREMENTS

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

- Specific requirements of the Zoning and Development Code 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, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Community Development.

LENGTH OF APPROVAL

- Your drawings must be submitted to the Community Development Building Safety Division for building permit by February 11, 2015 or Development Plan approval will expire

SITE PLAN REVIEW:

- Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Reviews. 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 Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

PLAT

- A Subdivision/Condominium Plat is required to create the thirty three (33) "for sale" properties. Separately process the Subdivision Plat through City Council. Complete the drawing format to the satisfaction of Community Development and Public Works Departments staffs. After the Plat is approved by City Council and the exhibits are signed, record the subdivision plat with the Maricopa County Recorder's Office through the Community Development Department.

CC & R

- CC&R: Continuing Care Condition, Covenant and Restriction is required for the features of Jentilly Lane that are held in common, including (but not limited to) maintenance of project's common area security lighting, exterior building finish and materials, domestic water, private sanitary sewer, site water retention system, landscape and landscape watering system, drive aisles, entrance walkway, guest parking spaces, refuse collection and refuse container storage. The CC&R's shall be reviewed and configured in a form satisfactory to Planning Staff and the City Attorney. After the CC&R's are in a satisfactory configuration, they shall be signed, including by the Community Development Director and City Attorney, and shall be recorded with Maricopa County Recorder's Office through the Community Development Department.

STANDARD DETAILS:

- Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.

FIRE:

- Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department.

ENGINEERING AND PUBLIC WORKS

- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

- Refuse container and enclosure to meet design Engineering Department design standards for construction, location, orientation to drive aisle and access (if gated).

LIGHTING:

- Follow requirements of ZDC Part 4 chapter 8
- Follow the guidelines listed under appendix E “Photometric Plan” of the Zoning and Development Code.
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
- Indicate locations of accent lighting and security lighting that will be mounted to building or provided in parking areas; provide a photometric plan and cut sheets for fixtures for planning plan check approval.

SIGNS:

- Obtain sign permit for any identification signs.

ADDRESS SIGNS:

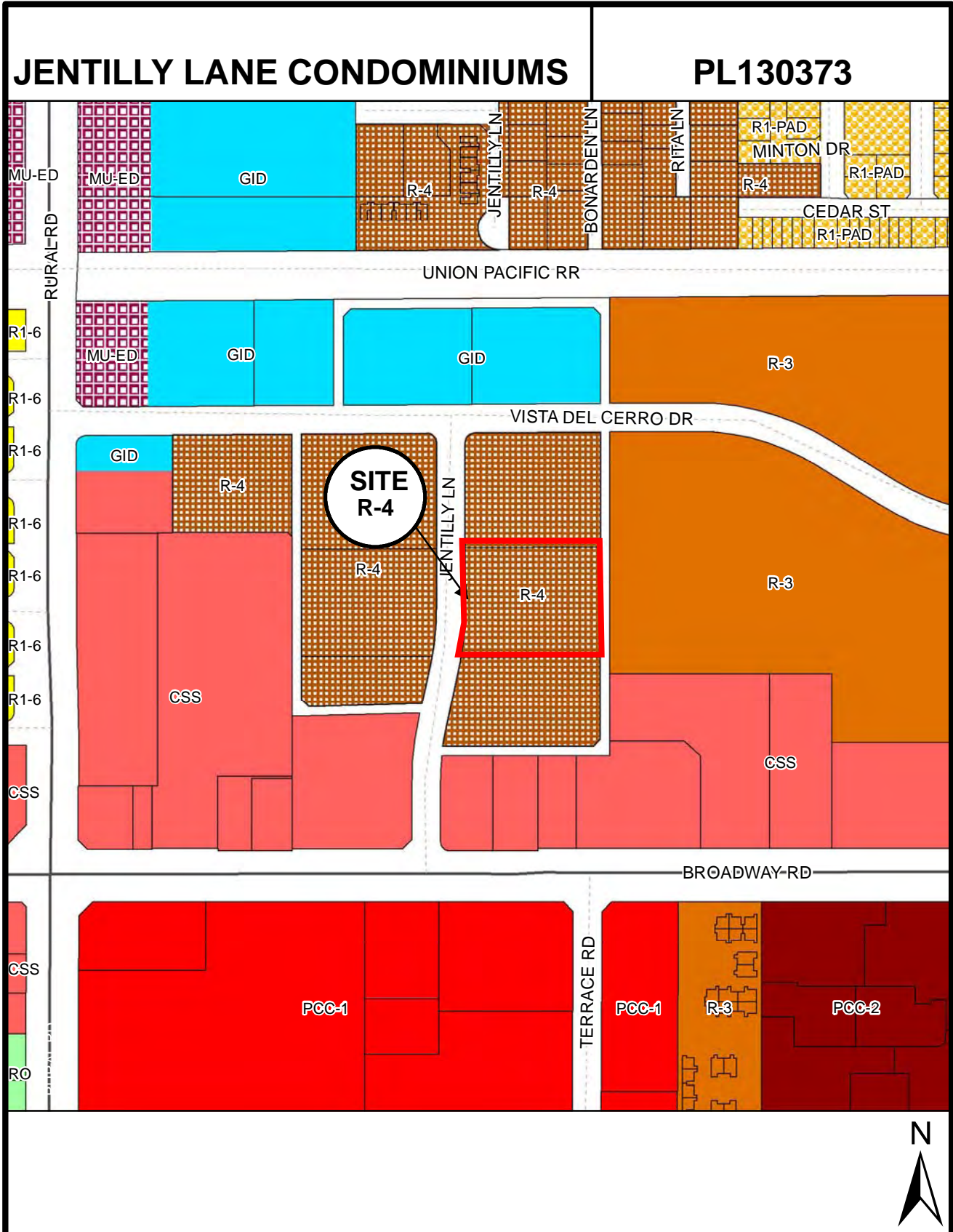
- Provide minimum 50 percent contrast between address sign and the underlying surface.
- Direct or Halo illuminate (back light) each address sign. Obtain sign permit for halo illumination of address signs.

HISTORY & FACTS:

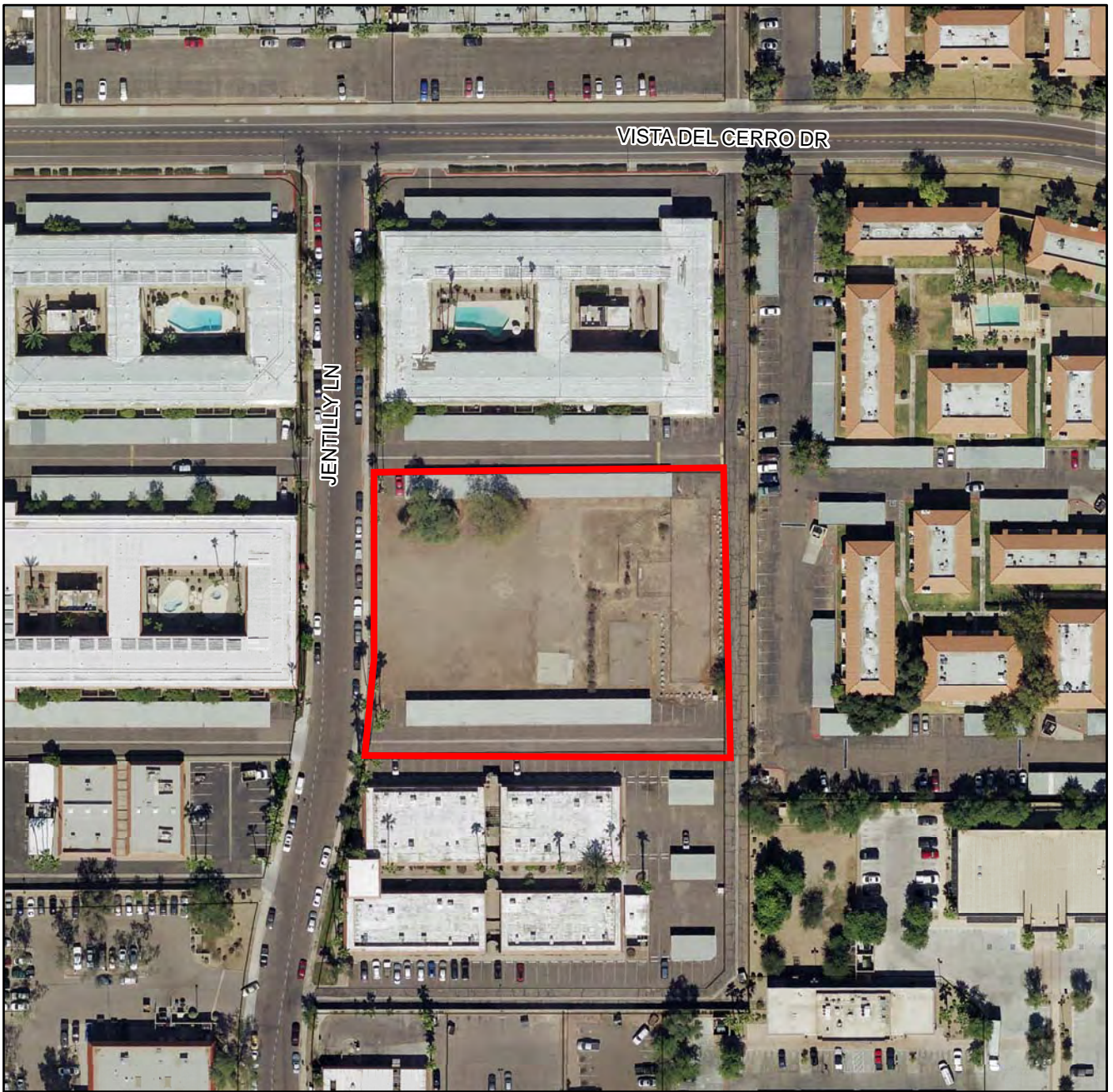
March 30, 1988	The existing apartment complex constructed, circa 1967, was destroyed by fire.
November 15, 1988	The Hearing Officer approved a use permit for the Villas to a re-build a nonconforming apartment complex damaged by fire at 1717 S. JenTilly Ln, subject to conditions.
December 21, 1988	The Design Review Board approved building elevations, site plan and landscape plan for The Villas, subject to conditions. *the use permit expired after one year and the land remained vacant.
March 12, 2008	The Development Review Commission approved a Use permit for tandem parking and a Development Plan Review including building elevations, site plan and landscape plan for JenTilly Lane a 33-unit development, subject to conditions. *the approval expired after one year and the land remained vacant.
February 11, 2014.	Development Review Commission continued the building elevations, site plan and landscape plan for JenTilly Condominiums for undated plans to replace conditions of approval.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review
Section 6-308, Use Permit



Location Map



JENTILLY LANE CONDOMINIUMS - PL130373



THE TRAPEZIUM CONSULTING GROUP, LLC

EXPERIENCE • INTEGRITY • PERFORMANCE

December 20, 2013

Chairman & Commissioners
Development Review Commission
City of Tempe
31 E Fifth Street
Tempe, AZ 85250-5002

RE: Jentilly Lane Condominiums Development Plan Letter of Explanation

Dear Chairman and Commissioners

Jentilly Lane Condominiums is a residential townhome style condominium project located at 1717 S Jentilly Lane which is northeast of the intersection of Rural Road and Broadway Road. The proposed project consists of 33 3-story units on a 1.47 net acre site. The site density is 22.5 dwelling units per acre. The site is zoned R-4 and allows up to 25 units per acre.

The objective of this project is to provide a high quality urban townhouse style residence community that will be attractive to students, young professionals and active empty nesters. The townhouse style units provide an added sense of privacy compared to “stacked unit” apartments. A Spanish architecture style will be used to produce an attractive project that will enhance the existing neighborhood.

A 20-foot setback will be provided along Jentilly Lane which will allow space for an enhanced landscape treatment in contrast to the smaller setbacks of the developments to the north and south. The units facing Jentilly Lane will be divided into a 4-unit building and a 5-unit building to provide variety.

Vehicular access will be provided by an existing entrance driveway shared with the office development to the south. A internal drive will connect to this existing drive and to the existing alley on the east side providing a looped circulation path through the site. Pedestrian walkways will be provided throughout the development to connect the units to the pool amenity and to the sidewalk along Jentilly Lane.

Generous tree plantings will provide shade for the pedestrian walkways and buildings to help mitigate heat gain, provide comfort and energy conservation. A shade structure will be provided in the pool area.

Building materials will include stucco with wrought iron decorative elements and concrete “S-tile” roofing.

The three story building provide variety amongst the surrounding two story apartments an single story office buildings.

ENVIRONMENTAL • PLANNING • CIVIL DESIGN

7898 E. ACOMA DRIVE, SUITE 100 • SCOTTSDALE, ARIZONA 85260 • (480) 483-1500



The building masses are divided into smaller components by the use of covered entrances, articulations in the building faces and covered balconies.

The building bottoms are defined by covered entrances and architectural detailing and the sloping roof elements, eaves and gables define the top of the buildings.

Windows are featured at all levels and on all sides of the buildings with architectural details such as “pop-outs”, shutters, wrought iron railings and decorative pipes to provide visual interest and to increase the security of adjacent outdoor spaces by maximizing natural surveillance and visibility.

Arched, covered entrances with wood tone raised panel doors, arched covered balconies, window shutters, wrought iron balcony railings, wrought iron window detailing, and decorative pipe details in gable ends were used to contribute to making the public spaces of this project attractive.

All utilities will be placed underground and any above ground cabinets or enclosures will be painted to match the building colors.

The site public spaces will be adequately lit using building mounted and pole mounted lights. The site lighting will be attractive and will minimize light spillage onto adjacent properties.

All site walkways were been designed to conform to the Americans with Disabilities Act (ADA) and accessible parking in accordance with ADA is provided.

Three pedestrian walkway connections to the sidewalk on Jentilly lane have been provided to allow access to nearby public transportation routes on Broadway Road and Rural Road.

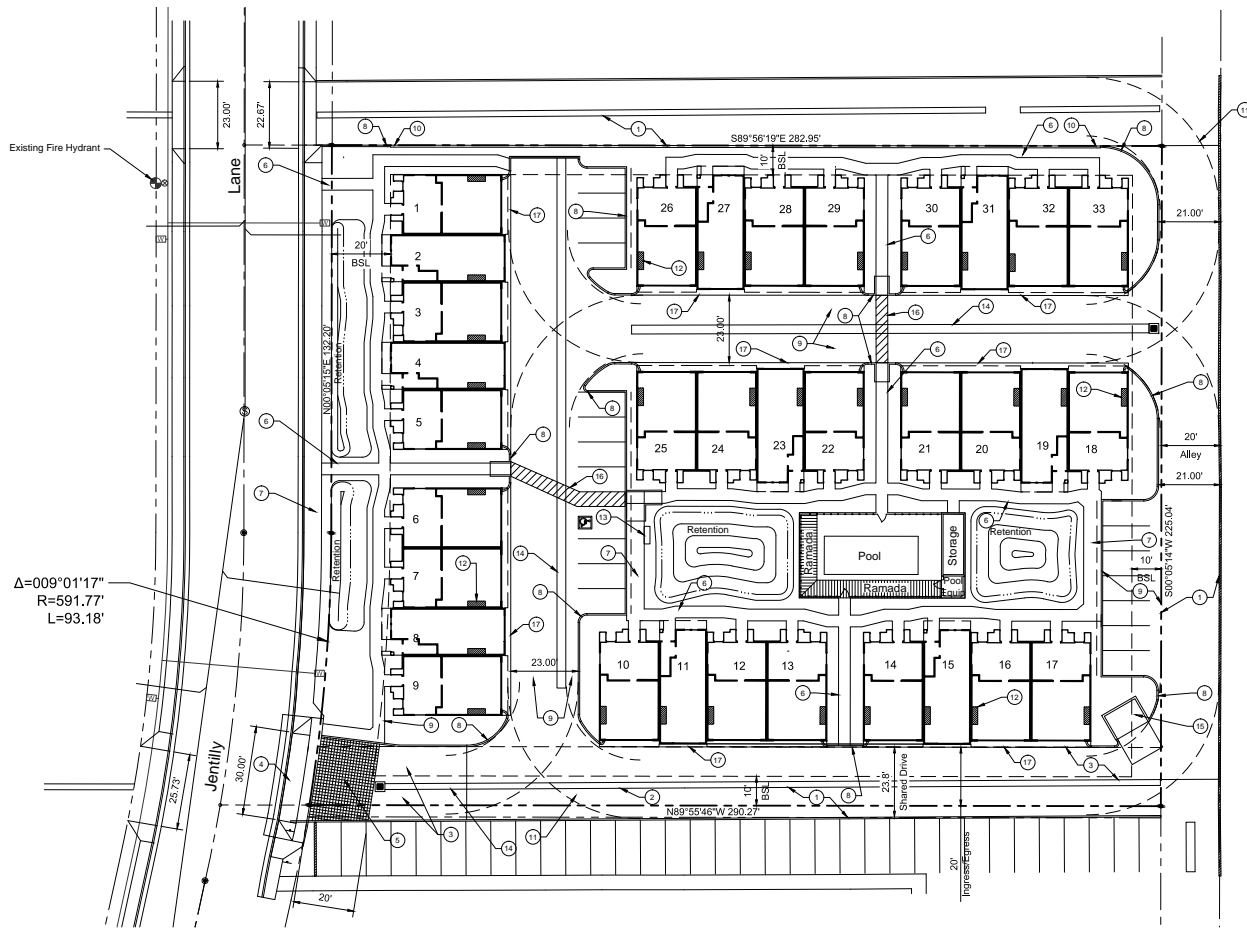
The site has been designed to minimize pedestrian/vehicular conflicts while still providing good circulation for pedestrians, bicycles and vehicles. Each unit provides two vehicular parking spaces and bicycle storage space in an enclosed garage.

The site design appropriately integrates crime prevention principals such as territoriality by including a view fence along the north property line which defines the limits of the property while allowing natural surveillance. Windows and site lighting are provided on all building sides which further enhances natural surveillance. The pool area will be securely fenced and is centrally located surrounded by buildings. A homeowners association will be created and will provide for excellent maintenance and upkeep of the property.

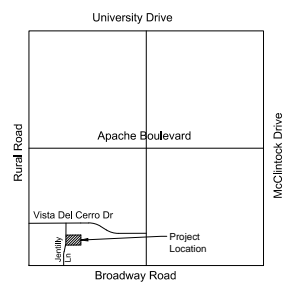
An attractive landscape design is provided that will accent and separate parking, buildings, driveways and pedestrian walkways.

Sincerely,

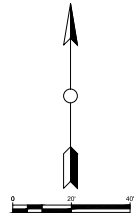
Paul I. Rogers, Jr., P.E.
Principal Engineer



$\Delta=009^{\circ}01'17''$
 $R=591.77'$
 $L=93.18'$



VICINITY MAP
 NTS



LEGAL DESCRIPTION
 The South 225 feet of the North 465 feet (as measured along the East line) of Tract E, BROADWAY SQUARE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 114 of Maps, Page 29.
 Assessor's Parcel Number: 113-11-011B
 Gross Area: 75,132 square feet, 1.7248 acres.
 Net Area: 63,893 square feet, 1.4668 acres.

PROPOSED USES

Thirty three attached single family 3 story condominium dwelling units in 8 buildings with a pool amenity.

USE PERMITS REQUESTED

Tandem parking spaces in 9 units.

GENERAL PLAN 2030

Residential Land Use
 Medium to High Density, up to 25 du/ac.

SUBMITTED BY

Paul I Rogers, Jr., PE
 Trapezium Consulting Group
 7898 E Acorns Drive, Suite 100
 Scottsdale, AZ 85260
 480-483-1500
 paul@trapeziumgroup.com

ZONING

R-4, Existing and proposed.

SITE AND BUILDING DATA

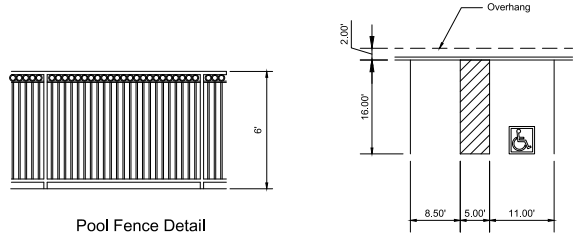
Two Bedroom Units:	9	Parking:	
Three Bedroom Units:	24	Automobiles Required	
Total Units:	33	Two Bedroom Units: 9du x 2 spaces/du =	18
Density:	22.5 du/ac.	Three Bedroom Units: 24du x 2.5 spaces/du =	60
Total Building Area:	25,697 sf	Guest: 33du x 0.2 spaces/du =	7
Lot Coverage:	40.2%	Total Required:	85
Lot Coverage Allowed:	60%	Automobiles Provided	
Landscaped Area Provided:	30.0%	Garages:	66
Landscaped Area Required:	25%	Surface Parking:	19
Building Height:	Up to 4'	Total Provided:	85
Number of Stories:	3	Accessible Spaces:	1
Type of Construction:	V-B	Bicycles Required	
Fire Sprinklers:	Yes	Two Bedroom Units: 9du x 0.5 spaces/du =	5
		Three Bedroom Units: 20du x 0.75 spaces/du =	15
		Four Bedroom Units: 4du x 0.75 spaces/du =	3
		Total Required:	23
		Bicycles Provided	
		one space per unit inside garage =	33

NOTES

1. Existing pavement to remain.
2. Existing valley gutter to remain.
3. Existing asphalt to be removed and replaced.
4. New Driveway per COT Std Det 320.
5. Colored, stamped asphalt pavement, square tile pattern, color to coordinate with building colors.
6. New 4' sidewalk.
7. New 6' sidewalk.
8. New 6" curb.
9. New asphalt pavement.
10. New 6' masonry wall.
11. Fire/refuse truck turning radius, 45' outside, 25' inside (typ).
12. Bicycle parking space (typ).
13. Mail Kiosk
14. New concrete valley gutter.
15. New trash enclosure.
16. New concrete sidewalk.
17. Concrete Apron.

LEGEND

- WATER METER
- SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- SIGN
- ELECTRIC CABINET
- PALM TREE



Pool Fence Detail

Parking Dimensions Detail

DATE	DESCRIPTION

THE TRAPEZIUM CONSULTING GROUP, LLC
 EXPERIENCE INTEGRITY PERFORMANCE
 ENVIRONMENTAL
 CIVIL DESIGN

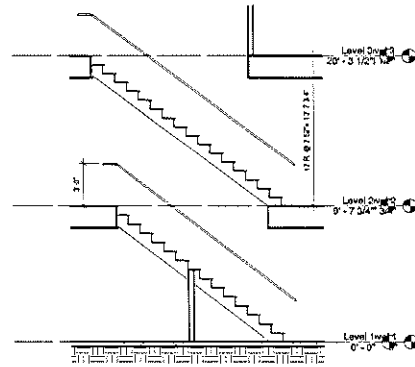


Jentilly Lane Condominiums
 1717 S Jentilly Lane
 Site Plan



PROJ NO: P2R
 PROJ NO: MPTCPA1302
 SCALE: 1"=20'
 DATE: 08-18-14

Sheet No:
 1 OF 1



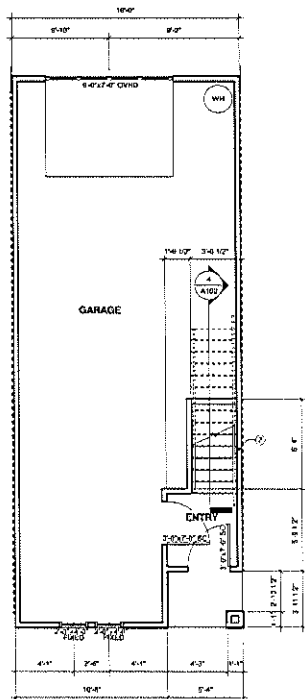
④ UNIT 2A - STAIR SECTION
1/4" = 1'-0"

GENERAL NOTES

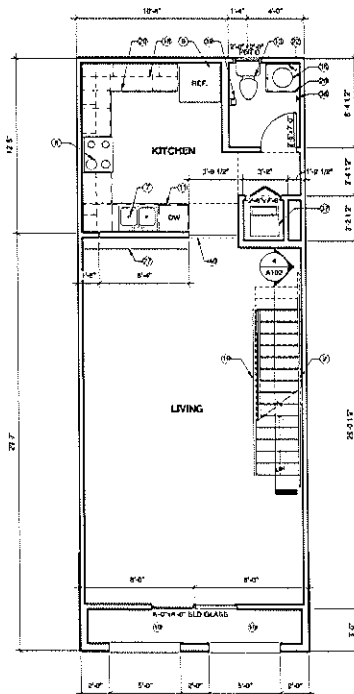
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL APPLICABLE LOCAL ORDINANCES.
3. REFER TO ALL SHEETS FOR ALL NOTES AND SPECIFICATIONS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

KEY PLAN LEGEND

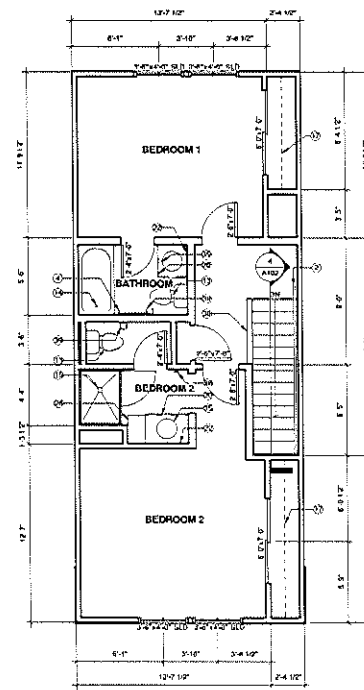
1. EXISTING
2. NEW
3. TO BE DEMOLISHED
4. TO BE RELOCATED
5. TO BE ENLARGED
6. TO BE REDUCED
7. TO BE REFINISHED
8. TO BE REPAIRED
9. TO BE REPLACED
10. TO BE REWORKED
11. TO BE REUSED
12. TO BE RECYCLED
13. TO BE REFINISHED
14. TO BE REPAIRED
15. TO BE REPLACED
16. TO BE REWORKED
17. TO BE REUSED
18. TO BE RECYCLED



① UNIT 2A - 1ST FLOOR PLAN
1/4" = 1'-0"



② UNIT 2A - 2ND FLOOR PLAN
1/4" = 1'-0"



③ UNIT 2A - 3RD FLOOR PLAN
1/4" = 1'-0"

**STAN J. CONNICK
and ASSOCIATES**

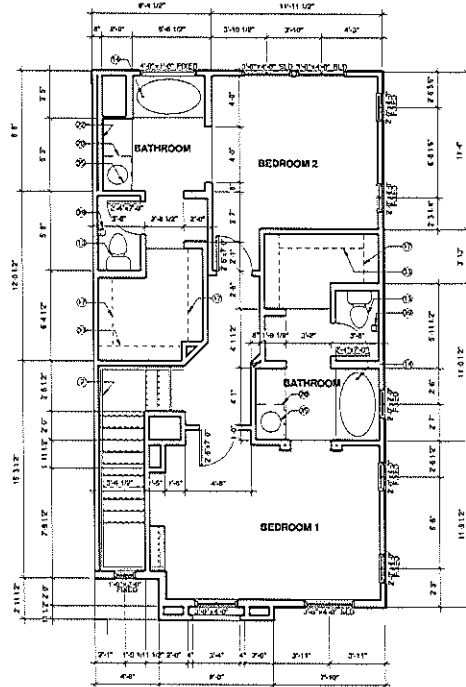
12274 RENTON ROAD, RENTON, WASHINGTON 98055
TEL: (206) 885-1111 FAX: (206) 885-1112

Jentilly Lane Project
1717 S. Jentilly Lane
Tempe, Arizona 85281

2 BEDROOM UNIT PLAN

Job Number: -
Date: 01/23/14

Sheet Number:
A102
OF



UNIT 2B - 3RD FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

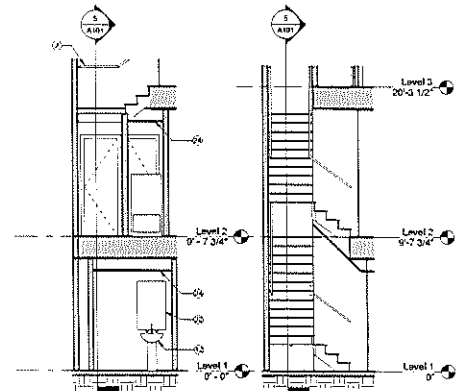
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED.
3. ALL DOORS ARE 3'-0" WIDE UNLESS OTHERWISE NOTED.
4. ALL WINDOWS ARE 6'-0" WIDE UNLESS OTHERWISE NOTED.
5. ALL FLOORS ARE TO BE FINISHED WITH 1/2" THICK CERAMIC TILE.
6. ALL CEILING ARE TO BE FINISHED WITH 1/2" THICK GYP BOARD.
7. ALL ROOF ARE TO BE FINISHED WITH 2" THICK CONCRETE.
8. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 1/2" THICK CONCRETE.
9. ALL EXTERIOR FLOORS ARE TO BE FINISHED WITH 1/2" THICK CONCRETE.
10. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 1/2" THICK CONCRETE.

KEY PLAN LEGEND

1	1/2" THICK CERAMIC TILE
2	1/2" THICK GYP BOARD
3	2" THICK CONCRETE
4	1/2" THICK CONCRETE
5	1/2" THICK CONCRETE
6	1/2" THICK CONCRETE
7	1/2" THICK CONCRETE
8	1/2" THICK CONCRETE
9	1/2" THICK CONCRETE
10	1/2" THICK CONCRETE

**STAN J. CONNICK
and ASSOCIATES**

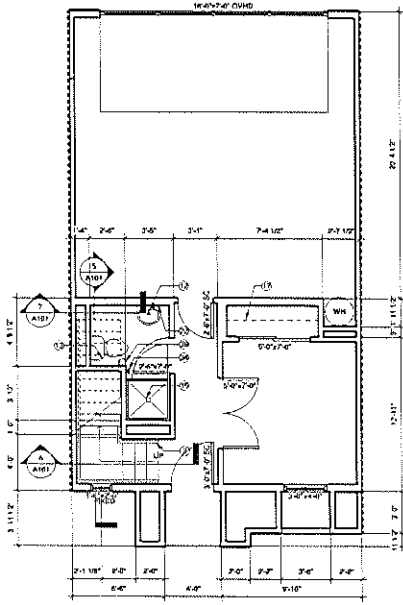
10320 N. FONTANA DR., SCOTTSDALE, AZ 85258 FAX 480-341-1122



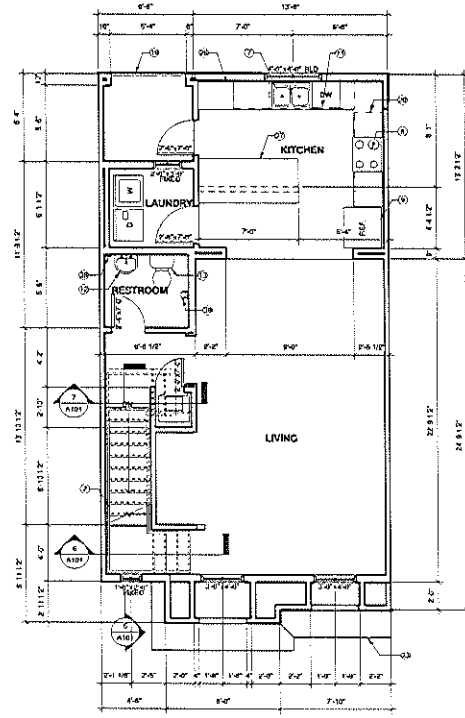
UNIT 2B - STAIR SECTION C
1/4" = 1'-0"

UNIT 2B - STAIR SECTION B
1/4" = 1'-0"

UNIT 2B - STAIR SECTION A
1/4" = 1'-0"



UNIT 2B - 1ST FLOOR PLAN
1/4" = 1'-0"

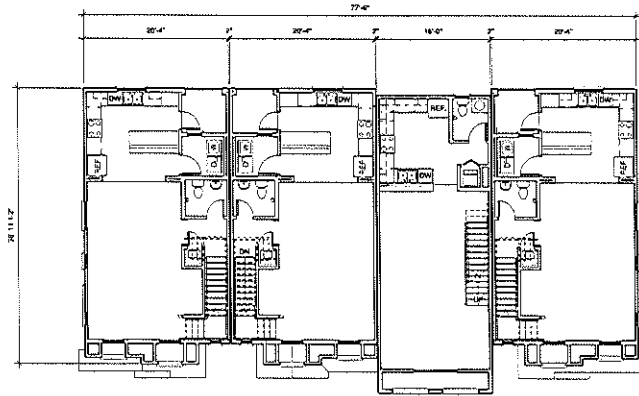


UNIT 2B - 2ND FLOOR PLAN
1/4" = 1'-0"

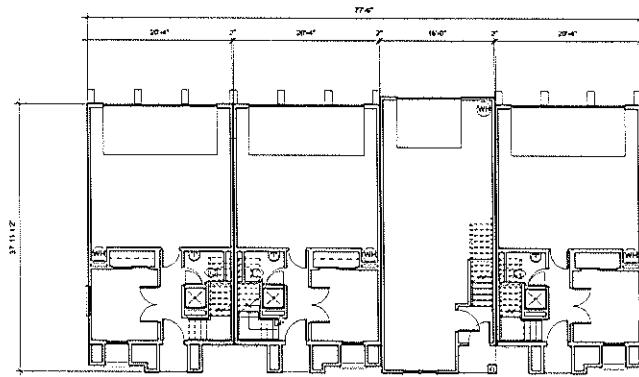
Jentilly Lane Project
1717 S. Jentilly Lane
Tempe, Arizona 85281

3 BEDROOM UNIT PLAN

Job Number: -
Date: 01/23/14
Sheet Number: **A101**
Of: -



② 4 UNIT BLDG - Level 2
1/8" = 1'-0"



① 4 UNIT BLDG - Level 1
1/8" = 1'-0"

STAN J. CONNICK
and ASSOCIATES

1125 N. ESTO. ECANTAR BELLA, AZ 85281 480.343.8001 FAX 480.343.8022

Jentilly Lane Project
1717 S. Jentilly Lane
Tempe, Arizona 85281
4 UNIT BUILDING - 1ST AND 2ND FLOOR PLANS

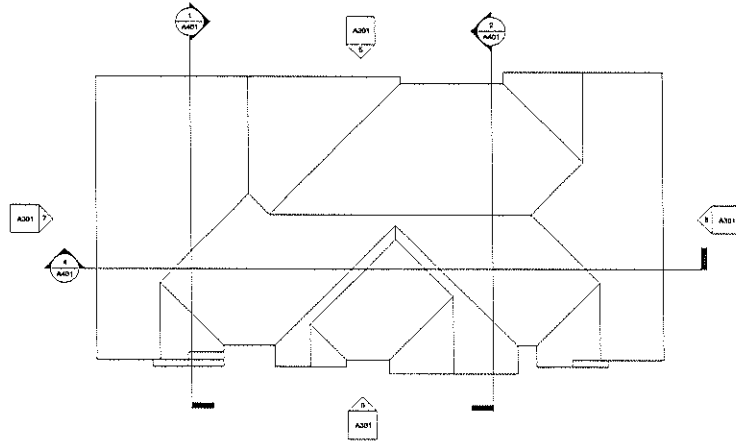
Job Number:

Date:
01/23/14

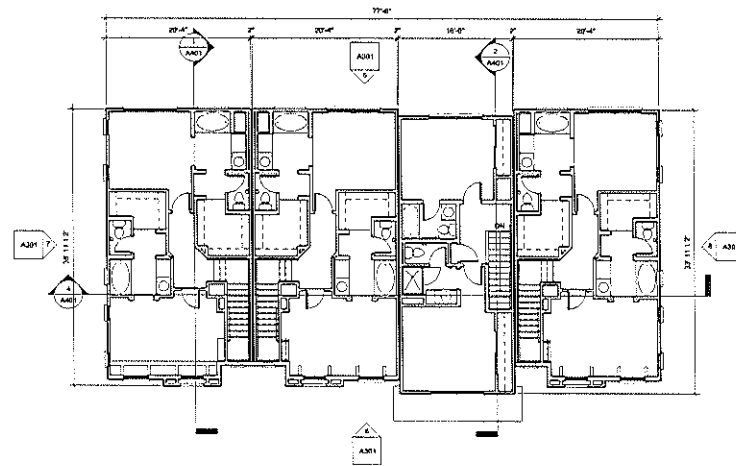
Sheet Number:

A201

Dr:



③ 4 UNIT BLDG WITH 3RD FLOOR OPTION -
ROOF PLAN
1/8" = 1'-0"



③ 4 UNIT BLDG WITH 3RD FLOOR OPTION -
Level 3
1/8" = 1'-0"

STAN J. CONNICK
and ASSOCIATES
10314 RENTO / BOSTON HILLS, AZ 85224 480.455.4400 FAX 480.451.9222

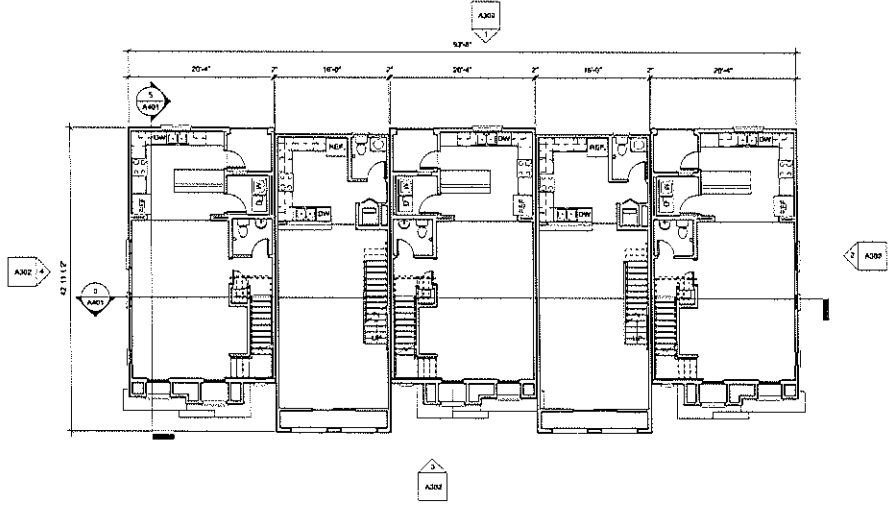
Jentilly Lane Project
1717 S. Jentilly Lane
Tempe, Arizona 85281
4 UNIT BUILDING - 3RD FLOOR PLAN AND ROOF
PT. A/B

Job Number
Date

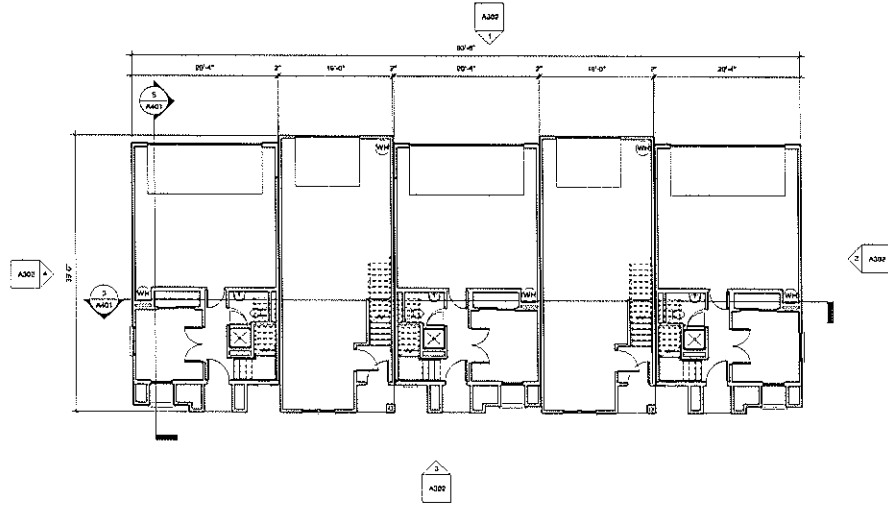
01/23/14

Sheet Number
A202
Of

DATE: 01/28/14
 DRAWN BY: J. J. ...



① 5 UNIT BLDG - Level 2
 1/8" = 1'-0"



② 5 UNIT BLDG - Level 1
 1/8" = 1'-0"

**STAN J. CONNICK
 and ASSOCIATES**

1000 N. CENTRAL AVENUE, SUITE 100, PHOENIX, AZ 85004

Jentilly Lane Project
 1717 S. Jentilly Lane
 Tempe, Arizona 85281
5 UNIT BUILDING - 1ST & 2ND FLOOR

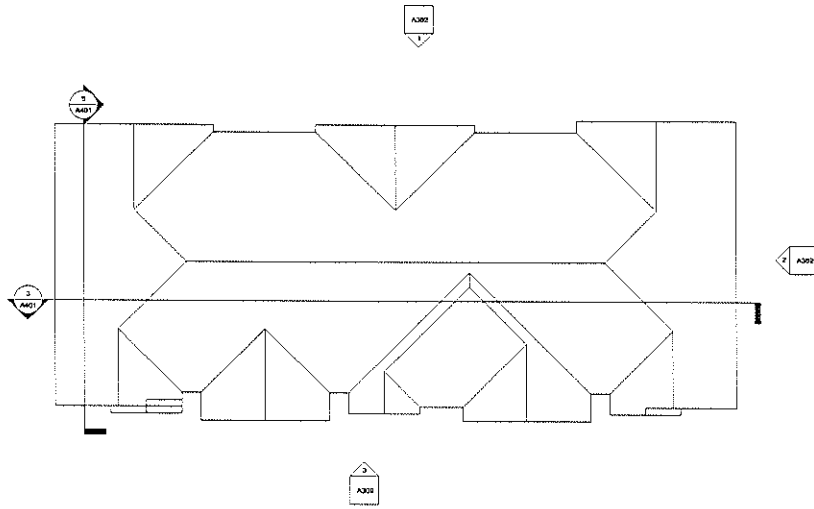
Job Number: _____

Date: **01/28/14**

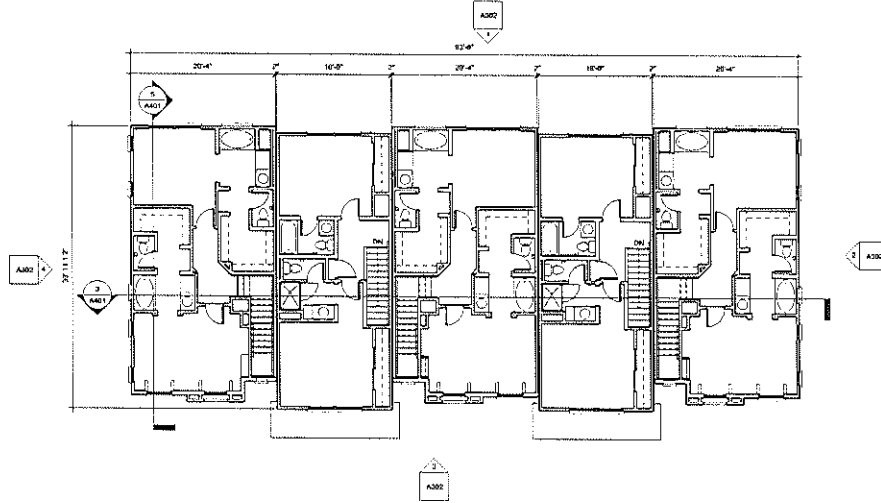
Sheet Number:

A203

Of _____



② 5 UNIT BLDG - ROOF PLAN
1/8" = 1'-0"



① 5 UNIT BLDG - Level 3
1/8" = 1'-0"

STAN J. CONNICK
and ASSOCIATES

1100 N. PINTO, SCOTTSDALE, AZ 85261, 480.345.8000, FAX 480.345.9222

Jentilly Lane Project
1717 S. Jentilly Lane
Tempe, Arizona 85281
5 UNIT BUILDING - 3RD FLOOR PLAN AND ROOF
PLAN

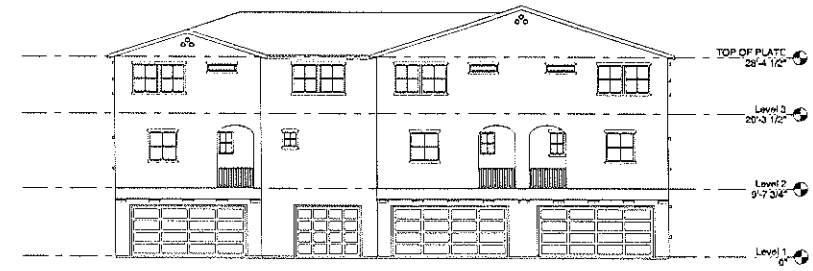
Job Number

Date:
01/29/14

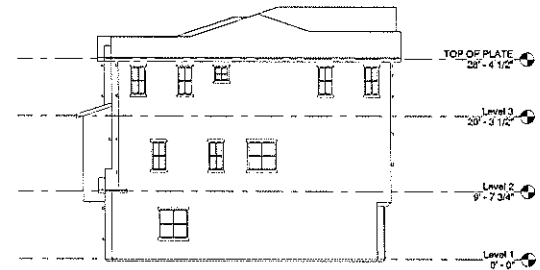
Sheet Number

A204

Or



5 Elevation 1 - d
1/8" = 1'-0"



6 Elevation 1 - n
1/8" = 1'-0"



7 Elevation 1 - o
1/8" = 1'-0"



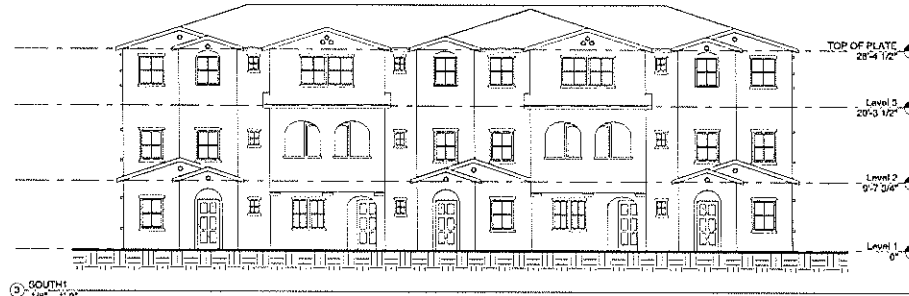
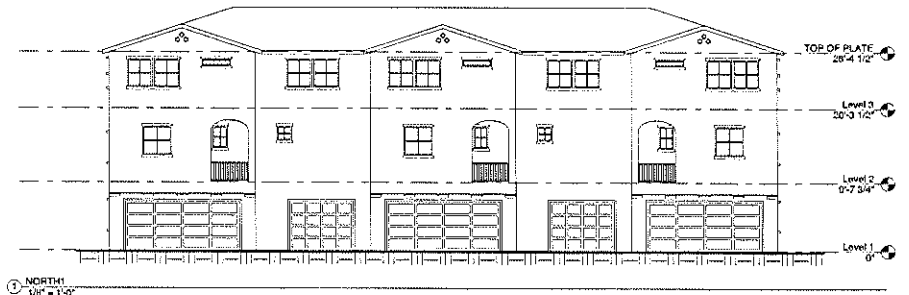
8 Elevation 1 - b
1/8" = 1'-0"

**STAN J. CONNICK
and ASSOCIATES**
REGISTERED PROFESSIONAL ARCHITECTS AND ENGINEERS
14231 N. CENTRAL AVENUE, SUITE 100, SCOTTSDALE, AZ 85254-4011
TEL: 480.344.8800 FAX: 480.344.8802

Jentilly Lane Project
1717 S. Jentilly Lane
Tempe, Arizona 85281
4 UNIT BUILDING ELEVATIONS

Job Number: _____
Date: **01/23/14**

Sheet Number:
A301
Of: _____

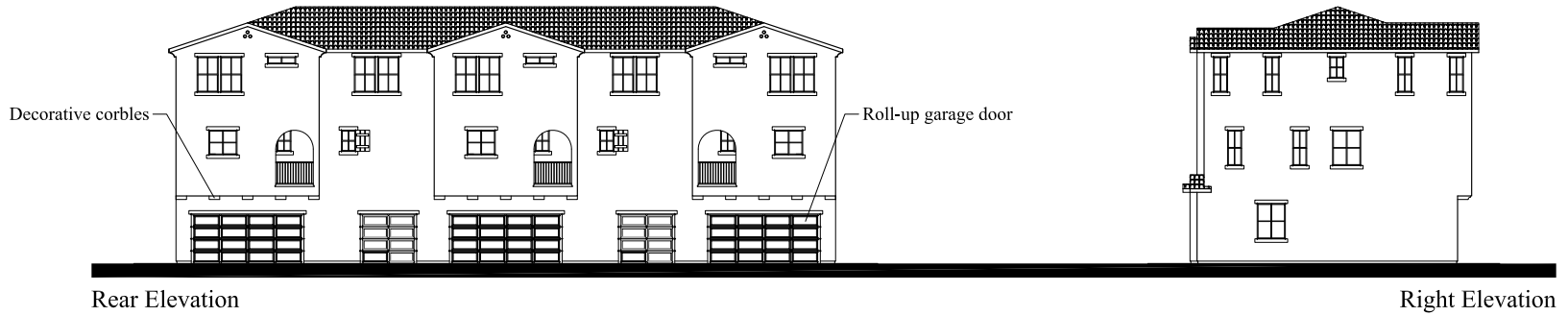
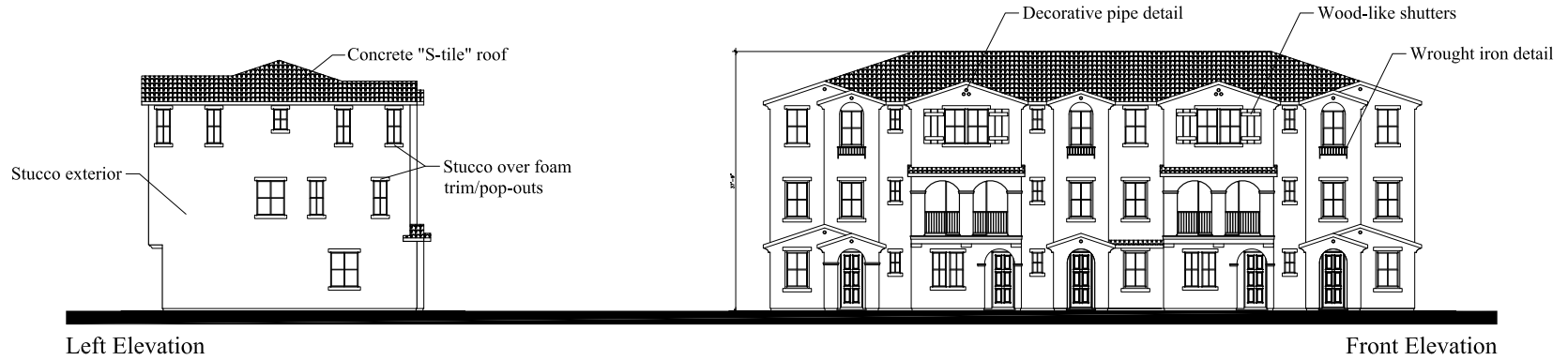


STAN J. CONNICK
and ASSOCIATES
11020 N. 16TH AVENUE, SUITE 100, DENVER, CO 80231
TEL: 303.751.1000 FAX: 303.751.1001

Jentilly Lane Project
1717 S. Jentilly Lane
Tempe, Arizona 85281
5 UNIT BUILDING ELEVATIONS

Job Number: _____
Date: 01/29/14

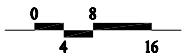
Sheet Number:
A302



3-Story Elevations

Jentilly Lane Infill

Tempe, Arizona



Design &
ID331
 Planning
 PH: 949.230.4537

PROJECT NO. 20130055
 12-23-2013



Left Elevation

Front Elevation



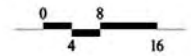
Rear Elevation

Right Elevation

3-Story Elevations

Jentilly Lane Infill

Tempe, Arizona



Jentilly Lane Condominiums - MPC Development

Color & Material Matrix

Color Scheme	Stucco (Light)	Stucco (Medium)	Stucco (Dark)	Fascia/Trim	Accent	Garage Door	Roof Tile
Spanish - 1	8223M Sienna Sand	8224M Balsam Bark	8226N October Oak	8235D Brush Box	8756N Cordwood	8726N Mocha Brown	3773 Walnut Creek Blend
Spanish - 2	8672W Tequila	8674W Muddy River	8675D Wooden Oar	8296N Treasure Chest	8656N Greek Olive	8715D Moose Point	3634 King's Canyon Blend

PAINT MANUFACTURER: Frazee Paint

ROOFING MANUFACTURER: Eagle Roofing (Capistrano)

11.27.13

JENTILLY LANE CONDOMINIUMS

Spanish - 1

Stucco (Light)

Stucco (Med.)

Stucco (Dark)

Accent

Fascia / Trim

Garage



Roof

Printed colors may not be 100% accurate



JENTILLY LANE CONDOMINIUMS

Spanish - 2

Stucco (Light)



Stucco (Med.)



Stucco (Dark)



Accent



Garage



Fascia / Trim

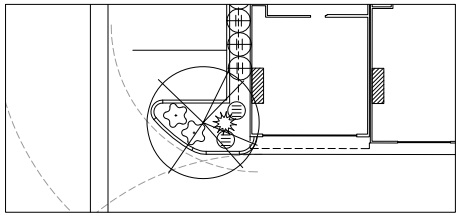
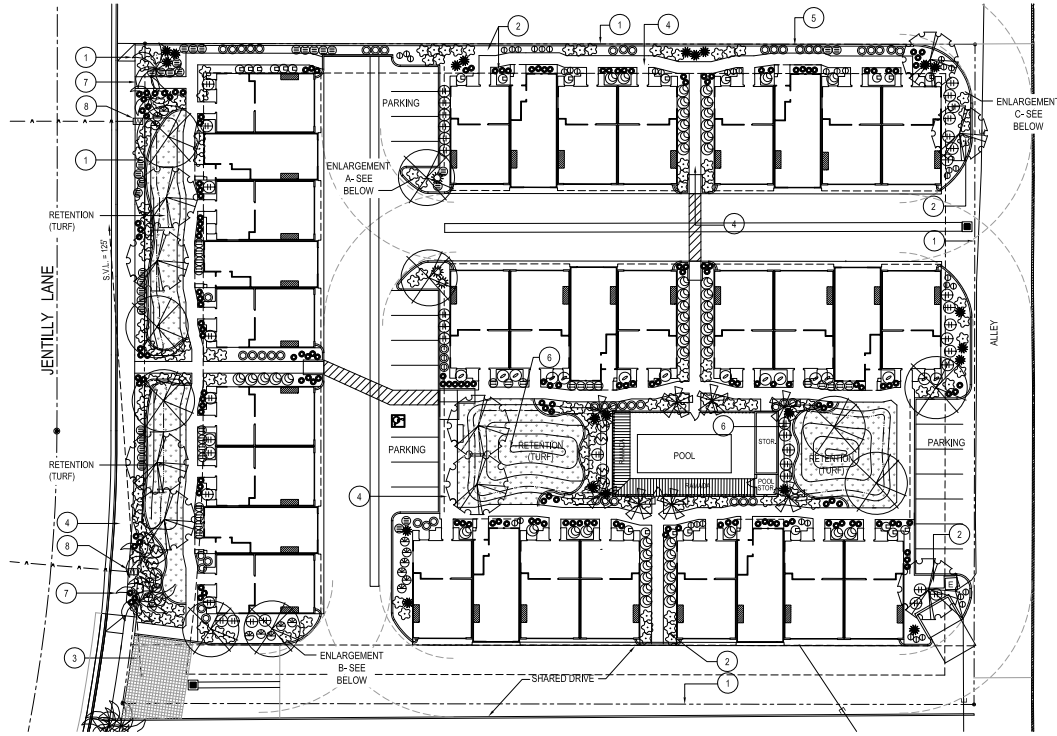


Roof

Printed colors may not be 100% accurate

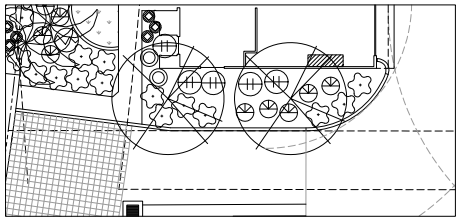


PLOTTED: 01/02/2024 AT 04:39 PM
 THIS DRAWING AND ANY ELECTRONIC MEDIA IS A PRELIMINARY DESIGN. IT IS THE PROPERTY OF PINNACLE DESIGN, INC. AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN, INC. WHETHER THE PROJECT FOR WHICH THIS DRAWING IS MADE IS EXECUTED OR NOT. THIS DRAWING IS NOT TO BE USED BY THE OWNER OR OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT AND/OR APPROPRIATE CONTRIBUTION TO PINNACLE DESIGN, INC. COMPANY OF P23/PINNACLE DESIGN, INC.

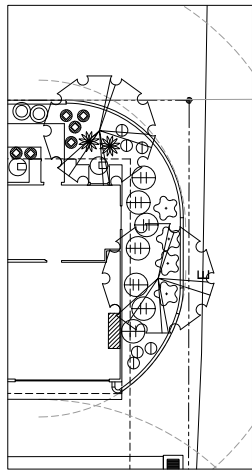


A LANDSCAPE ENLARGEMENTS

1" = 10'-0"



B



C

PLANTING KEY NOTES

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SIGHT DISTANCE LINE PER CITY REQUIREMENTS
- 4 SIDEWALK
- 5 NEW 3' HT. MASONRY WALL WITH 3' HT. VIEW FENCE (SEE ARCH. PLANS).
- 6 STORM DRAIN PIPE (SEE CIVIL PLANS).
- 7 EXISTING PALM TREES TO REMAIN.
- 8 EXISTING WATER METER.

PRELIMINARY LANDSCAPE NOTES

PLANTING

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF TEMPE STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF TEMPE. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

IRRIGATION

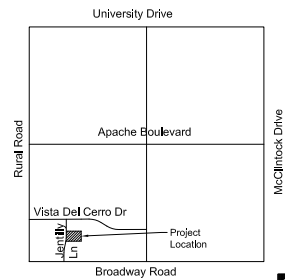
THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

GRADING

ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ONSITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.

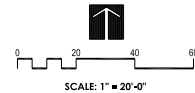
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	DALBERGIA SISSOO	SISSOO TREE	24" BOX
	FRAXINUS VELLUTINA 'RIO GRANDE'	FAN-TEX ASH	24" BOX
	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	24" BOX
PALMS			
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	18" TALL
SHRUBS			
	CARISSA G. 'BOXWOOD BEAUTY'	COMPACT NATAL PLUM	5 GAL.
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD	5 GAL.
	NERIUM OLEANDER	PETITE PINK OLEANDER	5 GAL.
	RAPHIOLEPIS INDICA 'BALLERINA'	INDIAN HAWTHORN	5 GAL.
	RUPELLIA PENINSULARIS	BAJA RUELLIA	5 GAL.
	SALVIA GREGGI	AUTUMN SAGE	5 GAL.
	TECOMA ALATA	ORANGE JUBILEE	5 GAL.
ACCENTS			
	AGAVE DESMETTIANAI	AGAVE	5 GAL.
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.
	MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GAL.
GROUNDCOVER			
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL.
	DALEA CAPITATA	SIERRA GOLD	1 GAL.
	LANTANA CAMERA	NEW GOLD LANTANA	1 GAL.
	LANTANA MONTEVIDENSIS	PURPLE LANTANA	1 GAL.
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	CREeping ROSEMARY	1 GAL.
	RUPELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA	1 GAL.
	TETANEURIS ACAULIS	ANGELITA DAISY	1 GAL.
	TURF	TYPE	SIZE
INERT GROUNDCOVER			
	DECOMPOSED GRANITE	TO BE SELECTED	1/2" SCREENED SIZE
	CONCRETE HEADER	PLAIN CONCRETE	



VICINITY MAP

NORTH
NOT TO SCALE



SCALE: 1" = 20'-0"

PINNACLE DESIGN, INC

1049 N. 44th Street
Suite 300 • Phoenix, AZ 85008
Office: (602) 968-8888 • Fax: (602) 968-8888



Tempe, Arizona

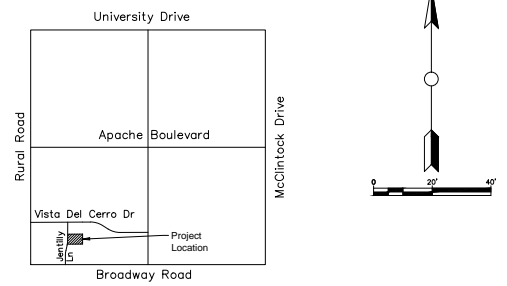
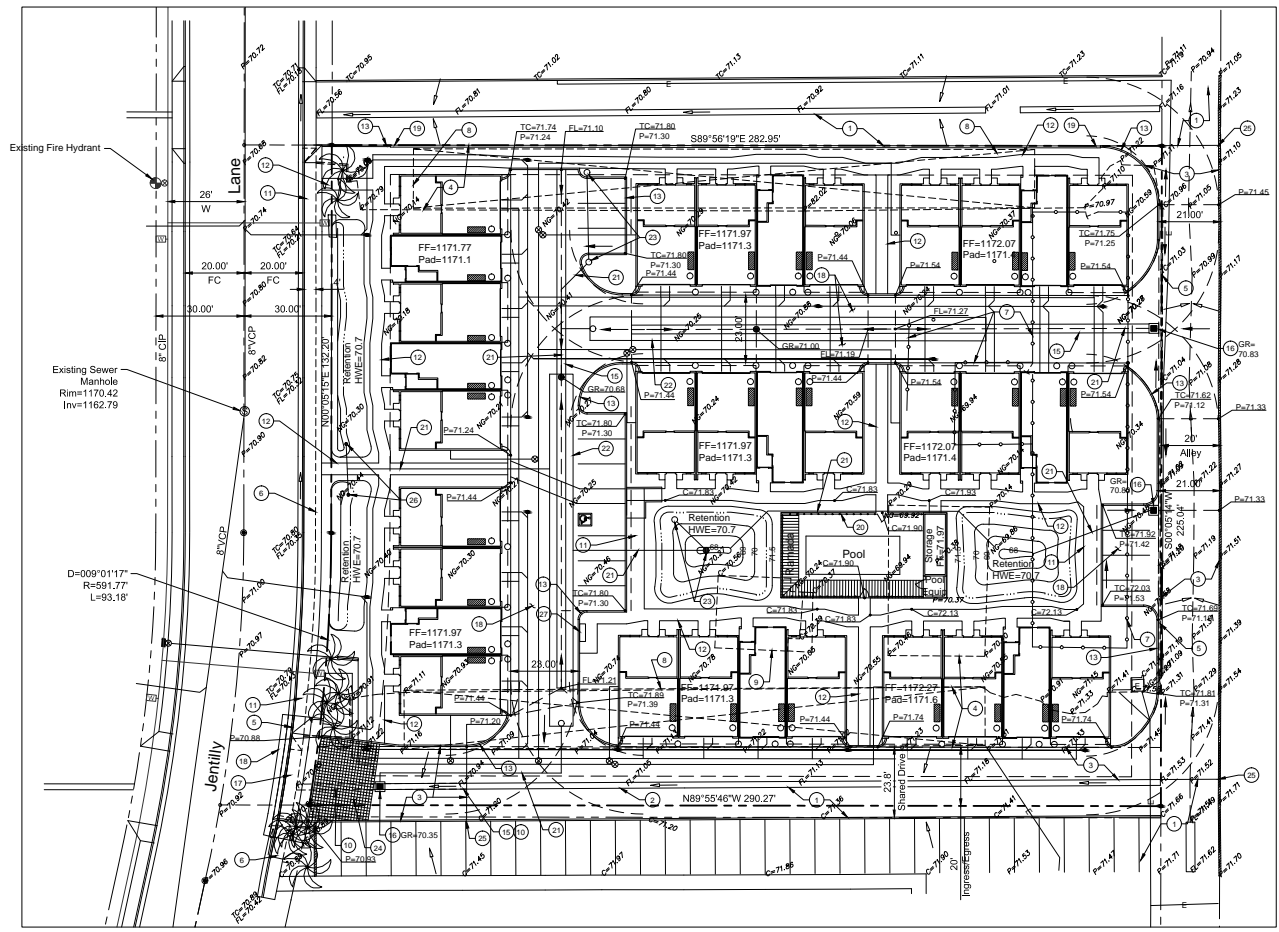
PRELIMINARY LANDSCAPE PLAN

JENTILLY LANE

THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS

Drawn By: **NR/EL**
Job No: **13055**
Date: **12.23.13**

PL-1 of **1**



VICINITY MAP
NTS

FEMA FLOOD ZONE
Zone X (shaded)
FIRM 04013C2245L October 16, 2013

BENCHMARK
Brass cap in hand hole at the intersection of Broadway Road and Rural Road.
City of Tempe Benchmark No. 184
Elevation= 1171.08 (City of Tempe datum)

LEGAL DESCRIPTION

The South 225 feet of the North 465 feet (as measured along the East line) of Tract E, BROADWAY SQUARE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 114 of Maps, Page 29.
Assessor's Parcel Number: 113-11-011B
Gross Area: 75,132 square feet, 1.7248 acres.
Net Area: 63,893 square feet, 1.4668 acres.

RETENTION COMPUTATIONS

Volume Required:
 $V = P/12 \times A \times C$
V=Volume required in cubic feet
P=Precipitation depth in inches.
A=Total Gross area of lot in square feet.
C=Coefficient of Non-Absorption.
 $V = (2.4/12) \times 75132 \times 0.95 = 14,275 \text{ cu. ft.}$

Volume Provided:
Volume in surface retention basins = 3,094 cu. ft.
Volume in underground retention tanks = 12,818 cu. ft.
Total volume provided = 15,911 cu. ft.

CONSTRUCTION NOTES

1. Existing pavement to remain.
2. Existing valley gutter to remain.
3. Remove and replace existing asphalt pavement.
4. Remove existing asphalt pavement.
5. Sawcut and remove existing concrete curb.
6. Sawcut and remove existing concrete sidewalk.
7. Remove existing fence.
8. Remove existing parking canopy.
9. Remove existing concrete.
10. Remove existing valley gutter.
11. Install 6" concrete sidewalk per MAG Std Det 230.
12. Install 6" sidewalk per MAG Std Det 230..
13. Install 6" concrete extruded curb.
15. Install 3" concrete valley gutter per MAG Std Det 240.
16. Install storm drain catch basin per MAG Std Det 537.
17. Install concrete driveway entrance per COT Std Det 320.
18. Install asphalt pavement.
19. Install 3" masonry wall with 3' view fence. See Site Plan for details.
20. Install pool fence. See Site Plan for details.
21. Install 12" HDPE storm drain pipe with water tight joints.
22. Install 8' CSP underground retention tank.
23. Install dual chamber drywell, Maxwell Plus or equivalent.
24. Install colored, stamped asphalt pavement, square tile pattern, color to coordinate with building colors.
25. Match existing
26. Install 12" PVC catch basin.
27. Install Mail Kiosk

LEGEND

- WATER METER
- SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- SIGN
- PALM TREE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION

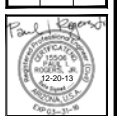
NO.	DATE	REVISION

THE TRAPEZIUM CONSULTING GROUP, LLC
EXPERIENCE INTEGRITY PERFORMANCE
ENVIRONMENTAL
PLANNING
DESIGN
CIVIL DESIGN

7001 E. Adams Road, Suite 100 • Mesa, AZ 85205 • P: 480.981.3300 • F: 480.981.3301 • www.trapeziumgroup.com



Jentilly Lane
1717 S Jentilly Lane, Tempe, AZ
Preliminary Grading and Drainage Plan



PROJ. NO.:	12-20-13
PROJ. NAME:	MPCPTA/1500
SCALE:	1"=20'
DATE:	12-20-13

Sheet No:
1 OF 1

DS# XXXXXX EN# XXXXXX 1717 S JENTILLY LANE