

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 03/24/2015
Agenda Item: 2

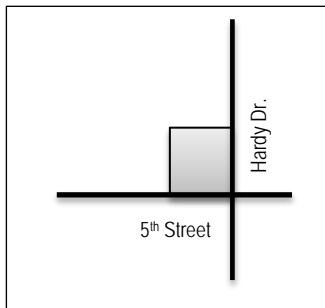
ACTION: Request for a Development Plan Review consisting of two new apartment buildings containing 19 units, one Use Permit to allow tandem parking, and one Use Permit Standard to increase the maximum building height from 30' to 32' for 5TH & HARDY APARTMENTS, located at 1000 West 5th Street. The applicant is Anthony Miachika, Pacific Rim Property Investments Ltd.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: 5TH & HARDY APARTMENTS (PL140327) will consist of two, three-story apartment buildings containing 19 units with both tandem and side-by-side garage parking. These cases were heard at the February 24, 2015 Development Review Commission hearing and continued by the Commission to allow the applicant to address issues related to the elevations, material samples, and tandem parking request. The request includes the following:

- DPR14276 Development Plan Review including site plan, building elevations, and landscape plan.
- ZUP15010 Use Permit to allow tandem parking spaces within garages.
- ZUP15011 Use Permit Standard to increase the maximum building height from 30' to 32'.



Property Owner	5 th and Hardy, LP
Applicant	Anthony Miachika, Pacific Trim Property Investments, Ltd.
Zoning District	R-3 (Multi-Family Residential)
Net site area	42,060 s.f.
Density	20 du/ac (20 du/ac max. permitted)
Total Building area	41,080 s.f.
Lot Coverage	39.4 % (50% max. allowed)
Building Height	32' (30' max. allowed, 33' max. with Use Permit)
Building Setbacks	20' 2" front, 15' street side, 10' interior side, 15' rear (20', 10', 15', 10' min.)
Landscape area	31% (25% min. required)
Parking Lot Landscape area	53% (10% min. required)
Vehicle Parking	53 spaces (47 min. required)
Bicycle Parking	23 spaces (21 min. required)

ATTACHMENTS: Development Project File

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

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

COMMENTS:

This one acre site is located at the northwest corner of Hardy Drive and 5th Street and is within the R-3 (Multi-Family Residential) zoning district. The property contained a single-family home that was constructed around 1976 and was recently demolished. It is surrounded by multi-family uses to the north and by multi-family and a single-family home to the west. Multi-family uses also exist to the east, across Hardy Drive, and to the south, across 5th Street. At the southeast corner of 5th Street and Hardy Drive is Jaycee Park.

This request includes the following:

1. Development Plan Review which includes a site plan, building elevations, and landscape plan for two new apartment buildings containing 19 dwelling units with garage and surface parking spaces.
2. Use Permit to allow tandem spaces within eight garages.
3. Use Permit standard to increase the building height from 30' to 32'.

PRELIMINARY SITE PLAN REVIEW

- 9/24/2014: First Preliminary Site Plan Review was completed. Plan identified 20 units in five buildings. Comments made by staff pertained to: building setbacks, design that required vehicles to back onto Hardy Drive, tandem and side-by-side garage dimensions, and the recommendation to reduce the number of dwelling units.
- 11/26/2014: Second Preliminary Site Plan Review was completed. Plan identified 19 units in two buildings. Comments made by staff included: minimum distance that driveways must extend from a public street, tandem and side-by-side garage dimensions, relocation of mechanical equipment from 5th Street to the rear of the units, recess the SES cabinets into the building, internal roof access, and unclear identification of building materials.
- 1/7/2015: Formal applications were submitted and a third Site Plan Review was completed. Staff comments included: tandem and side-by-side garage dimensions, use of decorative paving in north parking lot, colored elevations to more closely match the black/white elevations and color chips, recess the SES cabinets, provide complete labeling on building elevations, add a different material/texture to apartment buildings, reduce use of corrugated metal, redesign amenity building, and break up blank walls on east elevations.

PUBLIC INPUT

A neighborhood meeting was not required. As of the completion of this report, staff has not received any input from the public.

DEVELOPMENT REVIEW COMMISSION

These requests were heard at the February 24, 2015 DRC hearing. The Commission continued the requests and asked the applicant to address the following issues prior to the next hearing: provide more detail/clarity on the building elevations, provide real material samples, and modify the plans to address concerns with the proposed tandem parking. The applicant has modified the plans as follows:

- Changed the floor plan of unit 19 to make it narrower and replaced the side-by-side garage with a tandem garage. The result is an increase in the number of tandem configured garages from eight to nine.
- Reducing the width of unit 19 allowed room for additional surface parking spaces to the west; therefore, the number of vehicular parking spaces adjacent to the alley was increased from three to seven. The double-container refuse enclosure facing the alley was replaced with a single-container enclosure that faces south. The floor plans for all units were modified to create room in the garage for individual roll-out recycle bins.
- Increased the number of vehicular parking spaces in the parking lot adjacent to Hardy Drive from six to eight.
- Decreased the amount of landscape area from 31% to 28%.

The applicant has provided samples of the building materials and will provide a colored rendering of the buildings at the March 24, 2015 hearing.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

Vehicular access is provided by two driveways on Hardy Drive. One drive leads to an eight space parking lot and the other to the unit garages and an existing 20-foot wide alley along the west property line. Seven parking spaces included in this development are accessed from this alley. The majority of bicycle parking is provided inside the units. Two bike spaces are provided near the amenity building, and two are provided near 5th Street.

The development contains 19 apartment units within two buildings that are both three-stories in height. Each apartment unit has separate access via a front door and garage door. Nine of the units have tandem parking within the garage while the remaining 10 have side-by-side parking. The units with tandem parking contain a foyer on the ground floor, kitchen, dining and living room on the second floor, and two bedrooms on the third. Units with side-by-side parking contain a foyer and bedroom on the ground floor, kitchen, dining, and living room on the second floor, and two bedrooms on the third floor. All units have covered patios. A 454 square-foot amenity building and pool are located adjacent to the north property line.

Six-foot high block walls are proposed on the north property line and along the west property line for the portion of the site that borders a single-family home. Both sides of the block walls will be stucco finished and painted. The two primary landscaped areas are located adjacent to 5th Street and to the west of the amenity building.

Building Elevations

The building architecture is contemporary with flat roofs and varying wall planes and building heights. Portions of the building range from 21' to 32' high. Note that the building heights identified on the elevations are measured from the finished floor. Per the ZDC, building height is measured from the top of curb, which is one foot lower than finished floor. Screening for rooftop mechanical units, which is not considered in determining the building height, is 35' high and provides additional vertical variation. Exterior materials include sand fished and smooth stucco with metal channel reveals. Corrugated metal is used in select areas: around front entrances, on rear patios, and between windows. To avoid the look of tacking the metal onto the wall, a condition has been added to require that corrugated metal used as a wall accent must be flush with the stucco that surrounds it. Garage doors are simple and windowless. The unit front doors, patio doors, and patio railing are all tempered glass. A condition has been included to require laminated glass on all front doors and patio railing for increased safety and security.

The amenity building is 14' high and shares similar vertical elements and exterior materials of sand finished and smooth stucco with corrugated metal accents.

Landscape Plan

On-site landscaping totals 28%. The primary tree used along both street frontages is Dalbergia Sissoo. Shoestring Acacia and Chitalpa trees are used for light screening along the north and west property lines. Small planters are located between the garages and include compact Fountain Grass, Red Yucca, and Lantana. Low-growing shrubs are provided along walkways and at unit entrances.

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 curved drive on the property pushes the buildings north near the west property line, and individual apartment units have significant variation in wall plane and height at all entries, patios, and windows. This design creates variety in the streetscape.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the buildings are oriented north-south so that only two patios on the west ends of the buildings will have western exposure. The entrances and patios are shaded, and trees around the perimeter of the site will help to mitigate heat gain and retention.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; building materials include stucco, corrugated metal, and glass. The use of these materials is appropriate for the building design and the surroundings.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the building and landscape elements are appropriately scaled to the site and surrounding neighborhood.*
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the buildings contain variations in height, wall planes, and materials, resulting in a sense of movement and enhanced pedestrian experience near the street level.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; building facades provide architectural detail and the design is appropriate to the scale and context of the development.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the site plan provides several walkways to Hardy and 5th Street, where a bike lane exists. The site plan also provides for a bus shelter easement, should one be built in the future.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; vehicular circulation will occur at both driveways on Hardy and do not interfere with pedestrian access to or around the site.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design and landscaping will comply with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape accents the perimeter of the project as well as internal walkways and driveways.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; n/a*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting is designed to be compatible with the development and adjacent uses.*

USE PERMITS

The proposed development requires the approval of two Use Permits. **The first is to allow tandem parking within nine garages.** The development requires a total of 47 vehicle parking spaces, and 38 of these are provided within garages. Each unit contains a two-car garage. **Nine of the garages are designed for vehicles to be parked in tandem, while the remaining 10 garages permit cars to be parked side-by-side.** Tandem parking requires residents to coordinate vehicle positions; the garages for each unit are individually accessed, allowing this coordination to occur between residents of the same unit. Tandem parking allows flexibility in the design of the units and permits varying building widths. For this proposal, it has translated into variation of the building facade along 5th Street.

The second request is for a Use Permit standard to increase the maximum building height from 30' to 32'. Table 4-202B of the Zoning and Development Code permits an increase of the maximum building height by 10 percent of the development standard. This would allow the applicant to go up to 33'.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.*
Approval of the Use Permits will not result in a significant increase in vehicular or pedestrian traffic.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*
Neither the request for tandem parking nor the request for a two-foot increase in building height will create a nuisance exceeding that of ambient conditions.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan*
These requests should not contribute to the deterioration of the neighborhood or downgrading of property values. The requests provide flexibility in garage and building design, creating a unique project.
4. *Compatibility with existing surrounding structures and uses.*
The tandem parking spaces will not be noticeable from the perimeter of the site. While existing developments to the north and west are single-story buildings, two-story buildings exist to the east and south. The increased building height is minimal and will be compatible with other structures at this intersection.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.*
Neither of the requests should lead to disruptive behavior.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Use Permits and 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 Use Permit and Development Plan Review.

DPR14276

CONDITIONS OF APPROVAL

General

1. Development shall be in substantial conformance with the site plan and landscape plan dated March 9, 2015 and the elevations and floor plans dated January 19, 2015. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

2. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 6'-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.

3. 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.
4. 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.
5. 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.
6. All sides of all perimeter walls shall be finished and painted.
7. The landscape island on the north side of the refuse enclosure shall be a minimum 7' wide, 15' in length, and 120 square feet in area to comply with the Zoning and Development Code.

Building Elevations

8. The materials and colors are approved as presented. Additions or modifications may be submitted for review during building plan check process:
 - Smooth finish stucco (C1) – Dunn Edwards – Boutique Beige DE6178
 - Sand finish stucco (C2) – Sherwin Williams – Superior Bronze SW6152
 - Metal trim, metal doors, fascia, and gates (C3) – Benjamin Moore – BM 2108-10
 - Galvanized corrugated metal sheet siding (CM) – Kovach Metals – 20 gauge
 - Window frames – Sierra Pacific -- Bronze

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

9. Where corrugated metal shares the same wall plane as stucco finishes, the metal shall be flush with the adjacent stucco walls.
10. The west elevations shall be modified to make all sides of the service entrance section (S.E.S.) flush with the adjacent wall.
11. All glass used on front doors and patio railings shall be laminated.
12. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
13. Conceal roof drainage system within the interior of the building.
14. 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.

Lighting

15. Illuminate the amenity building entrances from dusk to dawn to assist with visual surveillance.

Landscape

16. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
17. 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 ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". 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. Provide temporary irrigation for the native hydro-seed area. Dismantle this irrigation system when germination of hydro-seed is seen.

18. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
19. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
20. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. 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.

Signage

21. Provide address signs on the building elevations facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

ZUP15010

CONDITIONS OF APPROVAL

22. Tandem parking is permitted in a maximum of nine garages.
23. This Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed, and a Final Inspection has been passed.
24. The Use Permit is valid for the plans as submitted within this application.
25. Any intensification or expansion of the use shall require a new Use Permit.

ZUP15011

CONDITIONS OF APPROVAL

26. This Use Permit for increased building height is valid only after a Building Permit has been obtained, the required inspections have been completed, and a Final Inspection has been passed.
27. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be

submitted for review during building plan check process.

28. Any intensification or expansion of the use shall require a new Use Permit.

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.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **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.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:**
 - Design building entrances to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage 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.
 - Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
 - 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.

- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 26'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.

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

- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees) 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.

- LIGHTING:
 - Design site security lighting 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.

- 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. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

- September 23, 1976 Final plumbing inspection was passed. No additional information on the original construction of the property at 1000 West 5th Street is available.
- February 24, 2015 The Development Review Commission continued these requests for 5TH & HARDY APARTMENTS to the March 24, 2015 agenda.

ZONING AND DEVELOPMENT CODE REFERENCE:

- Section 6-306, Development Plan Review
Section 6-308, Use Permit
Section 6-602.D.1, Tandem Parking
Section 4-202 Table 4-202B, Development Standards for Multi-Family Districts



DEVELOPMENT PROJECT FILE

for

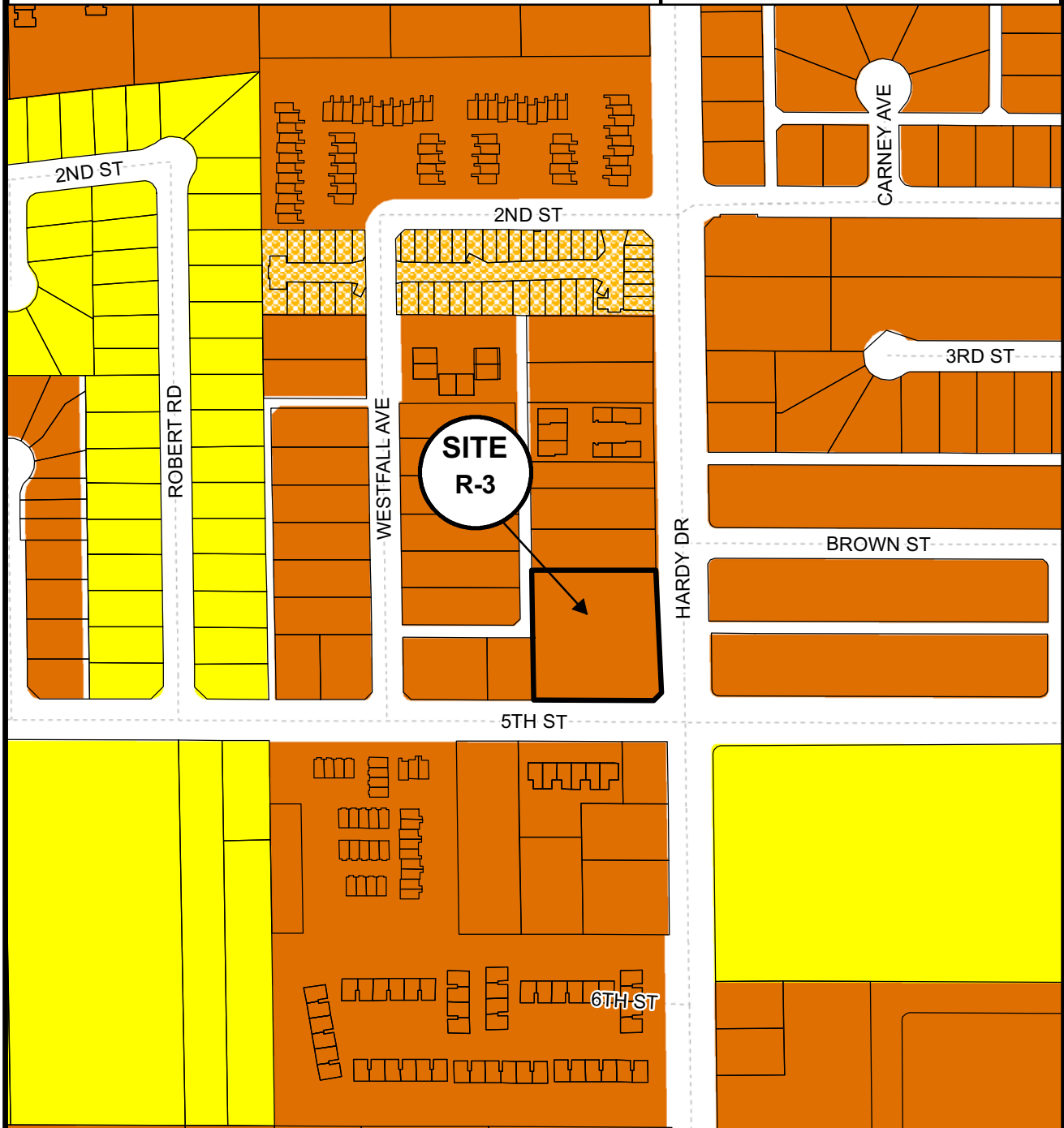
5th & HARDY APARTMENTS
(PL140327)

ATTACHMENTS:




1. Location Map
2. Aerial
- 3-4. Development Plan Review Letter of Explanation
- 5-6. Use Permit for Height Increase Letter of Explanation
- 7-8. Use Permit for Tandem Parking Letter of Explanation
9. Site Plan
- 10-11. Black and White Building Elevations & Building Sections
- 12-14. Colored Building Elevations
15. Typical Floor Plans
16. End Unit Floor Plans
17. Landscape Plan

5TH AND HARDY APARTMENTS

PL140327



Zoning

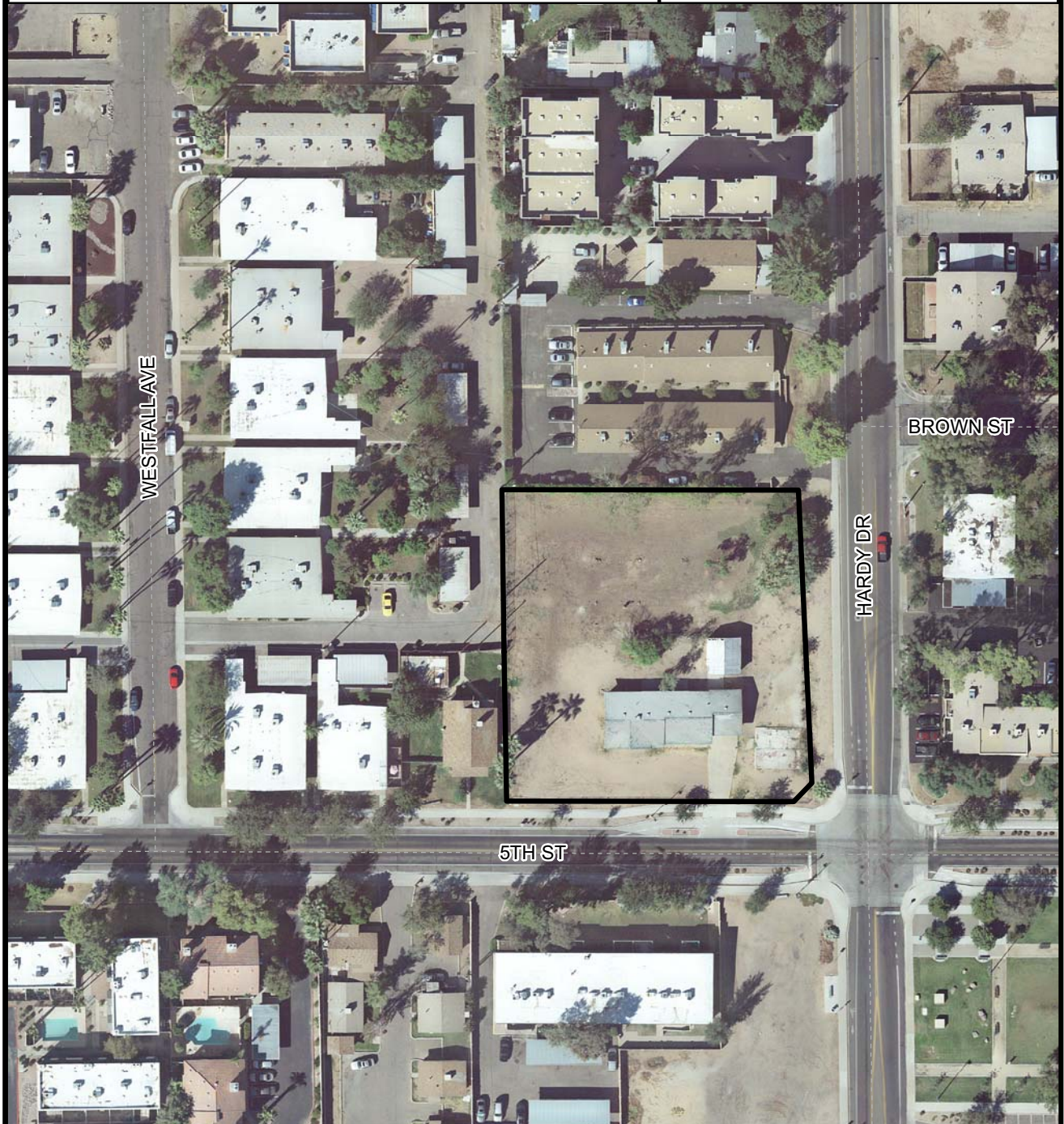
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-  R1-PAD
-  R-3



Location Map

5TH AND HARDY APARTMENTS

PL140327



Aerial Map



Project Narrative

Date: March 12, 2015

To: City of Tempe
Development Services
31 East Fifth Street
Tempe, Arizona 85281

Re: 5th and Hardy Apartments

Narrative: This is a new construction rental apartment development of 19 units consisting of two 3-story buildings that are 9 and 10 units each. The project will consist of 9 two bedroom units and 10 three bedroom units. In addition to the rental units the project will include a pool and amenity building.

One of the three bedroom units will be handicap accessible for the first floor bedroom.

There are 47 total parking spaces required and there are 53 proposed. Of the 53 proposed spaces, 38 are within private garages and 15 are uncovered and unreserved and designated as visitor parking. Within each tenants lease agreement there will be a clause that specifies that tenants may only park in their private garages and not in the visitor stalls or face being towed and pay a fine.

The proposed and existing zoning shall remain the same at R-3. The landscape area required is 25% and 28% is proposed. The lot coverage allowed is 50% and 39% is proposed.

Finally, the existing land is comprised of a single lot on the NW corner of West 5th Street and South Hardy Drive. The 42,060 square foot lot has no native vegetation and the existing dilapidated vacant home has been demolished.

Sincerely,
Pacific Rim Property Investments Ltd.

Anthony Miachika

PACIFIC RIM

PROPERTY INVESTMENTS LTD.

City of Tempe
31 East Fifth Street
Tempe, AZ 85281

December 18, 2014

Letter of Explanation

Re: 1000 W 5th, Tempe a 19 Unit Apartment Complex – Use Permit Request for Tandem Parking

Dear Zoning Commissioner,

Pacific Rim Property Investments is the owner and developer of a 0.96 acre property located on the northwest corner of West 5th Street and South Hardy Drive. This site is a vacant, multi-family zoned (R-3) parcel that we want to improve by developing as an upscale 19 unit apartment project.

The purpose of this letter is to request approval for 9 tandem parking spaces allowing consideration of the following:

1. Offsetting the tandem parking request we are proposing 6 additional onsite parking spaces more than code requires. The parking calculations require 47 spaces, we are providing 53.
2. Included as part of the tenants lease agreement is a clause mandating that tenants park only in their garages and violators will face fines and towing.
3. Guest parking spaces are divided up into 8 spaces conveniently accessed off of Hardy with 7 overflow spaces accessed from the Private Accessway on the alley.
4. Each parking bay will have permanently installed approved signage that reads: Private Parking for Tenant Guest Parking Only, all others will be towed at owner's expense.

Since the Zoning and Development Code allows for tandem parking in this district, we believe this use permit should be granted because we meet the following 5 criteria:

1. Allowing 9 tandem parking spaces does not cause any significant vehicular or pedestrian traffic to adjacent areas, and

2. Allowing 9 tandem parking does not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat or glare etc.) exceeding that of ambient conditions, and
3. Allowing 9 tandem parking spaces does not deteriorate the neighborhood or be in conflict with the goals, objectives and policies of the city, and
4. Allowing 9 tandem parking is compatible with existing surrounding structures, and
5. Allowing 9 tandem parking does not result in any disruptive behavior which may create a nuisance to the surrounding area or general public as the garages open on to an internal access road and do not affect Hardy Drive, 5th Street or the laneway.

Our target market for tenants will be young professionals working in the Tempe area. We do not plan to go after ASU students. Currently we own townhomes to the north of the site at 312 S Hardy Drive. Our tenants there are primarily young professionals. We are currently selling the townhomes at 312 S Hardy to owner occupiers. For every call our agent gets on a for sale interest, she gets 10+ for rent from professionals working in Tempe. Due to the extreme rental demand we have targeted 5th and Hardy for this purpose.

Additionally, I am happy to answer any questions or hear any concerns that you may have regarding this proposal. You may contact me at 602-456-1917 or by email at anthony@pacificrimdevelopments.com.

Sincerely,
Pacific Rim Property Investments Ltd.



Anthony Miachika

PACIFIC RIM

PROPERTY INVESTMENTS LTD.

City of Tempe
31 East Fifth Street
Tempe, AZ 85281

December 18, 2014

Letter of Explanation

Re: 1000 W 5th Street, 19 Unit Apartments – Use Permit Request for Height Increase

Dear Zoning Commissioner,

Pacific Rim Property Investments is the owner and developer of a 0.96 acre property located on the northwest corner of West 5th Street and South Hardy. This site is a vacant, multi-family zoned (R-3) parcel that we want to improve by developing as an upscale 19 unit apartment project. The purpose of this letter is to request approval for a minor height increase from 30 feet to 31 feet for 65 percent of the building footprints with about 9 percent of the total roof area increased to 32 feet.

The purpose of this height increase is to attract young professionals who are actively seeking an upscale development where lower floor eight foot ceilings are not typical of their expectations. Providing an additional foot of height will allow the first and second floors to have nine foot ceilings (while the third floor will have an eight foot ceiling). The height increase also creates a roof line profile with greater aesthetic variability for a more attractive development. We believe this use permit should be granted because we meet the following 5 criteria:

1. Allowing a one- and two-foot height increase does not cause any significant vehicular or pedestrian traffic to adjacent areas, and
2. Allowing a one- and two-foot height increase does not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat or glare etc.) exceeding that of ambient conditions, and

23645 N 83rd Place, Scottsdale, Arizona 85255

Office Phone: 480-652-1381

Email: anthony@pacificrimdevelopments.com

ATTACHMENT 7

3. Allowing a one- and two-foot height increase does not deteriorate the neighborhood or be in conflict with the goals, objectives and policies of the city, and
4. Allowing a one- and two-foot height increase is compatible with existing surrounding structures, and
5. Allowing a one- and two-foot height increase does not result in any disruptive behavior which may create a nuisance to the surrounding area or general public.

It should be noted that this increase in height constitutes a 3 percent increase in height at 31 feet, and only a 6 percent increase in height at 32 feet.

Additionally, I am happy to answer any questions or hear any concerns that you may have regarding this proposal. You may contact me at 602-456-1917 or by email at anthony@pacificrimdevelopments.com.

Sincerely,

Pacific Rim Property Investments Ltd.



Anthony Miachika

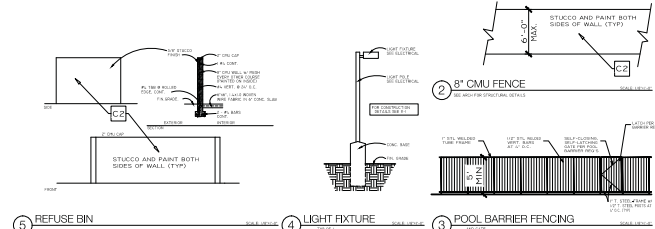
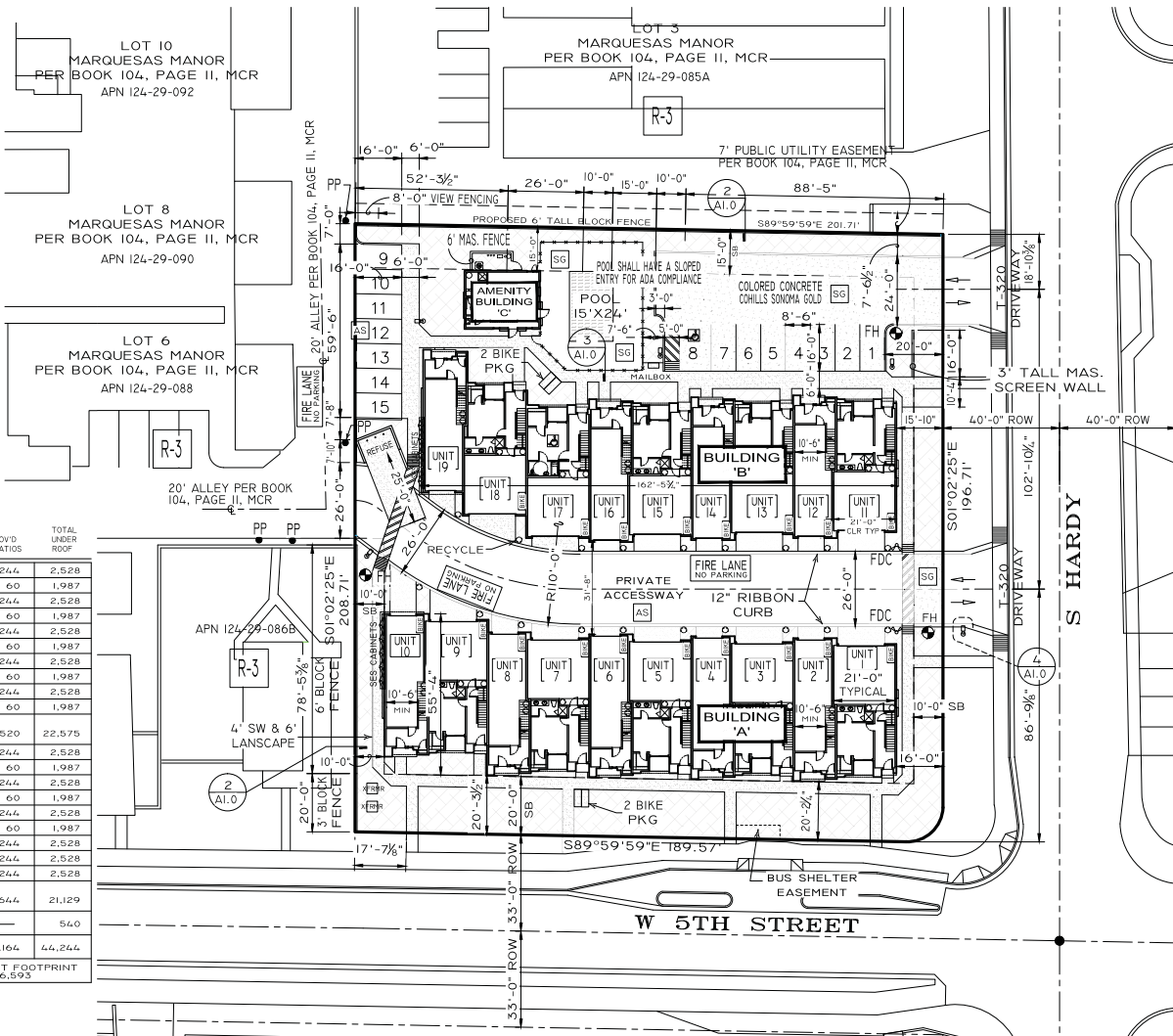
FIRE SPRINKLERS AND FIRE ALARMS SHALL BE PROVIDED FOR THIS PROJECT

TABLE 4-202B - DEVELOPMENT STANDARDS IN MULTI-FAMILY DISTRICTS

STANDARDS	R-3 ZONING	Proposed	NOTES
Dwelling unit density (units/gross acre)	20	19.67	
Minimum Lot area per duplex (sq. ft.)	2,180 s.f.	2,214 s.f.	
Building Height	30 feet	5'-25" (05.3%) 31" (65.9%) 32" (69.2%) 33" RECL. EQUIP. AREA* (9.6%)	Use permit required to increase height by 6% (2 feet)
Lot Coverage	50%	39.4%	*Exception ZDC Section 4-405.A.
Minimum Landscape Area (% of net site area)	25%	31%	
Building setbacks Front	20'	20'-22" n/a	Use permit required for 8 tandem parking spaces
Building Open Structure Parking	15'	20'	
Building Side	20'	20'	
Building Back	10'	10'	
Back balcony, patio wall Common Walls	10'	10'	
Back balcony, patio wall Common Walls Street Side	15'	42'-10" n/a	
Back balcony, patio wall Street Side	10'	15'-10" n/a	
Back balcony, patio wall Street Side	20'	20'	

SQUARE FOOTAGES

	FIRST FLOOR LIVABLE	SECOND FLOOR LIVABLE	THIRD FLOOR LIVABLE	TOTAL LIVABLE	GARAGE STORAGE	COV'D PATIOS	TOTAL UNDER ROOF
UNIT 101	44.8	66.7	67.7	1,792	4.92	24.4	2,528
UNIT 102	14.7	6.31	6.52	1,430	4.97	6.0	1,987
UNIT 103	44.8	66.7	67.7	1,792	4.92	24.4	2,528
UNIT 104	14.7	6.31	6.52	1,430	4.97	6.0	1,987
UNIT 105	44.8	66.7	67.7	1,792	4.92	24.4	2,528
UNIT 106	14.7	6.31	6.52	1,430	4.97	6.0	1,987
UNIT 107	44.8	66.7	67.7	1,792	4.92	24.4	2,528
UNIT 108	14.7	6.31	6.52	1,430	4.97	6.0	1,987
UNIT 109	44.8	66.7	67.7	1,792	4.92	24.4	2,528
UNIT 110	14.7	6.31	6.52	1,430	4.97	6.0	1,987
BUILDING A TOTALS	2,975	6,490	6,645	16,110	4,945	1,520	22,575
UNIT 111	44.8	66.7	67.7	1,792	4.92	24.4	2,528
UNIT 112	14.7	6.31	6.52	1,430	4.97	6.0	1,987
UNIT 113	44.8	66.7	67.7	1,792	4.92	24.4	2,528
UNIT 114	14.7	6.31	6.52	1,430	4.97	6.0	1,987
UNIT 115	44.8	66.7	67.7	1,792	4.92	24.4	2,528
UNIT 116	14.7	6.31	6.52	1,430	4.97	6.0	1,987
UNIT 117	44.8	66.7	67.7	1,792	4.92	24.4	2,528
UNIT 118	44.8	66.7	67.7	1,792	4.92	24.4	2,528
UNIT 119	44.8	66.7	67.7	1,792	4.92	24.4	2,528
BUILDING A TOTALS	3,129	5,895	6,018	15,042	4,443	1,644	21,129
BUILDING C TOTALS	4.54	—	—	4.54	8.6	—	5.60
PROJECT TOTALS	6,558	12,385	12,663	31,606	9,474	3,164	44,244
FOOTPRINT UNDER ROOF	BLDG A 3,129	BLDG B 7,867	BLDG C 5,540				PROJECT FOOTPRINT 16,593



PROJECT DATA

PROJECT NARRATIVE
 A (19) NINETEEN DWELLING UNIT APARTMENT DEVELOPMENT

VEHICLE PARKING
 RESERVED PARKING
 (10) 3 BEDROOM DWELLING UNITS @ 2.5 SPACES PER UNIT = 25 SPACES
 (9) 2 BEDROOM DWELLING UNITS @ 2.0 SPACES PER UNIT = 18 SPACES

GUEST PARKING
 0.2 SPACES PER UNIT @ 19 UNITS = 3.8 SPACES

TOTAL PARKING REQUIRED: 47 SPACES
 TOTAL RESERVED PARKING PROVIDED: 38 SPACES
 TOTAL UNRESERVED PARKING PROVIDED: 15 SPACES
 TOTAL PARKING PROVIDED: 53 SPACES

BIKE PARKING
 TENANT PARKING
 19 BIKE PARKING PROVIDED IN GARAGE AREA

GUEST PARKING
 4 BIKE PARKING PROVIDED

SITE DATA

NET LOT AREA: 0.9656 ACRES (42,060 SQ. FT.)

ZONING: EXISTING R-3, PROPOSED R-3

LANDSCAPE STANDARDS

LANDSCAPE AREA (BASED ON NET LOT AREA):
 MIN. 25% REQUIRED: 10,515 SQ.FT.
 28% PROPOSED = 11,883 SQ.FT.

LOT COVERAGE (BASED ON NET LOT S.F.):
 MAX 50% ALLOWED = 21,030 SQ.FT.
 39.4% PROPOSED = 16,593 SQ.FT.

PARKING LOT LANDSCAPE (BASED ON NET LOT S.F.)

PARKING SURFACE AREA = 3,723 SQUARE FEET
 OPTION #1 STANDARD DIMENSION
 10% REQUIRED = 372 SQUARE FEET
 53% PROPOSED = 1,982 SQ.FT.

OWNER

PACIFIC RIM PROPERTY INVESTMENTS LTD
 23645 N 83 PLACE
 SCOTTSDALE, ARIZONA 85255 (602) 456-1917
 ANTHONY MIACHICA
 EMAIL: ANTHONY@PACIFICRIMDEVELOPMENTS.COM

BUILDING CODE INFO

TYPE OF CONSTRUCTION: VN
 OCCUPANCY: R-3
 OCCUPANT LOAD: (TABLE 10-A)
 3 BEDROOM UNITS: 5.0 OCCUPANTS (1 EXIT REQ.)
 2 EXITS PROVIDED

VICINITY MAP



LEGAL DESCRIPTION

THE SOUTHEAST SQUARE ACRE OF TRACT 23 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SUBJECT TO DEDICATIONS AS SHOWN ON STATE PLAT NUMBER 12, AMENDED, RECORDED IN BOOK 69 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA; EXCEPT 1/6 OF ALL GAS, OIL, METAL AND MINERAL RIGHTS RESERVED IN THE PATENT FROM THE STATE OF ARIZONA.

REVISION:

ARCHITECTOR P.C.
 2890 E. Northern Avenue
 Suite 100, Phoenix, Arizona 85028
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 F: 602.532.7099
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5th & Hardy Apts
 1000 W 5th Street Tempe, AZ

MATERIAL AND COLOR SCHEDULE

- 1 SMOOTH FINISH STUCCO w/ 1/4" P.M. CHAIRS, NEUTRAL COLOR: DE6178
- 2 SAND FINISH STUCCO COLOR: SW 6152
- 3 METAL TRIM COLOR: BR 2008-10
- 4 METAL DOOR COLOR: BR 2008-10
- 5 FIBER CEMENT FASCIA BD. COLOR: SW 6152
- 6 CORRUGATED METAL w/ GALV. PTL. FINISH COLOR: SW 6152
- 7 ALUMINUM DOOR OR WINDOW COLOR: DARK BRONZE
- 8 1/4" PP TEMP GL. RAILING 10% SEMI TRANSLUCENT
- 9 COLORED CONCRETE CHILLS SONOMA GOLD
- 10 ASPHALT



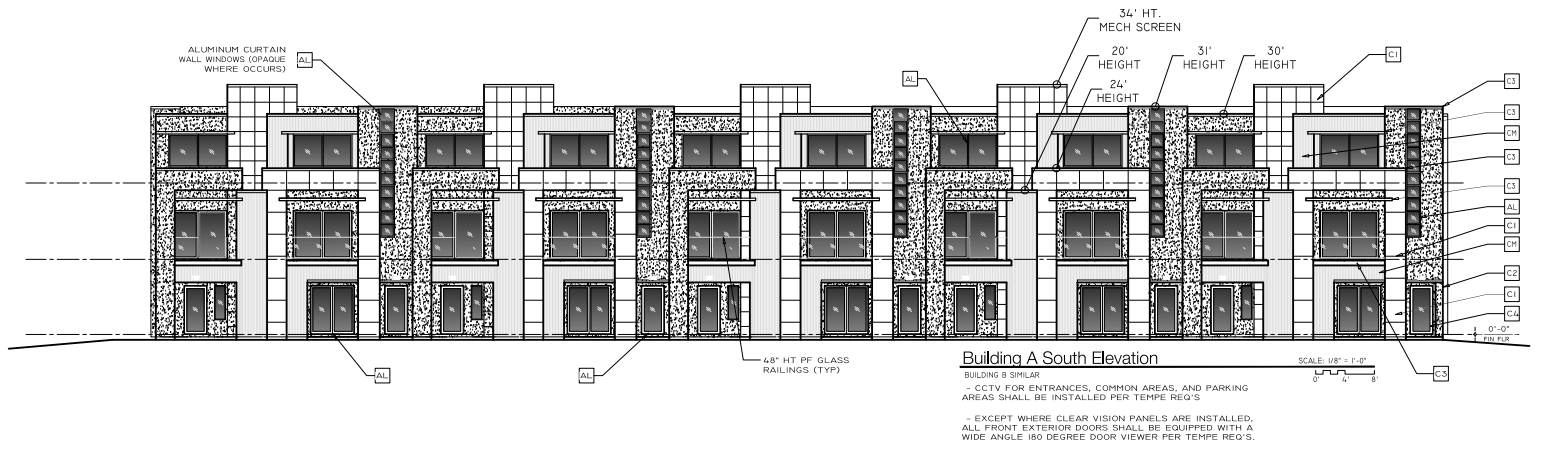
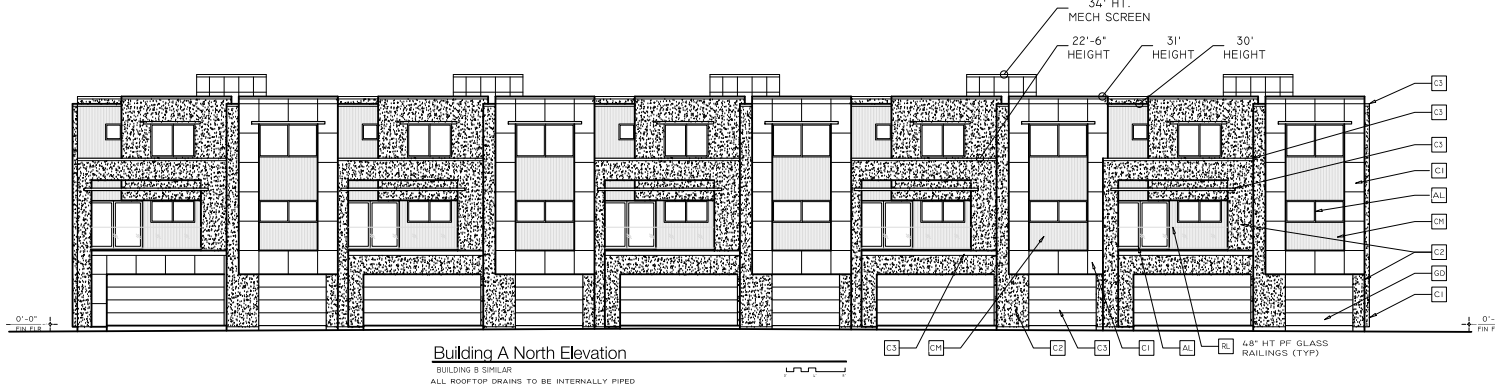
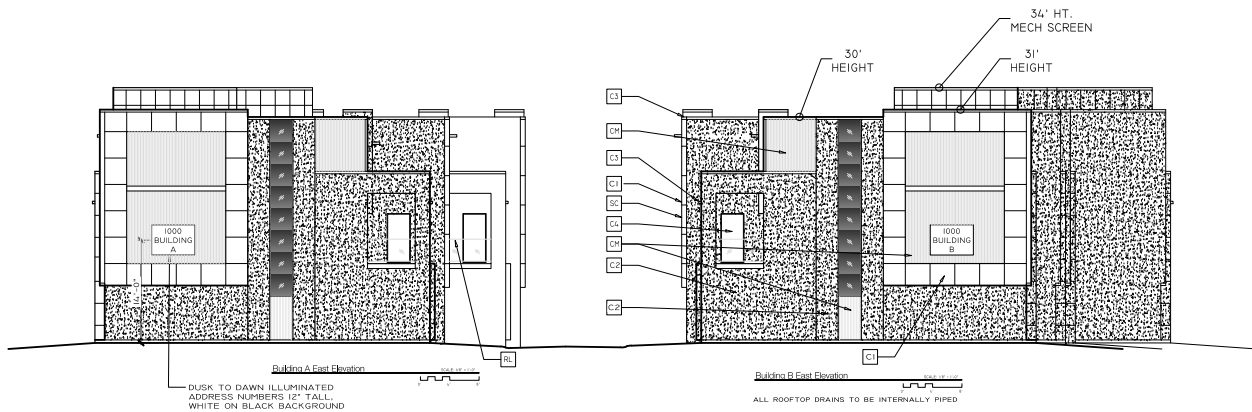
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DRAWN BY: TSB

DATE: January 19, 2015

TITLE: 1"-20" Architectural Site Plan

SHEET NO. A1.1



REVISION:

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 2500 E. Northern Avenue
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5th & Hardy Apts
 1000 W 5th Street Tempe, AZ

MATERIAL AND COLOR SCHEDULE

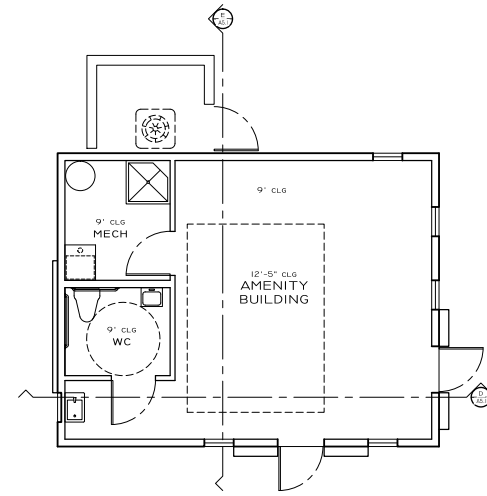
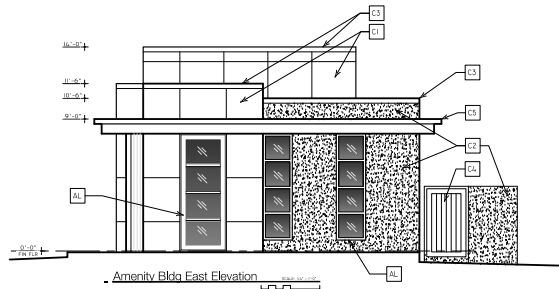
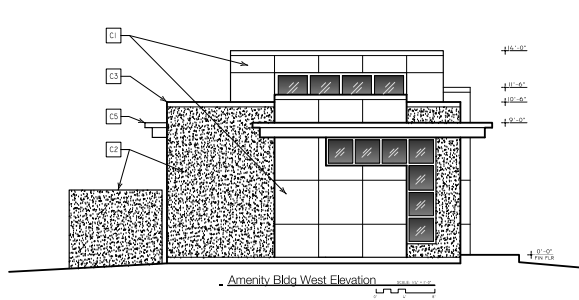
- C1 SMOOTH FINISH STUCCO W/ 3/8\"/>
- C2 SAND FINISH STUCCO COLOR: SW 6152
- C3 METAL TRIM
- C4 METAL TRIM COLOR: BM 2108-R
- C5 METAL DOOR COLOR: BM 2108-R
- C6 FIBER CEMENT FASCIA BD. COLOR: BM 2108-R
- C7 CORRUGATED METAL W/ GALV HTL FINISH
- C8 GARAGE DOORS COLOR: SW 6152
- C9 ALUMINUM DOOR OR WINDOW COLOR: DARK BRONZE
- C10 48\"/>



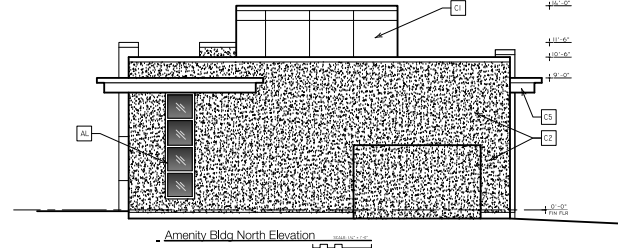
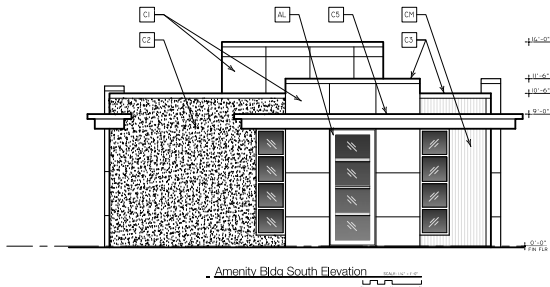
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 DATE: January 19, 2015
 TITLE:

Typical Elevations
 SHEET NO. **A5.0**



Building 'C'
Amenity Building Floor Plan SCALE: 1/4" = 1'-0"
0' 4' 8'



5th & Hardy Apartments 1000 W 5th Street



Building 'A' South Elevation (Building 'B' North Elevation similar)



Building 'A' North Elevation (Building 'B' South Elevation similar)

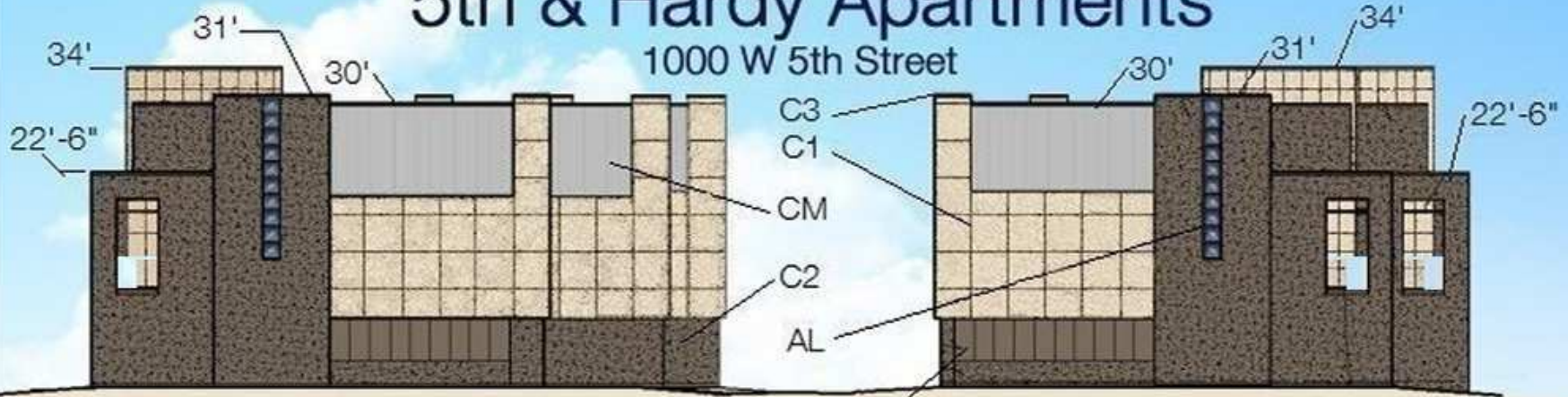
MATERIAL AND COLOR SCHEDULE

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C2 SAND FINISH STUCCO COLOR: SW 6152	C5 FIBER CEMENT FASCIA BD COLOR: BM 2108-10	AL ALUMINUM DOOR OR WINDOW COLR: DARK BRONZE
C3 METAL TRIM COLOR: BM 2108-10	CM CORRUGATED METAL W/ GALV MTL FINISH	RL 48" PF TEMP GL RAILING 50% SEMI-TRANSLUSCENT

Note: glass railings are opaque for +/- 50% of surface area for privacy screening

5th & Hardy Apartments

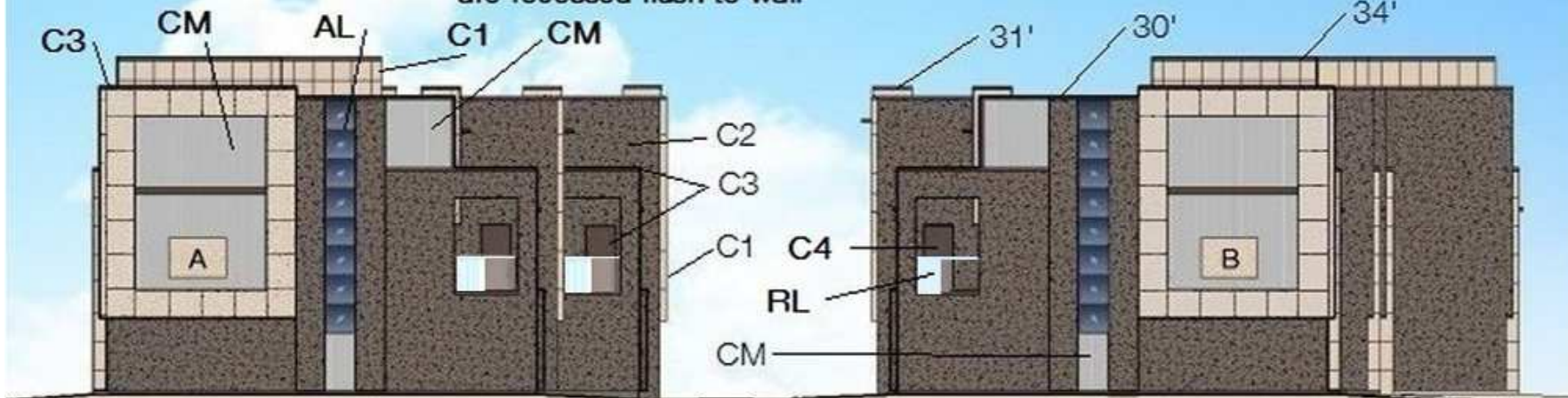
1000 W 5th Street



Building 'B' West Elevation

Building 'A' West Elevation

Electrical Service panels are recessed flush to wall



Building 'A' East Elevation

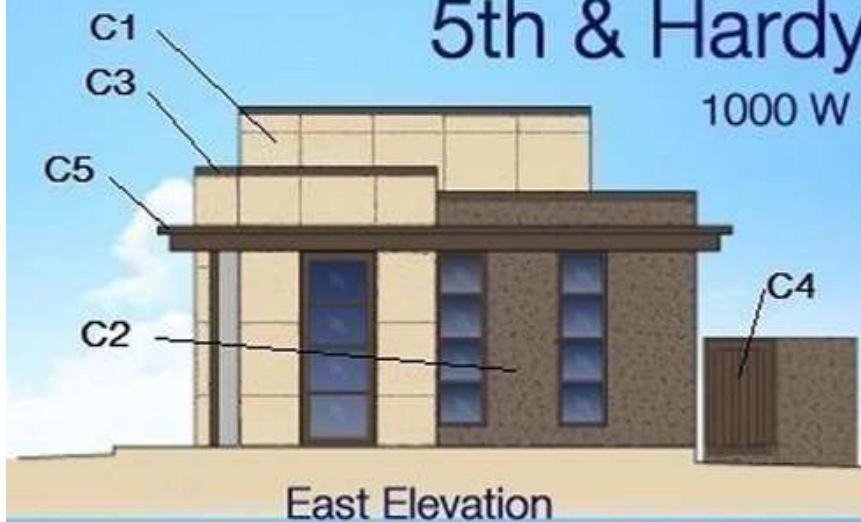
Building 'B' East Elevation

MATERIAL AND COLOR SCHEDULE

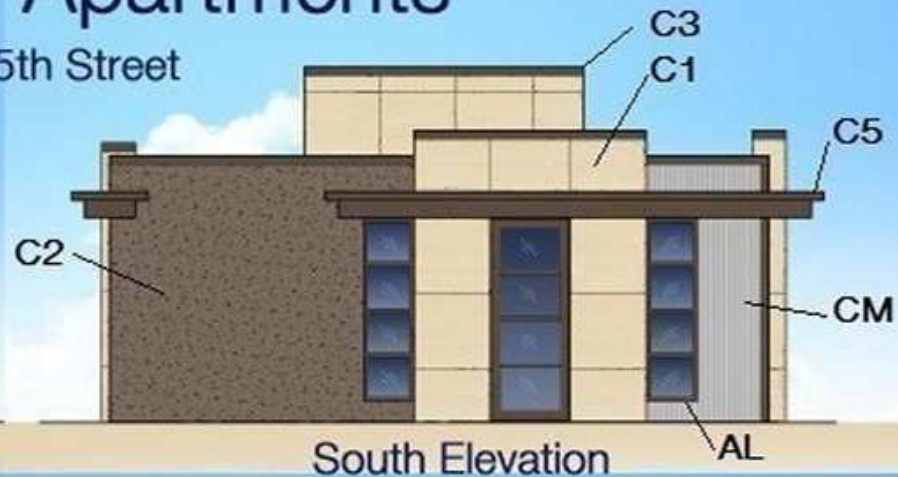
C1	SMOOTH FINISH STUCCO W/ 3/8" MTL CHANNEL REVEAL COLOR: DE6178	C4	METAL DOOR COLOR: BM 2108-10	AL	ALUMINUM DOOR OR WINDOW COLR: DARK BRONZE
C2	SAND FINISH STUCCO COLOR: SW 6152	C5	FIBER CEMENT FASCIA BD COLOR: BM 2108-10	RL	48" PF TEMP GL RAILING 50% SEMI-TRANSLUCENT
C3	METAL TRIM COLOR: BM 2108-10	CM	CORRUGATED METAL W/ GALV MTL FINISH		

5th & Hardy Apartments

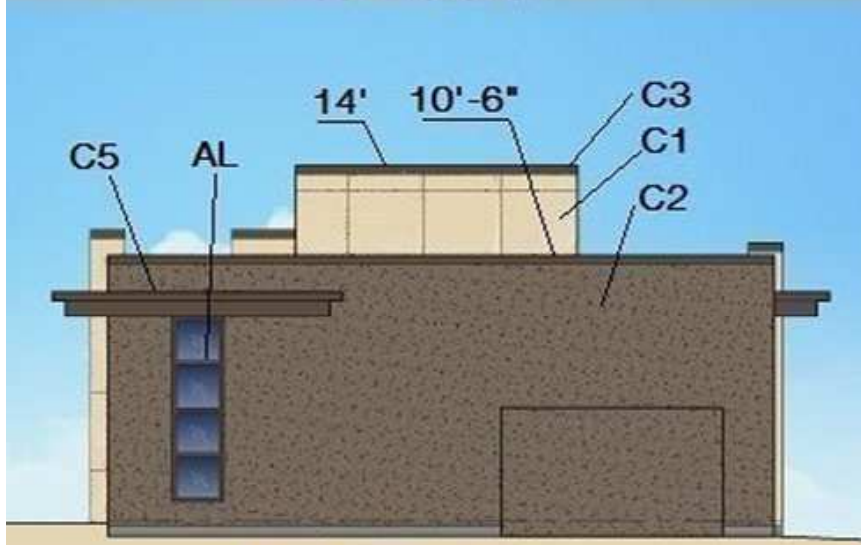
1000 W 5th Street



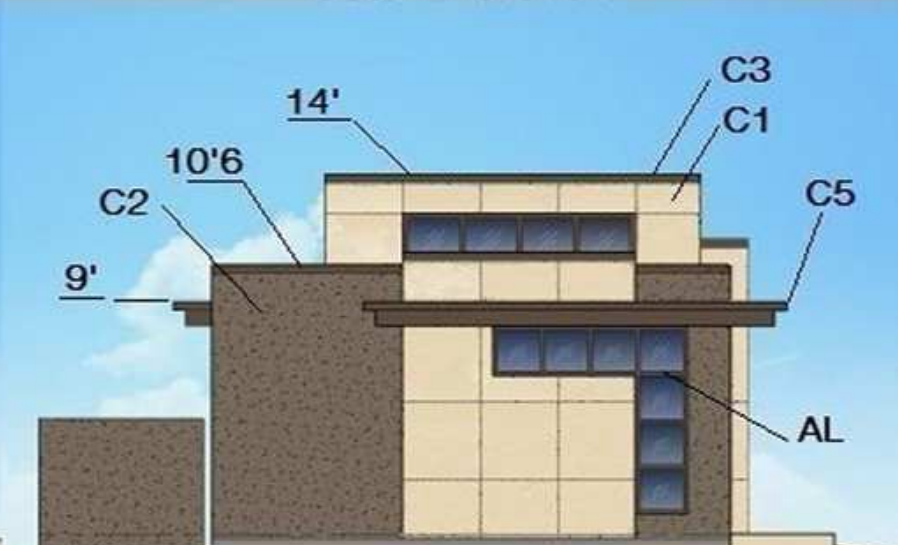
East Elevation



South Elevation



North Elevation

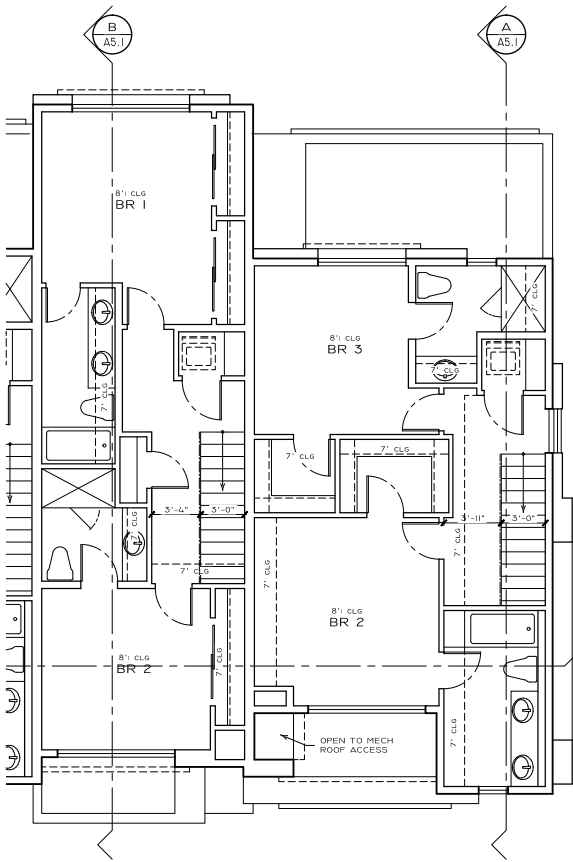


West Elevation

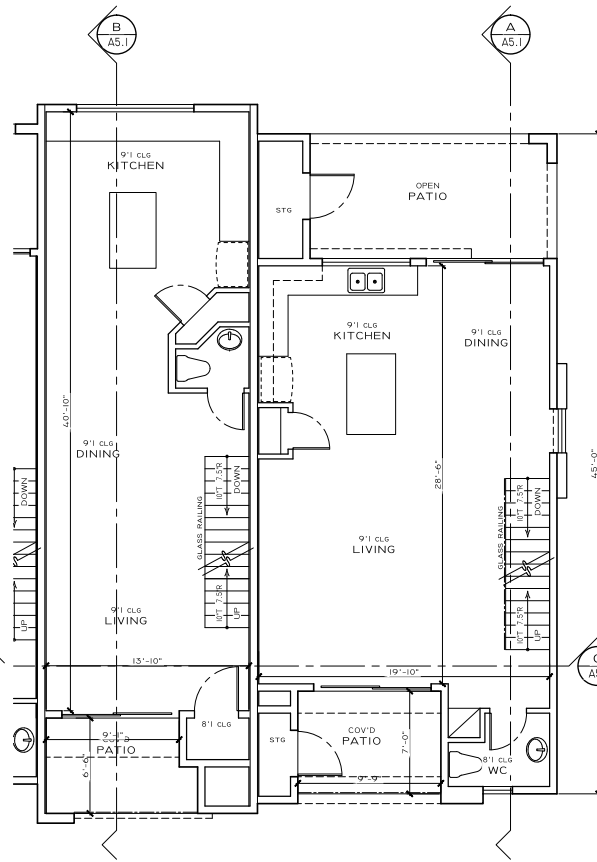
MATERIAL AND COLOR SCHEDULE

- | | | |
|--|--|---|
| C1 SMOOTH FINISH STUCCO W/
3/8" MTL CHANNEL REVEAL
COLOR: DE6178 | C4 METAL DOOR
COLOR: BM 2108-10 | AL ALUMINUM DOOR OR WINDOW
COLR: DARK BRONZE |
| C2 SAND FINISH STUCCO
COLOR: SW 6152 | C5 FIBER CEMENT FASCIA BD
COLOR: BM 2108-10 | |
| C3 METAL TRIM
COLOR: BM 2108-10 | CM CORRUGATED METAL
W/ GALV MTL FINISH | |

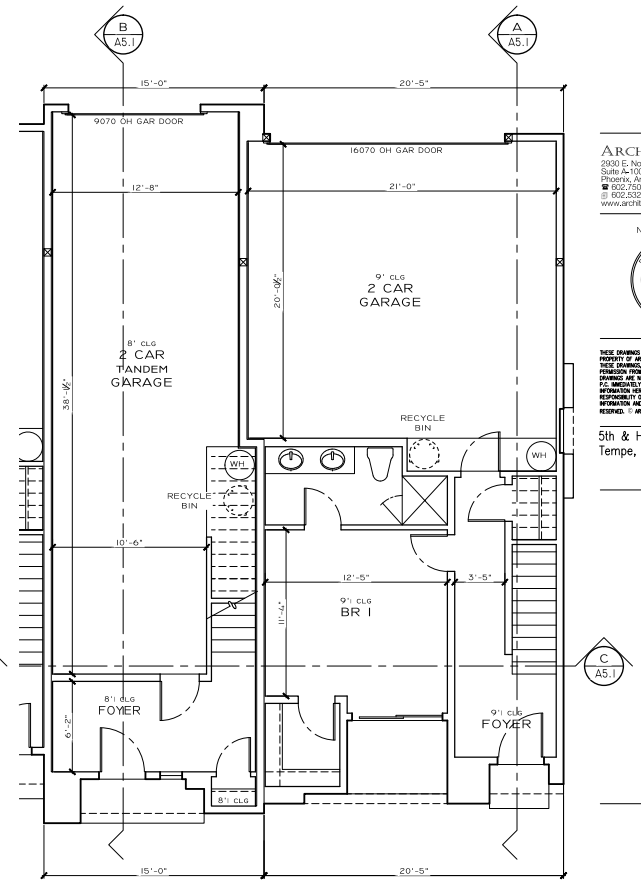
'C' Amenity Building



3 Building A Third Floor Plan SCALE: 1/4" = 1'-0"



2 Building A Second Floor Plan SCALE: 1/4" = 1'-0"



1 Building A First Floor Plan SCALE: 1/4" = 1'-0"

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5th & Hardy Apartments
 Tempe, AZ

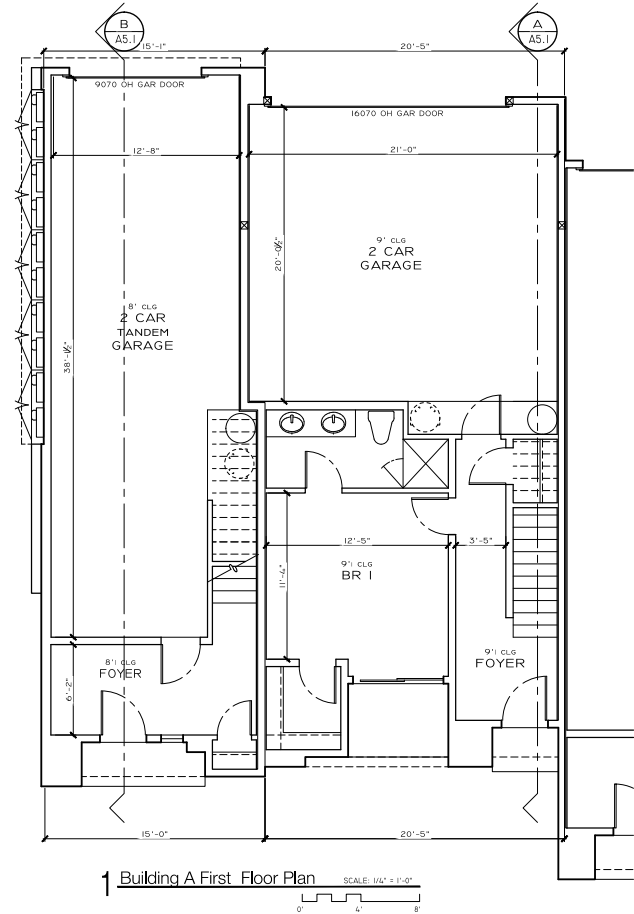
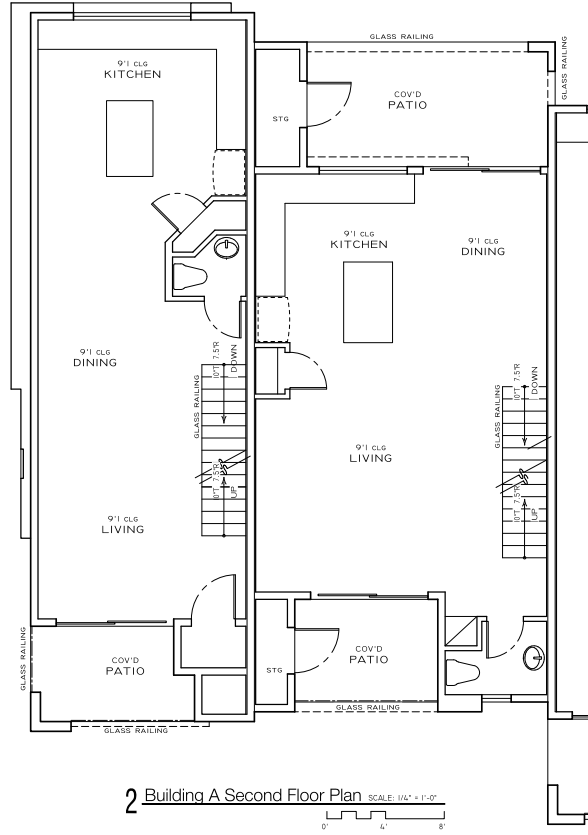
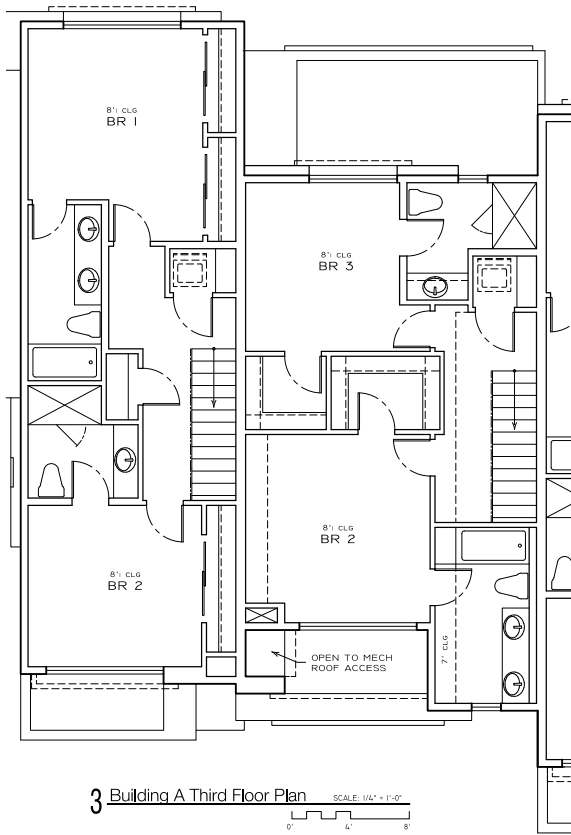
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 TITLE:

2 BEDROOM	
FIRST FLOOR LIVABLE	147
SECOND FLOOR LIVABLE	631
THIRD FLOOR LIVABLE	652
TOTAL LIVABLE	1,430

3 BEDROOM	
FIRST FLOOR LIVABLE	448
SECOND FLOOR LIVABLE	667
THIRD FLOOR LIVABLE	677
TOTAL LIVABLE	1,792

Typical
 Floor Plans
 SHEET NO. **A4.0**



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5th & Hardy Apartments
Tempe, AZ

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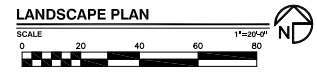
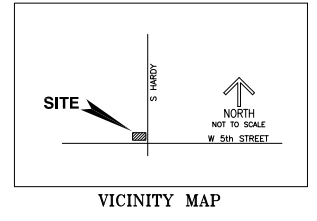
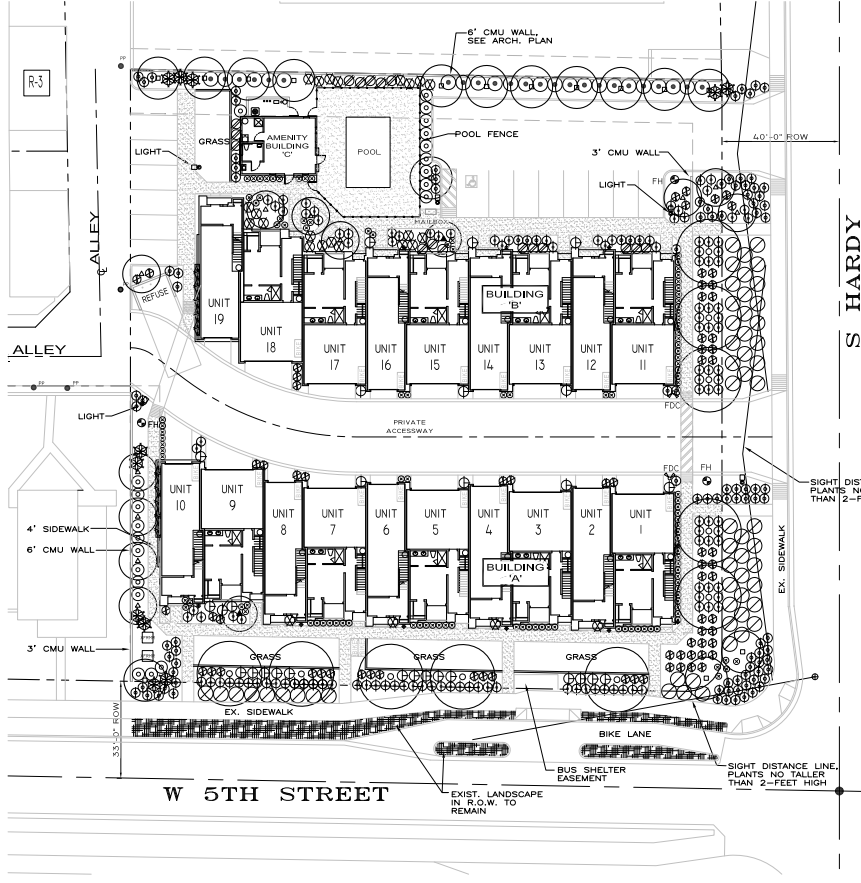
DRAWN BY: _____
DATE: _____
TILE: January 19, 2015

2 BEDROOM		3 BEDROOM	
FIRST FLOOR LIVABLE	147	FIRST FLOOR LIVABLE	448
SECOND FLOOR LIVABLE	631	SECOND FLOOR LIVABLE	667
THIRD FLOOR LIVABLE	652	THIRD FLOOR LIVABLE	677
TOTAL LIVABLE	1,430	TOTAL LIVABLE	1,792

End Unit
Floor Plans
SHEET NO. **A4.1**

LANDSCAPE NOTES

- CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
- PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNER'S REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AT THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS.
- DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
- ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
- ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING MULCH OR DECOMPOSED GRANITE.
- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE FINE GRADED. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, RAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.
- PRIOR TO SPREADING MATERIAL GROUNDCOVERS, ADJUST AND COMPACT FINISH GRADES. APPLY WEED PRE-EMERGENT SURFLAN PER MANUFACTURER'S INSTRUCTIONS. THEN SPREAD DECOMPOSED GRANITE OR MULCH AS INDICATED ON PLANS. DECOMPOSED GRANITE SHALL BE RAKED AND WATERED TO SETTLE FINES WITH A MINIMUM FINAL DEPTH OF 2". PROVIDE A SECOND APPLICATION OF THE PRE-EMERGENT SURFLAN AT THE END OF THE MAINTENANCE PERIOD.
- ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF DECOMPOSED GRANITE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY OWNER'S AGENT PRIOR TO DELIVERY.
- STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (N-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND THE ARIZONA NURSERYMAN ASSOCIATION.
- BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH, AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
- ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:
1 GALLON PLANT - 1 TABLET 15 GALLON PLANT - 4 TABLETS
5 GALLON PLANT - 2 TABLET BOXED TREE - 6 TABLETS (MIN.)
TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S AGENT.
- THE OWNER'S AGENT RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON: SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.
- PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S AGENT OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S AGENT THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
- PROVIDE OWNER WITH A WRITTEN GUARANTEE OF ONE YEAR FOR ALL TREES AND SIX MONTHS FOR ALL OTHER PLANT MATERIAL DATED FROM START OF THE MAINTENANCE PERIOD AGAINST DROUGHT INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT GUARANTEE. INCLUDE A SEASONAL WATERING SCHEDULE AND FERTILIZER PROGRAM.



PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	CL/PR/SIZE	MAT. SIZE (HxW)	QTY.	REMARKS	SYMBOL	BOTANICAL/COMMON NAME	CL/PR/SIZE	MAT. SIZE (HxW)	QTY.	REMARKS
TREES											
⊙	ACACIA STENOPHYLLA SHOESTRING ACACIA	1.5"	25'x20'	11	STAKE AS REQUIRED	⊙	ACACIA WILLARDIANA PALO BLANCO	1.5"	20'x15'	2	STAKE AS REQUIRED
⊙	CHITALPA 'PINK DAWN' CHITALPA	1.5"	20'x20'	15	STAKE AS REQUIRED	⊙	DALBERGIA SISSOO SISSOO TREE	2"	30'x25'	10	STAKE AS REQUIRED
SHRUBS/ACCENTS											
⊙	DASYLIRION WHEELERI DESERT SPOON	5 GAL.	4'x4'	11	1 GPH EMITTER	⊙	EREMOPHILA MACULATA VALENTINE BUSH	5 GAL.	6'x6'	24	2 GPH EMITTER
⊙	EUPHORBIA ANTISYPHILITICA CANDELLA	1 GAL.	2'x2'	119	1 GPH EMITTER	⊙	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	3'x3'	71	1 GPH EMITTER
⊙	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL.	3'x3'	25	2 GPH EMITTER	⊙	MUHLENBERGIA CAPLARIIS 'REGAL MIST' REGAL MIST DEER GRASS	5 GAL.	3'x3'	17	2 GPH EMITTER
⊙	PENNETUM SETACEUM 'EATON CANYON' COMPACT FOUNTAIN GRASS	5 GAL.	4'x3'	28	2 GPH EMITTER	⊙	RUPELLIA PENINSULARIS BAJA RUELLIA	5 GAL.	4'x4'	22	2 GPH EMITTER
GROUNDCOVER											
⊙	LANTANA SPP. 'NEW GOLD' LANTANA	1 GAL.	2'x3'	102	2 GPH EMITTER	⊙	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL.	1'x3'	128	2 GPH EMITTER
⊙	SPHAGNETICOLA TRILOBATA YELLOW DOT	1 GAL.	1'x5'	56	2 GPH EMITTER	⊙	CYNODON DACTYLON 'MIDIRON' MIDIRON HYBRID BERMUDA	SOD		17775F	POP-UP SPRAY HEADS
MATERIALS											
	DECOMPOSED GRANITE	1/2"	SCREENED		2" DEPTH ALL LANDSCAPE AREAS		EXPRESS BROWN				
	CONCRETE HEADER	6"x6"	CURBSTYLE		SEE DETAIL						

- NOTES:**
- TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE.
 - LANDSCAPE TO BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

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Revisions	
NO.	DESCRIPTION

LANDSCAPE PLAN

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