

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 06/09/2015  
Agenda Item: 3

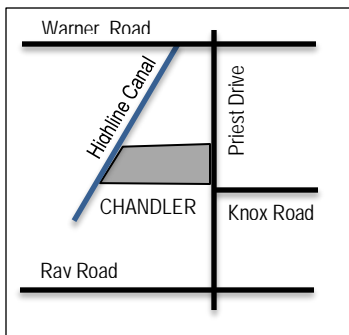
**ACTION:** Request for a Development Plan Review for a new single family subdivision consisting of 94 dwelling units for RHYTHM , located at 9330 South Priest Drive. The applicant is Chris Jones of Andersonbaron

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

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

**BACKGROUND INFORMATION:** RHYTHM (PL130327) is a new residential development which spans across the borders of Tempe into Chandler. The Tempe portion of the project is comprised of 94 single-family detached units on 19 gross acres with a projected density of 5 du/ac. The City of Chandler portion of the project is planned for 281 units comprised of a mix of four residential housing types (condominium, villas, lofts and casitas). The entire 51.52 acre development has 375 residences. The site was part of a prior Planned Area Development for MU-4, which required a Zoning Amendment to R1-PAD in 2014. The applicant is requesting Development Plan Review approval of the design of the residences proposed within the Tempe portion of the community. This request includes the following:

DPR15072 Development Plan Review of a single family development, site plan, common landscape areas, and elevations for the different housing models, including materials and colors.



Property Owner	Mattamy Arizona LLC
Applicant	Chris Jones, Andersonbaron
Zoning District	R1-PAD, Single Family Residential
Minimum lot size	4,750 per lot (50' x 95')
House sizes	2,530-2,827 s.f.
Lot Coverage	60%
Building Height	30'
Building Setbacks	+10 front for livable space, 18' for a garage; 5' side, 5' street side adjacent to a 10' tract, 8' street side no tract. 5' rear
Vehicle Parking	2 per unit minimum

**ATTACHMENTS:** Development Project File

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

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Diana Kaminski, Senior Planner

**COMMENTS:**

This site is located between Warner and Ray roads on the west side of Priest Drive at the southwest border of Tempe, north of Chandler. The use of the property today is low density agricultural with a single family house on the northern portion of the site. The site to the north is San Sonoma, a new apartment community that is under construction. To the west is the Highline Canal and an Arizona Department of Transportation (ADOT) retention basin. To the south exists industrial uses and a vacant lot located within Chandler. The vacant lot is proposed as another phase of this community, multi-family product types available. To the east are the existing County Island of Caroline Lane large lot single family homes with agricultural uses, and Sierra Tempe Unit 4 Homeowner’s Association.

The site was formerly part of a Mixed Use Planned Area Development approved as part of the San Sonoma PAD as the intended commercial/office use to accompany the multi-family complex to create the mix of uses required for the Mixed-Use zoning classification. General Plan 2040 was adopted in 2014, and included a change of the Projected Land Use Map from Mixed-Use to Residential and reduction of the projected density from 25 du/ac to 15 du/ac for this site. In June 2014, the existing PAD was amended to remove the office/commercial from the San Sonoma Planned Area Development and provide the land area to accommodate 94 units at 4000 sf. per lot. The Rhythm project was designed to conform to the land use and density of the General Plan 2040 project ions. The proposed development complies with the Projected Land Use and Density of the 2040. In June 2014, the property also received entitlements for a Zoning Map Amendment from AG – Agricultural and MU-3, Mixed Use to R1-PAD single-family. At this time, the project received a Planned Area Development for the R1-PAD zoning to determine the development standards for a density of 4.78 dwelling units per acre, a 30 foot building height, 60% lot coverage, minimum lot sizes of 50 feet by 95 feet and setbacks ranging from 5 to 18 feet. The standards for the Rhythm development are compatible in layout with surrounding zoning classifications. The streets within the development are patterned similar to other single family subdivisions. The applicant is proposing signage on the streets to manage on street parking for guests. The private streets are designed to allow for fire and refuse circulation, as well as guest parking on one side. The site will be gated for vehicle access but has a pedestrian accessible multi-path along the south border allowing pedestrian access to the canal and through the development. Below are the entitled standards:

<b>RHYTHM – PAD Overlay</b>	
<b>Standard</b>	<b>R1-PAD</b>
Residential Density	4.76
Number of Units	94
Building Height (feet) Building Height Maximum	<b>30</b>
Maximum Lot Coverage (% of net site area)	60% of each lot
Minimum Landscape Area (% of net site area)	24% of total site
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]	
Front	10
Parking	18
Side	5
Rear	5
Street Side	5 and 8
Parking	18

The applicant is requesting the Development Review Commission approval of the Development Plan Review for the design of the site plan, landscape plan, elevations and materials and colors for the proposed 94 unit residential community. The applicant will need approval for a Subdivision Plat, to create individual for-sale lots.

## **PUBLIC INPUT**

- A Neighborhood meeting was not required for the design of the development. The applicant did meet with residents at a neighborhood initiated ice cream social in April. Staff also attended this meeting to address any process questions.
- Staff met with two residents from Sierra Tempe who wished to discuss the pedestrian pathway, traffic, and the potential location of a street light on Priest Drive.
- Staff received a call from one resident who wished to obtain more information with regard to the project.

## **SITE PLAN REVIEW**

Most of the comments from site plan review were related to presentation of materials, providing a site plan for the entire development for reference, providing dimensions and full design details of landscape areas and house plans. Lighting for the private streets and common landscape tracts was needed, as well as City standards for the public bike path along the Knox Road alignment. It was suggested that the roof overhang be enlarged or shade canopies provided as an option for residents to provide shade to south or west facing windows. An optional metal canopy design was added. With regard to the color palette, recommendations were made to the house color options to provide more variation between color schemes and between primary, secondary and tertiary colors where the original palette was relatively monochromatic and faded into uniformity when reviewed in natural sunlight. These changes were made. Staff recommended incorporation of alternative door colors, to allow residents options with more color variation than standard beige and brown doors. Since HOAs control color for all homes within the community, and the materials are common neutral tones, there is little room for personal expression or variation between houses. The door color provides an opportunity for unique expression and diversity within a consistent theme of options. This was not provided in the revised submittal but was agreed to by a condition added with specific colors to be offered as a buyer option for selection of the front door. The market will determine the final outcome of product selection, but this condition allows a wider range of conventional and unique door colors.

## **TRAFFIC**

In 2014, the applicant commissioned a traffic analysis of their project. The preliminary study initially recommended no modifications or mitigations for the surrounding area. The applicant also met with the Kyrene School District in 2014, to discuss their development, subsequently, a letter was generated by the school district confirming the enrollment space availability for any potential students residing in the subdivision. Due to an arterial street separating the development from the path of travel for the school; any future students will be by bus to/from the schools. A final Traffic Impact Study (TIS) was submitted in 2015, with updated information. The City of Tempe Traffic Engineering has reviewed the final report and has concluded that the new traffic signal of this development should be located on Priest Drive at Lisa Lane. A summary of findings are provided below.

A traffic signal warrant analysis was previously done by the City of Tempe staff and found that Warrant 1 (8<sup>th</sup> Hour Volumes); Warrant 2 (4 Hour Volumes) & Warrant 3 (Peak Hour) were met as outlined in the Manual on Uniform Traffic Control Devices (MUTCD). Lisa Lane is approximately ½ mile between existing traffic signals at Warner Rd & Ray Rd as preferred by City of Tempe for better coordination and progression. This will provide a better gap spacing to surrounding un-signalized intersections within the study, thus decreasing delays at the surrounding stop-controlled intersections. This location is also geographically a center point of the development which will potentially distributes traffic evenly within the subdivision. As indicated on page 28 of TIS, 75% of Rhythm residents are probably destined north, which is more convenient to cross Priest Drive at Lisa Lane compared to Stacy/Orchid. Gate and Traffic Signal combinations have been carefully justified with a bypass lane turn around distance and example of similar location by Civtech on page 29 of TIS. A speed hump in conjunction with traffic signal was also mentioned and provided recommendation by Civtech on page 13 of TIS. The report also indicates that with anticipated 2017 westbound 8<sup>th</sup> highest hour, Lisa Lane will have more left turns as compared to Orchid Lane. A turn lane design at this location will be per City of Tempe Traffic Engineering Policies, Guidelines and Procedures and City of Tempe Supplement. The sight distance triangle shall be per the City of Tempe requirements. It is recommended that, due to both proximity and delay, a new traffic signal should be placed at Priest Drive and Lisa Lane.

## DEVELOPMENT PLAN REVIEW

### Site Plan

The Tempe portion of the development is north of the Knox Road alignment, south of Warner Road, east of the canal and accessed from one drive entrance on the west side of Priest Drive. Additional access is available through the Chandler portion of the development, which has the primary entrance at Lisa Lane and a secondary entrance on Orchid Lane. The primary amenity area is centrally located behind the Lisa Lane entrance, serving both residents of the Tempe and Chandler sections of the development. Ancillary amenities and open space are located throughout the different parts of the development. A large gas line easement runs diagonally from northwest to southeast through the Tempe site, creating a large open green linear park with pocket parks at either end. The Knox Road alignment is a publicly accessible multi-modal path that connects to the canal path planned west of the development. The 94 lots are organized in a north south orientation, with the long sides of the lots facing east and west. The houses are ten feet apart, with five foot side yards on either side. The front yard is approximately ten to 18 feet deep including the driveway length. The back yards range from twelve to twenty feet deep, with an additional ten to sixteen feet deep covered patio. The house footprints are generally 40 feet wide by 68 feet deep. The private streets are designed for fire, refuse and emergency response, have sidewalks and on-street parking in specified locations. Refuse/recycling is from roll out cans kept in garages. Three units at the south west corner have to place the refuse further east at a designated location along the side yard of another lot to accommodate refuse access; this solution was determined with public works staff coordination so that the refuse truck would not require backing up at the western dead end of the site.

### Building Elevations

The contemporary design incorporates a traditional low hip roof common to ranch style homes with a two story product that combines traditional and contemporary elements into a unique aesthetic. The combination of materials provides more customization and diversity within the development. Materials include flat concrete roof tiles in one of two natural stone colors (brown or grey), stucco with a 20/30 sand finish which is fairly smooth, with some texture to reduce cracking. The paint schemes are five fairly similar neutral shades, smooth faced cement board siding and painted stucco as a secondary material. Residents have a choice of either stone or masonry veneers in a choice of 4 colors (limestone and slate stone colors and brown/gold and medium cool grey brick colors); the stones are rectilinear cut in a random dry stacked pattern, the bricks are approximately 2 1/2" high and 7 3/4" long with a 1/2" grout in a running bond pattern. House trims are an assortment of taupe, putty, cream, beige and brown tones, white vinyl windows, and white laminated glass garage doors in either bronze or clear anodized metal finish. With the exception of color scheme 3, the primary building colors, when reviewed outdoors, appear to wash out and lose differentiation between colors. The list of materials and colors in the conditions of the report identify specific colors to modify to provide more variation in color between units. The door colors proposed include copper, gold, beige, and cream and brown; based on earlier discussions with staff, a condition has been added to include an alternate palette of colors including cordovan, green, blue, red and light copper. Residents may select from the conventional colors proposed with each color scheme, or select an alternate custom color to individualize their home and provide more variety in the streetscape. The proposed use of masonry or stone is limited to the front elevation of the home; a condition has been added to incorporate these materials around the sides that are visible in front of the side yard walls.

### Landscape Plan

The overall site plan has 24% of the land area dedicated to landscape, with pocket parks, a green belt and a multi-modal path that is open to the public. The landscape plan provides 19 different tree species, grouped to provide shade, color, texture and a sense of place within the community. Along Priest Drive, a combination of Desert Museum Palo Verde, Mulga Acacia and Swan Hill Olive line the street front. Mastic trees line the entry median to the gated entry. South of the entry Cascalote, Chitalpa, Acacia Mulga and Little Leaf Ash are used along the street. Larger shade trees such as Oak, Ash and Elm are located within common landscape areas within the development and along the multi-modal path. The project is heavily landscaped with 14 varieties of larger shrubs, 8 medium species of shrubs, 3 small shrub species, 10 ground covers, 18 accent plants, and 3 vine species. Common walls are a variety of colors and incorporate green screen for vertical green growth. Front yards of units will have one street tree and one accent tree, and a prescribed number of shrubs and ground cover from plant palette owners may select from at the time of purchase. The site is heavily landscaped with low-water use vegetation and turf where appropriate for use, and a strong emphasis on shade and the pedestrian experience.

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*; individual houses are all centered on lots and placed the same distance from the street front, creating a uniform subdivision streetscape. The houses are all generally the same building height with similar hip roof forms. There are three different home models with five different color schemes for the 94 lots. Variation is provided in building color and materials, changes in garage and front door styles, balcony and window canopy details.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; buildings are oriented with most windows facing north and south, shade to the east and west by adjacent homes 10 feet away and landscape materials. The homes are designed for energy efficiency and provide an option for window canopies for additional exterior shade.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the primary building material is stucco with cement board siding, stacked faux stone and masonry veneer, with metal accents and trim, windows are vinyl.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the homes are appropriately scaled for single family residences and the surrounding development, landscape features vary in size to provide aesthetic variation in common areas and the street frontage.
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*; houses are broken up into smaller sections with portions that are recessed, projected, or varied by material or color, use of windows and optional shade canopies further articulate the elevations and provide a sense of rhythm. The elements are clearly defined within the two stories, with materials appropriately scaled and located for the defined massing.
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 combination of five color schemes with the addition of six optional door colors, optional window shades, and three floorplan/elevation models provides a wide variety of aesthetic elements for the development. Details such as balconies, recessed entryways, unique entry and garage doors and exterior lights add to the diversity of the home designs.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the development has access to the multi-modal path along the canal to the west and bus transit services along Priest Drive. Bike and pedestrian activity is encouraged through the use of shaded and lit pathways and sidewalks.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; the site follows a conventional subdivision circulation pattern with cul de sacs and straight segments of streets that do not connect directly in a grid, requiring slower traffic patterns more conducive to neighborhood activities.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*; public open space is visible from streets and homes, and illuminated for night time use and visibility.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways*; landscape is appropriately located to maximize privacy, visibility, safety and shade as necessary on the site, front yards provide opportunities for uniform planting schemes of different plant palettes to add individuality within the continuity of the theme.

11. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting is intended to compliment the architecture of the homes and provide both aesthetic and functional purpose within both common areas and on private residences.

### **Conclusion**

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

### **REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights.
4. The proposed project meets the approval criteria for a Development Plan Review.

### **CONDITIONS OF APPROVAL:**

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

### **General**

1. A Final Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
2. The CC&R's shall require the following:
  - use of garage shall be used for the purpose of primary parking not to be used as storage
  - trash and refuse containers shall be stored out of public view except on collection days
  - adjacent lots of the same house model shall not be painted the same paint schemes

### **Site Plan**

3. The site plan is approved as submitted (May 5, 2015), minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
4. Provide 8'-0" wide public sidewalk along Priest Drive and along the Knox Road alignment as required by Traffic Engineering Design Criteria and Standard Details.
5. Provide upgraded paving at main driveway entry from Priest consisting of unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
6. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
7. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

### **Building Elevations**

8. The materials and colors are approved as presented (May 27, 2015):

Color scheme 1:

Roof – Eagle Concrete Tile – Bel Air – Brown Gray Range 4687 (medium warm grey)  
Primary Building – Sand finished stucco painted Sherwin Williams Townhall Tan SW7690 (tan)  
Secondary Building – Concrete panel siding or Sand finished stucco Sherwin Williams 7039 (medium brown)  
Stone Veneer – Coronado Stone – Playa Vista Limestone, Cream (light tan)  
Brick Veneer – Coronado Stone – Belgian Brick, Bear Creek (medium warm grey)  
Fascia/Eaves/Metal Awning/Guardrails – painted Sherwin Williams SW7020 (dark chocolate brown)  
Trim/Painted Accessories - Sherwin Williams SW7039 (medium brown)  
Door – Sherwin Williams SW7039 (medium brown)  
Window Frame – Vinyl – White  
Windows – Clear low e  
Garage Door – Bronze – white laminated glass

Color scheme 2:

Roof – Eagle Concrete Tile – Bel Air – Arcadia 4502 (medium brown)  
Primary Building – Sand finished stucco painted Sherwin Williams SW7019 Gauntlet Gray (medium warm grey)  
Secondary Building – Concrete panel siding or Sand finished stucco Sherwin Williams SW6100 Practical Beige (beige)  
Stone Veneer – Coronado Stone – Playa Vista Limestone, Alaskan Sunset (gold with grey)  
Brick Veneer – Coronado Stone – Belgian Brick, Bear Creek (medium warm grey)  
Fascia/Eaves/Metal Awning/Guardrails – painted Sherwin Williams SW6098 (cream)  
Trim/Painted Accessories - Sherwin Williams SW6098 (cream)  
Door – Sherwin Williams SW7522 (medium gold brown)  
Window Frame – Vinyl – White  
Windows – Clear low e  
Garage Door – Clear Anodized with white laminated glass

Color scheme 3:

Roof – Eagle Concrete Tile – Bel Air – Brown Gray Range 4687 (medium warm grey)  
Primary Building – Sand finished stucco painted Sherwin Williams SW7522 (medium gold brown)  
Secondary Building – Concrete panel siding or Sand finished stucco Sherwin Williams 7527 (beige)  
Stone Veneer – Coronado Stone – Playa Vista Limestone, Alaskan Sunset (gold with grey)  
Brick Veneer – Coronado Stone – Belgian Brick, Brookside (gold and brown)  
Fascia/Eaves/Metal Awning/Guardrails – painted Sherwin Williams SW7632 (cream)  
Trim/Painted Accessories - Sherwin Williams SW7522 (medium tan)  
Door – Sherwin Williams SW7527 (beige)  
Window Frame – Vinyl – White  
Windows – Clear low e  
Garage Door – Bronze – white laminated glass

Color scheme 4:

Roof – Eagle Concrete Tile – Bel Air – Brown Gray Range 4687 (medium warm grey)  
Primary Building – Sand finished stucco painted Sherwin Williams SW6178 Clay Sage (light grey green)  
Secondary Building – Concrete panel siding or Sand finished stucco Sherwin Williams 7053 (dark putty)  
Stone Veneer – Coronado Stone – Playa Vista Limestone, Cream (light tan)  
Brick Veneer – Coronado Stone – Belgian Brick, Bear Creel (medium warm grey)  
Fascia/Eaves/Metal Awning/Guardrails – painted Sherwin Williams SW7675 (black brown)  
Trim/Painted Accessories - Sherwin Williams SW7052 (putty)  
Door – Sherwin Williams SW7636 (white)  
Window Frame – Vinyl – White  
Windows – Clear low e  
Garage Door – Bronze – white laminated glass

Color scheme 5:

- Roof – Eagle Concrete Tile – Bel Air – Brown Gray Range 4687 (medium warm grey)
- Primary Building – Sand finished stucco painted Sherwin Williams SW7039 Virtual Taupe (medium taupe)
- Secondary Building – Concrete panel siding or Sand finished stucco Sherwin Williams 7504 (taupe)
- Stone Veneer – Coronado Stone – Playa Vista Limestone, Cream (light tan)
- Brick Veneer – Coronado Stone – Belgian Brick, Bear Creek (medium warm grey)
- Fascia/Eaves/Metal Awning/Guardrails – painted Sherwin Williams SW7020 (dark chocolate brown)
- Trim/Painted Accessories - Sherwin Williams SW7030 (light taupe)
- Door – Sherwin Williams SW6062 (copper brown)
- Window Frame – Vinyl – White
- Windows – Clear low e
- Garage Door – Clear Anodized with white laminated glass

Common site materials:

- Welded wire mesh landscape support for vertical vine trellis.
- Concrete tile landscape material – Arizona Tile Eclipse Brown (dark brown) and Eclipse Smoke (medium taupe)
- Precast gray concrete wall cap landscape material
- Steel panel - entry signage and vehicular gate – natural weathered finish to be clear sealed to prevent ground discoloration
- Concrete Masonry Walls – community theme wall painted Sherwin Williams Renwick Rose Beige
- Stucco Color Behr Paint Wine Barrel (red brown)
- Accent Wall A – Dunn Edwards Bannister Brown DE6069 (milk chocolate brown)
- Accent Wall B – Dunn Edwards Charcoal Smudge DE6370 (dark cool grey)

Provide primary building colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.

- The color palette for front entry doors shall be expanded from those presented to include the following alternative colors as options to residents seeking a unique custom color:
  - SW6027 Cordovan (dark burgundy)
  - SW6179 Artichoke (medium olive green)
  - SW6229 Tempe Star (dark blue green)
  - SW6337 Fired Brick (dark orange toned red)
  - SW6370 Saucy Gold (medium copper gold )



- 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.

**Landscape**

- 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.
- Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.



13. Irrigation notes for common areas:
  - a. Provide dedicated landscape water meter for common landscape.
  - 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.
14. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
15. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
16. 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

17. Provide addresses on the building elevation facing the street to which the property is identified.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 6" high, individual mount, metal characters.
    - 3) Within illumination range of a 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.

### 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.

- The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.
- 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](http://www.tempe.gov/zoning) or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and

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

- 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.
- 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.
- FIRE: Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- 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: Separate roll-out containers will be used for household solid waste refuse and recycling. Storage for containers will be on each individual property and out of sight (behind screen walls or in garages) on non-collection days.
- DRIVEWAYS:
  - Construct driveways in public right of way in conformance with Standard Detail T-320.
  - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](http://www.tempe.gov/index.aspx?page=801) . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- LIGHTING: Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan). Illuminate streets and sidewalks to .5 foot candles, play areas to 2 foot candles and common mailbox, primary drive entrance and common gates to 5 foot candles from dusk to dawn to assist with visual surveillance at these locations. 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.

- **LANDSCAPE:** Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and “protected” trees and other plants on site. Move, preserve in place, or demolish native or “protected” trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm) . Follow the link to “applications to move a native plant” to “notice of intent to clear land”.
- **SIGNS:** Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit. Directional signs are subject to review by planning staff during plan check process.

**HISTORY & FACTS:**

1937	Aerial photography indicated this area was agricultural land, with limited residential development.
September 18, 1975	The area was annexed into the City of Tempe (Ordinance No. 775); the site automatically was zoned AG, Agricultural District.
December 4, 2003	General Plan 2030 designated this property and the lots to the north as Mixed-Use, in anticipation of development of higher density residential and commercial uses.
November 1, 2012	City Council approved a Zoning Map amendment from AG to MU-3 for the San Sonoma Development consisting of a Mixed-Use 590 unit multi-family development with a future “commercial/office” component, subject to conditions.
December 12, 2013	General Plan 2040 designated this property and the properties to the north as residential, up to 25 dwelling units per acre, a change to the land use that occurred prior to the “future commercial use” being implemented for the San Sonoma Development to the north. The resulting change modified the direction of the properties from being Mixed-Use with both residential and commercial uses, to a solely residential product.
April 22, 2014	A neighborhood meeting held by the applicant for a new single family residential development.
June 10, 2014	Development Review Commission heard and recommended approval of a request for a Zoning Map Amendment from MU-4 and AG to R1-PAD, Single Family Planned Area Development Overlay for a new single family subdivision consisting of 94 dwelling units for RHYTHM. The request also included an Amended Planned Area Development Overlay for the existing San Sonoma entitlement to the north, which had not yet been built.
June 26, 2014	City Council introduced and held a first public hearing with the City Council to adopt, an ordinance for a Zoning Map Amendment from MU-4 and AG to R1-PAD, a Planned Area Development Overlay and an Amended Planned Area Development Overlay for a new single family subdivision consisting of 94 dwelling units for RHYTHM, located at 9330 South Priest Drive. The applicant is Jordan Rose, Rose Law Group (Ordinance No. O2014.32)
July 31, 2014	Held a second public hearing and approved the above request.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review



# DEVELOPMENT PROJECT FILE

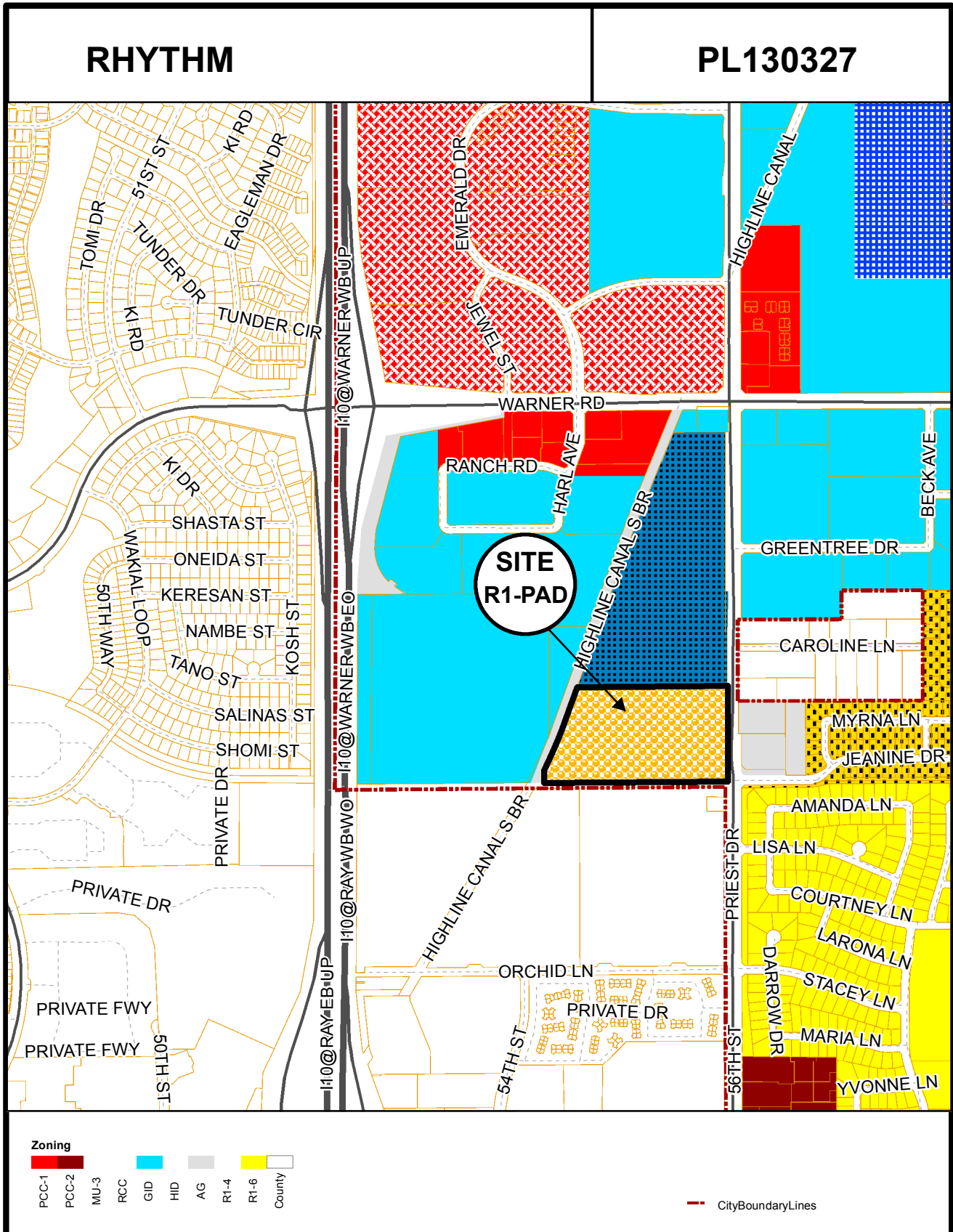
for

## RHYTHM DEVELOPMENT

### ATTACHMENTS:

1. Location Map
2. Aerial
- 3-9. Letter of Explanation
10. Reference Plan of Entire Rhythm Development (including Chandler project)
11. Site Plan
12. Casitas Plan 1 – 2,533 s.f. Floor Plan
13. Casitas Plan 1 - Elevations
14. Casitas Plan 2 – 2,734 s.f. Floor Plan
15. Casitas Plan 2 - Elevations
16. Casitas Plan 3 – 2,856 s.f. Floor Plan
- 17-18. Casitas Plan 3 – Elevations and Optional Plan
19. Conceptual Street Scene of Three House Plans
- 20-25. Color Rendered Elevations of Conceptual Color Schemes (6 pages)
26. Design Details and Options
- 27-32. Landscape Plans (6 pages)
33. Conceptual Landscape for Typical Front Yard
- 34-35. Street Cross Sections (2 pages)
- 36-38. Gate and Wall Details (3 pages)

*Material Boards will be available for review at the Pre-Session*



**Location Map**

THE RHYTHM

PL130327



Aerial Map

## Introduction

Rhythm is an approximate 51.63 acre residential development located at the northwest corner of Priest Drive and Orchid Lane. The site lies within both the City of Chandler and the City of Tempe, with 31.87 acres falling under the jurisdiction of Chandler and 19.76 acres under the jurisdiction of Tempe. The dividing line between the two cities is the Knox Road Alignment. (See **Vicinity Map**)

Rhythm is surrounded by a variety of existing single family residential uses, existing and planned multi-family residential uses, as well as commercial/retail developments. It is also located in close proximity to the Ray Road and I-10 interchange. Rhythm's proximity to shopping and employment warrants the proposed densities that create a unique urban environment, which responds to the surrounding area's needs. With its proximity to such varying intense uses, the overall development is proposing a total of 375 units consisting of four different product types. There are 281 total units proposed for the portion of the development located within the City of Chandler, consisting of four different product types, and 94 total units of a single product type proposed for the portion of the development located within the City of Tempe. The requests outlined herein are limited only to the portion of the proposed Rhythm development located within the City of Tempe (the "Tempe Portion").

Mattamy Homes is thrilled to have the opportunity to bring their innovative community and housing product to the most innovative City of Tempe. As the largest homebuilder In Canada and a rapidly-growing builder in the U.S., Mattamy Homes has developed a great reputation for innovative and unique housing product. Mattamy Homes takes great pride in the exterior and interior architecture of its homes. The proposed Desert Contemporary architecture and theming of Rhythm is a demonstration of Mattamy's commitment to such innovation and uniqueness.



Vicinity Map

## Development Description

The proposed Rhythm development will be a unique example of New Urban Design. Rhythm will employ principles such as providing a range of housing types in a higher density configuration, promoting walkable neighborhoods and providing accessible common open spaces. Desert Contemporary architecture and theming will be utilized throughout the community. Rhythm will also employ design standards that create a traditional neighborhood environment, in an infill setting, with a network of well-connected streets and amenities, while still providing the desired diversity.

Rhythm will include a cohesive mix of housing products and densities that feature a unique contemporary urban design. Rhythm will consist of 375 total units: 94 (50' x 95') "Casita" product type units within the Tempe Portion; 125 "Condominium" product type units, 81 "Loft" product type units, 63 "Villa" product type units, and 12 "Casita" product type units within the City of Chandler portion of the development. Rhythm has been designed to provide transitioning densities, with the greatest intensity concentrated at the south (within the City of Chandler portion of the development), buffering the auto dealer to the west and existing condos to the south, and becoming less intense as you move north through the development into the Tempe Portion. Unifying the entire development is a comprehensive network of open spaces and buffers that add to the overall character of the community. (See **Overall Site Plan and Tempe Portion Site Plan**)



Overall Site Plan



Tempe Portion Site Plan



The integrated open space is the nexus of the Rhythm community. Rhythm has been designed to provide approximately 12.55 acres, or 24% of the total development's gross acreage, as open space, thereby encouraging pedestrian and recreational activities throughout the community. 4.82 acres of this total open space are provided within the Tempe Portion, comprising approximately 24% of the Tempe Portion's total acreage. A network of trails through the Tempe Portion of the community will also be provided, allowing for regional access to all boundaries of the site. A regional multi-use trail connection to the South Highline Lateral Canal located at the development's West boundary along with a community trail connecting both the Tempe and Chandler portions of Rhythm, thus minimizing traffic congestion by promoting the integration of non-vehicular connections (pedestrian/bicycles). A park and community facility of approximately 1.62 acres will be provided on the portion of the development located in the City of Chandler. This park will be centrally located and readily accessible to all of the residents, supporting recreational activity. This resort style amenity includes a community club facility in a Desert Contemporary style, resort style pool and spa, terraced lawn seating, outdoor cooking and dining areas, and conversational areas. Within the Tempe portion of Rhythm runs an existing gas easement creating an open space opportunity to add to the uniqueness of this development. Since homes are not permitted within this easement, a community trail, site amenities and recreational landscape areas will be provided to enhance this site's central location. The edge condition of the Rhythm community was also considered in the design of the development, providing additional open space on the periphery of the community in the form of landscape buffers and additional trails, as well as providing impressive perimeter walls, entry gate and monumentation features. (See **Landscape Site Plan**)



Landscape Plan

## Proposed Housing Product

### **Casita: 50' X 95' front loaded lots**

As a medium/high density detached living solution, the proposed housing configuration for the Tempe Portion of the community is consistent with the Council's vision for this property as reflected in the recently approved 2040 General Plan. The housing product emphasizes sustainability and creates a pedestrian-friendly street scene. This two-story product has front loaded two-car and three- car garages that are set back from the street, while the living spaces of the home are located at least 8 feet in front of the garage. The overall concept is a more efficient product, which requires less maintenance than a conventional single family detached home based on the lot size. Some key product features include:

- Open floor plans offering 3 and 4-bedroom configurations, large kitchens, great rooms and outdoor patios, all catering to families.
- Covered patios with optional fireplaces provide desirable outdoor living areas.
- One floor plan offers an optional guest house in the rear.
- Two and three-car garages provide ample parking and storage.
- Architectural style is Desert Contemporary respecting the theme of the community.

## Development Plan Approval Criteria & Justification

### **A. Placement, form, and articulation of buildings and structures provide variety in the streetscape.**

The Rhythm community proposes multiple residential floor plans that utilize forward architecture which will break up the monotony of typical residential neighborhoods. Architectural detailing complimented with balcony projections and recessed building entries will provide a variety of building articulation and create a visually interesting street scene.

### **B. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.**

The Rhythm community was designed to maximize North / South facing units to provide natural shade and comfortable exposures to sunlight. Optional window overhangs and covers will be offered with each floor plan, in addition to energy efficient windows.

### **C. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings.**

Contemporary style materials along with unique architectural character provided full product functionality. Residential elevations that utilize clean lines, four sided architecture, and a variety of different roofing options, such as hip or lean to which coincide with the contemporary architectural style and will connect to its surrounding residential neighborhoods. In addition, shaded balconies and covered patios give a unique identity to the overall community and will bring a new aesthetically pleasing style to the surrounding residential communities of Tempe.

**D. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings.**

Utilizing two story floor plans, Rhythm will provide a subtle transition from the future three story Mark Taylor apartments to the North from that of the future Rhythm – Chandler residential to the South. Architectural detailing around windows, recessed building entries, and shaded walkways provide a visual sense of movement along the architectural front. Utilizing forward architecture, shaded overhangs, and tree lined shaded walkways the pedestrian street scene will not be dominated by garage doors or have a linear architectural feel and will create a visually interesting neighborhood and allow for the natural character of the community to thrive.

**E. 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 Rhythm community proposes multiple residential floor plans utilizing forward architecture that will break up the monotony of typical residential neighborhoods. Architectural detailing around windows, recessed building entries, and shaded walkways provide a visual sense of movement along the architectural front. Utilizing forward architecture, shaded overhangs, and tree lined shaded walkways the pedestrian street scene will not be dominated by garage doors or have a linear architectural feel and will create a visually interesting neighborhood and allow for the natural character of the community to thrive.

**F. 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 Rhythm community proposes multiple residential floor plans utilizing forward architecture that will break up the monotony of typical residential neighborhoods. Architectural detailing around windows, recessed building entries, and shaded walkways provide a visual sense of movement along the architectural front. Utilizing forward architecture, shaded overhangs, and tree lined shaded walkways the pedestrian street scene will not be dominated by garage doors or have a linear architectural feel and will

create a visually interesting neighborhood and allow for the natural character of the community to thrive.

**G. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage.**

The Rhythm community has provided a safe and orderly pedestrian circulation. Along the Knox Road Alignment, a multi-use trail has been provided to connect the South Branch Highline Canal Trail (west boundary) to that of Priest Road pedestrian sidewalk and future public bus stop (east boundary). This multi-use trail utilizes a single street crossing over one local street connection making for a safer pedestrian connection through the community. Additional community trails have been designed to connect open spaces to either the multi-use trail system or the street adjacent sidewalks along all local streets.

**H. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses.**

Multiple cul-de-sacs and corner knuckles have been designed as a part of the street framework to eliminate “cut-through” opportunities and four way intersections throughout the Rhythm community; therefore, minimizing vehicular conflicts while promoting a pedestrian friendly community.

**I. Plans appropriately integrate *Crime Prevention Through Environmental Design* principles such as territoriality, natural surveillance, access control, activity support, and maintenance.**

All roadways terminate or end on public open space maximizing community policing throughout the neighborhood. Open ended cul-de-sacs and eliminating the creation of blind alleyways allow for an open and safe community feel for the residents. All units have been designed to eliminate secluded or desolate public areas.

**J. *Landscape* accents and provides delineation from *parking, buildings, driveways and pathways*.**

Front yard landscapes will utilize trees for shading pedestrian sidewalks that are complimented with accents and colorful groundcover that will celebrate each entry designated for each unit.

**K. *Signs* have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the *building* or site on which they are located.**

Not Applicable

**L. *Lighting* is compatible with the proposed *building(s)* and adjoining *buildings* and uses, and does not create negative effects.**

Not Applicable

## Conclusion

Mattamy is enthusiastic about the ability to provide a high quality, sustainable and dynamic community and housing product in the City of Tempe. The proposed Rhythm development, and specifically the Tempe Portion of the development, responds to the recently approved 2040 General Plan which envisions this property built out as we are proposing. It meets the goals of the City of Tempe by providing a vibrant community that is visually attractive and provides a variety of housing opportunities in an area that has been previously undeveloped. It also responds well to the existing surrounding context by providing an urban infill project that includes transitioning densities and varied intensities. Rhythm fuses New Urban Design principles with traditional neighborhood structure by placing the main amenity at the center of the community, providing a range of uses and densities that progressively become less intense moving south to north through the community, and transitioning seamlessly with existing and planned land uses in the area. Rhythm creates cohesive pedestrian connectivity, reinforces an urban lifestyle and embraces place-making principles. Unique Desert Contemporary architectural design, an inviting neighborhood street scene, and ample landscape and pedestrian outdoor spaces assure that this community will be a valuable asset to the City of Tempe. Through very thoughtful design of the community and housing product, Rhythm will enhance the area.

Road Data				Site Data							
Chandler		Tempe		Chandler			Tempe			Total	
Description	Quantity	Description	Quantity	Description	Quantity	Mix	Description	Quantity	Mix	Quantity	Mix
Central Amenity	1.62 AC.	Central Amenity	0.00 AC.	Gross Acreage	31.87 AC.		Gross Acreage	19.76 AC.		51.63 AC.	
*Open Space	7.73 AC.	Open Space	4.81 AC.	Net Acreage	29.20 AC.		Net Acreage	18.92 AC.		48.12 AC.	
Local Roads	6,973 LF.	Local Roads	3,879 LF.	*Open Space	7.73 AC.	24%	Open Space	4.82 AC.	24%	12.55 AC.	24%
Condominium	2,863 LF.	Condominium	0 LF.	Condominium	125 Units	44%	Condominium	0 Units	0%	125 Units	33%
Detached Alley	1,454 LF.	Detached Alley	0 LF.	Loft (35' x 58')	81 Units	29%	Loft (35' x 58')	0 Units	0%	81 Units	22%
				Villa (Detached Alley)	63 Units	22%	Villa (Detached Alley)	0 Units	0%	63 Units	17%
				Casitas (50' x 95')	12 Units	4%	Casitas (50' x 95')	94 Units	100%	106 Units	28%
				<b>Total</b>	<b>281</b>	<b>9.62 DU/AC</b>	<b>Total</b>	<b>94</b>	<b>4.97 DU/AC</b>	<b>375 Units</b>	<b>7.79 DU/AC</b>

\* OPEN SPACE ACREAGE INCLUDES CENTRAL AMENITY AND CONDOMINIUM AREA

\* OPEN SPACE ACREAGE INCLUDES CENTRAL AMENITY AND CONDOMINIUM AREA



**LEGAL DESCRIPTION**

PARCEL NO. 1:  
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 20, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 20 BEARS AN (ASSUMED) BEARING OF NORTH;  
 THENCE SOUTH 89°35'44" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 33.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF PRIEST DRIVE AND THE POINT OF BEGINNING;  
 THENCE NORTH ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PRIEST DRIVE AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 366.27 FEET;  
 THENCE SOUTH 89°35'44" WEST AND PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 1169.29 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL;  
 THENCE SOUTH 19°49'50" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL, A DISTANCE OF 57.90 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2185.69 FEET;  
 THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL AND SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 6°34'50" AN ARC DISTANCE OF 231.63 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 20;  
 THENCE SOUTH 00°06'21" WEST ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 81.90 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20;  
 THENCE NORTH 89°35'44" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 1287.60 FEET TO THE POINT OF BEGINNING;  
 EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE IN DOCUMENT NO. 2008-0300191, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 20, FROM WHICH THE BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 20 BEARS NORTH 00°00'00" WEST, A DISTANCE OF 2,654.57 FEET;  
 THENCE NORTH 00°00'00" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 366.28 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 366.27 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;  
 THENCE NORTH 89°32'30" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 33.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 33.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, SAID POINT BEING THE TRUE POINT OF BEGINNING;  
 SOUTH 00°02'56" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 240.01 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 126.27 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;  
 THENCE SOUTH 89°32'30" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 8.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 41.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;  
 THENCE NORTH 00°02'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 240.01 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 366.27 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;  
 THENCE NORTH 89°32'30" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 8.00 FEET TO THE TRUE POINT OF BEGINNING; AND  
 EXCEPT THE WEST 8.00 FEET OF THE EAST 41.00 FEET OF THE SOUTH 126.27 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 20, AS CONVEYED TO THE CITY OF TEMPE IN DOCUMENT NO. 2008-0300192, RECORDS OF MARICOPA COUNTY, ARIZONA.  
 PARCEL NO. 2:  
 THE NORTH 300.00 FEET OF THE SOUTH 666.27 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 20;  
 THENCE NORTH (ASSUMED BEARING) ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 1196.48 FEET;  
 THENCE NORTH 87°53'45" WEST, 173.60 FEET;  
 THENCE NORTH 83°13'07" WEST, 133.44 FEET;  
 THENCE NORTH, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 106.53 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20;  
 THENCE SOUTH 89°33'27" WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 548.96 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL;  
 THENCE SOUTH 19°49'50" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL, 1081.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2185.69 FEET AND A CENTRAL ANGLE OF 9°00'44";  
 THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL, A DISTANCE OF 343.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;  
 THENCE NORTH 89°35'29" EAST ALONG SAID SOUTH LINE, 1363.46 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 20, THE POINT OF BEGINNING;  
 EXCEPT THAT PORTION LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE IN DOCUMENT NO. 2008-0300193, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 20, FROM WHICH THE BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 20 BEARS NORTH 00°02'56" WEST, A DISTANCE OF 2,654.57 FEET;  
 THENCE NORTH 00°02'56" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 666.29 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 666.27 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;  
 THENCE NORTH 89°32'30" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 33.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 33.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, SAID POINT BEING THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 00°02'56" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 300.01 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 366.27 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;  
 THENCE SOUTH 89°32'30" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 8.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 41.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;  
 THENCE NORTH 00°02'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 300.01 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 666.27 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;  
 THENCE NORTH 89°32'30" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 8.00 FEET TO THE TRUE POINT OF BEGINNING.  
 SAID SUBJECT PROPERTY CONTAINS 782,910 SQUARE FEET, OR 17,9731 ACRES, MORE OR LESS.

# RHYTHM NORTH PRELIMINARY SITE PLAN NORTHWEST CORNER OF PRIEST DRIVE AND KNOX ROAD TEMPE, ARIZONA

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SHR SOMMA APARTMENTS LLC  
 301-59-859



VICINITY MAP  
 NOT TO SCALE

**LEGEND**

- MATCHLINE
- CENTER LINE
- EASEMENT
- RIGHT-OF-WAY
- FLUSH BRASS CAP SURVEY MARKER PER MAG 120-18
- WATER LINE
- RETAINING WALL
- FIRE HYDRANT
- WATER VALVE
- SEWER LINE
- SEWER MANHOLE
- FLOW DIRECTION
- GRADE BREAK
- STREET LIGHTS
- PHASE LINE
- SIDEWALK
- R/W
- B/C
- EX
- PUE
- WAVE

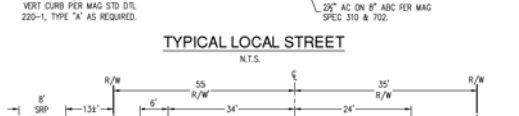
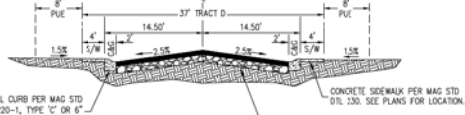
**KEY MAP**  
 N.T.S.

**CIVIL ENGINEER**  
 BOWMAN CONSULTING  
 1400 NORTH 83RD AVENUE  
 SUITE 250  
 PEORIA, ARIZONA 85381  
 PHONE: 602.679.4438  
 CONTACT: SHELBY DULLNESS

**OWNER/DEVELOPER**  
 MATTAMY ARIZONA LLC  
 9200 EAST PIMA CENTER PARKWAY  
 SUITE 230  
 SCOTTSDALE, AZ 85258  
 PHONE: (480) 302-1080  
 CONTACT: JOSE CASIELLO III

**BENCHMARK**  
 BENCHMARK:  
 CITY OF TEMPE CONTROL POINT #221  
 CITY OF CHANDLER BRASS CAP FLUSH AT THE EAST QUARTER CORNER OF SECTION 20, T1S, R4E  
 ELEVATION: 1209.96 (NGVD 29)  
 ELEVATION: 1211.768 (NAVD 88)  
 GRACES SHOWN ARE ON NAVD88 DATUM

**BASIS OF BEARING**  
 THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20,  
 TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:  
 SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST



**SITE DATA**

GROSS AREA	860,862.44 SF	19.76 AC
NET AREA	824,207.83 SF	18.92 AC

**LOT SUMMARY**

LOT TOTAL	94	
TOTAL LOT AREA	442,490.37 SF	10.16 AC
AVG. LOT AREA	4,707.34 SF	0.11 AC
MIN. LOT AREA	4,243.17 SF	0.09 AC
MAX. LOT AREA	7,586.13 SF	0.17 AC
LOT %	91.40%	
PROPOSED DENSITY	4.78 DU/AC	

**OPEN SPACE SUMMARY**

TOTAL OPEN SPACE AREA	211,311.86 SF	4.85 AC
OPEN SPACE %	24.55%	

**RIGHT-OF-WAY SUMMARY**

RIGHT-OF-WAY LOCAL AREA	207,060.21 SF	4.75 AC
RIGHT-OF-WAY %	24.05%	
RIGHT-OF-WAY LOCAL AREA	170,405.70 SF	3.91 AC
RIGHT-OF-WAY OFFSITE AREA	36,654.51 SF	0.84 AC

**SHEET INDEX**

PS02	COVER SHEET
PS02-PS03	PRELIMINARY SITE PLAN

**RETENTION SUMMARY**

W = C x I (P/10) x A  
 C = MODIFIED RUNOFF COEFFICIENT, 0.76  
 P = 10-YEAR, 2-HOUR RAINFALL DEPTH, 2.2 INCHES  
 A = AREA, 871,444 SF  
 W = 13,897 CF

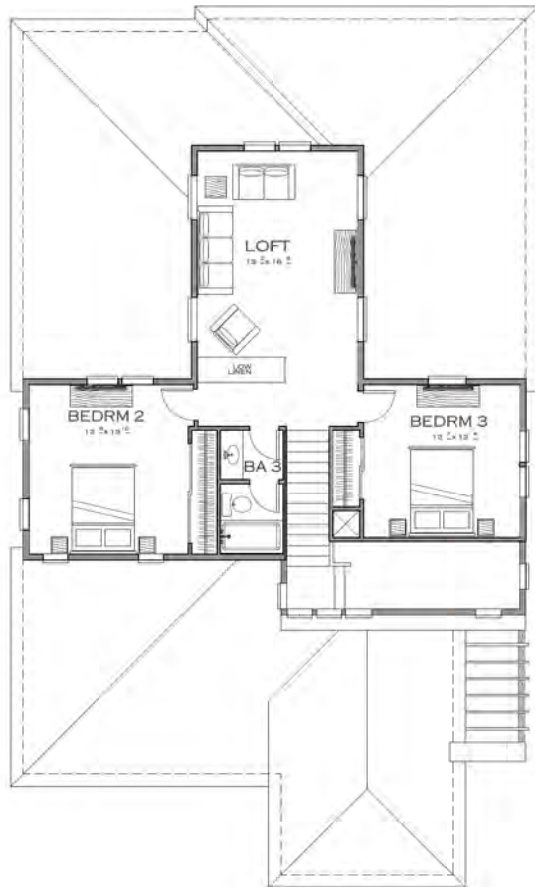
**Bowman CONSULTING**  
 Phoenix, Arizona 85018  
 Phone: (480) 628-8800  
 www.bowmanconsulting.com

**PRELIMINARY SITE PLAN COVER SHEET**  
**RHYTHM NORTH**  
 MARICOPA COUNTY  
 TEMPE, ARIZONA

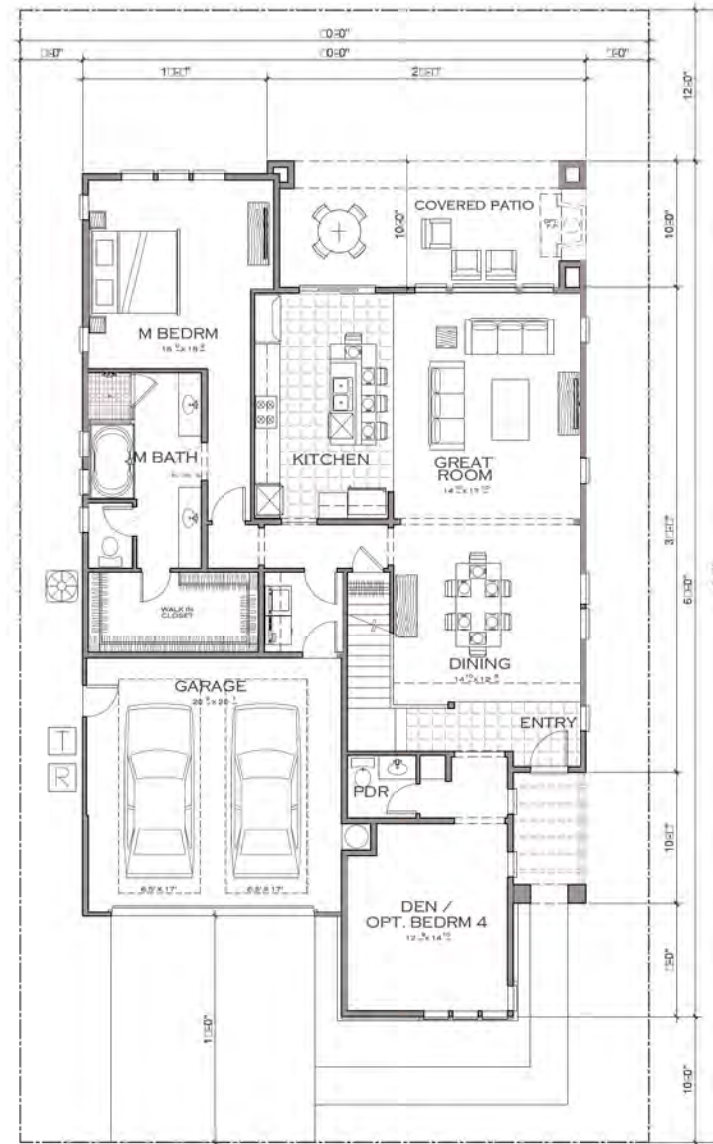
PROJECT NUMBER: 36639  
 SHEET NO. 01 OF 03

DATE: MAY 2015

PS01  
 SHEET 01 OF 03



SECOND FLOOR 772 SQ. FT.



FIRST FLOOR 1761 SQ. FT.

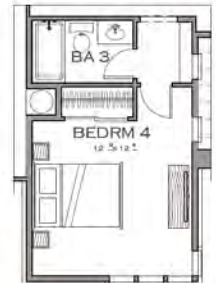
PLAN I - FLOOR PLAN 2533 SQ. FT.



Walk-in Shower  
I.L.O. TUB



Opt. Cooktop  
In Island



Opt. Bed. 4 / Ba. 3

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



A-I.0

RHYTHM - CASITAS



Mattamy Homes  
2200 616 a Center Parkway Suite 230  
Scottsdale, AZ 85260  
1-800-302-6010

TEMPE, AZ  
1007 # 1010476

4/15/2015

KTGY Group, Inc.  
Architecture+Planning  
11122 11th St  
Irving, TX 75039 (261)   
1-2133   
11 yibo



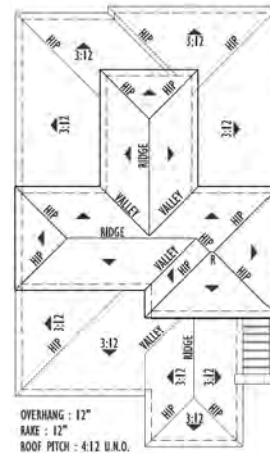




LEFT



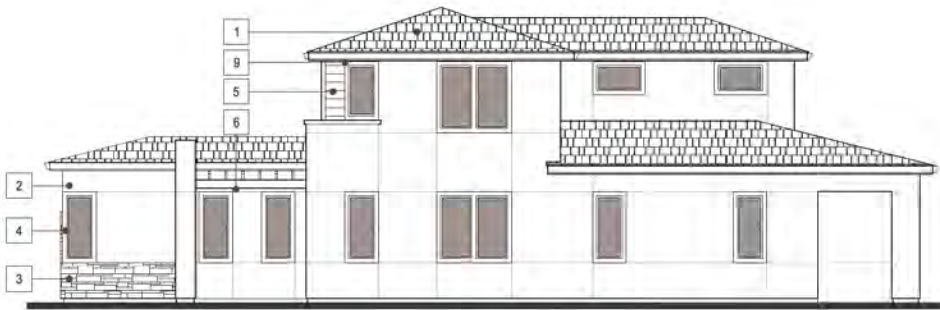
FRONT



ROOF PLAN  
1/8" = 1'-0"

**MATERIAL LEGEND**

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 STONE VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 SIDING
- 6 TRELLIS
- 7 STUCCO SCREED
- 8 2X8 FASCIA BOARD
- 9 WOOD TRIM



RIGHT



REAR

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

**RHYTHM - CASITAS**



Mattamy Homes  
1200 Pima Center Parkway Suite 230  
Scottsdale, AZ 85260  
Phone: 302.601.0

**PLAN I - ELEVATIONS AND ROOF PLAN**

TEMPE, AZ  
REV # 101009

4/10/11

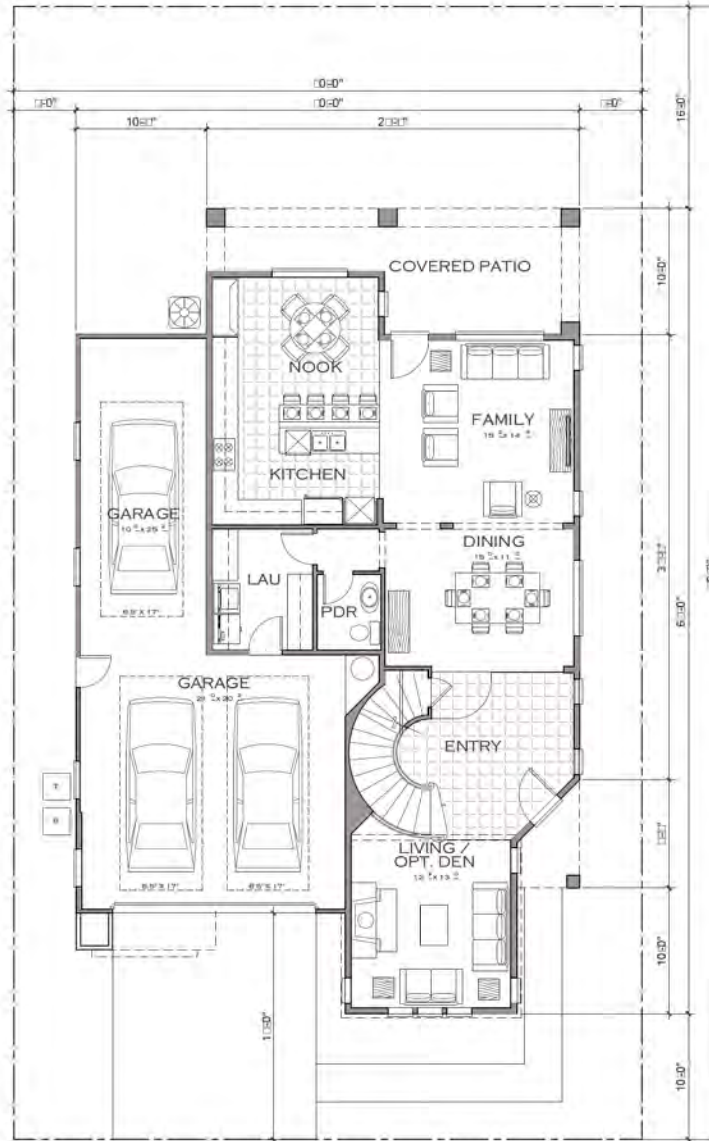
KTGY Group, Inc.  
Architecture+Planning  
11122 11th St  
Phoenix, AZ 85026  
Phone: 602.261.0  
Fax: 602.261.1233  
Email: info@ktgy.com



**A-1.1**



SECOND FLOOR 1465 SQ. FT.



FIRST FLOOR 1269 SQ. FT.



Opt. Bed. 5 / Ba. 3 + 264 SQ. FT.



Opt. Den / Media Room + 207 SQ. FT.

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

RHYTHM - CASITAS



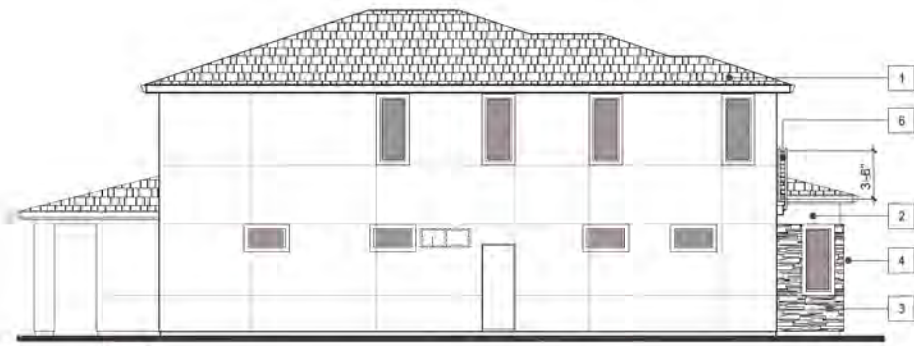
Mattamy Homes  
 1200 W. Camelback Center Parkway Suite 230  
 Scottsdale, AZ 85261  
 (480) 302-6010

PLAN 2 - FLOOR PLAN 2734 SQ. FT.

TEMPE, AZ  
 1007 # 2010070 4/15/2015

KTGy Group, Inc.  
 Architecture+Planning  
 11122 North  
 Mountain View  
 Phoenix, AZ 85028  
 (602) 261-1100  
 (602) 261-1233  
 info@ktgy.com





LEFT



FRONT



ROOF PLAN  
1/8" = 1'-0"

**MATERIAL LEGEND**

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 STONE VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 SIDING
- 6 42" HIGH STEEL GUARDRAIL
- 7 STUCCO SCREED
- 8 2X8 FASCIA BOARD
- 9 WOOD TRIM



RIGHT



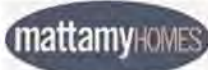
REAR

Window at Den/Bed 5 Option

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



**RHYTHM - CASITAS**



Mattamy Homes  
7200 W. Pinal Center Parkway, Suite 230  
Scottsdale, AZ 85258  
Tel: 302.601.0

**PLAN 2 - ELEVATIONS AND ROOF PLAN**

TEMPE, AZ  
107 # 101010

4/15/2011

KTGY Group, Inc.  
Architecture+Planning  
11122 E. McDowell  
Phoenix, AZ 85042  
Tel: 602.2133  
E: info@ktgy.com



**A-2.1**



SECOND FLOOR 1666 SQ. FT.



FIRST FLOOR 1190 SQ. FT.



Opt. BED 5 SUITE  
+219 SQ. FT.



Opt. Cooktop  
In Island



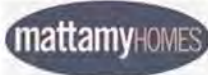
Opt. Den

PLAN 3 - FLOOR PLAN 2856 SQ. FT.

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

A-3.0

RHYTHM - CASITAS



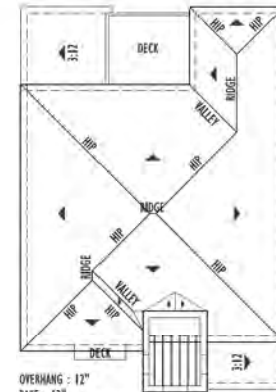
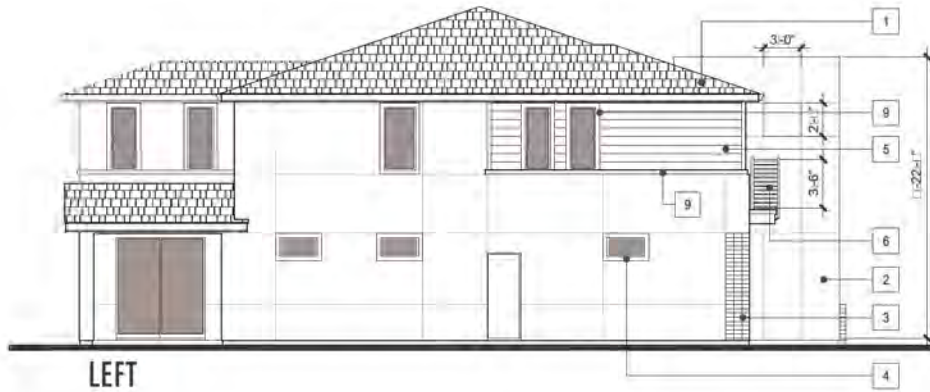
Mattamy Homes  
1200 Pima County Parkway Suite 230  
Scottsdale, AZ 85259  
Tel: 302.601.0

TEMPE, AZ  
LOT # 101047

4/15/2015

KTGY Group, Inc.  
Architecture+Planning  
11122 11th St  
Phoenix, AZ 85021  
Tel: 602.2133  
www.ktgy.com

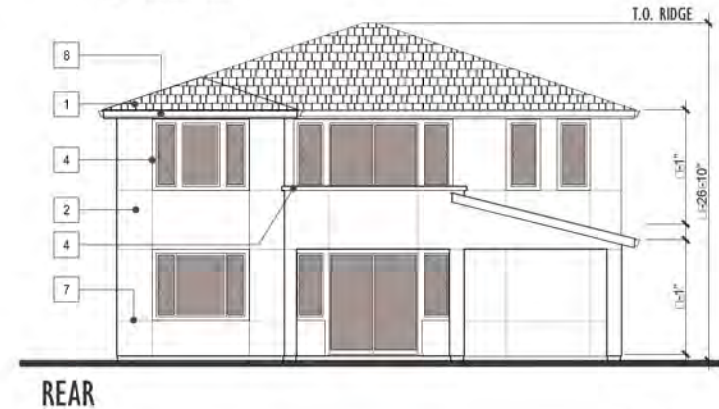
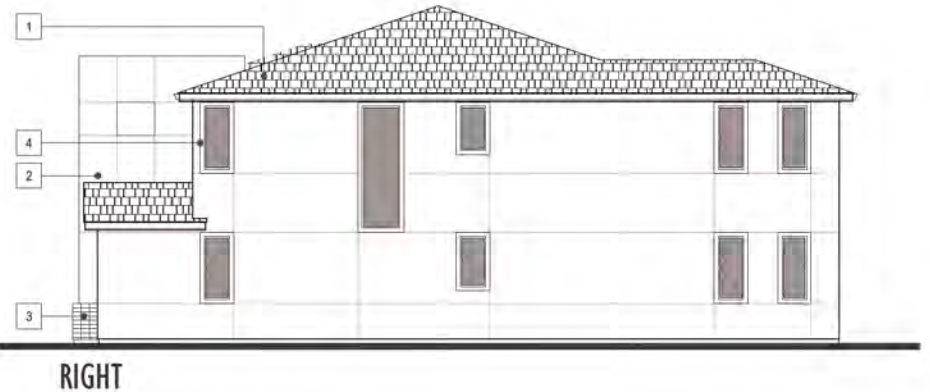




ROOF PLAN  
 1/8" = 1'-0"

**MATERIAL LEGEND**

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 BRICK VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 SIDING
- 6 42" HIGH STEEL GUARDRAIL
- 7 STUCCO SCREED
- 8 2X8 FASCIA BOARD
- 9 WOOD TRIM



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

**RHYTHM - CASITAS**



Mattamy Homes  
 1200 N. Dineen Center Parkway, Suite 230  
 Scottsdale, AZ 85259  
 (480) 302-6010

**PLAN 3 - ELEVATIONS AND ROOF PLAN**

TEMPE, AZ  
 10/1/2019

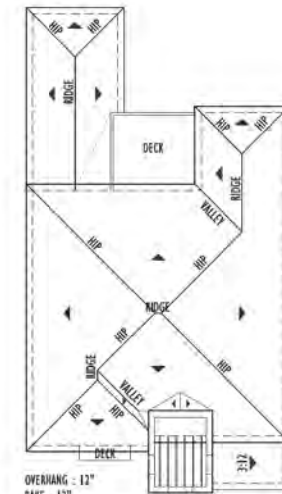
KTGY Group, Inc.  
 Architecture+Planning  
 11122 N. 19th St.  
 Phoenix, AZ 85024  
 (602) 998-2133  
 info@ktgy.com



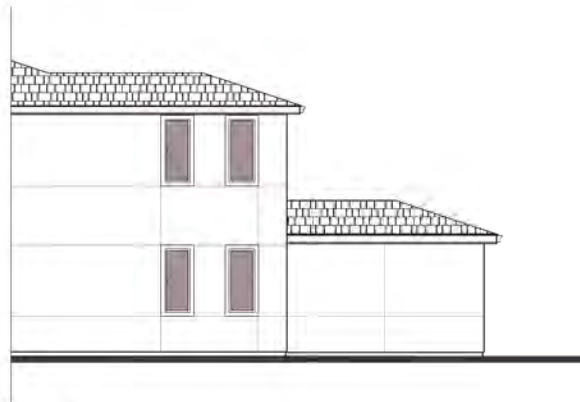
**A-3.1**



REAR



ROOF PLAN  
 1/8" = 1'-0"



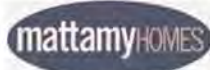
RIGHT



LEFT

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

RHYTHM - CASITAS



Mattamy Homes  
 1200 E. Dineen Center Parkway, Suite 2300  
 Scottsdale, AZ 85259  
 (480) 302-6010

PLAN 3 - ELEVATIONS & ROOF PLAN - BED 5 SUITE OPTION A-3.2

TEMPE, AZ  
 107 # 181818

4/10/2011

KTGY Group, Inc.  
 Architecture+Planning  
 11122 E. McDowell  
 Phoenix, AZ 85042  
 (602) 998-1213  
 ktgy.com





PLAN 2

PLAN 1

PLAN 3

**RHYTHM - CASITAS**



**Mattamy Homes**  
 9200 E Pima Center Parkway Suite 230  
 Scottsdale, AZ 85258  
 408.302.6080

**CONCEPTUAL STREETSCENE**

Tempe, AZ  
 0321 # 20120478

4/1/2015

**KTGY Group, Inc.**  
**Architecture+Planning**  
 17922 Fitch  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com





LEFT



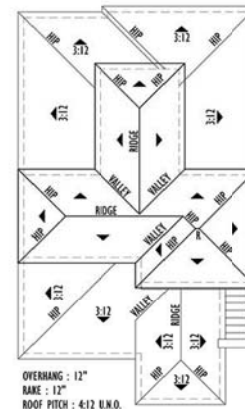
FRONT

**MATERIAL LEGEND**

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 STONE VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 SIDING
- 6 TRELLIS
- 7 STUCCO SCREED
- 8 2X8 FASCIA BOARD
- 9 WOOD TRIM

**COLORS - SCHEME I**

- IA SW 7690 TOWNHALL TAN
- IAA SW 7039 VIRTUAL TAUPE
- IB SW 7039 VIRTUAL TAUPE
- IC SW 6179 ARTICHOKE
- ID WD 8800 SERIES-BRONZE W/ WHITE LAMINATED GLASS
- IE SW 7020 BLACK FOX
- IF CORONADO - PLAYA VISTA LIMESTONE - CREAM
- IH EAGLE ROOFING - BEL AIR - BROWN GREY BLEND 4687



**ROOF PLAN**  
1/8" = 1'-0"



RIGHT



REAR

**RHYTHM - CASITAS**



Mattamy Homes  
9200 E Pima Center Parkway Suite 230  
Scottsdale, AZ 85258  
408.302.6080

**PLAN I - ELEVATIONS**

Tempe, AZ  
032 # 2020426

4/1/05

KTGY Group, Inc.  
Architecture+Planning  
17922 Fitch  
Irvine, CA 92614  
949.851.2133  
ktgy.com







LEFT



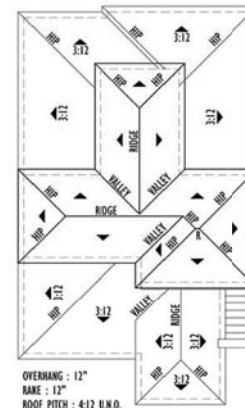
FRONT

**MATERIAL LEGEND**

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 STONE VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 SIDING
- 6 TRELLIS
- 7 STUCCO SCREED
- 8 2X8 FASCIA BOARD
- 9 WOOD TRIM

**COLORS - SCHEME 4**

- 4A SW 6178 CLARY SAGE
- 4A-A SW 7053 ADAPTIVE SHADE
- 4B SW 7052 GRAY AREA
- 4C SW 7636 ORIGAMI WHITE
- 4D WD 8800 SERIES-BRONZE W/ WHITE LAMINATED GLASS
- 4E SW 7675 SEALSKIN
- 4F CORONADO - PLAYA VISTA LIMESTONE - CREAM
- 4H EAGLE ROOFING - BEL AIR - ARCADIA 4502



**ROOF PLAN**  
1/8" = 1'-0"



RIGHT



REAR

**RHYTHM - CASITAS**



Mattamy Homes  
9200 E Pima Center Parkway Suite 230  
Scottsdale, AZ 85258  
408.302.6080

**PLAN I - ELEVATIONS**

Tempe, AZ  
032 # 2020426

4/1/2015

KTGY Group, Inc.  
Architecture+Planning  
17922 Fitch  
Irvine, CA 92614  
949.851.2133  
ktgy.com





LEFT



FRONT

SD SF SC

**MATERIAL LEGEND**

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 STONE VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 SIDING
- 6 42" HIGH STEEL GUARDRAIL
- 7 STUCCO SCREED
- 8 2X8 FASCIA BOARD
- 9 WOOD TRIM



OVERHANG : 12"  
 RAKE : 12"  
 ROOF PITCH : 4:12 U.N.O.  
**ROOF PLAN**  
 1/8" = 1'-0"

**COLORS SCHEME 5**

- SA SW 7039 VIRTUAL TAUPE
- SA-A SW 7504 KEYSTONE GRAY
- SB SW 7030 ANEW GRAY
- SC SW 6062 RUGGED BROWN
- SD WD 8800 SERIES, CLEAR ANODIZED W/ WHITE LAMINATED GLASS
- SE SW 7020 BLACK FOX
- SF CORONADO - PLAYA VISTA LIMESTONE - CREAM
- SH EAGLE ROOFING - BEL AIR - BROWN GRAY 4687



RIGHT



REAR

Window at Den/Bed 5 Option

**RHYTHM - CASITAS**



Mattamy Homes  
 9200 E Pima Center Parkway Suite 230  
 Scottsdale, AZ 85258  
 408.302.6080

**PLAN 2 - ELEVATIONS**

Tempe, AZ  
 032 # 2013020

4/1/05

KTGY Group, Inc.  
 Architecture+Planning  
 17922 Fitch  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com



0 2 4 8  
**A-2.1**



LEFT



FRONT

**MATERIAL LEGEND**

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 STONE VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 SIDING
- 6 42" HIGH STEEL GUARDRAIL
- 7 STUCCO SCREED
- 8 2X8 FASCIA BOARD
- 9 WOOD TRIM



OVERHANG : 12"  
 RAKE : 12"  
 ROOF PITCH : 4:12 U.S.O.  
**ROOF PLAN**  
 1/8" = 1'-0"

**COLORS SCHEME 2**

- 2A SW 7019 GAUNTLET GRAY
- 2A-A SW 6100 PRACTICAL BEIGE
- 2B SW 6098 PACER WHITE
- 2C SW 6105 KILIM BEIGE
- 2D WD 8800 SERIES, CLEAR ANODIZED W/ WHITE LAMINATED GLASS
- 2E SW 6098 PACER WHITE
- 2F CORONADO - PLAYA VISTA LIMESTONE - ALASKAN SUNSET
- 2H EAGLE ROOFING - BEL AIR - ARCADIA 4502



RIGHT



REAR

Window at Den/Bed 5 Option

**RHYTHM - CASITAS**



Mattamy Homes  
 9200 E Pima Center Parkway Suite 230  
 Scottsdale, AZ 85258  
 408.302.6080

**PLAN 2 - ELEVATIONS**

Tempe, AZ  
 032 # 2020426

4/1/2015

KTGY Group, Inc.  
 Architecture+Planning  
 17922 Fitch  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com



0 2 4 8  
**A-2.1**



LEFT



FRONT

SD SF SC

**MATERIAL LEGEND**

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 STONE VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 SIDING
- 6 42" HIGH STEEL GUARDRAIL
- 7 STUCCO SCREED
- 8 2X8 FASCIA BOARD
- 9 WOOD TRIM



OVERHANG : 12"  
 RAKE : 12"  
 ROOF PITCH : 4:12 U.N.O.  
**ROOF PLAN**  
 1/8" = 1'-0"

**COLORS SCHEME 5**

- SA SW 7039 VIRTUAL TAUPE
- SA-A SW 7504 KEYSTONE GRAY
- SB SW 7030 ANEW GRAY
- SC SW 6062 RUGGED BROWN
- SD WD 8800 SERIES, CLEAR ANODIZED W/ WHITE LAMINATED GLASS
- SE SW 7020 BLACK FOX
- SF CORONADO - PLAYA VISTA LIMESTONE - CREAM
- SH EAGLE ROOFING - BEL AIR - BROWN GRAY 4687



RIGHT



REAR

Window at Den/Bed 5 Option

**RHYTHM - CASITAS**



Mattamy Homes  
 9200 E Pima Center Parkway Suite 230  
 Scottsdale, AZ 85258  
 408.302.6080

**PLAN 2 - ELEVATIONS**

Tempe, AZ  
 032 # 2013620

4/1/05

KTGY Group, Inc.  
 Architecture+Planning  
 17922 Fitch  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com





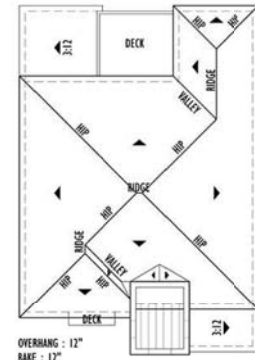
LEFT



FRONT

**MATERIAL LEGEND**

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 BRICK VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 SIDING
- 6 42" HIGH STEEL GUARDRAIL
- 7 STUCCO SCREED
- 8 2X8 FASCIA BOARD
- 9 WOOD TRIM



**ROOF PLAN**  
1/8" = 1'-0"

**COLORS - SCHEME 3**

- 3A SW 7522 MEADOWLARK
- 3A-A SW 7527 NANTUCKET DUNE
- 3B SW 7522 MEADOWLARK
- 3C SW 6229 TEMPE STAR
- 3D WD 8800 SERIES - BRONZE W/ WHITE LAMINATED GLASS
- 3E SW 7632 MODERN GRAY
- 3G CORONADO - BELGIAN BRICK, BROOKSIDE
- 3H EAGLE ROOFING - BEL AIR - BROWN GRAY 4687



RIGHT



REAR

**RHYTHM - CASITAS**

**mattamyHOMES**  
 Mattamy Homes  
 9200 E Pima Center Parkway Suite 230  
 Scottsdale, AZ 85258  
 408.302.6080

**PLAN 3 - ELEVATIONS**

Tempe, AZ  
 0321 # 20120478 4/1/2015

KTGY Group, Inc.  
 Architecture+Planning  
 17922 Fitch  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com





49061 OZ



49062 OZ

BY KICHLER

EXTERIOR LIGHTING



PULSE: LINEA OFFSET RIGHT  
S1RCL



PUSLE: ECHO 5-LITE OFFSET  
OFFSET RIGHT  
S5RCL



PULSE: ECHO 3-LITE TOP  
OFFSET RIGHT CLUSTER  
S3RCL

BY THERMA TRUE



SMOOTH STAR:  
FLUSH PANEL  
S100

ENTRY DOOR



B & C AWNINGS INC. MA008



B & C AWNINGS INC. MA007

OPTIONAL METAL AWNING

RHYTHM



Mattamy Homes  
9200 E Pima Center Parkway Suite 230  
Scottsdale, AZ 85258  
408.302.6080

CONCEPTUAL IMAGE BOARD

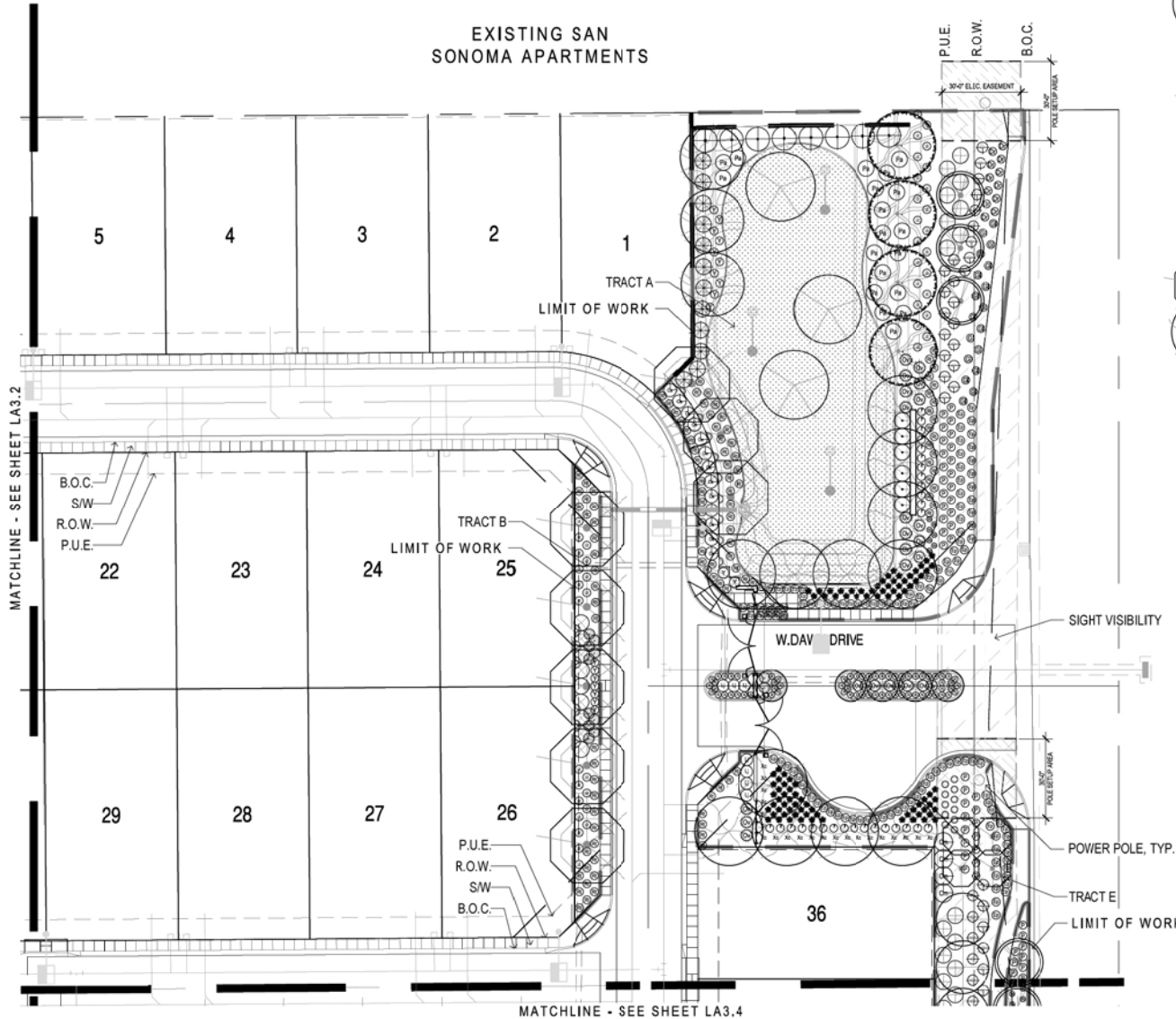
Tempe, AZ  
412 # 3810478

4/15/2015

KTGY Group, Inc.  
Architecture+Planning  
17922 Fitch  
Irvine, CA 92614  
949.851.2133  
ktgy.com



EXISTING SAN SONOMA APARTMENTS

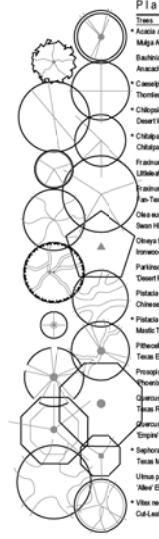


Plant Materials Legend

Plant	Size	Quantity	Height	Width	Color
Acacia aneura	30" Box	12	7.0-9.0	4.5-6.0	1.5-2.0
Majca Acacia	30" Box	5	4.0-5.0	3.0-4.0	7.5-10.0
Rainiera congesta	24" Box	9	8.0-10.0	5.0-6.0	M.B.
Campanula caudata	30" Box	9	8.0-10.0	5.0-6.0	M.B.
Thomson Cascade	30" Box	-	8.0-10.0	5.0-7.0	1.2-2.25
Chiquita Brewer's Desert Willow	24" Box	10	6.0-7.0	3.0-4.0	1.0-1.5
Chiquita bahariensis	30" Box	3	8.0-10.0	5.0-7.0	2.2-2.5
Yucca glauca	30" Box	4	9.0-10.0	4.5-5.5	1.2-2.5
Yucca villosa 'Yo Grande'	24" Box	18	8.0-9.0	3.0-4.0	1.0-1.5
San Ysidro	24" Box	12	8.0-9.0	3.0-4.0	M.B.
Chiquita Green Hill	30" Box	12	8.0-10.0	5.0-7.0	M.B.
Chiquita Green Hill	48" Box	2	8.0-10.0	7.0-8.0	M.B.
Chiquita Green Hill	30" Box	4	8.0-10.0	5.0-7.0	M.B.
Chiquita Green Hill	24" Box	7	7.0-9.0	2.5-3.5	1.0-1.5
Chiquita Green Hill	24" Box	5	7.0-9.0	2.5-3.5	1.0-1.5
Chiquita Green Hill	24" Box	12	5.0-7.0	3.0-4.0	1.0-1.5
Chiquita Green Hill	24" Box	15	5.0-7.0	3.0-4.0	1.2-1.5
Chiquita Green Hill	24" Box	42	7.0-8.0	3.0-4.0	1.0-1.5
Chiquita Green Hill	24" Box	68	7.0-8.0	3.0-4.0	1.0-1.5
Chiquita Green Hill	24" Box	4	3.0-4.0	2.0-3.0	7.5-10.0
Chiquita Green Hill	24" Box	4	5.0-6.0	3.0-4.0	1.2-2.0
Chiquita Green Hill	24" Box	40	7.0-8.0	3.0-4.0	1.0-1.5
Chiquita Green Hill	24" Box	1	5.0-7.0	3.0-4.0	M.B.
Chiquita Green Hill	30" Box	3	7.0-9.0	5.0-7.0	M.B.

Plant Materials Legend

Plant	Size	Quantity
Bassia scopulorum	5 gal	-
Green Beauty Rosewood	5 gal	111
Emerald Green Yucca	1 gal	53
Green Beauty Rosewood	5 gal	69
Green Beauty Rosewood	1 gal	-
Green Beauty Rosewood	1 gal	461
Green Beauty Rosewood	1 gal	44
Green Beauty Rosewood	1 gal	262
Green Beauty Rosewood	1 gal	12
Green Beauty Rosewood	1 gal	109
Green Beauty Rosewood	1 gal	252
Green Beauty Rosewood	1 gal	40
Green Beauty Rosewood	1 gal	-
Green Beauty Rosewood	1 gal	69
Green Beauty Rosewood	1 gal	19
Green Beauty Rosewood	1 gal	15
Green Beauty Rosewood	1 gal	-
Green Beauty Rosewood	1 gal	25
Green Beauty Rosewood	1 gal	59
Green Beauty Rosewood	1 gal	10
Green Beauty Rosewood	5 gal	20
Green Beauty Rosewood	5 gal	124
Green Beauty Rosewood	1 gal	198
Green Beauty Rosewood	1 gal	101
Green Beauty Rosewood	5 gal	72
Green Beauty Rosewood	1 gal	48
Green Beauty Rosewood	5 gal	-
Green Beauty Rosewood	5 gal	2
Green Beauty Rosewood	1 gal	253
Green Beauty Rosewood	15 gal	2
Green Beauty Rosewood	5 gal	74
Green Beauty Rosewood	5 gal	14
Green Beauty Rosewood	5 gal	3
Green Beauty Rosewood	5 gal	0



Plant	Size	Quantity
Edra Large Shrub	5 gal	39
Edra Large Shrub	5 gal	1
Edra Large Shrub	5 gal	4
Edra Large Shrub	5 gal	11
Edra Large Shrub	5 gal	21
Edra Large Shrub	5 gal	19
Edra Large Shrub	5 gal	1
Edra Large Shrub	15 gal	-
Edra Large Shrub	5 gal	11
Edra Large Shrub	5 gal	49
Edra Large Shrub	5 gal	12
Edra Large Shrub	5 gal	10
Edra Large Shrub	5 gal	61
Edra Large Shrub	5 gal	101
Edra Large Shrub	5 gal	29
Edra Large Shrub	5 gal	109
Edra Large Shrub	5 gal	19
Edra Large Shrub	5 gal	202
Edra Large Shrub	5 gal	115
Edra Large Shrub	5 gal	1
Edra Large Shrub	5 gal	-
Edra Large Shrub	5 gal	17
Edra Large Shrub	5 gal	43

Plant	Size	Quantity
Edra Large Shrub	5 gal	198
Edra Large Shrub	5 gal	101
Edra Large Shrub	5 gal	72
Edra Large Shrub	1 gal	48
Edra Large Shrub	5 gal	-
Edra Large Shrub	5 gal	2
Edra Large Shrub	1 gal	253
Edra Large Shrub	15 gal	2
Edra Large Shrub	5 gal	74
Edra Large Shrub	5 gal	14
Edra Large Shrub	5 gal	3
Edra Large Shrub	5 gal	0



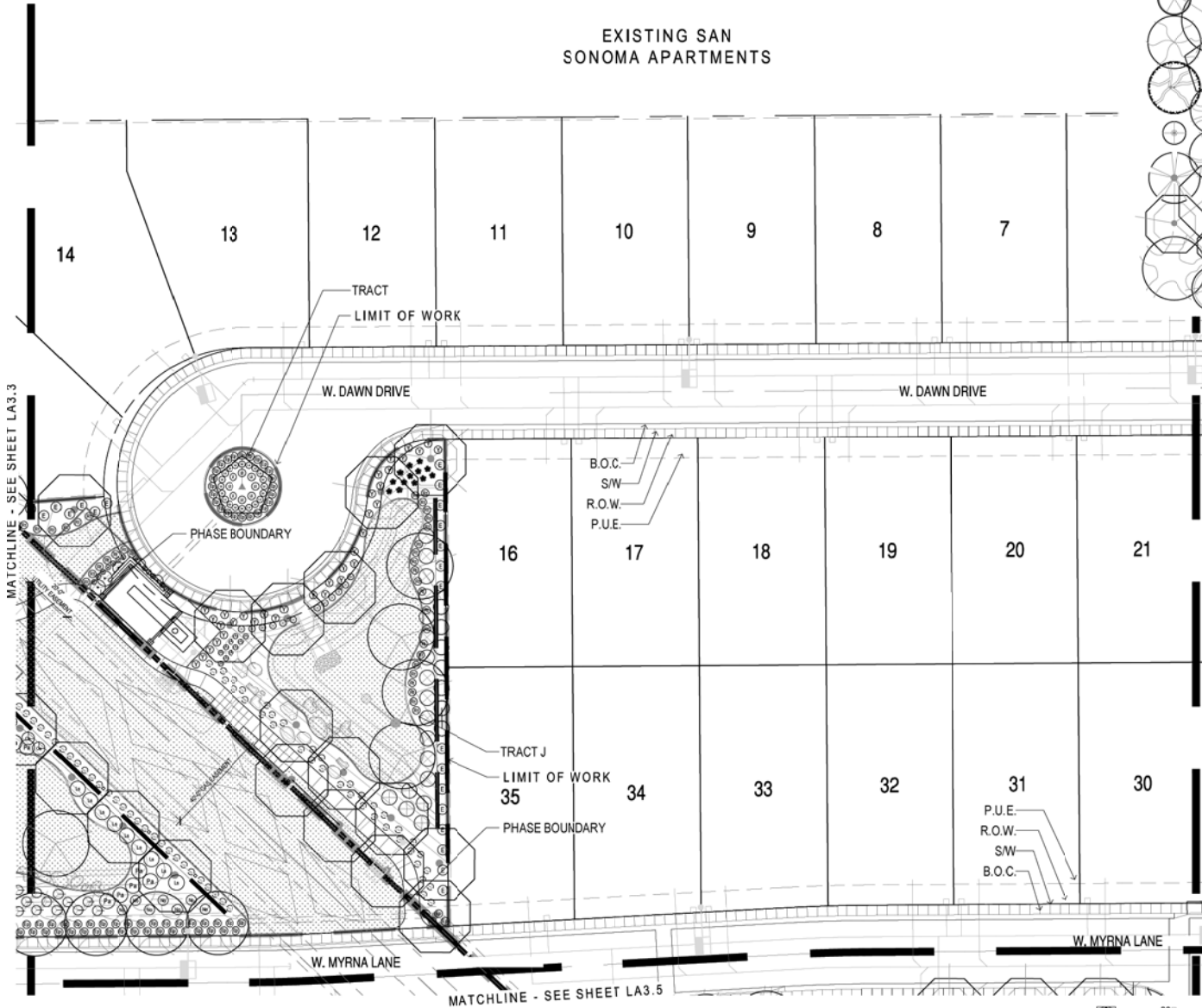
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issued for:  
design fee  
progress fee  
city submittal  
final package  
construction  
date issued: 05.04.15  
scale: 1" = 20'-0"  
drawn by: staff  
checked by: AB  
project number: 95-015-15  
release number:  
sheet number:  
31  
sheet of

EXISTING SAN SONOMA APARTMENTS



Plant Materials Legend					Plant Materials Legend				
Plant	Size	Quantity	Height	Color	Plant	Size	Quantity	Height	Color
Acacia aneura	30" Box	12	7.0-9.0	4.5-6.0	1.5-2.0	Bassia microphylla japonica	5 gal	-	-
Majia Acacia	30" Box	12	7.0-9.0	4.5-6.0	1.5-2.0	Green Beauty Rosewood	5 gal	111	-
Banksia integrifolia	24" Box	5	4.0-5.0	3.0-4.0	7.5-10.0	Emerald Green Japanese Blue Bell	5 gal	111	-
Canacalia coccinea	30" Box	9	8.0-10.0	5.0-6.0	M.B.	Flax Grass	5 gal	53	-
Thomsonia caudata	30" Box	9	8.0-10.0	5.0-6.0	M.B.	Groundcover	5 gal	53	-
Chilopsis linearis	30" Box	3	8.0-10.0	5.0-7.0	1.20-2.25	Acacia redolens	1 gal	69	-
Desert Willow	30" Box	3	8.0-10.0	5.0-7.0	1.20-2.25	Prostrata Acacia	1 gal	69	-
Chilopsis latifolia	24" Box	10	6.0-7.0	3.0-4.0	1.0-1.5	Chrysantha mexicana	1 gal	-	-
Chilopsis	30" Box	3	8.0-10.0	5.0-7.0	2.2-2.5	Demissa	1 gal	461	-
Fraxinus graysii	30" Box	4	9.0-10.0	4.5-5.5	1.20-2.5	Emerald green 'Outback Sunset'	1 gal	461	-
Littleleaf Ash	30" Box	4	9.0-10.0	4.5-5.5	1.20-2.5	Outback Sunset Emerald	1 gal	461	-
Fraxinus velutina 'No Grande'	24" Box	18	8.0-9.0	3.0-4.0	1.0-1.5	Gazania rigens incoccinea	1 gal	44	-
Jan Tin Ash	24" Box	18	8.0-9.0	3.0-4.0	1.0-1.5	Yellow Gazania	1 gal	262	-
Chia sargentii 'Green Hill'	24" Box	12	5.0-6.0	3.0-4.0	M.B.	Leucosiphon monticola	1 gal	262	-
Green Hill Olive	30" Box	12	8.0-10.0	5.0-7.0	M.B.	Purple Trailing Lantana	1 gal	12	-
Chrysa leucis	48" Box	2	8.0-10.0	7.0-8.0	M.B.	Lantana x Dallas Red	1 gal	12	-
Ironwood	48" Box	2	8.0-10.0	7.0-8.0	M.B.	Dallas Red Lantana	1 gal	199	-
Parkinsonia hybrid	30" Box	4	8.0-10.0	5.0-7.0	M.B.	Gold Trailing Lantana	1 gal	202	-
Desert Museum 'Palm Verde'	30" Box	4	8.0-10.0	5.0-7.0	M.B.	Romanian Red-bellied Prostrata	1 gal	202	-
Platanus chinensis	24" Box	7	7.0-9.0	2.5-3.5	1.0-1.5	Trailing Rosemary	1 gal	40	-
Chinese Platane	24" Box	7	7.0-9.0	2.5-3.5	1.0-1.5	Ruellia brittanica 'Yale'	1 gal	40	-
Platanus latifolia	24" Box	5	7.0-9.0	2.5-3.5	1.0-1.5	Desert Kalm's Bush	1 gal	-	-
Mastic Tree	24" Box	5	7.0-9.0	2.5-3.5	1.0-1.5	Fourcolor chrysanthemum	1 gal	-	-
Flowerblossom Redwood	24" Box	12	5.0-7.0	3.0-4.0	1.0-1.5	Crooping Germander	1 gal	-	-
Tea Shrub	24" Box	15	5.0-7.0	3.0-4.0	1.0-1.5	Cat's Foot	1 gal	69	-
Proserpinaca hybrid	24" Box	42	7.0-8.0	6.0-7.0	1.5-2.0	Trichostema axillatum	1 gal	69	-
'Peach' Manzanita	24" Box	42	7.0-8.0	6.0-7.0	1.5-2.0	Asclepias	1 gal	19	-
Quercus buckleyi	24" Box	42	7.0-8.0	6.0-7.0	1.5-2.0	Agave americana 'Marginal'	1 gal	15	-
Tea Red Oak	24" Box	68	7.0-8.0	3.0-4.0	1.0-1.5	Agave geminata	1 gal	15	-
Yucca virginica	24" Box	68	7.0-8.0	3.0-4.0	1.0-1.5	Two Flavored Agave	1 gal	-	-
Empire Oak	24" Box	4	5.0-6.0	3.0-4.0	1.20-2.0	Ann Ark 'Blue Elf'	1 gal	-	-
Yucca secundiflora	24" Box	4	5.0-6.0	3.0-4.0	1.20-2.0	Blue Elf Aloe	1 gal	25	-
Texas Mountain Laurel	24" Box	40	7.0-8.0	3.0-4.0	1.0-1.5	Bulbine Fraxinosa	1 gal	59	-
Yucca parvifolia	24" Box	40	7.0-8.0	3.0-4.0	1.0-1.5	Chalchicomula 'Little Jewel'	1 gal	59	-
'Hill Elm'	24" Box	3	5.0-7.0	3.0-4.0	M.B.	Little John Belle Bush	1 gal	10	-
Chil Leaf Cholla Tree	30" Box	3	7.0-9.0	5.0-7.0	M.B.	Dielsia bicolor	1 gal	10	-
						Forsythia	1 gal	20	-
						Desfontainia quadrangularis	1 gal	124	-
						Mexican Grass Tree	1 gal	198	-
						Equisetum rigidum	1 gal	101	-
						Gopher Plant	1 gal	72	-
						Hesperaloe parviflora 'Peach'	1 gal	48	-
						Boerhaavia 'Red Yucca'	1 gal	48	-
						Mullein 'Purple Yucca'	1 gal	2	-
						Nashville Mandy Grass	1 gal	253	-
						Opuntia robusta 'Santa Rita'	1 gal	2	-
						Purple Prickly Pear	1 gal	74	-
						Panicum monosperum	1 gal	14	-
						Sliver Plant	1 gal	3	-
						Rose Hill	1 gal	14	-
						'Double Knockout' Red Rose	1 gal	14	-
						Yucca bicolor	1 gal	14	-
						Yucca pallida	1 gal	2	-
						Pink Leaf Yucca	1 gal	2	-
						Yucca montana	1 gal	2	-
						Beech Yucca	1 gal	74	-
						Yucca parvifolia	1 gal	0	-
						'Faded Leaf' Yucca	1 gal	0	-
						Yucca	1 gal	14	-
						Boerhaavia 'Flame'	1 gal	3	-
						Boerhaavia	1 gal	0	-
						Gelastium sempervirens	1 gal	0	-
						Carolina Jessamine 'Tangerine'	1 gal	0	-
						Rosa bicolor	1 gal	0	-
						Lady Banks Rose	1 gal	0	-
						Inset			
						Decomposed Granite S/P Covered	X a.l.		
						Agave Stone - See Detail 3, Sheet LA3.2	86,571 sq ft		
						Turf - Mexican Sod	See Detail 5, Sheet LA3.2		
						Crownstone Header - See Detail 6, Sheet LA3.1	4,056 sq ft		
						Standard Color and Finish			



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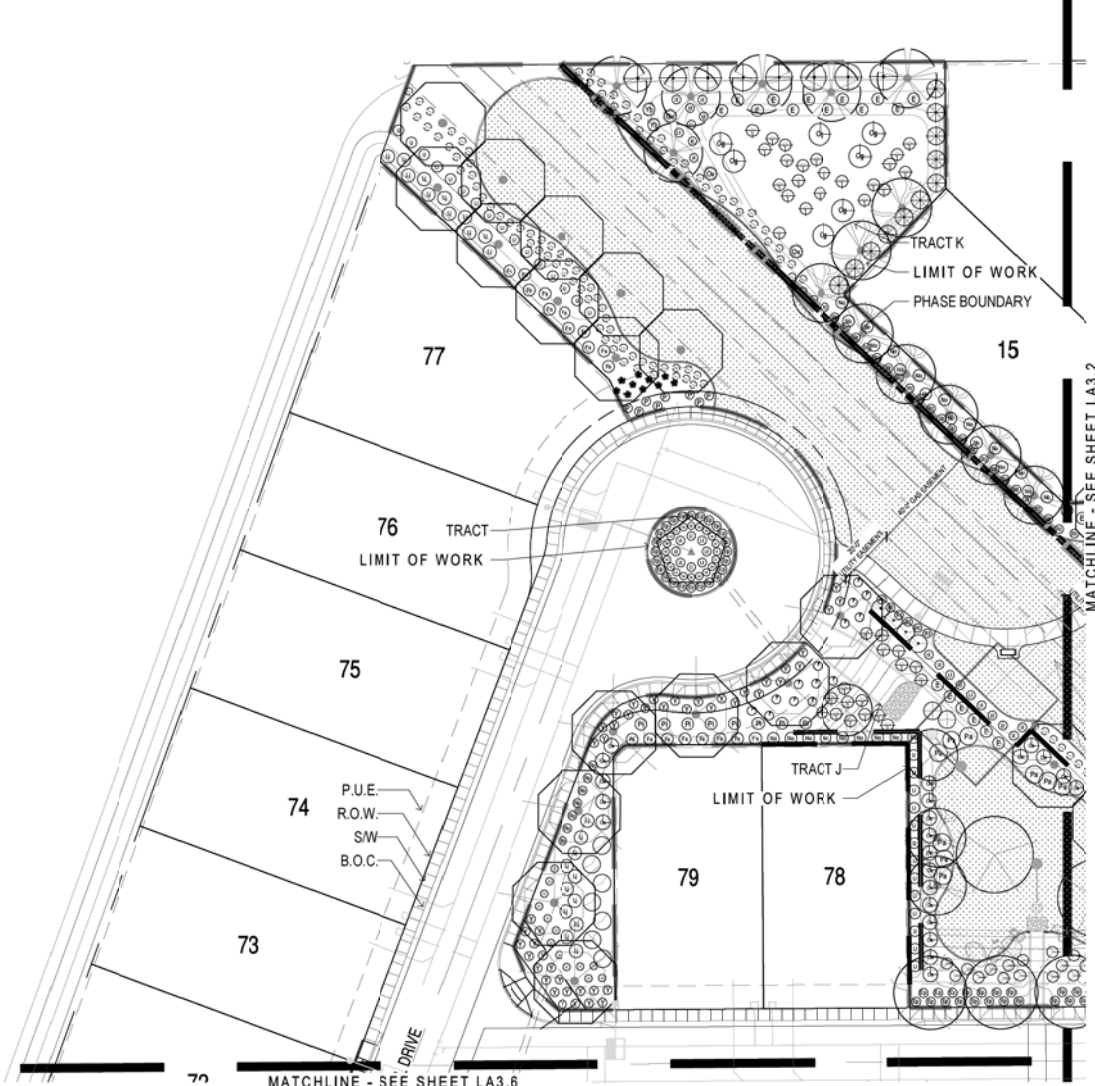
45460 ANDERSON D. BARON  
 P.E. 2-37-0

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 Phoenix, AZ 85006  
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relations  
 issued for design fee 05.04.15  
 design set 05.04.15  
 city submitted 05.04.15  
 bid package  
 construction  
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 date issued 05.04.15  
 scale 1" = 20'-0"  
 drawn by staff  
 checked by AB  
 project number 95-015-15  
 review number  
 sheet number  
 32  
 sheet of



EXISTING SAN SONOMA APARTMENTS

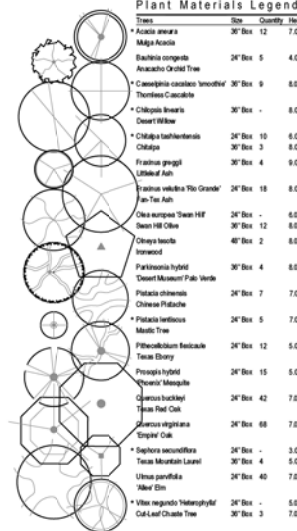


Plant Materials Legend

Table listing plant materials with columns for Name, Size, Quantity, Height, Width, and Color. Includes plants like Acacia aneura, Magnolia grandiflora, and various ornamentals.

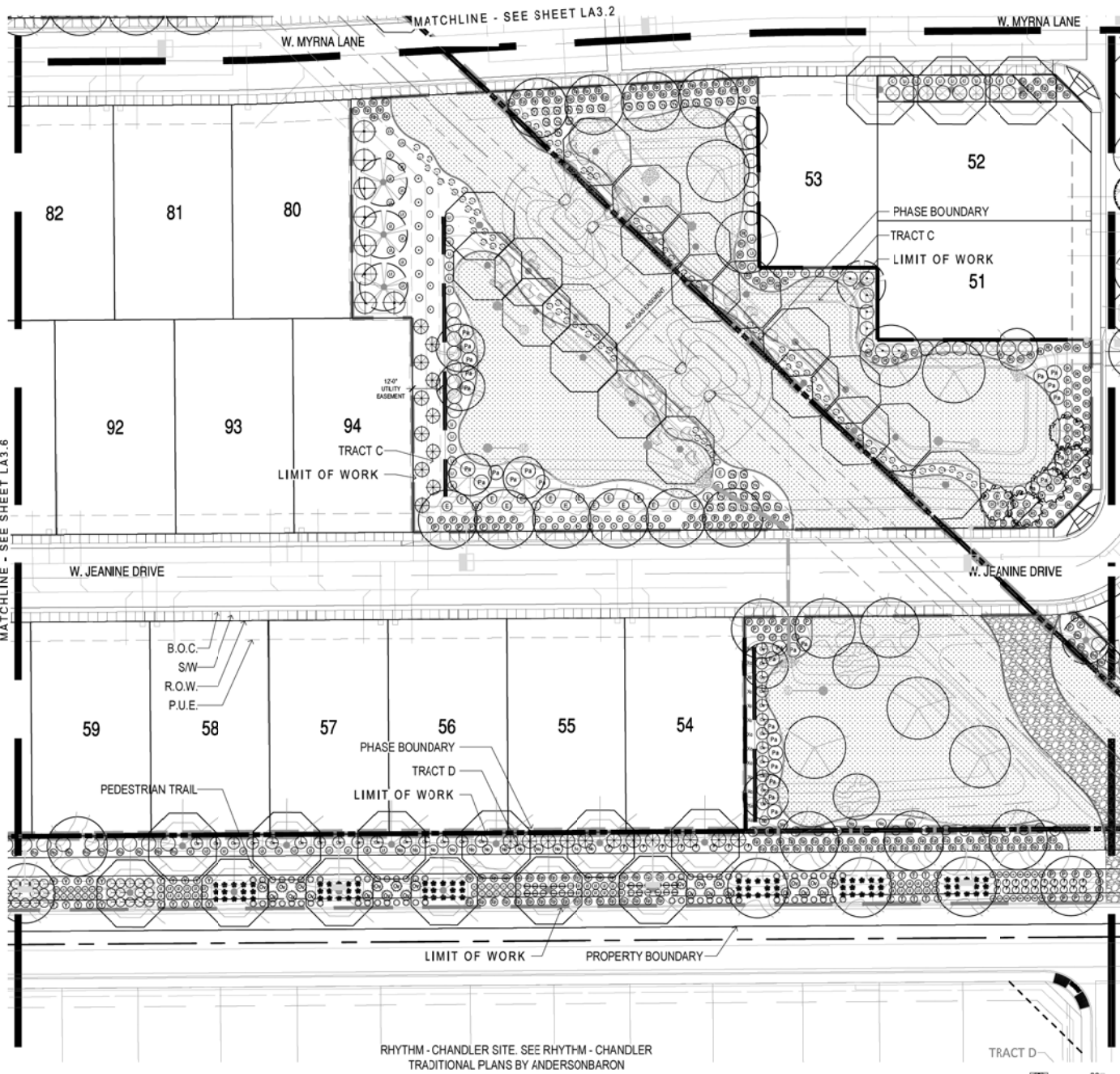
Plant Materials Legend

Table listing plant materials with columns for Name, Size, Quantity, Height, Width, and Color. Includes plants like Buxus microphylla japonica, Green Beauty Downwood, and various shrubs.



Andersonbaron logo and contact info (50 N. McClintock Drive, Suite 100, Chandler, AZ 85226). Includes a professional seal for Andrew D. Anderson, P.E., License No. 0102350. A grid of checkboxes for 'land cap.', 'Con.struction', 'occur', and 'nt'. Includes date issued (05.04.15), scale (1" = 20'-0"), and sheet number (33).





**Plant Materials Legend**

Tree	Size	Quantity	Height	Width	Color
Acacia aneura	30' Box	12	7.6-8.0	4.5-6.0	15.2-20
Albizia lucida	30' Box	12	7.6-8.0	4.5-6.0	15.2-20
Baccharis confertifolia	24' Box	5	6.0-7.0	3.0-4.0	7.5-10
Asarotheca gelsomina	30' Box	9	8.0-10.0	5.0-6.0	Mult
Chamaecrista nictitans	24' Box	10	6.0-7.0	3.0-4.0	10.1-15
Chamaecrista nictitans	30' Box	3	8.0-10.0	5.0-7.0	20.2-25
Chamaecrista nictitans	30' Box	4	9.0-10.0	4.5-5.0	15.2-20
Chamaecrista nictitans	24' Box	18	8.0-8.0	3.0-4.0	15.1-15
Chamaecrista nictitans	24' Box	2	6.0-6.0	3.0-3.0	Mult
Chamaecrista nictitans	30' Box	12	8.0-10.0	5.0-7.0	Mult
Chamaecrista nictitans	48' Box	2	8.0-10.0	7.0-8.0	Mult
Chamaecrista nictitans	30' Box	4	8.0-10.0	5.0-7.0	Mult
Chamaecrista nictitans	24' Box	7	7.0-8.0	2.5-3.5	10.1-15
Chamaecrista nictitans	24' Box	5	7.0-8.0	2.5-3.5	10.1-15
Chamaecrista nictitans	24' Box	12	5.0-7.0	3.0-4.0	10.1-15
Chamaecrista nictitans	24' Box	15	5.0-7.0	3.0-4.0	10.1-15
Chamaecrista nictitans	24' Box	42	7.0-8.0	3.0-4.0	12.5-15
Chamaecrista nictitans	24' Box	68	7.0-8.0	3.0-4.0	10.1-15
Chamaecrista nictitans	24' Box	4	3.0-4.0	2.0-3.0	7.5-10
Chamaecrista nictitans	24' Box	4	5.0-6.0	3.0-4.0	12.5-20
Chamaecrista nictitans	24' Box	40	7.0-8.0	3.0-4.0	10.1-15
Chamaecrista nictitans	24' Box	3	5.0-7.0	3.0-4.0	Mult
Chamaecrista nictitans	30' Box	3	7.0-8.0	5.0-7.0	Mult

**Plant Materials Legend**

Small Shrub	Size	Quantity
Baccharis confertifolia	5 gal	111
Baccharis confertifolia	5 gal	53
Baccharis confertifolia	5 gal	69
Baccharis confertifolia	5 gal	41
Baccharis confertifolia	5 gal	44
Baccharis confertifolia	5 gal	202
Baccharis confertifolia	5 gal	12
Baccharis confertifolia	5 gal	199
Baccharis confertifolia	5 gal	252
Baccharis confertifolia	5 gal	40
Baccharis confertifolia	5 gal	66
Baccharis confertifolia	5 gal	19
Baccharis confertifolia	5 gal	15
Baccharis confertifolia	5 gal	25
Baccharis confertifolia	5 gal	99
Baccharis confertifolia	5 gal	10
Baccharis confertifolia	5 gal	20
Baccharis confertifolia	5 gal	124
Baccharis confertifolia	5 gal	108
Baccharis confertifolia	5 gal	101
Baccharis confertifolia	5 gal	72
Baccharis confertifolia	5 gal	48
Baccharis confertifolia	5 gal	2
Baccharis confertifolia	5 gal	253
Baccharis confertifolia	5 gal	2
Baccharis confertifolia	5 gal	74
Baccharis confertifolia	5 gal	14
Baccharis confertifolia	5 gal	3
Baccharis confertifolia	5 gal	9



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planting plans  
 date issued: 05.04.15  
 scale: 1" = 20'-0"  
 drawn by: staff  
 checked by: AB  
 project number: 95-015-15  
 release number:  
 sheet number: 3



### Plant Materials Legend

Tree	Size	Quantity	Height	Width	Color
• <i>Banksia lanata</i>	30" Box	12	7.0-9.0	4.5-6.0	1.5-2.0
• <i>Majca Acacia</i>					
• <i>Rainiera concolor</i>	24" Box	5	4.0-5.0	3.0-4.0	7.5-10
• <i>Acacia salicina</i>	30" Box	9	8.0-10.0	5.0-6.0	MAB
• <i>Chilopsis linearis</i>	30" Box	9	8.0-10.0	5.0-7.0	1.2-2.25
• <i>Chilopsis linearis</i>	30" Box	10	6.0-7.0	3.0-4.0	1.0-1.5
• <i>Chilopsis linearis</i>	30" Box	3	8.0-10.0	5.0-7.0	2.2-2.5
• <i>Rhus glabra</i>	30" Box	4	9.0-10.0	4.5-5.0	1.2-2.5
• <i>Rhus glabra</i>	24" Box	18	8.0-9.0	3.0-4.0	1.0-1.5
• <i>Chilopsis linearis</i>	30" Box	9	8.0-10.0	5.0-7.0	1.2-2.25
• <i>Chilopsis linearis</i>	30" Box	12	8.0-10.0	5.0-7.0	MAB
• <i>Chilopsis linearis</i>	48" Box	2	8.0-10.0	7.0-8.0	MAB
• <i>Parthenocissus vitacea</i>	30" Box	4	8.0-10.0	5.0-7.0	MAB
• <i>Parthenocissus vitacea</i>	30" Box	7	7.0-9.0	2.5-3.5	1.0-1.5
• <i>Parthenocissus vitacea</i>	24" Box	5	7.0-9.0	2.5-3.5	1.0-1.5
• <i>Parthenocissus vitacea</i>	24" Box	12	5.0-7.0	3.0-4.0	1.0-1.5
• <i>Parthenocissus vitacea</i>	24" Box	15	5.0-7.0	3.0-4.0	1.2-1.5
• <i>Parthenocissus vitacea</i>	24" Box	42	7.0-8.0	3.0-4.0	1.0-1.5
• <i>Parthenocissus vitacea</i>	24" Box	68	7.0-8.0	3.0-4.0	1.0-1.5
• <i>Parthenocissus vitacea</i>	30" Box	4	5.0-6.0	3.0-4.0	1.2-2.0
• <i>Parthenocissus vitacea</i>	24" Box	40	7.0-8.0	3.0-4.0	1.0-1.5
• <i>Parthenocissus vitacea</i>	24" Box	6	5.0-7.0	3.0-4.0	MAB
• <i>Parthenocissus vitacea</i>	30" Box	3	7.0-8.0	5.0-7.0	MAB

### Plant Materials Legend

Small Shrubs	Size	Quantity
• <i>Banksia lanata</i>	5 gal	-
• <i>Banksia lanata</i>	5 gal	111
• <i>Banksia lanata</i>	5 gal	53
• <i>Banksia lanata</i>	5 gal	69
• <i>Banksia lanata</i>	1 gal	-
• <i>Banksia lanata</i>	1 gal	461
• <i>Banksia lanata</i>	1 gal	44
• <i>Banksia lanata</i>	1 gal	262
• <i>Banksia lanata</i>	1 gal	12
• <i>Banksia lanata</i>	1 gal	198
• <i>Banksia lanata</i>	1 gal	252
• <i>Banksia lanata</i>	1 gal	40
• <i>Banksia lanata</i>	1 gal	-
• <i>Banksia lanata</i>	5 gal	66
• <i>Banksia lanata</i>	5 gal	19
• <i>Banksia lanata</i>	1 gal	15
• <i>Banksia lanata</i>	1 gal	-
• <i>Banksia lanata</i>	1 gal	25
• <i>Banksia lanata</i>	1 gal	59
• <i>Banksia lanata</i>	1 gal	10
• <i>Banksia lanata</i>	5 gal	20
• <i>Banksia lanata</i>	5 gal	124
• <i>Banksia lanata</i>	1 gal	198
• <i>Banksia lanata</i>	1 gal	101
• <i>Banksia lanata</i>	5 gal	72
• <i>Banksia lanata</i>	1 gal	48
• <i>Banksia lanata</i>	5 gal	-
• <i>Banksia lanata</i>	5 gal	2
• <i>Banksia lanata</i>	1 gal	253
• <i>Banksia lanata</i>	15 gal	2
• <i>Banksia lanata</i>	5 gal	74
• <i>Banksia lanata</i>	5 gal	14
• <i>Banksia lanata</i>	5 gal	3
• <i>Banksia lanata</i>	5 gal	0

MATCHLINE - SEE SHEET LA3.5

Edible Large Shrubs	Size	Quantity
• <i>Banksia lanata</i>	5 gal	1
• <i>Banksia lanata</i>	5 gal	4
• <i>Banksia lanata</i>	5 gal	11
• <i>Banksia lanata</i>	5 gal	21
• <i>Banksia lanata</i>	5 gal	79
• <i>Banksia lanata</i>	5 gal	1
• <i>Banksia lanata</i>	15 gal	-
• <i>Banksia lanata</i>	5 gal	11
• <i>Banksia lanata</i>	5 gal	49
• <i>Banksia lanata</i>	5 gal	12
• <i>Banksia lanata</i>	5 gal	1
• <i>Banksia lanata</i>	5 gal	61
• <i>Banksia lanata</i>	5 gal	101
• <i>Banksia lanata</i>	5 gal	29
• <i>Banksia lanata</i>	5 gal	109
• <i>Banksia lanata</i>	5 gal	19
• <i>Banksia lanata</i>	5 gal	202
• <i>Banksia lanata</i>	5 gal	115
• <i>Banksia lanata</i>	5 gal	1
• <i>Banksia lanata</i>	5 gal	-
• <i>Banksia lanata</i>	5 gal	17
• <i>Banksia lanata</i>	5 gal	43

Small Shrubs	Size	Quantity
• <i>Banksia lanata</i>	5 gal	1
• <i>Banksia lanata</i>	5 gal	4
• <i>Banksia lanata</i>	5 gal	11
• <i>Banksia lanata</i>	5 gal	21
• <i>Banksia lanata</i>	5 gal	79
• <i>Banksia lanata</i>	5 gal	1
• <i>Banksia lanata</i>	15 gal	-
• <i>Banksia lanata</i>	5 gal	11
• <i>Banksia lanata</i>	5 gal	49
• <i>Banksia lanata</i>	5 gal	12
• <i>Banksia lanata</i>	5 gal	1
• <i>Banksia lanata</i>	5 gal	61
• <i>Banksia lanata</i>	5 gal	101
• <i>Banksia lanata</i>	5 gal	29
• <i>Banksia lanata</i>	5 gal	109
• <i>Banksia lanata</i>	5 gal	19
• <i>Banksia lanata</i>	5 gal	202
• <i>Banksia lanata</i>	5 gal	115
• <i>Banksia lanata</i>	5 gal	1
• <i>Banksia lanata</i>	5 gal	-
• <i>Banksia lanata</i>	5 gal	17
• <i>Banksia lanata</i>	5 gal	43



CALL THE NUMBER ABOVE BEFORE YOU DIAL  
 (800) 553-1100  
 1-800-STAKE-IT  
 OUTSIDE MARICOPA COUNTY

key map not to scale

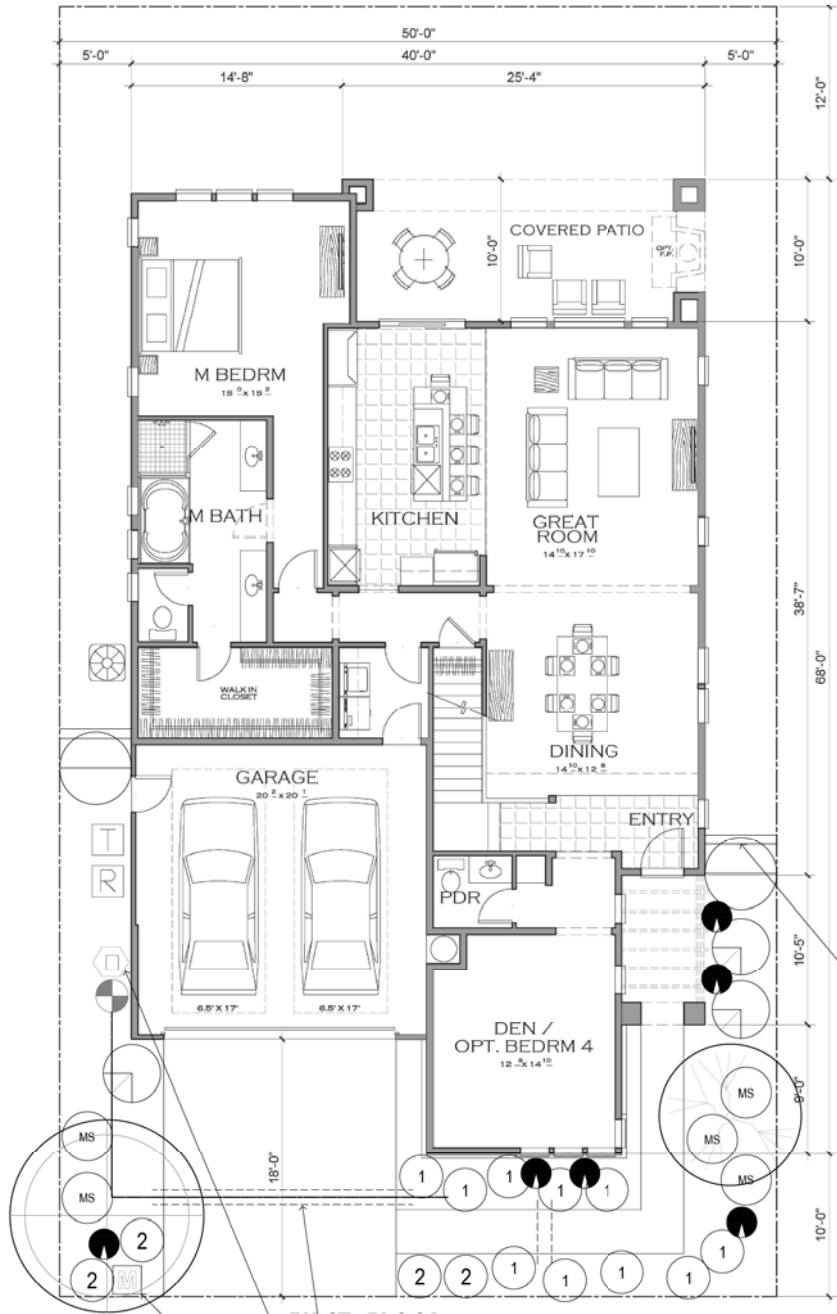
**andersonbaron**  
 plan · design · achieve  
 50 N. McClintock Drive, Suite 206  
 Chandler, Arizona 85226  
 ph. 480.699.7956 fax. 480.699.7986



and cap Construction  
 1100 N. Priest Drive  
 Phoenix, AZ 85022  
 phone 480.944.1100  
 fax 480.944.1101

relations  
 issued for:  
 design fee  
 progress fee  
 city submitted  
 bid package  
 construction  
 05.04.15

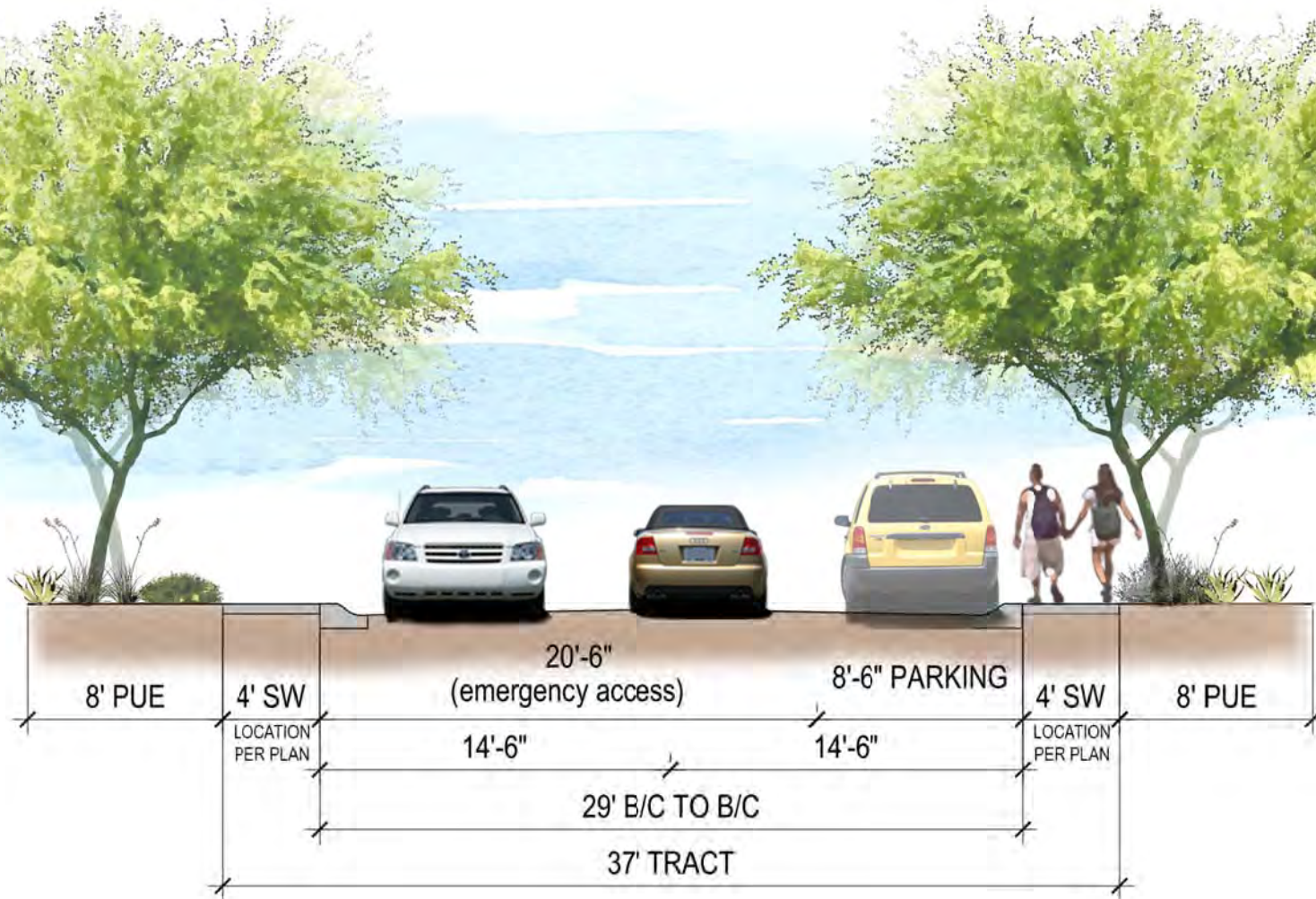
planting plans  
 date issued: 05.04.15  
 scale: 1" = 20'-0"  
 drawn by: staff  
 checked by: AB  
 project number: 95-015-15  
 release number:  
 sheet number:  
 36  
 sheet of



Symbol	Description
<b>Trees</b>	
	(1) 24" BOX STREET TREE
	(1) 24" BOX ACCENT TREE
<b>Shrubs</b>	
	(2) EXTRA LARGE SHRUB
	(3) LARGE SHRUB
	(5) MEDIUM SHRUB
	(6) ACCENT SHRUB
	(10) SMALL SHRUB
	(4) GROUNDCOVER
<b>Inerts</b>	
	IRRIGATION CONTROLLER
	WATER METER (LOCATION PER CIVIL)

(2) 2" PVC SCH. 40 SLEEVES  
 CONTROLLER LOCATION  
 WATER METER

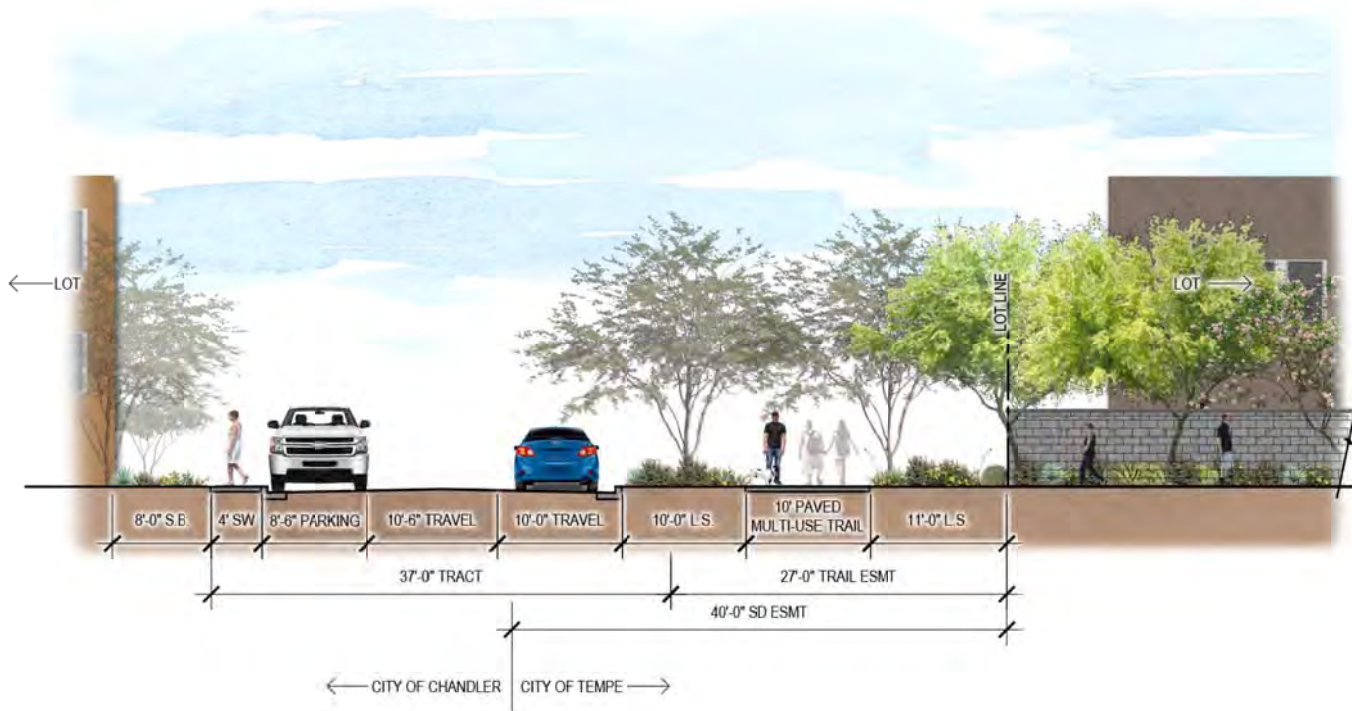
SIDE WALL RETURN



**RHYTHM**  
ATTACHMENT 31

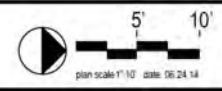
Street Section





**RHYTHM**  
ATTACHMENT 32

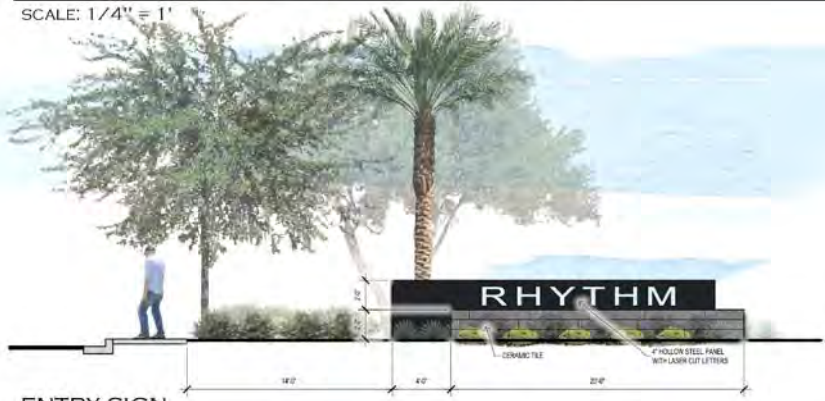
Multi-Use Trail  
(Looking West)





**ENTRY THEWALL / GATES (CHANDLER AND TEMPE)**

SCALE: 1/4" = 1'



**ENTRY SIGN**

SCALE: 1/4" = 1'



**ENTRY SIGN-PLAN VIEW**

SCALE: 1/4" = 1'



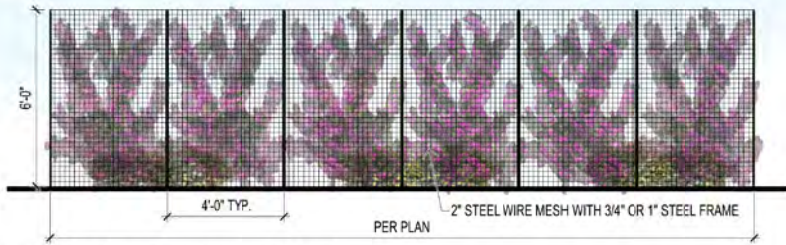
**RHYTHM**

**ENTRY DETAILS**



**andersonbaron**  
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 10 N. McClintock Drive, Ste 1  
 Chandler, Arizona 85226  
 PH: 303.599.7950 | 480.699.7950





**METAL MESH SCREEN WALL**

SCALE: 1/2" = 1'-0"



**THEME FIN**

SCALE: 1/2" = 1'-0"



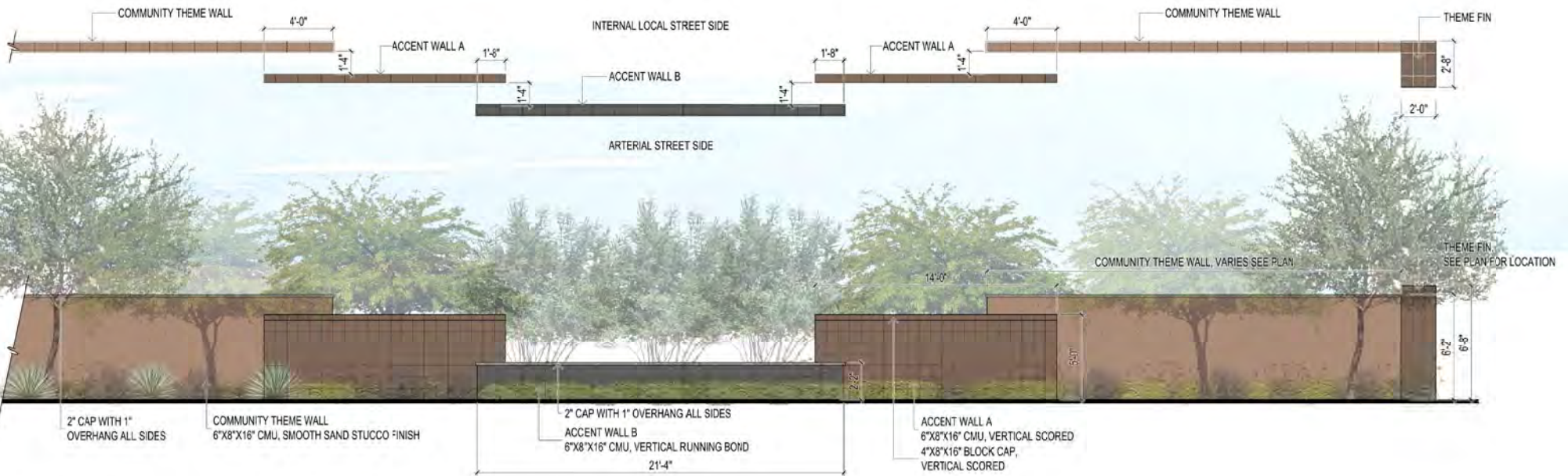
**COMMUNITY THEME WALL**

SCALE: 1/2" = 1'-0"



**VIEW FENCE**

SCALE: 1/2" = 1'-0"



**PREIST ROAD WALL ELEVATION (ACCENT WALL A & B)**

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



**RHYTHM**

**PRIEST ROAD WALL DETAIL**

plan scale: see plan  
date: 08.01.14

