

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 06/09/2015
Agenda Item: 7

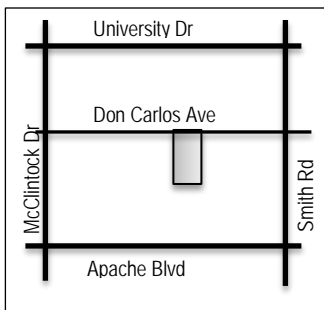
ACTION: Request for an Amended Planned Area Development and a Development Plan Review consisting of eighteen single-family attached townhomes for TEMPE PARKVIEW TOWNHOMES, located at 1937 East Don Carlos Drive. The applicant is Tana Nichols, Habitat for Humanity.

FISCAL IMPACT: While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: TEMPE PARKVIEW TOWNHOMES, (PL140392) is located in the Allegre Neighborhood Association on a 1 acre R-4 Multi-Family property entitled in 2005 with a Planned Area Development for 19 market-rate townhomes. The proposed amendment to the PAD would allow 18 single-family townhomes to be developed for affordable housing. The units would be attached in groupings of two units with zero lot lines, and two units as unattached products with 4' side yard setbacks. The request would modify the development standards and establish the design of the site plan, landscape plan and unit elevations with materials and colors. The request also includes a use permit for tandem parking in the driveways behind the 2-car garages, to accommodate on-site parking for each unit on its own lot. The request includes the following:

- PAD15005 Amended Planned Area Development Overlay to modify development standards
- DPR15052 Development Plan Review including site plan, building elevations, and landscape plan
- ZUP15047 Use Permit for Tandem Parking in the Driveway



Property Owner	Habitat for Humanity
Applicant	Tana Nichols, Habitat for Humanity
Zoning District	R-4 PAD, Multi-Family Four Planned Area Development
Gross/Net Site Area	1.12 acres
Density / Units / Bedrooms	17 du/ac /18 units/72 bedrooms (3 w/ optional 4 th bedroom)
Development Building Area	15,768 s.f.
Development Lot Coverage	32% (36% allowed in existing PAD)
Individual Lot Size	1,815 s.f.
Individual Lot Coverage	876 s.f. 48% of individual lot
Unit Square Footage	1,681 s.f. livable, 404 s.f. garage, 2,184 total under roof
Building Height	35 ft (36 ft allowed in existing PAD)
Development Setbacks	14' front, 10' side, 24' rear (15', 5', 12' in existing PAD)
Individual Lot Setbacks	18' front, 18' driveway, 4' & 0' side, 10' rear backyard
Landscape area	25% (13% allowed in existing PAD)
Vehicle Parking	36 garage spaces, 36 tandem driveway spaces (58 required by code for 18 4-bedroom)
Bicycle Parking	18 required by code

ATTACHMENTS: Ordinance, 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 south of University Drive, north of Apache Boulevard, east of McClintock Drive and west of the 101 freeway and Price Road within the Allegre Neighborhood Association. The multi-family site is on the south side of Don Carlos Avenue between other multi-family properties. Allegre Park is on the north side and there are commercial uses to the south of the property. The property is zoned R-4 with an existing Planned Area Development (PAD). The site was entitled in 2005 for 19 market rate townhomes with a PAD. The Transportation Overlay District was implemented after this entitlement; the TOD exempted all existing PADs from the TOD standards. Therefore, although physically within the boundaries of the TOD, it is not within the jurisdiction of the TOD standards. The original project was never realized, and the City of Tempe purchased the property using Community Development Block Grant (CDBG) funds for the purpose of affordable housing in 2007. A request for qualifications was issued in 2014 and awarded to Habitat for Humanity Central Arizona (HFHCA).

The proposed townhouse model is referred to as the Gemini model, as the buildings are attached in groupings of two townhomes that are symmetrical mirror twins to each other. This is the first time this specific design has been used; each Habitat site is designed to fit the requirements of the area being developed. The first 16 units are grouped in four buildings with two townhomes each, on either side of a central private drive. The southernmost units are individual free-standing units. The street front is commonly maintained landscape; the rear yards are privately kept yards with a common irrigation system and utility easement to maintain the trees.

This request includes the following:

1. Planned Area Development for development standards
2. Use Permit for tandem guest parking in the driveway.
3. Development Plan Review which includes: 18 three-story fee-simple townhomes along a private drive, with private backyards on 1.12 acres and the landscape plan, elevations and materials.

The applicant is requesting the Development Review Commission to take action on item two, and provides recommendations to City Council for items one and three listed above.

For further processing, the applicant will need approval for an Amended Subdivision Plat, to create individual for-sale lots with common tracts.

PUBLIC INPUT

- Neighborhood meeting was required
- Neighborhood meeting held: May 6, 2015 from 6:00 p.m. to 7:00 p.m. at the Brio Bravo Room of the Escalante Community Center at 2150 E Orange Street.
- Community Development staff attended the meeting.
- No members of the public showed up to discuss the project.
- At the completion of this report, there have been no calls of inquiry or concern regarding this project.

DEVELOPMENT AND DISPOSTION AGREEMENT

A Development Agreement was approved by Council in 2014 to authorize Habitat for Humanity to develop the project for the provision of affordable workforce housing that is owner occupied. Single-family homes within this area typically have 1 car carports and 2 or 3 bedrooms, with limited opportunity to accommodate larger families or extended multi-generational families. Multi-family apartments in the area are typically designed for student housing or have occupancy limitations within a standard 1 or 2 bedroom rental that cannot accommodate a family with children or grandparents living at home. This project will provide a unique alternative to what is available in this area, near a public park, biking distance to a community center with after school services and on the orbit route for access to school and light rail.

The program requires income eligible families to pay mortgages based on income level plus hours of sweat equity toward the completion of their home. A family with a stable two-year minimum gross household income between 30% and 60% of the median income (\$53,596 Maricopa County median income) would earn between \$16,000 and \$32,000 income, qualifying for a monthly mortgage of \$400-800 per month including principal, insurance, taxes, maintenance and HOA fees. This product

provides a 3-story, 3-4 bedroom product with a 2 car garage, a back patio and upper balcony that meets current building and energy code requirements. The design will save residents utility costs and enable a transit oriented lifestyle for families. The Development Agreement requires the homes to be restricted as affordable housing for twenty years. The development agreement sets the parameters for construction scheduling, property disposition, home-owner qualification and long term sustainability of the homes to be restricted as affordable housing for twenty years. The homes are anticipated to be available in 2017.

PRELIMINARY SITE PLAN REVIEW

The application was submitted in February as a formal submittal for a Development Plan Review. After a preliminary review of the project identified that the site was modifying standards within the existing PAD, and was relying on the driveways for guest parking, it was determined that an Amended Planned Area Development for revisions to the development standards as well as a Use Permit for tandem parking in the driveway would be required. If the site were R1-PAD, the use permit for tandem parking would not be required. Comments regarding the project included verification of setbacks, building heights, parking requirements and dimensions of unit elements and rooms. Staff requested that the back doors have covered patios for shade and shelter, that more architectural variation be provided on the side elevations, and that the colors be rendered to match the submitted materials. Later comments on the resubmittal included a request to move the two individual units to the front, and provide a street front elevation to these end units facing Don Carlos. Staff requested that the front doors be a different color, to emphasize the entry of each home. The site wall was shown at 6' tall, and staff requested that this be lowered and windows be added to provide more street front presence for pedestrian safety and surveillance of the area. The applicant requested not to change the location of units, but was willing to modify the north elevation of the end of the double unit to provide more architectural interest at the street front. The doors have brushed aluminum security doors, which is a contrasting material that ties in to the metal balcony, canopy and screening elements.

PROJECT ANALYSIS

PLANNED AREA DEVELOPMENT

The proposed project reduces density and number of units by one, but increases the number of bedrooms by 35, to provide a different product type that accommodates families. The proposed project slightly reduces the building height from the prior PAD, reduces the front yard setback by one foot and increases the perimeter development setbacks on the sides and rear. The prior PAD had 19 lots, approximately 25 feet wide, the new lots are 30 feet wide with 10 foot rear yards. The existing PAD was approved prior to the implementation of the Transportation Overlay District (TOD), and therefore the site was excluded from the TOD due to the existing entitlements. As a single family product, the parking requirement would be 2 parking spaces per unit, or 36 parking spaces regardless of the number of bedrooms. As a multi-family zoned property, it is required to comply with multi-family parking requirements, which are tied to the bedroom count. The units have three bedrooms, with an optional fourth bedroom on the first floor, therefore parking calculations for all 18 units are taken as four-bedroom residences. Required parking is 58 spaces, including guest parking; the parking is provided in private garages and tandem in the driveways. A chart comparing the R-4 development standards to the existing PAD entitlements and proposed new PAD entitlements is on page 4 of this report.

Section 6-305 D. Approval criteria for P.A.D. (*in italics*):

1. *The proposed residential land use and density are allowable in the General Plan and Zoning Ordinance:* the property would be allowed to build up to 25 du/ac, or a total of 28 units, however it is being developed at 17 du/ac to have 18 units with more private open space.
2. *The development standards listed above, as established as part of the PAD Overlay District, as well as the standards allowed by use permit in Part 4 will be conformed to for development of this site.* The proposed standards will retain a building height in character with that allowed within the surrounding zoning, setbacks appropriate to the residential character of the area, and enables affordable housing within walking distance of the light rail for the provision of ownership opportunities for working families.
3. The Amended PAD is not required to be *in conformance with the Transportation Overlay District provisions in Part 5*, since the original PAD was approved prior to the TOD.
4. *The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.*

TEMPE PARKVIEW TOWNHOMES – PAD Overlay

Standard	R-4	EXISTING R-4 PAD Exempted from TOD due to timing of entitlement	PROPOSED R-4 PAD
Residential Density	25	18	17
Number of Units / Number of Bedrooms	25 units	19 units / 37 bedrooms	18 units / 72 bedrooms
Building Height (feet)			
Building Height Maximum	40 ft	36 ft.	35 ft.
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	Yes	Yes
Maximum Lot Coverage (% of net site area)	60%	25%	32% (whole site) 48% (individual lot)
Minimum Landscape Area (% of net site area)	25%	13%	25%
Development Setbacks			
Front (north facing Don Carlos)	20 ft	15 ft	14 ft
Open Structures	15 ft	5 ft	NA
Parking	20 ft	18.3 ft	18 ft
Side (east and west sides)	10 ft	5 ft	10 ft
Rear (south)	15 ft	15 ft	24 ft
Lot Setbacks			
Front		3 ft	18 ft
Parking in Driveway		18.3 ft	18 ft
Side Yard		0 ft	4 ft
Common Wall		0 ft	0 ft
Rear Yard		12 ft	10 ft
Parking	<u>Parking ratios in TOD:</u> .75 per bedroom + .2 per unit for guest <u>Parking ratios without TOD:</u> 3 per 4 bedroom + .2 per unit for guest	41 required including 4 guest, 43 provided	58 allowed if in TOD 58 required by code Provided by PAD: 32 in garage, 32 tandem in driveway, 64 total
Bike Parking	.75 per unit & .2 per unit for guest	18 bike spaces provided in garages	16 bike spaces provided in garages, 4 required for guest

5.

USE PERMIT

The proposed use requires a use permit, to allow tandem guest parking in the driveway of the residences. The applicant provided a letter of explanation for this request.

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

1. *Any significant increase in vehicular or pedestrian traffic.* The property would be allowed 28 units by zoning, which would potentially require a parking structure for 76 parking spaces, the proposed project is 18 units with 34 garage spaces for residents and 34 tandem guest spaces within the driveway. The proposed tandem spaces would not increase vehicular or pedestrian traffic; having guests park on the driveway reduces pedestrians walking from a remote lot to each unit, providing a safer pedestrian environment.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* This request for tandem parking utilizes a required paved surface entry drive to the garage, doubling the purpose as driveway and parking spaces without increasing paving on site for a separated guest parking

lot. The tandem spaces would not contribute to any additional nuisances from conventional parking, and may reduce the potential for car alarms or noise from guests parking remotely by having them park in the drive of the residents they are visiting.

3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.*
4. *Compatibility with existing surrounding structures and uses.* Most single family residences in the area have one-car carports or garages, and utilize their driveways historically for tandem parking. The proposed use of the driveway is in character with the surrounding area and is more appropriate for a single family model than a remote guest parking lot, more commonly found in multi-family developments.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The driveway is directly accessed by the front door, and has visual surveillance by the balcony on the second floor of the property and its neighbors. Guests parking in the drive will be clearly visible and behavior addressed through enforcement of the CC&Rs if necessary.

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

DEVELOPMENT PLAN REVIEW

The applicant has provided a detailed letter of explanation. The proposed project is designed for energy efficiency and proposed to be constructed to LEED Silver Certifiable standards.

Site Plan

The development site is approximately 140 feet from east to west along the south side of Don Carlos by 310 feet deep from north to south. Each lot within the development is approximately 30 feet wide by 59 feet deep, with an east/west orientation for the front and back yards and a longer elevation on the north/south orientation. The lot has one driveway that dead-ends at the rear (south side) of the lot, adjacent to commercial uses on Apache Boulevard. There is no pedestrian access through the private development south of the site to the light rail. The view from the sidewalk along Don Carlos will include 8 feet of right of way plus 14 feet of on site landscape, approximately 22 feet from the sidewalk is the side yard wall for the first unit, which is located four feet south of the wall. A community identification sign and decorative six foot wall faces the street front. . The units face each other along a 24 foot wide private driveway tract that serves as fire lane, and therefore has no street parking. The individual lots have a proposed 18 foot driveway, that doubles as the guest parking for two tandem spaces behind the garages of the units. This is the minimum depth for a parking space, and will be required by HOA CC&Rs and signage to be enforced for no parking overhanging the rolled curb of the private drive. Each unit has a 10 by 30 foot rear yard with small covered patio, allowing a private outdoor space for gardening, pets or play. Trash and recycling containers are to be stored in the back yards by the gates. The southernmost two units are fully detached; the remaining 16 are duplex-style buildings, with separate utilities and fire walls to allow fee simple lots.

Building Elevations

Staff had recommended moving the single units to the street front to provide opportunities to orient the units facing the street, however the applicant indicated the design was intended to create a strong rhythm as a sense of entry into the development, and wanted the double units to be located at the front of the site, with the single units at the south end. The style of the house plans are simple contemporary architecture, reflective of many newer townhome developments in Tempe. This is the first three-story product Habitat has designed. Due to the narrowness of the lot and orientation of the units, care was taken to provide privacy to residents through the use of clerestory windows or smaller strategically placed windows that allow light while accommodating the interior uses such as bedroom, bathroom, kitchen, and closet and living room functions. The first floor includes the garage, main entrance, a den or optional fourth bedroom with separate bathroom facilities, and access to the backyard. Windows are limited by the function of the interior. The second floor has a living room, dining room and kitchen with a

powder room, and an outdoor deck overlooking the first floor driveway and a private street. Windows are oriented to the east and west on the second floor. The third floor has three bedrooms, with the bathrooms located to the firewall connecting between the units. There are metal shade canopies over larger windows into the bedrooms. Smaller windows in the stairwell provide natural daylight without significant heat gain. There are three paint options for the buildings, a neutral monochromatic tan spectrum, a taupe and brick contrasting palette, and a gold and olive palette all painted sand finished stucco. The perimeter wall is painted concrete masonry units. Awnings, railings, security door screens and address numerals are powder coated steel in a brushed or plain aluminum color depending on application. The roof is a flat roof with parapet that varies in height at the garage portion and then scales back on either side. Building massing is broken up by architectural pop outs, windows, variations in building height, and changes in paint colors. The architectural finishes are simple, to accommodate volunteers and the homeowner providing sweat equity during finishing of the house.

Landscape Plan

The Don Carlos street front has a 4' tall masonry screen wall with the name of the community in metal letters on the wall to create a sense of identity. Three hybrid Mesquites shade the houses and will provide shade to the sidewalk along Don Carlos. Other plants include a variety of low-water use flowering plants such as Bougainvillea, Sage, Lantana, Eremophila, Ruellia and Yellow Bells. Shrubs provide massing, screening, and texture include Hop Bush, Pittosporum, Xylosma, Rosemary and Desert Spoon. All landscape is provided with commonly maintained irrigation supplied through an easement between private properties, to assure maintenance of the vegetation. Each yard will have a minimum of one front yard and one back yard tree, the front yard trees are Desert Museum Palo Verdes, and the rear yard trees are a variety of species: Acacia Aneura, Sissoo and Heritage Live Oak. The focus on landscape is in the visible front yard areas, leaving the back yards more open for personalization and use.

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

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; The street frontage is the side of the end units, enhanced to address the street on the upper floors. The articulation occurs along the private drive, with the units clustered in groups of two creating symmetry in rhythm and form but variety in color. Building articulation comes from the use of color, windows and metal accents.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; as connected units, there is less exposure to sun for heat gain within each house, and the separation between units is eight feet between 35 foot tall buildings, providing shade to most units on the south facing walls. The window sizes are limited on the south elevations for privacy. West facing windows have shade canopies and trees in the backyards and front yards to help reduce direct sun exposure.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; material is stick construction with stucco finish, the predominant older construction type is masonry block, but the newer construction is similar to this product. The houses have metal accents that are of superior quality to that of the surrounding area, and lend a contemporary feel to the community.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the houses are built within the allowed height of the zoning district, and provide more landscape area by reducing the ground floor footprint of the buildings and providing a vertical livable space with an outdoor balcony to increase outdoor opportunities and break up the building massing.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; the homes are grouped in clusters of two townhomes, within every 61 feet of two lots, the outside four feet are open, adjacent to another set, to create an eight foot space between 53 feet of building mass. The first floor is visually defined by the garage and front door, which is underneath an upper floor balcony deck. Windows and architectural pop outs mirrored between units create a sense of movement down the private drive, flanked by palo verde trees.

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 street front elevations are limited by interior functions of the first units on site.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the site is not gated, but does not offer a pedestrian opportunity directly to Apache Boulevard or light rail, because there is a private commercial development to the south of the site. The proximity of the lot to Orbit shuttle and close proximity to light rail makes this site convenient to transportation. The site is heavily landscaped, providing more trees and shade than most properties in the area.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* The residents and guests are able to access vehicles on site without leaving the property. The drive serves as fire lane and is designed to accommodate refuse and fire access. There is a ribbon curb along both sides of the drive, but no designated sidewalk.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* all elevations have windows, the back yard has a small patio and the front yard is overlooked by a balcony deck. The scale of the project creates an intimate community where neighbors will see activity and interact as they come and go from the site, helping with natural surveillance and activity support of the area.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* vegetation is used to separate lots between driveways, define front and back yards, and enhance the street front with shade.
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;* a community entry sign will create a sense of place.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects;* as a multi-family zoned property, the code standards for lighting are required, and conditioned as pertaining to function.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the Amended Planned Area Development, Use Permit for tandem parking and the 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.
1. The project will meet the development standards required under the Zoning and Development Code.
2. The PAD overlay process was specifically created to allow for greater flexibility, which was necessary for the narrow configuration of the lot, to accommodate three story units and the proposed four bedroom product type with private yards.
3. The proposed project meets the approval criteria for Use Permits and Development Plan Review.

PAD15005

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 building permit application shall be made on or before **July 30, 2017**, or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than **August 31, 2015**, or the *PAD* approval shall be null and void.
3. The Planned Area Development Overlay for Tempe Parkview Townhomes shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
4. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

ZUP15047

CONDITIONS OF APPROVAL

1. This Use Permit is valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.

DPR15052

Site Plan

1. The site plan is approved as submitted, minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. Provide 5'-6" wide public sidewalk along Don Carlos Avenue as required by Traffic Engineering Design Criteria and Standard Details.
3. Sign the private drive for no parking, fire lane.
4. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the back yard.
5. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
6. Provide upgraded paving at the private drive entrance from Don Carlos 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.
7. 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.

8. 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

9. The materials and colors are approved as presented:

Roof – Flat with Parapet

Walls - Sand Finished Stucco in the following color palettes:

Valspar Burning Sand #10007 (light tan)

Valspar Tailored Linen #40003 (medium tan)

Valspar Burnt Umber #40079 (brick red)

Valspar Main Street Paver #40080 (medium taupe)

Valspar Blasé #40008 (medium olive grey)

Valspar Timeless Beach #40009 (light gold)

Perimeter wall - smooth-faced CMU painted Valspar Burning Sand #10007

Awnings, Railing, Gates & Address numbers - Steel powder coated in aluminum color

Clear low-E rated windows

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

10. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
11. Conceal roof drainage system within the interior of the building and minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
12. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

Lighting

13. Do not use switched porch lights, use photocell technology to assure operational use from dusk to dawn to assist with visual surveillance at these locations.
14. Provide a minimum of one foot candle on the private driveway.

Landscape

15. 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.
16. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 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.

17. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
18. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
19. 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

20. Provide address sign(s) on the building elevation facing the front of the house.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 6-8" high, individual mount, metal reverse pan channel characters.
 - 3) Provide a light source for the address numerals.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

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:
 - Maintenance of all of the project landscape materials.
 - Garages shall be maintained for primary parking and not used as storage that impedes parking inside.
 - Vehicles parked in driveways shall not overhang properties into the private drive, which is the fire lane.
 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 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: www.tempe.gov/index.aspx?page=2147 or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details and all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. The enclosure details are under Civil Engineering & Right of Way.
- BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- SECURITY REQUIREMENTS:
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- FIRE: Clearly define and sign the private drive as the fire lane. 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: Refuse and recycle cans shall be kept within private yards out of view and pulled out for collection on collection day.
- 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. 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.
- BIKE PARKING SPACES: Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

- **LIGHTING:** Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan). Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- **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:

1930s	According to Historic Aerial Photography from the Flood Control District of Maricopa County, this area was used for agricultural purposes.
December 1945	Rancho El Dorado Subdivision plat was recorded with the Maricopa County Recorder's Office.
1949	Single-family houses were built within the subdivision
1979	Multi-family developments were built within the area, this site remained single family
1999	Property across the street was cleared for development of Allegre Park
July 11, 2005	A neighborhood meeting was held for a proposed townhome development by DeLorme & Associates
August 9, 2005	The Planning Commission recommended approval for Tempe Parkview Townhomes for a Zoning Map Amendment, a Planned Area Development Overlay and a Subdivision Plat for nineteen (19) townhomes on 1.06 net acres, located at 1937 East Don Carlos Avenue by a 7-0 vote.
September 15, 2005	City Council held their first public hearing for the request by Tempe Parkview Town homes for a Zoning Map Amendment, a Planned Area Development Overlay and a Subdivision Plat for nineteen (19) townhomes on 1.06 net acres, located at 1937 East Don Carlos Avenue. Due to economic conditions, the project originally proposed was never built, the site remained unoccupied and the property went into receivership.
2006	The two original single-family homes were vacant and determined slum and blight due to neglect. The City of Tempe cleared the property due to nuisances.
January 31, 2007	The City of Tempe purchased the properties using CDBG funds for the purpose of redevelopment and affordable housing.
January 13, 2014	The City issued Request for Qualifications #114-114 ("RFQ") for the construction of affordable housing on the Project Property. Habitat responded to the RFQ, and was granted exclusive negotiation rights with respect to the redevelopment of the Project Property.
September 11, 2014	City Council approved a Development and Disposition Agreement for Habitat for Humanity to develop the site for affordable housing.

ZONING AND DEVELOPMENT CODE REFERENCE:

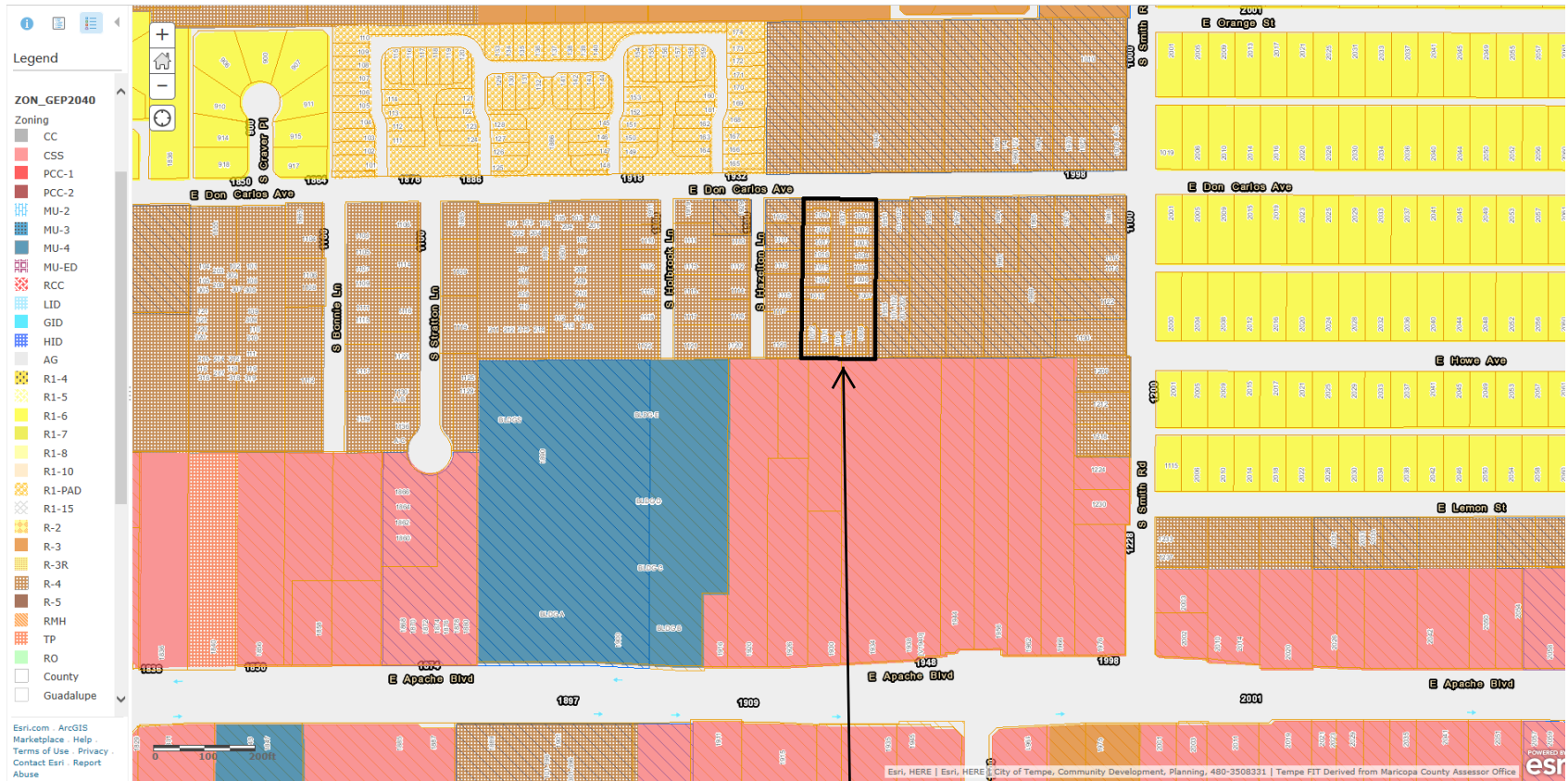
Section 6-305, Planned Area Development (PAD) Overlay Districts
 Section 6-306, Development Plan Review
 Section 6-308, Use Permit



DEVELOPMENT PROJECT FILE
for
TEMPE PARKVIEW TOWNHOMES

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-17. Letter of Explanation
- 18-19. Planned Area Development
20. Site Plan
21. Prior Site Plan (approved in 2005)
- 22-24. Building Elevations (Sheets A4 & A5)
- 25-27. Color Elevations
28. Building Sections (Sheet A3)
29. Floor Plans (Sheet A2)
- 30-32. Landscape Plans (Sheets 2 & 3 & 6)



R-4



LETTER OF EXPLANATION

LAND AREA

Habitat for Humanity Central Arizona recently received a donation of a parcel of land situated at 1937 East Don Carlos Avenue. The property was donated by the City of Tempe and totals 48,615 Gross Square Feet or 1.116 Gross Acres and 44,320 Net Square Feet or 1.017 Net Acres. The zoning designation is R-4, Multi-Family Residential General.

PROJECT DENSITY

Habitat for Humanity is proposing a single-family residential development that will include 18 total homes which equates to a density of 16.13 units per acre. Total building area is 15,768 Square Feet yielding an average lot coverage of 48.26%.

PROJECT DESCRIPTION

Habitat for Humanity is proposing a single-family residential development that will include 18 homes. The project will include 18 single-family residential homes that will be the Habitat Gemini model with two units sharing a common wall. The homes will be three (3) stories in height or 29 feet; and will include exterior patios and canopies and a two (2) car garage. There will be two (2) guest parking spaces in front of the homes in the driveway. The homes will be comprised of the following areas:

1,684 SF	Livable Area
433 SF	Garage/Storage
70 SF	Covered Deck
<u>60 SF</u>	Covered Patio
2,247 SF	Total Under Roof
82 SF	Uncovered Deck
876 SF	Total Lot Coverage
48.26%	Average Lot Coverage

Lot coverage for Lots 1 through 8 and 11 through 18 equates to 48.26%; Coverage for Lot 9 is 49.41%; and Lot 10 has coverage of 49.32%. The homes will be constructed of wood frame and stucco with powder-coated steel in an aluminum color on the canopy and railings. There will be a block wall around the entire site, a private drive in Tract A, and common area landscaping in Tracts B and C at the front of the property. The single-family residences will be painted one of three main and trim paint combinations. The paint shall be Valspar Medallion Valspar Medallion Burning Sand #10007; Tailored Linen #40003; Burnt Umber #40079; Main Street Paver #40080; Blase' #40008; Timeless Beach #40009; Masonry Perimeter Wall, Painted CMU, Valspar Medallion Burning Sand #10007. The decomposed granite that will be utilized in the front landscape Tracts B and C will be Express Gold by Granite Express. The trees, shrubs, accents, and ground covers are drought resistant and in accordance with City of Tempe requirements. The developer will bear the expense for the landscape installation in Tracts B and C and in the individual front and rear yards of the 18 homes. The Homeowners' Association will be responsible for the maintenance of landscape materials in Tracts B and C as well as the landscape situated in the front and rear of all individual lots. The landscaped area for the entire project will be greater than the 25% required in the R-4 Multi-Family Zoning District.

SALES STRATEGY

The homes will be sold to buyers that qualify under the Habitat for Humanity Central Arizona program. Habitat for Humanity Central Arizona is an affiliate of Habitat for Humanity International, a worldwide organization with one main goal of eliminating substandard housing. Habitat, with the help of donated money and volunteer labor, builds affordable homes and sells them to qualified low-income buyers with the help of a no interest loan. Habitat serves families that fall in the range of 30% to 60% of Area Median Income. The buyers not only put in work hours on their own homes, but on the Habitat homes of their neighbors as well.

Habitat has already built, renovated and repaired in excess of 1,725 homes in the metro Phoenix area as well as Pinal County. We have served families in Avondale, Apache Junction, Chandler, Gilbert, Guadalupe, Glendale, Mesa, Peoria, Phoenix, Surprise, Tempe, Coolidge, and Casa Grande. These new and renovated homes and the associated 1,725 families who live in them have had a positive impact on communities all over the valley. Many people do not realize that we build and renovate energy efficient stucco homes for stable working people who are legal residents and have good credit. These families pay for their homes. **It is not a give away program.** If you would like to see the quality of our homes you may visit our website at www.habitatcaz.org.

PROJECT TEAM

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**TEMPE PARKVIEW TOWNHOMES
LETTER OF EXPLANATION
PLANNED AREA DEVELOPMENT OVERLAY**

Habitat for Humanity Central Arizona recently received a donation of a parcel of land situated at 1937 East Don Carlos Avenue. The property was donated by the City of Tempe and totals 48,615 Gross Square Feet or 1.116 Gross Acres and 44,320 Net Square Feet or 1.017 Net Acres. The density for the project is 16.13 units per acre. The current zoning designation is R-4, Multi-Family Residential General.

PROJECT DESCRIPTION

Habitat for Humanity is proposing a single-family residential development that will include 18 homes. The project will include 18 single-family residential homes that will be the Habitat Gemini model with two units sharing a common wall. The homes will be three (3) stories in height or 29 feet; and will include exterior patios and canopies and a two (2) car garage. There will be two (2) guest parking spaces in front of the homes in the driveway. The homes will be comprised of the following areas:

1,684 SF			Livable Area
433 SF			Garage/Storage
70 SF			Covered Deck
<u>60 SF</u>			<u>Covered Patio</u>
2,247 SF			Total Under Roof
82 SF			Uncovered Deck
876 SF			Total Lot Coverage
48.26%			Average Lot Coverage

Lot coverage for Lots 1 through 8 and 11 through 18 equate to 48.26%; Cover for Lot 9 is 49.41%; and Lot 10 has a lot coverage of 49.32%. The homes will be constructed of wood frame and stucco with powder-coated steel in an aluminum color on the canopy and railings. There will be a block wall

around the entire site, a private drive in Tract A, and common area landscaping in Tracts B and C at the front of the property. The single-family residences will be painted one of three body and trim paint combinations. The trees, shrubs, accents, and ground covers are drought resistant and in accordance with City of Tempe requirements. The developer will bear the expense for the landscape installation in Tracts B and C and in the individual front and rear yards of the 18 homes. The Homeowners' Association will be responsible for the maintenance of landscape materials in Tracts B and C as well as the landscape situated in the front and rear of all individual lots.

ENTITLEMENT REQUEST

Planned Area Development Overlay

Under current R-4 zoning designation, the minimum lot area per dwelling unit is 1,740 square feet and the maximum density is 25 units per acre. The maximum building height allowed is 40 feet and the maximum lot coverage is 60%, with 25% minimum landscape area required. The building setbacks are as follows in the R-4 zoning designation:

Setbacks Currently Required in the R-4 Zoning District

Front		
	Building	20 Feet
	Open Structures	15 Feet
	Parking	20 Feet
Side		
	Building Walls	10 Feet
	Porch, Balcony, Patio Wall	5 Feet
	Common Walls	0 Feet
Street Side		
		10 Feet
	Parking	20 Feet
Rear		
	Building Wall, Porch, Balcony, or Patio Wall	10 Feet
	Common Walls	0 Feet

Habitat for Humanity Central Arizona is proposing a Planned Area Development Overlay that would allow a minimum lot area ranging between 1,773 square feet to 1,815 square feet, a maximum building height of 30 feet, and a maximum density ranging between 48.26% and 49.41%. Requested setbacks are as follows:

Setbacks Requested in the PAD Overlay

Front	18 Feet
Sides	4 Feet

The rear yards for the single family homes measure 10 feet, 9 inches deep and meet the R-4 zoning requirements for rear yard setback, thus no setback relief is required. The side setbacks required in the R-4 Multiple Residence Zoning District are not typical of single-family residential development, and further, not typical of the existing development in the area. The majority of surrounding area development contains a variety of setbacks. The requested front and side yard setbacks are the minimum necessary to construct the planned 18 lot single-family subdivision. The strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties of the same classification in the same zoning district. Granting the requested setbacks as outline in the Planned Area Development Overlay will not have a detrimental effect on the property, adjoining property, the surrounding neighborhood, or the City in general. The PAD Overlay District will assist in allowing Habitat for Humanity to develop an innovative, single-family project with increased density as imagined in the medium to high density General Plan. The project has been meticulously designed to exist harmoniously with surrounding area uses.

Tempe General Plan -Medium-to-High Density (up to 25 du/ac)

The current zoning for the Subject Property is R-4, Multi-Family Residential General. The General Plan for this area is Medium-to-High Density Residential use with up to twenty-five dwelling units per acre. Habitat is proposing 16.13 units per acre in a single family medium density format.

According to the City of Tempe's General Plan, Medium-to-High Density Residential usage is summarized following:

“Medium to high density is residential use with up to twenty-five dwelling units per acre. These compact residences have limited private outdoor space, and may rely on shared or common open space for recreation. These residences may be part of a mixed-use develop, or may have access to nearby open space or other amenities. The proximity to amenities and configuration of residences encourages resident interaction and promotes “walkability.” These residences are attached, may be multi-story or stacked. This level of intensity should promote a village environment with easy access to good and services, business and recreation.”

A. IDENTIFY AND PROVIDE JUSTIFICATION FOR THE SPECIFIC MODIFICATION(S) TO THE GENERAL DEVELOPMENT STANDARDS;

Habitat for Humanity Central Arizona is requesting setback relief for the front and side yard setbacks for the proposed development from the setbacks typically required in the R-4 Multi-Family Residential District. The setbacks requested are similar to setbacks utilized in other medium to high-density projects situated throughout Tempe. The General Plan specifically defines medium to high density residential as a use with up to twenty-five dwelling units per acre. The project Habitat is proposing would even be slightly under that figure at 16.13. Projects achieving a density of twenty-five units per acre would require even greater setback relief. Our request is the minimum necessary required in order to accommodate a building footprint that would allow adequate living space for homeowners.

B. EXPLAIN HOW THE PAD OVERLAY DISTRICT ACCOMMODATES, ENCOURAGES, AND PROMOTES INNOVATIVELY DESIGNED DEVELOPMENTS INVOLVING RESIDENTIAL AND/OR NON-RESIDENTIAL LAND USES, WHICH FORM AN ATTRACTIVE AND HARMONIOUS UNIT OF THE COMMUNITY, AND;

Approving a PAD Overlay District over our current R-4 zoning designation will allow us to construct safe, affordable medium density housing for homeowners. This Overlay will allow us to move forward with our compact multi-story concept that has been designed specifically with the General Plan in mind. The Overlay gives us the ability to provide limited private outdoor space with an openness encouraging homeowner interaction and promotes the “walkability” so desired within this General Plan.

C. DESCRIBE HOW THE PAD OVERLAY DISTRICT IS DEEMED APPROPRIATE OR NECESSARY, AND TRADITIONAL ZONING REGULATIONS ARE REPLACED BY PERFORMANCE CONSIDERATIONS TO FULFILL THE OBJECTIVES OF THE GENERAL PLAN.

Our request for a PAD Overlay District is necessary to be able to innovatively configure a multi-story project with a medium density as required per the General Plan for this area. The single-family homes will be a Gemini concept that will include every two units be attached. The limited private outdoor areas and open space will allow the homeowner interaction envisioned under the General Plan. The level of intensity, in our opinion, promotes the desired village environment and provides easy access to goods and services, business and recreation.

TEMPE PARKVIEW TOWNHOMES
LETTER OF EXPLANATION
USE PERMIT REQUEST

PROJECT DESCRIPTION

Habitat for Humanity is proposing a single-family residential development that will include 18 total homes which equates to a density of 16.13 units per acre. Total building area is 15,768 Square Feet yielding lot coverage of 48.3%. The project will include 18 single-family residential homes that will be a Gemini model with every two units sharing a common wall. The homes will be three (3) stories in height and will include exterior patios and canopies and a two (2) car garage. There will be two (2) guest parking spaces in front of the homes in the driveway. The homes will be constructed of frame and stucco with powdercoated steel in an aluminum color on the canopy and railings. There will be a block wall around the entire site and common area landscaping in Tracts B and C at the front of the property. The single-family residences will be painted one of three body and trim paint combinations. The trees, shrubs, accents, and ground covers are drought resistant and in accordance with City of Tempe requirements.

USE PERMIT REQUEST

Habitat for Humanity is proposing to construct 18 single-family residential homes in a fashion that will maximize density as envisioned in the General Plan. The homes will be stacked, with each home having three (3) stories and the project will provide limited outdoor space with an openness encouraging homeowner interaction.

Habitat is requesting a Use Permit that would allow the tandem spaces situated in front of the two (2) car garages in front of each unit to be utilized for guest parking. The spaces are 18 feet in length and considered more than adequate to accommodate any guest parking requirements. The homeowners that will be occupying the homes are individuals and families that fall within the 30% to 60% of Area Median Income. These individuals typically do not possess expensive, oversized vehicles nor do their guests. Approving a Use Permit to allow for the tandem spaces to be guest parking spaces would

provide a total of 36 guest parking spaces available throughout the project. Currently the requirement in the R-4 multi-family zoning designations applicable to the Subject is that 2.5 guest spaces per each three (3) bedroom home is required. This would equate to 45 total guest parking spaces. In the single-family residential zoning districts, tandem spaces are allowed to serve guest parking spaces. In addition, in the single-family residential zoning districts, the requirement for guest parking is 2 guest spaces per each three (3) bedroom unit. This would equate to a total of 36 required guest parking spaces which is the number of guest parking spaces we will be providing for the project.

A. NOT CAUSE ANY SIGNIFICANT VEHICULAR OR PEDESTRIAN TRAFFIC IN ADJACENT AREAS AND;

Allowing the tandem driveway spaces to be utilized as guest parking spaces will not in any way cause any significant vehicular or pedestrian traffic in adjacent areas. It would serve to keep cars off of the private drive in the event of an emergency with the cars parked on the individual driveways.

B. NOT CAUSE ANY NUISANCE (ODOR, DUST, GAS, NOISE, VIBRATION, SMOKE, HEAT OR GLARE, ETC.) EXCEEDING THAT OF AMBIENT CONDITIONS, AND;

Approving the guest parking request will not cause any nuisance with regard to ambient conditions. It will serve to keep homeowners guests from parking along the private drive and utilizing the tandem spaces instead.

C. NOT CONTRIBUTE TO THE DETERIORATION OF THE NEIGHBORHOOD OR BE IN CONFLICT WITH THE GOALS, OBJECTIVE AND POICIES OF THE CITY, AND;

Utilizing the tandem spaces for guest parking will do nothing to deteriorate the neighborhood and in essence, allow us to develop our single-family residential project at a greater density as envisioned under the General Plan.

D. BE COMPATIBLE WITH EXISTING SURROUNDING STRUCTURES, AND;

Approving the request to allow the tandem driveway spaces on each lot for guest parking will be compatible with existing surrounding structures. The project is planned for maximum density, limited outdoor space to allow for greater homeowner interaction and promotes the desired village environment with easy access to goods and services as outlined in the General Plan.

E. NOT RESULT IN ANY DISRUPTIVE BEHAVIOR WHICH MAY CREATE A NUISANCE TO THE SURROUNDING AREA OR GENERAL PUBLIC.

Utilizing the tandem driveway spaces for guest parking will not result in any disruptive behavior that may create a nuisance for the surrounding area. It would serve to promote guest parking in the tandem spaces and not the private drive, leaving that clear for other homeowners and any requirement for emergency vehicles.

**LETTER OF EXPLANATION
TEMPE PARKVIEW TOWNHOMES**

Project Goals and Objectives:

This project will provide a quality 18 lot detached single-family townhome subdivision in an infill neighborhood location which will upgrade the character and quality of the existing neighborhood by providing a new project which has efficient pedestrian and vehicular access and a project which has an energy efficient design which is aesthetically pleasing. The site is located at 1937 East Don Carlos Avenue.

The proposed development incorporates a single-family, multi-story product with abundant common area open space promoting resident interaction and easy access to goods and services. The three-story, single-family homes will be situated on both sides of a private drive located in the center of the project. The homes will be in a Gemini configuration with every two homes situated immediately adjacent to the other. The single-family townhomes will provide the medium to high-density product that is desired under the Tempe General Plan in place for this area. There will be two homes situated immediately adjacent to the Don Carlos Avenue frontage and those homes will include a patio area with a canopy that is visible from the sidewalk along Don Carlos. In addition, there are several windows on the street side frontage of these homes as well as clear views of the front and rear patio areas and second floor balconies from the pedestrian level along Don Carlos Avenue. The placement of the buildings maximizes the natural surveillance and visibility for the Don Carlos Avenue pedestrians.

In order to achieve the maximum energy conservation and comfort as an integral part of the design, we have included minimal south facing windows and we have included awnings over the 3rd story bedroom windows. The covered patio and deck and the large shade trees surrounding the property also assist in maximizing energy conservation. The structures will be constructed to EnergyStar V3, LEED Silver Certifiable, and 2012 IECC. These standards include items such as extensive insulation and sealing of the building envelope and Low E Argon filled windows.

Habitat for Humanity utilizes materials that are of superior quality and are energy efficient in the construction of our homes. We are utilizing a sand finish stucco system coupled with large pop-outs to add function and style in order to promote compatibility with surrounding area development as desired by the City of Tempe under their General Plan. We have also included steel awnings, brushed aluminum railings, gates, and trellises to each unit to add to the architectural interest and overall character of the home.

Habitat for Humanity is proposing a new, 18 lot single-family residential development. In order to comply with the wishes of the City of Tempe per their medium to high density General Plan amendment for this area, we have designed a three-story home with limited outdoor space and an openness that encourages resident interaction and promotes pedestrian oriented traffic. The project

is situated in an extremely diverse neighborhood with a variety of housing products included. In addition to a 5-story apartment complex situated to the southwest, there is a two-story condominium project to the northwest and a two-story apartment complex to the east. The three-story product we have designed has a building height of 33 feet 10 inches and falls well within the ranges of the surrounding area land uses and zoning requirements.

The project will include 18 single-family residential units. The units will be three-stories in order to achieve the density and medium density as desired under the Tempe General Plan. The project is planned so that each two units are situated immediately adjacent to one another. Architectural interest will be provided from the use of pop-outs, canopies, railings and strategically placed windows. Outdoor patio and balconies will serve to increase the security of adjacent outdoor spaces by maximizing outdoor surveillance and visibility. The paint treatment will serve to eliminate the appearance of monotony in the project by varying paint schemes within the project in groupings of two units.

The single-family residences include several architecturally interesting features while at the same time considering the fact that we are providing safe, affordable housing. We have added several pop-outs, aluminum brushed railings and canopies as well as patios. Although the buildings have a front which faces the private drive in the center of the project, the two units fronting Don Carlos have been given special consideration and have patios, canopies, side facing windows, etc. to provide visibility to the homeowner as well as the pedestrians that may be traveling along Don Carlos Avenue. The windows and patios are designed specifically to provide the pedestrian with a feeling of safety while traveling along the project rather than a dark alley feeling.

The project is located on the south side of Don Carlos Avenue which is situated between Broadway Road and University Drive on the south and north, and McClintock Drive and Price Road on the west and east. The site is situated in close proximity to Arizona State University and there are several transportation options including, but not limited to, light rail; bike path; arterial roadway; bus route; pedestrian walkways. All of these methods of transportation provide a plethora of opportunity for individuals to gain access to the project.

The project is situated on the south side of Don Carlos Avenue. Automobile traffic accesses the property via a private driveway which intersects Don Carlos Avenue thus providing access to the appropriate arterial roadways. Pedestrian traffic access and circulation is provided on the sidewalks situated adjacent to the property. These sidewalks provide continued access to a variety of venues.

Habitat for Humanity is a non-profit with a main goal of providing safe, affordable housing to the working poor. In addition to the exterior windows and patios providing a clear view of pedestrian traffic, our project will include exterior lighting for security and safety. We have planned for brushed aluminum steel security doors to be installed at the front of each of the single-family residences. The open space and configuration of the residences shall promote and encourage homeowner interaction which will serve as another layer of crime prevention when neighbors are looking out for one another.

The landscape plan integrates a pleasing streetscape that gives an inviting feeling to the project and yet provides a degree of separation between properties. We have included a variety of plant material and trees indigenous to the area that serve to promote the open feeling as well as provide definitive property lines in a project that is designed to be open in nature. The main irrigation lines are situated in the eight foot PUE located at the front of the property between the individual lots and the two landscape tracts. They are also located in the eight foot PUE's situated along each side of the private drive. The homeowners association will be responsible for the maintenance of all landscape areas including the two common area tracts along Don Carlos Avenue, as well as the individual front and rear yards for each of the individual lots. Care and maintenance of all landscape materials by the homeowners association will serve to ensure that all of the landscape is well maintained.

Habitat does not plan to provide main identification signage for the subdivision with the project name. Rather, we plan to include a brushed aluminum sign on the front block wall with the building numbers such as XXX-XXX East Don Carlos Avenue. As Habitat for Humanity is a nonprofit organization, we strive to maintain our status as the number one Habitat producer in the world for 2015 and work diligently to keep our projects affordable.

We propose to have lighting over our patio and balcony areas. The lighting will not create negative effects and is compatible with surrounding area lighting uses. It will provide security not only to the homeowners, but to pedestrians passing by along Don Carlos Avenue.

Respectfully Submitted,



Tana Nichols
Director of Land Acquisition and Development

PLANNED AREA DEVELOPMENT OVERLAY TEMPE PARKVIEW TOWNHOMES

A RE-PLAT OF TEMPE PARKVIEW TOWNHOMES AS RECORDED IN BOOK 871 OF MAPS, PAGE 01, M.C.R. AND SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS, THE _____ DAY OF _____, 2015, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROGER G. SCHWIERJOHN, WHO ACKNOWLEDGED THAT HE, AS PRESIDENT/CEO OF HABITAT FOR HUMANITY CENTRAL ARIZONA, AN ARIZONA NON-PROFIT CORPORATION, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSED THEREIN CONTAINED.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

HABITAT FOR HUMANITY, A ARIZONA NON-PROFIT ORGANIZATION

BY: _____ DATE: _____
OWNER

ITS: PRESIDENT

OWNER/DEVELOPER

HABITAT FOR HUMANITY, CENTRAL ARIZONA
9133 NW GRAND AVENUE
SUITE 1
PEORIA, ARIZONA 85345
TANA NICHOLS
PHONE: (602) 617-9694

PROJECT DATA FOR "TEMPE PARKVIEW" TABLE 4-202B	
STANDARDS	R-4 PAD
GENERAL PLAN LAND USE	RESIDENTIAL
GENERAL PLAN DENSITY	250U/AC
SITE AREA	1.12--ACRES, 48,659--S.F.
DENSITY	170U/AC
# OF UNITS	18
# OF BEDROOMS	3 BEDROOMS PER UNIT, OR 54 BEDROOMS
BUILDING HEIGHT	34'-6"
DEVELOPMENT LOT COVERAGE	32.4% (15,768/48,659)
LOT S.F. (TOTAL/EACH LOT)	15,768/876
TOTAL BUILDING S.F.	2,184--S.F.
SITE LANDSCAPE COVERAGE	25%
DEVELOPMENT SETBACKS:	
--FRONT (NORTH)	14'
--SIDE (EAST & WEST)	8'
--REAR (SOUTH)	20'
INDIVIDUAL LOT SETBACKS:	
--FRONT	18'
--SIDE	0' ATTACHED/4' DETACHED
--REAR	10'
--STREET SIDE	8'
VEHICLE PARKING QUANTITY	
	2--SPACES PER UNIT, 36--SPACES IN GARAGE
USE PERMITS	36 TANDEM SPACES IN DRIVEWAY

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

LOTS 1 THROUGH 19, INCLUSIVE AND TRACT A, TEMPE PARKVIEW TOWNHOMES, ACCORDING TO BOOK 871 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE
ON THIS _____ DAY OF _____, 2015



CONDITIONS FOR APPROVAL PAD15005

REC15042

PAD15005

DS141038



PLANNED AREA DEVELOPMENT OVERLAY
TEMPE PARKVIEW TOWNHOMES



Revised
5-8-15
5-11-15

Date
04-26-15
As-Built
Job No.
140901

PLANNED AREA DEVELOPMENT OVERLAY TEMPE PARKVIEW TOWNHOMES

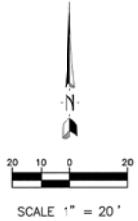
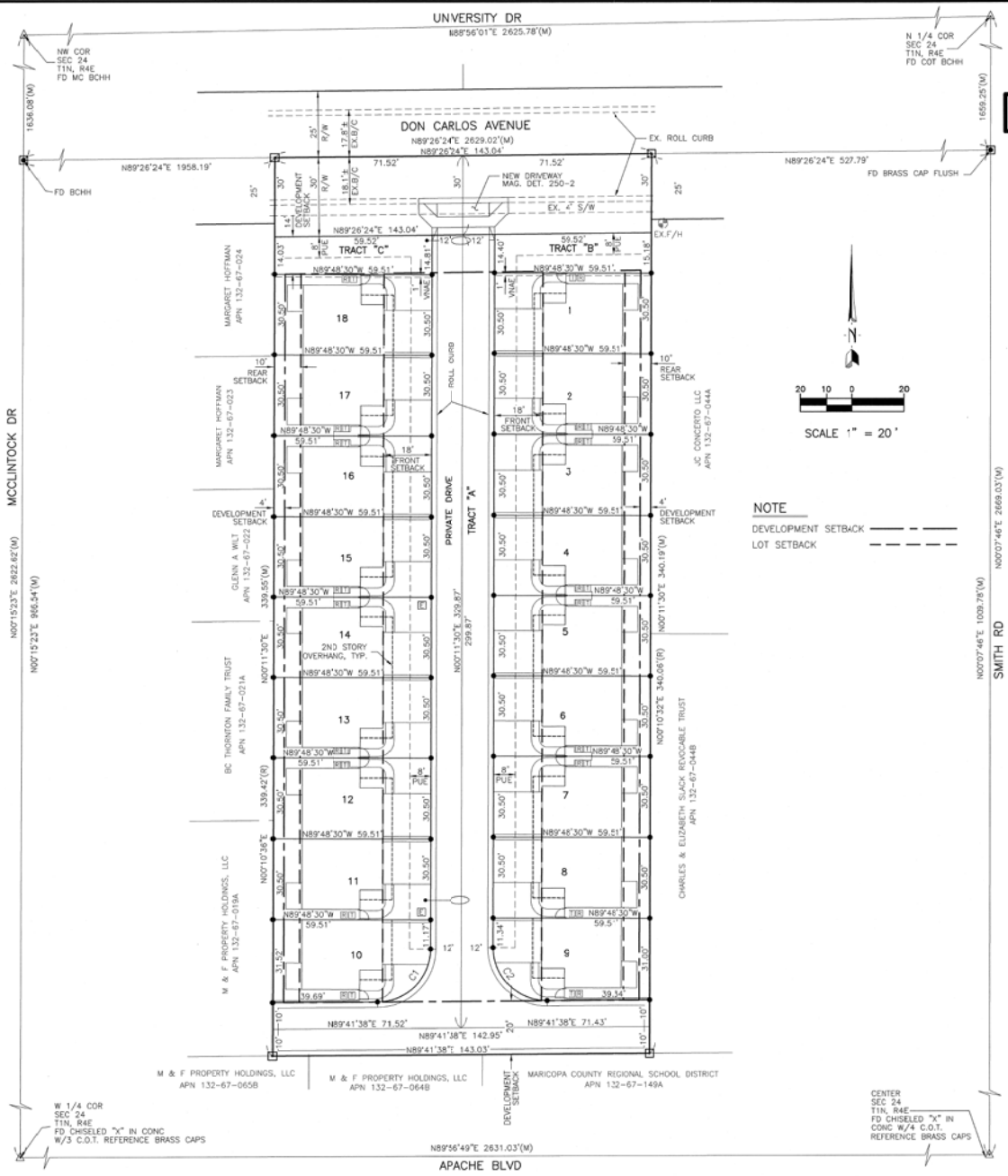


PLANNED AREA DEVELOPMENT OVERLAY TEMPE PARKVIEW TOWNHOMES



Revised: 5-1-15

Date: 04-20-15
As-Built
Job No.: 140901



NOTE
DEVELOPMENT SETBACK: - - - - -
LOT SETBACK: - - - - -

PROJECT DATA FOR TEMPE PARKVIEW TABLE 4-202B		
STANDARDS	R-4 PAD EXISTING	R-4 PAD PROPOSED
GENERAL PLAN LAND USE	RESIDENTIAL	RESIDENTIAL
GENERAL PLAN DENSITY	250U/AC	160U/AC
SITE AREA	-	48,659-S.F. (1.12-ACRES)
DENSITY	190U/AC	170U/AC
BUILDING HEIGHT	36'-0"	34'-6"
DEVELOPMENT LOT COVERAGE	36%	32.4%
SITE LANDSCAPE COVERAGE	13%	25%
DEVELOPMENT SETBACKS:		
-FRONT (NORTH)	19'	14'
-SIDE (EAST & WEST)	9'	8'
-REAR (SOUTH)	10'	20'
INDIVIDUAL LOT SETBACKS:		
-FRONT	20'	18'
-SIDE	10'	0' ATTACHED/4' DETACHED
-REAR	10'	10'
VEHICLE PARKING QUANTITY	41 REQUIRED, 43 PROVIDED	36 GARAGE PARKING + 36 TANDEM PARKING, 72 TOTAL
USE PERMITS		36 TANDEM SPACES IN DRIVEWAY

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.24	20.00	89°30'08"
C2	31.59	20.00	90°29'52"

TRACT TABLE	
"A"	0.2293 AC. PRIVATE DRIVE, EASEMENT FOR PUBLIC UTILITIES DRAINAGE, REFUSE COLLECTION AND EMERGENCY AND SERVICE TYP: VEHICLES
"B"	0.0202 AC. LANDSCAPE, OPEN SPACE
"C"	0.0197 AC. LANDSCAPE, OPEN SPACE
TOTAL	0.2692 AC.

LOT TABLE					
LOT 1	1815 S.F.	0.0417 AC.	LCT 10	1776 S.F.	0.0408 AC.
LOT 2	1815 S.F.	0.0417 AC.	LCT 11	1815 S.F.	0.0417 AC.
LOT 3	1815 S.F.	0.0417 AC.	LCT 12	1815 S.F.	0.0417 AC.
LOT 4	1815 S.F.	0.0417 AC.	LCT 13	1815 S.F.	0.0417 AC.
LOT 5	1815 S.F.	0.0417 AC.	LCT 14	1815 S.F.	0.0417 AC.
LOT 6	1815 S.F.	0.0417 AC.	LCT 15	1815 S.F.	0.0417 AC.
LOT 7	1815 S.F.	0.0417 AC.	LCT 16	1815 S.F.	0.0417 AC.
LOT 8	1815 S.F.	0.0417 AC.	LCT 17	1815 S.F.	0.0417 AC.
LOT 9	1773 S.F.	0.0407 AC.	LCT 18	1815 S.F.	0.0417 AC.

LEGEND	
[E]	PROPOSED TRANSFORMER
[S]	PROPOSED STREET LIGHT
[T]	PROPOSED TRASH BIN
[R]	PROPOSED RECYCLE BIN

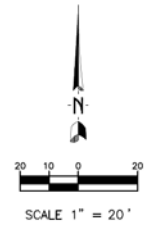
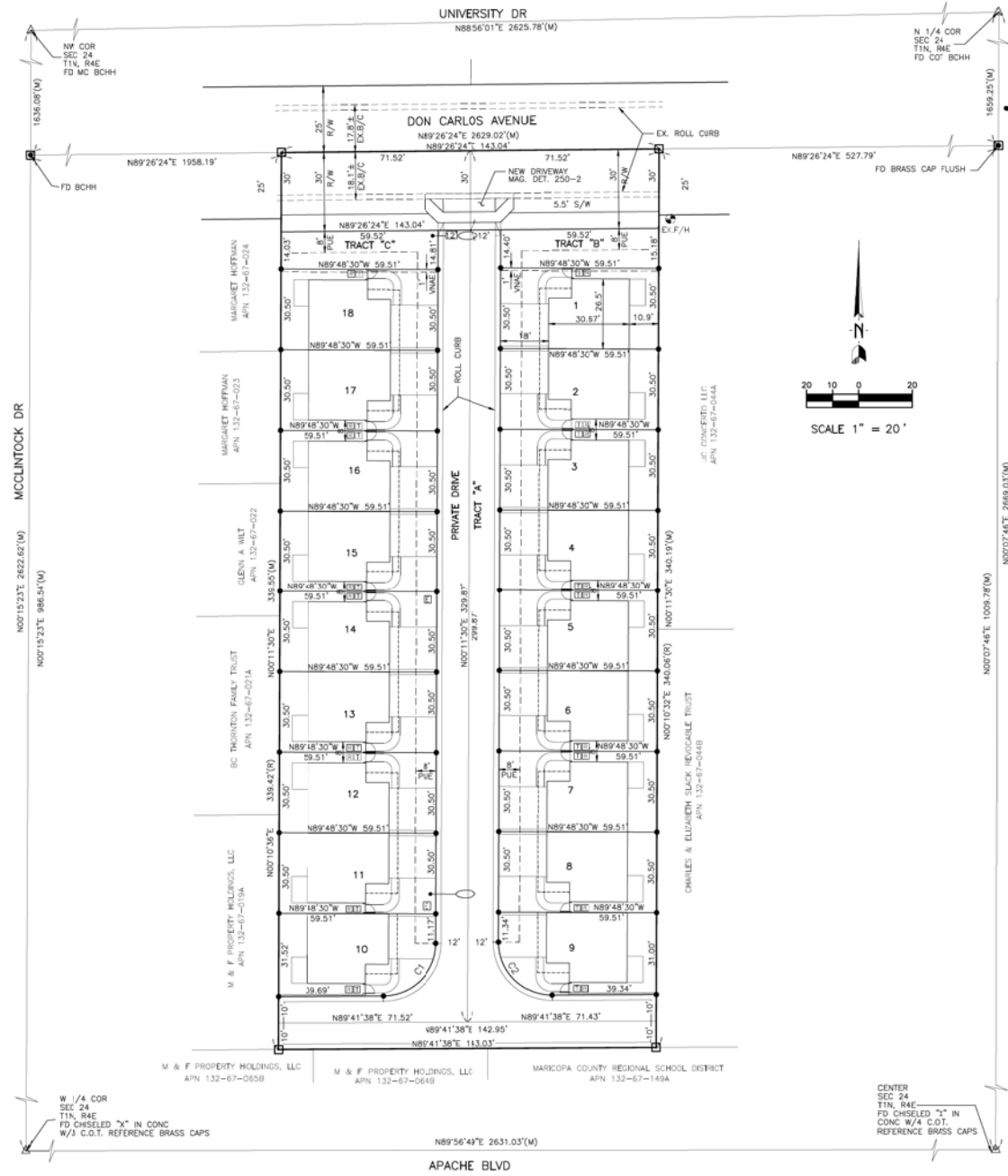
DS141038

PAD15005

REC15042

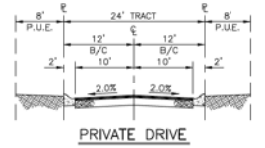
SITE PLAN FOR "TEMPE PARKVIEW TOWNHOMES AMENDED" 1937 EAST DON CARLOS AVENUE

A RE-PLAT OF TEMPE PARKVIEW TOWNHOMES AS RECORDED IN BOOK 871 OF MAPS, PAGE 01, M.C.R. AND SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT DATA

EXISTING ZONING: R-4
 PROPOSED ZONING: R-4
 GROSS ACRES: 48,615 S.F. OR 1.116 AC.
 NET ACRES: 44,320 S.F. OR 1.017 AC.
 BUILDING AREA: 15,768 S.F.
 LOT COVERAGE: 48.3%
 MAXIMUM HEIGHT: 3 STORIES
 TYPE OF CONSTRUCTION: SPRINKLER SYSTEM NONE
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 TOTAL UNITS: 18
 DENSITY: 16.13 LOTS PER ACRE
 PARKING: TWO PER UNIT
 LANDSCAPING: TRACTS "B" & "C"



LEGEND

- PROPOSED TRANSFORMER
- PROPOSED STREET LIGHT
- PROPOSED TRASH BIN
- PROPOSED RECYCLE BIN

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	31.24	20.00	89°30'08"
C2	31.59	20.00	90°29'52"

TRACT TABLE

TRACT	AREA	DESCRIPTION
"A"	0.2293 AC.	PRIVATE DRIVE, EASEMENT FOR PUBLIC UTILITIES DRAINAGE, REFUSE COLLECTION AND EMERGENCY AND SERVICE TYPE VEHICLES
"B"	0.0202 AC.	LANDSCAPE, OPEN SPACE
"C"	0.0197 AC.	LANDSCAPE, OPEN SPACE
TOTAL	0.2692 AC.	

LOT TABLE

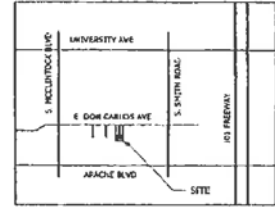
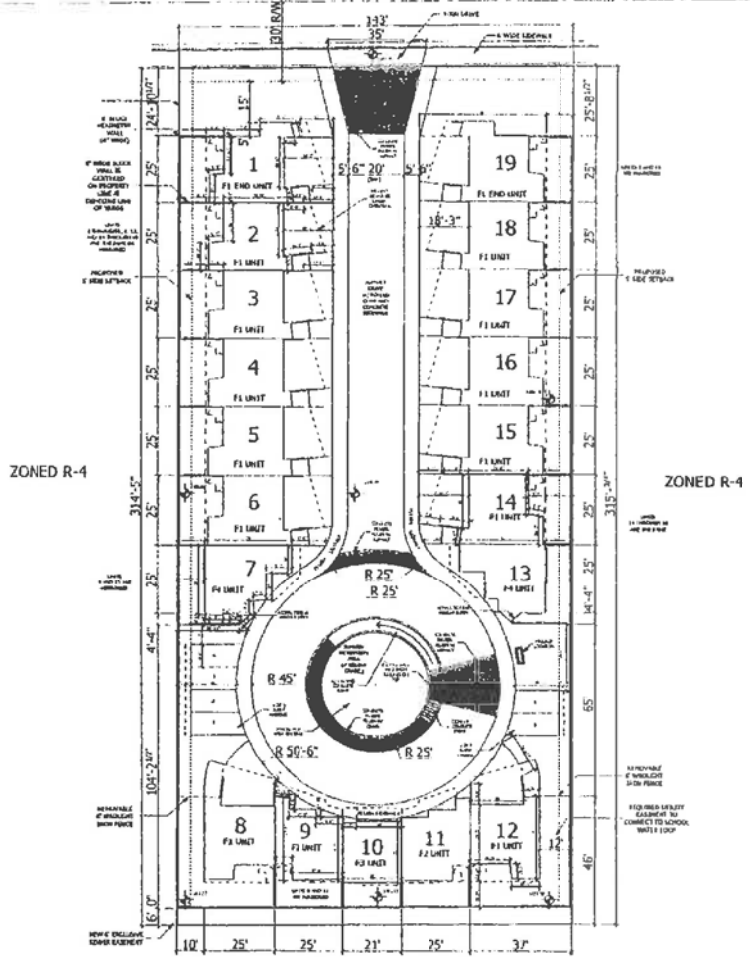
LOT	S.F.	AC.	LOT	S.F.	AC.
LOT 1	1815	0.0417	LOT 10	1776	0.0408
LOT 2	1815	0.0417	LOT 11	1815	0.0417
LOT 3	1815	0.0417	LOT 12	1815	0.0417
LOT 4	1815	0.0417	LOT 13	1815	0.0417
LOT 5	1815	0.0417	LOT 14	1815	0.0417
LOT 6	1815	0.0417	LOT 15	1815	0.0417
LOT 7	1815	0.0417	LOT 16	1815	0.0417
LOT 8	1815	0.0417	LOT 17	1815	0.0417
LOT 9	1773	0.0407	LOT 18	1815	0.0417



SUBMITTED BY
Clouse Engineering, Inc.
 ENGINEERS • SURVEYORS
 1643 E. Grandwood Ave. Phoenix, Arizona 85022
 Tel 602-395-9300 Fax 602-395-9310

Job No.
140901
 SH. 1
 OF 1
 SITE PLAN 100

E. DON CARLOS AVE.



VICINITY MAP
SCALE: NO SCALE

EQUITY DEVELOPMENT & MANAGEMENT, INC.
1150 N. COUNTRY CLUB DRIVE #103
MESA, AZ 85201
PH 480-615-6555 EXT. 12
CONTACT: MIKE CALKINS & JEFF HAN

TEMPE PARK VIEW TOWNHOMES
1917 E. AND 1943 E. DON CARLOS AVE
TEMPE, AZ

PROPOSED USE: 19 UNIT RESIDENTIAL TOWNHOUSES

LEGAL DESCRIPTION: PARCEL # 132-67-042 AND 132-67-043

PARCEL SIZE: 143' x 314.75' = 46,110.86 sq ft = 1.06 acres (43,560 sq ft per acre)

GENERAL PLAN: 2030 - RESIDENTIAL - MEDIUM DENSITY (UP TO 25 UNITS/ACRE)
EXISTING ZONING: R-4 MULTI-FAMILY GENERAL DISTRICT
PROPOSED ZONING: R-4 PAD OVERLAY

BUILDING AREA:
F1 --- 64.736 sq ft x 12 units = 776.832 sq ft
F1 END --- 677.67 sq ft x 2 units = 1355.34 sq ft
F2 --- 596.95 sq ft x 2 units = 1193.9 sq ft
F3 --- 460.58 sq ft x 1 unit = 460.58 sq ft
F4 --- 629.94 sq ft x 2 units = 1259.88 sq ft
TOTAL = 11,578.26 sq ft

LOT COVERAGE ALLOWABLE: 60%
LOT COVERAGE: 25.3% (11,231.72 sq ft / 46,110.86 sq ft = .2532)
HEIGHT OF BUILDINGS: 35'-0" (TOP OF PARAPET) MEASURED FROM CONTROL POINT
LOCATED AT TOP OF CURB ON E. DON CARLOS AVE. AT CENTER POINT OF PROPERTY
ELEVATION 1181.15'

NUMBER OF STORIES: 3
TYPE OF CONSTRUCTION: CONVENTIONAL ALUMINUM FRAME CONSTRUCTION
BUILDINGS WILL BE EQUIPPED WITH AUTOMATIC EXTINGUISHING SYSTEMS ON ALL FLOORS
OF ALL UNITS PER CITY OF TEMPE UDC.

19 RESIDENTIAL TOWNHOUSES
DENSITY ALLOWED: 25 UNITS PER ACRE
DENSITY PROPOSED: 18.5 UNITS PER ACRE (19 UNITS FOR 1.06 ACRES)

PARKING REQUIRED: 2 SPACES PER 2 BEDROOM UNIT 2x18=36 SPACES
1.5 SPACES PER 1 BEDROOM UNIT 1x1.5=1.5 SPACES
0.2 SPACES GUEST SPACES PER UNIT 0.2x19=3.8 SPACES
TOTAL REQUIRED=41.3 SPACES, ROUNDS TO 41 SPACES

PARKING PROVIDED: 2 CAR ATTACHED GARAGE PER 2 BEDROOM UNIT (36 SPACES FOR 18 UNITS)
1 CAR ATTACHED GARAGE PER 1 BEDROOM UNIT (1 SPACE FOR 1 UNIT)
4 ON-SITE GUEST SPACES
TOTAL PROVIDED=43 SPACES

INDIVIDUAL GARAGE PICK-UP-45' OUTSIDE TURNING RADIUS PROVIDED FOR REFUSE AND
EMERGENCY TRUCKS

BIKE PARKING PROPOSED IN INDIVIDUAL GARAGES AT EACH TOWNHOME

BUILDING CODE: UDC 1994 PER CITY OF TEMPE

UNIT TYPE LEGEND		
F1 UNIT	2 BEDROOM, 2 1/2 BATHROOM, STUDY, DOUBLE ATTACHED GARAGE	1431 SF SQ. FT. 12
F1 END UNIT	2 BEDROOM, 2 1/2 BATHROOM, STUDY, DOUBLE ATTACHED GARAGE	1528 SF SQ. FT. 7
F2 UNIT	2 BEDROOM, 2 1/2 BATHROOM, DOUBLE ATTACHED GARAGE	1238 SF SQ. FT. 1
F3 UNIT	1 BEDROOM, 1 1/2 BATHROOM, STUDY, LOFT, SINGLE ATTACHED GARAGE	1139 SF SQ. FT. 1
F4 UNIT	2 BEDROOM, 2 1/2 BATHROOM, DOUBLE ATTACHED GARAGE	1288 SF SQ. FT. 2
TOTAL:		21,028 SF SQ. FT. 19

R-4 CURRENT ZONING		R-4 PAD PROPOSED ZONING	
NUMBER OF UNITS	19	19	
FRONT SETBACK	20'	15'	
SIDE SETBACK	10'	5'	
REAR SETBACK	10'	15'	
DENSITY	25 UNITS PER ACRE	18.5 UNITS PER ACRE	
LOT COVERAGE	60%	25%	
HEIGHT	40' TOP OF PARAPET	35' TOP OF PARAPET	
PARKING	3 PER 2-BEDROOM UNIT, 1.5 PER 1-BEDROOM UNIT	27 SPACES	
GUEST PARKING	0.2 IN 1.5 SPACES	3 SPACES	
TOTAL PARKING	41.3 SPACES	43 SPACES	
BICYCLE PARKING	8 SPACES	PROPOSING 8 BICYCLE PARKING IN INDIVIDUAL ATTACHED GARAGES	
LANDSCAPE COVERAGE	20%	15%	

* SEE PAD PLAN FOR INDIVIDUAL LOT SETBACKS

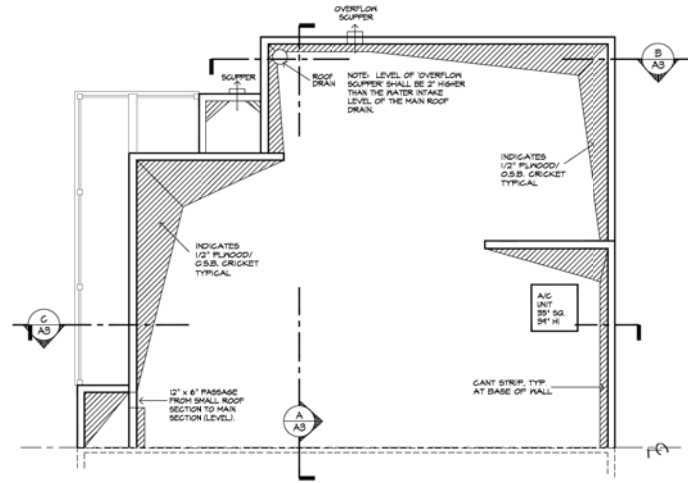
TEMPE PARK VIEW
PAD SITE PLAN
SCALE: 1" = 25'-0"

TEMPE PARK VIEW
TOWNHOMES

DELOMME & ASSOCIATES
ARCHITECTURAL DESIGN
BY DELOMME AND ASSOCIATES
1001 East Main Street, Suite 101
Scottsdale, AZ 85260
480-991-2000

ADDA-AZ C851

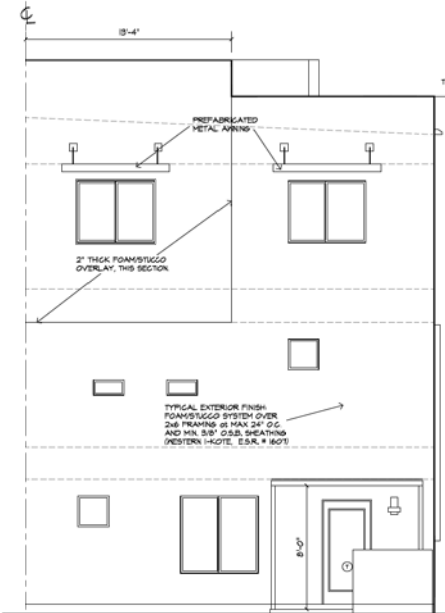
Tuesday, July 26, 2005



NOTE FOR LOTS # 1, 9, 10 and 18 - BUILDING UNITS ON THESE FOUR LOTS VARY FROM THE STANDARD. PLEASE REFER TO SHEETS 'A5' and 'A6' FOR FURTHER INFORMATION.

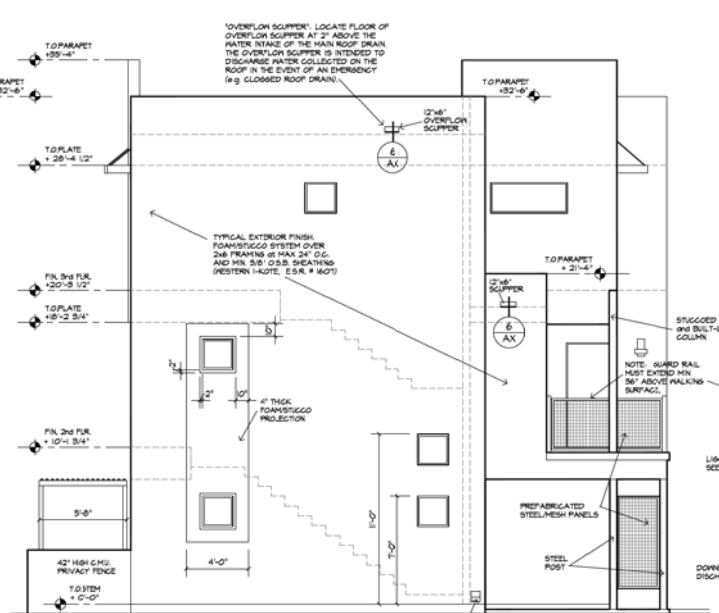
ROOF PLAN DRAINAGE (all levels)

1/4" = 1'-0" NOTE: PLAN ROTATED 90 DEGREES



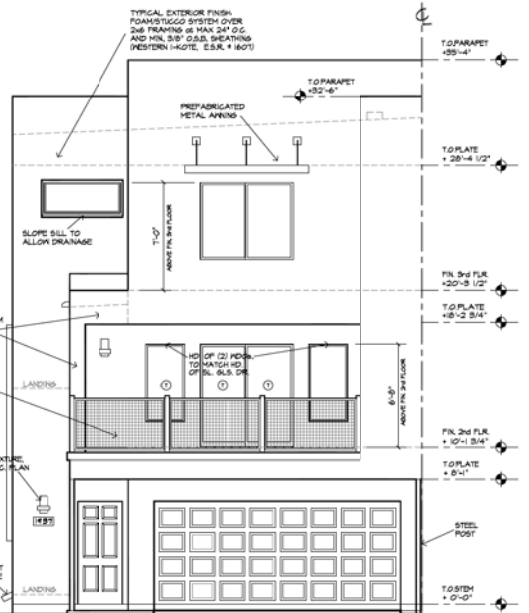
EAST or WEST FACING: REAR ELEVATION

1/4" = 1'-0"



NORTH or SOUTH FACING: LEFT SIDE ELEVATION

1/4" = 1'-0"



EAST or WEST FACING: FRONT ELEVATION

1/4" = 1'-0"

DRAWINGS PREPARED BY:
CADZOOKS
PHOENIX, ARIZONA
(602) 941-1203

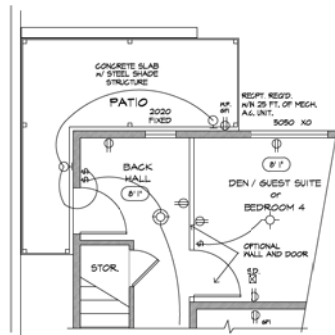
REVISION / DATE

THESE DOCUMENTS HAVE BEEN PREPARED FOR:
CENTRAL ARIZONA
HABITAT FOR HUMANITY
633 N.W. GRAND AVENUE PHOENIX, AZ 85006
OFFICE: 602-255-2411 FAX: 602-255-2703
TEMPE PARKVIEW TOWNHOMES
1021 - 1051 TEMPE AVENUE
TEMPE, ARIZONA

THREE STORY, DUPLEX RESIDENTIAL UNIT:
ROOF PLAN (DRAINAGE)
EXTERIOR ELEVATION VIEWS
NOTE: SEE SHEET 'A 21' FOR FIRST FLOOR VARIATIONS FOR LOTS # 1 AND # 18

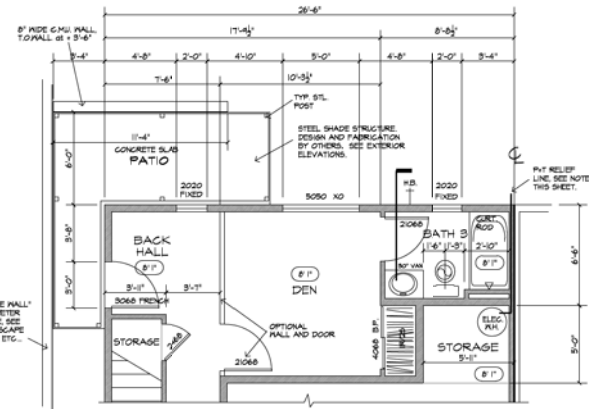
FILE: 10011 TEMPE DUPLEX-ELEV
DATE BY
9-8-14 MUFFET
HAERK

PLAN
DUPLEX
SHEET
A 4



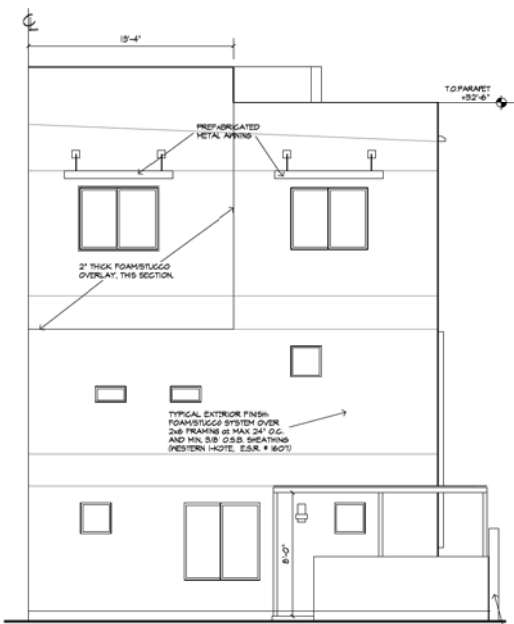
LOTS #1 and #1B (SIM) ONLY:
Partial ELECTRICAL PLAN

1/4" = 1'-0"



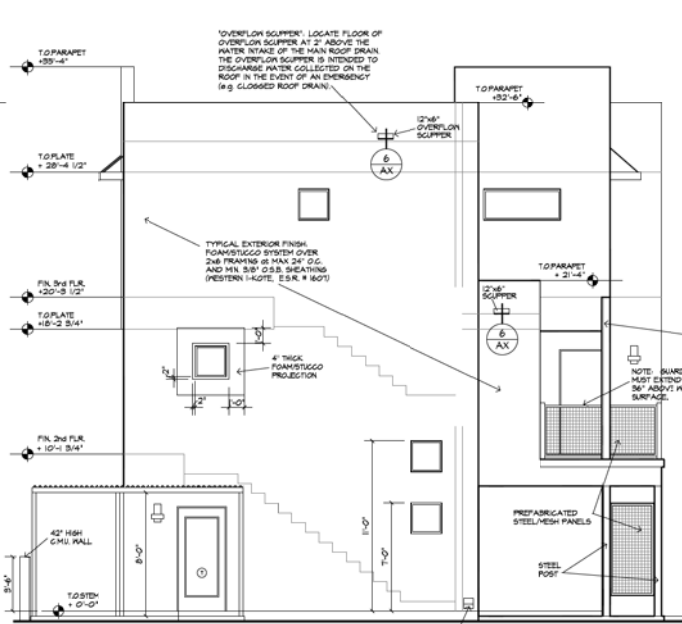
LOTS #1 and #1B (SIM) ONLY:
Partial FIRST FLOOR PLAN

1/4" = 1'-0"



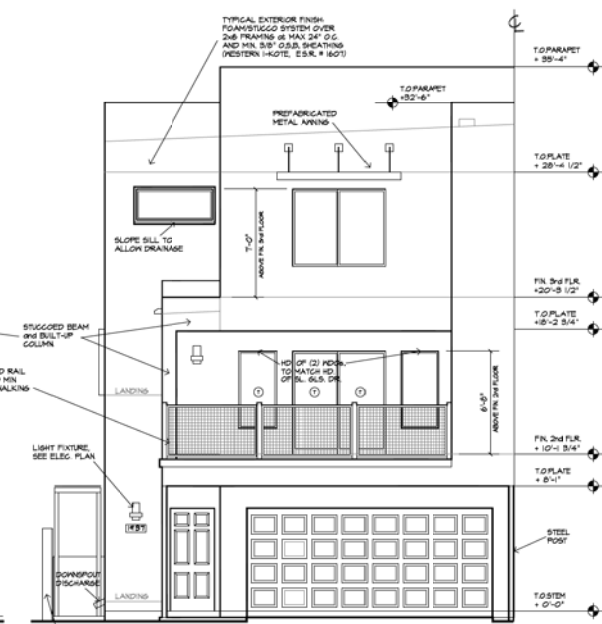
LOTS #1 and #1B (SIM) ONLY:
EAST or WEST FACING:
REAR ELEVATION

1/4" = 1'-0"



LOTS #1 and #1B (SIM) ONLY:
NORTH or SOUTH FACING:
LEFT SIDE ELEVATION

1/4" = 1'-0"



NOTE: HEAD HT FOR WINDOWS SHALL BE 1'-0" ABOVE THE ADJACENT FLOOR EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE ON THESE ELEVATIONS.
LOTS #1 and #1B (SIM) ONLY:
EAST or WEST FACING:
FRONT ELEVATION

1/4" = 1'-0"

DRAWINGS PREPARED BY:
CADZOOKS
PHOENIX, ARIZONA
(602) 947-1203

REVISION / DATE
12-18-14 add ext. post at side of deck, per fabricator.
4-6-15 add 2 2010 nodes at kitchen rear wall.
7-10-15 add COVER and FENCE at PATIO.

THESE DOCUMENTS HAVE BEEN PREPARED FOR:
CENTRAL ARIZONA HABITAT FOR HUMANITY
633 N.W. GRAND AVENUE PHOENIX, AZ 85006
OFFICE: 602-355-2412 FAX: 602-355-2500

THREE STORY, DUPLEX RESIDENTIAL UNIT:
FIRST FLOOR PLAN and EXT. ELEVATIONS VARIATION FOR LOTS #1 and #1B (SIM), ONLY.

FILE: 14011 TEMPE DUPLEX-PRE
DATE BY
3-10-14 MUFFET
HAERK

PLAN DUPLEX
ENGINEERED

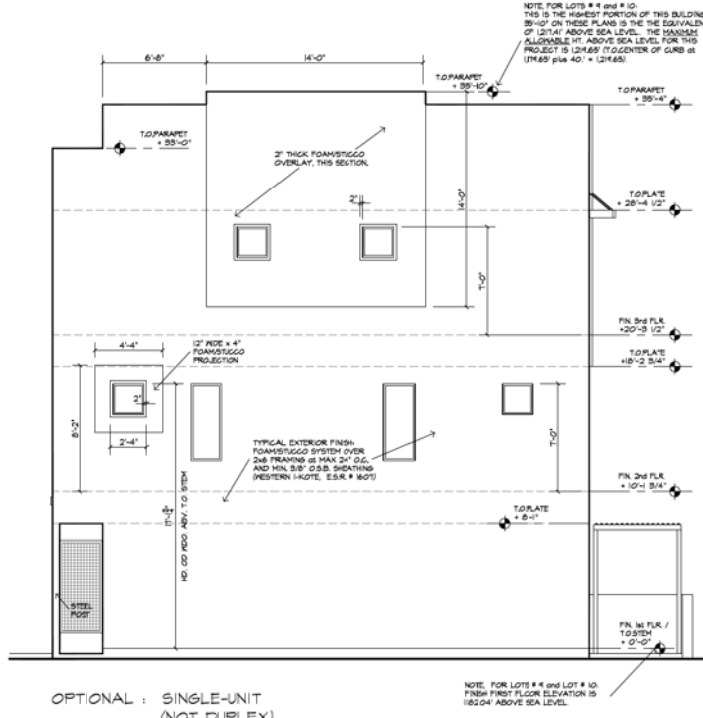
SHEET
A 5

REFER TO STRUCTURAL DRAWINGS, THIS PLAN SET, FOR INFORMATION AND DETAILS RELATIVE TO STRUCTURAL COMPONENTS OF THIS BUILDING.

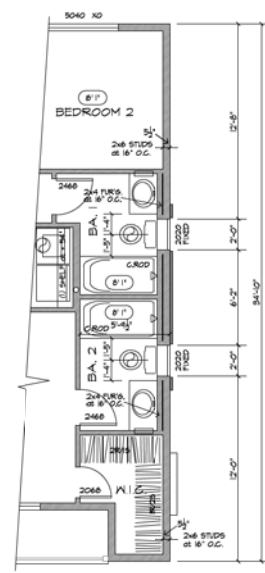
GENERAL NOTES:

- READ "SPECIFICATIONS AND INSTRUCTIONS", SHEET #1 OF THESE PLANS FOR ADDITIONAL INFORMATION.
- REFER TO STANDARD DUPLEX FLOOR PLAN FOR DIMENSIONS AND DETAILED INFORMATION NOT INDICATED HERE.

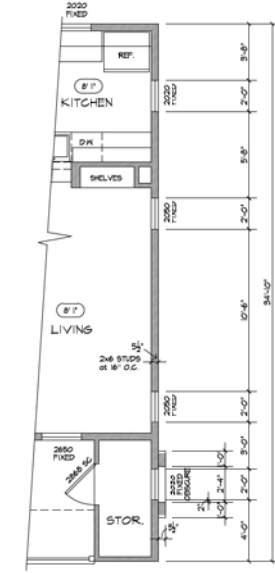
LIVABLE (1st)	356 S.F.
LIVABLE (2nd)	613 S.F.
LIVABLE (3rd)	710 S.F.
LIVABLE (TOTAL)	
GARAGE / STO.	404 S.F.
STORAGE at DECK	31 S.F.
COVID DECK	68 S.F.
TOT. UNDER ROOF	2184 S.F.
UNCOVERED DECK	80 S.F.
UNCOVERED PATIO	60 S.F.



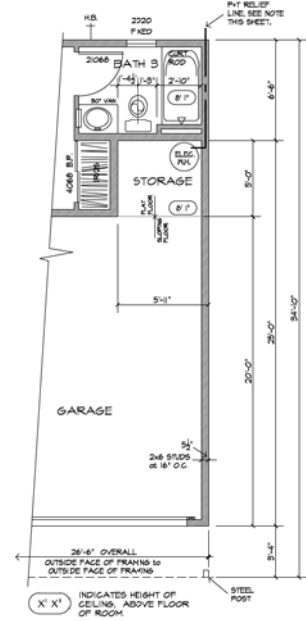
LOT # 9, (and LOT # 10 reversed):
RIGHT SIDE ELEVATION
1/4" = 1'-0"



LOT # 9, (and LOT # 10 reversed):
THIRD FLOOR PLAN
1/4" = 1'-0"



LOT # 9, (and LOT # 10 reversed):
SECOND FLOOR PLAN
1/4" = 1'-0"



LOT # 9, (and LOT # 10 reversed):
FIRST FLOOR PLAN
1/4" = 1'-0"

DRAWINGS PREPARED BY:
CADZOOKS
PHOENIX, ARIZONA
(602) 947-1228

REVISION / DATE
4-18-15 RAISE/MODIFY PARAPET
4-18-15 ADD PATIO CVR.
5-2-15 Temp review

THESE DOCUMENTS HAVE BEEN PREPARED FOR:
CENTRAL ARIZONA
HABITAT FOR HUMANITY
633 N.W. GRAND AVENUE PHOENIX, AZ 85006
OFFICE: 602-265-2412 FAX: 602-265-2703

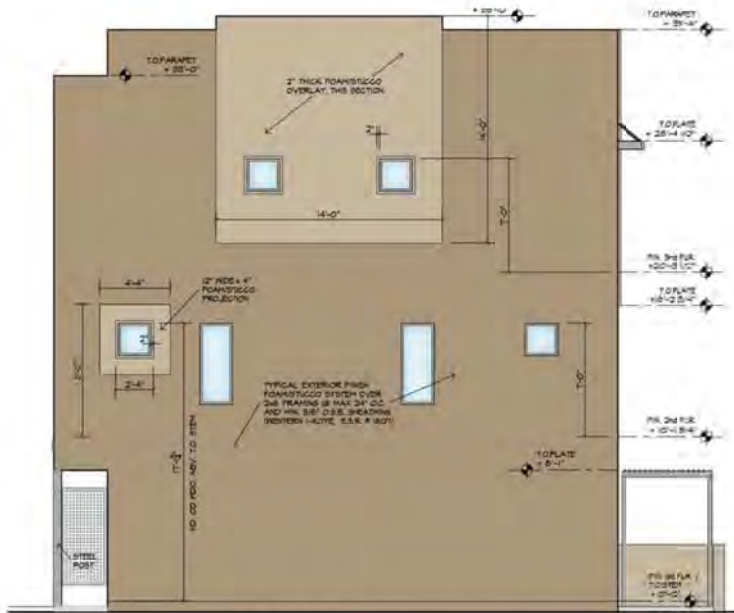
TEMPE PARKVIEW TOWNHOMES
1821 - 1851 TEMPE AVENUE
TEMPE, ARIZONA

ADDITIONAL THREE STORY RESIDENTIAL UNIT.
(SINGLE FAMILY -- NOT DUPLEX)
MODIFICATIONS FOR LOT #9
and LOT # 10 (REVERSED):
+ PARTIAL 1st, 2nd and 3rd
FLOOR PLANS
+ EXTERIOR WALL w/ ADDED ADOPS.

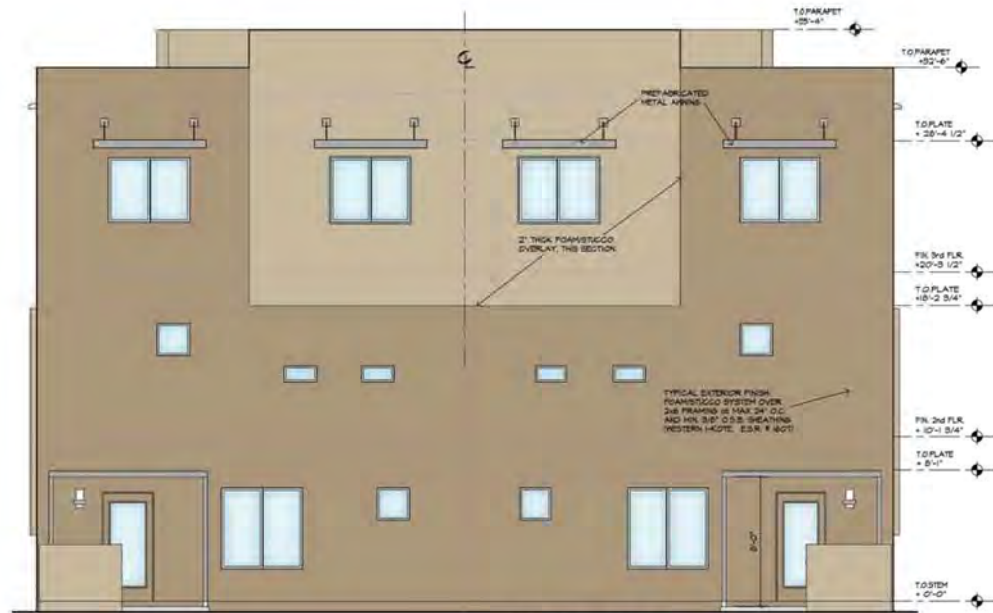
FILE #0411 TEMPE DUPLEX-PRE
DATE BY
3-10-14 MUFFET
MAERK

**PLAN
DUPLEX**
ENGINEERED

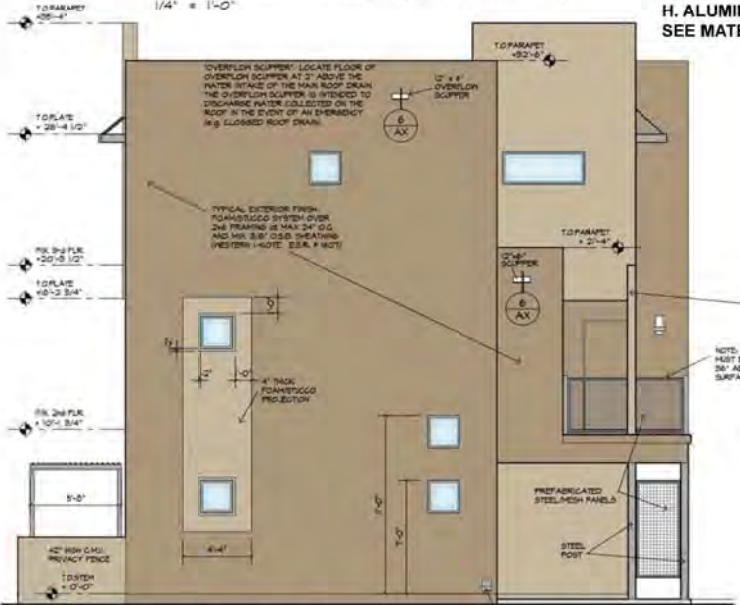
SHEET
A 6



**NORTH FACING:
SIDE ELEVATION** WHEN SINGLE UNIT,
Lots #9 AND #10
1/4" = 1'-0"

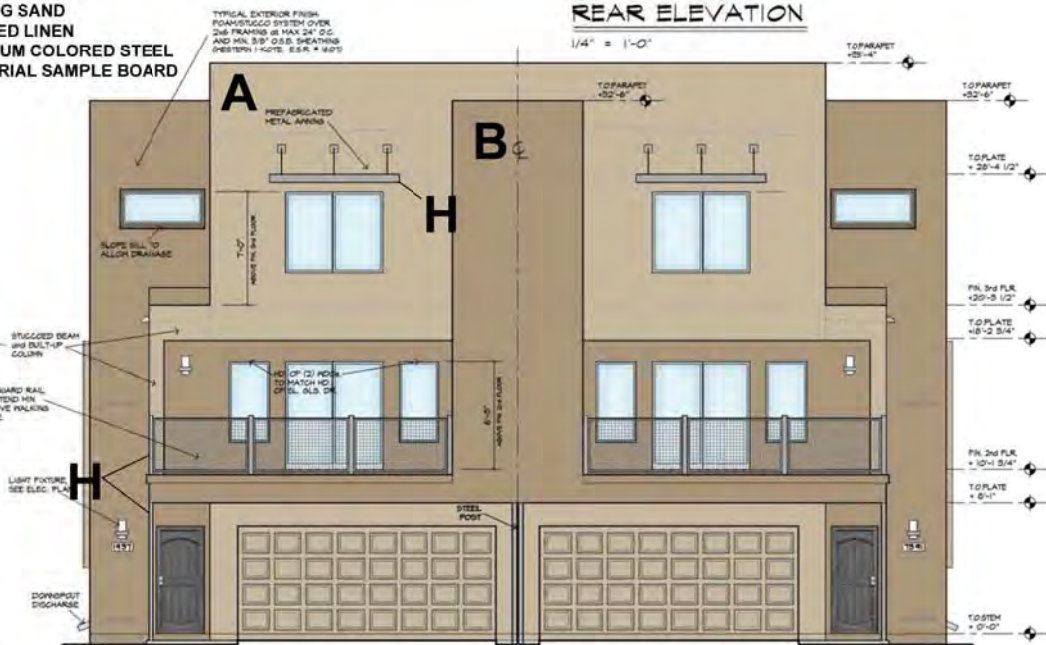


**EAST or WEST FACING:
REAR ELEVATION**
1/4" = 1'-0"



**NORTH or SOUTH FACING:
LEFT SIDE ELEVATION**
1/4" = 1'-0"

**A. BURNING SAND
B. TAILORED LINEN
H. ALUMINUM COLORED STEEL**
SEE MATERIAL SAMPLE BOARD



**EAST or WEST FACING:
FRONT ELEVATION**
1/4" = 1'-0"

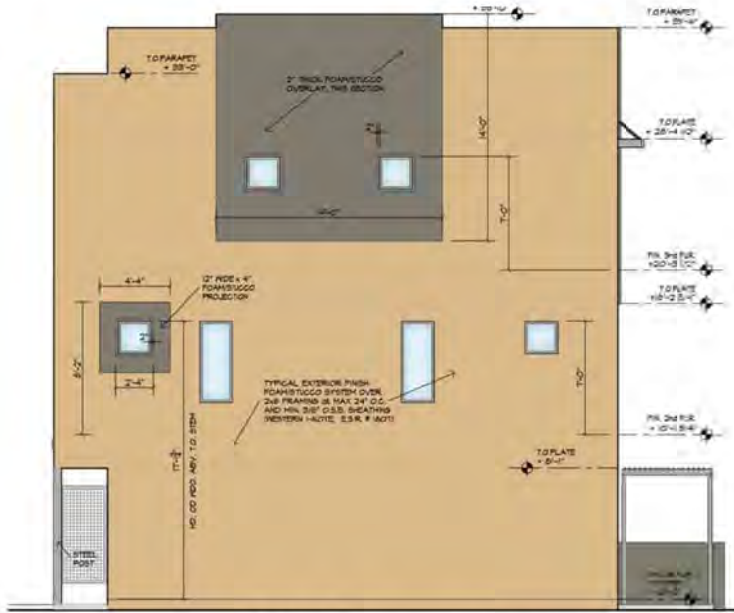
DRAWINGS PREPARED BY:
CADZOOKS
PHOENIX, ARIZONA
(602) 947-4203

REVISION / DATE

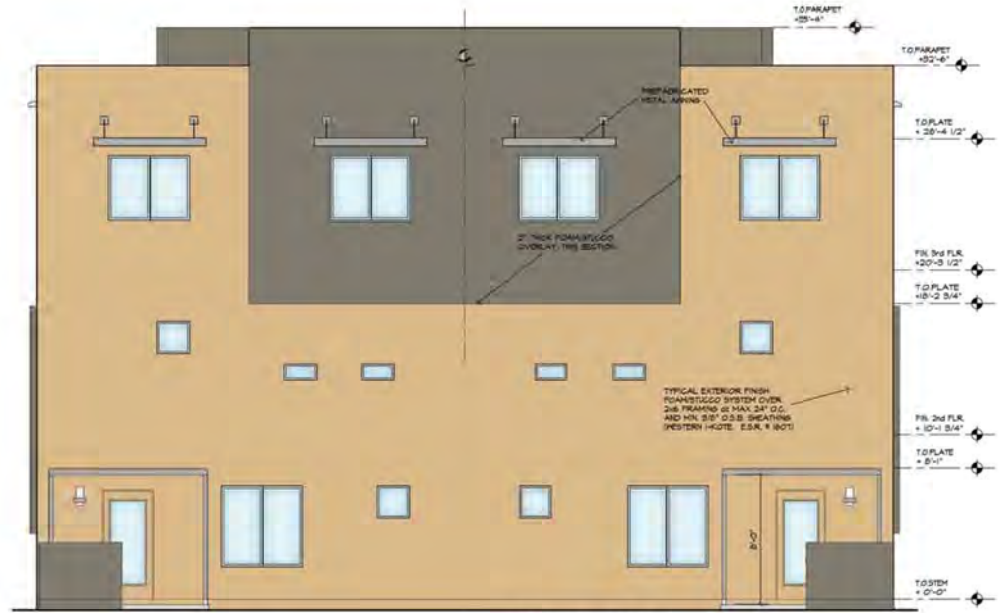
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CENTRAL ARIZONA HOUSING AUTHORITY
833 N.W. 86th AVENUE, PHOENIX, AZ 85048
OFFICE: 602-969-2417 FAX: 602-969-2709
PROJECT:
TEMPE PARKVIEW TOWNHOMES
1827 - 1857 TEMPE, ARIZONA

THREE STORY, DUPLEX RESIDENTIAL UNIT.
COLORED RENDERINGS:
EXTERIOR ELEVATION VIEWS

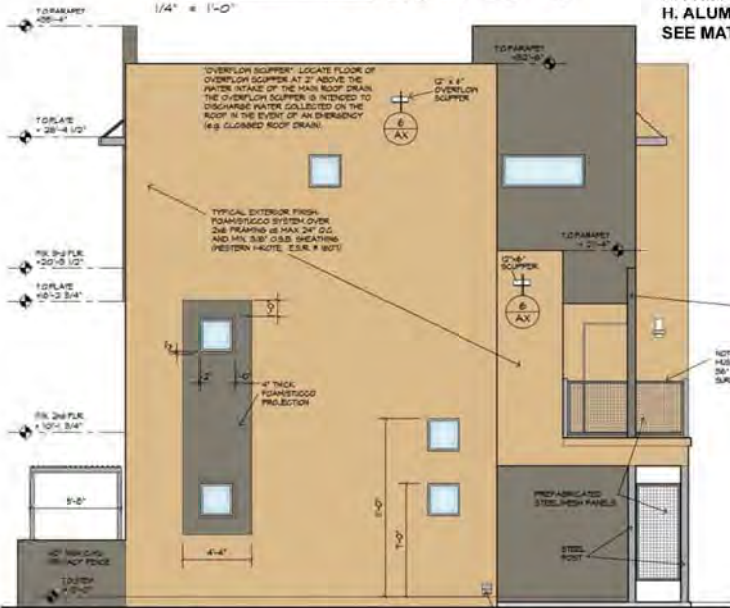
FILE: 4444 TEMPE DUPLEX-05V
DATE: 5-8-14 BY: MURFET MAERK
**PLAN
DUPLEX**
SHEET
color



**NORTH FACING,
SIDE ELEVATION** WHEN SINGLE UNIT,
Lots #9 AND #10
1/4" = 1'-0"



**EAST or WEST FACING,
REAR ELEVATION**
1/4" = 1'-0"



**NORTH or SOUTH FACING,
LEFT SIDE ELEVATION**
1/4" = 1'-0"

**E. BLASE'
F. TIMELESS BEACH
H. ALUMINUM COLORED STEEL**
SEE MATERIAL SAMPLE BOARD



**EAST or WEST FACING,
FRONT ELEVATION**
1/4" = 1'-0"

DRAWINGS PREPARED BY:
CADZOOKS
PHOENIX, ARIZONA
(602) 947-4203

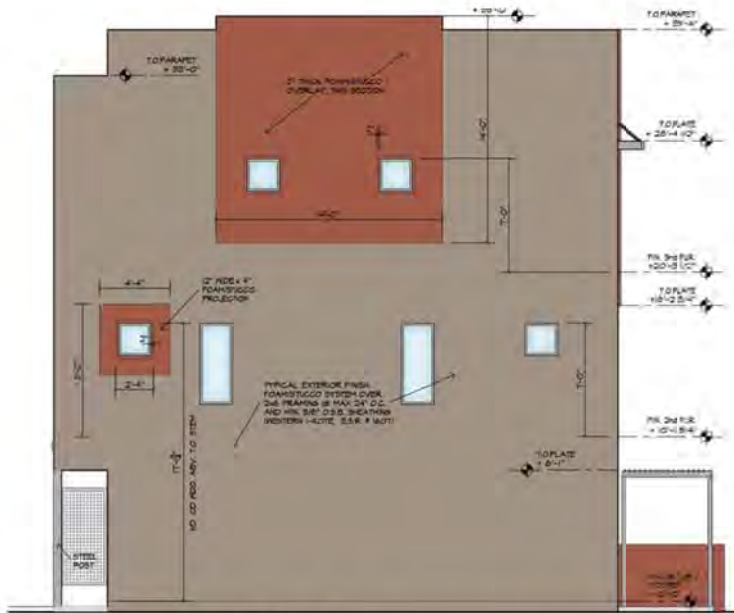
REVISION / DATE

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CENTRAL ARIZONA HOUSING AUTHORITY
833 N.W. 86th AVENUE, PHOENIX, AZ 85048
OFFICE: 602-968-2471 FAX: 602-968-2709
PROJECT:
TEMPE PARKVIEW TOWNHOMES
1827 - 1857 TEMPE, ARIZONA

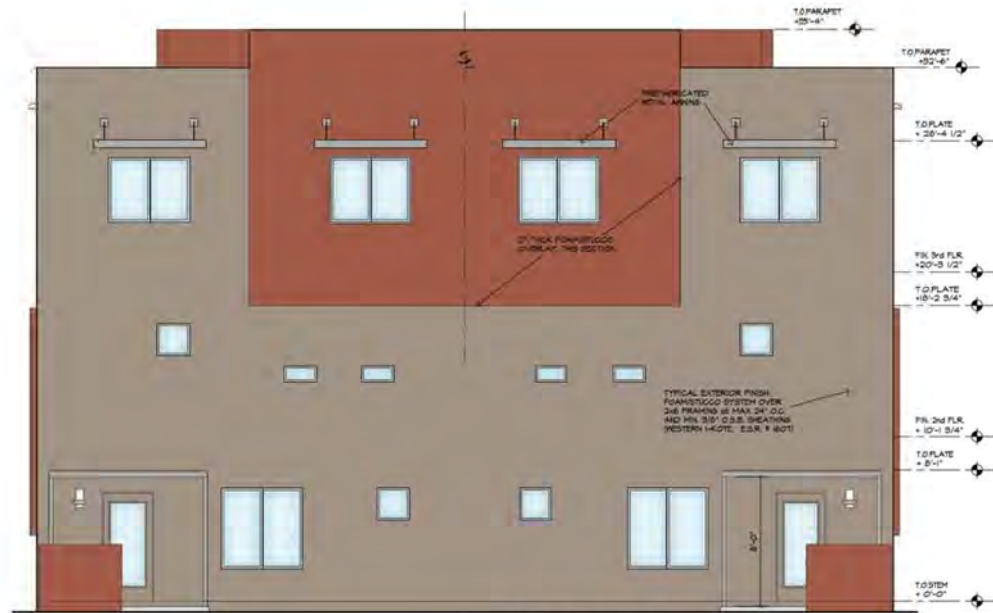
THREE STORY, DUPLEX RESIDENTIAL UNIT.
COLORED RENDERINGS:
EXTERIOR ELEVATION VIEWS

DATE: 5-8-14 BY: MURFET MAERK

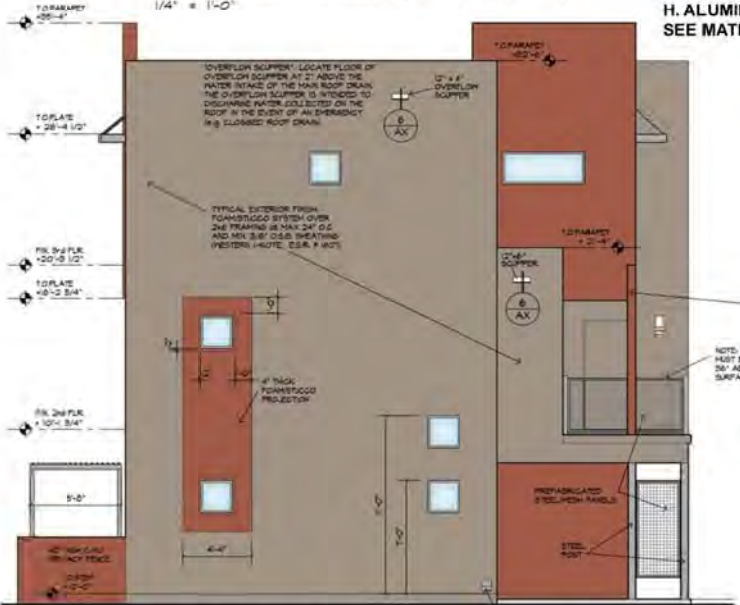
PLAN
DUPLEX
SHEET
color



**NORTH FACING:
SIDE ELEVATION** WHEN SINGLE UNIT,
Lots #9 AND #10
1/4" = 1'-0"



**EAST or WEST FACING:
REAR ELEVATION**
1/4" = 1'-0"



**NORTH or SOUTH FACING:
LEFT SIDE ELEVATION**
1/4" = 1'-0"



**EAST or WEST FACING:
FRONT ELEVATION**
1/4" = 1'-0"

**C. BURNT UMBER
D. MAIN STREET PAVER
H. ALUMINUM COLORED STEEL
SEE MATERIAL SAMPLE BOARD**

DRAWINGS PREPARED BY:
CADZOOKS
PHOENIX, ARIZONA
(602) 947-4203

REVISION / DATE

THESE DOCUMENTS HAVE BEEN PREPARED FOR:
CENTRAL ARIZONA HOUSING AUTHORITY
833 N.W. 86th AVENUE, PHOENIX, AZ 85045
OFFICE: 602-969-2417 FAX: 602-969-2709
PROJECT:
TEMPE PARKVIEW TOWNHOMES
1827 - 1851 TEMPE AVENUE
TEMPE, ARIZONA

THREE STORY, DUPLEX RESIDENTIAL UNIT.
**COLORS RENDERINGS:
EXTERIOR ELEVATION VIEWS**

DATE: 5-8-14 BY: MARET MAERK

**PLAN
DUPLEX**

**SHEET
color**

HEIGHT / ELEVATION DATA:

*TOP OF CURB AT CENTER AT DON CARLOS AVENUE IS 1714.65 FT. (ABOVE SEA LEVEL).

LOT #	FINISH FIRST FLOOR ELEVATION ARCHITECTURAL	FINISH FIRST FLOOR ELEVATION ABOVE SEA LEVEL	MAX. ELEVATION OF ROOF RIDGE ABOVE FINISH FIRST FLR.	MAXIMUM HEIGHT OF BUILDING'S PARAPET ABOVE FIN. FIRST FLR. and ELEVATION ABOVE SEA LEVEL.
# 1 and # 2	+ 0'-0"	18.58 FEET*	+ 31'-5 3/4" = 128.07 FT*	39'-4" = 126.42 FEET*
# 3 and # 4	+ 0'-0"	18.78 FEET*	+ 31'-5 3/4" = 128.27 FT*	39'-4" = 127.07 FEET*
# 5 and # 6	+ 0'-0"	18.64 FEET*	+ 31'-5 3/4" = 128.31 FT*	39'-4" = 127.23 FEET*
# 7 and # 8	+ 0'-0"	18.04 FEET*	+ 31'-5 3/4" = 128.52 FT*	39'-4" = 127.51 FEET*
# 9	+ 0'-0"	18.04 FEET*	+ 31'-5 3/4" = 128.52 FT*	39'-4" = 127.51 FEET*
# 10	+ 0'-0"	18.04 FEET*	+ 31'-5 3/4" = 128.52 FT*	39'-4" = 127.51 FEET*
# 11 and # 12	+ 0'-0"	18.04 FEET*	+ 31'-5 3/4" = 128.52 FT*	39'-4" = 127.51 FEET*
# 13 and # 14	+ 0'-0"	18.14 FEET*	+ 31'-5 3/4" = 128.37 FT*	39'-4" = 127.23 FEET*
# 15 and # 16	+ 0'-0"	18.78 FEET*	+ 31'-5 3/4" = 128.27 FT*	39'-4" = 127.07 FEET*
# 17 and # 18	+ 0'-0"	18.58 FEET*	+ 31'-5 3/4" = 128.07 FT*	39'-4" = 126.42 FEET*

* ABOVE SEA LEVEL.

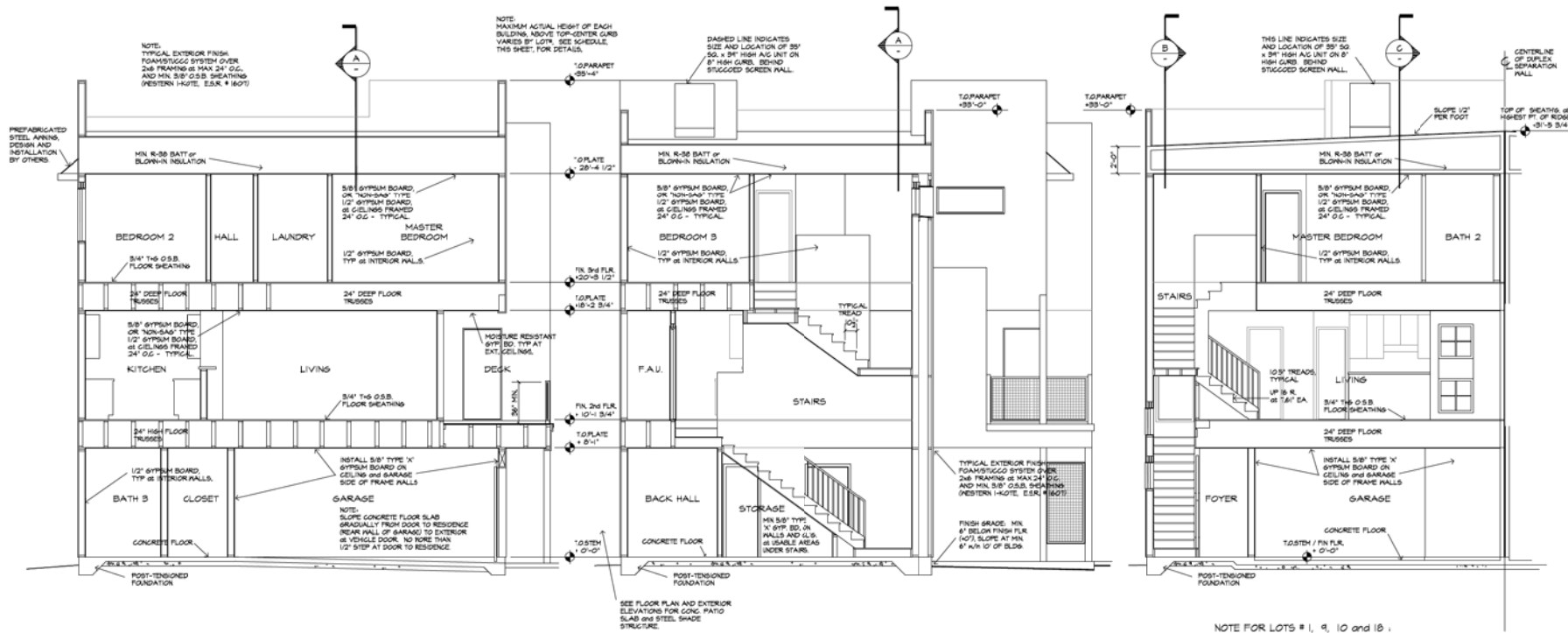
GENERAL NOTES:

READ "SPECIFICATIONS AND INSTRUCTIONS," SHEET # A1 OF THESE PLANS, FOR ADDITIONAL INFORMATION.

FIRE BLOCKING AND DRAFT STOPPING:

IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING PURSED SPACES AT CEILING AND FLOOR LEVELS AND AT MAX. 10 FT. INTERVALS BOTH VERTICALLY AND HORIZONTALLY.
 IN OPENINGS AROUND VENTS, CARNIES AND FIREPLACES AT CEILING AND FLOOR LEVELS.
 IN CONCEALED SPACES BETWEEN HALL STUDS, AND AT STAIRS IN LINE WITH SPRINGERS.
 AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, SUCH AS OCCUR AT SOFFITS, DRIPPED CEILING AND COVERED CEILING.
 AT THE TOPS OF FRAMED BOARD COLUMNS.
 WALLS WITH PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL, SHALL HAVE FIRE BLOCKS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIAL. THE INTEGRITY OF ALL FIRE BLOCKS AND DRAFT-STOPS SHALL BE MAINTAINED.

REFER TO STRUCTURAL DRAWINGS, THIS PLAN SET, FOR INFORMATION AND DETAILS RELATIVE TO STRUCTURAL COMPONENTS OF THIS BUILDING.



CROSS SECTION 'C'

1/4" = 1'-0"

CROSS SECTION 'B'

1/4" = 1'-0"

CROSS SECTION 'A'

1/4" = 1'-0"

NOTE FOR LOTS # 1, 9, 10 and 18 :
 BUILDING UNITS ON THESE FOUR LOTS VARY FROM THE STANDARD. PLEASE REFER TO SHEETS 'A5' and 'A6' FOR FURTHER INFORMATION.

DRAWINGS PREPARED BY:
CADZOOKS
 PHOENIX, ARIZONA
 (602) 941-1208

REVISION / DATE
 4-10-15, RAISE PARAPETS SHOW A.C. INT. LOG. SIZE ON ROOF.
 5-12-15 Tempo revs

THESE DOCUMENTS HAVE BEEN PREPARED FOR:
 CENTRAL ARIZONA HABITAT FOR HUMANITY
 633 N.W. GRAND AVENUE, PHOENIX, AZ 85006
 OFFICE: 602-265-2412 FAX: 602-265-2500
TEMPE PARKVIEW TOWNHOMES
 1021 - 1051 TEMPE, ARIZONA

THREE STORY, DUPLEX RESIDENTIAL UNIT.
 CROSS SECTIONS 'A', 'B' and 'C'

FILE: 16011 TEMPE DUPLEX-PRE
 DATE BY
 9-10-14 MUFFET MAERK

PLAN
DUPLEX
 SHEET
A 3

LIVABLE (1st)	350 S.F.
LIVABLE (2nd)	618 S.F.
LIVABLE (3rd)	710 S.F.
LIVABLE (TOTAL)	
1681 S.F.	
GARAGE / STO.	404 S.F.
STORAGE @ DECK	31 S.F.
COVD.DECK	60 S.F.
TOT. UNDER ROOF	2184 S.F.
UNCOVERED DECK	80 S.F.
UNCOVERED PATIO	60 S.F.

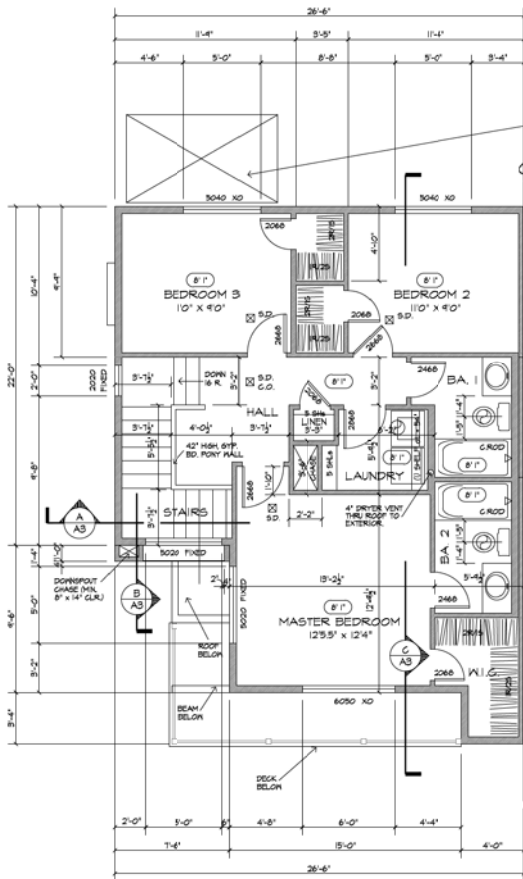
GENERAL NOTES:

- READ "SPECIFICATIONS AND INSTRUCTIONS", SHEET #1 OF THESE PLANS FOR ADDITIONAL INFORMATION.
- REFER TO ELEVATIONS AND CROSS SECTIONS FOR TOP OF PLATE WALL HEIGHTS.
- ALL EXTERIOR WALLS AND WALLS SEPARATING LIVABLE AREA FROM GARAGE SHALL BE 2x6 STUDS AT MAX. 24" O.C.
- UNIT SEPARATION / PARTY-WALLS SHALL BE DOUBLE 2x4 STUDS. SEE STRUCTURAL DETAILS FOR EXACT CONFIGURATION.
- INTERIOR PARTITIONS SHALL BE 2x4 STUDS AT MAX. 16" O.C. EXCEPT WHERE NOTED OTHERWISE.
- HEAD OF ALL FINISHES AS NOTED AND/OR SHOWN ON ELEVATIONS.
- REFER TO EXTERIOR ELEVATIONS FOR 4" OF LITERATURE SHELVES.
- DOOR/KNOCK OPENINGS IN EXTERIOR WALLS SHALL BE CENTERED ON THE OUTSIDE FACE OF THE WALL, UNLESS SPECIFICALLY DIMENSIONED ON THE PLAN.

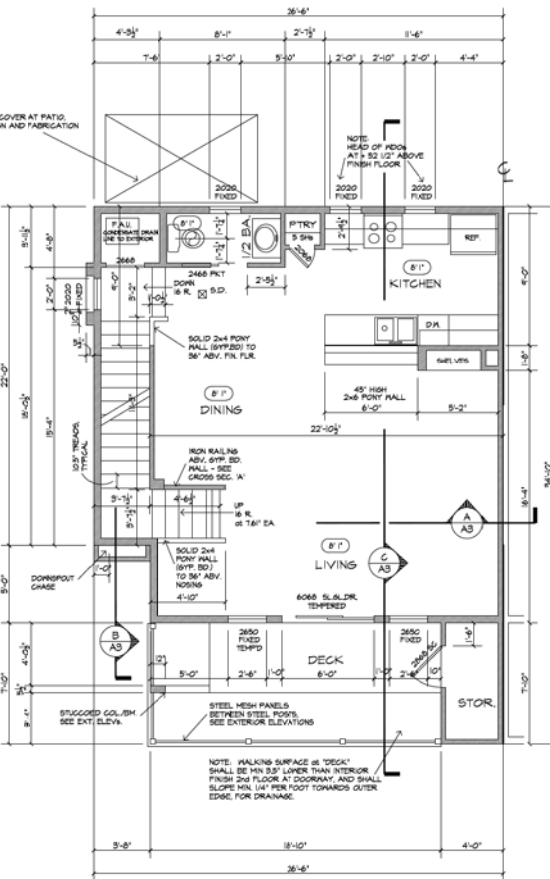
- PROVIDE CONTIGUOUS 3'-0" WIDE (MIN.) PATH OF EGRESS FROM ALL BEDROOM ENTRY DOORS TO A "PUBLIC WAY".
- DRYER VENT: 14" MAXIMUM GROUND HORIZ. AND VERT. LENGTH.
- RETURN AIR CHASES SHALL BE SEALED W/ GYPSUM BOARD @ INTERIOR SIDE AND INSULATED TYPICAL. VERIFY LOCATIONS W/ MECHANICAL CONTRACTOR.
- FRAMER SHALL INSTALL 2x6 LET-IN BACONS @ 36" MAX. A.T.F. IN EXTERIOR AND 17" ALL TOILET LOCATIONS, FOR ATTACHMENT OF OPTIONAL "GRAB-BARS".
- ALL "ANGLED WALLS" ARE AT 45 DEGREES TO PERPENDICULAR, UNLESS NOTED OTHERWISE.
- CLOSET SHELVEING: LINEN AND PANTRY CLOSETS TO HAVE 5 SHELVES THE LOWEST @ 18" ABOVE THE FLOOR AND THE REMAINING SHELVES SPACED 17" O.C. ABOVE. COAT CLOSETS SHALL HAVE ONE ROW PLACED AT 66" A.T.F. w/ SHELF ABOVE. BEDROOM CLOSETS NOTED AS SHALL HAVE ONE ROW w/ SHELF PLACED AT 66" A.T.F. THOSE NOTED 36/26 SHALL HAVE TWO ROWS AT 42" AND 84" A.T.F. w/ SHELF ABOVE EACH ROW.

- WATER HEATER NOTES: WATER HEATERS THAT HAVE NON-RIGID CONNECTIONS SHALL BE STRAPPED FOR SUPPORT.
- WATER HEATERS SHALL BE PROVIDED WITH TEMPERATURE AND PRESSURE RELIEF VALVE HAVING A FULL SIZE DRAIN OF GALVANIZED OR HARD-DRAWN COPPER TO THE OUTSIDE OF THE BUILDING, TERMINATING POINTING DOWNWARD MAXIMUM 4' ABOVE ABOVE GRADE. THE TERMINAL END TO BE UNTHREADED.
- DRAIN PANS ARE REQUIRED UNDER WATER HEATERS WHERE LEAKAGE OF THE TANK OR CONNECTION WILL CAUSE DAMAGE. THE WATER HEATER SHALL BE INSTALLED IN GALVANIZED STEEL PAN MIN. 24 GA. IN THICKNESS PER I.B.C.
- MECHANICAL EQUIPMENT CONDENSATE, CONDENSATE COLLECTION AND DISPOSAL SHALL BE ACCOMPLISHED IN ACCORDANCE W/ I.B.C. SEC. 904.5 ...

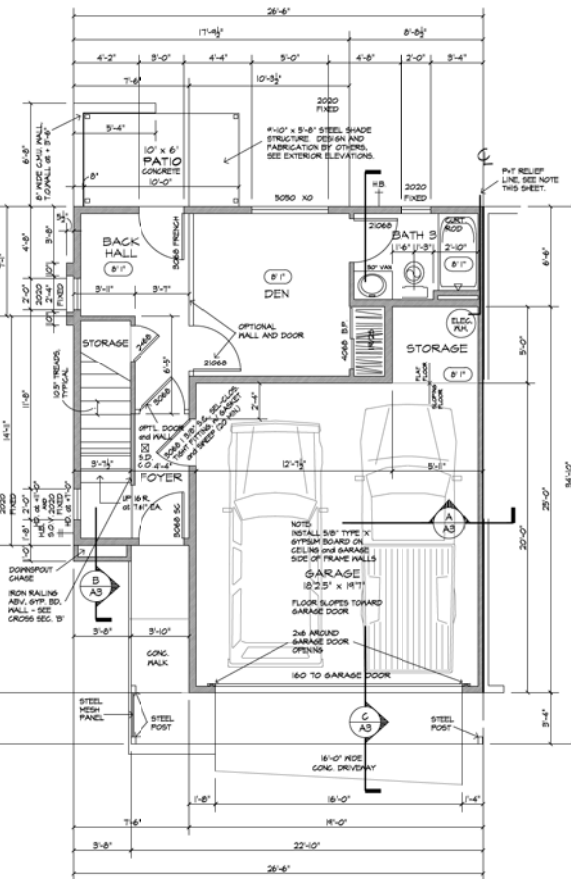
REFER TO STRUCTURAL DRAWINGS THIS PLAN SET FOR INFORMATION AND DETAILS RELATIVE TO STRUCTURAL COMPONENTS OF THIS BUILDING.



THIRD FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

NOTE FOR LOTS #1, 4, 10 and 18: BUILDING UNITS ON THESE FOUR LOTS VARY FROM THE STANDARD. PLEASE REFER TO SHEETS 'A5' AND 'A6' FOR FURTHER INFORMATION.

DRAWINGS PREPARED BY:
CADZOOKS
PHOENIX, ARIZONA
(602) 941-1203

REVISION / DATE

12-15-14 add st. post at side of deck, per fabricator.

4-6-15 add 2 2x10 joists at kitchen rear wall.

7-10-15 add COVER and FENCE @ PATIO.

THESE DOCUMENTS HAVE BEEN PREPARED FOR:
CENTRAL ARIZONA HABITAT FOR HUMANITY
433 N.W. GRAND AVENUE PHOENIX, AZ 85006
OFFICE: 602-265-2412 FAX: 602-265-2100

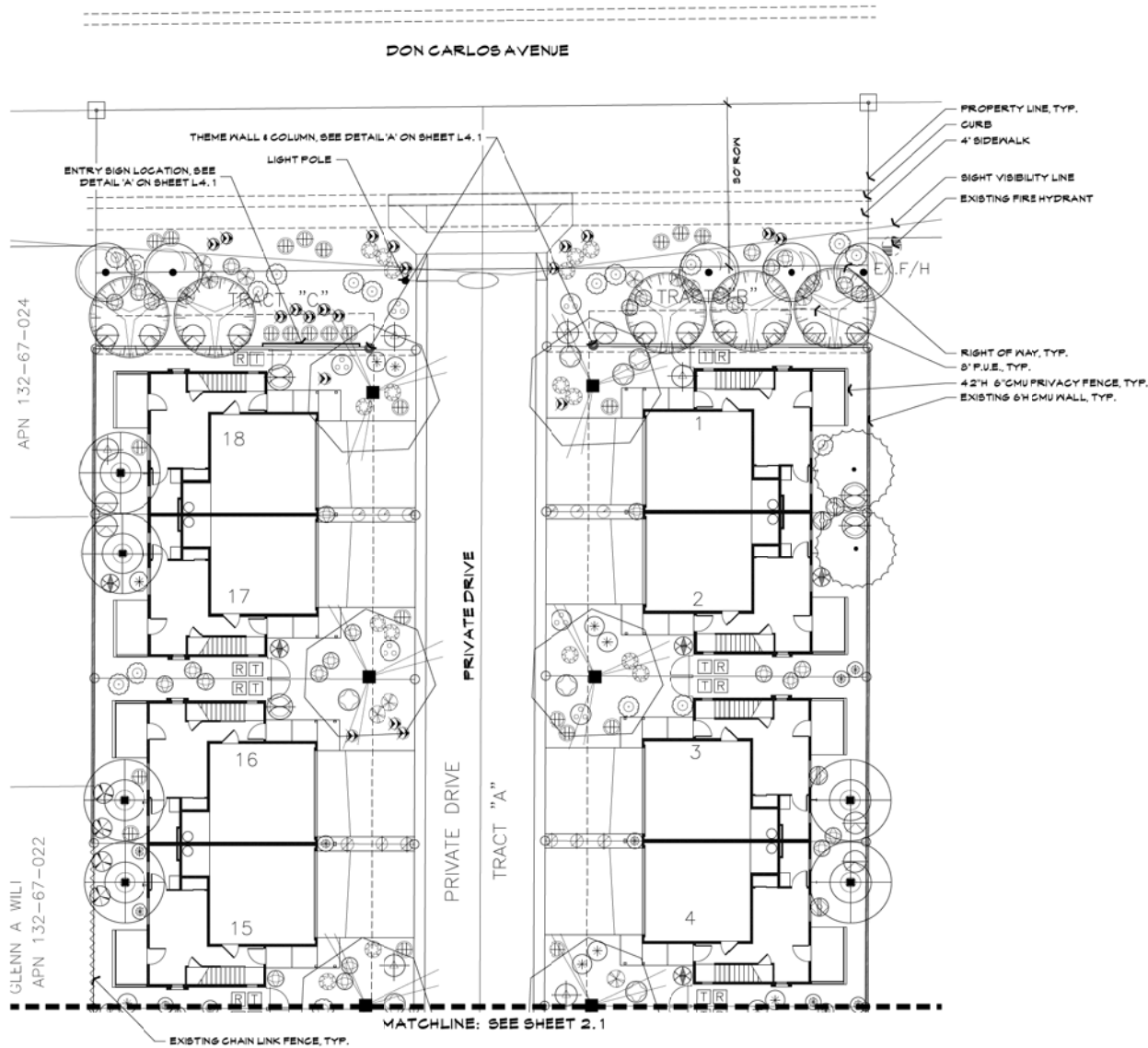
TEMPE PARKVIEW TOWNHOMES
1021 - 1051 TEMPE AVENUE
TEMPE, ARIZONA

THREE STORY, DUPLEX RESIDENTIAL UNIT:
FIRST, SECOND and THIRD FLOOR PLANS

FILE: 10011 TEMPE DUPLEX-PRE
DATE BY
3-10-14 MUFFET
HAERK

PLAN DUPLEX
ENGINEERED

SHEET
A 2



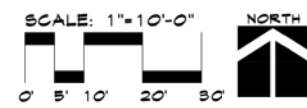
PLANT LEGEND

SYMBOL BOTANICAL NAME - COMMON NAME	
TREES	
	DALBERGIA BISSOO - BISSOO TREE
	PARKINSONIA HYBRID - DESERT MUSEUM PALO VERDE
	PROSOPIA HYBRID - 'RIO SALADO' MESQUITE
	QUERCUS VIRGINIANA 'HERITAGE' - HERITAGE LIVE OAK
	CHAMAEROPS HUMILIS - MEDITERRANEAN FAN PALM
SHRUBS	
	BOUGAINVILLEA SP. 'FIREMOUND' - FIREMOUND BOUGAINVILLEA
	DODONAEA VISCOSA - HOP BUSH
	EREMOPHILA GLABRA 'WINTER BLAZE' - WINTER BLAZE EMU
	EREMOPHILA MACULATA 'AREA'
	LEUCOPHYLLUM CANDIDUM - VIOLET SILVERLEAF
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' - 'HEAVENLY CLOUD' BASS
	PHOTINIA X FRASERI - RED TIP PHOTINIA
	PITTOBOPORUM TOBIRA - JAPANESE MOCKORANGE
	RUELLIA PENNSULARIS - SAJA RUELLIA
	TECOMA SP. 'LYDIA' - TECOMA YELLOW BELLS 'LYDIA'
	TECOMA SP. 'SPARKLETTE' - TECOMA 'SPARKLETTE'
	XYLOSMA CONGESTUM 'COMPACTA' - COMPACT XYLOSMA
ACCENTS	
	DASYLIRION WHEELERI - DESERT SPOON
	HESPERALOE PARVIFLORA - RED YUCCA
GROUND COVERS	
	CALLISTEMON VIMINALIS 'LITTLE JOHN' - LITTLE JOHN BUSH
	EREMOPHILA HYGROPHANA 'BLUE BELLS' - BLUE BELLS EMU
	LANTANA SP. 'NEW GOLD' - NEW GOLD LANTANA
	ROSMARINUS OFFICINALIS - ROSEMARY
	DECOMPOSED GRANITE - 3/4" SCREENED @ 2" DEPTH COLOR TO BE: EXPRESS GOLD BY GRANITE EXPRESS

APN 132-67-024

GLENN A WILI
APN 132-67-022

MATCHLINE: SEE SHEET 2.1



LANDSCAPE PLAN
TEMPE PARKVIEW TOWNHOMES
1937 EAST DON CARLOS AVENUE
TEMPE, AZ

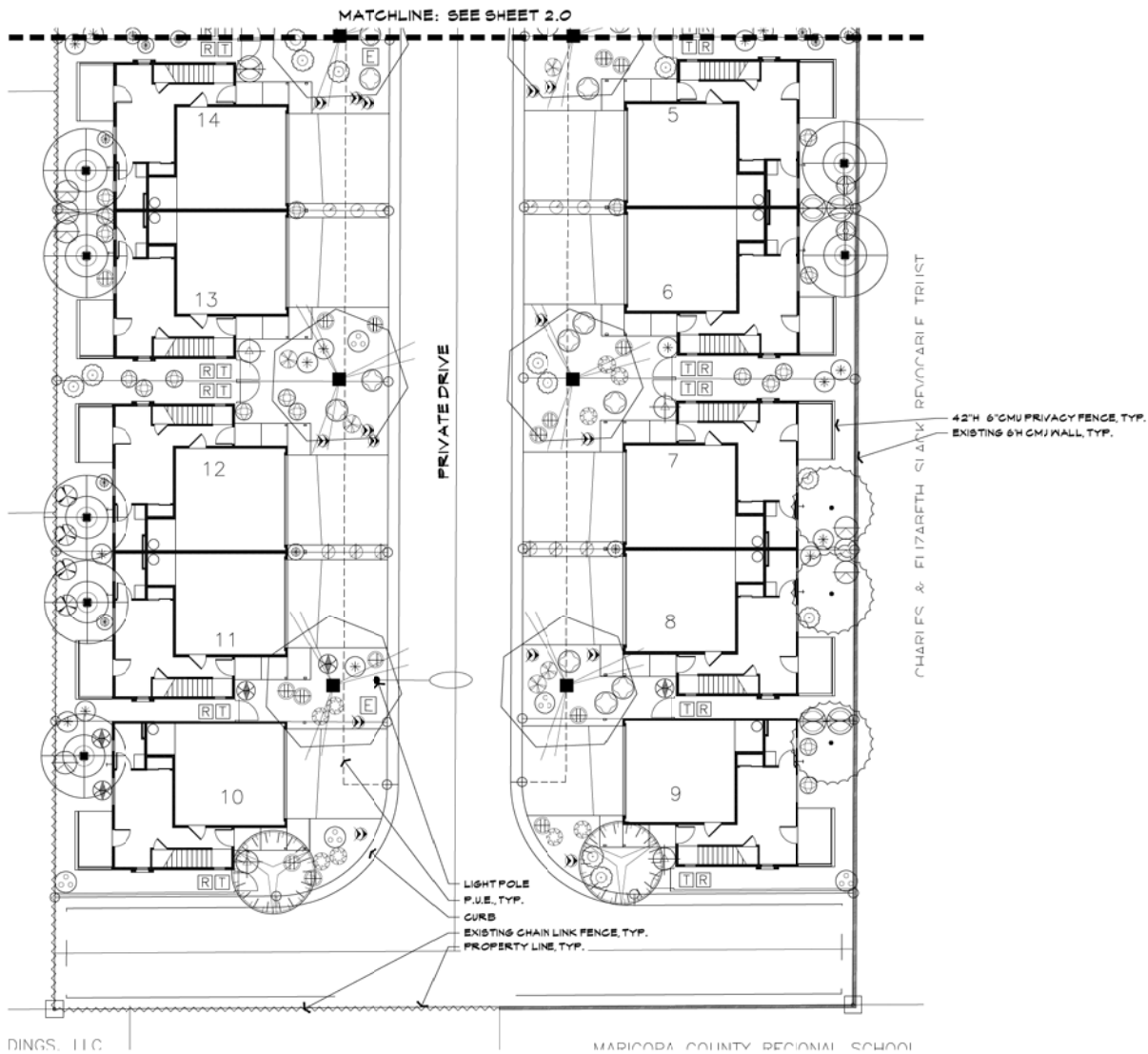
PREPARED FOR: HABITAT FOR HUMANITY CENTRAL ARIZONA

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

JOB NO. 14-55
DATE: 8-29-2015
DRAWN BY: KC
CHECKED BY: TM

REVISIONS:

SHEET NO. L2.0



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	DALBERGIA SIBBOO - SIBBOO TREE
	PARKINSONIA HYBRID - "DESERT MUSEUM PALO VERDE"
	PROSOPIS HYBRID - "RIO SALADO" MESQUITE
	QUERCUS VIRGINIANA "HERITAGE" - HERITAGE LIVE OAK
	CHAMAEROPS HUMILIS - MEDITERRANEAN FAN PALM
SHRUBS	
	BOUGAINVILLEA SP. "FIREMOUND" - FIREMOUND BOUGAINVILLEA
	DODONAEA VISCOSA - HOP BUSH
	EREMOPHILA GLABRA "WINTER BLAZE" - "WINTER BLAZE" EMU
	EREMOPHILA MACULATA "AREA"
	LEUCOPHYLLUM CANDIDUM - VIOLET SILVERLEAF
	LEUCOPHYLLUM FRUTESCENS "HEAVENLY CLOUD" - "HEAVENLY CLOUD" BASK
	PHOTINIA X FRASERI - RED TIP PHOTINIA
	PITTOBOPORUM TOBIRA - "JAPANESE MOCKORANGE"
	RUELLIA PENNSYLVANICA - SAJA RUELLIA
	TECOMA SP. "LYDIA" - "TECOMA YELLOW BELLS" "LYDIA"
	TECOMA SP. "SPARKLETTE" - "TECOMA SPARKLETTE"
	XYLOSMA CONGESTUM "COMPACTA" - "COMPACT XYLOSMA"
ACCENTS	
	DASYLIRION WHEELERI - DESERT SPOON
	HESPERALOE PARVIFLORA - RED YUCCA
GROUND COVERS	
	CALLISTEMON VIMINALIS "LITTLE JOHN" - "LITTLE JOHN" BUSH
	EREMOPHILA HYGROPHANA "BLUE BELLS" - "BLUE BELLS" EMU
	LANTANA SP. "NEW GOLD" - "NEW GOLD" LANTANA
	ROSMARINUS OFFICINALIS - ROSEMARY
	DECOMPOSED GRANITE - 3/4" SCREENED @ 2" DEPTH. COLOR TO BE: EXPRESS GOLD BY GRANITE EXPRESS

McGough Group
Landscape Architecture
Site Design - Site Grading
Tree and Irrigation

1110 N. Tatum Blvd.
Suite 100
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85028

602-997-9093
602-997-9031 fax
E-Mail: Team@mcgough.com

LANDSCAPE PLAN
TEMPE PARKVIEW TOWNHOMES
1937 EAST DON CARLOS AVENUE
TEMPE, AZ

PREPARED FOR: HABITAT FOR HUMANITY CENTRAL ARIZONA

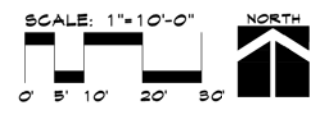
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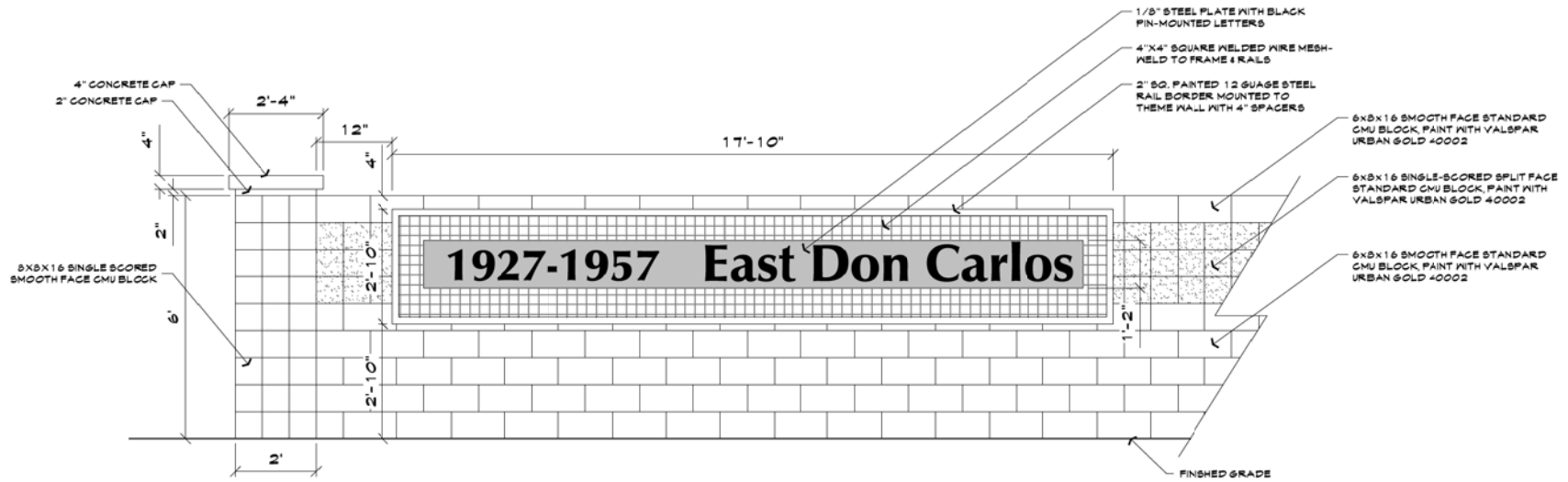
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JOB NO. 14-55
DATE: 8-29-2015
DRAWN BY: KC
CHECKED BY: TM

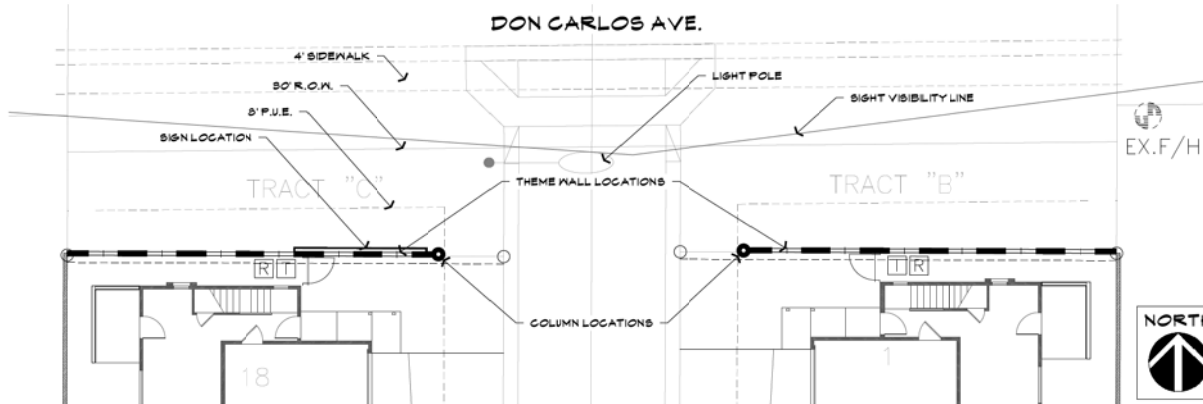
REVISIONS:

SHEET NO.
L2.1





A THEME WALLS W/SIGNAGE
SCALE: 3/4" = 1'-0"



B MONUMENT, WALL, & COLUMN LAYOUT PLAN
SCALE: 1/8" = 1'-0"

COLUMNS:	2
WALL LENGTH:	100 L.F.
NOTES:	
ALL MONUMENTS, FOOTINGS, WALLS, FENCES AND THEME COLUMNS TO BE LOCATED OUTSIDE OF THE P.V.E., R.O.W. AND SITE VISIBILITY TRIANGLE EASEMENTS.	

McGough Group
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Urban Design - Site Planning
Parks and Recreation
1110 N. Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax
P: 602-754-0400
D: 602-754-0400

MONUMENT AND WALL DETAILS
TEMPE PARKVIEW TOWNHOMES
1937 EAST DON CARLOS AVENUE
TEMPE, AZ
PREPARED FOR: HABITAT FOR HUMANITY CENTRAL ARIZONA

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JOB NO. 14-58
DATE: 8-19-2015
DRAWN BY: KC
CHECKED BY: TM

REVISIONS:

SHEET NO.
L4.0