

PLANNED AREA DEVELOPMENT OVERLAY FOR CLARENDON TOWNHOMES

A PORTION OF SOUTHWEST QUARTER, SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____ BE-
FORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____
WHO ACKNOWLEDGED HIMSELF TO BE THE PER-
SON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN,
AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE
PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL
SEAL

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

ATTACHMENT 25
SYMI DEVELOPMENTS LLC
OWNER _____ DATE _____

LEGAL DESCRIPTION

LOTS 4, 5, 6 AND 7, BLOCK 2, OF ORTH SUBDIVISION,
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE
OF THE COUNTY RECORDER OF MARICOPA COUNTY,
ARIZONA, IN BOOK 33 OF MAPS, PAGE 40.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
TEMPE ON THIS _____ DAY OF _____,
20____.

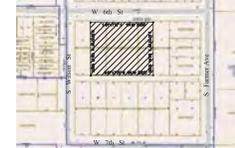
OWNER/DEVELOPER

SYMI DEVELOPMENTS LLC
IRENE CLARY
16221 N 91ST ST
SCOTTSDALE, AZ 85260
PH: 480-363-2396

PROJECT DATA

Zoning	RI-PAD, Single-Family
Gross Site Area (Includes R/W not dedicated)	33,784 Square Feet (0.7756 Acre)
Net Site Area (Excludes R/W to be dedicated)	33,784 Square Feet (0.7756 Acre)
Number of Total Lots	24
Number of Total Units	24
Number of Tracts	1
Density (DU/Acre)	31
Minimum Lot Area per Dwelling Unit (Square Feet)	
Building Height Maximum (Feet)	34 (3-Story) 48 (4-Story)
Building Height Step-Back Required Adjacent to SF or MF District	No
Maximum Lot Coverage (% of Net Site Area)	59.3%
Minimum Landscape Area (% of Net Site Area)	25%
Building Net Area (Square Feet)	56,803 sf
Lot Setback (Feet)	
Front Yard (6th St, North)	0 ft
Side (East + West)	8 ft
Rear Yard (Alley, South)	0 ft
Unit Setback (Feet)	
Front Yard (North)	0 ft
Side (East + West)	0 ft
Rear Yard (South)	0 ft
Total Parking: Cars	72 (Include 24 Guest Compact Parking at Driveway Patio)
Total Parking: Bicycles	Inside Units' Garages

SITE VICINITY MAP



CONDITIONS OF APPROVAL:

GENERAL NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES. 3-STORY UNITS WILL CONFORM 2009 IRC AND 4-STORY UNITS WILL CONFORM 2009 IBC.
- STRUCTURALLY INDEPENDENT 2-HR FIRE WALLS BETWEEN EACH UNITS WILL BE PLACED PER BUILDING SAFETY REQUIREMENT
- AUTOMATIC SPRINKLER SYSTEM IS INSTALLED FOR 4-STORY UNITS PER 2009 IBC.
- PLEASE SEE LANDSCAPE PLANS FOR LANDSCAPE DESIGN DETAILS.
- ALL NEW UTILITIES WILL BE PLACED UNDERGROUND. PLEASE SEE CIVIL DRAWINGS FOR DETAILS.
- ALL REFUSE/TRASH CONTAINERS WILL BE STORED INSIDE THE UNITS.
- ALL STORM DRAINS, SEWER LINES, WATER LINES, FIRE DEPARTMENT CONNECTION AND HYDRANTS, PROPOSED RENTION AREAS FOR 100 YEAR, AND ONE HOUR STORM WITH PRELIMINARY HYDROLOGY CALCULATIONS WILL BE SHOWN IN CIVIL DRAWING.
- ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICHEVER IS APPLICABLE. PLEASE SEE CIVIL DRAWINGS FOR DETAILS.
- PLEASE SEE PHOTOMETRIC PLAN FOR LIGHTING AND ILLUMINATION DESIGN DETAILS.

DS130574

PAD13012

REC13051

REC13051

PAD13012

DS130574



HSS International LLC
1520 N. 18TH WAY
850 SCOTTSDALE HANAR ONE
SCOTTSDALE, ARIZONA 85240
(480) 565-0508
(480) 565-2298 (FAX)

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Clarendon Townhomes

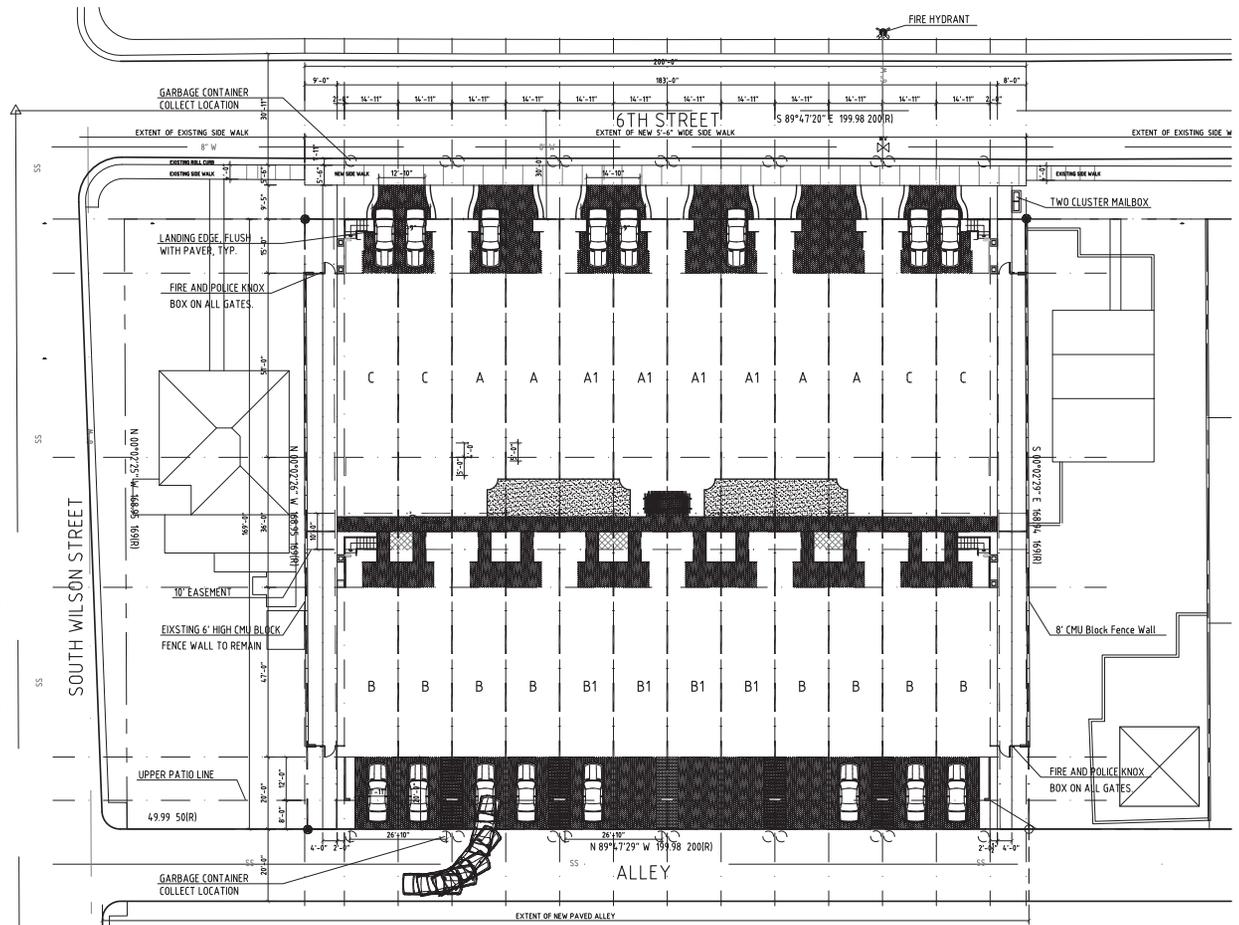
413, 417, 421, 425 W 6TH ST, TEMPE, AZ

PAD COVER SHEET



REVISION	
DATE	09-23-2013
PRDL ARCHITECT	Bing Hu
PRDL MANAGER	Peng Jiang
PRDL NUMBER	1308
SCALE	1"=16'-0"
DRAWN BY	J. Zhang
CHECKED BY	P. Jiang
SHEET TITLE	

CS-00



GENERAL SITE PLAN

GENERAL NOTES:

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES. 3-STORY UNITS WILL CONFORM 2009 IRC AND 4-STORY UNITS WILL CONFORM 2009 IBC.
2. STRUCTURALLY INDEPENDENT 2-HR FIRE WALLS BETWEEN EACH UNITS WILL BE PLACED PER BUILDING SAFETY REQUIREMENT
3. AUTOMATIC SPRINKLER SYSTEM IS INSTALLED FOR 4-STORY UNITS PER 2009 IBC.
4. PLEASE SEE LANDSCAPE PLANS FOR LANDSCAPE DESIGN DETAILS.
5. ALL NEW UTILITIES WILL BE PLACED UNDERGROUND. PLEASE SEE CIVIL DRAWINGS FOR DETAILS.
6. ALL REFUSE/TRASH CONTAINERS WILL BE STORED

INSIDE THE UNITS.
 7. ALL STORM DRAINS, SEWER LINES, WATER LINES, FIRE DEPARTMENT CONNECTION AND HYDRANTS, PROPOSED RETENTION AREAS FOR 100 YEAR, AND ONE HOUR STORM WITH PRELIMINARY HYDROLOGY CALCULATIONS WILL BE SHOWN IN CIVIL DRAWING.
 8. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICHEVER IS APPLICABLE. PLEASE SEE CIVIL DRAWINGS FOR DETAILS.
 9. PLEASE SEE PHOTOMETRIC PLAN FOR LIGHTING AND ILLUMINATION DESIGN DETAILS.

Legal Description
 Lots 4, 5, 6 and 7, Block 2, of ORTH SUBDIVISION, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, in Book 33 of Maps, Page 40.

Project Team
 Architect:
 H & S International LLC
 Attn: Bing Hu
 P. O. Box 3720
 Scottsdale, AZ 85267
 Ph: 480-365-6898

Landscape Architect:
 Vollmer & Associates
 Attn: Jim Smith
 1426 N 2nd St, Suite 200
 Phoenix, AZ 85004
 Ph: 602-358-7711

Civil Engineer:
 SKG Enterprises Inc.
 Attn: Michael Brungard
 9260 E Raintree Dr, Suite 140
 Scottsdale, AZ 85260
 Ph: 480-998-5600

Land Planner:
 Espiritu Locci
 Attn: Trevor Barger
 6625 N Scottsdale Rd, Suite E
 Scottsdale, AZ 85250
 Ph: 480-481-9100

Owner: Symi Developments LLC
Submitted by:
 Cataler Investments LLC
 Irene Clary
 16621 N 91st St
 Scottsdale, AZ 85260
 Ph: 480-363-2396

Project Data

	Existing/Required	Proposed
Zoning	R3, Multi-Family	R1-PAD, Single-Family
Gross Site Area (Includes R/W not dedicated)	33,784 Square Feet (0.7756 Acre)	
Net Site Area (Excludes R/W to be dedicated)	33,784 Square Feet (0.7756 Acre)	
Number of Total Lots	4	24
Number of Total Units	0	24
Number of Tracts	0	1
Density (DU/Acre)	20	31
Minimum Lot Area per Dwelling Unit (Square Feet)	2,180 sf	1,235 sf
Building Height Maximum (Feet)	30	34 (3-Story) 48 (4-Story)
Building Height Step-Back Required Adjacent to SF or MF District	No	No
Maximum Lot Coverage (% of Net Site Area)	50%	59.3%
Minimum Landscape Area (% of Net Site Area)	25%	25%
Building Net Area (Square Feet)		56,803 sf
Lot Setback (Feet)		
Front Yard (6th St, North)	20 ft	0 ft
Side (East + West)	10 ft	8 ft
Rear Yard (Alley, South)	15 ft	0 ft
Unit Setback (Feet)		
Front Yard (North)		0 ft
Side (East + West)		0 ft
Rear Yard (South)		0 ft

	Unit Building Area (Square Feet)	# OF Units	Building Height (Feet)
Unit A (3-Story)	2,103 sf	4	34
Unit A1 (4-Story)	2,804 sf	4	45
Unit B (3-Story)	2,103 sf	8	34
Unit B1 (4-Story)	2,804 sf	4	45
Unit C (3-Story)	2,282 sf	4	34

Parking Data

	Bedroom per Unit	# of Units	# of Spaces Required	
			R3 Required	R1-PAD Required
Residential	Unit A B C (3-Story): 2	16	2 per Unit, 32	2 per Unit, 48
	Unit A1 B1 (4-Story): 4	8	3 per Unit, 24	
	Guest	24	0.2 per Unit, 4.8	NS
Total Parking: Cars			R-1PAD Required	Proposed
			48 (Guest Parking Not Required)	72 (Include 24 Guest Compact Parking at Driveway Patio)
Total Parking: Bicycles			To Be Established with the PAD Overlay	Inside Units' Garages



SITE VICINITY MAP NTS



H&S International LLC
 15220 N. 18TH WAY
 8TH FLOOR, SUITE 800
 SCOTTSDALE, ARIZONA 85260
 (480) 365-6898
 (480) 365-2298 (FAX)

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Clarendon Townhomes
 413, 417, 421, 425 W 6TH ST, TEMPE, AZ

Site Plan

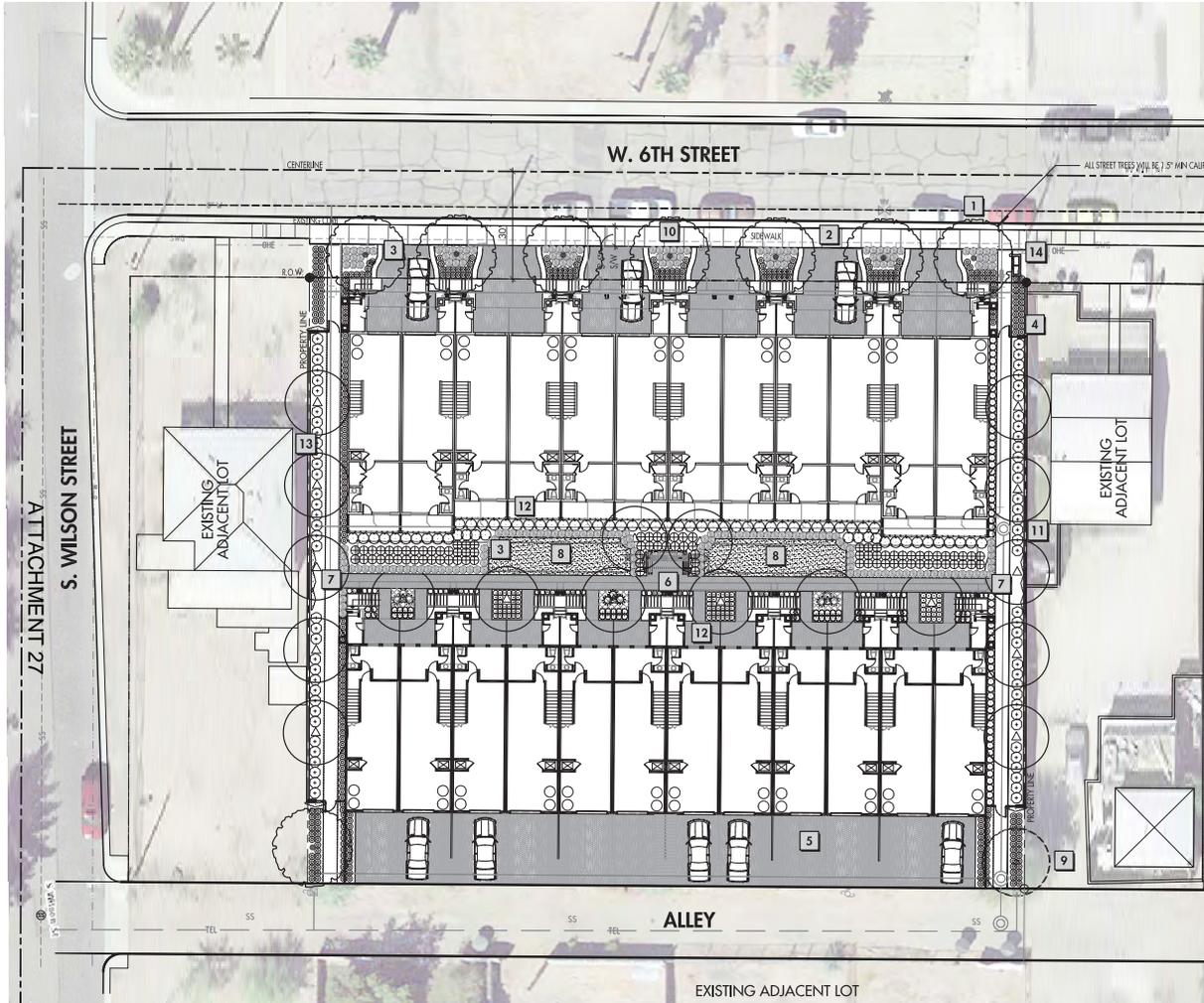


EXPIRES 09/30/2014

REVISION	
DATE	09-23-2013
PROJ. ARCHITECT	Bing Hu
PROJ. MANAGER	Peng Jiang
PROJ. NUMBER	1508
SCALE	1" = 32'
DRAWN BY	J. Zhang
CHECKED BY	P. Jiang
SHEET TITLE	

2nd. CITY SUBMITTAL

5-101



PLANT SCHEDULE

TREES	COMMON NAME / BOTANICAL NAME	CONT	QTY
•	SESSO TREE / DALBERGIA SESSO	50% 24" BOX, 50% 15GAL	8
△	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	50% 24" BOX, 50% 15GAL	18
SHRUBS	COMMON NAME / BOTANICAL NAME	CONT	QTY
⊙	DWARF MYRTLE / MYRTUS COMMUNIS 'COMPACTA'	1 GAL	329
⊕	DWARF OLIVE / OLEA EUROPAEA ANONTRA	5 GAL	86 *
⊖	DWARF FITOSPORIUM / FITOSPORIUM TOBBA 'DWARF'	1 GAL	59 *
○	FORTNIGHT LILY / DIETES BICOLOR	5 GAL	84
◌	GREEN HORSESHOE BUSH / DODONAEA VISCOSA 'GREEN'	5 GAL	65 *
⊙	INDIAN HAWTHORN / SHAP-HOLEPS INDICA	1 GAL	50
⊙	JAPANESE SAGO PALM / CYCAS REVOLUTA	5 GAL	9
⊙	NEW GOLD LANTANA / LANTANA X 'NEW GOLD'	1 GAL	205
⊙	WAX LEAF PRIVET / LIGUSTRUM JAPONICUM 'TEXANUM'	5 GAL	63 *
⊙	WAX LEAF PRIVET / LIGUSTRUM JAPONICUM 'TEXANUM'	5 GAL	71 *
VINES/ESPALEER	COMMON NAME / BOTANICAL NAME	CONT	QTY
—	BARBARA KARST BOUGHANVILLEA / BOUGHANVILLEA X 'BARBARA KARST'	5 GAL	11
GROUND COVERS	COMMON NAME / BOTANICAL NAME	SPACING	QTY
▨	WEDEIA / WEDEIA TRELOBATA	14" o.c.	89
TURF	COMMON NAME / BOTANICAL NAME	SPACING	QTY
▨	BERMUDA GRASS / CYNODON DACTYLON 'MIDIRON'		804 SF

* TALLER PLANT MATERIAL TO BE CONFINED TO PRIVATE GATED ZONES

DESIGN ELEMENTS

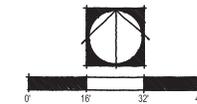
- 1 STREET TREE PROGRAM ALONG 6TH STREET.
- 2 EXISTING SIDEWALK ALONG 6TH STREET TO REMAIN.
- 3 FORMAL LANDSCAPE INCLUDING CLIPPED HEDGES AND MASS PLANTINGS IN ALL LANDSCAPE AREAS.
- 4 DECORATIVE GATES TO DEFINE PRIVATE SPACE FROM PUBLIC. (4 TOTAL)
- 5 DECORATIVE PAVERS AT DRIVES AND WALKS.
- 6 DECORATIVE TRELLIS AND BENCH WITH POTS AND ANNUAL FLOWERS
- 7 GRANULAR ACCESS PATH TO COMMON SPACE.
- 8 FORMAL LAWN CENTERED IN COMMON SPACE FOR RESIDENT USE.
- 9 IF POSSIBLE, EXISTING TREE TO REMAIN IN PLACE.
- 10 ALL LANDSCAPE ADJACENT TO 6TH STREET TO BE LOW FOR CLEAR VISIBILITY.
- 11 NEW 8' CMU WALL TO REPLACE EXISTING WOOD FENCE.
- 12 PRIVATE PATIO OR VERANDAH.
- 13 EXISTING CMU WALL TO REMAIN IN PLACE.
- 14 CLUSTER GANG MAILBOX

LANDSCAPE NOTES

1. THE R.O.W. WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF TEMPE REQUIREMENTS AND STANDARDS.
2. 50% OF ALL TREES WILL BE 24" BOX OR LARGER.
3. AN AUTOMATIC DRIP IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL PLANTS.
4. ALL EARTHWORK WILL BE DONE SUCH THAT ALL WATER DRAINS AWAY FROM SIDEWALKS AND STRUCTURES AND WILL NOT IMPERE NATURAL DRAINAGE.
5. LANDSCAPING AND STRUCTURES WITHIN SIGHT VISIBILITY TRIANGLES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30 INCHES.
6. ALL PLANT MATERIAL TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
7. ALL RIGHT-OF-WAY PLANT MATERIALS TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
8. NOT FOR CONSTRUCTION OR RECORDING. THIS DOCUMENT IS FOR CONCEPTUAL PURPOSES ONLY.
9. ALL SITE LIGHTING IS BUILDING MOUNTED EXCEPT THAT WHICH IS EXISTING ON 6TH STREET.

LANDSCAPE CALCULATIONS

TOTAL GROSS SITE = 33,784 S.F.
 REQUIRED LANDSCAPE 25% OF NET SITE AREA OR .25 X 33,784 = 8,446 S.F.
 TOTAL LANDSCAPE AREA PROVIDED 8,644 S.F.



VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS



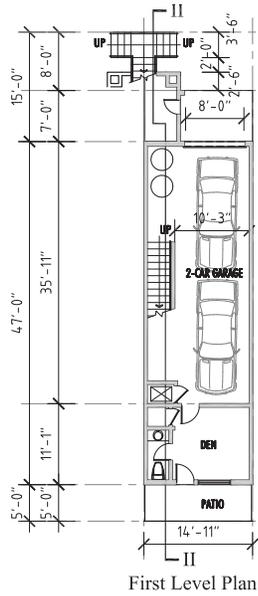
H&S International LLC.
 15220 N. 19TH WAY
 860 SCOTTSDALE HANGAR ONE
 SCOTTSDALE, ARIZONA 85260
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Clarendon Townhomes
 413. 417. 421. 425 W 6TH ST. TEMPE, AZ
Conceptual Landscape Plan

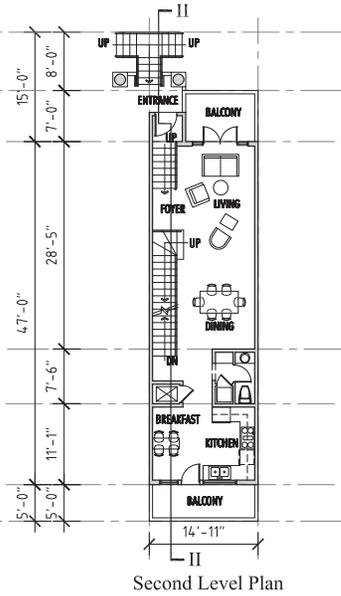


REVISION	DATE	BY
	09-20-2013	
	PROJ. ARCHITECT	SV
	PROJ. MANAGER	JRS
	PROJ. NUMBER	45-170
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	DRAWN BY	TEAM
	CHECKED BY	JRS
	SHEET TITLE	

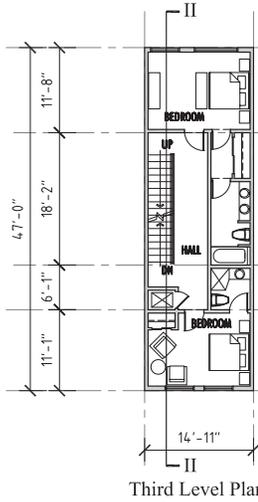
L-1



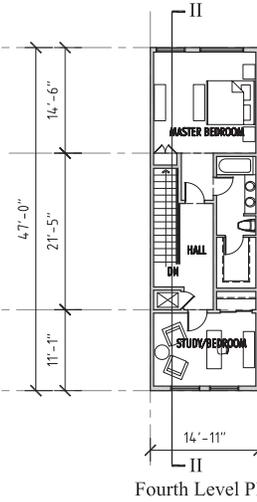
First Level Plan



Second Level Plan



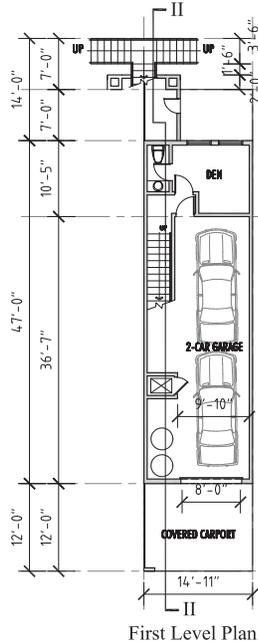
Third Level Plan



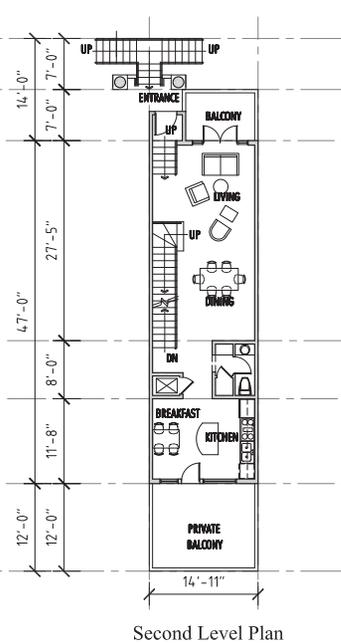
Fourth Level Plan

Unit A1:
Heated Area: 2,268 s.f.
Unheated Area: 536 s.f.
Total Building Area: 2,804 s.f.

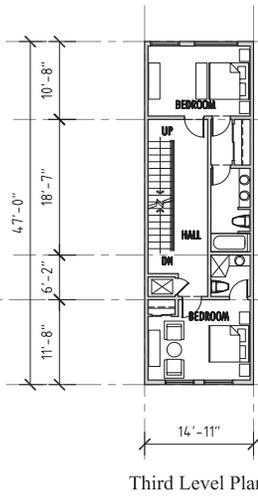
Unit A1 Floor Plan Scale: 1/8"=1'-0"



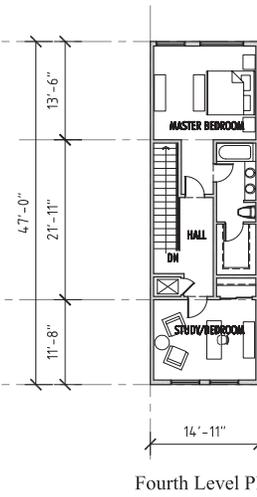
First Level Plan



Second Level Plan



Third Level Plan



Fourth Level Plan

Unit B1:
Heated Area: 2,264 s.f.
Unheated Area: 540 s.f.
Total Building Area: 2,804 s.f.

Unit B1 Floor Plan Scale: 1/8"=1'-0"



H&S International LLC
15220 N. 19TH WAY
8TH FLOOR
SCOTTSDALE, ARIZONA 85260
(480) 985-8888
(480) 985-2298 (FAX)

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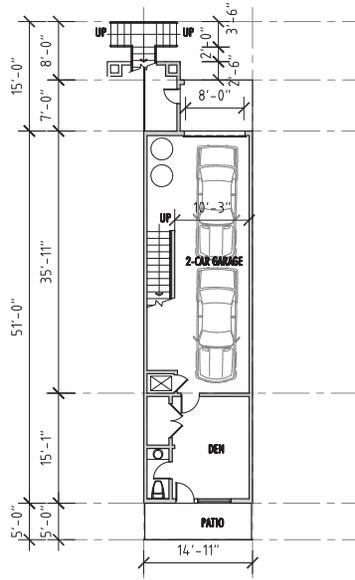
Clarendon Townhomes
Floor Plan-Unit A1 B1
413, 417, 421, 425 W 6TH ST, TEMPE, AZ



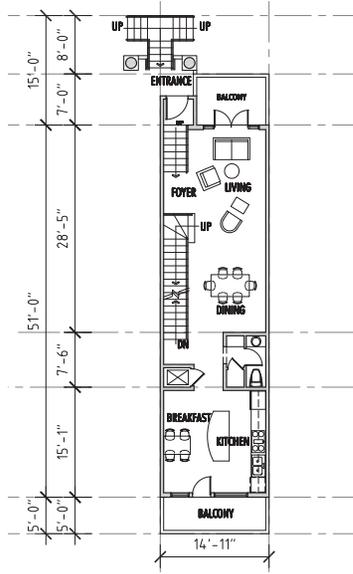
REVISION	
DATE	09-23-2013
ARCHITECT	Bing Hu
PROJ. MANAGER	Peng Jang
PROJ. NUMBER	1308
SCALE	1/8"=1'-0"
DRAWN BY	G. Tian
CHECKED BY	P. Jang
SHEET TITLE	

2nd CITY SUBMITTAL

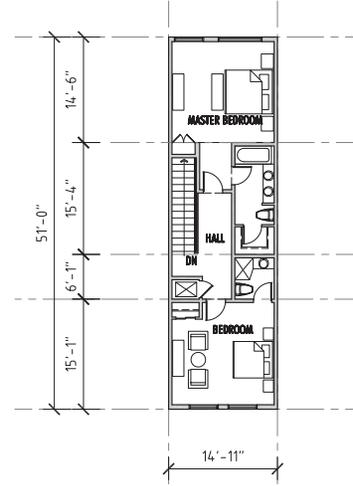
A-102
Floor Plans



First Level Plan



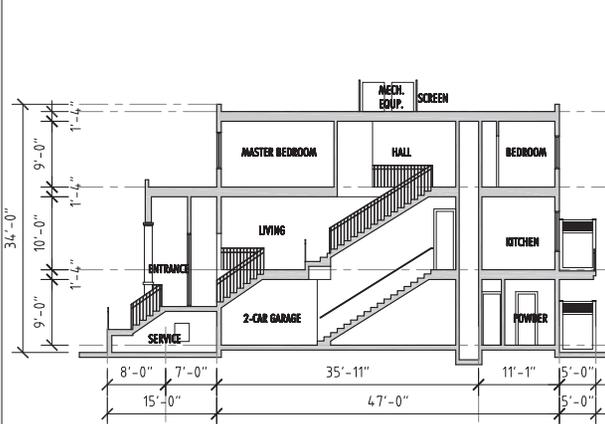
Second Level Plan



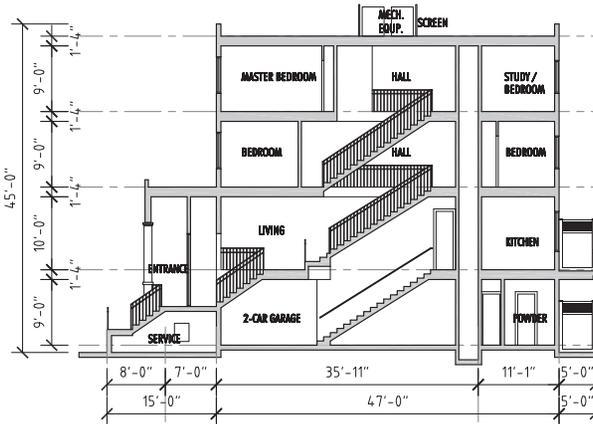
Third Level Plan

Unit C:
 Heated Area: 1,746 s.f.
 Unheated Area: 536 s.f.
 Total Building Area: 2,282 s.f.

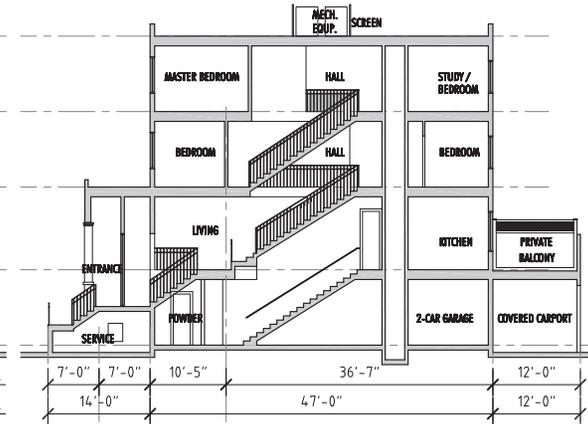
Unit C Floor Plan Scale: 1/8"=1'-0"



UNIT A I-I TYPICAL 3-STORY SECTION



UNIT A1 II-II TYPICAL 4-STORY SECTION



UNIT B1 III-III TYPICAL 4-STORY SECTION

TYPICAL SECTIONS Scale: 1/8"=1'-0"



H&S International LLC
 5220 N. 19TH WAY
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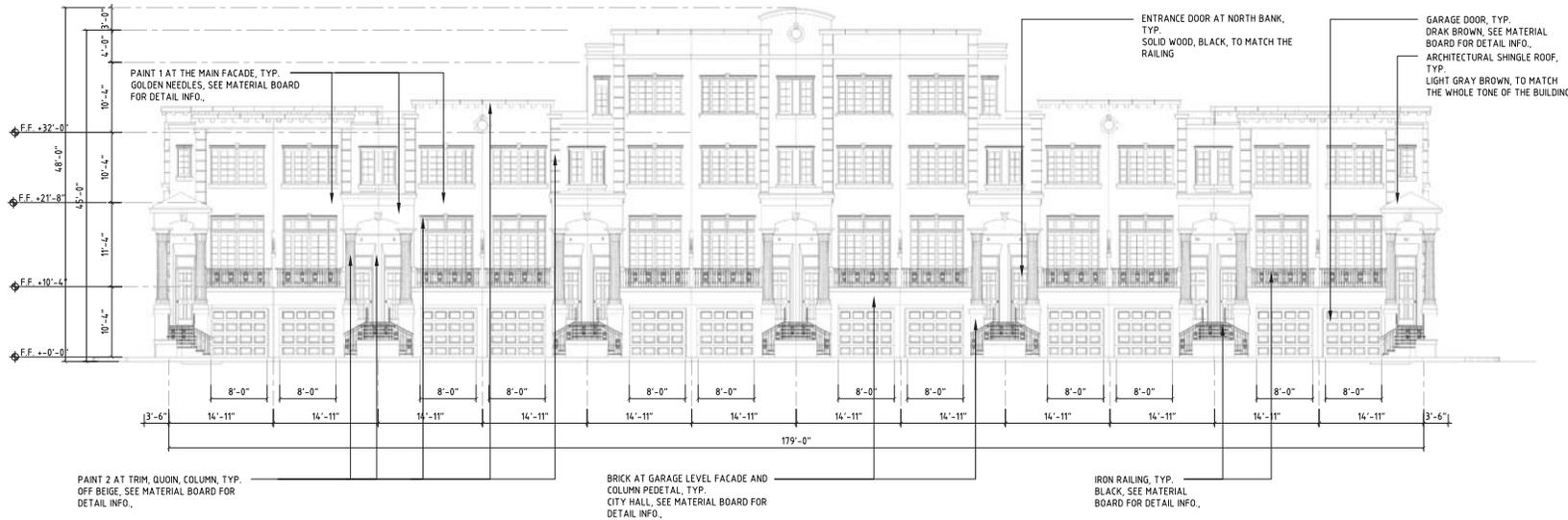
Clarendon Townhomes
Floor Plan-Unit C, SEC.
 413, 417, 421, 425 W 6TH ST, TEMPE, AZ



REVISION	
DATE	09-23-2019
ARCHITECT	Bing Hu
PROJ. MANAGER	Peng Jiang
PROJ. NUMBER	1308
SCALE	1/8"=1'-0"
DRAWN BY	G. Tian
CHECKED BY	P. Jiang
SHEET TITLE	

2nd CITY SUBMITTAL

A-103
 Floor Plan, Sec.



North Bank - North Elevation Scale: 1/8"=1'-0"



North Bank - South Elevation Scale: 1/8"=1'-0"



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Clarendon Townhomes
Elevations
 413, 417, 421, 425 W 6TH ST, TEMPE, AZ



REVISION	DATE	ARCHITECT	PROJ. MANAGER	PROJ. NUMBER	SCALE	DRAWN BY	CHECKED BY
	09-23-2013	Bing Hu	Peng Jiang	1308	1/8"=1'-0"	C. Munoz	P. Jang

SHEET TITLE

A-201

2nd CITY SUBMITTAL



North Bank - North Elevation Scale: 1/8"=1'-0"



North Bank - South Elevation Scale: 1/8"=1'-0"



H&S International LLC

5220 N. 18TH WAY
805 SCOTTSDALE HANGAR ONE
SCOTTSDALE, ARIZONA 85260
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Clarendon Townhomes
Elevations
413, 417, 421, 425 W 6TH ST, TEMPE, AZ



REVISION	DATE	09-23-2019
ARCHITECT	Bing Hu	
PROJ. MANAGER	Peng Jiang	
PROJ. NUMBER	1308	
SCALE	1/8"=1'-0"	
DRAWN BY	C. Munoz	
CHECKED BY	P. Jang	
SHEET TITLE		

2nd CITY SUBMITTAL

A-201

Elevations



South Bank - South Elevation Scale: 1/8"=1'-0"



South Bank - North Elevation Scale: 1/8"=1'-0"



H&S International LLC
 5220 N. 18TH WAY
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 SCOTTSDALE, ARIZONA 85260
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Claredon Townhomes
Elevations
 413, 417, 421, 425 W 6TH ST, TEMPE, AZ



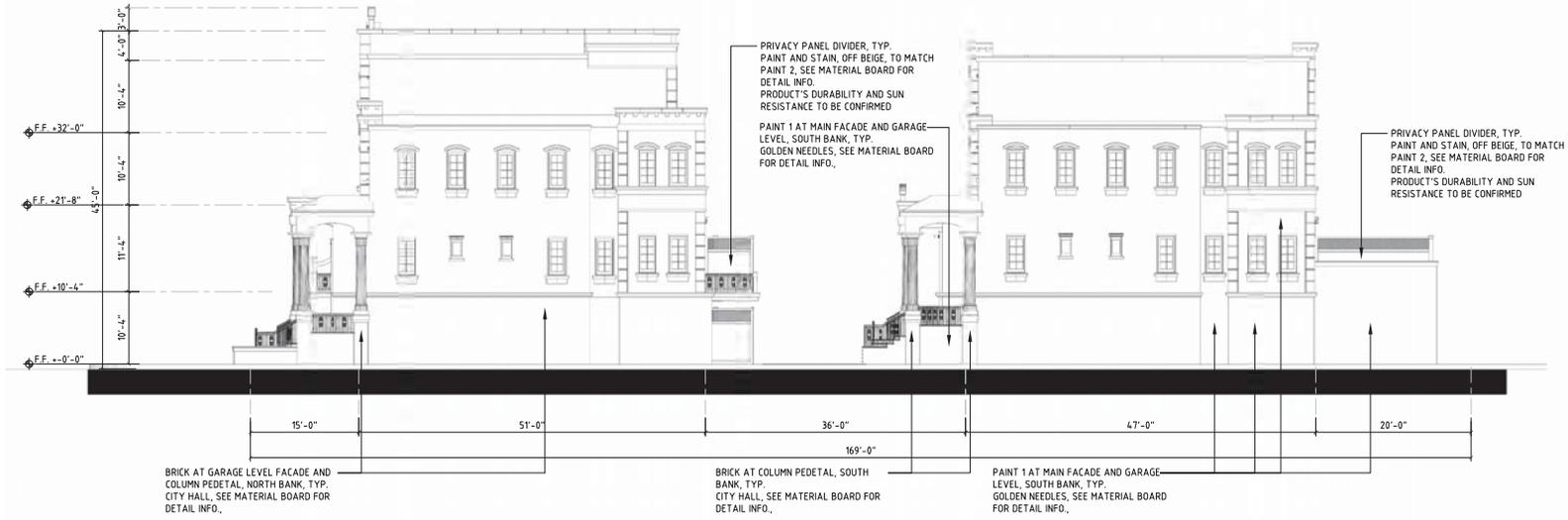
REVISION	DATE	ARCHITECT	PROJ. MANAGER	SCALE	DRAWN BY	CHECKED BY
	09-23-2019	Bing Hu	Peng Jiang	1/8"=1'-0"	C. Munez	P. Jiang

SHEET TITLE

A-202

Elevations

2nd CITY SUBMITTAL



West Elevation Scale: 1/8"=1'-0"



East Elevation Scale: 1/8"=1'-0"



H&S International LLC
 15220 N. 19TH WAY
 805 SCOTTSDALE HANGAR ONE
 SCOTTSDALE, ARIZONA 85260
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 413, 417, 421, 425 W 6TH ST, TEMPE, AZ



REVISION	DATE	ARCHITECT	PROJ. MANAGER	PROJ. NUMBER	SCALE	DRAWN BY	CHECKED BY	SHEET TITLE
	09-23-2019	Bing Hu	Peng Jiang	1308	1/8"=1'-0"	C. Munoz	P. Jiang	

2nd CITY SUBMITTAL

A-203

Elevations



West Elevation Scale: 1/8"=1'-0"



East Elevation Scale: 1/8"=1'-0"



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REVISION	DATE
09-23-2019	

ARCHITECT: Bing Hu
 PROJ. MANAGER: Ping Jiang
 PROJ. NUMBER: 1308
 SCALE: 1/8"=1'-0"
 DRAWN BY: C. Munoz
 CHECKED BY: P. Jang

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A-203

Elevations