

PLANNED AREA DEVELOPMENT OVERLAY FOR 501 WEST FIRST

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

ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN
AND HEREBY ACCEPT THE DEVELOPMENT STANDARDS
SHOWN ON THIS ____ DAY OF _____, 2008.

PLAN C, LLC

BY: MARSHALL URBAN DEVELOPMENT COMPANY
ITS: MANAGER

BY: _____
ITS: PRESIDENT

ACKNOWLEDGEMENT:
STATE OF ARIZONA, COUNTY OF MARICOPA THE
FORGOING INSTRUCMENT WAS ACKNOWLEDGED BEFORE
ME THIS ____ DAY OF _____, 2008 BY AUTHORIZED
REPRESENTATIVE, ON BEHALF OF PLAN C, LLC. WITNESS
THEREOF I HAVE UNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

LEGAL DESCRIPTION

THE NORTH 112.00 FEET OF THE EAST 160.00 FEET OF LOT
4, STATE PLAT NO.12 AMENDED, ACCORDING TO THE
PLAT OF RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 69
OF MAPS, PAGE 38;

EXCEPT THE EAST 20.00 FEET THEREOF AS QUIT CLAIMED
TO THE CITY OF TEMPE, JANUARY 24, 1950, IN DOCKET
493, PAGE 264.

OWNER / DEVELOPER

OWNER PLAN C, LLC
689 WEST FIRST STREET, SUITE 1B
TEMPE, ARIZONA 85281

DEVELOPER MARSHALL URBAN DEVELOPMENT COMPANY
688 WEST FIRST STREET, SUITE 1B
TEMPE, ARIZONA 85281

PROJECT NAME AND ADDRESS

501 WEST FIRST

501 WEST FIRST STREET
TEMPE, ARIZONA 85821

PROJECT DATA

SEE SHEET PAD 2

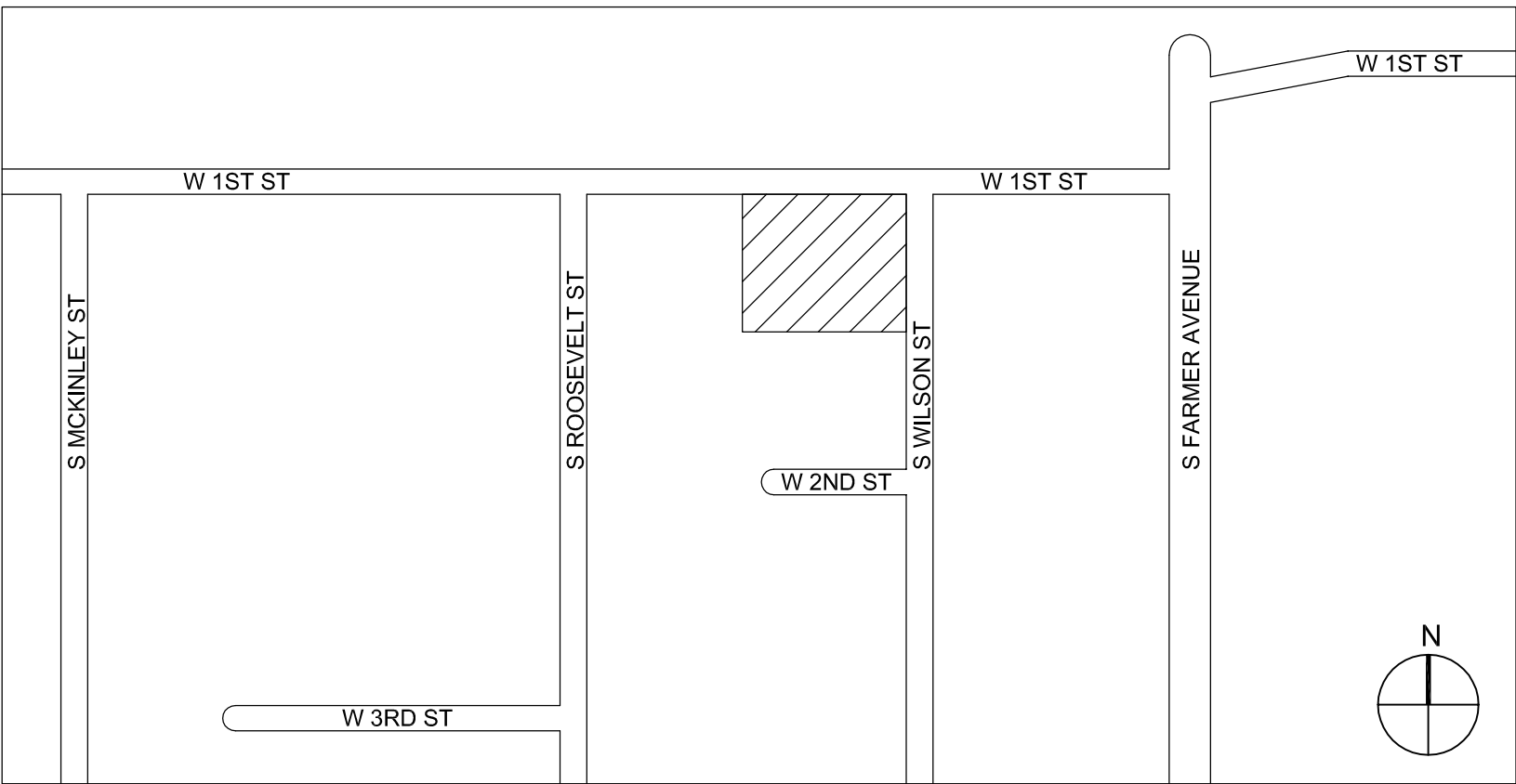
CITY APPROVAL

APPROVED BY THE CITY OF TEMPE CITY COUNCIL ON THE

____ DAY OF _____, 2008

ACCEPTED BY: _____
DEVELOPMENT SERVICES DATE

LOCATION MAP (N.T.S.)



CONDITONS OF APPROVAL : PAD00000

REC08002

PAD08002

DS071146



501 West First
501 West First Street
Tempe, Arizona 85281

MARSHALL
URBAN DEVELOPMENT
COMPANY

COVER
SHEET

PL070385

#	Date	Description
Revisions		
	JAN 17, 2008	
Date		
DH TMV		
Designed By		
TMV PM		
Drawn By		
TMV PM		
Checked By		
0198		
Project Number		

PAD 1

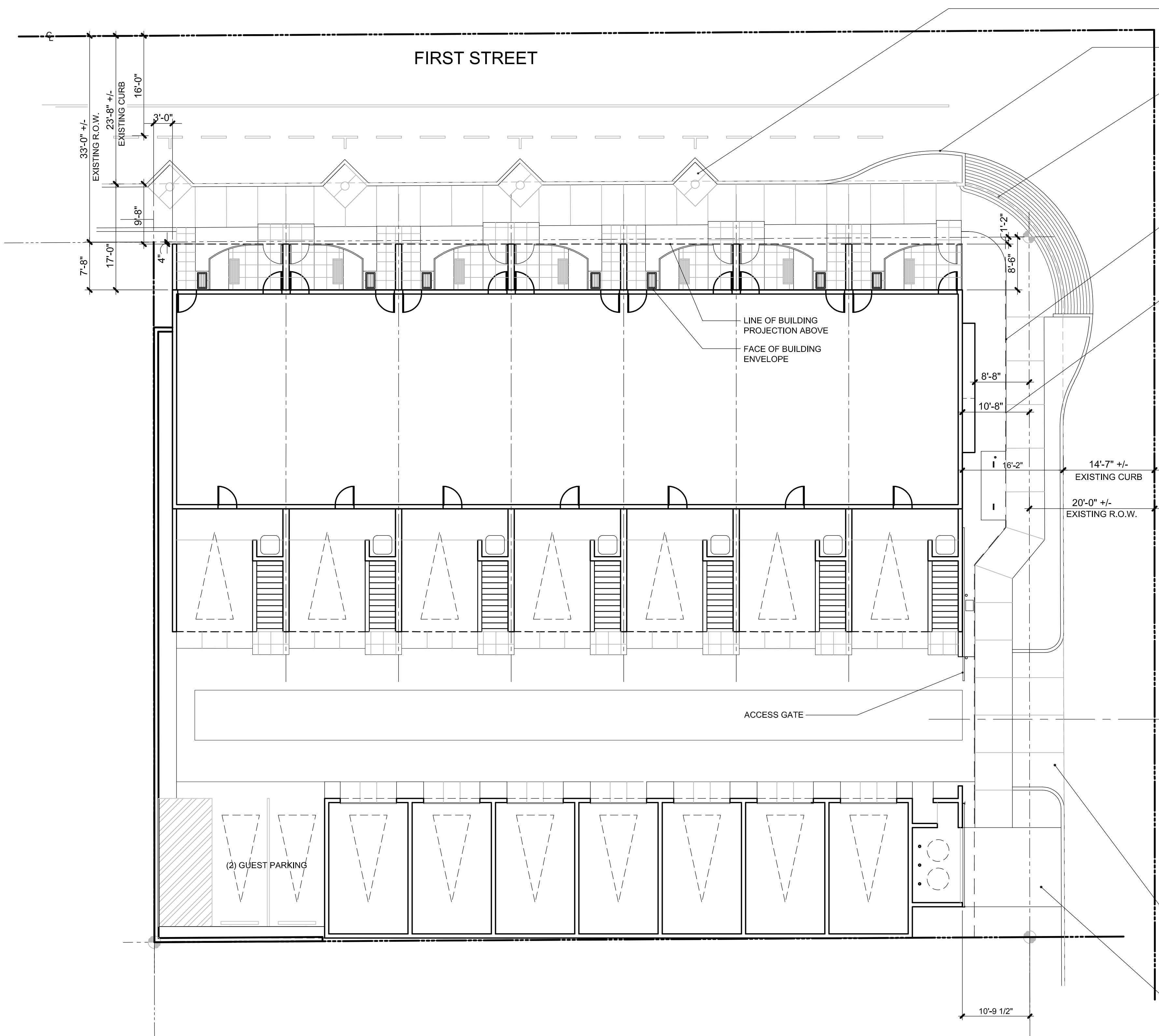
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DS071146

PAD08002

REC08002

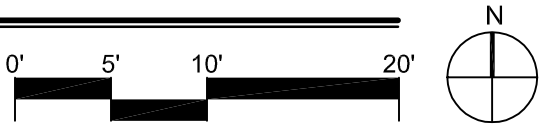
PLANNED AREA DEVELOPMENT OVERLAY
FOR 501 WEST FIRST



- TREE GRATES PER LANDSCAPE
- PROPOSED CURB BULB-OUT W/ 25'-0" MIN RADIUS
- LINE OF EXISTING CURB
- PROPOSED LINE OF FUTURE DEDICATION FOR PUBLIC ACCESS
- BIKE PARKING:
PRIVATE (0.75 PER DU) = (6) REQUIRED; (7) PROVIDED
PUBLIC (2) REQUIRED; (2) PROVIDED

DEVELOPMENT STANDARDS			
	EXISTING GID	MU2	PROPOSED WITH PAD
RESIDENTIAL DENSITY (DU/ACRE)	NA	15	13.14
BUILDING HEIGHT (IN FEET)	35	40	38
MAXIMUM LOT COVERAGE (%OF NET SITE AREA)	NS	NS	58%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	10%	NS	7.2%
SETBACKS (IN FEET)			
FRONT (EAST)	20	NS	0
SIDE (SOUTH)	0	NS	0
STREET SIDE (NORTH)	20	NS	0
REAR (WEST)	0	NS	3
NS = NO STANDARD			
SITE AREA	15,680 SF		
LANDSCAPE AREA	1,125 SF		
BUILDING AREA (LOT COVERAGE)	9,050 SF		
PARKING			
REQUIRED	= (14) RESIDENT PARKING (2/DU) = (1) GUEST PARKING (0.2/DU) = (15) TOTAL REQUIRED		
PROPOSED	= (14) RESIDENT PARKING (2/DU) = (2) GUEST PARKING (0.2/DU) = (16) TOTAL PROVIDED		
PARCEL SIZE			
	SQUARE FEET	ACRES	
GROSS SITE AREA	23,202 SF	0.53	
NET SITE AREA	15,680 SF	0.35996	
ZONING			
EXISTING	GID: GENERAL INDUSTRIAL DISTRICT		
PROPOSED	MU-2: MIXED USE- MEDIUM DENSITY DISTRICT		
GENERAL PLAN 2030			
EXISTING	MIXED-USE : MEDIUM DENSITY		
PROPOSED	MIXED-USE : MEDIUM DENSITY (NO CHANGE)		

PROPOSED SITE PLAN
SCALE: 1/10" = 1'-0"



- CONCRETE APPROACH APRON PROVIDED TO ALLOW WAITING AREA FOR GATE OPENING SEQUENCE OF 15 SECONDS
- MAINTAIN PEDESTRIAN ZONE - CLEAR WIDTH EQUAL TO SIDEWALK

DS071146

PAD08002

REC08002

REC08002

PAD08002

DS071146



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501 West First Street
Tempe, Arizona 85281

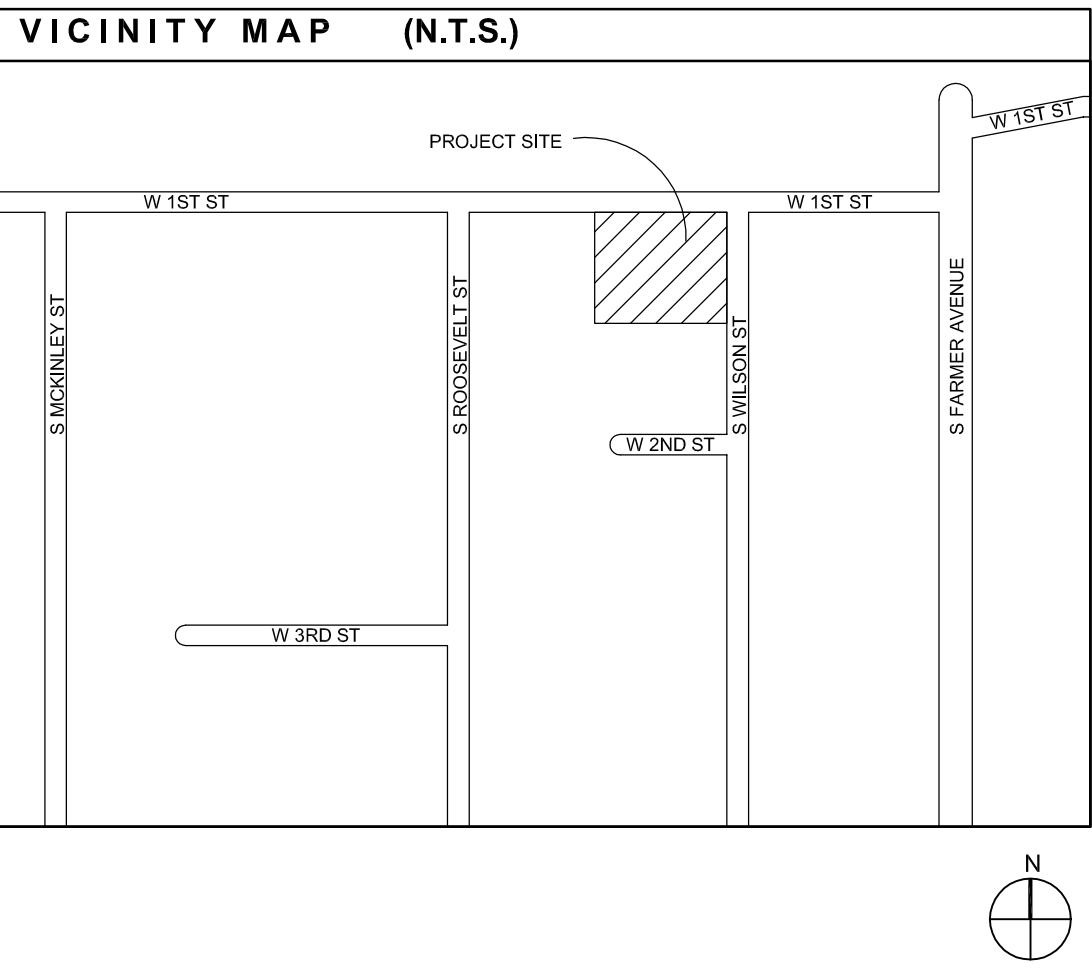
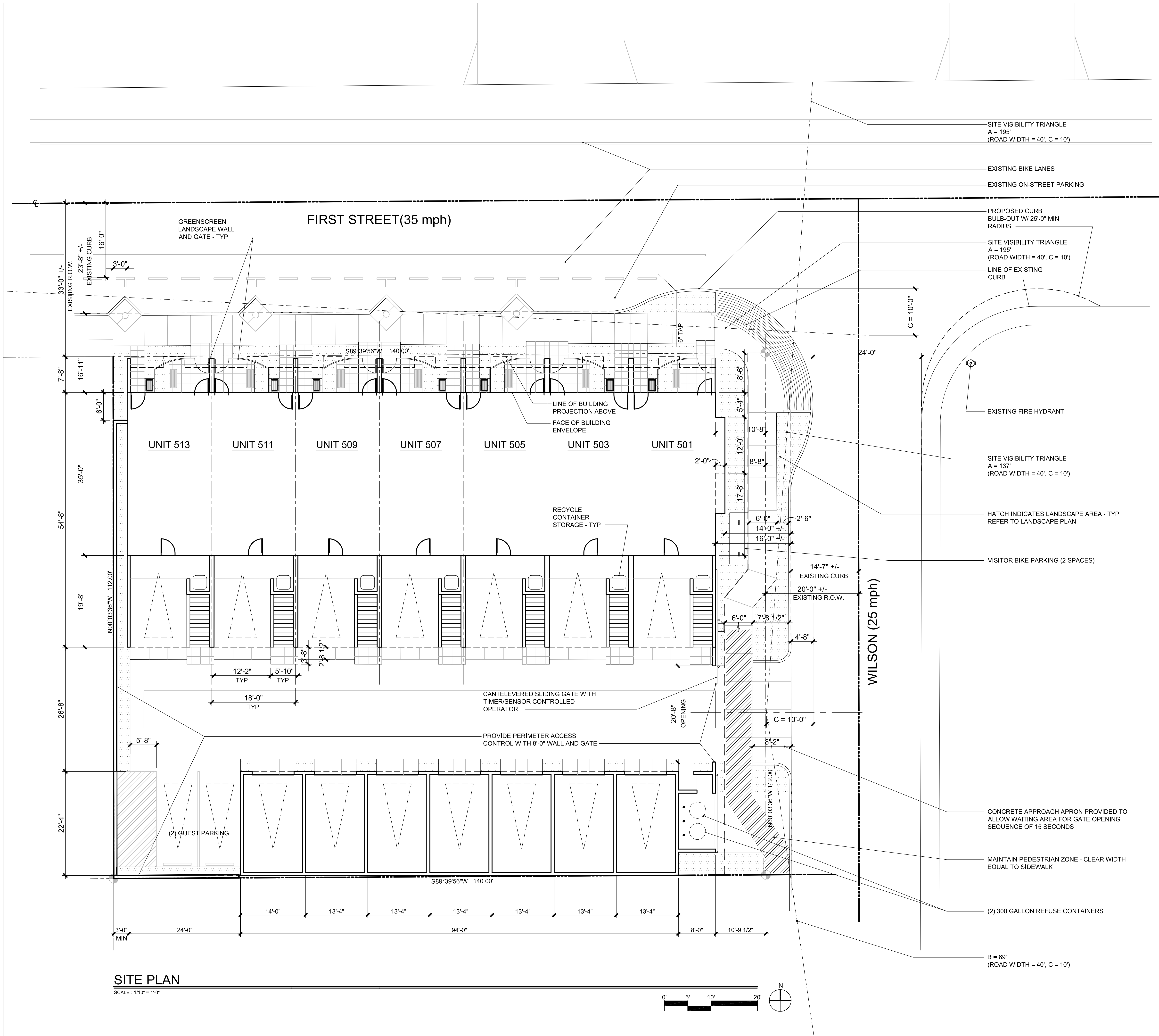
MARSHALL
URBAN DEVELOPMENT
COMPANY

SITE
PLAN
PL070385

#	Date	Description
Revisions		
	JAN 17, 2008	
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	0198	
Project Number		

PAD 2

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DEVELOPMENT SUMMARY			
ASSESSORS PARCEL NO.	=	124-32-042C	
GROSS PARCEL AREA	=	23,202 SF (0.53 ACRES)	
NET PARCEL AREA	=	15,680 SF (0.36 ACRES)	
2030 GENERAL PLAN	=		
EXISTING	=	MIXED-USE: MEDIUM DENSITY	
PROPOSED	=	MIXED-USE: MEDIUM DENSITY	
ZONING	=		
EXISTING	=	GID (GENERAL INDUSTRIAL DISTRICT)	
PROPOSED	=	MU-2 (MIXED-USE DISTRICT)	
DENSITY (PER GENERAL PLAN)	=		
EXISTING	=	15 DU/AC	
PROPOSED	=	13.2 DU/AC	
USE	=		
EXISTING	=	INDUSTRIAL	
PROPOSED	=	LIVE WORK RESIDENTIAL	
PARKING	=		
REQUIRED	=	(14) RESIDENT PARKING (2/DU)	
	=	(14) GUEST PARKING (0.2/DU)	
	=	(15) TOTAL REQUIRED	
PROPOSED	=	(14) RESIDENT PARKING (2/DU)	
	=	(2) GUEST PARKING (0.2/DU)	
	=	(16) TOTAL PROVIDED	
ON-STREET PARKING	=	(4) TOTAL	
OCCUPANCY TYPE	=	B / R-2 / U (ALL GARAGES)	
(7) LIVE WORK TOWNHOMES	=	6,950 SF LOT COVERAGE (44.5%)	
TOTAL BUILDING AREA	=	13,212 SF	
BUILDING HEIGHT	=	+/- 38'-0" (40'-0" ALLOWED IN MU-2)	
TOTAL # OF STORIES	=	3	
(7) ENCLOSED GARAGES	=	2,100 SF LOT COVERAGE (13.5%)	
TOTAL BUILDING AREA	=	2,100 SF	
BUILDING HEIGHT	=	+/- 15'-0" (40'-0" ALLOWED IN MU-2)	
TOTAL # OF STORIES	=	1	
TOTAL BUILDING AREA	=	15,312 SF	
TOTAL LOT COVERAGE	=	9,050 SF (58%)	
CONSTRUCTION TYPE	=	TYPE V-A (SPRINKLED)	
PROVIDED LANDSCAPING	=	1,196.4 SF (7.1%) ON-SITE	
	=	445 SF (3%) OFF-SITE	
SETBACKS	GID	PROPOSED WITH PAD	
FRONT YARD	20'-0"	0'-0" (WILSON ST)	
SIDE	0'-0"	0'-0" (SOUTH PROPERTY LINE)	
STREET SIDE	20'-0"	0'-0" (FIRST AVE)	
REAR YARD	0'-0"	3'-0" (WEST PROPERTY LINE)	
GENERAL NOTES:			
1. RETENTION TO BE PROVIDED VIA UNDERGROUND STORAGE IN DRIVE AISLE			
2. GATE OPERATION TO BE CONTROLLED BY TIMER, EXIT SENSOR AND REMOTE TRANSMITTER			
3. GATE TO REMAIN OPEN (SUBJECT TO MODIFICATION BY HOA) BETWEEN 7:30AM AND 5:30 PM MONDAY - FRIDAY			
LEGAL DESCRIPTION			
THE NORTH 112.00 FEET OF THE EAST 160.00 FEET OF LOT 4, STATE PLAT NO.12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 69 OF MAPS, PAGE 38;			
EXCEPT THE EAST 20.00 FEET THEREOF AS QUITY CLAIMED TO THE CITY OF TEMPE, JANUARY 24, 1950, IN DOCKET 493, PAGE 264.			

501
WEST FIRST

501 West First
501 West First Street
Tempe, Arizona 85281

MARSHALL
URBAN DEVELOPMENT
COMPANY

SITE PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

#	Date	Description
Revisions		
JAN 18, 2008		
Date		
DH TMV		
Designed By		
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Project Number		

A1.01

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O1



O2



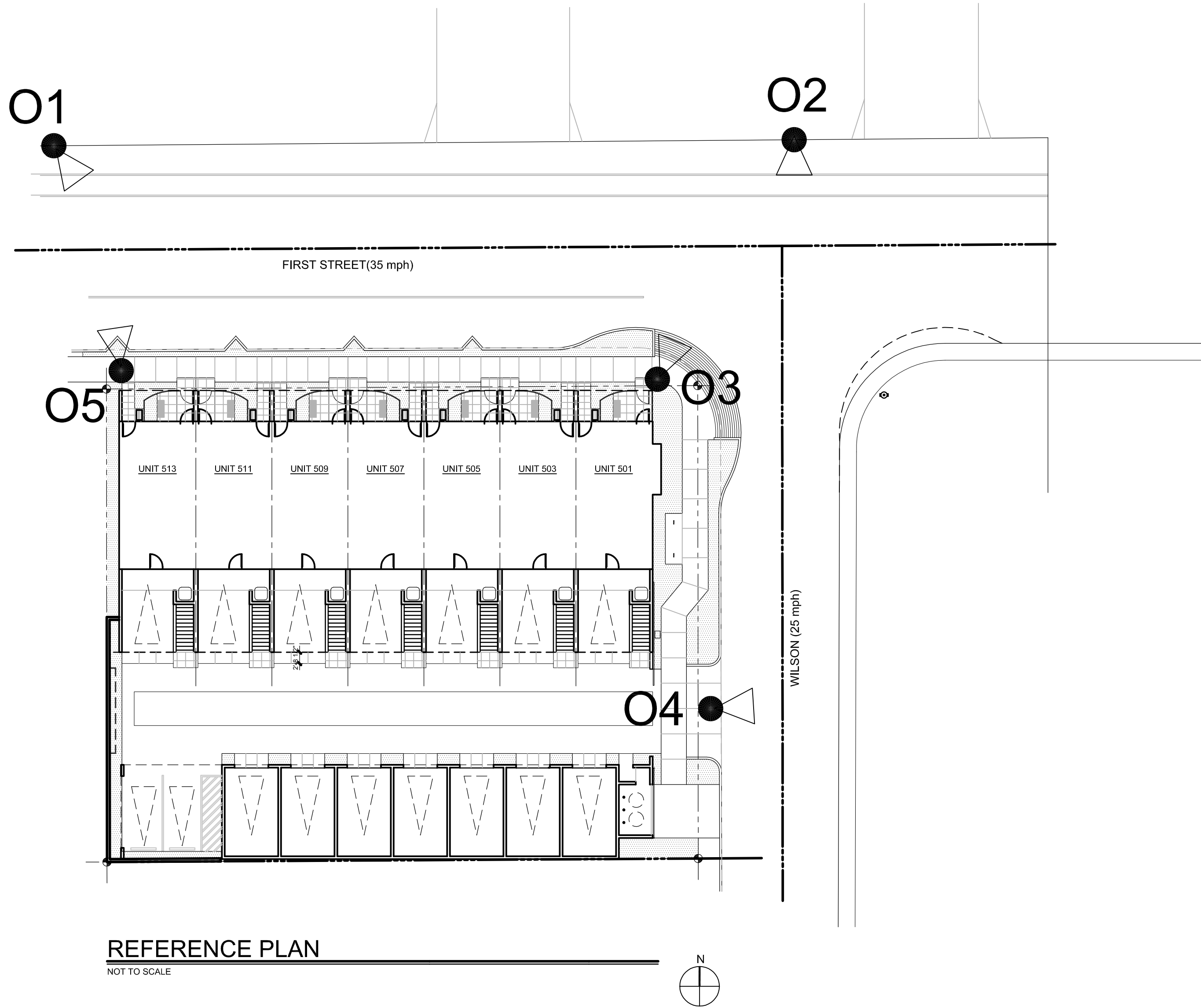
O3



O4



O5



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501 West First Street
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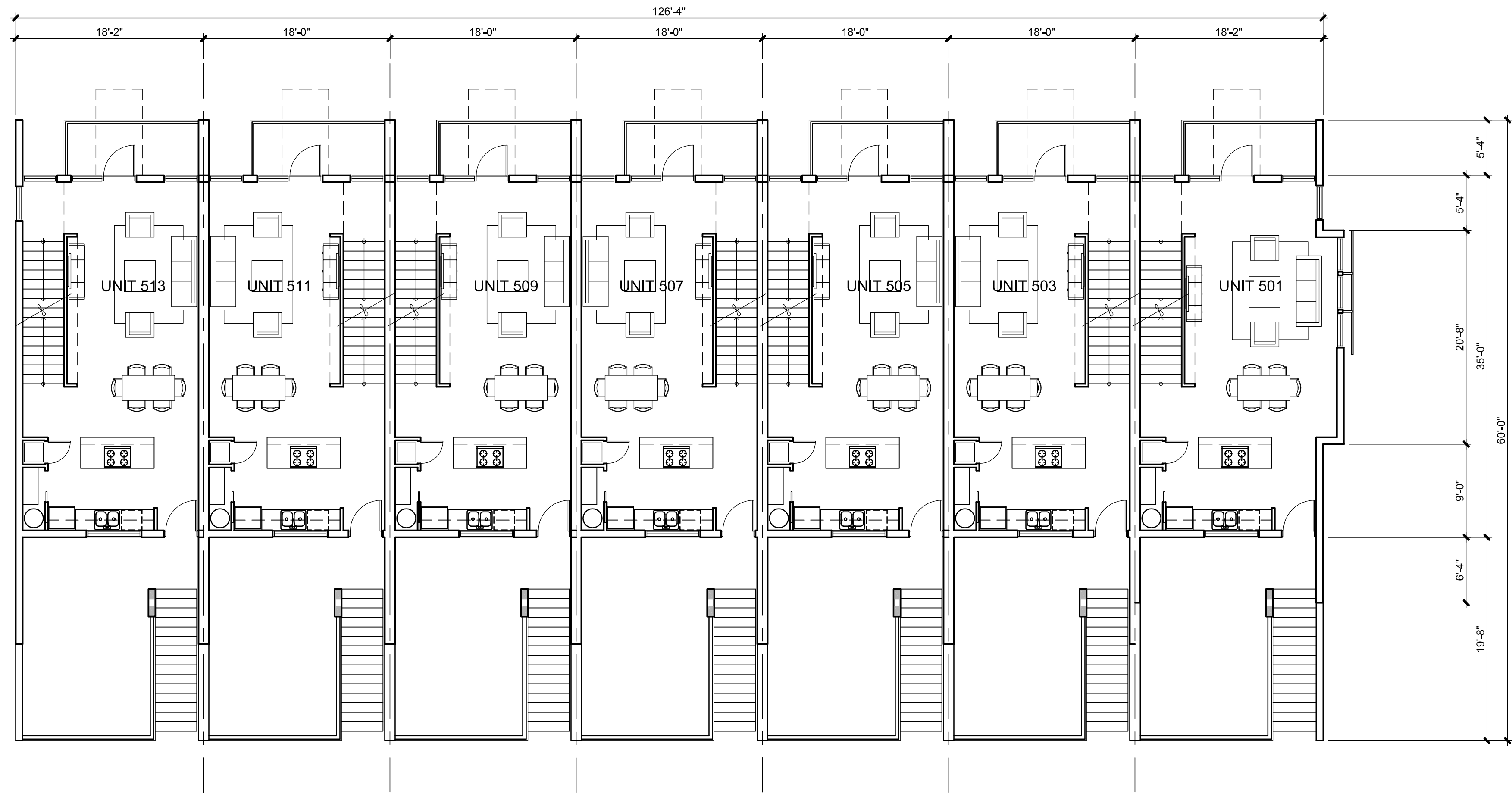
SITE
CONTEXT
PHOTOS

#	Date	Description
Revisions		
JAN 10, 2008		
Date		
DH TMV		
Designed By		
TMV PM		
Drawn By		
TMV PM		
Checked By		
0198		
Project Number		

A1.02

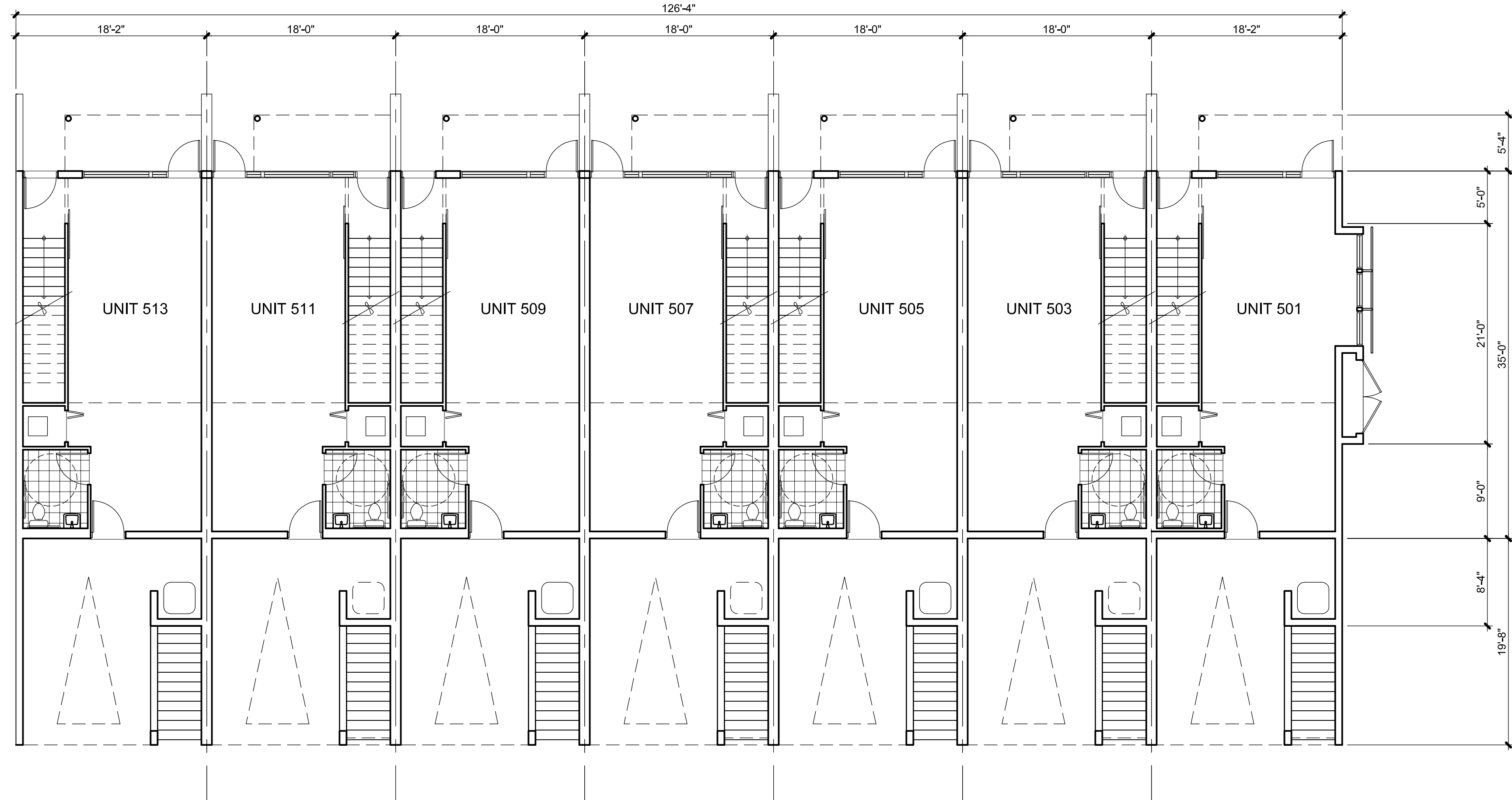
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SECOND FLOOR PLAN

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



GROUND FLOOR PLAN

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



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Tempe, Arizona 85281

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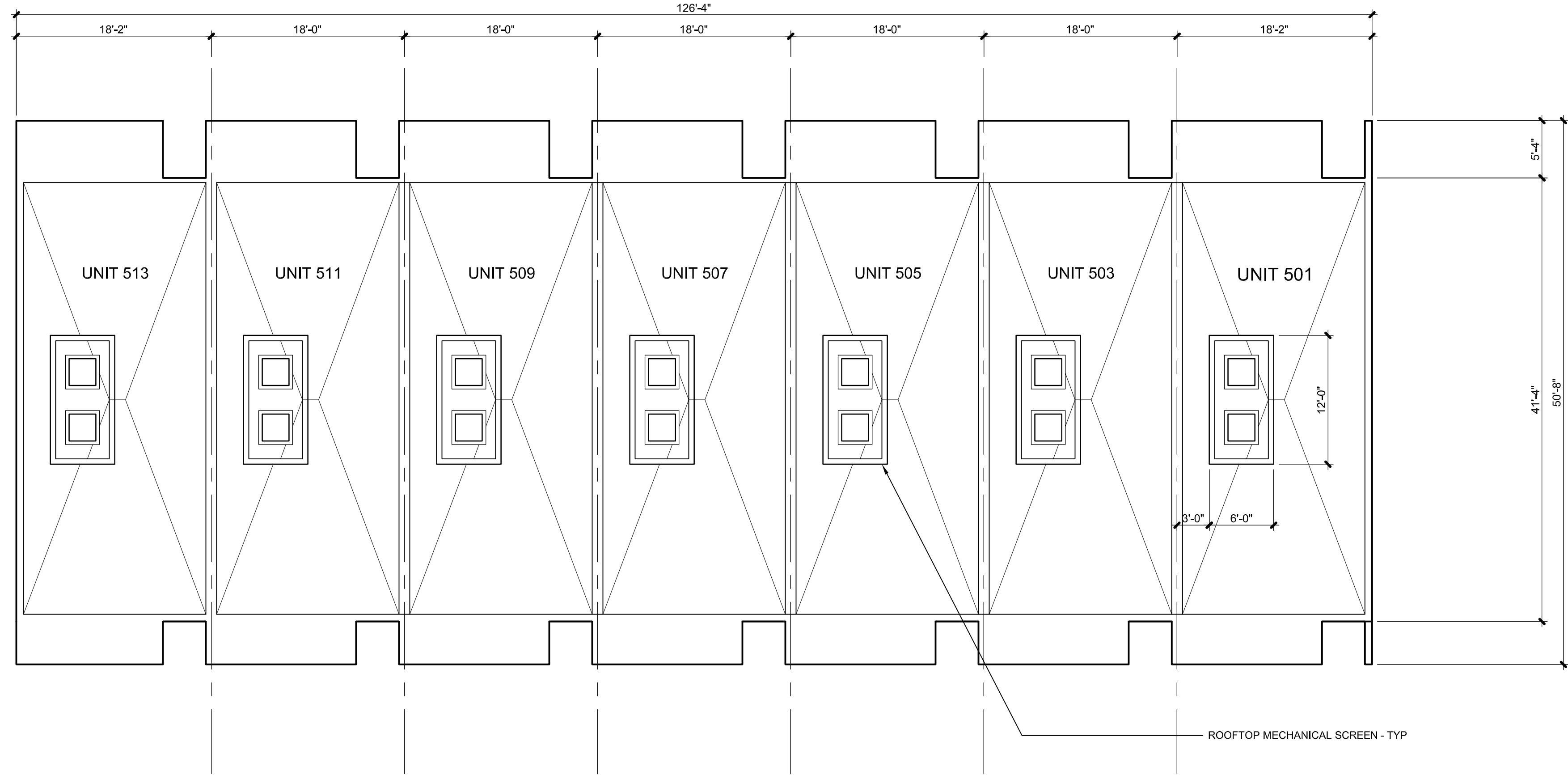
GROUND +
SECOND
FLOOR
PLANS

PRELIMINARY - NOT FOR CONSTRUCTION

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Date		
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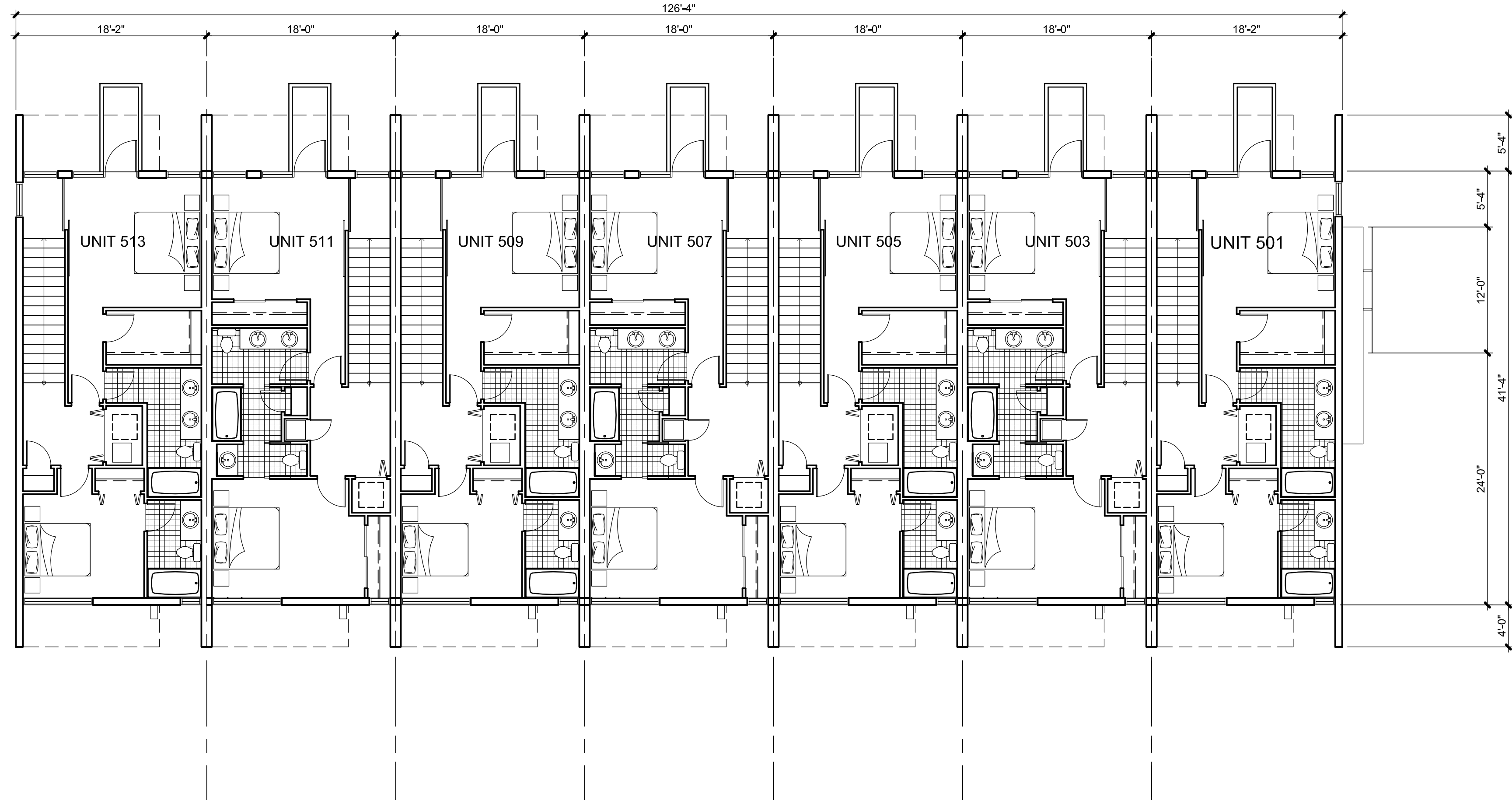
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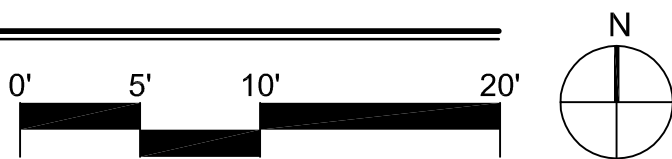
ROOF PLAN

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



THIRD FLOOR PLAN

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



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Tempe, Arizona 85281

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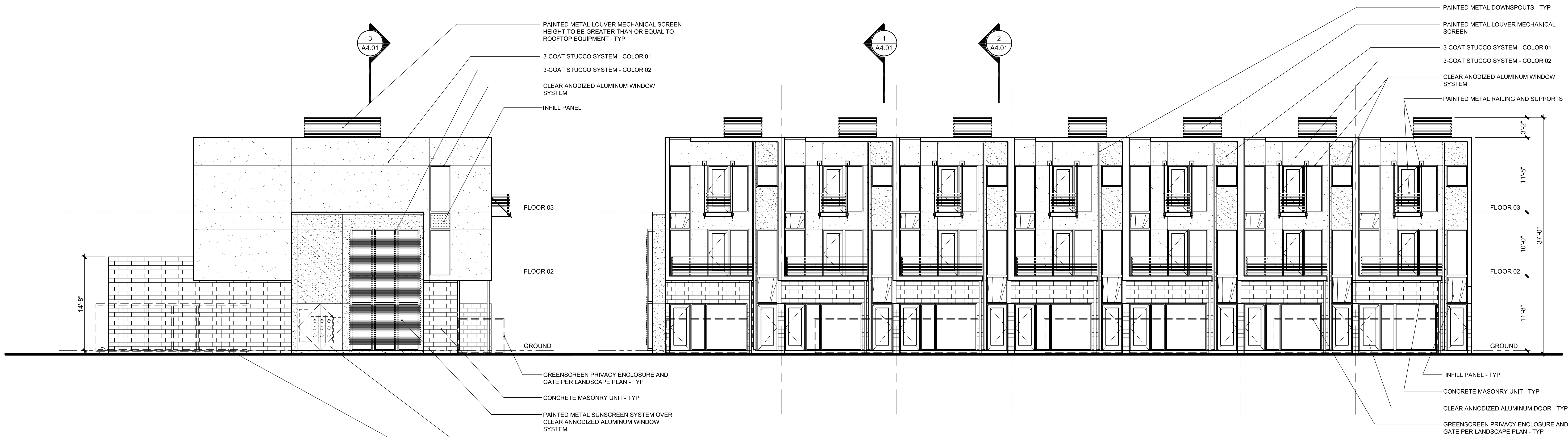
THIRD
FLOOR
+ ROOF
PLANS

PRELIMINARY - NOT FOR CONSTRUCTION

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JAN 18, 2008		
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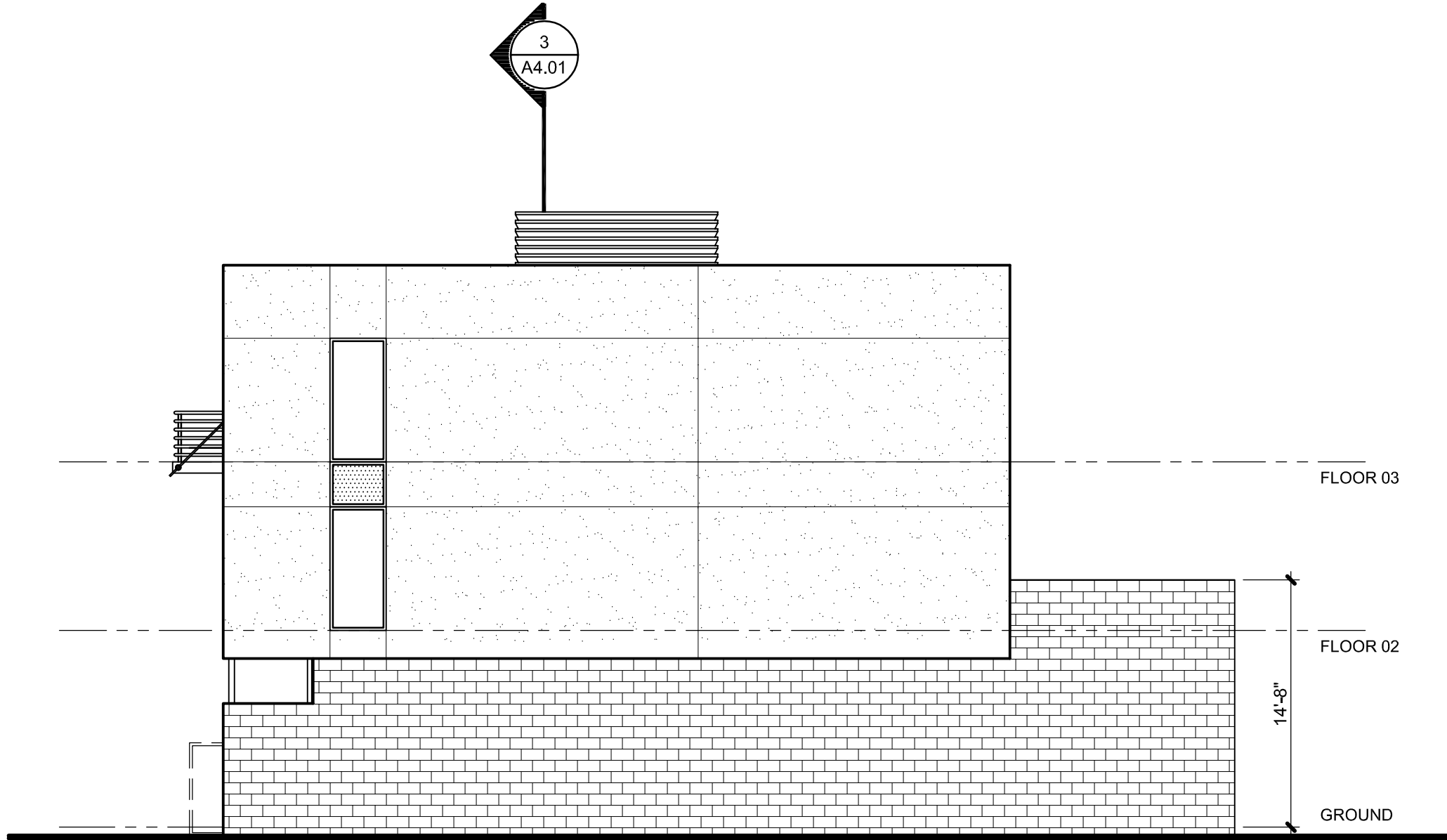


EAST ELEVATION

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

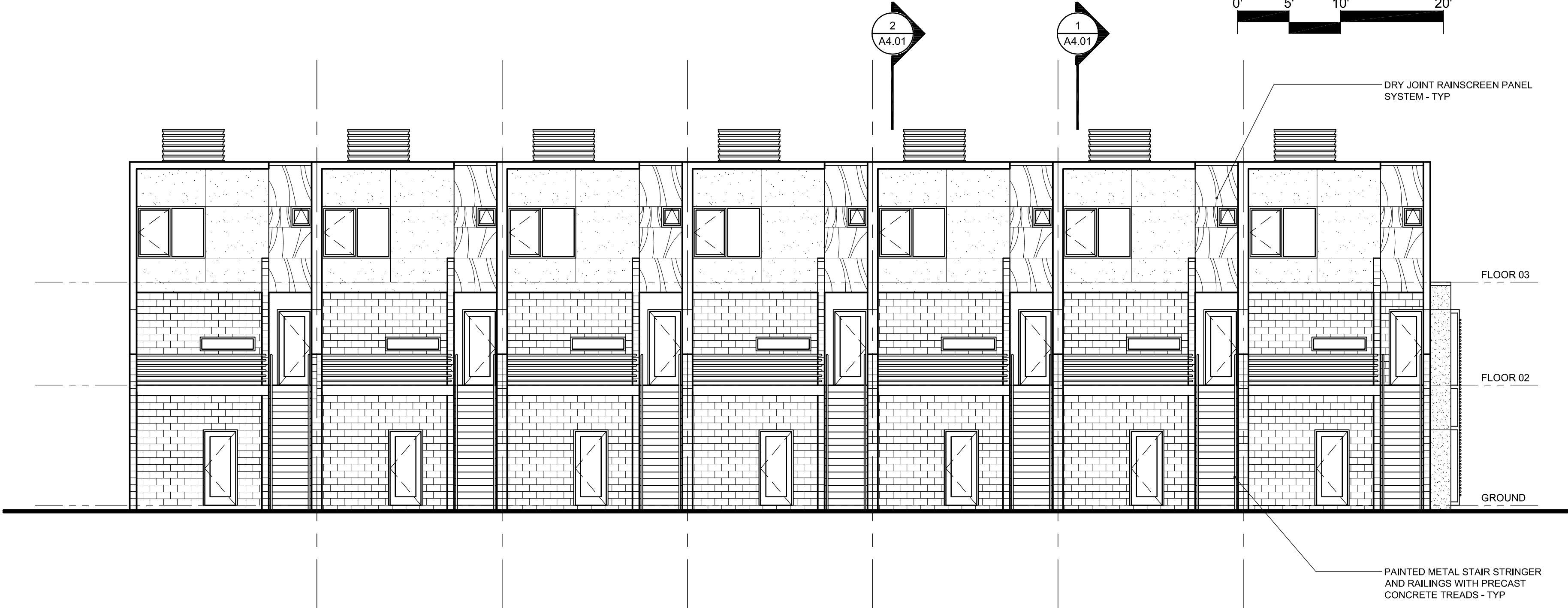
NORTH ELEVATION

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



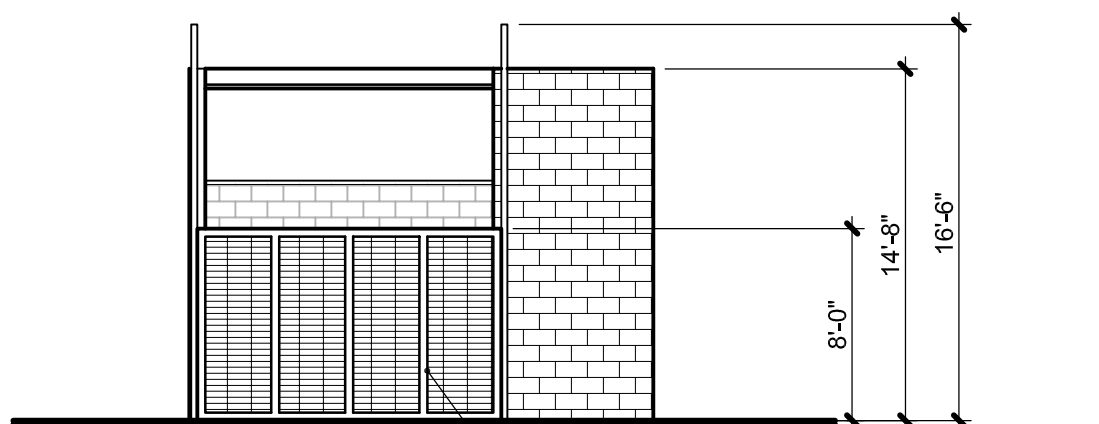
WEST ELEVATION

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



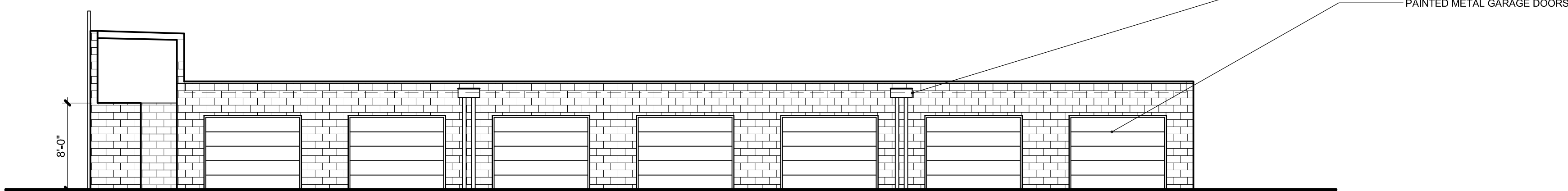
SOUTH ELEVATION

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



EAST GARAGE ELEVATION

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



NORTH GARAGE ELEVATION

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



501 West First
501 West First Street
Tempe, Arizona 85281

MARSHALL
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COMPANY

EXTERIOR
+ GARAGE
ELEVATIONS

PRELIMINARY - NOT FOR CONSTRUCTION

#	Date	Description
Revisions		
JAN 22, 2008		
Date		
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A3.01

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501 West First
501 West First Street
Tempe, Arizona 85281

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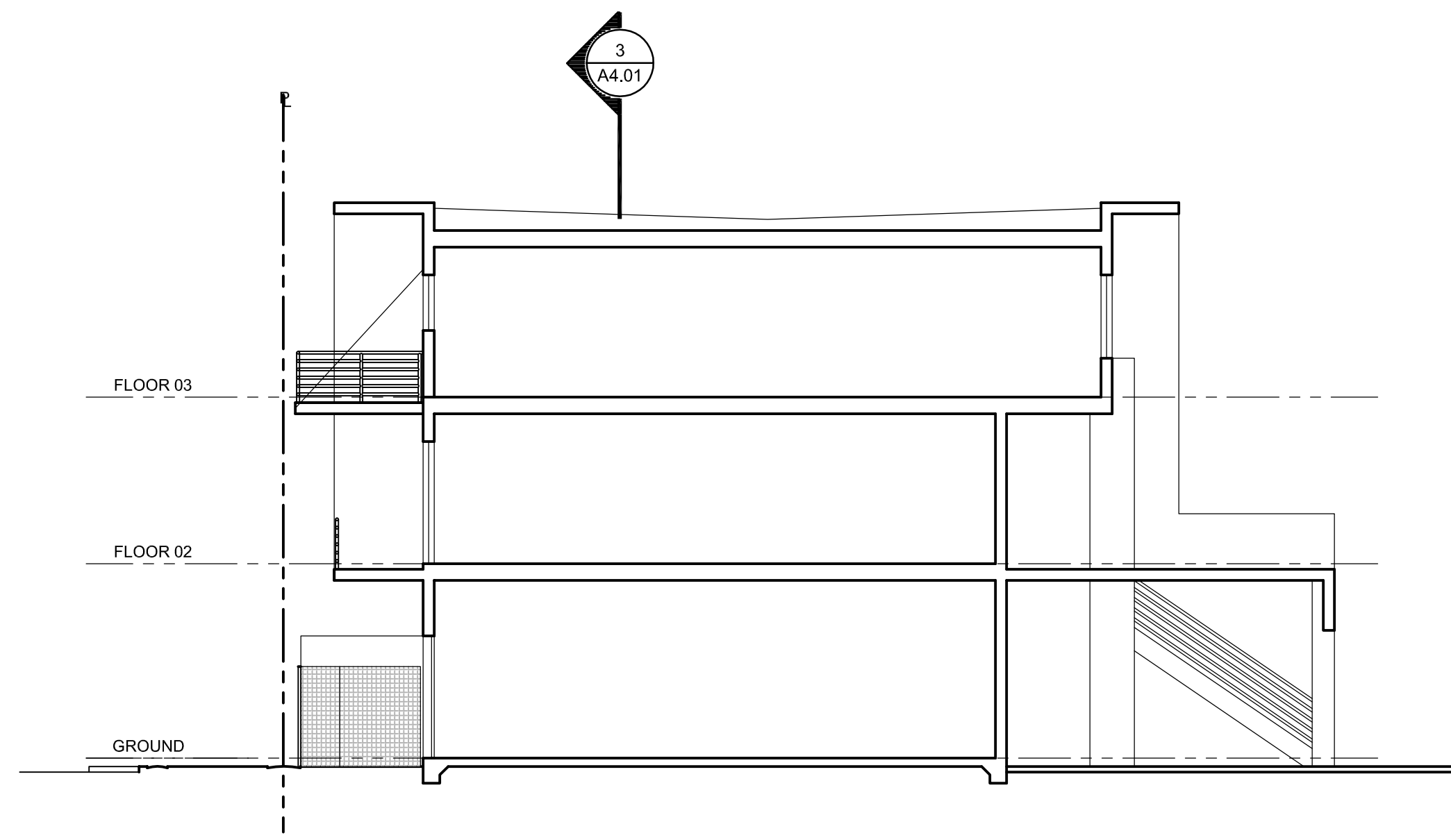
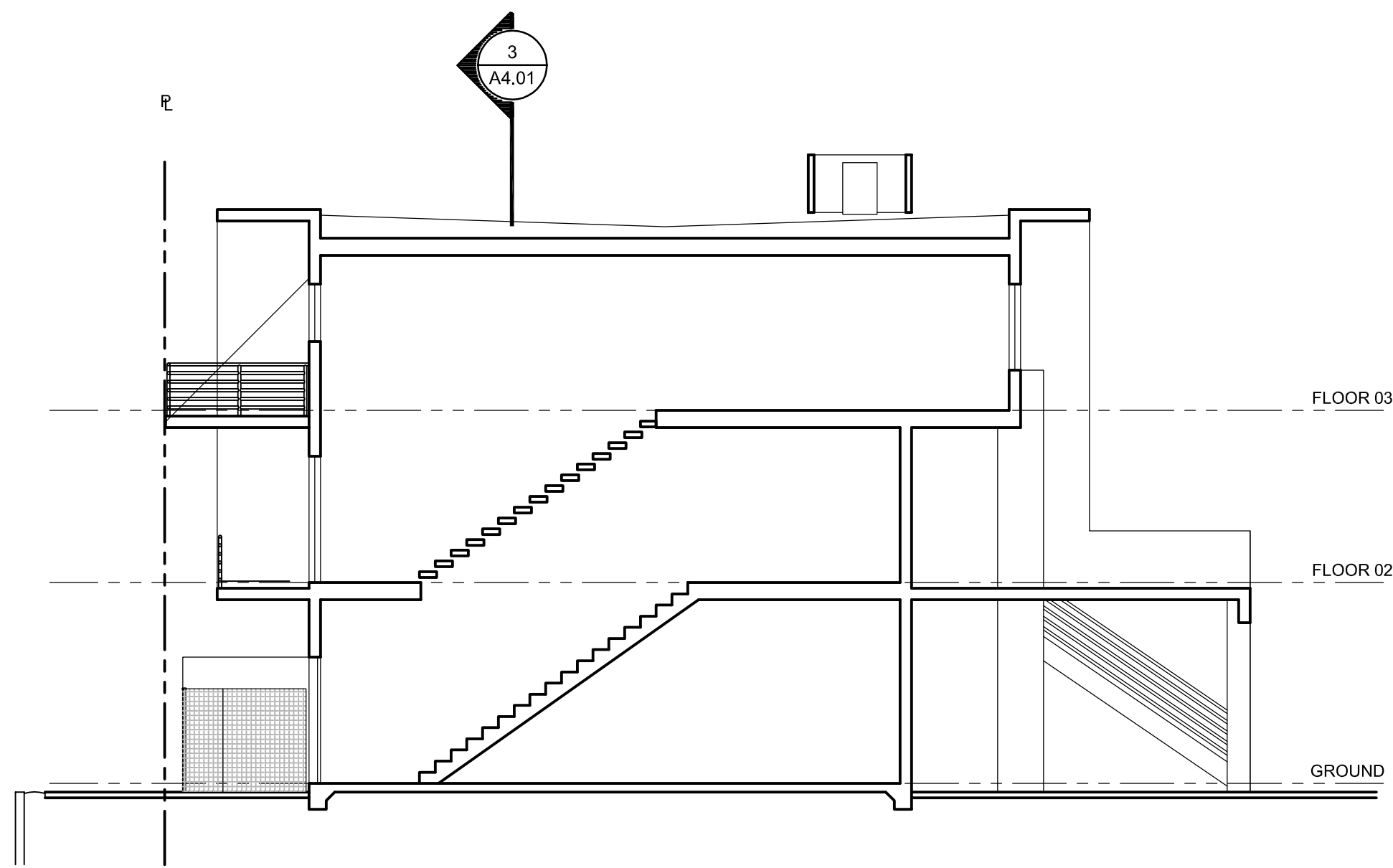


EXTERIOR
COLOR
ELEVATIONS

#	Date	Description
Revisions		
JAN 22, 2008		
Date		
DH TMV		
Designed By		
TMV PM		
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TMV PM		
Checked By		
0198		
Project Number		

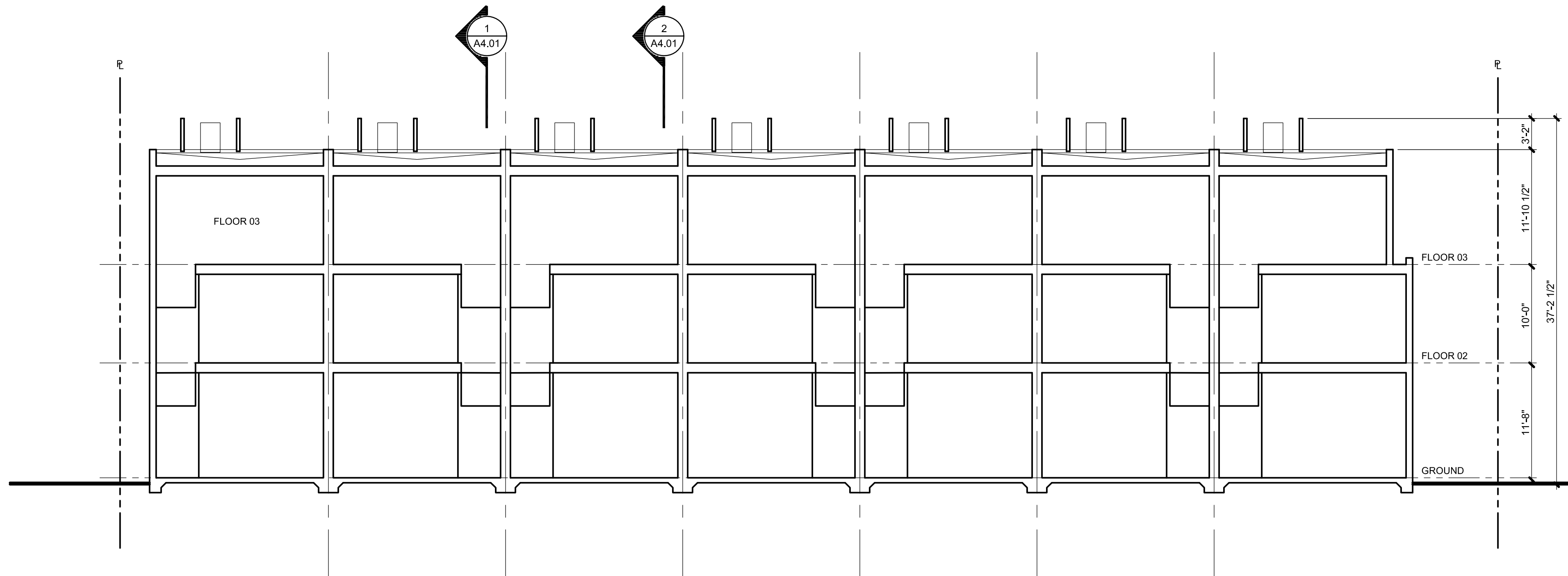
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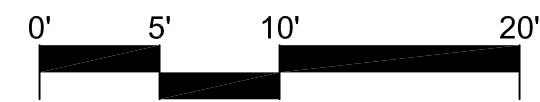


1
A4.01
BUILDING CROSS SECTION
SCALE : 1/8" = 1'-0"

2
A4.01
BUILDING CROSS SECTION
SCALE : 1/8" = 1'-0"



3
A4.01
BUILDING SECTION
SCALE : 1/8" = 1'-0"



501 West First
501 West First Street
Tempe, Arizona 85281

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COMPANY

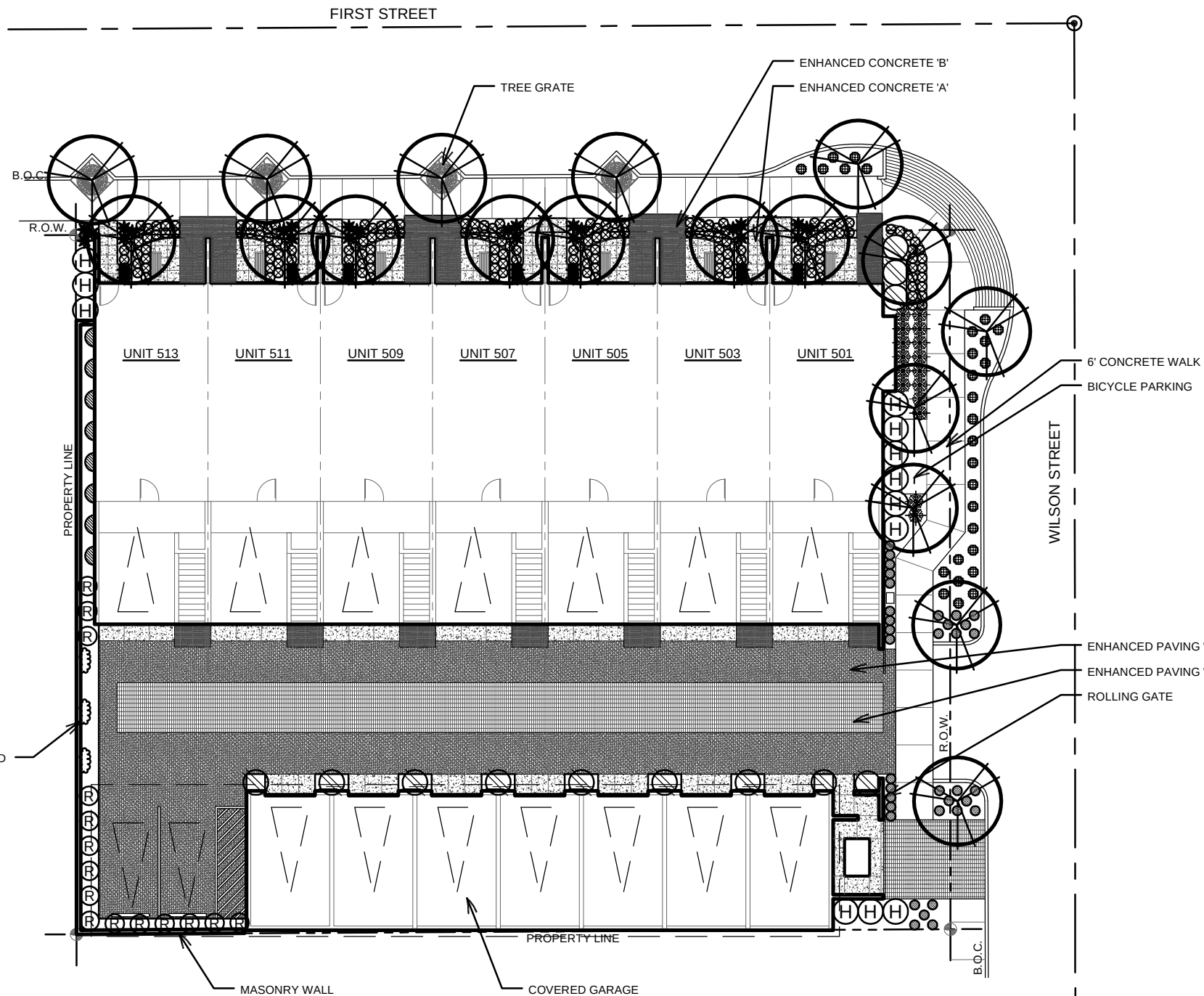
BUILDING
SECTIONS

PRELIMINARY - NOT FOR CONSTRUCTION

#	Date	Description
Revisions		
1	JAN 18, 2008	Date
DH TMV		
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0198		
Project Number		

A4.01

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CONCEPTUAL PLANT LEGEND

SYM.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
<u>TREES</u>				
	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	24" BOX MIN.	TALL UPRIGHT STANDARD
<u>LARGE SHRUBS</u>				
	HOPSEED	DODONAEA VISCOSA	5 GAL.	FULL TO GRADE
	WEeping CHINESE BANYAN	FICUS BENJAMINA	5 GAL.	FULL TO GRADE
<u>MEDIUM/SMALL SHRUBS</u>				
	PROSTRATE ROSEMARY	ROSMARINUS OFFICINALIS	1 GAL.	SPACE PER PLANS
	COMPACT MYRTLE	MYRTUS COMMUNIS 'COMPACTA'	1 GAL.	24" MAX. HEIGHT
	BLUE RUELLIA	RUELLIA PENINSULARIS	1 GAL.	24" MAX. HEIGHT
<u>ACCENTS</u>				
	PALMER AGAVE	AGAVE PAMERI	5 GAL.	SPACE PER PLANS
	RED YUCCA	HESPERALOE PARVIFLORA	1 GAL.	SPACE PER PLANS
	NEW GOLD LANTANA	LANTANA MONTEVIDENSIS	1 GAL.	24" MAX. HEIGHT
<u>VINES</u>				
	BOUGENVILLEA	BOUGENVILLEA 'B. KARST'	1 GAL.	TRAIN TO GREEN SCREEN OR WALL
	CREeping FIG	FICUS PUMILA	1 GAL.	TRAIN TO TRELLIS

NOTE:
ALL LANDSCAPE AREAS TO BE TOP DRESSED WITH 2" OF DECOMPOSED GRANITE.
ALL LANDSCAPE SHOWN ON THIS PLAN TO BE WATERED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.

17 JANUARY 2008
NORTH
SCALE: 1"=10'

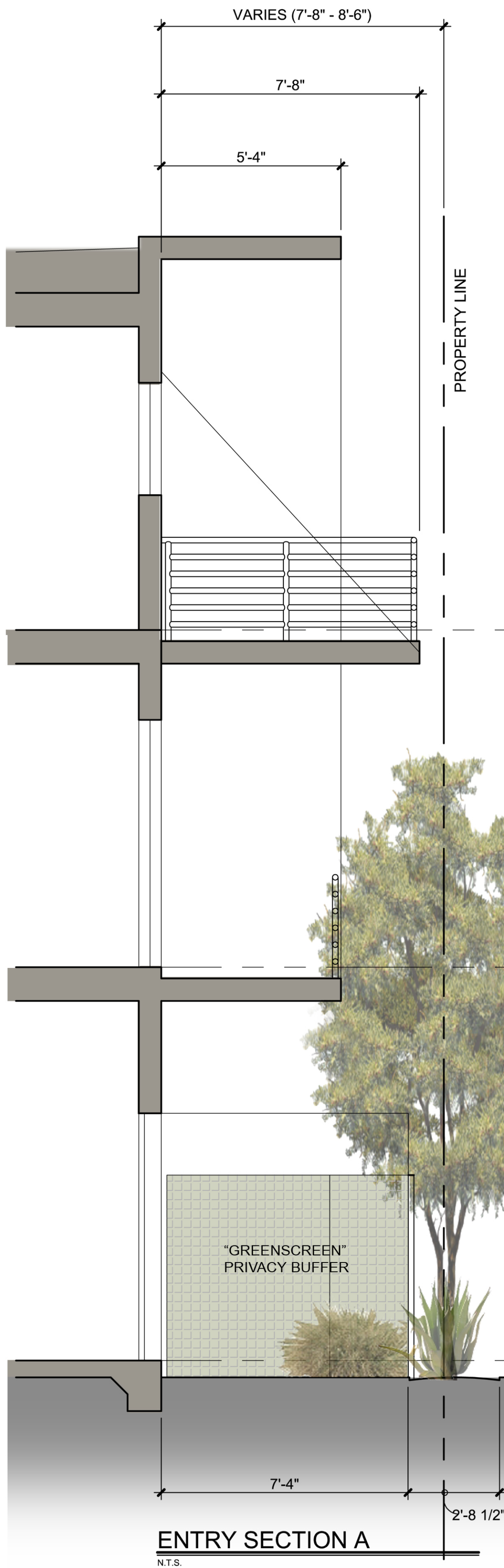
CONCEPTUAL LANDSCAPE PLAN 501 WEST FIRST STREET TEMPE, ARIZONA



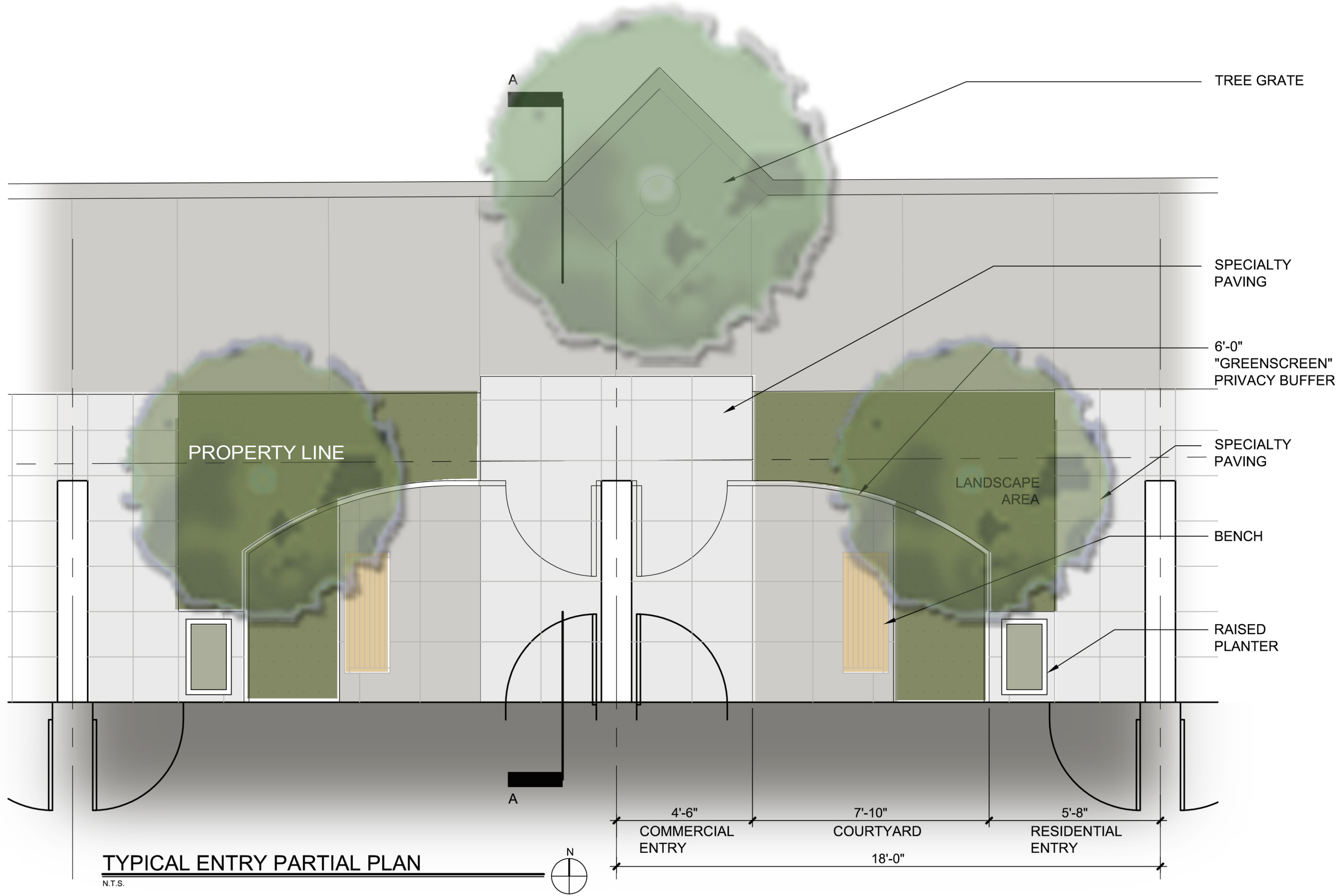
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COMPANY

PL070385

PL070385



NORTH ELEVATION - WEST FIRST AVENUE
N.T.S.



TYPICAL ENTRY PARTIAL PLAN
N.T.S.

501
WEST FIRST

501 West First
501 West First Street
Tempe, Arizona 85281

MARSHALL
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**UNIT ENTRY
COURTYARD
EXHIBIT**

#	Date	Description
Revisions		
	JAN 18, 2008	Date
	DH TMV	
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501 WEST FIRST

MATERIAL COLOR SAMPLES

12.21.2007



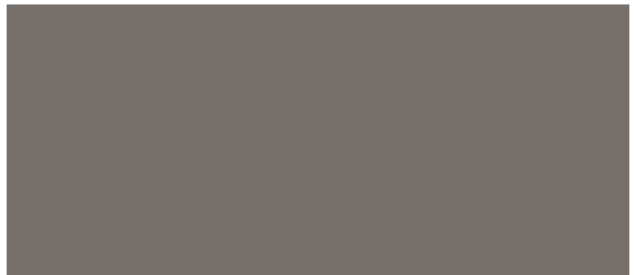
3 COAT STUCCO SYSTEM
SAND TEXTURE FINISH
COLOR 01



PANEL SYSTEM
TRESPA METEON
"NA-09 OXIDATION"



3 COAT STUCCO SYSTEM
SAND TEXTURE FINISH
COLOR 02



PAINTED METAL
RAILINGS / STAIRS
COLOR 02



CONCRETE BLOCK
CHARCOAL



CLEAR ANNOIDIZED ALU-
MINUM WINDOW SYSTEM

MARSHALL
URBAN DEVELOPMENT
COMPANY

