ZONING STIPULATIONS

1. Additional relief, or canopies be added to all windows that are in the same plain as the building. Details to be approved by staff prior to issuance of building permits.
2. That additional detail be incorporated in the 3' screen wall along Apache and Spence (i.e. cap block, relief band...). Details to be approved by staff prior to issuance of building permits.
3. All on-site retention areas to be a maximum 4:1 slope. Details to be approved by staff prior to issuance of building permits.
4. Details of parking lot lighting are to be reviewed by staff prior to issuance of building permits.
5. Permanent vehicular cross access agreement for circulation and public service is to be recorded prior to issuance of building permits.
6. If on site water retention is proposed along street frontages, it is to be a maximum 5-1 slope. Details to be approved by staff prior to issuance of building permits.
7. All parking structures are to have textured columns, with textured fascia. Details to be approved by staff prior to issuance of building permits.
8. Landscape plan be approved in concept with final plans being approved by staff prior to issuance of building permits.

CITY COUNCIL APPROVAL

The approval was subject to the following conditions:

1. a. Public Works Department approval of all roadway, alley and utility easement dedications, driveways, storm water retention and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
   b. Off-site improvements to bring roadways to current standards include:
      (1) Water lines and fire hydrants.
      (2) Sewer lines.
      (3) Storm drains.
      (4) Roadway improvements including curb, gutter, and 8' wide bikepath or 5' wide sidewalk.
   c. Fees to be paid with the approval of this project include:
      (1) Water and sewer development fees.
      (2) Street light investment costs.
      (3) Water and/or sewer participation charges.
      (4) Inspection and testing fees.
2. a. All street dedications shall be made within six (6) months of Council approval.
   b. All street improvements on all lands covered by this request must be installed prior to the issuance of any occupancy permits for the first phase of development. Details shall be approved by the Public Works Department.
3. Building permit shall be obtained and substantial construction commenced within two years of the date of Council approval or the zoning shall revert to that in place at the time of application.
4. Perimeter off-site improvements along arterial streets must be installed within six months of the City Council action.
5. Should this property be subdivided, CC&R's shall be approved by the City Attorney's Office and the Community Development Director prior to recordation of the plat. Such CC&R's shall specifically prohibit RV parking on site. Any proposed future amendments shall also require approval by the City Attorney's Office.
6. The existing utility lines along the Apache Blvd. frontage shall be placed underground as part of the construction of this project.
7. The P.A.D. plan shall be put into engineered format prior to Design Review submittal. The main court-yard separations with no less than 25' between main apartment walls and a minimum of 10' between bicycle ramadas and other buildings shall be called out on the plan.
8. This project shall be reviewed by the Tempe Design Review Board prior to City Council introduction.
9. All existing billboards on the site or on its property lines shall be removed prior to occupancy.
10. The cross-access agreement between the applicant and Apter Apartments shall be approved by the Tempe Engineering Department and recorded along with the P.A.D.
11. Building elevations shall be upgraded prior to Design Review submittal.
12. The legal description shall be changed to specify clearly that all of lots 11 & 13 are included, prior to recordation.
13. All conditions of the Design Review Board shall be adhered to.

STATEMENT OF OWNER:

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.

COMMONS ON APACHE, a California limited partnership

Donald Demko

BY: DONALD DEMKO
ITS: GENERAL PARTNER

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 4th day of December, 1986 by Donald Demko, as a General Partner of Commons on Apache, a California Limited Partnership.

My commission expires: MAY 14, 1990

[signature]
Notary Public

Approved by the Mayor and the City Council of the City of Tempe, Arizona this 11th day of December 1986.

By: Harry E. Mitchell Attest: Virginia J. Thompson
Mayor City Clerk

Approved by the City Engineer of the City of Tempe, Arizona this 3RD day of February 1987.

By: [signature]
City Engineer

Approved by the City Planning Department, City of Tempe, Arizona this 5TH day of Feb., 1986.

By: [signature]
Planning Director

GENERAL NOTES

1. ALL UTILITIES ARE TO BE UNDERGROUND.
2. A.C. PAVING OVER A.B.C. TYPICAL.
3. ROMANITE OR EQUAL
4. POOL - SEE LANDSCAPE PLAN
5. SPA - SEE LANDSCAPE PLAN
6. CABANA - SEE LANDSCAPE PLAN
7. TYPICAL PARKING SPACE 8.5' x 16' W/2' OVERHANG.
8. 6" EXTRUDED CURB, TYPICAL.
9. TRASH ENCLOSURE - SEE DETAIL 2/D5
10. INDICATES BUILDING NUMBER
11. 6' CMU WALL TYPICAL AT PERIMETER OF SITE. DOOLEY FENCE. STUCCO INTERIOR FACE AND FIRST 50' OF EXTERIOR FACE. PAINT TO MATCH BUILDINGS.
12. WALL HT. MEASURED AGAINST ADJ. CURB. STUCCO ON 8" C.M.U. PLANTER WALL, STUCCO TO MATCH BUILDINGS. ARCHITECT TO SELECT COLOR. SEE LANDSCAPING DRAWINGS LS.
13. LANDSCAPE AREA - SEE LANDSCAPE PLAN FOR WALKS
14. COOL DECK @ POOL AREA
15. 6' WROUGHT IRON FENCE WITH PICKET @ 4" O.C., SELF-CLOSING GATES AND KEY LOCKS ALL AROUND POOL
16. POOL EQUIPMENT IN 6' STUCCO ON 8" C.M.U. ENCLOSURE
17. SEE OFFSITE DRAWINGS FOR EXISTING AND NEW CURB, GUTTERS AND WALKS.
18. 3" WHITE PAINT STRIPE TYPICAL.
19. LOW PROFILE PROJECT SIGN ON 3' HIGH PLANTER WALL. SEE 7/L11.
20. RETENTION OCCURS WITHIN PARKING AREAS
21. EXISTING CONCRETE BLOCK WALL - STUCCO INTERIOR FACE AND FIRST 50' OF EXTERIOR FACE. PAINT TO MATCH BUILDINGS.
22. MEANDERING WALK
23. DASH LINE INDICATES COVERED PARKING CANOPY UNDER A SEPARATE PERMIT PROCEDURE
24. BBQ AREA
25. HANDICAP UNIT AT GROUND FLOOR
26. VOLLEYBALL COURT
27. PROVIDE HYDRANT SPOTTERS FOR ALL HYDRANTS WITHIN 300' OF SITE.
28. PRE-FABRICATED MAILBOXES.
29. HANDICAP PARKING SPACE (12' WIDE (TYP 4)
30. SEE FOUNDATION PLANS FOR STAIR TYPES AT EACH BUILDING
31. TYP. WALK - 3'-6" W/SALT FINISH. SEE LANDSCAPING PLANS.
32. ROMANITE - SEE LANDSCAPING PLANS.
33. FOUNTAIN - 6', 3-TIER MEXICAN TYPE.
34. # NOT USED
35. PAINT THIS FACE OF CMU WALL. ARCHITECT TO SELECT COLOR.
36. SLOPE SIDEWALK FOR HANDICAPPED ACCESS
37. DENOTES TRANSFORMER LOCATIONS. SEE APS DWGS.
38. NEW LEFT-TURN LANE (ALT. #5) SEE C-2.
39. STRIPED SPEED BUMPS (8)

BLDG. DEPT. NOTES

CONSTRUCTION TYPE: V NONRATED
OCCUPANCY: R1 APARTMENTS
B2 REC BUILDING
MAX. AREA: R1 - 21,000 S.F.
B2 - 28,000 S.F.
AREA INCREASES: BLDG. II - OPEN 2 SIDES MIN. 75'; 75-20 = 55 x 1.125% (PER ART. 506(a)1) = 61.8%
INCREASE = 12,978 S.F. ALLOWED
BLDG. V - OPEN 2 SIDES MIN. 25'; 25-20 = 5 x 1.25% = 1.0625%
INCREASE = 22,312 S.F. ALLOWED.

SOILS NOTES:

1. SEE SOIL REPORT IN SPECS.
2. FOLLOW RECOMMENDATIONS FOR HEAVE REDUCTION UNDER SLABS W/O REMOVING UPPER 1-3' OF CLAY.
3. USE RECOMMENDED ASPHALT AND BASE COURSE THICKNESS FOR DRIVE AND PARKING AREA PER PAGE 7 OF SOIL REPORT.

VARIANCES

1. REDUCE THE REQUIRED NUMBER OF RV PARKING SPACES FROM 6 TO 0.
2. WAIVE THE REQUIRED WALL AND TREES ALONG A PORTION OF THE SOUTHEAST PROPERTY LINE.
3. REDUCE THE REQUIRED COURTYARD SEPARATION FROM 40' TO 25'.
4. INCREASE THE MAXIMUM ALLOWABLE BLDG. HEIGHT FROM 30' TO 34'.

PROJECT INFORMATION

OWNER: DUNPHY DEVELOPMENT COMPANY
4625 [illegible] STREET
SAN DIEGO, CA 92130-4326
(619) 565-9526
(602) 968-6437
ATTN: DON DEMKO

ARCHITECT: HOWARD A. PERLMAN, A.I.A., INC.
2525 E. ARIZONA BILTMORE CIRCLE
SUITE 118
PHOENIX, AZ 85016
(602) 224-0550
ATTN: JIM LIMAPEN

STATEMENT OF USE: 111 UNIT CONDOMINIUM COMMUNITY

ZONING: C2 & R4 EXISTING
R3 & R4 PAD PROPOSED

DENSITY: 1.074 NET ACRES R4 @ 29 = 31 UNITS
3.637 NET ACRES R3 @ 22 = 80 UNITS
TOTAL ALLOWED: 111 UNITS
TOTAL PROVIDED: 111 UNITS
DENSITY: 23.62 UNITS/NET ACRE

LOT AREA: 5.301 TOTAL GROSS ACRES INCL. R.O.W.
4.731 NET ACRES EXIST. (50' APACHE R.O.W.)
4.697 NET ACRES PROPOSED (55' APACHE R.O.W.)

UNIT MIX: 111 - 2 BR UNITS

BUILDING TYPE: 2 AND 3 STORY STACKED CONDOMINIUMS - 900 S.F. LIVABLE, 70 S.F. BALCONIES AND MINIMUM 30 S.F. STORAGE

PARKING: 111 x 2 = 222
GUEST @ 1/5 PER UNITS = 22
TOTAL REQUIRED: 244
TOTAL PROVIDED: 246
COVERED: 111

BICYCLE PARKING: 246 x .10 = 24 REQUIRED
270 PROVIDED

R.V. SPACES: 1/20 UNITS = 5.65 REQUIRED
0 PROVIDED

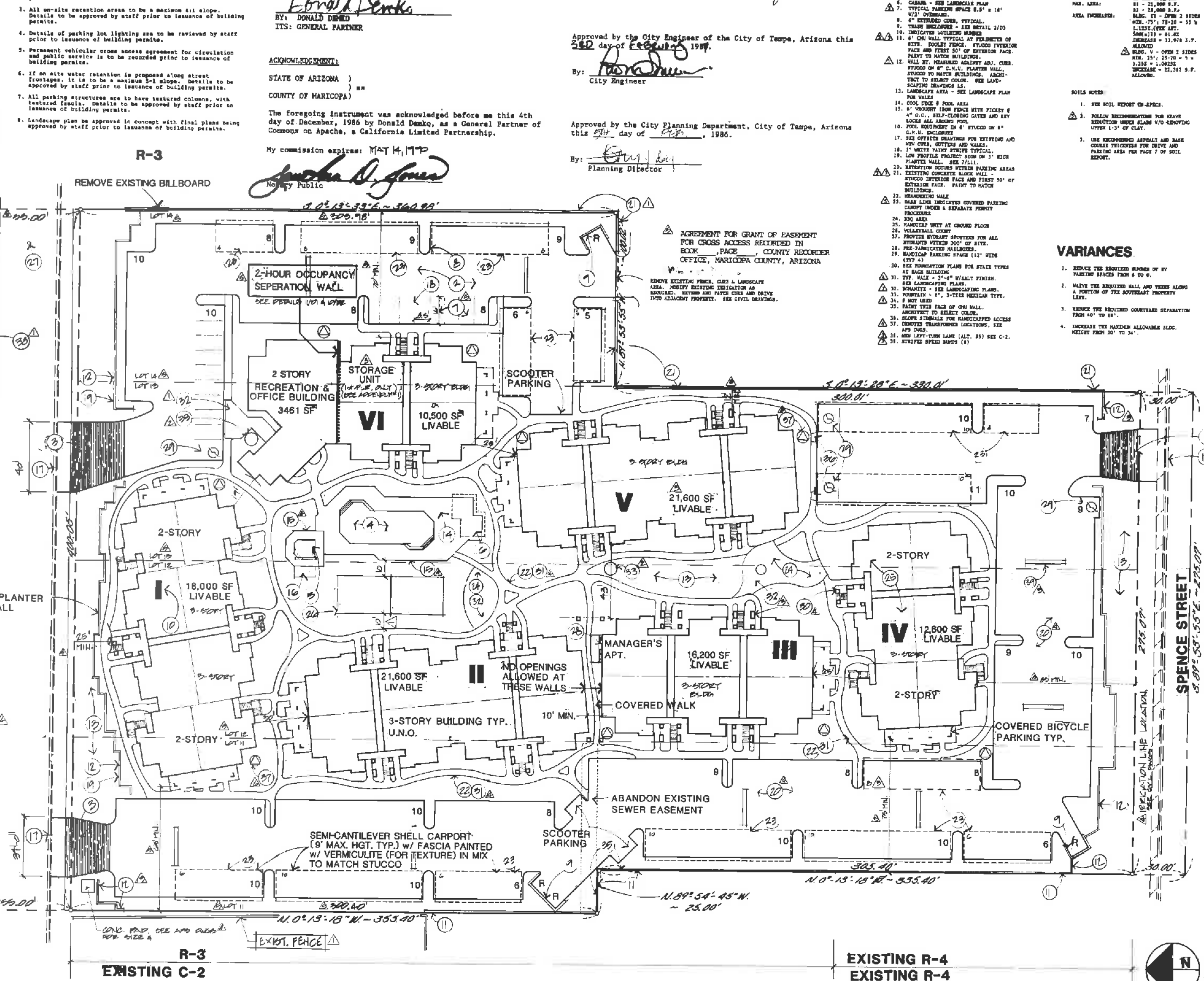
BUILDING COVERAGE: UNDER ROOF/SPACE 4,135.86 S.F.
APT. BLDG. COVERAGE 46,134.00 S.F.
COVERED PARKING 14,886.00 S.F.
OFFICE 2,441.00 S.F.
TOTAL 68,636.86 S.F.
% OF NET SITE = 33.5%

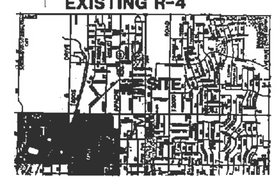
LANDSCAPING: REQUIRED: 4.7 ACRES x .1 = 20,473 S.F.
PROVIDED: 78,572 S.F.
% OF NET SITE = 38.3%

VARIANCES REQUESTED:
1. ELIMINATE REQUIRED R.V. PARKING SPACES.
2. ALLOW OPEN BICYCLE PARKING CANOPIES, WHICH ARE 7' DEEP DECORATIVE ELEMENTS AT BUILDING ENDS, TO PROJECT INTO 25' REQUIRED BUILDING SEPARATION.

DRAWING INDEX

S1 SITE PLAN
S2 SITE SURVEY
A1 APARTMENT: UNIT FLOOR PLANS
A2 APARTMENT: UNIT FOUNDATION PLAN (TYPICAL)
A2.1 APARTMENT: BUILDING ONE FOUNDATION PLAN
A2.2 APARTMENT: BUILDING TWO FOUNDATION PLAN
A2.3 APARTMENT: BUILDING THREE FOUNDATION PLAN, BIKE AREA FOUNDATION PLAN, BIKE AREA FLOOR PLAN, BIKE AREA FRAMING PLAN
A2.4 APARTMENT: BUILDING FOUR FOUNDATION PLAN
A2.5 APARTMENT: BUILDING FIVE FOUNDATION PLAN
A3 APARTMENT: STRUCTURAL FRAMING PLANS, ROOF PLAN
A4 APARTMENT: FRONT ELEVATIONS
A5 APARTMENT: 3 STORY END ELEVATION, 2 STORY END ELEVATION
A6 APARTMENT: BUILDING SECTION A, SECTION THROUGH COVERED WALKWAY, STRUCTURAL FRAMING & COVERED WALKWAY
A7 APARTMENT: BUILDING SECTION B, SECTION C, INTERIOR ELEVATIONS
A8 OFFICE/REC. BLDG: FOUNDATION PLAN, INTERIOR ELEVATIONS
A9 OFFICE/REC. BLDG.: 1ST FLOOR PLAN, OFFICE BUILDING ELEVATIONS
A10 OFFICE/REC. BLDG.: 2ND FLOOR PLAN, ROOF PLAN, 2ND FLOOR FRAMING PLAN, ROOF FRAMING PLAN
A11 OFFICE/REC. BLDG.: BUILDING SECTIONS, STAIR SECTIONS, BUILDING ELEVATION
A12 OFFICE/REC. BLDG.: BUILDING SECTIONS, BUILDING ELEVATIONS
A13 APARTMENT: STAIR PLANS, STAIR SECTIONS
D1 DETAILS
D2 DETAILS
D3 GENERAL STRUCTURAL NOTES & MISC. DETAILS
M1 TYPICAL UNIT PLAN
M2 1ST FLOOR MECHANICAL - REC. BLDG.
M3 2ND FLOOR MECHANICAL - REC. BLDG.
M4 DETAILS
P1 SITE PLAN - PLUMBING
P2 TYPICAL UNIT PLUMBING PLAN
P3 REC. BLDG. PLUMBING PLAN
P4 WASTE & VENT SCHEMATICS
E1 SITE PLAN - ELECTRICAL
E2 TYPICAL UNIT PLAN
E3 1ST FLOOR REC. BLDG. - LIGHTING PLAN
E4 2ND FLOOR REC. BLDG. - LIGHTING PLAN
E5 1ST FLOOR REC. BLDG. - POWER PLAN
E6 2ND FLOOR REC. BLDG. - POWER PLAN
E7 SCHEDULES AND ONE-LINE DIAGRAMS
C1 GENERAL CIVIL ENGINEERING NOTES
C2,C3 GRADING & DRAINAGE
C4,C5 PRIVATE SEWER SCHEMATICS
L1 TREE PLAN
L2 SHRUB & GROUNDCOVER PLAN
L3 LEGEND/NOTE SHEET
L4 IRRIGATION PLAN
L5 HARDSCAPE PLAN
L6 EXPANDED POOL LAYOUT PLAN
L7 SPECIFICATIONS
L8 SPECIFICATIONS
L9 LANDSCAPE & IRRIGATION DETAILS
L10 DETAILS





VICINITY MAP
NTS

CERTIFICATION

I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE BOUNDARY DIMENSIONS AND BEARINGS AS SHOWN HEREON ARE CORRECT. THIS BOUNDARY INFORMATION IS BASED ON A SURVEY PERFORMED UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 1986.

DAVID J. NYKORCHUK
R.L.S. #13016

REGISTERED LAND SURVEYOR CERTIFICATE NO. 13016 DAVID J. NYKORCHUK ARIZONA, U.S.A.

LEGAL DESCRIPTION

LOT TWELVE (12), THIRTEEN (13), FOURTEEN (14), THE NORTH HALF OF LOT ELEVEN (11), AND THE EAST 75 FEET OF THE SOUTH HALF OF LOT ELEVEN (11), OF JEN TILLY TERRACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 28 OF MAPS, PAGE 40.

EXCEPT THE SOUTH 300.00 FEET OF SAID LOT FOURTEEN (14).

LEGAL DESCRIPTION CERTIFIED CORRECT BY:

ADDRESS:
1111 EAST APACHE BLVD

△	INTLS	DATE	DESCRIPTION
6	JRN	1-14-87	OWNER REVISIONS
5	JRN	1-14-87	CITY REVISIONS
4	JRN	1-8-87	ARCHITECTURAL REVISIONS
3	JRN	1-5-87	ADDENDUM #5
2	JRN	1-5-87	ADDENDUM #4
1	JRN	1-5-87	ADDENDUM #2
—	JRN	11-16-86	FINAL PLOT

DRAWING STATUS

CONTRACTOR MUST VERIFY ALL DIMENSIONS @ PROJECT BEFORE PROCEEDING WITH THIS WORK

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PLAN CK: 6639

FINAL P.A.D.

ZON-86.21
SPD-86.71

PROJECT INFORMATION
FIRE/AREA SEPERATION WALLS

THE COMMONS ON APACHE
FOR DUNPHY DEVELOPMENT
TEMPE, AZ 1111 EAST APACHE BLVD

HOWARD A. PERLMAN, AIA, INC. * ARCHITECT * PLANNER
2525 EAST ARIZONA BILTMORE CIRCLE * SUITE 118
PHOENIX, ARIZONA * 85016-2146
602/224-0550

REGISTERED ARCHITECT 11019 HOWARD ALAN PERLMAN ARIZONA U.S.A.

PROJECT NO. 86012
DRAWN BY JHW
CHECKED BY HAP
DATE 11/20/86
SHEET S1

SW23N4 APACHE APARTMENTS - FINAL P.A.D.

PL 4666 1-1
23N