PLANNED AREA DEVELOPMENT OVERLAY FOR APACHE ASL TRAILS

LOTS 10 THRU 15, BLOCK 4, VICTORY TRACT - BOOK 31 AT PAGE 6 PART OF THE NW 1/4, SEC. 19, T. 1 N., R. 5 E.,
GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT:

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

ON THE _____ DAY OF _____ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF _____, A _____ CORPORATION, AND THAT HE BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERE UNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

_____

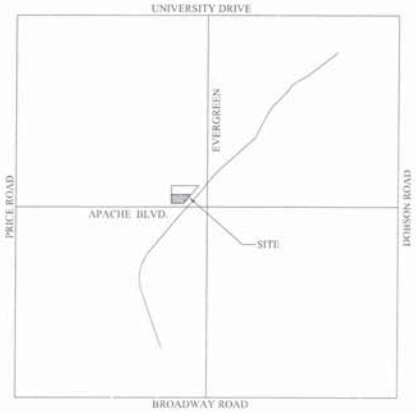
OWNER / DEVELOPER

CARDINAL CAPITAL MANAGEMENT, INC.
135 S. 84TH STREET, SUITE 100
MILWAUKEE, WI 53214
(414) 727-9902

GENERAL NOTES

TYPE OF CONSTRUCTION PER INTERNATIONAL BUILDING CODE:
BUILDING CONSTRUCTION: TYPE V-A
PARKING (UNDER BUILDING) CONSTRUCTION: TYPE I-B

INDICATE IF BUILDING(S) WILL BE EQUIPPED WITH AN AUTOMATIC EXTINGUISHING SYSTEM PER CITY OF TEMPE ISC:
YES, BUILDING WILL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM.



LOCATION MAP
N.T.S.
PAD Cover.dwg

LEGAL DESCRIPTION:

PARCEL 1: THE SOUTH 135.46 FEET OF LOT 10, BLOCK 4, VICTORY TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 31 OF MAPS, PAGE 6;

PARCEL 2: LOT 10, BLOCK 4, VICTORY TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 31 OF MAPS, PAGE 6;

EXCEPT THE SOUTH 175.46 FEET THEREOF.

PARCEL 3: THE SOUTH 175.46 FEET OF LOT 10, BLOCK 4, VICTORY TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 31 OF MAPS, PAGE 6;

EXCEPT THE SOUTH 135.46 FEET THERE OF.

PARCEL 4: LOT 11, BLOCK 4, VICTORY TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 31 OF MAPS, PAGE 6;

EXCEPT ALL THAT PORTION AS SET FORTH IN THAT CERTAIN FINAL JUDGMENT IN CONDEMNATION IN RECORDING NO. 2007-170511

PARCEL 5: LOT 12, BLOCK 4, VICTORY TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 31 OF MAPS, PAGE 6;

PARCEL 6: LOT 13, BLOCK 4, VICTORY TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 31 OF MAPS, PAGE 6 AND THE WEST 30 FEET OF LOT 14, BLOCK 4;

EXCEPT THE NORTH 10 FEET THEREOF.

PARCEL 7: LOT 14, BLOCK 4, VICTORY TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 31 OF MAPS, PAGE 6 EXCEPT THE WEST 30 FEET AND THE NORTH 10 FEET THEREOF;

EXCEPTING FROM EACH OF THE AFOREMENTIONED PARCELS ANY PORTION OF THOSE PREMISES CONVEYED IN FEE SIMPLE TO THE CITY OF TEMPE, ARIZONA IN FINAL ORDER OF CONDEMNATION AS RECORDED IN RECORDING NO. 2007-0251069 AND RECORDING NO. 2007-0269191 AND IN FINAL ORDER OF CONDEMNATION IN RECORDING NO. 2007-651957 AND AMENDED IN RECORDING NO. 2007-0661737 AND RECORDING NO. 0722023[illegible]

AREA=+/-98.363-61 SQ. FT. +/-2.2719 ACRES

REFERENCES:

R1 McARTHUR NO. 1, (BRADY-AULERICH & ASSOCIATES, INC.) BOOK 928 AT PAGE 11.
R2 RESULTS OF SURVEY, (STANLEY CONSULTANTS, INC.) BOOK 501 AT PAGE 45.
R3 VICTORY TRACT, (F. N. HOLMQUIST, ENGINEER) BOOK 31 AT PAGE 6.
R4 TEMPE, ARIZONA SURVEY CONTROL (MIDATLATES ENGINEERING CO., INC.)

PROJECT DATA

PROPERTY LINES, LEASE LINES, PHASE LINES, EASEMENTS AND SETBACKS:

LOT A	FRONT (APACHE BLVD)	= 0 FT	**LOT B**	FRONT (APACHE BLVD)	= 0 FT
	REAR	= 20'-0"		REAR	= 20'-0"
	STREET (LEBANON)	= 5'-0"		SIDE (CANAL)	= 0 FT
	SIDE (LOT B)	= 0 FT		SIDE (LOT A)	= 0 FT

PARCEL SIZE:
LOT A: GROSS SIZE = 74,455 SF (1.32 ACRES)
LOT B: GROSS SIZE = 65,942 SF (1.52 ACRES)

GENERAL PLAN 2030 PROJECTED LAND USE & PROJECTED DENSITY: (EXISTING)
PROJECTED LAND USE: MIXED USE
PROJECTED DENSITY: MEDIUM DENSITY (MAX. 15 D.U. PER ACRE)

ZONING (EXISTING AND PROPOSED), AND INDICATE IF PROPERTY IS IN AN OVERLAY DISTRICT:
EXISTING ZONING: CSS / MU-4
EXISTING PROPERTY IS IN THE TRANSPORTATION OVERLAY DISTRICT (T-O.D.)

PROPOSED ZONING: ML-4, HIGH DENSITY (~25 D.U. PER ACRE)

HEIGHT AREA = +/-350,000 SF TOTAL BOTH LOTS
LOT A: APARTMENTS = +/-90,000 SF (FOUR STORIES ABOVE +/-RAMP)
LOT B: CONDOS / CO-OP AND RETAIL = +/-92,000 SF (FOUR STORIES ABOVE GRADE, PARKING BELOW)

BUILDING FOOTPRINT: **LOT A**: +/-23,613 SF **LOT B**: +/-19,246 SF

PERCENTAGE OF **LOT A** COVERAGE: = BUILDING FOOTPRINT / PARCEL SIZE OF **LOT A** (GROSS SIZE)
30% = 22,313 SF / 74,455 SF
PERCENTAGE OF **LOT B** COVERAGE: = BUILDING FOOTPRINT / PARCEL SIZE OF **LOT B** (GROSS SIZE)
30% = +/-19,246 SF / 65,942 SF

HEIGHT OF BUILDING = 65'-0"
NUMBER OF STORIES = THREE TO SIX

RESIDENTIAL DENSITY: NUMBER AND TYPE OF UNITS: 43.5 UNITS/ACRE

APARTMENT: 48 - 2 BEDROOM AND 27 - 1 BEDROOM = 75 TOTAL
CONDOS (CO-OP): 32 - 2 BEDROOM AND 28 - 1 BEDROOM = 60 TOTAL

PARKING REQUIRED:

LOT A

	REQUIRED	REQUESTED / PROVIDED
VEHICLES:	151	60
BIKE RACKS:	111 SPACES	86 SPACES

LOT B

	REQUIRED	REQUESTED / PROVIDED
VEHICLES:	89	109
BIKE RACKS:	*	*
TOTAL VEHICLES:	239	169

THE TAX-CREDIT APARTMENTS WILL BE OCCUPIED BY DEAF SENIORS. PAST EXPERIENCE HAS INDICATED THAT APPROXIMATELY 50% OF THE OCCUPANTS WILL DRIVE AND OWN PERSONAL VEHICLES. THEREFORE, A 35% REDUCTION IN THE REQUIRED NUMBER OF OCCUPANT SPACES FOR THE APARTMENTS IS REQUESTED.

LOT A
REQUESTED REDUCTION ON OCCUPANT ONLY:
93 - 35% = 32 STALLS

LOT B
REQUESTED REDUCTION ON OCCUPANT ONLY:
69 - 35% = 24 STALLS

TOTAL REQUESTED REDUCTION = 56 STALLS
239 REQUIRED PARKING - 56 STALLS = 183 TOTALS REQUIRED

THEREFORE, 148 STALLS REQUIRED BY THIS P.A.D.
149 STALLS PROVIDED = 179 STALLS REQUIRED

LANDSCAPE AREA ON-SITE:

LOT A: 25%
LOT B: 20%

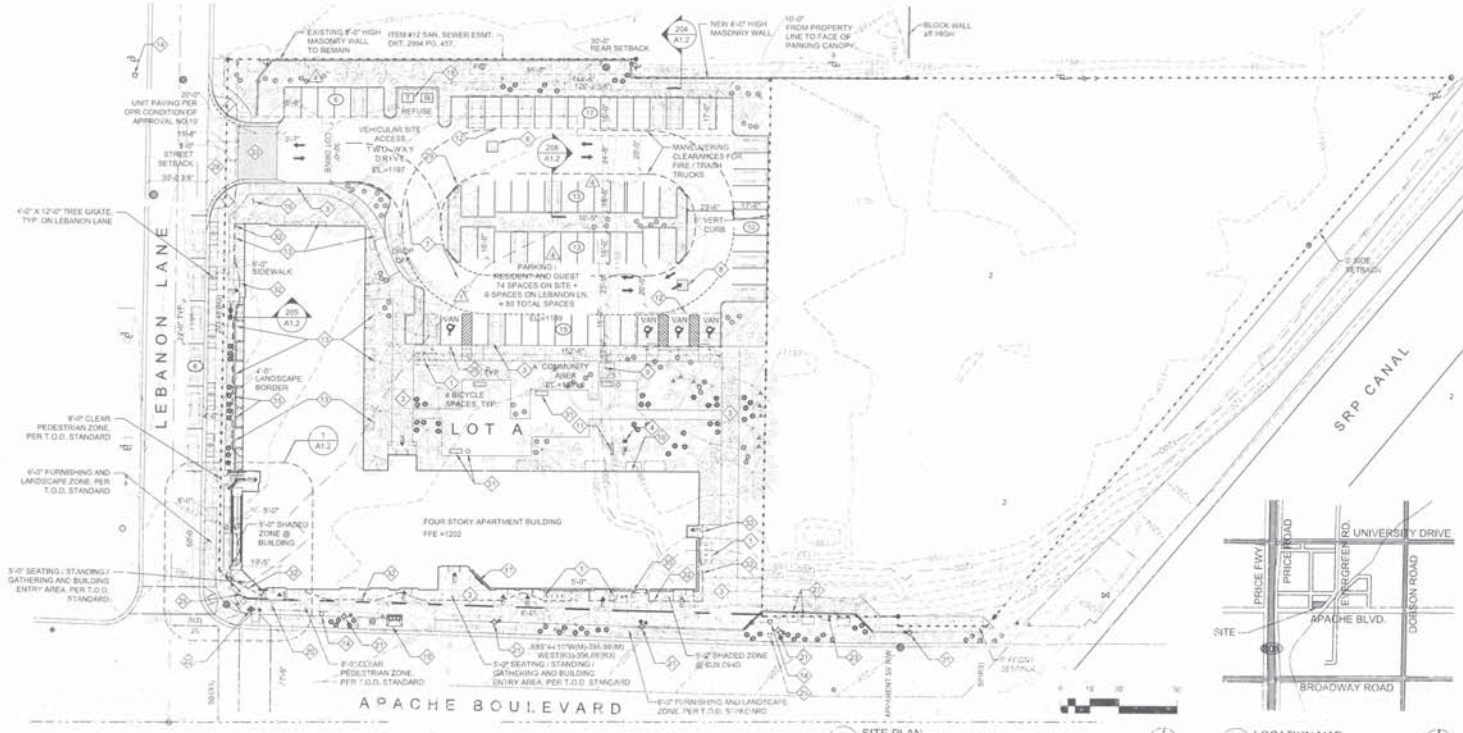
APPROVAL

BY: _____ DATE: _____
DEVELOPMENT SERVICES

CONDITIONS OF APPROVAL: PAD06000

DS071108 PAD07025 REC07074

REC07074 PAD07025 DS071108



1 SITE PLAN
SCALE: 1" = 30'-0"

2 LOCATION MAP
SCALE: N.T.S.

REFERENCES:

R1 McARTHUR NO. 1, (BRADY-AULERICH & ASSOCIATES, INC.) BOOK 528 AT PAGE 11; R2 RESULTS OF SURVEY, (STANLEY CONSULTANTS, INC.) BOOK 501 AT PAGE 45.
R3 VICTORY TRACT, (F. N. HOLMQUIST, ENGINEER) BOOK 31 AT PAGE 6.
R4 TEMPE, ARIZONA SURVEY CONTROL (MID-STATES ENGINEERING CO., INC.)

LEGAL DESCRIPTION:

LOT 1 OF APACHE ASL TRAILS ACCORDING TO THE SUBDIVISION PLAT RECORDED IN BOOK 777 AT PAGE 177 OF SURVEYS IN THE RECORDS OF THE MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA.

3 LEGAL DESCRIPTION
SCALE: N.T.S.

2
1. REVISED CITY OF TEMPE CHECKLIST.
2. REVISED KEY NOTES.
3. ADDED LINE TO INDICATE EXTENT OF PATIOS AND BUILDING ABOVE ON SITE PLAN.
4. REVISED LOCATION OF UNIT PAVERS AT DRIVE.

◇ SITE PLAN KEYNOTES

1. BICYCLE PARKING. CONSTRUCT PER CITY OF TEMPE PUBLIC WORKS DEPARTMENT, DETAIL T-916
2. TRAFFIC GRADE GREASE INTERCEPTOR MANHOLES AND SAMPLE BOX, REFER TO PLUMBING
3. CONCRETE PEDESTRIAN WALK. NOT TO EXCEED 5% SLOPE IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE
4. REDUCED PRESSURE BACKFLOW PREVENTERS, REFER TO PLUMBING
5. LIGHT POLE
6. BENCH
7. ASPHALT DRIVEWAY
8. CATCH BASIN, REFER TO CIVIL
9. 8'-0" X 8'-0" CONCRETE TRANSFORMER PAD
10. HOSE BIB FOR DOG WASH, REFER TO PLUMBING
11. REDUCED PRESSURE BACKFLOW PREVENTER FOR FIRE PROTECTION SYSTEM, REFER TO PLUMBING
12. PRE-ENGINEERED METAL PARKING CANOPY, REFER TO DETAIL 5/D-208 / A1.2. PARKING CANOPIES COMPLY WITH SECTION 406 - MOTOR VEHICLE RELATED OCCUPANCIES (CDT AMENDMENTS TO THE 2003 IBC). THEREFORE SPRINKLERS ARE NOT REQUIRED
13. APARTMENT PATIO
14. EXISTING FIRE HYDRANT
15. PLANTER, TYP. ON LEBANON LANE
16. MONUMENT SIGN, SEPARATE SIGN PACKAGE
17. ENTRY SIGN, SEPARATE SIGN PACKAGE
18. DOUBLE CONTAINER ENCLOSURE EXCLUSIVELY FOR REFUSE. CONSTRUCT WALLS, PAD AND BOLLARDS PER CITY OF TEMPE DEVELOPMENT SERVICES DEPARTMENT, DETAIL DS-114.
19. BUS STOP
20. SRP EASEMENT
21. EXISTING LIGHT POLE. COORDINATE RELOCATION WITH ELECTRICAL AND CIVIL
22. EXISTING STREET SIGNAL MODULAR POLE, CITY OF TEMPE PUBLIC WORKS DEPARTMENT, DETAIL T-542 SIMILAR
23. MASONRY SEAT WALL
24. FOR ACCESSIBLE PARKING DIMENSIONS / LAYOUT AND SIGNAGE REFER TO CIVIL
25. STRUCTURE ABOVE DOES NOT ENROACH INTO RIGHT-OF-WAY. THEREFORE NO ENROACHMENT PERMIT REQUIRED. SEE SHEET A1.2
26. REFER TO CITY OF TEMPE PUBLIC WORKS DEPARTMENT, DETAIL T-360 FOR PARKING LAYOUT STANDARDS AND ACCESSIBLE PARKING SIGNS
27. EXISTING SWITCH CABINETS
28. ACCESSIBLE PUBLIC SIDEWALK BYPASS
29. NEW FIRE HYDRANT, REFER TO CIVIL
30. FIRE DEPARTMENT SIAMESE CONNECTION, REFER TO PLUMBING
31. SITE FURNISHINGS, REFER TO LANDSCAPE
32. LINE INDICATES PATIOS AND EXTENT OF BUILDING ABOVE. PATIOS AND BUILDING ABOVE DO NOT EXTEND INTO RIGHT-OF-WAY.
33. UNIT PAVERS: COMPANY: PAVESTONE, HOLLAND STONE - 3 1/2" PAVERS. COLOR: 3 TONE BROWN. PATTERN: RUNNERBOND. REFER TO SPECS.

1
1. RELOCATED BIKE PARKING AT SOUTHWEST CORNER OF PARKING LOT.
2. LOCATED ACCESSIBLE PARKING SIGNAGE.
3. REVISED SIDEWALK AT THE CORNER OF APACHE BLVD. AND LEBANON LANE TO ALLOW FOR CLEAR PEDESTRIAN ZONE AROUND SRP EASEMENT.
4. DELETED PARKING CURBS AND REVISED SIDEWALK ALONG SOUTH EDGE OF PARKING LOT.
5. REVISED PROPERTY LINE ALONG APACHE BLVD.
6. ADDED DIMENSION FROM NORTH PROPERTY LINE TO FACE OF PARKING CANOPY.
7. REVISED PRIVATE DRIVE AT LEBANON LANE.
8. LOCATED NEW FIRE HYDRANTS.
9. REVISED CITY OF TEMPE CHECKLIST.
10. REVISED LENGTH OF SEAT WALL ALONG APACHE BLVD.
11. REVISED LEGAL DESCRIPTION.
12. REVISED KEY NOTES.

WSM
WELMAN SPERIDES MICKELBERG
ARCHITECTS

4330 NORTH CAMPBELL AVE
SUITE NO 268
TUCSON, ARIZONA 85718
520.408.1044 TEL
520.408.1170 FAX
WSMARCH.COM WEB

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PROJECT:
APACHE ASL TRAILS

2428 EAST APACHE BLVD.
TEMPE, ARIZONA 85281

EXPIRES 12-31-09

REV NO.	DATE	
1		PERMIT RESUBMITTAL 04.11.08
2		PERMIT RESUBMITTAL 05.20.08
3		TEMPE COMMENTS 06.11.08
4		CDT PAD AMENDMENT 08.16.08
5		
6		
7		

PROJECT NO. 07.029
DRAWN KO
CHECKED PM
DATE MARCH 10, 2008
PLOT DATE

SHEET TITLE:
SITE PLAN, LOCATION PLAN, AND CITY OF TEMPE SITE PLAN CHECKLIST

SHEET NO.
A1.1

CITY OF TEMPE PRELIMINARY SITE PLAN CHECKLIST

A. SUBMITTED BY:
WELMAN SPERIDES MICKELBERG ARCHITECTS PLC
4330 NORTH CAMPBELL AVENUE, SUITE NO. 268
TUCSON, AZ 85718

B. PROJECT NAME:
APACHE ASL TRAILS

C. SITE ADDRESS:
2428 EAST APACHE BOULEVARD
TEMPE, AZ 85281

D. PROPOSED USES AND/OR SCOPE OF WORK:
DEVELOPMENT OF A NEW MIXED SITE, INCLUDING
STREET-LEVEL RETAIL, APARTMENTS AND CONDOS / CO-OP

E. LIST ALL USE PERMITS OR VARIANCES REQUESTED:
GENERAL PLAN AMENDMENT TO CHANGE DENSITY TO
HIGH-DENSITY (GREATER THAT 25 D.U. PER ACRE) AND REZONE FROM CSS TO MU-4

F. LOCATION MAP, ORIENTED THE SAME DIRECTION:
SEE LOCATION MAP, NO. 2 / A1.1

G. BAR SCALE AND NORTH ARROW: SEE SITE PLAN, NO. 1 / A1.1

H. LEGAL DESCRIPTION: SEE SITE PLAN, NO. 3 / A1.1

I. PROPERTY LINES, LEASE LINES, PHASE LINES, EASEMENTS, AND SETBACKS:

LOT A	FRONT (APACHE BLVD)	= 0 FT	**LOT B**	FRONT (APACHE BLVD)	= 0 FT
	REAR	= 30'-0"		REAR	= 30'-0"
	STREET (LEBANON)	= 5'-0"		SIDE (CANAL)	= 0 FT
	SIDE (LOT B)	= 0 FT		SIDE (LOT A)	= 0 FT

J. PARCEL SIZE:
LOT A: GROSS SIZE = 79,458 SF (1.82 ACRES) **LOT B:** GROSS SIZE = 66,942 SF (1.52 ACRES)
LOT A: NET SIZE = 78,458 SF (1.80 ACRES)

K. GENERAL PLAN 2030 PROJECTED LAND USE & PROJECTED DENSITY: (EXISTING)
PROJECTED LAND USE: MIXED USE
PROJECTED DENSITY: MEDIUM DENSITY (MAX. 15 D.U. PER ACRE)

L. ZONING (EXISTING AND PROPOSED), AND INDICATE IF PROPERTY IS IN AN OVERLAY DISTRICT:
EXISTING ZONING: CSS / MU-4
EXISTING PROPERTY IS IN THE TRANSPORTATION OVERLAY DISTRICT (T.O.D.)
PROPOSED ZONING: MU-4, HIGH DENSITY (>25 D.U. PER ACRE)

M. BUILDING AREA = ±180,000 SF TOTAL BOTH LOTS
LOT A: APARTMENTS AND RETAIL = ±83,330 SF (FOUR STORIES ABOVE GRADE)
LOT B: CONDOS / CO-OP AND RETAIL = ±52,560 SF (FOUR STORIES ABOVE GRADE, PARKING BELOW)

BUILDING FOOTPRINT: **LOT A:** ±23,013 SF **LOT B:** ±19,186 SF

PERCENTAGE OF **LOT A** COVERAGE = BUILDING FOOTPRINT / PARCEL SIZE OF **LOT A** (GROSS SIZE)
30% = ±23,013 SF / 79,458 SF
PERCENTAGE OF **LOT B** COVERAGE = BUILDING FOOTPRINT / PARCEL SIZE OF **LOT B** (GROSS SIZE)
30% = ±19,186 SF / 65,942 SF
HEIGHT OF BUILDING = 65'-0"
NUMBER OF STORIES = THREE TO SIX

N. TYPE OF CONSTRUCTION PER INTERNATIONAL BUILDING CODE:
BUILDING CONSTRUCTION: TYPE V-A
PARKING (UNDER BUILDING) CONSTRUCTION: TYPE IIA

O. INDICATE IF BUILDING(S) WILL BE EQUIPPED WITH AN AUTOMATIC EXTINGUISHING SYSTEM PER CITY OF TEMPE IBC.
YES, BUILDING WILL HAVE AN AUTOMATIC WET-PIPE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13, REFER TO IBC 2003, SECTION 903.3.1.1, AND MECHANICAL SPECIFICATIONS.

P. RESIDENTIAL DENSITY, NUMBER AND TYPE OF UNITS: 41 UNITS/ACRE

APARTMENT: 41 - 2 BEDROOM AND 27 - 1 BEDROOM = 75 TOTAL
CONDOS / CO-OP: 32 - 2 BEDROOM AND 28 - 1 BEDROOM = 60 TOTAL

Q. PARKING REQUIRED FOR THIS PROJECT (LOT A):

PARKING FOR MOTOR VEHICLES AND BICYCLES REQUIRED:

PARKING STANDARDS PER TOD:
OCCUPANT PARKING = 0.75 PER BEDROOM
GUEST PARKING = 0.2 PER UNIT

APARTMENT RESIDENTS:
27 1BR @ 650 SF/UNIT= 27 BR
48 2 BR @ 850 SF/UNIT= 96 BR
75 UNITS TOTAL 123 BR x 0.75 = 93 STALLS (OCCUPANT)
75 UNITS x 0.2 = 15 STALLS (GUEST)
TOTAL RESIDENT PARKING REQUIRED = 108 STALLS

THE TAX CREDIT APARTMENTS WILL BE OCCUPIED BY DEAF SENIORS. PAST EXPERIENCE HAS INDICATED THAT APPROXIMATELY 50% OF THE OCCUPANTS WILL DRIVE AND OWN PERSONAL VEHICLES. THEREFORE A 35% REDUCTION IN THE REQUIRED NUMBER OF OCCUPANT SPACES FOR THE APARTMENTS IS REQUESTED.

REQUESTED REDUCTION ON OCCUPANT ONLY PER PAD:
93 X 35% = 32 STALLS
108 - 32 = 76 STALLS REQUIRED FOR APT RESIDENTS

OFFICE (EMPLOYEE USE) - 1 SPACE PER 300 SF REQ'D:

BEAUTY SALON	(409 SF / 300) x .05 TOD REDUCTION	= 2
VCD OFFICE	(148 SF / 300) x 0.5 TOD REDUCTION	= 1
MANAGER'S OFFICE	(122 SF / 300) x 0.5 TOD REDUCTION	= 1
	TOTAL OFFICE PARKING REQUIRED	= 4

PARKING SUMMARY: LOT A

	REQUIRED PARKING:	PROVIDED PARKING:
APARTMENTS	76	76
OFFICE USE	4	4
TOTAL STALLS REQUIRED	**80**	**80**

PARKING IS LOCATED AS FOLLOWS:
ON LOT A 74 STALLS
ON-STREET (LEBANON) 6 STALLS
= 80 STALLS

TOTAL PARKING REQUIRED EQUALS TOTAL PARKING PROVIDED, THEREFORE THIS SITE PLAN IS IN COMPLIANCE WITH CITY OF TEMPE PARKING REQUIREMENTS.

R. LANDSCAPE AREA ON-SITE:

LOT A: 25%
LOT B: 20%

S. FIRE HYDRANT: ON-SITE OR WITHIN 150'-0" OF THE PROPERTY: EXISTING AND NEW HYDRANT LOCATIONS SHOWN ON SITE PLAN, REFER TO SHEET A1.1 AND CIVIL.

T. ALL EXISTING AND PROPOSED REFUSE ENCLOSURES, DUMPSTER LOCATION IS SHOWN ON SITE PLAN. INDICATE IF TWO 4-YARD TRASH CONTAINERS AND TWO 4-YARD RECYCLE CONTAINERS.

U. SHOW AND DIMENSION ALL STREETS, ALLEY, MEDIANS AND DRIVEWAYS ON BOTH SIDES OF STREET WITHIN 250 FEET OF PROPERTY. REFER TO SITE PLAN, SHEET A1.1
SHARED ACCESS AGREEMENT FOR LOT B TO BE RECORDED

V. SHOW ALL EXISTING AND PROPOSED STORM DRAINS, SEWER LINES, WATER LINES, FIRE DEPARTMENT CONNECTION AND HYDRANTS. REFER TO SITE PLAN, SHEET A1.1 AND CIVIL. EXISTING UTILITIES FOR REFERENCE ONLY.

W. SHOW PROPOSED RETENTION AREA FOR 100 YEAR, ONE HOUR STORM WITH PRELIMINARY HYDROLOGY CALCULATIONS, USING THE CITY OF TEMPE ENGINEERING DESIGN CRITERIA. TO BE SHOWN ON FUTURE SUBMITTALS WITH SHARED RETENTION AGREEMENT.

RETENTION FOR ALL SITE STORM WATER WILL OCCUR BENEATH THE ON-GRADE PARKING LOT

X. BIKE RACKS: BICYCLE COMMUTE AREA

USE	REQUIRED SPACES	PROPOSED SPACES	LOT A	LOT B
2,500 SF RESTAURANT	5	3	3	0
1,500 SF RETAIL	4	2	1	1
55 1BR UNITS	42	21	10	11
80 2BR UNITS	60	30	18	12
TOTAL REQUIRED	111 SPACES	56 SPACES	32 SPACES	24 SPACES

DUE TO THE SENIORS ONLY USE OF THE RESIDENTIAL UNITS, A 50% REDUCTION IN SPACES IS PROPOSED.

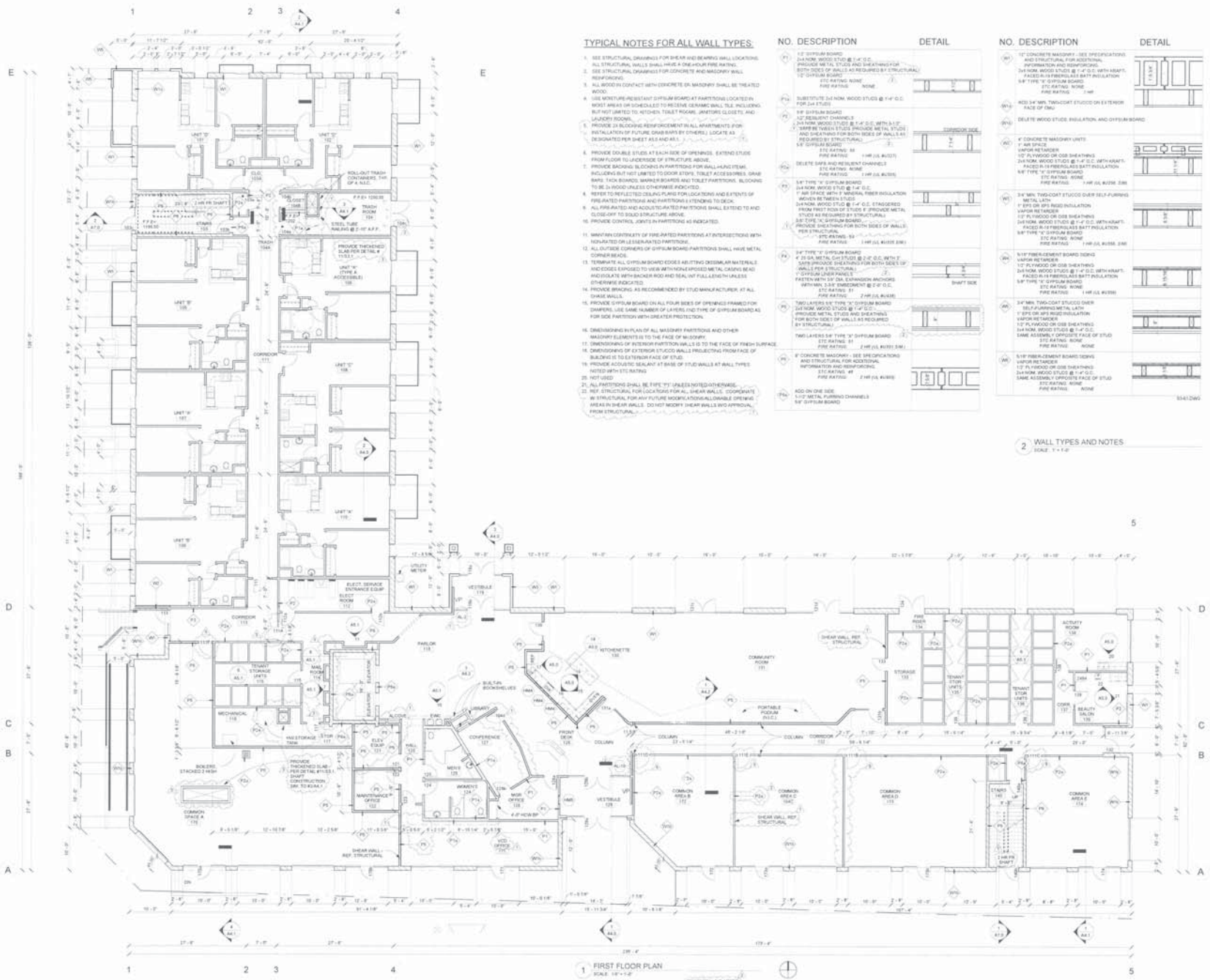
LOT A:
32 SECURE BIKE SPACES WILL BE PROVIDED NEAR THE MAIN BUILDING ENTRANCES.

2 **PARKING NOTE:**
TOTAL PARKING PROVIDED IN PHASE 1 = 128 PARKING SPACES.
128 PARKING SPACES > 102 PARKING SPACES REQUIRED PER PAD APPROVAL NO.7

PHASE 1 IS DEFINED AS LOT A AND A PORTION OF LOT B, REFER TO CONSTRUCTION PHASING LINE ON SITE PLAN, NO. 1 / A1.1

SITE PLAN LEGEND

- FIRE HYDRANT
- BOLLARD LIGHT
- LIGHT POLE
- RECESSED LIGHT IN D.G.
- RECESSED LIGHT IN CONCRETE
- WALL MOUNTED LIGHT
- RECESSED WALL LIGHT
- PARKING SPACES PROVIDED
- PRE ENGINEERED METAL PARKING CANOPY
- TRUNCATED DOMES
- CONCRETE
- ENTRY
- 6'-0" X 12'-0" TREE GRATE
- STREET MONUMENT
- PROPERTY LINE
- EASEMENT / SETBACKS
- SIGHT VISIBILITY TRIANGLES
- FIRE LANE
- MANEUVERING CLEARANCES



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

TYPICAL NOTES FOR ALL WALL TYPES

1. SEE STRUCTURAL DRAWINGS FOR SHEAR AND BEARING WALL LOCATIONS. ALL STRUCTURAL WALLS SHALL HAVE A ONE-HOUR FIRE RATING.
2. SEE STRUCTURAL DRAWINGS FOR CONCRETE AND MASONRY WALL REINFORCING.
3. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED WOOD.
4. USE MOISTURE-RESISTANT GYPSUM BOARD AT PARTITIONS LOCATED IN MOIST AREAS OR SCHEDULED TO RECEIVE CERAMIC WALL TILE, INCLUDING, BUT NOT LIMITED TO, KITCHEN, TOILET ROOMS, JANITORS CLOSETS, AND LAUNDRY ROOMS.
5. PROVIDE 24 BLOCKING REINFORCEMENT IN ALL APARTMENTS (FOR INSTALLATION OF FUTURE GRAB BARS BY OTHERS). LOCATE AS DESIGNATED PER SHEET A5.0 AND A5.1.
6. PROVIDE DOUBLE STUDS AT EACH SIDE OF OPENINGS. EXTEND STUDS FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE.
7. PROVIDE BACKING/ BLOCKING IN PARTITIONS FOR WALL-HUNG ITEMS, INCLUDING BUT NOT LIMITED TO DOOR STOPS, TOILET ACCESSORIES, GRAB BARS, TACK BOARDS, MARKER BOARDS AND TOILET PARTITIONS. BLOCKING TO BE 2x WOOD UNLESS OTHERWISE INDICATED.
8. REFER TO REFLECTED CEILING PLANS FOR LOCATIONS AND EXTENTS OF FIRE-RATED PARTITIONS AND PARTITIONS EXTENDING TO DECK.
9. ALL FIRE-RATED AND ACOUSTICAL RATED PARTITIONS SHALL EXTEND TO AND CLOSE-OFF TO SOLID STRUCTURE ABOVE.
10. PROVIDE CONTROL JOINTS IN PARTITIONS AS INDICATED.
11. MAINTAIN CONTINUITY OF FIRE-RATED PARTITIONS AT INTERSECTIONS WITH NON-RATED OR LESSER-RATED PARTITIONS.
12. ALL OUTSIDE CORNERS OF GYPSUM BOARD PARTITIONS SHALL HAVE METAL CORNER BEADS.
13. TERMINATE ALL GYPSUM BOARD EDGES ADJITING DISSIMILAR MATERIALS AND EDGES EXPOSED TO VIEW WITH NON-EXPOSED METAL CASING BEAD AND ISOLATE WITH BACKER ROD AND SEAL INT FULL LENGTH UNLESS OTHERWISE INDICATED.
14. PROVIDE BRACING AS RECOMMENDED BY STUD MANUFACTURER AT ALL CHASE WALLS.
15. PROVIDE GYPSUM BOARD ON ALL FOUR SIDES OF OPENINGS FRAMED FOR DAMPERS. USE SAME NUMBER OF LAYERS AND TYPE OF GYPSUM BOARD AS FOR SIDE PARTITION WITH GREATER PROTECTION.
16. DIMENSIONING IN PLAN OF ALL MASONRY PARTITIONS AND OTHER MASONRY ELEMENTS IS TO THE FACE OF MASONRY.
17. DIMENSIONING OF INTERIOR PARTITION WALLS IS TO THE FACE OF FINISH SURFACE.
18. DIMENSIONING OF EXTERIOR STUCCO WALLS PROJECTING FROM FACE OF BUILDING IS TO EXTERIOR FACE OF STUD.
19. PROVIDE ACOUSTIC SEALANT AT BASE OF STUD WALLS AT WALL TYPES NOTED WITH STC RATING.
20. NOT USED
21. ALL PARTITIONS SHALL BE TYPE "P1" UNLESS NOTED OTHERWISE.
22. REF. STRUCTURAL FOR LOCATIONS FOR ALL SHEAR WALLS. COORDINATE W/ STRUCTURAL FOR ANY FUTURE MODIFICATIONS/ALLOWABLE OPENING AREAS IN SHEAR WALLS. DO NOT MODIFY SHEAR WALLS W/O APPROVAL FROM STRUCTURAL.

NO.	DESCRIPTION	DETAIL
P1	1/2" GYPSUM BOARD 2x4 NOM. WOOD STUD @ 1'-4" O.C. (PROVIDE METAL STUDS AND SHEATHING FOR BOTH SIDES OF WALLS AS REQUIRED BY STRUCTURAL) 1/2" GYPSUM BOARD STC RATING: NONE FIRE RATING: NONE	
P1a	SUBSTITUTE 2x6 NOM. WOOD STUDS @ 1'-4" O.C. FOR 2x4 STUDS	
P2	1/2" GYPSUM BOARD 1/2" RESILIENT CHANNELS 2x4 NOM. WOOD STUDS @ 1'-4" O.C. WITH 3-1/2" SRPR BETWEEN STUDS (PROVIDE METAL STUDS AND SHEATHING FOR BOTH SIDES OF WALLS AS REQUIRED BY STRUCTURAL) 5/8" GYPSUM BOARD STC RATING: 53 FIRE RATING: 1 HR (UL #U337)	CORRIDOR SIDE
P2a	DELETE SAFS AND RESILIENT CHANNELS STC RATING: NONE FIRE RATING: 1 HR (UL #U305)	
P3	5/8" TYPE "X" GYPSUM BOARD 2x4 NOM. WOOD STUD @ 1'-4" O.C. 1" AIR SPACE WITH 3" MINERAL FIBER INSULATION (WOVEN BETWEEN STUDS) 2x4 NOM. WOOD STUD @ 1'-4" O.C. STAGGERED FROM FIRST ROW OF STUDS 6" (PROVIDE METAL STUDS AS REQUIRED BY STRUCTURAL) 5/8" TYPE "X" GYPSUM BOARD (PROVIDE SHEATHING FOR BOTH SIDES OF WALLS PER STRUCTURAL) STC RATING: 53 FIRE RATING: 1 HR (UL #U305, 2/96)	
P4	3/4" TYPE "X" GYPSUM BOARD 4" 25 GA. METAL CH STUDS @ 2'-0" O.C. WITH 3" SAFB (PROVIDE SHEATHING FOR BOTH SIDES OF WALLS PER STRUCTURAL) 1" GYPSUM LINER PANELS FASTEN WITH 3/4" DIA. EXPANSION ANCHORS WITH MIN. 2-3/4" EMBEDMENT @ 2'-0" O.C. STC RATING: 51 FIRE RATING: 2 HR (UL #U438)	SHAFT SIDE
P5	TWO LAYERS 5/8" TYPE "X" GYPSUM BOARD 2x4 NOM. WOOD STUDS @ 1'-4" O.C. (PROVIDE METAL STUDS AND SHEATHING FOR BOTH SIDES OF WALLS AS REQUIRED BY STRUCTURAL) TWO LAYERS 5/8" TYPE "X" GYPSUM BOARD STC RATING: 51 FIRE RATING: 2 HR (UL #U301, 5/96)	
P6	6" CONCRETE MASONRY - SEE SPECIFICATIONS AND STRUCTURAL FOR ADDITIONAL INFORMATION AND REINFORCING. STC RATING: 49 FIRE RATING: 2 HR (UL #U905)	
P7a	ADD ON ONE SIDE 1-1/2" METAL FURRING CHANNELS 5/8" GYPSUM BOARD	

NO.	DESCRIPTION	DETAIL
W1	12" CONCRETE MASONRY - SEE SPECIFICATIONS AND STRUCTURAL FOR ADDITIONAL INFORMATION AND REINFORCING. 2x6 NOM. WOOD STUDS @ 1'-4" O.C. WITH KRAFT-FACED R-19 FIBERGLASS BATT INSULATION 5/8" TYPE "X" GYPSUM BOARD STC RATING: NONE FIRE RATING: 1 HR	
W1a	ADD 3/4" MIN. TWO-COAT STUCCO ON EXTERIOR FACE OF CMU	
W1b	DELETE WOOD STUDS, INSULATION, AND GYPSUM BOARD	
W2	4" CONCRETE MASONRY UNITS 1" AIR SPACE VAPOR RETARDER 1/2" PLYWOOD OR OSB SHEATHING 2x4 NOM. WOOD STUDS @ 1'-4" O.C. WITH KRAFT-FACED R-19 FIBERGLASS BATT INSULATION 5/8" TYPE "X" GYPSUM BOARD STC RATING: NONE FIRE RATING: 1 HR (UL #U356, 2/96)	
W3	3/4" MIN. TWO-COAT STUCCO OVER SELF-FURRING METAL LATH 1" EPS OR XPS RIGID INSULATION VAPOR RETARDER 1/2" PLYWOOD OR OSB SHEATHING 2x6 NOM. WOOD STUDS @ 1'-4" O.C. WITH KRAFT-FACED R-19 FIBERGLASS BATT INSULATION 5/8" TYPE "X" GYPSUM BOARD STC RATING: NONE FIRE RATING: 1 HR (UL #U356, 2/96)	
W4	5/16" FIBER-CEMENT BOARD SIDING VAPOR RETARDER 1/2" PLYWOOD OR OSB SHEATHING 2x4 NOM. WOOD STUDS @ 1'-4" O.C. WITH KRAFT-FACED R-19 FIBERGLASS BATT INSULATION 5/8" TYPE "X" GYPSUM BOARD STC RATING: NONE FIRE RATING: 1 HR (UL #U356)	
W4a	3/4" MIN. TWO-COAT STUCCO OVER SELF-FURRING METAL LATH 1" EPS OR XPS RIGID INSULATION VAPOR RETARDER 1/2" PLYWOOD OR OSB SHEATHING 2x4 NOM. WOOD STUDS @ 1'-4" O.C. SAME ASSEMBLY OPPOSITE FACE OF STUD STC RATING: NONE FIRE RATING: NONE	
W4b	5/16" FIBER-CEMENT BOARD SIDING VAPOR RETARDER 1/2" PLYWOOD OR OSB SHEATHING 2x4 NOM. WOOD STUDS @ 1'-4" O.C. SAME ASSEMBLY OPPOSITE FACE OF STUD STC RATING: NONE FIRE RATING: NONE	

S341.DWG

2 WALL TYPES AND NOTES
SCALE: 1" = 1'-0"

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PROJECT
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REVISIONS
1. PERMIT RESUBMITTAL 04.11.08
2. PERMIT RESUBMITTAL 05.14.08
3. TEMPE COMMENTS 06.13.08

PROJECT NO. 0714.02
DRAWN MC, RMW, CLC
CHECKED RCM
DATE March 10, 2008
PLOT DATE 10/14/2008 7:34:14 PM

SHEET TITLE
FIRST FLOOR PLAN, WALL TYPES AND NOTES

SHEET NO.
A2.0