ZONING STIPULATIONS

1. Additional relief, no canopies be added to all windows that are in the same plane 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, initial 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 services 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 facets. 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.

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 Denko

BY: DONALD DENKO
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 Denko, as a General Partner of Commons on Apache, a California Limited Partnership.

My commission expires: MAY 14, 1990

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, Mayor Attest: Virginia A. Thompson, City Clerk

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

By: City Engineer

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

By: Planning Director

GENERAL NOTES

1. ALL UTILITIES ARE TO BE UNDERGROUND.
2. ALL PAVING OVER A.C. TYPICAL
3. ALL CURB TYPICAL
4. POOL - SEE LANDSCAPE PLAN
5. SPA - SEE LANDSCAPE PLAN
6. CABANA - SEE LANDSCAPE PLAN
7. TYPICAL PARKING SPACE 8.5' x 18'
8. 6" CONCRETE CURB
9. 6" DEPRESSED CURB, TYPICAL.
10. TRASH ENCLOSURE - SEE DETAIL D/S3
11. IRRIGATION SYSTEM, TYPICAL
12. 6' CMU WALL TYPICAL AT PERIMETER OF SITE, 3' TO MATCH BUILDING EXTERIOR FACE AND FINAL 50' ON EXTERIOR FACE. PAINT TO MATCH BUILDING.
13. WALL BY NEIGHBORS ADJACENT ADJ. CURB, STUCCO ON 8" C.M.U. PLANTER WALL. PAINT TO MATCH BUILDING. PAINT TWO TO SELECT COLOR. SEE LANDSCAPING DRAWINGS L2.
14. LANDSCAPE AREA - SEE LANDSCAPE PLAN FOR WALKS
15. SPA - SEE POOL & POOL AREA
16. 6' WROUGHT IRON FENCE WITH FINIALS & 4" O.C., SELF-CLOSING GATES AND KEY LOCKS ALL AROUND POOL
17. LOW BOULDERS 24 x7 STUCCO ON 8" C.M.U. PLANTER WALL
18. SEE UPDATED DRAWINGS FOR EXISTING AND NEW CURB, GUTTERS AND WALKS.
19. 4" WHITE PAINT STRIPE TYPICAL
20. LOW PROFILE PROJECT SIGN ON 3" HIGH STUCCO PLANTER WALL
21. RESERVED COLORED WOMEN PARKING AREAS
22. EXISTING CONCRETE BLOCK WALL. STUCCO INTERIOR FACE AND FINAL 50' OF EXTERIOR FACE. PAINT TO MATCH BUILDING.
23. PEDESTRIAN WALK
24. PADS LIKE INDICATED COVERED PARKING CONSIST OF 4 SEPARATE PADS
25. BBQ AREA
26. HANDICAP UNIT AT GROUND FLOOR
27. VOLLEYBALL COURT
28. PROVIDE SPRINKLER SPOTTERS FOR ALL PERIMETER STORAGE UNIT OF SITE.
29. PRE-FABRICATED MAILBOXES.
30. HANDICAP PARKING SPACE 12' WIDE (TYP.)
31. SEE INFORMATION PLAN FOR SIGNS TYPES AT EACH BUILDING.
32. TYP. WALK - 3'-6"
33. SEE LANDSCAPING PLANS.
34. SPRINKLER - SEE LANDSCAPING PLANS.
35. PARKING LOT - 2'-0" VEHICLE OVER.
36. 4 PER GRID
37. PAINT THIS FACE OF CMU WALL. ARCHITECT TO SELECT COLOR.
38. SLOPE SIDEWALK FOR HANDICAPPED ACCESS
39. SEE ENGINEERING DRAWINGS FOR LIFT STATION LOCATIONS.
40. NEW LEFT-TURN LANE (ALT. #3) SEE C-2.
41. STRIPED SPEED HUMPS (8)

BLDG. DEPT. NOTES

CONSTRUCTION TYPE:

OCCUPANCY:

MAX. AREA:

AREA INCREASES:

BUILD NOTES:

1. SEE BOIL REPORT ON SPECS.
2. FOLLOW RECOMMENDATIONS FOR MOIST REDUCTION UNDER SLABS W/O REINFORCING UNDER 1'-3" OF SLAB.
3. USE RECOMMENDED ASPHALT AND BASE COURSE THICKNESS FOR DRIVE AND PARKING AREA FOR PAGE 7 OF SOIL REPORT.

PROJECT INFORMATION

OWNER:

ARCHITECT:

ENGINEERS OF INT.:

ZONING:

ZONING(P):

LOT AREA:

UNIT MIX:

BUILDING TYPE:

PARKING:

BICYCLE PARKING:

B.V. SPACES:

BUILDING COVERAGE:

LANDSCAPING:

VARIANCES:

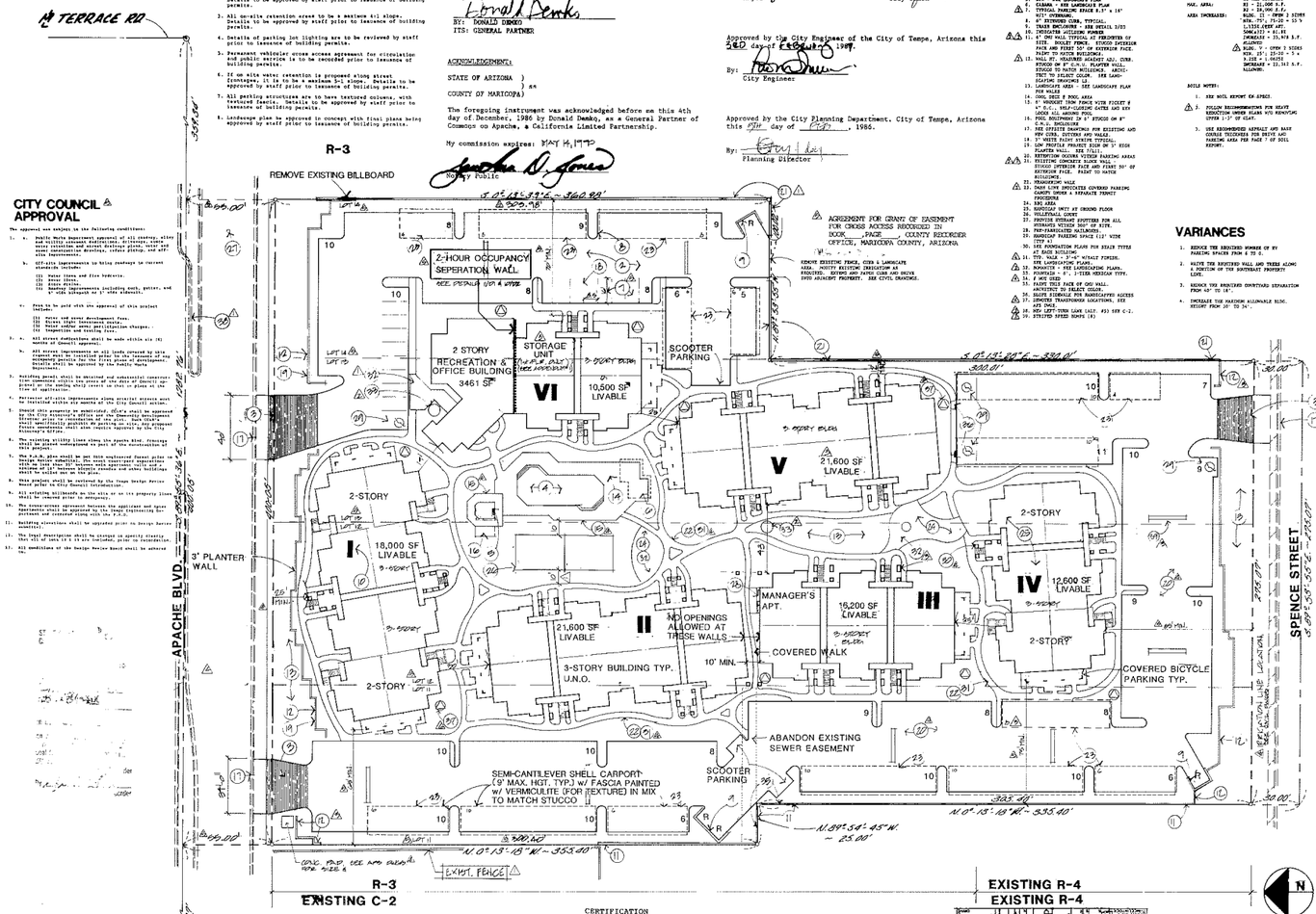
REQUESTS:

DRAWING INDEX

S1 SITE PLAN
S2 SITE SURVEY
A1 APARTMENT: UNIT FLOOR PLANS
A2 APARTMENT: BUILDING ONE FOUNDATION PLAN (TYPICAL)
A2.1 APARTMENT: BUILDING TWO FOUNDATION PLAN
A2.2 APARTMENT: BUILDING THREE FOUNDATION PLAN
A2.3 APARTMENT: BUILDING THREE FOUNDATION PLAN, BIKE AREA FOUNDATION PLAN, BIKE AREA FLOOR PLAN, ROOF PLAN, SECTIONS
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 ELEVATIONS, 3 STORY END ELEVATION
A6 APARTMENT: BUILDING SECTION A, SECTION THROUGH COVERED WALKWAY, STRUCTURAL FRAMING @ COVERED WALKWAY
A7 APARTMENT: BUILDING SECTION B, DETAILS SECTION C, INTERIOR ELEVATIONS.
A8 OFFICE/REC. BLDG.: FOUNDATION PLAN, EXTERIOR 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: TRASH PLANS, BBQ/S SECTIONS
D1 DETAILS
D2 DETAILS
D3 TENNIS STRUCTURAL MOTES & 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 SCHEMATIC
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
C1.C3 GRADING & DRAINAGE
C4.C5 PRIVATE SEWER INFORMATION
L1 TREE PLAN
L2 GRADE & DRAINAGE PLAN
L3 PLANTING PLAN
L4 IRRIGATION PLAN
L5 HARDSCAPE PLAN
L6 SQUARED POOL LAYOUT PLAN
L7 SPECIFICATIONS
L8 SPECIFICATIONS
L9 LANDSCAPE & IRRIGATION DETAILS
L10 DETAILS

VARIANCES

1. REDUCE THE REQUIRED NUMBER OF BY PARKING SPACES FROM 4 TO 0.
2. REDUCE THE REQUIRED WALL AND TREES ALONG A PORTION OF THE SOUTHEAST PROPERTY LINE.
3. REDUCE THE REQUIRED CONTINUOUS SEPARATION FROM 40'-0".
4. INCREASE THE MAXIMUM ALLOWABLE BLDG. HEIGHT FROM 30' TO 34'.



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

VICINITY MAP NTS

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

6	JRN	1-16-87	OWNER REVISIONS
5	JRN	1-16-87	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
△	INITLS	DATE	DESCRIPTION

DRAWING STATUS

PLAN CK: 8639

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

CONTRACTOR MUST VERIFY ALL DIMENSIONS & PROJECT INTENT PRIOR TO PROCEEDING WITH THIS WORK

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

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

1080

SW23N4 APACHE APARTMENTS - FINAL P.A.D.

PL 46666 1-1

Apache Apartments