



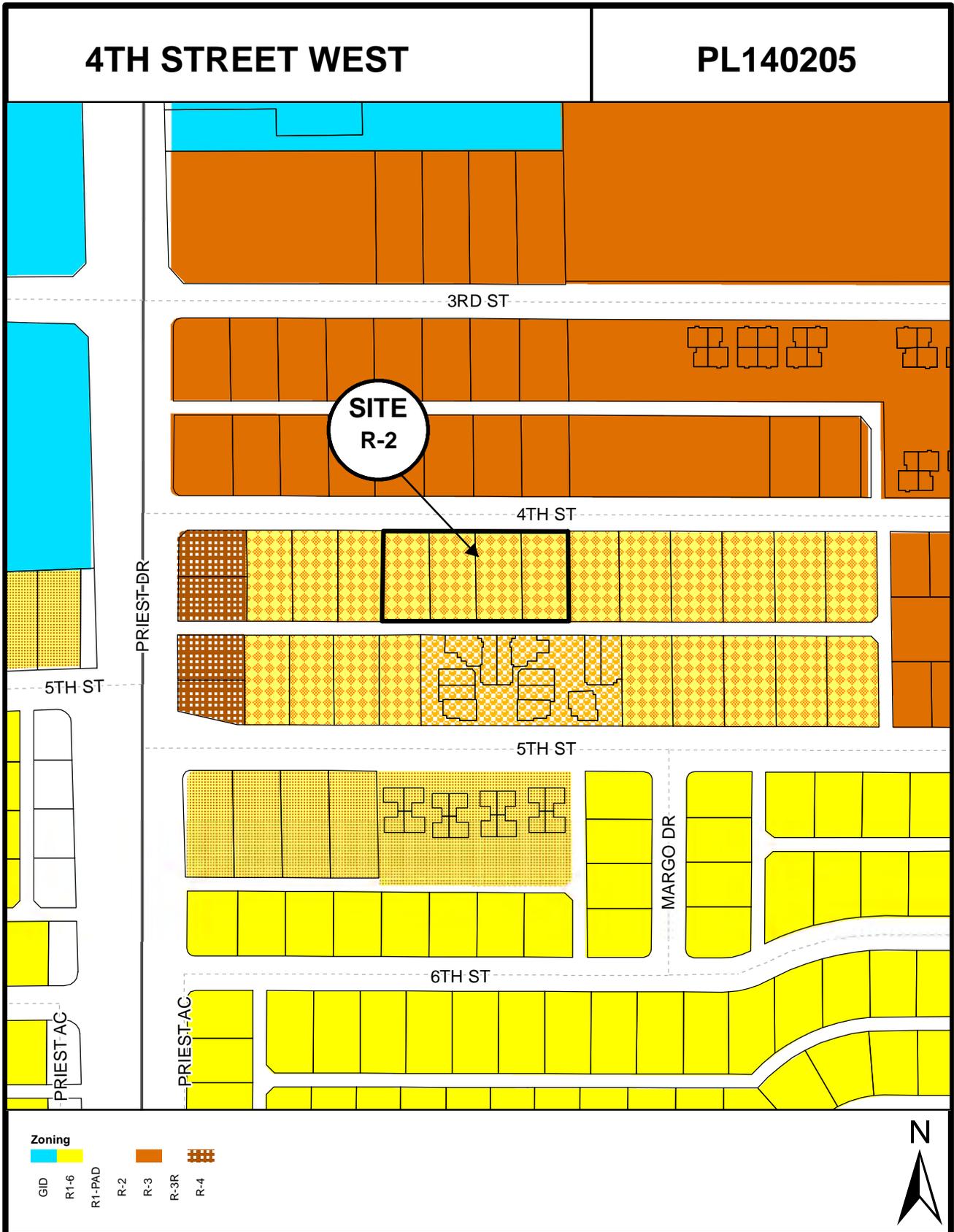
# DEVELOPMENT PROJECT FILE

for

## 4<sup>th</sup> STREET WEST

### ATTACHMENTS:

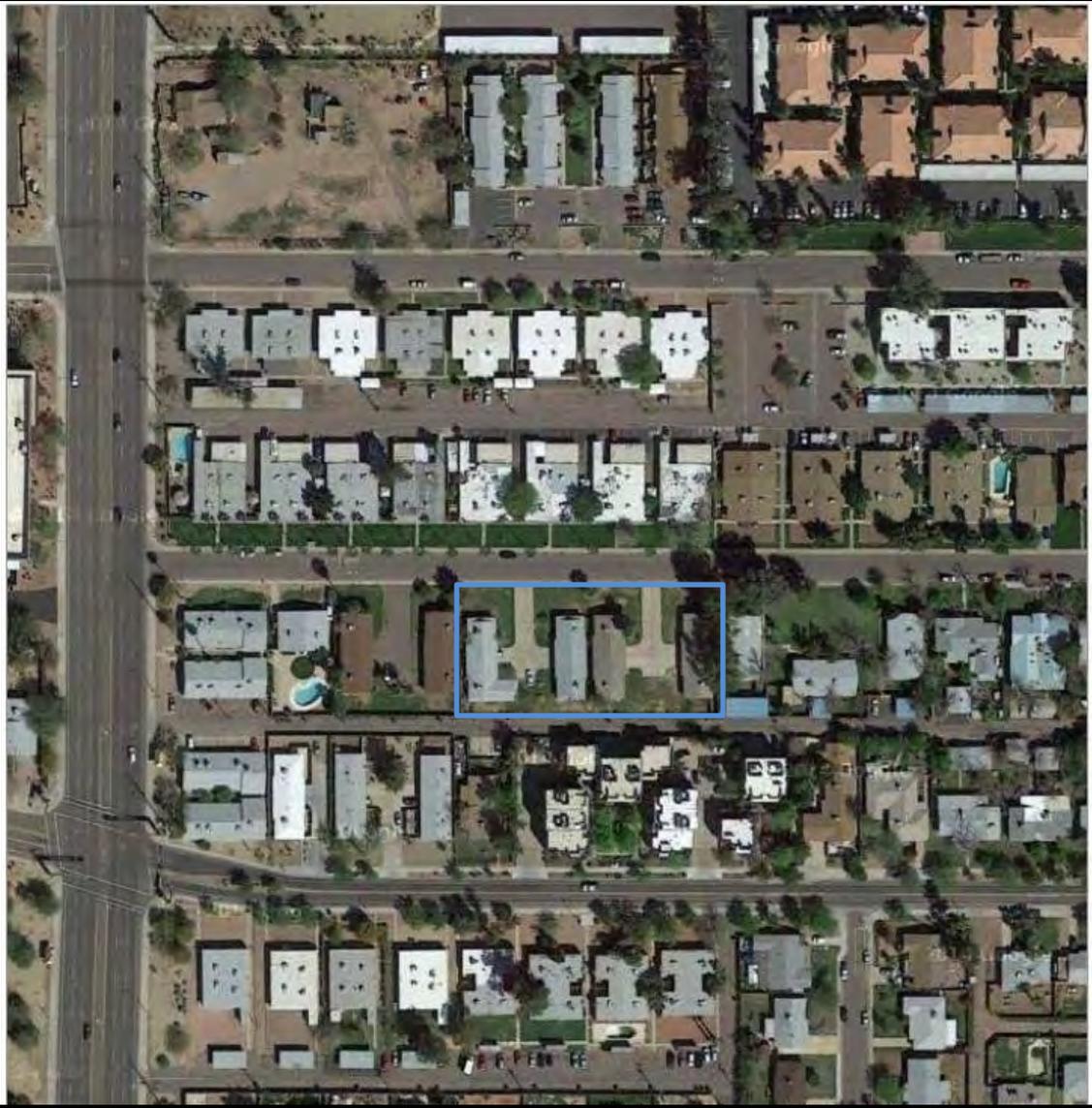
1. Location Map
2. Aerial
- 3-9. Letter of Explanation
10. Planned Area Development
11. Site Plan
12. Landscape Plan
- 13-15. Floor Plans
- 16-19. Building Elevations
- 20-23. Colored Elevations
- 24-26. Building Sections
27. Site Photos
28. Neighborhood Meeting Summary
- 29-30. Waiver of Rights & Remedies



**Location Map**

**4TH STREET WEST**

**PL140205**



**Aerial Map**

**LETTER OF EXPLANATION and INTENT for:**

**4<sup>TH</sup> STREET WEST**

**A Proposed Single Family Townhouse Community  
1301 West 4<sup>th</sup> Street, Tempe, Arizona 85281**

**DATE:** November 21, 2014

**Submitted to:**

City of Tempe, Planning Division  
31 E. 5<sup>th</sup> Street, Tempe AZ

**Submitted by:**

Thomas Gosciski  
TPG Holdings, LLC  
8501 E. Citrus Way  
Scottsdale, AZ 85250

**Overview:**

This is a Letter of Intent requesting the following 4 planning entitlements:

- 1.) General Plan Amendment
- 2.) Zoning Map Amendment
- 3.) Planned Area Development Overlay
- 4.) Development Plan Review

This is a proposed new housing development which will provide 15 new single family town houses on 2 existing city lots ( 0.875 acres). This property presently has 4 older one story apartment buildings in moderate to poor condition. Each of the two existing lots has two separate buildings that have 2 apartments. Each separate building could be classified a duplex residence. The total existing property has 4 duplex rental apartments. This proposed development, 4th Street West, will establish a pedestrian friendly community of owner occupied single family residences. This townhouse planned development is designed to specifically meet the criteria of Tempe Planning intents and also adhere and conform to the Tempe 2040 General Plan.

**Existing Conditions:**

<b>Direction</b>	<b>2040 GP Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
On site	Residential Medium Density 15 DUAC	R-2	Apartments
North	Residential Medium/High Density Up to 25 DUAC	R-3	Apartments

South	R1-PAD Medium Density Up to 20 DUAC	R1-Pad	Single Family Town Houses
East	Medium Density Up to 20 DUAC	R-2	Apartments
West	Medium Density Up to 20 DUAC	R-2	Apartments

Zoning Map Amendment justification-

This new development, 4<sup>th</sup> Street West, will adhere to the 5 guiding principles of the 2040 General plan (per page 7 of General Plan Introduction) as follows:

- 1.) Principle: Balanced Land Use-  
This project will provide a high quality single family housing for the expanding needs of ASU and also for the expanding employment opportunities in the nearby locations. 4<sup>th</sup> Street West will support "balanced land use" by providing a higher quality more efficient town house product. These homes will have a friendly design with front entry porches and quality pedestrian paths that will encourage socializing and a more friendly community. This very distinctive contemporary housing type will be extremely efficient by using a smaller building footprint to provide a higher quality and more energy efficient type of residence.
- 2.) Principle: Enhanced Quality of Life and Preservation of Neighborhood Character-  
This project will create conditions that will keep the neighborhood desirable, safe, attractive, and healthy with a strong sense of community. A pedestrian friendly and safe environment will be maintained without having to use a gated security system. These townhouses are specifically designed to fit in with the existing neighborhood character. The homes will be safe, attractive and healthy and will enhance the neighborhood with a strong sense of community. Open space will be specifically designed to enhance opportunities for residents and visitors to walk, relax and be more sociable.
- 3.) Principle: Increased Economic Vitality-  
This project will increase the existing tax base by providing more quality homes on this land parcel. And the property values should appreciate in worth as this housing type is utilized. This prime location is well suited for this type of residential community which can only promote more sustained economic growth for this part of Tempe. Economic vitality and jobs should be stimulated as well by this higher quality and higher density type of housing.
- 4.) Principle: Sustained Mobility/ Greater Accessibility-  
This project will reduce the single occupancy vehicle (SOV) trips and

encourage more support for the existing mass transit systems. Bicycling, mass transit and pedestrian modes of transportation are readily available and accessible for this project. Various bicycle parking centers are evenly distributed though this development. 4<sup>th</sup> Street West residents will have good choices for various transportation modes. The higher density will allow for more to live more closely to their employment or school destinations in Tempe.

5.) Principle: Sustainable Environmental Stewardship-

4<sup>th</sup> Street West emphasizes a quality landscape plan which utilizes shade trees, low water use xeriscape plants, and a sustainable environment that preserves resources and is beneficial to human health. The configuration of the buildings creates pockets of protected areas more suitable for quality landscape and human enjoyment. This higher density development actually embraces and provides for a better and healthier environment.

PAD Justification-

The PAD Overlay District is deemed necessary and appropriate because to achieve the necessary density the building setback requirements will have to be properly re-considered to achieve the necessary value and quality of this project. The spirit of the general development standards will be maintained and actually enhanced with the use of the PAD Overlay. The General Plan Principles will be more easily met with using a PAD Overlay. 4<sup>th</sup> Street West needs to be classified as Medium/High Density. This would be an increase in planned density from 15 DUAC to 18 DUAC. The total gross square footage of the site is 38,006.42 sf or .8725 acres.

Therefore with the 15 2-story single family residences the density will be 18 DUAC. This is an increase of 3 DUAC from the medium density requirement of 15 DUAC. This PAD request is necessary and required for the municipal approval process.

Development Plan Review Justification-

The placement of buildings reinforces and provides variety to the street wall, maximizes natural surveillance and visibility of pedestrian areas, enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain and retention through:

- a. Shade for energy conservation and comfort as an integral part of the design. This project utilizes shade trees for human comfort as well as for the aesthetics needed for appearance along 4<sup>th</sup> Street. The residences also have integral metal wall projections to protect the exposed window glass as well as to save energy.
- b. Exterior building materials are of excellent quality and are most compatible the surroundings. Steel, masonry, elastomeric stucco, wood siding is used in artistic ways to achieve interesting shade shadow and beauty.

- c. The building masses and complementing landscape design have been planned to achieve human scale enhance the surrounding beauty. The building heights are in proportion and size to adjacent similar multi-family developments.
- d. Building masses are purposely sectioned and divided by ownership. This is achieved by the projecting or receding masses that establish individual residence identity.
- e. The buildings are designed with a distinct base, body and top to achieve proper aesthetic balance. Varying roof lines and "bas relief" projections provide shade, shadow, scale and interest.
- f. Building facades include ground level windows and artistic wrought iron detailing to create interest and identity. Windows and fenestration have been carefully placed to maximize natural surveillance and create interesting views.
- g. Special treatment of entrance doors and walkways has been enhanced with front porches designed for neighborhood sociability and better livability.
- h. All on-site utilities will be properly placed underground and out of sight.
- i. All walkways will be well lighted and clear of obstructions to provide for ease and enjoyment of access.
- j. The project is in code compliance with ADA by providing accessible routes as required and recommended.
- k. This project is well served for access to multi-modal transportation options and the support of increased mass transit patronage.
- l. The site plan has been specifically designed to minimize vehicle and pedestrian conflict. An atrium configuration pedestrian courtyard space created between building masses is a solution to ease any vehicle-pedestrian conflict.
- m. Bicycle parking is integrated into the plan to make it safe and separate from vehicular traffic. This project is properly connected to nearby municipal bike path ways.
- n. Crime prevention is deterred with lighted building entrances, limited access gates, six foot high masonry walls, and private secure outdoor spaces for children and pets.
- o. Landscape accents and textured paving will separate driveways from pedestrian walkways. The site has been specifically designed to achieve proper differentiation for purposes of proper use and enjoyment.
- p. The exterior lighting has been designed and configured for better security and for control of ambient light.

General Plan Amendment justification-

1. Appropriate short and long term public benefits.  
This project provides only positive benefits for short and long term. The increased density will only make Tempe more vital and dynamic for the kind of progressive city that it is now and should continue to be in the future.  
4<sup>th</sup> Street West will make a very positive impact on the immediate area which has not been significantly improved or redeveloped since it was originally developed a half century ago. This new development will bring a new spirit of residential living which will be more qualitative and compact that will enhance the neighborhood and initiate a new and better environment. The HOA format of maintenance will assure long term preservation of a higher quality of landscape. Proper maintenance of the new xeriscape plantings will be enforced and covered under the HOA jurisdictions and will not have to be reliant on City code enforcement procedures. This project should influence better future development projects in this immediate area.
  
2. To mitigate impacts on land use, water infrastructure or transportation:  
This higher density, more efficient condensed housing will naturally allow benefits that will lessen any negative impacts to planned land use or existing infrastructure. These new residences will be significantly more energy efficient. Electricity use will reduced through better insulation, more efficient appliances, and better window glazing and framing. Water will not be wasted with the modern plumbing systems with low water use fixtures and recirculation water pumps. Open space utilizing low water use plants, will increase amounts of enjoyable open space. And for transportation considerations, no longer will we be reliant on just the single vehicle occupancy. This planned development will be well served by good and various means of transportation.  
In the final analysis, the density will not be significantly increased over what is projected in the General plan. The newer housing product will be more water efficient than any of the existing 1960 era building products in the area. The existing water infrastructure not be over used and should be capable of handling this new construction.
  
3. Helps the City attain applicable objectives of the General plan.  
This development is in accord with the 5 principles of the 2014 General Plan. Re: Land Use Goal. Under LU1, strategies #2& #5 are satisfied. This project promotes housing within the hubs and also ensures shaded streets and paths that are lighted and very suitable for bicycle circulation. Under LU6, strategies #1, #4, & #6 are addressed by promoting compact, efficient infill development that will contribute to healthy lifestyles and help make Tempe a

20-minute city. And the housing offered is reasonably affordable. This development is not deemed historically significant, but it will be the first development of its kind along the 4<sup>th</sup> Street Corridor. This project will enhance the existing area and also add new elements of proper aesthetics to make this existing neighborhood stronger and more valuable in terms of property values.

Furthermore the Housing Goal Element is addressed by providing more diverse housing types. The owner occupied town house is a condensed very efficient attached single family home which can be occupied and used in multiple ways. Each plan can be useful for various types of buyers.

Re: Growth Area Element. 4th Street West will be near growth areas and will support increased employment projected for this area. This area is targeted and specifically designed to support a planned concentration of higher density development.

As for the Cost of Development Element, this project will cover the infrastructure costs and is not anticipated to trigger any additional municipal expenses.

This development is immediately accessible to Orbit, bike and pedestrian routes and is 14 city blocks from the Light Rail stop. This is a distance that walkable in less than 20 minutes.

The project is amply served with on site parking (38 spaces that include visitor and accessible).

Re: Aviation Element. This project is very near to Sky Harbor Airport and the building design will be provided to help mitigate noise from nearby flight paths. This will be accomplished primarily with better insulation that will also increase energy efficiency and thereby increase the quality of life for future residents.

Re: Open Space Element. Using the more efficient 2 story plans, a significant amount of open space (36.4%) is created and reserved for enjoyment and a higher quality of life in this development. The configuration of the building masses along with the plantings allow for quality park-like spaces for outdoor enjoyment.

Re: Safety Element. Proper lighting and well placed gates offer safety to the residents of this project. Visibility to the grounds will add a sense security through surveillance.

Note: GP Elements not applicable to this project are: Economic Development, Conservation Element, Environmental Planning Element, Water Resources Element, Recreation Element, Public Art and Cultural Amenities Element, Public Buildings and Facilities Element, Public Services Element, and Municipal Court Element.

4. Provides rights-of-way, transit facilities, open space, recreational amenities of public art.  
This project conforms to these criteria. Open space has been thoughtfully provided to maximize the increased density.
  
5. Any potentially negative influences have been studied and evaluated. No mitigating issues are projected with respect to this project. The higher density is justified by the increase in benefits and a higher quality of life.

6. Regarding the appropriateness of this amendment to any market demands, and impact on surrounding area, service, fiscal, traffic, historic properties, utilities and public facilities:  
Market demands definitely encourage this higher density development. The increased activity generated by this project only accentuates and complements the vitality and workings of Tempe in this neighborhood. The adjacent development on 1300 5<sup>th</sup> Street is very similar and has been very successful and well received. The 5<sup>th</sup> Street town house properties have appreciated and have been in good demand for re-sale. Present owners and real estate brokers are excited about having more of this similar housing product available in the immediate neighborhood. More high quality housing will benefit the present 5<sup>th</sup> Street residents by having a well maintained quality development located directly adjacent to the shared alley. The "momentum effect" of more and better housing will only help the quality of life for everyone living in the neighborhood. The general contractor of 5<sup>th</sup> Street (Tom Gosciski, TPG Holdings) has remained active with the 5<sup>th</sup> Street HOA to insure proper and continued maintenance for the properties. This same personal concern and involvement by the builder will be repeated for the 4<sup>th</sup> Street West project. By taking personal responsibility for proper upkeep of the premises, the 4<sup>th</sup> Street West project will continue the same high standards for excellent appearance of the properties. Real estate agents have found this type of housing to be very desirable and in demand by potential buyers. It is estimated the increase in the 5<sup>th</sup> Street values was an overall positive 5% that also included the previous period of housing "downturn". With the projections of the current economy, a very positive appreciation for 4<sup>th</sup> Street West should be anticipated.

Respectfully Submitted,

---

Thomas Gosciski  
TPG Holdings, LLC

# PLANNED AREA DEVELOPMENT OVERLAY FOR 4TH STREET WEST

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

### ACKNOWLEDGMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BE-  
FORE ME, THE UNDERSIGNED, PERSONALLY APPEARED TOM GOSCISKI, OWNER  
WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS  
SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING  
INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

ON WITNESS WHERE OF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL  
BY \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_ MY SEAL EXPIRES \_\_\_\_\_

TPG HOLDINGS, AN ARIZONA LIMITED LIABILITY COMPANY  
BY \_\_\_\_\_ OWNER \_\_\_\_\_ DATE \_\_\_\_\_

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY  
OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS  
LOTS 1, 2, 3 AND 4, OF JO-ELLEN HOMES, ACCORDING TO THE PLAT  
OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA  
COUNTY, ARIZONA, RECORDED BOOK 89 OF MAPS, PAGE 4  
EXCEPT 1/16 OF ALL OIL, GAS, METALS AND MINERALS AS RESERVED  
TO THE STATE OF ARIZONA IN THE RECORDED PATENT TO SAID LAND,  
APN 124-28-024, 124-28-025, 124-25-026, 124-28-027

### APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

### OWNER / DEVELOPER

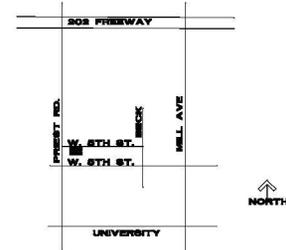
TPG HOLDINGS, LLC  
8501 E. CITRUS WAY  
SCOTTSDALE, AZ 85250  
602 918-8891  
AJTDEV@COX.NET

### PROJECT DATA

ZONING DISTRICT PROPOSED : R-1 PAD  
DWELLING QUANTITY 16 RESIDENTIAL TOWNHOUSE UNITS  
18 DU/AC  
BUILDING HEIGHT 30 FEET  
BUILDING LOT COVERAGE 42.8 %  
SITE LANDSCAPE COVERAGE 22.7  
BUILDING SETBACKS  
FRONT 13.5 / (11.5 ● 2ND STORY OVERHANG )  
SIDE ( EAST ) 21 / ( 23 ● 2ND STORY OVERHANG )  
SIDE ( WEST ) 5.5 / ( 6.8 ● 2ND STORY OVERHANG )  
REAR 5.0 / (3.0 ● 2ND STORY OVERHANG )

VEHICLE PARKING QUANTITY 44 PROVIDED  
PARKING DATA (BASED ON BEDROOM COUNT) :  
NOTE : 9 UNITS ARE 3 BEDROOM UNITS AND 6 UNITS ARE 2 BEDROOM UNITS  
THEREFORE 9 X 2.5 = 22.5  
AND 6 X 2 = 12  
THEREFORE 35 MIN SPACES REQUIRED PLUS 3 VISITOR SPACES  
AND THIS PROJECT PROVIDES 44 TOTAL SPACES ( 3 VISITOR AND 6 PRIVATE VISITOR )  
BICYCLE PARKING QUANTITY: 10

### SITE VICINITY MAP



**CONDITIONS OF APPROVAL: PL140205**

### GENERAL NOTES

**DS 140521**

**PL 140205**

**REC 14044**

**REC 14044**

**PL 140205**

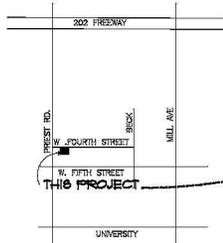
**DS 140521**

**4TH STREET WEST**  
1901 WEST FOURTH STREET, TEMPE, AZ 85281



404 & PACIFIC STREET  
PALMFIELD IA 52056  
1514  
DESIGNED BY  
DATE





**VICINITY MAP**  
NOT TO SCALE



**EXISTING SITE AERIAL PHOTO**  
NOT TO SCALE

**REFUSE NOTE-**

LOCATIONS OF REFUSE AND RECYCLE CONTAINERS:  
(0 GAL CITY APPROVED CONTAINERS)  
( ALL UNITS 8M. TO UNIT #0 8HOUN AB 8HOUN  
SEE GROUND FLOOR PLAN (THIS SHEET)

- ☑ LOCATION IN GARAGE , SEE GARAGE PLAN
- ☑ PER COLLECTION DAY

**UTILITIES NOTE-**

EACH LOT WILL BE PROVIDED  
SEPARATE UTILITIES

ALL W.D.D. COMMENTS OF PG. 1  
TO BE IN FINAL CHECKING COMPLIANCE  
FOR M.N. PERMITS.

**ADDITIONAL C.O.T. NOTES**

THE ALLEY WILL BE IMPROVED TO  
MEET FIRE LANE ACCESS AND WILL BE  
SIGNED FOR NO PARKING OR DUMPING

ALL GATES WILL HAVE KNOX BOX  
W/ KEY FOR FIRE & POLICE ACCESS.

100 YEAR RETIREMENT CALC  
WILL INCLUDE 1/2 (10 FT) OF THE ALLEY

**PROJECT DATA**

PROJECT DESCRIPTION: 15 TOWNHOUSE UNITS IN A PLANNED RT-PAD  
MULTIFAMILY RESIDENTIAL COMMUNITY  
OWNER: THE HOUSING  
TOM GOSDICK, MGR.  
PROJECT NAME(S): FOURTH STREET WEST  
SITE ADDRESS: 1301 W. 4TH STREET, TEMPE, AZ 85281  
COUNTY PARCELS #: 124-28-024, 124-28-025, 124-28-028 & 124-28-027  
ARCHITECT: SHERBROOK ART & ARCHITECTURE  
DON SHERBROOK, AIA  
608 & 401 ST FAREFIELD, LA 50266 802.244.2002

LAND SIZE: TOTAL GROSS IS 36,008 OR 8728 ACRES (THIS INCLUDES 1/2 OF THE ALLEY)  
DENSITY: 18 DU/AC  
BLDG. HT.: 2 STORES - 30 FT. (MAX)

TYPICAL TYPE ONE UNIT:  
2 BEDROOM, TWO STORY  
1831 S.F. (1383 ENCLOSURE)  
6 TYPE ONE UNITS PROVIDED  
UNITS 9, 10, & 11 (IN BUILDINGS A & BUILDING B)

TYPICAL TYPE TWO UNIT:  
TWO STORY, 3 BEDROOM  
2184 S.F. (1739 ENCLOSURE)  
6 TYPE TWO UNITS PROVIDED  
UNITS 12, 13, 14, 15 (IN BUILDINGS A, B & E)

TYPICAL TYPE THREE UNIT:  
TWO STORY, 3 BEDROOM  
2319 S.F. (1827 ENCLOSURE)  
3 TYPE THREE UNITS PROVIDED  
UNITS 1, 2, & 3 (IN BUILDINGS B & C)

LOT COVERAGE: 10,148 SF 35.410 SF = 42.8 %  
OPEN SPACE: 12,882 SF 38.4 % (INCLUDES PED. WALKS & LANDSCAPE )  
LANDSCAPE AREA 8,037 SF 22.7 % (ONLY PLANTING AREAS )

BLDG. SETBACKS PROVIDED: W/O OVERHANG W/ OVERHANG  
13'-0" FT. FRONT 8 FT. REAR 3 FT. FRONT REAR  
7'-5" / 21" SIDES 5'-5" / 19" SIDES

BLDG. TYPE: 69  
SPRINKLERED: NO  
BUILDING USE: RESIDENTIAL  
OCCUPANCY: R-3  
ALLOWABLE AREA: UNLIMITED  
PARKING PROVIDED: 38 TOTAL ON-SITE SPACES FOR THE ENTIRE TOWNHOUSE DEVELOPMENT

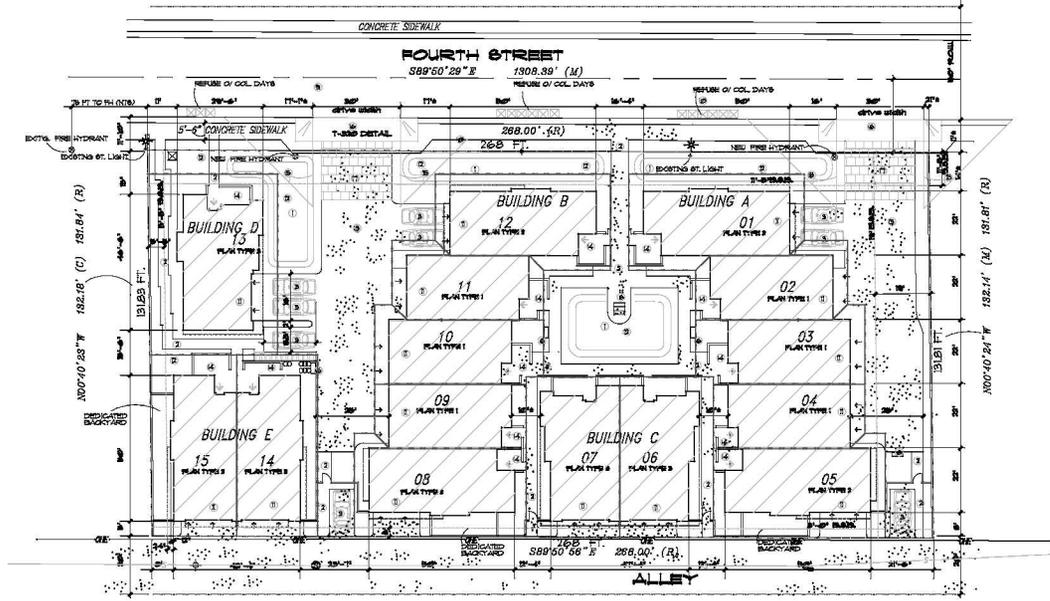
BUILDING A: FOOTPRINT AREA= 4865 S.F.  
BUILDING B: FOOTPRINT AREA= 4865 S.F.  
BUILDING C: FOOTPRINT AREA= 2197 S.F.  
BUILDING D: FOOTPRINT AREA= 1133 S.F.  
BUILDING E: FOOTPRINT AREA= 2088 S.F.  
TOTAL FOOTPRINT AREA = 15,148 S.F.

**KEY NOTES**

- 1) SITE WATER RETENTION DEPRESSIONS
- 2) PEDESTRIAN WALKWAYS
- 3) GUEST PARKING
- 4) PROPOSED LOCATION OF ELEC. TRANSFORMER FOR UNDERGROUND ELEC UTILITIES
- 5) EXISTING FIRE HYDRANT(S)
- 6) BIKE RACK LOCATION, DETAIL T-520 REQUIRED.
- 7) NEW STREET LIGHT
- 8) EXISTING SEWER M.H. COVERS ARE LOCATED.
- 9) SUBDIVISION PROPERTY LINES INDICATING OWNERSHIP OF LOTS
- 10) LOCATION OF REFUSE C/ COLLECTION DAY
- 11) 2 CAR GARAGE
- 12) LANDSCAPE, OPEN USEFUL URBAN SPACE
- 13) CAR COURT
- 14) PORCH AND LOW LANDSCAPE WALLS
- 15) 30' X 30' RIGHT TRIANGLE
- 16) 60 FT. T-320 DRIVE DETAIL FOR 30' DRIVE
- 17) DRIVEWAY UNIT MASONRY PAVERS (20' W.)

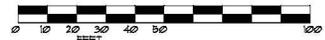
**CITY OF TEMPE REVIEW : DEV. PLAN REVIEW**

- PROPOSED USE:  
This preliminary plan proposes 15 semi-custom townhouse units on 0.811 acres (CURRENTLY ZONED R-2) .  
8 buildings of varied design will provide good choices for the town buyer market.  
Two story floor plans with generous landscaping and many amenities will complement and enhance the existing area.  
A modern contemporary architectural style will provide a friendly modern environment for its residents.
- A SUBMITTED BY: TOM GOSDICK  
8001 E. CITRUS WAY  
SCOTTSDALE, AZ 85250  
AIDEN@WOODNET
- B PROJECT NAME: 4TH STREET WEST
- C PROJECT ADDRESS:  
1301 W. 4TH STREET ( ALSO 1305, 1307, & 1309 ARE EXISTING ADDRESSES )  
TEMPE, AZ 85281  
PARCEL #4 124-28-024, 124-28-025, 124-28-028 & 124-28-027
- D SCALE IS 1" = 20'  
AND NORTH IS INDICATED UP
- E LOCATION AND VICINITY MAPS ARE DRAWN WITH NORTH UP  
PROPERTY LINES ARE INDICATED ON PLANS
- F DIMENSIONS, EASEMENTS, ROW ALLEYS SHOWN ON PLAN  
PROPERTY LINES ARE INDICATED ON PLANS
- G PERMITS AND VARIANCES:  
RT-PAD ZONING IS REQUESTED
- H LOCATION MAP, (SEE THIS SHEET , UPPER RIGHT HAND CORNER)  
BAR SCALE AND NORTH ARROW (SEE C/ PLAN BELOW)
- I LEGAL DESCRIPTION:  
LOTS #1, #2, #3, & #4 OF 40-EILEEN, A SUBDIVISION OF TRACT 38 OF STATE PLAT NO.12,  
BEING PART OF THE SW 1/4 OF SECTION 16, T19N R16E, MARICOPA COUNTY, ARIZONA.  
RECORDED IN BOOK 88 OF MAPS, PAGE 36.  
OWNER: TPG HOLDINGS  
OWNERS: TOM GOSDICK AND SHELLEY A. SUMPTER  
8001 E. CITRUS WAY 11114 W. FAWN LAKE  
SCOTTSDALE, 85250 AVONDALE, 85303
- J DIMENSIONED PROPERTY AND SET BACKS DIMENSIONED ( SEE SITE PLAN )  
PARCEL SIZE: GROSS : 38,008.42 SF (0.8723 AC )  
(NET: 35,359 SF ) HALF OF ALLEY 2,650 SF
- K GENERAL PLAN 2030 PROJECTED LAND USE AND DENSITY:  
GENERAL PLAN USE: RESIDENTIAL  
DENSITY ALLOWED: UP TO 18 DU/AC  
L ZONING:  
R-3 EXISTING (RT-PAD RE-ZONING CHANGE REQUESTED)  
R-3 ZONING ON THE SAME BLOCK AND  
RT-PAD ZONING ON THE SAME CITY BLOCK.
- M BUILDING DATA:  
6 - 2 BEDROOM, 2 STORY UNITS, ENCLOSED W/ 2 CAR GARAGE  
9 - 3 BEDROOM, 2 STORY UNITS, ENCLOSED W/ 2 CAR GARAGE  
LOT COVERAGE IS 10,148 SF / 33,228 (NET SF) = 42.8 %
- N BUILDING CONSTRUCTION TYPE: 5-B
- O NOT FIRE SPRINKLERED, (2 HOUR RATED) UNIT SEPARATION WALLS
- P RESIDENTIAL DENSITY: 18 DU/AC
- Q PARKING DATA (BASED ON BEDROOM COUNT) :  
LOTS # 1 UNITS ARE 3 BEDROOM UNITS AND 6 UNITS ARE 2 BEDROOM UNITS  
THEREFORE 8 X 2.5 = 22.5  
AND 6 X 2 = 12  
THEREFORE 38 MIN SPACES REQUIRED  
AND THIS PROJECT PROVIDES 38 TOTAL SPACES
- R LANDSCAPE AREA DATA:  
ON SITE: 8,037 SF (22.7 %)  
IN THE R.O.W.: 871 SF
- S FIRE HYDRANTS : SEE PLAN, 3 ON 4TH STREET 1 EXISTING AND 2 NEW ON THIS SITE AS NOTED.  
(SEE LOCATIONS ON PLAN RES UNIT #3)
- T REFUSE ENCLOSURES, INDIVIDUAL RESIDENTIAL PICK UP, ( NO ENCLOSURES REQUIRED ).  
(SEE LOCATIONS ON PLAN RES UNIT #3)
- U STREET & ALLEY DIMENSION, SEE SITE PLAN
- V WATER AND SEWER LINES , SEE PLAN  
(SEWER ARE IN THE ALLEY EASEMENTS, SEWER M.H. LOCATED IN ALLEY.)
- W SITE WATER RETENTION:  
(SEE G&D ENGR. SUBMITTAL)
- X BIKE RACKS: SEE PLAN , LOCATED NEAR MIDDLE CENTER.



**DEV. PLAN REVIEW**  
**ARCHITECTURAL SITE PLAN**

SCALE: 1" = 20'



COMPARISON DEVELOPMENT STANDARDS	R-2	RT-PAD
DENSITY	18	13.89
MIN LOT AREA PER DWELLING	3600 SF	1308 SF
BLDG. HT.	30 FT	30 FT
MAX. LOT COVERAGE	40%	42.8%
MIN. LANDSCAPE COV.	30%	22.7 %
SET BACKS		
FRONT	20 FT	13.5 FT / 11.8 FT.
BLDG	18 FT	N/A
OPEN STRUCTURES	20 FT	17 FT
PARKING	20 FT	17 FT
SIDE	10 FT.	5'-5" / 19"
BLDG	8 FT.	N/A
PORCH, BALCONY, PATIO WALLS	0 FT.	0 FT.
COMMON		
REAR	15 FT.	3 FT.
BLDG WALLS, PORCH, BALCONY, PATIO WALL	0 FT.	3 FT.
COMMON WALLS	15 FT.	15 FT.
STREET SIDE	20 FT.	17 FT.
PARKING		

REVISIONS:

4TH STREET WEST  
1301 WEST FOURTH STREET TEMPE AZ 85281

SEBERARDY  
THE ARCHITECTS  
1400  
200 AVENUE  
PHOENIX, AZ 85016

AM & NORTH STREET  
TAMPA, FL 33606  
TEL: 813-241-0000  
WWW.SEBERARDY.COM

DR  
02

# Preliminary Planting Plan

Project/Case: PL140205

## PLANT LEGEND

NOTE: QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER QUANTITIES CALLED OUT IN THE PLANT LEGEND AND MAY VARY.

SYM	BOTANICAL/Common	QTY.	SIZE
<b>TREES</b>			
○	Quercus virginiana, v. 'fusiformis' Heritage Oak	9	24" box 1.5" minimum trunk caliper
○	Acacia stenophylla Shoestring Stenophylla	12	15 gal 1.5" minimum trunk caliper
○	Thevetia peruviana Yellow Bells - Prune(d) to tree form	19	15 gal 1.5" minimum trunk caliper
○	Acacia willardiana Palo Blanco	34	24" box 1.5" minimum trunk caliper

NOTE: All trees shall have a 1.5" minimum trunk caliper.

HEIGHT	SHRUBS	SYM	QTY.	SIZE
6'	SCP Cordia parvifolia Little-Leaf Cordia	7	5 gal	
3'	SHP Hamelia patens Firecracker Bush	27	5 gal	
8'	STP Tecoma hybrid 'Alata' Orange Bells	12	5 gal	
8'	SDO Dodonaea viscosa Purpurea Purple Hop Bush	18	5 gal	
8"	SRP Ruella brittoniana 'Katie' Dwarf Katie Ruella	7	1 gal	
3'	SHP Hesperaloe parviflora Red Hesperaloe	75	1 gal	
3'	SJS Justicia condicans Red Justicia	6	1 gal	

## CACTUS AND SUCCULENTS

	SCS Cereus peruvianus Night Blooming Cereus	5	24" min. nt.	
1.5'	SBF Bulbine frutescens Yellow Bulbine	18	1 gal	Spaced Evenly
1'	SAV Aloe Vera Yellow Bulbine	43	1 gal	Spaced Evenly
1.5'	SAF Aloe ferox Cape Aloe	4	1 gal	
1.5'	SPM Pedilanthus macrocarpus Slipper Plant	123	1 gal	Spaced Evenly

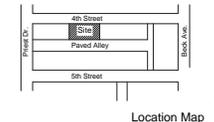
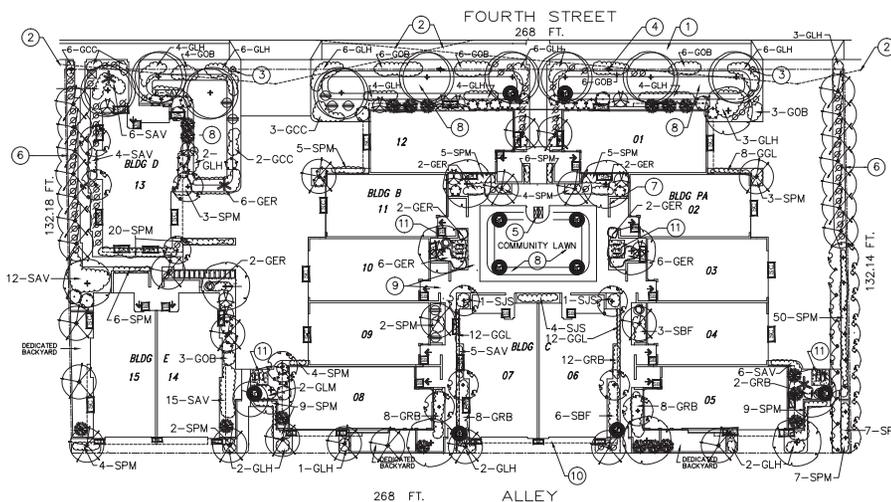
## GROUND COVERS

2'	GCC Convolvulus cneorum Bush Morning Glory	11	1 gal	36" O.C. max.
1.5'	GER Euphorbia biglandulosa Blue Euphorbia	29	1 gal	36" O.C. max.
1'	GRB Ruella brittoniana 'Katie' Dwarf Katie Ruella	26	1 gal	24" O.C. max.
1'	GLH Lantana Hybrid Lantana (colors yellow and purple in groups of same color)	49	1 gal	36" O.C. max.
1'	GOB Oenothera berlandieri Mexican Evening Primrose	31p	1 gal	36" O.C. max.
1.5'	GGL Guara lindheimeri Guara	32	1 gal	18" O.C. max.

DECOMPOSED GRANITE: Provide 2" minimum applied depth of 3/4" screened granite through out all planting areas, color gold, samples to be approved by Landscape Architect before delivery to job site.

All plants in public right of way shall be found on the Arizona Department of Water Resources plant list that is current at the time of approval of the Landscape Drawings.

The plantings shown on this plan are PRELIMINARY and subject to change by the Landscape Architect. Landscape Architect reserves the right to make changes in plant materials, sizes and quantities based on materials availability and the further development of the project theme and character. However, final plant material selection will be substantially the same or similar in character and theme.



Submitted By: Landon Associates, Inc.  
4148 North Arcadia Drive  
Suite 200  
Phoenix Arizona 85018  
Phone: (602) 616-6620

Owner: TPG Holdings, LLC  
8501 E. Citrus Wy.  
Scottsdale, Az. 85250

Project Name: 4th Street West

Site Address: 1301 West 5th Street  
Tempe, Az. 85281

Existing Zone: R-2

Zone Request: R-1 PAD

Net Site Area: 35,418 SF Net

Landscape Area: 13,003 SF = 36.7% of Net Site Area

Lawn Area: 1,003 SF = 7.7% of Landscape Area

Landscape in ROW: 918 SF

## TREE REQUIREMENTS

Street frontage trees required: 9  
Street frontage trees provided: 9

Parking lot island trees required: 8  
Parking lot island trees provided: 9

## BICYCLE PARKING

9 - 3 Bdrm DU's X 0.75 ea. = 6 spaces required  
6 - 2 Bdrm DU's X 0.50 ea. = 3 spaces required  
Total: 15 spaces required  
Total: 16 spaces provided

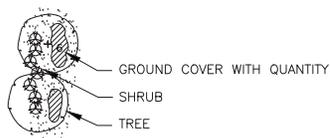
## PLAN NOTES:

- 1 CONC. WALK IN ROW.
- 2 SITE VISIBILITY TRIANGLE
- 3 NEW FIRE HYDRANT (TYP)
- 4 EXIST. STREET LIGHT (TYP)
- 5 EXIST. ST. LT. & ELEC. BOX TO BE RELOCATED, SEE CIVIL DWGS.
- 6 CMU PERIMETER WALL - SEE ARCH. & CIVIL DWGS
- 7 CMU LOW DECORATIVE WALL (TYP) SEE ARCH. DWGS
- 8 RETENTION BASIN - SEE CIVIL DRAWINGS
- 9 NEW CONC. WALK AND/OR PATIO (TYP) SEE ARCH. DWGS
- 10 ROOF OR SECOND FLOOR OVERHANG (TYP)
- 11 CONC. BICYCLE PARKING PAD (TYP) - (6' WIDE x 5.5' DEEP WITH 3 RACKS EACH, PROVIDE 4 PADS FOR 4 BICYCLES EA., 4 LOCATIONS

## GENERAL NOTES

1. Landscape shown in "Dedicated Back Yard" areas is conceptual only and subject to unit buyer's preference.
2. Specific plant types, sizes and quantities are preliminary and subject to minor change based on market availability and minor design adjustments as project design matures. No major changes are anticipated.
3. All planting beds shall have 2" depth of 3/4" decomposed granite cover through out.
4. No material, other than ground cover, shall be placed between the street or roadway and 15' either side of a fire hydrant.
5. All ROW planting shall be compliant with current Az. Dept. of Water Resources low water use plant requirements.
6. Landscape shall be maintained by Owner. All plantings shall be on an automatic, programmable controller.
7. All trees shall be a minimum of one and one-half (1-1/2) inch caliper and shall be planted and staked in accordance with the "Standard Tree Planting Detail" as may be amended from time to time, which is on file in the office of the Development Services Department and is incorporated herein as by reference. Plant sizes shall be in accordance with the Arizona Nurseryman Association Standards.

## LANDSCAPE SCHEDULE



## LIGHTING SCHEDULE

SHOWN FOR CONVENIENCE ONLY. SEE SEPARATE LIGHTING DESIGN BY OTHERS FOR DETAILS

Symbol	Label	Height	Description
SA	10'	WALL SCONCE	
SB	80'	WALL SCONCE	
SC	14'	FULL CUTOFF WALL MOUNT	
SD	-	FULL CUTOFF BOLLARD	
SE	12'	FULL CUTOFF AREA LIGHT	

landon associates inc.  
landscape architects  
land development masterplanning & design  
4148 north arcadia drive suite 200  
phoenix, arizona 85018  
tel. 602.912.9600  
fax 602.532.7462  
email Valleyceor@aol.com

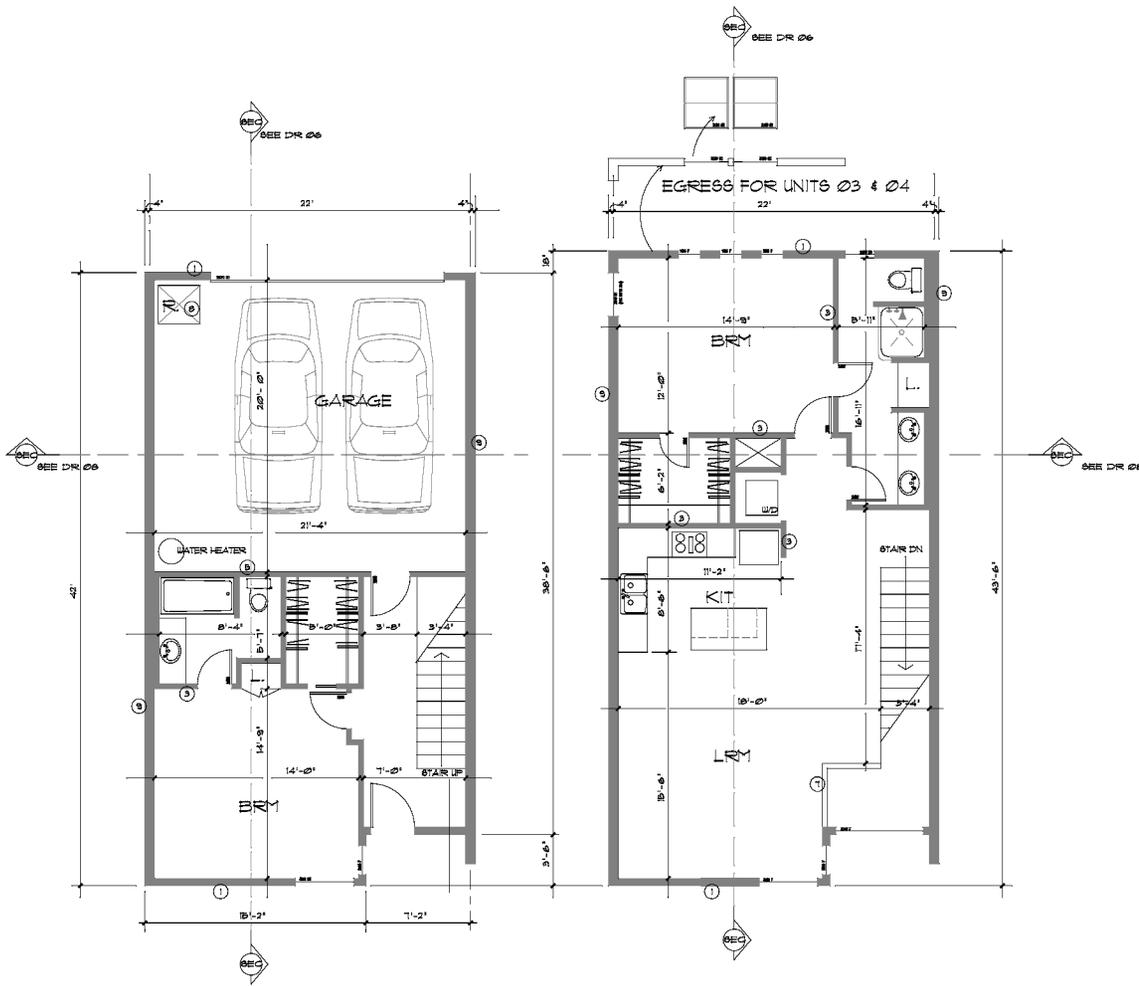
this document and all of its parts, inclusive of related specifications, details and other support imagery and information, is and shall remain the property of the landscape architect and shall not be copied, transferred or used for any purpose without the prior written approval of the landscape architect.

4TH STREET WEST  
A new 15 Unit Townhouse Development

NO.	DATE
1	10/21/2014

DATE: 9/26/14  
PROJECT: 140901.L.A.1  
DRAWING: L1.0  
SHEET: of 1

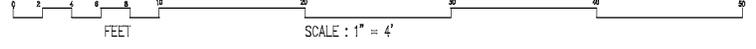




1st FLOOR

2nd FLOOR

UNITS 2-3-4-9-10-11 (2 BEDROOM) AREA 1831 SF (1383 SF ENCLOSED)  
 GOSCICKI 4TH STREET



**KEY NOTES**

MARK	NOTE
①	EXT. WALLS AT LIVABLE AREA- 2X4 STUDS (OR 2X6 # 2-STORY CONDITIONS) STUDS • 16' O.C. W/ F.G. BATTS BTWN STUDS EXT. SIDE: 3/8" OSB SHEATHING EXT. SIDE: 1" RIGID INSUL. BD. W/ LATH & 1-COAT STUCCO SYSTEM. INT. SIDE: 1/2" GYP. BOARD TOTAL R VALUE (2X4 WALL) = R-11
②	EXT. WALLS AT GARAGE- 2X4 STUDS • 16' O.C. W/ F.G. BATTS INSUL. BTWN STUDS EXT. SIDE: 3/8" OSB SHEATHING EXT. SIDE: 1" RIGID INSUL. BD. W/ LATH & 1-COAT STUCCO SYSTEM. INT. SIDE: 5/8" TYPE X GYP. BOARD TAPED
③	INTERIOR WALLS- 2X4 WALLS AT 24" O.C. W/ 1/2" GYP. BD. EA. SIDE.
④	PLUMBING WALLS- 2X4 WALLS AT 16" O.C. W/ WP. 1/2" GYP. ON PLUMB. FIX. SIDE(S) R-11 SOUND BATTLS BTWN STUDS (TYP.)
⑤	WALLS BTWN LIVABLE & NON-LIVABLE- 2X4 STUDS AT 16" O.C. W/ R-11 F.G. INSUL. BTWN STUDS 1/2" GYP. BOARD TAPED (EA. SIDE) 5/8" TYPE X GYP. BOARD TAPED (GARAGE SIDE)
⑥	INTERIOR WALLS ( SOUND WALLS ) 2X4 WALLS AT 16" O.C. W/ 1/2" GYP. BD. EA. SIDE. W/ R-11 SOUND BATTLS
⑦	LOW WALL ( GUARD RAIL )
⑧	REFUSE CONTAINER
⑨	WALL BETWEEN DWELLING UNITS 8" CMU WALL W/ SAND FILL. ALL UNREINFORCED CELLS. 2 HR. FIRE RATING

REVISIONS

4TH STREET WEST  
 1301 WEST FOURTH STREET TEMPE AZ 85281



GREGORY AND ASSOCIATES  
 ARCHITECTS

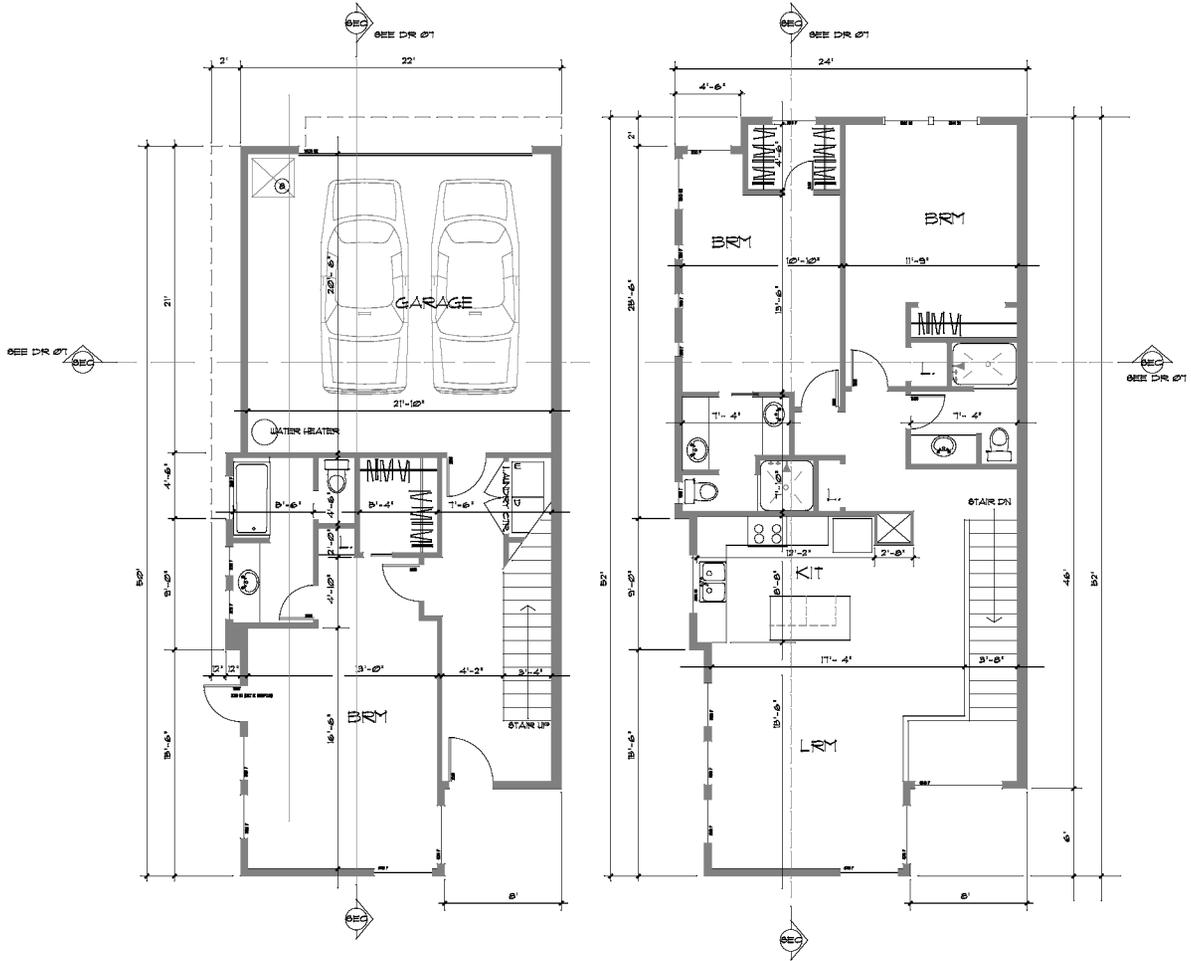
1301 WEST FOURTH STREET  
 TEMPE, AZ 85281  
 TEL: 480 244-0002  
 PHOTOGRAPHY: GREGORY

PROJECT: 21151  
 4TH STREET WEST

DATE: 03/24/2017  
 DRAWN BY: SMM  
 CHECKED BY: DR  
 03



DEV. PLAN REVIEW



**1st FLOOR**                      **2nd FLOOR**  
 UNITS 1-12-5-8-14-15 (3 BEDROOM)  
 GOSCICKI 4TH STREET                      AREA 2194 SF (1739 SF ENCLOSED)

0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30  
 FEET                      SCALE: 1" = 4'

KEY NOTES	
MARK	NOTE
①	EXT. WALLS AT LIVABLE AREA- 2X4 STUDS (OR 2X6 @ 2-STORY CONDITIONS) STUDS @ 16" O.C. W/ F.G. BATTS BTWN STUDS EXT. SIDE: 5/8" OSB SHEATHING EXT. SIDE: 1" RIGID INSUL. BD. W/ LATH & 1-COAT STUCCO SYSTEM. INT. SIDE: 1/2" GYP. BOARD TOTAL R VALUE (2X4 WALL): R-11
②	EXT. WALLS AT GARAGE- 2X4 STUDS @ 16" O.C. W/ F.G. BATTS INSUL. BTWN STUDS EXT. SIDE: 5/8" OSB SHEATHING EXT. SIDE: 1" RIGID INSUL. BD. W/ LATH & 1-COAT STUCCO SYSTEM. INT. SIDE: 5/8" TYPE X GYP. BOARD TAPED
③	INTERIOR WALLS- 2X4 WALLS AT 24" O.C. W/ 1/2" GYP. BD. EA. SIDE.
④	PLUMBING WALLS- 2X4 WALLS AT 16" O.C. W/ WP. 1/2" GYP. ON PLUMB. FIX SIDE(S) R-11 SOUND BATTLS BTWN STUDS (TYP.)
⑤	WALLS BTWN LIVABLE & NON-LIVABLE- 2X4 STUDS @ 16" O.C. W/ R-11 F.G. INSUL. BTWN STUDS 1/2" GYP. BOARD TAPED (EA. SIDE) 5/8" TYPE X GYP. BOARD TAPED (GARAGE SIDE)
⑥	INTERIOR WALLS ( SOUND WALLS ) 2X4 WALLS AT 16" O.C. W/ 1/2" GYP. BD. EA. SIDE. W/ R-11 SOUND BATTLS
⑦	LOW WALL (GUARD RAIL)
⑧	REFUSE CONTAINER
⑨	WALL BETWEEN DUELLING UNITS 8" CMU WALL W/ SAND FILL ALL UNREINFORCED CELLS. 2 HR. FIRE RATING

REVISIONS

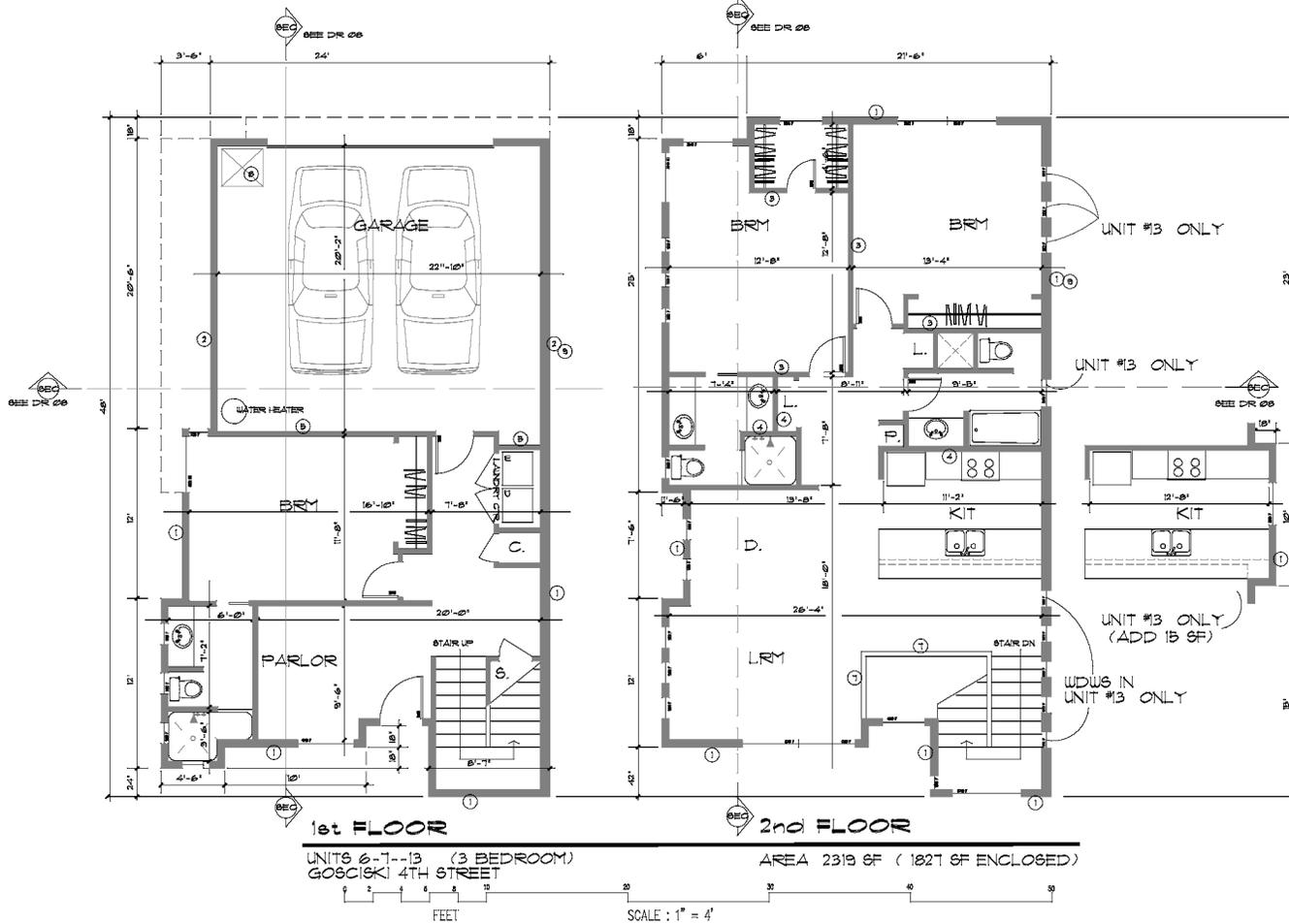
4TH STREET WEST  
 1301 WEST FOURTH STREET TEMPE AZ 85281



DATE	2024.01.15
PROJECT	1301 WEST FOURTH STREET
DR	04
SCALE	AS SHOWN

PLAN TYPE

DEV. PLAN REVIEW



### KEY NOTES

MARK	NOTE
①	EXT. WALLS AT LIVABLE AREA- 2X4 STUDS (OR 2X6 # 2-STORY CONDITIONS) STUDS • 16' O.C. W/ F.G. BATTS BTWN STUDS EXT. SIDE: 5/8" OSB SHEATHING EXT. SIDE: 1" RIGID INSUL. BD. W/ LATH & 1-COAT STUCCO SYSTEM. INT. SIDE: 1/2" GYP. BOARD TOTAL R VALUE (2X4 WALL) = R-11
②	EXT. WALLS AT GARAGE- 2X4 STUDS • 16' O.C. W/ F.G. BATTS INSUL. BTWN STUDS EXT. SIDE: 5/8" OSB SHEATHING EXT. SIDE: 1" RIGID INSUL. BD. W/ LATH & 1-COAT STUCCO SYSTEM. INT. SIDE: 5/8" TYPE X GYP. BOARD TAPED
③	INTERIOR WALLS- 2X4 WALLS AT 24" O.C. W/ 1/2" GYP. BD. EA. SIDE
④	PLUMBING WALLS- 2X4 WALLS AT 16" O.C. W/ W.P. 1/2" GYP. ON PLUMB. FIX. SIDE(S) R-11 SOUND BATT'S BTWN STUDS (TYP.)
⑤	WALLS BTWN LIVABLE & NON-LIVABLE- 2X4 STUDS AT 16" O.C. W/ R-11 F.G. INSUL. BTWN STUDS 1/2" GYP. BOARD TAPED (EA. SIDE) 5/8" TYPE X GYP. BOARD TAPED (GARAGE SIDE)
⑥	INTERIOR WALLS ( SOUND WALLS ) 2X4 WALLS AT 16" O.C. W/ 1/2" GYP. BD. EA. SIDE. W/ R-11 SOUND BATT'S
⑦	LOW WALL (GUARD RAIL)
⑧	REFUSE CONTAINER
⑨	WALL BETWEEN DWELLING UNITS 8" CMU WALL W/ SAND FILL ALL UNREINFORCED CELLS. 2 HR. FIRE RATING

REVISIONS

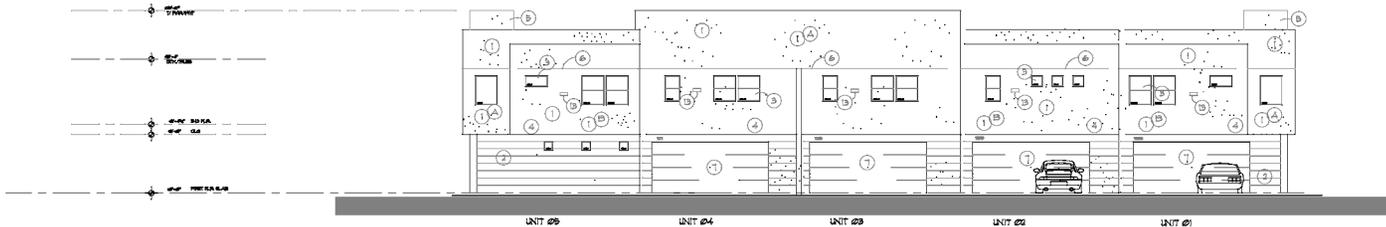
4TH STREET WEST  
1301 WEST FOURTH STREET TEMPE AZ 85281



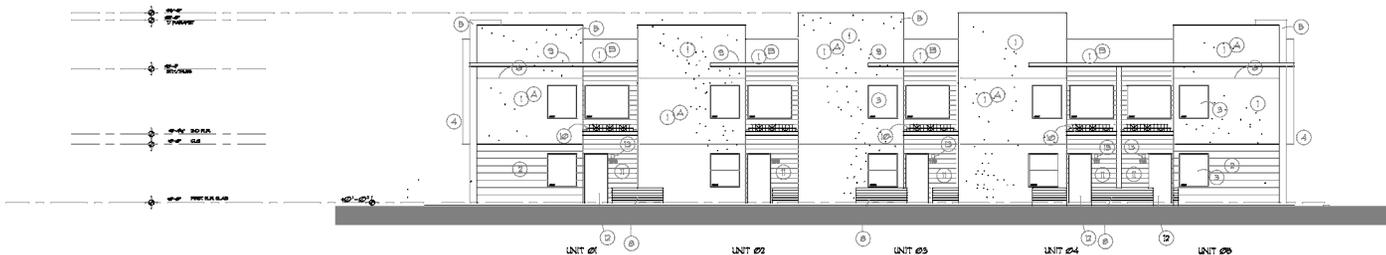
3  
PLAN TYPE

DR 05

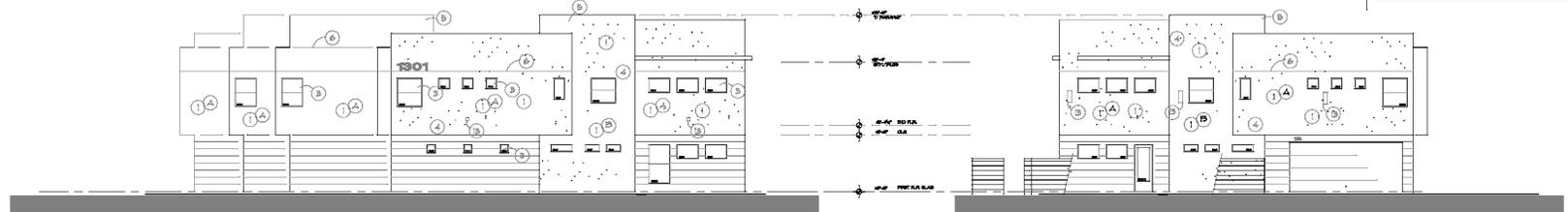
DEV. PLAN REVIEW



**EAST ELEV BUILDING A**



**WEST ELEV BUILDING A**



**NORTH ELEV BUILDING A**

**SOUTH ELEV BUILDING A**

KEY NOTES	
MARK	NOTE
①	ELASTOMERIC STUCCO, MAG 1 COAT. TEXTURE : SAND FINISH.
②	SCORED STUCCO, (HORIZONTAL METAL U CHANNEL) ELASTOMERIC STUCCO, MAG 1 COAT. TEXTURE : SAND FINISH.
③	WINDOW W/ SIZES INDICATED
④	CANTILEVERED (PROJECTED ) EDIFICE.
⑤	PARAPET WALL TO SHIELD ROOF EQUIPMENT
⑥	STUCCO CONTROL JOINT
⑦	OVERHEAD 5 SECTIONAL GARAGE DOOR (PAINTED)
⑧	MASONRY LANDSCAPE WALLS
⑨	METAL EYE BROW SHADE PROJECTIONS
⑩	WROUGHT IRON ON THE METAL CANOPY
⑪	HORIZONTAL WOOD SIDING
⑫	ENTRANCE DOOR
	□ SC LIGHT FIXTURE    □ SA LIGHT FIXTURE    □ SB LIGHT FIXTURE (SEE PHOTOMETRIC PLAN AND FIXTURE CUT SHEETS)
COLOR / MATERIAL SPECIFICATION	
①	STUCCO, BUILDING BODY COLOR #1 SPEC: MAG-1 COAT R/G/B # 255/247/217 DUNN EDWARDS# DEC 724 (SPANISH WHITE) LRV: 77
②	STUCCO, BUILDING BODY COLOR #2 SPEC: MAG-1 COAT R/G/B # 255/233/165 DUNN EDWARDS# DEC 732 (ASPEN YELLOW) LRV: 70
③	STUCCO, BUILDING BODY COLOR #3 SPEC: MAG-1 COAT SCORED @ 12" HORIZONTALLY R/G/B # 189/180/139 DUNN EDWARDS# DEC 780 (TICKLED CROW) LRV: 45
④	ENTRANCE DOORS SPEC: SOLID CORE WD, PAINTED R/G/B # 145/107/52 DUNN EDWARDS# DES300 (BURMESE GOLD) LRV: 25
⑤	METAL SUN CONTROL EYEBROWS SPEC: PAINTED STRUCTURAL STEEL R/G/B # 27/25/22 DUNN EDWARDS# DEA 186 (BLACK PEARL) LRV: 25
⑥	HORIZONTAL WOOD SIDING SPEC: HARDY BD., CEMENT BD. 8" LAP. R/G/B # 123/106/83 DUNN EDWARDS# DE 6371 (BLACK JACK) LRV: 8
⑦	WINDOWS SPEC: DUAL PANE ENERGY EFFICIENT BLACK ALUM ANODIZED FRAMES SIZES, TYPE NOTED O/ PLANS
⑧	MASONRY PORCH LOW WALLS SPEC: 6X4 16 MASONRY UNITS COLOR: RGB: 253/198/90

4TH STREET WEST  
 1301 WEST FOURTH STREET TEMPE AZ 85281



SHERRYBY  
 ARCHITECTURE  
 404 N. FOURTH STREET  
 TAMPAYFIELD IA 52996  
 TEL: 563 344-0092  
 P: 563 344-0092



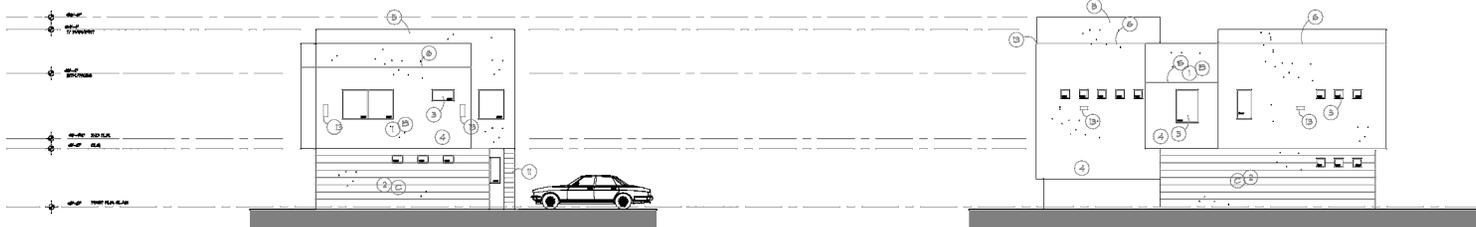
BLDG. A (AND B) EXT. ELEV.





**NORTH ELEV BUILDING D**

**EAST ELEV BUILDING D**



**SOUTH ELEV BUILDING D**

**WEST ELEV BUILDING D**

KEY NOTES	
MARK	NOTE
①	ELASTOMERIC STUCCO, MAG 1 COAT. TEXTURE : SAND FINISH.
②	SCORED STUCCO. (HORIZONTAL METAL U CHANNEL) ELASTOMERIC STUCCO, MAG 1 COAT. TEXTURE : SAND FINISH.
③	WINDOW W/ SIZES INDICATED
④	CANTILEVERED (PROJECTED ) EDIFICE.
⑤	PARAPET WALL TO SHIELD ROOF EQUIPMENT
⑥	STUCCO CONTROL JOINT
⑦	OVERHEAD 5 SECTIONAL GARAGE DOOR (PAINTED)
⑧	MASONRY LANDSCAPE WALLS
⑨	METAL EYE BROW SHADE PROJECTIONS
⑩	WROUGHT IRON ON THE METAL CANOPY
⑪	HORIZONTAL WOOD SIDING
⑫	ENTRANCE DOOR
□	□ = SC LIGHT FIXTURE    □ = SA LIGHT FIXTURE    □ = SB LIGHT FIXTURE (SEE PHOTOMETRIC PLAN AND FIXTURE CUT SHEETS)
COLOR / MATERIAL SPECIFICATION	
④	STUCCO, BUILDING BODY COLOR #1 SPEC: MAG-1 COAT R/G/B # 255/247/217 DUNN EDWARDS# DEC 724 (SPANISH WHITE) LRV: 77
⑤	STUCCO, BUILDING BODY COLOR #2 SPEC: MAG-1 COAT R/G/B # 255/233/165 DUNN EDWARDS# DEC 732 (ASPEN YELLOW) LRV: 70
⑥	STUCCO, BUILDING BODY COLOR #3 SPEC: MAG-1 COAT SCORED @ 12" HORIZONTALLY R/G/B # 189/180/139 DUNN EDWARDS# DEC 780 (TICKLED CROW) LRV: 45
⑦	ENTRANCE DOORS SPEC: SOLID CORE WD, PAINTED R/G/B # 145/107/32 DUNN EDWARDS# DES300 (BURMESE GOLD) LRV: 25
⑧	METAL SUN CONTROL EYEBROWS SPEC: PAINTED STRUCTURAL STEEL R/G/B # 27/25/22 DUNN EDWARDS# DEA 186 (BLACK PEARL) LRV: 25
⑨	HORIZONTAL WOOD SIDING SPEC: HARDY BD., CEMENT BD. 8" LAP. R/G/B # 123/106/83 DUNN EDWARDS# DE 6371 (BLACK JACK) LRV: 8
⑫	WINDOWS SPEC: DUAL PANE ENERGY EFFICIENT BLACK ALUM ANODIZED FRAMES SIZES, TYPE NOTED O/ PLANS
⑬	MASONRY PORCH LOW WALLS SPEC: 8X4 16 MASONRY UNITS COLOR: RGB: 253/198/90

**4TH STREET WEST**  
 1301 WEST FOURTH STREET TEMPE AZ 85281



HEROD & HEROD ARCHITECTS, INC.  
 400 N. 4TH STREET  
 TAVELVILLE, IA 52980  
 TEL: 319.338.0000  
 P: 319.338.0000



BLDG. D EXT. ELEV.



**KEY NOTES**

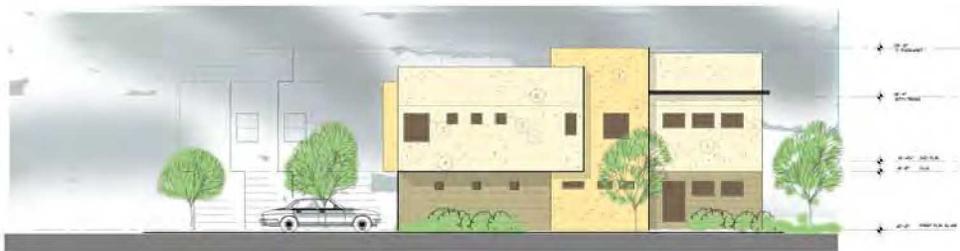
MARK	NOTE
1	ELASTOMERIC STUCCO, MAG 1 COAT, TEXTURE : SAND FINISH
2	SCORED STUCCO (HORIZONTAL METAL U CHANNEL) ELASTOMERIC STUCCO, MAG 1 COAT, TEXTURE : SAND FINISH
3	WINDOW W/ SIZES INDICATED
4	CANTILEVERED (PROJECTED) EDIFICE
5	PARAPET WALL TO SHIELD ROOF EQUIPMENT
6	STUCCO CONTROL JOINT
7	OVERHEAD 5 SECTIONAL GARAGE DOOR (PAINTED)
8	MASONRY LANDSCAPE WALLS
9	METAL EYE BROW SHADE PROJECTIONS
10	WROUGHT IRON ON THE METAL CANDLEY
11	HORIZONTAL WOOD SIDING
12	ENTRANCE DOOR



Ⓢ EAST ELEV BUILDING A



Ⓢ WEST ELEV BUILDING A



Ⓢ NORTH ELEV BUILDING A



Ⓢ SOUTH ELEV BUILDING A

**4TH STREET WEST**  
 1301 WEST FOURTH STREET TEMPE AZ - 85281



400 S. COUNTY STREET  
 PHOENIX AZ 85004  
 TEL: 602.955.4000  
 WWW.SHERBONDYARCHITECTS.COM

PROJECT NO.	1482
DATE	02/14/2017
SCALE	AS SHOWN
DR	08

BLDG. A (AND B) EXT. ELEV.

**KEY NOTES**

MARK	NOTE
1	ELASTOMERIC STUCCO, MAG. 1 COAT, TEXTURE 3 SAND FINISH
2	SCORED STUCCO (HORIZONTAL METAL U CHANNEL) ELASTOMERIC STUCCO, MAG. 1 COAT, TEXTURE 3 SAND FINISH
3	WINDOW W/ SIZES INDICATED
4	CANTILEVERED (PROJECTED) EDIFICE
5	PARAPET WALL TO SHIELD ROOF EQUIPMENT
6	STUCCO CONTROL JOINT
7	OVERHEAD & SECTIONAL GARAGE DOOR (PAINTED)
8	MASONRY LANDSCAPE WALLS
9	METAL EYE BROW SHADE PROJECTIONS
10	WROUGHT IRON ON THE METAL CANYON
11	HORIZONTAL WOOD SIDING
12	ENTRANCE DOOR



① **NORTH ELEV BUILDING C**



② **EAST ELEV BUILDING C**



③ **SOUTH ELEV BUILDING C**



④ **WEST ELEV BUILDING C**

**4TH STREET WEST**  
 1301 WEST FOURTH STREET TEMPE AZ 85281



SHERBORDY  
 ARCHITECTS  
 400 S. NORTH STREET  
 PHOENIX, AZ 85004  
 TEL: 602.944.2000  
 WWW.SHERBORDY.COM

PROJECT NO. 21  
 SHEET NO. DR 10

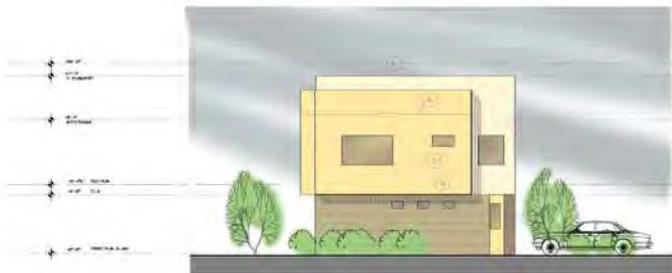
**BLDG. C EXT. ELEV.**



① NORTH ELEV BUILDING D



② EAST ELEV BUILDING D



③ SOUTH ELEV BUILDING D



④ WEST ELEV BUILDING D

KEY NOTES	
MARK	NOTE
①	ELASTOMERIC STUCCO, MAG. COAT, TEXTURE: SAND FINISH
②	BORDED STUCCO (HORIZONTAL METAL S CHANNEL) ELASTOMERIC STUCCO, MAG. COAT, TEXTURE: SAND FINISH
③	WINDOW SIZES INDICATED
④	CANTILEVERED / PROJECTED / EDGE
⑤	PARAPET WALL TO SHIELD ROOF EQUIPMENT
⑥	STUCCO CONTROL JOINT
⑦	OVERHEAD SECTIONAL GARAGE DOOR (PAINTED)
⑧	MASONRY LANDSCAPE WALLS
⑨	METAL EYE BROW SHADE PROJECTIONS
⑩	BROUGHT IRON ON THE METAL CANOPY
⑪	HORIZONTAL WOOD Siding
⑫	ENTRANCE DOOR
⑬	STEP BACK PARAPET

REVISIONS

4TH STREET WEST  
1301 WEST FOURTH STREET, TEMPE, AZ 85281



SHERBONDY ARCHITECTS  
ARCHITECTS

4TH & NORTH STREET  
PHOENIX, AZ 85004  
TEL: 602.998.0000  
WWW.SHERBONDYARCHITECTS.COM

DR 11

BLDG. D EXT. ELEV.

**KEY NOTES**

MARK	NOTE
1	ELASTOMERIC STUCCO, MAG 1 COAT, TEXTURE - SAND FINISH.
2	SCORED STUCCO (HORIZONTAL METAL CHANNEL) ELASTOMERIC STUCCO, MAG 1 COAT, TEXTURE - SAND FINISH.
3	WINDOW W/ SIZES INDICATED
4	CANTILEVERED (PROJECTED) EDIFICE.
5	PARAPET WALL TO SHIELD ROOF EQUIPMENT
6	STUCCO CONTROL JOINT
7	OVERHEAD SECTIONAL GARAGE DOOR (PAINTED)
8	MASONRY LANDSCAPE WALLS
9	METAL EYE BROW SHADE PROJECTIONS
10	WROUGHT IRON ON THE METAL CANOPY
11	HORIZONTAL WOOD SILING
12	ENTRANCE DOOR
13	STEP BACK PARAPET
14	STEPS FOR ROOF ACCESS.



1 NORTH ELEV BUILDING E



2 EAST ELEV BUILDING E



3 SOUTH ELEV BUILDING E



4 WEST ELEV BUILDING E

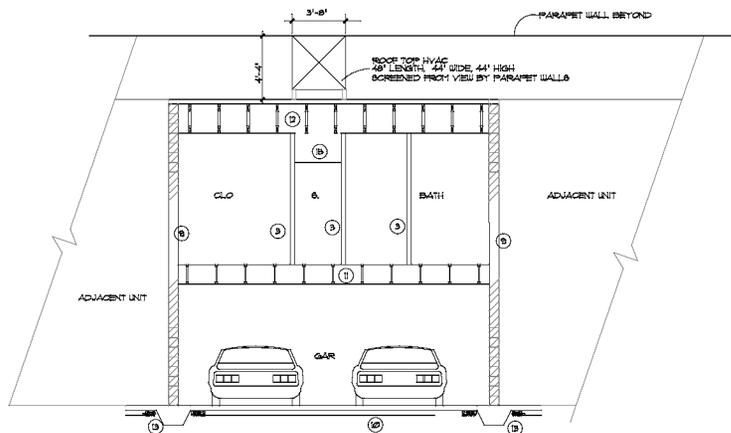
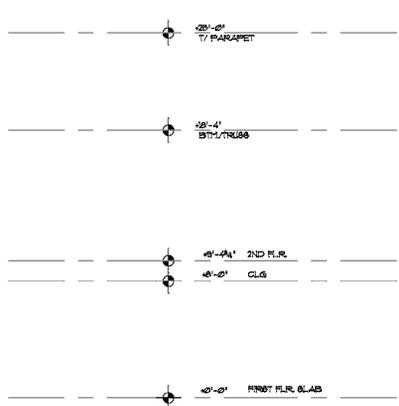
**4TH STREET WEST**  
 1301 WEST FOURTH STREET TEMPE AZ 85281



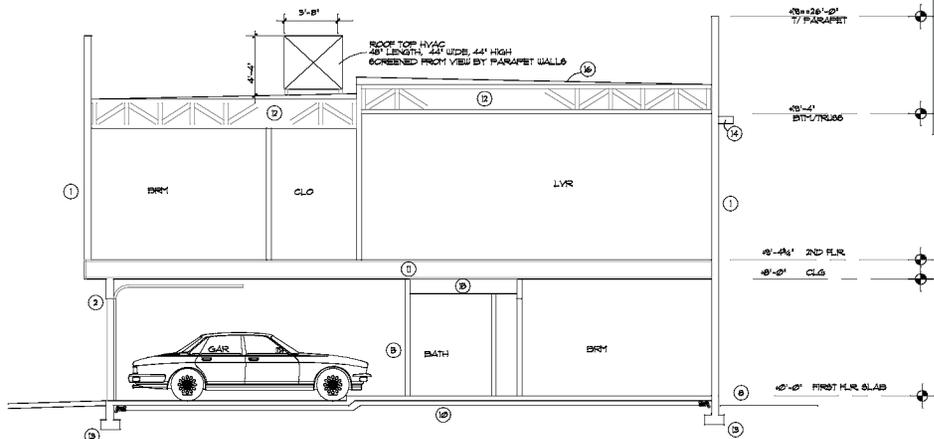
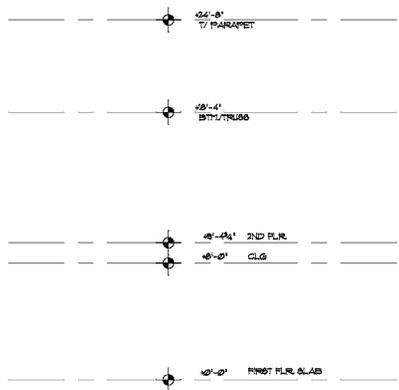
400 S. SOUTH STREET  
 PHOENIX, AZ 85004  
 TEL: 602.998.8800  
 WWW.SHERBONDY.COM

PROJECT NO.	DR 12
DATE	07/12/12
SCALE	AS SHOWN
DRAWN BY	...
CHECKED BY	...

**BLDG. E EXT. ELEV.**



01  
02  
**SEC. BUILDING TYP 1**



02  
03  
**SEC. BUILDING TYP 1**

**KEY NOTES**

MARK	NOTE
1	EXT. WALLS AT LIVABLE AREA- 2X4 STUDS (OR 2X6 @ 2-STORY CONDITIONS) STUDS @ 16" O.C. W/ FG. BATTS BTUN STUDS EXT. SIDE: 3/8" OSB SHEATHING EXT. SIDE: 1" RIGID INSUL. BD. W/ LATH & 1-COAT STUCCO SYSTEM. INT. SIDE: 1/2" GYP. BOARD TOTAL R VALUE (2X4 WALL): R-11
2	EXT. WALLS AT GARAGE- 2X4 STUDS @ 16" O.C. W/ FG. BATTS INSUL. BTUN STUDS EXT. SIDE: 3/8" OSB SHEATHING EXT. SIDE: 1" RIGID INSUL. BD. W/ LATH & 1-COAT STUCCO SYSTEM. INT. SIDE: 5/8" TYPE X GYP. BOARD TAPED
3	INTERIOR WALLS- 2X4 WALLS AT 24" O.C. W/ 1/2" GYP. BD. EA. SIDE.
4	PLUMBING WALLS- 2X4 WALLS AT 16" O.C. W/ WP. 1/2" GYP. ON PLUMB. FIX SIDE(S) R-11 SOUND BATTS BTW. STUDS (TYP.)
5	WALLS BTUN LIVABLE & NON-LIVABLE- 2X4 STUDS AT 16" O.C. W/ R-11 FG. INSUL. BTUN STUDS 1/2" GYP. BOARD TAPED (EA. SIDE) 5/8" TYPE X GYP. BOARD TAPED (GARAGE SIDE)
6	INTERIOR WALLS ( SOUND WALLS) 2X4 WALLS AT 16" O.C. W/ 1/2" GYP. BD. EA. SIDE. W/ R-11 SOUND BATTS
7	STUCCO, 1 COAT, TEXTURE : SAND FINISH.
8	FINISH GRADE, SLOPE AWAY FROM BUILDING
9	WALL BETWEEN DWELLING UNITS 8" CMU WALL W/ SAND FILL ALL UNREINFORCED CELLS. 2 HR. FIRE RATING
10	4" CONG. O/ 4" ABC
11	WOOD FLOOR TRUSSES
12	PREFABRICATED MANUFACTURED WD. TRUSSES W/ 5/8" CDX PLYWD. ROOF SHEATHING 24" O.C., 1/2" FT. SLOPE
13	WALL FOOTINGS
14	METAL EYE BROW PROJECTIONS
15	DROPPED CEILING/ BOFFIT O/ 2X FRAMING
16	ROOF SLOPE (RIGID FOAM)

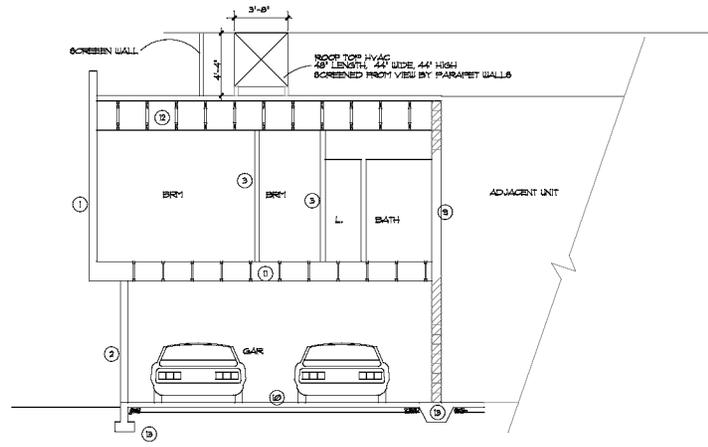
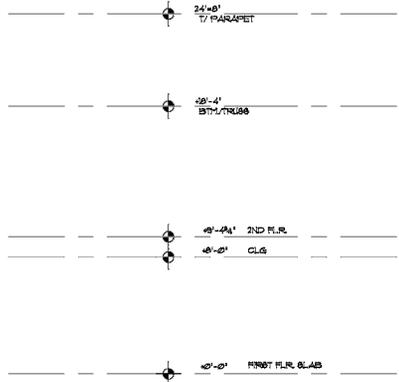
REVISIONS

4TH STREET WEST  
1301 WEST FOURTH STREET TEMPE AZ 85281

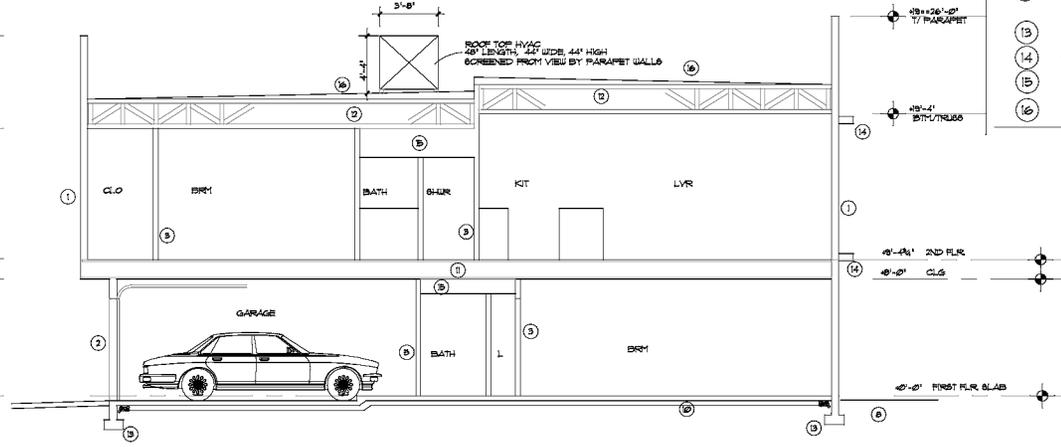
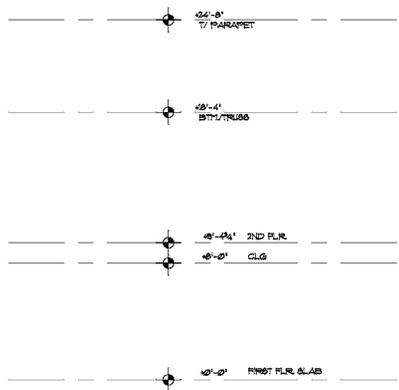


GREGORY A. J. HESTON  
ARCHITECT  
404 N. FOURTH STREET  
TAMPAFLORIDA 33604  
TEL: 813 248-2400  
PH: 813 248-2400

DESIGN REV



01  
01 SEC. BUILDING TYP 1



02  
01 SEC. BUILDING TYP 1

### KEY NOTES

MARK	NOTE
1	EXT. WALLS AT LIVABLE AREA- 2X4 STUDS (OR 2X6 @ 2-STORY CONDITIONS) STUDS @ 16" O.C. W/ F.G. BATT'S BTUN STUDS EXT. SIDE: 3/8" OSB SHEATHING EXT. SIDE: 1" RIGID INSUL. BD. W/ LATH & 1-COAT STUCCO SYSTEM. INT. SIDE: 1/2" GYP. BOARD TOTAL R VALUE (2X4 WALL): R-11
2	EXT. WALLS AT GARAGE- 2X4 STUDS @ 16" O.C. W/ F.G. BATT'S INSUL. BTUN STUDS EXT. SIDE: 3/8" OSB SHEATHING EXT. SIDE: 1" RIGID INSUL. BD. W/ LATH & 1-COAT STUCCO SYSTEM. INT. SIDE: 5/8" TYPE X GYP. BOARD TAPED
3	INTERIOR WALLS- 2X4 WALLS AT 24" O.C. W/ 1/2" GYP. BD. EA. SIDE.
4	PLUMBING WALLS- 2X4 WALLS AT 16" O.C. W/ W.P. 1/2" GYP. ON PLUMB. FIX SIDE(S) R-11 SOUND BATT'S BTW. STUDS (TYP.)
5	WALLS BTUN LIVABLE & NON-LIVABLE- 2X4 STUDS AT 16" O.C. W/ R-11 F.G. INSUL. BTUN STUDS 1/2" GYP. BOARD TAPED (EA. SIDE) 5/8" TYPE X GYP. BOARD TAPED (GARAGE SIDE)
6	INTERIOR WALLS ( SOUND WALLS) 2X4 WALLS AT 16" O.C. W/ 1/2" GYP. BD. EA. SIDE. W/ R-11 SOUND BATT'S
7	STUCCO, 1 COAT, TEXTURE : SAND FINISH.
8	FINISH GRADE, SLOPE AWAY FROM BUILDING
9	WALL BETWEEN DUELLING UNITS 8" CMU WALL W/ SAND FILL ALL UNREINFORCED CELLS. 2 HR. FIRE RATING
10	4" CONC. O/ 4" ABC
11	WOOD FLOOR TRUSSES
12	PREFABRICATED MANUFACTURED W.D. TRUSSES W/ 5/8" CDX PLYWD. ROOF SHEATHING 24" O.C., 1/2" FT. SLOPE
13	WALL FOOTINGS
14	METAL EYE BROW PROJECTIONS
15	DROPPED CEILING/ BOFFIT O/ 2X FRAMING
16	ROOF SLOPE (RIGID FOAM)

REVISIONS:  
  
 4TH STREET WEST  
 1301 WEST FOURTH STREET TEMPE AZ 85281



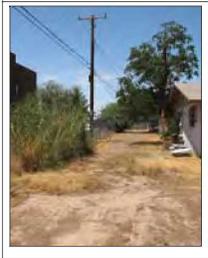
GREGORY A. J. HESTON  
 ARCHITECT  
 404 N. FOURTH STREET  
 TAVENHILL IA 52999  
 TEL: 563 244-0002  
 PH: 563 244-0002  
 WWW.GAH-ARCHITECT.COM



DESIGN REV.



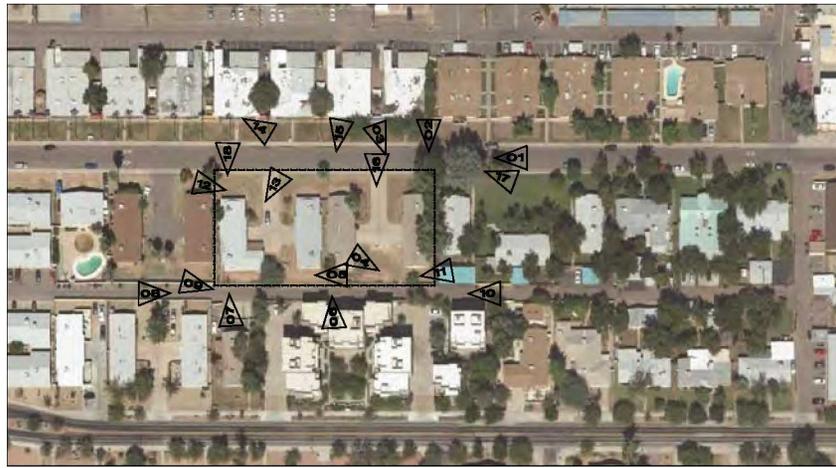
# CONTEXT PHOTOS AND GRAPHICS FOR 4TH STREET WEST



11



10



01



02



09



08



07



06



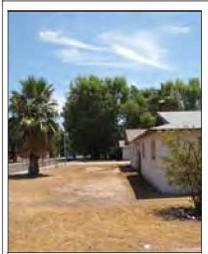
05



04



03



12



13



14



15



16



17



18

4TH STREET WEST  
1901 WEST FOURTH STREET, TEMPE, AZ - 85281



404 N. PACIFIC STREET  
PAINTED VALLEY, AZ 85006  
TEL: 480-944-2000  
FAX: 480-944-2002



DEV. PLAN REVIEW

October 29, 2014

Summary of meeting at Westside Community Center, Tempe, AZ 85282

RE: Neighborhood meeting for 1301 West 4<sup>th</sup> St., Tempe, AZ 85282 (15 units)

The meeting time was 6:30PM to 7:30PM, Wednesday, October 29, 2014. I, Thomas Goscicki, the applicant, conducted the meeting and Diana Kaminski, the City of Tempe City Planner, was present to address any questions. The first to arrive was Bill Butler, President of the Sunset Riverside Community Association (the neighborhood association where the proposed project is located).

Other participants began to arrive at 6:30 pm and there were a total of eight (8) people in attendance including myself and Ms. Kaminski. Four of the attendees were local /neighborhood property owners of my existing (completed) project at 1300 W. 5<sup>th</sup> St., Tempe, AZ 85282. There was much interest in the new project and questions were asked as to the similarity of the 5<sup>th</sup> St. West units, the guest parking, parking for each unit, type of units (2 or 3 bedrooms) size of the units and landscaping. Being familiar with my previous work at 5<sup>th</sup> St. West they were pleased to know that I would take the same degree of care and attention to detail in this new project while creating a project that was compatible to the neighborhood. One party expressed an interest in purchasing a unit. All questions were answered and there were no complaints and all attendees were very positive and supportive of the new project.

Ms. Kaminski left at the scheduled ending time of 7:30PM and the meeting continued until approximately 7:45PM.

Respectfully,

  
Thomas A. Goscicki

**WHEN RECORDED RETURN TO:**  
City of Tempe  
Community Development Department  
31 E. 5<sup>th</sup> Street  
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by TPG Holdings (Owner).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL140205 - **FOURTH STREET WEST**, to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER \_\_\_\_\_

*(Identify Action Requested))*

for development of the following real property (Property):

1301 West Fourth Street, Tempe AZ

Lots 1, 2, 3 and 4 of Jo-Ellen Homes, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, Recorded Book 89 of Maps Page 4 Except 1/16 of all oil, gas, metals and minerals as reserved to the State of Arizona in the recorded patent to said Land. ANP 124-28-024, 124-28-025, 124-28-028, 124-28-0270 By signing below, Owner voluntarily waives any

