Planning Commission
Online Meeting Agenda
Wednesday, February 16, 2022

To join the meeting and view presentations, visit https://avondaleaz.zoom.us/j/3083557784
Using a Mobile Device? Download the Zoom Cloud Meeting App
To join the meeting with audio only (no presentations), call 301-715-8592 (meeting ID: 308 355 7784)

REGULAR MEETING

6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **OPENING STATEMENT**

4. **APPROVAL OF MINUTES**
   Planning Commission will consider approval of the 1/19/2022 Planning Commission Meeting minutes.

5. **PUBLIC HEARING ITEMS**

   a. **ASCEND AT AVONDALE – REZONE – APPLICATION PL-21-0267**
   Planning Commission will hold a public hearing and consider a request by Ms. Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, PLLC., on behalf of Nico Howard, for a request to Rezone approximately 40 acres generally located south and east of the southeast corner of Dysart and Indian School roads from the Palm Valley Planned Area Development (PAD) for commercial to Ascend Planned Area Development (PAD) for residential and commercial. The proposed Ascend project will allow for a 432-unit multi-family residential project; a 125-unit townhome project, and three (3) Community Commercial (C-2) parcels equaling a total of approximately 7.79 acres. Commission will take appropriate action and forward a recommendation to City Council.
   Staff Contact: Eric Fitzer, Planning Manager

   b. **AVONDALE VILLAGES – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-21-0248**
   Planning Commission will hold a public hearing and consider a request by Mr. Adam Baugh, Withey Morris PLC., on behalf of Hamid Ertefai, a request for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Avondale Villages, a proposed 5.8 acre site located south of the southeast corner of Thomas and Dysart roads. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designation from Local Commercial to High Density Residential. The Commission will take appropriate action and forward a recommendation to City Council.
   Staff Contact: Eric Fitzer

c. AVONDALE VILLAGES – REZONE – APPLICATION PL-21-0247

Planning Commission will hold a public hearing and consider a request by Mr. Adam Baugh, Withey Morris PLC., on behalf of Hamid Ertefai, a request to Rezone approximately 5.8 acres generally located south of the southeast corner of Thomas and Dysart roads from the Palm Valley Planned Area Development (PAD NC) to Avondale Villages Planned Area Development (PAD R-3). The proposed Avondale Villages project will allow for a 70-unit Townhome project. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Eric Fitzer, Planning Manager

6. ACTION ITEMS

a. ENCORE AVONDALE – DEVELOPMENT PLAN (SITE PLAN AND DESIGN REVIEW) – APPLICATION PL-21-0331

Planning Commission will consider a request by Mr. Jason Morris ESQ., Withey Morris PLC. on behalf of EMF Avondale LLC, for approval of PL-21-0331 Encore Avondale Development Plan (Site Plan and Design Review), a proposed 300-unit multi-family residential apartment community located within The BLVD Specific Plan on approximately 9.52 acres at the southeast corner of Roosevelt Street and Park Avenue. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Eric Fitzer, Planning Manager

b. ALTA AVONDALE – DEVELOPMENT PLAN (SITE PLAN AND DESIGN REVIEW) – APPLICATION PL-21-0353

Planning Commission will consider a request by Mr. Brian Greathouse, Burch & Cracchiolo, P.A., on behalf of Wood Partners, for approval of PL-21-0353 Alta Avondale Development Plan (Site Plan and Design Review), a proposed 360-unit multi-family residential apartment community located within The BLVD Specific Plan on approximately 12.8 acres west of the northwest corner of Van Buren Street and Avondale Boulevard. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Eric Fitzer, Planning Manager

c. AVID HOTEL AND SHOPS – DEVELOPMENT PLAN (SITE PLAN AND DESIGN REVIEW) – APPLICATION PL-21-0062

Planning Commission will consider a request by Mr. Tim Rasnake, Archicon Architects & Interior, on behalf of Max Ghazool, for approval of PL-21-0062 Avid Hotel and Shops Development Plan (Site Plan and Design Review), which includes a proposed 95 room 4-story hotel, an approximately 5,000 square foot specialty store, 5,000 square foot restaurant, and future 3,000 retail space located within The BLVD Specific Plan on approximately 4 acres at the southwest corner of The BLVD and Avondale Boulevard. Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Eric Fitzer

7. PLANNING DIVISION REPORT

8. CALENDAR

The next Planning Commission meeting date is Wednesday, March 16, 2022.

9. ADJOURNMENT

Members will attend either in person or by telephone or video conference call. Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting.

Los miembros participaran ya sea en persona o por medio de llamada Telefonica o por vídeo. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1000 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta.

PLANNING COMMISSION REGULAR MEETING MINUTES

Wednesday, January 19, 2022
6:00 P.M.

Note from the Clerk: The January 19, 2022 Planning Commission meetings was hosted online using the online Zoom Cloud Meeting platform.

1. CALL TO ORDER

Chair Thompson called the Regular Meeting to order at 6:00 p.m.

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT IN PERSON/PHONE/VIDEO
Christopher Thompson, Chair
Lisa Osborne, Vice Chair
Alisha Meginnis, Commissioner
Denise Stanfield, Commissioner
Linda Warren, Commissioner
Larry White, Commissioner
Blanca Uvari, Commissioner
Alan Agundez Castillo, Alternate

CITY STAFF PRESENT
Eric Fitzer, Planning Manager
Mary Grace McNear, Deputy City Attorney
Michelle Simerdla, Senior Planner
Brandon Cartwright, Attorney
Barbara Cason, Administrative Assistant

3. OPENING STATEMENT

Chair Thompson read the Opening Statement.

4. APPROVAL OF MINUTES

a. December 15, 2021

Larry White moved to approve the December 15, 2021 minutes as presented; Commissioner Warren seconded the motion.

Upon vote, the motion was carried 6 to 1.

Chair Thompson	Aye
Commissioner Osborne, Vice Chair	N/A
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye
Commissioner Uvari	Aye

Vice Chair Osborne was not present at time of vote.

5. PUBLIC HEARING ITEMS

a. M & P TRANSPORT COMPANY – REZONE – (APPLICATION PL-21-0131)

Eric Fitzer, Planning Manager, noted that he would be presenting items 5a and 5b together. The purpose of the item is to review a proposed rezone and conditional use permit for the proposed M & P Transport Company development, conduct separate public hearings for each item and forward recommendations to the City Council. The location maps were reviewed, with the project adjacent to Litchfield Road, south of the intersection of Lower Buckeye and Litchfield. There are agricultural uses to the north, however property to the north is zoned industrial. Across the street is Goodyear, also zoned Agricultural (AG). To the south is zoned Agricultural (AG). A remnant parcel has a single-family Manufactured Home (MH) zoning designation. Two existing homes will be demolished. General Plan (GP) land uses around the property are designated Industrial in the Avondale 2030 General Plan with open space corridor adjacent to Agua Fria. The request is as follows: Rezone from Agricultural (AG) and Manufactured Home (MH) to General Industrial (A-1).

The proposed business operation for M & P Transport Company consists of: Utilizing pneumatic trailers to deliver construction materials by 150 employees; Fueling/dispatch on the site; truck and trailer storage onsite; truck washing facility; 10,064 square foot office; 13,025 square foot workshop building.

In terms of the rezone analysis, the General Industrial (A-1) zoning is in conformance with the Industrial General Plan Land Use, as indicated in the Avondale 2030 plan. The development will result in compatible

land use relationships. Property to the north is zoned General Industrial (A-1). The proposal provides an enhanced landscape buffer of adjacent residential properties to the south. The future phase will be buffered accordingly from residential property to the south. The development will conform to the A-1 standards and the Commercial and Industrial Design Manual. It will advance the goals of the General Plan (GP). There is adequate public infrastructure to support the proposed development. The conceptual development plan was reviewed.

Mr. Fitzer discussed the Conditional Use Permit (CUP) request, which is to allow for operation of truck and trailer fueling, dispatch and weighing station as part of its overall business operations. A site plan and design review application is still required. Site characteristics were reviewed, which include office space, workshop building, fueling facility, truck parking, employee and visitor parking, three access points, and gated interior access. The conceptual site plan, landscape plan and building elevations were reviewed.

In terms of the CUP request analysis, the project aligns with the Industrial General Plan (GP). The project furthers several goals in the General Plan (GP), including encouraging development that will grow and diversify Avondale's economy. The uses are in concert with other industrial development zoning to the north and compatible with future land uses, as outlined in the General Plan (GP). The preliminary site plan and landscape plan meet development standards. The project provides appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use. All public participation and notices were completed. This includes a neighborhood meeting with three attendees. Concerns included: Industrial usage, traffic, use of the Manufactured Home (MH) zoning, broken barbed wire fence.

Staff recommends approval of Application P-21-0131, the rezone request from Agricultural (AG) and Manufactured Home (MH) to General Industrial, subject to seven conditions. Staff recommends approval of the conditional use permit to allow for the operation of a truck and trailer fueling subject to two conditions.

Chair Thompson invited the applicant to speak.

Applicant Shaine Alleman stated that he had nothing to add in addition to staff's presentation but did want to thank staff for its assistance with the application.

Chair Thompson welcomed questions from Commissioners.

Commissioner Warren asked about the number of proposed pumps for the fueling stations. Mr. Alleman stated that there would be one or two, for trucks coming into the station. The pumps are regulated via state and county regulations and will not be open to the public.

Commissioner White referenced the future development to the south and asked whether the need for a fourth entrance is anticipated. Mr. Alleman said this is unknown at this time. This is being reserved for future development. It may potentially need another access point. The developer will be required to follow all setback and landscaping requirements regarding access to Litchfield Road.

Commissioner White noted that the staff report mentioned a traffic study. He expressed concern regarding the amount of traffic to be generated and asked if the traffic study specifically addressed traffic on Lower Buckeye. Mr. Fitzer stated that the TIA was reviewed and approved. He was not able to provide

the anticipated number trips. If there were offsite improvements specified by the TIA, these would have been required as conditions as part of the overall development. He added that he can research this and provide more specific answers.

Chair Thompson opined that many of the trucks will go straight up Litchfield to the I-10 and asked if this was a reasonable assumption. The plan documents that there may be up to 107 trucks per hour at specific times. This is quite a bit of traffic for a two-lane roadway. Mr. Alleman said that this has been an ongoing discussion with staff and the traffic department. The TIS notes that the 107 trips is during the peak hour, as opposed to 107 trips every hour. The peak time may be spread over a two- to three-hour period in the morning. The determination by the traffic department and City staff is that the activity is low impact to Litchfield Road.

Commissioner Warren asked about the physical parameters included in the traffic study. Mr. Alleman stated that there are certain triggers for traffic analysis and traffic studies, TISs being the lowest. This is determined by staff based on the initial traffic count. This project was given the lowest designation, as it is considered such a low traffic generator. A traffic analysis of the proposed use is performed on the site and the adjacent road system. In this case, it would be a Litchfield Road study. A full-blown study would involve looking at different intersections and streets within a certain mile radius. Because this is such a low traffic-generating use, the developer was asked to complete a traffic impact statement, which is the lowest type of impact study.

Commissioner Warren referenced the Amazon distribution center on Litchfield and asked if the study reached that point. Mr. Alleman said the traffic study calls out Litchfield Road, Lower Buckeye Road and MC 85. Mr. Fitzer added that when staff asks for these studies, background traffic counts are included. Developers are also asked to look at what TISs or TIAs that have been done with adjacent developments. Mr. Alleman added that as part of the application, there were three to four reviews, including the traffic studies. If there were traffic issues that needed to be mitigated, that would have been included as part of the stipulation. None of this was required. The submitted traffic study was approved and was determined to be very low impact.

Chair Thompson opened the public hearing and welcomed questions from the public. There were no requests to speak from the public. Chair Thompson closed the public hearing and invited a motion.

Commissioner Warren moved to approve Application PL-21-0131 subject to seven (7) conditions of approval; Commissioner Meginnis seconded the motion.

Upon vote, the motion was carried 6 to 1.

Chair Thompson	Aye
Commissioner Osborne, Vice Chair	N/A
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye
Commissioner Uvari	Aye

Vice Chair Osborne was not present at time of vote.

b. M&P TRANSPORT COMPANY – CONDITIONAL USE PERMIT – (APPLICATION PL-21-0132)

Chair Thompson opened the public hearing and welcomed questions from the public. There were no requests to speak from the public. Chair Thompson closed the public hearing and invited a motion.

Commissioner Warren moved to approve Application PL-21-0132 subject to six (6) recommend conditions of approval; Commissioner Meginnis seconded the motion.

Upon vote, the motion was carried 6 to 1.

Chair Thompson	Aye
Commissioner Osborne, Vice Chair	N/A
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye
Commissioner Uvari	Aye

Vice Chair Osborne was not present at time of vote.

c. QUIKTRIP AND BIG O TIRES – REZONING FROM AG TO C-3 AMENDMENT - (APPLICATION PL-21-0031)

It was noted that Items 5(c) and 5(d) would be presented together.

Michelle Simerdla, Senior Planner, stated that the purpose of items C and D is to review a proposed rezone from Agricultural (AG) to Freeway Commercial (C-3) and a Conditional Use Permit (CUP) for a gas station with a convenience store, conduct public hearings and forward a recommendation to the City Council on each item. The site location was reviewed, being at the southwest corner of 107th Avenue and McDowell Road. The site is zoned Agricultural (AG) and includes an SRP Sub-station also zoned Agricultural (AG). East of 107th Avenue is a vacant portion of the Park 10 Planned Area Development (PAD), which allows for commercial uses. To the northeast is vacant pad in Harbor Shores Planned Area Development (PAD), which also allows for commercial uses. North of McDowell is a Walgreens, medical buildings and single-family homes in the Garden Lakes Planned Area Development (PAD). West of the site is the IMS Medical Building zoned Planned Area Development (PAD). Immediately south is the I-10 Freeway. The site is approximately 5.73 net acres and was annexed into City limits in 2003. It is undeveloped and currently being farmed. The General Plan (GP) land use designation is Freeway Commercial, and it is located within the Freeway Corridor. The City has started widening improvements to the intersection of 107th Avenue and McDowell Road as of this month.

Ms. Simerdla reviewed the requests. The first request is to rezone from Agricultural (AG) to Freeway Commercial (C-3). The purpose of the C-3 district is to promote freeway-oriented services and products with a community-wide to regional trade area, which is most appropriate along major arterial streets or along or near freeways. A 4,993 square foot QuikTrip gas station and convenience store is proposed, as well as two vacant pads and potential of a future expansion of the IMS parking lot. The conceptual site plan was reviewed.

Ms. Simerdla stated that staff supports the rezone, as the Freeway Commercial District will be in conformance with the existing Freeway Commercial land use designation in the General Plan (GP) and will

result in compatible land use relationships. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer. The development will conform to the C-3 standards as well as the Commercial and Industrial Design Manual. It will enhance the corridor and provide an economic boost to the area.

Ms. Simerdla reviewed the second request, which is for a Conditional Use Permit (CUP) to allow for a gas station with a convenience store in the Freeway Commercial (C-3) District. The gas station will include eight fuel pumps and seating area. On McDowell, Road, the driveway will be in right-in/right-out movements-only. No westbound traffic will be allowed to exit the driveway. On 107th Avenue, there will be three-quarter access, consisting of right-in, right-out and left-in-only. Conceptual designs were reviewed.

Ms. Simerdla stated that staff supports the Conditional Use Permit (CUP), as it aligns with the Freeway Commercial General Plan (GP) designation. The project will further several goals in the General Plan (GP), including encouraging development that will increase sales tax revenue. A gas station and convenience store are suitable uses for the corner of two major arterial roads. Staff has reviewed a preliminary site plan and landscape plan that meets the City's development standards. There is appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use. The development will provide goods and services for current and future residents of Avondale.

All required notifications were completed. The neighborhood meeting was attended by one person, however, no one from the public attended. Topics discussed included access, color scheme and number of fuel pumps. Four comments were posted on aVOICE. One indicated support, if the business was maintained in a clean manner. Another indicated support for a QuikTrip business. Another comment voiced no support for a QuikTrip business in general. The final comment discussed concerns regarding increased traffic. Staff recommends approval of Application P-21-0031, a request to rezone approximately 7.37 gross acres located at the southwest corner of McDowell Road and 107th Avenue, subjected to five recommendations of approval. The rezone must be approved in order for the accompanying Conditional Use Permit (CUP) to be approved by City Council. Staff also recommends approval of Application P-21-0073, a request for approval of a Conditional Use Permit (CUP) to allow for a gas station with a convenience store, subject to three recommended conditions of approval.

Chair Thompson invited the applicant to speak. Applicant, Robert McGeorge, stated that his family have been long-time employers in Avondale and have owned the site for approximately 50 years. They have been working on developing the site since 2017.

Chair Thompson invited Commissioner questions. There were no Commissioner questions.

Chair Thompson opened the public hearing and welcomed questions from the public. There were no requests to speak from the public. Chair Thompson closed the public hearing and invited a motion.

Commissioner Warren moved to approve Application PL-21-0031 subject to five (5) recommended conditions; Commissioner Uvari seconded the motion.

Upon vote, the motion was carried 7 to 0.

Chair Thompson	Aye
Commissioner Osborne, Vice Chair	Aye

Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye
Commissioner Uvari	Aye

d. QUIKTRIP – CONDITIONAL USE PERMIT – (APPLICATION PL-20-0073)

Chair Thompson opened the public hearing and welcomed questions from the public. There were no requests to speak from the public. Chair Thompson closed the public hearing and invited a motion.

Commissioner Warren moved to approve Application PL-20-0073; subject to three (3) recommend conditions of approval; Commissioner Meginnis seconded the motion.

Upon vote, the motion was carried 7 to 0.

Chair Thompson	Aye
Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye
Commissioner Uvari	Aye

6. ACTION ITEMS

a. LIV AVONDALE – DEVELOPMENT PLAN (SITE PLAN AND DESIGN REVIEW) – (APPLICATION PL-21-0260)

Mr. Fitzer stated that the purpose of the item is to review a proposed development plan (site plan and design review) for the proposed Liv Avondale multifamily development located within The BLVD District and forward a recommendation to the City Council. The site location is at the intersection of Roosevelt and Avondale Blvd. following Roosevelt Road right-of-way that was designed as part of a minor land division. Zoning in the area is City Center District to the west, the BLVDD to the north, south and east. There is a Planned Area Development (PAD) in the hotel area. The site consists of approximately 13.03 acres. The site was annexed in 1976, currently undeveloped and being farmed. Zoning is BLVD District Gateway. The General Plan (GP) land use designation is BLVD Gateway and located within The BLVDD. Main access to the multifamily section is off of Roosevelt Street. There will be a secondary egress, but emergency-only ingress along 117th Avenue. Buildings will outline the area and into setback areas along Avondale Roosevelt. Amenities were reviewed. The development will include approximately 1,000 square feet of retail space. Parking will be provided off of Roosevelt Street. The development will have 316 residential units from one to three bedrooms. Overall density is 24.25 dwellings per acre with three to four stories. The landscape plan, building design and elevations were reviewed. Minimum garage requirements have been met, as have the minimum electrical vehicle standard requirements, including electrical vehicle charging stations and electrical vehicle-ready areas. Many of the garages will include capabilities for electrical vehicles. Staff recommends approval of Application PL-21-0260 subject to seven conditions of approval.

Chair Thompson invited the Applicant to speak.

Applicant Jason Lentz of LIV Development thanked staff for their work thus far.

Commissioner White commented that he was excited to see EV charging stations and EV capable garages.

There being no further comments or questions, Chair Thompson invited a motion.

Commissioner White moved to approve Application PL-21-0260; subject to seven (7) recommend conditions of approval; Commissioner Meginnis seconded the motion.

Upon vote, the motion was carried 7 to 0.

Chair Thompson	Aye
Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye
Commissioner Uvari	Aye

7. PLANNING DIVISION REPORT

Mr. Fitzer stated that City Council will begin to meet in person again soon. If the Planning Commission is interested, staff will look into this. He will consult with the City Attorney's Office regarding whether a motion or other action would be required.

8. CALENDAR

The next meeting is February 16, 2022.

9. ADJOURNMENT

There being no further business before the Commission, Commissioner Warren moved to adjourn the regular meeting; Commissioner Meginnis seconded the motion.

Upon vote, the motion was carried 7 to 0.

Chair Thompson	Aye
Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner Warren	Aye
Commissioner White	Aye

Commissioner Uvari	Aye

Meeting adjourned at 6:52 p.m.

AGENDA ITEM REPORT

SUBJECT: Ascend at Avondale – Rezone – Application PL-21-0267

MEETING DATE: 2/16/2022

TO: Planning Commission

FROM: Eric Fitzer, Planning Manager

THROUGH: Eric Fitzer, Planning Manager

PURPOSE:
Planning Commission will hold a public hearing and consider a request by Ms. Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, PLLC., on behalf of Nico Howard, for a request to Rezone approximately 40 acres generally located south and east of the southeast corner of Dysart and Indian School roads from the Palm Valley Planned Area Development (PAD) for commercial to Ascend Planned Area Development (PAD) for residential and commercial. The proposed Ascend project will allow for a 432-unit multi-family residential project; a 125-unit townhome project, and three (3) Community Commercial (C-2) parcels equaling a total of approximately 7.79 acres. Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:
This proposed Rezoning request is for the approximately 40 acres generally located south and east of the southeast corner of Dysart Road and Indian School Road. The property address is 13321 W. Indian School Road and is identified by the Maricopa County Assessor Office as parcel number 501-72-025K.

The subject property is currently zoned PAD and permits C-2 uses within the Palm Valley Avondale PAD, which included approximately 770 acres of land and was originally approved in 1994. The bulk of the Palm Valley PAD area is now developed, however, nearly all of the land originally designated as “Medium-High Density Residential’” (12-25 DU/AC) in the PAD has not materialized. Apart from the Coldwater Condominiums to the west, all other land originally designated for “Medium-High Density Residential” has now become either single-family residential, commercial/business park, or part of the St. Thomas Aquinas church campus.

The General Plan Land Use Designation of the subject property is Mixed-Use in the City of Avondale General Plan 2030 (“General Plan”) under the TOD (Transit Oriented Development) category of uses.

The applicant’s proposal establishes three subdistricts; single-family villas (for sale platted townhome product) based on the City’s R-3 district, (“The Villas at Ascend”), a multi-family district that is also based on the City’s R-4 district with tailored development standards which differ from the Villas (“Prose at Ascend”), and commercial districts (“The Shops at Ascend”), which retains the commercial C-2 district designation but with development standards that create a connected environment to the adjacent residential areas.

The existing uses and zoning of surrounding properties include:
NORTH: Zoned Litchfield Park Jurisdiction (CS); Commercial and Multi-Family uses

EAST: Zoned Palm Valley PAD; General Plan Designation Local Commercial and Medium Density Residential;Commercial and single-family residential uses
SOUTH: Zoned Palm Valley PAD; General Plan Designation Medium Density Residential; Single-family residential uses
WEST: Zoned Palm Valley PAD and Community Commercial (C-2); General Plan Designation Medium Density Residential and Local Commercial; church and commercial uses

SUMMARY OF REQUEST:
The applicant is requesting approval of a Rezoning of the site from the Palm Valley Planned Area Development (PAD MUC) to Ascend Planned Area Development (PAD R-4, R-3 and C-2). The proposed Ascend project will allow for a 432-unit Multi-family project; a 125-unit Townhome project and three (3) Community Commercial (C-2) parcels equaling a total of approximately 7.79 acres.

PUBLIC PARTICIPATION:
A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held on December 22, 2021. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All notices of the meeting were completed in at least fifteen days prior to the meeting as required and met notification requirements.

ANALYSIS:
Conformance with the General Plan
The General Plan designation for the property is Mixed Use as such the rezoning to allow for multi-family, single-family townhomes and commerical meets the Mixed use intent and is in conformance with the General Plan.

Permitted Uses
The use proposed for the site is consistent with the proposed PAD designation.

Development Standards
The front, side, and rear yard minimum setbacks are consistent with the requested PAD zoning district.

Parking
Parking for all areas of the project, as proposed, meets the Avondale Zoning Ordinance Requirements.

Landscaping
Landscaping on the site will adhere to the Zoning Ordinance's landscaping requirements. Adherence to these requirements will ensure that significant landscape areas, tree sizes, plant quantities, are provided throughout the site.

Streets, utilities and Other Infrastructure
The Prose (multi-family) portion of the development will have one (1) access point off of Indian School Road and one through the commercial parcels to Dysart Road (this access will be signalized); The Villas (single-family townhomes) will have one (1) access to Indian School Road with a secondary emergency access to the same. The commercial property access points will be determined at the time of development. The applicant will be constructing improvements along Dysart Road and Indian School Road adjacent to the development.

DISCUSSION:
Staff recommends approval of the Rezone request for the following reasons:
1. The proposed rezone from Palm Valley PAD to Ascend PAD is in conformance with the General Plan.
2. The proposed rezone is in conformance with the Multi-Family Design Manual as amended in the PAD and the Commercial and Industrial Design Manual.
3. The proposed rezone will result in compatible land use relationships.
4. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
5. The proposed land use will provide different housing types and commercial uses to residents.
6. The recommended conditions of approval are reasonable to ensure conformance with the provisions of

the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:
STRATEGIC OUTCOME AREA: Creative and Sustainable Community Development
STRATEGY: Encourage build-out in residential housing opportunities that support diverse housing options.

BUDGET IMPACT:
No budget impacts.

RECOMMENDATION:
Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0267, a request to Rezone approximately 40 acres generally located south and east of the southeast corner of Dysart Road and Indian School Road from the Palm Valley Planned Area Development (PAD MUC) to Ascend Planned Area Development (PAD R-4, R-3 and C-2), subject to the following seven (7) conditions of approval:

CONDITIONS OF APPROVAL
1. Power lines less than 69 kV adjacent to the property shall be converted underground in the first phase of development.
2. The developer shall contribute one-half of the trombone style signal design and construction cost for the Dysart Road signal to be located at the project's Dysart Road access point. The signal contribution shall be made at the time of civil permit issuance for the multi-family (Prose) portion of the project or if the developer elects to construct the full signal improvements, the City will work with the developer to establish a cost share for the full signal improvements with the adjacent property owner to the west..
3. The following dedications and improvements will be required on and adjacent to Dysart Road:
a. The developer shall dedicate additional right-of-way for any deceleration lanes on Dysart Road.
b. The developer shall dedicate an 8' public-utility-easement along the project frontage.
c. The developer shall be required to design and construct: one lane northbound, deceleration lane at main entrance, sidewalk, landscaping.
d. The developer shall be required to design and construct a 16" ductile iron pipe water line extension along the project frontage and 10" sewer main extension up to the Dysart entrance.

4. The following dedications and improvements will be required on and adjacent to Indian School Road:
a. The developer shall dedicate additional right-of-way for any deceleration lanes on Indian School Road.
b. The developer shall dedicate an 8' public-utility-easement along the project frontage.
c. The developer shall be required to design and construct Indian School Road improvements to include: sidewalk, driveways, street lights, landscaping, and deceleration lanes.
d. The developer shall be required to design and construct a 16" water line extension along the project frontage,

5. All off-site improvements shall be completed in the first phase of development.
6. Grandfathered groundwater rights for the property must be extinguished and pledged to the City of Avondale's designated account (26-002003.0000) prior to issuance of any construction permits for any portion of the project.
7. The development shall be designed and constructed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.

PROPOSED MOTION:
I move that the Planning Commission recommend **APPROVAL** of application PL-21-0267 Ascend at Avondale a request to Rezone approximately 40 acres from the Palm Valley Planned Area Development (PAD MUC) to Ascend Planned Area Development (PAD R-4, R-3 and C-2)., subject to the following seven (7) conditions of approval as listed in the staff report.

Exhibit A

Aerial Photograph

Avondale

Subject Property

N
W E
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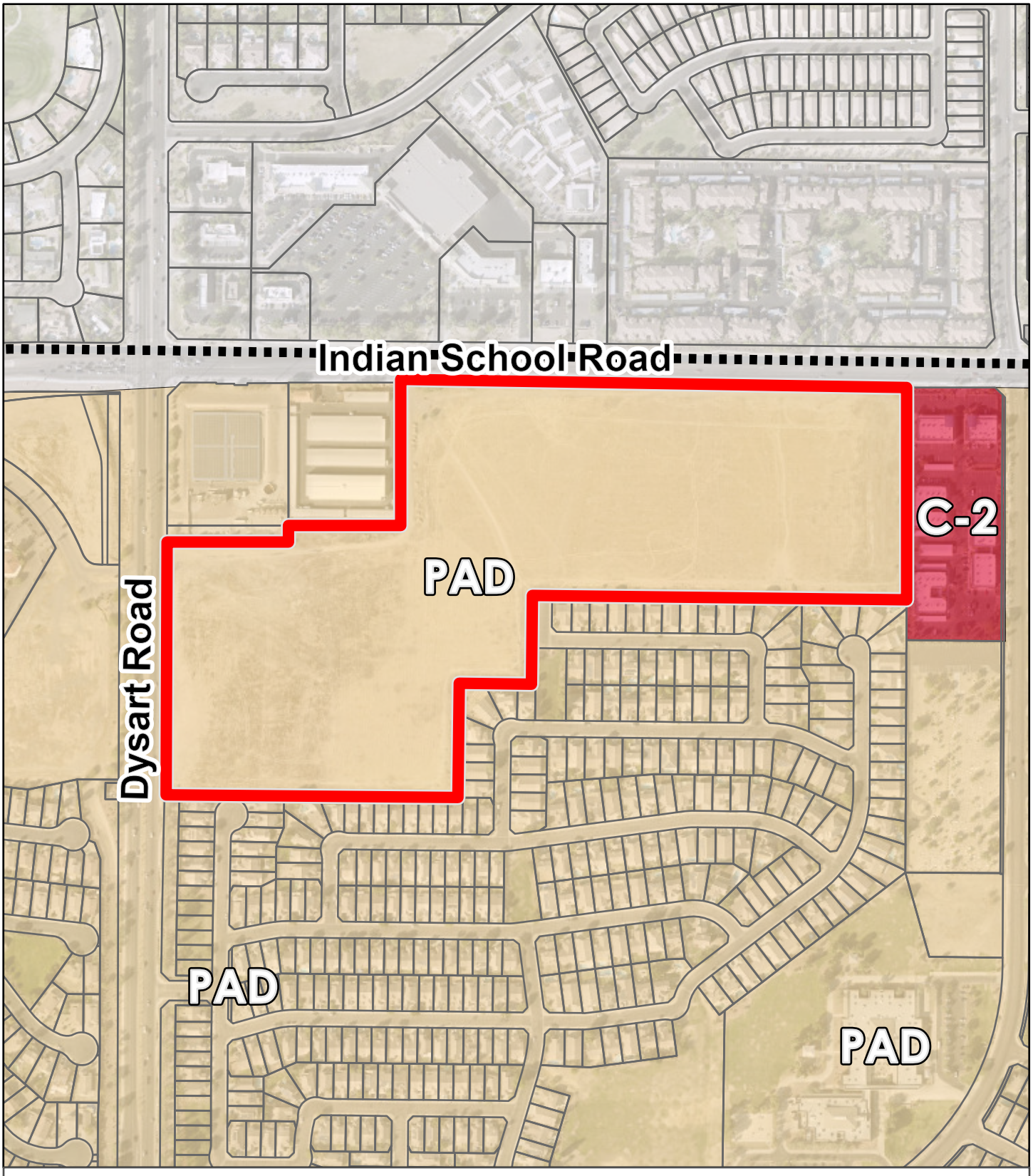
Date: 1/26/2022

Exhibit B



Zoning Vicinity

Avondale

Subject Property

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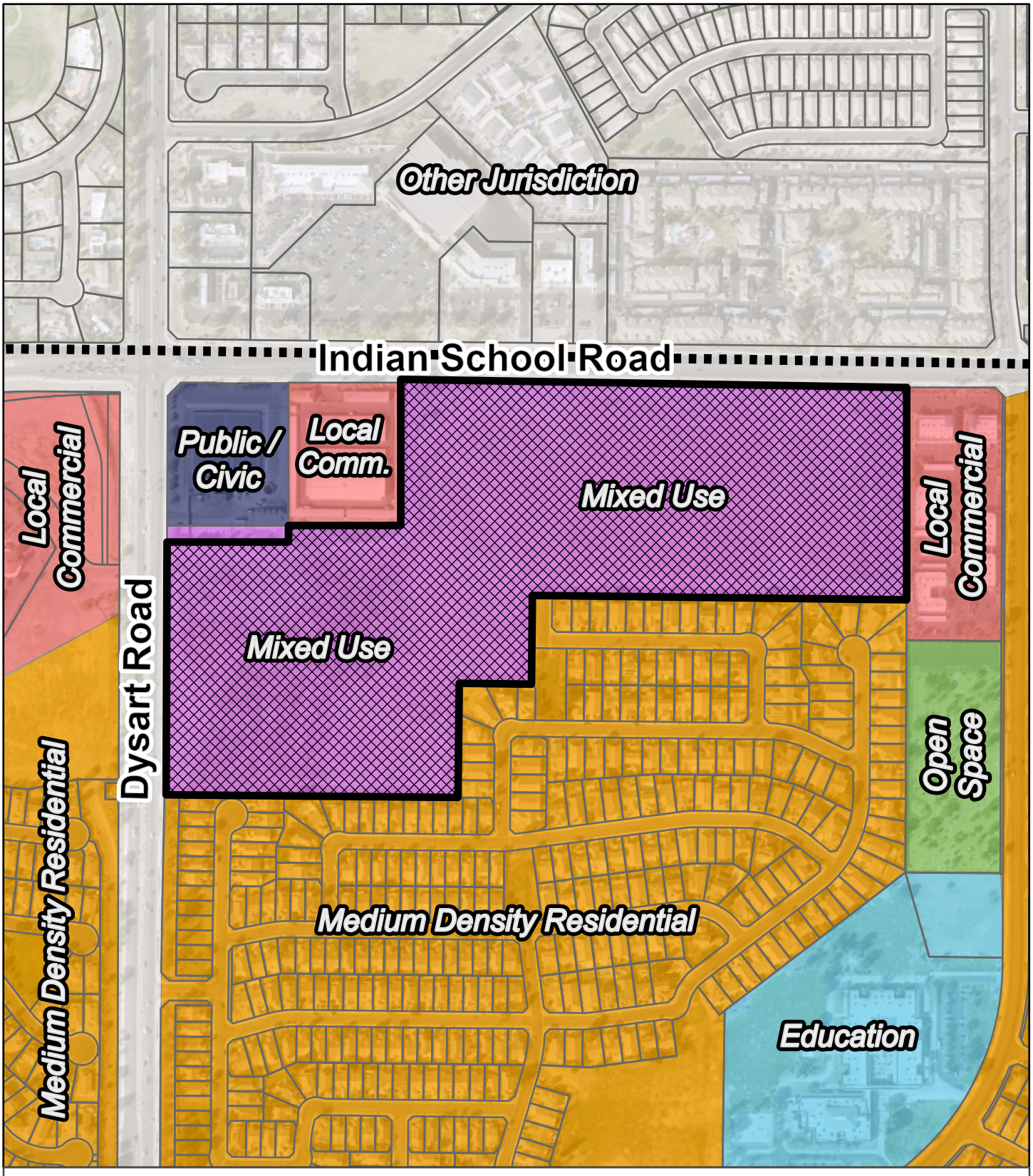
Exhibit C



General Plan Land Use

Avondale

Subject Property

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Date: 1/26/2022

Exhibit D Date Received
1/26/22

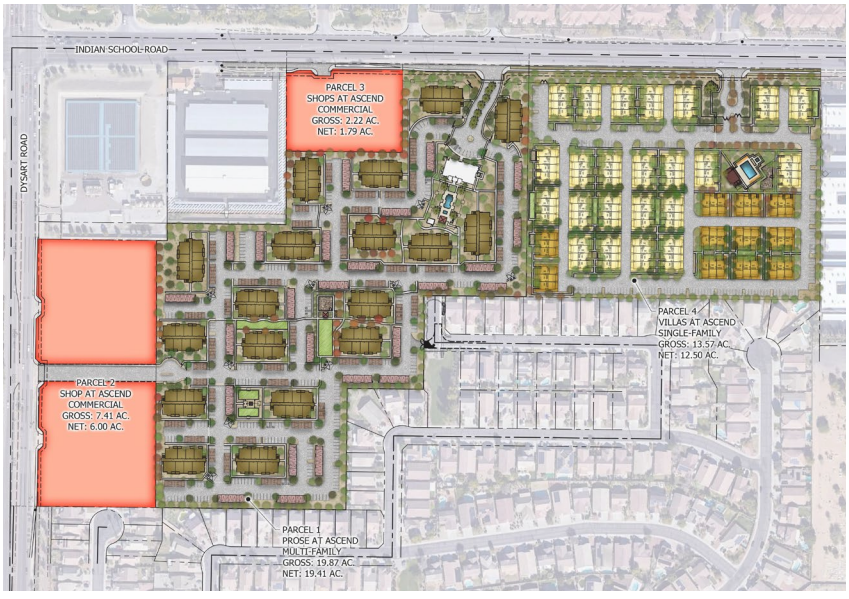
ASCEND

PAD Amendment Narrative

APPLICATION: PL-21-0267

3RD SUBMITTAL

DRAFT: JANUARY 10, 2022



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Site Data

Project Location:	East of the southeast corner of Dysart Road and Indian School Road
Request:	PAD Amendment
General Plan Designation:	Mixed-Use
Existing Zoning:	PAD
Proposed Zoning:	PAD R-4, R-3, and C-2
Existing Use:	Undeveloped Land
Proposed Use:	Single Family, Multi-Family, Commercial
Gross Area:	43.07 ac.
Net Area:	39.70 ac.
Maximum Proposed Dwelling Units:	557 units
Maximum Proposed Net Density Villas:	10 du/ac.
Maximum Proposed Net Density Prose:	22.3 du/ac.
Approximate Open Space:	9.11 ac. (28.55% of Residential Net Acreage) (22.95% of Total Net Acreage)

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1.0 PROJECT OVERVIEW

1.1 INTRODUCTION

Ascend (the "**Project**") is a proposed ± 40-acre mixed-use development that includes a horizontally integrated residential village core developed by Alliance Residential and Gehan Homes, connected to two commercial areas and located south and east of the southeast corner of Dysart Road and Indian School Road (the "Property") within the City of Avondale (the "City"). The Property is currently zoned PAD and permits C-2 uses within the Palm Valley Avondale PAD, which included approximately 770 acres of land and was originally approved in 1994. The bulk of the Palm Valley PAD area is now developed, however, nearly all of the land originally designated as "Medium-High Density Residential" (UR-H 12-25 DU/AC) in the PAD has not materialized as such. Apart from the ColdWater Condominiums to the west, all other land originally designated for "Medium-High Density Residential" has now become either single-family residential, commercial/business park, or part of the St. Thomas Aquinas church campus.

This PAD will replace the Palm Valley PAD for the Property with a new entitlement consistent with the General Plan's Mixed-Use vision for the area, which has long-remained vacant and is now ripe for development in this gateway intersection into the City. The addition of two distinct residential districts to the existing C-2 uses will bring people in proximity to the retail areas at a location accessible and connected by the City's bike lanes and transit options. The residential villages will also serve as a buffer between the Sage Creek neighborhood and the major intersection, while providing for enhanced pedestrian connections through the addition of pedestrian paths.

1.2 EXISTING PROPERTY CONDITIONS AND SURROUNDING AREA CONDITIONS

As shown on the Surrounding Uses map and Table 1 below, the Property is effectively an infill development with existing land uses all around it. **See Exhibit 1, Vicinity Map, Exhibit 2: Context Map and Table 1, Surrounding Zoning.** Ascend will provide a bridge between the existing commercial to the east to the storage and utility uses at the north and west of the site and provide for a transition to the single-family Sage Creek community to the south. The Wigwam Creek Shopping Center located north of the Project is within the City of Litchfield Park.

Table 1: Surrounding Zoning

Direction	General Plan Land Use Category	Existing Zoning	Existing Use
Site	Mixed-Use	PAD	Undeveloped Land
North, across Indian School Road	High Density Residential (8.1+ du/ac) Commercial (Litchfield Park Jurisdiction)	CS (Litchfield Park Jurisdiction)	Remington Ranch apartments and the Wigwam Creek Shopping Center
South	Medium Density Residential	PAD	Sage Creek single-family subdivision
East	Local Commercial	C-2	Palm Desert Plaza Professional Center
West, across Dysart Road	Medium Density Residential, Local Commercial	PAD	Religious Facility
Northwest	Public/ Civic and Local Commercial	PAD	Litchfield Park Storage Solutions and Litchfield Water Company Campus

1.3 EXISTING GENERAL PLAN

The Property is designated as Mixed-Use in the City of Avondale General Plan 2030 ("General Plan") under the TOD (Transit Oriented Development) category of uses. **See Exhibit 3: General Plan Map.** The Project's inclusion of community commercial, single-family villas, and multi-family creates a connected village core concept located on the intersection of two major arterials (Indian School Road and Dysart Road). Both streets are designated as 'Roads of Regional Significance' in the General Plan and have existing paved bike lanes that encourage use of alternative transportation and working towards the City's TOD goals. The Property is also located within the boundaries of the North Avondale Specific Plan ("Specific Plan"). The Project works towards achieving multiple Specific Plan and General Plan goals as explained below, facilitating high-quality infill development and building out an important corridor in the City of Avondale.

1.4 PROPOSED ZONING

The PAD establishes three subdistricts; single-family villas based on the City's R-3 district, ("The Villas at Ascend"), a multi-family district that is also based on the City's R-4 district with tailored development standards which differ from the Villas ("Prose at Ascend"), and commercial districts ("The Shops at Ascend"), which retains the commercial C-2 district designation but with development standards that create a connected environment to the adjacent residential areas. **See Exhibit 4: Existing and Proposed Zoning Map.**

EXHIBIT 1: VICINITY MAP

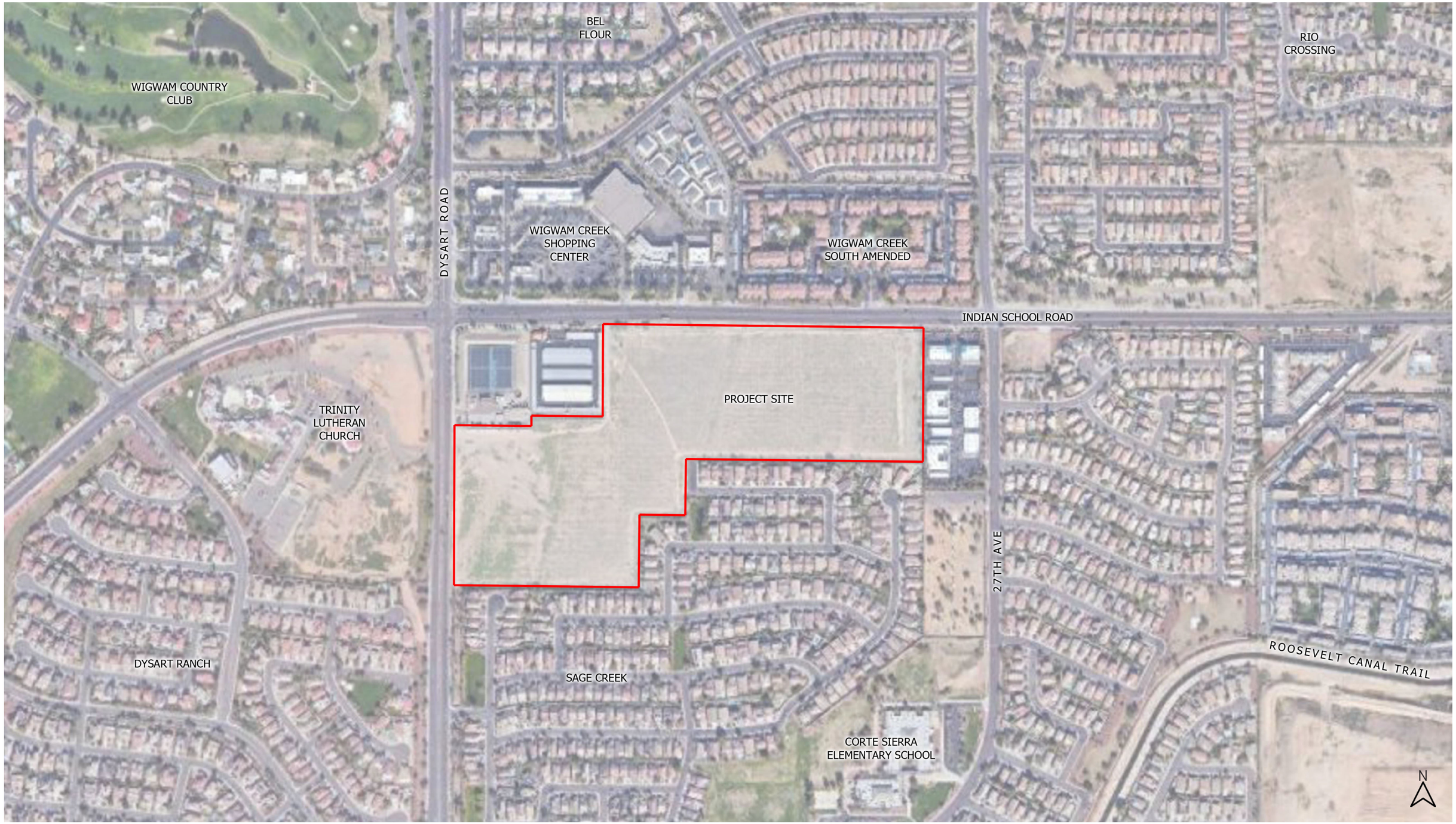
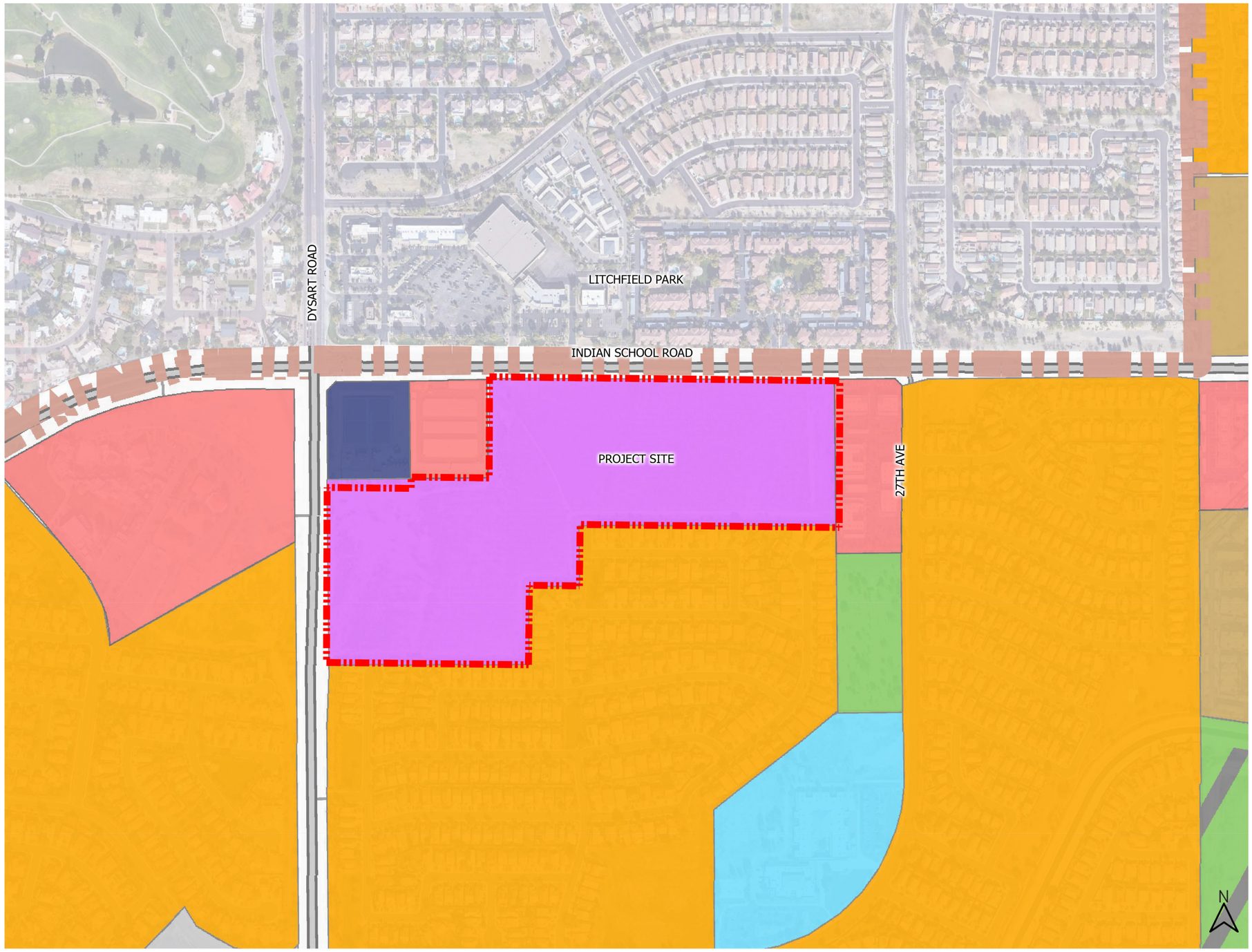


EXHIBIT 2: CONTEXT AREA MAP



GENERAL PLAN LEGEND

- PLANNING BOUNDARY
- GROWTH AREA
- PROJECT SITE BOUNDARY

LAND USE

- RURAL LOW DENSITY RESIDENTIAL
- ESTATE/LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM/HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- LOCAL COMMERCIAL
- FREEWAY COMMERCIAL
- HISTORIC AVONDALE DISTRICT
- SPORTS AND ENTERTAINMENT
- OFFICE/PROFESSIONAL
- INDUSTRIAL
- BUSINESS PARK
- CORPORATE PARK
- GILA RIVER SCENIC DISTRICT
- OPEN SPACE AND PARKS
- PUBLIC/CIVIC
- EDUCATION

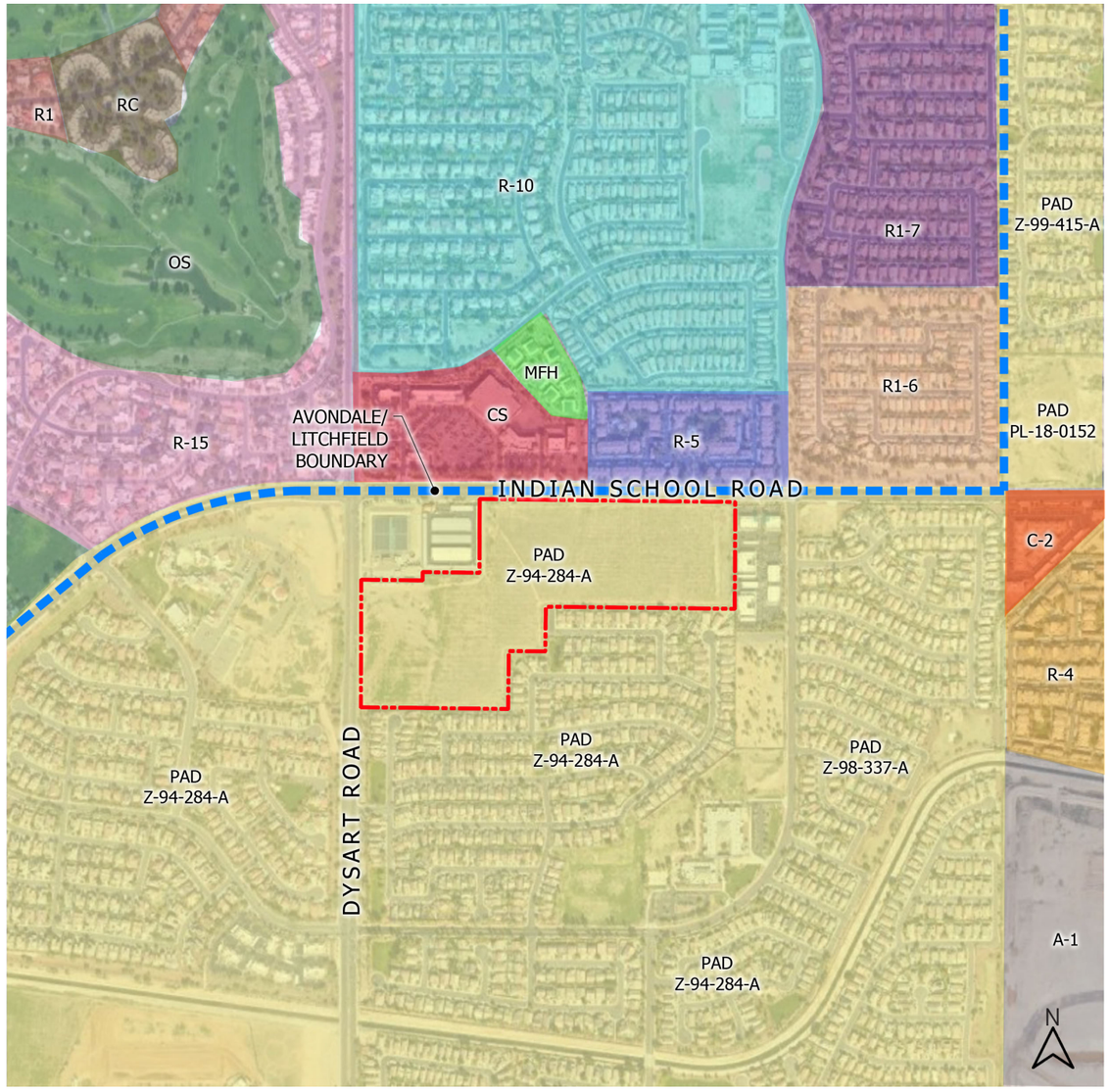
THE BOULEVARD (THE BLVD) SPECIFIC PLAN AREA

- NEIGHBORHOOD DISTRICT
- GATEWAY DISTRICT
- VILLAGE DISTRICT
- PARK AVENUE DISTRICT
- PROMENADE DISTRICT
- RESIDENTIAL DISTRICT

TOD

- URBAN RESIDENTIAL
- URBAN COMMERCIAL
- HIGH INTENSITY OFFICE
- MIXED USE

EXHIBIT 3: GENERAL PLAN MAP



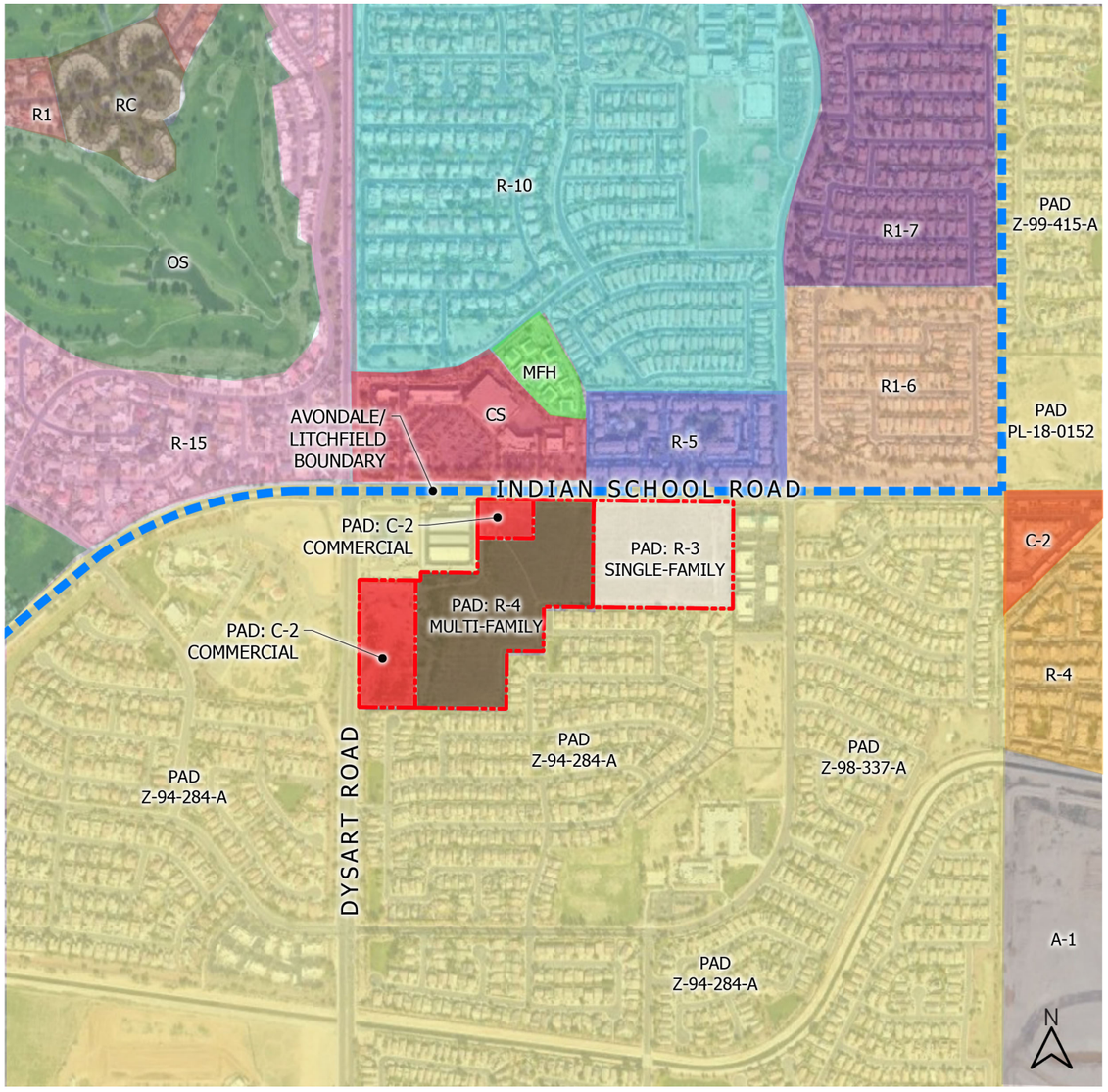
EXISTING ZONING

AVONDALE

A-1	GENERAL INDUSTRAIL	
C-2	COMMUNITY COMMERCIAL	
R-4	MULTI-FAMILY RESIDENTIAL-4	
PAD	PLANNED AREA DEVELOPMENT	

LITCHFIELD

MFH	MEDIUM FAMILY MULTI-FAMILY RESIDENTIAL	
R1-6	SINGLE FAMILY RESIDENTIAL	
R1-7	SINGLE FAMILY RESIDENTIAL	
R1-10	SINGLE FAMILY RESIDENTIAL	
R1	LOW DENSITY RESIDENTIAL	
RC	HIGH DENSITY RESIDENTIAL CLUSTER	
OS	OPEN SPACE	
R1-15	SINGLE FAMIL RESIDENTIAL	
R-5	MULTIPLR FAMILY RESIDENCE	
CS	COMMUNITY COMMERCIAL	



PROPOSED ZONING

AVONDALE

A-1	GENERAL INDUSTRAIL	
C-2	COMMUNITY COMMERCIAL	
R-4	MULTI-FAMILY RESIDENTIAL-4	
PAD	PLANNED AREA DEVELOPMENT	
PAD: R-4	MULTI-FAMILY RESIDENTIAL	
PAD: R-3	SINGLE FAMILY RESIDENTIAL	
PAD: C-2	COMMERCIAL	

LITCHFIELD

MFH	MEDIUM FAMILY MULTI-FAMILY RESIDENTIAL	
R1-6	SINGLE FAMILY RESIDENTIAL	
R1-7	SINGLE FAMILY RESIDENTIAL	
R1-10	SINGLE FAMILY RESIDENTIAL	
R1	LOW DENSITY RESIDENTIAL	
RC	HIGH DENSITY RESIDENTIAL CLUSTER	
OS	OPEN SPACE	
R1-15	SINGLE FAMIL RESIDENTIAL	
R-5	MULTIPLR FAMILY RESIDENCE	
CS	COMMUNITY COMMERCIAL	

EXHIBIT 4: EXISTING AND PROPOSED ZONING

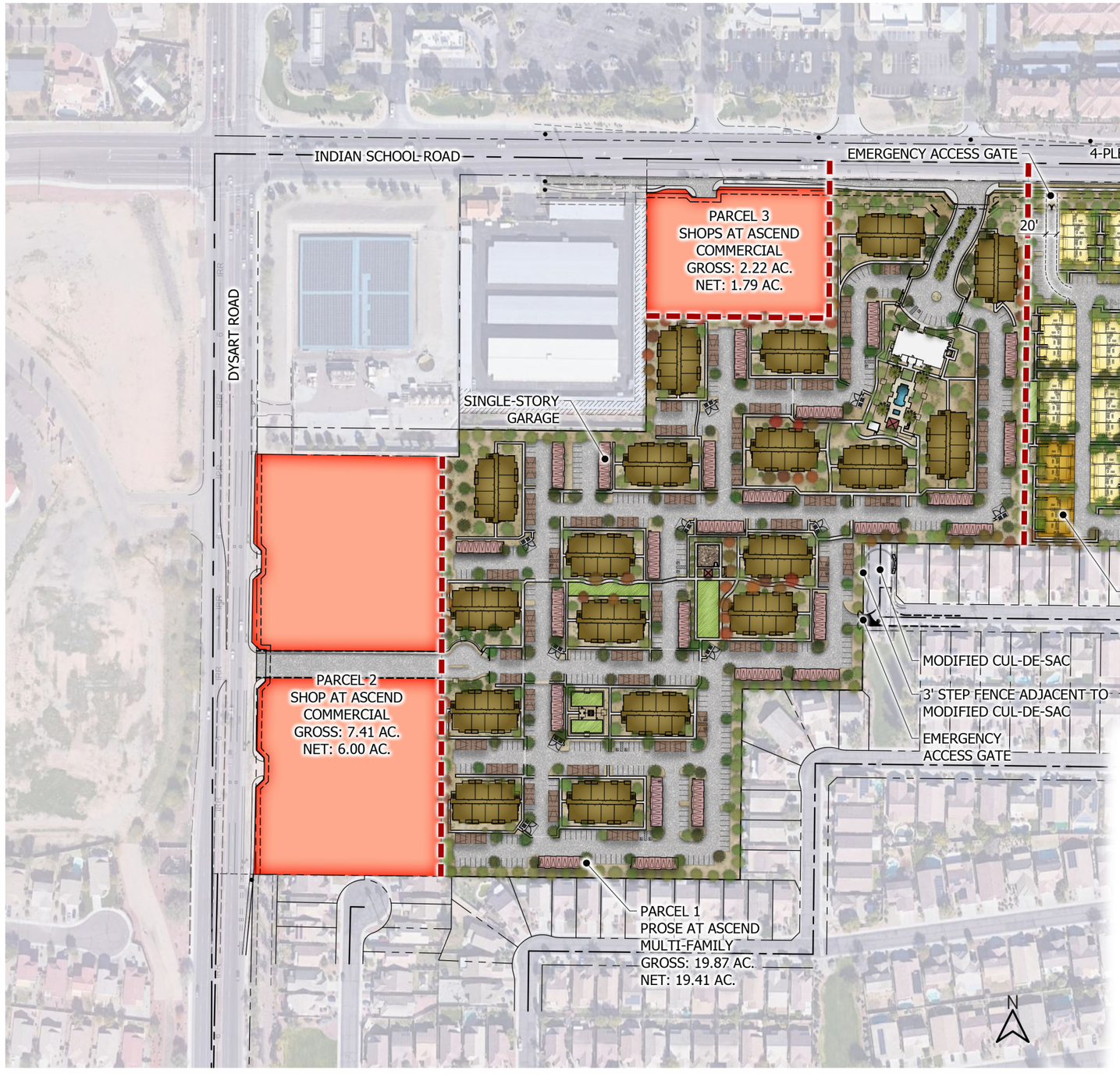
2.0 PROJECT DESCRIPTION

2.1 DEVELOPMENT PLAN: PROSE AT ASCEND, THE VILLAS AT ASCEND AND THE SHOPS AT ASCEND

Ascend's development plan includes a sophisticated, balanced residential project interwoven by amenities and open spaces unique to each district with connections to the Shops at Ascend. **See Exhibit 5: Land Use Development Plan.** The central component is the Prose at Ascend District, which includes a gated, 432-unit multi-family village with diversely-oriented 3-story buildings with fewer than 30 units in each, and which are interspersed with amenities to create a cohesive but intimate residential village rather than providing large-scale buildings with many units. The density in this portion of Ascend is 22.3 DU/AC and will have its primary access point Indian School Road and secondary access to Dysart Road through a shared drive through the Shops at Ascend. A large setback is maintained from the single-family residential neighborhood to the south, with 3-story buildings placed a minimum of 90' from the shared property boundary.

The Villas at Ascend includes a connected, single-family subdivision with shared amenity spaces in a gated-environment to establish a community of neighbors that is both private and community-oriented. The appeal of high-amenity, low-maintenance is attractive to households with growing families, first-time homeowners and the aging population. The attached, two-story homes will have individual, two-car garages located on a private drive, with the front door and porch located on a patio and will we be configured in both three and four-plex buildings for a total of 125 units with a density of 10 DU/AC with rear entry. The Villas will connect to Prose through a path system at the southwestern corner of the district and a20' minimum setback is maintained from the single-family residences to the south.

The Shops at Ascend will feature local retail and service uses that will be accessible from the residential Districts and scaled around the storage and water campus uses at the hard corner. The Development Plan contemplates a commercial area on Indian School and two commercial areas along Dysart and establish neighborhood scale commercial uses adjacent to the single-family community to the south which might otherwise be adjacent to a large-format commercial use under the original zoning for the Property.



PARKING DATA		
PARKING REQUIRED - VILLAS AT ASCEND		
GARAGE	x 2.0 SPACES/DU	250 Spaces
GUEST SPACES	x 1.0 SPACES/DU	125 Spaces
TOTAL VILLAS AT ASCEND PARKING REQUIRED	**375 SPACES**	

PARKING PROVIDED - VILLAS AT ASCEND		
GUEST SPACES	149 SPACES	36.61%
ADA	8 SPACES	1.97%
GARAGE	250 SPACES	61.43%
TOTAL VILLAS AT ASCEND PARKING PROVIDED	**407 SPACES**	

PARKING REQUIRED - PROSE AT ASCEND		
1 BEDROOM	x 1.5 SPACES/DU	405 Spaces
2 BEDROOM	x 1.8 SPACES/DU	284 Spaces
GUEST SPACES	x 0.2 SPACES/DU	87 Spaces
TOTAL PROSE AT ASCEND PARKING REQUIRED	**776 SPACES**	

PARKING PROVIDED - PROSE AT ASCEND		
GUEST SPACES	562 SPACES	72.24%
ADA	16 SPACES	2.06%
GARAGE	200 SPACES	25.71%
TOTAL PROSE AT ASCEND PARKING PROVIDED	**778 SPACES**	

TOTAL PARKING REQUIRED	**1,151 SPACES**
TOTAL PARKING PROVIDED	**1,185 SPACES**

SITE DATA

RESIDENTIAL (PROSE AT ASCEND & VILLAS AT ASCEND)

PARCEL	LAND USE	ZONING	GROSS ACREAGE	NET ACREAGE	*USABLE OPEN SPACE		*OPEN SPACE		*TOTAL OPEN SPACE		UNITS	NET DENSITY
PARCEL 1 (PROSE AT ASCEND)	MIXED USE	R-4 MULTI-FAMILY	19.87 AC.	19.41 AC.	3.89 AC.	20.06%	1.95 AC.	10.03%	5.84 AC.	30.09%	432 D.U.	22.3 D.U./AC.
PARCEL 4 (VILLAS AT ASCEND)	MIXED USE	R-3 SINGLE-FAMILY	13.57 AC.	12.50 AC.	1.89 AC.	15.12%	1.38 AC.	11.04%	3.27 AC.	26.16%	125 D.U.	10.0 D.U./AC.
RESIDENTIAL TOTAL			**33.44 AC.**	**31.91 AC.**	**5.78 AC.**	**18.13%**	**3.33 AC.**	**10.42%**	**9.11 AC.**	**28.55%**	**557 D.U.**	**16.7 D.U./AC.**

COMMERCIAL (SHOPS AT ASCEND)

PARCEL	LAND USE	ZONING	GROSS ACREAGE	NET ACREAGE
PARCEL 2 (SHOPS AT ASCEND)	MIXED USE	C-2	7.41 AC.	6.00 AC.
PARCEL 3 (SHOPS AT ASCEND)	MIXED USE	C-2	2.22 AC.	1.79 AC.
COMMERCIAL TOTAL			**9.63 AC.**	**7.79 AC.**

TOTAL

PARCEL	LAND USE	ZONING	GROSS ACREAGE	NET ACREAGE	*USABLE OPEN SPACE		*OPEN SPACE		*TOTAL OPEN SPACE		UNITS	NET DENSITY
PROSE AT ASCEND	MIXED USE	R-4 MULTI-FAMILY	19.87 AC.	19.41 AC.	3.89 AC.	20.06%	1.95 AC.	10.03%	5.84 AC.	30.09%	432 D.U.	22.3 D.U./AC.
VILLAS AT ASCEND	MIXED USE	R-3 SINGLE-FAMILY	13.57 AC.	12.50 AC.	1.89 AC.	15.12%	1.38 AC.	11.04%	3.27 AC.	26.16%	125 D.U.	10.0 D.U./AC.
SHOPS AT ASCEND	MIXED USE	C-2	9.63 AC.	7.79 AC.								
TOTAL			**43.07 AC.**	**39.70 AC.**	**5.78 AC.**	**14.57%**	**3.33 AC.**	**8.38%**	**9.11 AC.**	**22.95%**	**557 D.U.**	**12.9 D.U./AC.**

*OPEN SPACE PERCENTAGE CALCULATION PER NET ACREAGE

EXHIBIT 5: CONCEPTUAL LAND USE DEVELOPMENT PLAN

2.2 PROJECT CHARACTER AND THEME

The primary theme for Ascend is a modern, mixed-use environment with a transitional project character that is established through the architecture and amenities. The Ascend landscape is planned to compliment the modern-transitional character of the community. Landscape materials will be organized in patterns to bring emphasis to key arrival areas, pedestrian nodes or recreation areas. A variety of recreation activities and amenities are planned within each community providing residents of all ages with ample outdoor program supporting their daily needs.

2.3 CIRCULATION

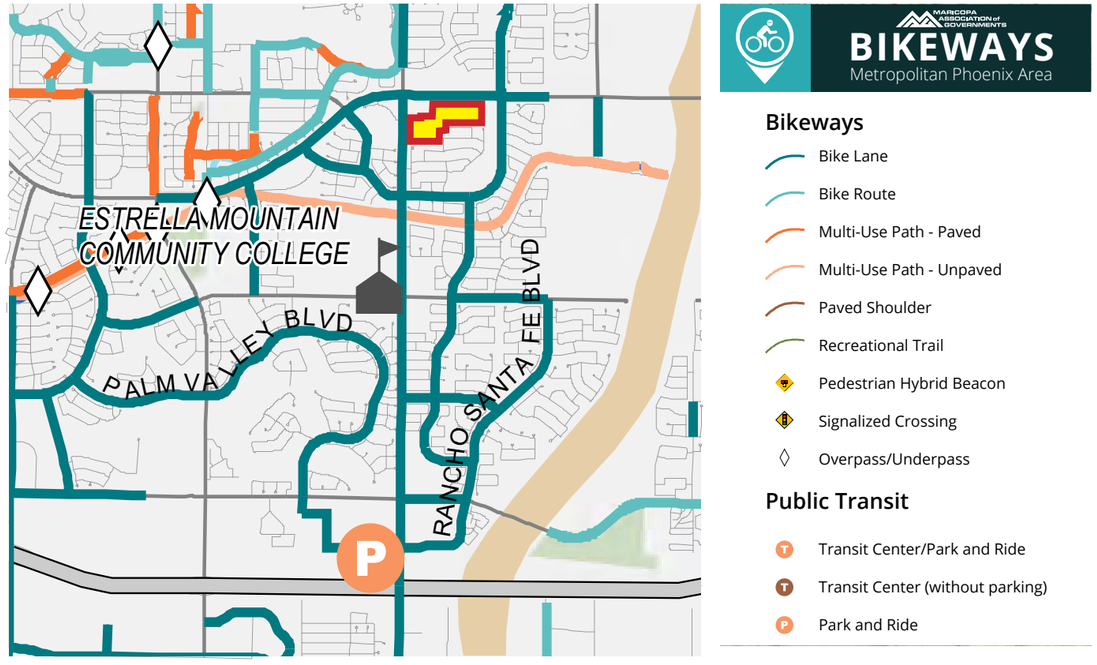
The Project is located along Indian School Road, which is classified as 5 lane, Minor Arterial in the 2017 City of Avondale Transportation Plan (the "Transportation Plan"), and Dysart, which is classified as a 5 lane, Major Arterial. Both Indian School and Dysart are designated as "Roads of Regional Significance" in the General Plan and have paved, dedicated bike lanes that connect the Property to a city-wide network. The Transportation Plan depicts future bike lanes extending further down Indian School to the east as well as the buildout and full linkage of the Agua Fria River Trail and Roosevelt Multi-Use Path crossing the Agua Fria River. **See Figure 1: General Plan Circulation & Streets Classification Map, Figure 2: Maricopa Association of Governments Bikeways Map**, and **Figure 3: Avondale Transportation Plan Recommended Bicycle Network** below. Meandering sidewalks will be installed along both Dysart and Indian School.

The Prose district has two gated entrances including an access to Indian School Road as well as a connection through the Shops to Dysart Road, each with pedestrian access. **See Exhibit 6: Circulation Plan.** There will also be improvements to complete the sidewalk along the frontage of Dysart Road and Indian School Road.

The Villas have one full access through a gated-entry and one emergency only access point along Indian School Road. The internal streets include a network of 29' of tracts/ driveways where on-street parking is entirely prohibited, and parking will be permitted only in designated guest parking spaces through the Villas with convenient access to each. "No parking signs" will be provided along both sides of the private streets. Sidewalks will be provided within the landscaped paseo where the front doors are located instead of adjacent to the private streets.

Figure 1: General Plan Circulation & Streets Classification Map

Figure 2: Maricopa Association of Governments Bikeways Map:



MARICOPA ASSOCIATION of GOVERNMENTS
BIKEWAYS
Metropolitan Phoenix Area

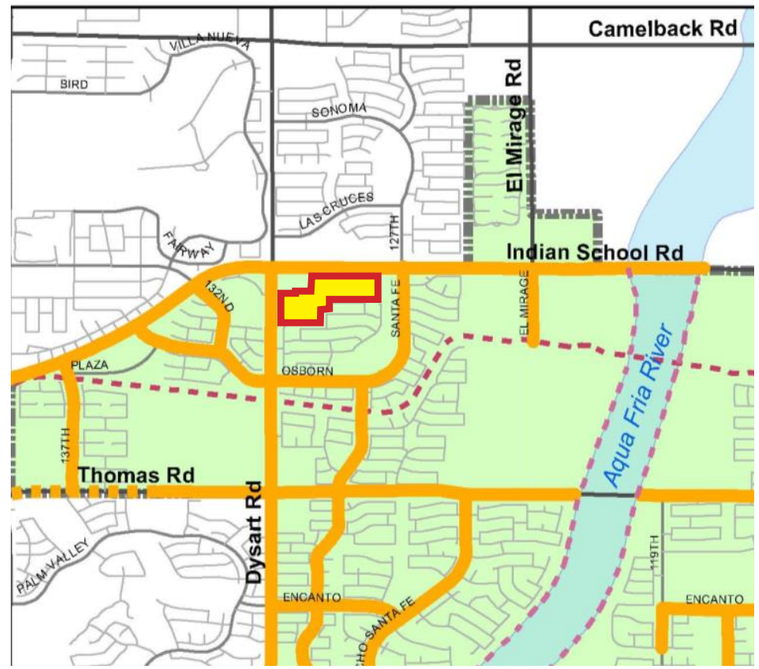
Bikeways

- Bike Lane
- Bike Route
- Multi-Use Path - Paved
- Multi-Use Path - Unpaved
- Paved Shoulder
- Recreational Trail
- Pedestrian Hybrid Beacon
- Signalized Crossing
- Overpass/Underpass

Public Transit

- Transit Center/Park and Ride
- Transit Center (without parking)
- Park and Ride

Figure 3: Avondale Transportation Plan Recommended Bicycle Network:



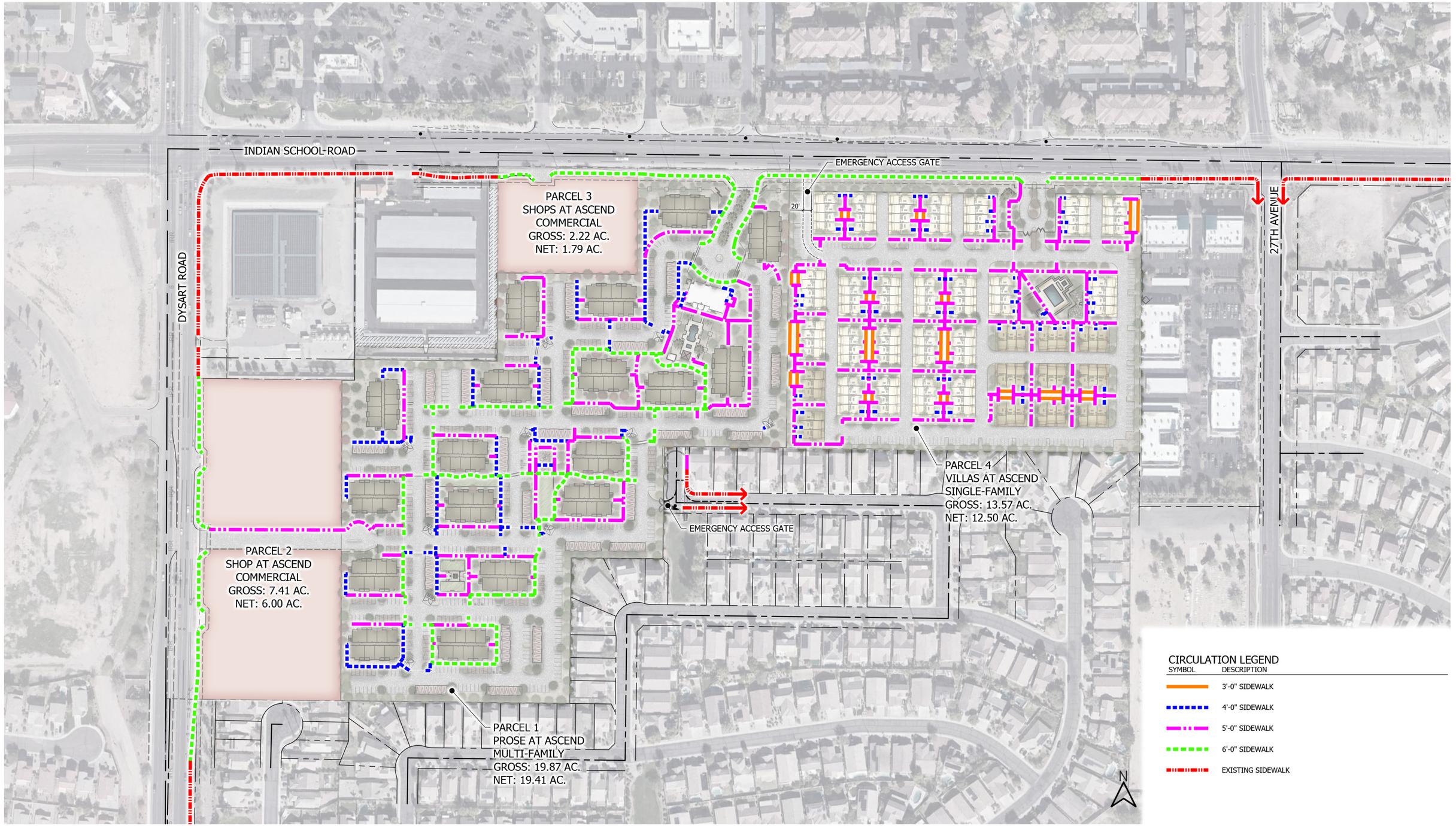


EXHIBIT 6: CIRCULATION PLAN

2.4 DENSITY AND LAND USE JUSTIFICATION

The proposed Ascend PAD will bring the current C-2 zoning into conformance with the current General Plan designation of Mixed-Use. The General Plan Mixed-Use category acknowledges that Mixed-Use developments can take multiple forms, with urban-style vertically integrated uses, as well as suburban-scale, horizontally-integrated uses. For both, Table 9 in the General Plan provides for a target density of 20 DU/AC for Mixed-Use projects and the Land Use description on page 45 provides they should be centered around:

> *"a core living environment, reflective of a village concept where residents can live, work, and recreate within the same development or close by. Basic criteria for development include: reasonable scale to the surrounding neighborhood, proportionate ratios for each use, and encouragement of alternative modes of transportation (such as bicycling or walking) and a well-conceived plan with access to and integration of transit facilities."*

Consistent with the "core village" goals as the dominant feature of Mixed-Use development, the central feature of the anticipated PAD for the Property is a residential village with two distinct housing options: (1) the multi-family Prose District at 22.3 DU/AC and (2) the single-family Villas at 10 DU/AC. The adjacent corner properties will remain C-2. The proposed acreages for each use are balanced for the suburban-scale, horizontal Mixed-Use development and established through this PAD which ensures a mixture of two-distinct types of dwelling units.

Together, the total gross residential area includes approximately 33.44 acres, with 557 total units for a total density of approximately 16.7 DU/AC. This density is within the intended density and housing mix of the Mixed-Use district as defined by the General Plan (detailed below) and as a result, is justified for purposes of the Zoning Ordinance and General Plan.

3.0 LAND USES AND DEVELOPMENT STANDARDS

The requirements of the Zoning Ordinance, as amended, and Avondale Subdivision Regulations, as amended, shall apply to Ascend except where explicitly stated otherwise in this PAD. This PAD sets forth the development standards and uses for Ascend and should a conflict exist between any provision in this PAD and the applicable Avondale Zoning Ordinance and applicable Subdivision Regulations, this PAD will govern. The Sections below detail the permitted and conditionally permitted uses and applicable development standards for the Ascend districts. Deviations are noted in bold, and all uses not specifically provided for herein are prohibited unless a subsequent determination by the Zoning Administrator finds a specific use to be analogous to a permitted or conditionally permitted use. The requirements of the Zoning Ordinance, as amended, and Avondale Subdivision Regulations, as amended, shall apply except where explicitly stated otherwise herein by this PAD.

3.1.1 RESIDENTIAL PERMITTED USES

Table 2: Residential Land Uses for Prose, Villas, compared to R-4 and R-3, respectively

LAND USE	Avondale R-4	Prose at Ascend	Avondale R-3	Villas at Ascend
Assisted Living Facility	C	C	C	C
Boarding House	C	-	C	-
Child care in the home for four (4) or fewer children not related to the residents, as an accessory to the primary residential use of a dwelling	P	-	P	-
Child care in the home for five (5) to ten (10) children not related to the residents, as an accessory to the primary residential use of a dwelling.	C	-	C	-
Child Care Center in conjunction with a Place of Worship	C	C	C	C
Community Garden, one acre or less	P	P	P	P
Convalescent Home	C	-	C	-
Group Home	P	P	P	P
Home Occupation, as an accessory to the primary residential use of a dwelling.	PC	-	PC	-
Manufactured or Mobile Home	-	-	-	-
Multi-Family dwelling	P	P	P	-
Nursing Home	C	C	C	C
Park and recreation areas, public	P	P	P	P
Place of Worship	C	C	C	C
Public utility facility required for local service	PC	PC	PC	PC
Public utility facility with the exception of those allowed as a Use Permitted with Conditions above	C	C	C	C
School, public	P	P	P	P
Single-Family attached dwelling	P	P	P	P
Single-Family detached dwelling	-	-	P	-

P = Permitted Use C = Conditional Use Permit Required PC = Permitted with Conditions A = Accessory Use

- = Not Permitted

3.1.2 RESIDENTIAL DEVELOPMENT STANDARDS

The Residential Development Standards below, **Table 3, Residential Development Standards** shall replace the development standards as shown in the City of Avondale Zoning Ordinance. Deviations from the City's standard are shown in **bold.** The proposed modifications support the development of adjacent residential communities to existing uses that are infill and established with the predetermination of the uses that surround them. As a result, some setback modifications are warranted. Further, unique standards are required for the Villas to create individual lots for each of the attached units, while maintaining the traditional look and feel very of a typical condo-platted, attached and rear-loaded community with similar building-to-building separation, and buildings separation from the private streets. The below proposed setbacks from the lot line will help facilitate more community open space to occur outside of the individual homeowner's lots. **See Exhibit 7, Residential Setback Exhibit** after **Table 3.**

Table 3: Residential Development Standards

	Avondale R-4	Prose at Ascend	Avondale R-3	Villas at Ascend
Maximum units allowed	1 unit for every 1,452 sf net site area	No Change	1 unit for every 3,630 sf net site area	No Change
Minimum lot width	50′	50′	50′	**25′**
Minimum lot depth	100′	100′	100′	**65′**
Maximum height	45′	45′	30′	**30′**
Maximum building coverage	50%	50%	45%	**60% *****
Minimum setbacks: Front Yard	25′*	25′*	25′	**2′**
Side Yard	15′**	15′**	15′**	**3′**
Rear Yard	15′	15′	15′	**2′**
Street Side and/on Private Vehicle Tract	25′*	25′*	20′	**3′**
Minimum 3-Story Setback Adjacent to SF****	75′	**90′**	N/A	**N/A**
Minimum setback to single-family for Villas	N/A	N/A	N/A	**20′**
Minimum Garage Setback from Back of Curb	N/A	**4′**	N/A	**4′**
Minimum Building Setback from Back of Curb	N/A	**8′**	N/A	**8′**
Minimum Building Separation	N/A	**20′**	N/A	**20′**
Minimum Building Setback from Arterial Road	N/A	**20′**	N/A	**20′**
Minimum Building Setback from Property Boundary	N/A	**15′**	N/A	**N/A**

** May be reduced to eight (8) feet for buildings with individual dwelling units that front onto a residential street and that provide direct access from residential units to the public sidewalk (e.g. townhomes or walk-up apartments). As it relates to this provision, direct access shall be defined as the shortest feasible paved connection to the public sidewalk from the entrance of a residential unit(s). Direct access shall not require pedestrians to navigate through internal sidewalks and exit through a centralized location in order to access the public right-of-way.*

*** Zero (0) feet for lots with common walls; fifteen (15) feet for lots with no common walls.*

**** Building coverage to be calculated by dividing the total building ground floor area from the total single-family net site area (minus the private street).*

******** *Does not apply to Villas at Ascend*

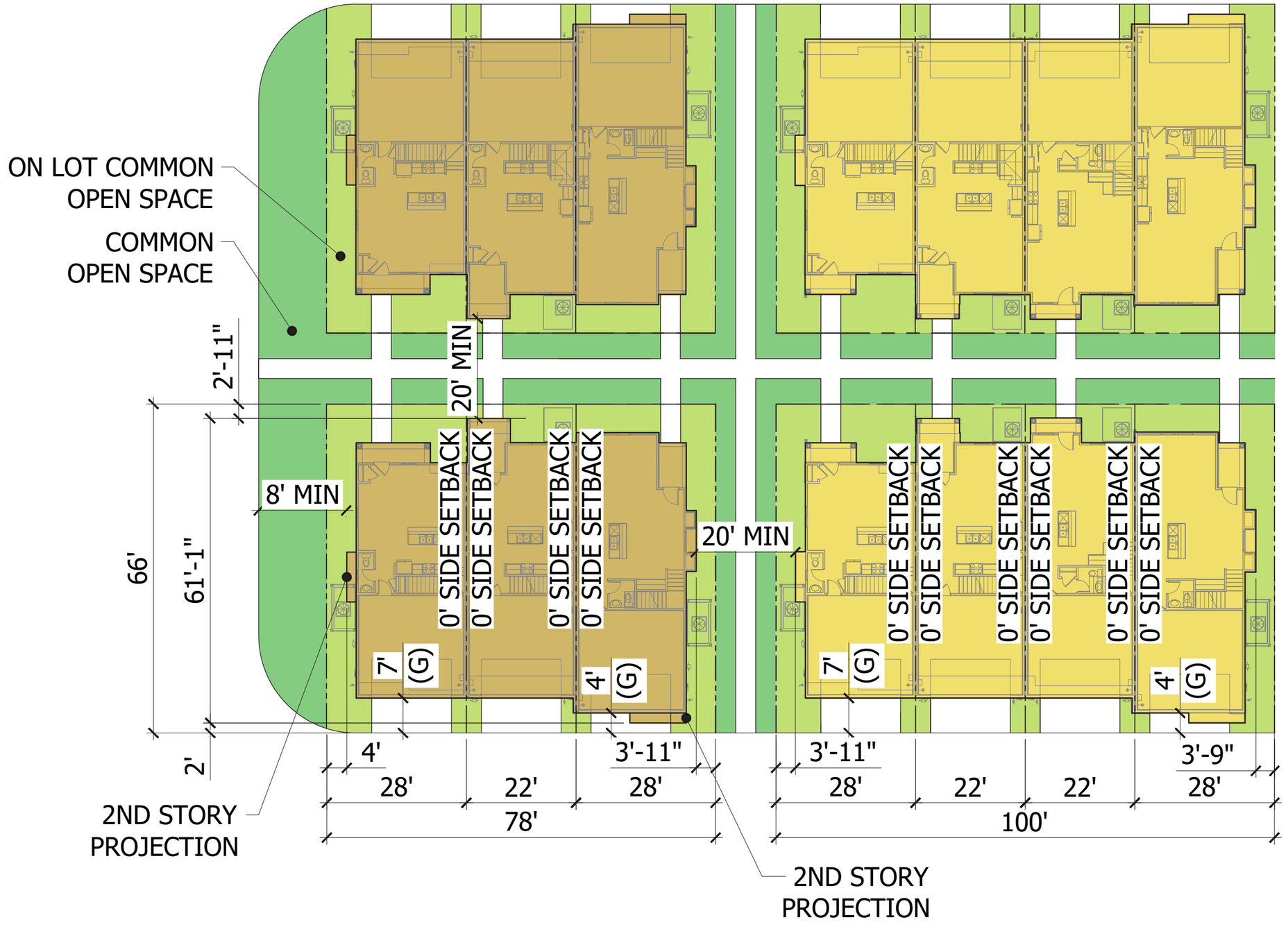


EXHIBIT 7: RESIDENTIAL SETBACKS

3.2.1 COMMERCIAL USES

The Shops at Ascend will include the historically permitted C-2 use list in place at the time of this PAD, which are provided for reference below. No deviations to the permitted uses are requested.

Table 3: Permitted Commercial Land Uses in C-2

USE	C-2
Administrative & Financial Uses	
Banks and financial institutions without drive-through, excluding non-chartered financial institutions	P
Banks and financial institutions with drive through, excluding non-chartered financial institutions	PC
Non-chartered financial services	C
Professional offices	P
Automobile Related Uses	
Automobile rental facility with no on-site storage	P
Automobile rental facility with on-site storage	PC
Automobile service and diagnostic facility	PC
Automobile boat, recreational vehicle, or motorcycle, sales and/or leasing	PC
Car wash, accessory to gas station	A
Car wash, self-service	C
Car wash, full-service	C
Gas station with or without convenience store and/or car wash	C
Tire sales, repair and mounting	PC
Truck stop, including wash	-
Truck, trailer, and equipment rental	C
Eating & Drinking Establishments	
Bar	PC
Brewery, ancillary to a bar or restaurant	P
Liquor stores	C
Mobile food vendor	P
Outdoor dining	A
Restaurant, with drive through	PC
Restaurant, without drive-through	P
Sidewalk café	A
Wine bar	PC
Education, Religious & Institutional Uses	
Adult daycare	PC
Assisted living facility	-
Child care center	C
College or university	-
Community garden, one acre or less	P
Employment agencies- Excluding day labor	P
Libraries	P
Museums and cultural centers	P
Places of worship	P
Preschools and similar uses	C
Public service and non-profit community use	C
Public Uses	P
Public utility buildings, structures, uses, facilities, and equipment	PC
School businesses, technical or vocational	-
Substance abuse treatment	-
Substance abuse detoxification	-
Entertainment and Recreation Uses	
Amusement parks, outdoor	-
Aquarium	-
Art Gallery	P
Bingo Hall	-
Bowling Alley	P
Commercial race track, outdoor	-
Commercial sporting complexes	-
Concert facilities, outdoor	-
Convention centers and exhibit halls	-
Health and exercise center	P
Ice or roller skating rink, indoor	P
Indoor commercial recreation/ entertainment uses not otherwise listed	P
Movie theater, indoor	P
Night club	C
Outdoor commercial recreation/ entertainment uses not otherwise listed	-
Reception centers	C
Rodeo grounds, outdoor	-
Shooting range	C
Social/ private clubs	PC
Stadiums	-
Swimming club	-
Theater, excluding movie theater	P
Video arcade, game room	P
Zoo	-

General & Intense Retail Uses	
Antique store	P
Business support services – photocopy, office supply stores, and package delivery services	P
Cigar bar/ tobacco lounge / smoke shop	C
Consignment shops	P
Equipment sales and rentals	-
Mini-storage warehouses and personal storage	C
Non-consignment secondhand retail store	P
Pawn Shop	C
Plant Nursery	-
Retail sales of new merchandise within closed buildings, excluding liquor stores	P
Retail/ wholesale sales of lumber, landscaping and building materials, excluding outdoor storage	-
Specialty retail, indoor, excluding liquor stores	P
Surplus Store	P
Thrift Store	PC
Lodging	
Hotel, excluding Extended Stay Hotels	P
Resorts	P
Caretaker quarters, including overnight security	A
Medical	
Emergency medical care facility	P
Funeral home	P
Hospitals	P
Massage Therapy (medical)	P
Medical, dental or health offices, clinics and laboratories, excluding plasma centers and medical marijuana uses	P
Plasma centers	C
Rehabilitation facilities and hospitals, excluding facilities for substance abuse and detoxification	P
Veterinary hospital, offices and clinics, excluding animal boarding	PC
Mixed Use	
Residential, upper floor	P

Personal Services	
Appliance service and repair	P
Art studio	P
Barber shop/Beauty Salon	P
Body piercing studio	P
Clothing alteration, custom dressmaking, or tailor shop	P
Dance studio	P
Dry cleaning and laundry establishment, pick-up and drop-off only	P
Laundromat, self-service	P
Massage or day spa	P
Music Studio	P
Nail Salon	P
Pet boarding and daycare facility	PC
Real estate offices	P
Specialty services	P
Tanning Salon	P
Tattoo parlor	P
Ticket and travel agency	P

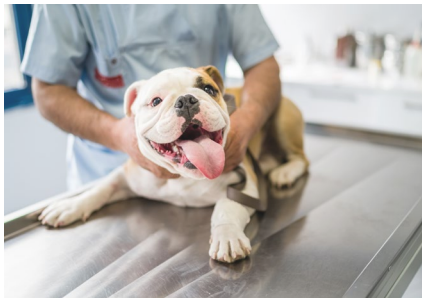
3.2.2 COMMERCIAL DEVELOPMENT STANDARDS

The Shops at Ascend modify otherwise applicable development standards as provide in **Table 4, Commercial Development Standards,** below, with deviations from the City's standard are shown in **bold.** The deviations proposed facilitate adjusted development standards in relation to the Prose District as reductions are justified given the known adjacency of uses.

Table 4: Community Commercial Development Standards

	C-2	The Shops at Ascend
Minimum Lot Width	None	None
Minimum Site Depth	None	None
Maximum Lot Coverage	None	None
Maximum Building Height	30'	**40'***
Front Setback	20'	20'
Street Setback	20'	20'
Rear Setback	20'	**10'**
Side Setback	15'	**10'**
Parking Setback	30'	**15' from Prose, 25' from shared Sage Creek property line,** **15' from all other**
Interior Setback	None	None
Setback from a Residential District or Use	50'	**10' from Prose,** **25' from Sage Creek property line**
Parking Setback from a Residential District or Use	25'	**15'**
Maximum Accessory Structure Height	15'	20'*

*'Stair-Step' Max Height from 30' to 40' at 1:1 ratio from adjacent residential and includes accessory structures



4.0 OPEN SPACE, THEMING, AND LANDSCAPING

4.1 OPEN SPACE, TRAILS, AND PARKS

As a mixed-use environment, the Ascend project includes open space that is unique to each of the uses rather than in a communal format typical of a master-planned community PAD. The Prose District will achieve 20% usable open space through a highly-programmed network of amenities that includes passive and active recreation that are easily accessed through an internal network of paths and all age groups. In lieu of the requirements otherwise applicable in Section 206.B.2.e of the Avondale Zoning Ordinance, the average private open space area across the project shall be 57 square feet as the project has been designed with an open space system that is in close proximity to every building and connected by a trail as shown in the Conceptual Open Space Plan. The Villas District will achieve 15% usable open space through a major central amenity that includes a pool area, shade structure with restroom as well as children's play areas all connected via a comprehensive trails network within the property. Both Districts will have community swimming pools and associated clubhouse facilities.

The Ascend project provides for a comprehensive open space network with planned recreation activities servicing the residents of each community. Residents within each neighborhood will enjoy a trails network which provides clear access to programmed areas. The open space areas will integrate similar or complimentary materials to ensure the aesthetics of the community are integrated within the overall Ascend project.

Residents of Ascend will also enjoy living in close proximity to several of Avondale's major park amenities including Friendship Park, which is approximately 2.5 miles south of the Project.

4.2 CHARACTER AND THEME

The Ascend project utilizes a blend of modern materials to create a common design aesthetic between each proposed community, while providing for individuality to create emphasis on key site features.

Residents will be greeted upon arrival at the Villas District with a faceted entry feature which integrates a modern transitional masonry with accents of brick complementing the interior residential architecture. The landscape is organized in a formal pattern to create emphasis within the entry courtyard. The height of the palm trees at the entry signifies the arrival point with supporting tree canopy providing much needed shade over the walkways leading into the community.

The Prose District makes use of similar materials, using them in larger forms to complement the scale of the community. A decorative column combined with a painted masonry and brick accent provide for a more modern character at the project arrival. The landscape is also organized in a formal pattern to create emphasis on the arrival while creating scale against the buildings and providing for shade in the pedestrian realm.

4.3 WALLS AND MONUMENTATION

The project entry features integrate modern materials into transitional forms and masses, creating a cohesive, but unique character between the Villas District and the Prose District. The Prose District employs a long arrival experience, pulling residents, prospects, and visitors alike through the arrival leading to the primary amenity and clubhouse. Organized landscape provides a visual framework and structure providing emphasis on the project's arrival and site features.

The Villas District employs an entry courtyard experience for residents and visitors. Decorative wall panels create a structured area that is patterned with landscape materials creating a visually interesting and appealing layering of colors and textures. The entry courtyard opens on the planned amenity area, showcasing the recreation activities within the community.

Where the Prose District and Villas District engage the perimeter arterial streets, an enhanced wall program is planned. A common materials palette integrates a modern transitional character along the community's frontage. Decorative pilasters combined with accent materials provide for articulation on the street scene. Variations in the application of the materials and colors provide for an interesting street aesthetic.

4.4 LANDSCAPE

The Ascend landscape programming is planned to compliment the modern transitional character of the community. Landscape materials will be organized in patterns to bring emphasis to key arrival areas, pedestrian nodes, or recreation areas. Canopy trees will be located adjacent to trails to provide shade for pedestrians as well as to provide scale against buildings and create structure within programmed areas. Landscape materials along Dysart Road and Indian School Road will be in accordance with the City of Avondale Street Tree Master Plan and applicable landscaping requirements of the City of Avondale. The Villas at Ascend will provide a minimum of 20' building setback from the shared property boundary with the existing homes to the south, where less than 30' is provided, 36" box shade trees shall be planted 20' on center for the length of the proposed home.

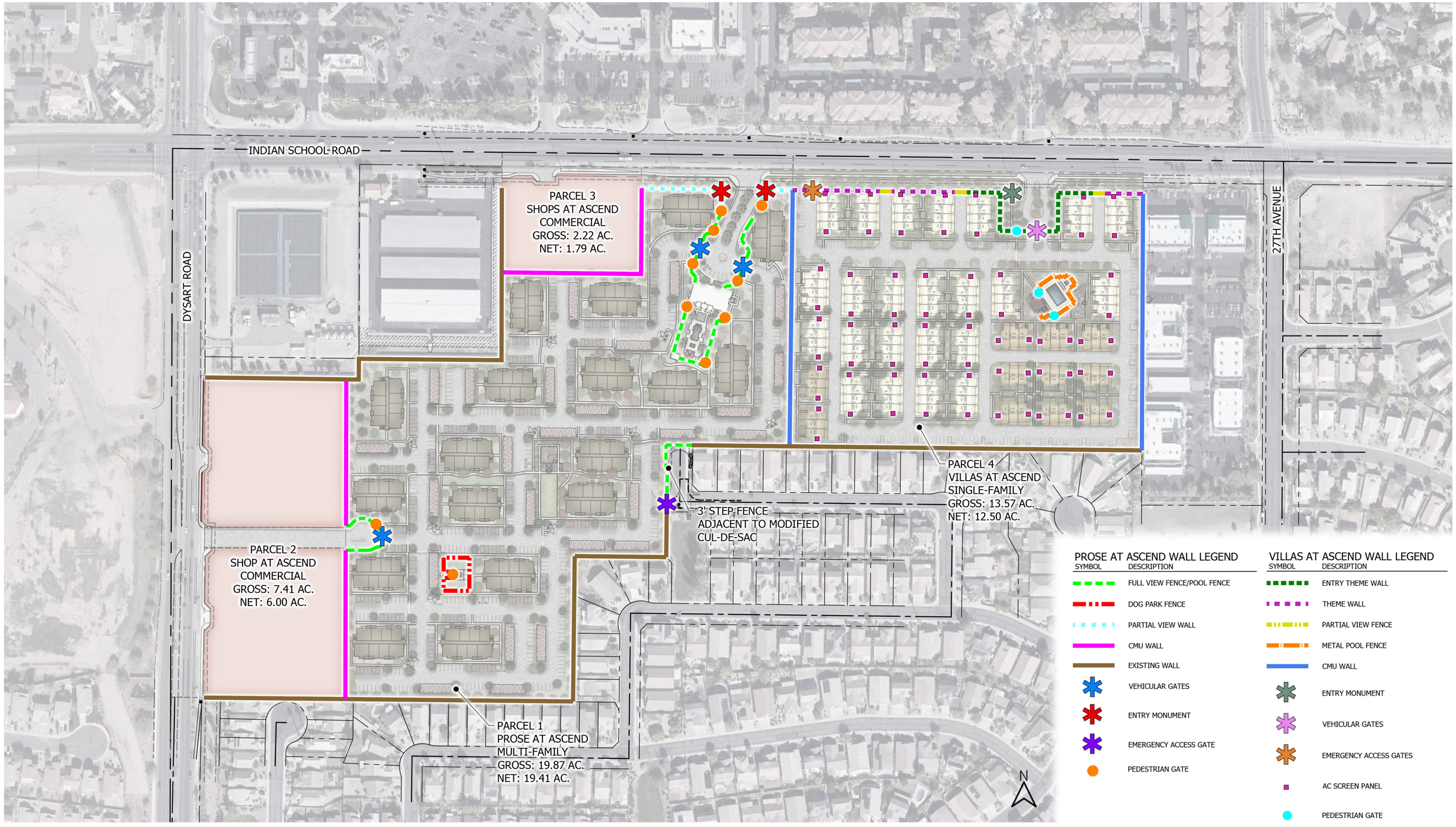
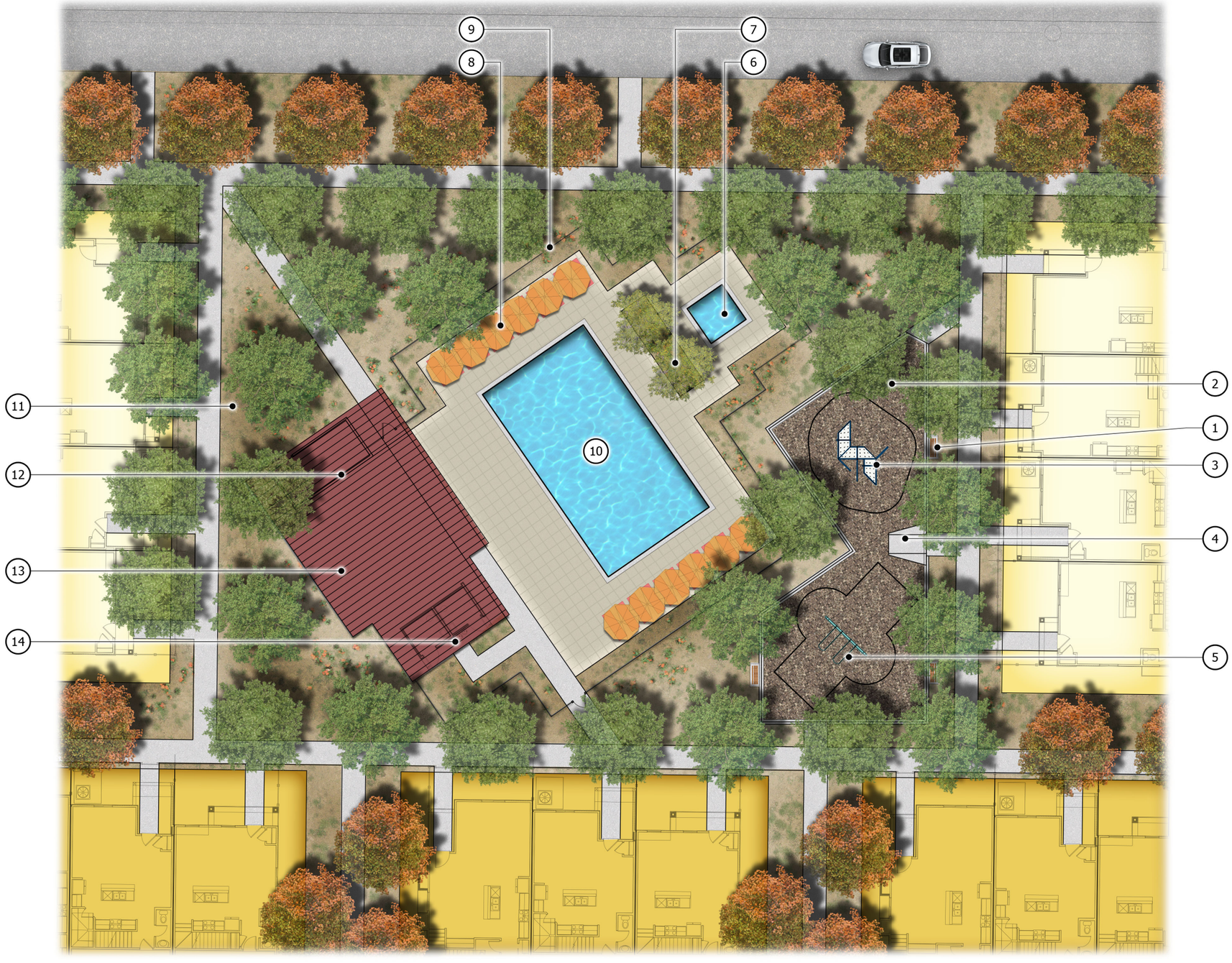


EXHIBIT 8: WALL PLAN



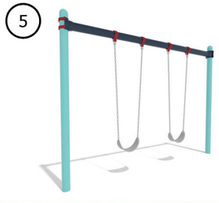
KEYNOTE LEGEND

1. BENCH
2. TOT LOT
3. PLAY STRUCTURE
4. ADA RAMP
5. SWING SET
6. SPA
7. LANDSCAPE AREA
8. LOUNGERS
9. METAL POOL FENCE
10. POOL
11. SIDEWALK CONNECTION TO TOWN HOMES ENTRY
12. POOL EQUIPMENT ROOM
13. SHADE STUCTURE
14. RESTROOM BUILDING

1

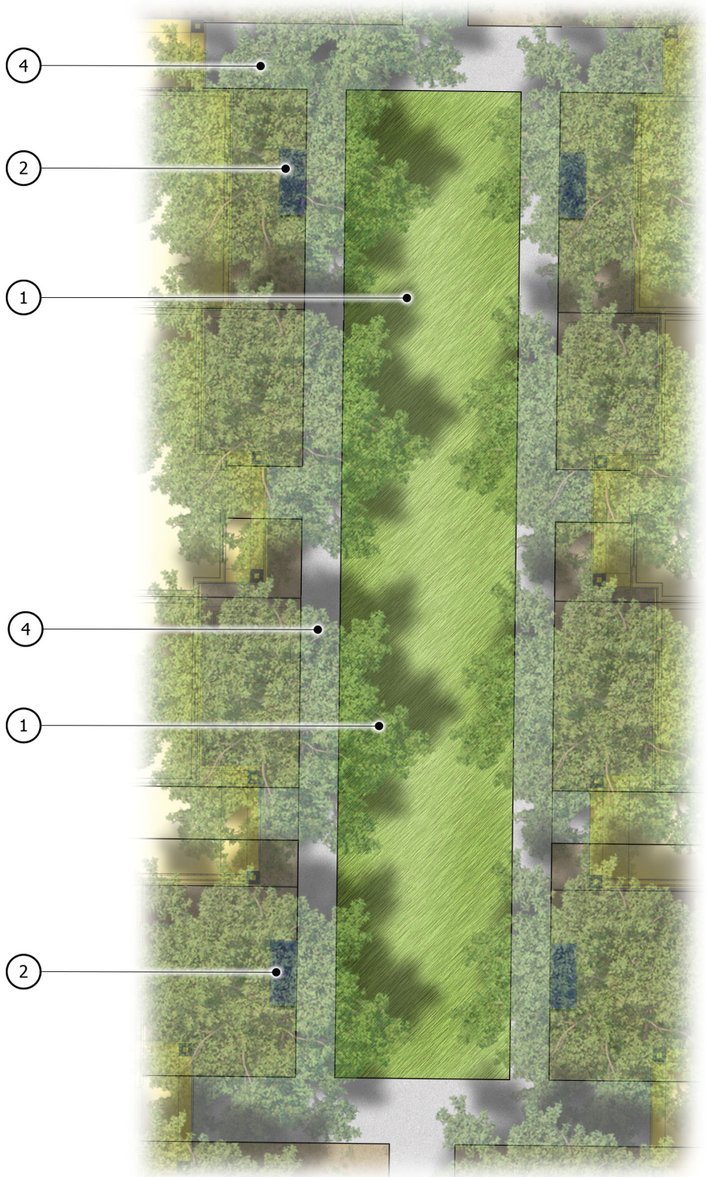
3

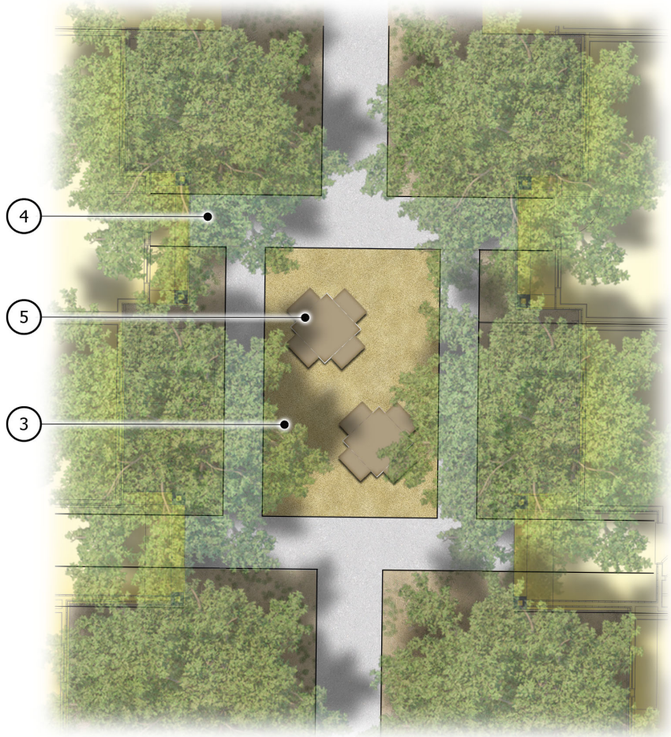
5



13

EXHIBIT 9: AMENITY ENLARGEMENT - VILLAS AT ASCEND

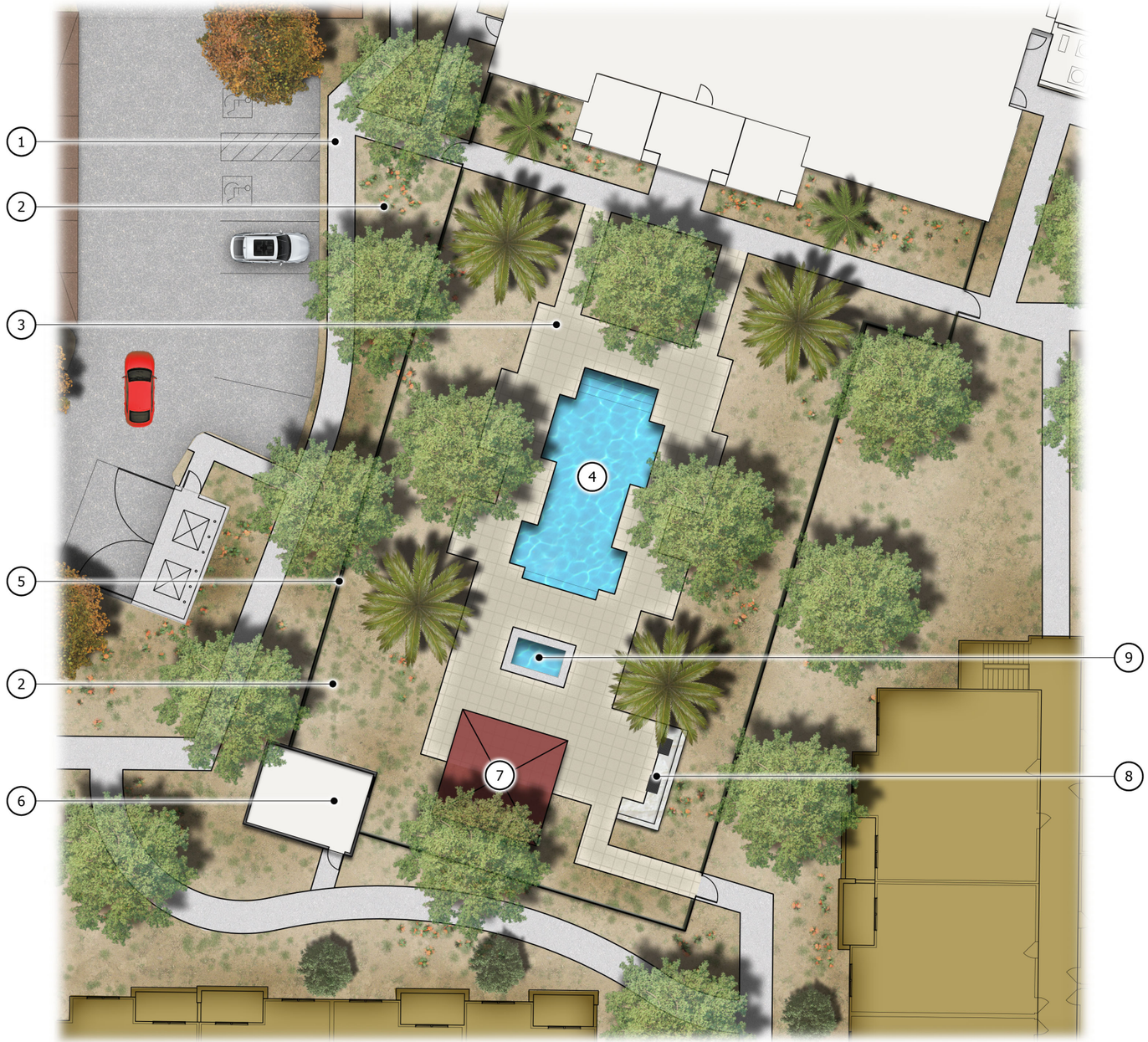




LEGEND

1. TURF
2. BENCH
3. STABILIZED DECOMPOSED GRANITE
4. SIDEWALK
5. PICNIC TABLE

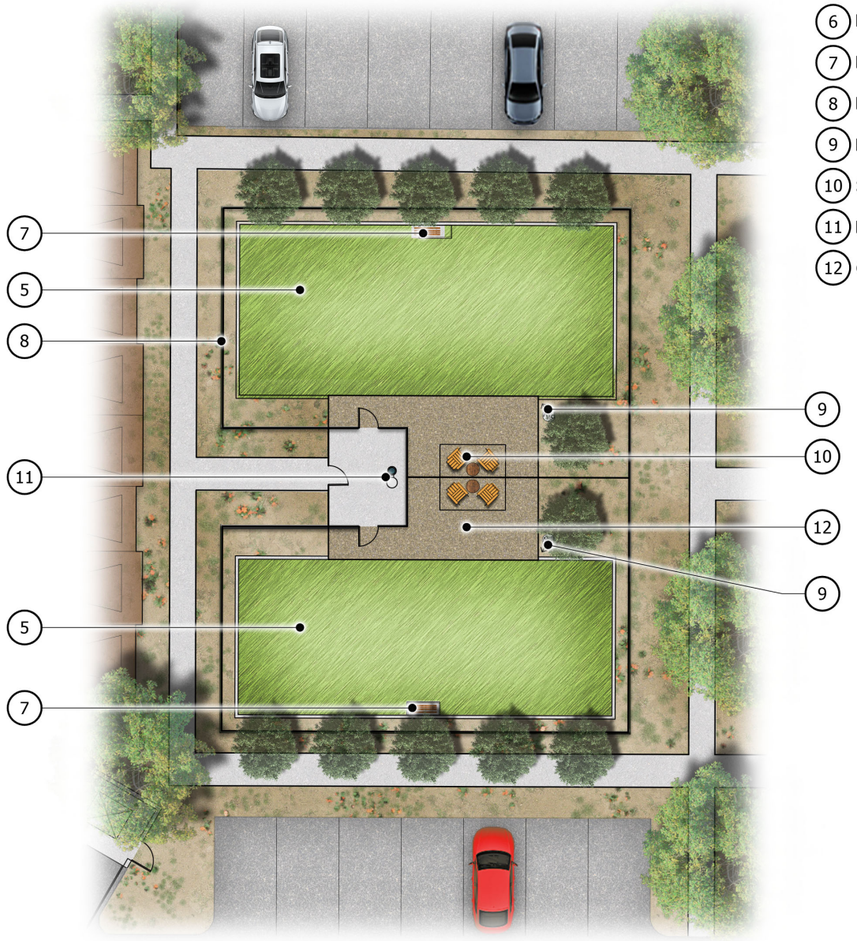
EXHIBIT 10: AMENITY ENLARGEMENT - VILLAS AT ASCEND - GAME LAWN AND COURTYARD



KEYNOTE LEGEND

1. CONCRETE SIDEWALK
2. LANDSCAPE AREA
3. POOL DECK
4. POOL
5. POOL FENCE
6. POOL EQUIPMENT ROOM
7. RAMADA
8. BBQ GRILL
9. SPA

EXHIBIT 11: AMENITY ENLARGEMENT - PROSE AT ASCEND - POOL



KEYNOTE LEGEND

1. PLAY STRUCTURE
2. CONCRETE SIDEWALK
3. BBQ GRILL
4. RAMADA
5. TURF
6. LANDSCAPE AREA
7. BENCH
8. DOG PARK FENCE
9. PET WASTE STATION
10. SEATING AREA
11. DRINKING FOUNTAIN WITH CONCRETE PAD
12. COMPACTED DG

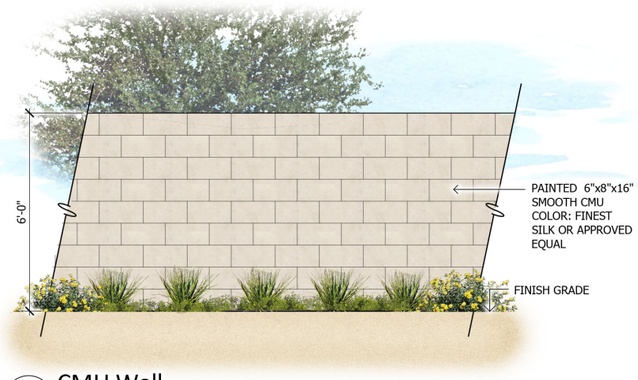
EXHIBIT 12: AMENITY ENLARGEMENT - PROSE AT ASCEND - DOG PARK AND TOT LOT

Not Used

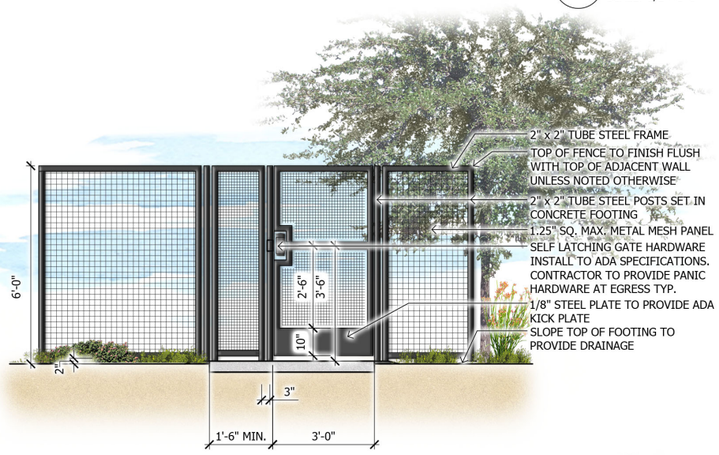
EXHIBIT 13: TRAIL SECTIONS - NOT USED

1 Theme Wall
SCALE: 1/2"=1'-0"

2 Entry Theme Wall
SCALE: 1/2"=1'-0"



3 CMU Wall
SCALE: 1/2"=1'-0"



4 Metal Pool Fence and Gate
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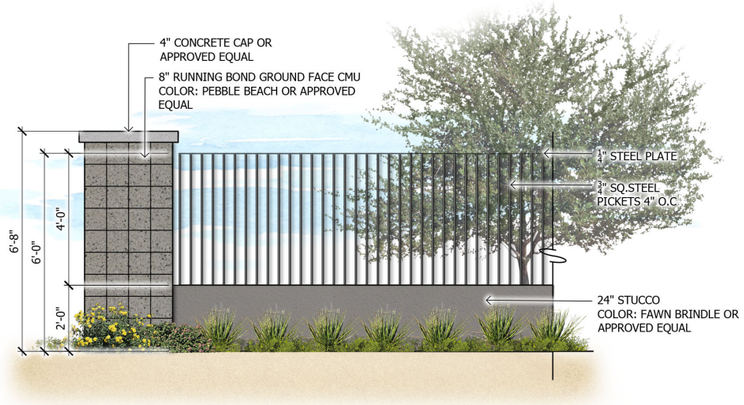


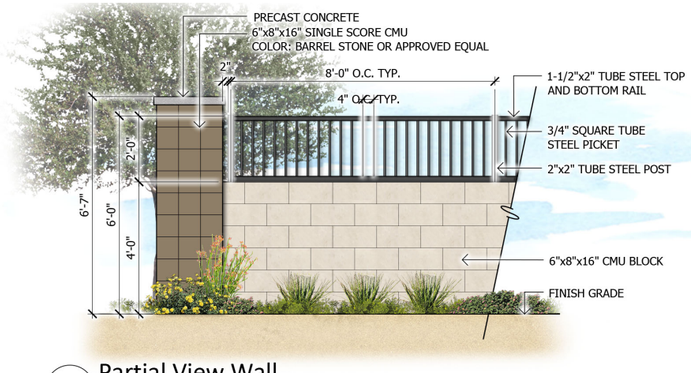
5 Partial View Fence
SCALE: 1/2"=1'-0"

6 Vehicular Gates
SCALE: 3/8"=1'-0"

EXHIBIT 14: WALL DETAILS - VILLAS AT ASCEND

1 Full View/Pool Fence

SCALE: 1/2"=1'-0"

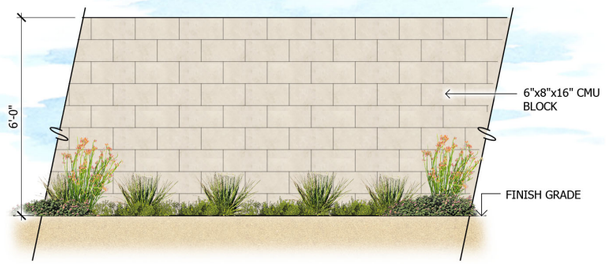


2 Partial View Wall

SCALE: 1/2"=1'-0"

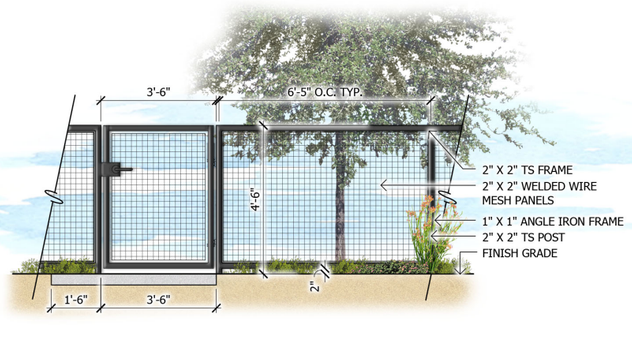
3 Pedestrian Gate

SCALE: 1/2"=1'-0"



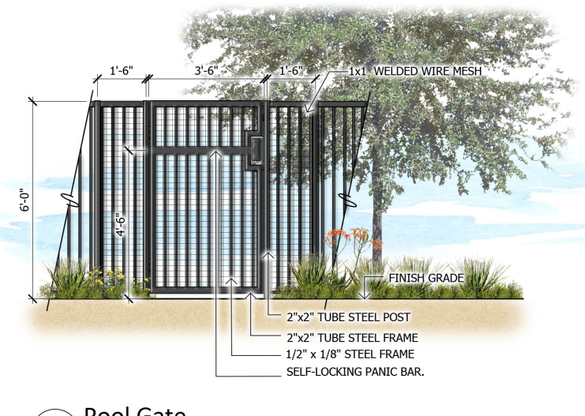
4 CMU Wall

SCALE: 1/2"=1'-0"



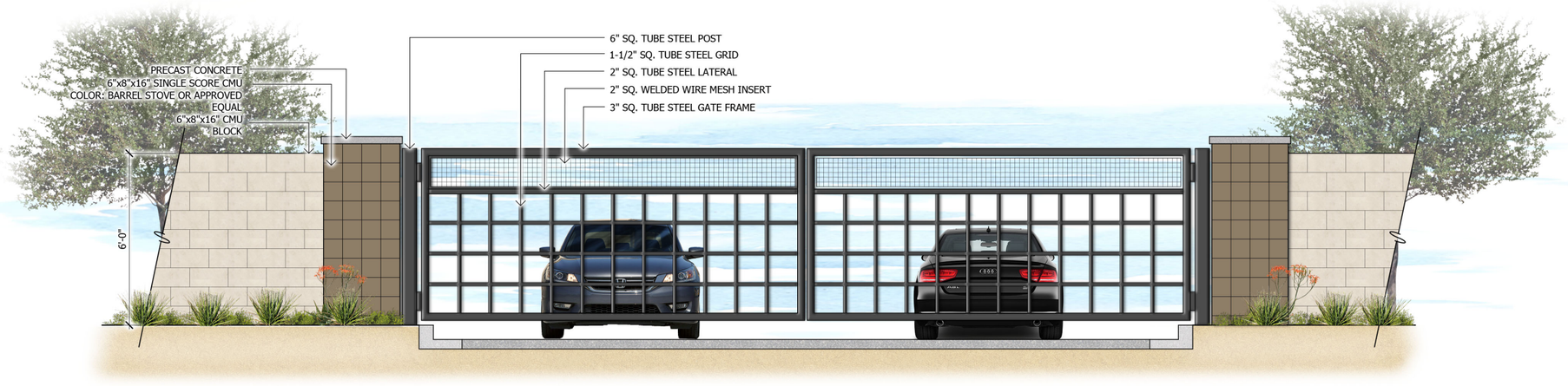
5 Dog Park Fence and Gate

SCALE: 1/2"=1'-0"



6 Pool Gate

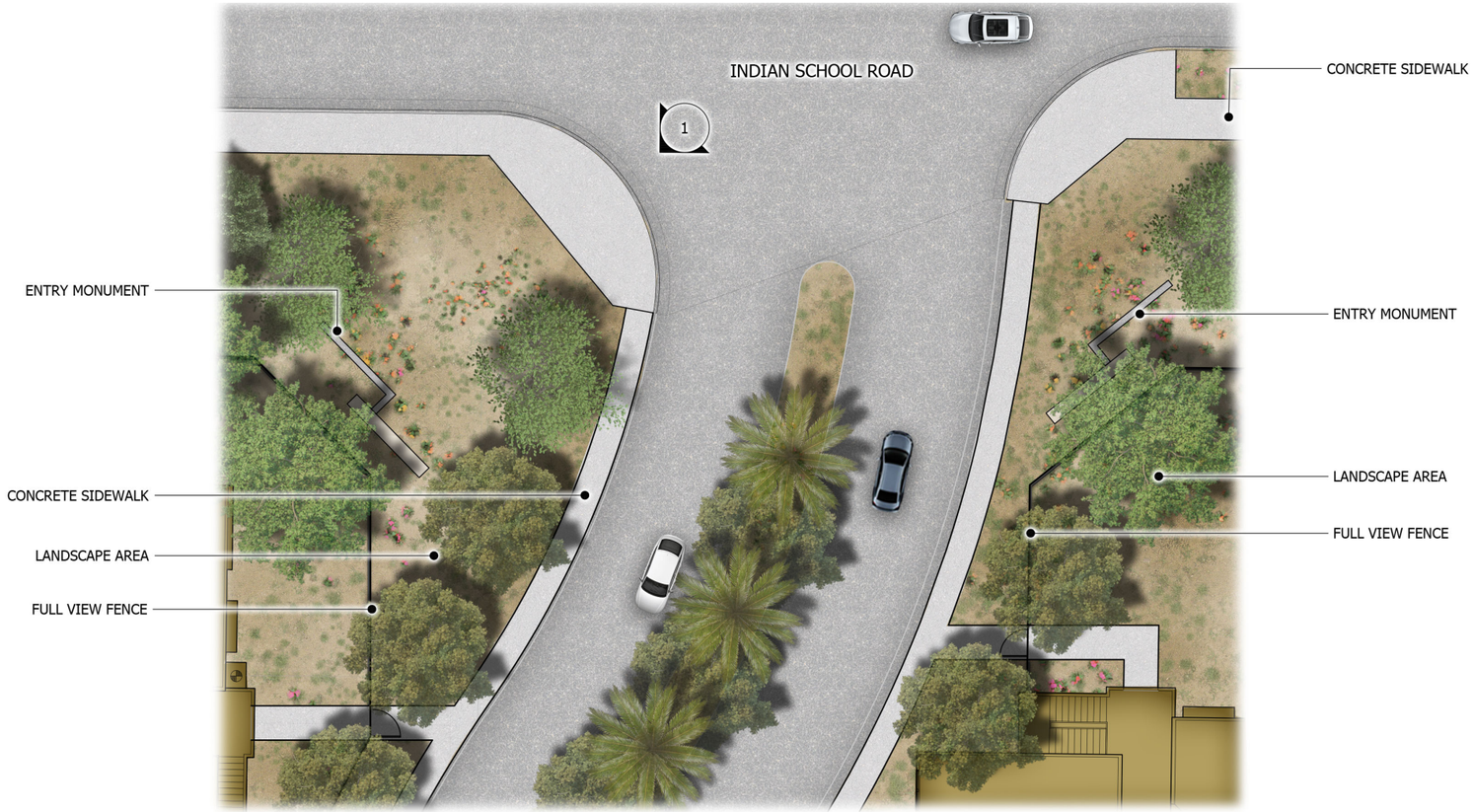
SCALE: 1/2"=1'-0"



7 Vehicular Entry Gate

SCALE: 1/2"=1'-0"

EXHIBIT 15: WALL DETAILS - PROSE AT ASCEND

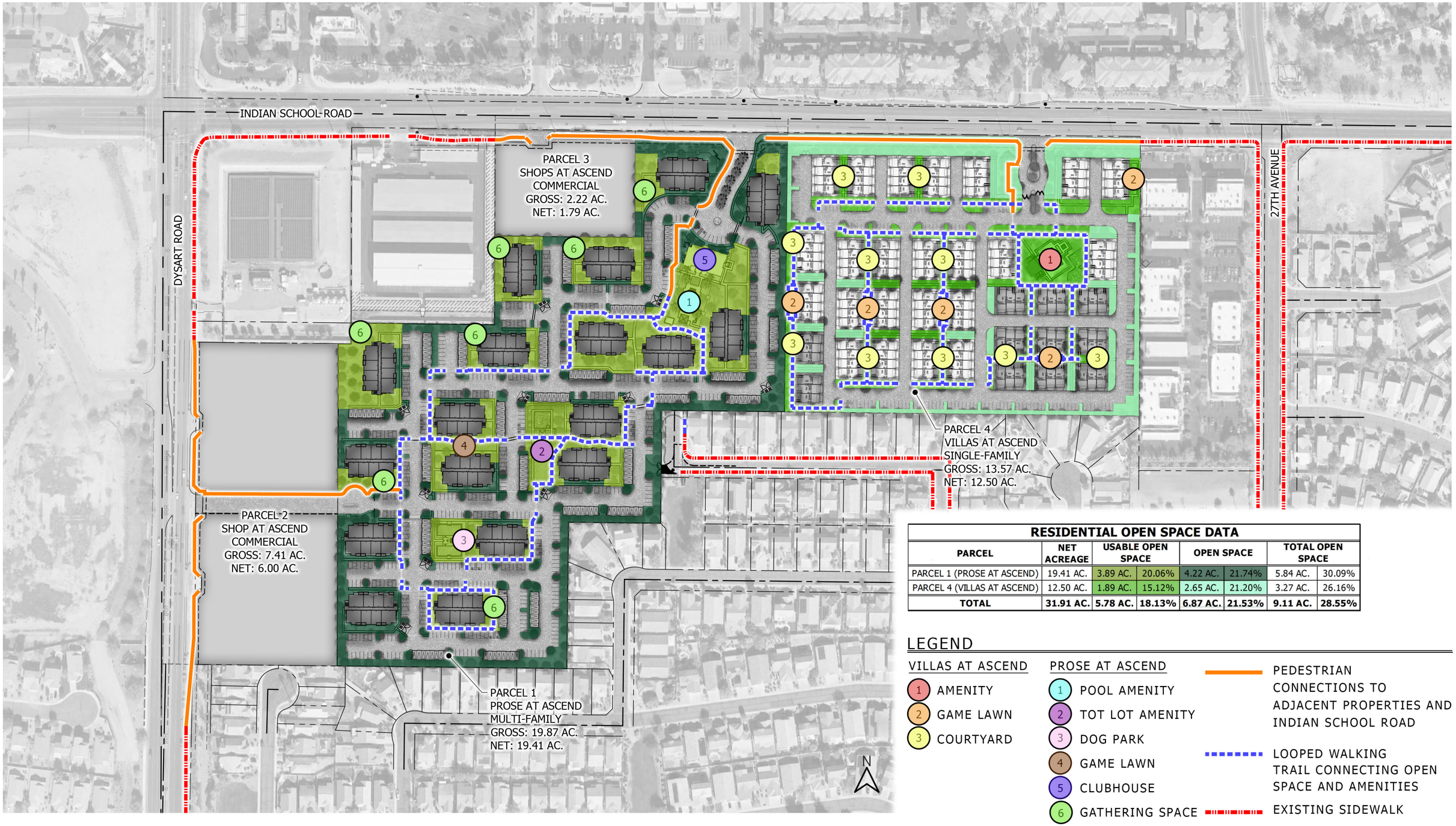


1 Entry Monument
SCALE: 1/2"=1'-0"

EXHIBIT 16: CONCEPTUAL ENTRY MONUMENT - PROSE AT ASCEND

1 Entry Monument
SCALE: 3/8"=1'-0"

EXHIBIT 17: CONCEPTUAL ENTRY MONUMENT - VILLAS AT ASCEND



RESIDENTIAL OPEN SPACE DATA

PARCEL	NET ACREAGE	USABLE OPEN SPACE		OPEN SPACE		TOTAL OPEN SPACE	
PARCEL 1 (PROSE AT ASCEND)	19.41 AC.	3.89 AC.	20.06%	4.22 AC.	21.74%	5.84 AC.	30.09%
PARCEL 4 (VILLAS AT ASCEND)	12.50 AC.	1.89 AC.	15.12%	2.65 AC.	21.20%	3.27 AC.	26.16%
TOTAL	**31.91 AC.**	**5.78 AC.**	**18.13%**	**6.87 AC.**	**21.53%**	**9.11 AC.**	**28.55%**

LEGEND

VILLAS AT ASCEND

1. AMENITY
2. GAME LAWN
3. COURTYARD

PROSE AT ASCEND

1. POOL AMENITY
2. TOT LOT AMENITY
3. DOG PARK
4. GAME LAWN
5. CLUBHOUSE
6. GATHERING SPACE

PEDESTRIAN CONNECTIONS TO ADJACENT PROPERTIES AND INDIAN SCHOOL ROAD

LOOPED WALKING TRAIL CONNECTING OPEN SPACE AND AMENITIES

EXISTING SIDEWALK

EXHIBIT 18: CONCEPTUAL OPEN SPACE PLAN

5.0 DESIGN GUIDELINES

The Project will be in conformance with both the Singe-family and Multi-family Residential Design Manual, the Commercial and Industrial Design Manual except as provided in this PAD.

5.1 RESIDENTIAL

5.1.1 PROSE

As is acknowledged under the City's Multi-family Design Manual, the Zoning Administrator has latitude to interpret the qualitative and quantitative standards to provide flexibility so long as projects meet the intent of the Manual, which is guided by the over-arching goal of creating sustainable neighborhoods which promote walkable communities with plentiful open space amenities. The configuration of the site, which is a stair-stepped shape, lends to a layout that includes a diversity of buildings and placement. Rather than place large u-shaped or centrally located buildings, the Development Plan provides for a variety of buildings and open space placed throughout the Project. This design facilitates the placement of many distinct recreational and open space amenities throughout the Project and furthers the goals of both the Manual and General Plan. Several modifications to the Multi-Family Residential Design Manual are provided below and in final design, additional flexibility may be required, subject to Zoning Administrator approval.

SITE DESIGN

X. "Provide garages for development with more than 100 units. Garages should be attached and account for a minimum of twenty-five (25) percent of the required parking, excluding guest parking. Incorporate a portion of the garages under the living quarters to minimize standalone, long garage buildings."

The Ascend residential buildings are 3-story and have a maximum of 30 units in each. The placement of garages will be in close proximity to each building and in small groupings and utilized as buffering buildings to the Sage Creek community, in lieu of attaching the garages to the buildings. The design of the garages mimics the roofline and scale of the single-story homes in Sage Creek.

OPEN SPACE AND AMENITIES

D. "Aggregate open space in one large area rather than dispersing into smaller pieces and provide residents with access to open space within a 5-minute walk."

To create a diversity in the open space programming and create views to the open space areas and accessibility, the open space areas are distributed throughout the project.

I. "Usable open space may include".....

a. Pedestrian walking paths that provide looped pathways within the community with branches that lead to community focal points for gatherings. A variety of walking paths are provided.
b. Interior areas of a clubhouse that may count towards usable open space.
c. Pool areas.
d. Play structures.
e. Dog parks.
f. Lawn areas where social gatherings can occur and residents can play lawn games such as corn hole and ladder ball.
g. Seating areas.

L. "Design multi-use trails a minimum of (ten) 10 feet in width, lighted with low level security lights, and connect through the neighborhood as a green belt."

BUILDING DESIGN

AA. For projects with more than 16 buildings, provide 3 color schemes.

5.1.2 THE VILLAS

The single-family Villas are not a traditional product that the City's Single Family Residential Manual is geared toward. To account for the adjusted development standards and attached nature of the product, the following modifications and clarifications to the Single-Family Residential Manual are proposed.

2.2 ROOF ARTICULATION AND DESIGN

B. "No adjacent home or directly across the street shall have the same elevation or roofline".

The homes are attached and deigned in blocks of three and four units such that this standard cannot be accommodated. However, diversity of architecture is achieved through the other application Design Manual standards. Further, no two elevations adjacent to one another will be permitted on the Indian School frontage.

2.5 REQUIRED HOME DIVERSITY, TABLE 1-1

"Single Family subdivisions shall include a diversity of architectural types as set forth in Table 1.1"

The diversity of architectural types for the Villas at Ascend are modified as follows:

- The minimum number of floor plans required for projects with 100+ units is 3, with 2 elevations per 3-plex building and 3 elevations for 4-plex buildings.
- The minimum number of roof styles required for projects with 100+ units is 3.
- The minimum number of color schemes required for projects with 100+ units is 4 different color schemes per elevation.
- The minimum number of roof colors required for projects with 100+ units is 3 different roof colors.

5.2 COMMERCIAL

The Shops at Ascend will follow the City's Commercial Design Manual.

5.3 ARCHITECTURAL CHARACTER

The Prose buildings incorporate design elements reminiscent of the modern farmhouse style, such as prominent gable roofs with exposed beam ends, centered windows, and metal window shade awnings. The pitched roofs feature flat concrete tiles with gable ends that accentuate vertical massing elements and provide varied roof lines. The single-story garage buildings incorporate the farmhouse style and roof variations to create a transition to the Sage Creek community.

Two different color palettes will be intermixed throughout the site to provide visual interest and sense of place. A variety of exterior materials including stone veneer, standing seam metal awnings and wrought iron balcony rails complement the warm earth tone stucco. At the 3-story buildings, the pedestrian scale is enhanced by elements such as recessed patios with low walls, textured stone veneer, and window awnings. Mechanical equipment will be roof mounted and fully screened from view, allowing for patios and landscaping around the building.

The Villas architecture will also incorporate design elements reminiscent of the modern farmhouse and craftsman styles. The modern farmhouse style incorporates board and batten to create depth and dimension, outlookers at the gables and brick veneer. Garage door designs will have an "X" detail to give the appearance of a barn door and gooseneck coach lights. The craftsman style shows truss tails at gables, siding (hardie board), stone veneer and tapered columns at the entry. The craftsman also has multi-paned windows and carriage style garage doors.

The Prose and Villas buildings have complementary architectural styles, sharing several design elements such as pitched roofs, select paint colors and stone veneer water table.

5.4 SITE DESIGN

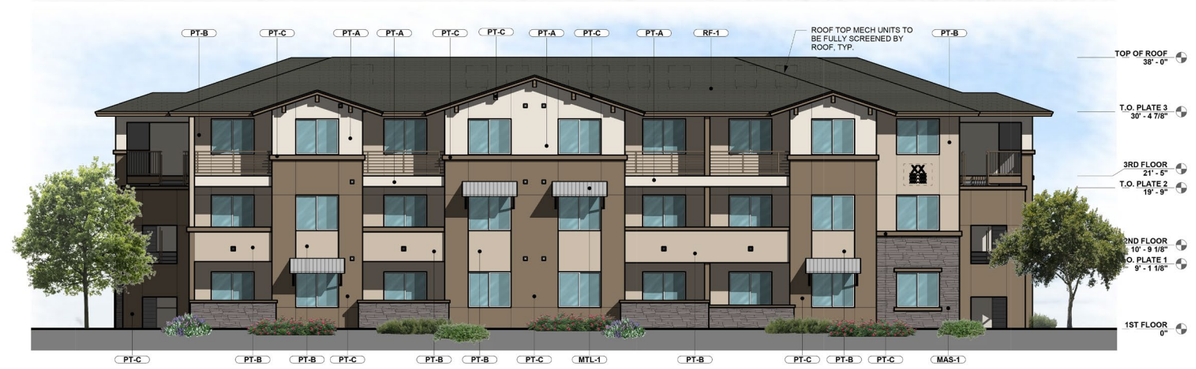
Rather than concentrate large-urban form buildings, the project layout for all Districts focuses on building variety and variation to create a project that complements the areas around it- from the storage and commercial to the east and west, to the single-family to the south. Ascend marries transitions with landscaping and open space amenities to further establish the modern product diversity while taking cues from the adjacent projects that precede it. Avondale code requires 778 parking spaces in total for the Prose multi-family portion of the Project, with 2% (15) being ADA accessible. The proposed site plan depicts 780 total spaces with 2% (16) being ADA accessible, exceeding Avondale code standards.

To accommodate future resident access to EV Parking Spaces, the following standards will apply to the project in lieu of Avondale Zoning Ordinance Section 802.G. requirements. For Prose, 6 Level 2 Physical Charging Stations will be provided, with 32 Level 2 stalls within tenant garages, and conduit to an additional 22 stalls for a total of 60 EV Capable Spaces. For the Villas, Level 2 EV charging capability will be provided in 100% of the garages for all units. Due to the variety of vehicles with varying charging requirements and plugs, this will allow homeowners to be able to install a charging station that is compatible with their vehicle. The Villas will also provide level 2 EV charging capability for 3% of the required visitor parking. The foregoing standards may be amended the Zoning Administrator in recognition of any applicable technological advancements that justifies an alteration of these requirements.

EXTERIOR FINISH LEGEND

- **PT-A** — STUCCO, DUNN EDWARDS, DE6212 "CRISP MUSLIN"
- **PT-B** — STUCCO, DUNN EDWARDS, DEC752 "BIRCHWOOD"
- **PT-C** — STUCCO, ACCENT, STAIR RAILING, DUNN EDWARDS, DE6216 "BARREL STOVE"
- **GL-1** — WINDOWS: VINYL, DUAL PANE, LOW-E, FRAME COLOR: WHITE
- **RF-1** — ROOF: CONCRETE TILE, FLAT, BORAL, SAXONY 900 SLATE, STONE MOUNTAIN DARK
- **MTL-1** — AWNINGS, STANDING SEAM, "SILVER"
- **MAS-1** — BRICK VENEER, CORONADO STONE "OLD WORLD LEDGE", COLOR: HURON

1 **ELEVATION BLDG 1 - STREET FACING.**
1/8" = 1'-0"



2 **ELEVATION BLDG 1 - NON-STREET FACING.**
1/8" = 1'-0"

4 **ELEVATION BLDG 1 SIDE - NON-STREET FACING.**
1/8" = 1'-0"

3 **ELEVATION BLDG 1 SIDE - STREET FACING.**
1/8" = 1'-0"

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PROSE AVONDALE
ALLIANCE RESIDENTIAL
SEC N DYSART RD & W INDIAN SCHOOL RD
AVONDALE, AZ 85340

REV	DATE	DESCRIPTION

PROJECT NUMBER 21-006

ISSUE DATE 11/2/2021

SHEET TITLE: BUILDING 1 ELEVATIONS - COLOR SCHEME 1

SHEET NUMBER A-214.

EXHIBIT 19: CONCEPTUAL ARCHITECTURE ELEVATIONS - COLOR SCHEME 1

EXTERIOR FINISH LEGEND

- **PT-E** — STUCCO, DUNN EDWARDS, DEC786 "MINER'S DUST"
- **PT-B** — STUCCO, DUNN EDWARDS, DEC752 "BIRCHWOOD"
- **PT-C** — STUCCO, ACCENT, STAIR RAILING, DUNN EDWARDS, DE6216 "BARREL STOVE"
- **PT-D** — STUCCO, ACCENT, DUNN EDWARDS, DET634 "DOWNING TO EARTH"
- **GL-1** — WINDOWS: VINYL, DUAL PANE, LOW-E, FRAME COLOR: WHITE
- **RF-1** — ROOF: CONCRETE TILE, FLAT, BORAL, SAXONY 900 SLATE, STONE MOUNTAIN DARK
- **MTL-1** — AWNINGS, STANDING SEAM, "SILVER"
- **MAS-1** — BRICK VENEER, CORONADO STONE "OLD WORLD LEDGE", COLOR: HURON

1 **ELEVATION BLDG 1 - STREET FACING.**
1/8" = 1'-0"

2 **ELEVATION BLDG 1 - NON-STREET FACING.**
1/8" = 1'-0"

4 **ELEVATION BLDG 1 SIDE - NON-STREET FACING.**
1/8" = 1'-0"

3 **ELEVATION BLDG 1 SIDE - STREET FACING.**
1/8" = 1'-0"

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AVONDALE, AZ 85340

REV	DATE	DESCRIPTION

PROJECT NUMBER
21-006

ISSUE DATE
11/2/2021

SHEET TITLE
BUILDING 1 ELEVATIONS - COLOR SCHEME 2

SHEET NUMBER
A-214.

EXHIBIT 20: CONCEPTUAL ARCHITECTURE ELEVATIONS - COLOR SCHEME 2

EXTERIOR FINISH LEGEND

- **PT-D** — STUCCO, ACCENT, STAIR RAILING
  DUNN EDWARDS
  DET634 "DOWNING TO EARTH"
- **PT-E** — STUCCO
  DUNN EDWARDS
  DEC786 "MINER'S DUST"
- **PT-F** — STUCCO
  DUNN EDWARDS
  DET620 "BARNWOOD GRAY"
- **GL-1** — WINDOWS: VINYL, DUAL PANE, LOW-E
  FRAME COLOR: WHITE
- **RF-1** — ROOF: CONCRETE TILE, FLAT
  BORAL, SAXONY 900 SLATE, STONE MOUNTAIN DARK
- **MTL-1** — AWNINGS
  STANDING SEAM, "SILVER"
- **MAS-1** — BRICK VENEER
  CORONADO STONE "OLD WORLD LEDGE"
  COLOR: HURON

1 **ELEVATION BLDG 1 - STREET FACING.**
1/8" = 1'-0"

2 **ELEVATION BLDG 1 - NON-STREET FACING.**
1/8" = 1'-0"

4 **ELEVATION BLDG 1 SIDE - NON-STREET FACING.**
1/8" = 1'-0"

3 **ELEVATION BLDG 1 SIDE - STREET FACING.**
1/8" = 1'-0"

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REV	DATE	DESCRIPTION

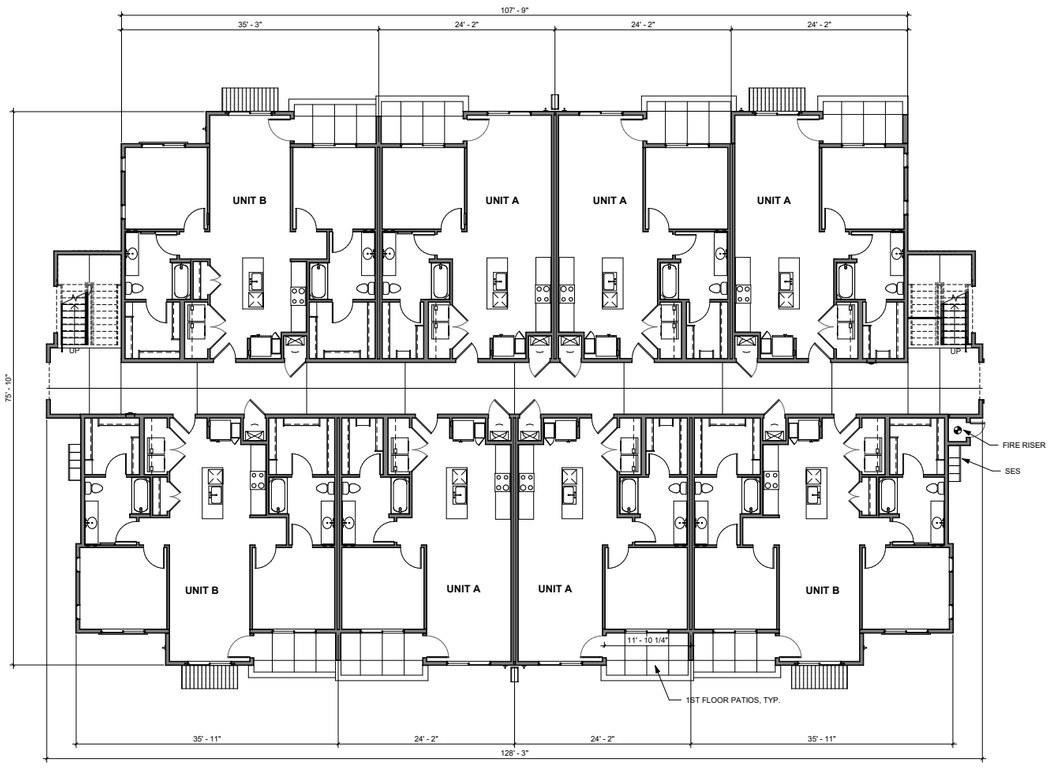
PROJECT NUMBER
21-006

ISSUE DATE
07/22/2021

SHEET TITLE
BUILDING 1 ELEVATIONS - COLOR SCHEME 3

SHEET NUMBER
A-214.

EXHIBIT 21: CONCEPTUAL ARCHITECTURE ELEVATIONS - COLOR SCHEME 3



1 **1ST FLOOR PLAN BUILDING 1.**
1/8" = 1'-0"

1ST FLOOR BUILDING 1	9,033 SF
2ND FLOOR BUILDING 1	8,825 SF
3RD FLOOR BUILDING 1	8,559 SF
TOTAL BUILDING AREA	26,418 SF

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AVONDALE, AZ

REV	DATE	DESCRIPTION

PROJECT NUMBER
21-006

ISSUE DATE
07/19/2021

SHEET TITLE
BUILDING 1
1ST FLOOR
PLAN

SHEET NUMBER
A-210.

EXHIBIT 22: CONCEPTUAL ARCHITECTURE RENDERINGS - FLOOR PLAN - 1ST FLOOR

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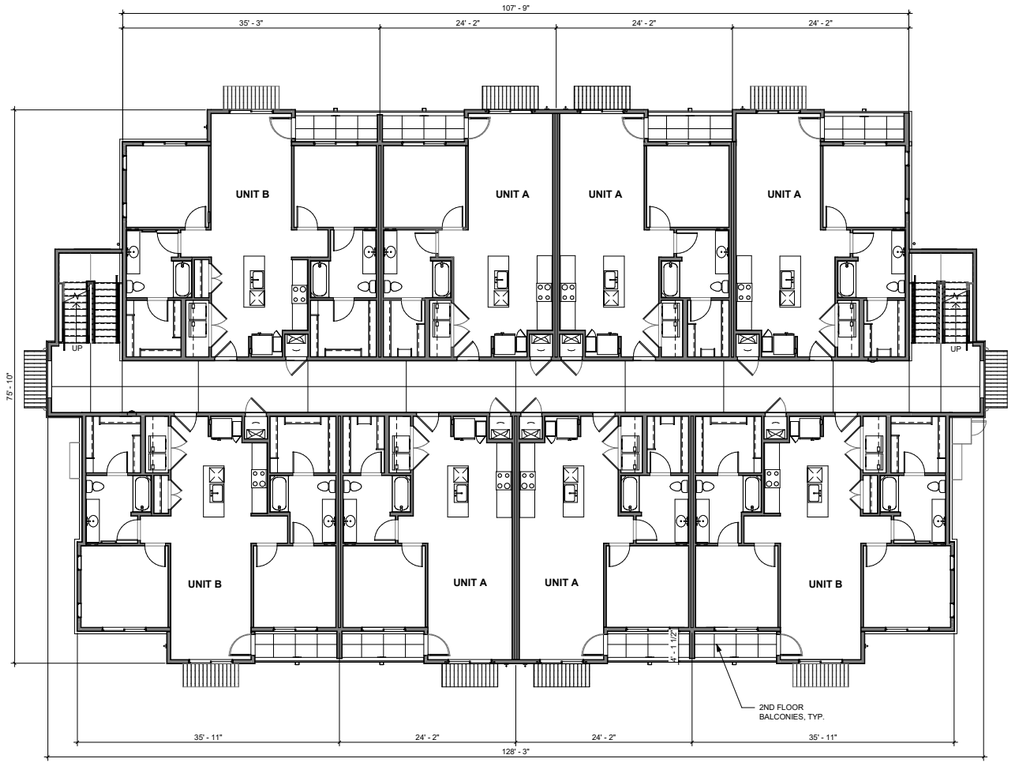

1 **2ND FLOOR BUILDING 1.**
1/8" = 1'-0"

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AVONDALE, AZ

REV	DATE	DESCRIPTION

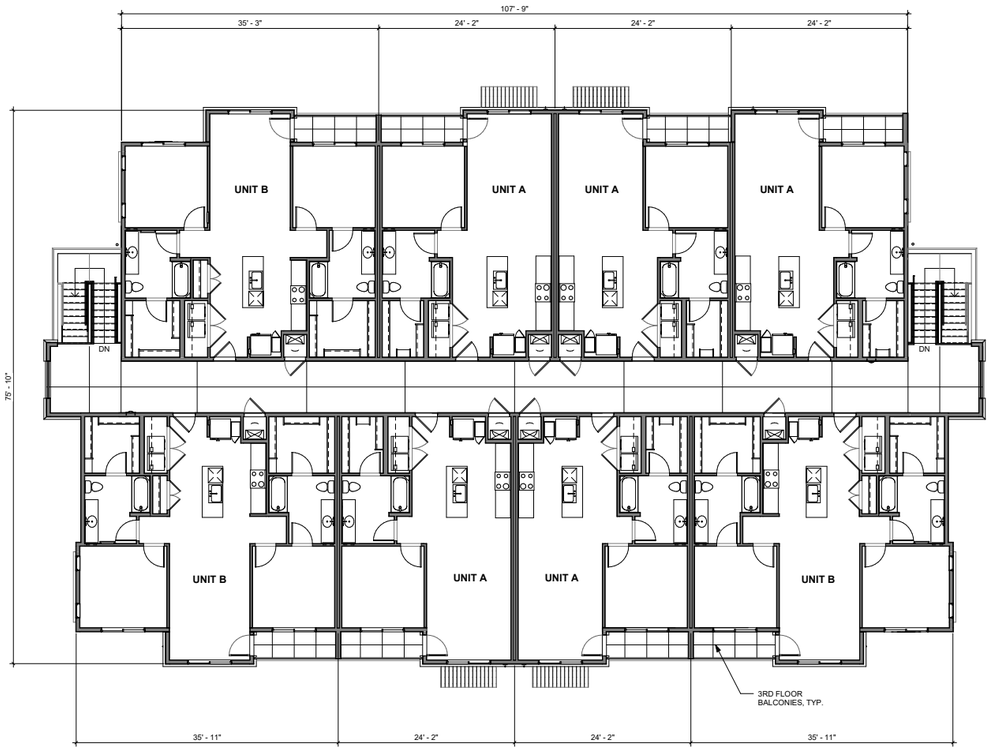
PROJECT NUMBER
21-006

ISSUE DATE
07/19/2021

SHEET TITLE
BUILDING 1
2ND FLOOR
PLAN

SHEET NUMBER
A-211.

EXHIBIT 23: CONCEPTUAL ARCHITECTURE RENDERINGS - FLOOR PLAN - 2ND FLOOR



1 **3RD FLOOR BUILDING 1.**
1/8" = 1'-0"

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ALLIANCE RESIDENTIAL
SEC DYSART RD & INDIAN SCHOOL
AVONDALE, AZ

REV	DATE	DESCRIPTION

PROJECT NUMBER: 21-006

ISSUE DATE: 07/19/2021

SHEET TITLE: BUILDING 1 3RD FLOOR PLAN

SHEET NUMBER: A-212.

EXHIBIT 24: CONCEPTUAL ARCHITECTURE RENDERINGS - FLOOR PLAN - 3RD FLOOR

1 **ELEVATION CLUBHOUSE FRONT.**
1/8" = 1'-0"

2 **ELEVATION CLUBHOUSE RIGHT SIDE.**
1/8" = 1'-0"

3 **ELEVATION CLUBHOUSE REAR.**
1/8" = 1'-0"

4 **ELEVATION CLUBHOUSE LEFT SIDE.**
1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- **PT-A** — STUCCO, DUNN EDWARDS, DE6212 "CRISP MUSLIN"
- **PT-B** — STUCCO, DUNN EDWARDS, DE6213 "FINE GRAIN"
- **PT-C** — STUCCO, ACCENT TRIM, STAIR RAILING, DUNN EDWARDS, DE6216 "BARREL STOVE"
- **GL-1** — WINDOWS: VINYL, DUAL PANE, LOW-E, FRAME COLOR: WHITE
- **RF-1** — ROOF: CONCRETE TILE, FLAT, BORAL: BAXONY 900 SLATE, STONE MOUNTAIN DARK
- **MTL-1** — AWNINGS, STANDING SEAM, "SILVER"
- **MAS-1** — BRICK VENEER, CORONADO STONE "OLD WORLD LEDGE", COLOR: HURON

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REV	DATE	DESCRIPTION

PROJECT NUMBER
21-006

ISSUE DATE
07/22/2021

SHEET TITLE
CLUBHOUSE ELEVATIONS

SHEET NUMBER
A-433.

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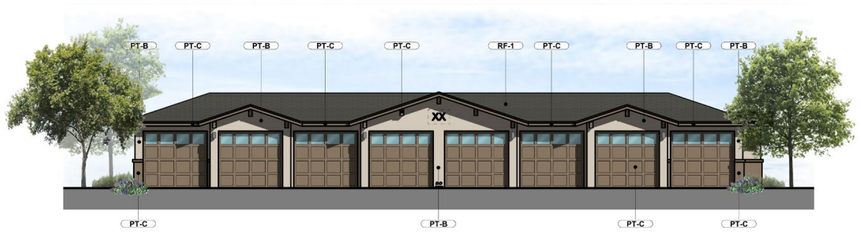
EXHIBIT 25: CONCEPTUAL ARCHITECTURE ELEVATIONS - CLUBHOUSE

EXTERIOR FINISH LEGEND

- **PT-A** — STUCCO, DUNN EDWARDS, DE6212 "CRISP MUSLIN"
- **PT-B** — STUCCO, DUNN EDWARDS, DE6213 "FINE GRAIN"
- **PT-C** — STUCCO, ACCENT TRIM, STAIR RAILING, DUNN EDWARDS, DE6216 "BARREL STOVE"
- **GL-1** — WINDOWS: VINYL, DUAL PANE, LOW-E, FRAME COLOR: WHITE
- **RF-1** — ROOF: CONCRETE TILE, FLAT, BORAL, SAXONY 900 SLATE, STONE MOUNTAIN DARK
- **MTL-1** — AWNINGS, STANDING SEAM, "SILVER"
- **MAS-1** — BRICK VENEER, CORONADO STONE "OLD WORLD LEDGE", COLOR: HURON

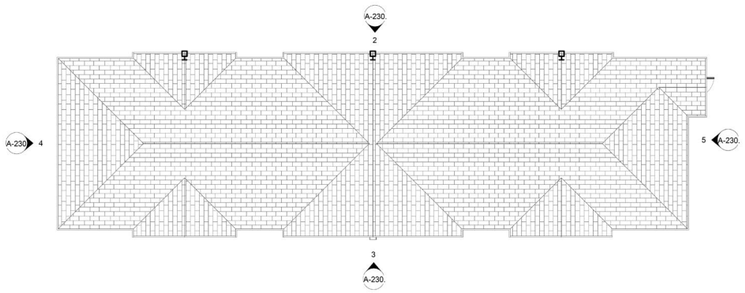
4 **ELEVATION GARAGE BUILDING LEFT.**
1/8" = 1'-0"



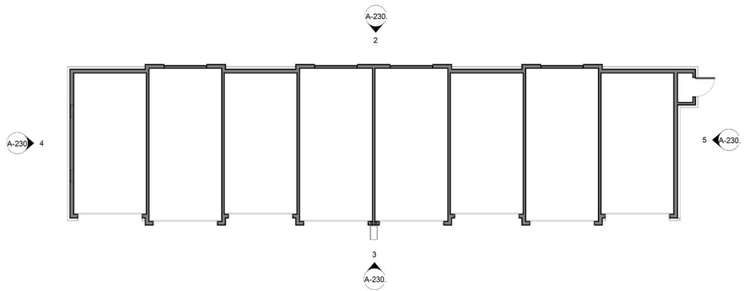
3 **ELEVATION GARAGE BUILDING FRONT.**
1/8" = 1'-0"

5 **ELEVATION GARAGE BUILDING RIGHT.**
1/8" = 1'-0"

2 **ELEVATION GARAGE BUILDING REAR.**
1/8" = 1'-0"



6 **ROOF PLAN GARAGE BUILDING.**
1/8" = 1'-0"



1 **FLOOR PLAN GARAGE BUILDING.**
1/8" = 1'-0"

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AVONDALE, AZ 85340

REV	DATE	DESCRIPTION

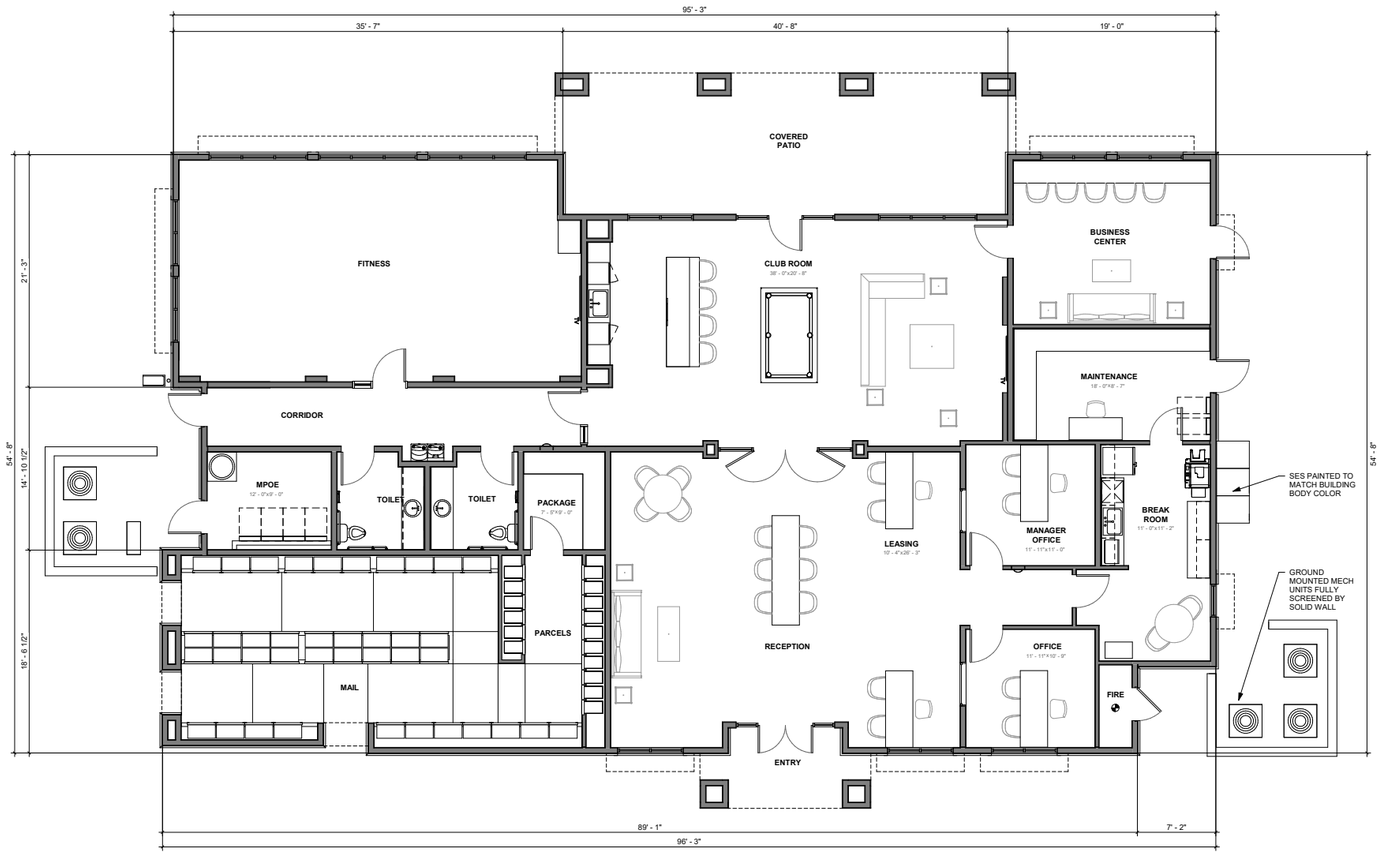
PROJECT NUMBER
21-006

ISSUE DATE
07/22/2021

SHEET TITLE
GARAGE BUILDING FLOOR, ROOF, ELEVATIONS

SHEET NUMBER
A-230.

EXHIBIT 26: CONCEPTUAL ARCHITECTURE ELEVATIONS - GARAGE



1 **FLOOR PLAN CLUBHOUSE.**
3/16" = 1'-0"

CLUBHOUSE	4,136 SF
CLUBHOUSE EXT. FRONT ENTRY	57 SF
CLUBHOUSE EXT. REAR PATIO	539 SF
CLUBHOUSE MAIL	736 SF
TOTAL GROSS SF	5,468 SF

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ALLIANCE RESIDENTIAL
SEC DYSART RD & INDIAN SCHOOL
AVONDALE, AZ

REV	DATE	DESCRIPTION

PROJECT NUMBER
21-006

ISSUE DATE
07/19/2021

SHEET TITLE
CLUBHOUSE FLOOR PLAN

SHEET NUMBER
A-410.

EXHIBIT 27: CONCEPTUAL ARCHITECTURE RENDERINGS - FLOOR PLAN - CLUBHOUSE

Front Elevation 01 - Craftsman

SCALE:

Front Elevation 02 - Craftsman

SCALE:

Rear Elevation - Craftsman

SCALE:

Building Type 1

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August 10, 2021 | SF210007.00

EXHIBIT 28: CONCEPTUAL ARCHITECTURE RENDERINGS - CRAFTSMAN - TYPE 1

NOTE: SEE STANDARD FLOOR PLANS, ELECTRICAL PLANS, ROOF PLANS, AND ELEVATIONS, FOR INFORMATION NOT SHOWN, IN AREAS ADJACENT TO OPTIONS, THAT DOES NOT CHANGE.

FLOORING LEGEND

V/T — C

V - VINYL
T - TILE / HARD SURFACE
C - CARPET

WALL LEGEND

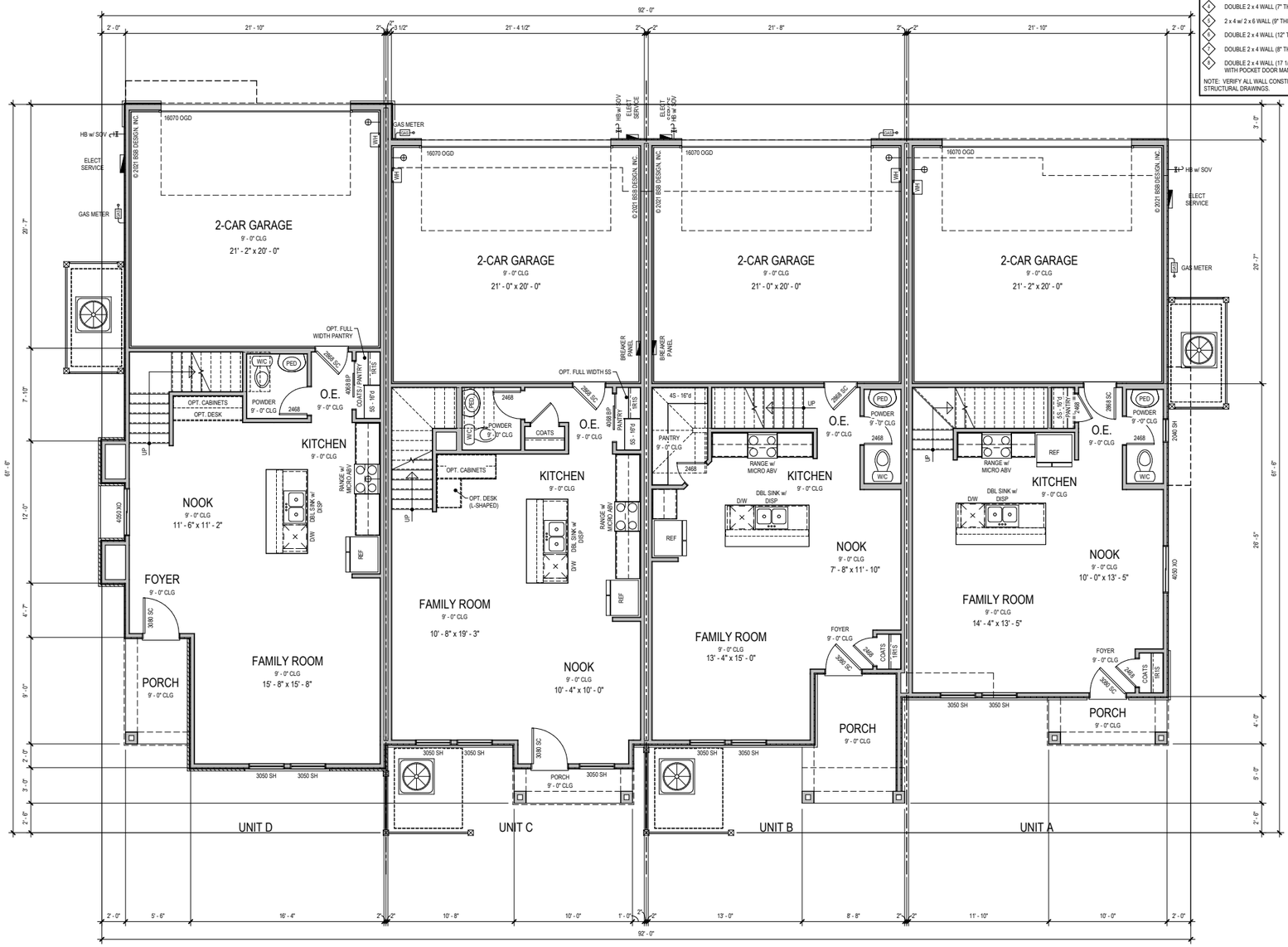
1. 2 x 4 WALL (INCLUDES WALLS NOT TAGGED)
2. 2 x 6 WALL
3. 2 x 8 WALL
4. DOUBLE 2 x 4 WALL (7" THICK)
5. 2 x 4 w/ 2 x 6 WALL (9" THICK)
6. DOUBLE 2 x 4 WALL (12" THICK)
7. DOUBLE 2 x 4 WALL (8" THICK)
8. DOUBLE 2 x 4 WALL (17 1/2" THICK) - VERIFY WITH POCKET DOOR MANUFACTURER

NOTE: VERIFY ALL WALL CONSTRUCTION WITH STRUCTURAL DRAWINGS.

GENERAL FLOOR PLAN NOTES

A. CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0". CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 7'-0". (U.N.O.)
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING - SEE GENERAL NOTES. WINDOWS LOCATED AT +72" ABOVE FINISHED GRADE MUST COMPLY WITH IRC R312.2.
C. PROVIDE GYPSUM BOARD - SEE GENERAL NOTES FOR CODE REQUIREMENTS.
D. ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT. APPLY ELASTOMERIC SEALANT.
E. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB / SHOWER COMBINATIONS.
F. SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED 'CEMENT', 'FIBER-CEMENT', OR 'GLASS MAT GYPSUM' BACKERS AND NON-ABSORBANT SURFACE TO A HEIGHT OF 72" ABOVE THE DRAIN - SEE GENERAL NOTES, SECTION IX, AND IRC SECTION R702.4.2.
G. ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING. (U.N.O.)
H. ALL ANGLED PARTITIONS ARE 45 DEGREES. (U.N.O.)
I. CENTER-LINE OF WATER CLOSET SHALL BE A MINIMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE.

FLOOR PLAN KEYNOTES



Main Floor Plan - Elevation A

SCALE: 1/4" = 1'-0"

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ISSUE DATE:
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Villas at Ascend

Avondale, Arizona

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MAIN FLOOR PLAN - ELEV A

4-PLEX BUILDING TYPE 1

A1.1.1

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EXHIBIT 29: CONCEPTUAL ARCHITECTURE RENDERINGS - CRAFTSMAN - FLOOR PLAN - TYPE 1

NOTE: SEE STANDARD FLOOR PLANS, ELECTRICAL PLANS, ROOF PLANS, AND ELEVATIONS, FOR INFORMATION NOT SHOWN, IN AREAS ADJACENT TO OPTIONS, THAT DOES NOT CHANGE.

FLOORING LEGEND

V/T — C
V - VINYL
T - TILE / HARD SURFACE
C - CARPET

WALL LEGEND

1. 2 x 4 WALL (INCLUDES WALLS NOT TAGGED)
2. 2 x 6 WALL
3. 2 x 8 WALL
4. DOUBLE 2 x 4 WALL (7" THICK)
5. 2 x 4 w/ 2 x 6 WALL (9" THICK)
6. DOUBLE 2 x 4 WALL (12" THICK)
7. DOUBLE 2 x 4 WALL (8" THICK)
8. DOUBLE 2 x 4 WALL (17 1/2" THICK) - VERIFY WITH POCKET DOOR MANUFACTURER

NOTE: VERIFY ALL WALL CONSTRUCTION WITH STRUCTURAL DRAWINGS.

GENERAL FLOOR PLAN NOTES

A. CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0". CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 7'-0". (U.N.O.)
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING - SEE GENERAL NOTES. WINDOWS LOCATED AT +72" ABOVE FINISHED GRADE MUST COMPLY WITH IRC R312.2.
C. PROVIDE GYPSUM BOARD - SEE GENERAL NOTES FOR CODE REQUIREMENTS.
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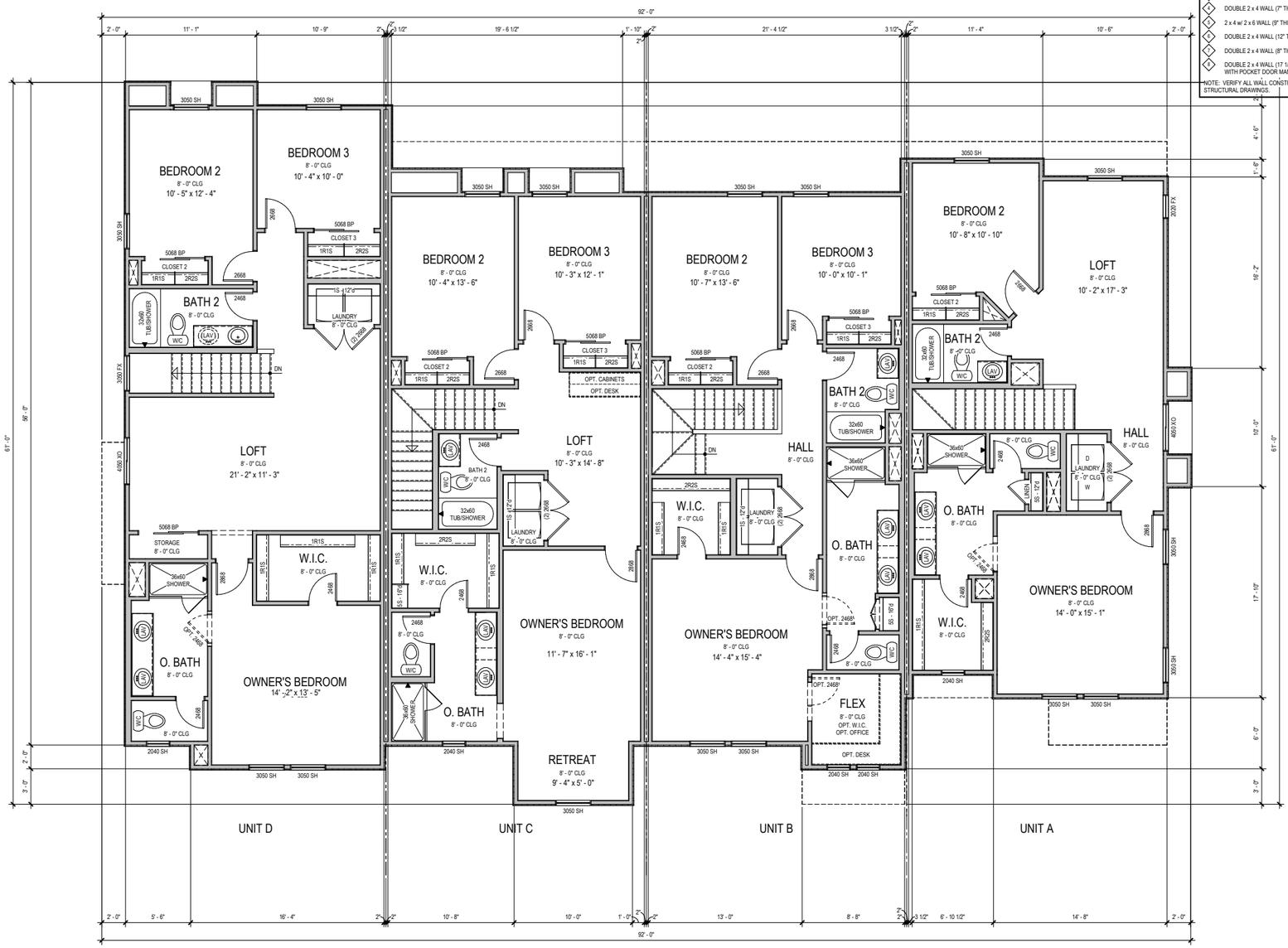
F. SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED 'CEMENT', 'FIBER-CEMENT', OR 'GLASS MAT GYPSUM' BACKERS AND NON-ABSORBANT SURFACE TO A HEIGHT OF 72" ABOVE THE DRAIN - SEE GENERAL NOTES, SECTION IX, AND IRC SECTION R702.4.2.
G. ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING. (U.N.O.)
H. ALL ANGLED PARTITIONS ARE 45 DEGREES. (U.N.O.)
I. CENTER-LINE OF WATER CLOSET SHALL BE A MINIMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE.

FLOOR PLAN KEYNOTES



Upper Floor Plan - Elevation A

SCALE: 1/4" = 1'-0"

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UPPER FLOOR PLAN - ELEV A

4-PLEX
BUILDING TYPE 1
A1.1.2

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EXHIBIT 30: CONCEPTUAL ARCHITECTURE RENDERINGS - CRAFTSMAN - FLOOR PLAN - TYPE 1 CONTINUED

Rear Elevation

SCALE: 1/4" = 1'-0"

Front Elevation

SCALE: 1/4" = 1'-0"

Elevation A - Craftsman

EXTERIOR ELEVATION NOTES

A. REFER TO GENERAL NOTES AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT.
B. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
C. BUILDER TO PROVIDE ROOF AND SOFFIT VENTS SPECIFIED BY ATTIC VENT SCHEDULE, OR APPROVED EQUAL.
D. INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS, AND SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER.

ALL ITEMS SHOWN ARE STANDARD U.N.O.

EXTERIOR ELEV KEYNOTES

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EXTERIOR ELEVATIONS - ELEV A

4-PLEX
BUILDING TYPE 1

A1.1.3

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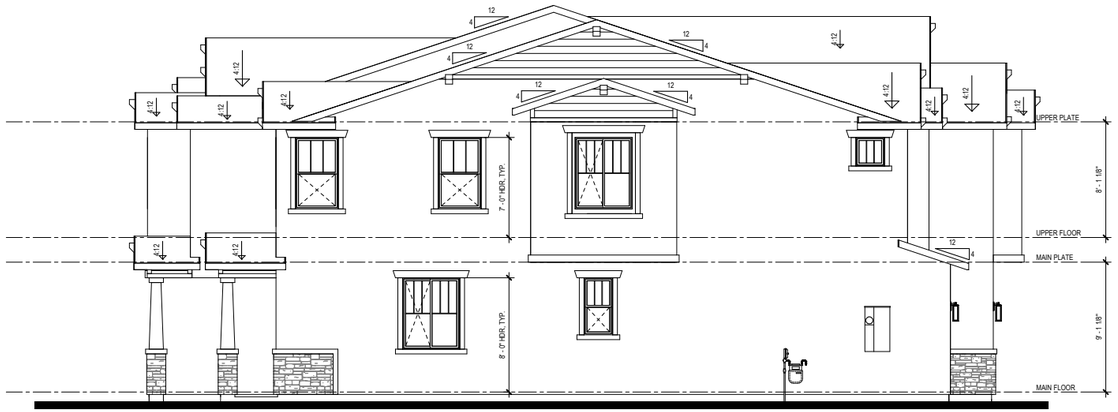
EXHIBIT 31: CONCEPTUAL ARCHITECTURE RENDERINGS - CRAFTSMAN - TYPE 1 - ELEVATIONS



Right Elevation

SCALE: 1/4" = 1'-0"

Left Elevation

SCALE: 1/4" = 1'-0"

Elevation A - Craftsman

EXTERIOR ELEVATION NOTES

A. REFER TO GENERAL NOTES AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT.
B. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
C. BUILDER TO PROVIDE ROOF AND SOFFIT VENTS SPECIFIED BY ATTIC VENT SCHEDULE, OR APPROVED EQUAL.
D. INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS, AND SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER.

ALL ITEMS SHOWN ARE STANDARD U.N.O.

EXTERIOR ELEV KEYNOTES

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Avondale, Arizona

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EXTERIOR ELEVATIONS - ELEV A

4-PLEX
BUILDING TYPE 1
A1.1.4

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EXHIBIT 32: CONCEPTUAL ARCHITECTURE RENDERINGS - CRAFTSMAN - TYPE 1 - SIDE ELEVATIONS

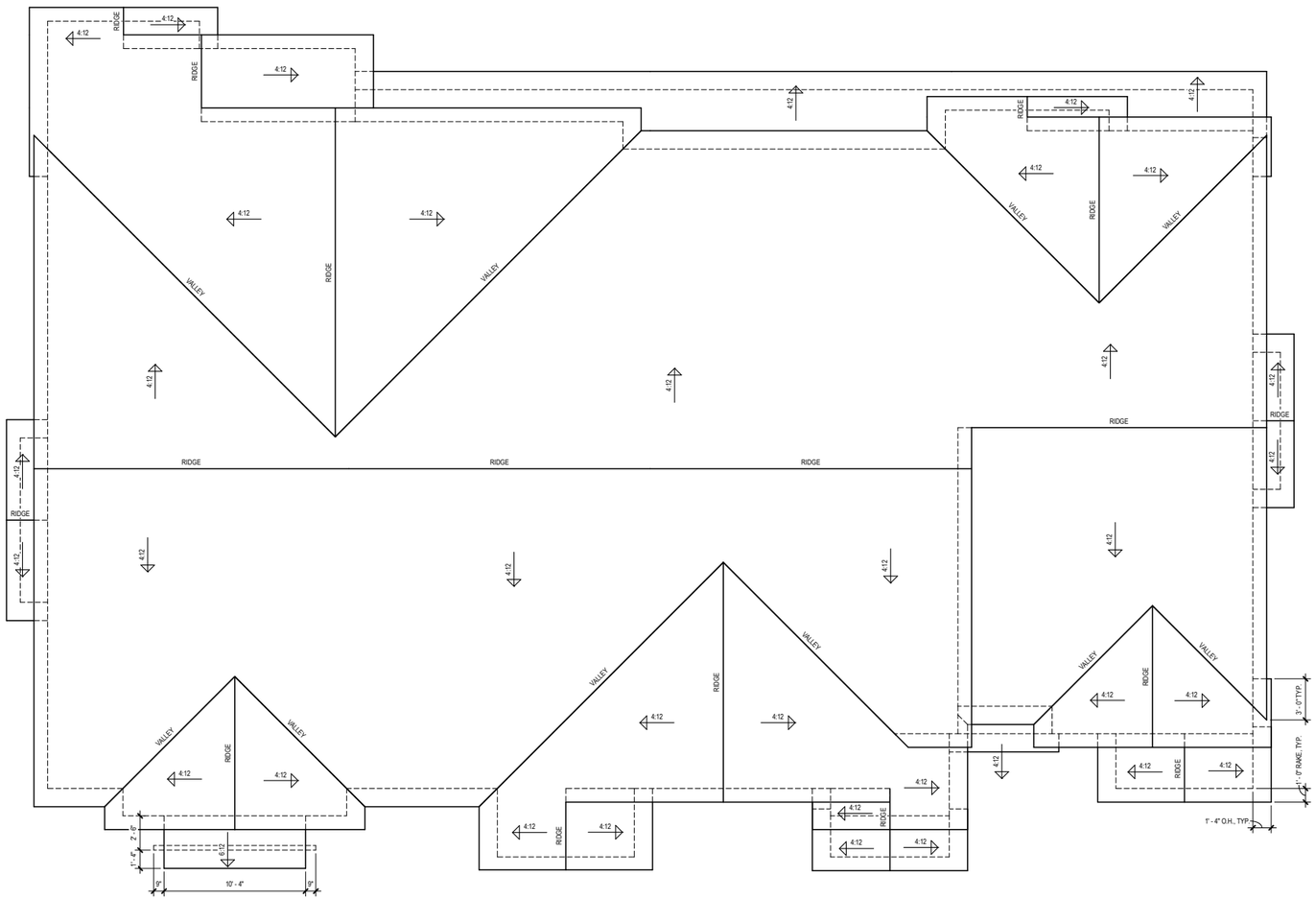
ATTIC VENTILATION SCHEDULE - ELEVATION A

ZONE	ATTIC AREA	VENT RATIO	REQUIRED UPPER VENTILATION	REQUIRED LOWER VENTILATION	UPPER ATTIC SPACE				LOWER ATTIC SPACE			
					VENT TYPE	QTY	NET FREE AREA	TOTAL PROVIDED	VENT TYPE	QTY	NET FREE AREA	TOTAL PROVIDED

NOTE:
* REQUIRED NET FREE AREAS ARE CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ FT) BY 1/300. 40%-50% OF TOTAL NET FREE VENTED AREA IS REQUIRED AT THE RIDGE (HIGH) WITH REMAINING REQUIRED IN THE SOFFIT (LOW). WHEN NO "HIGH / LOW" VENTING IS PROVIDED, THE REQUIRED NET FREE AREA IS 1/150 OF THE ACTUAL AREA.

ATTIC VENT LEGEND

- O'HAGIN TILE VENT (0.68 SQ FT NFVA EA)
- GABLE END VENT (SEE PLAN FOR SIZE & NFVA)
- COR-A-VENT S-400 (0.07 SQ FT NFVA / LF)
- COR-A-VENT V-600TE (0.14 SQ FT NFVA / LF)



Roof Plan - Elevation A

SCALE: 1/4" = 1'-0"

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ROOF PLAN - ELEVATION A

4-PLEX BUILDING TYPE 1

A1.1.5

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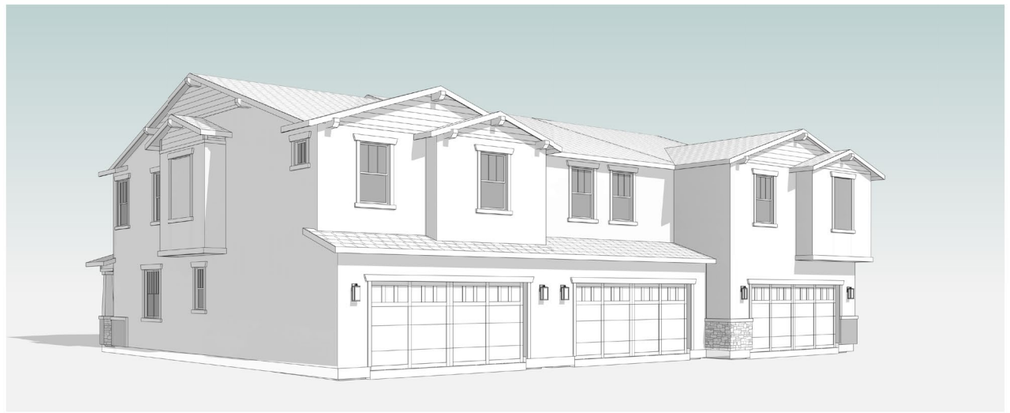
EXHIBIT 33: CONCEPTUAL ARCHITECTURE RENDERINGS - CRAFTSMAN - TYPE 1 - ROOF

Front Elevation 01 - Craftsman

SCALE:

Front Elevation 02 - Craftsman

SCALE:



Rear Elevation - Craftsman

SCALE:

Building Type 2

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EXHIBIT 34: CONCEPTUAL ARCHITECTURE RENDERINGS - CRAFTSMAN - TYPE 2

NOTE: SEE STANDARD FLOOR PLANS, ELECTRICAL PLANS, ROOF PLANS, AND ELEVATIONS, FOR INFORMATION NOT SHOWN, IN AREAS ADJACENT TO OPTIONS, THAT DOES NOT CHANGE.

FLOORING LEGEND

V/T — C

V - VINYL
T - TILE / HARD SURFACE
C - CARPET

WALL LEGEND

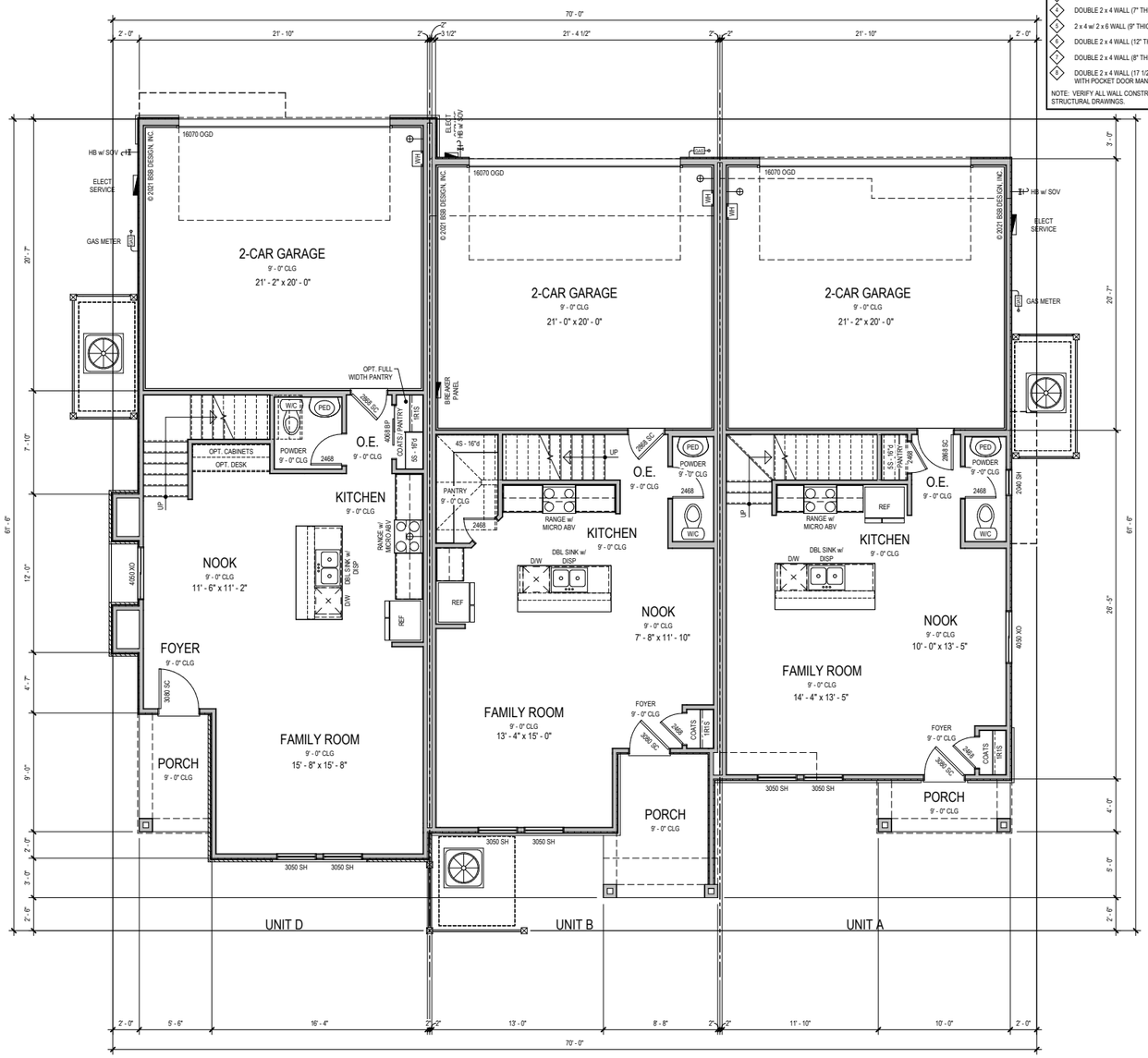
1. 2 x 4 WALL (INCLUDES WALLS NOT TAGGED)
2. 2 x 6 WALL
3. 2 x 8 WALL
4. DOUBLE 2 x 4 WALL (7" THICK)
5. 2 x 4 w/ 2 x 6 WALL (9" THICK)
6. DOUBLE 2 x 4 WALL (12" THICK)
7. DOUBLE 2 x 4 WALL (8" THICK)
8. DOUBLE 2 x 4 WALL (17 1/2" THICK) - VERIFY WITH POCKET DOOR MANUFACTURER

NOTE: VERIFY ALL WALL CONSTRUCTION WITH STRUCTURAL DRAWINGS.

GENERAL FLOOR PLAN NOTES

A. CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0". CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 7'-0". (U.N.O.)
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING - SEE GENERAL NOTES. WINDOWS LOCATED AT +72" ABOVE FINISHED GRADE MUST COMPLY WITH IRC R312.2.
C. PROVIDE GYPSUM BOARD - SEE GENERAL NOTES FOR CODE REQUIREMENTS.
D. ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT. APPLY ELASTOMERIC SEALANT.
E. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB / SHOWER COMBINATIONS.
F. SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED 'CEMENT', 'FIBER-CEMENT', OR 'GLASS MAT GYPSUM' BACKERS AND NON-ABSORBANT SURFACE TO A HEIGHT OF 72" ABOVE THE DRAIN - SEE GENERAL NOTES, SECTION IX, AND IRC SECTION R702.4.2.
G. ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING. (U.N.O.)
H. ALL ANGLED PARTITIONS ARE 45 DEGREES. (U.N.O.)
I. CENTER-LINE OF WATER CLOSET SHALL BE A MINIMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE.

FLOOR PLAN KEYNOTES



Main Floor Plan - Elevation A

SCALE: 1/4" = 1'-0"

PRELIMINARY

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Villas at Ascend

Avondale, Arizona

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Scottsdale, Arizona 85258
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MAIN FLOOR PLAN - ELEV A

3-PLEX BUILDING TYPE 2

A2.1.1

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EXHIBIT 35: CONCEPTUAL ARCHITECTURE RENDERINGS - CRAFTSMAN - FLOOR PLAN - TYPE 2

NOTE: SEE STANDARD FLOOR PLANS, ELECTRICAL PLANS, ROOF PLANS, AND ELEVATIONS, FOR INFORMATION NOT SHOWN, IN AREAS ADJACENT TO OPTIONS, THAT DOES NOT CHANGE.

FLOORING LEGEND

V/T — C
V - VINYL
T - TILE / HARD SURFACE
C - CARPET

WALL LEGEND

1. 2 x 4 WALL (INCLUDES WALLS NOT TAGGED)
2. 2 x 6 WALL
3. 2 x 8 WALL
4. DOUBLE 2 x 4 WALL (7" THICK)
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7. DOUBLE 2 x 4 WALL (8" THICK)
8. DOUBLE 2 x 4 WALL (17 1/2" THICK) - VERIFY WITH POCKET DOOR MANUFACTURER

*NOTE: VERIFY ALL WALL CONSTRUCTION WITH STRUCTURAL DRAWINGS.

GENERAL FLOOR PLAN NOTES

A. CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0". CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 7'-0". (U.N.O.)
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C. PROVIDE GYPSUM BOARD - SEE GENERAL NOTES FOR CODE REQUIREMENTS.
D. ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT. APPLY ELASTOMERIC SEALANT.
E. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB / SHOWER COMBINATIONS.
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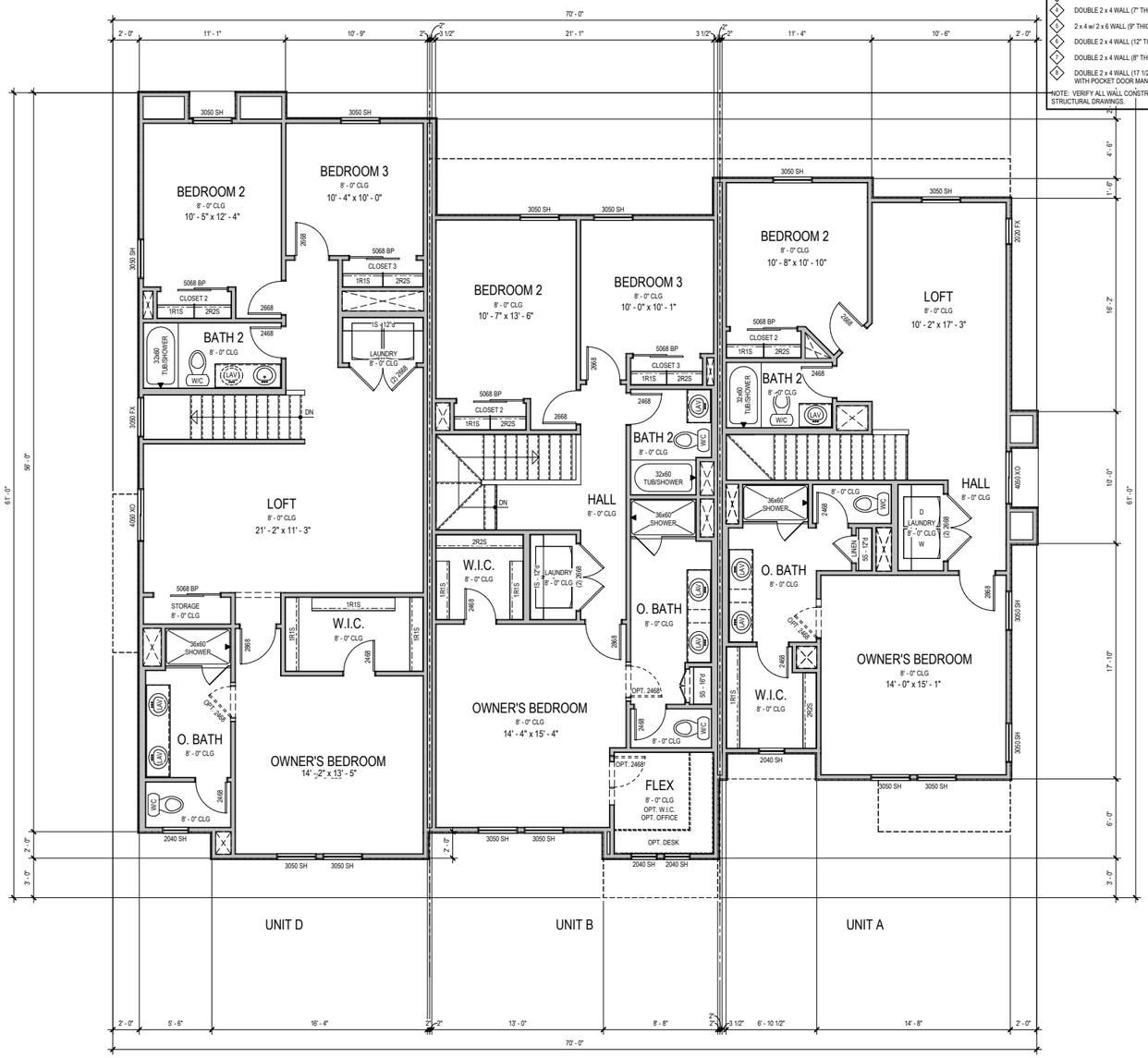
G. ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING. (U.N.O.)
H. ALL ANGLED PARTITIONS ARE 45 DEGREES. (U.N.O.)
I. CENTER-LINE OF WATER CLOSET SHALL BE A MINIMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE.

FLOOR PLAN KEYNOTES



Upper Floor Plan - Elevation A

SCALE: 1/4" = 1'-0"

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UPPER FLOOR PLAN - ELEV A

3-PLEX
BUILDING TYPE 2

A2.1.2

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EXHIBIT 36: CONCEPTUAL ARCHITECTURE RENDERINGS - CRAFTSMAN - FLOOR PLAN - TYPE 2 CONTINUED

Rear Elevation

SCALE: 1/4" = 1'-0"

Front Elevation

SCALE: 1/4" = 1'-0"

Elevation A - Craftsman

EXTERIOR ELEVATION NOTES

A. REFER TO GENERAL NOTES AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT.
B. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
C. BUILDER TO PROVIDE ROOF AND SOFFIT VENTS SPECIFIED BY ATTIC VENT SCHEDULE, OR APPROVED EQUAL
D. INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS, AND SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER.

ALL ITEMS SHOWN ARE STANDARD U.N.O.

EXTERIOR ELEV KEYNOTES

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EXTERIOR ELEVATIONS - ELEV A

3-PLEX BUILDING TYPE 2

A2.1.3

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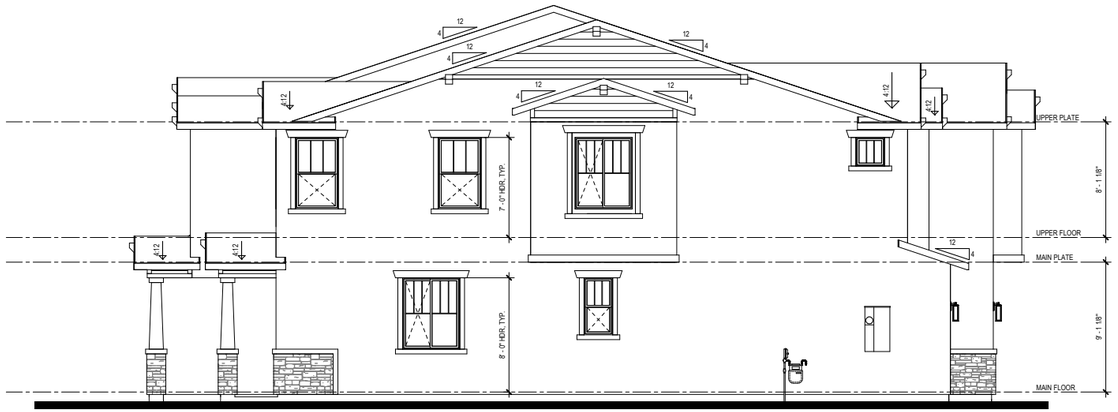
EXHIBIT 37: CONCEPTUAL ARCHITECTURE RENDERINGS - CRAFTSMAN - TYPE 2 - ELEVATIONS



Right Elevation

SCALE: 1/4" = 1'-0"

Left Elevation

SCALE: 1/4" = 1'-0"

Elevation A - Craftsman

EXTERIOR ELEVATION NOTES

A. REFER TO GENERAL NOTES AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT.
B. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
C. BUILDER TO PROVIDE ROOF AND SOFFIT VENTS SPECIFIED BY ATTIC VENT SCHEDULE, OR APPROVED EQUAL.
D. INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS, AND SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER.

ALL ITEMS SHOWN ARE STANDARD U.N.O.

EXTERIOR ELEV KEYNOTES

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480 663 2100

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EXTERIOR ELEVATIONS - ELEV A

3-PLEX
BUILDING TYPE 2

A2.1.4

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EXHIBIT 38: CONCEPTUAL ARCHITECTURE RENDERINGS - CRAFTSMAN - TYPE 2 - SIDE ELEVATIONS

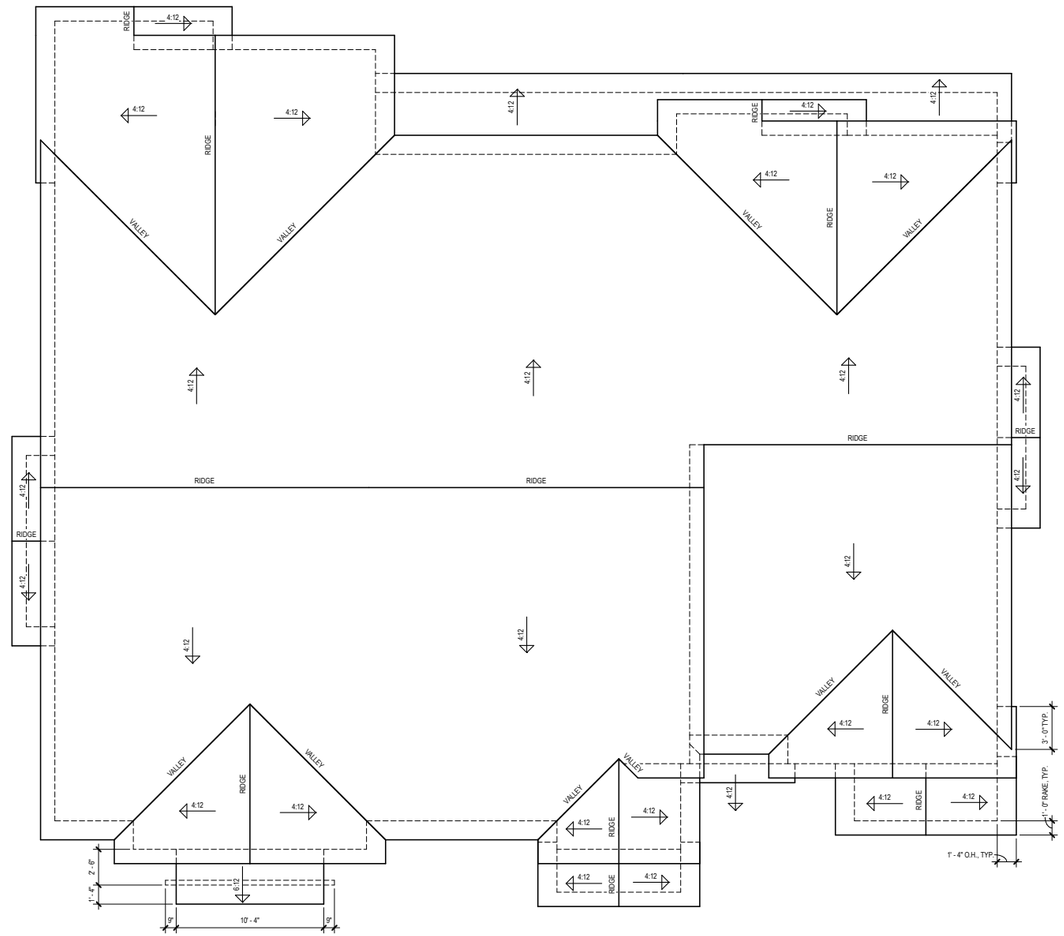
ATTIC VENTILATION SCHEDULE - ELEVATION A

ZONE	ATTIC AREA	VENT RATIO	REQUIRED UPPER VENTILATION	REQUIRED LOWER VENTILATION	UPPER ATTIC SPACE				LOWER ATTIC SPACE			
					VENT TYPE	QTY	NET FREE AREA	TOTAL PROVIDED	VENT TYPE	QTY	NET FREE AREA	TOTAL PROVIDED

NOTE:
* REQUIRED NET FREE AREAS ARE CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ FT) BY 1/300. 40%-50% OF TOTAL NET FREE VENTED AREA IS REQUIRED AT THE RIDGE (HIGH) WITH REMAINING REQUIRED IN THE SOFFIT (LOW). WHEN NO "HIGH / LOW" VENTING IS PROVIDED, THE REQUIRED NET FREE AREA IS 1/150 OF THE ACTUAL AREA.

ATTIC VENT LEGEND

- O'HAGIN TILE VENT (0.68 SQ FT NFVA EA)
- GABLE END VENT (SEE PLAN FOR SIZE & NFVA)
- COR-A-VENT S-400 (0.07 SQ FT NFVA / LF)
- COR-A-VENT V-600TE (0.14 SQ FT NFVA / LF)



Roof Plan - Elevation A

SCALE: 1/4" = 1'-0"

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ROOF PLAN - ELEVATION A

3-PLEX BUILDING TYPE 2

A2.1.5

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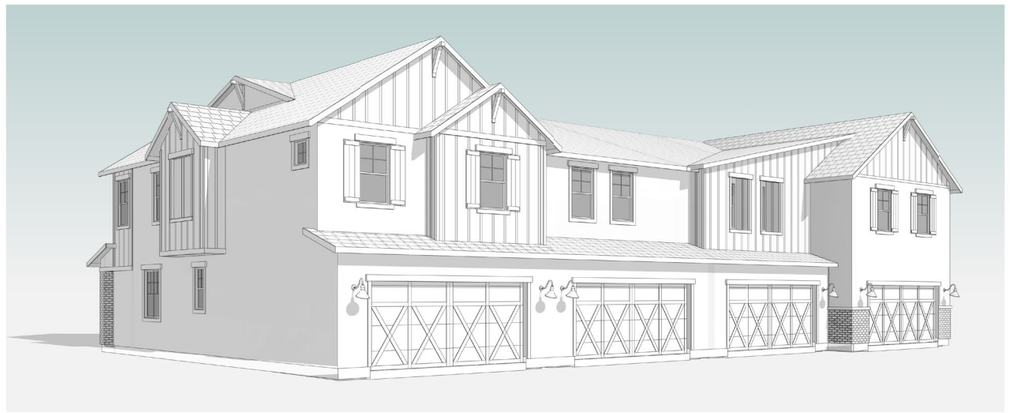
EXHIBIT 39: CONCEPTUAL ARCHITECTURE RENDERINGS - CRAFTSMAN - TYPE 2 - ROOF

Front Elevation 01 - Modern Farmhouse

SCALE:

Front Elevation 02 - Modern Farmhouse

SCALE:



Rear Elevation - Modern Farmhouse

SCALE:

Building Type 1

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NOTE: SEE STANDARD FLOOR PLANS, ELECTRICAL PLANS, ROOF PLANS, AND ELEVATIONS, FOR INFORMATION NOT SHOWN, IN AREAS ADJACENT TO OPTIONS, THAT DOES NOT CHANGE.

FLOORING LEGEND

V/T — C

V - VINYL
T - TILE / HARD SURFACE
C - CARPET

WALL LEGEND

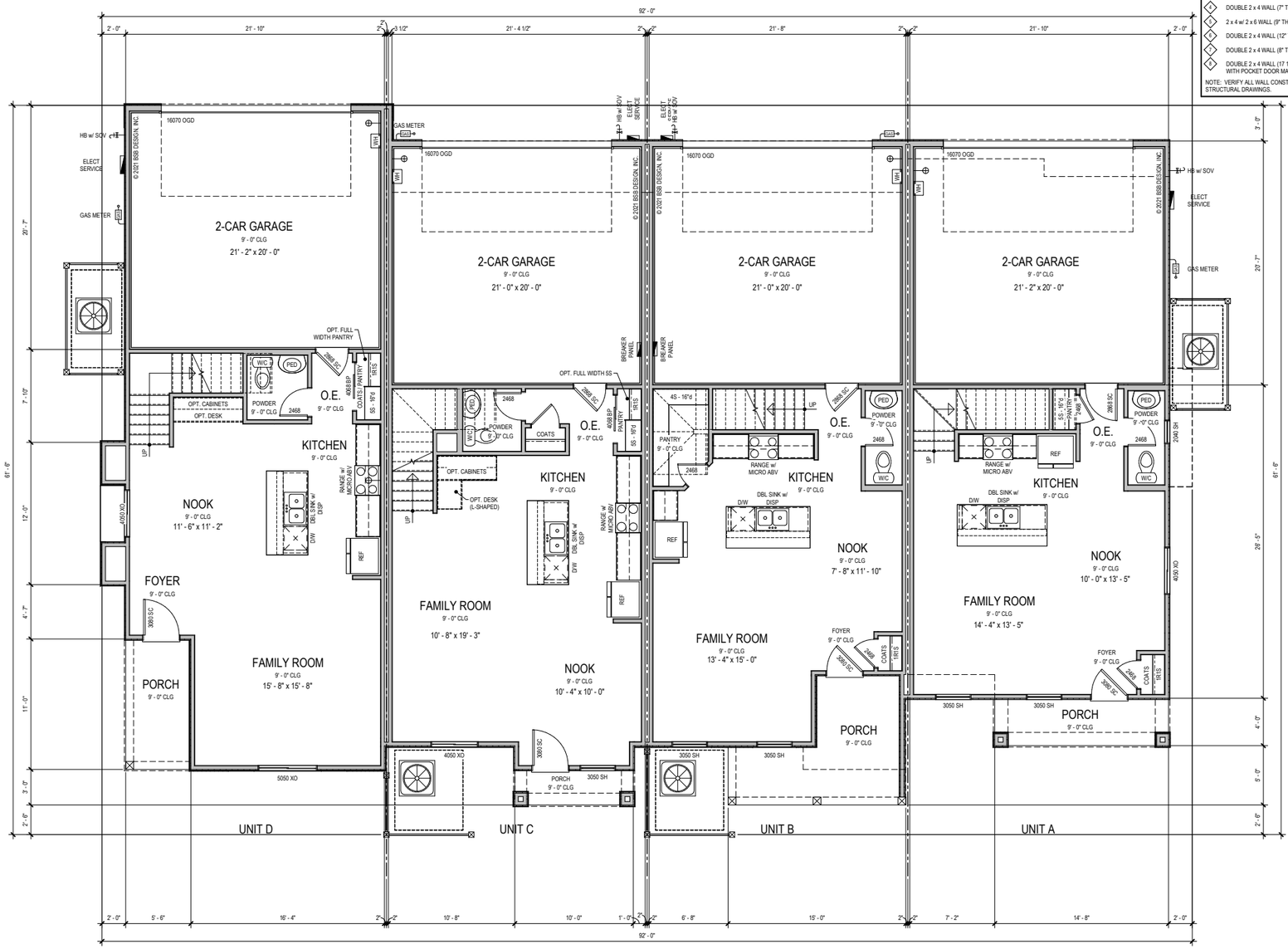
1. 2 x 4 WALL (INCLUDES WALLS NOT TAGGED)
2. 2 x 6 WALL
3. 2 x 8 WALL
4. DOUBLE 2 x 4 WALL (7" THICK)
5. 2 x 4 w/ 2 x 6 WALL (9" THICK)
6. DOUBLE 2 x 4 WALL (12" THICK)
7. DOUBLE 2 x 4 WALL (8" THICK)
8. DOUBLE 2 x 4 WALL (17 1/2" THICK) - VERIFY WITH POCKET DOOR MANUFACTURER

NOTE: VERIFY ALL WALL CONSTRUCTION WITH STRUCTURAL DRAWINGS.

GENERAL FLOOR PLAN NOTES

A. CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0". CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 7'-0". (U.N.O.)
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING - SEE GENERAL NOTES. WINDOWS LOCATED AT +72" ABOVE FINISHED GRADE MUST COMPLY WITH IRC R312.2.
C. PROVIDE GYPSUM BOARD - SEE GENERAL NOTES FOR CODE REQUIREMENTS.
D. ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT. APPLY ELASTOMERIC SEALANT.
E. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB / SHOWER COMBINATIONS.
F. SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED 'CEMENT', 'FIBER-CEMENT', OR 'GLASS MAT GYPSUM' BACKERS AND NON-ABSORBANT SURFACE TO A HEIGHT OF 72" ABOVE THE DRAIN - SEE GENERAL NOTES, SECTION IX, AND IRC SECTION R702.4.2.
G. ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING. (U.N.O.)
H. ALL ANGLED PARTITIONS ARE 45 DEGREES. (U.N.O.)
I. CENTER-LINE OF WATER CLOSET SHALL BE A MINIMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE.

FLOOR PLAN KEYNOTES



Main Floor Plan - Elevation B

SCALE: 1/4" = 1'-0"

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MAIN FLOOR PLAN - ELEV B

4-PLEX BUILDING TYPE 1

A1.2.1

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EXHIBIT 41: CONCEPTUAL ARCHITECTURE RENDERINGS - MODERN FARMHOUSE - FLOOR PLAN

NOTE: SEE STANDARD FLOOR PLANS, ELECTRICAL PLANS, ROOF PLANS, AND ELEVATIONS, FOR INFORMATION NOT SHOWN, IN AREAS ADJACENT TO OPTIONS, THAT DOES NOT CHANGE.

FLOORING LEGEND

V/T — C
V - VINYL
T - TILE / HARD SURFACE
C - CARPET

WALL LEGEND

1. 2 x 4 WALL (INCLUDES WALLS NOT TAGGED)
2. 2 x 6 WALL
3. 2 x 8 WALL
4. DOUBLE 2 x 4 WALL (7" THICK)
5. 2 x 4 w/ 2 x 6 WALL (9" THICK)
6. DOUBLE 2 x 4 WALL (12" THICK)
7. DOUBLE 2 x 4 WALL (8" THICK)
8. DOUBLE 2 x 4 WALL (17 1/2" THICK) - VERIFY WITH POCKET DOOR MANUFACTURER

NOTE: VERIFY ALL WALL CONSTRUCTION WITH STRUCTURAL DRAWINGS.

GENERAL FLOOR PLAN NOTES

A. CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0". CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 7'-0". (U.N.O.)
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING - SEE GENERAL NOTES. WINDOWS LOCATED AT +72" ABOVE FINISHED GRADE MUST COMPLY WITH IRC R312.2.
C. PROVIDE GYPSUM BOARD - SEE GENERAL NOTES FOR CODE REQUIREMENTS.
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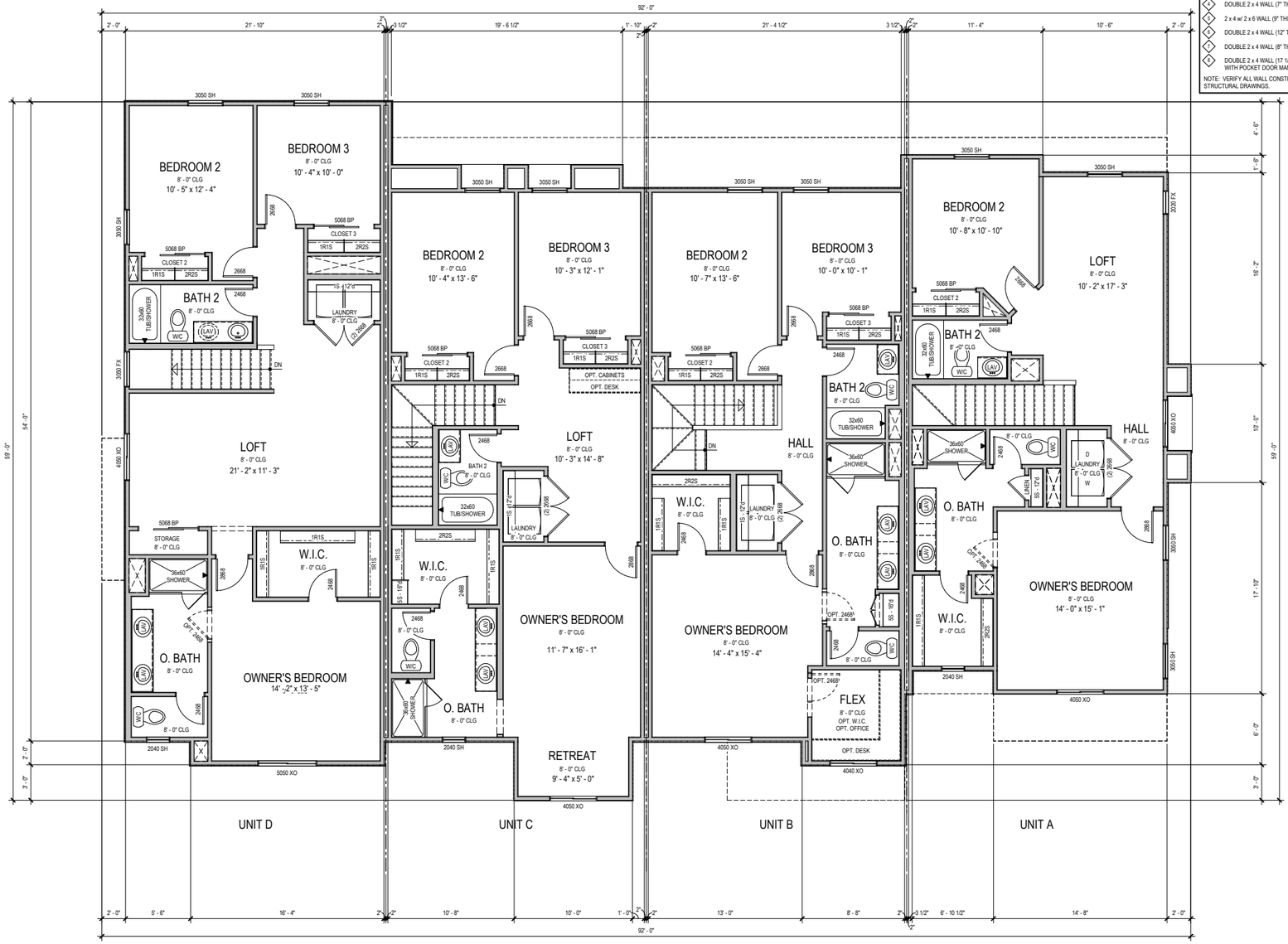
E. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB / SHOWER COMBINATIONS.
F. SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED 'CEMENT', 'FIBER-CEMENT', OR 'GLASS MAT GYPSUM' BACKERS AND NON-ABSORBANT SURFACE TO A HEIGHT OF 72" ABOVE THE DRAIN - SEE GENERAL NOTES, SECTION IX, AND IRC SECTION R702.4.2.
G. ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING. (U.N.O.)
H. ALL ANGLED PARTITIONS ARE 45 DEGREES. (U.N.O.)
I. CENTER-LINE OF WATER CLOSET SHALL BE A MINIMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE.

FLOOR PLAN KEYNOTES



Upper Floor Plan - Elevation B

SCALE: 1/4" = 1'-0"

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UPPER FLOOR PLAN - ELEV B

4-PLEX
BUILDING TYPE 1

A1.2.2

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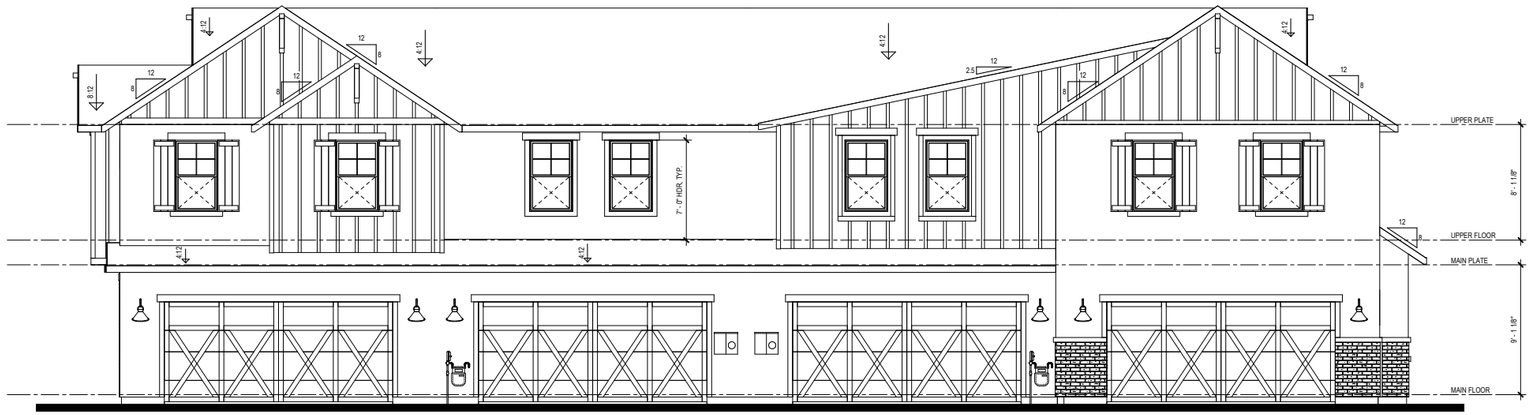
EXHIBIT 42: CONCEPTUAL ARCHITECTURE RENDERINGS - MODERN FARMHOUSE - FLOOR PLAN CONTINUED



Rear Elevation

SCALE: 1/4" = 1'-0"

Front Elevation

SCALE: 1/4" = 1'-0"

Elevation B - Modern Farmhouse

EXTERIOR ELEVATION NOTES

A. REFER TO GENERAL NOTES AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT.
B. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
C. BUILDER TO PROVIDE ROOF AND SOFFIT VENTS SPECIFIED BY ATTIC VENT SCHEDULE, OR APPROVED EQUAL
D. INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS, AND SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER.

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EXTERIOR ELEV KEYNOTES

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EXTERIOR ELEVATIONS - ELEV B

4-PLEX
BUILDING TYPE 1

A1.2.3

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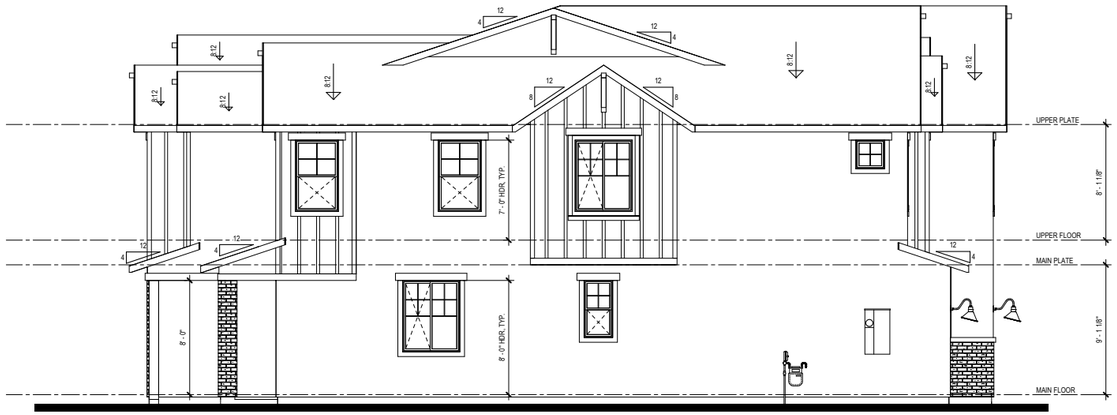
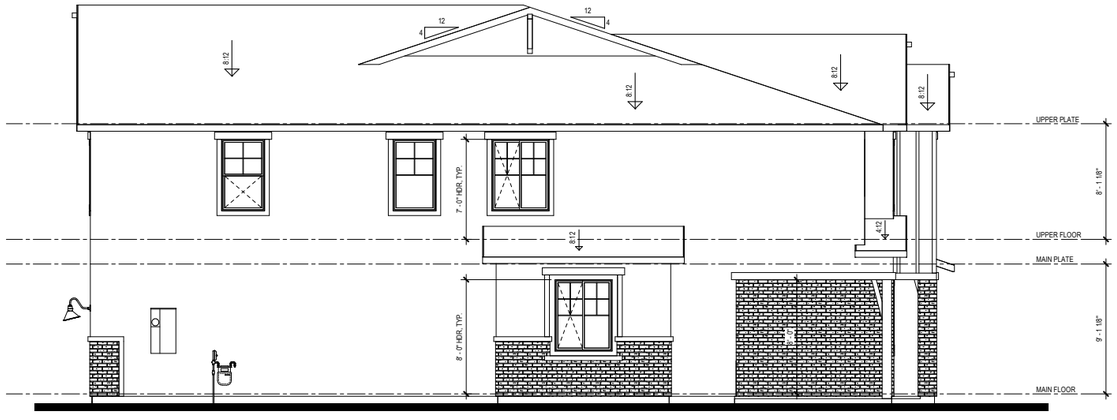
EXHIBIT 43: CONCEPTUAL ARCHITECTURE RENDERINGS - MODERN FARMHOUSE - ELEVATIONS



Right Elevation

SCALE: 1/4" = 1'-0"



Left Elevation

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

A. REFER TO GENERAL NOTES AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT.
B. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
C. BUILDER TO PROVIDE ROOF AND SOFFIT VENTS SPECIFIED BY ATTIC VENT SCHEDULE, OR APPROVED EQUAL
D. INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS, AND SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER.

ALL ITEMS SHOWN ARE STANDARD U.N.O.

EXTERIOR ELEV KEYNOTES

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EXTERIOR ELEVATIONS - ELEV B

4-PLEX
BUILDING TYPE 1
A1.2.4

Elevation B - Modern Farmhouse

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EXHIBIT 44: CONCEPTUAL ARCHITECTURE RENDERINGS - MODERN FARMHOUSE - SIDE ELEVATIONS

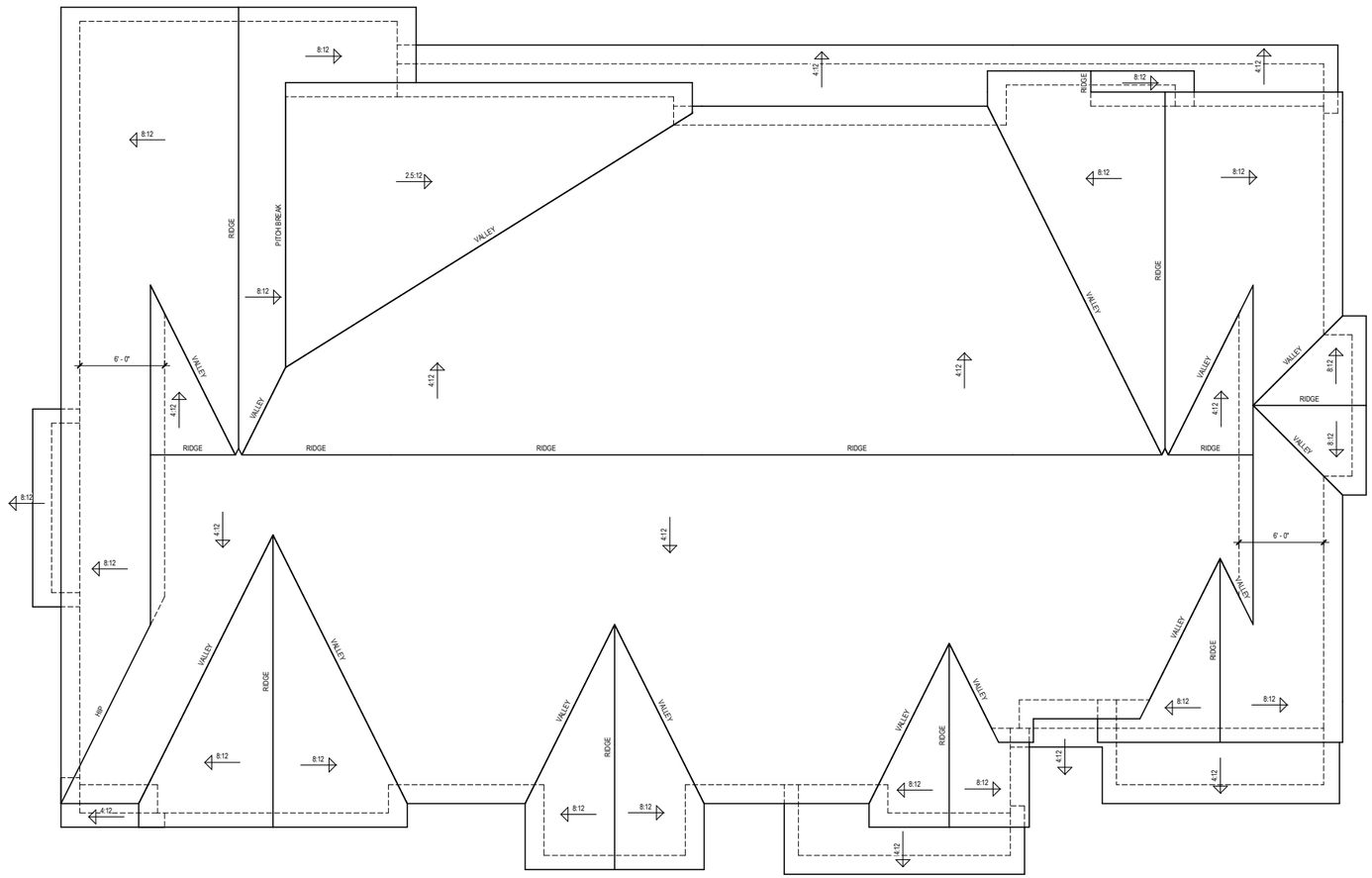
ATTIC VENTILATION SCHEDULE - ELEVATION B

ZONE	ATTIC AREA	VENT RATIO	REQUIRED UPPER VENTILATION	REQUIRED LOWER VENTILATION	UPPER ATTIC SPACE				LOWER ATTIC SPACE			
					VENT TYPE	QTY	NET FREE AREA	TOTAL PROVIDED	VENT TYPE	QTY	NET FREE AREA	TOTAL PROVIDED

NOTE:
* REQUIRED NET FREE AREAS ARE CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ FT) BY 1/300. 40%-50% OF TOTAL NET FREE VENTED AREA IS REQUIRED AT THE RIDGE (HIGH) WITH REMAINING REQUIRED IN THE SOFFIT (LOW). WHEN NO "HIGH / LOW" VENTING IS PROVIDED, THE REQUIRED NET FREE AREA IS 1/150 OF THE ACTUAL AREA.

ATTIC VENT LEGEND

- O'HAGIN TILE VENT (0.68 SQ FT NFVA EA)
- GABLE END VENT (SEE PLAN FOR SIZE & NFVA)
- COR-A-VENT S-400 (0.07 SQ FT NFVA / LF)
- COR-A-VENT V-600TE (0.14 SQ FT NFVA / LF)



Roof Plan - Elevation B

SCALE: 1/4" = 1'-0"

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ROOF PLAN - ELEVATION B

4-PLEX BUILDING TYPE 1

A1.2.5

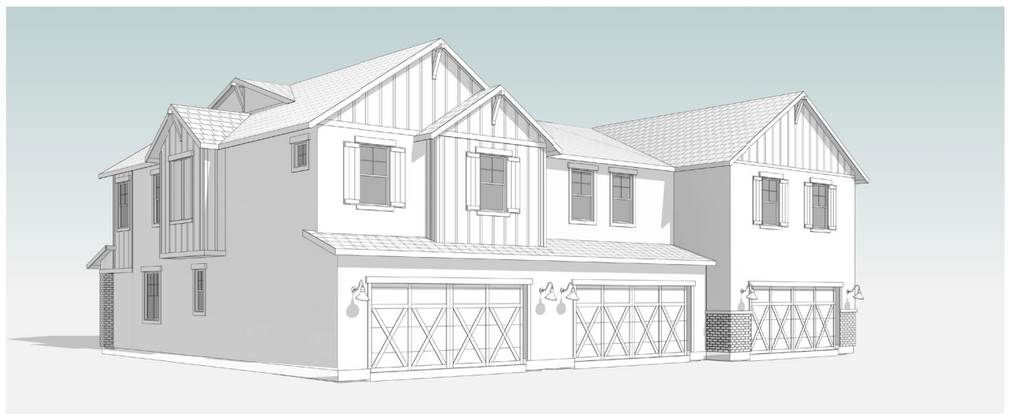
EXHIBIT 45: CONCEPTUAL ARCHITECTURE RENDERINGS - MODERN FARMHOUSE - ROOF

Front Elevation 01 - Modern Farmhouse

SCALE:

Front Elevation 02 - Modern Farmhouse

SCALE:



Rear Elevation - Modern Farmhouse

SCALE:

Building Type 2

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NOTE: SEE STANDARD FLOOR PLANS, ELECTRICAL PLANS, ROOF PLANS, AND ELEVATIONS, FOR INFORMATION NOT SHOWN, IN AREAS ADJACENT TO OPTIONS, THAT DOES NOT CHANGE.

FLOORING LEGEND

V/T — C

V - VINYL
T - TILE / HARD SURFACE
C - CARPET

WALL LEGEND

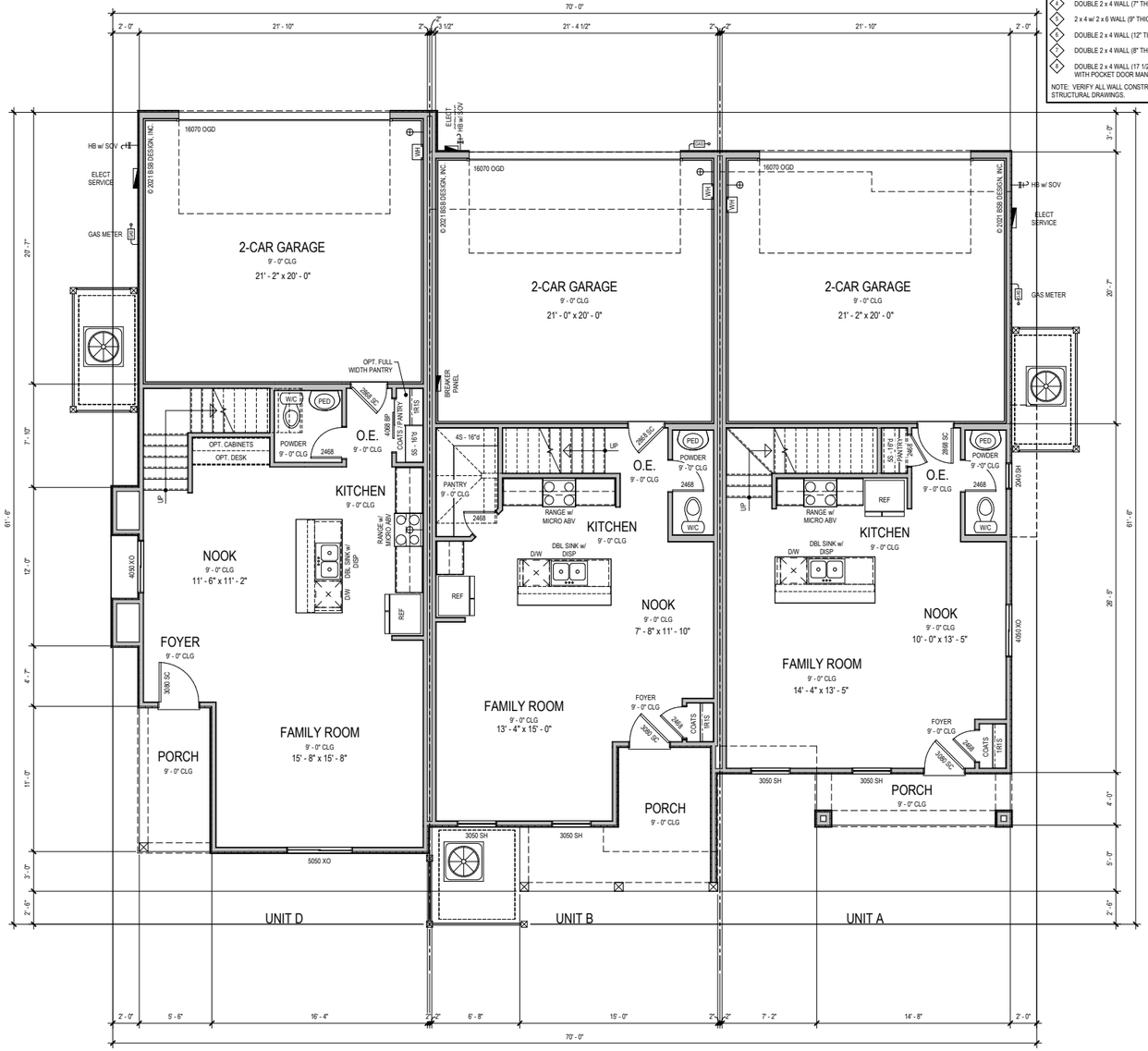
1. 2 x 4 WALL (INCLUDES WALLS NOT TAGGED)
2. 2 x 6 WALL
3. 2 x 8 WALL
4. DOUBLE 2 x 4 WALL (7" THICK)
5. 2 x 4 w/ 2 x 6 WALL (9" THICK)
6. DOUBLE 2 x 4 WALL (12" THICK)
7. DOUBLE 2 x 4 WALL (8" THICK)
8. DOUBLE 2 x 4 WALL (17 1/2" THICK) - VERIFY WITH POCKET DOOR MANUFACTURER

NOTE: VERIFY ALL WALL CONSTRUCTION WITH STRUCTURAL DRAWINGS.

GENERAL FLOOR PLAN NOTES

A. CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0". CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 7'-0". (U.N.O.)
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING - SEE GENERAL NOTES. WINDOWS LOCATED AT +72" ABOVE FINISHED GRADE MUST COMPLY WITH IRC R312.2.
C. PROVIDE GYPSUM BOARD - SEE GENERAL NOTES FOR CODE REQUIREMENTS.
D. ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT. APPLY ELASTOMERIC SEALANT.
E. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB / SHOWER COMBINATIONS.
F. SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED 'CEMENT', 'FIBER-CEMENT', OR 'GLASS MAT GYPSUM' BACKERS AND NON-ABSORBANT SURFACE TO A HEIGHT OF 72" ABOVE THE DRAIN - SEE GENERAL NOTES, SECTION IX, AND IRC SECTION R702.4.2.
G. ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING. (U.N.O.)
H. ALL ANGLED PARTITIONS ARE 45 DEGREES. (U.N.O.)
I. CENTER-LINE OF WATER CLOSET SHALL BE A MINIMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE.

FLOOR PLAN KEYNOTES



Main Floor Plan - Elevation B

SCALE: 1/4" = 1'-0"

PRELIMINARY

ISSUE DATE: -
REVISIONS

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PROGRESS SET - NOT FOR CONSTRUCTION - 08-10-2021

Villas at Ascend

Avondale, Arizona

BSB DESIGN
BSBDESIGN.COM
9105 East Del Camino Drive, Suite 105
Scottsdale, Arizona 85258
480 663 2100

JOB NO: SF210007.00 PROJ MGR: CSM
DRAWN: BSB CHECKED: --
MAIN FLOOR PLAN - ELEV B

3-PLEX BUILDING TYPE 2

A2.2.1

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EXHIBIT 47: CONCEPTUAL ARCHITECTURE RENDERINGS - MODERN FARMHOUSE - FLOOR PLAN

NOTE: SEE STANDARD FLOOR PLANS, ELECTRICAL PLANS, ROOF PLANS, AND ELEVATIONS, FOR INFORMATION NOT SHOWN, IN AREAS ADJACENT TO OPTIONS, THAT DOES NOT CHANGE.

FLOORING LEGEND

V/T — C

V - VINYL
T - TILE / HARD SURFACE
C - CARPET

WALL LEGEND

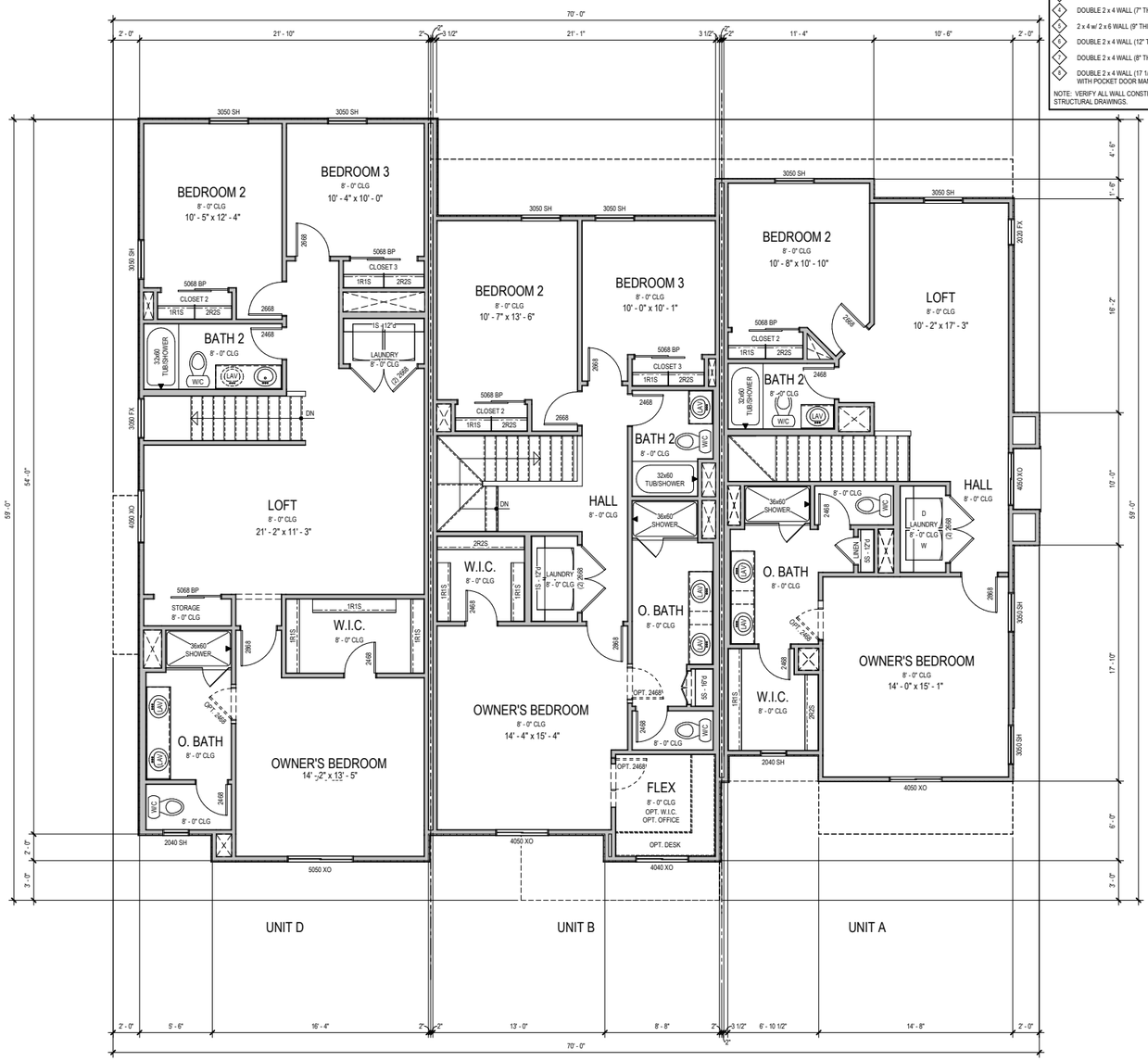
1. 2 x 4 WALL (INCLUDES WALLS NOT TAGGED)
2. 2 x 6 WALL
3. 2 x 8 WALL
4. DOUBLE 2 x 4 WALL (7" THICK)
5. 2 x 4 w/ 2 x 6 WALL (9" THICK)
6. DOUBLE 2 x 4 WALL (12" THICK)
7. DOUBLE 2 x 4 WALL (8" THICK)
8. DOUBLE 2 x 4 WALL (17 1/2" THICK) - VERIFY WITH POCKET DOOR MANUFACTURER

NOTE: VERIFY ALL WALL CONSTRUCTION WITH STRUCTURAL DRAWINGS.

GENERAL FLOOR PLAN NOTES

A. CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0". CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 7'-0". (U.N.O.)
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING - SEE GENERAL NOTES. WINDOWS LOCATED AT +72" ABOVE FINISHED GRADE MUST COMPLY WITH IRC R312.2.
C. PROVIDE GYPSUM BOARD - SEE GENERAL NOTES FOR CODE REQUIREMENTS.
D. ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT. APPLY ELASTOMERIC SEALANT.
E. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB / SHOWER COMBINATIONS.
F. SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED 'CEMENT', 'FIBER-CEMENT', OR 'GLASS MAT GYPSUM' BACKERS AND NON-ABSORBANT SURFACE TO A HEIGHT OF 72" ABOVE THE DRAIN - SEE GENERAL NOTES, SECTION IX, AND IRC SECTION R702.4.2.
G. ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING. (U.N.O.)
H. ALL ANGLED PARTITIONS ARE 45 DEGREES. (U.N.O.)
I. CENTER-LINE OF WATER CLOSET SHALL BE A MINIMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE.

FLOOR PLAN KEYNOTES



Upper Floor Plan - Elevation B

SCALE: 1/4" = 1'-0"

PRELIMINARY

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ISSUE DATE:
1 REVISIONS

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JOB NO: SF210007.00 PROJ MGR: CSM
DRAWN: BSB CHECKED: --
UPPER FLOOR PLAN - ELEV B

3-PLEX
BUILDING TYPE 2

A2.2.2

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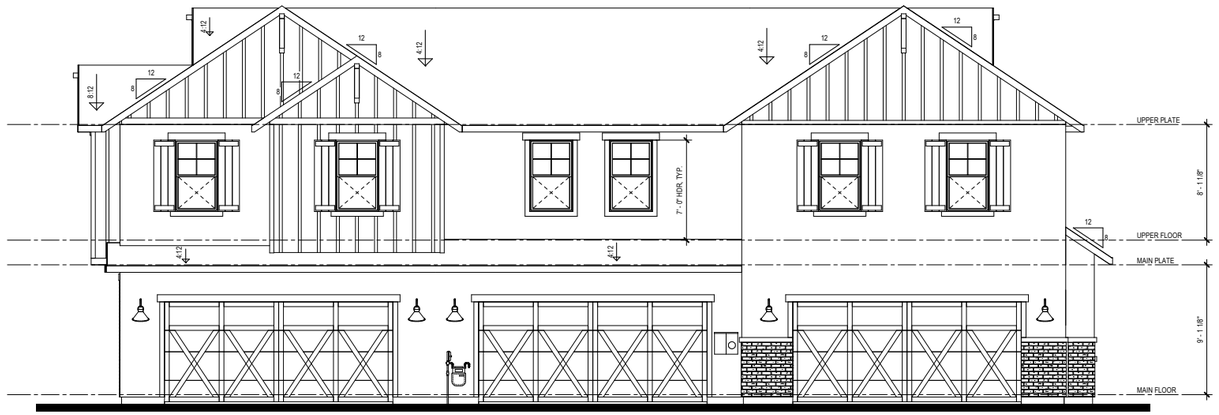
EXHIBIT 48: CONCEPTUAL ARCHITECTURE RENDERINGS - MODERN FARMHOUSE - FLOOR PLAN CONTINUED



Rear Elevation

SCALE: 1/4" = 1'-0"

Front Elevation

SCALE: 1/4" = 1'-0"

Elevation B - Modern Farmhouse

EXTERIOR ELEVATION NOTES

A. REFER TO GENERAL NOTES AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT.
B. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
C. BUILDER TO PROVIDE ROOF AND SOFFIT VENTS SPECIFIED BY ATTIC VENT SCHEDULE, OR APPROVED EQUAL
D. INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS, AND SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER.

ALL ITEMS SHOWN ARE STANDARD U.N.O.

EXTERIOR ELEV KEYNOTES

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EXTERIOR ELEVATIONS - ELEV B

3-PLEX
BUILDING TYPE 2

A2.2.3

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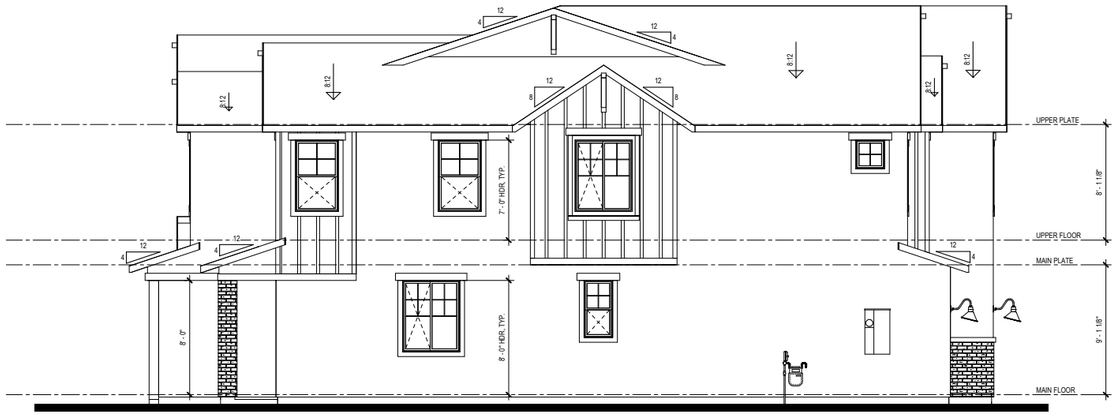
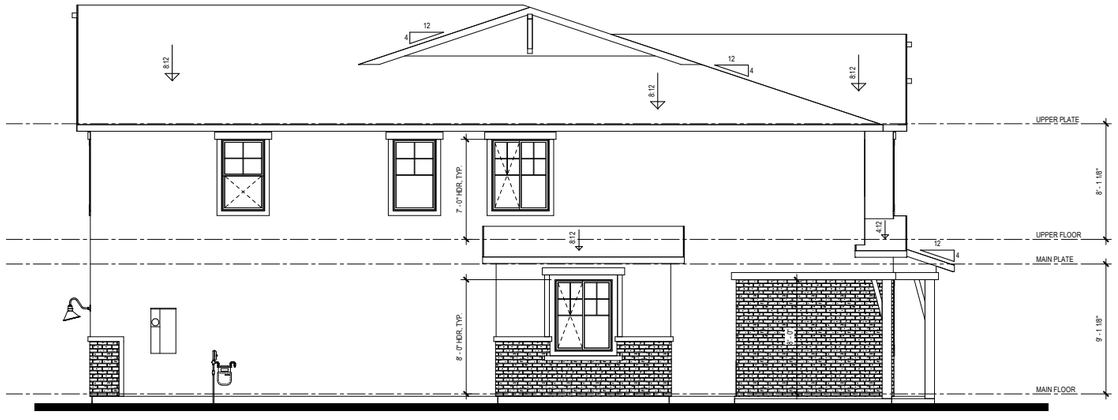
EXHIBIT 49: CONCEPTUAL ARCHITECTURE RENDERINGS - MODERN FARMHOUSE - ELEVATIONS



Right Elevation

SCALE: 1/4" = 1'-0"



Left Elevation

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

A. REFER TO GENERAL NOTES AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT.
B. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
C. BUILDER TO PROVIDE ROOF AND SOFFIT VENTS SPECIFIED BY ATTIC VENT SCHEDULE, OR APPROVED EQUAL
D. INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS, AND SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER.

ALL ITEMS SHOWN ARE STANDARD U.N.O.

EXTERIOR ELEV KEYNOTES

Elevation B - Modern Farmhouse

PRELIMINARY

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1 REVISIONS

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Avondale, Arizona

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JOB NO: SF210007.00 PROJ MGR: CSM
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EXTERIOR ELEVATIONS - ELEV B

3-PLEX
BUILDING TYPE 2
A2.2.4

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EXHIBIT 50: CONCEPTUAL ARCHITECTURE RENDERINGS - MODERN FARMHOUSE - SIDE ELEVATIONS

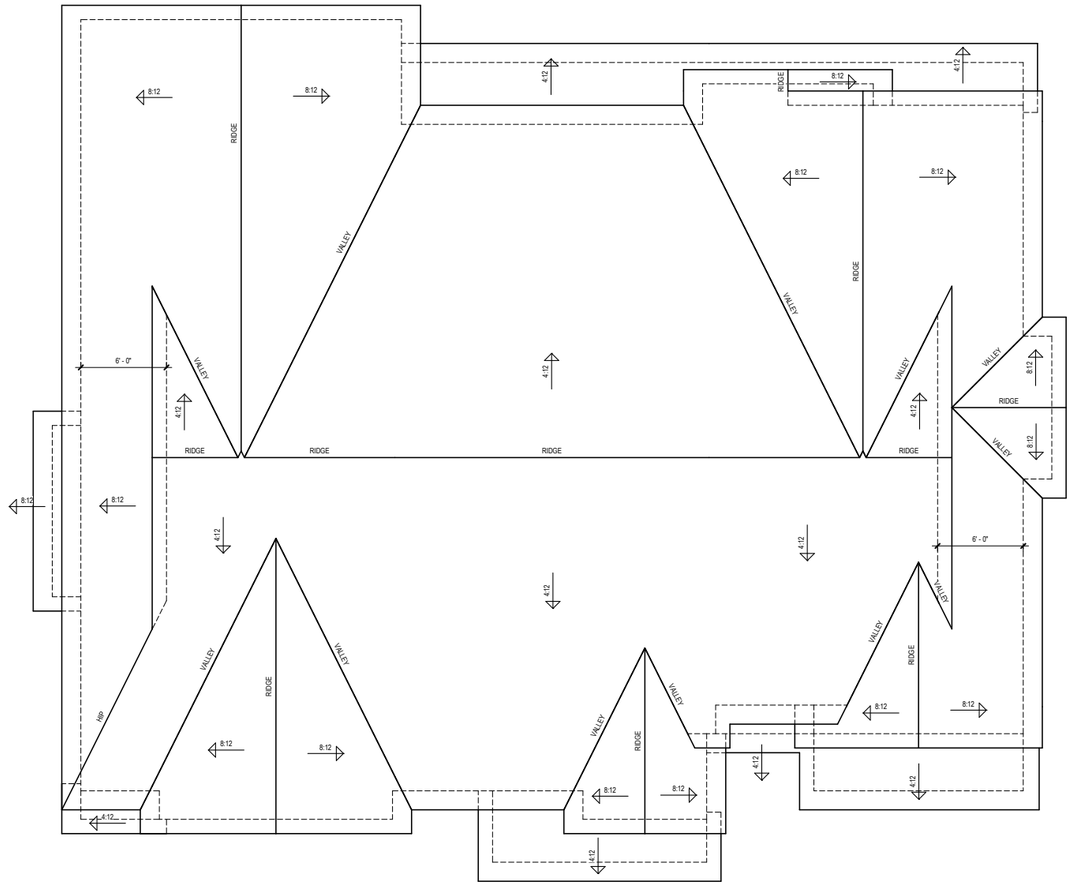
ATTIC VENTILATION SCHEDULE - ELEVATION B

ZONE	ATTIC AREA	VENT RATIO	REQUIRED UPPER VENTILATION	REQUIRED LOWER VENTILATION	UPPER ATTIC SPACE				LOWER ATTIC SPACE			
					VENT TYPE	QTY	NET FREE AREA	TOTAL PROVIDED	VENT TYPE	QTY	NET FREE AREA	TOTAL PROVIDED

NOTE:
* REQUIRED NET FREE AREAS ARE CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ FT) BY 1/300. 40%-50% OF TOTAL NET FREE VENTED AREA IS REQUIRED AT THE RIDGE (HIGH) WITH REMAINING REQUIRED IN THE SOFFIT (LOW). WHEN NO "HIGH / LOW" VENTING IS PROVIDED, THE REQUIRED NET FREE AREA IS 1/150 OF THE ACTUAL AREA.

ATTIC VENT LEGEND

- O'HAGIN TILE VENT (0.68 SQ FT NFVA EA)
- GABLE END VENT (SEE PLAN FOR SIZE & NFVA)
- COR-A-VENT S-400 (0.07 SQ FT NFVA / LF)
- COR-A-VENT V-600TE (0.14 SQ FT NFVA / LF)



Roof Plan - Elevation B

SCALE: 1/4" = 1'-0"

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ROOF PLAN - ELEVATION B

3-PLEX
BUILDING TYPE 2

A2.2.5

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EXHIBIT 51: CONCEPTUAL ARCHITECTURE RENDERINGS - MODERN FARMHOUSE - ROOF

FARMHOUSE COLOR
Scheme 1

Boral Stone Mountain Blend
2FBCF5354

SW 7627
White Heron
Interior / Exterior
Location Number: 259-C5

Body

SW 7018
Dovetail
Interior / Exterior
Location Number: 244-C5

Trim / Pop-outs

SW 7019
Gauntlet Gray
Interior / Exterior
Location Number: 244-C6

Front Door / Shutters

EXHIBIT 52: CONCEPTUAL ARCHITECTURE COLOR - MODERN FARMHOUSE - COLOR SCHEME

FARMHOUSE COLOR
Scheme 2

SW 7008

Alabaster

Interior / Exterior

Location Number: 255-C2

Body

Boral Stone Mountain Blend
2FBCF5354

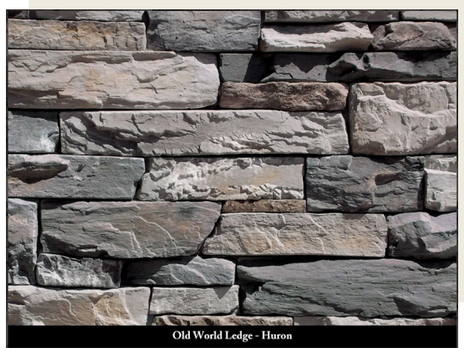
SW 7015

Repose Gray

Interior / Exterior

Location Number: 244-C1

Trim / Pop-outs



SW 7020

Black Fox

Interior / Exterior

Location Number: 244-C7

Front Door / Shutters

FARMHOUSE COLOR
Scheme 3

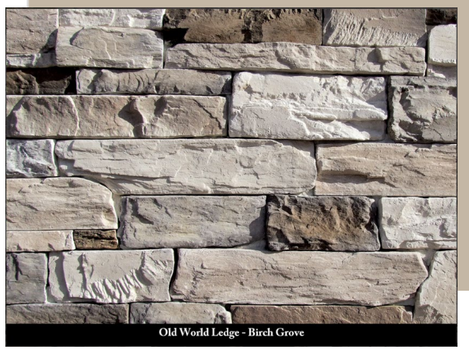
SW 7506
Loggia
Interior / Exterior
Location Number: 248-C2

Body

Boral Stone Mountain Blend
2FBCF5354

SW 7042
Shoji White
Interior / Exterior
Location Number: 254-C4

Trim / Pop-outs



SW 7510
Chateau Brown
Interior / Exterior
Location Number: 242-C7

Front Door / Shutters

FARMHOUSE COLOR
Scheme 4

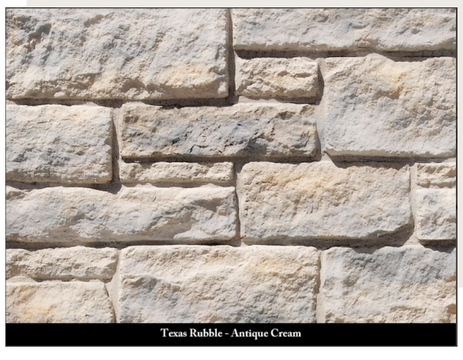
SW 7004
Snowbound
Interior / Exterior
Location Number: 256-C2

Body

Boral Stone Mountain Blend
2FBCF5354

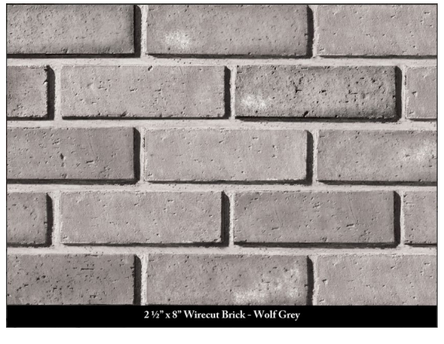
SW 7017
Dorian Gray
Interior / Exterior
Location Number: 244-C3

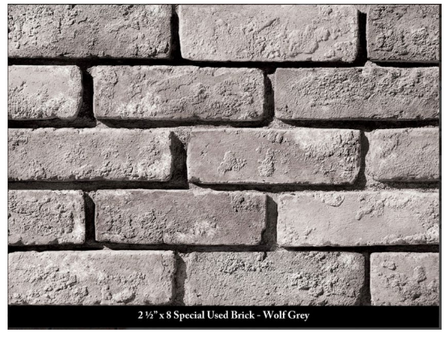
Trim / Pop-outs



SW 6990
Caviar
Interior / Exterior
Location Number: 251-C2

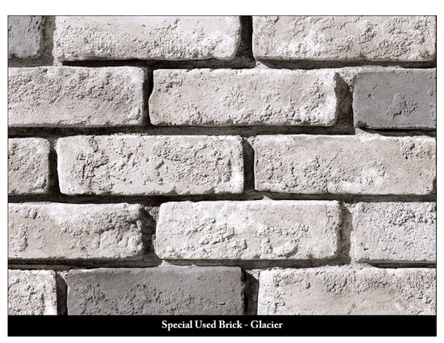
Front Door / Shutters


2 ½" x 8" Wirecut Brick - Wolf Grey


2 ½" x 8 Special Used Brick - Wolf Grey

2 ½" x 8 Special Used Brick - Bear Creek

2 ½" x 8" Wirecut Brick - Iceberg


Special Used Brick - Glacier

2 ½" x 8" Belgian Brick - Light Grey

EXHIBIT 51 CONTINUED: CONCEPTUAL ARCHITECTURE COLOR - MODERN FARMHOUSE

WESTERN FARMHOUSE COLOR
Scheme 1

SW 7631
City Loft
Interior / Exterior
Location Number: 259-C6

BODY

SW 7640
Fawn Brindle
Interior / Exterior
Location Number: 247-C5

BAT & BOARD / FASCIA / POP-OUTS / GARAGE DOOR

SW 7020
Black Fox
Interior / Exterior
Location Number: 244-C7

Entry DOOR

WESTERN FARMHOUSE COLOR
Scheme 2

SW 1015
Skyline Steel
Interior / Exterior
Location Number: 283-C3

Body

SW 7031
Mega Greige
Interior / Exterior
Location Number: 243-C3

Bat & Board

SW 6990
Caviar
Interior / Exterior
Location Number: 251-C2
Fascia / Entry Door

SW 7018
Dovetail
Interior / Exterior
Location Number: 244-C5
Pop-Outs / Garage Door

WESTERN FARMHOUSE COLOR
Scheme 3

SW 6235
Foggy Day
Interior / Exterior
Location Number: 222-C5
Body

SW 7633
Taupe Tone
Interior / Exterior
Location Number: 248-C4
Bat & Board

SW 7547
Sandbar
Interior / Exterior
Location Number: 284-C2
Fascia / Pop-outs / Garage Door

SW 7069
Iron Ore
Interior / Exterior
Location Number: 251-C7
Entry Door

WESTERN FARMHOUSE COLOR
Scheme 4

SW 2851
Sage Green Light
Interior / Exterior

Body

SW 7744
Zeus
Interior / Exterior
Location Number: 286-C6

Bat & Board

SW 7542
Naturel
Interior / Exterior
Location Number: 286-C3

SW 7675
Sealskin
Interior / Exterior
Location Number: 277-C7

Entry Door

EXHIBIT 52 CONTINUED: CONCEPTUAL ARCHITECTURE COLOR - MODERN FARMHOUSE

6.0 INFRASTRUCTURE

6.1 ROADWAY IMPROVEMENTS

Half-street improvements for Indian School and Dysart along the length of the project will be completed with the development of the Prose portion of the project as shown in the Phasing Plan. **See Exhibit 50: Phasing Plan.**

6.2 UTILITIES

See **Table 5** below detailing the utility providers for Ascend.

Table 5, Utility Providers

Utility	Provider
Water	City of Avondale
Wastewater	City of Avondale
Electric	APS
Natural Gas	Southwest Gas
Phone	CenturyLink/ Cox
Cable	Cox

Ascend is within the Litchfield Elementary School District and Agua Fria High School District.

6.3. WATER

The City of Avondale will be the water service provider for the Project with 16-inch water mains along Dysart and Indian School Roads on the west and north perimeters of the Property. Domestic water and fire flow connections for the Project will be provided off of the proposed public 16-inch water main extensions along Dysart and Indian School.

Prose at Ascend will receive domestic water service through a private 4-inch domestic water loop with connections to the proposed 16-inch water main. There will be a 3-inch meter and backflow preventer installed at each point of connection. A private, onsite 8-inch fire loop with connections to the 16-inch water main extensions is also planned.

The Villas at Ascent will have an onsite, 8-inch water loop with connections to the 16-inch water main extension in Indian School Road. The proposed water loop will be located within an 8-foot private water easement as conceptually shown on **Exhibit 54: Villas Street Sections**, below. Domestic water services will come off the proposed, private 8-inch water loop to serve the Villas.

6.4 WASTEWATER

The City of Avondale has a 10-inch gravity sewer main at the southwest corner of the Property. This main conveys flows south along Dysart Road to Osborn Road, where it becomes a 15-inch main to also serve the Sage Creek community. The proposed improvements to be constructed with Ascend include the extension of the existing 10-inch public sewer main along Dysart Road, north, approximately 400-feet to the main driveway entrance with a manhole installed that will serve as a point of a connection for the private onsite sewer system.

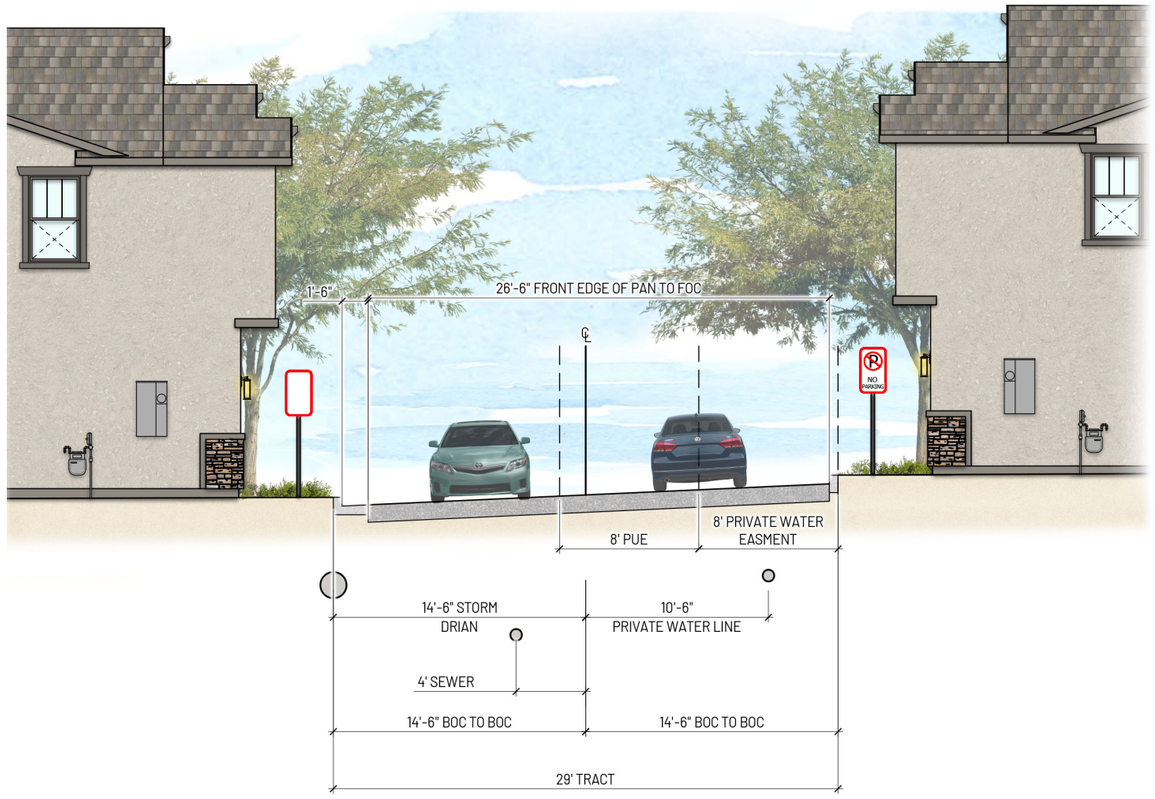
Prose and the Villas will be served by a private, internal network of 8-inch gravity sewer mains. The proposed sewer system will be located within a private 8-foot sewer easement to allow it to cross property lines. A maintenance agreement will be established for the private, onsite sewer system. The Shops at Ascend on the Dysart frontage will discharge into the proposed main within the access drive upon development and the Indian School parcel will tie in to the wastewater network for Prose. The proposed mains will ultimately convey wastewater flows from the site to the Project's southwest corner, where they will flow into the proposed sewer extension of the existing 10-inch gravity sewer main along Dysart Road.

6.5 DRAINAGE

The Property is located within the Federal Emergency Management Agency's (FEMA) Zone X (Shaded) as delineated on the FEMA Flood Insurance Rate Map (FIRM) panel number 04013C2155M, dated September 18, 2020, which is provided in the companion Master Drainage Report included with this application.

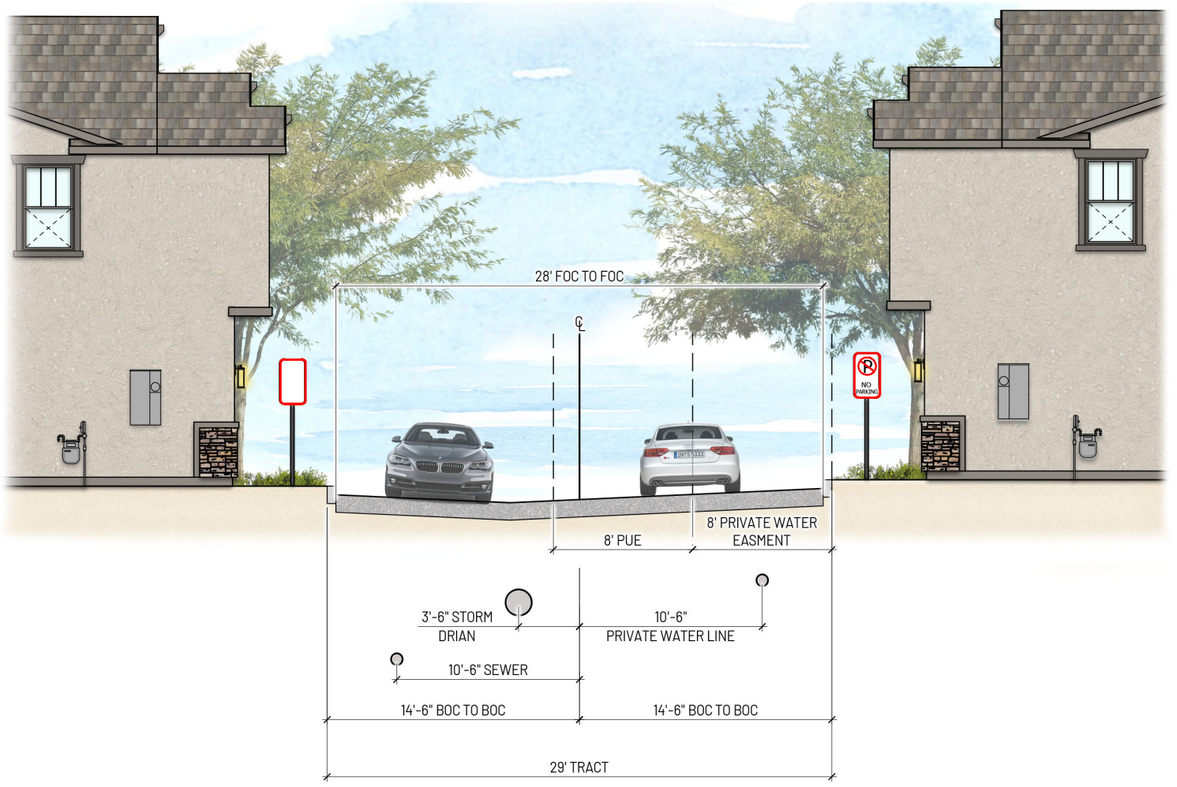
The Project will comply with the City of Avondale and Flood Control District of Maricopa County (FCDMC) design criteria for storm water management. Ascend will meet specified retention requirements such that flows generated from the 100-year event are not anticipated to result in adverse impacts to either downstream existing properties or drainageways from the Project.

Ascend will construct inlet and onsite retention facilities to manage runoff from the adjacent Indian School and Dysart Road half-streets. Onsite flows will be conveyed via street flow and storm drains, where necessary, to stormwater retention facilities within the Project. Retention facilities will be designed to retain the runoff from the 100-year, 2-hour event. Basins will retain this storm event with a ponding depth of 3' or less and additional 12' of freeboard and be designed to drain within 36 hours. The dewatering of the retention basins will be accomplished through natural infiltration and/or drywells.



SECTION D - PRIVATE STREET

SCALE: 3"=1'-0"



SECTION E - PRIVATE STREET

SCALE: 3"=1'-0"

EXHIBIT 54: VILLAS STREET SECTIONS

The design of the hydraulic facilities will be in accordance with the City and the FCDMC's requirements. Streets will be designed to adequately convey the peak 10-year flow between curbs, and the 100-year flow within the street right-of-way or drainage easements. Onsite flows will be conveyed to stormwater storage basins near low points via surface flow and, when necessary, storm drainpipes.

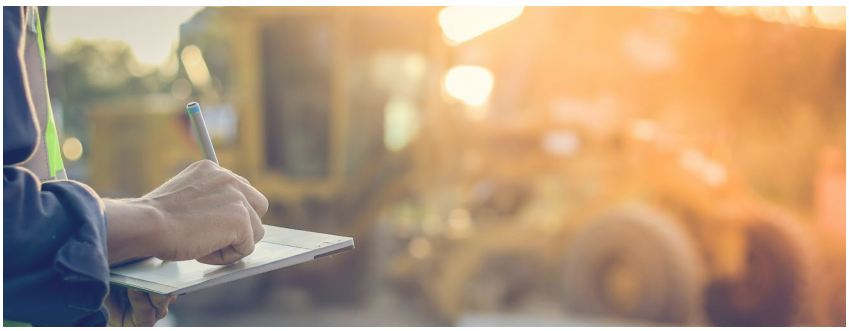
Riprap aprons will be placed downstream of all storm drain outlets and other points of concentrated flow to protect against scour. All finished floor elevations will be set a minimum of 18 inches above the retention basin overflow elevations, and 12-inches above the 100-year water surface elevations and in the adjacent drainage corridors.

6.6 PHASING

Development of the project is anticipated to be completed in multiple phases as depicted in **Exhibit 50: Phasing Plan**, with the Indian School and Dysart Road improvements occurring with Phase 1.

7.0 MAINTENANCE OF COMMON AREAS AND FACILITIES

Like most master plans with single-family development, the Villas will establish a homeowners' association responsible for maintenance of common areas and open space as well as the private streets. Prose and the Shops at Ascend will not have common areas and therefore, the property owners will be responsible for maintaining and onsite open space and amenities as well as the landscaping adjacent to the right-of-way.



8.0 CONFORMANCE WITH CITY PLANS

The Ascend project as proposed is in conformance with the applicable TOD Mixed Use Designation for the Property in the General Plan as well as numerous goals and policies, and furthers the intent of the applicable North Avondale Specific Plan, as well as the Avondale Strategic Growth Plan.

8.1 GENERAL PLAN AND NORTH AVONDALE SPECIFIC PLAN CONFORMANCE

Land Use Element

Goal 1: Establish an Avondale identity based on a healthy lifestyle that promotes land uses which foster an economically sustainable and socially dynamic community.

> *Policy C: Diversify Avondale's housing stock by providing for varied residential types with an emphasis on large lot development in the southern core of the City.*
>
> *Policy D: Enhance the attractiveness of infill parcels as an option for new development throughout Avondale* ***(Also Objective #1 in North Avondale Specific Plan)***
>
> *Policy F: Support higher density/urban land uses to support future transit and rail.*

The Project will work toward multiple land use goals by adding a higher density mix of housing stock to a crucial infill location on a major corridor (Indian School and Dysart are both designated as 'Roads of Regional Significance' in the General Plan). The high density residential combined with the commercial parcels and pedestrian connectivity throughout the Project and Sage Creek neighborhood will create and ideal setting to support future transit in the area.

The Project enjoys existing access to numerous multi-modal transportation amenities. The Avondale ZOOM Circulator bus stop is just a few hundred feet east of the project along Santa Fe Trail, which provides free transit service to employment, entertainment, and commercial throughout Avondale and more. The Project is also located 2.2 miles from the Goodyear Park-and-Ride. This proximity will allow residents to catch the Valley Metro Goodyear Express commuter bus (Route 562) directly to downtown Phoenix by either taking a straight-shot bike ride down Dysart Road on dedicated paved bike lanes or riding the Avondale ZOOM circulator.

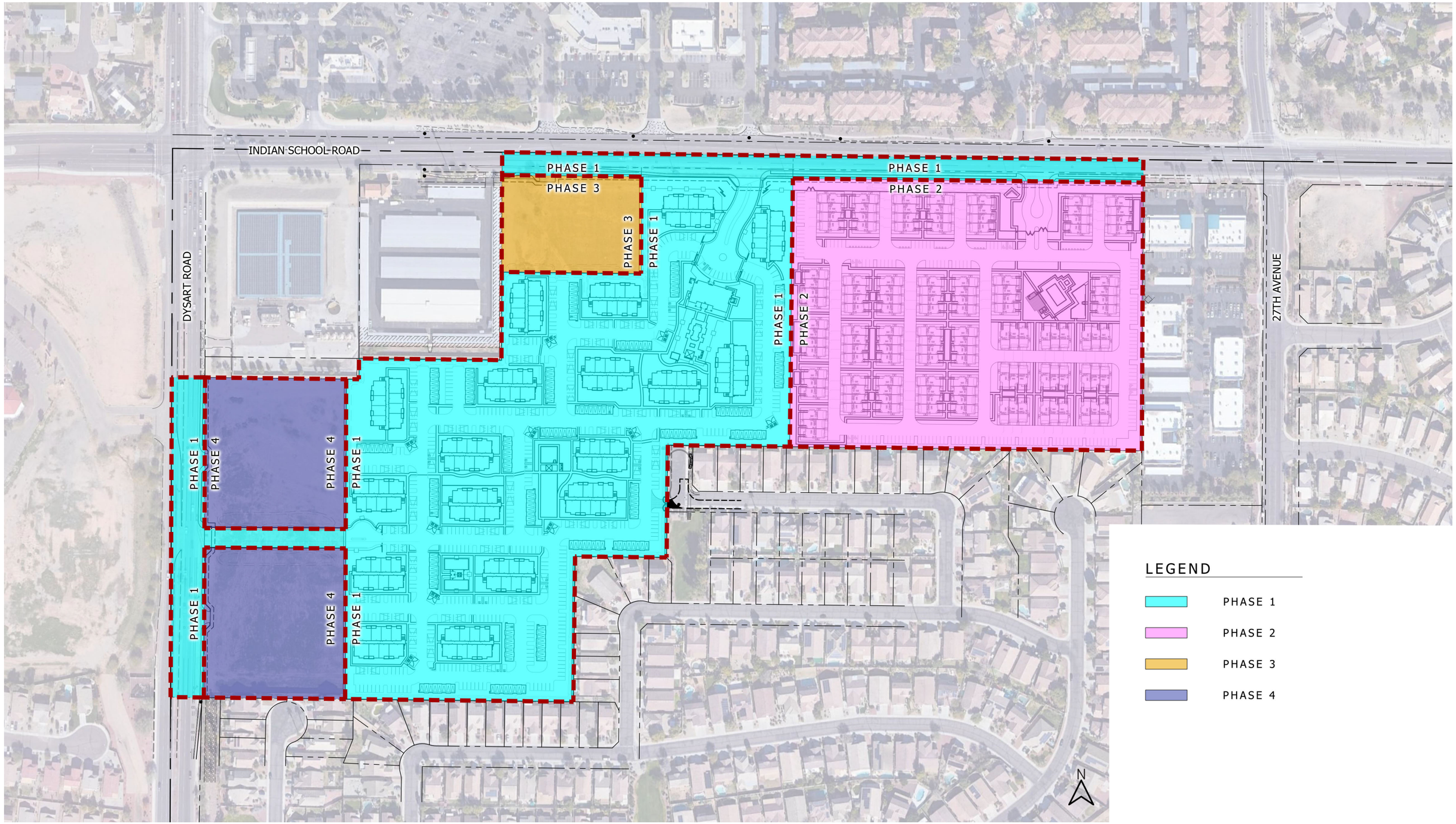


EXHIBIT 55: PHASING PLAN

Figure 4, Adjacent ZOOM Bus Stops Map

Ascend also will feature pedestrian connectivity to the commercial uses on Dysart and Indian School, where residents of each of the residential projects will be able to walk to nearby shopping. This connectivity will create a more vibrant, walkable community for all residents of the area and work towards numerous TOD and healthy lifestyle goals of the General Plan.

Together, this will all help foster an Avondale identity that is based on a healthy lifestyle that promotes land uses for an economically sustainable and socially dynamic community.

Goal 3: Promote a strong balance of high quality residential, employment, recreation, and educational land uses.

> *Policy D: Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.*

The project provides new, modern residential options as well as facilitating commercial on major arterials, with careful consideration to the pedestrian connections and the shared driveways linking the uses. As a mixed-use development, the Project will provide more than adequate transitions and buffers to surrounding uses such as providing a pedestrian connection to the adjacent neighborhood to the south. The location of the commercial portions similarly provide natural buffer to the storage and utility uses at the hard corner of Dysart and Indian School.

Goal 8: Support mixed-use land use patterns that increase transit and pedestrian oriented development within specific and appropriate areas of the City.

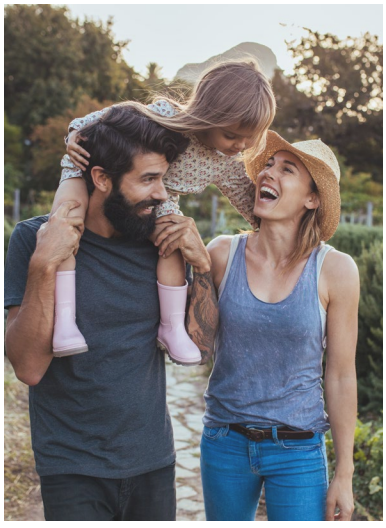
> *Policy C: Take alternative methods of transportation, including transit, bus, and walking into account when considering all proposals for development.* ***(Also, North Avondale Specific Plan Objective #4)***

The Project will provide necessary mixed-use land patterns along the Indian School corridor with pedestrian access to transit lines, paved bike lanes, and local commercial. Future residents will be able to access numerous neighborhood employment and commercial uses via pedestrian linkages and the Property is only a few hundred feet away from the Avondale ZOOM Circulator bus stop on Santa Fe Trail. Further, the main arterials north and west of the Property are designated as Roads of Regional Significance and presently have dedicated paved bike lanes in both directions, including a full linkage to the Goodyear Park and Ride 2.2 miles south on Dysart Road that provides direct access to downtown Phoenix.

Goal 7: *Policy C: Plan for the expansion of Estrella Mountain Community College ("EMCC") and identify locations for additional institutions of higher learning within the City.*

> ***Specific Plan: "***Working with the college to identify housing opportunities in close proximity to the campus will also help to bring activity to the area beyond school hours. Private developers may also play a role in providing student housing, by the provision of innovative products in proximity to the campus."

The Project will provide multiple higher density additional housing options for the future expansion of EMCC which will bring an influx of both students and staff to the area. The Project works towards both the General Plan and Specific Plan goals to support the expansion of EMCC and will help attract activity to the area beyond school hours.



Economic Vitality Theme

Goal 1: Grow and diversify Avondale's economy and employment base through business retention, expansion, and development.

> *Policy F: Maintain Avondale's retail prominence as part of the City's economic and revenue base by identifying areas for new and higher quality retail and restaurant development to capture increased sales while maintaining a balance with necessary retail services.*

Goal 8: Invest in neighborhood infrastructure, public spaces, and amenities.

> *Policy B: Assess and implement methods requiring new residential developments to incorporate specific amenities and designate a specific amount of space for common use by neighborhoods.*

The mixed-use nature of the Project will provide retail opportunities with built-in customers in Prose and the Villas. By adding adjacent and connected residential to the Shops at Ascend, it will help to support the future sales-tax generating establishments at these locations.

As a new residential development within a PAD, it is held to a high standard for providing quality and diverse open space elements for the community. With the pools, and other active and passive amenity options, the project include a host of options for outdoor enjoyment

Neighborhoods Theme, Housing Element

Goal 1: Provide a variety of safe housing opportunities and neighborhoods for all current and prospective Avondale residents.
Goal 2: Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels **(also North Avondale Specific Plan Objective #5)*

> *Policy B: Encourage the development of condominiums and townhomes which appeal to people seeking to own their residence, but who may not want maintenance responsibilities.*
>
> *Policy E: Encourage the development of live/work units in areas of the City that are appropriate for mixed use development.*

The Project will provide unique modern Villas and Prose multi-family housing options in an area of the City that currently is entirely single family in nature. The Project's modern Villas appeal to those seeking to own their residence, but who may not want maintenance responsibilities. Further, the community commercial areas of the Project provide opportunities for directly adjacent live/ work opportunities in an area that is designated as Mixed-Use in the General Plan.

Neighborhoods Theme, Redevelopment element, and Neighborhood

Preservation and Revitalization Element

Goal 2: Create a true sense of community that stretches beyond neighborhood boundaries.

> *Policy A: Improve the physical connectivity between our neighborhoods as well as between our neighborhoods and nearby non-residential development.*
>
> *Policy B: Ensure all new non-residential development is designed to actively engage and attract pedestrians and to provide residents the opportunity to lead a healthy lifestyle residing in the surrounding neighborhoods.*

Ascend will feature pedestrian connectivity to the commercial uses on Dysart and Indian School, where residents of each of the residential projects will be able to walk to nearby shopping. This physical pedestrian connectivity in a suburban core combined with other TOD elements such as bike lanes and transit options will provide residents the opportunity to lead a healthy lifestyle. Together, this will all create a more vibrant, walkable community for all residents of the area and will help foster a true sense of community through Ascend and in the neighborhood beyond.

Sustainability Theme, Energy Element

Goal 1: Integrate energy efficiency measures and renewable energy sources into all aspects of Avondale planning.

Policy C: Encourage "walkable" communities, vertical development where appropriate, transit, and efficient land use patterns to minimize fuel consumption and energy usage.

This suburban, horizontally integrated mixed-use project has an appropriately scaled two- and three-story product offering adjacent to a variety of transit options, which encourages the minimization of fuel consumption.

Community Mobility Theme, Circulation Element

Goal 4: Promote and support an integrated transportation system that mitigates congestion, fosters a sense of community, and preserves the environment.

> *Policy A: Provide and support opportunities for all modes of travel for all ages and abilities.*
>
> *Policy C: Develop adequate links to arterial roadways from new residential, recreation, and employment areas.*

The Project's close proximity to the Avondale ZOOM Circulator combined with its internal pedestrian connections to the south and to the two community commercial areas, promotes and supports an integrated transportation system that mitigates congestion. The multi-modal transportation options for Ascend provide and support opportunities for all modes of travel for all ages and abilities as younger children will have the ability to walk and ride their bikes not just throughout the PAD but will also have direct access to the neighborhood to the south without the need to access the sidewalks on the adjacent arterials.

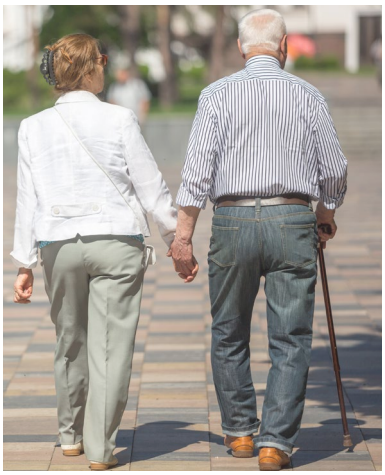
Transit Oriented Development Element

Goal 2: Require development and redevelopment within areas designated as TOD on the General Plan Land Use Map to facilitate and encourage the use of transit by visitors and residents.

Policy A: Increase residential densities and mixed uses within ½ mile of transit facilities, at transit stops, and along bus routes.

Policy C: Emphasize accessibility for pedestrians and bicyclists by providing direct and linked access internally as well as to adjacent residential and non-residential areas.

Policy D: Consider a range of housing types that will encourage a mix of residents, such as families, singles, and seniors, and allow for a mix of income levels.



Goal 3: Promote and support the incorporation of commercial uses as a component of transit oriented development.

The Project location is ideal for TOD as residents can easily access multi-modal transportation options on the adjacent streets. The Project will increase residential densities and mixed uses within ½ mile of transit facilities as the Property is only a few hundred feet away from the Avondale ZOOM circulator bus stops on Santa Fe Trail that provides free transit service to employment throughout Avondale. The Ascend PAD is also located 2.2 miles from the Goodyear Park and Ride, a straight-shot bike ride down Dysart Road on dedicated bike lanes, which allows for residents to catch a commuter Bus (Route 562) directly to downtown Phoenix. Further, the 2017 Avondale Transportation Plan depicts future bike lanes extending down Indian School to the east as well as the buildout and full linkage of the Agua Fria River Trail and Roosevelt Multi-Use Path crossing the Agua Fria River. Residents will be able to access this extensive off-street trail system via the southern linkage to the Sage Creek neighborhood in just 4 minutes on a bike, giving them a much wider range of off-street transportation options ideal for children, families, and commuters alike.

The Project will provide numerous commercial options within the PAD, working to promote and support the incorporation of commercial uses as a component of transit-oriented development. The pedestrian access to these internal commercial areas as well as the trail connection to the south provides accessibility for pedestrians and bicyclists with direct and linked access internally as well as to adjacent residential and non-residential uses. Additionally, the two residential options of Prose multi-family and modern Villas will add to the range of housing stock and encourage a mix of residents and income levels in the area.

Quality of Life Theme, Urban Design Element

Goal 5: Maximize housing opportunities in locations within a half-mile of transit, with good access to employment areas, neighborhood services, and public facilities in order to promote a healthy community both sustainably and economically.

The proposed high-density Project will Maximize housing opportunities in locations within a half-mile of transit, with good access to employment areas, neighborhood services, and public facilities in order to promote a healthy community both sustainably and economically. The Project provides close proximity to multiple commercial areas such as the Wigwam Creek Shopping Center just across Indian School Road, a commercial center directly adjacent to the east off of Santa Fe Trail Road, Coldwater Station Shopping Center 0.5 miles to the west, and EMCC, and the Project is only 0.3 miles away from Turtle Park to the west.

8.2 AVONDALE STRATEGIC PLAN CONFORMANCE

Creative and Sustainable Community Development

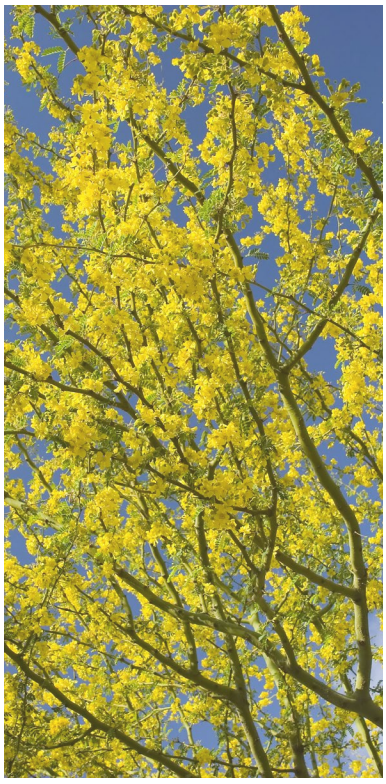
Strategy 2: Develop diverse housing options, to include housing that is affordable to workers and close to their jobs

The Project's mix of modern Villas and multi-family units will add higher density housing stock to Avondale along a major arterial corridor at Dysart and Indian School Road. The Project provides close proximity to multiple nearby commercial areas that are walkable and bikeable in addition to EMCC.

Numerous business park developments and medical employment uses are located within 5 miles of the Property such as Phoenix Children's Hospital and Avondale Integrated Medical Services in the McDowell medical corridor, and Avondale Commerce Center and Coldwater Depot Logistics Center located on Van Buren and 127th Avenue. Coldwater Plaza, a 45-acre 'regional power center', is located 2.6 miles from the Property, straight down Dysart Road and includes multiple big-box stores, restaurants, and neighborhood retail.

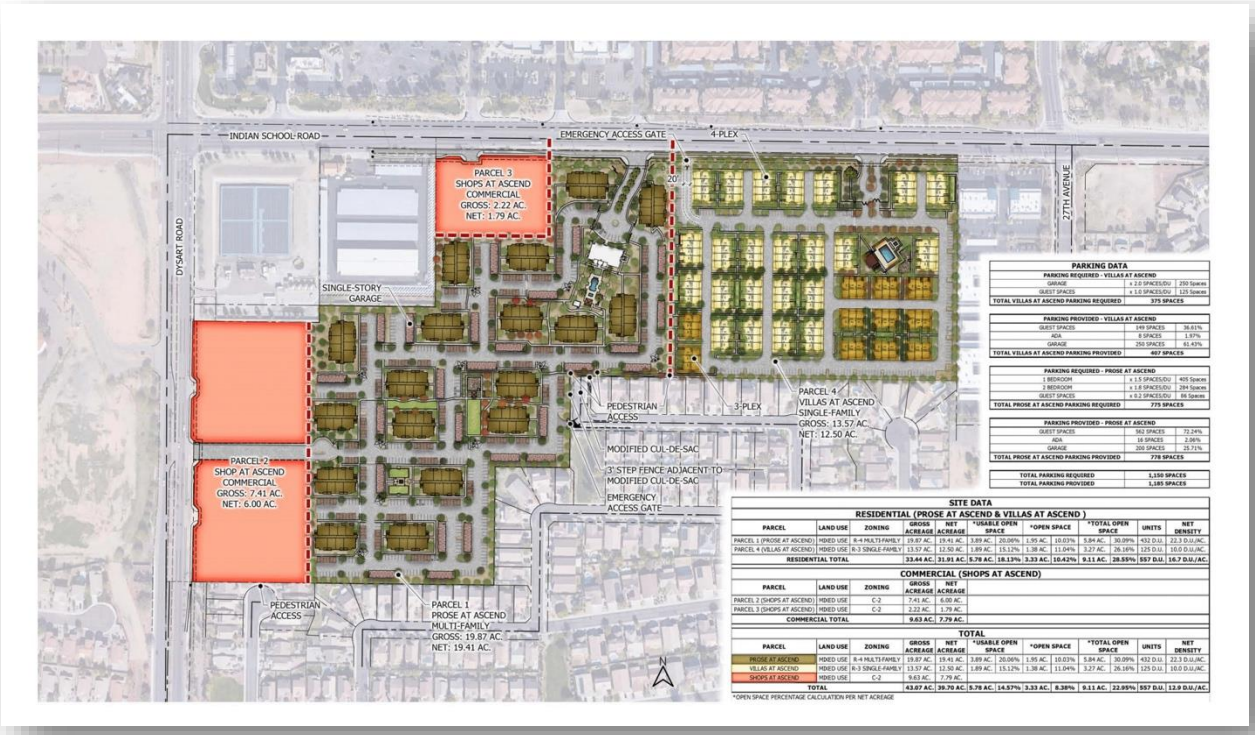
9.0 CONCLUSION

Ascend establishes a complement of uses that will foster the development of a long-awaited infill parcel with access to transit, employment, entertainment and recreation. The residential districts will be vibrant environments for future residences and will bring a concentrated customer base to the commercial that surrounds it. The transition to a multi-use PAD from C-2 will contribute to both Avondale's population and revenue bases to create a sustainable mixture of residential opportunities in an area where reduced-reliance on vehicles is possible.



Ascend Avondale PAD Amendment

Summary of Neighborhood Meeting
December 22, 2021
PL-21-0267



PARKING DATA

PARKING REQUIRED - VILLAS AT ASCEND		
GARAGE	x 2.0 SPACES/DU	250 Spaces
GUEST SPACES	x 1.0 SPACES/DU	125 Spaces
TOTAL VILLAS AT ASCEND PARKING REQUIRED		375 SPACES

PARKING PROVIDED - VILLAS AT ASCEND		
GUEST SPACES	149 SPACES	36.81%
ADA	8 SPACES	1.97%
GARAGE	250 SPACES	61.43%
TOTAL VILLAS AT ASCEND PARKING PROVIDED		407 SPACES

PARKING REQUIRED - PROSE AT ASCEND		
1 BEDROOM	x 1.5 SPACES/DU	405 Spaces
2 BEDROOM	x 1.8 SPACES/DU	284 Spaces
GUEST SPACES	x 0.2 SPACES/DU	86 Spaces
TOTAL PROSE AT ASCEND PARKING REQUIRED		775 SPACES

PARKING PROVIDED - PROSE AT ASCEND		
GUEST SPACES	562 SPACES	72.24%
ADA	16 SPACES	2.06%
GARAGE	200 SPACES	25.71%
TOTAL PROSE AT ASCEND PARKING PROVIDED		778 SPACES

TOTAL PARKING REQUIRED	1,150 SPACES
TOTAL PARKING PROVIDED	1,185 SPACES

SITE DATA

RESIDENTIAL (PROSE AT ASCEND & VILLAS AT ASCEND)

PARCEL	LAND USE	ZONING	GROSS ACREAGE	NET ACREAGE	*USABLE OPEN SPACE	*OPEN SPACE	*TOTAL OPEN SPACE	UNITS	NET DENSITY
PARCEL 1 (PROSE AT ASCEND)	MIXED USE	R-4 MULTI-FAMILY	19.87 AC.	19.41 AC.	3.89 AC.	20.06%	1.95 AC.	10.03%	5.84 AC.	30.09%	432 D.U.	22.3 D.U./AC.
PARCEL 4 (VILLAS AT ASCEND)	MIXED USE	R-3 SINGLE-FAMILY	13.57 AC.	12.50 AC.	1.89 AC.	15.12%	1.38 AC.	11.04%	3.27 AC.	26.16%	125 D.U.	10.0 D.U./AC.
RESIDENTIAL TOTAL			33.44 AC.	31.91 AC.	5.78 AC.	18.13%	3.33 AC.	10.42%	9.11 AC.	28.55%	557 D.U.	16.7 D.U./AC.

COMMERCIAL (SHOPS AT ASCEND)

PARCEL	LAND USE	ZONING	GROSS ACREAGE	NET ACREAGE
PARCEL 2 (SHOPS AT ASCEND)	MIXED USE	C-2	7.41 AC.	6.00 AC.
PARCEL 3 (SHOPS AT ASCEND)	MIXED USE	C-2	2.22 AC.	1.79 AC.
COMMERCIAL TOTAL			9.63 AC.	7.79 AC.

TOTAL

PARCEL	LAND USE	ZONING	GROSS ACREAGE	NET ACREAGE	*USABLE OPEN SPACE	*OPEN SPACE	*TOTAL OPEN SPACE	UNITS	NET DENSITY
PROSE AT ASCEND	MIXED USE	R-4 MULTI-FAMILY	19.87 AC.	19.41 AC.	3.89 AC.	20.06%	1.95 AC.	10.03%	5.84 AC.	30.09%	432 D.U.	22.3 D.U./AC.
VILLAS AT ASCEND	MIXED USE	R-3 SINGLE-FAMILY	13.57 AC.	12.50 AC.	1.89 AC.	15.12%	1.38 AC.	11.04%	3.27 AC.	26.16%	125 D.U.	10.0 D.U./AC.
SHOPS AT ASCEND	MIXED USE	C-2	9.63 AC.	7.79 AC.								
TOTAL			43.07 AC.	39.70 AC.	5.78 AC.	14.57%	3.33 AC.	8.38%	9.11 AC.	22.95%	557 D.U.	12.9 D.U./AC.

*OPEN SPACE PERCENTAGE CALCULATION PER NET ACREAGE

December 22, 2021, Neighborhood Meeting

Ascend Avondale

PL-21-0267

The meeting was held via Zoom meeting. Citizens reported difficulties with the Zoom link and the City of Avondale (the "City") and Development Team staff were available to deliver the updated link to the community so that the meeting could proceed as scheduled. At 6:32 PM, the meeting began with a presentation, followed by questions and answers.

Members of the Development Team in attendance:

Carolyn Oberholtzer – Bergin, Frakes, Smalley & Oberholtzer, PLLC (BFSO Law)
Nico Howard – Property owner
Benjamin Good – CivTech
Alex Fish – ABLA
Jon Hanna – triARC
Griffen Tymins – Alliance Residential Company
Zach McCarthy – Alliance Residential Company
Nicholas Gonzales – BFSO Law

Members of the City of Avondale staff in attendance:

Eric Fitzer – City of Avondale Planning Manager
Patricia Dennis – City of Avondale Councilmember

Carolyn Oberholtzer began the presentation by explaining the requirements of the application and zoning history of the Property. She presented slides that included the area context, C-2 zoning history, Mixed-Use General Plan designation and PAD elements. The presentation also included many of the PAD exhibits, including the Conceptual Development Plan, demonstrating the layout and distinctions between the "Villas" and "Prose at Ascend" components along with the commercial villages. Pedestrian access and circulation within the development were outlined, as well as details provided on the open space programming for the project. She further presented the project architecture and theming as modern farmhouse and craftsman. The presentation also included an exhibit and discussion regarding the Conceptual Cul-de-sac design for the termination of 129th Avenue in lieu of continuing the public street connection through the project.

Carolyn Oberholtzer completed the presentation by showing the public notification requirements for the Project and the City review process timeline and then opened the conversation up to the attendees with a question-and-answer session. A summary of that discussion is provided below:

A citizen commented that they were concerned about any pedestrian access into Sage Creek and asked who would be maintaining the gates?

Ms. Oberholtzer responded the gates were shown as optional connections with the primary focus of the Ascend gate being K-5 school children who might access the Corte Sierra Elementary School. If that gate were to be included, it would be restricted access and managed by the Ascend project. If the commercial gate is also included, that would be with the approval of the Sage Creak HOA and maintained by the Ascend commercial developer or as otherwise might be preferred by the HOA. Overall, the attendees objected to both gates and do not desire the shared access.

A citizen asked why they weren't notified of the proposed commercial gate access into the neighborhood?

Ms. Oberholtzer responded that any new access points require approval from the HOA and the proposed access point is not a requirement of the project and are shown for discussion and feedback. She reiterated that the Development Team included the gates in response to City comments and that resident feedback was important to understand how best to handle the gates.

A citizen asked if there are any improvements anticipated on Indian School Road & Dysart Road?

Mr. Fitzer responded that improvements on Indian School & Dysart are currently being discussed by the City and the developer.

A citizen asked if a traffic signal plan has been conducted for Indian School Road

Mr. Fitzer responded that there are currently no traffic signals planned along Indian School.

A citizen asked what aesthetic consideration was made for the project to ensure that it has an Avondale appearance?

Ms. Oberholtzer and Mr. Howard responded the City has very robust design guidelines that ensure Avondale projects are designed with very high-end architecturally distinct components. The PAD goes a step further and creates tailored development standards to provide for transitions to the adjacent residences and commercial project.

Overall, the attendee feedback on the project was favorable with the most significant comments centering around gated access points.

The meeting concluded at 7:25 PM.

Item Number: 5.b.

AGENDA ITEM REPORT

SUBJECT: Avondale Villages – Minor General Plan Amendment – Application PL-21-0248

MEETING DATE: 2/16/2022

TO: Planning Commission

FROM: Eric Fitzer

THROUGH: Eric Fitzer, Planning Manager

PURPOSE:
Planning Commission will hold a public hearing and consider a request by Mr. Adam Baugh, Withey Morris PLC., on behalf of Hamid Ertefai, a request for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Avondale Villages, a proposed 5.8 acre site located south of the southeast corner of Thomas and Dysart roads. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designation from Local Commercial to High Density Residential. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:
The approximately 5.8 acre subject property is located south of the southeast corner of Thomas and Dysart roads, Maricopa County Assessor Parcel 501-75-987.

The site is designated by the General Plan 2030 Land Use Map as Local Commercial, which is a commercial designation that is designated to provide for the daily needs of goods and services to residents residing in the surrounding area.

The existing uses and zoning of surrounding properties include:
NORTH: Zoned Palm Valley PAD Commercial; Commercial Uses
EAST: Rancho Santa Fe PAD Residential; Medium Density Residential Uses
SOUTH: Rancho Santa Fe PAD Residential; Medium Density Residential Uses
WEST: Commercial Uses within the City of Goodyear

SUMMARY OF REQUEST
The applicant is requesting approval of a Minor General Plan Amendment (GPA) to the General Plan 2030 Land Use Map to facilitate development of the Avondale Villages (rezoning application PL-21-0247), a planned seventy (70) unit single-family townhome project.

The requested Minor GPA will change the designation of the subject property to High Density Residential from Local Commercial. The High Density Residential designation allows for residential land that will contain densities up to 30 dwelling units per acre. These residences have limited private outdoor space and rely on shared or common open space for recreation. Patio homes, apartments, condominiums or townhomes are suitable for this land use. These residences may be part of a mixed-use development, master-planned community, and have direct access to open space, transit or other multi-modal amenities.

There is a separate request to rezone the subject property to Avondale Villages Planned Area Development (PAD). Approval of this GPA request is required for the rezoning to be approved, which is scheduled for the same Planning Commission and City Council meetings. The proposed Avondale Villages Development Plan also incorporates the design measures listed in the multi-family category definition, will provide for efficient on-site and off-site circulation, attractive and spacious landscaped setbacks, pedestrian connections, and usable open space areas both for the individual lots and the overall development.

PUBLIC PARTICIPATION

A neighborhood meeting was held on January 5, 2022. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All required notices of the meeting were completed at least fifteen days prior to the meeting. All required notifications for the Planning Commission and City Council public hearings were completed. No formal comments have been received to date.

ANALYSIS

The Planning Commission must determine that the proposed amendment meets four findings prior to recommending approval. Staff's analysis of each of the required findings is presented below.

1. The development pattern contained on the Land Use Plan inadequately provides the appropriate optional sites for the use or change proposed in the amendment.

Currently, there is a minor percentage of land uses in Avondale which are available for high density residential. Almost all of these high-density residential areas are south of McDowell Road and are not located in the North Avondale area. This property provides an infill opportunity which will provide a unique housing development that would otherwise not generally be available in North Avondale.

2. The amendment constitutes an overall improvement in the 2030 Plan and is not solely for the good or benefit of a particular landowner or owners.

There are limited townhome housing communities within Avondale. This property provides the opportunity for a unique infill development which will support employment, educational and commercial uses in the area. The Avondale Villages Townhomes development will provide a variety of housing that attracts new residents including young professionals, millennials, and empty nesters who are looking for a "lock and leave" lifestyle.

3. The amendment will not adversely impact the community as a whole and/or a portion of the community by: (1) significantly altering acceptable land use patterns; (2) requiring large and more expensive public infrastructure improvements including, but not limited to roads, water, wastewater, and public safety facilities than would otherwise be needed without the proposed change, or (3) adversely impacting the existing land use.

The amendment will not significantly alter acceptable land use patterns in the area or impact nearby existing uses. Being that the property is only 5.832 acres, the property accommodates moderate housing density which will not be overbearing for the surrounding single-family homes that already exist in the area. Public infrastructure exists for this development and it will not be a significant burden on the existing systems that are in place. The development is designed with landscaped buffering around the perimeter to provide a more appropriate pedestrian environment.

4. The amendment is consistent with the overall intent of the General Plan 2030 and other adopted plans, codes, and ordinances.

General Plan

Land Use Goal #3, Policy D "Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity".

Housing Element Goal #2: Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels.

North Avondale Specific Plan

Land Use Element Goal #1, Policy D: Enhance the attractiveness of infill parcels as an option for new development throughout Avondale.

Urban Design Element Goal #2, Policy A: Create visual "gateways" at principal entry points to Avondale, and

develop a design “theme” that is used throughout the City to create a sense of unity and identity.

Housing Element Goal #2: Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels.

DISCUSSION:
Staff finds this request meets the four (4) required findings and recommends approval of the proposed Minor General Plan Amendment.

STRATEGIC PLAN:
STRATEGIC OUTCOME: Creative and Sustainable Community Development.
STRATEGY: Encourage build-out in residential housing opportunities that support diverse housing options

BUDGET IMPACT:

RECOMMENDATION:
The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0248 Avondale Villages, a request for a Minor Amendment to the General Plan 2030 Land Use Map, changing the land use designation from Local Commercial to High Density Residential.

PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-21-0248 Avondale Villages, a request for a Minor Amendment to the General Plan 2030 Land Use Map, changing the land use designation from Local Commercial to High Density Residential.

Exhibit A

Aerial Photograph

Avondale

Subject Property

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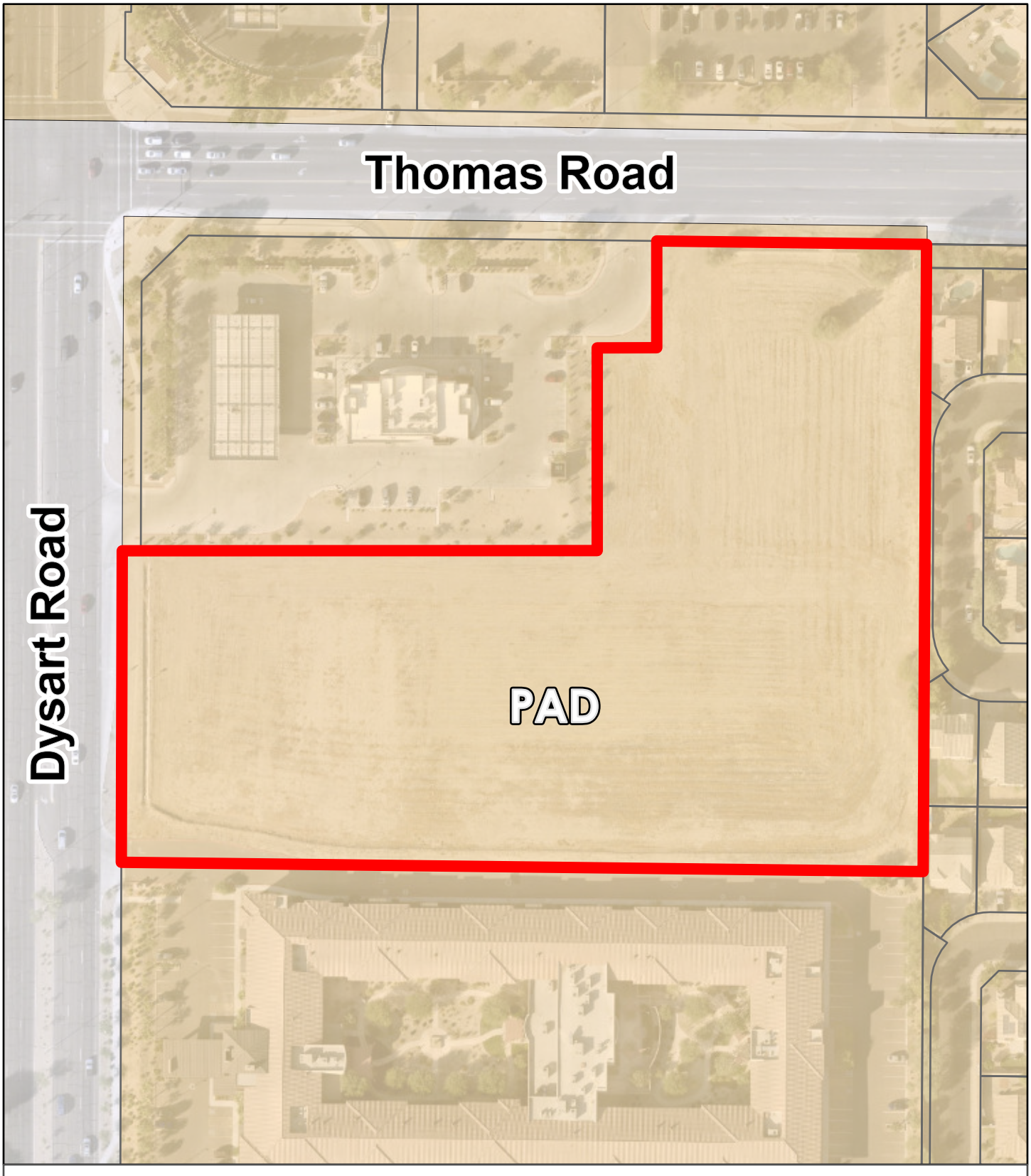
Date: 1/26/2022

Exhibit B



Zoning Vicinity

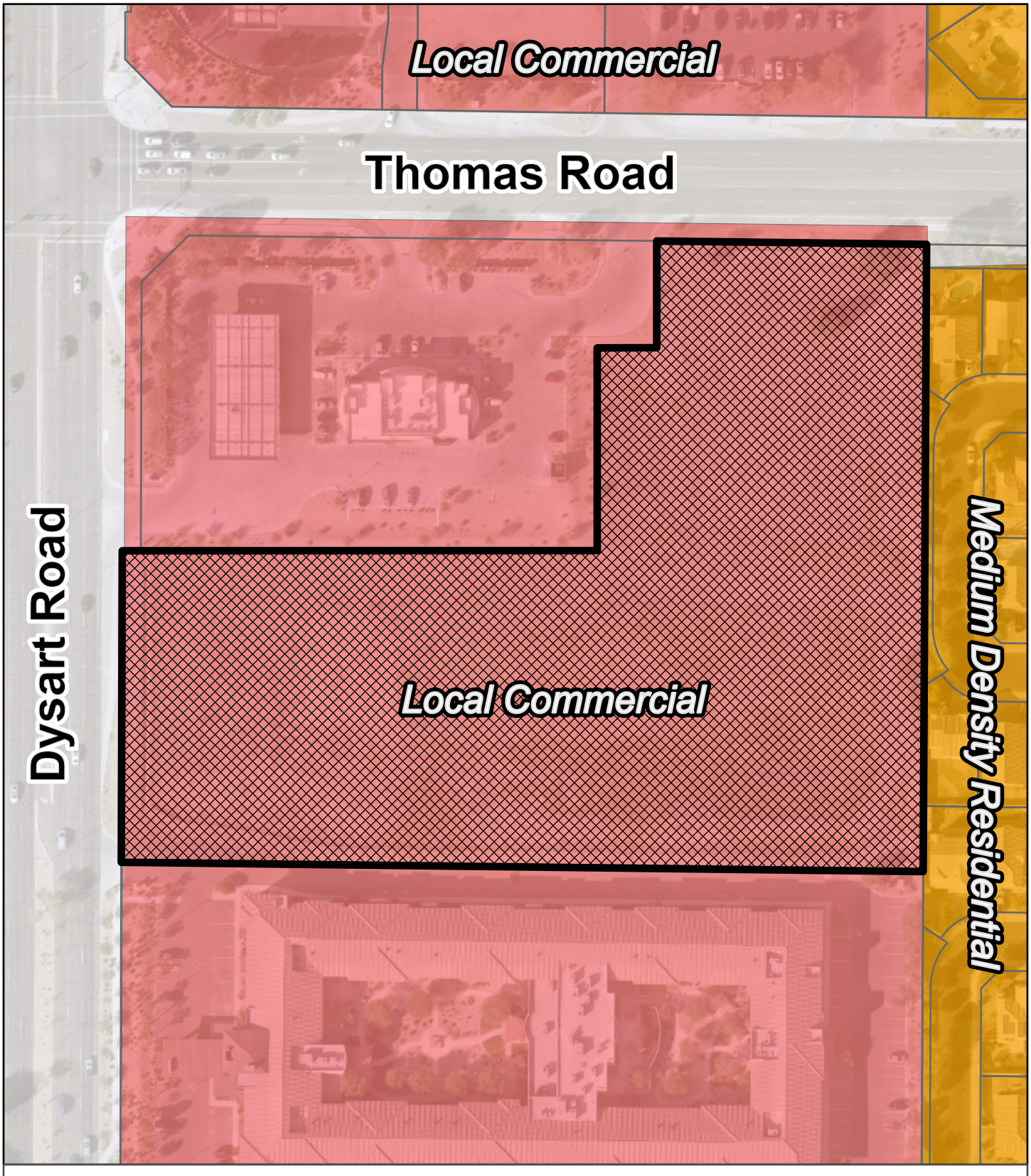
Avondale

Subject Property

N
W E
S

Date: 1/26/2022

Exhibit C



General Plan Land Use

Avondale

Subject Property

N
W E
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Date: 1/26/2022

AVONDALE VILLAGES

Minor General Plan Amendment Narrative

Case No. PL-21-0248

2nd Submittal: November 2021
Initial Submittal: August 2021

WITHEY MORRIS PLC
ATTORNEYS AT LAW

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AVONDALE VILLAGES

Minor General Plan Amendment Narrative

A. Request and Property Description

This is a proposal to amend the Avondale General Plan 2030 Land Use Map for approximately 5.832 net acre property generally located at the southeast corner of Dysart Road and Thomas Road (the "Property") (**See *Exhibit A*, Aerial Map**) *from* Local Commercial *to* High Density Residential (12 to 30 dwelling units per acre, target density = 12). See ***Exhibit B, Existing General Plan Land Use Map and Exhibit C, Proposed General Plan Land Use Map.*** The proposed density for the Property is approximately 12.01 dwelling units per acre and is on the very low end of the "High Density Residential" category. The Property is currently vacant and has frontage on both Thomas Road and Dysart Road and it wraps an existing QT Gas station located at the hard corner of Thomas Road and Dysart Road. The surrounding land uses consist of a single-family residential subdivision to the east; a shopping center to the north, beyond Thomas Road; a CVS Pharmacy and a preparatory academy to the west, beyond Dysart Road; and, and assisted living facility to the south. The property is also uniquely situated across the street from Estrella Mountain Community College.

A companion Planned Area Development ("PAD") rezoning request has been filed with the City of Avondale under separate cover (Case No. PL-21-0247) to establish site-specific permitted uses, as well as development standards and design criteria for a gated 70-unit townhome community, which will be highly stylized, urban-designed, and pedestrian-friendly (the "Project"). The proposed community will provide new and diverse housing opportunities and will accommodate a variety of lifestyles and transitions.

Amendment of the General Plan Land Use Map will facilitate a quality development and it will not adversely impact the community by significantly altering the acceptable land use pattern or impact existing uses in the area. The justifications for this request are provided herein.

B. Minor General Plan Amendment Review and Analysis

1. Availability of Current and Future Water Supplies

The Project is proposed to tie into existing City of Avondale water system. There is an existing 16" D.I.P. water main in Thomas, north of the Property. The Avondale Villages Townhome PAD and supplemental water study provides water supply information that demonstrates that the surrounding water infrastructure is able to support the Project in average day, max day, peak day, and max day plus fire flow demand scenarios.

The Project is proposed to tie into an existing private 8" sewer main and ultimately to the City of Avondale sewer system. There is an existing 8" sewer main in Roanoke Avenue, southeast of the Property. There is also an existing private 8" sewer main at the southeast corner of the Property which ties into the main in Roanoke. Additionally, each unit will be serviced by a new 4" private sewer service that connects to an 8"

private sewer main throughout the Property that is proposed to connect into the existing 8" private sewer main at the southeast corner of the Property. A new manhole will be constructed in the existing private sewer main at the connection point.

It is the Applicant's understanding that the Project will not create any issues for current or future water supplies. The companion PAD case includes further information related to water infrastructure and supports that the existing or planned water infrastructure will be adequate for the Project.

2. *Impact on and potential support of the City's transportation system*

A Traffic Impact Analysis has been provided to the City under separate cover with the PAD application. Ultimately, access to the Project will be from Dysart Road and Thomas Road. It is not anticipated that the change of land use will be any more intense than a commercial use; rather, the contrary should be true.

The applicant will comply with the City's current engineering policies and standards and work to provide solutions that will enhance the City's transportation networks as applicable for the development.

3. *Impact on the natural environment, including, but not limited to, hillsides, riparian areas, and floodways*

The Project will not significantly impact the surrounding natural environment, and it is not located within any hillside, riparian or floodway areas. The Project will provide significant improvements to the Property with quality and aesthetically pleasing features, including a meaningful amount of private open space, furthering several goals of the General Plan.

4. *Extent to which the proposal contributes to achieving the (i) job to population ratio, (ii) square foot per capita ratio; and (iii) multi-family housing ratio identified within the GP2030*

The proposed General Plan Amendment will not have an overall negative impact on the total City's current job-to-population ratio as the Property's attributes preclude meaningful activation of the Property with commercial uses. Additionally, it is anticipated that, with the addition of new residents, support for existing and future employment and commercial uses will occur. The re-designation of the Property to a residential designation will be in accordance with the City's goals and policies and will be aimed at furthering additional diverse residential housing opportunities in Avondale, which are currently limited.

5. *Impact on City services and facilities including, but not limited to, police, fire, water, and wastewater*

The proposed General Plan Amendment will not have a negative impact on the City's services. There are adequate facilities and/or connections to serve the Project, which will be improved by the developer, as required. Exact infrastructure improvements for the Property will be determined during the platting and/or site plan and design review application phase.

6. *Extent to which the goals of the GP2030 are accomplished*

The proposed development furthers several goals and policies of the General Plan 2030, as further detailed below.

Housing Element

GOAL 2: *Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels.*

The Avondale Villages Townhome PAD provides a housing type that is prominent within the Valley but still relatively new to the City of Avondale. The proposed townhome product provides homes with private backyards and lots, allowing for a "lock and leave" lifestyle which requires less maintenance and promotes the use of the neighborhood common and amenity areas. This increases a sense of place within the neighborhood and ultimately encourages more community interaction. This product type also creates optimal density to support surrounding employment, educational and commercial uses. The proposed community, being within close proximity to the Estrella Mountain Community College, will also provide a meaningful balance of new housing options to students, faculty and employees of the community college.

GOAL 4: *Require excellence and innovation in residential design and construction.*

Policies:

B. Support creatively designed subdivision layouts, particularly layouts in which open space and recreation areas containing amenities are thoughtfully integrated throughout.

C. Utilize the City's Design Manuals to promote quality development and attractive residential communities, updating these documents when necessary to reflect changing preferences and styles.

E. Endorse the use of Crime Prevention through Environmental design (CPTED) principles when designing residential communities.

The Avondale Villages Townhomes PAD incorporates a number of the City's Design Manuals policies to create a layout with ample open space and recreation areas that contain amenities throughout the project. It also ensures quality architecture and will endorse CPTED design.

Open Space Element

GOAL 1: *Identify, protect, and preserve the natural amenities and environmental attributes that are unique to Avondale and contribute to a healthy lifestyle.*

The PAD provides 34.77 percent of total landscaped area with common areas that incorporate natural vegetation consistent with surrounding developments. This includes common open space areas inclusive of which are linked with pedestrian connections to support a healthy lifestyle.

Recreational Element

GOAL 1: *Ensure every person has convenient access to safe public parks and affordable recreation opportunities.*

Policies:

A. *Continue to ensure that private development provides local, accessible neighborhood parks and tot lots under the management of a Home Owners Association.*

The Avondale Villages Townhome PAD proposes 20.35 percent of common area and private backyard open space with a centrally located private park that includes a swimming pool which will be under the management of an Association and will provide amenities and recreation activities to the residents, furthering the goal of City's recreational goals.

C. North Avondale Specific Plan Review and Analysis

The Property is subject to the North Avondale Specific Plan ("NASP"), which covers the majority of land within the Avondale City Limits north of McDowell Road. The majority of the North Avondale Specific Plan is designated for Medium Density Residential, which this proposal is consistent with at just over 12 dwelling units per acre (12.01).

Objective #1: *Facilitate the full buildout of North Avondale.*

Land Use Element Goal #1, Policy D: *Enhance the attractiveness of infill parcels as option for new development throughout Avondale.*

The Property is an infill site surrounded by medium density residential neighborhoods. The development of the Property will provide a significant improvement from its current vacant condition, and it will be incorporated into the current infrastructure system of the surrounding area. The development will also improve existing infrastructure.

Objective #5: *Attract residential products and subdivision designs that are unique from what North* Avondale currently offers.

Housing Element Goal #2: *Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels.*

Most of North Avondale consists of traditional single-family residential housing with garage-dominated houses and very little open spaces. The surrounding developments around the Property consist of density ranges of 3.5 to 5.0 du/Ac.

The Avondale Villages Townhome PAD provides a unique housing product that provides single-family elements to blend in with what currently exists in the area. However, the emphasis on the aesthetics and open spaces is a unique element that is not generally found in North Avondale. With an emphasis on community open space and enriched amenities, Avondale Villages Townhomes will be a unique subdivision development that will attract a variety of new residents to Avondale, thereby encouraging a variety of different socio-economic levels to this part of the City, including students, employees and faculty of the Estrella Mountain Community College.

Objective #7: *Develop a "Sense of Place" in North Avondale.*

Urban Design Element Goal #2, Policy A: *Create visual "gateways" at principal entry points to Avondale, and develop a design "theme" that is used throughout the City to create a sense of unity and identity.*

The Property is currently vacant. With the enhanced open space, amenities, and unique housing product and architecture, the Villages Avondale Townhome PAD will provide an area that will add to the "sense of place" in this area of Avondale. The unique layout and housing product will provide a distinctive aesthetic focal point for those driving in this area, creating a great sense of unity and identity.

D. Avondale Strategic Five-Year Plan

The Avondale Strategic Five-Year Plan was designed with the vision and guidance from the Avondale City Council, and crafted with input from engaged residents, local businesses and key personnel across the city's organization. The Plan represents a cohesive and intelligent approach to continuing on the path to Avondale's vision to create a community that is both family friendly and economically robust. A city that is Aspiring, Achieving and Accelerating.

The Avondale Villages Townhomes development is in a unique location which provides the opportunity to develop a site located along the Dysart Road corridor that is compatible with existing development, supports housing diversity opportunities for the area, and synergizes with the Thomas Road and Interstate 10 corridors with proximity to the City Center area. With the increase of employment, commercial and educational opportunities that are anticipated in the area in the near future, including within the City Center area, this site will provide a prime location for new residences which will support other land uses. This will complement and support the economic vision of the Strategic Five-Year Plan.

Additionally, the following goals of the Strategic Five-Year Plan will be met with the Avondale Villages Townhomes

Initiative #1, Strategic Goal: *Encourage build-out in residential housing opportunities that support diverse housing options.*

With its modern design focused on an urban living experience and high-quality amenities, the Project will provide a unique and diverse housing opportunity which is otherwise underrepresented within the City of Avondale. The Project will appeal to millennials, professionals, empty nesters and those looking for a "lock and leave" lifestyle throughout the Valley. While adding to the existing housing in the area, the Project will provide a modern housing development that caters to those looking for something different than the typical traditional housing offered in Avondale. The Avondale Villages Townhome contributes to the diversity of housing that the Strategic Five-Year Plan envisions.

Initiative #2, Strategic Goal, Action Item: *Establish relationships with potential partners for the development of trail and river corridors.*

The Avondale Villages Townhome development provides for connectivity and pedestrian access to Thomas and Dysart Roads, which promotes pedestrian and bicycle connectivity of the residents to the adjacent employment, educational and other surrounding uses. The Developer will ensure access to the surrounding sidewalks and promote connectivity to the larger trails master plan for Avondale.

E. Minor General Plan Amendment Findings Analysis

This request for a Minor General Plan Amendment meets or exceeds the required findings established by the City of Avondale, as detailed below.

1. *The development pattern contained on the Land Use Plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.*

Currently, there is a minor percentage of land uses in Avondale that are available for high density residential. Almost all of these high density residential areas are south of McDowell Road and are not located in the North Avondale area. This Property provides the perfect infill opportunity which will provide a unique housing development that would otherwise not generally be available in North Avondale.

2. *The amendment constitutes an overall improvement to the GP2030 and is not solely for the good or benefit of a particular landowner or owners*

As noted herein, there are limited townhome housing communities within Avondale. This Property provides the opportunity for a unique infill development which will support employment, educational and commercial uses in the area. The Avondale Villages Townhomes development will provide a variety of housing that attracts new residents including young professionals, millennials, and empty nesters who are looking for a "lock and leave" lifestyle. The Applicant is excited to provide this townhome product which is underrepresented in the City of Avondale and this amendment will not be solely for the good or benefit of the owner.

3. *The amendment will not adversely impact the community as a whole and/or a portion of the community by:*

   a. Significantly altering the acceptable land use patterns;
   b. Requiring larger and more expensive public infrastructure improvements including, but not limited to, roads, water, wastewater, and public safety facilities than would otherwise be needed without the proposed change; or
   c. Adversely impacting the existing land uses.

The amendment will not significantly alter acceptable land use patterns in the area or impact nearby existing uses. Being only 5.832 acres, the Property accommodates moderate housing density which will not be overbearing for the surrounding single family that already exists in the area. Public infrastructure exists for this development and it will not be a significant burden on the existing systems that are in place. The development is designed with landscaped buffering around the perimeter to provide a more appropriate pedestrian environment.

4. *That the amendment is consistent with the overall intent of the GP2030 and other adopted plans, code and ordinances*

Overall, the amendment consists of an improvement to the General Plan with the overall enhancements as outlined below:

- The Project provides for open space above the required amount and it will be dispersed throughout the development, uniquely ensuring long-term quality for residents of the Project.
- The Project will provide enhanced and quality amenities, including a pool area and significant open space.
- The Project will focus housing product onto community open spaces.
- Enhanced vegetation will be provided at entryways.
- There will be strategically placed open space areas to provide a sense of arrival to the development.
- A unique housing product is proposed which provides a single-family vernacular with private yards.

F. **Conclusion**

The Property is a unique infill site which provides the perfect location for a quality residential townhome community option that is needed and is in high demand within the City. This Minor General Plan Amendment and the companion PAD are intended to provide a framework for development of a complementary land use in the area, while providing a new type of housing product within Avondale. Finally, the proposed amendment is consistent with the overall goals and objectives of the General Plan and North Avondale Specific Plan and it will be a positive addition to the area.

Tab 1

Exhibit A – Site Aerial

Tab 2

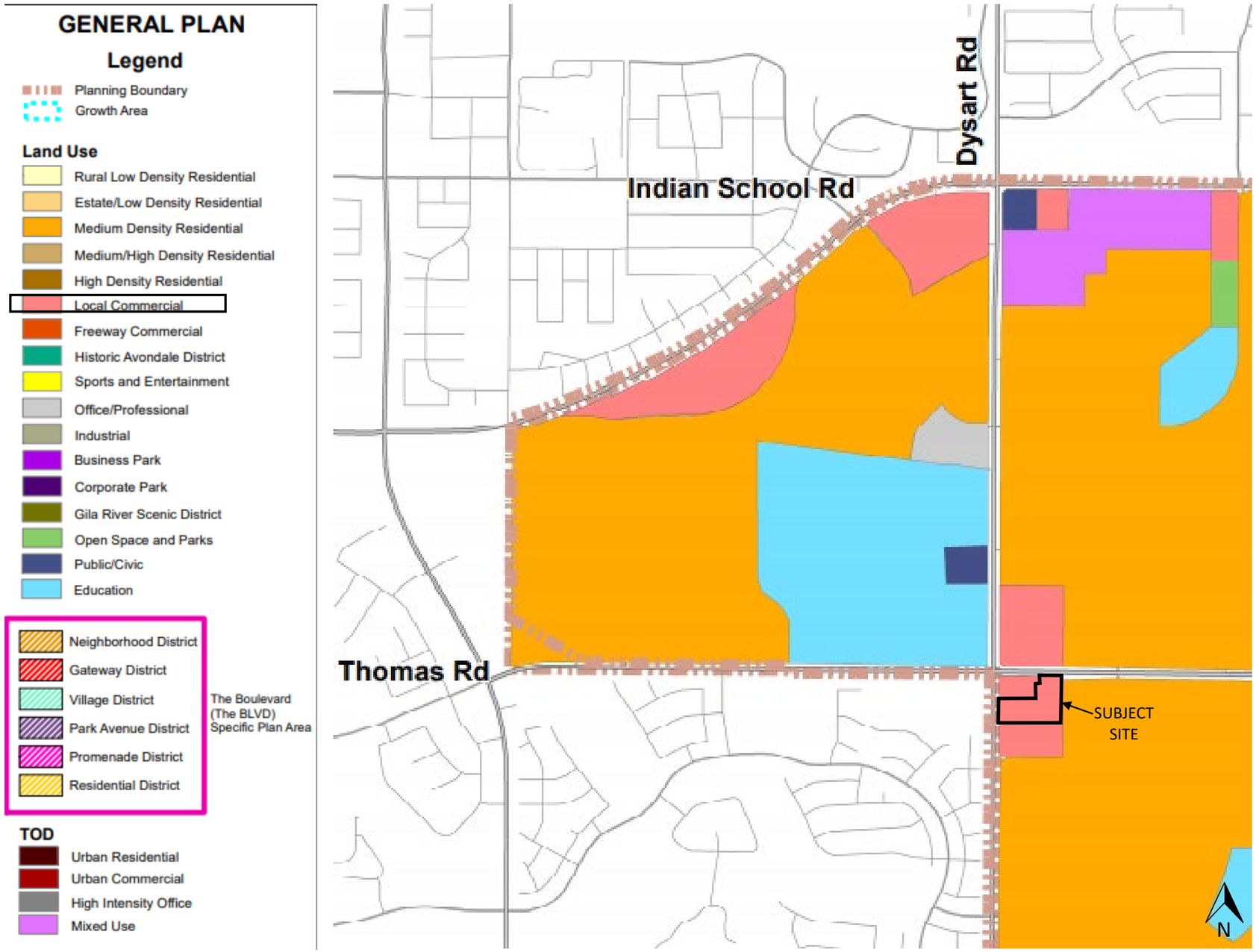

Exhibit B Existing General Plan Map: Local Commercial

Tab 3

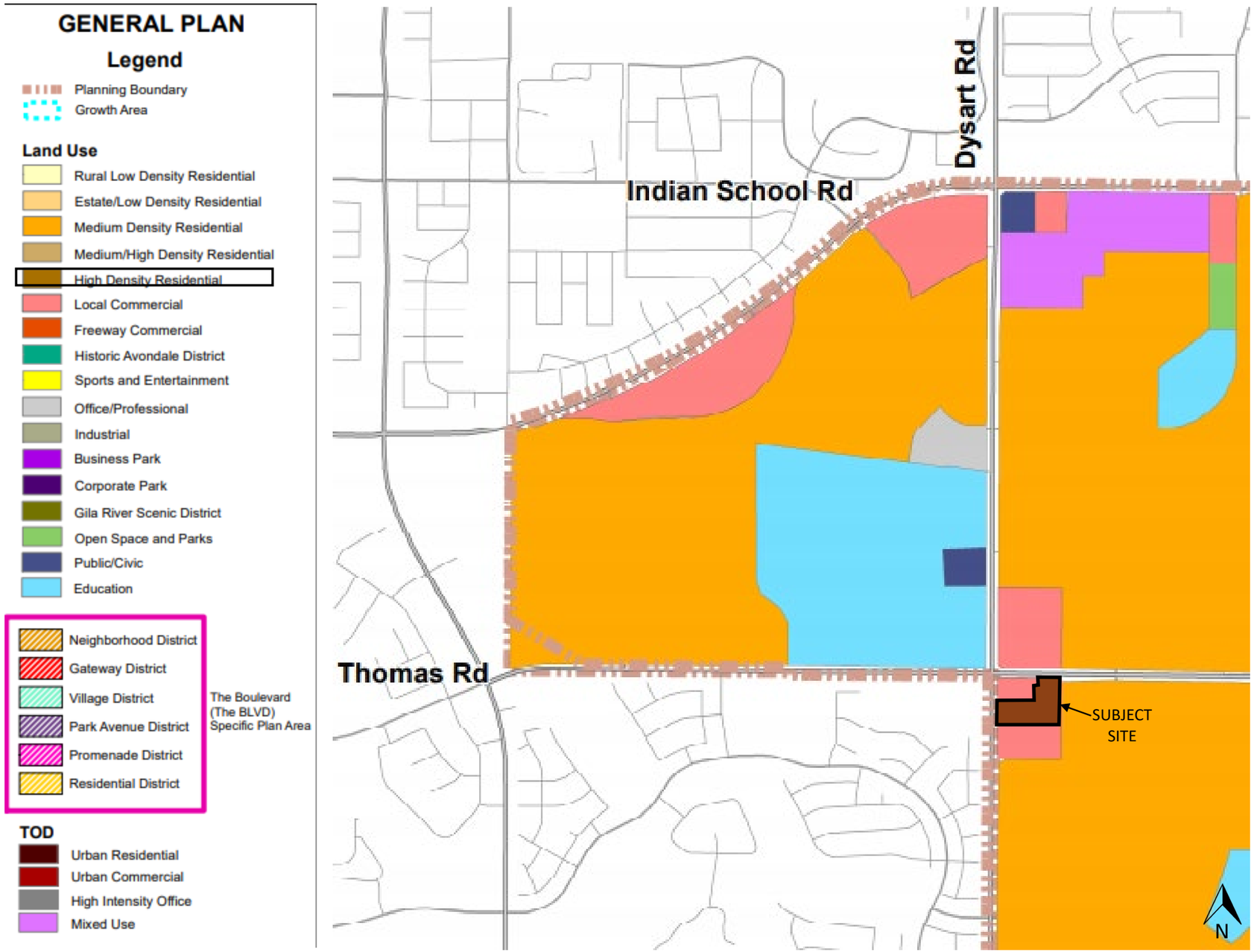

Exhibit C Proposed General Plan Map: High Density Residential

AVONDALE VILLAGES

Neighborhood Meeting Summary

Case No. PL-21-0247 and -0248

Submitted: January 2022

A. Date, Time, and Location of the Meeting

The required neighborhood meeting for Case No. PL-21-0247 was held on Wednesday, January 5, 2022 at 6:00 PM. Due to the COVID-19 pandemic and city requirements for neighborhood meetings, the meeting was a virtual meeting that was hosted via the City's Zoom platform.

The neighborhood meeting notification was noticed in accordance with the City's Zoning Ordinance Requirements. The applicant completed the legal newspaper advertisement with a publishing in the December 15, 2021 edition of the Southwest Valley Republic newspaper. Additionally, the applicant posted a public notice sign by December 20, 2021 as well. The affidavits are enclosed at ***Tab A***.

B. Number of Participants

The applicant, along with the project development team, and a City of Avondale Planning representative attended the virtual neighborhood meeting. Additionally, there appeared to be three (3) households which logged into the Zoom meeting.

C. Summary of Presentation, Questions and Applicant Responses

The applicant commenced the neighborhood meeting with introductions of the development team followed by an overview of the application requests. The applicant provided a description of the surrounding area context, existing land use designations, site challenges and constraints, and specifics regarding the proposed community. The applicant also shared the proposed community plans and then offered an opportunity for questions and comments by the attendees.

One household which attended the neighborhood meeting had general questions regarding processing. Another attendee commented regarding (1) architectural design; (2) development standard deviations, including open space; (3) design standards of the City; (4) provision of electric vehicle parking; (5) backyard improvements for homes within the community; (6) driveway access; (7) setback distances and buffers from existing residential; and, (8) delivery and emergency vehicle circulation. Below is a general summary of the applicant and city responses.

Processing: The applicant provided an overview of the city's rezoning and development process, and explained that, following the neighborhood meeting, there would be public hearings scheduled for further review of the subject requests by the Planning Commission and City Council.

Architectural Design: The project's architectural design was explained to attendees including the elevation style and elements of four-sided architecture. It was further explained that the project, as a hybrid between traditional multi-family and single-family residential, would incorporate elements from both single family and multi-family design guidelines.

Development Standard Deviations and Open Space: An overview was provided regarding several development standard deviations pertaining to the proposed community, which was explained as being necessary given the proposed product type and need for relief from rigid traditional multi-family standards which the code is more applicable to. It was further discussed that the development standard deviations were also required as technical relief due the community being platted.

Open space was also discussed, and the applicant provided an overview of private backyard open space and function of it, as well as the uniqueness of it compared to traditional garden style apartments. The locations of amenities were also discussed.

City Design Standards: A discussion regarding the city's design standards occurred. It was explained that the proposed community would comply with the city's design standards and that design would be reviewed via the Site Plan and Design Review process.

Electric Vehicle Parking: The applicant team confirmed that electric vehicle parking would be provided, including within garages and common areas for guests.

Backyards: The applicant team confirmed that backyards would be appropriately landscaped/hardscaped.

Driveway Access: The applicant provided a summary of the vehicular access points. Driveway restrictions and off-site improvements were discussed at a high level and the applicant advised that additional information could be provided to any interested parties, as requested.

Buffers for Residential: The applicant shared the site plan and discussed that meaningful buffers were incorporated into the site plan design for the existing single-family residential to the east including landscaping, open space and use of drive aisles so that no homes back up onto existing residential.

Delivery and Emergency Vehicle Circulation: It was confirmed that the plans for the community are subject to review by the fire department and other pertinent disciplines to ensure that the city's standards are met.

The applicant advised that the development team would be available to answer any specific questions throughout the process and offered for any interested parties to reach out to the applicant with any specific questions.

D. Summary

The applicant is unaware of any specific opposition or immediate neighbor concerns, however additional follow-up with an interested neighborhood meeting attendee is planned to occur. The Applicant will continue to be available to discuss the proposal with interested parties throughout the application process.

Item Number: 5.c.

AGENDA ITEM REPORT

SUBJECT: Avondale Villages – Rezone – Application PL-21-0247

MEETING DATE: 2/16/2022

TO: Planning Commission

FROM: Eric Fitzer, Planning Manager

THROUGH: Eric Fitzer, Planning Manager

PURPOSE:
Planning Commission will hold a public hearing and consider a request by Mr. Adam Baugh, Withey Morris PLC., on behalf of Hamid Ertefai, a request to Rezone approximately 5.8 acres generally located south of the southeast corner of Thomas and Dysart roads from the Palm Valley Planned Area Development (PAD NC) to Avondale Villages Planned Area Development (PAD R-3). The proposed Avondale Villages project will allow for a 70-unit Townhome project. Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:
This proposed Rezoning request is for the approximately 5.8 acres generally located south of the southeast corner of Thomas and Dysart roads. The property address is 2365 N. Dysart Road and is identified by the Maricopa County Assessor Office as parcel number 501-75-987.

The subject property is currently zoned PAD and permits C-2 uses within the Palm Valley Avondale PAD, which included approximately 770 acres of land and was originally approved in 1994. The bulk of the Palm Valley PAD area is now developed; however, nearly all of the land originally designated as “Medium-High Density Residential’” (12-25 DU/AC) in the PAD has not materialized as such.

The General Plan Land Use Designation of the subject property is Local Commercial in the City of Avondale General Plan 2030 (“General Plan”). There is a concurrent Minor General Plan application (PL-21-0248) to amend the General Plan Land Use of the site from Local Commercial to High Density Residential.

The applicant’s proposal is for a 70-unit townhome development (individually platted lots). The homes will also feature private driveways, covered front patios or entries. The homes will be arranged around several active and inactive open space areas including walking paths, a centrally located pool, lawn and ramada area, athletic and leisure spaces, cornhole/bocce ball court and a dog park. Each home will feature garage and driveway parking for residents, and guest parking will be centrally provided. Every home in the community will be two-story with an enclosed garage, private backyard (in addition to the common open spaces), features which are more commonly associated with home ownership.

The existing uses and zoning of surrounding properties include:
NORTH: Zoned Palm Valley PAD; General Plan Designation Local Commercial; Commercial uses
EAST: Zoned Palm Valley PAD; General Plan Designation Medium Density Residential; Single family medium density residential uses

SOUTH: Zoned Palm Valley PAD; General Plan Designation Local Commercial; Assisted/Senior living use
WEST: City of Goodyear; Commercial uses

SUMMARY OF REQUEST
The applicant is requesting approval of Rezoning the site from the Palm Valley Planned Area Development (PAD) allowing Neighborhood Commercial (NC) to Avondale Villages Planned Area Development (PAD) allowing Multi-Family Residential (R-3). The proposed Avondale Villages project will allow for a 70-unit townhome project on a 5.8 acre parcel.

PUBLIC PARTICIPATION
A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held on January 5, 2022. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All notices of the meeting were completed in at least fifteen days prior to the meeting as required and met notification requirements.

ANALYSIS
Conformance with the General Plan
The General Plan designation of the property is Local Commercial; there is a concurrent application to amend the General Plan Designation to High Density Residential. If approved, the rezoning would be in conformance with the General Plan.

Permitted Uses
The use proposed for the site is consistent with the proposed PAD designation.

Development Standards
The front, side, and rear yard minimum setbacks are consistent with the requested PAD zoning district.

Parking
Parking for all areas of the project, as proposed, meets the Avondale Zoning Ordinance Requirements.

Landscaping
Landscaping on the site will adhere to the Zoning Ordinance's landscaping requirements. Adherence to these requirements will ensure that significant landscape areas, tree sizes, plant quantities, are provided throughout the site.

Streets, utilities and Other Infrastructure
The project will be accessed from Thomas Road via a shared access with QuikTrip's site and Dysart Road via a shared access with the assisted/senior living facility. The applicant will be required to provide standard street improvements from back of curb (sidewalk, streetlights and landscaping) along Thomas Road. The applicant will be required to provide standard street improvements from back of curb (sidewalk, street lights and landscaping) with the additional dedication of an 8-foot public utility easement and additional dedication of five feet (5') of right-of-way along the decel lane which currently exists.

DISCUSSION:
Staff recommends approval of the Rezone request for the following reasons:
1. The proposed rezone from Palm Valley PAD to Avondale Villages PAD is in conformance with the General Plan, as amended.
2. The proposed rezone is in conformance with the Multi-Family Residential Design Manual.
3. The proposed rezone will result in compatible land use relationships.
4. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
5. The proposed land use will provide a different housing type to residents.
6. The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:

Strategic Outcome Area: Creative and Sustainable Community Development
Strategy: Encourage build-out in residential housing opportunities that support diverse housing options.

BUDGET IMPACT:
No budget impacts.

RECOMMENDATION:
Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0247, a request to Rezone approximately 5.8 acres generally located south of the southeast corner of Thomas and Dysart roads from Palm Valley Planned Area Development (PAD) allowing Neighborhood Commercial (NC) to Avondale Villages Planned Area Development (PAD) allowing Multi-Family Residential (R-3), subject to the following eight (8) conditions of approval:

CONDITIONS OF APPROVAL:
1. Power lines less than 69 kV and/or irrigation canals on or adjacent to the property shall be converted underground in the first phase of development.
2. All off-site improvements shall be completed in the first phase of development.
3. The developer shall provide Thomas Road improvements to include: sidewalk; streetlights; and landscaping along the project frontage.
4. The developer shall provide Dysart Road improvements to include: sidewalk; streetlight; and landscaping along the project frontage.
5. The developer shall dedicate an eight-foot (8') Public-Utility Easement on Dysart Road along the project frontage.
6. The developer shall dedicate an additional five feet (5') of Right-of-Way along the deceleration lane that is currently constructed on Dysart Road.
7. Grandfathered groundwater rights for the property must be extinguished and pledged to the City of Avondale's designated account (26-002003.0000) prior to issuance of any construction permits for any portion of the project.
8. All development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.

PROPOSED MOTION:
I move that the Planning Commission recommend **APPROVAL** of application PL-21-0247 Avondale Villages a request to Rezone approximately 5.8 acres from Palm Valley Planned Area Development (PAD) allowing Neighborhood Commercial (NC) to Avondale Villages Planned Area Development (PAD) allowing Multi-Family Residential (R-3), subject to eight (8) conditions of approval as listed in the staff report.

Exhibit A

Aerial Photograph

Avondale

Subject Property

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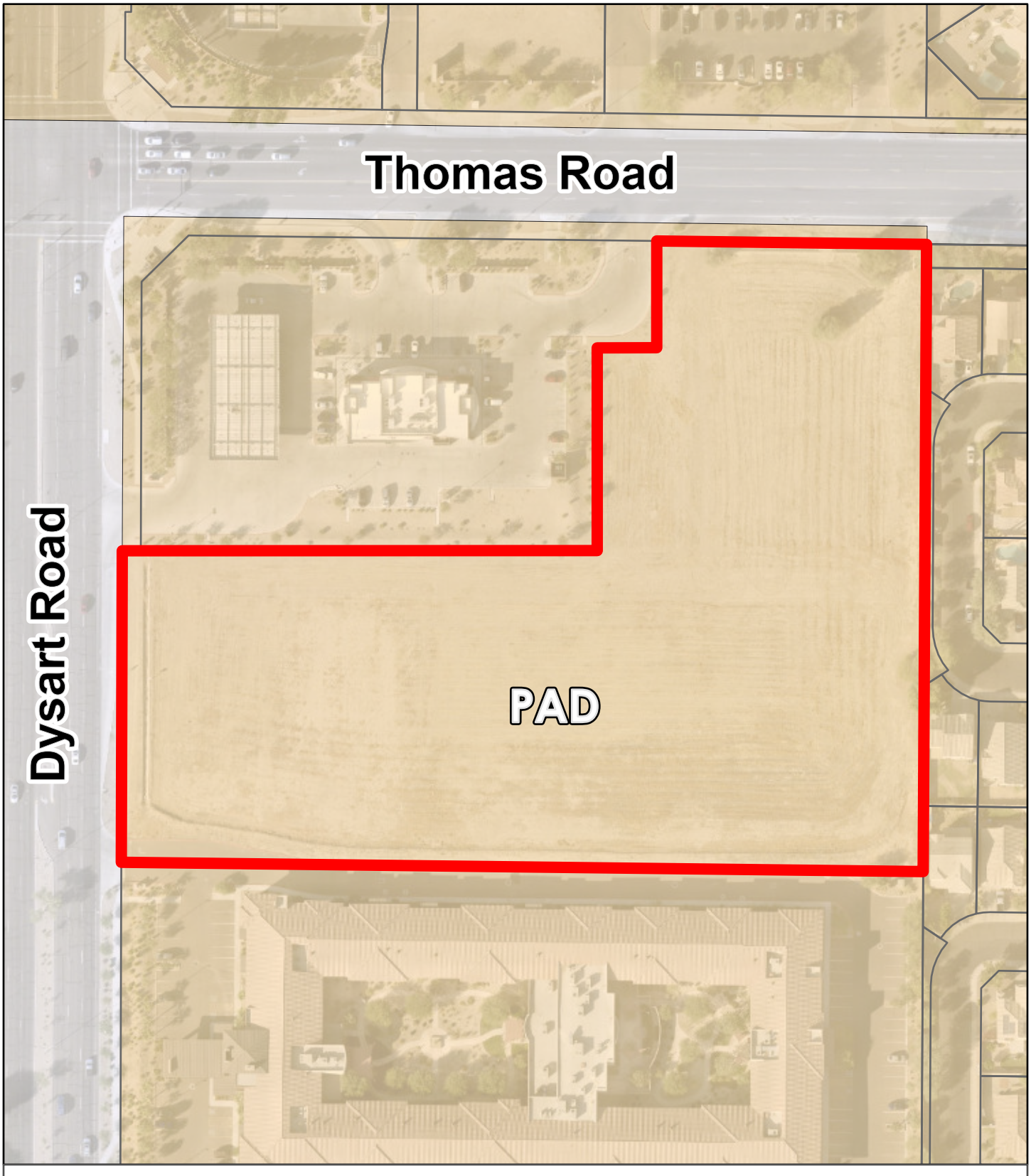
Date: 1/26/2022

Exhibit B



Zoning Vicinity

Avondale

Subject Property

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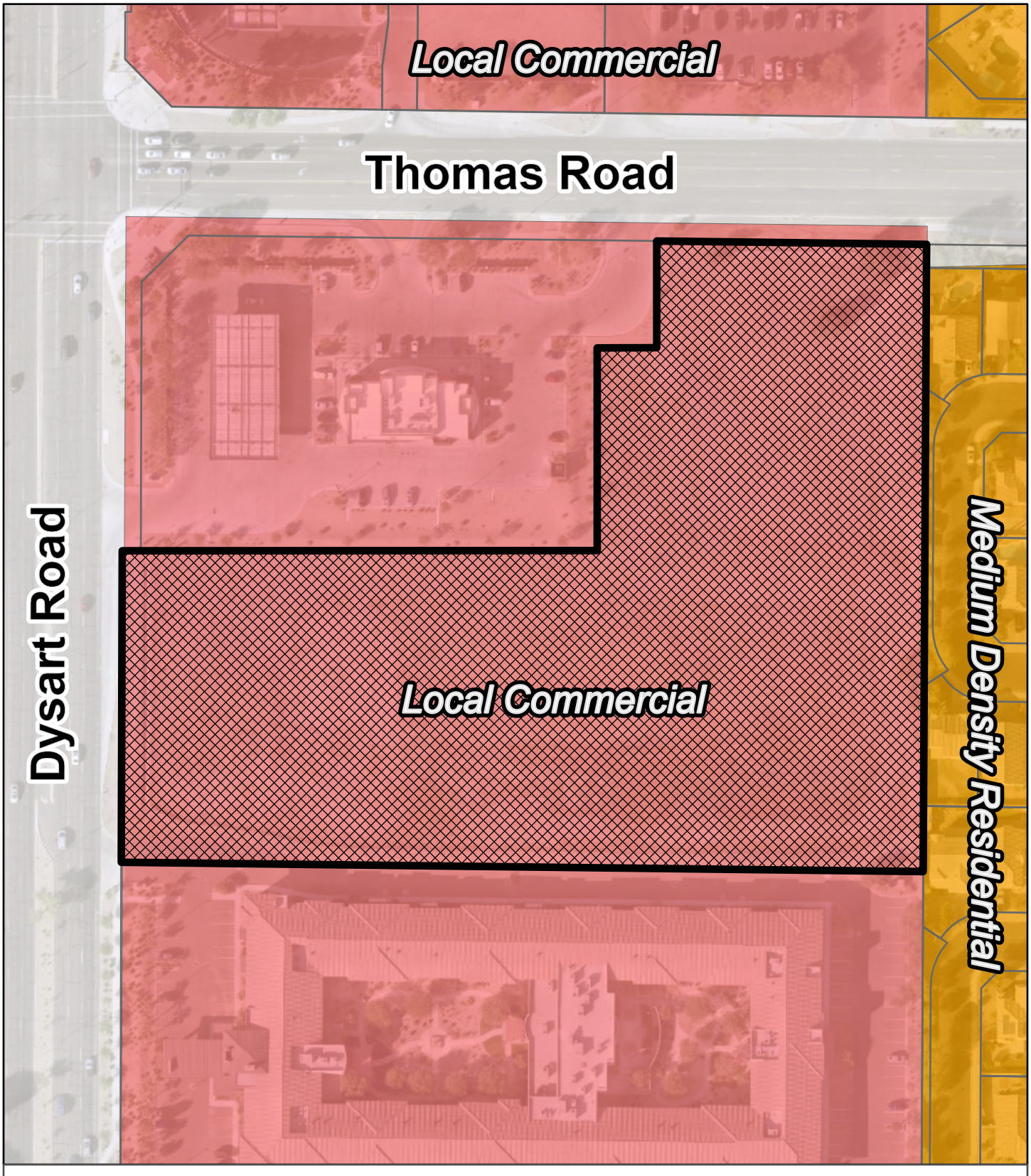
Date: 1/26/2022

Exhibit C



General Plan Land Use

Avondale

Subject Property

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W E
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Date: 1/26/2022

AVONDALE VILLAGES

Planned Area Development Major Amendment Narrative

Case No. PL-21-0247

3rd Submittal: January 2022
2nd Submittal: November 2021
Initial Submittal: August 2021

Development Team

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2. Conceptual Site Plan
3. Conceptual Renderings
4. Conceptual Circulation Plan
5. Conceptual Open Space Plan

AVONDALE VILLAGES

Planned Area Development Major Amendment Narrative

A. Introduction

This application request to amend the Palm Valley Planned Area Development for the approximate 5.8-acre property generally located at the southeast corner of Dysart Road and Thomas Road (the "Property") (See **Exhibit A, Aerial Map**) and to establish site-specific permitted uses, as well as development standards and design criteria for a gated 70-unit residential townhome community, which will be highly stylized, urban-designed, and pedestrian-friendly (the "Project"). The proposed community will provide new and diverse housing opportunities and will accommodate a variety of lifestyles and transitions.

A companion General Plan Amendment (GPA) request has been filed with the City of Avondale under separate cover (Case No. PL-21-0248) to amend the General Plan Land Use Map from Local Commercial to High Density Residential (12-30 dwelling units per acre). The proposed density for the Property is approximately 12.01 dwelling units per acre and is on the very low end of the High Density Residential category.

B. Property Description

The vacant Property is approximately 5.832 net acres in size, fronts both Thomas Road and Dysart Road; and wraps an existing QT Gas station located at the hard corner. The surrounding land uses consist of a single-family residential subdivision to the east; a shopping center to the north; a CVS Pharmacy and a preparatory academy to the west; and, and assisted living facility to the south. The property is also uniquely situated across the street from Estrella Mountain Community College.

Avondale Villages is in a unique location along the Dysart Road corridor and the proposed development will be compatible with existing land use patterns in the area and help synergize the area. With the increase of employment, commercial and educational opportunities that are anticipated in the area, including within the City Center area, this site is a prime location for new residences which will in turn support other land uses.

C. Project Description

The intent of the Avondale Villages PAD is to establish site-specific permitted uses, as well as development standards and design criteria for a new gated townhome community. This PAD proposes some modified development standards to create flexibility from rigid standards that are more applicable for traditional multi-family projects.

The proposed gated townhome community will provide a total of seventy (70) highly stylized townhomes in 2-bedroom and 3-bedroom configurations with an overall density of approximately 12.01 du/ac. The Avondale Villages Townhome PAD provides a unique housing product that provides single-family

elements to blend in with the area. With an emphasis on community open space and enriched amenities, Avondale Villages Townhomes will be a unique subdivision development that will attract a variety of new residents to Avondale, thereby encouraging a variety of different socio-economic levels to this part of the City. Ultimately, Avondale Villages will provide new housing options to the area which will attract new residents including young professionals, millennials, and empty nesters who are looking for a "lock and leave" lifestyle. Additionally, the community is within close proximity to the Estrella Mountain Community College, and will provide new housing options for students, faculty and employees.

D. Request / Proposed Land Use Map

This application requests a Major Planned Area Development amendment to rezone the Property from Planned Area Development for commercial uses to PAD with underlying Multi-Family Residential (R-3) zoning.

E. PAD Permitted Uses

Permitted R-3 land uses include: 1) Residential Units, 2) Accessory Vehicle Garages and Canopies, 3) Leasing office, 4) Residential Clubhouse and Community Pool, and 5) Accessory resident storage buildings and those uses which are permitted in Section 202.B of the Avondale Zoning Ordinance.

Uses permitted with conditions or a conditional use permit shall be in accordance with Section 203 and 204 of the Avondale Zoning Ordinance. All uses not specifically provided for herein are prohibited, unless a subsequent determination by the Zoning Administrator finds a specific use to be an analogous use to a permitted use.

F. Development Standards

Development of the Project shall conform to the standards set forth in the R-3 Zoning District of the Avondale Zoning Ordinance and the standards set forth in this PAD Amendment. The requirements of the Zoning Ordinance, as amended, and Avondale Subdivision Regulations, as amended, shall apply except where explicitly stated otherwise herein by this PAD.

Table A: Residential Development Standards Table

	R-3	PAD
Max. Units Permitted	70: 1 unit for every 3,630 sf net site area	70: 1 unit for every 3,630 sf net site area
Min. Lot Width	50'	**20'**
Min. Lot Depth	100	**60'**
Max. Height	30'	30'
Max. lot coverage (Overall)	45%	**58%**
Max. lot coverage (Per Individual Townhome Lot)	45%	**75%**
Individual Townhome Setbacks		

Front (from tract) **Rear (from tract)** **Side (from tract)** **Street Side (Thomas Rd)** **Street Side (Dysart Rd)** **Non-Street Side Property Lines**	15' 15' 20'* 20' 20' 15'	**5'** **8'** **0'** 20' **15**'* 15'
Minimum Building Separation Between Buildings (With No Common Walls)	15'	**10'****
Land Use Buffer (Contiguous to a Single-Family District)	15'	**4'*****
Minimum Distance of Two-Story Buildings from a Single-Family Residential Area or District	75'	**40'**
Open Space	20%	**Usable Open Space: 20.35%** Useable open space includes dedicated backyards on a per unit bases; the range of area for backyards is 8' to 14.5' in depth by 19.67' to 38.5' in width, and equals 7.62% open space in addition to the 12.73% open space.
Covered Garages	20% Min of Required Parking	20% Min of Required Parking

*A slight reduction is required to accommodate a right-of-way dedication and a condition not otherwise caused by this development.
**Zero (0) feet for lots with common walls.
**Applies only to the north half of the east perimeter, as depicted on the site plan.

Deviation Justifications

The requested development standard deviations are necessary to allow some flexibility from rigid multi-family standards, including lot dimensions, building separation, setbacks and lot coverage, which are more applicable for traditional un-platted multi-family apartment development (i.e. garden style apartments); and, address a necessary right-of-way dedication along Dysart Road which was not otherwise caused by this development. Avondale Villages will be platted townhomes, which is unique for this type of development, and in doing so, some flexibility from traditional multi-family standards is required. It should be noted that the requested deviations will create an opportunity for private backyard open space, which is uncommon for multi-family development. Specifically, the applicant requests a deviation to count the private rear yard spaces as part of its open space calculations. Typically, multi-family communities do not provide private rear yard spaces and so the 20% requirement should be reconsidered with this unique type of development. The applicant provides a private amenity not normally seen and therefore should be considered as part of the overall amenity calculations. Additionally, the proposed townhome product functions more like single-family homes rather than apartments, which supports the need for flexibility from rigid multi-family development standards.

Ultimately, the requested deviations will contribute positively to the overall site layout and function, providing for a higher quality product for future residents of the community.

G. Residential Design & Architecture

Avondale Villages will provide new and diverse housing opportunities with a style of home that is not prominent in the City of Avondale and will accommodate a variety of lifestyles and transitions. The proposed townhome product provides homes with private backyards and lots, allowing for a "lock and leave" lifestyle which requires less maintenance than a traditional single-family home and promotes the use of the neighborhood common and amenity areas, while also providing a meaningful amount of private open space. This increases a sense of place within the neighborhood and ultimately encourages more community interaction.

The homes will also feature private driveways, covered front patios or entries and a drought tolerant landscape. The homes will be arranged around several active and inactive open space areas including a walking paths, a centrally located pool, lawn and ramada area, athletic and leisure spaces, cornhole/bocce ball court and a dog park, which will cultivate a sense of community. Each home will feature garage and driveway parking for residents, and guest parking will be centrally provided.

Every home in the community will be two-story with an enclosed garage, a quality feature which is more commonly associated with home ownership. Each home will feature an open floor plan and generous natural light while incorporating smart home features, EnergyStar rated fixtures, LED lighting, quartz counters, stainless appliances, and modern design selections.

Avondale Villages is designed with enhanced four-sided architecture and the home elevations are highly stylized with a modern appeal and enhanced architectural embellishments including pop-outs, canopies, varying roof types, standing seam metal roof elements, and stone accents to provide diversity of design. Conceptual elevations are provided herein. Architectural design shall conform to the requirements of the Multi-Family Residential Design Manual adopted by the City of Avondale, unless otherwise provided herein, and will be reviewed at the time of Site Plan and Design Review.

Architectural Elements and Details

The community elevations may utilize a variety of the following elements to enhance and diversify the community's character, including but not limited to the following:

1. Recessed or projecting balconies
2. Awnings
3. Porches
4. Columns
5. Decorative doors and windows
6. Exterior moldings
7. Roof overhangs
8. Stucco

9. Masonry
10. Wood or metal accents
11. Decorative lighting
12. Ledges
13. Arched windows
14. Shutters
15. Treated heavy timber exposed rafters and brackets
16. Load-bearing masonry, brick or stone
17. Neutral stone in full-size blocks, not veneer
18. Copper or galvanized metal gutters, roof drain downspouts, metal roofing on awnings
19. Tie and rod assembly metal canopies for shade
20. Reveal lines
21. Decorative metal fence panels for accent elements and/or plantings

Ultimately, along with clustered amenities, each residential cluster will create a neighborhood within a neighborhood allowing the community to scale to each resident's needs. Most residential units are shielded from exposure to Thomas and Dysart Roads via the site design. Areas that require additional separation accomplish this via hardscape, shading, and landscaping. Residential buildings are strategically placed around the Property to provide enhanced setback buffers and transitions to other nearby residential properties, while creating unique community experiences with the spaces in-between.

H. Site Design Criteria / Details

1. Product

The gated community will offer a total of seventy (70) 2-story townhomes in 2-bedroom (44 units) and 3-bedroom (26 units) configurations with an overall net density of 12.01 du/ac. The 2-bedroom homes include two bathrooms and include approximately 1,445 +/- square feet of livable area. The 3-bedroom homes include 2.5 bathrooms and include approximately 1,814 +/- square feet of livable area.

2. Streetscape

Building setbacks along each street frontage meet the City's requirements. The streetscape will be consistent with the established streetscape for the area and will feature meandering detached sidewalks with complementary landscaping. The streetscape will be in conformance with the City's Master Street Tree Master Plan.

3. Access

The primary gated entrance to the Property will be via a shared access drive onto Thomas Road. The primary access will feature enhanced landscaping and landscaped driveway medians. A secondary gated

access is proposed via an access on Dysart Road.

4. Circulation / Pedestrian Connectivity

The site has gated access points for vehicular access to each street frontage. Vehicular circulation will be provided via an east/west drive along the south boundary of the community and a north/south drive for a connection to Thomas Road. The homes will be arranged around a central open space with pool and resident amenity area, a dog park, and other recreation and athletic areas. Pedestrian connections will be provided throughout the site ensuring connectivity to amenities and to Thomas Road and Dysart Road. Pedestrian gates will be provided along each street frontage to ensure reasonable connectivity to the streets and surrounding amenities.

5. Refuse

There are two (2) enclosed trash/refuse dumpsters provided within the development; one is provided at the north of the community and the other at the southwest corner. Trash layout will utilize a single direction collection path.

6. Parking

250 parking spaces are provided for the development including 114 garage spaces, 106 driveway spaces, 29 surface parking spaces and 2 ADA surfaces spaces. 14 Guest parking spaces will be provided and garages will have Level 2 EV-charging for, at a minimum, the requirements of Code.

I. Landscaping & Open Space

Landscape Theme and Details

The plant palette will consist of regionally adapted drought tolerant species that will enhance the community aesthetics. Shade trees and shrubs will be utilized along pedestrian circulation routes ensuring a pleasant and inviting pedestrian experience. It should be noted that—due to a 20' wide public utility easement along the east perimeter of the development—tree plantings are not viable within the PUE area, as depicted on the site plan, due to utility conflicts; however, shrubs will still be provided and maintained as required.

Open Space Concept

Avondale Villages has been designed with ample open space and recreation areas with quality amenities distributed throughout the community. The open space and recreation areas are intended to encourage resident interaction and sense of place. The community incorporates some pocket park/courtyard planning techniques into its site plan which will contribute to a more livable environment. The development will provide approximately 20.35 % total open space, roughly 51,706 square feet overall. This includes usable open space and private rear yard open space.

Usable common area open space will include amenities such as cornhole/bocce ball courts, a pool and amenity area, shaded seating areas, workout stations and hammock areas, and a resident dog park.

Private backyard open space shall be provided for each unit with a minimum of 150 square feet per unit.

Entrance Design Concept

A long, linear entry drive that is tree lined on both sides of the street with medians will provide a strong entry design for the community and thoughtful entry monumentation will welcome residents and their guests.

Perimeter Walls

Perimeter walls will be six to eight foot in height, depending on location, and incorporate multiple design elements of varying CMU splitface and CMU and integral color. Architectural design shall conform to the Multi-Family Residential Design Manual adopted by the City of Avondale and will be reviewed for compliance at the time of Site Plan and Design Review submittal.

J. Infrastructure

Roadway Improvements

There are no Roadway Improvements proposed as Dysart Road and Thomas Road are both fully improved with curb/gutter/pavement and driveway entrances. A new detached sidewalk will be installed on Dysart Road and on Thomas Road adjacent to the site. A new scupper will be installed on Thomas Road at an existing low point in the street.

Utilities

Sewer: There is an existing 8" sewer stub in the southeast corner of the site that the site will utilize for sewer.

Water: New domestic water and landscape meters will be installed on Thomas Road to serve the site. There will be a private domestic line through the site to each lot.

Fire: The site will connect to the existing 10" fireline along the east property line to serve the site. A private fireline will run through the site to serve the fire hydrants. The fire sprinkler system will be feed from the domestic line to each unit as this is begin constructed as single-family residences.

Grading and Drainage

Retention will be provided on-site for the 100-yr, 2-hr storm event along with the adjacent half street of Thomas Road. Dysart Road is fully improved with no inlet into the site.

Required Off-sites

A new detached sidewalk will be installed on Dysart Road and on Thomas Road adjacent to the site. A new scupper will be installed on Thomas Road at an existing low point in the street.

Phasing

The development will entail construction of the individual buildings per market demand, which will be submitted to the City of Avondale separately to ensure proper and orderly development. Phasing will be reviewed at the time of Site Plan and Design Review.

K. Ownership and Maintenance

The community form a homeowner's association which will be professionally managed to ensure that the community remains well run and appearances are well maintained.

Landscaping in adjacent right-of-way areas shall be maintained by the Owner's Association.

L. General Plan Conformance

This request conforms with the proposed Avondale General Plan designation for the Property as "High Density Residential" (Companion Case No. PL-21-0248). The High Density Residential category contains densities from 12 dwelling units per acre up to 30 dwelling units per acre. This proposed community proposed a density of 12.01 dwelling units per acre and is on the very low end of the High Density Residential category. Per the General Plan, "this level of intensity should promote a village environment with easy access to services, business and recreation."

In this instance, the proposed development meets the intent of the land use category and the proposed development is in conformance with the designation.

M. Conclusion

The Community will activate a long-time vacant parcel with a quality residential community which will provide new housing opportunities and diversity within the City of Avondale. The Community will accommodate a variety of lifestyles and will complement the area's current land use mix, which includes the Estrella Mountain Community College and commercial shopping center to the north. Further, the Community will serve as a compatible land use buffer between the existing QT gas station and traditional single-family residential subdivision to the east, which is consistent with traditional land use planning.

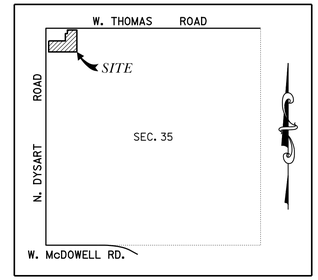
EXHIBIT 1

Exhibit A – Site Aerial

EXHIBIT 2

PRELIMINARY SITE PLAN
FOR
AVONDALE VILLAGES
2635 N. DYSART ROAD, AVONDALE, ARIZONA 85392

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

A PORTION OF PARCEL 2, ACCORDING TO MINOR LAND DIVISION OF QUIKTRIP #423 RECORDED IN BOOK 1259 OF MAPS, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 35, FROM WHICH A BRASS CAP FLUSH AT THE NORTH QUARTER CORNER OF SAID SECTION 35 BEARS SOUTH 89°18'37" EAST, A DISTANCE OF 2,619.58 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, SOUTH 89°18'37" EAST, A DISTANCE OF 750.02 FEET TO THE EAST LINE OF THE WEST 750.00 FEET OF SAID NORTHWEST QUARTER;

THENCE DEPARTING SAID NORTH LINE, ALONG SAID EAST LINE, SOUTH 00°16'05" WEST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°16'05" WEST, A DISTANCE OF 536.01 FEET TO THE SOUTH LINE OF THE NORTH 591.00 FEET OF SAID NORTHWEST QUARTER;

THENCE DEPARTING SAID EAST LINE, ALONG SAID SOUTH LINE, NORTH 89°18'37" WEST, A DISTANCE OF 685.02 FEET TO THE EAST LINE OF THE WEST 65.00 FEET OF SAID NORTHWEST QUARTER;

THENCE DEPARTING SAID SOUTH LINE, ALONG SAID EAST LINE, NORTH 00°16'05" EAST, A DISTANCE OF 265.92 FEET;

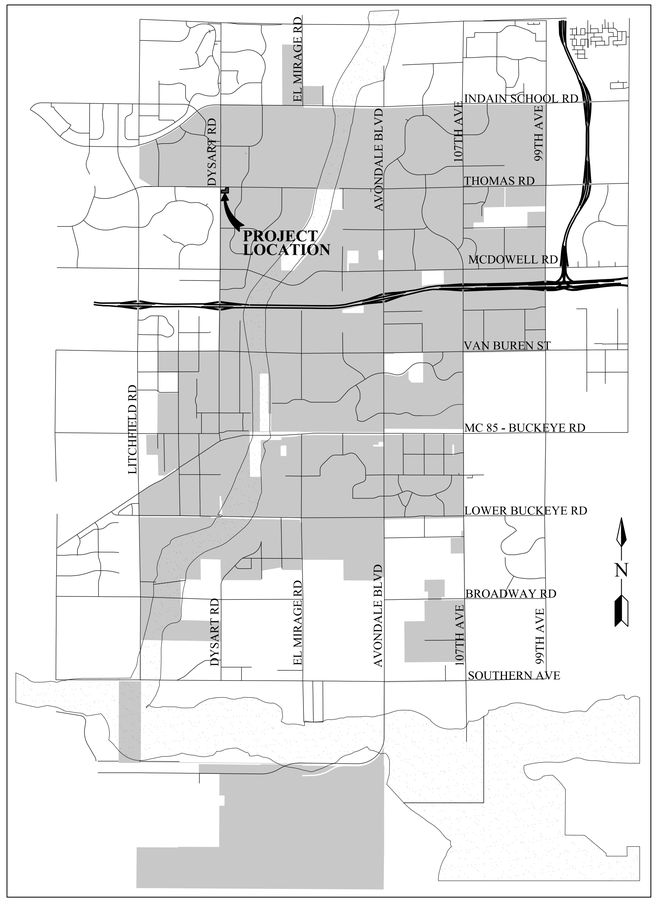
THENCE DEPARTING SAID EAST LINE, NORTH 90°00'00" EAST, A DISTANCE OF 405.73 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 173.14 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 50.87 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 91.48 FEET TO THE SOUTH LINE OF THE NORTH 55.00 FEET OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°18'37" EAST, A DISTANCE OF 229.65 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

LOT 1, MINOR LAND DIVISION, AVONDALE SENIOR LIVING, ACCORDING TO BOOK 1283 OF MAPS, PAGE 40, INSTRUMENT NO. 2016-0572030, RECORDS OF MARICOPA COUNTY, ARIZONA.



AREA MAP
N.T.S.

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
PSP00, 1 OF 2	COVER SHEET - PRELIMINARY SITE PLAN
PSP01, 2 OF 2	PRELIMINARY SITE PLAN

BENCHMARK:

CITY OF AVONDALE BENCHMARK NAME: 2N
M.C.D.O.T. BRASS CAP IN HANDHOLE
AT THE INTERSECTION OF
N. DYSART ROAD & W. THOMAS ROAD
ELEVATION: 1012.80
(NAVD88 DATUM)

BASIS OF BEARING:

THE BASIS OF BEARING IS THE NORTH LINE NORTHWEST QUARTER SECTION 35, BEARS S 89°18'37"E PER LEGAL DESCRIPTION.

UNIT DATA					
UNIT NAME	UNIT TYPE	NET AREA (SF)	HEIGHT	UNIT COUNT	PERCENTAGE
* UNIT A	3BR/2.5BA	1,814 (PLUS 396 GARAGE)	26'-6"	44	62.86%
* UNIT B	2BR/2BA	1,445 (PLUS 252 GARAGE)	26'-6"	26	37.14%
TOTALS				70	100%
UNIT AVERAGE NET SF: 1,677					

* 2-STORY BUILDINGS, ALL BUILDINGS TYPE V-B

PROJECT DATA

EXISTING/PROPOSED ZONING	PAD/ PAD		
GROSS AREA	6.519 ACRES	283,970 SF	
NET AREA	5.832 ACRES	254,073 SF	
OPEN SPACE	88,329 SF PROVIDED	34.77% (TOTAL LANDSCAPE AREA)	
	32,334 SF (12.73%)	USABLE OPEN SPACE	
	19,372 SF (7.62%)	PRIVATE BACKYARDS	
	51,706 SF (20.35%)	USABLE + BACKYARDS	
PROPOSED DENSITY	12.01 UNITS/ACRE	NET AREA	
MINIMUM LOT WIDTH	20.17 FT		
MIMINUM LOT DEPTH	61.75 FT		
MAXIMUM HEIGHT	26'-6"		
MAXIMUM LOT COVERAGE	75%		
TOTAL LOT COVERAGE	57.3%	74,204.33 SF (TOTAL UNIT AREA)/ 129,942.39 SF (TOTAL AREA OF LOTS)	
MINIMUM SETBACK FROM THOMAS & DYSART	20 FT		
MINIMUM SETACK FROM OTHER PROPERTY LINES	15 FT		
INDIVIDUAL TOWNHOME FRONT SETBACK FROM TRACT	5.5 FT		
INDIVIDUAL TOWNHOME REAR SETBACK FROM TRACT	8 FT		
INDIVIDUAL TOWNHOME SIDE SETBACK FROM TRACT	0 FT		
PARKING CALCULATIONS REQUIRED	2 X 70 = 140	2 PER TOWNHOME	
	1 X 14 = 14	1 GUEST/5 UNITS	
TOTAL REQUIRED	154 SPACES		
PROVIDED	114 GARAGE SPACES		
	106 DRIVEWAY SPACES		
	28 NON-ADA SURFACE SPACES		
	2 ADA SURFACE SPACES		
TOTAL PROVIDED	250 SPACES (INCLUDING 2 ADA)		

CITY OF AVONDALE

MAYOR
KENNETH WEISE

VICE MAYOR
VERONICA MALONE

CITY MANGER
CHARLES MONTOYA

COUNCIL MEMBERS
BRYAN KILGORE
TINA CONDE
PAT DENNIS
CURTIS NIELSON
MIKE PINEDA

CITY CLERK
MARCELLA CARRILLO

SCOPE OF WORK:

THE PROPOSED PROJECT CONSISTS OF 70 TOWNHOME UNITS, IN 2-STORY BUILDINGS. THE SITE IS ACCESSED BY DRIVEWAYS OFF OF DYSART RD AND THOMAS RD. WITH THE MAIN DRIVE AISLES ACCESSING THE DRIVEWAYS AND GARAGES OF EVERY UNIT.

A SEPERATE GRADING AND DRAINAGE PLAN WILL BE REQUIRED.

A SEPERATE LANDSCAPE PLAN WILL BE REQUIRED.

APN NUMBER:

APN 501-75-987

ADDRESS:

2635 N. DYSART ROAD
AVONDALE, ARIZONA 85392

GROSS AREA: 283,970 S.F. OR 6.519 AC.
NET AREA: 254,073 S.F. OR 5.833 AC.

OWNER:

TRUVISTA DEVELOPMENT
5665 N. SCOTTSDALE ROAD, SUITE #130
SCOTTSDALE, ARIZONA 85250

CONTACT: DAVID REICH
PHONE: (480) 535-0005
EMAIL: DAVID@TRUVISTADEV.COM

DEVELOPER:

TRUVISTA DEVELOPMENT
5665 N. SCOTTSDALE ROAD, SUITE #130
SCOTTSDALE, ARIZONA 85250

CONTACT: DAVID REICH
PHONE: (480) 535-0005
EMAIL: DAVID@TRUVISTADEV.COM

ENGINEER:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: DAN G. MANN, P.E.
PHONE: (602) 334-4387
EMAIL: DAN@3ENGINEERING.COM

NOTE:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF AVONDALE'S SUPPLEMENT TO THE M.A.G. SPECIFICATIONS AND STANDARD DETAILS CURRENTLY ON FILE AND AVAILABLE AT THE CITY OF AVONDALE'S ENGINEERING DEPARTMENT OR ONLINE AT THE CITY OF AVONDALE'S WEBSITE.

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

AVONDALE VILLAGES
2635 N. DYSART ROAD, AVONDALE, ARIZONA 85392
PRELIMINARY SITE PLAN

Registered Professional Engineer (Civil)
CERTIFICATE NO.
46857
DANIEL G. MANN
11/3/21
Date Signed
ARIZONA, U.S.A.

3engineering
civil engineering
planning
surveying

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CAD TECH:	PSLUE Y.
DESIGNER:	D. MANN
ENGINEER:	D. MANN

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE: 11/03/21

PROJECT NO.
2010

SHEET NO.
PSP00
1 of 2

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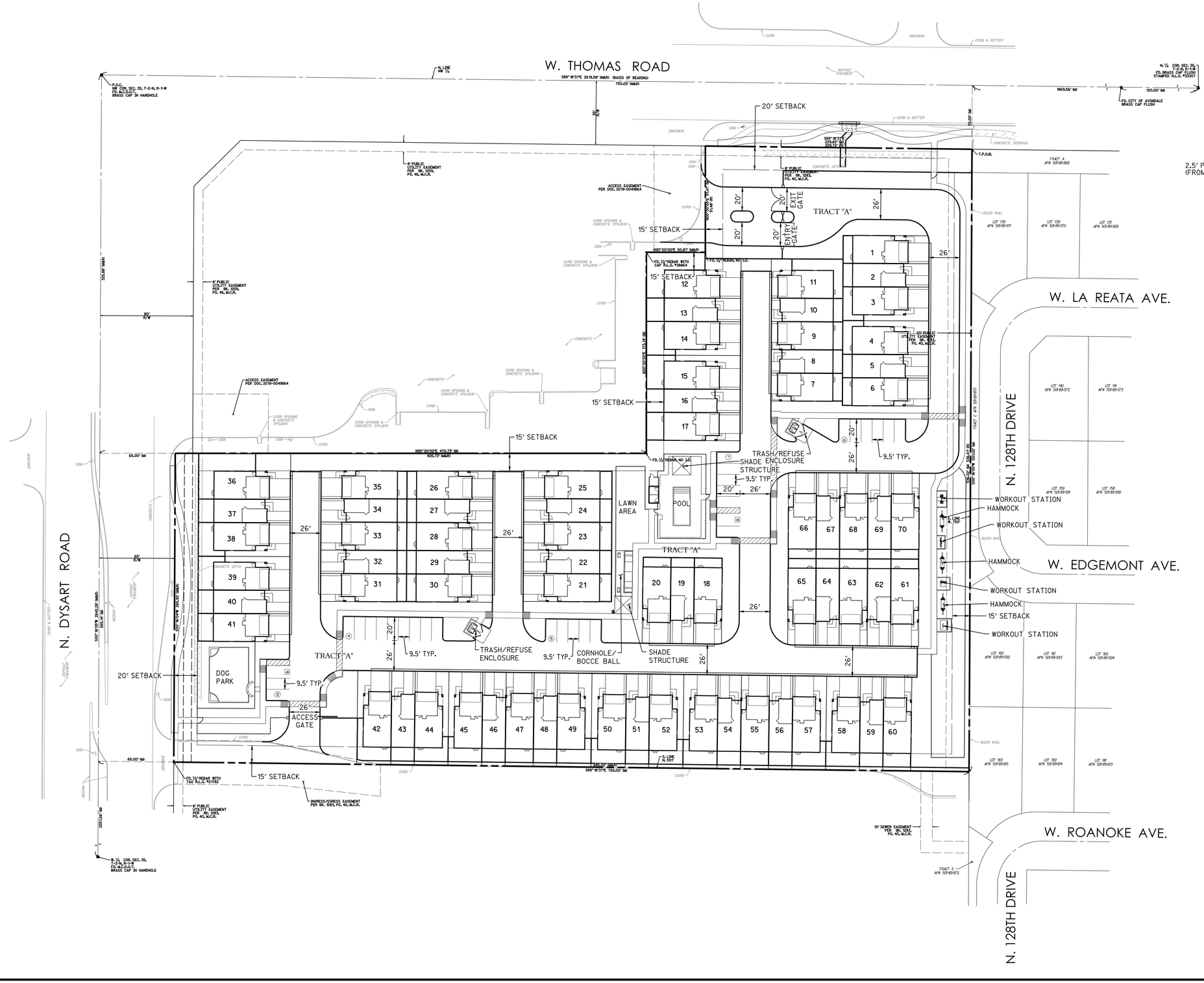

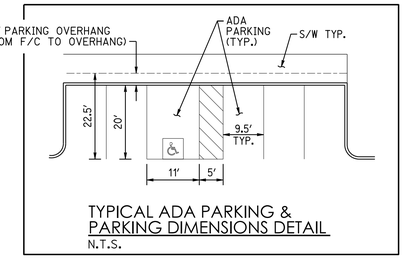

TYPICAL ADA PARKING & PARKING DIMENSIONS DETAIL
N.T.S.

LEGEND:

24	LOT NUMBER
⑦	PARKING SPACES
	ADA PARKING
	TRASH/REFUSE ENCLOSURE
	FIRE HYDRANT LOCATION
	VARIOUS ADA RAMPS

SIGNAGE:

DIRECTIONAL SIGNAGE WILL BE INSTALLED TO DENOTE DIFFERENCE BETWEEN RESIDENTIAL/COMMERCIAL DRIVE ACCESS.

SCALE: 1"= 40'

0' 20' 40' 80'

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

SNOWBANK

AVONDALE VILLAGES
2635 N. DYSART ROAD, AVONDALE, ARIZONA 85392

PRELIMINARY SITE PLAN

Registered Professional Engineer
CERTIFICATE NO. 46857
DANIEL G. MANN
11/3/21
Date Signed
ARIZONA, U.S.A.

3 engineering
civil engineering
planning
surveying

ENGINEER: D. MANN
DESIGNER: D. MANN
CAD TECH: PHILIP V.

3 ENGINEERING, LLC
6370 E. THOMAS ROAD SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

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DATE: 11/03/21

PROJECT NO. 2010

SHEET NO. PSP01 2 of 2

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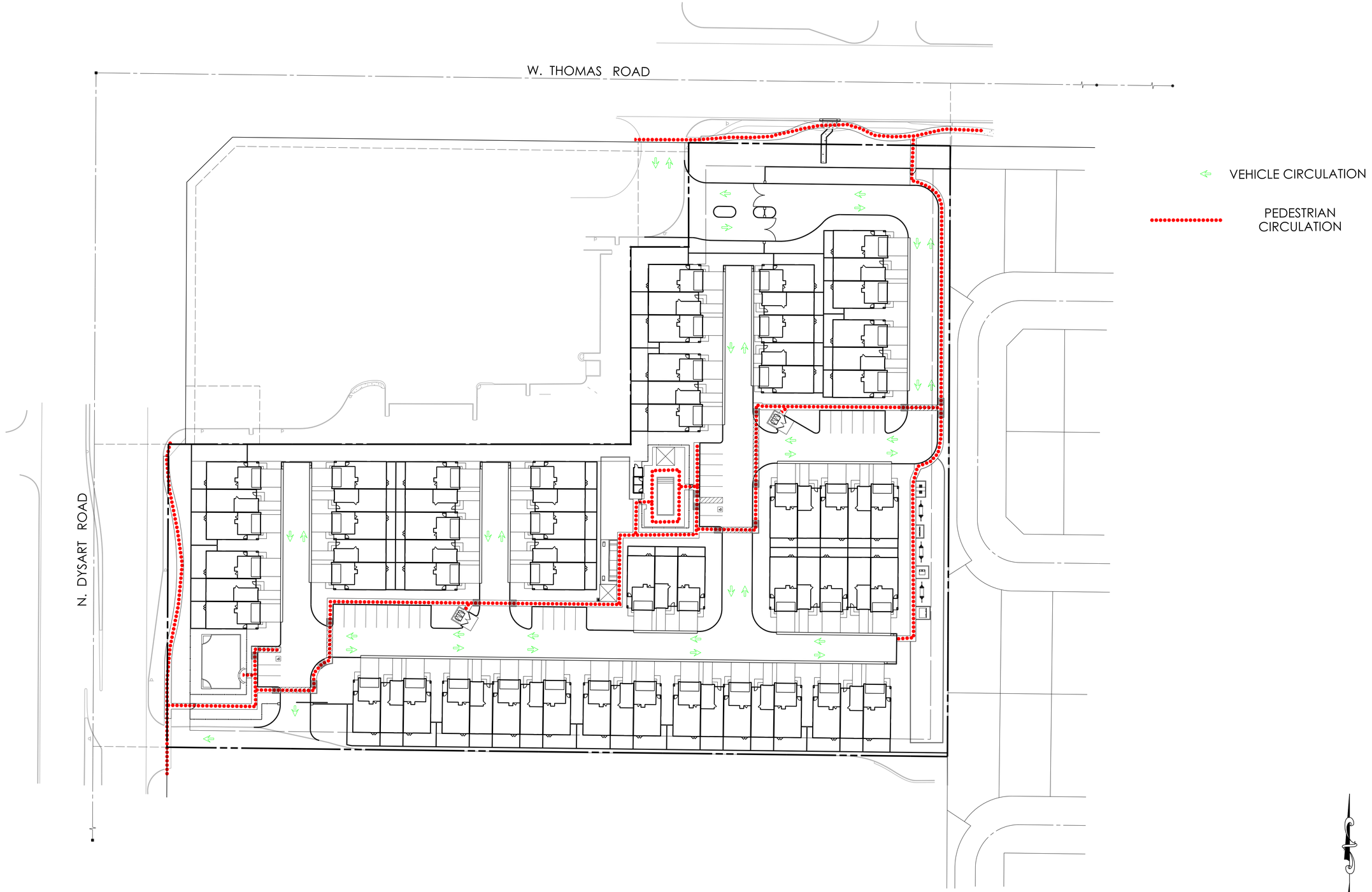
EXHIBIT 3

Unit B
Unit B

EXHIBIT 4



Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

SNOISIAЭЯ

AVONDALE VILLAGES

2635 N. DYSART ROAD, AVONDALE, ARIZONA 85392

CIRCULATION PLAN

SCALE: 1"= 40'

0' 20' 40' 80'

3engineering
planning civil engineering surveying

ENGINEER: D. MANN
DESIGNER: D. MANN
CAD TECH: PHILIP D.

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3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE: 11/03/21

PROJECT NO.
2010

SHEET NO.
CIR01
1 of 1

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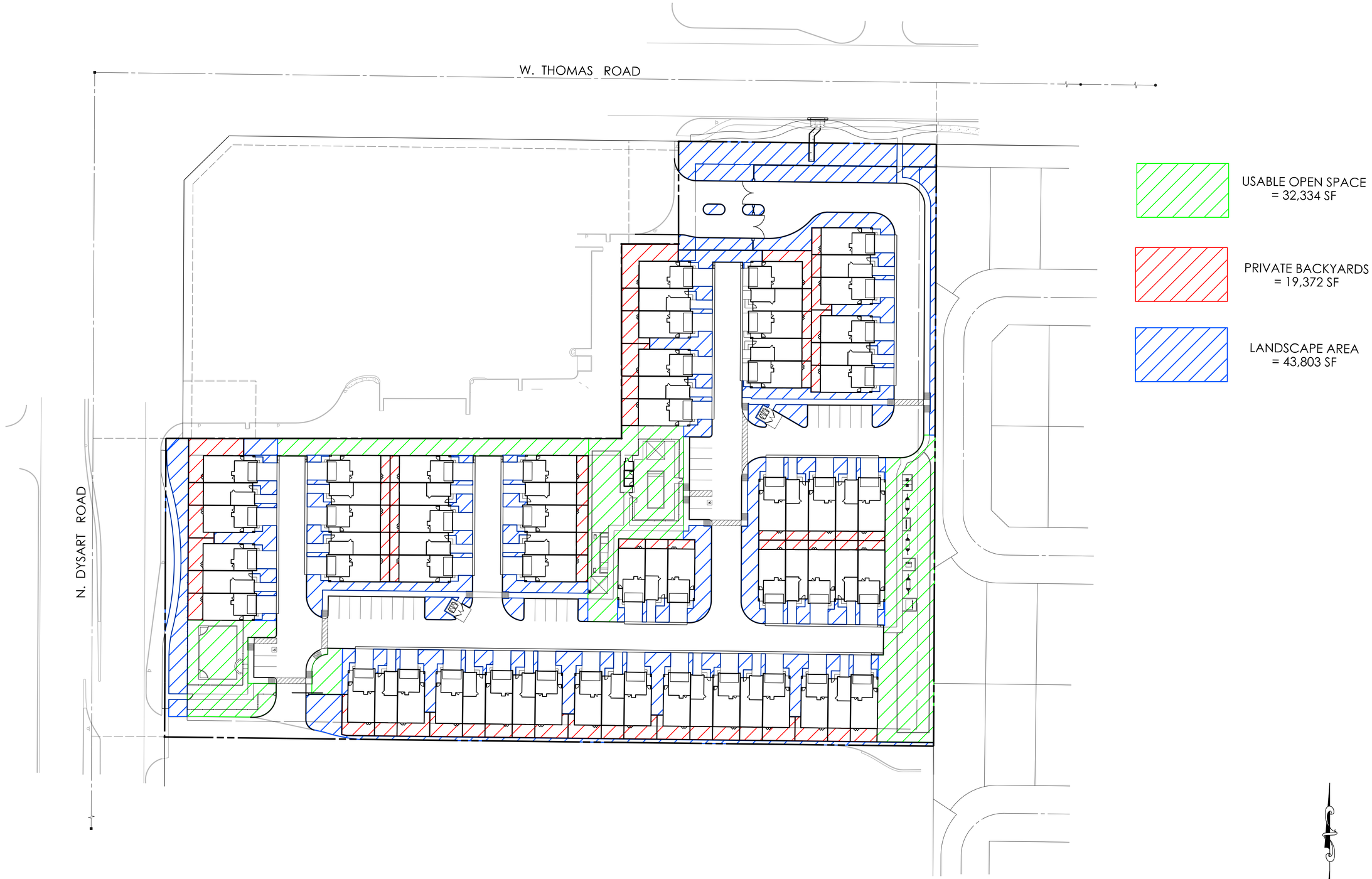

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SNORTA3M

AVONDALE VILLAGES

2635 N. DYSART ROAD, AVONDALE, ARIZONA 85392

OPEN SPACE EXHIBIT

3Oengineering
planning civil engineering surveying

ENGINEER: D. MANN
DESIGNER: D. MANN
CAD TECH: THELE. V

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DATE: 11/03/21

PROJECT NO.
2010

SHEET NO.
OS01
1 of 1

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AVONDALE VILLAGES

Neighborhood Meeting Summary

Case No. PL-21-0247 and -0248

Submitted: January 2022

A. Date, Time, and Location of the Meeting

The required neighborhood meeting for Case No. PL-21-0247 was held on Wednesday, January 5, 2022 at 6:00 PM. Due to the COVID-19 pandemic and city requirements for neighborhood meetings, the meeting was a virtual meeting that was hosted via the City's Zoom platform.

The neighborhood meeting notification was noticed in accordance with the City's Zoning Ordinance Requirements. The applicant completed the legal newspaper advertisement with a publishing in the December 15, 2021 edition of the Southwest Valley Republic newspaper. Additionally, the applicant posted a public notice sign by December 20, 2021 as well. The affidavits are enclosed at ***Tab A***.

B. Number of Participants

The applicant, along with the project development team, and a City of Avondale Planning representative attended the virtual neighborhood meeting. Additionally, there appeared to be three (3) households which logged into the Zoom meeting.

C. Summary of Presentation, Questions and Applicant Responses

The applicant commenced the neighborhood meeting with introductions of the development team followed by an overview of the application requests. The applicant provided a description of the surrounding area context, existing land use designations, site challenges and constraints, and specifics regarding the proposed community. The applicant also shared the proposed community plans and then offered an opportunity for questions and comments by the attendees.

One household which attended the neighborhood meeting had general questions regarding processing. Another attendee commented regarding (1) architectural design; (2) development standard deviations, including open space; (3) design standards of the City; (4) provision of electric vehicle parking; (5) backyard improvements for homes within the community; (6) driveway access; (7) setback distances and buffers from existing residential; and, (8) delivery and emergency vehicle circulation. Below is a general summary of the applicant and city responses.

Processing: The applicant provided an overview of the city's rezoning and development process, and explained that, following the neighborhood meeting, there would be public hearings scheduled for further review of the subject requests by the Planning Commission and City Council.

Architectural Design: The project's architectural design was explained to attendees including the elevation style and elements of four-sided architecture. It was further explained that the project, as a hybrid between traditional multi-family and single-family residential, would incorporate elements from both single family and multi-family design guidelines.

Development Standard Deviations and Open Space: An overview was provided regarding several development standard deviations pertaining to the proposed community, which was explained as being necessary given the proposed product type and need for relief from rigid traditional multi-family standards which the code is more applicable to. It was further discussed that the development standard deviations were also required as technical relief due the community being platted.

Open space was also discussed, and the applicant provided an overview of private backyard open space and function of it, as well as the uniqueness of it compared to traditional garden style apartments. The locations of amenities were also discussed.

City Design Standards: A discussion regarding the city's design standards occurred. It was explained that the proposed community would comply with the city's design standards and that design would be reviewed via the Site Plan and Design Review process.

Electric Vehicle Parking: The applicant team confirmed that electric vehicle parking would be provided, including within garages and common areas for guests.

Backyards: The applicant team confirmed that backyards would be appropriately landscaped/hardscaped.

Driveway Access: The applicant provided a summary of the vehicular access points. Driveway restrictions and off-site improvements were discussed at a high level and the applicant advised that additional information could be provided to any interested parties, as requested.

Buffers for Residential: The applicant shared the site plan and discussed that meaningful buffers were incorporated into the site plan design for the existing single-family residential to the east including landscaping, open space and use of drive aisles so that no homes back up onto existing residential.

Delivery and Emergency Vehicle Circulation: It was confirmed that the plans for the community are subject to review by the fire department and other pertinent disciplines to ensure that the city's standards are met.

The applicant advised that the development team would be available to answer any specific questions throughout the process and offered for any interested parties to reach out to the applicant with any specific questions.

D. Summary

The applicant is unaware of any specific opposition or immediate neighbor concerns, however additional follow-up with an interested neighborhood meeting attendee is planned to occur. The Applicant will continue to be available to discuss the proposal with interested parties throughout the application process.

AGENDA ITEM REPORT

SUBJECT: Encore Avondale – Development Plan (Site Plan and Design Review) – Application PL-21-0331

MEETING DATE: 2/16/2022

TO: Planning Commission

FROM: Eric Fitzer, Planning Manager

THROUGH: Eric Fitzer, Planning Manager

PURPOSE:
Planning Commission will consider a request by Mr. Jason Morris ESQ., Withey Morris PLC. on behalf of EMF Avondale LLC, for approval of PL-21-0331 Encore Avondale Development Plan (Site Plan and Design Review), a proposed 300-unit multi-family residential apartment community located within The BLVD Specific Plan on approximately 9.52 acres at the southeast corner of Roosevelt Street and Park Avenue. Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:
The property was annexed in April 2009 and rezoned from Agricultural (AG) to City Center District (CCD) in August 2009. The property was again rezoned, this time from CCD to The BLVD District (BLVDD) in March 2020 following adoption of The BLVD Specific Plan the previous year. The property is located within The BLVD's Park Avenue and Residential Districts, which allows Central gathering area for events; Indoor sports, cultural, and entertainment (ASC, Theatre/Performing Arts Center), Mixed-use, Main Street retail, Restaurants); Urban form multi-family at a minimum 22 dwelling units per acre; Office; Hotel, Education Campus; as well as Single-family attached residential; and Multi-family at a minimum 18 dwelling units per acre.

The existing uses and zoning of surrounding properties include:
NORTH: General Plan Designation The BLVD Gateway; Zoning The BLVDD Gateway District; Vacant and Homewood Suites
EAST: General Plan Designation The BLVD Residential; Zoning The BLVDD Park Avenue District; Villages at The BLVD multi-family
SOUTH: General Plan Designation The BLVD Park Avenue and Medium High Density Residential; Zoning The BLVDD Park Avenue District and Waterford Square Planned Area Development; proposed Alta Avondale Multi-family and under construction and Single Family residential
WEST: General Plan Designation The BLVD Park Avenue; Zoning The BLVDD Park Avenue District; Vacant, park and ride lot and future parking garage

SUMMARY OF REQUEST:
The applicant is requesting approval of a Development Plan (Site Plan and Design Review) for a 300-unit multi-family apartment urban form community. The site consists of six (6) 4-story apartment buildings with amenities that include a central leasing office/clubhouse with a fitness center, individual workspaces and conference room, passive entertainment areas and a coffee bar. Outdoor amenities including a pool amenity

area with a spa, various BBQ/dining areas, hammock grove, firepits, turf areas and an outdoor entertainment pavilion with TV, BBQ grills and beverage sink(s). An outdoor dog splash and dog wash is proposed, along with pocket plaza areas, bike storage/repair, and a 10-foot wide multi-use path south of the Community, which will further pedestrian connectivity goals for the area. The community will also feature on-site management, 24/7 package systems, trash valet, and elective vehicle (EV) charging stations.

The proposal includes 143 one-bedroom units; 121 two-bedroom units, and 36 three-bedroom units for a total of 300 units. Primary access to the site is from Roosevelt Street with a secondary egress (exit) to Park Avenue; no ingress (entry) will be allowed from Park Avenue.

Properties in The BLVD Specific Plan and The BLVD District zoning are required to submit a Development Plan (Site Plan and Design Review) for administrative Council approval prior to administrative staff approval of any construction plans.

ANALYSIS:

Conformance with the General Plan

The General Plan designations for the property are The BLVD Park Avenue and Residential Districts. As such, the request is in conformance with the General Plan.

Conformance with The BLVD Specific Plan

The BLVD Specific Plan designates the site as the Park Avenue District and Residential District with a minimum dwelling unit per acre requirement of 18 units per acre. The proposal is for 31.5 dwelling units per acre, exceeding the minimum requirements and is therefore in conformance with The BLVD Specific Plan.

Permitted Uses

The use proposed for the site is consistent with the The BLVDD Park Avenue and Residential District zoning designations and is in conformance with the zoning of the site.

Development Standards

The front, side, and rear yard minimum setbacks are consistent with the zoning district.

Parking

Parking proposed meets the Avondale Zoning Ordinance Requirements

Landscaping

Landscaping on the site will adhere to the Zoning Ordinance's landscaping requirements. Adherence to these requirements will ensure that significant landscape areas, tree sizes, plant quantities, are provided throughout the site.

Streets, utilities and Other Infrastructure

The development will have one (1) access point off of Roosevelt Street and one (1) egress to Park Avenue. The applicant will be dedicating right-of-way and constructing Roosevelt Street improvements adjacent to their development. The applicant will also be private fire, water, and sewer lines within the development.

DISCUSSION:

Staff recommends approval of the Development Plan (Site Plan and Design Review) request for the following reasons:

1. The proposed Development Plan is in conformance with the property’s The BLVD Park Avenue and Residential District General Plan designations,

2. The proposed Development Plan is in conformance with The BLVD Specific Plan,

3. The proposed Development Plan is in conformance with the BLVDD Park Avenue and Residential Districts zoning designations.

4. The proposed Development Plan, including the Site Plan, Landscape Plan, Building Elevations, and Site

Details, meet or exceed development standards and requirements contained within the City of Avondale Zoning Ordinance, The BLVD Specific Plan, and Multi-Family Residential Design Manual.

5. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.

6. The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:
STRATEGIC OUTCOME AREA: Foster sustainable community development
STRATEGY: Encourage build-out in residential housing opportunities that support diverse housing options.

BUDGET IMPACT:
No budget impacts.

RECOMMENDATION:
The Planning Commission will recommend **APPROVAL** of Application PL-21-0331 Encore Avondale, a request for Development Plan (Site Plan and Design Review) for a proposed 300-unit multi-family residential community, subject to the following nine (9) conditions of approval:

CONDITIONS OF APPROVAL:
1. Development of Encore Avondale shall substantially conform to the following documents, except as modified by these conditions of approval:
a. Narrative dated December 9, 2021
b. Site Plan dated December 13, 2021
c. Landscape Plan dated January 19, 2022
d. Building Elevations dated December 13, 2021
e. Photometrics Plan dated December 13, 2021
f. Signage Plan December 22, 2021

Further, the development will be reviewed for conformance with these stipulations unless otherwise approved by the City Engineer.

2. The Development Plan will expire two (2) years from approval unless a building permit has been issued for the project.

3. Powerlines less than 69 kV and/or irrigation canals on or adjacent to the property shall be converted to underground transmission/conveyance in the first phase of development.

4. All required off-site improvements shall be completed in the first phase of development prior to issuance of the first Certificate of Occupancy for the project.

5. Grandfathered groundwater rights for the property must be extinguished and pledged to the City of Avondale's designated account (26-002003.0000) prior to issuance of any construction permits for any portion of the project.

6. All development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.

7. Dedication of 45 feet of right-of-way and half-street improvements along the Roosevelt Street frontage shall be required. Improvements along Roosevelt Street will be, but not limited to, asphalt, bike lanes, curb, gutter, sidewalk, landscaping, parking stalls, pedestrian lighting, and street lights in accordance with The BLVD Roosevelt Street cross-section for Avondale Boulevard to 113th Ave as indicated in The BLVD Specific

Plan. Pedestrian lights will be required along Roosevelt Street. These shall match the lights along Park Avenue, be spaced along the Roosevelt Street sidewalk, and be maintained by the City. These lights will need to be between the sidewalk and the curb.

8. A Final Plat shall be required to combine Tract 1, assessor parcel number 102-57-263, and the abandonment of Roosevelt Street right-of-way per Ordinance 2069-1221, and to dedicate 45 feet of right-of-way prior to City engineering approval.

9. A ten (10) foot wide multi-use trail, constructed by others, will be located in the existing 40 feet of right-of-way adjacent to the eastern half of the frontage of the subject site. The developer shall be required to construct the landscaping, lighting, and pedestrian amenities in the existing 40 feet of right-of-way located adjacent to the eastern half of the subject site. The developer of this project will be required to maintain the multi-use trail, landscaping, lighting, and pedestrian amenities within the 40 feet of right-of- way.

PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-21-0331 Encore Avondale, a request for Development Plan (Site Plan and Design Review) for a proposed 300-unit multi-family residential community, subject to nine (9) conditions of approval as listed in the staff report.

Exhibit A

Aerial Photograph

Avondale

Subject Property

N
W
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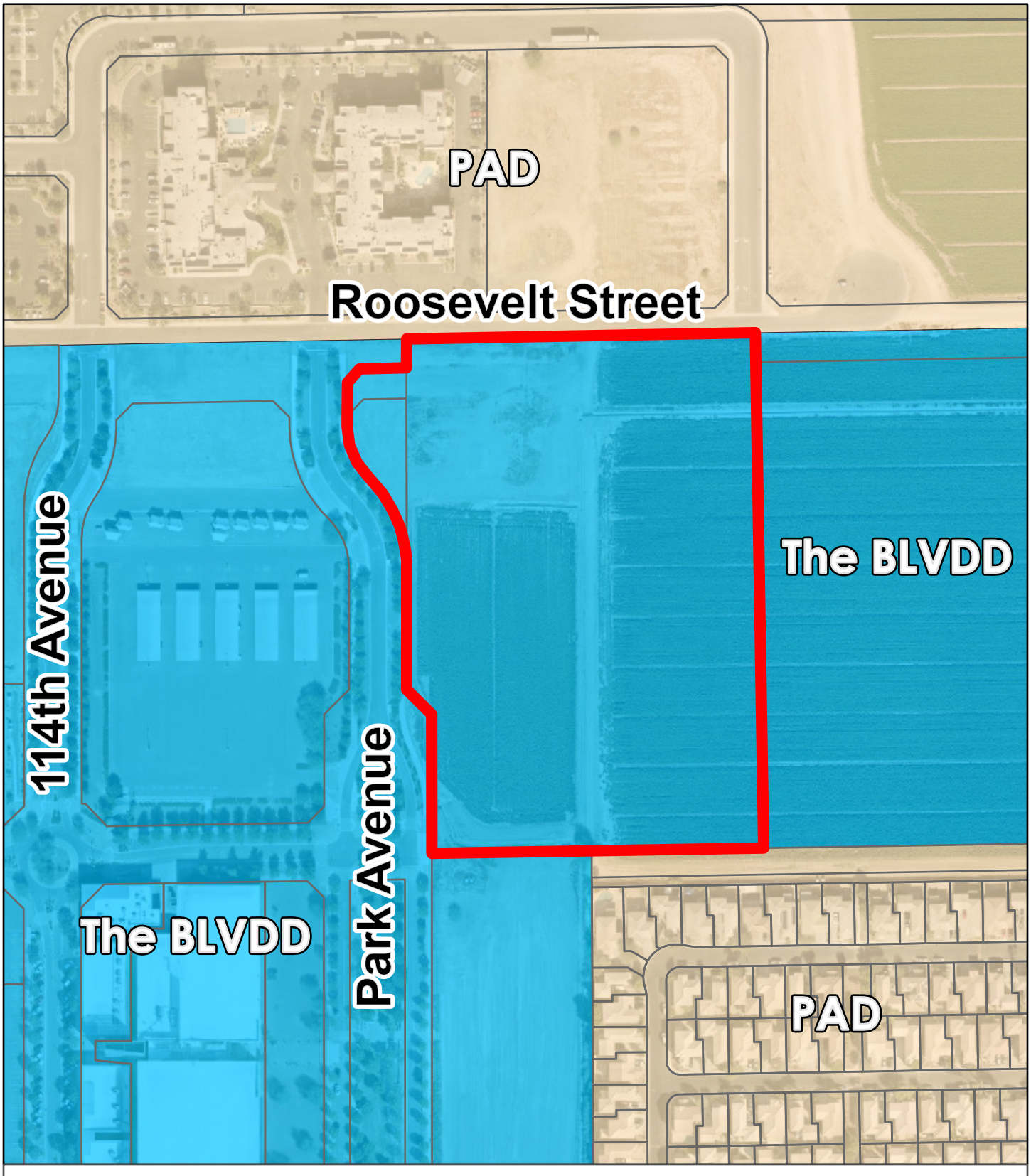
Date: 1/25/2022

Exhibit B



Zoning Vicinity

Avondale

Subject Property

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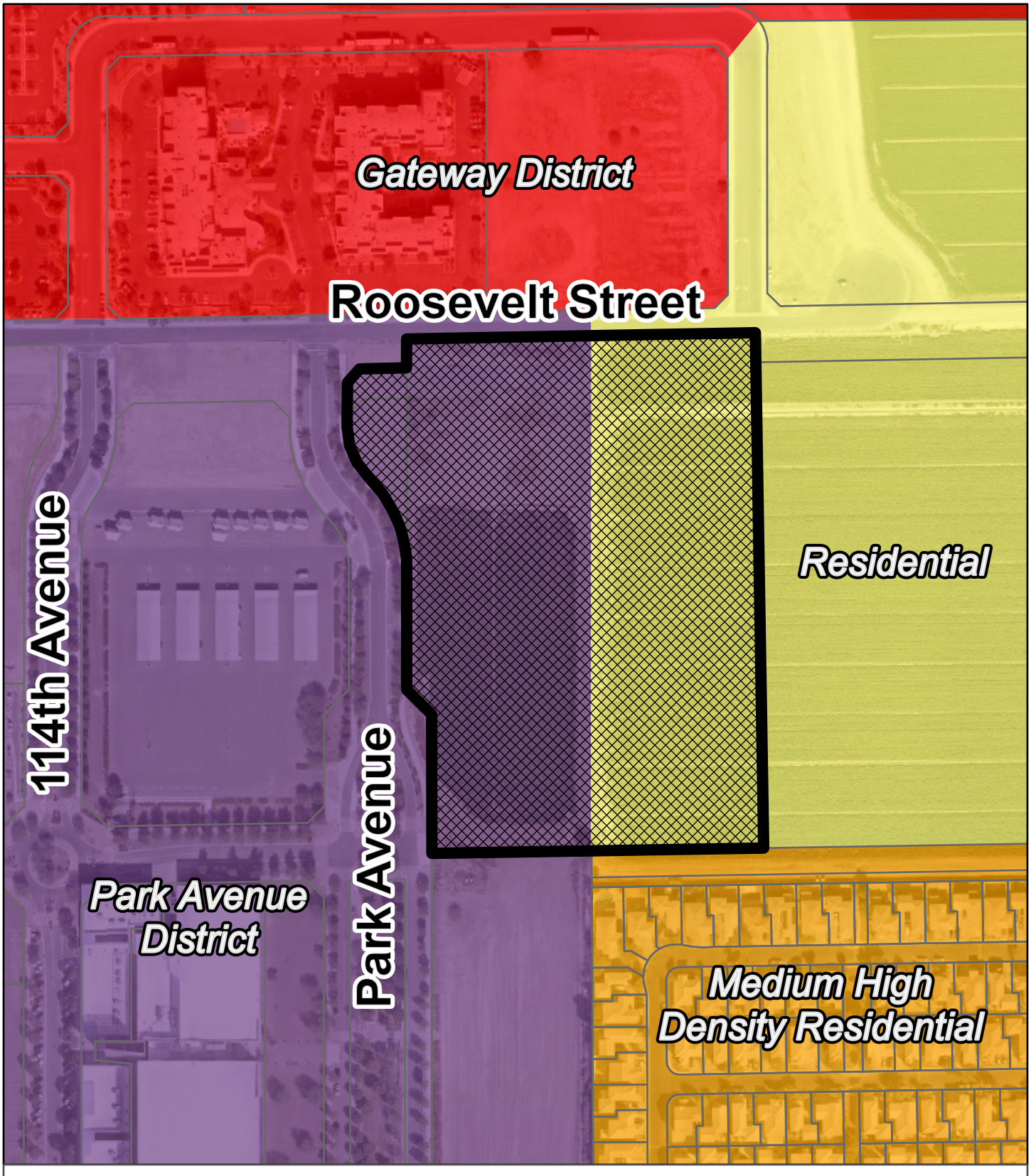
Date: 1/25/2022

Exhibit C



General Plan Land Use

Avondale

Subject Property

N
W E
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Date: 1/25/2022

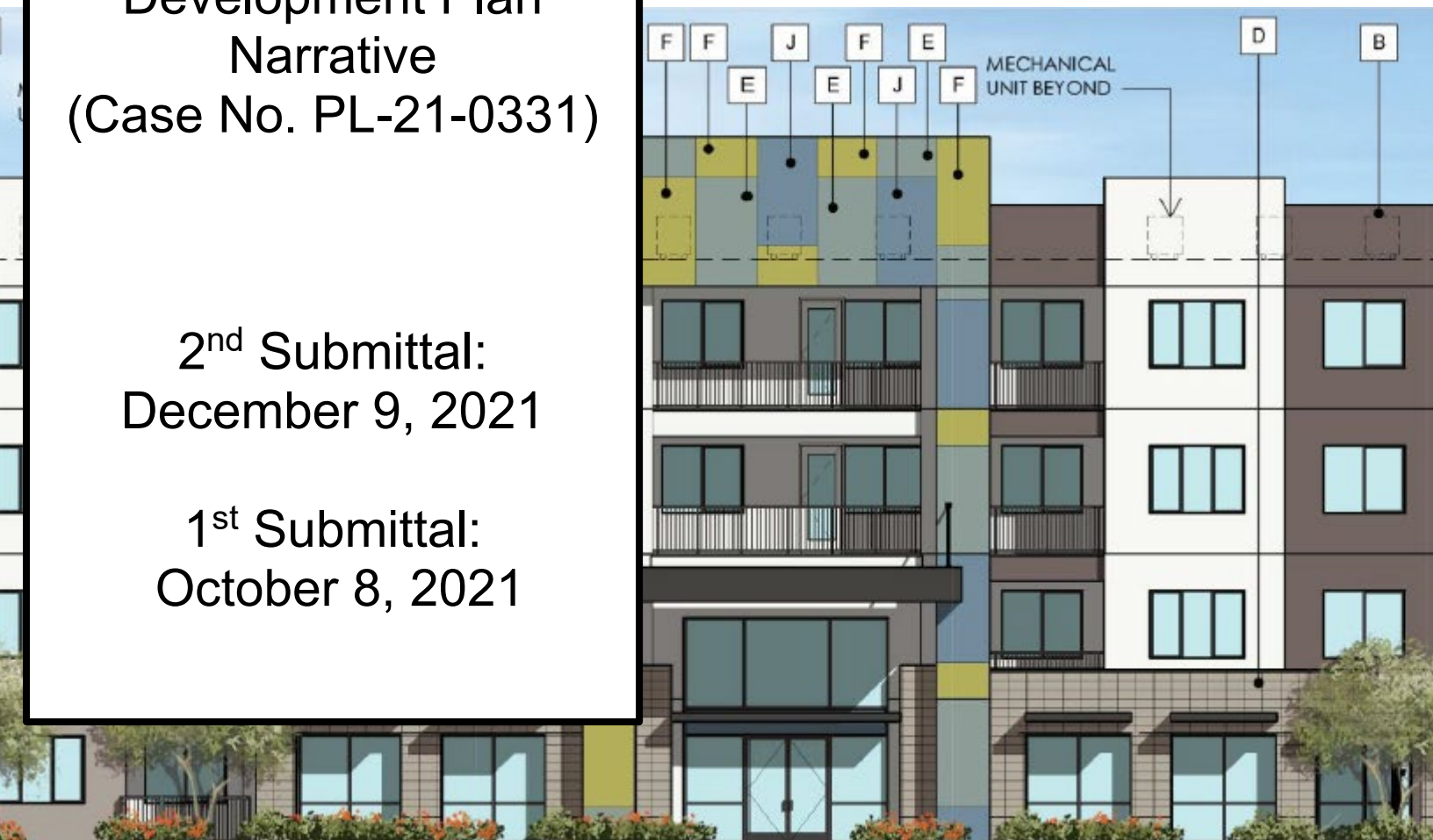
Received 12/9/21

Encore Avondale

Development Plan
Narrative
(Case No. PL-21-0331)

2nd Submittal:
December 9, 2021

1st Submittal:
October 8, 2021



Development Team

Applicant/Developer

Encore Multi-Family, LLC
6900 Dallas Parkway
3rd Floor
Plano, TX 75024

Attorney/Representative

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E. Architectural Design and Compatibility 5
F. Site Plan Details 6
G. Landscaping and Open Space 6
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LIST OF EXHIBITS

A. Aerial and Vicinity Map
B. Zoning Map
C. General Plan Map

A. Introduction

Encore Multi-Family ("Encore") plans to develop approximately 9.9 acres located at the southeast corner of Park Avenue and Roosevelt Street (the "Property"), otherwise commonly known as Maricopa County Assessor's Parcel Numbers (APN) 102-57-257B and 102-57-258. The proposed development is a new 4-story 300-unit luxury multi-family residential development (the "Project" or "Community"). The approximately 9.9-acre Property includes approximately .28-acres of city-owned property, which is anticipated to be incorporated into the proposed development. Additionally, a small .098-acre portion of right-of-way immediately north of the city-owned parcel is proposed to be abandoned via separate cover and incorporated into the development. **See Aerial Map at *Exhibit A***. The proposed development will further the goals of the City and optimize development of the Property by solving for some site constraints as detailed below. The current use of the Property is categorized by the Assessor as "Agricultural".

The Property has frontage on both Roosevelt Street and Park Avenue. The surrounding land uses consist of a Hilton Garden Inn (PAD) and vacant land (PAD) to the north, beyond Roosevelt Street; vacant land approved as The Village at the BLVD (The BLVDD) to the east; vacant city property (BLVDD) and a single-family subdivision (PAD) to the south; and, a park and ride and vacant land (BLVDD) to the west, beyond Park Avenue.

The Avondale General Plan Land Use Map designation for the Property is "The BLVD". The Property is further subject to The BLVD Specific Plan ("BSP"), which is incorporated into the Avondale General Plan by reference and is intended to provide more detailed goals, objectives, and policies pertaining to the planning area. The BLVD Specific Plan contains six (6) sub-districts, of which the Property is designated as being located within the "Park Avenue District" and the "Residential District". The Residential District is intended to accommodate development of higher density housing, with an expectation that highly-amenitized, luxury living with urban forms be provided. According to the City's Zoning Atlas and official city records, the Property is zoned The BLVD District ("BLVDD") and the "base zones" coincide with the BSP as "Park Avenue District" and "Residential District". **See *Exhibit B,* General Plan Map and *Exhibit C*, Zoning Map.**

The proposed Community is a permitted by-right land use; however, due to use-specific conditions which are required by the Avondale Zoning Ordinance for multi-family development within The BLVDD, a minimum density (299 dwelling units) will be required for development of the Property. This is because the Property was previously part of a larger 27 net acre parcel which was split via land division to accommodate T*he Village at the BLVD* project, a 187-unit single-story multi-family residential community on 15.92 acres. Prior to the larger parcel being "split", a minimum of 486 dwelling units would have been required for development of the 27-acre parcel in order to meet the minimum density requirements of The BLVDD. Therefore, because *The Village at the BLVD* only provides 11.7 dwelling units per acre, the balance of the density (299 dwelling units) is required to be provided for development of the Property. To this end, the applicant is requesting Development Plan approval for a 4-story 300-unit luxury multi-family residential development, which will be developed in accordance with The BLVDD standards.

B. Request

With zoning in-place, this application requests Development Plan approval for a new luxury multi-family residential community with tucked under garages, gated access and high-quality amenities, as detailed below.

C. Project Overview

The BLVD is a mixed-use destination which is planned to provide the ultimate live/work/play experience. In accordance with the City's goals for The BLVD, Encore seeks to develop the Property with quality multi-family units for the area, which is envisioned for high density. The proposed development will further the goals of The BLVD as a mixed-use environment and will provide new residences close to employment opportunities, recreation, commercial amenities and major transportation arteries in the area.

The conceptual site plan enclosed herein identifies six (6) 4-story residential buildings and several high-quality amenities which ensure optimal livability for residents. The proposed amenities include a central leasing office/clubhouse with a fitness center, individual workspaces and conference room, passive entertainment areas and a coffee bar. Outdoor amenities including a pool amenity area with a spa, various BBQ/dining areas, hammock grove, firepits, turf areas and an outdoor entertainment pavilion with TV, BBQ grills and beverage sink(s). An outdoor dog splash and dog wash is proposed, along with pocket plaza areas, bike storage/repair, and a 10' multi-use path to the south of the Community, which will further pedestrian connectivity goals for the area. The Community will also feature on-site management, 24/7 package systems, trash valet, EV charging stations, and more.

The proposed Project will include one, two and three-bedroom units. Each unit will include a kitchen island, granite counters, stainless steel appliance package, kitchen pantry, private patios/balconies, full-size in-unit washer and dryers, and much more.

The proposed Community will cater to a variety of lifestyles and aims to provide convenient access to existing and future services in the area, employment opportunities and amenities, while residents enjoy a lock-and-leave lifestyle. The proposed plan will create an intimate community designed to foster connections and caring relationships amongst other residents by a series of active open space areas and gathering spaces within the Community.

D. Development Standards

Development of the Project shall conform to The BLVDD, including standards set forth in: (i) the "Use-Specific Conditions" in Ordinance Section 501.F; and, (ii) The BLVDD development standards for the Residential Sub-District (Ordinance Section 501.G), including setbacks.

E. Architectural Design and Compatibility

The design of Encore Avondale is a reflection of the dynamism and energy of the Boulevard District of which it is a part. Forward looking, modern, it projects a sense of sophistication without being overly serious.

Designed for the young at heart, Encore Avondale is ideally situated with adjacent active public open spaces and the nearby Randall McDaniel Sports Complex. The building elevations take design cues from the sports complex by incorporating vibrant hues arranged in interesting geometric patterns. These subtle visual references connect Encore Avondale to the surrounding neighborhood and foster continuity and sense of place.

There is a simplicity and clarity to the architectural design of the buildings that relies on good proportions, and thoughtful composition to create a welcoming environment for its residents, as well as an attractive backdrop to the public realm. Encore Avondale will be a prime example of the New Desert Urbanism that is unique to the region.

F. Site Plan Details

Access/Circulation

The primary access for ingress/egress to the Property will be via a grand tree-lined entry via Roosevelt Street. To the east and west of the leasing office/clubhouse will be gated vehicular access points into the Community. Beyond the gated entries, vehicular circulation is provided via a looped drive around Building 5. A secondary egress/emergency access will be provided via Park Avenue at the southwest corner of the Community.

Parking

Parking will be provided via tucked under garages on the first floor of each building. Additional parking will be provided within a looped drive for convenient access to each building.

The Ordinance requires 559 parking spaces for the Community; however, 564 parking spaces are provided, including: 185 covered spaces, 124 uncovered spaces, 108 tandem uncovered spaces, 115 garage spaces (23%) and 24 street parking spaces (on Roosevelt).

The provided parking includes 20 electric vehicle charging spaces, 80 EV compatible spaces, one (1) guest EV charging space and 5 guest EV compatible spaces, in accordance with the Zoning Ordinance.

In addition, 26 bicycle parking spaces will be provided within a bike storage and bike repair room.

Refuse

A refuse compactor and recycling bin will be provided at the southeast corner of the Community, west of the free-standing garages located along the eastern perimeter. The compactor and recycling were carefully planned to be situated away from future residences. Ultimately, the proposed freestanding garages, landscape buffer and 6' high CMU wall to the east will provide for appropriate buffering of the compactor/recycling facilities for future residences to the east.

G. Landscaping & Open Space

Landscape Theme and Details

The Project landscaping will be consistent with The BLVDD. This development will have a predominantly lush with modern emphasis and an intensity consistent with the surrounding influences. The streetscape will adhere to the street themes established. Along Park Avenue, the existing trees west of the walk will remain, and the Community will complement the streetscape and provide a second row of the same species. Roosevelt Street will implement an Evergreen Oak theme established in the master plan. Those trees will be planted in a triangulated fashion. The plant palette along the streetscape is reinforced with strong simple massing's of

varieties that will complement both sides of the walks when new plantings are provided. In some areas along Roosevelt Street, rectangular synthetic lawn areas will be implemented, providing clear access from the parking stalls to the walk. Desert Museum, Evergreen Elm, Pistache and Oaks, will be the prominent trees. Shrub and groundcover plantings will consist of primarily Blue Bells, Outback Sunrise, Yellow Blooming Aloe and Deer grass varieties. Landscaping will be provided on-site as required by the Zoning Ordinance

Open Space Concept

The Community is designed to cater to a range of lifestyles and primary circulation routes are planned from each building to the common open spaces, as well as to a 10' trail to the south of the Community. The development will provide approximately 63,040 square feet of total open space, meeting the 15% ordinance minimum.

The conceptual site plan incorporates some pocket park/plaza planning techniques into the plan, which will contribute to a more livable environment and create important pedestrian refuge areas. As noted above, a significant number of amenities are also provided, consistent with the market demand and vision for the area.

Entrance Design Concept

The Community is entered via a linear entry drive that features enhanced paving and is tree lined on both sides and in a median. The front façade of the leasing office/clubhouse becomes the focal point upon entry. Thoughtful entry monumentation will welcome residents and their guests.

Perimeter Walls and Signs

Due to the urban form of the proposed buildings which are situated close to the respective streets, building locations will naturally guide and secure site access. Where buildings do not exist, fencing and CMU walls will be provided to secure the site as shown on the enclosed conceptual wall plan (Sheet L9).

Thoughtful entry sign monumentation will be provided, as shown on the conceptual landscape plan (Sheet L1), to welcome residents and their guests.

H. Infrastructure

Utilities

Sewer: Buildings 5 and 6 will connect to an existing sewer main in Roosevelt by conventional 6" sewer tap. Buildings 1, 2 and 3 will connect to sewer in Park Ave using existing sewer stubs to the Property. Buildings 4 and 7 will connect to the proposed private sewer along the south side of the site. Private sewer easement allows for connection to this line.

Water Domestic: Two larger diameter meters (in vaults) will connect to an onsite loop around the interior of the site. Individual buildings will connect to this line. The initial plan is for a 6" meter at the southwest corner of the Property connecting to the 8" main in Park Ave and a 6" meter in the northeast corner of the site connection to the 12" main in Roosevelt. At final design, the size of the meters may be reduced to 3" or 4" meters.

Water Fire: An onsite loop with two connections will be constructed to provide onsite hydrant and riser service. Hydrants are spaced 300' apart and riser to each building. Connection to city mains will be per City

standard A1325. FDCs will be located at the backflow locations with a new public hydrant located at each drive. Onsite hydrants will be private.

Grading and Drainage

Grading and drainage will adhere to City of Avondale land development standards and retain the 100-year 2-hour storm event for the onsite area and adjacent half street for Roosevelt Street. The contributing areas include the onsite area, direct frontage of half streets on Roosevelt and the east edge of the Park Avenue sidewalk. These will all be retained in an interconnected underground retention system.

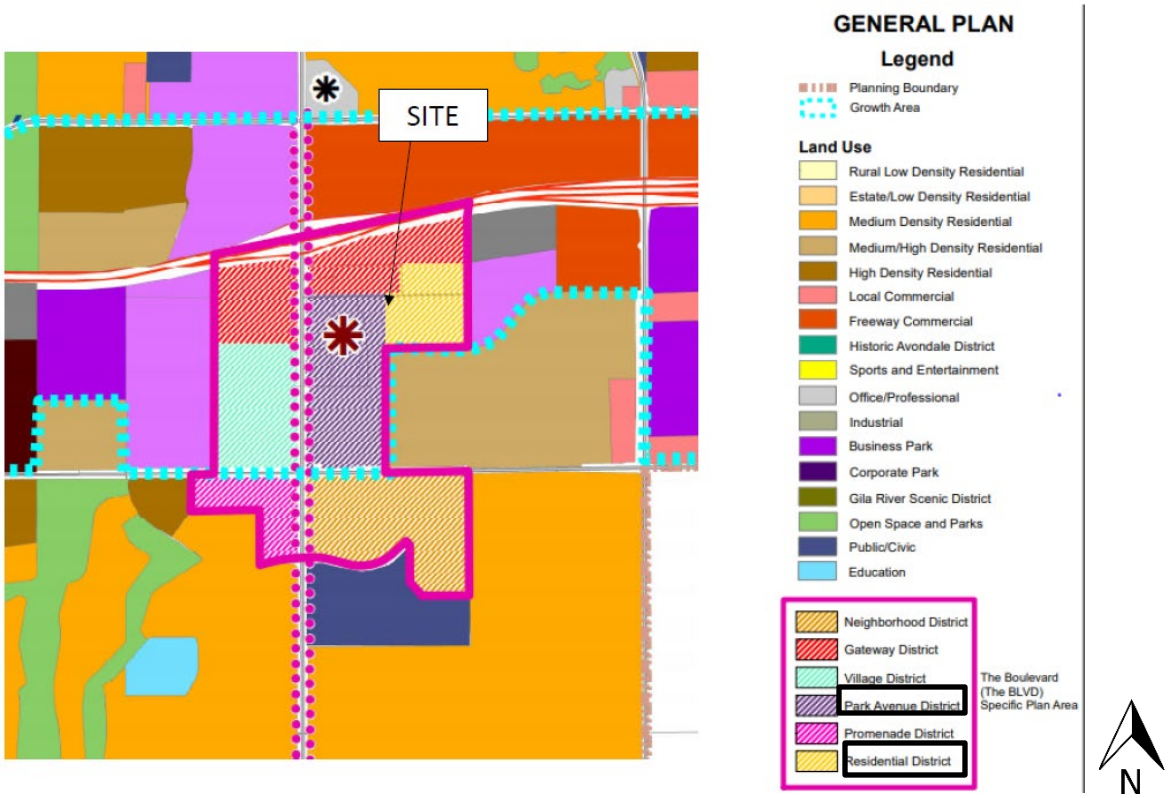
I. Conclusion

The proposed development will activate a long-time vacant parcel with a quality, luxury multi-family residential community which will provide new housing opportunities within an envisioned mixed-use area of the City. The Community will accommodate a variety of lifestyles and will complement the area's current and future land use mix. This proposal precisely meets the City's goals for the area and will further the vision for The BLVD. Encore looks forward to bringing a high quality community to Avondale.

Exhibit A – Site Aerial Map

EXHIBIT B – GENERAL PLAN AND SPECIFIC PLAN MAPS

GENERAL PLAN:



SPECIFIC PLAN:

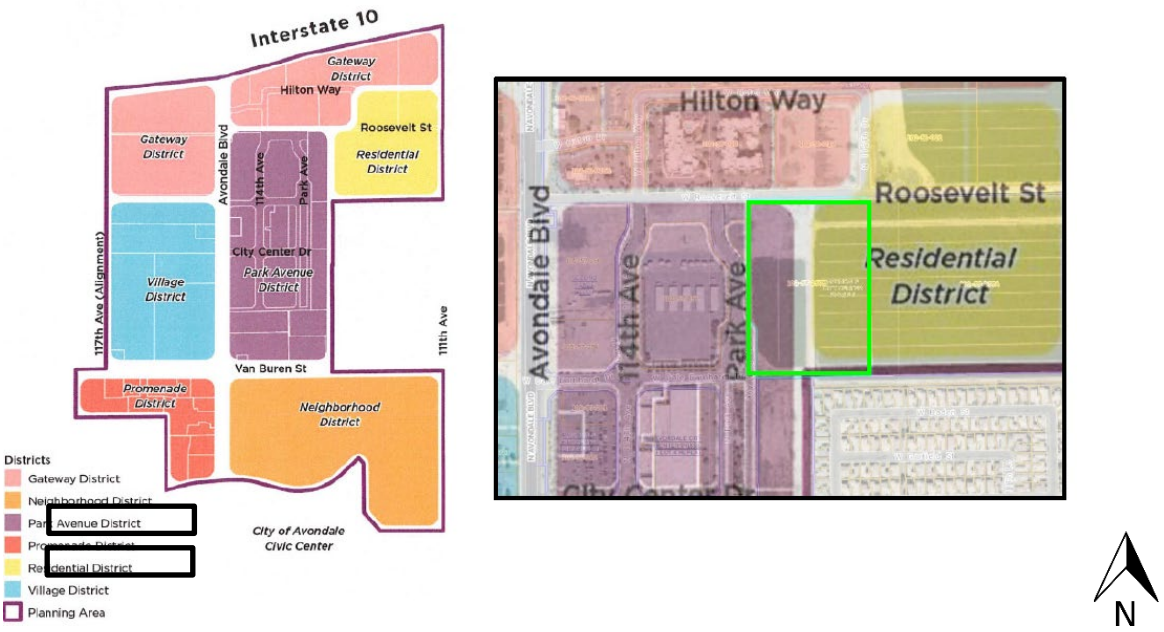
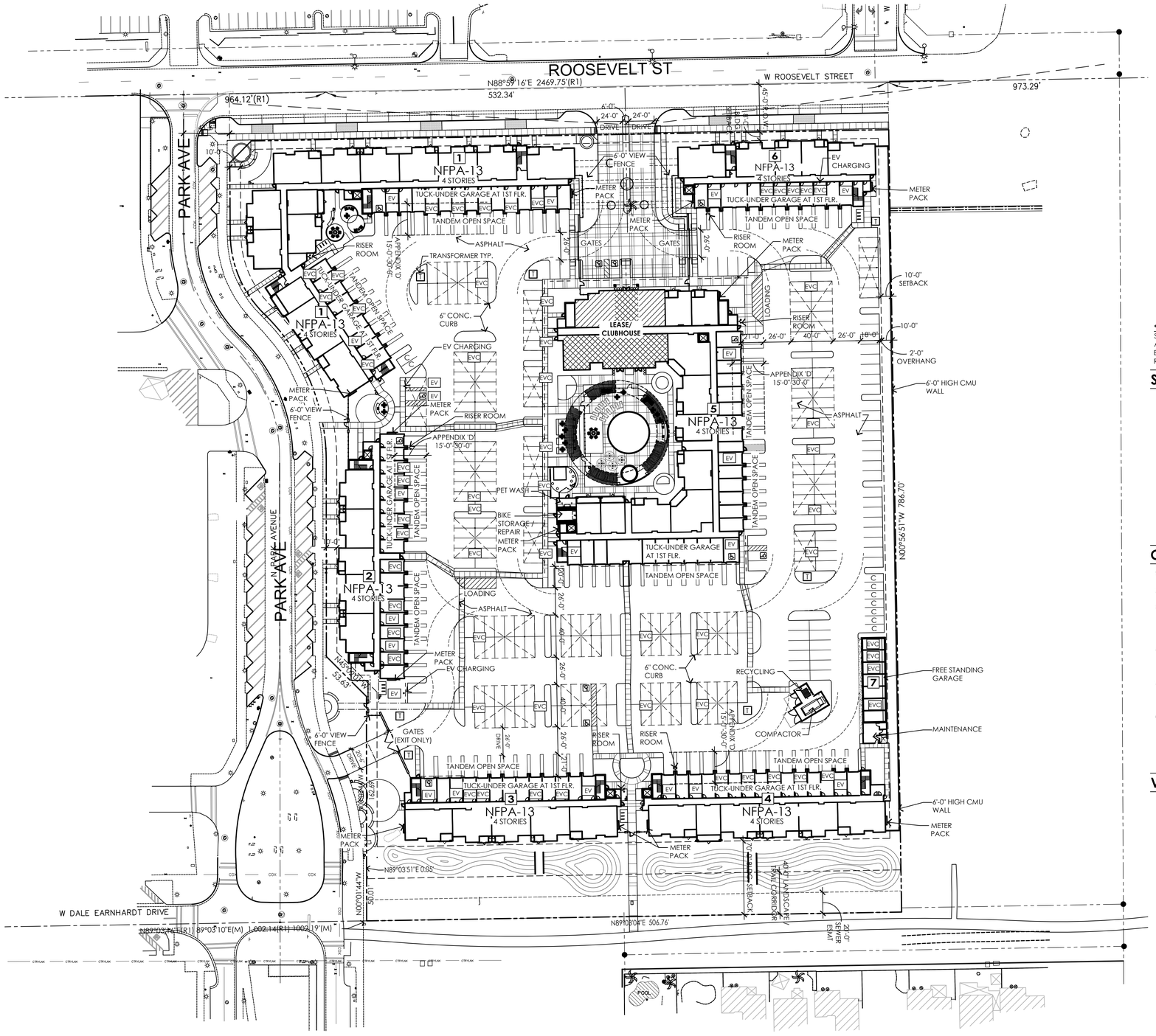


EXHIBIT C – ZONING ATLAS

EXHIBIT E date received 12/13/21



GROSS BUILDING FLOOR AREA

BUILDING NO.	Level	Area
BUILDING 1	LEVEL 1	27,710 SF
BUILDING 1	LEVEL 2	27,081 SF
BUILDING 1	LEVEL 3	27,081 SF
BUILDING 1	LEVEL 4	27,081 SF
		108,952 SF
BUILDING 2	LEVEL 1	12,762 SF
BUILDING 2	LEVEL 2	12,425 SF
BUILDING 2	LEVEL 3	12,425 SF
BUILDING 2	LEVEL 4	12,425 SF
		50,037 SF
BUILDING 3	LEVEL 1	11,784 SF
BUILDING 3	LEVEL 2	11,415 SF
BUILDING 3	LEVEL 3	11,415 SF
BUILDING 3	LEVEL 4	11,415 SF
		46,031 SF
BUILDING 4	LEVEL 1	13,346 SF
BUILDING 4	LEVEL 2	12,971 SF
BUILDING 4	LEVEL 3	12,971 SF
BUILDING 4	LEVEL 4	12,971 SF
		52,260 SF
BUILDING 5	LEVEL 1	30,078 SF
BUILDING 5	LEVEL 2	29,359 SF
BUILDING 5	LEVEL 3	28,834 SF
BUILDING 5	LEVEL 4	28,834 SF
		117,106 SF
BUILDING 6	LEVEL 1	10,737 SF
BUILDING 6	LEVEL 2	10,332 SF
BUILDING 6	LEVEL 3	10,332 SF
BUILDING 6	LEVEL 4	10,332 SF
		41,734 SF
GARAGE BUILDING	LEVEL 1	2,433 SF
		2,433 SF
		418,552 SF

***GROSS BUILDING S.F. PER IBC** = THE BUILDING GROSS AREA INCLUDES SURROUNDING EXTERIOR WALLS EXCLUSIVE OF VENT SHAFTS AND COURTS. AREA INCLUDES ALL AREAS UNDER THE ROOF OVERHANG WHICH INCLUDES BUT NOT LIMITED TO FRAME-OUTS, BREEZEWAYS, PATIO/BALCONY STORAGE ROOMS AND COVERED PATIO OR BALCONIES.

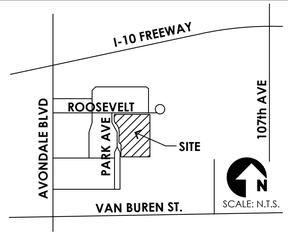
SITE SYMBOLS

- 1 — BUILDING NUMBER
- NEW FIRE HYDRANT
- ACCESSIBLE PARKING SPACE
- 35' INSIDE / 55' OUTSIDE FIRETRUCK TURNING RADIUS
- EV — ELECTRIC VEHICLE CHARGING STATION
- EVC — ELECTRIC VEHICLE CHARGING COMPATIBLE STATION
- C — COMPACT PARKING SPACE

CITY OF AVONDALE SITE PLAN NOTES

1. ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
2. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
3. PLANTS LOCATED WITHIN REQUIRED AASHTO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIALS SHALL BE MAINTAINED TO BE LOWER THAN 2' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
4. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED WITH A MINIMUM OF 2" THICK DECOMPOSED GRANITE FOR DUST CONTROL AT TIME OF DEVELOPMENT.
5. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF THE CITY OF AVONDALE.
6. THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND MAG SUPPLEMENTAL REGULATIONS), COMMERCIAL/INDUSTRIAL/MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AVONDALE STREET TREE MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS.

VICINITY MAP



0" 25' 50' 100'
SCALE: 1" = 50'-0"

SITE DATA

PROJECT NAME & ADDRESS:
APARTMENTS
ROOSEVELT STREET AND PARK AVE
AVONDALE, ARIZONA

NARRATIVE:
A NEW 4-STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH CLUBHOUSE, FITNESS AND GARAGES TUCKED UNDER ON THE FIRST FLOORS OF THE BUILDINGS. THE PROJECT WILL CONSIST OF ONE TWO AND THREE BEDROOM UNITS. THE AMENITIES TO INCLUDE FITNESS,POOL, BBQ AREAS, AND CABANAS.

ACCESSOR'S PARCEL NUMBER:
102-57-257B, 102-57-258

ZONING:
EXISTING: BLVD DISTRICT (BLVDD)
PROPOSED BLVD DISTRICT (BLVDD)

SITE AREA:
± 9.520 NET ACRES (414,702 S.F.)

DENSITY:
ALLOWED: MIN. 22 D.U./NET ACRE
PROVIDED: ±31.50 D.U./NET ACRE

BUILDING HEIGHT:
ALLOWED: 6 STORY (70 FEET)
PROPOSED: 4-STORY (55 FEET)

CONSTRUCTION TYPE:
RESIDENTIAL BUILDINGS V-A
FREE STANDING GARAGE V-A

BUILDING SETBACK:

MINIMUM SETBACK	REQUIRED	PROVIDED
FRONT (ROOSEVELT)	MAX 20'	8'
SIDE (PARK AVE)	MAX 20'	10'
SIDE (EAST)	0'	10'
REAR (SOUTH)	0'	70'

OPEN SPACE:
REQUIRED: 414,702 SF X 15% = 62,205.3 SF
PROVIDED: 63,040.0 SF

UNIT MIX:

A	1 BEDROOM	143 D.U.	(48%)
B	2 BEDROOM	121 D.U.	(40%)
C	3 BEDROOM	36 D.U.	(12%)
TOTAL		300 D.U.	(100%)

LOADING ZONES:
PROVIDED: 2- 10'x22' LOADING ZONE

GENERAL PARKING DIMENSIONS:

PARKING SPACE	9'-6" x 20' (9'-6 x 18'-0" w/ 2'-0" OVERHANG)
COMPACT SPACE	8' X 18' (15% MAX)
ACCESSIBLE SPACE	9'-6" x 20'
AISLE WIDTH	26'-0"
GARAGE	12'x22'

REQUIRED PARKING:

1 BR (143 UNITS x 1.5 P.S./D.U.) =	215 P.S.
2 BR (121 UNITS x 1.75 P.S./D.U.) =	212 P.S.
3 BR (36 UNITS x 2.0 P.S./D.U.) =	72 P.S.
GUEST (300 D.U. x 1/5 D.U. =	60 P.S.
TOTAL REQUIRED	559 P.S.

PROVIDED PARKING:

COVERED CARPORT	185 P.S.
SURFACE OPEN	124 P.S.
TANDEM OPEN	108 P.S.
GARAGE (23%)	115 P.S.
COMPACT OPEN	8 P.S.
STREET PARKING (ROOSEVELT)	24 P.S.
TOTAL	564 P.S. (1.88 P.S./D.U.)

(TOTAL INCLUDES 12 ACCESSIBLE P.S.)

ACCESSIBLE PARKING REQ. 564 P.S. x .02	12 P.S
ACCESSIBLE PARKING PROVIDED	
SURFACE OPEN	3 P.S.
COVERED CARPORT	3 P.S.
GARAGE	6 P.S.
TOTAL	12 P.S.

EV PARKING REQUIREMENTS:

REQUIRED:	
RESIDENTIAL PARKING - 4% EV CHARGING STATION (4% X 499 P.S. =	20 P.S.)
RESIDENTIAL PARKING - 16% EV COMPATIBLE (16% X 499 P.S. =	80 P.S.)
GUEST PARKING - 1% TO BE EV CHARGING STATION (1% X 60 P.S. =	1 P.S.)
GUEST PARKING - 8% EV COMPATIBLE STATIONS (8% X 60 P.S. =	5 P.S.)
PROVIDED:	
RESIDENTIAL EV CHARGING (LOCATED IN GARAGE AND COVERED P.S.)	20 P.S.
RESIDENTIAL EV COMPATIBLE	80 P.S.
GUEST EV CHARGING	1 P.S.
GUEST EV CHARGING COMPATIBLE	5 P.S.

BIKE PARKING PROVIDED:
BIKE PARKING
BIKE STORAGE / REPAIR ROOM 26 B.P.

REGISTERED ARCHITECT — CERTIFICATE NO. 13467 — GARY D. TODD — 12-04-21 — Expires 3/31/2023 — ARIZONA U.S.A.

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2037-01

ENCORE ENTERPRISES

Apartments at W. Roosevelt Street

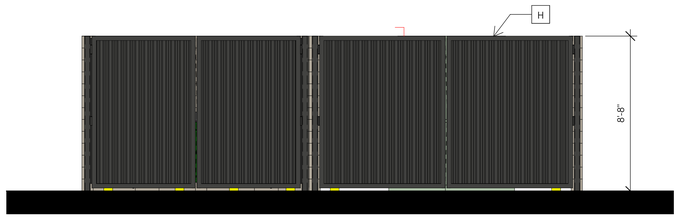
AVONDALE, ARIZONA

DPR SUBMITTAL

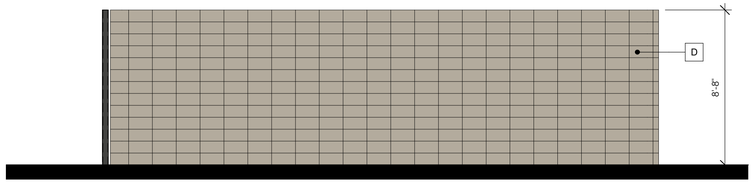
11-04-21

SITE PLAN

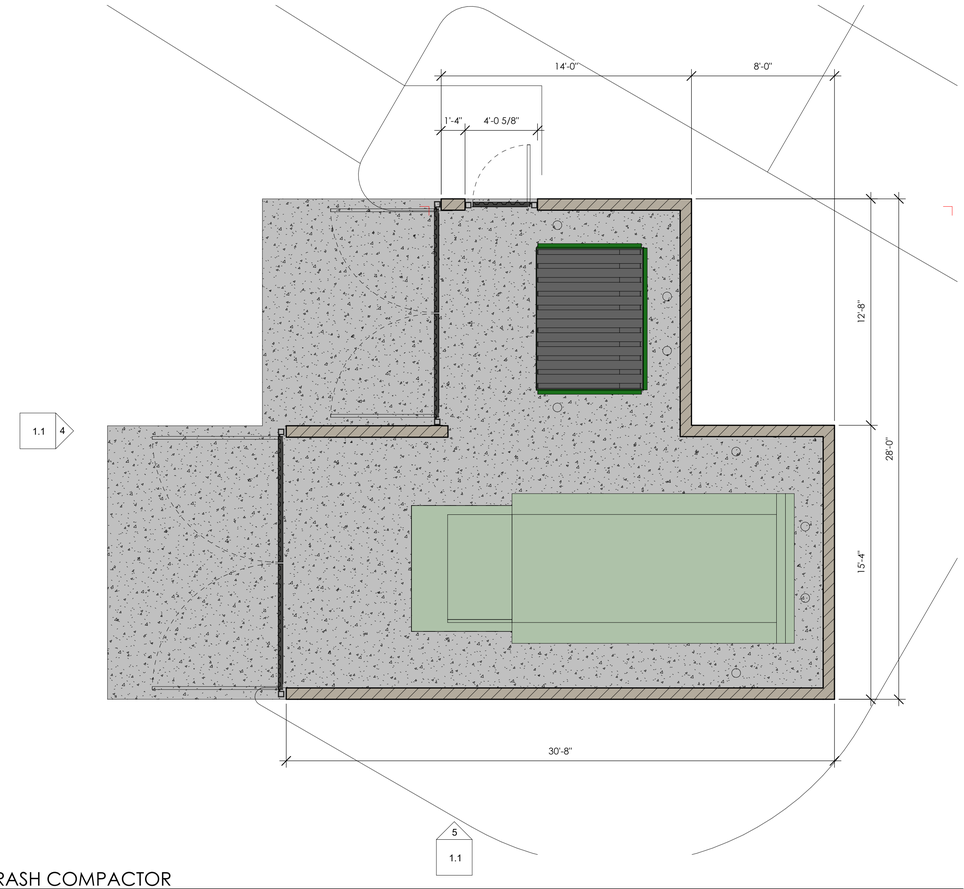
1.0



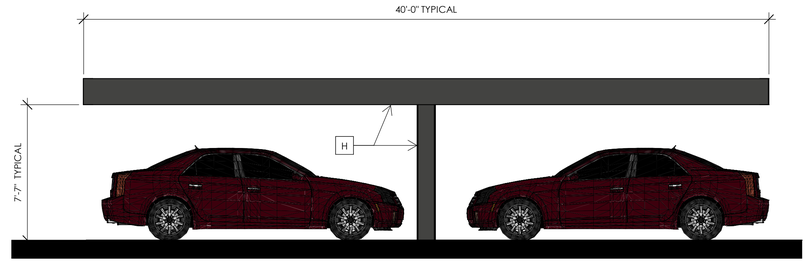
4 TRASH COMPACTOR ELEVATION - WEST
1/4" = 1'-0"



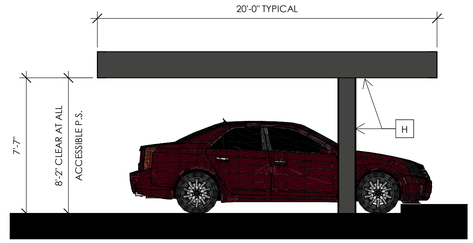
5 TRASH COMPACTOR ELEVATION - SOUTH
1/4" = 1'-0"



6 TRASH COMPACTOR
1/4" = 1'-0"



1 DOUBLE PARKING CANOPY
1/4" = 1'-0"



2 SITE-DRB-CANOPY SINGLE
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

	LOCATION	MFG. / PAINT	COLOR
A	PAINT	SHERWIN WILLIAMS	SW7757 "HIGH REFLECTIVE WHITE" LRV 93
B	PAINT	SHERWIN WILLIAMS	SW6005 "FOLKSTONE" LRV 14
C	PAINT	SHERWIN WILLIAMS	SW7024 "FUNCTIONAL GREY" LRV 37
D	CMU	ECHELON - TRENDSTONE	"PEBBLE BEACH" STACK BOND
E	PAINT	SHERWIN WILLIAMS	SW9133 "JASPER STONE" LRV32
F	PAINT	SHERWIN WILLIAMS	SW6711 "PARAKEET" LRV 41
G	PAINT	SHERWIN WILLIAMS	SW9148 "SMOKY AZURITE" LRV 25
H	PAINTED METAL AND RAILINGS	SHERWIN-WILLIAMS	SW7069 "IRON ORE" LRV 6
J	COMPOSITE PANEL	HARDIE PLANK	HARDIE PANEL "SMOOTH"
K	WINDOW FRAME	ARCADIA/ CASCADE OR APPROVED EQUAL	DARK BRONZE

TODD+ ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2037-01

ENCORE ENTERPRISES

ENCORE AVONDALE

Avondale, AZ

DESIGN REVIEW

10-06-21

SITE DETAILS

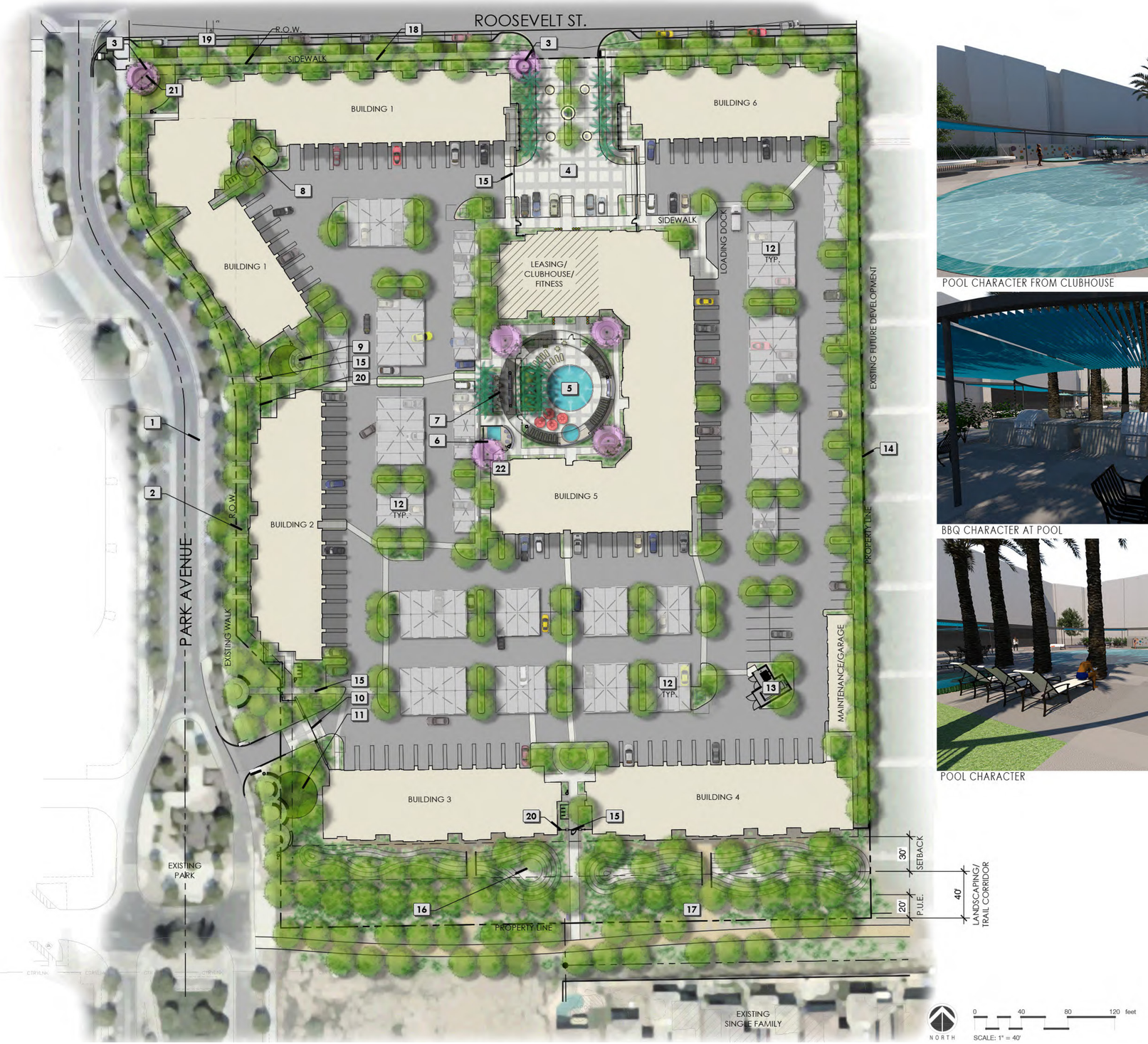
Preliminary Not For Construction

1.1

Exhibit F Date
Received 1/19/22

KEY NOTES

1. EXISTING STREETSCAPE TO REMAIN
2. STREETSCAPE WITH TREES ON APPROXIMATELY 35' OFF CENTERLINE
3. CIRCULAR ENTRY SIGN WITH SPECIMAN TREE
4. PRIMARY ENTRY WITH ENHANCED PAVING, PALMS AND OVERHEAD ACCENT LIGHTING
5. CIRCULAR POOL WITH DECK JETS AND CIRCULAR TRELLIS POOL AREA AMENITIES
   - SPA
   - BBQ/DINING
   - FIREPITS
   - SYNTHETIC LAWN
   - OUTDOOR MOVIE
6. OUTDOOR DOG SPLASH PAD
7. OUT DOOR DINING/BBQ
8. SEATING AREA WITH BBQ, OUTDOOR DINING AND FIRE PIT
9. BBQ AREA WITH SYNTHETIC TURF AND SEATING
10. VEHICULAR EXIT GATES WITH ENHANCED PAVING
11. STREETSCAPE PLAZA WITH SEATING, SYNTHETIC LAWN, AND ENHANCED PAVING
12. COVERED PARKING TYPICAL
13. TRASH & RECYCLING
14. 6' TALL CMU WALL ALONG EASTERN PROPERTY
15. PEDESTRIAN GATE/VEHICULAR GATE
16. GENTLE MOUNDING ADJACENT TO 10' PATH
17. 10' MULTI-USE PATH
18. 6' DETACHED WALK ALONG ROOSEVELT
19. NEW PARALLEL PARKING
20. ORNAMENTAL STEEL FENCE TO ENCLOSE COMMUNITY
21. INFORMAL PARKLETT- CIRCULAR SIGN WITH SYNTHETIC LAWN, SEATING, AND ENHANCES LANDSCAPE
22. DOG WASH



POOL CHARACTER FROM CLUBHOUSE

BBQ CHARACTER AT POOL

POOL CHARACTER

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2037-01

ENCORE ENTERPRISES
collectiV landscape architects

Apartments at W. Roosevelt Street

AVONDALE, ARIZONA

DPR RESUBMITTAL

JANUARY 17, 2022

CONCEPTUAL LANDSCAPE PLAN

Preliminary Not For Construction

REGISTERED LANDSCAPE ARCHITECT
36932
JIM
SMITH
Date 1/17/2021
ARIZONA, U.S.A.
EXPIRES 12.31.22

L1

PRELIMINARY PLANT SCHEDULE

	COMMON / BOTANICAL NAME	SIZE	QTY	EMITTER ALLOCATION	MAINTENANCE NOTES
TREES					
	CHINESE ELM / ULMUS PARVIFOLIA 10` H X 4` W, MATCH STANDARDS SUPPLIER: WESTERN TREE 602-243-6125	2" MIN. CAL	104	(2) 2GPH- 6 PORT	STAKE TREE AS REQUIRED. ANNUALLY THIN TREE TO A MAX OF 1/3 OF CANOPY.
	CHINESE PISTACHE / PISTACIA CHINENSIS 12'H X 8'W, MATCH STANDARDS. SUPPLIER: WESTERN TREE 602-243-6125	3" MIN. CAL	36	(2) 2GPH- 6 PORT	STAKE TREE AS REQUIRED. ANNUALLY THIN TREE TO A MAX OF 1/3 OF CANOPY.
	DATE PALM / PHOENIX DACTYLIFERA STRAIGHT TRUNKS ALL TO MATCH IN SIZE, UNIFORM PINEAPPLE SIZE AND NEW UNIFORM DIAMOND CUTS (48" MAX. ROOTBALL SIZE)	18` AT ENTRY 16' AT POOL	18	(2) ADJ. BUBBLERS	DIAMOND CUT TRUNKS, UNIFORM TRUNKS AND MATCH HEIGHTS. TRIM PALMS IN AUGUST TO AVOID FRUIT DROP.
	DESERT IRONWOOD / OLNEYA TESOTA 8'H X 7'W, V SHAPE OR MULTI TRUNK, SELECT WITH LA.	4" CAL	4	(3) 2GPH- 6 PORT	STAKE TREE AS REQUIRED. SELECTIVELY THIN TREE TO A MAX OF 1/5TH OF CANOPY.
	RED PUSH PISTACHE / PISTACIA X 'RED PUSH' 10'H X 4'W, MATCH STANDARDS. SUPPLIER: WESTERN TREE 602-243-6125	2" MIN CAL	33	(2) 2GPH- 6 PORT	STAKE TREE AS REQUIRED. ANNUALLY THIN TREE TO A MAX OF 1/3 OF CANOPY.
	SMOOTHIE THORNLESS CASCALOTE / CAESALPINIA CACALACO 'SMOOTHIE' TM 6'H X 5'W, MATCH STANDARDS, UPRIGHT VASE SHAPED MULTI	2" MIN CAL	8	(2) 2GPH- 6 PORT	STAKE TREE AS REQUIRED. ANNUALLY THIN TREE TO A MAX OF 1/3 OF CANOPY.
	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA 11` H X 7` W, 2.5" MIN CAL, MATCHED STANDARDS	2.5" MIN CAL	45	(2) 2GPH- 6 PORT	STAKE TREE AS REQUIRED. ANNUALLY THIN TREE TO A MAX OF. 1/5TH OF CANOPY.
SHRUBS					
	BIRD OF PARADISE / STRELITZIA REGINAE PLANT TO FORM MASSING PER PLAN	5 GAL	40	2GPH	REMOVE SPENT BLOOMS IN MARCH.
	BLUE BELLS / EREMOPHILA HYGROPHANA FULL CAN, PLANT TO FORM MASS PER PLAN, 24" FROM HARDSCAPE	5 GAL	228	1GPH	TRIM DEAD OR DYING FOLIAGE AS NEEDED THROUGHOUT THE YEAR.
	BRITISH RUELLIA / RUELLIA BRITTONIANA PLANT TO FORM EDGE, 24" FROM HARDSCAPE	5 GAL	74	1GPH	TRIM BACK TO 18 INCHES ON MARCH 1ST.
	CAPE HONEYSUCKLE / TECOMA CAPENSIS PLANT TO FROM HEDGE, 36" FROM HARDSCAPE	5 GAL	77	1GPH	TRIM SLIGHTLY TAPERED UPSIDE DOWN TRAPEZOID TO ALLOW LIGHT TO REACH LOWER PORTION.
	COMMON MYRTLE / MYRTUS COMMUNIS PLANT TO FORM HEDGE, 36" FROM HARDSCAPE	5 GAL	73	1GPH	MAINTAIN HEDGE HEIGHT OF 36" THROUGHOUT THE YEAR. TRIM IN SLIGHTLY TAPERED UPSIDE DOWN TRAPEZOID TO ALLOW LIGHT TO REACH LOWER PORTION.
	DWARF COMMON MYRTLE / MYRTUS COMMUNIS 'COMPACTA' PLANT IN MASSINGS, 24" FROM HARDSCAPE	5 GAL	20	1GPH	MAINTAIN HEDGE HEIGHT OF 36" THROUGHOUT THE YEAR. TRIM IN SLIGHTLY TAPERED UPSIDE DOWN TRAPEZOID TO ALLOW LIGHT TO REACH LOWER PORTION.
	GREEN HOPSEED BUSH / DODONAEA VISCOSA `GREEN` PLANT TO FORM HEDGE, 36" FROM HARDSCAPE	5 GAL	146	1GPH	TRIM DEAD OR DYING FOLIAGE AS NEEDED THROUGHOUT THE YEAR. TRIM IN SLIGHTLY TAPERED UPSIDE DOWN TRAPEZOID TO ALLOW LIGHT TO REACH LOWER PORTION.
	HELEN JOHNSON COMPACT BOUGAINVILLEA / BOUGAINVILLEA X 'HELEN JOHNSON' PLANT TO FORM MASSINGS, 24" FROM HARDSCAPE	5 GAL	192	1GPH	TRIM BACK TO 12" IN DIAMETER ON MARCH 1ST.
	JAPANESE PRIVET / LIGUSTRUM JAPONICUM PLANT TO FORM HEDGE, 36" FROM HARDSCAPE	5 GAL	58	2GPH	TRIM AND SHEAR TO 42" HEIGHT. TRIM SLIGHTLY TAPERED UPSIDE DOWN TRAPEZOID TO ALLOW LIGHT TO REACH LOWER PORTION.
	LITTLE OLLIE OLIVE / OLEA EUROPAEA PLANT IN MASSINGS, 24" FROM HARDSCAPE	5 GAL	296	1GPH	MAINTAIN HEDGE HEIGHT OF 36" THROUGHOUT THE YEAR. TRIM SLIGHTLY UPSIDE DOWN TRAPEZOID TO ALLOW LIGHT TO REACH LOWER PORTION.
	MOTHER-IN-LAW'S TONGUE / SANSEVIERIA TRIFASCIATA PLANT IN MASSINGS, NO TEARS OR RIPS	5 GAL	53	1GPH	TRIM DEAD OR DYING FOLIAGE AS NEEDED THROUGHOUT THE YEAR.
	PETITE PINK OLEANDER / NERIUM OLEANDER 'PETITE PINK' PLANT IN MASSINGS, 24" FROM HARDSCAPE	5 GAL	85	1GPH	MAINTAIN HEDGE HEIGHT OF 36" THROUGHOUT THE YEAR. TRIM TO 12" IN HEIGHT IN MARCH. TRIM IN SLIGHTLY UPSIDE DOWN TRAPEZOID TO ALLOW LIGHT TO REACH LOWER PORTION.
	TALL SLIPPER / PEDILANTHUS BRACTEATUS FULL CAN, 18" TALL MIN. GEOMERTIC LAYOUT AS SHOWN	5 GAL	23	1GPH	TRIM DEAD OR DYING FOLIAGE AS NEEDED THROUGHOUT THE YEAR.
	TEXAS SAGE / LEUCOPHYLLUM CANDIDUM `THUNDER CLOUD` TM SPACE PER PLANS, 42" FROM H.S.	5 GAL	182	1GPH	TRIM DEAD OR DYING FOLIAGE AS NEEDED THROUGHOUT THE YEAR.
	YELLOW BELLS / TECOMA STANS PLANT TO FORM HEDGE, 36" FROM HARDSCAPE	5 GAL	180	1GPH	TRIM DEAD OR DYING FOLIAGE AS NEEDED THROUGHOUT THE YEAR.
ACCENT					
	BLUE FLAME AGAVE / AGAVE X 'BLUE FLAME' NO RIPS OR TEARS, 12" FROM HARDSCAPE	5 GAL	38	1GPH	TRIM DEAD OR DYING FOLIAGE AS NEEDED THROUGHOUT THE YEAR.
	DEER GRASS / MUHLENBERGIA RIGENS FULL CAN, PLANT TO FORM MASS PER PLAN, 24" FROM HARDSCAPE	1 GAL	164	2GPH	TRIM BACK 6" IN HEIGHT WITH GAS POWERED TRIMMER AND BRUSHCUTTER BLADE.
	GIANT HESPERALOE / HESPERALOE FUNIFERA PLANT TO FORM MASS PER PLAN, 24" FROM HARDSCAPE	5 GAL	134	1GPH	TRIM DEAD OR DYING FOLIAGE AS NEEDED THROUGHOUT THE YEAR.
	GREY DESERT SPOON / DASYLIRION WHEELERI FULL CAN, SPACE PER PLAN, 48" FROM HARDSCAPE	5 GAL	89	1GPH	TRIM DEAD OR DYING FOLIAGE AS NEEDED THROUGHOUT THE YEAR.
	MEXICAN GRASS TREE / DASYLIRION LONGISSIMUM PLANT TO FORM MASS PER PLAN, 24" FROM HARDSCAPE	5 GAL	105	1GPH	TRIM DEAD OR DYING FOLIAGE AS NEEDED THROUGHOUT THE YEAR.
	MSWN NUEVO LEON / HESPERALOE CAMPANULATA PLANT TO FORM MASS PER PLAN, 24" FROM HARDSCAPE	5 GAL	80	1GPH	TRIM FLOWER STALKS BACK TO BASE OF PLANT ON JUNE 1ST.
	REGAL MIST GRASS / MUHLENBERGIA CAPILLARIS 'REGAL MIST' FULL CAN, PLANT TO FORM MASS PER PLAN, 24" FROM HARDSCAPE	1 GAL	654	2GPH	TRIM BACK 6" IN HEIGHT WITH GAS POWERED TRIMMER AND BRUSHCUTTER BLADE.
	YELLOW BLOOMING ALOE / ALOE BARBADENSIS NO RIPS OR TEARS, 12" FROM H.S.	5 GAL	385	1GPH	TRIM FLOWER STALKS BACK TO BASE OF PLANT BY MAY 15TH.
GROUNDCOVER					
	DALLAS RED LANTANA / LANTANA CAMARA 'DALLAS RED' PLANT TO FORM MASS PER PLAN, 12" FROM HARDSCAPE	1 GAL	469	1GPH	TRIM BACK TO 6" DIAMETER ON MARCH 1ST.
	OUTBACK SUNRISE EMU BUSH / EREMOPHILA GLABRA 'MINGENEW GOLD' PLANT TO FORM MASS PER PLAN, 12" FROM HARDSCAPE	1 GAL	304	1GPH	TRIM DEAD OR DYING FOLIAGE AS NEEDED THROUGHOUT THE YEAR.
	STAR JASMINE TRELLIS / TRACHELOSPERMUM JASMINOIDES PLANT TO FORM MASS PER PLAN, 12" FROM HARDSCAPE	1 GAL	68	1GPH	TRIM DEAD OR DYING FOLIAGE AS NEEDED THROUGHOUT THE YEAR.
VINE/ESPALIER					
	B. KARST BOUGAINVILLEA / BOUGAINVILLEA X 'BARBARA KARST' TIE TO PALMS WITH CLEAR NURSERY TAPE	5 GAL	11	1GPH	TRIM DEAD OR DYING FOLIAGE AS NEEDED THROUGHOUT THE YEAR. MAINTAIN ON PALMS.
	LADY BANKS ROSE / ROSA BANKSIAE `LUTEA` TIE TO ORNAMENTAL STEEL OR TRELLIS WITH CLEAR NURSERY TAPE	5 GAL	20	1GPH	TRIM DEAD OR DYING FOLIAGE AS NEEDED THROUGHOUT THE YEAR. REAPPLY NURSERY TAPE AS NEEDED TO MAINTAIN FORM.
	TRUMPET CREEPER / CAMPSIS RADICANS INSTALL WITH NURSERY TRELLIS	5 GAL	6	1GPH	TRIM DEAD OR DYING FOLIAGE AS NEEDED THROUGHOUT THE YEAR.
ROCK MULCH					
	MAHOGANY | 3/4" SCREEN ROCK PROS USA				INSTALL MIN. 2" DEPTH IN ALL AREAS

CITY OF AVONDALE GENERAL LANDSCAPE NOTES

1. ALL SINGLE TRUNK TREES REQUIRED ON SITE SHALL BE TWO (2)) INCH CALIPER AVERAGE SIZE. TREE CALIPERS FOR SINGLE-TRUNK TREES SHALL BE MEASURED AT TWELVE (12) INCHES ABOVE THE GROUND. ALL MULTI-TRUNK TREES SHALL BE ONE AND ONE-HALF (1-1/2) INCH CALIPER MINIMUM. TREE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED TWELVE (12) INCHES ABOVE THE FIRST FORK OR TWELVE (12) INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTI-TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ALL ITS TRUNKS. MULTI-TRUNK TREES SHALL HAVE NO MORE THAN THREE (3) TRUNKS.
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3. THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE LANDSCAPE MAINTENANCE SCHEDULE (SEE ATTACHED).
4. . A 3-FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCROACH UPON THIS CLEAR SPACE WHEN MATURE.
5. PLANTINGS WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
6. THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.

NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AVONDALE SUPPLEMENT TO MAG SPECIFICATIONS & STANDARD DETAILS CURRENTLY ON FILE AND AVAILABLE AT THE CITY OF AVONDALE ENGINEERING DEPARTMENT.

MONTHLY MAINTENANCE SCHEDULE

JANUARY
- INSPECT TREES TWO TIMES PER YEAR. TRIM MATURE TREE (3 YEARS OR MORE) (1 TIMES PER YEAR TYPICALLY AFTER GROWING SEASON)
- WEED CONTROL

FEBRUARY
- TRIM ALL DEER GRASS BACK TO 6 INCHES IN HEIGHT WITH GAS POWERED TRIMMER AND A BRUSHCUTTER BLADE.
- WEED CONTROL

MARCH
- TRIM ALL LANTANA BACK TO 6 INCHES IN DIAMETER ON MARCH 1ST.
- TRIM BUSH BOUGAINVILLEA BACK TO 12 INCHES IN DIAMETER ON MARCH 1ST.
- TRIM PETITE PINK OLEANDERS BACK TO 12 INCHES IN HEIGHT ON MARCH 1ST.
- TRIM BRITISH RUELLIA BACK TO 18 INCHES IN HEIGHT ON MARCH 1ST
- REMOVE SPENT BLOOMS ON BIRD OF PARADISE
- TRIM MYRTLE AND LITTLE OLLIE, PETITE PINK OLEANDER TO MAINTAIN HEDGE HEIGHT OF @ 36"
- TRIM AND SHEAR PRIVET TO DESIRED HEIGHT @ 42"
- TRIM CAPE HONEYSUCKLE TO 18" MARCH 1ST
- SPRING SCHEDULE FOR IRRIGATION CONTROLLER / PROGRAM
- WEED CONTROL

APRIL
- NEW TREE PRUNING (2 TIMES PER YEAR AS NEEDED AFTER INSPECTION)
- SPRAY PRE-EMERGENT (SURFLAN) IN DECOMPOSED GRANITE PLANTING AREAS DURING THE MONTH OF DECEMBER (WEED CONTROL)

MAY
- TRIM MEDICINAL ALOE FLOWER STALKS BACK TO BASE OF PLANT BY MAY 15TH
- WEED CONTROL

JUNE
- TRIM HESPERALOE FLOWER STALKS BACK TO BASE OF PLANT ON JUNE 1ST.
- SUMMER SCHEDULE FOR IRRIGATION CONTROLLER / PROGRAM
- WEED CONTROL

JULY
- SPRAY PRE-EMERGENT (SURFLAN) IN DECOMPOSED GRANITE PLANTING AREAS
- WEED CONTROL
- NEW TREE PRUNING (3 TIMES PER YEAR)

AUGUST
- WEED CONTROL
- TRIM DATE PALMS TO AVOID FRUIT DROP

SEPTEMBER
- FALL SCHEDULING FOR IRRIGATION CONTROLLER / PROGRAM
- WEED CONTROL

OCTOBER
- NEW TREE PRUNING (2 TIMES PER YEAR)
- MATURE TREE PRUNING (1 TIME PER YEAR)
- WEED CONTROL

NOVEMBER
- WEED CONTROL

DECEMBER
- SPRAY PRE-EMERGENT (SURFLAN) IN DECOMPOSED GRANITE PLANTING AREAS
- WEED CONTROL
- WINTER SCHEDULE FOR IRRIGATION CONTROLLER / PROGRAM

MAINTENANCE NOTES
- TREES WILL NEED TO BE TRIMMED AT LEAST ONCE IN THE SPRING. SOME TREE SPECIES WILL ALSO NEED TO BE PRUNED DURING THE SUMMER AND FALL MONTHS.
- AGAVES AND YUCCA, PEDILANTHUS, SPECIES WILL NEED TO BE MAINTAINED ON AN INDIVIDUAL BASIS.
- RAKE DECOMPOSED GRANITE AREAS AT LEAST ONCE A MONTH.
- EVERY 2-5 YEARS INSPECT FOR NEED TO REPLENISH ORGANIC MULCH
- ALL ANNUAL TREE PRUNING SHOULD BE COMPLETED BY A CERTIFIED ARBORIST
- NO SHRUBS SHALL BE TRIMMED FOR THE FIRST 6 MONTHS OR UNTIL THE END OF 1 FULL SUMMER GROWING SEASON.

R.O.W PLANTING: 8,467 SQFT

LANDSCAPE MAINTENANCE INTENT

THE PLANT PALETTE SELECTED FOR THIS PROJECT WAS BASED SOLAR EXPOSURE, LOCATION, BLOOMING PERIOD, TEXTURE, AND THE NATURAL CHARACTERISTICS OF EACH PLANT SPECIES. THE PLANTS NATURAL SIZE, SHAPE, AND SEASONAL COLOR ARE ALL COMPONENTS OF THE LANDSCAPE DESIGN. IN ORDER TO RETAIN THE NATURAL CHARACTERISTICS OF EACH PLANT AND KEEP THE INTEGRITY OF THE LANDSCAPE DESIGN, A SPECIALIZED PRUNING AND MAINTENANCE PROGRAM SHALL BE IMPLEMENTED. IN ORDER TO ACHIEVE THIS OBJECTIVE, WE RECOMMEND TRIMMING SOME OF THE PLANTS BACK JUST ONCE A YEAR OR AT THE SPECIFIED INTERVALS. THIS WILL ALLOW EACH PLANT SPECIES TO RECOVER MUCH QUICKER WHILE RETAINING THEIR NATURAL SHAPE AND FLOWERING CAPACITY THROUGHOUT THE REMAINDER OF THE YEAR. IT IS UNDERSTOOD THAT EXTREME WEATHER PATTERNS MAY AFFECT SOME GROWTH CYCLES AND THINNING TO REMOVE DEAD OR DAMAGED PORTIONS PLANTS SHOULD NOT NOT BE TRIMMED ONCE A MONTH. IT WILL LIMIT THE PLANTS NATURAL SHAPE AND FLOWERING CAPACITY. OVER PRUNING WILL EVENTUALLY LIMIT ITS ABILITY TO PRODUCE NEW GROWTH AND BECOME WOODY. THIS PROGRAM SHOULD ALSO REDUCE THE ANNUAL MAINTENANCE COSTS ON ALL SHRUBS AND GROUNDCOVER WHILE BALANCING THE MAINTENANCE REQUIREMENTS FOR EACH MONTH.

PLEASE REFER TO THE PLANT SCHEDULE FOR THE MAINTENANCE REQUIREMENTS OF EACH INDIVIDUAL PLANT

DRIP IRRIGATION WATERING SCHEDULE

DAILY HIGH TEMP.	WATERING HOURS	DAY INTERVAL	EMITTER ALLOCATION
50-75 DEGREES	.50 HOURS	EVERY FORTH DAY	SEE PLANT SCHEDULE
75-95 DEGREES	1.0 HOURS	EVERY THIRD DAY	SEE PLANT SCHEDULE
95-110 DEGREES	1.5 HOURS	EVERY OTHER DAY	SEE PLANT SCHEDULE
110 + DEGREES	2.0 HOURS	EVERY OTHER DAY	SEE PLANT SCHEDULE

NOTE: THE INFORMATION PROVIDED ABOVE IS A SUGGESTION ONLY. WATERING HOURS AND INTERVALS SHALL BE ADJUSTED BY THE LANDSCAPE NONATTENDANCE COMPANY ON A WEEKLY BASIS BASED ON PLANT HEALTH, RAINFALL, SOIL TYPE AND WIND CONDITIONS.

TURF IRRIGATION WATERING SCHEDULE

THERE IS NO TURF ON THIS PROJECT

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IRRIGATION SERVICE LINE FROM THE POINT OF CONNECTION AT THE CITY'S SYSTEM, THROUGH THE METER AND P.U.E. TO THE PRIVATE BACKFLOW PREVENTION DEVICE SHALL BE TYPE 'K' SOFT COPPER TUBING PER AVONDALE SUPPLEMENT TO M.A.G. ANY SMALL DIAMETER VALVES SHALL BE BRASS BODY. BACKFLOW DEVICES SHALL BE CONSTRUCTED USING ALL COPPER PIPE AND BRASS FITTINGS. ALL PVC SLEEVES WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE SCHEDULE

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Apartments at W. Roosevelt Street
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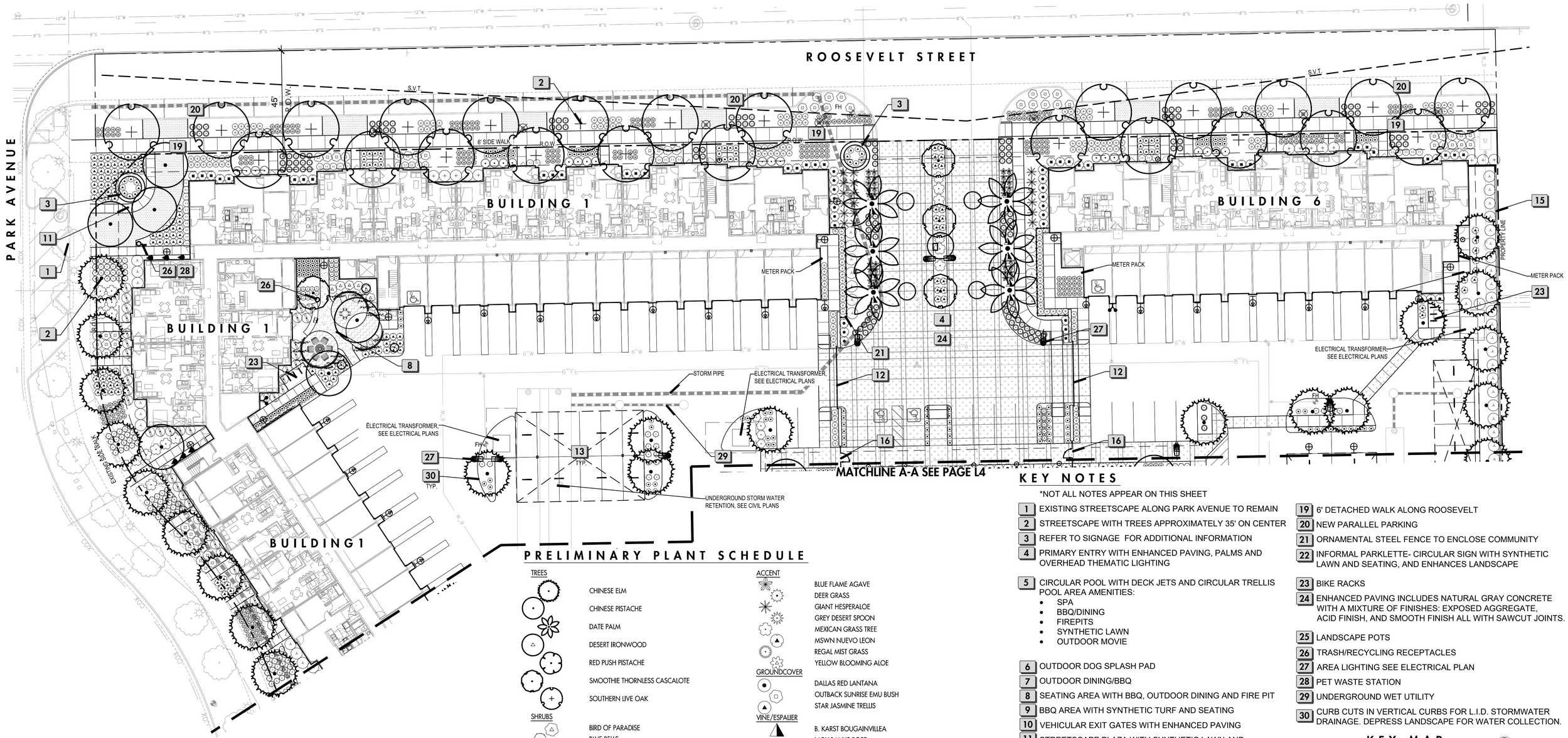
DPR RESUBMITTAL
JANUARY 17, 2022

LANDSCAPE MAINTENANCE SCHEDULE/ NOTES & LEGENDS
Preliminary Not For Construction

REGISTERED LANDSCAPE ARCHITECT 36932 JIM SMITH 1/17/2021 ARIZONA, U.S.A.
EXPIRES 12.31.22

L2



PRELIMINARY PLANT SCHEDULE

TREES

- CHINESE ELM
- CHINESE PISTACHE
- DATE PALM
- DESERT IRONWOOD
- RED PUSH PISTACHE
- SMOOTHIE THORNLESS CASCALOTE
- SOUTHERN LIVE OAK

SHRUBS

- BIRD OF PARADISE
- BLUE BELLS
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- TRUMPET CREEPER

ROCK MULCH

MAHOGANY | 3/4" SCREEN
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KEY NOTES

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   - SPA
   - BBQ/DINING
   - FIREPITS
   - SYNTHETIC LAWN
   - OUTDOOR MOVIE
6. OUTDOOR DOG SPLASH PAD
7. OUTDOOR DINING/BBQ
8. SEATING AREA WITH BBQ, OUTDOOR DINING AND FIRE PIT
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10. VEHICULAR EXIT GATES WITH ENHANCED PAVING
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12. ROLLING VEHICULAR GATE(S)
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14. TRASH & RECYCLING
15. 6' TALL CMU WALL ALONG EASTERN PROPERTY
16. PEDESTRIAN GATE/VEHICULAR GATE
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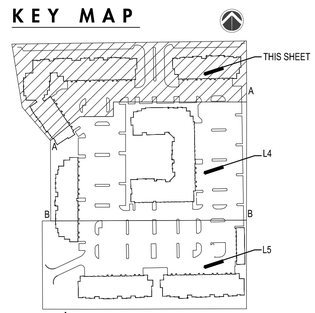
KEY MAP



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

NOTES:

1. TREES AND STREETWAY LIGHTING ALONG ROOSEVELT STREET WILL BE COORDINATED AT A LATER DATE TO AVOID ANY POTENTIAL CONFLICTS.
2. CITY OF AVONDALE GENERAL NOTES ON PAGE L2.

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Apartments at W. Roosevelt Street

AVONDALE, ARIZONA

DPR RESUBMITTAL

JANUARY 17, 2022

PRELIMINARY LANDSCAPE PLAN

Preliminary Not For Construction

REGISTERED LANDSCAPE ARCHITECT
36932
JIM SMITH
1/17/2021
ARIZONA, U.S.A.
EXPIRES 12.31.22

L3

PRELIMINARY PLANT SCHEDULE

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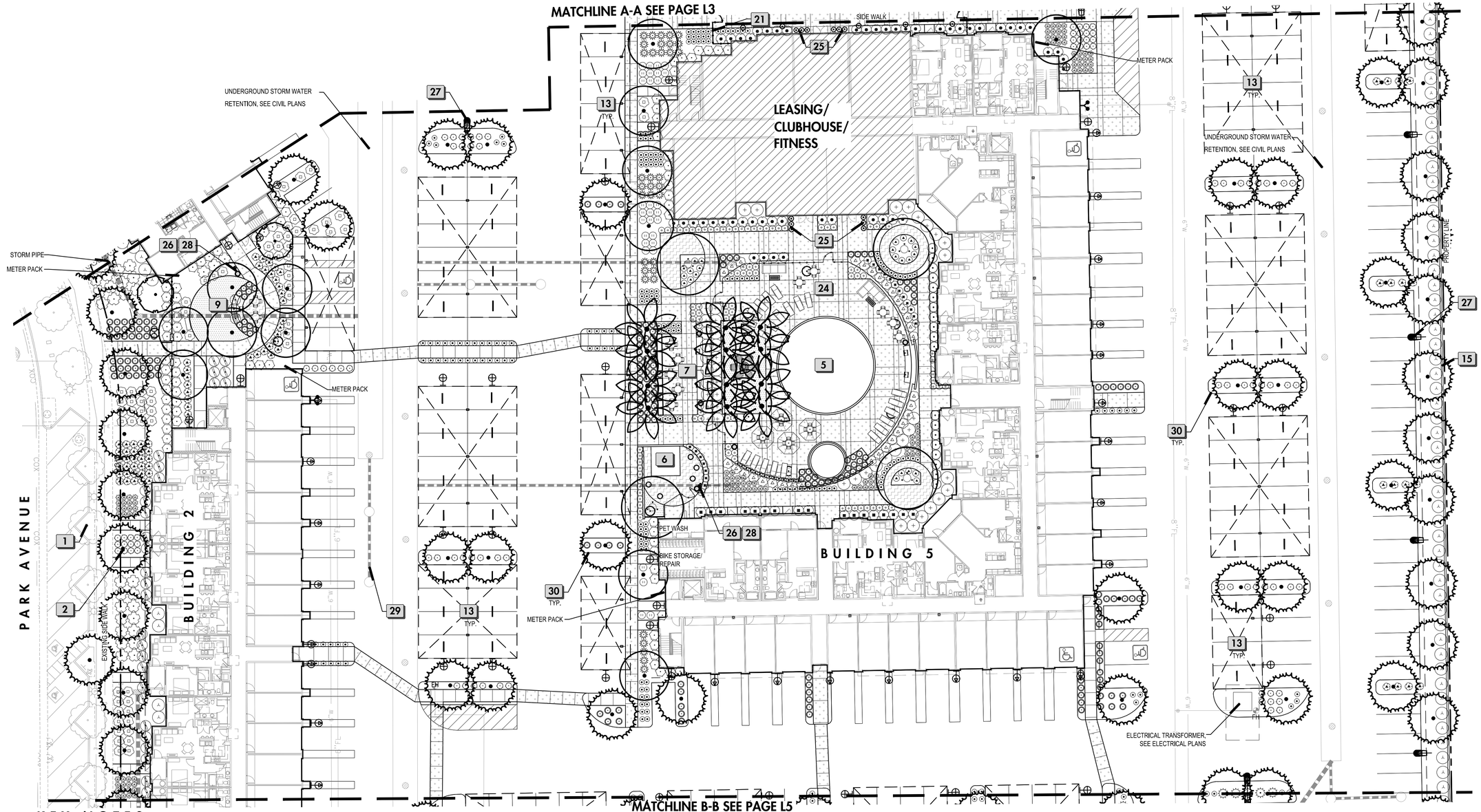

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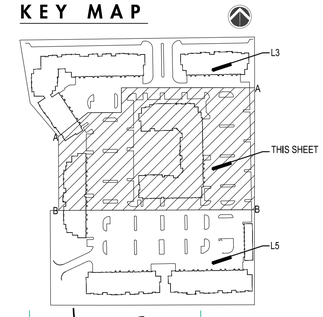

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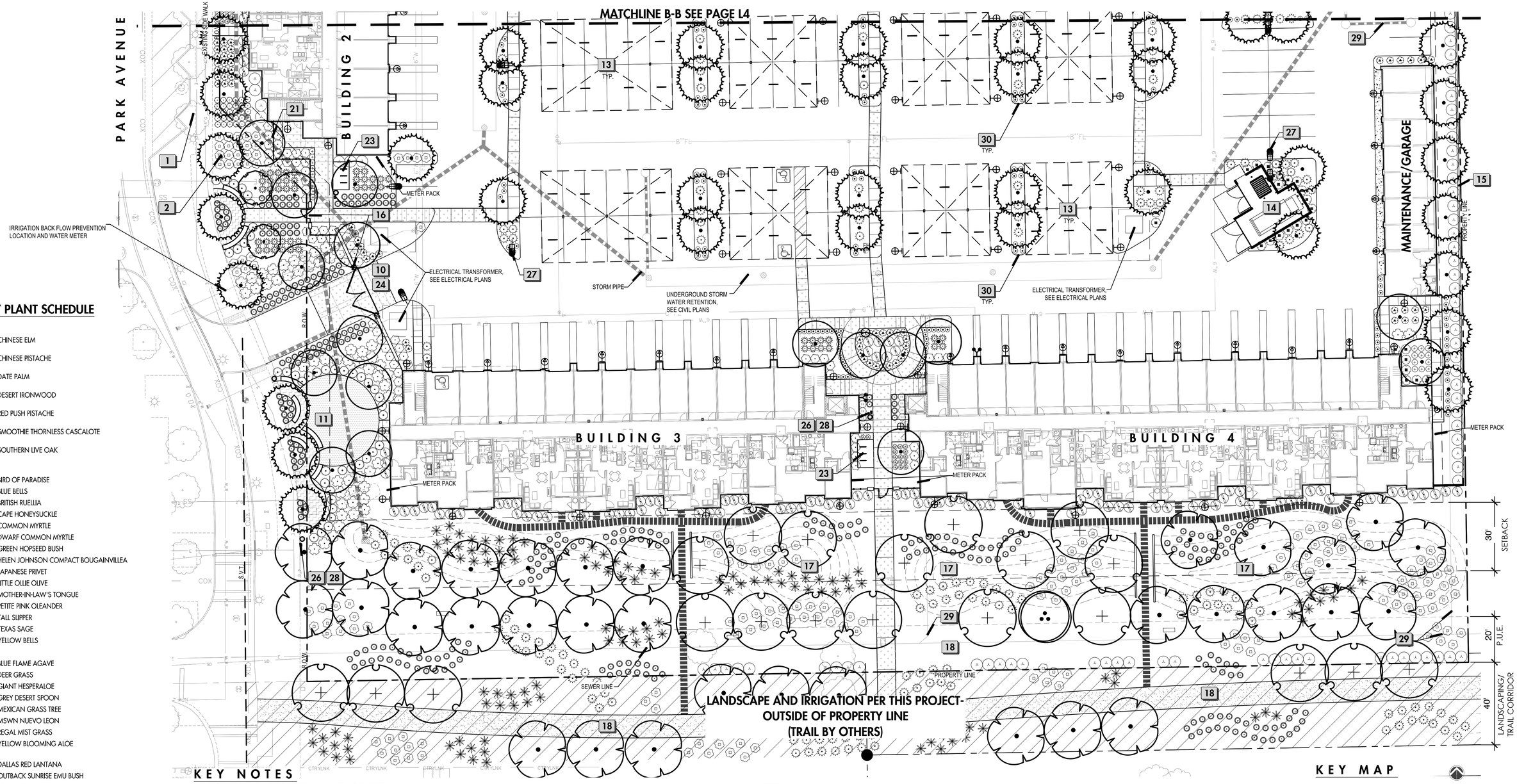
EXPIRES 12.31.22

L4



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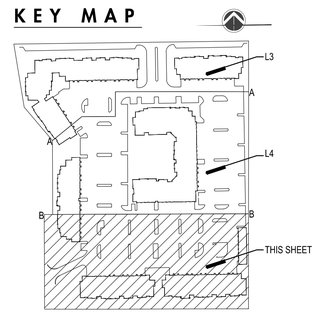

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SCALE: 1" = 20'

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Apartments at W. Roosevelt Street

AVONDALE, ARIZONA

DPR RESUBMITTAL

JANUARY 17, 2022

PRELIMINARY LANDSCAPE PLAN

Preliminary Not For Construction

REGISTERED LANDSCAPE ARCHITECT 36932 JIM SMITH 1/17/2021 ARIZONA, U.S.A.

EXPIRES 12.31.22

L5

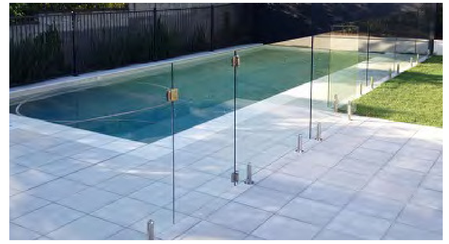
ANOVA® BIKE RACK (OR SIMILAR)
MODEL: CIRCLEBRS2IG- TANDEM BIKE RACK
COLOR/FINISH: STAINLESS STEEL
SIZE: 32.25" TALL

ANOVA® TRASH RECEPTACLE
MODEL: METRIX
COLOR/FINISH:SILVER
SIZE: 40 GALLON

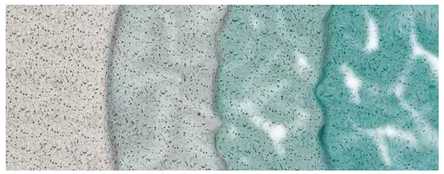
PET PICKUPS® PET WASTE STATION
MODEL: MODERN DOG RECEPTACLE
COLOR/FINISH: SILVER
SIZE: 62.4" TALL

TRENDSTONE® CMU WALLS
COLOR/FINISH: PEBBLE BEACH/GRIND
SIZE: 8" X 8" X 16"

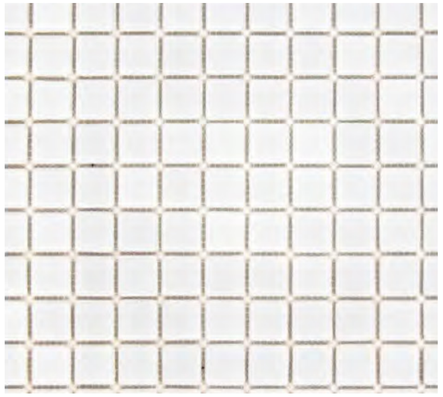
GATE FENCE COLOR
SUPPLIER: DUNN & EDWARDS
COLOR/FINISH: BANK VAULT/SEMI GLOSS
DE6383



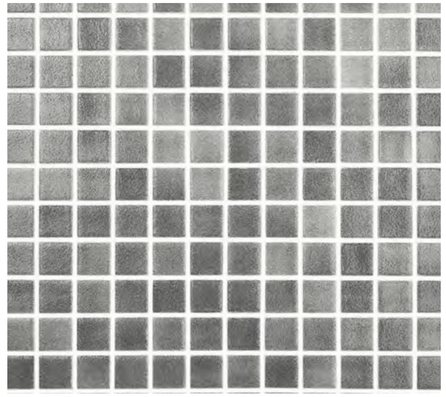
CRL® GLASS POOL FENCE
MODEL: FRAMELESS BASE AND SHOE
COLOR/FINISH: STAINLESS STEEL
HEIGHT: 5'-0"



PEBBLETEC® POOL FINISH
MODEL: PEBBLE SHEEN
COLOR/FINISH: WHITE DIAMONDS



POOL- OCEANMOSAICS® POOL TILE 1X1(OR SIMILAR)
MODEL: ISLAMORADA WHITECAP RECYCLED GLASS
COLOR/FINISH: WHITE/GLASS



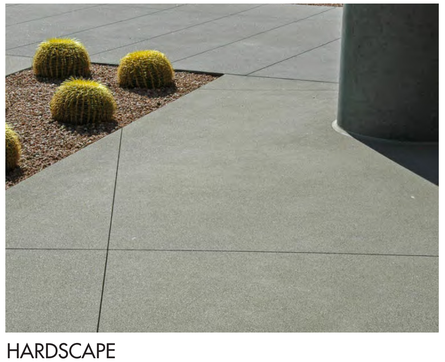
SPA- MOSAIC TILE OUTLET® POOL TILE
MODEL: MTOD0038 CLASSIC 1X1 (OR SIMILAR)
COLOR/FINISH: GRAY/GLOSSY GLASS

BELGARD® L.I.D. PAVING OPTION (QUANTITY AND LOCATION TO BE DETERMINED)
MODEL: TURFSTONE
COLOR/FINISH: GRAY
SIZE: 15 3/4" X 23 5/8" X 3 1/8"

EXISTING FINISH ALONG PARK AVE

HARDSCAPE
COLOR/FINISH: SAWCUT JOINT

HARDSCAPE
COLOR/FINISH: GRAY / 3/8" ROUND EXPOSED AGGREGATE



HARDSCAPE
COLOR/FINISH: GRAY WITH MEDIUM ACID FINISH AND SAW CUT JOINTS

ROCKPROS® DG
COLOR/FINISH: MAHOGANY
SIZE: 3/4" SCREENED

SYNTHETIC TURF
SUPPLIER: ARIZONA ARTIFICIAL LAWNS
MODEL: CORONADO PLATINUM

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DPR RESUBMITTAL

JANUARY 17, 2022

MATERIALS

Preliminary Not For Construction

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36932
JIM SMITH
1/17/2021
ARIZONA, U.S.A.

EXPIRES 12.31.22

QCP® POT (OR SIMILAR)
MODEL: ELEVAIRE
SIZE: VARIES

QCP® POT (OR SIMILAR)
MODEL: CUE ROUND
SIZE: VARIES

QCP® POT (OR SIMILAR)
MODEL: MERIDA
SIZE: VARIES

ANOVA® BENCH
MODEL: INF24L6R- INFINITY LINEAR RP BENCH
COLOR/FINISH: THERMORY ASH PLANKS, GALVANIZED POSTS SIZE: 2' X 6'

CAST IN PLACE CONCRETE (FINAL LOCATION AND QUANTITY TO BE DETERMINED)
COLOR/FINISH: GRAY
SIZE: VARIES

IRON AGE DESIGNS® TREE GRATE
MODEL: MADRAS
COLOR/FINISH: IRON/RAW FINISH
SIZE: 4' X 4'

MESA PRECAST CONCRETE COUNTERTOP
COLOR/FINISH: CHARCOAL/HIGH GLOSS

SPA TIMER
MODEL: CUSTOM
COLOR/FINISH: STAINLESS STEEL

LUMACAST® FIRE PIT OR SIMILAR
MODEL: BLOC [SQUARED]
COLOR/FINISH: CHARCOAL
SIZE: 4' X 4'

BARBEQUES GALORE® PROPANE BBQ
MODEL: BTH321LP TURBO 32" 4-BURNER
COLOR/FINISH: TBD
SIZE: 32"

KODAMA® LARGE ZOME LOUNGER
COLORS: FRAME-GUNMETAL GRAY
FABRIC-LINEN STONE FOAM-STANDARD

GALTECH 9' SUNBRELLA UMBRELLA
ALUMINUM HEAVY DUTY
COLOR: SUNBRELLA SOLID COLOR PACIFIC BLUE AND GRENADINE

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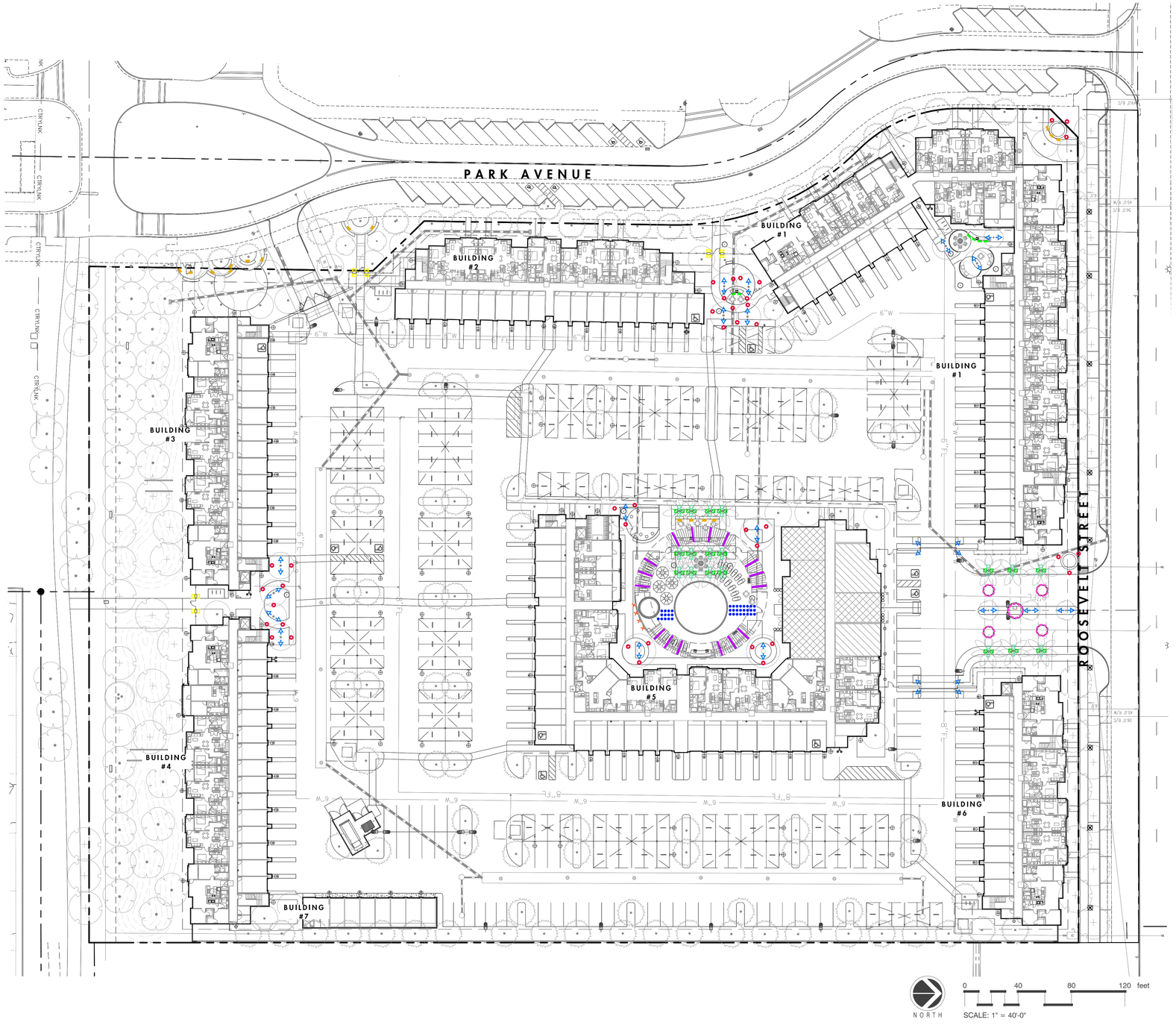
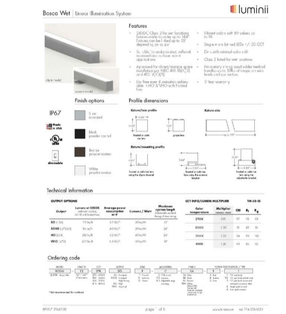
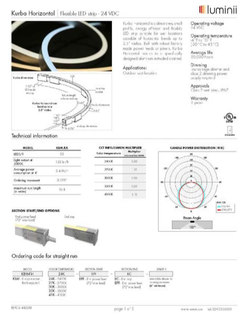
L7





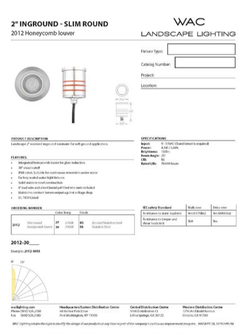
LINEAR LIGHT



ACCENT LED STRIP

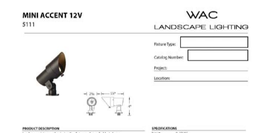
OVERHEAD RING LIGHT

STEP LIGHT



ACCENT PIN LIGHT

COLUMN SCONCE



PALM UP/DOWN LIGHTS

ACCENT UP LIGHT

CANOPY DOWN LIGHT

WALL WASH

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1/17/2021
ARIZONA, U.S.A.
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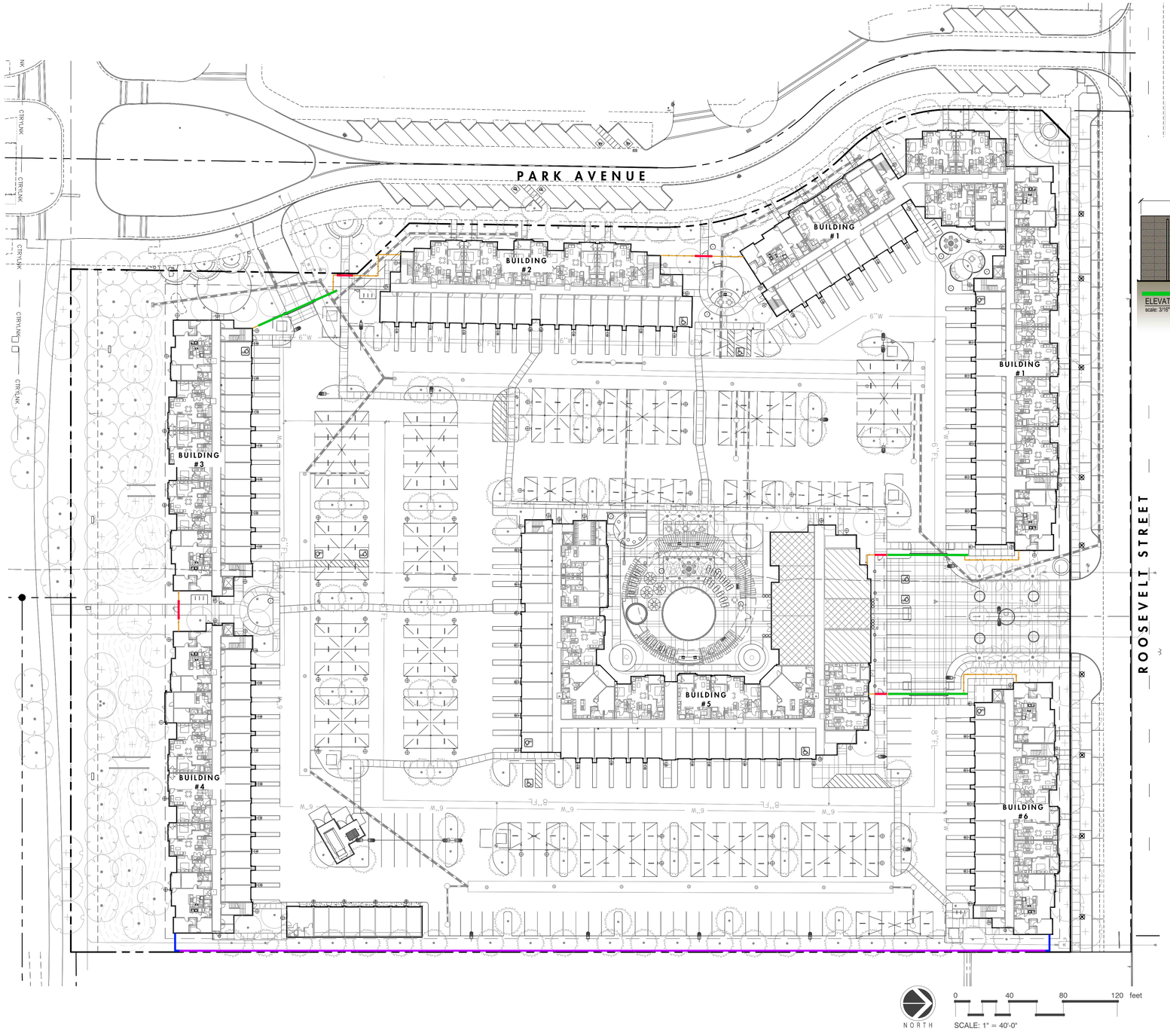
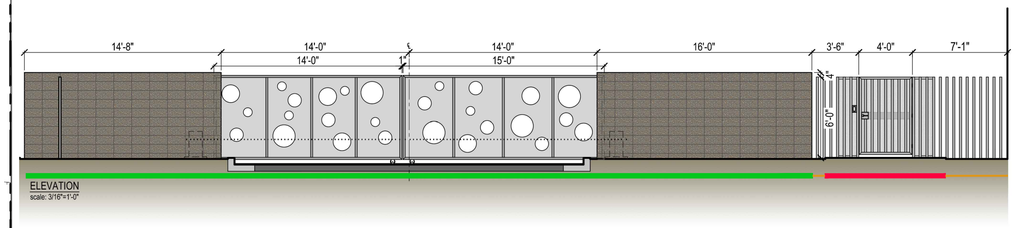
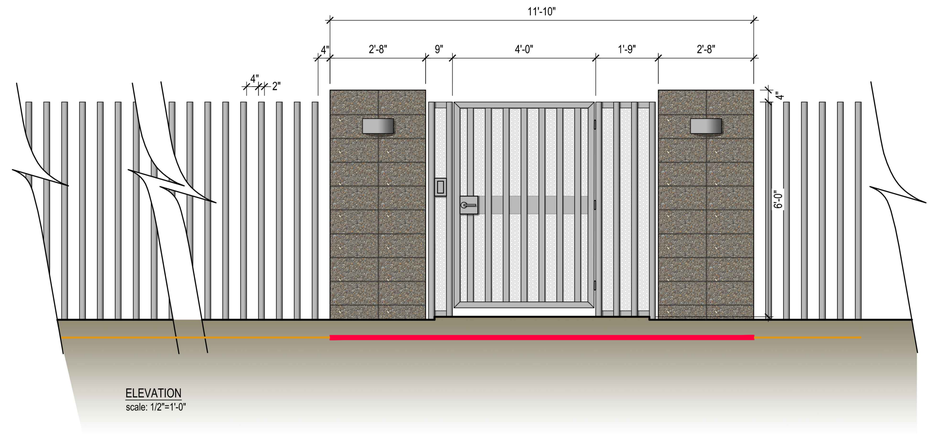
L8

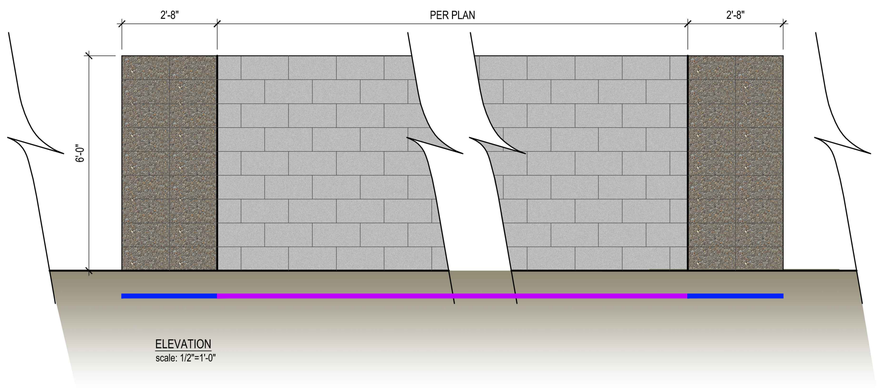


WALL DIAGRAM LEGEND

- VEHICULAR ENTRY GATE
- PEDESTRIAN ENTRY GATE
- SITE FENCE
- DECORATIVE SITE CMU WALL
- SITE CMU WALL







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JANUARY 17, 2022

PRELIMINARY SITE WALL & FENCE PLAN

Preliminary Not For Construction

REGISTERED LANDSCAPE ARCHITECT 36932 JIM SMITH 1/17/2021 ARIZONA, U.S.A.

EXPIRES 12.31.22

L9

Exhibit G Received
12/13/21

3 BUILDING 1 - EAST ELEVATION
3/32" = 1'-0"

4 BUILDING 1 - SOUTHEAST ELEVATION
3/32" = 1'-0"

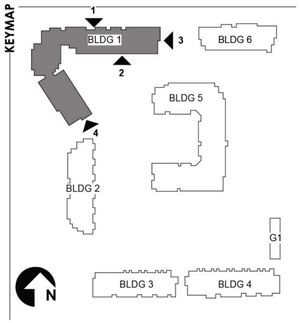
2 BUILDING 1 - SOUTH ELEVATATION
3/32" = 1'-0"

1 BUILDING 1 - NORTH ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

	LOCATION	MFG. / PAINT	COLOR
A	PAINT	SHERWIN WILLIAMS	SW7757 "HIGH REFLECTIVE WHITE" LRV 93
B	PAINT	SHERWIN WILLIAMS	SW6005 "FOLKSTONE" LRV 14
C	PAINT	SHERWIN WILLIAMS	SW7024 "FUNCTIONAL GREY" LRV 37
D	CMU	ECHELON - TRENDSTONE	"PEBBLE BEACH" STACK BOND
E	PAINT	SHERWIN WILLIAMS	SW9133 "JASPER STONE" LRV32
F	PAINT	SHERWIN WILLIAMS	SW6711 "PARAKEET" LRV 41
G	PAINT	SHERWIN WILLIAMS	SW9148 "SMOKY AZURITE" LRV 25
H	PAINTED METAL AND RAILINGS	SHERWIN-WILLIAMS	SW7069 "IRON ORE" LRV 6
J	COMPOSITE PANEL	HARDIE PLANK	HARDIE PANEL "SMOOTH"
K	WINDOW FRAME	ARCADIA/ CASCADE OR APPROVED EQUAL	DARK BRONZE

KEYMAP



GENERAL NOTES

1. ALL ROOF DRAIN ARE INTERNALIZED AND DAYLIGHT AT GRADE.
2. ALL ROOF TOP MECHANICAL UNITS ARE FULLY SCREENED.
3. ALL BUILDING METER PACKS AND SES CABINETS ARE ARCHITECTURALLY INTEGRATED IN THE BUILDING DESIGN.

REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D. TODD
12-04-21
Date Signed
ARIZONA U.S.A.

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DESIGN REVIEW

11-04-21

BUILDING 1 - NORTH ELEVATION

Preliminary Not For Construction

2.1

2 BUILDING 1 - NORTHEAST ELEVATION
3/32" = 1'-0"

1 BUILDING 1 - EAST ELEVATION COURTYARD
3/32" = 1'-0"

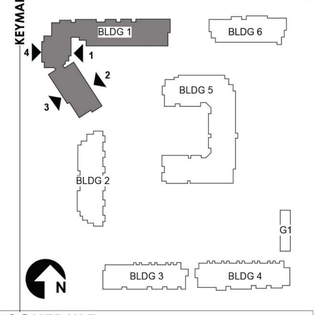
3 BUILDING 1 - SOUTHWEST ELEVATION
3/32" = 1'-0"

4 BUILDING 1 - WEST ELEVATION
3/32" = 1'-0"

GENERAL NOTES

1. ALL ROOF DRAIN ARE INTERNALIZED AND DAYLIGHT AT GRADE.
2. ALL ROOF TOP MECHANICAL UNITS ARE FULLY SCREENED.
3. ALL BUILDING METER PACKS AND SES CABINETS ARE ARCHITECTURALLY INTEGRATED IN THE BUILDING DESIGN.

KEYMAP



EXTERIOR FINISH SCHEDULE

	LOCATION	MFG. / PAINT	COLOR
A	PAINT	SHERWIN WILLIAMS	SW7757 "HIGH REFLECTIVE WHITE" LRV 93
B	PAINT	SHERWIN WILLIAMS	SW6005 "FOLKSTONE" LRV 14
C	PAINT	SHERWIN WILLIAMS	SW7024 "FUNCTIONAL GREY" LRV 37
D	CMU	ECHELON - TRENDSTONE	"PEBBLE BEACH" STACK BOND
E	PAINT	SHERWIN WILLIAMS	SW9133 "JASPER STONE" LRV32
F	PAINT	SHERWIN WILLIAMS	SW6711 "PARAKEET" LRV 41
G	PAINT	SHERWIN WILLIAMS	SW9148 "SMOKY AZURITE" LRV 25
H	PAINTED METAL AND RAILINGS	SHERWIN-WILLIAMS	SW7069 "IRON ORE" LRV 6
J	COMPOSITE PANEL	HARDIE PLANK	HARDIE PANEL "SMOOTH"
K	WINDOW FRAME	ARCADIA/ CASCADE OR APPROVED EQUAL	DARK BRONZE

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Avondale, AZ

DESIGN REVIEW

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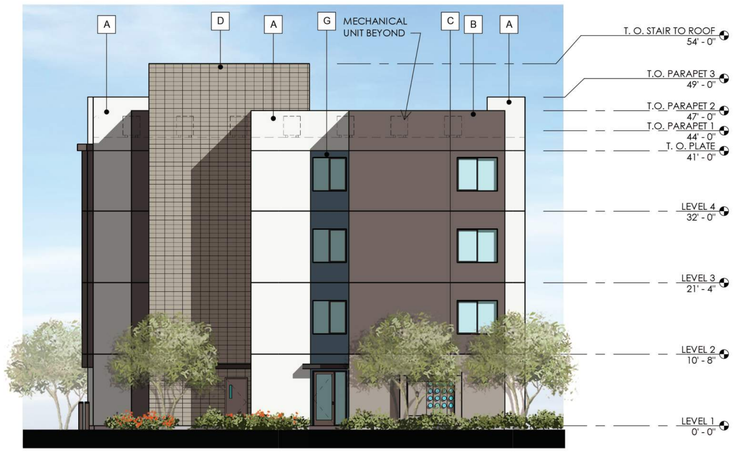
BUILDING 1 - SOUTH ELEVATION

Preliminary Not For Construction

2.2



3 BUILDING 2 - SOUTH ELEVATION
3/32" = 1'-0"

4 BUILDING 2 - NORTH ELEVATION
3/32" = 1'-0"

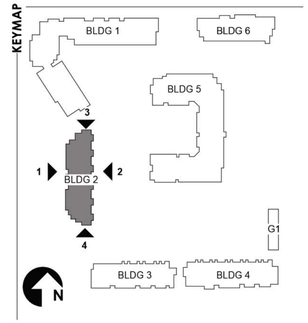
2 BUILDING 2 - EAST ELEVATION
3/32" = 1'-0"

1 BUILDING 2 - WEST ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

	LOCATION	MFG. / PAINT	COLOR
A	PAINT	SHERWIN WILLIAMS	SW7757 "HIGH REFLECTIVE WHITE" LRV 93
B	PAINT	SHERWIN WILLIAMS	SW6005 "FOLKSTONE" LRV 14
C	PAINT	SHERWIN WILLIAMS	SW7024 "FUNCTIONAL GREY" LRV 37
D	CMU	ECHELON - TRENDSTONE	"PEBBLE BEACH" STACK BOND
E	PAINT	SHERWIN WILLIAMS	SW9133 "JASPER STONE" LRV32
F	PAINT	SHERWIN WILLIAMS	SW6711 "PARAKEET" LRV 41
G	PAINT	SHERWIN WILLIAMS	SW9148 "SMOKY AZURITE" LRV 25
H	PAINTED METAL AND RAILINGS	SHERWIN-WILLIAMS	SW7069 "IRON ORE" LRV 6
J	COMPOSITE PANEL	HARDIE PLANK	HARDIE PANEL "SMOOTH"
K	WINDOW FRAME	ARCADIA/ CASCADE OR APPROVED EQUAL	DARK BRONZE

KEYMAP



GENERAL NOTES

1. ALL ROOF DRAIN ARE INTERNALIZED AND DAYLIGHT AT GRADE.
2. ALL ROOF TOP MECHANICAL UNITS ARE FULLY SCREENED.
3. ALL BUILDING METER PACKS AND SES CABINETS ARE ARCHITECTURALLY INTEGRATED IN THE BUILDING DESIGN.

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Avondale, AZ

DESIGN REVIEW

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BUILDING 2 - ELEVATION

Preliminary Not For Construction

2.3

4 BUILDING 3 - WEST ELEVATION
3/32" = 1'-0"

3 BUILDING 3 - EAST ELEVATION
3/32" = 1'-0"

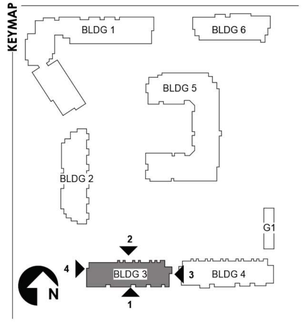
2 BUILDING 3 - NORTH ELEVATION
3/32" = 1'-0"

1 BUILDING 3 - SOUTH ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

	LOCATION	MFG. / PAINT	COLOR
A	PAINT	SHERWIN WILLIAMS	SW7757 "HIGH REFLECTIVE WHITE" LRV 93
B	PAINT	SHERWIN WILLIAMS	SW6005 "FOLKSTONE" LRV 14
C	PAINT	SHERWIN WILLIAMS	SW7024 "FUNCTIONAL GREY" LRV 37
D	CMU	ECHELON - TRENDSTONE	"PEBBLE BEACH" STACK BOND
E	PAINT	SHERWIN WILLIAMS	SW9133 "JASPER STONE" LRV32
F	PAINT	SHERWIN WILLIAMS	SW6711 "PARAKEET" LRV 41
G	PAINT	SHERWIN WILLIAMS	SW9148 "SMOKY AZURITE" LRV 25
H	PAINTED METAL AND RAILINGS	SHERWIN-WILLIAMS	SW7069 "IRON ORE" LRV 6
J	COMPOSITE PANEL	HARDIE PLANK	HARDIE PANEL "SMOOTH"
K	WINDOW FRAME	ARCADIA/ CASCADE OR APPROVED EQUAL	DARK BRONZE

KEYMAP



GENERAL NOTES

1. ALL ROOF DRAIN ARE INTERNALIZED AND DAYLIGHT AT GRADE.
2. ALL ROOF TOP MECHANICAL UNITS ARE FULLY SCREENED.
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REGISTERED ARCHITECT
CERTIFICATE NO.
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TODD
11-04-21
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ARIZONA U.S.A.

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ENCORE ENTERPRISES

ENCORE AVONDALE

Avondale, AZ

DESIGN REVIEW

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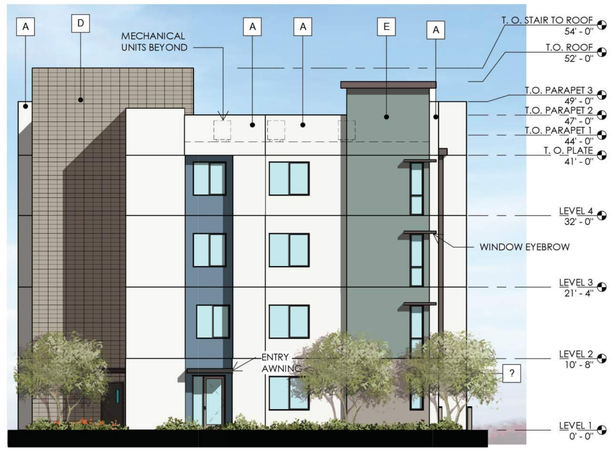
BUILDING 3 - ELEVATION

Preliminary Not For Construction



4 BUILDING 4 - WEST ELEVATION
3/32" = 1'-0"

3 BUILDING 4 - EAST ELEVATION
3/32" = 1'-0"

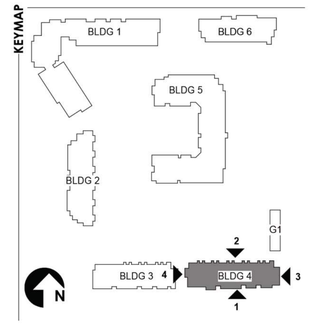
2 BUILDING 4 - NORTH ELEVATION
3/32" = 1'-0"

1 BUILDING 4 - SOUTH ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

	LOCATION	MFG. / PAINT	COLOR
A	PAINT	SHERWIN WILLIAMS	SW7757 "HIGH REFLECTIVE WHITE" LRV 93
B	PAINT	SHERWIN WILLIAMS	SW6005 "FOLKSTONE" LRV 14
C	PAINT	SHERWIN WILLIAMS	SW7024 "FUNCTIONAL GREY" LRV 37
D	CMU	ECHELON - TRENDSTONE	"PEBBLE BEACH" STACK BOND
E	PAINT	SHERWIN WILLIAMS	SW9133 "JASPER STONE" LRV32
F	PAINT	SHERWIN WILLIAMS	SW6711 "PARAKEET" LRV 41
G	PAINT	SHERWIN WILLIAMS	SW9148 "SMOKY AZURITE" LRV 25
H	PAINTED METAL AND RAILINGS	SHERWIN-WILLIAMS	SW7069 "IRON ORE" LRV 6
J	COMPOSITE PANEL	HARDIE PLANK	HARDIE PANEL "SMOOTH"
K	WINDOW FRAME	ARCADIA/ CASCADE OR APPROVED EQUAL	DARK BRONZE

KEYMAP



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ENCORE ENTERPRISES

ENCORE AVONDALE

Avondale, AZ

DESIGN REVIEW

11-04-21

BUILDING 4 - ELEVATION

Preliminary Not For Construction

2.5

1 BUILDING 5 - NORTH ELEVATION
3/32" = 1'-0"

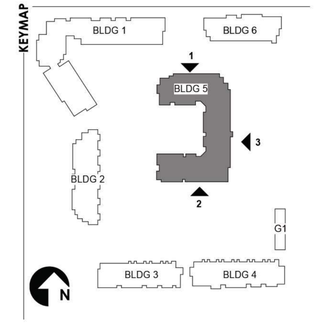
2 BUILDING 5 - SOUTH ELEVATION
3/32" = 1'-0"

3 BUILDING 5 - EAST ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

	LOCATION	MFG. / PAINT	COLOR
A	PAINT	SHERWIN WILLIAMS	SW7757 "HIGH REFLECTIVE WHITE" LRV 93
B	PAINT	SHERWIN WILLIAMS	SW6005 "FOLKSTONE" LRV 14
C	PAINT	SHERWIN WILLIAMS	SW7024 "FUNCTIONAL GREY" LRV 37
D	CMU	ECHELON - TRENDSTONE	"PEBBLE BEACH" STACK BOND
E	PAINT	SHERWIN WILLIAMS	SW9133 "JASPER STONE" LRV32
F	PAINT	SHERWIN WILLIAMS	SW6711 "PARAKEET" LRV 41
G	PAINT	SHERWIN WILLIAMS	SW9148 "SMOKY AZURITE" LRV 25
H	PAINTED METAL AND RAILINGS	SHERWIN-WILLIAMS	SW7069 "IRON ORE" LRV 6
J	COMPOSITE PANEL	HARDIE PLANK	HARDIE PANEL "SMOOTH"
K	WINDOW FRAME	ARCADIA/ CASCADE OR APPROVED EQUAL	DARK BRONZE

KEYMAP



GENERAL NOTES

1. ALL ROOF DRAIN ARE INTERNALIZED AND DAYLIGHT AT GRADE.
2. ALL ROOF TOP MECHANICAL UNITS ARE FULLY SCREENED.
3. ALL BUILDING METER PACKS AND SES CABINETS ARE ARCHITECTURALLY INTEGRATED IN THE BUILDING DESIGN.

TODD+ ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2037-01

ENCORE ENTERPRISES

ENCORE AVONDALE

Avondale, AZ

DESIGN REVIEW

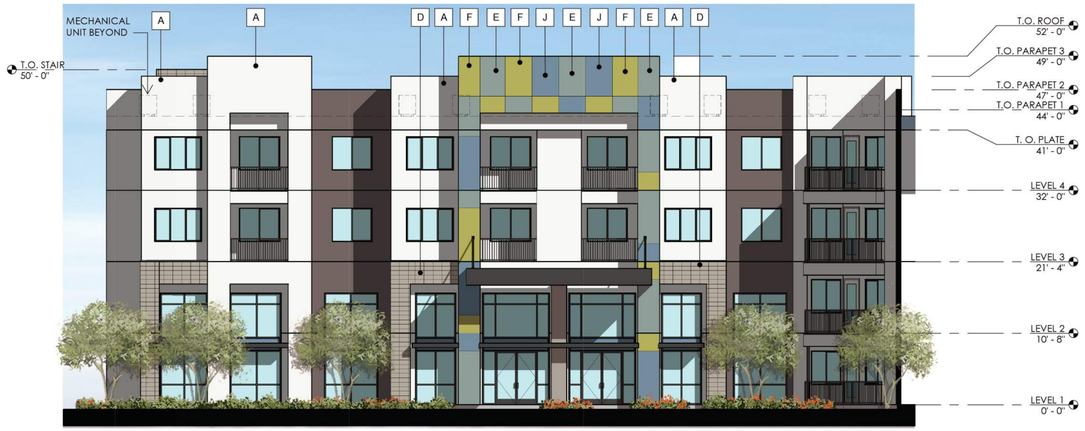
11-04-21

BUILDING 5 - ELEVATION

Preliminary Not For Construction

4 BUILDING 5 - SOUTH COURTYARD
3/32" = 1'-0"

3 BUILDING 5 - WEST COURTYARD
3/32" = 1'-0"



2 BUILDING 5 - NORTH COURTYARD
3/32" = 1'-0"

1 BUILDING 5 - WEST ELEVATION
3/32" = 1'-0"

GENERAL NOTES

1. ALL ROOF DRAIN ARE INTERNALIZED AND DAYLIGHT AT GRADE.
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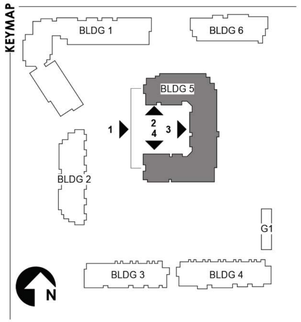
KEYMAP



EXTERIOR FINISH SCHEDULE

	LOCATION	MFG. / PAINT	COLOR
A	PAINT	SHERWIN WILLIAMS	SW7757 "HIGH REFLECTIVE WHITE" LRV 93
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C	PAINT	SHERWIN WILLIAMS	SW7024 "FUNCTIONAL GREY" LRV 37
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G	PAINT	SHERWIN WILLIAMS	SW9148 "SMOKY AZURITE" LRV 25
H	PAINTED METAL AND RAILINGS	SHERWIN-WILLIAMS	SW7069 "IRON ORE" LRV 6
J	COMPOSITE PANEL	HARDIE PLANK	HARDIE PANEL "SMOOTH"
K	WINDOW FRAME	ARCADIA/ CASCADE OR APPROVED EQUAL	DARK BRONZE

REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D.
TODD
12-04-21
REGISTERED ARCHITECT

TODD+ ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2037-01

ENCORE ENTERPRISES

ENCORE AVONDALE

Avondale, AZ

DESIGN REVIEW

11-04-21

BUILDING 5 - ELEVATION

Preliminary Not For Construction

GENERAL NOTES

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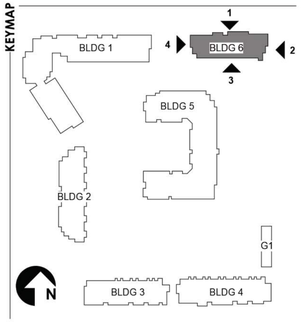
KEYMAP



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J	COMPOSITE PANEL	HARDIE PLANK	HARDIE PANEL "SMOOTH"
K	WINDOW FRAME	ARCADIA/ CASCADE OR APPROVED EQUAL	DARK BRONZE

2 BUILDING 6 - EAST ELEVATION
3/32" = 1'-0"

1 BUILDING 6 - NORTH ELEVATION
3/32" = 1'-0"

4 BUILDING 6 - WEST ELEVATION
3/32" = 1'-0"

3 BUILDING 6 - SOUTH ELEVATION
3/32" = 1'-0"

REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D. TODD
12-04-21
Date Signed
ARIZONA U.S.A.

TODD+ ASSOCIATES

602-952-8280 / TODDASSOC.COM

21-2037-01

ENCORE ENTERPRISES

ENCORE AVONDALE

Avondale, AZ

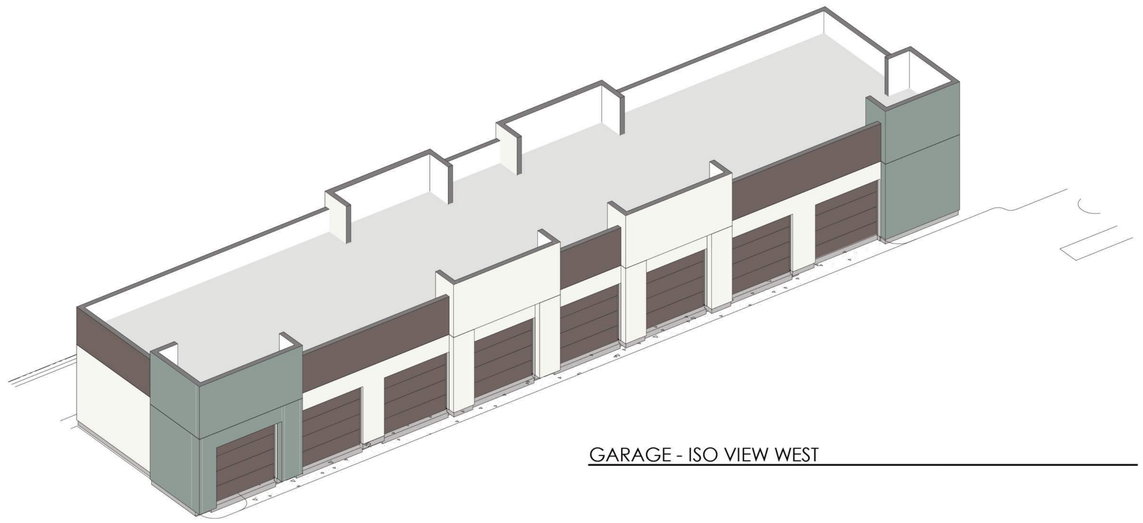
DESIGN REVIEW

11-04-21

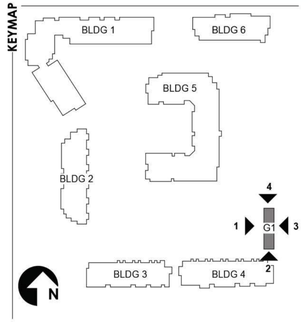
BUILDING 6 ELEVATIONS

Preliminary Not For Construction

2.8

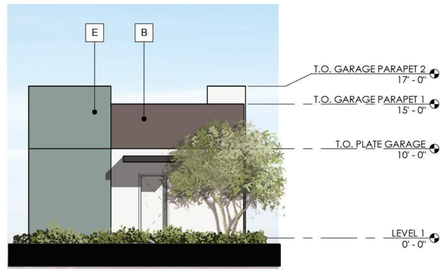


GARAGE - ISO VIEW WEST

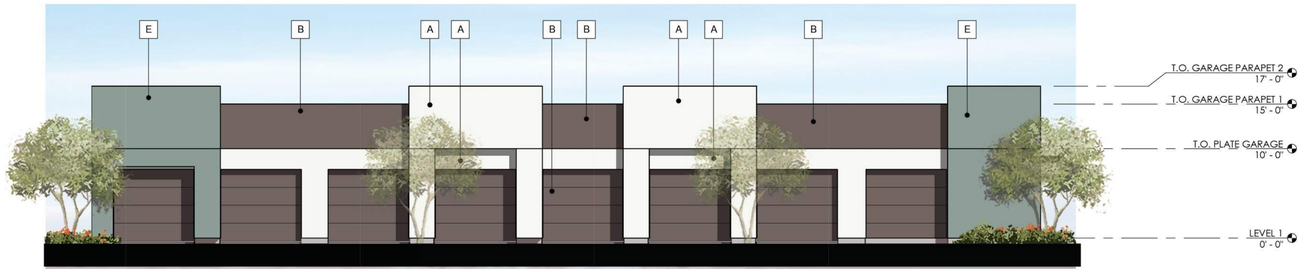


EXTERIOR FINISH SCHEDULE

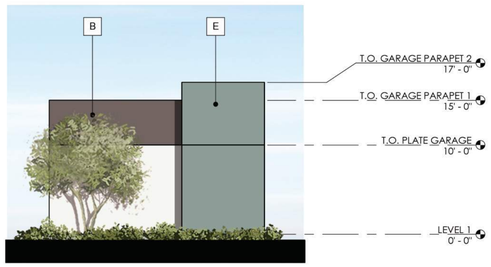
	LOCATION	MFG. / PAINT	COLOR
A	PAINT	SHERWIN WILLIAMS	SW7757 "HIGH REFLECTIVE WHITE" LRV 93
B	PAINT	SHERWIN WILLIAMS	SW6005 "FOLKSTONE" LRV 14
C	PAINT	SHERWIN WILLIAMS	SW7024 "FUNCTIONAL GREY" LRV 37
D	CMU	ECHELON - TRENDSTONE	"PEBBLE BEACH" STACK BOND
E	PAINT	SHERWIN WILLIAMS	SW9133 "JASPER STONE" LRV32
F	PAINT	SHERWIN WILLIAMS	SW6711 "PARAKEET" LRV 41
G	PAINT	SHERWIN WILLIAMS	SW9148 "SMOKY AZURITE" LRV 25
H	PAINTED METAL AND RAILINGS	SHERWIN-WILLIAMS	SW7069 "IRON ORE" LRV 6
J	COMPOSITE PANEL	HARDIE PLANK	HARDIE PANEL "SMOOTH"
K	WINDOW FRAME	ARCADIA/ CASCADE OR APPROVED EQUAL	DARK BRONZE



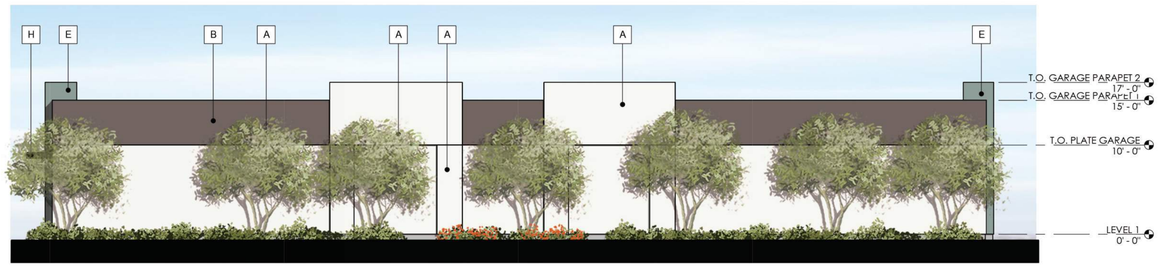
2 GARAGE SOUTH ELEVATION
1/8" = 1'-0"



1 GARAGE WEST ELEVATION
1/8" = 1'-0"



4 GARAGE NORTH ELEVATION
1/8" = 1'-0"



3 GARAGE EAST ELEVATION
1/8" = 1'-0"

TODD+ ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2037-01

ENCORE ENTERPRISES

ENCORE AVONDALE

Avondale, AZ

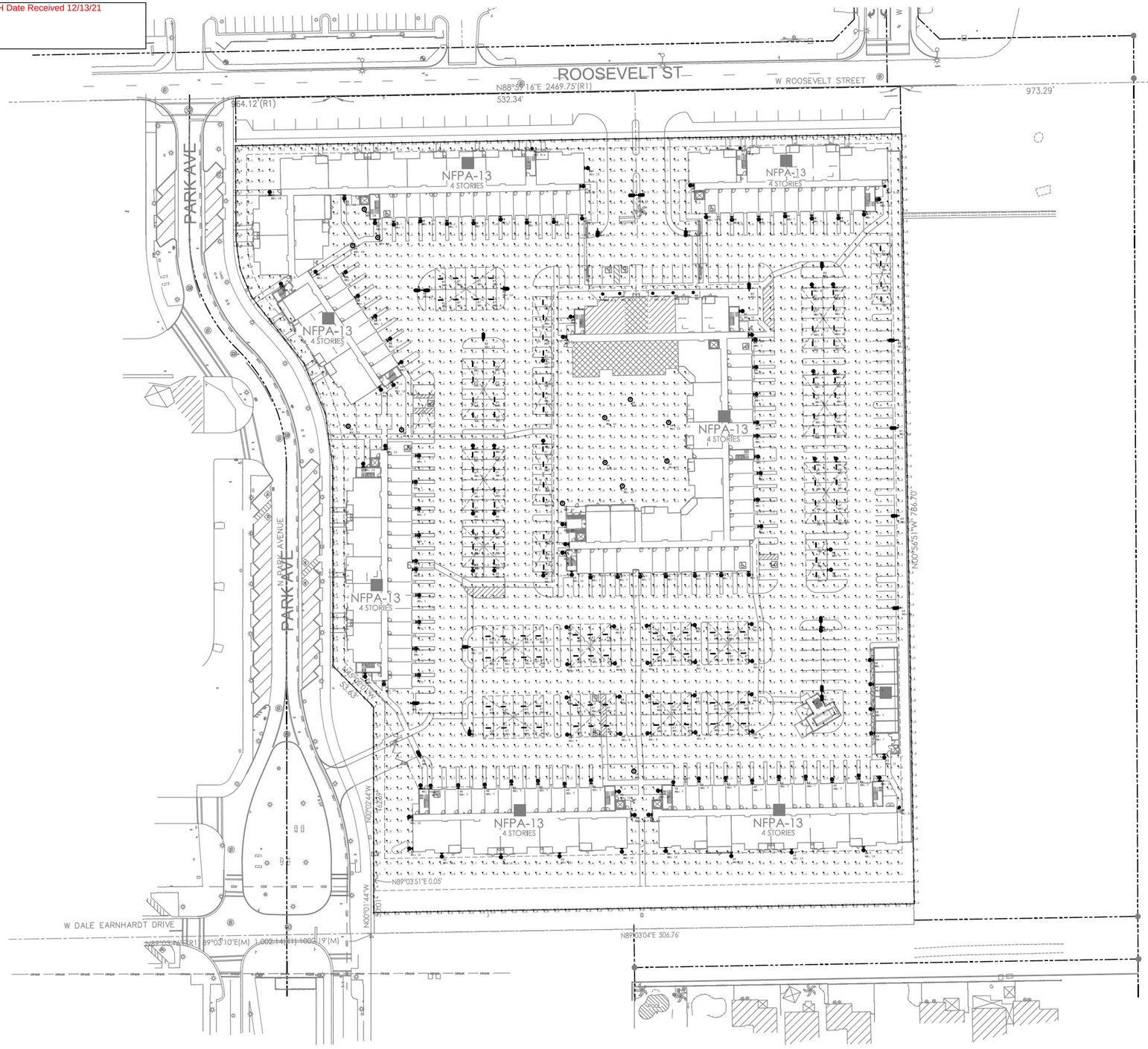
DESIGN REVIEW

11-04-21

GARAGE - ELEVATION

Preliminary Not For Construction

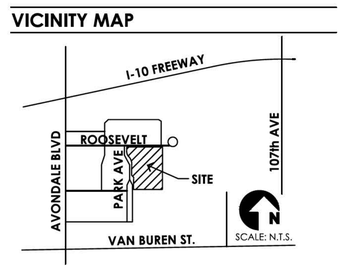
Exhibit H Date Received 12/13/21



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	4	A1	BACK-BACK	N.A.	0.950	SIGNIFY LUMEC RFS-72W32LED3K-G2-R3M w/ RLAR Bracket
	5	A2	SINGLE	N.A.	0.950	SIGNIFY LUMEC RFS-72W32LED3K-G2-R3M-HS w/ RLAR Bracket
	9	A3	SINGLE	N.A.	0.950	SIGNIFY LUMEC RFS-72W32LED3K-G2-4-R3 w/ RLAR Bracket
	13	B4	SINGLE	N.A.	0.950	SIGNIFY GARDCO PPT-140L-650-WW-G2-5-UNV
	40	B5	SINGLE	N.A.	0.950	SIGNIFY STONCO LPW-16-30-WW-D3-4
	37	B6	SINGLE	N.A.	0.950	SIGNIFY STONCO LPW-7-10-WW-D3-2-8
	136	B7	SINGLE	N.A.	0.880	SIGNIFY DAYBRITE FBS440L830-UNV-DIM
	65	S8	SINGLE	802.58	0.950	RP LTG 44044-DA
	9	S9	SINGLE	N.A.	0.760	SIGNIFY GARDCO FBL-14L-650-WW-G2-5-UNV

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.03	0.8	0.0	N.A.	N.A.
Site	Illuminance	Fc	2.96	29.5	0.0	N.A.	N.A.

VICINITY MAP



0" 25' 50' 100'

SCALE: 1" = 50'-0"

Registered Professional Engineer (Electrical)
CERTIFICATE NO.
10807
ANDREW C.
PANOPIO
Date Signed 10-25-2021
ARIZONA, U.S.A.
EXPIRES: 12/31/2021

NP ENGINEERING INC.
4115 N. 15TH AVE.
PHOENIX, AZ 85015
(602) 265-1559
PROJECT NO. 2021-246

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2037-01

ENCORE ENTERPRISES

Apartments at W. Roosevelt Street

AVONDALE, ARIZONA

DPR SUBMITTAL

September 30, 2021

ELECTRICAL SITE PHOTOMETRIC PLAN

Preliminary Not For Construction

E1.0PH

LUMEC
by Signify

Roadway

RoadFocus

RFS Cobra-head (gen III)

Project: **APARTMENTS @ ROOSEVELT**
Location:
Cat./Nr.: **RFS-72W32LED3K-G2-R3M**
Type: **B1**
Lumens: **8789** Qty.
Notes: **TWINHEAD BACK-TOBACK**

Lumec RoadFocus LED cobra head luminaires feature a sleek design that provides seamless replacement of existing HID luminaires. RoadFocus is available in three sizes, offers multiple lumen packages, and a complete array of optical distributions, making it an outstanding solution for all types of roadway applications. Includes Service Tag, innovative way to provide assistance throughout the life of the product.

Ordering guide

example: RFS-35W1LED4K-G2-R2M-UNV-DMG-HS-PHB-BC07-GY3

				Options				
Series	LED module	CCT	Generation	Distribution	Voltage	Controls [4]	Options	Finish
RFS	18W12LED 20W12LED 28W12LED 29W16LED 30W16LED 35W16LED 45W16LED 60W16LED 64W16LED 80W16LED[2] 20W20LED[2] 40W20LED[2] 69W20LED[2] 35W32LED 65W32LED 60W32LED 72W32LED 108W32LED[2] 35W40LED[2] 60W40LED[2] 65W40LED[2] 68W40LED[2] 80W40LED[2] 100W40LED[2][15]	4K 4000K 3K 3000K 2.7K[1] 2700K	G2 Generation 2	R2S Type II short (ASYM) R2M Type II Medium (ASYM) R3S Type III short (ASYM) R3M Type III Medium (ASYM) 4 Type IV (ASYM) 5 Type V (SYMM)	UNV 120–277V HVU 347–480V	DALI[3] Digitally addressable lighting interface 0-10V[4] 0-10V SRD[5] Sensor ready driver, standard configuration SRD[11] Sensor ready driver, alternate configuration	API Factory installed NEMA label, ANSI C136.10-2015 compliant. TAWS[6] Field adjustable wattage selector CSS [6,8] Cul-de-Sac Shield FSS [6,8] Front Side Shield HS [6,8] House Side Shield LSS [6,8] Left Side Shield RSS [6,8] Right Side Shield NRC[6] No receptacle NYBC 4-position terminal block PHB[6,16] Twist-lock photocell and cell, UNV (120–277VAC) PHB/347 [6,16] Twist-lock photocell and cell (347VAC) PHB/480 [6,16] Twist-lock photocell and cell (480VAC) PHXL [6,16] Twist-lock photocell, extended life, UNV (120–277VAC) PHS[16] Shorting cap RDD[6,9] Tool-less receptacle for twist-lock photocell or shorting cap, 5-pin (optional) RDD7 [9] Tool-less receptacle for twist-lock photocell or shorting cap, 7-pin (standard) SP2 208V / 10kA Surge protector TLRSR [6] 5ft receptacle BAC[16] Meets the requirements of the Buy American Act of 1933 (BAA)	BK Black BR Bronze GY3 Grey WH White

[1] Not available with HVU.
[2] Refer to Accessories section to confirm compatibility of shields with optical distribution.
[3] Use of photoelectric cell or shorting cap is required to ensure proper illumination.
[4] Select either DALI or DMG or SRD or SRD1 mandatory option.
[5] Please note this integrated feature come standard with RoadFocus.
[6] Only available with SRD or SRD1 Driver Options.
[7] Only available with DMG Driver Options.
[8] Not available with PHB, PHB/347, PHB/480, PHXL, DALI, SRD or SRD1 Driver Options.
[9] Not available with SRD Driver Options.
[10] Either ECO or ECO7 must be selected for this option.
[11] Extended lead-time may apply. Consult factory.
[15] Not available with UNV.
[16] Only available with R2M or R3M distributions.
[*] 1 shield provided per LED light engine.
[14] Consult Signify to confirm whether specific accessories are BAA-compliant.

**Failure to properly select the "BAC" suffix could result in your receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.

Accessories[12] (must be ordered as separate line item - quickly and easily installed in the field)

Interact City connector node (Contact the factory for additional support when connected lighting or additional services are desired.)
Shielding accessories

Description	Luminaire Option Code	Accessory Ordering Code		Shield vs Distribution Compatibility					
		13/16 LED version*	20 LED version*	R2M	R2S	R3M	R3S	4	5
Cul-de-sac shield	CSS	ACC-LG86W16LED-CSS	ACC-LG86W20LED-CSS	Yes	Yes	Yes	Yes	Yes	Yes
Front side shield	FSS	ACC-LG56W16LED-FSS	ACC-LG56W20LED-FSS	Yes	Yes	Yes	Yes	No	Yes
House side shield	HS	ACC-LG86W16LED-HS	ACC-LG86W20LED-HS	Yes	Yes	Yes	Yes	Yes	No
Left side shield	LSS	ACC-LG86W16LED-LSS	ACC-LG86W20LED-LSS	Yes	Yes	Yes	Yes	Yes	Yes
Right side shield	RSS	ACC-LG69W16LED-RSS	ACC-LG69W20LED-RSS	Yes	Yes	Yes	Yes	Yes	Yes

*Refer to Wattage table to confirm light engine configuration. Example, 1F configuration is 2x16LED. 2 of the dotted shields must be ordered per luminaire.

LUMEC
by Signify

Roadway

RoadFocus

RFS Cobra-head (gen III)

Project: **APARTMENTS @ ROOSEVELT**
Location: **COLORADO**
Cat./Nr.: **RFS-72W32LED3K-G2-R3M-HS**
Type: **B2**
Lumens: **7853** Qty.
Notes:

Lumec RoadFocus LED cobra head luminaires feature a sleek design that provides seamless replacement of existing HID luminaires. RoadFocus is available in three sizes, offers multiple lumen packages, and a complete array of optical distributions, making it an outstanding solution for all types of roadway applications. Includes Service Tag, innovative way to provide assistance throughout the life of the product.

Ordering guide

example: RFS-35W1LED4K-G2-R2M-UNV-DMG-HS-PHB-BC07-GY3

				Options				
Series	LED module	CCT	Generation	Distribution	Voltage	Controls [4]	Options	Finish
RFS	18W12LED 20W12LED 28W12LED 29W16LED 30W16LED 35W16LED 45W16LED 60W16LED 64W16LED 80W16LED[2] 20W20LED[2] 40W20LED[2] 69W20LED[2] 35W32LED 65W32LED 60W32LED 72W32LED 108W32LED[2] 35W40LED[2] 60W40LED[2] 65W40LED[2] 68W40LED[2] 80W40LED[2] 100W40LED[2][15]	4K 4000K 3K 3000K 2.7K[1] 2700K	G2 Generation 2	R2S Type II short (ASYM) R2M Type II Medium (ASYM) R3S Type III short (ASYM) R3M Type III Medium (ASYM) 4 Type IV (ASYM) 5 Type V (SYMM)	UNV 120–277V HVU 347–480V	DALI[3] Digitally addressable lighting interface 0-10V[4] 0-10V SRD[5] Sensor ready driver, standard configuration SRD[11] Sensor ready driver, alternate configuration	API Factory installed NEMA label, ANSI C136.10-2015 compliant. TAWS[6] Field adjustable wattage selector CSS [6,8] Cul-de-Sac Shield FSS [6,8] Front Side Shield HS [6,8] House Side Shield LSS [6,8] Left Side Shield RSS [6,8] Right Side Shield NRC[6] No receptacle NYBC 4-position terminal block PHB[6,16] Twist-lock photocell and cell, UNV (120–277VAC) PHB/347 [6,16] Twist-lock photocell and cell (347VAC) PHB/480 [6,16] Twist-lock photocell and cell (480VAC) PHXL [6,16] Twist-lock photocell, extended life, UNV (120–277VAC) PHS[16] Shorting cap RDD[6,9] Tool-less receptacle for twist-lock photocell or shorting cap, 5-pin (optional) RDD7 [9] Tool-less receptacle for twist-lock photocell or shorting cap, 7-pin (standard) SP2 208V / 10kA Surge protector TLRSR [6] 5ft receptacle BAC[16] Meets the requirements of the Buy American Act of 1933 (BAA)	BK Black BR Bronze GY3 Grey WH White

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[5] Please note this integrated feature come standard with RoadFocus.
[6] Only available with SRD or SRD1 Driver Options.
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[11] Extended lead-time may apply. Consult factory.
[15] Not available with UNV.
[16] Only available with R2M or R3M distributions.
[*] 1 shield provided per LED light engine.
[14] Consult Signify to confirm whether specific accessories are BAA-compliant.

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Front side shield	FSS	ACC-LG56W16LED-FSS	ACC-LG56W20LED-FSS	Yes	Yes	Yes	Yes	No	Yes
House side shield	HS	ACC-LG86W16LED-HS	ACC-LG86W20LED-HS	Yes	Yes	Yes	Yes	Yes	No
Left side shield	LSS	ACC-LG86W16LED-LSS	ACC-LG86W20LED-LSS	Yes	Yes	Yes	Yes	Yes	Yes
Right side shield	RSS	ACC-LG69W16LED-RSS	ACC-LG69W20LED-RSS	Yes	Yes	Yes	Yes	Yes	Yes

*Refer to Wattage table to confirm light engine configuration. Example, 1F configuration is 2x16LED. 2 of the dotted shields must be ordered per luminaire.

RoadFocus-RFS-Spec_IBAC 03/21 page 1 of 5

LUMEC
by Signify

Roadway

RoadFocus

RFS Cobra-head (gen III)

Project: **APARTMENTS @ ROOSEVELT**
Location:
Cat./Nr.: **RFS-72W32LED3K-G2-R3M-HS**
Type: **B3**
Lumens: **7427** Qty.
Notes:

Lumec RoadFocus LED cobra head luminaires feature a sleek design that provides seamless replacement of existing HID luminaires. RoadFocus is available in three sizes, offers multiple lumen packages, and a complete array of optical distributions, making it an outstanding solution for all types of roadway applications. Includes Service Tag, innovative way to provide assistance throughout the life of the product.

Ordering guide

example: RFS-35W1LED4K-G2-R2M-UNV-DMG-HS-PHB-BC07-GY3

				Options				
Series	LED module	CCT	Generation	Distribution	Voltage	Controls [4]	Options	Finish
RFS	18W12LED 20W12LED 28W12LED 29W16LED 30W16LED 35W16LED 45W16LED 60W16LED 64W16LED 80W16LED[2] 20W20LED[2] 40W20LED[2] 69W20LED[2] 35W32LED 65W32LED 60W32LED 72W32LED 108W32LED[2] 35W40LED[2] 60W40LED[2] 65W40LED[2] 68W40LED[2] 80W40LED[2] 100W40LED[2][15]	4K 4000K 3K 3000K 2.7K[1] 2700K	G2 Generation 2	R2S Type II short (ASYM) R2M Type II Medium (ASYM) R3S Type III short (ASYM) R3M Type III Medium (ASYM) 4 Type IV (ASYM) 5 Type V (SYMM)	UNV 120–277V HVU 347–480V	DALI[3] Digitally addressable lighting interface 0-10V[4] 0-10V SRD[5] Sensor ready driver, standard configuration SRD[11] Sensor ready driver, alternate configuration	API Factory installed NEMA label, ANSI C136.10-2015 compliant. TAWS[6] Field adjustable wattage selector CSS [6,8] Cul-de-Sac Shield FSS [6,8] Front Side Shield HS [6,8] House Side Shield LSS [6,8] Left Side Shield RSS [6,8] Right Side Shield NRC[6] No receptacle NYBC 4-position terminal block PHB[6,16] Twist-lock photocell and cell, UNV (120–277VAC) PHB/347 [6,16] Twist-lock photocell and cell (347VAC) PHB/480 [6,16] Twist-lock photocell and cell (480VAC) PHXL [6,16] Twist-lock photocell, extended life, UNV (120–277VAC) PHS[16] Shorting cap RDD[6,9] Tool-less receptacle for twist-lock photocell or shorting cap, 5-pin (optional) RDD7 [9] Tool-less receptacle for twist-lock photocell or shorting cap, 7-pin (standard) SP2 208V / 10kA Surge protector TLRSR [6] 5ft receptacle BAC[16] Meets the requirements of the Buy American Act of 1933 (BAA)	BK Black BR Bronze GY3 Grey WH White

[1] Not available with HVU.
[2] Refer to Accessories section to confirm compatibility of shields with optical distribution.
[3] Use of photoelectric cell or shorting cap is required to ensure proper illumination.
[4] Select either DALI or DMG or SRD or SRD1 mandatory option.
[5] Please note this integrated feature come standard with RoadFocus.
[6] Only available with SRD or SRD1 Driver Options.
[7] Only available with DMG Driver Options.
[8] Not available with PHB, PHB/347, PHB/480, PHXL, DALI, SRD or SRD1 Driver Options.
[9] Not available with SRD Driver Options.
[10] Either ECO or ECO7 must be selected for this option.
[11] Extended lead-time may apply. Consult factory.
[15] Not available with UNV.
[16] Only available with R2M or R3M distributions.
[*] 1 shield provided per LED light engine.
[14] Consult Signify to confirm whether specific accessories are BAA-compliant.

**Failure to properly select the "BAC" suffix could result in your receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.

Accessories[12] (must be ordered as separate line item - quickly and easily installed in the field)

Interact City connector node (Contact the factory for additional support when connected lighting or additional services are desired.)
Shielding accessories

Description	Luminaire Option Code	Accessory Ordering Code		Shield vs Distribution Compatibility					
		13/16 LED version*	20 LED version*	R2M	R2S	R3M	R3S	4	5
Cul-de-sac shield	CSS	ACC-LG86W16LED-CSS	ACC-LG86W20LED-CSS	Yes	Yes	Yes	Yes	Yes	Yes
Front side shield	FSS	ACC-LG56W16LED-FSS	ACC-LG56W20LED-FSS	Yes	Yes	Yes	Yes	No	Yes
House side shield	HS	ACC-LG86W16LED-HS	ACC-LG86W20LED-HS	Yes	Yes	Yes	Yes	Yes	No
Left side shield	LSS	ACC-LG86W16LED-LSS	ACC-LG86W20LED-LSS	Yes	Yes	Yes	Yes	Yes	Yes
Right side shield	RSS	ACC-LG69W16LED-RSS	ACC-LG69W20LED-RSS	Yes	Yes	Yes	Yes	Yes	Yes

*Refer to Wattage table to confirm light engine configuration. Example, 1F configuration is 2x16LED. 2 of the dotted shields must be ordered per luminaire.

RoadFocus-RFS-Spec_IBAC 03/21 page 1 of 5

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2037-01

ENCORE ENTERPRISES

Apartments at W. Roosevelt Street

AVONDALE, ARIZONA

DPR SUBMITTAL

September 30, 2021

ELECTRICAL SITE LIGHTING CUTSHEETS

Preliminary Not For Construction

Registered Professional Engineer (Electrical) CERTIFICATE NO. 10807 ANDREW C. PANOPIO Date Signed 3-30-2021 ARIZONA, U.S.A. EXPIRES: 12/31/2021

ND ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1558
PROJECT NO. 2021-246

E2.0PH

GARDCO by Signify

Site & Area

PureForm

PPT post top with comfort optics

Gardco PureForm LED post top features a sleek, low profile design. Comfort optics are designed to enhance visual comfort by reducing glare. Type 1, 2, 3, and 5 optical distributions are available with lumen output up to 9000 lumens. A full range of control options provides additional energy savings. Optional integral emergency battery backup is available for path-of-egress illumination.

Project:	APARTMENTS @ ROOSEVELT
Location:	
Cat.No:	PPT-140L-650-WW-G2-5-UNV
Type:	B4
Lamps:	LED Qty:
Notes:	

Ordering guide

example: PPT-140L-450-NW-G2-T3-1-UNV-DGY

Prefix	Source/Lumens	Drive current	LED Color/Gen	Optics	Distribution	Mounting	Finish
PPT PureForm post top, comfort optics	140L 140 LEDs	450 450 mA 650 650 mA 1150 950 mA[1] 1675 1675 mA[1] 2100 2100 mA[1,2]	WW-G2 Warm White 3000K, 70 CRI Generation 2 NW-G2 Neutral White 4000K, 70 CRI Generation 2 CW-G2 Cool White 5000K, 70 CRI Generation 2 WY-G2 Warm Yellow 2200K, 80 CRI Generation 2[3] BW-G2 Balanced White 3500K (80 CRI) Generation 2[3] AM-G2 Amber Generation 2[3]	T3 Mounts to a 3" x 4" Tenon (standard) T2 Mounts to a 2-3/8" x 4" Tenon (must be ordered and shipped as a separate accessory)	1 Comfort Type 1 2 Comfort Type 2 3 Comfort Type 3 5 Comfort Type 5	Leave blank for no battery EBPC Emergency battery pack cold weather[4,5,6] EBP Emergency battery pack[4,5,6,7]	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVU 347-480V (50/60Hz)

Options				
Dimming/Controls	Mounting	Accessories	Factory Installed	Finish
DD 0-10V (External dimming by others)[8] FAWS Field Adjustable Wattage Selector[9,10] SW Interface module for SiteWise[10,11] LLC Integral wireless module[10,12] BL Bi-level functionality[8,13] DynaDimmer: Automatic Profile Dimming[8,9] CS50 Security 50% Dimming, 7 hrs CM50 Medias 50% Dimming, 8 hours CS30 Security 30% Dimming, 7 hours CM30 Medias 30% Dimming, 8 hours	IMR5 Integral with #5 IMR[9]	PCB Photocontrol Button[10] TL8DS Twist Lock Receptacle 5 Pin[9,14] TL8D7 Twist Lock Receptacle 7 Pin[9,14] TL8PC Twist Lock Receptacle w/Photocell[8,9,14]	Fusing F1 Single (120, 277, 347VAC)[9] F2 Double (208, 240, 480VAC)[9] F3 Canadian Double Pull (208, 240, 480VAC)[9] Surge Protection (10kA standard) SP2 Increased 20kA EHS External house side shield (factory installed)	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: RAL 7024) CC Custom color (Must supply color chip for required factory quote)

1. 1150, 1675, and 2100mA not available with emergency battery backup (EBP).
2. 2100mA not available with emergency battery backup cold weather (EBPC).
3. Extended lead times apply. Contact factory for details.
4. Not available with other control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Not available in 347 or 480V.
8. Available only in 120 or 277V.
9. Must specify input voltage.
10. Dimming will not be connected to MEMA receptacle if ordering with other control options.
11. Not available in 480V.
12. Not available in 2100mA.
13. Not available with DD and FAWS dimming control options.
14. Must specify a motion sensor ams.
15. Cannot be combined with HVU and BL=IMR13.

Stonco by Signify

Wall mount

LytePro

LPW16 medium wall sconce

Stonco LytePro LED medium wall sconce LPW16 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Project:	APARTMENTS @ ROOSEVELT
Location:	
Cat.No:	LPW-16-30-WW-G3-4
Type:	B8
Lamps:	LED Qty:
Notes:	

Ordering guide

Example: LPW16-20-NW-G3-3-120-PCB-BZ

						Options		
Prefix	Wattage	LED Color/Gen	Distribution	Voltage	Photocontrol	Location	Finish	
LPW16								
LPW16 LytePro 16 LED medium wall sconce	20 20W 30 30W 60 60W	NW-G3 Neutral White 4000K 70 CRI Generation 3 WW-G3 Warm White 3000K 70 CRI Generation 3	2 Type 2 3 Type 3 4 Type 4	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (60/50Hz) HVU 347-480V (60/60Hz)	---- None PCB Photocontrol Button[1]	BAC[3] Meets the requirements of the Buy American Act of 1933 (BAA)	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: DC-LGP or DC-RAL7024) CC Custom color (Must supply color chip for required factory quote)	

Stocked luminaires – Ordering guide

Catalog Number	Description	Master Pack, Qty	UPC Code
LPW16-G3-8-BZ	LPW16, 30W, 660mA, 4000K, Type 3, 120-277V, Bronze textured paint	6	622262813872
LPW16-G3-8-DGY	LPW16, 30W, 660mA, 4000K, Type 3, 120-277V, Dark grey textured paint	6	622262813865

Stocked accessories – Ordering guide (Must be ordered separately)[4]

Catalog Number	Description	Master Pack, Qty	UPC Code
LPWCVRPLT-BZ[2]	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	190096144860

1. Must specify voltage. Not available in 347V or 480V.
2. Other colors available upon request as made-to-order
3. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
4. Consult Signify to confirm whether specific accessories are BAA-compliant.

Stonco by Signify

Wall mount

LytePro

LPW7 small wall sconce

Stonco LytePro LED small wall sconce LPW7 features outstanding value in a compact, architectural design, and combines energy savings with good photometric performance. LPW7 is ideal for entryways, corridors, facade and other wall/surface lighting applications.

Project:	APARTMENTS @ ROOSEVELT
Location:	
Cat.No:	LPW7-10-WW-G3-2-UNV
Type:	B8
Lamps:	LED Qty:
Notes:	

Ordering guide

Example: LPW7-10-NW-G3-2-120-PCB-BZ

					Options		
Prefix	Wattage	LED Color/Gen	Distribution	Voltage	Photocontrol	Location	Finish
LPW7	10		2				
LPW7 LytePro 7 LED small wall sconce	10 10W	NW-G3 Neutral White 4000K 70 CRI Generation 3 WW-G3 Warm White 3000K 70 CRI Generation 3	2 Type 2	120 120V 208 208V 240 240V 277 277V UNV 120-277V (50/60Hz)	---- None PCB Photocontrol Button[1]	BAC[3] Meets the requirements of the Buy American Act of 1933 (BAA)	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: DC-LGP or DC-RAL7024) CC Custom color (Must supply color chip for required factory quote)

Stocked luminaires – Ordering guide

Catalog Number	Description	Master Pack, Qty	UPC Code
LPW7-G3-8-BZ	LPW7, 250mA, 4000K, 120-277V, Bronze textured paint	6	622262813858
LPW7-G3-8-DGY	LPW7, 250mA, 4000K, 120-277V, Dark grey textured paint	6	622262813841

Stocked accessories – Ordering guide (Must be ordered separately)[4]

Catalog Number	Description	Master Pack, Qty	UPC Code
LPWCVRPLT-BZ[2]	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	190096144860

1. Must specify voltage.
2. Other colors available upon request as made-to-order
3. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
4. Consult Signify to confirm whether specific accessories are BAA-compliant.

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2037-01

ENCORE ENTERPRISES

Apartments at W. Roosevelt Street

AVONDALE, ARIZONA

DPR SUBMITTAL

September 30, 2021

ELECTRICAL SITE LIGHTING CUTSHEETS

Preliminary Not For Construction

E3.0PH

Registered Professional Engineer (Electrical) CERTIFICATE NO. 10807 ANDREW C. PANOPIO Date Signed 3-30-2021 ARIZONA, U.S.A. EXPIRES: 12/31/2021

NP ENGINEERING INC. 4115 N. 15TH AVE PHOENIX, AZ 85015 (602) 265-1558 PROJECT NO. 2021-246

Day-Brite CFI by Signify

Linear

FluxStream strip

FSS 2', 3', 4', & 8'

Day-Brite / CFI FluxStream LED strip is a high performing luminaire delivering smooth diffuse light ideal for light industrial, commercial and residential applications with unparalleled energy efficiency.

Project:	APARTMENTS @ ROOSEVELT
Location:	
Cat.No:	FSS-4401.850-UNV-DIM
Type:	S7
Lumens:	4000 Qty:
Notes:	

Ordering guide – standard & wireless controls

example: FSS4401.840-UNV-DIM

Series	Length (nominal)	Lumens[1] (nominal)	Color temp. (K)	Voltage	Driver	Options
FSS				–	–	
FSS FluxStream strip	2' 2'	20L 2000	830 80 CRI, 3000K	UNV Universal voltage (120-277V	Dimming 10ga dimming to 40% input power	EMLED[2,3,4,5] Factory wired Bodine BSL_BOLP Integral emergency pack. Nominal 1100 lm
		30L 3000	835 80 CRI, 3500K	120* 120V	MaxIX phase dimming	EB100[2,3,5,6] UL924 listed bypass sensor relay, factory installed between driver & sensor PS/PI (Interact Pro compatible)
	3' 3'	30L 3000	840 80 CRI, 4000K	277* 277V	DALI*	EB100/IWP[5,6,14] UL924 listed sensor bypass relay, factory installed between driver & sensor 347/480 Power Interrupt (Interact Pro compatible)
	4' 4'	30L 3000	850* 80 CRI, 5000K	347* 347V		XDIM[7,8,12] GTD/E[14] UL924 listed Bodine GTD factory installed on driver input
		40L 4000				GTD/SWS[8,12,14] UL924 listed Bodine GTD factory installed between driver & sensor (alternate option to EB100)
		50L 5000				SWZCS W,[9] Interact Pro scalable sensor with integral daylight & occupancy sensing, advanced grouping with dwell time
		70L 7000				SWZ01[9] SpaceWise sensor, daylighting and occupancy, advanced grouping, with dwell time
	8' 8'	60L 6000				RADIO[10] Integral Interact Pro RF sensor, enables wireless connected lighting control
		80L 8000				SWZCSH[9] Interact Pro scalable high bay sensor with integral daylight & occupancy sensing, advanced grouping with dwell time for high mounting heights
		110L 11000				IAOSB[11,13] Interact Pro Enterprise advanced wireless sensor bundle, Integral SC1500 w/IoT capabilities for enterprise scale projects
		140L 14000				LSXR10 120-347V motion sensor, factory installed on end cap
						LSXR10AACC* 120-347V motion sensor with photocell and hi/lo trim dimming, factory installed on end cap
						PAF Paint after fabrication for extra corrosion resistance (white)
						BK Matte black paint color
						ST Satin aluminum paint color
						BAC[13] Meets the requirements of the Buy American Act of 1933 (BAA)

Ordering guide – PoE controls example: FSS440L840-LV-POE-IAO

Series	Length (nominal)	Lumens[1] (nominal)	Color temp. (K)	Voltage	Driver	Options
FSS				–	–	
FSS FluxStream Strip	4' 4'	30L 3000	830 80 CRI, 3000K	LV Low voltage	POE Power over ethernet	IAO Interact PoE daylighting and occupancy sensor, enables wired connected lighting control
		40L 4000	835 80 CRI, 3500K			EMPOE[15] 600lm integral emergency driver and battery pack.
		60L 6000	840 80 CRI, 4000K			PAF Paint after fabrication for extra corrosion resistance (white)
	8' 8'	60L 6000	850 80 CRI, 5000K			BK Matte black paint color
						ST Satin aluminum paint color
						IAOSB Interact PoE advanced wired sensor bundle, Integral SC2000 w/IoT capabilities for enterprise scale projects

1 8' is tandem (2) 4' lenses with single piece 8' body.
2 Nominal delivered lumens at 25°C ambient.
3 Not available in 2' model.
4 X28W option only available with 120V.
5 347V with EMLED only available in 8' models.
6 Not available in 2' or 3' model.
7 Not available in 4' 70L model or 8' 140L model.
8 DALI available up to 80L models only, consult factory for other options.
9 EMLED on 8' models illuminates 4' section in emergency mode.
10 Available with DIM driver option only.
11 Integral controls options dimmable to 5% via wireless wall switch. Non-integral controls configurations are 0-10V dimmable to 1%.
12 Must be installed in conjunction with a LSXR10 device.
13 Must be ordered with an integral sensing option.
14 High bay motion detector. Motion sensing zone is extremely limited 1" round below 15' mounting height.
15 Must order IBTWOS Interact commissioning remote with each system order.
16 EMLED on 8' models illuminates 4' section in emergency mode.
17 ERIOO options not available in 2'. 3' only has availability when selecting UNV.
18 Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA refund. This BAC designation hereunder does not address (1) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (2) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
19 Consult Signify to confirm whether specific accessories are BAA-compliant.

Accessories[19] (order separately)

- FSS02L - 2' Diffuse replacement lens
- FSS03L - 3' Diffuse replacement lens
- FSS04L - 4' Diffuse replacement lens (order two for 8' models)
- FSSMG4 - 4' wire guard (order two for 8' models)
- FSTH - Sliding hanger bracket (set of two)
- LSXR10 - Low bay PIR motion sensor, 120-277V (not available with PoE)
- LSXR10AAC - Low bay PIR motion sensor with photocell and hi/lo trim dimming, 120-277V (not available with PoE)
- FSSDEC - Decorative plastic end cap (set of two)

(See last page for details and more options)

SWZCS accessories[9] (order separately)

- IBTWOIS – handheld remote for grouping and configuration (at least one remote required for any SWZCS installation).
- LIBS483/10 – Wireless Dimmer Switch Selector
- LIBS482/10 – Wireless Scene Selector

General notes

Many luminaire components, such as reflectors, refractors, lenses, sockets, lampholders, and LEDs are made from various types of plastics which can be adversely affected by airborne contaminants. If sulfur based chemicals, petroleum based products, cleaning solutions, or other contaminants are expected in the intended area of use, consult factory for compatibility.

PAF (Paint after fabrication) option is required for all products that will be used in a damp or humid location, such as under a canopy or covered parking area.

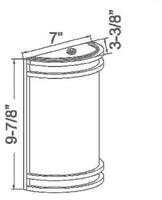
Not all product variations listed on this page are DLC qualified. To ensure that a specific model is qualified, visit www.designlights.org/search

4404
120V

Catalog #:	4404-OB	Type	
Project:	APARTMENTS @ ROOSEVELT	S8	
Prepared by:		Date	

Outdoor Wall Sconce, Wet Listed

Oil Rubbed Bronze (OB)



Residential Wall Sconce

DESCRIPTION

This outdoor, wet listed wall scone has a white acrylic lens for soft, glare free illumination. The ideal choice for outdoor applications for building-mounted doorway and pathway illumination. The integrated photocell and LEDs allow for a long life and maximum energy savings.

DESIGN FEATURES

Construction
- Durable steel frame
- Acrylic lens to diffuse glare and improve distribution

Electrical
- 120V
- 50,000 hour projected life
- 3000K | 80 CRI
- 15W | 800 lms
- Operating temperature: -4°F (-20°C) to 104°F (40°C)
- Integrated photocell

Certifications
- cETLus listed for wet location
- 5 Year Limited Warranty

ORDERING GUIDE *Example: 4404OB*

Model #	Finish
4404	OB
4404	OB : Oil Rubbed Bronze

TEL: 800.937.6925 | Fax: 800.207.9509 | www.rplighting.com

Specifications and dimensions subject to change without notice.

11/5/2020 R2

RP | LIGHTING + FANS

GARDCO by Signify

Site & Area

PureForm

PBL & PBL-HS

Gardco PureForm LED bollard PBL integrates a sleek, low profile design, extraordinary light output, and energy savings into an innovative pedestrian scale luminaire. PureForm bollard features a high performance optical system designed to achieve wide spacings and full cutoff performance. Three heights available for a customized look. IP66 optics ensure dust or moisture will never interfere with performance.

Project:	APARTMENTS @ ROOSEVELT
Location:	
Cat.No:	PBL-14L-200-NW-G2-S-UNV
Type:	S9
Lamps:	LED Qty:
Notes:	

Ordering guide

example: PBL-42-14L-450-NW-G2-S-UNV

Series	Mount Style	Voltage	Drive Current	Color Temperature and CRI	Type and Lens	Shielding	Options
PBL PureForm bollard	36 Standard Shaft 36" 42 Standard Shaft 42" 60 Standard Shaft 60"	HL 14 LEDs (full ring)	100 100mA 200 200mA 350 350mA 450 450mA 600 600mA 800 800mA 1050 1050mA	WW-G2 Warm White 3000K, 70 CRI Generation 2 NW-G2 Neutral White 4000K, 70 CRI Generation 2 CW-G2 Cool White 5000K, 70 CRI Generation 2	Type 3 3 Type 3 Type 5 5 Type 5	Leave blank for no shielding	Leave blank for no battery EBP Emergency battery[4,10]	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz)

Options

Electrical Options	Miscellaneous Options	Mid-Section Options	Fusing	Finish
BD 0-10V External dimming (by others)[1,5] FAWS Field Adjustable[1,2] SW Interface module for SiteWise[1,6,14] LLC Wireless controls without PIR sensor[1,5,8] BL Bi-level functionary with motion sensor[1,12] **DynaDimmer:** Automatic Profile Dimming[1,5] CS50 Security 50% Dimming, 7 hours CM50 Median 50% Dimming, 8 hours CS30 Security 30% Dimming, 7 hours CM30 Median 30% Dimming, 8 hours	IMRI Integral infrared[1,13]	PCB Photocontrol Button[4,5]	Fusing F1 Single (120, 277, 347VAC)[3] F2 Double (208, 240, 480VAC)[3] F3 Canadian Double Pull (208, 240, 480VAC)[3] **Surge Protection** (10kA standard) SP2 Increased 20kA GFCI Ground Fault Interrupt Outlet[11]	Textured BK Black WH White BZ Bronze DGT Dark Gray MGT Medium Gray **Customer specified** RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)

1. Extended lead times apply. Contact factory for details.
2. Not available in 100, 200 or 350mA.
3. Available in 120V or 277V only.
4. Not available with other control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Available only with BL dimming control.
8. Not available with SW, LLC, and CS/CM.
9. Must specify input voltage.
10. Available in 120V only.
11. Not available in 347 or 480V.
12. Not available in 100, 200, and 1050mA.
13. Not available with SW or LLC.

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21-2037-01

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ELECTRICAL SITE LIGHTING CUTSHEETS
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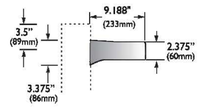
Registered Professional Engineer (Electrical) CERTIFICATE NO. 10807 ANDREW C. PANOPIO Date Signed 3-30-2021 ARIZONA, U.S.A. EXPIRES: 12/31/2021

NP ENGINEERING INC. 4115 N. 15TH AVE PHOENIX, AZ 85015 (602) 265-1558 PROJECT NO. 2021-246

Short reach brackets

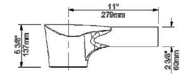
RSAR Standard features include:

- Made of cast A356 aluminum, mechanically assembled to the pole.
- Available for a 4"(102mm) to 4.9"(124mm) or 5" (127mm) to 6"(152mm) round or 4"(102mm) minimum square pole. Pole shape and size must be specified when ordered.
- Available with RoadStar only.



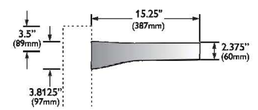
PSA Standard features include:

- Made of cast A356 aluminum, mechanically assembled to the pole.
- Slip-fits a 2.375"(60mm), 3"(76mm) or 4"(102mm) pole. Pole shape and size must be specified when ordered.
- Available with RoadStar only



RLAR Standard features include:

- Made of cast A356 aluminum, mechanically assembled to the pole.
- Available for a 4"(102mm) to 4.9"(124mm) or 5" (127mm) to 6"(152mm) round or 4"(102mm) minimum square pole. Pole shape and size must be specified when ordered.
- Available with Helios, RoadView, RX series, MiniView, RoadFocus and StreetView.



Catalog Number	EPA (square feet)	Weight (pounds)
RSAR	0.19	2.0
RLAR	0.25	3.0
PSA	0.13	3.0

- Consult Factory to validate compatibility with your pole and fixture combination and installation instructions.

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2037-01

ENCORE ENTERPRISES

Apartments at W. Roosevelt Street
AVONDALE, ARIZONA
DPR SUBMITTAL
September 30, 2021

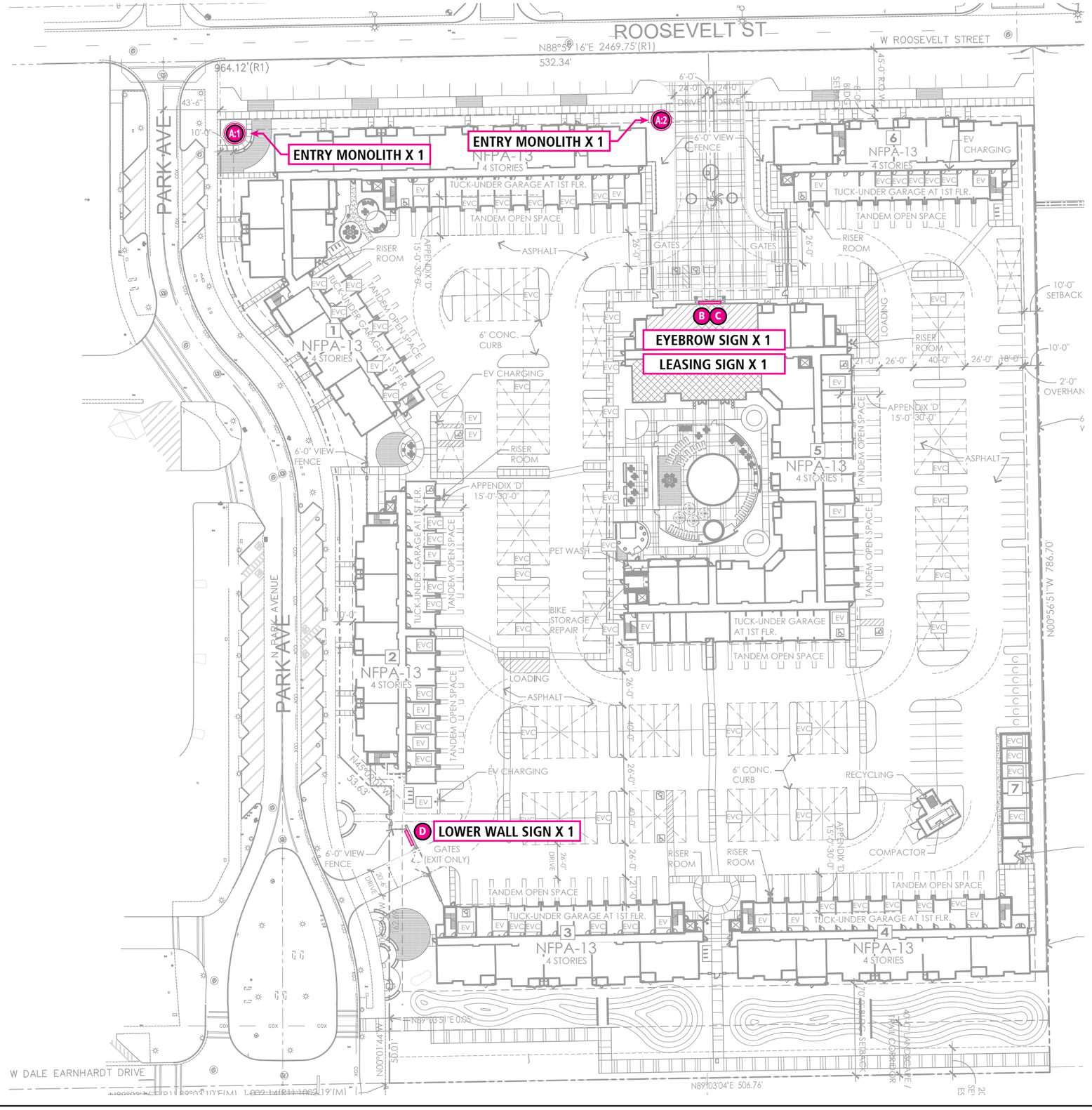
ELECTRICAL SITE LIGHTING CUTSHEETS
Preliminary Not For Construction

Registered Professional Engineer (Electrical)
CERTIFICATE NO.
10807
ANDREW C. PANOPIO
Date Signed 3-30-2021
ARIZONA, U.S.A.
EXPIRES: 12/31/2021

NP ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1558
PROJECT NO. 2021-246

E5.0PH

Exhibit I Date Received 12/22/21



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JOB NO.
2111E01S

Encore Halo / Avondale
Encore Enterprises
Avondale, Arizona

APPROVAL

Signature

Date

Your signature acknowledges full approval of the design layout and its content, releasing Fource Communications, Ltd. from any responsibility regarding incorrect information and design.

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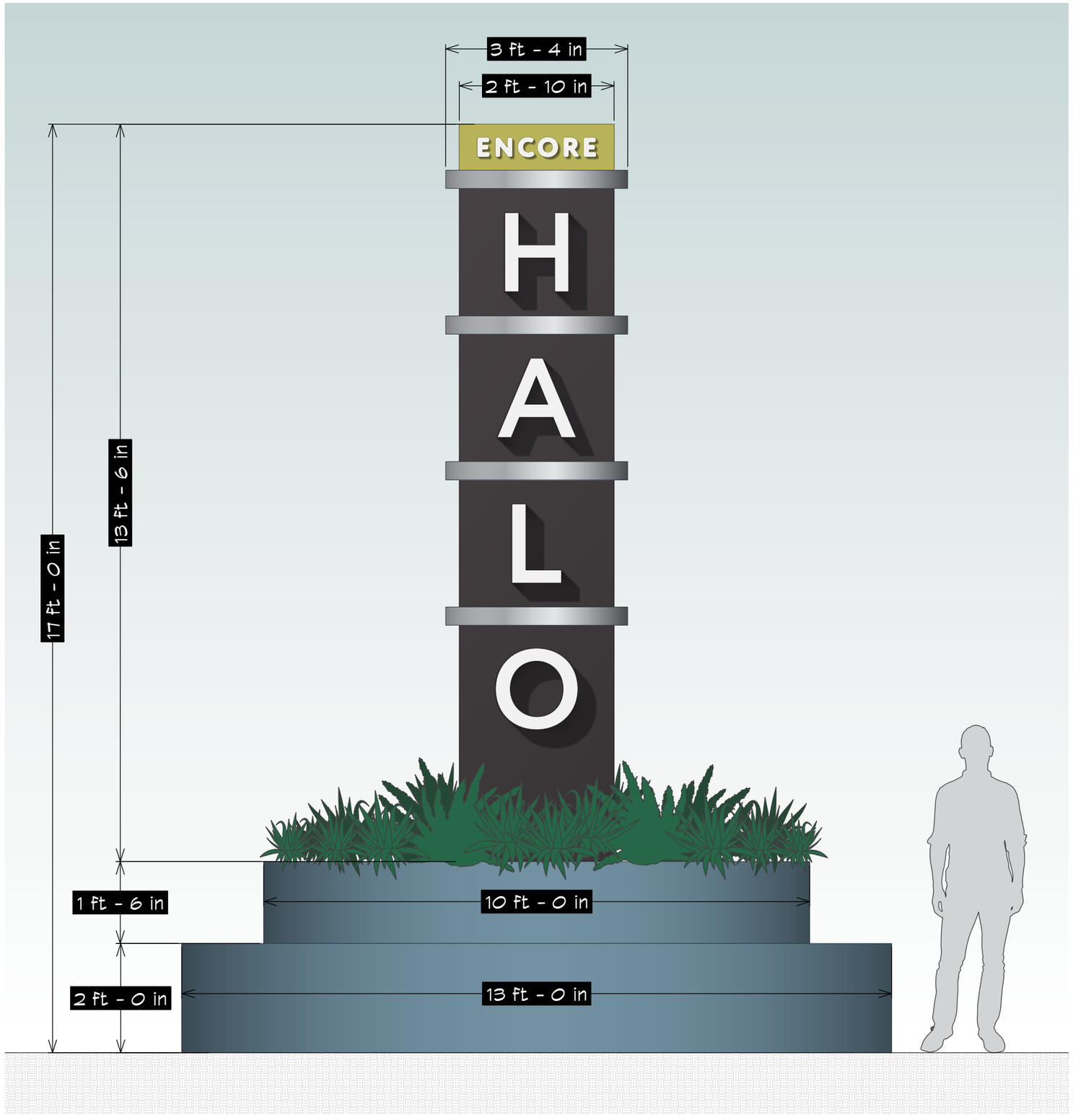
DESIGNER INITIALS
FOX

DATE
12/15/2021

SHEET TITLE
SIGNAGE SPOTTING

SHEET NO.
SPOT.01.00



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DESIGNER INITIALS

FOX

DATE

12/15/2021

SHEET TITLE

EXTERIOR SIGNAGE

SHEET NO.

ES.01.00

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DESIGNER INITIALS
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DATE
12/15/2021

SHEET TITLE
EXTERIOR SIGNAGE

SHEET NO.
ES.01A.00

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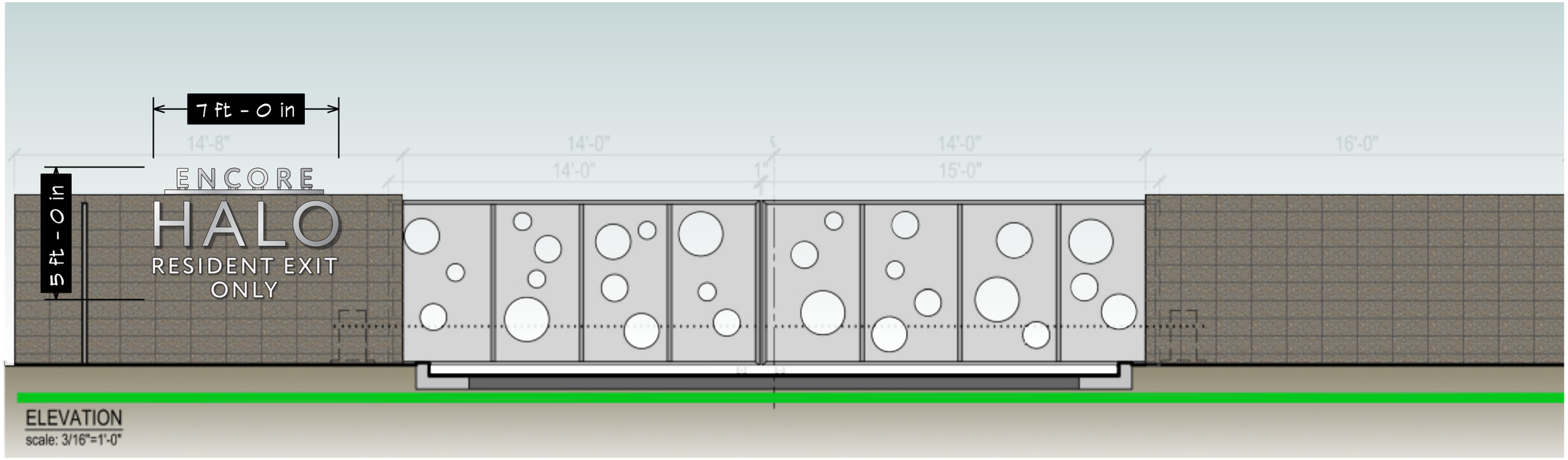
DESIGNER INITIALS
FOX

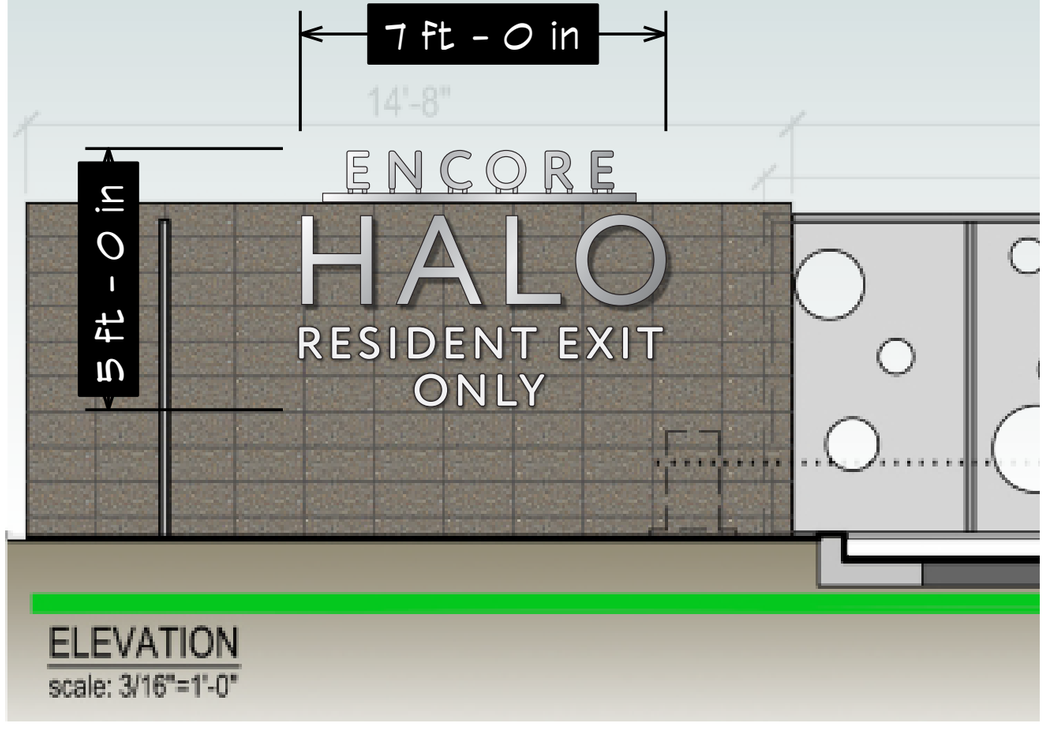
DATE
12/15/2021

SHEET TITLE
EXTERIOR SIGNAGE

SHEET NO.
ES.01B.00



ELEVATION
scale: 3/16"=1'-0"



ELEVATION
scale: 3/16"=1'-0"

FOURCE COMMUNICATIONS

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JOB NO.
2111E01S

Encore Halo / Avondale
Encore Enterprises
Avondale, Arizona

APPROVAL

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DESIGNER INITIALS
FOX

DATE
12/15/2021

SHEET TITLE
EXTERIOR SIGNAGE

SHEET NO.
ES.01C.00

Item Number: 6.b.

AGENDA ITEM REPORT

SUBJECT: Alta Avondale – Development Plan (Site Plan and Design Review) – Application PL-21-0353

MEETING DATE: 2/16/2022

TO: Planning Commission

FROM: Eric Fitzer, Planning Manager

THROUGH: Eric Fitzer, Planning Manager

PURPOSE:
Planning Commission will consider a request by Mr. Brian Greathouse, Burch & Cracchiolo, P.A., on behalf of Wood Partners, for approval of PL-21-0353 Alta Avondale Development Plan (Site Plan and Design Review), a proposed 360-unit multi-family residential apartment community located within The BLVD Specific Plan on approximately 12.8 acres west of the northwest corner of Van Buren Street and Avondale Boulevard. Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:
The property was annexed in April 2009 and rezoned from Agricultural (AG) to City Center District (CCD) in August 2009. The property was again rezoned, this time from CCD to The BLVD District (BLVDD) in March 2020 following adoption of The BLVD Specific Plan the previous year. The property is located within The BLVD's Park Avenue District, which allows Central gathering area for events; Indoor sports, cultural, and entertainment (ASC, Theatre/Performing Arts Center), Mixed-use, Main Street retail, Restaurants); Urban form multi-family minimum 22 dwelling units per acre; Office; Hotel, Education Campus.

The existing uses and zoning of surrounding properties include:
NORTH: General Plan Designation The BLVD Park Avenue; Zoning The BLVDD Park Avenue District; proposed Encore Avondale multi-family
EAST: General Plan Designation Medium High Density Residential; Zoning Waterford Square Planned Area Development; Single Family residential
SOUTH: General Plan Designation The BLVD Residential; Zoning Maricopa County RU-43; vacant in agricultural production
WEST: General Plan Designation The BLVD Park Avenue; Zoning The BLVDD Park Avenue District the AES and Vacant

SUMMARY OF REQUEST:
The applicant is requesting approval of a Development Plan (Site Plan Design Review) for a 360-unit multi-family apartment urban form community. The site consists of seven (7) 3-story and one (1) 4-story apartment buildings with amenities that include a primary clubhouse within a centralized courtyard, resort style community pool, spa barbeque islands with bars, fire pits, bean bag toss area, outdoor seating and cabanas. A secondary amenity area is located in the middle section of the site which includes expansive turf area, pet waste station and pet drinking fountain. The three-story buildings are fronting along Filmore Street and Park Avenue to create a pedestrian-scale feel with on-street parking.

The proposal includes 204 one-bedroom units; 138 two-bedroom units and 18 three-bedroom units for a total of 360 units. Primary access to the site is from Van Buren Street with a secondary egress (exit) to Park Avenue, and an emergency access to Van Buren Street; no ingress (entry) will be allowed from Park Avenue.

Properties in The BLVD Specific Plan and The BLVD District zoning are required to submit a Development Plan (Site Plan and Design Review) for administrative Council approval prior to administrative staff approval of any construction plans.

ANALYSIS:

Conformance with the General Plan

The General Plan designation for the property is The BLVD Park Avenue District. As such, the request is in conformance with the General Plan.

Conformance with The BLVD Specific Plan

The BLVD Specific Plan designates the site as Park Avenue with a minimum dwelling unit per acre requirement of 22 units per acre. The proposal is for 28.13 dwelling units per acre exceeding the minimum requirements and is therefore in conformance with The BLVD Specific Plan.

Permitted Uses

The use proposed for the site is consistent with the The BLVDD Park Avenue District zoning designation and is in conformance with the zoning of the site.

Development Standards

The front, side, and rear yard minimum setbacks are consistent with the zoning district.

Parking

Parking proposed meets the Avondale Zoning Ordinance Requirements

Landscaping

Landscaping on the site will adhere to the Zoning Ordinance's landscaping requirements. Adherence to these requirements will ensure that significant landscape areas, tree sizes, and plant quantities are provided throughout the site.

Streets, utilities and Other Infrastructure

The development will have one (1) access point off of Van Buren Street, one (1) Emergency Access to Van Buren Street, and one (1) egress to Park Avenue. The applicant will be contributing, dedicating, and constructing the following improvements:

- The developer will construct the northbound lane(s) including curb gutter sidewalk, bike lanes, on-street parking, landscaping, street lighting and pedestrian lighting on Park Avenue along the project frontage from the Filmore Street alignment to The BLVD.

- Dedication of 33 feet of half-street right-of-way will be required for the south half of Filmore Street adjacent to the property. The developer will construct the full roadway width of Filmore Street including curb gutter sidewalk, landscaping, street lighting, and pedestrian lighting adjacent to the site.

.

- Van Buren Street will be constructed per Fig 2.7 of The BLVD Specific Plan and one-half street improvements will be required along the project frontage. No additional landscaping will be required in the area ten (10) feet north and south of the Van Buren Street trail. The existing trail landscaping within this corridor must be separated from this project’s landscaping by a landscape header curb; the existing landscaping within the curbed area will continue to be maintained by the City.

- Contributions towards half of the future Van Buren Street median adjacent to the site and one-quarter (1/4) of the design and construction cost of the future traffic signal at the intersection of Van Buren Street and Park Avenue will be required prior to issuance of permits.

- The applicant will construct the private fire, water, and sewer lines within the development.

DISCUSSION:
Staff recommends approval of the Development Plan (Site Plan and Design Review) request for the following reasons:
1. The proposed Development Plan is in conformance with the property's The BLVD Park Avenue District General Plan Designation,

2. The proposed Development Plan is in conformance with The BLVD Specific Plan,

3. The proposed Development Plan is in conformance with the BLVDD Park Avenue District zoning designation,

4. The proposed Development Plan, including the Site Plan, Landscape Plan, Building Elevations, and Site Details, meet or exceed development standards and requirements contained within the City of Avondale Zoning Ordinance, The BLVD Specific Plan, and Multi-Family Residential Design Manual.

5. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.

6. The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:
STRATEGIC OUTCOME AREA: Foster sustainable community development
STRATEGY: Encourage build-out in residential housing opportunities that support diverse housing options.

BUDGET IMPACT:
No budget impacts.

RECOMMENDATION:
The Planning Commission will recommend **APPROVAL** of Application PL-21-0353 Alta Avondale, a request for Development Plan (Site Plan and Design Review) for a proposed 360-unit multi-family residential community, subject to the following eleven (11) conditions of approval:

CONDITIONS OF APPROVAL:
1. Development of Alta Avondale shall substantially conform to the following documents, except as modified by these conditions of approval:

a. Narrative dated October 22, 2021
b. Site Plan dated January 20, 2022
c. Landscape Plan dated December 21, 2021
d. Building Elevations dated December 21, 2021
e. Photometrics Plan dated December 21, 2021
f. Signage Plan December 21, 2021

Further, the development will be reviewed for conformance with these stipulations unless otherwise approved by the City Engineer.

2. The Development Plan will expire two (2) years from approval unless a building permit has been issued for the project.

3. Powerlines less than 69 kV and/or irrigation canals on or adjacent to the property shall be converted to underground transmission/conveyance in the first phase of development.

4. Park Avenue will be constructed per Fig 2.7 of The BLVD Specific Plan, the developer will construct the northbound lane(s) including curb, gutter, sidewalk, bike lanes, on-street parking, landscaping, street lighting, and pedestrian lighting on Park Avenue along the project frontage from the Filmore Street alignment to The BLVD, the northbound cross-section shall be in accordance with Figure 2.7 of The BLVD Specific Plan. The park median may be used for retention of Park Avenue street runoff. No additional right-of-way dedication is anticipated for Park Avenue.

5. Dedication of 33 feet of half-street right-of-way will be required for the south half of Filmore Street adjacent to the property. The developer will construct the full roadway width of Filmore Street including curb, gutter, sidewalk, landscaping, street lighting, and pedestrian lighting adjacent to the site.

6. Van Buren Street will be constructed per Fig 2.7 of The BLVD Specific Plan, one-half street improvements will be required along the project frontage. No additional landscaping will be required in the area ten (10) feet north and south of the Van Buren Street trail. The existing trail landscaping within this corridor must be separated from this project's landscaping by a landscape header curb; the existing landscaping within the curbed area will continue to be maintained by the City.

7. Contributions towards half of the future Van Buren Street median adjacent to the site and one-quarter (1/4) of the design and construction cost of the future traffic signal at the intersection of Van Buren Street and Park Avenue will be required prior to issuance of permits.

8. Grandfathered groundwater rights for the property (58-112404.0000 and 58-104070.0002) must be extinguished and pledged to the City of Avondale's designated account (26-002003.0000) prior to issuance of any construction permits for any portion of the project.

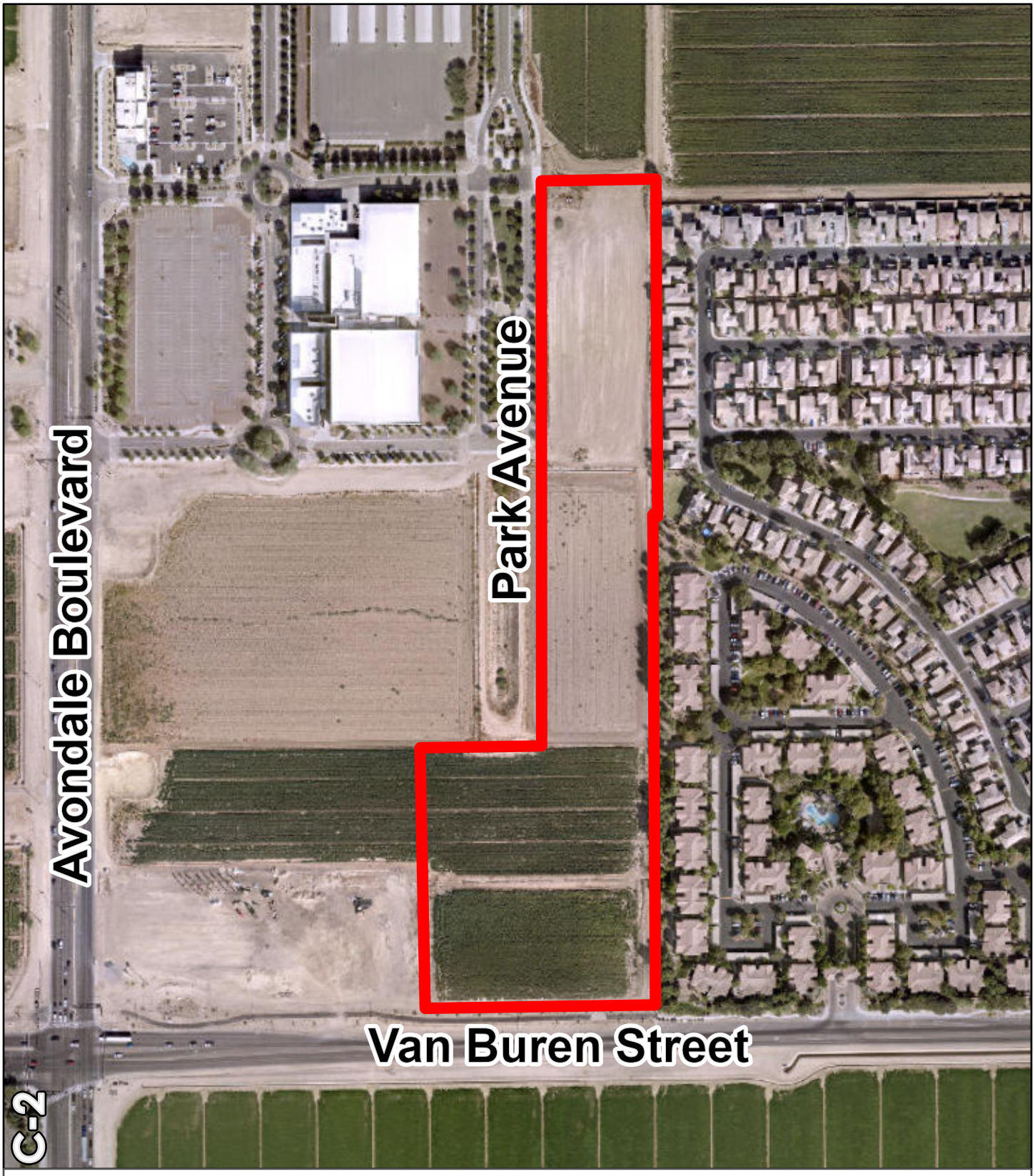
9. All required off-site improvements shall be completed in the first phase of development prior to issuance of the first Certificate of Occupancy for the project.

10. All development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.

11. The developer shall dedicate to the City a public 30' wide Multi-use Trail Easement along Alta's north property line through the project's final plat/MLD. A ten (10) foot wide multi-use trail, constructed by others, will be located within the 30' easement of the subject site. The developer shall be required to construct and maintain the trail, landscaping, lighting and pedestrian amenities in the 30' M.U.T. easement.

PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-21-0353 Alta Avondale, a request for Development Plan (Site Plan and Design Review) for a proposed 360-unit multi-family residential community, subject to eleven (11) conditions of approval as listed in the staff report.

Exhibit A



Aerial Photograph

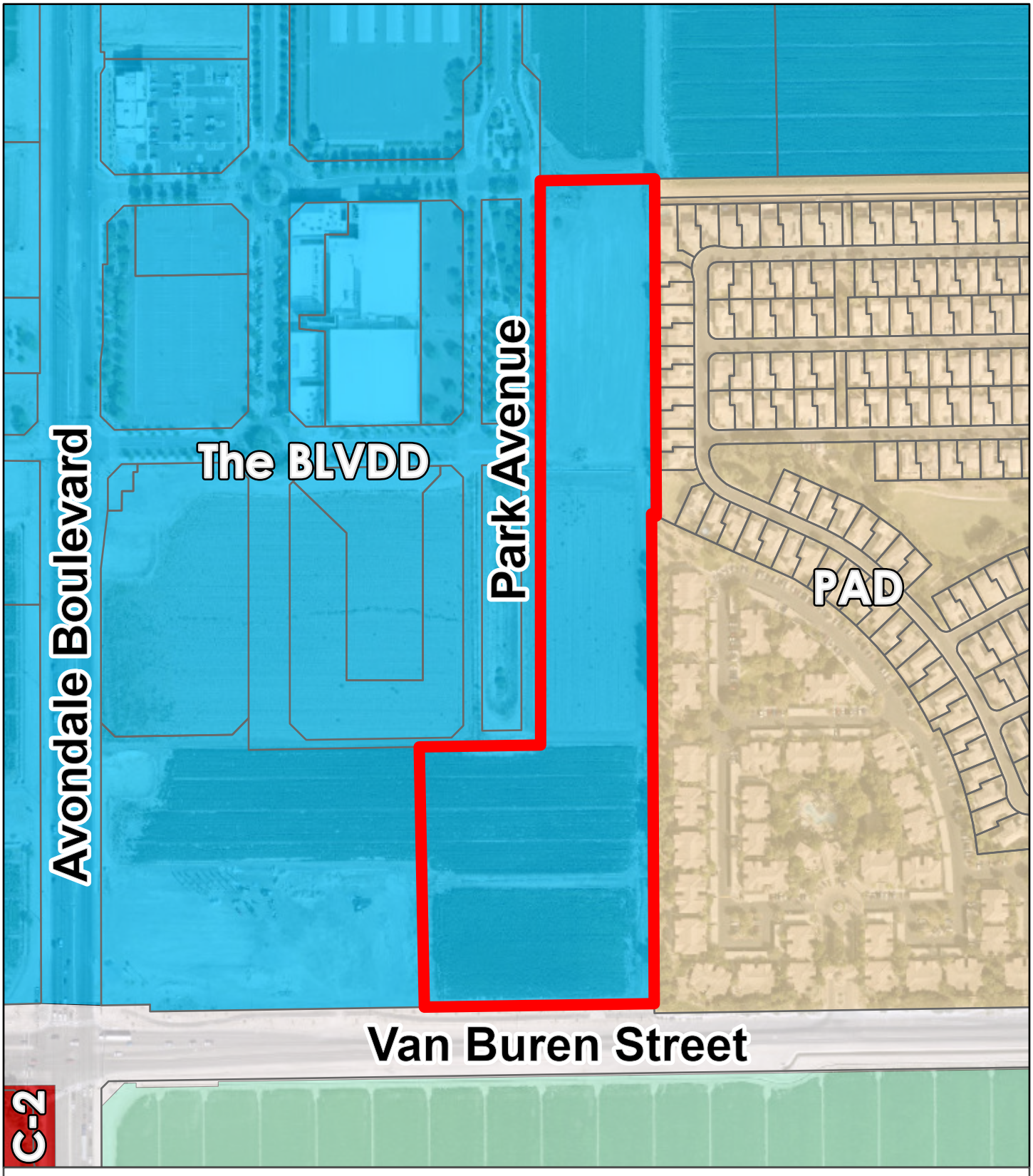
Avondale

Subject Property

N
W E
S

Date: 1/25/2022

Exhibit B



Zoning Vicinity

Avondale

Subject Property

N
W E
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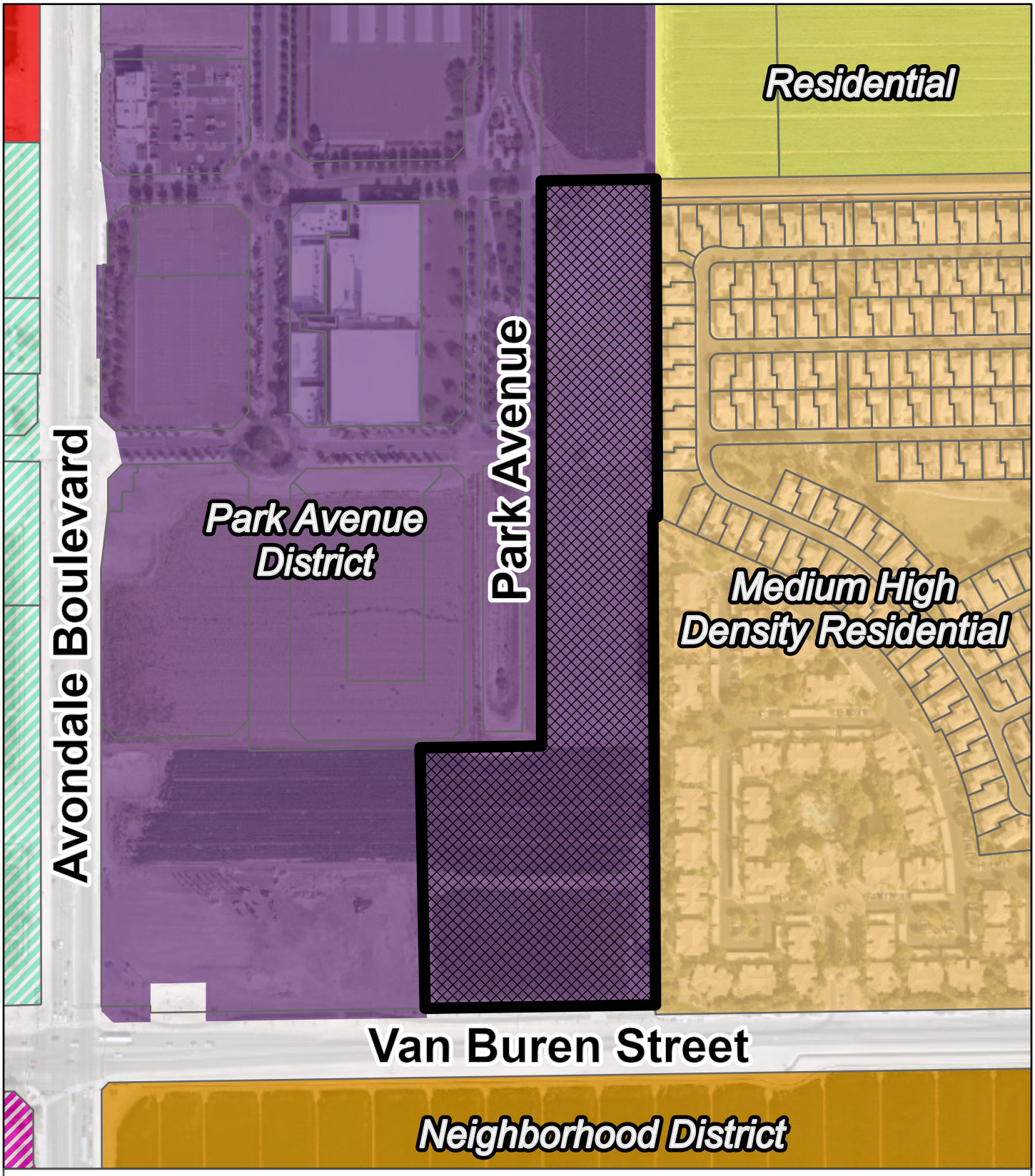
Date: 1/25/2022

Exhibit C



General Plan Land Use

Avondale

Subject Property

N
W E
S

Date: 1/25/2022

BURCH & CRACCHIOLO
BCATTORNEYS.COM

Exhibit D Received
10/22/21

BRIAN GREATHOUSE
DIRECT LINE: 602.234.9903
DIRECT FAX: 602.343.7903
E-MAIL: BGREATHOUSE@BCATTORNEYS.COM

October 22, 2021

Avondale Alta 1 by Wood Partners
East of the NEC of Van Buren Street and Avondale Boulevard

DEVELOPMENT PLAN APPLICATION - NARRATIVE

I. Introduction

On behalf of Wood Partners, we have submitted a Development Plan Review Application. Wood Partners is the proposed developer of a 13 +/- acre vacant and underutilized property located east of the northeast corner of Van Buren Street and Avondale Boulevard ("Site"). Wood Partners is developing a 360 unit, Class A, high quality multifamily development that will be compatible and consistent with the BLVD Specific Plan. Wood Partners requests approval of its Site Plan, Building Elevations, and other materials submittal with its Development Plan Review Application.

Wood Partners is a best-in-class national, institutional multi-housing real estate development firm with a significant presence in Arizona. Since 2011, the firm has been annually recognized as a "Top 5" real estate development firm in the United States by multiple publications. Wood Partners develops approximately 4,000-5,000 multifamily units across the United States annually. The Wood Partners' Arizona team have produced numerous high-quality and highly recognizable projects through the Valley going back to 2004. Wood Partners' developments represent strong brand identity that fit their individual markets, meticulous attention to detail, and a commitment to utilizing high-quality materials throughout their designs.

II. Site Design

The Site is an irregular "L" shaped property. Primary vehicular access to and from and the Site will be provided along Van Buren Street at the southeast corner of the Site. Secondary vehicular access is provided along Park Avenue at the northwest corner of the Site. Further, numerous pedestrian access points have been provided along Park Avenue and Fillmore Street on the northern portion of the Site. The parking provided on the Site (656 spaces) meets the minimum parking requirements of the Avondale Zoning Ordinance, and trash enclosures have been located within convenient location on the Site to provide east tenant access and unimpeded access for trash pickup vehicles.

The main entry is located proximate to the primary clubhouse, leasing office and amenity area, which is located within a centralized courtyard surrounded by a 4-story building that is approximately 53.5 feet in height. The amenities provided within the courtyard include resort style community pool, spa, barbeque islands with bars, fire pits, bean bag toss area, outdoor seating and

cabanas. A secondary amenity area is located within the middle section of the Site, which includes expansive turf area, pet waste station, and pet drinking fountain.

Further, there are 3-story buildings (approximately 36.5 feet in height) located proximate to Park Avenue and Fillmore Street on the northern portion of the Site. The 3-story buildings are provided at a pedestrian scale and front onto Fillmore Street with parking areas on the east sides of the buildings fronting on Park Avenue and south side of the building fronting on Fillmore Street to provide a pedestrian-friendly feel. In total, there are seven 3-story buildings and one 4-story building on the Site. The proposed buildings comply with the BLVD District zoning regulations.

A 20-foot-wide public trail easement is proposed along the northern property line for the trail being constructed by others. No other ingress-egress easements are proposed since the site will have direct access to Park Avenue and Fillmore Street.

III. Building Design

The buildings will accommodate 360 units of high-quality multifamily units with top of class finishings, appliances, and fixtures. The development includes 204 1-Bed, 138 2-Bed, and 18 3-Bedroom units.

The building and architectural design is in harmony and consistent with the guidelines within the City's Multi-Family Design Manual, the BLVD Specific Plan, and previous discussions and direction from City Staff. Vibrant colors have been incorporated as accents to complement the buildings in The BLVD. The elevations of all building have been designed so they are not symmetrical. Balconies wrap around building corners on many of the corner units. Further, vertical and horizontal articulation has been utilized to help reduce the building massing.

IV. Landscape Theme

The landscape theme incorporates various types of desert themed trees, shrubs and groundcovers that are consistent with the existing landscaping within the area and described within the BLVD Specific Plan. A significant number of trees and other landscaping is provided along Van Buren Street to provide a walkable and pedestrian-friendly environment.

V. Utilities and Drainage Retention

A public 12-inch waterline extension is proposed within the proposed Park Avenue roadway extension, stubbing out to the west along the Filmore alignment. Onsite utilities will include a private metered domestic waterline system, a private looped onsite fireline system to provide fire sprinkler service and fire hydrant coverage, a private gravity sanitary sewer collections system and a private onsite storm drain collection system.

The project will provide storm water retention in accordance with Avondale's engineering design standards by providing retention for the design storm event (100-year, 2-hour) for all onsite areas and the adjacent half-streets. Retention for all onsite areas, as well as the adjacent half-street of Van Buren, will be provided within onsite surface basins and underground storage tanks. The

full right-of-way of the Park Avenue roadway extension will be provided retention within the proposed median park area. Drywells will be utilized to dewater retention basins within 36-hours.

VI. Signage

Monument signs are located at the Van Buren and Park Avenue entrances. Further, building signage is provided at one location on the 4-story building located on the south portion of the Site, which is viewable from Van Buren Street. See Building Elevation Plans and Landscape Plans.

VII. Phasing

The development of this Site will be completed in a single phase.

VIII. Conclusion

Wood Partners' proposed 360-unit multifamily development is consistent with the requirements of the BLVD Specific Plan. Further, the development provides pedestrian-friendly themes and access along Park Avenue, Fillmore Street, Van Buren Street and throughout the entire Site. We request your approval of this Development Plan.

Exhibit E Date Received 1/20/22

BUILDING DATA

BUILDING TYPE	CONSTRUCTION TYPE	OCCUPANCY	STORIES	HEIGHT	NO. OF BLDGS
BUILDING A1	VA	R-2, B, A-3	4	53'-6"	1
BUILDING B1	VA	R-2	3	36'-6"	2
BUILDING C1	VA	R-2	3	36'-6"	5
FREE STANDING GARAGE	VA	S-2	1	36'-6"	6

SITE DATA

PROJECT NAME AND ADRESS

ALTA AVONDALE
EAST OF NORTHEAST CORNER OF AVONDALE AND VAN BUREN ST.
AVONDALE, ARIZONA

NARRATIVE

A NEW MULTIFAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 4 AND 3 STORY BUILDINGS WITH CLUBHOUSE, FITNESS, TUCKED UNDER GARAGES ON THE FIRST FLOOR OF THE BUILDINGS AND STAND ALONE GARAGES. THE PROJECT WILL CONSIST OF ONE, TWO, AND THREE BEDROOM UNITS, THE AMENITIES TO INCLUDE FITNESS, POOL, BBQ AREA AND CABANAS.

ZONING

BLVD DISTRICT (BLVDD)

PARKING

REQUIRED:	1.5 SPACES X (204) 1 BR UNITS	306 SPACES
	1.75 SPACES X (138) 2 BR UNITS	242 SPACES
	2 SPACES X (18) 3 BR UNITS	36 SPACES
	(GARAGES - 146 SPACES)	
	TOTAL RESIDENT PARKING REQ.	584 SPACES
	GUEST PARKING REQ.	72 SPACES
	TOTAL PARKING REQ.	656 SPACES
PROVIDED:	NON COVERED SURFACE	141 SPACES
	CARPORT SPACES	223 SPACES
	GARAGE SPACES	146 SPACES
	TANDEM	146 SPACES
	TOTAL	656 SPACES
ADA PARKING:		
	ADA PARKING REQUIRED (2%)	13 SPACES
	ADA PARKING PROVIDED	13 SPACES

EV. PARKING REQUIREMENTS

REQUIRED: -RESIDENTIAL PARKING LVL2 - 4% EV CHARGING STATION (4% X 584 SPACES = 23 PARKING SPACES)
-GUEST PARKING LVL2 - 1% TO BE EV CHARGING STATION (1% X 72 SPACES. = 7 PARKING SPACES)

-RESIDENTIAL PARKING EV COMPATIBLE - 16% (16% X 584 SPACES = 93 PARING SPACES)
-GUEST PARKING EV COMPATIBLE - 3% (3% X 72 SPACES= 2 PARKING SPACES)

PROVIDED:	LVL2 RESIDENTIAL CHARGING STATION	23 SPACES
	LVL2 GUEST CHARGING STATION	7 SPACES
	TOTAL	30 SPACES
	RESIDENTIAL EV COMPATIBLE	93 SPACES
	GUEST EV COMPATIBLE STATIONS	2 SPACES
	TOTAL	95 SPACES

SITE AREA

GROSS SITE AREA: 662,300 SF (15.204 AC)

NET SITE AREA: 557,601 SF (12.800 AC)

OPEN AREA REQUIRED: 83,640 SF (1.92 AC)- (15% MIN)

OPEN AREA PROVIDED: 84,475 SF (1.93 AC)

PROJECT UNITS: 360 UNITS

SETBACKS

BUILDING

	MIN	MAX
VAN BUREN	15'	30'
LOCAL STREETS	NONE	15'
SIDE PROPERTY LINES	NONE	NONE
REAR PROPERTY LINES	NONE	NONE
COLLECTOR STREETS 15'	NONE	

PARKING

	MIN
VAN BUREN	30'
COLLECTOR	30'
LOCAL	15'

GENERAL PARKING DIMENSIONS

PARKING SPACE	9'-6 X 20' (9'-6" X 18'-0" W/ 2'-0" OVERHANG)
COMPACT SPACE	8'X18' (15% MAX)
ACCESSIBLE SPACE	9'-6" X 20'
AISLE WIDTH	26'-0"
GARAGE	12' X 22'

VICINITY MAP

SITE KEY NOTES

1. PARKING SPACE (20'-0 X 9'-6" TYP)
2. PERMANENT FREE STANDING SIGN
3. TRASH ENCLOSURE
4. ACCESSIBLE CROSSWALK
5. PROPERTY LINE
6. USABLE OPEN SPACE
7. LANDSCAPE AREA. (REF. LANDSCAPE)
8. CONTROLLED ENTRY/EXIT GATES
9. ADDRESS DIRECTORY
10 . CALL STATION
11. FIRE TRUCK TURNING RADIUS
12. 6'-0" SIDEWALK
13. 5'-0" SIDEWALK
14. FIRE RISER
15. COVERED CARPORT
16. FIRE LANE
17. RIGHT OF WAY (ROW)
18. SITE ENTRY/EXIT
19. 6 FT WALL (CMU)
20. OPEN LANDSCAPE AREA (REF. LANDSCAPE)
21. LIGHT POLE
22. FIRE APPARATUS 35' INSIDE TURNING RADIUS
23. CONCRETE SIDEWALK
24. PEDESTRIAN GATE 36" CLEAR
25. DECORATIVE PAVEMENT
26. TRAFFIC CIRCLE
28. TANDEM PARKING SPACE
29. DOG PARK
30. ADA PARKING SPACE
31. ELECTRIC VEHICLE DUEL CHARGING STATION SERVING (2) PARKING SPACES
32. REMOVABLE BOLLARD
33. ASPHALT
34. MOUNTABLE CURB

GROSS BLDG. AREA

BUILDING 1	LEVEL 1	53,570 SF
BUILDING 1	LEVEL 2	53,570 SF
BUILDING 1	LEVEL 3	53,570 SF
BUILDING 1	LEVEL 4	53,570 SF
		214,281 SF
BUILDING 2 (C1)	LEVEL 1	11,605 SF
BUILDING 2 (C1)	LEVEL 2	12,146 SF
BUILDING 2 (C1)	LEVEL 3	12,343 SF
		36,094 SF
BUILDING 3 (C1)	LEVEL 1	11,605 SF
BUILDING 3 (C1)	LEVEL 2	12,146 SF
BUILDING 3 (C1)	LEVEL 3	12,343 SF
		36,094 SF
BUILDING 4 (B1)	LEVEL 1	8,228 SF
BUILDING 4 (B1)	LEVEL 2	8,591 SF
BUILDING 4 (B1)	LEVEL 3	8,723 SF
		25,542 SF
BUILDING 5 (C1)	LEVEL 1	11,605 SF
BUILDING 5 (C1)	LEVEL 2	12,146 SF
BUILDING 5 (C1)	LEVEL 3	12,343 SF
		36,094 SF
BUILDING 6 (B1)	LEVEL 1	8,228 SF
BUILDING 6 (B1)	LEVEL 2	8,591 SF
BUILDING 6 (B1)	LEVEL 3	8,723 SF
		25,542 SF
BUILDING 7 (C1)	LEVEL 1	11,605 SF
BUILDING 7 (C1)	LEVEL 2	12,146 SF
BUILDING 7 (C1)	LEVEL 3	12,343 SF
		36,094 SF
BUILDING 8 (C1)	LEVEL 1	11,605 SF
BUILDING 8 (C1)	LEVEL 2	12,146 SF
BUILDING 8 (C1)	LEVEL 3	12,343 SF
		36,094 SF
TOTAL BUILDING GROSS AREA		445,835 SF
DETACHED GARAGE 1		959 SF
DETACHED GARAGE 2		1,439 SF
DETACHED GARAGE 3		1,439 SF
DETACHED GARAGE 4		959 SF
DETACHED GARAGE 3		1,439 SF
DETACHED GARAGE 3		1,439 SF
TOTAL DETACHED GARAGE		7,674 SF

PROJECT DIRECTORY

OWNER

WOOD PARTNERS
87777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, AZ
85258

ARCHITECT

DESIGN BALANCE
2231 RIDGE RD
SUITE 200
ROCKWALL, TX
75087
TEL 214.668.2306

CIVIL

WOOD PATEL
2051 W NORTHERN AVE.
SUITE 100
PHOENIX, AZ
85021
TEL 602.335.8500

ELECTRICAL

RTM ENGINEERING CONSULTANTS
39249 LEOPARD ST.
SUITE A-101
PALM DESERT, CA
92211
TEL 760.983.2007

LANDSCAPE

ABLA
310 E RIO SALADO PARKWAY
TEMPE, AZ
85281
TEL 480.530.0077

CITY OF AVONDALE SITE PLAN NOTES

1. ALL UTILITY LINES LESS THAN 69KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
2. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
3. PLANTS LOCATED WITHIN REQUIRED AASHTO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIALS SHALL BE MAINTAINED TO BE LOWER THAN 2' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
4. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED WIT A MINIMUM OF 2" THICK DECOMPOSED GRANITE FOR DUST CONTROL AT TIME OF DEVELOPMENT.
5. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. AN CHANGES THERETO SHALL REQUIRE APPROVAL OF THE CITY OF AVONDALE.
6. THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND MAG SUPPLEMENTAL REGULATIONS). COMMERCIAL/INDUSTRIAL/MULTIFAMILY DESIGN MANUAL ZONING ORDINANCE, GENERAL PLAN, AVONDALE STREET TREE MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS.

BUILDING CODES

2018 International Building Code
2018 International Residential Code
2018 International Existing Building Code
2017 National Electrical Code
2018 International Mechanical Code
2018 International Plumbing Code
2018 International Fuel Gas Code
2018 International Energy Conservation Code
2018 International Fire Code

SITE SYMBOLS

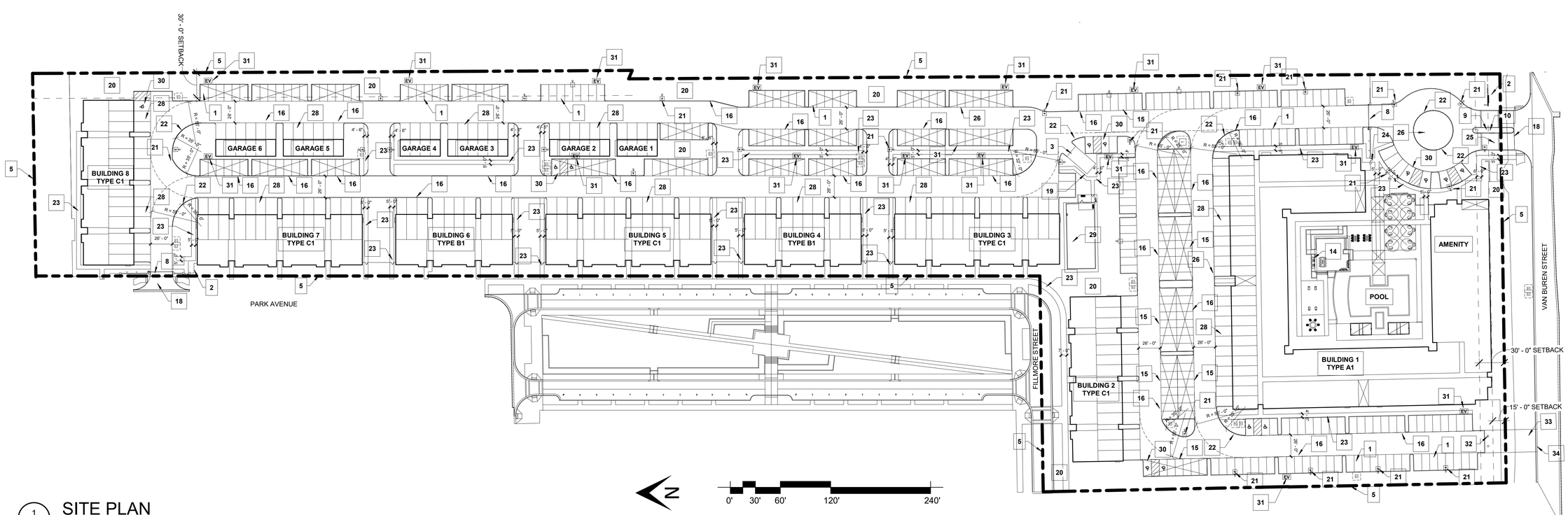
1 — BUILDING NUMBER

ACCESSIBLE PARKING SPACE

35' INSIDE / 55' OUTSIDE TURNING RADIUS

EV — ELECTRIC VEHICLE CHARGING STATION

T — TRANSFORMER



1 A-000 SITE PLAN
1" = 60'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

WOOD PARTNERS

WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, ARIZONA 85258

ALTA AVONDALE
AVONDALE, ARIZONA

SEAL:

REGISTERED ARCHITECT
CERTIFICATE No.
72108
JOHN
WOMBLE
DATE SIGNED
ARIZONA U.S.A.

PROJECT NUMBER: 21003

DATE ISSUED: 01/20/2022

REVISIONS:

SHEET TITLE: SITE PLAN

SHEET NAME: **A-000**

Exhibit F Date Received 12/21/21

LANDSCAPE DEVELOPMENT PLANS

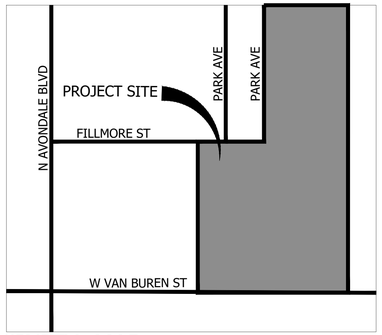
FOR

ALTA AVONDALE

W VAN BUREN ST & N AVONDALE BLVD
AVONDALE, AZ 85323

SHEET INDEX

PG #	SHEET LABEL	DESCRIPTION
1	LA CV	LANDSCAPE COVER SHEET
2	LA0.1	GENERAL NOTES
3-5	LA3.1-LA3.3	PLANTING PLANS
6-10	LA6.1-LA6.5	CONSTRUCTION DETAILS
11-12	LA9.1-LA9.2	MAINTENANCE PLAN



VICINITY MAP — NOT TO SCALE

CLIENT / OWNER DEVELOPER:

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CIVIL ENGINEER
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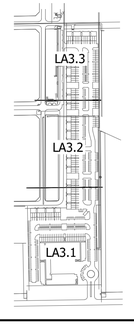

KEY MAP — NOT TO SCALE

LANDSCAPE DEVELOPMENT PLAN SET
ALTA AVONDALE
W VAN BUREN ST & N AVONDALE BLVD
Avondale, AZ 85323
SHEET TITLE: LANDSCAPE COVER

WOOD PARTNERS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D.
BARON
12/21/2021
REGISTRATION EXPIRES
ARIZONA, USA
EXP. 12-31-24

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DATE: 12/21/2021
ISSUED FOR:
DRAWN BY: AK
CHECKED BY: CR, AB
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-004-21

LA CV

PG: 1 OF 12

\\FSERVER\ABLAProjects\Wood Partners\Alta Avondale\Landscape\Development Plan\00-Cover_AV-DevPlan.dwg

POOL PROJECT NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBMITTALS AND PERMITS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL STANDARDS AND CODES.
3. THE CONTRACTOR SHALL IDENTIFY ANY POSSIBLE VARIANCES TO ALL APPLICABLE STANDARDS AND CODES AND SHALL SUBMIT THE NECESSARY APPLICATIONS TO THE APPROPRIATE DEPARTMENTS IN ACCORDANCE WITH THE PROJECT SCHEDULE.
4. THE CONTRACTOR SHALL REVIEW POOL EQUIPMENT AND COORDINATE WITH REQUIRED UTILITY PROVIDERS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL REVIEW POOL EQUIPMENT LOCATION AND FACILITIES TO ENSURE APPROPRIATE SPACE AND CONDITIONS ARE PROVIDED.
6. THE CONTRACTOR SHALL LOCATE AND PROVIDE SIGNAGE AND SAFETY EQUIPMENT ACCORDING TO APPROPRIATE CODES.
7. THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE PROPERTY OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE ALL STRUCTURAL DRAWINGS ACCORDING TO APPROPRIATE CODES AND SOILS REPORTS TO THE PROPERTY OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL ENSURE THROUGH THEIR REVIEW THAT ALL NECESSARY SUPPORTING FACILITIES ARE PROVIDED IN ACCORDANCE TO APPROPRIATE CODES.
10. THE CONTRACTOR SHALL ENSURE PROPER DRAINAGE AWAY FROM THE POOL/WATER FEATURE IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND CODES AND THAT DRAINAGE DOES NOT IMPEDE OR CAUSE HARM TO OTHER BUILT FACILITIES.

INERTS NOTES:

ANGULAR GRANITE RIP-RAP

1. INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS. TYPICAL. SIZE OF RIP-RAP SHALL BE 3"-6", SIZED. COLOR OF GRANITE RIP-RAP TO MATCH EXISTING GRANITE. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

DECOMPOSED GRANITE

1. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS EXCEPT AREAS OF TURF AND GRANITE RIP-RAP.
2. SURFACE ROCKS LARGER THAN 1" DIA. ARE TO BE REMOVED PRIOR TO SPREADING DECOMPOSED GRANITE. AFTER SPREADING DECOMPOSED GRANITE TO A NEAT, UNIFORM 2" LAYER, REMOVE ALL EXISTING CALICHE ROCKS THAT SHOW THROUGH. SUPPLY ADEQUATE SIZE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING.

GENERAL PROJECT NOTES:

1. THESE NOTES ARE TO BE USED AS A GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND CHANGE ORDERS ASSOCIATED WITH THIS DOCUMENT SET.
2. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) AND PER LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES, WHICHEVER IS APPLICABLE.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
4. THE CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE PROJECT SITE AND LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. THE CONTRACTOR SHALL UTILIZE AN UNDERGROUND UTILITY COORDINATION SERVICE TO MARK EXISTING UTILITIES 48 HOURS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD ANY CONFLICT ARISE.
5. THE CONTRACTOR SHALL PROVIDE MATERIALS OR EQUIPMENT AND PERFORM REQUIRED INCIDENTAL PROCEDURES THAT MAY BE NECESSARY TO COMPLETE THE PROJECT TO SATISFACTORY CONDITION AS DIRECTED BY THE DESIGN INTENT OF THIS DOCUMENT SET AND THEREFORE SHALL MEET MINIMUM CONSTRUCTION REQUIREMENTS AND INDUSTRY STANDARDS NOTWITHSTANDING MENTION OR REFERENCE IN THIS DOCUMENT SET.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
7. INTERPRETATION OF THIS DOCUMENT SET IN ITS ENTIRETY SHALL BE MADE BY THE LANDSCAPE ARCHITECT OF RECORD AND SHALL BE CONSIDERED FINAL. DISCREPANCIES SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE LANDSCAPE ARCHITECT OF RECORD AS THE CORRECT AND FINAL INTERPRETATION.
8. THIS DOCUMENT SET, INCLUDING ALL PLAN SHEETS, NOTES, DETAILS AND SPECIFICATIONS SHALL BE UTILIZED BY THE CONTRACTOR PERFORMING INSTALLATION AS GENERAL GUIDELINES FOR THE PROJECT DESIGN INTENT. QUANTITIES SHOWN IN THIS DOCUMENT SET ARE ESTIMATES ONLY AND ARE NOT THEREFORE GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER COMPLETE PROJECT AS SPECIFIED IN THESE DOCUMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO THE START OF WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
11. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS.
12. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THIS DOCUMENT SET OR SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
13. CONTRACTOR SHALL PROPERLY COORDINATE WORK TO BE PERFORMED WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
14. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE INCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
15. EXISTING SITE CONDITIONS AND THE DOCUMENT SET BASE INFORMATION HAVE BEEN PROVIDED BY THE PROJECT CIVIL ENGINEER.
16. CONTRACTOR SHALL MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.
17. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION AND SHALL BE RESPONSIBLE FOR SECURING APPROVAL AND PERMIT FOR THE PROCESS.

HARDSCAPE GENERAL NOTES:

1. CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES EXIST. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE DOCUMENTS SUBMITTED BY THE PROJECT CIVIL ENGINEER. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES OCCUR. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY FIELD REVISIONS.
3. REFER TO CONSTRUCTION DOCUMENTS PREPARED BY THE PROJECT CIVIL ENGINEER FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROL DIMENSIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL STRUCTURES REPRESENTED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) REVIEWED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION UNLESS OTHERWISE STATED.
5. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
6. CONTRACTOR SHALL HAVE SIDEWALKS SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR SITE REVIEW.
7. UNLESS OTHERWISE NOTED IN THIS DOCUMENT SET OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" IN WIDTH, 4" THICK, 2500 PSI CONCRETE ON COMPACTED BASE PER SITE SOILS REPORT WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH PERPENDICULAR TO DIRECTION OF TRAVEL WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF HARDSCAPE MATERIAL SPECIFIED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVING STAINS AND SPILLS ON FINISHED HARDSCAPE IMMEDIATELY.
11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING FINISHED WORK UNTIL PROJECT ACCEPTANCE BY OWNER/OWNER'S REPRESENTATIVE.

PLANTING GENERAL NOTES:

1. CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL REVIEW SITE SOILS REPORT PRIOR TO PLANTING. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL.
3. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO HARDSCAPE CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE. SUBSTANTIAL DEVIATION FROM THIS DOCUMENT SET WILL REQUIRE REVIEW AND APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE.
4. LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE. SEE SPECIFICATIONS AND THIS DOCUMENT SET FOR MINIMUM REQUIREMENTS.
5. THE CONTRACTOR SHALL SUBMIT IN WRITING REQUESTS FOR ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
7. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION AND STANDARDIZED PLANT NAMES, LATEST EDITION.
8. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM FROM ON-SITE SALVAGE INVENTORY OR LOCATED BY THE LANDSCAPE ARCHITECT FROM ANOTHER SOURCE. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
9. FINAL LOCATION OF PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
11. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS. CONTRACTOR SHALL OBSERVE MINIMUM OFFSETS FROM THE FOLLOWING STRUCTURES; TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS (MEASURED FROM MATERIAL MATURITY), 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM HARDSCAPE , CURBS AND WALLS (MEASURED FROM CENTER OF PLANT MATERIAL). SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS AND 3'-0" FROM FIRE SUPPRESSION DEVICES (MEASURED FROM MATERIAL MATURITY). LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES SHALL SUPERCEDE SPECIFIED DISTANCES SO LONG AS THEY SURPASS STATED REQUIREMENTS.
12. CONTRACTOR SHALL INSTALL "NDS EP SERIES" (OR APPROVED EQUAL) AT ALL TREES WITHIN 5'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
14. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
15. CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
16. CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
17. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.
20. CONTRACTOR SHALL INSTALL ANGULAR GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF ANGULAR GRANITE RIP-RAP. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
21. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS EXCEPT AREAS OF TURF AND ANGULAR GRANITE RIP-RAP AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE THROUGHOUT. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR SIZE AND COLOR OF DECOMPOSED GRANITE. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
22. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
23. PLANT MATERIAL SHALL NOT BE INSTALLED OR ALLOWED TO GROW TO WITHIN 3'-0" OF A FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC). MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 15'-0" WHERE TREES OVERHANG THE CURB LINE. TREES SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ANY STRUCTURE UNLESS OTHERWISE NOTED.
24. IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT FLOOR GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
25. NATIVE REVEGETATION AREAS AND PLANTER BEDS NOTED IN THIS DOCUMENT SET SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
26. THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCKUP OF NATIVE REVEGETATION AREAS NOTED IN THIS DOCUMENT SET FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.

GENERAL LANDSCAPE NOTES:

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1 2 3 4 5 6

LANDSCAPE DEVELOPMENT PLAN SET

ALTA AVONDALE
W VAN BUREN ST & N AVONDALE BLVD
Avondale, AZ 85323

SHEET TITLE: GENERAL LANDSCAPE NOTES

WOOD PARTNERS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
12/21/2021
REGISTRATION EXPIRES
ARIZONA, USA
EXP. 12-31-22

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DATE: 12/21/2021
ISSUED FOR:
DRAWN BY: AK
CHECKED BY:CR, AB
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-004-21

LA0.1

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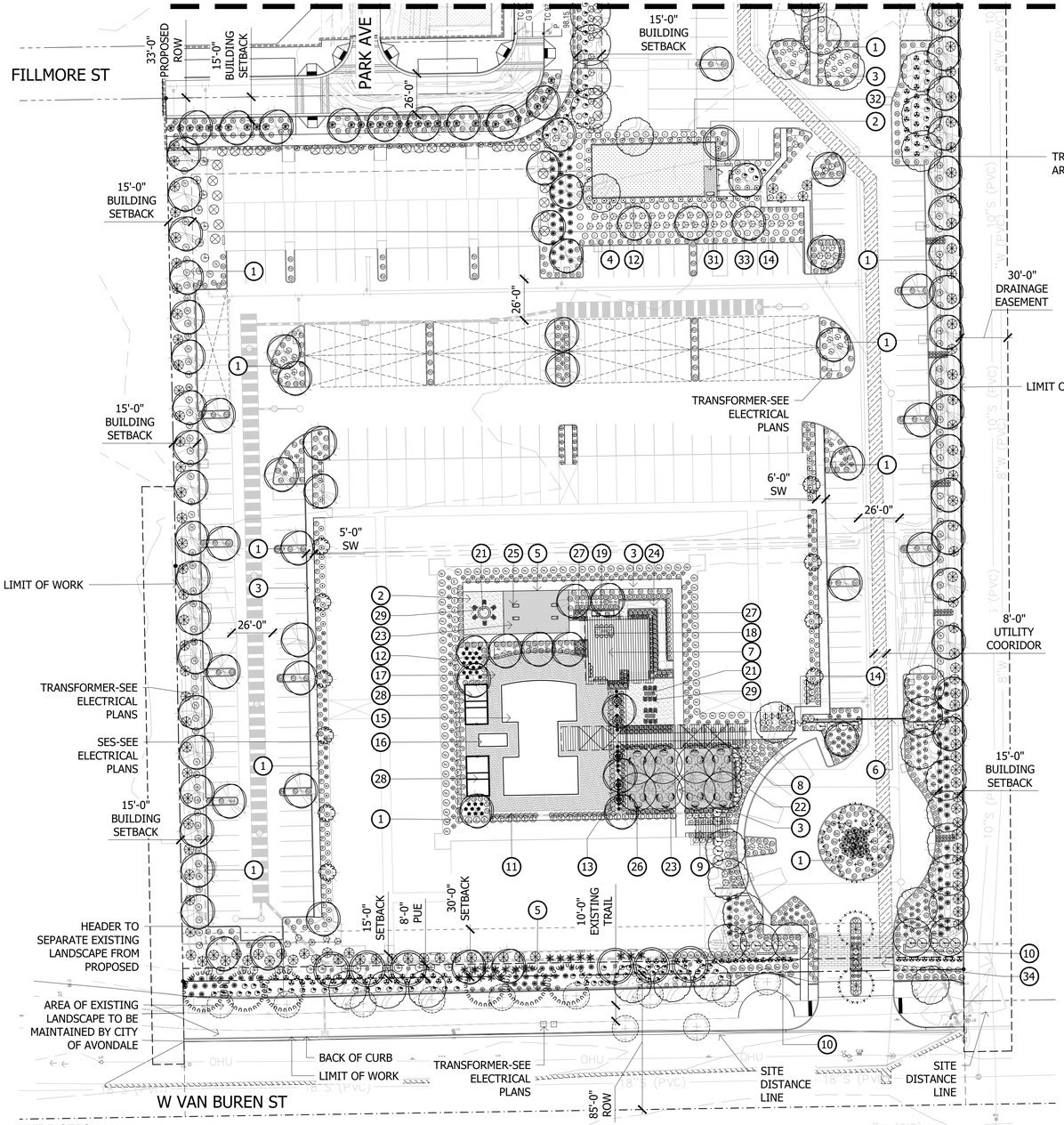

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Plant Materials Legend

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
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Olea europaea 'Wilsonii' Wilsonii Olive	1.5"	8 Ft.	5 Ft.	24"	6
Phoenix dactylifera Date Palm	16" CLEAR TRUNK	18.0' TO PINAPPLE			13
Pistacia lentiscus Mastic Tree	1"	7 Ft.	2.5 Ft.	24"	10
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Ulmus parvifolia 'Allee' Allee Elm	1"	7 Ft.	3 Ft.	24"	114
Existing Tree to Remain					11

Extra Large Shrubs	Size	Qty
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Dodonaea viscosa Hopbush	5 gal.	106
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	27
Vauquelinia californica Arizona Rosewood	15 gal.	183

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No Symbol: Decomposed Granite 1/2" Screened Express Brown	164,190 SF
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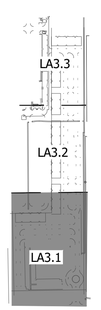
N
Scale 1:40'
40' 80' 120'

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com
In Maricopa County: (602) 263-1100

KEY MAP



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LANDSCAPE DEVELOPMENT PLAN SET

ALTA AVONDALE
W VAN BUREN ST & N AVONDALE BLVD
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SHEET TITLE: PLANTING PLAN

1 2 3 4 5 6

WOOD PARTNERS

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CERTIFICATE NO.
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ISSUED FOR:
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CHECKED BY: CR, AB
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LA3.1

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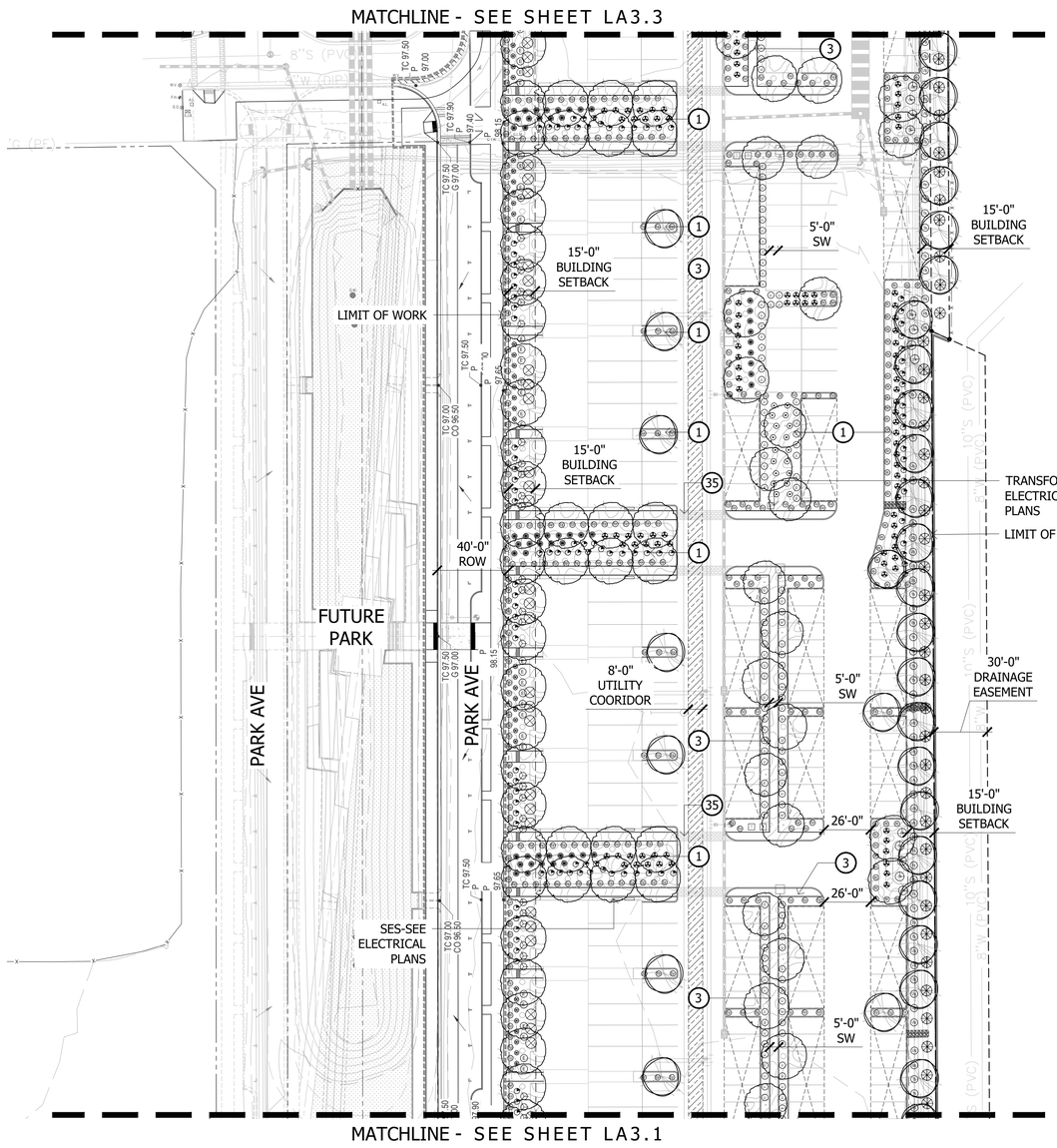

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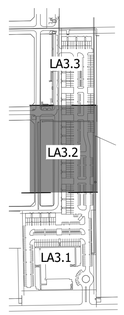

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SHEET TITLE: PLANTING PLAN

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LA3.2

PG: 4 OF 12

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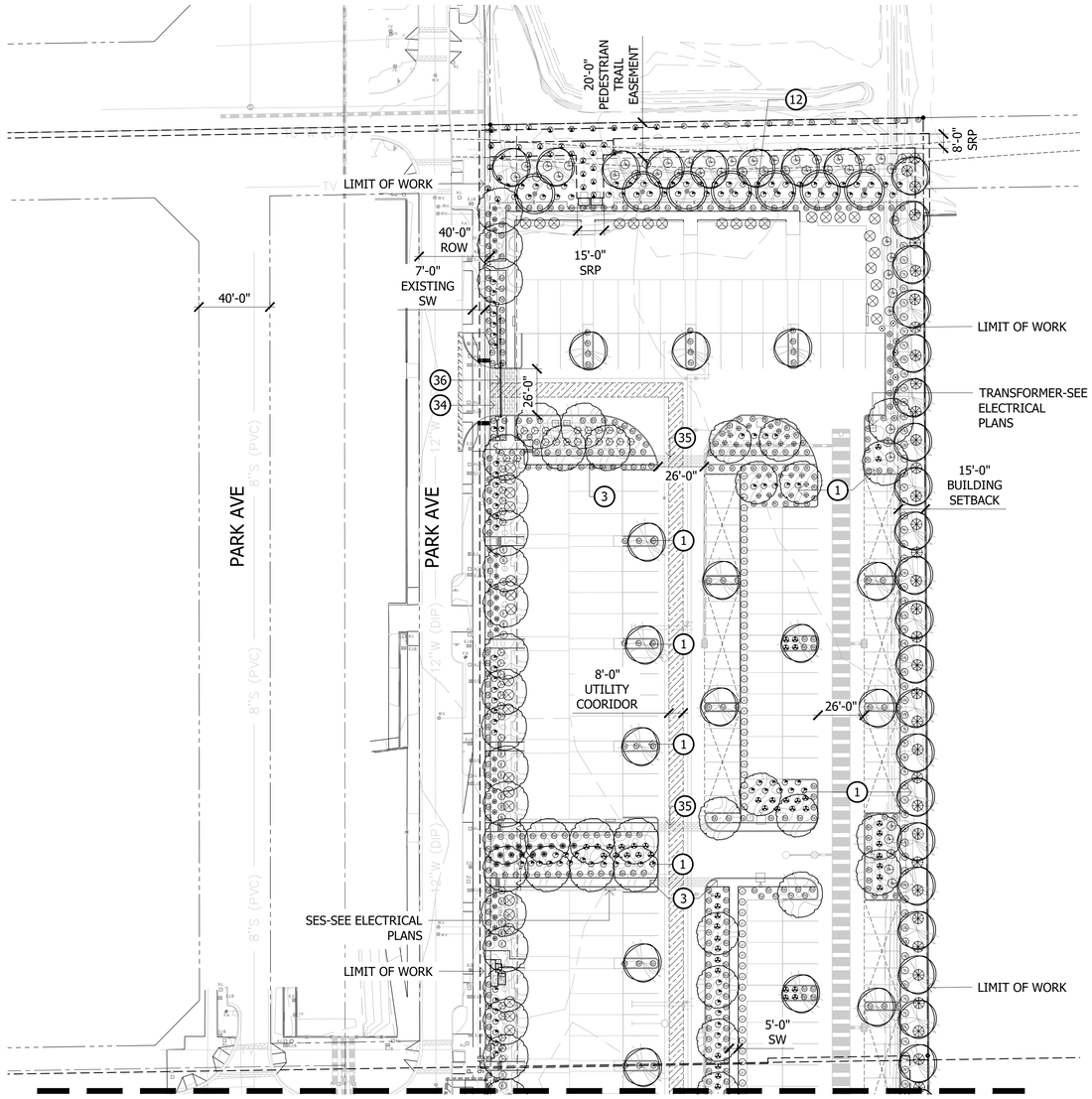


GENERAL LANDSCAPE NOTES:

1. ALL SINGLE TRUNK TREES SHALL BE 2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. ALL MULTI-TRUNK TREES SHALL BE 1-1/2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. TREE CALIPERS FOR STANDARD (SINGLE) TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 4 TO 6 INCHES ABOVE THE SOIL LINE FOR TREES WITH 4-INCH CALIPER AND LESS; AND 6 TO 12 INCHES FOR TREES GREATER THAN 4-INCH CALIPER. TREE CALIPER FOR MULTI-TRUCK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 6 INCHES ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6 INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTIPLE TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ITS TWO LARGEST TRUNKS.
2. TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
3. HE PROPERTY OWNER AND OR/ LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE LANDSCAPE MAINTENANCE SCHEDULE(SEE ATTACHED).
4. A 3-FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCROACH UPON THIS CLEAR SPACE WHEN MATURE.
5. PLANTINGS WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
6. 6. THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.

NOTE: ALL CONSTRUCTION SHALL IN ACCORDANCE WITH THE CITY OF AVONDALE SUPPLEMENT TO MAG SPECIFICATIONS & STANDARD DETAILS CURRENTLY ON FILE AND AVAILABLE AT THE CITY OF AVONDALE ENGINEERING DEPARTMENT.

LOW IMPACT DEVELOPMENT NOTES:

1. GRADING AND DRAINAGE DESIGN HAS BE UTILIZED TO AID LOW IMPACT DESIGN IN PARKING ISLANDS AND OPEN SPACE AREAS.
2. PAVEMENT AREAS ARE PITCHED TOWARD ISLANDS AND OPEN SPACE AREAS WITH PLANTS INTENDED FOR BIO RETENTION.
3. CURB OPENINGS ARE UTILIZED TO HELP PASS STORM WATER TO OPEN SURFACE RETENTION.
4. VEGETATED SWALES ARE ALSO UTILIZED FOR RUNOFF TO RETENTION BASINS.

Plant Materials Legend

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura Mulga Acacia	0.75"	6 Ft.	2 Ft.	24"	14
Dalbergia sissoo Sissoo	1"	8 Ft.	3 Ft.	24"	6
Olea europaea 'Wilsonii' Wilsonii Olive	1.5"	8 Ft.	5 Ft.	24"	6
Phoenix dactylifera Date Palm	16" CLEAR TRUNK	18.0' TO PINAPPLE			13
Pistacia lentiscus Mastic Tree	1"	7 Ft.	2.5 Ft.	24"	10
Pistacia chinensis Chinese Pistache	1"	7 Ft.	2.5 Ft.	24"	34
Quercus virginiana 'Cathedral' Cathedral Live Oak	1"	7 Ft.	3 Ft.	24"	173
Ulmus parvifolia 'Allee' Allee Elm	1"	7 Ft.	3 Ft.	24"	114
Existing Tree to Remain					11

Extra Large Shrubs	Size	Qty
Bougainvillea 'California Gold' California Gold Bougainvillea	5 gal.	6
Dodonaea viscosa Hopbush	5 gal.	106
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	27
Vauquelinia californica Arizona Rosewood	15 gal.	183

Large Shrubs	Size	Qty
Cassia artemisioides 'Silver' Silver Cassia	5 gal.	84
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	118
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	256

Medium Shrubs	Size	Qty
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	126
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	331
Nerium oleander 'Little Red' Little Red Oleander	5 gal.	89
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	118
Ruellia brittoniana Purple Ruellia	5 gal.	44
Xylosma congestum 'Compactum' Dwarf Shiny Xylosma	5 gal.	15

Small Shrubs	Size	Qty
Bougainvillea 'Alexandra' Alexandra Bougainvillea	5 gal.	54
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	10
Myrtus communis 'compacta' Dwarf Myrtle	5 gal.	112
Olea europaea 'Little Ollie' Dwarf Olive	5 gal.	9
Russelia equisetiformis Coral Fountain	5 gal.	187

Inerts	Qty
No Symbol Decomposed Granite 1/2" Screened Express Brown	164,190 SF
Pool Decking	3,663 SF
Artificial Turf	3,346 SF
Stabilized Decomposed Granite	1,695 SF
Hydroseed 'Black Jack' Bermuda Seed	24,225 SF
Concrete Header - 6" Wide Standard Color and Finish	87 LF

Groundcovers	Size	Qty
Eremophila prostrata Outback Sunrise Eremophila	1 gal	1024
Lantana montevidensis Purple Trailing Lantana	1 gal.	55
Lantana sp. 'New Gold' Lantana	1 gal.	10
Lantana sp. 'New Red' Lantana	1 gal.	31
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	418
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.	85

Cacti/ Accents	Size	Qty
Agave salmiana var. ferox Large Leaf Agave	5 gal.	20
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	31
Bouteloua gracilis Blonde Ambition	1 gal.	187
Dasylirion quadrangulatum Mexican Grass Tree	5 gal.	6
Euphorbia royleana Churee	5 gal.	5
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.	150
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	221
Muhlenbergia capillaris 'Regal Mist'	5 gal.	29
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	177
Muhlenbergia rigens Deer Grass	1 gal.	51
Opuntia basilaris Beavertail Prickly Pear	5 gal.	4
Yucca pallida Pale Leaf Yucca	5 gal	47
Yucca rostrata Beaked Yucca	20 gal.	2

KEYNOTES

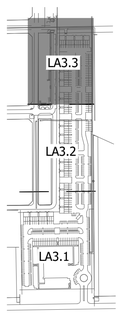
NOTE:
SEE MATERIALS SCHEDULE ON SHEET LA0.1 FOR MANUFACTURER INFORMATION, COLORS, AND FINISHES.

1. LANDSCAPE AREA WITH DECOMPOSED GRANITE - SEE PLANTING LEGEND
2. STABILIZED DECOMPOSED GRANITE - SEE DETAIL 4, SHEET LA6.5
3. CONCRETE SIDEWALK - SEE DETAIL 1,2&3, SHEET LA6.5
4. CONCRETE HEADER - SEE DETAIL 5, SHEET LA6.5
5. STEEL HEADER - SEE DETAIL 6, SHEET LA6.5
6. ENTRY VEHICULAR GATE - SEE DETAIL 2, SHEET LA6.2
7. SHADED OUTDOOR STRUCTURE - SEE DETAIL 3, LA6.2
8. ENTRY PORTAL
9. TRELLIS
10. ENTRY SIGN WALL - SEE DETAIL 1, SHEET LA6.2
11. GLASS POOL BARRIER - SEE DETAIL 1, SHEET LA6.1
12. FULL VIEW FENCE - SEE DETAIL 2, SHEET LA6.1
13. METAL POOL BARRIER - SEE DETAIL 5, SHEET LA6.1
14. PEDESTRIAN GATE - SEE DETAIL 3, SHEET LA6.1
15. POOL
16. SPA
17. POOL DECKING - SEE DETAIL 7, SHEET LA6.5
18. BBQ ISLAND - SEE DETAIL 1, SHEET LA6.4
19. BBQ BAR - SEE DETAIL 2, SHEET LA6.4
20. FIRE PIT/SPA CONTROLS - SEE DETAIL 3, SHEET LA6.3
21. FIRE PIT - SEE DETAIL 4&5, SHEET LA6.3
22. FESTOON LIGHTS - SEE DETAIL 1&6, SHEET LA6.3
23. ARTIFICIAL TURF - SEE DETAIL 8, SHEET LA6.5
24. ADA RAMP - SEE DETAIL 4, SHEET LA6.1
25. BEAN BAG TOSS - SEE DETAIL 8, SHEET LA6.4
26. OUTDOOR FURNITURE - SEE DETAIL 5, SHEET LA6.4
27. PLANTER
28. CABANAS
29. ADIRONDACK CHAIRS - SEE DETAIL 4, SHEET LA6.4
30. TRASH RECEPTABLE - SEE DETAIL 7, SHEET LA6.4
31. BENCH - SEE DETAIL 6, SHEET LA6.4
32. PET WASTE STATION - SEE DETAIL 2, SHEET LA6.3
33. PET DRINKING FOUNTAIN - SEE DETAIL 7, SHEET LA6.3
34. VEHICULAR PERMEABLE PAVERS - SEE DETAIL 10, SHEET LA
35. STAMPED ASPHALT - - SEE DETAIL 9, SHEET LA6.5
36. SECONDARY VEHICULAR GATE

N
Scale 1:40'
40' 80' 120'

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com
In Maricopa County: (602) 263-1100

KEY MAP



NOT TO SCALE

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LANDSCAPE DEVELOPMENT PLAN SET

ALTA AVONDALE
W VAN BUREN ST & N AVONDALE BLVD
Avondale, AZ 85323

SHEET TITLE: PLANTING PLAN

WOOD PARTNERS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D.
BARON
12/7/2021
ARIZONA, USA
EXP. 12-31-24

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PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-004-21

LA3.3

PG: 5 OF 12

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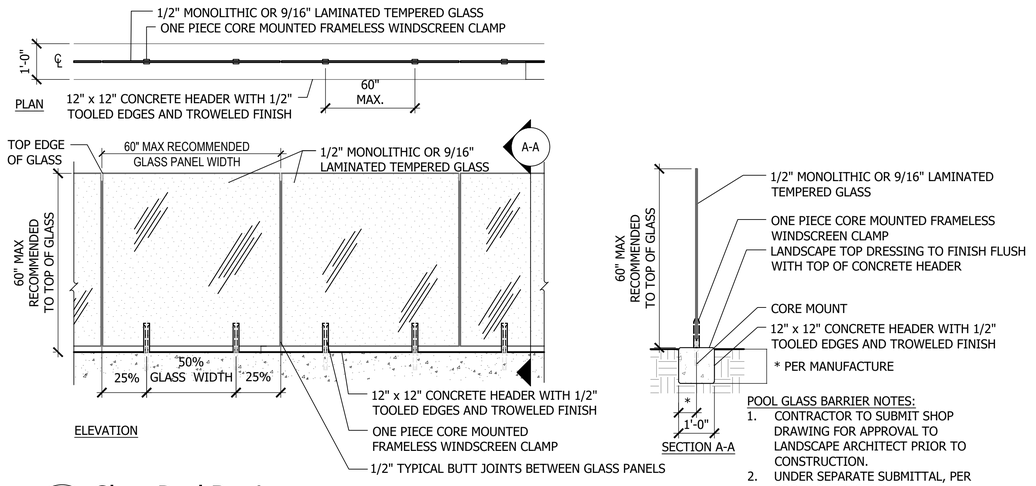
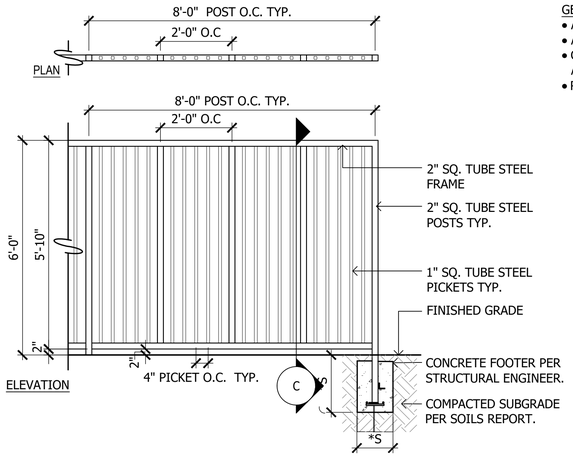
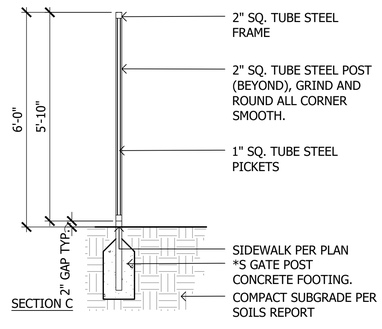


POOL GLASS BARRIER NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWING FOR APPROVAL TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
2. UNDER SEPARATE SUBMITTAL, PER POOL CONTRACTOR.

1 Glass Pool Barrier
SCALE: 1/2"=1'-0"

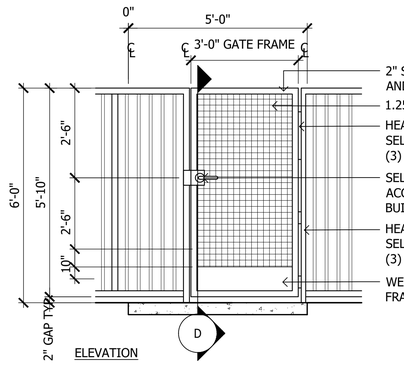


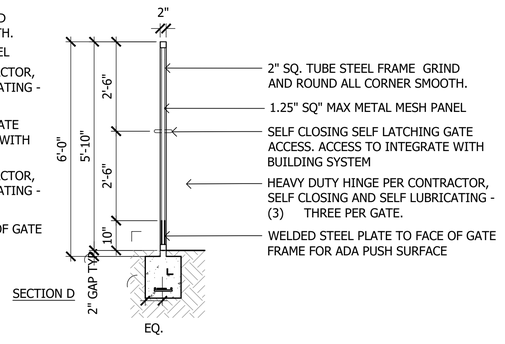
GENERAL NOTES:
- ALL STEEL COMPONENTS TO BE POWDER COATED BLACK.
- ALL WELDS TO BE GROUND SMOOTH
- CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION
- REFER TO WALL PLAN LA2.0 FOR LOCATION OF WALL CONDITIONS



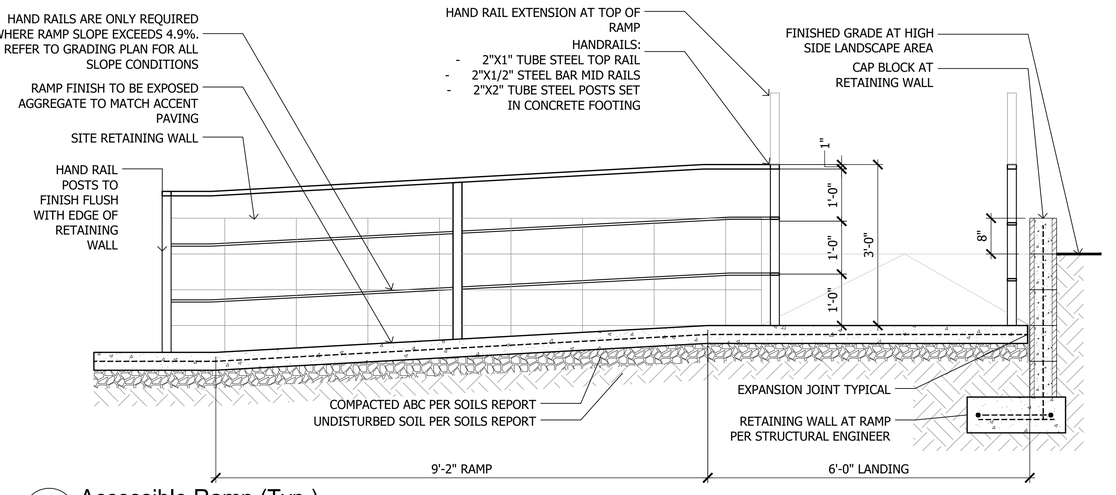
2 Full View Fence
SCALE: 1/2"=1'-0"

GENERAL NOTES:
- ALL STEEL COMPONENTS TO BE POWDER COATED BLACK.
- ALL WELDS TO BE GROUND SMOOTH
- CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION
- REFER TO WALL PLAN LA2.0 FOR LOCATION OF WALL CONDITIONS
- CONTRACTOR SHALL VERIFY COLORS AND PRODUCTS WITH OWNER PRIOR TO ORDERING AND INSTALLING TO ENSURE CONSISTENCY WITH PREVIOUS PHASES
- CONTRACTOR TO VERIFY ALL DIMENSIONS WITH LOCAL POOL CODE PRIOR TO FABRICATION AND INSTALLATION

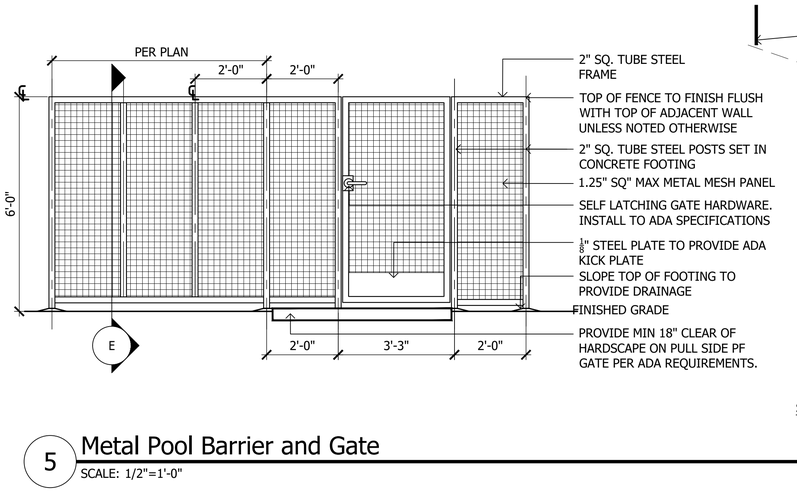


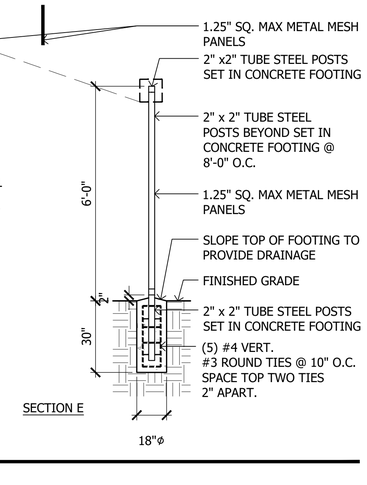


3 Full View Fence Pedestrian Gate
SCALE: 1/2"=1'-0"



4 Accessible Ramp (Typ.)
SCALE: 3/4"=1'-0"





5 Metal Pool Barrier and Gate
SCALE: 1/2"=1'-0"

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LANDSCAPE DEVELOPMENT PLAN SET
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Avondale, AZ 85323
SHEET TITLE: CONSTRUCTION DETAILS

WOOD PARTNERS

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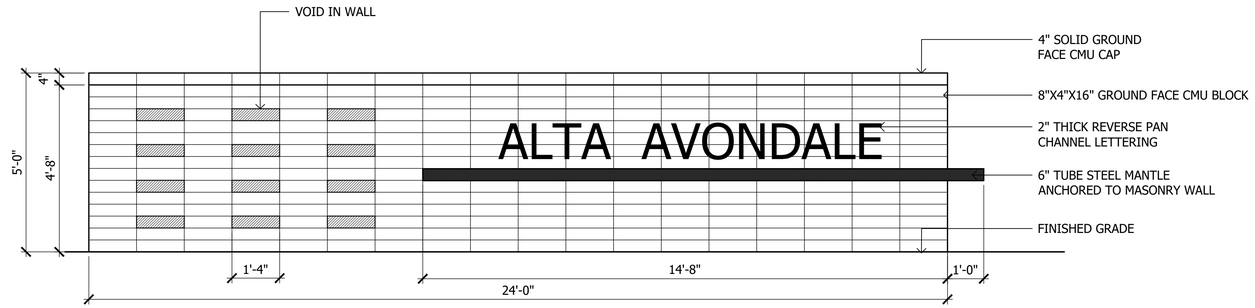
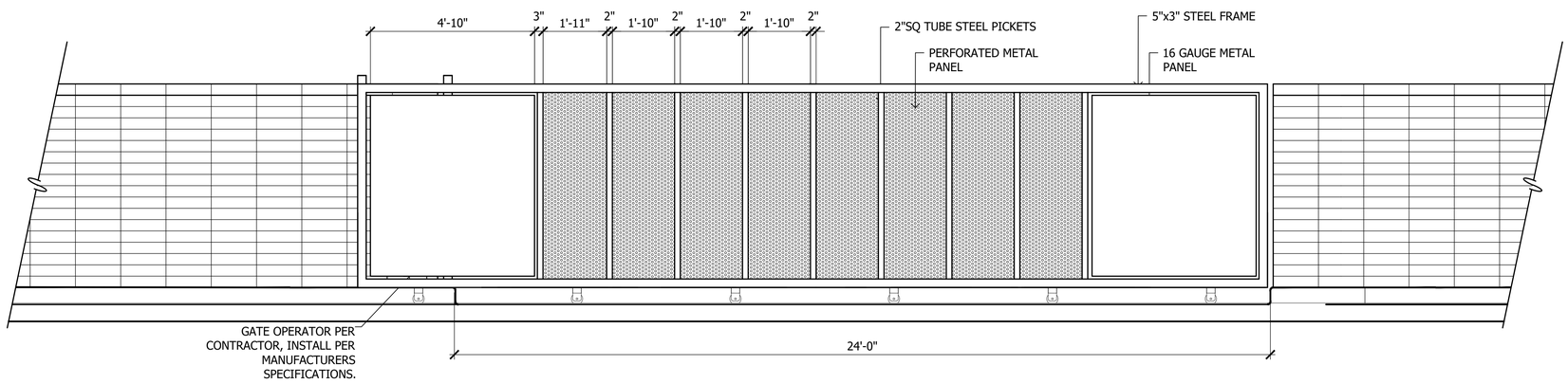


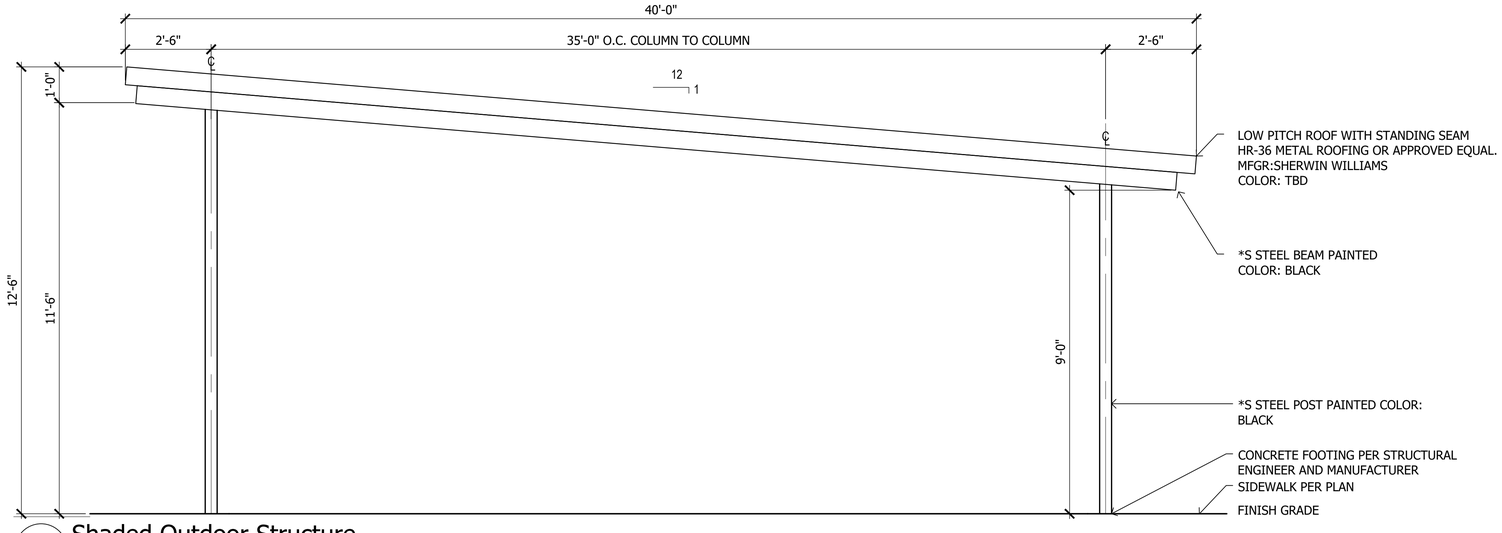
1 Entry Sign Wall

SCALE: 1/2"=1'-0"



2 Entry Vehicular Gate

SCALE: 1/2"=1'-0"



3 Shaded Outdoor Structure

SCALE: 1/2"=1'-0"

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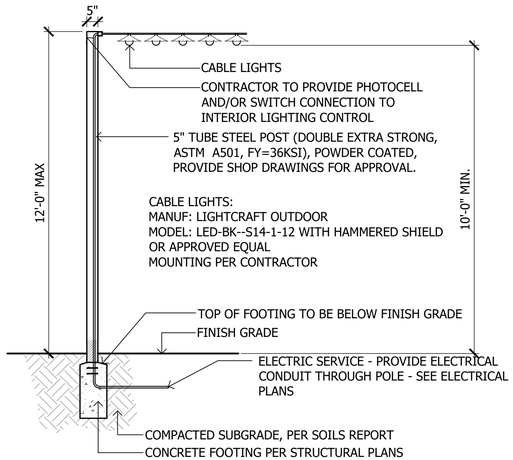
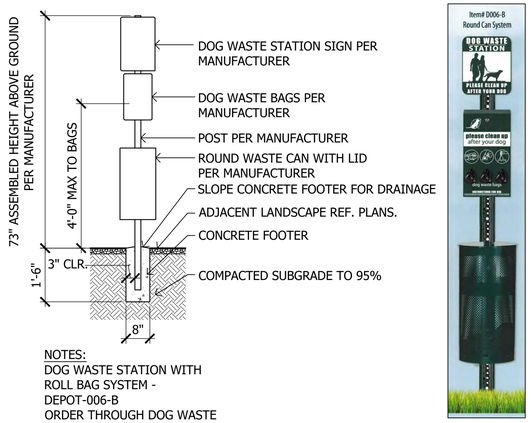


1 Festoon Lights

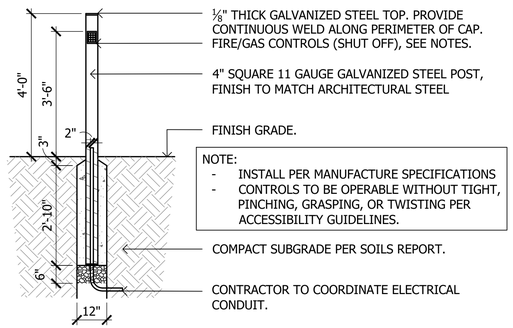
SCALE: 3/8"=1'-0"



NOTES:
DOG WASTE STATION WITH ROLL BAG SYSTEM -
DEPOT-006-B
ORDER THROUGH DOG WASTE DEPOT
WWW.DOGWASTEDEPOT.COM
(800) 678-1612

2 Pet Waste Station

SCALE: 1/2"=1'-0"



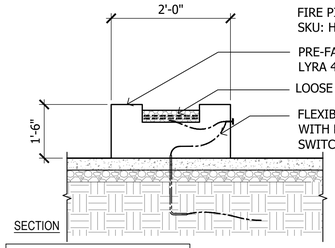
STEEL POST, KEYPAD NOTES:

- CONTRACTOR TO SUBMIT ALL MATERIALS & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE SKYTECH 1.5 HOUR TIMER SKY-TM-3 ON ALL FIRE FEATURES. CONTRACTOR OR MECHANICAL ENGINEER TO PROVIDE SPECIFICATIONS ON GAS LINES, GAS CONNECTIONS, TIMERS, EMERGENCY SHUT OFFS (VALVES), KEY PAD OPERATORS, OR ANY NECESSARY EQUIPMENT OR PARTS TO SAFELY FUNCTION GAS COMPONENTS, INSTALL PER LOCAL CODES.

3 Fire Pit/Spa Controls

SCALE: 1/2"=1'-0"

LYRA FIRE BOWL
MATERIALS: BLACK SAND TRAVERTINE,
BURNER: NATURAL GAS
65,000 BTU/HOUR ETL LISTED, ELECTRONIC IGNITION AT SWITCH
DIMENSIONS: 42"L X 24"W X 15" H
WWW.ELDORADOSTONE.COM



NOTE:
INSTALL PER MANUFACTURER SPECIFICATIONS

4 Fire Pit

SCALE: 1/2"=1'-0"

FIREPIT NOTES:

1. CONTRACTOR TO PROVIDE CUT SHEETS AND SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO PURCHASE OR INSTALLATION.

FIREPIT MATERIALS:

- COMPONENTS: HPC FIRE
  - WWW.HPCFIRE.COM
  - BURNER: PENTA24EI-HI/LO FLAT PAN NATURAL GAS
  - MEDIA: BLACK 1/4" FPGLBLACK
- CONTROLS TO BE MOUNTED ON ADJACENT CONTROL POST, REFER TO PLAN FOR LOCATION AND DETAIL

5 Round Fire Pit

SCALE: 1"=1'-0"

6 Festoon Lights At Palm Trees

SCALE: 3/8" = 1'-0"

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LANDSCAPE DEVELOPMENT PLAN SET

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Avondale, AZ 85323

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ANDREW D. BARON
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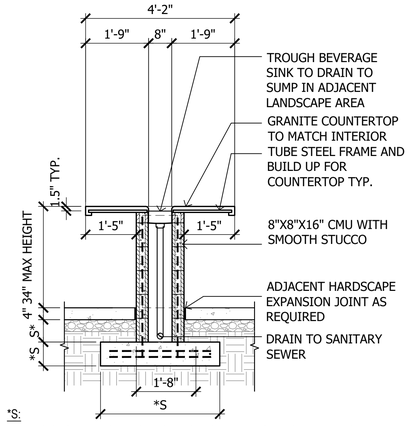
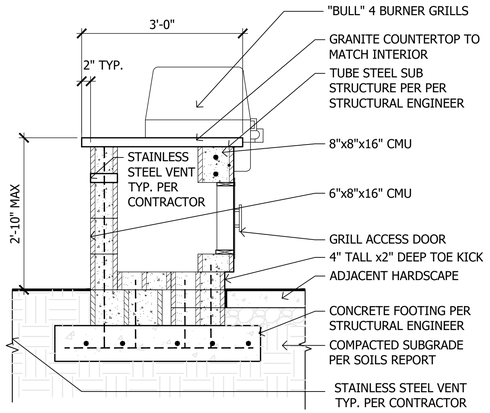
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-004-21

LA6.3



1 BBQ Island Section

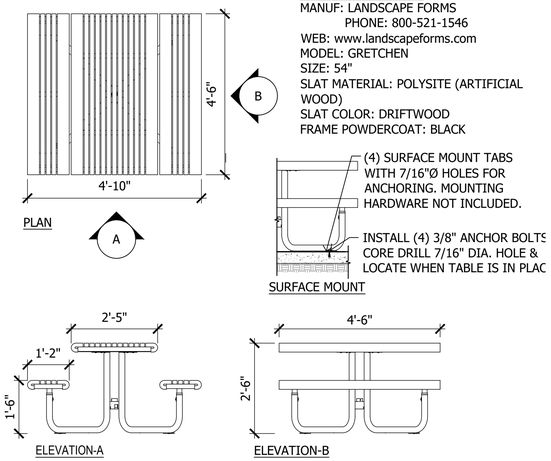
SCALE: 1/2"=1'-0"



2 BBQ Bar - Section

SCALE: 3/4"=1'-0"

DESIGN INTENT IMAGE



3 Picnic Table

SCALE: 1/2"=1'-0"

MANUFACTURER: LOLL DESIGN - 1-877-740-3387
MODEL: STANDARD ADIRONDACK CHAIR (FLAT)
COLOR:PER INTERIOR DESIGNER
OR APPROVED EQUAL

BY OWNER

4 Adirondack Chair

SCALE: 1/2"=1'-0"

MANUFACTURER: COUTURE OUTDOOR
MODEL: SKU 3100-1301
COLORS: WHITE, BLUE, GREEN, DOVE, GREY
OR APPROVED EQUAL

5 Outdoor Furniture - Design Intent

SCALE: 3/4"=1'-0"

BENCH:
MANUF: LANDSCAPE FORMS
MODEL: GENERATION 50 - TRADITIONAL BACKED WITH 2 ARMS
431 LAWNDALE AVENUE
KALAMAZOO, MI 49048
PHONE: (269) 381-0396
FAX: (269) 381-3455
OR APPROVED EQUAL

6 Bench

SCALE: 1/2"=1'-0"

TRASH RECEPTACLE:
MANUF: LANDSCAPE FORMS
MODEL: GENERATION 50 - TOP OPEN
]431 LAWNDALE AVENUE
KALAMAZOO, MI 49048
PHONE: (269) 381-0396
FAX: (269) 381-3455
OR APPROVED EQUAL

7 Trash Receptacle

SCALE: 1/2"=1'-0"

MANUFACTURER:
P & P IMPORTS
MODEL:
CH-01-LED-WHITE (GLOW IN THE DARK)
STYLE:
TAILGATE SIZE

8 Bean Bag Toss

SCALE: 1/2"=1'-0"

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LANDSCAPE DEVELOPMENT PLAN SET

ALTA AVONDALE
W VAN BUREN ST & N AVONDALE BLVD
Avondale, AZ 85323

SHEET TITLE: CONSTRUCTION DETAILS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
12/21/2021
REGISTRATION EXPIRES
EXP. 12-31-24

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DATE: 12/21/2021
ISSUED FOR:
DRAWN BY: AK
CHECKED BY: CR, AB
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-004-21

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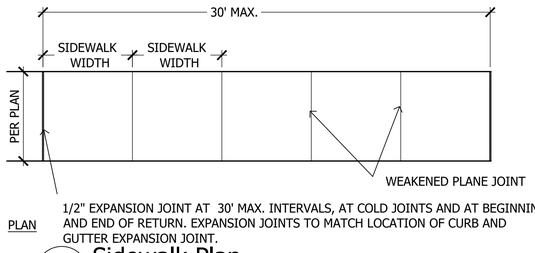
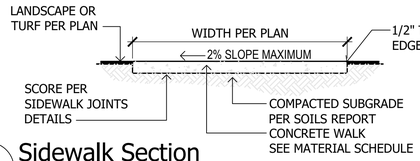
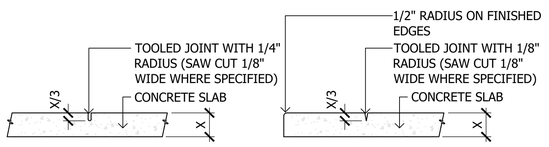


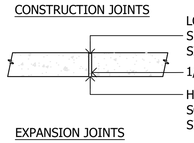
PLAN 1/2" EXPANSION JOINT AT 30' MAX. INTERVALS, AT COLD JOINTS AND AT BEGINNING AND END OF RETURN. EXPANSION JOINTS TO MATCH LOCATION OF CURB AND GUTTER EXPANSION JOINT.

1 Sidewalk Plan
SCALE: 1/4"=1'-0"



2 Sidewalk Section
SCALE: 1/2"=1'-0"





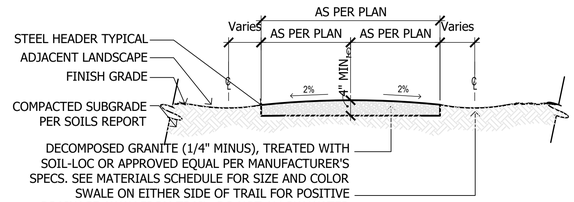
NOTE:
UNLESS OTHERWISE NOTED OR DIMENSIONED USE THE FOLLOWING DATA FOR EXPANSION & CONSTRUCTION JOINT LOCATIONS.

4' WALK C.J. @ 5' O.C. & E.J. @ 25' O.C.
6' WALK C.J. @ 6' O.C. & E.J. @ 24' O.C.
8' WALK C.J. @ 8' O.C. & E.J. @ 24' O.C.

VERIFY SIDEWALK LOCATIONS WITH CIVIL ENGINEER PRIOR TO CONSTRUCTION, SIDEWALKS TO BE CONSTRUCTED PER CITY OF PHOENIX STANDARDS

CONTRACTOR TO PROVIDE SPECIFICATION SHEETS TO CONTRACTOR FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

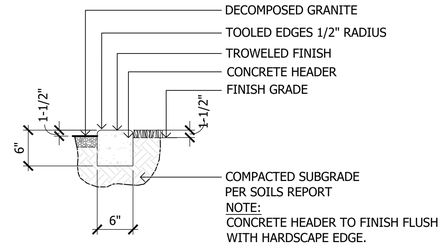
3 Sidewalk Scoring
SCALE: 1"=1'-0"



INSTALLATION:

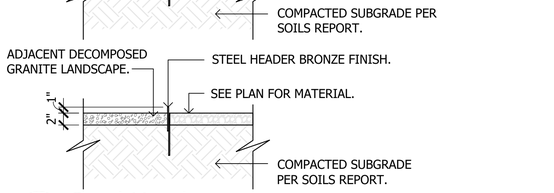
1. PREPARE SUB-GRADE TO LINE AND GRADE ALLOWING FOR POSITIVE DRAINAGE.
2. SUB-GRADE SHALL BE COMPACTED AS SPECIFIED PRIOR TO PLACEMENT OF PRE-STABILIZED GRANITE COMPACT BASE MATERIAL (AS SPECIFIED) PRIOR TO PLACEMENT OF PRE-STABILIZED GRANITE.
3. SPREAD PRE-STABILIZED GRANITE OVER PREPARED SUB-BASE/BASE MATERIAL TO SPECIFIED DEPTH.
4. AFTER SPREADING AND LEVELING PRE-STABILIZED GRANITE, THOROUGHLY SATURATE THE ENTIRE DEPTH OF PRE-STABILIZED GRANITE WITH WATER TO ACTIVATE STABILIZING COMPOUND. (*RANDOM CORE SAMPLING SHOULD BE DONE TO ENSURE FULL DEPTH PENETRATION.*)
5. AFTER THE PRE-STABILIZED GRANITE HAS BEEN SATURATED, ALLOW TO DRY TO A COMPACTABLE CONSISTENCY* (OPTIMUM *MOISTURE*) AND COMPACT WITH A VIBRATORY COMPACTOR OR 3 1/2 TON STEEL DRUM ROLLER. (**DRY TIME CAN RANGE FROM 2 TO 24 HOURS DEPENDING ON WEATHER CONDITIONS.*)
6. PROTECT FROM TRAFFIC UNTIL ENTIRE DEPTH OF PRE-STABILIZED GRANITE HAS COMPLETELY DRIED. (*THIS COULD BE 48 TO 72 HOURS DEPENDING ON WEATHER CONDITIONS)*

4 Stabilized Decomposed Granite
SCALE: 1/2"=1'-0"

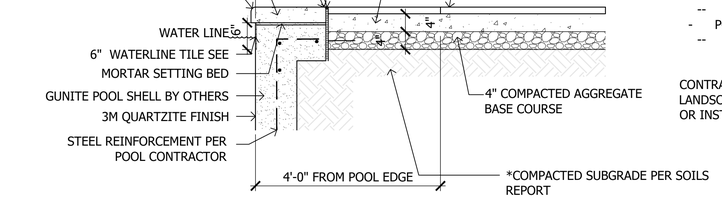


NOTE:
CONCRETE HEADER TO FINISH FLUSH WITH HARDSCAPE EDGE.

5 Concrete Header
SCALE: 1/2"=1'-0"



6 Steel Header
SCALE: 1"=1'-0"

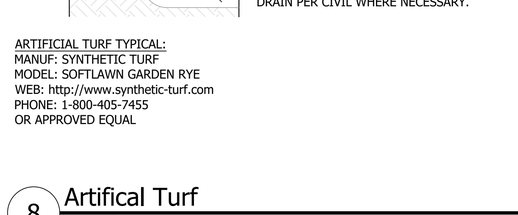


NOTE: ALL MATERIAL TRANSITIONS ON POOL DECK TO BE FLUSH WITHOUT VERTICAL VARIATIONS.

NOTES:
- COPING:
  - -- PRECAST INTEGRAL COLOR CONCRETE
  - -- DAVIS COLOR: TBD
  - -- FINISH: SANDBLAST OR APPROVED EQUAL
- DECK
  - -- KOOL DECK
  - -- ACRYLIC LACE
  - -- COLOR: TBD OR APPROVED EQUAL
- WATERLINE TILE
  - -- NATIONAL POOL TILE
  - -- LVW - AQUAMARINE 1X1 OR APPROVED EQUAL
- STEP TILE BAND
  - -- NATIONAL POOL TILE
  - -- LVW - AQUAMARINE 1X1 OR APPROVED EQUAL
- POOL FINISH
  - -- PLASTER PER POOL CONTRACTOR AND APPROVED COUNTY HEALTH DEPARTMENT FINISHES.

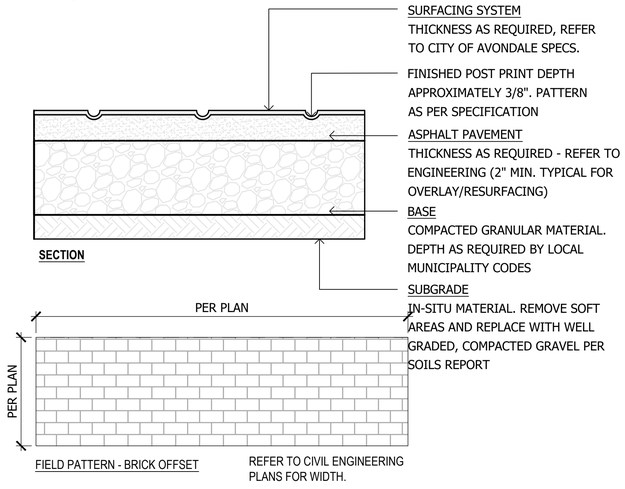
CONTRACTOR TO PROVIDE MATERIAL SAMPLES AND SHOP DRAWINGS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO FABRICATION AND OR INSTALLATION.

7 Pool and Spa Deck and Coping
SCALE: 3/4"=1'-0"

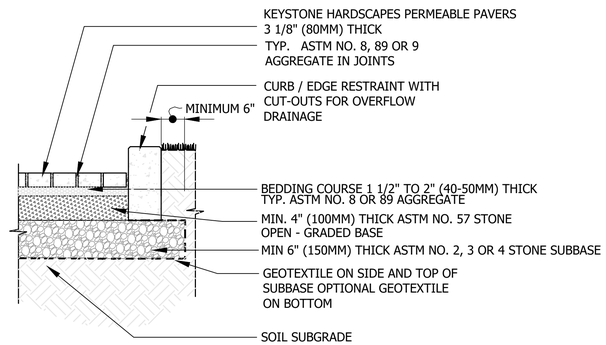


ARTIFICIAL TURF TYPICAL:
MANUF: SYNTHETIC TURF
MODEL: SOFTLAWN GARDEN RYE
WEB: http://www.synthetic-turf.com
PHONE: 1-800-405-7455
OR APPROVED EQUAL

8 Artifical Turf
SCALE: 1"=1'-0"



9 Stamped Asphalt
SCALE: 1/2"=1'-0"



10 Vehicular Permeable Pavers
SCALE: 1"=1'-0"

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LANDSCAPE DEVELOPMENT PLAN SET
ALTA AVONDALE
W VAN BUREN ST & N AVONDALE BLVD
Avondale, AZ 85323

SHEET TITLE: CONSTRUCTION DETAILS

WOOD PARTNERS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D.
BARON
12/21/2021
ARIZONA, USA
EXP. 12-31-22

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DATE: 12/21/2021
ISSUED FOR:
DRAWN BY: AK
CHECKED BY: CR, AB
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-004-21

LA6.5

PLANT MATERIALS LEGEND

Botanical Name / Common Name	Caliper	Height	Width	Size	Qty.	Emitter Allocation	Maintenance Notes
Trees							
Acacia aneura Mulga Acacia	0.75"	6 Ft.	2 Ft.	24"	14	(4) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE
Dalbergia sissoo Sissoo	1"	8 Ft.	3 Ft.	24"	6	(4) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE
+ Olea europaea 'Wilsonii' Wilsonii Olive	1.5"	8 Ft.	5 Ft.	24"	8	(6) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE REMOVE SUCKERS FROM BASE OF TRUNK
Pistacia lentiscus Mastic Tree	1"	7 Ft.	2.5 Ft.	24"	10	(6) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE
Pistacia chinensis Chinese Pistache	1"	7 Ft.	2.5 Ft.	24"	44	(6) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE
Quercus virginiana 'Cathedral' Cathedral Live Oak	1"	7 Ft.	3 Ft.	24"	176	(6) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM YOUNG TREES TO ENCOURAGE GOOD BRANCHING STRUCTURE
Ulmus parvifolia 'Allee' Allee Elm	1"	7 Ft.	3 Ft.	24"	151	(6) 1 GPH EMITTER	STAKE AS REQUIRED, PERIODIC LIGHT TRIMMING TO MAINTAIN FORM

Extra Large Shrubs	Size	Qty		
Bougainvillea 'California Gold' California Gold Bougainvillea	5 gal.	7	(2) 1 GPH EMITTERS	REMOVAL OF FROST DAMAGED WOOD IN THE SPRING
Dodonaea viscosa Hopbush	5 gal.	111	(2) 1 GPH EMITTERS	REGULAR SHAPING DURING GROWING SEASON
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	34	(2) 1 GPH EMITTERS	THIN AND HEAD BACK IN EARLY SPRING, REMOVE DEAD WOOD
Vauquelinia californica Arizona Rosewood	15 gal.	183	(2) 1 GPH EMITTERS	VIGOROUS GROWTH OF TERMINALS MAY REQUIRE HEADING BACK TO MAINTAIN DENSE COMPACT FORM
Large Shrubs	**Size**	**Qty**		
Cassia artemisioides 'Silver' Silver Cassia	5 gal.	113	(2) 1 GPH EMITTERS	ESSENTIALLY MAINTENANCE FREE
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	146	(2) 1 GPH EMITTERS	SELECTIVELY PRUNE IN WINTER TO RENEW
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	243	(2) 1 GPH EMITTERS	SELECTIVELY PRUNE IN WINTER TO RENEW
Medium Shrubs	**Size**	**Qty**		
Nerium oleander 'Little Red' Little Red Oleander	5 gal.	97	(2) 1 GPH EMITTERS	SELECTIVELY PRUNE AFTER BLOOMING FINISHED IN APRIL
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	252	(2) 1 GPH EMITTERS	SELECTIVELY PRUNE AFTER BLOOMING FINISHED IN APRIL
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	359	(2) 1 GPH EMITTERS	SELECTIVELY PRUNE IN WINTER TO RENEW
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	174	(2) 1 GPH EMITTERS	CUT BACK IN LATER WINTER TO REMOVE FROST DAMAGE AND RENEW GROWTH
Ruellia brittoniana Purple Ruellia	5 gal.	71	(2) 1 GPH EMITTERS	LOW MAINTENANCE
Xylosma congestum 'Compactum' Dwarf Shiny Xylosma	5 gal.	15	(2) 1 GPH EMITTERS	SELECTIVELY PRUNE IN WINTER TO RENEW
			(2) 1 GPH EMITTERS	SELECTIVELY PRUNE IN WINTER TO RENEW
Small Shrubs	**Size**	**Qty**		
Bougainvillea 'Alexandra' Alexandra Bougainvillea	5 gal.	58	(2) 1 GPH EMITTERS	SELECTIVELY PRUNE
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	25	(2) 1 GPH EMITTERS	SELECTIVELY PRUNE
Myrtus communis 'compacta' Dwarf Myrtle	5 gal.	102	(2) 1 GPH EMITTERS	REGULAR TRIMMING AND HEDGING WILL REDUCE FLOWERING
Olea europaea 'Little Ollie' Dwarf Olive	5 gal.	10	(2) 1 GPH EMITTERS	SELECTIVELY PRUNE
Russelia equisetiformis Coral Fountain	5 gal.	190	(2) 1 GPH EMITTERS	LOW MAINTENANCE
Groundcovers	**Size**	**Qty**		
Eremophila prostrata Outback Sunrise Eremophila	1 gal	1054	(2) 1 GPH EMITTERS	ESSENTIALLY MAINTENANCE FREE
Lantana montevidensis Purple Trailing Lantana	1 gal.	132	(2) 1 GPH EMITTERS	PRUNE TO SHAPE OR TO REMOVE FROST-DAMAGED WOOD
Lantana sp. 'New Gold' Lantana	1 gal.	67	(2) 1 GPH EMITTERS	PRUNE TO SHAPE OR TO REMOVE FROST-DAMAGED WOOD
Lantana sp. 'New Red' Lantana	1 gal.	53	(2) 1 GPH EMITTERS	PRUNE TO SHAPE OR TO REMOVE FROST-DAMAGED WOOD
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	427	(2) 1 GPH EMITTERS	HEAD BACK AND THIN BRANCHES PERIODICALLY TO KEEP PLANTS FULL AND ATTRACTIVE
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.	85	(2) 1 GPH EMITTERS	LOW MAINTENANCE
Cacti/ Accents	**Size**	**Qty**		
Agave salmiana var. ferox Large Leaf Agave	5 gal.	241	(1) 0.5 GPH EMITTER	REMOVE AND REPLACE DEAD PLANT AFTER BLOOMS
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	32	(1) 1 GPH EMITTER	ESSENTIALLY MAINTENANCE FREE
Bouteloua gracilis Blonde Ambition	1 gal.	237	(1) 1 GPH EMITTER	LOW MAINTENANCE
Dasylirion quadrangulatum Mexican Grass Tree	5 gal.	6	(1) 0.5 GPH EMITTER	ESSENTIALLY MAINTENANCE FREE
Euphorbia royleana Churee	5 gal.	5	(1) 1 GPH EMITTER	CUT TO THE GROUND IN LATE WINTER OR EARLY SPRING
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.	201	(1) 1 GPH EMITTER	ESSENTIALLY MAINTENANCE FREE
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	187	(1) 1 GPH EMITTER	REMOVE SPENT FLOWER STALKS
Muhlenbergia capillaris 'Regal Mist'	5 gal.	35	(1) 1 GPH EMITTER	REMOVE SPENT FLOWER STALKS
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	148	(1) 1 GPH EMITTER	CUT TO THE GROUND IN WINTER OR EARLY SPRING
Muhlenbergia rigens Deer Grass	1 gal.	51	(1) 1 GPH EMITTER	CUT TO THE GROUND IN WINTER OR EARLY SPRING
Opuntia basilaris Beavertail Prickly Pear	5 gal.	4	(1) 1 GPH EMITTER	CUT TO THE GROUND IN WINTER OR EARLY SPRING
Yucca pallida Pale Leaf Yucca	5 gal	47	(1) 1 GPH EMITTER	LOW MAINTENANCE
Yucca rostrata Beaked Yucca	20 gal.	3	(1) 0.5 GPH EMITTER	ESSENTIALLY MAINTENANCE FREE

MONTHLY MAINTENANCE

JANUARY	LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO.
FEBRUARY	LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO; APPLY PRE-EMERGENT TO CONTROL SPRING AND EARLY SUMMER WEEDS, APPLY ONE TIME FEBBRUARY 25 TO MARCH 25.
MARCH	LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO; TRIM YELLOW LANTANA PER NOTES; TRIM OLEANDER, BOUGAINVILLEA, RUELLIA PER NOTES.
APRIL	LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO; MAINTAIN RYE GRASS AT 3/4" OR SHORTER TO ENCOURAGE SPRING TRANSITION TO BERMUDA GRASS; TRIM VALENTINE NO LATER THAN APRIL 7.
MAY	LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO; MAINTAIN RYE AT 1/2" WITH A REEL MOWER UNTIL THE OVERSEED DIES.
JUNE	LAWN MAINTENANCE - BERMUDA GRASS - FERTILIZE ONCE WITH 3:2 RATIO; MOW AT RECOMMENDED HEIGHT; REMOVE THATCH MORE THAN 1/2" THICK; AERIFY AS NEEDED DURING THE FIRST 4 WEEKS OF SUMMER.
JULY	LAWN MAINTENANCE - BERMUDA GRASS - FERTILIZE ONCE WITH 3:2 RATIO; MOW AT RECOMMENDED HEIGHT.
AUGUST	LAWN MAINTENANCE - BERMUDA GRASS - FERTILIZE ONCE WITH 3:2 RATIO; MOW AT MAXIMUM RECOMMENDED HEIGHT TO ENHANCE STRESS TOLERANCE.
SEPTEMBER	LAWN MAINTENANCE - BERMUDA GRASS - FERTILIZE ONCE WITH 3:2 RATIO; MOW AT MAXIMUM RECOMMENDED HEIGHT TO ENHANCE STRESS TOLERANCE; TURN OFF TURF IRRIGATION ONE WEEK PRIOR TO SCALPING BERMUDA GRASS.
OCTOBER	LAWN MAINTENANCE - PERENNIAL RYE - SCALP AND LIGHTLY DETHATCH BERMUDA GRASS NO EARLIER THAN SEPTEMBER 25; REPAIR AND ADJUST ROTOR OR SPRAY HEADS IF NEEDED; PLANT PERENNIAL RYE GRASS AT RATE OF 15 POUNDS PER 1000 SQ. FT.
NOVEMBER	LAWN MAINTENANCE - PERENNIAL RYE - WHEN OVERSEEDED RYE IS 2", BARELY MOW THE RYE NO SHORTER THAN 1-1/2". ONCE ESTABLISHED WHEN EACH PLANT HAS 3 TO 4 BLADES, LOWER THE MOWER HEIGHT ; TRIM RED BIRD PER NOTES.
DECEMBER	LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO SPRAY PER-EMERGENT (SURFLAN) IN DECOMPOSED GRANITE PLANTING AREAS DURING THE MONTH OF DECEMBER FOR WEED CONTROL.

LANDSCAPE MAINTENANCE GUIDELINES

The horticultural palette for Roosevelt Park is based on a traditional planting style with transitional themes. Appropriate maintenance of the plantings is important to maintain the viability, appearance, and style that are consistent with this theme. A permanent, underground automatic irrigation system shall be provided to all plant materials creating a viable landscape. ABLA and the City of Avondale- have created the following landscape maintenance specifications.

In addition, all landscape areas should be maintained according to their approved landscape plans and original plant palette. Landscape areas are to be kept clean and free of weeds, debris, and refuse. The removal of dead plant material is important as well as infected plant material. An efficient landscape maintenance plan can help reduce the overall cost of landscape maintenance by reducing water consumption, general pruning and maintenance, time, materials, and stress. Debris removal should be the primary concern, followed by time and labor for monthly pruning. Excessive pruning removes the blooms and destroys the natural shape of the plant material, promoting excessive woody growth and in some cases destroying the plants overall aesthetics. Poor irrigation system maintenance can lead to wasteful and high water usage due to over watering and faulty systems.

Site Maintenance

It is the responsibility of the Landscape Maintenance Contractor to maintain the project in a clean, safe and respectable manner.

Debris Pick Up

All areas of responsibility are to be kept clean and free of debris including, but not limited to; trash, leaves, branches, dead plant material, windblown trash, and plant debris. In addition, human litter, such as; cigarette butts, cans, bottles and paper shall also be removed. Debris is to be picked up and removed on a daily basis.

Debris as a result of landscape maintenance operations should be disposed of at designated locations.

Hardscape Maintenance

Hardscape surfaces; such as sidewalks, medians, curbs, entrances, and bike paths should be swept or blown off on a weekly basis, or more frequently if needed.

Open Space Maintenance

All spillway and retention areas will be raked, swept, blown, or hand picked to remove any trash or debris on a weekly basis, or as determined by Association. Additional maintenance shall be decided by the Association and billed as time and materials as approved by the Association.

Paved Surfaces

Keep pathways, sidewalks, gutters, curbs and other hard surfaces clean and free of debris. Litter, dirt, gravel, etc, should not be allowed to accumulate. Do not use irrigation gate valves to wash paved areas.

Keep a neat border by not allowing overspill between paved surfaces and gravel mulch, planting and turf areas.

Gravel Areas

Concrete headers should be maintained in a neat condition. Maintain gravel mulch and soil levels at the correct grade in relation to concrete headers. Regrade or fill as necessary all stained or missing gravel to match existing. Keep mulches at least 2-4 inches from plant stems or trunks.

Gravel depths should be maintained in a clean, uniform and neat manner throughout the project site. Gravel should be replaced when necessary to repair damage from vandalism, irrigation, chemical breakdown, erosion, maintenance, vehicles, human impact, etc.

All granite areas are to be raked to an aesthetically pleasing appearance as needed, but no less than once a month.

Planting Wells

Maintain existing plant wells.

Storm Grate Cleaning

Storm grates are to be clean and free of debris. Check after major storms and management notified of clear condition.

Irrigation Maintenance

Seasonal

Irrigation should be operated using available 'Smart' technology provided by the manufacturer. After setting the initial appropriate schedule, using the controller in 'Smart' mode, the irrigation system will use the minimum amount of water necessary to maintain growth, health and the vigor of all plant materials. Contact the controller manufacturer local representative for advanced settings. At least four times yearly a thorough check of all parts of the irrigation system shall be performed, and the system confirmed to be working properly. General maintenance includes, but is not limited to, the following:

1. Check accuracy of controller operation.
2. Replace battery pack annually, or as recommended by manufacturer.
3. Open and close control valves to assure proper operation.
4. Check for leaks, erosion areas, standing and muddy water. Repair as required.
5. Open valve boxes while under operation and check for leaks.
6. Check for broken and missing sprinkler parts and repair using the same nozzles and spray bodies.
7. Check heads and sprinklers are plumb and flush with the soil surface.
8. Clean areas of debris or grass that is affecting sprinkler spray.
9. Make sure there is no overspray onto sidewalks, streets, walls, and buildings.
10. Replace and/or fix emitters and tubing.
11. Assure proper and efficient emitter placement near plant materials.
12. Move emitter emission points as plants mature.
13. Check that basin size is within dripline and adjust accordingly.
14. Flush Y strainers on all drip valves annually, or as required to keep emitters operating.
15. Confirm proper operation and calibration of all master valves and flow sensors annually.
16. Check accuracy of PSI at pressure regulators

The following Landscape Watering and Maintenance Calendar is recommended:

January Flush irrigation system and check the filters.
February Move emitter emission points as needed.
April Check irrigation system thoroughly. Replace controller backup battery.
June Check emitters and sprinklers.
July Check controller settings after every power outage.
August Check emitters and sprinklers.
September Move emitters out to dripline.
October **Adjust controller for overseeding schedule.**
November Check irrigation system thoroughly.

Irrigation controllers shall receive initial programming that will include input from sensors, weather access and configurable zone properties to a standardized evapotranspiration (ET) equation. Controller should also be set automatic shutdown and notification in case of emergencies and show actual flow records and responses in real time. Contact controller manufacturer representative for advanced setting features. 'Smart' operation shall then be initiated and should not need adjustment except during overseeding grow-in once a year. Close observation of operation and plant health should be observed and noted. Landscape Maintenance Contractor is to provide a monthly report to the Management Company on observations.

Emitter Schedule

See legend at left for DRIP EMITTER SCHEDULE.

Frequent Inspections

The Landscape Maintenance Contractor shall provide an initial Irrigation programming and operation settings log. A copy of this log should be available at all times and a copy given to the Manager and Association after routine inspection. The log should include, but is not limited by:

1. Location of all controllers.
2. Initial programming settings.
3. Controller Station Data sheet.
4. Landscape Maintenance Contractors initials and date.

Repair

The Landscape Maintenance Contractor is responsible to employ qualified irrigation technicians to maintain and repair irrigation systems on site. The Landscape Maintenance Contractor shall keep an inventory of commonly required repair parts on site to facilitate prompt irrigation system repairs.

Repairs shall be made with the same make, model and brand of material to avoid adversely affecting the system's efficiency by use of a different part. All irrigation components shall meet the requirements set forth in the original design intent.

Plant Maintenance

Plant maintenance is especially important in the early stages of establishment. Landscape plantings will require maintenance throughout the different seasons.

Primary maintenance tasks include, but are not limited to:

1. Consistent and regular irrigation, including water application in response to specific requirements above the seasonal climatic schedule. Throughout the site quick coupling valves have been placed for this purpose.
2. Weed control, fertilization, insect and disease control and prevention.
3. Pruning of trees and shrubs as directed by a certified tree worker and/or certified arborist and is to meet the guidelines set forth in this manual.

Seasonal

Weekly inspection's should be conducted and documented to analyze plant material for health signs such as the following:

1. Health Loss - In normal and thriving plants this will appear as a failure to grow, droopy or unopened flowers or leaves, small leaf forms for the species, leggy or thin growth. The causes for these symptoms could range from heat stress, over or under watering, wind or frost damage, incorrect installation, damage, desiccation or changed growing circumstances. Individual treatment for each problem is required when determining circumstances of decline and treatment.
2. Disease - leaf withering, dieback, galled, swollen or blackened branches, cancer, fungus, oozing bark, root rot, blotchy or discolored foliage.
3. Soil, Fertilizer, Chemical Imbalance - fertilizer burn at the leaf margins, yellowish-green or uncharacteristically yellow leaf color (chlorosis), brown-yellow salt burn at the leaf malThe application of fertilizers and soil chemicals should be applied with discrimination and care, confined strictly to affected areas only. Plant maintenance specifics should be consulted.

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1 2 3 4 5 6

LANDSCAPE DEVELOPMENT PLAN SET

ALTA AVONDALE
W VAN BUREN ST & N AVONDALE BLVD
Avondale, AZ 85323

SHEET TITLE: MAINTENANCE PLAN

WOOD PARTNERS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
12/31/2023
ARIZONA U.S.A.
EXP: 12-31-24

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DATE: 12/21/2021
ISSUED FOR:
DRAWN BY: AK
CHECKED BY: CR, AB
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-004-21

LA9.1

Fertilization

All plant material in granite-covered areas will be fertilized using the following compounds:

10-20-10 at 2 pounds per 100 square feet.

Fertilization promotes plant growth and an increase in water consumption. Apply the recommended amount only.

Edges

Curbs, walkways, building edges, tree borders, planting beds and fence lines shall be edged or trimmed by weed eater with each mowing to maintain a clean appearance.

Mechanical, blade mounted edger's should be used along sidewalks, walls, curbs, drives and other areas where a uniform, clean edge is desired. Extreme care should be used to protect tree trunks from damage.

Weed Control

All granite-covered areas should be free of weeds at all times. Herbicides should be selected according to the weed it is intending to destroy. Applications should occur twice a year, once in April for summer weeds and once in September for control of winter weeds. **Total soil sterilants should never be used, as they will kill any existing vegetation, leach into nearby areas, and will stay in the soil for many years.**

Pruning Standards

All plants should be allowed to grow to their natural form and size, unless specifically noted. Plants should be pruned to promote structural strength and to accentuate their natural form and features.

Plant materials should only be pruned and thinned once a year and at specified times according to individual plant specimens. This will allow each plant to recover it's natural shape, size, texture, and seasonal color. Excessive watering promotes excessive growth and is discouraged.

Tree Pruning

Tree pruning is to be performed by a certified arborist and is to be done according to the American National Standard ANSI A300. Experienced tree arborists, whom through related on-job experience and training, are familiar with the hazards, techniques and aesthetics of this work, including pruning, thinning, maintenance, removal or repair, and the equipment that is needed for their performance should do the pruning.

Climbing spurs or irons are not permitted. Tree pruning is a potentially hazardous occupation and is to be undertaken by experienced and trained arborists, all of whom are covered by Workers Compensation, public liability and property damage, and completed operations insurance.

For use on this project, the following tree pruning classifications are to be utilized: Fine pruning, Medium pruning, and Coarse pruning.

Fine Pruning

Fine pruning involves the removal of diseased, dying, interfering, objectionable, twisted, obstructing, hazardous, weak and dead branches, as well as, selectively thinning to lessen wind resistance. Removal of these branches is to include those on the main trunks and those in the foliage area. In regards to fine pruning the following specifications apply:

1. All cuts should be cut close to parent limb or trunk, without cutting into the branch collar or leaving a stub. No flush cuts. Cuts should be clean.
2. Precutting branches may be necessary for branches that are too heavy to handle and to prevent splitting or bark peel. Branches should be lowered to the ground if there is a potential for hazard to property or to the tree as a whole specimen. Ropes and/or cherry pickers may be necessary to achieve the desired result. The weaker or least desirable of crossing limbs should be removed to as not leave a hole in the tree.
3. Cuts and wounds should NOT be treated with tree wound dressing, except where open wound of certain trees may allow fungal invasion or attract insects. Great care must be taken to treat the exposed wood with a thin layer of non-toxic dressing. Dr. Mary Olsen, University of Arizona plant Pathologist recommends 10% bleach solution.
4. Where a tree is known to be diseased, tools should be immediately disinfected with methyl alcohol at 70% (denatured wood alcohol diluted approximately with water) or 50% Clorox (50% water solution after each cut and between trees known to be diseased) so as to mitigate transmitting the disease to other specimens.
5. Inspections on older trees should be done routinely to monitor past treatments and to ensure proper closure and callus growth.
6. Cutting the root at both ends, notching the roots center with a chisel, and removing the entire root without injuring the parent stem or bard, should treat girdling roots.
7. In reference to the above-mentioned items, any structural weakness, decayed trunks, diseased conditions, split crotches or branches should be documented in writing to the Owner and Landscape Maintenance Contractor, and corrective measures given.

Medium Pruning

Medium pruning involves the removal of diseased, dying, interfering, objectionable, twisted, obstructing, hazardous, weak and dead branches on the main trunk and those within the foliage area. Branches up to 1" in diameter may remain on occasion within the main foliage are when it is not practical to remove.

The following specifications should apply:

1. Cuts should be made close to the parent limb or trunk (without cutting into the branch collar or leaving a stub) and to allow closure under normal conditions. At all times clean cuts should be made. Where it is necessary to cut branches too heavy to handle, branches should be selectively lowered to the ground by ropes or a cherry picker, to prevent splitting or bark peel and to mitigate property or tree damage. No flush cuts.
2. Cuts and wounds should NOT be treated with tree wound dressing, except where open wound of certain trees may allow fungal invasion or attract insects. Great care must be taken to treat the exposed wood with a thin layer of non-toxic dressing. Dr. Mary Olsen, University of Arizona plant Pathologist recommends 10% bleach solution (See background information).
3. Cuts and wounds should NOT be treated with tree wound dressing, except where open wound of certain trees may allow fungal invasion or attract insects. Great care must be taken to treat the exposed wood with a thin layer of non-toxic dressing. Dr. Mary Olsen, University of Arizona plant Pathologist recommends 10% bleach solution.
4. Where a tree is known to be diseased, tools should be immediately disinfected with methyl alcohol at 70% (denatured wood alcohol diluted approximately with water) or 50% Clorox (50% water solution after each cut and between trees known to be diseased) so as to mitigate transmitting the disease to other specimens.
5. Inspections on older trees should be done routinely to monitor past treatments and to ensure proper closure and callus growth. For cosmetic purposes the wound may be dressed with a thin layer of wound dressing where appropriate.
6. In reference to the above-mentioned items, any structural weakness, decayed trunks, diseased conditions, split crotches or branches should be documented in writing to the Owner and Landscape Maintenance Contractor, and corrective measures given.

Formal pruning, such as balling, bonsai-ing, poodle-ing, squaring, and shearing of shrubs is strictly prohibited. Constant formal pruning is time consuming, expensive, and detrimental to the health and lifespan of shrubs. Pruning can lead to an unnatural appearance, inhibit a plants ability to receive moisture and nutrients, reduce blooming, increase water consumption, create an additional plant waste and is detrimental to the plants longevity.

Pruning should be done under the following circumstances only:

1. Removal of branches that could potentially create a safety hazard to pedestrians and vehicular traffic.
2. Removal of malformed, diseased, weakened or dead branches.
3. Removal of crossing, twisted, or crowded branches.
4. Encourage, control, and direct plant growth.

Removal of branches under the above four conditions can be done during routine maintenance any time during the year. The frequency that plants are pruned depends on a variety of factors, such as, weather, natural growth habit, type of plant, flowering conditions, and landscape requirements.

Tree Staking

Tree stakes and ties should be maintained to properly support a young tree. Inspections should occur every 60 days to prevent chafing, girdling and rubbing which can cause bark wounds. Guys should be removed after one year with the stakes left in the ground. The stakes are to be removed the following year. Stakes should be cut below scaffold branches to not interfere with branch growth.

Turf Weed Control

Turf Pre-emergent

The best defense of weeds is healthy turf grass. All turf areas can be treated for broadleaf weed control. Two applications of pre-emergent weed control can be applied if weeds are a problem; one in the early spring and one in the fall to help prevent weeds from germinating. Chemical weed control should only be used on established lawns so as not to damage newly installed and seeded turf. Spot treatments of Diquat are effective on dormant winter Bermuda lawns. Labels should be followed exactly and the user should use protective clothing and thoroughly review the material safety data sheets for products being handled.

Turf Post Emergent

All turf areas shall be treated in the spring and fall for weed control. Two applications of a combination post emergent should be applied during the growing season for the control of grassy and broadleaf weeds or as directed by the Association. Additional applications will be billed as per square foot. Post emergent applications should not be used in areas where Winter Ryegrass is applied. Use products containing Glyphosate or Glufosinate as active ingredients listed on the label. Caution should be used as these are both non-selective, they will kill both grass and broadleaf plants. There are good selective products available. Labels should be followed exactly and the user should use protective clothing and thoroughly review the material safety data sheets and labeling for this products being handled.

Turf Fertilization

Bermuda responds to a fall application of potassium. It helps Bermuda grass "rest" better and then comes out of dormancy with improved vigor. Fertilization of turf and plants shall be accomplished through approved "fertilization" system. Applications shall meet or exceed the following guidelines:

Turf fertilization shall occur on a regular basis to ensure proper growth and an aesthetic appearance. Lawns that are over fertilized require more water and mowing. Once monthly fertilization is sufficient, however the minimum is 4 applications of fertilizer a year. Fertilizer shall be spread in the early morning or evening and watered in thoroughly. Iron (ferrous sulfate or iron chelates) should be added to keep grass green and to not promote excessive growth.

Recommendations include:

1. At least once a year apply a complete fertilizer i.e., 21-7-14.
2. Slow release sulfur coated urea containing trace minerals at a rate of (I) pound of nitrogen per 1000 square feet per application during the summer and fall. In winter a granular fertilizer shall be applied.
3. Analysis of turf during the growing season to ensure proper nutrient utilization and proper rate of application.

Fertilization Cycle

Early Spring	Promotes regrowth following dormancy, provides quick greening
Early Summer	Insures healthy, deep green lawn
Summer	Maintains lawn health and color
Winter	Promotes hardiness, encourages new cool-season grass growth

Mowing and Edging

Turf Heights:

Bermuda	¾" - 3½"
Perennial Rye	¾" - 2½"

Peak Growing Season

Height (inches)	Frequency (days)
½	2 - 3
1	4 - 5

Turf shall be cut uniformly with no more than 30 percent of the blade removed. Contractor will rake, bag and remove all clippings that work day after mowing unless a mulching mower is used. Frequent mowing eliminates the need to bag clippings. The closer one mows, the more often one must mow. Lower mowing heights increase stress because they reduce leaf area, which decreases the plants ability to photosynthesize. With a higher mow the deeper the root system helps grass plants withstand stress during hot weather and uses less water. Bermuda grass is dormant during the winter months and needs watering once in a 3-4 week period during this time. Mowing should be performed with equipment that is in clean, good working order with blades that are regularly sharpened to maintain uniform cutting heights and all mowers should have deflector shields. Don't mow in the same pattern each time.

All trash and debris should be cleaned up and removed prior to mowing. Uneven or gouged mowing should be corrected the day the damage results. Sprinklers should be checked after each mowing.

Scalping/De-Thatching

All turf should be scalped and de-thatched to remove excessive growth if required. Scalping occurs when mowing too closely to the turf and removing more than 1/3 of the grass blades. Turf that is too short will be less efficient with water consumption. Adjust mower to prevent scalping. Thatch is caused by over-fertilizing and over-watering. Dethatching should occur during the summer months to allow Bermuda grass to recover for the following growth period.

Turf Aeration

Aeration should be performed at least two times per year or when the turf grass is growing vigorously. Avoid aerating during the season of active weed germination. Do not aerate with a solid-tined punch tool. Allow soil plugs to remain onsite until the next turf mowing breaks them up. Fertilize and irrigate immediately after clean up of the cores. This is also a good time to add gypsum.

Turf Watering

Turf should be watered in the early morning cool period 1-3 hours before sunrise (before 5 am) to minimize excessive evaporation loss from wind and sun and provide maximum water to roots. Water should be applied to evenly distributed areas and often enough to avoid wilting in between watering periods.

Lawns shall be watered no more than six days a week during the summer, with the exception of Ryegrass. This allows for a one day dry-out for mowing and maintenance. Turf shall be watered no more and no less than to a depth of 8-10 inches.

Sprinkler heads shall be adjusted to prevent overspray onto sidewalks, walls, and streets and to provide head to head coverage.

'Smart' controller operation will monitor underwatering and overwatering of turf grasses. Visual monitoring of turf grass is recommended and should be noted in any reports to the Owner and Mangement.

Tree, Shrub, Groundcover and Vine Watering

Water and Irrigation Requirements

Optimum moisture for root establishment and growth shall be provided for a minimum of two growing seasons. Following this period, adequate water moisture levels shall be met with regard to the correct amount or water needed, for example deep watering schedule, cycle and soak, etc.

Plant materials shall receive sufficient water to meet their basic and health needs to maintain vigor and an active state of growth. Watering too little can wilt plants to the point where there is no return to health. Watering too much can starve the roots of oxygen, also leading them to a point of no return.

The Arizona Municipal Water Association designed the following watering schedule as guidelines for newly planted desert adapted plants.

Weeks 1 & 2 - Water every 1-2 days in summer, every 3-4 days fall through spring

Weeks 3 & 4 - Water every 3-4 days in summer, every 6-7 days fall through spring

Weeks 5 & 6 - Water every 4-6 days in summer, every 7-10 days fall through spring

Weeks 7 & 8 Water every 7 days in summer, every 10-14 days fall through spring

Weeks 9 & 10 Gradually extend the time between irrigations until plants are established.

NOTE: After the eighth-week, move the drip emitters to the outer edge of the root ball. *High water plants will require more frequent irrigations.

Frequency/Quantity

Watering cycle shall be adjusted during the rainy season so as to not water after rains. Shade portions of the landscape may receive 30% less water than areas in full sun. (See APPENDIX 8: WATERING SCHEDULE GUIDELINES).

Application Rates

It is the responsibility of the Landscape Maintenance Contractor to carefully monitor the irrigation system and plant material's response to determine sufficient water quantities and frequency levels. Deep, infrequent watering for trees is preferable to shallow, frequent watering. Deep-water percolation into the soil encourages deep root growth, rather than to circle at the surface as is common with shallow watering. Deep water levels encourage deep root growth, which will stabilize the tree. Over-watering, however, can encourage excessive growth and lead to more pruning and mowing.

Water depths and widths depend on the type, size and age of plant. Large trees need more water as a result of a larger root zone than a shrub or groundcover. (See APPENDIX 6: DETAILS AND SPECIFICATIONS).

Trees shall be watered to at least a 3-foot depth.
Shrubs shall be watered to a 2-foot depth.
Groundcovers, cacti, and annuals shall be watered to a 1-foot.
Turf shall be watered to a depth of ten inches.

1.1.3 Water/Soil Moisture Monitoring

A soil probe can be used to monitor moisture penetration into the root zone. Soil moisture content shall be checked routinely and documented. This information can be used to adjust the automatic controller in regards to rate of water application.

In certain circumstance hand watering may be necessary and shall be done with a hand wand to minimize impact on plant materials.

Maintain gravel mulch levels as per the Landscape Construction Documents to reduce evaporation. Plants should be reset to the proper grades and in an upright position.

Plant Replacement

Plants that are dead, diseased, and unattractive and have poor shape should be removed and replaced with the same plant as per the original landscape plan. All plants should be disease-free, healthy specimens. In addition, plants should be replaced in the same location with the soil removed and replaced. This is done to mitigate future problems if the soil is unhealthy. The Association, prior to planting, should approve any changes to plant material type.

If plant material is destroyed (or the shape altered as defined in Pruning Section) by the Landscape Maintenance Contractor due to improper pruning, the Landscape Maintenance Contractor shall replace the plant materials "in kind".

General Recommendations

As mentioned in the site description, the landscape is typical of an arid, low desert terrain. Most plants used will not be indigenous to the area and require seasonal irrigation. Maintenance needs will vary depending on each plants' adaptability to the site.

To properly maintain all the site landscape areas, it must first be appreciated that the less adapted a species is to these site conditions, the more care it must be given. Three factors are typically resulting factor in a plant species' decline: the susceptible species, the causal agent and the environment. While a fungus may be present, it does not necessarily dictate an infection in a particular plant. The plant would need to be weakened and the environment therefore becomes the causal agent to infect the species.

Visible signs of a plant's decline can be the result of a number of different factors. The primary causes can be age, disease, infestation or chemical and/or mechanical damage. Environmental factors, such as, over and under watering, can further enhance problems due to the above factors. The severity of decline depends ultimately on other stresses to which the plant is subjected to. A healthy plant can usually recover, one that is stressed can not.

Preventive Maintenance

Landscape Maintenance should take two approaches:

Curative

The Curative Approach uses minimum maintenance, the "wait and see" for a plant to respond to treatment. It also deals with problem as they arise and primarily addresses the causative agent, which requires a plant to show signs of decline before treatment.

Preventive

The Preventive Approach uses the goal of plant maintenance as their optimum preventive method. The goal is to maintain a plants optimum vitality and health because healthy plants are more resistant to disease, infestation, mechanical and chemical damage and various climatic stresses.

The Landscape Maintenance Guidelines prefer using the preventive approach. Benefits include less overall costs and healthier looking plants as it deals with the causes of decline before they happen. While there are a multitude of reasons that lead to the decline of a plant, the Landscape Maintenance Contractor is expected to be familiar and educated with the varying causal factors that can lead to and affect a plants' vitality. The Landscape Maintenance Contractor should also be familiar with some of the most common infectious organisms, insects and other pests.

In addition, due to the ever-changing market for insect and disease treatment controls, these are not a part of the guidelines. It is encouraged that the Landscape Maintenance Contractor utilizes environmental and cost-effective methods of prevention before seeking the use of costly and potentially harmful chemical treatments.

Persistent, unusual problems should be addressed with a professional horticultural consultant familiar with the pest and plant. A good source in Maricopa County is the University of Arizona, Maricopa County Cooperative Extension Service.

Potential Project Site Disease Problems

Infectious Organisms, Insects and other Pests

Being educated about the habits of insects and pests can help in discouraging or inviting them. Some insects are beneficial and are to be encouraged while others are pest and to be discouraged. Weather has a great impact on the behaviors of infectious organisms, insects and pests. Variations in climate and other weather conditions can cause unpredictable occurrences. A lack of vegetation in an arid climate most of the year can with heavy rains promote the growth of many non-indigenous plant species, and an outbreak of rodents and pests. In hot, dry weather vegetation typically dries up and these populations will migrate to more fertile, usually irrigated, lands to survive drought and heat while looking for a food source.

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LANDSCAPE DEVELOPMENT PLAN SET
ALTA AVONDALE
W VAN BUREN ST & N AVONDALE BLVD
Avondale, AZ 85323
SHEET TITLE: MAINTENANCE PLAN

WOOD PARTNERS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D.
BARON
12/31/2021
REGISTRATION EXPIRES
ARIZONA, U.S.A.
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DATE: 12/21/2021
ISSUED FOR:
DRAWN BY: AK
CHECKED BY: CR, AB
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-004-21

LA9.2

3 A-001
1/8" = 1'-0"

BUILDING A1 - COURTYARD EAST ELEVATION

STUCCO 1
SW7004 "SNOWBOUND"

STUCCO 2
SW7671 "ON THE ROCKS"

STUCCO 3
SW7650 "ELLIE GRAY"

STUCCO 4
SW7067 "CITYSCAPE"

STUCCO 5
SW6538 "DIGNIFIED"

STUCCO 6
SW6608 "RAVE RED"

"WOOD LIKE" FIBER CEMENT LAP SIDING
WOODTONE RUSTIC SERIES "ASPIN RIDGE"

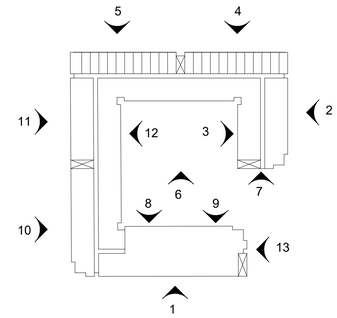
BRICK COLOR 1
McNEAR "GREENWICH"

BRICK COLOR 2
McNEAR "MANCHESTER"

MATERIAL LEGEND

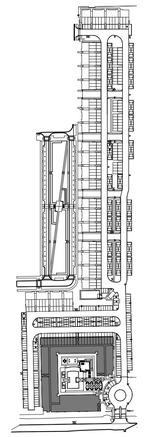
3" = 1'-0"

Exhibit G Date Received 12/21/21



2 A-001
1/8" = 1'-0"

BUILDING A1 - EAST ELEVATION



KEY PLAN

1" = 300'-0"

1 A-001
1/8" = 1'-0"

BUILDING A1 - SOUTH ELEVATION

DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, ARIZONA 85258

ALTA AVONDALE
AVONDALE, ARIZONA

SEAL:

REGISTERED ARCHITECT
CERTIFICATE NO.
72108
JOHN
WOMBLE
SITE OF ARIZONA, U.S.A.

PROJECT NUMBER:
21003

DATE ISSUED:
10/18/2021

REVISIONS:

SHEET TITLE:
ELEVATIONS

SHEET NAME:
A-001

5 A-002

BUILDING A1 - NORTH ELEVATION

1/8" = 1'-0"

STUCCO 1
SW7004 "SNOWBOUND"

STUCCO 2
SW7671 "ON THE ROCKS"

STUCCO 3
SW7650 "ELLIE GRAY"

STUCCO 4
SW7067 "CITYSCAPE"

STUCCO 5
SW6538 "DIGNIFIED"

STUCCO 6
SW6608 "RAVE RED"

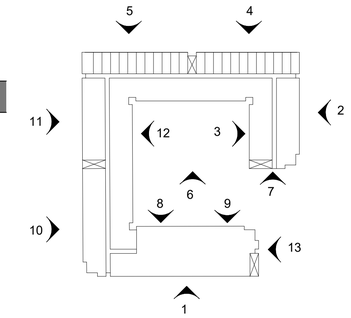
"WOOD LIKE" FIBER CEMENT LAP SIDING
WOODTONE RUSTIC SERIES "ASPIN RIDGE"

BRICK COLOR 1
McNEAR "GREENWICH"

BRICK COLOR 2
McNEAR "MANCHESTER"

MATERIAL LEGEND

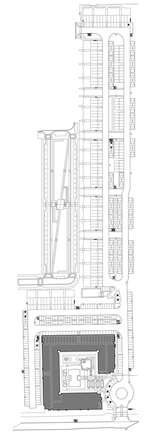
3" = 1'-0"



4 A-002

BUILDING A1 - NORTH ELEVATION

1/8" = 1'-0"



KEY PLAN

1" = 300'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

WOOD PARTNERS

WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, ARIZONA 85258

ALTA AVONDALE
AVONDALE, ARIZONA

SEAL:

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CERTIFICATE NO.
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21003

DATE ISSUED:
10/18/2021

REVISIONS:

SHEET TITLE:
ELEVATIONS

SHEET NAME:
A-002

7 A-003

BUILDING A1 - SOUTH ELEVATION

1/8" = 1'-0"

6 A-003

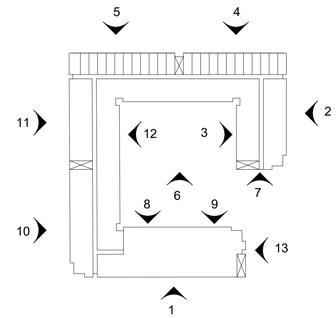
BUILDING A1 - COURTYARD NORTH ELEVATION

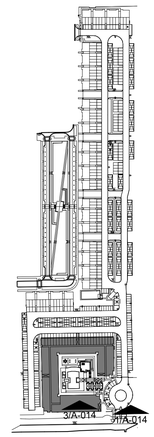
1/8" = 1'-0"

- STUCCO 1 SW7004 "SNOWBOUND"
- STUCCO 2 SW7671 "ON THE ROCKS"
- STUCCO 3 SW7650 "ELLIE GRAY"
- STUCCO 4 SW7067 "CITYSCAPE"
- STUCCO 5 SW6538 "DIGNIFIED"
- STUCCO 6 SW6608 "RAVE RED"
- "WOOD LIKE" FIBER CEMENT LAP SIDING WOODTONE RUSTIC SERIES "ASPIN RIDGE"
- BRICK COLOR 1 McNEAR "GREENWICH"
- BRICK COLOR 2 McNEAR "MANCHESTER"

MATERIAL LEGEND

3" = 1'-0"





KEY PLAN

1" = 300'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

WOOD PARTNERS

WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, ARIZONA 85258

ALTA AVONDALE
AVONDALE, ARIZONA

SEAL:

REGISTERED ARCHITECT
CERTIFICATE NO.
72108
JOHN
WOMBLE
DATE SIGNED
ARIZONA U.S.A.

PROJECT NUMBER: 21003

DATE ISSUED: 10/18/2021

REVISIONS:

SHEET TITLE: ELEVATIONS

SHEET NAME: **A-003**

8 A-004

BUILDING A - COURTYARD SOUTH ELEVATION

1/8" = 1'-0"

STUCCO 1
SW7004 "SNOWBOUND"

STUCCO 2
SW7671 "ON THE ROCKS"

STUCCO 3
SW7650 "ELLIE GRAY"

STUCCO 4
SW7067 "CITYSCAPE"

STUCCO 5
SW6538 "DIGNIFIED"

STUCCO 6
SW6608 "RAVE RED"

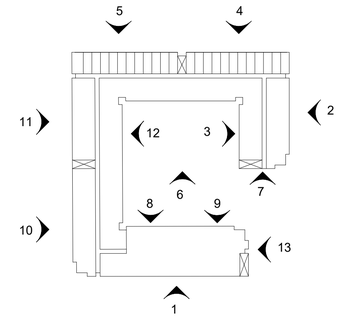
"WOOD LIKE" FIBER CEMENT LAP SIDING
WOODTONE RUSTIC SERIES "ASPIN RIDGE"

BRICK COLOR 1
McNEAR "GREENWICH"

BRICK COLOR 2
McNEAR "MANCHESTER"

MATERIAL LEGEND

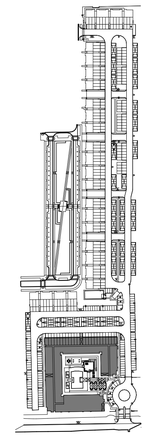
3" = 1'-0"



9 A-004

BUILDING A - COURTYARD SOUTH ELEVATION

1/8" = 1'-0"



KEY PLAN

1" = 300'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

WOOD PARTNERS

WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, ARIZONA 85258

ALTA AVONDALE
AVONDALE, ARIZONA

SEAL:

REGISTERED ARCHITECT
CERTIFICATE NO.
72108
JOHN
WOMBLE
DATE SIGNED:
ARIZONA, U.S.A.

PROJECT NUMBER:
21003

DATE ISSUED:
10/18/2021

REVISIONS:

SHEET TITLE:
ELEVATIONS

SHEET NAME:
A-004

11 A-005 BUILDING A1 - WEST ELEVATION

1/8" = 1'-0"

STUCCO 1
SW7004 "SNOWBOUND"

STUCCO 2
SW7671 "ON THE ROCKS"

STUCCO 3
SW7650 "ELLIE GRAY"

STUCCO 4
SW7067 "CITYSCAPE"

STUCCO 5
SW6538 "DIGNIFIED"

STUCCO 6
SW6608 "RAVE RED"

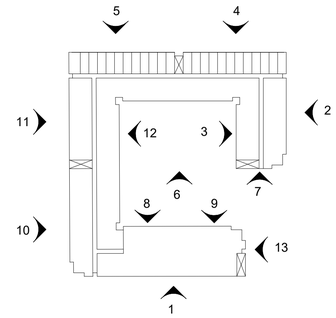
"WOOD LIKE" FIBER CEMENT LAP SIDING
WOODTONE RUSTIC SERIES "ASPIN RIDGE"

BRICK COLOR 1
McNEAR "GREENWICH"

BRICK COLOR 2
McNEAR "MANCHESTER"

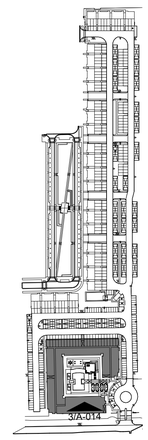
MATERIAL LEGEND

3" = 1'-0"



10 A-005 BUILDING A1 - WEST ELEVATION

1/8" = 1'-0"



KEY PLAN

1" = 300'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

WOOD PARTNERS

WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, ARIZONA 85258

ALTA AVONDALE
AVONDALE, ARIZONA

SEAL:

REGISTERED ARCHITECT
CERTIFICATE NO.
72108
JOHN
WOMBLE
DATE SIGNED:
ARIZONA U.S.A.

PROJECT NUMBER:
21003

DATE ISSUED:
10/18/2021

REVISIONS:

SHEET TITLE:
ELEVATIONS

SHEET NAME:
A-005

13 A-006

BUILDING A1 - EAST ELEVATION

1/8" = 1'-0"

12 A-006

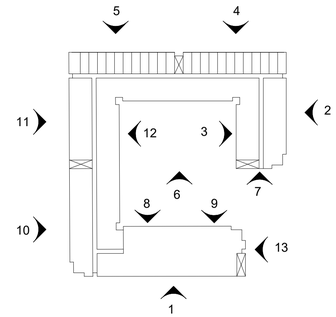
BUILDING A1 - COURTYARDS WEST ELEVATION

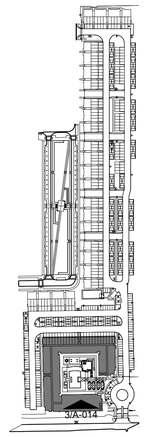
1/8" = 1'-0"

- STUCCO 1 SW7004 "SNOWBOUND"
- STUCCO 2 SW7671 "ON THE ROCKS"
- STUCCO 3 SW7650 "ELLIE GRAY"
- STUCCO 4 SW7067 "CITYSCAPE"
- STUCCO 5 SW6538 "DIGNIFIED"
- STUCCO 6 SW6608 "RAVE RED"
- "WOOD LIKE" FIBER CEMENT LAP SIDING WOODTONE RUSTIC SERIES "ASPIN RIDGE"
- BRICK COLOR 1 McNEAR "GREENWICH"
- BRICK COLOR 2 McNEAR "MANCHESTER"

MATERIAL LEGEND

3" = 1'-0"





KEY PLAN

1" = 300'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, ARIZONA 85258

ALTA AVONDALE
AVONDALE, ARIZONA

SEAL:

REGISTERED ARCHITECT CERTIFICATE NO. 72108 JOHN WOMBLE STATE OF ARIZONA U.S.A.

PROJECT NUMBER: 21003

DATE ISSUED: 10/18/2021

REVISIONS:

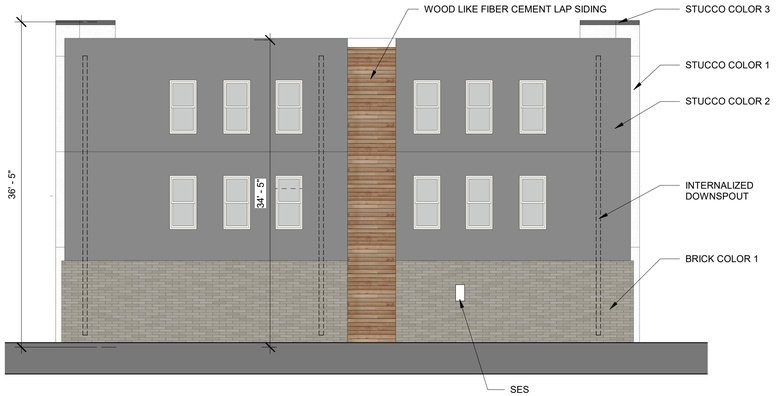
SHEET TITLE: ELEVATIONS

SHEET NAME: **A-006**

4 A-007

BUILDING B1 - EAST ELEVATION

1/8" = 1'-0"



2 A-007

BUILDING B1 - NORTH ELEVATION

1/8" = 1'-0"

3 A-007

BUILDING B1 - SOUTH ELEVATION

1/8" = 1'-0"

1 A-007

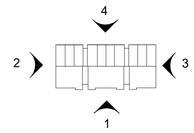
BUILDING B1 - WEST ELEVATION

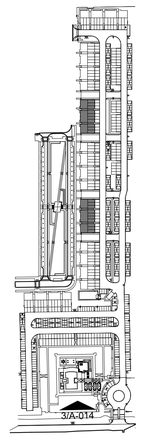
1/8" = 1'-0"

- STUCCO 1 SW7004 "SNOWBOUND"
- STUCCO 2 SW7671 "ON THE ROCKS"
- STUCCO 3 SW7650 "ELLIE GRAY"
- STUCCO 4 SW7067 "CITYSCAPE"
- STUCCO 5 SW6538 "DIGNIFIED"
- STUCCO 6 SW6608 "RAVE RED"
- "WOOD LIKE" FIBER CEMENT LAP SIDING WOODTONE RUSTIC SERIES "ASPIN RIDGE"
- BRICK COLOR 1 McNEAR "GREENWICH"
- BRICK COLOR 2 McNEAR "MANCHESTER"

MATERIAL LEGEND

3" = 1'-0"





KEY PLAN

1" = 300'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

WOOD PARTNERS

WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, ARIZONA 85258

ALTA AVONDALE
AVONDALE, ARIZONA

SEAL:

REGISTERED ARCHITECT
CERTIFICATE NO.
72108
JOHN
WOMBLE
STATE OF ARIZONA U.S.A.

PROJECT NUMBER: 21003

DATE ISSUED: 10/18/2021

REVISIONS:

SHEET TITLE: ELEVATIONS

SHEET NAME: **A-007**

4 A-008

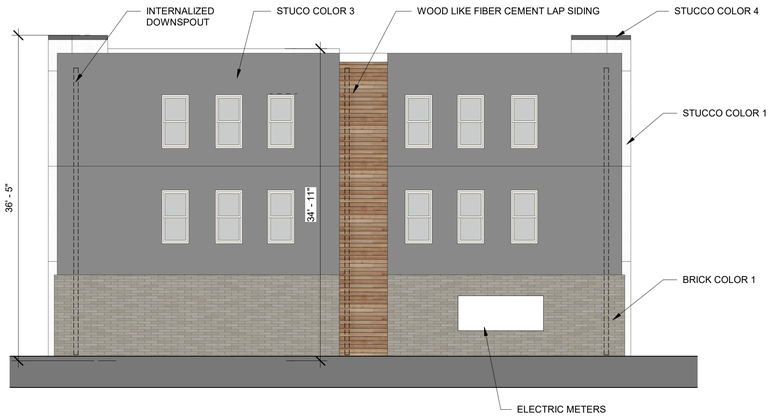
BUILDING C1 - WEST ELEVATION

1/8" = 1'-0"

2 A-008

BUILDING C1- SOUTH ELEVATION

1/8" = 1'-0"



3 A-008

BUILDING C1 - NORTH ELEVATION

1/8" = 1'-0"

1 A-008

BUILDING C1 - EAST ELEVATION

1/8" = 1'-0"

STUCCO 1
SW7004 "SNOWBOUND"

STUCCO 2
SW7671 "ON THE ROCKS"

STUCCO 3
SW7650 "ELLIE GRAY"

STUCCO 4
SW7067 "CITYSCAPE"

STUCCO 5
SW6538 "DIGNIFIED"

STUCCO 6
SW6608 "RAVE RED"

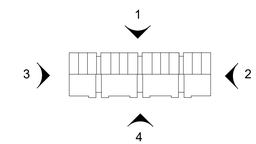
"WOOD LIKE" FIBER CEMENT LAP SIDING
WOODTONE RUSTIC SERIES "ASPIN RIDGE"

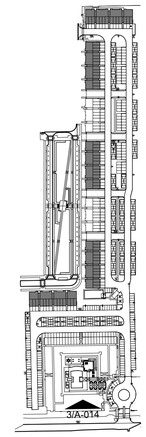
BRICK COLOR 1
McNEAR "GREENWICH"

BRICK COLOR 2
McNEAR "MANCHESTER"

MATERIAL LEGEND

3" = 1'-0"





KEY PLAN

1" = 300'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

WOOD PARTNERS

WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, ARIZONA 85258

ALTA AVONDALE
AVONDALE, ARIZONA

SEAL:

REGISTERED ARCHITECT
CERTIFICATE NO.
72108
JOHN
WOMBLE
STATE OF
ARIZONA U.S.A.

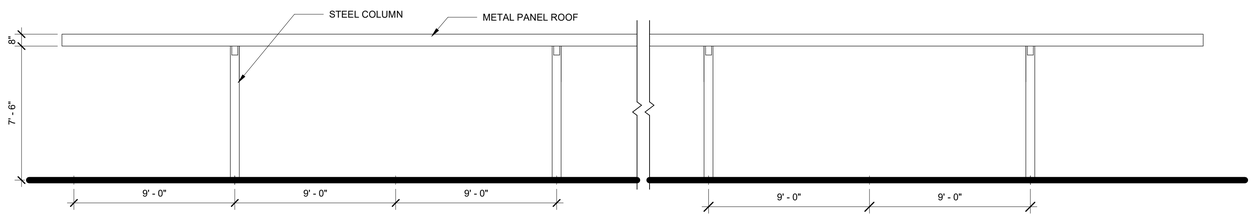
PROJECT NUMBER:
21003

DATE ISSUED:
10/18/2021

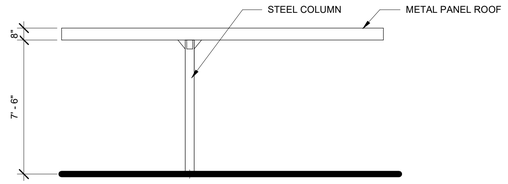
REVISIONS:

SHEET TITLE:
ELEVATIONS

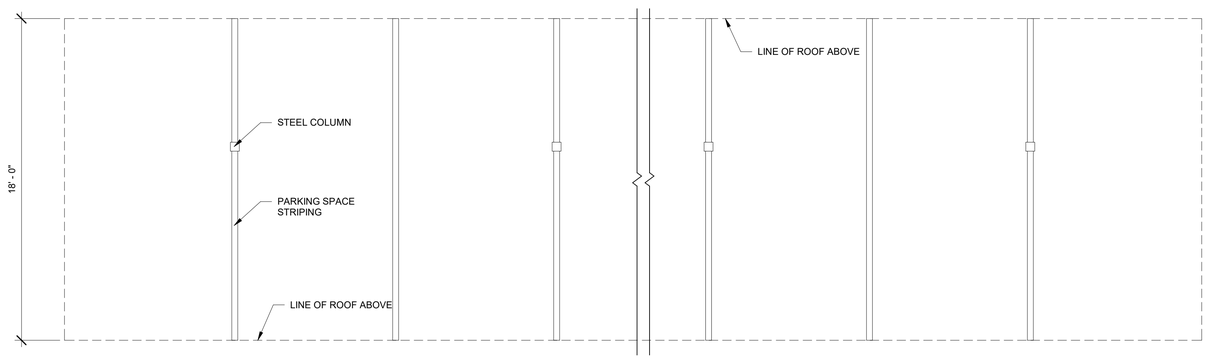
SHEET NAME:
A-008



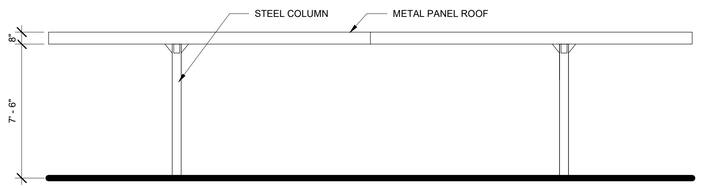
FRONT ELEVATION



SECTION SINGLE BAY



PLAN



SECTION DOUBLE BAY

1 A-009 CARPORTS

1/4" = 1'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

WOOD PARTNERS

WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, ARIZONA 85258

ALTA AVONDALE
AVONDALE, ARIZONA

SEAL:

REGISTERED ARCHITECT
CERTIFICATE NO.
72108
JOHN
WOMBLE
DATE SIGNED:
ARIZONA U.S.A.

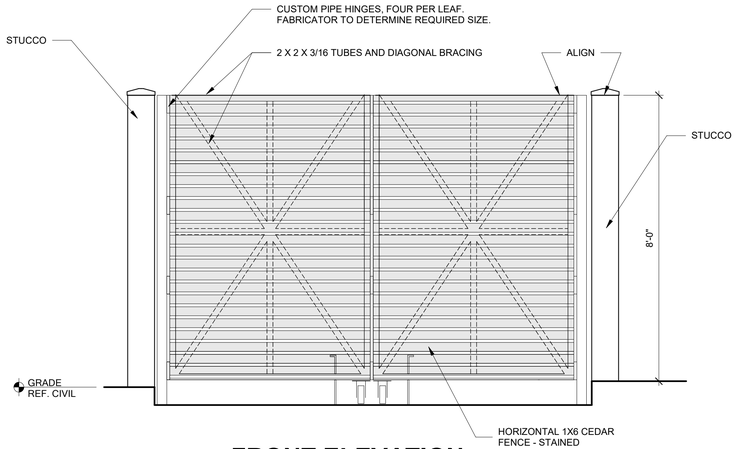
PROJECT NUMBER:
21003

DATE ISSUED:
10/18/2021

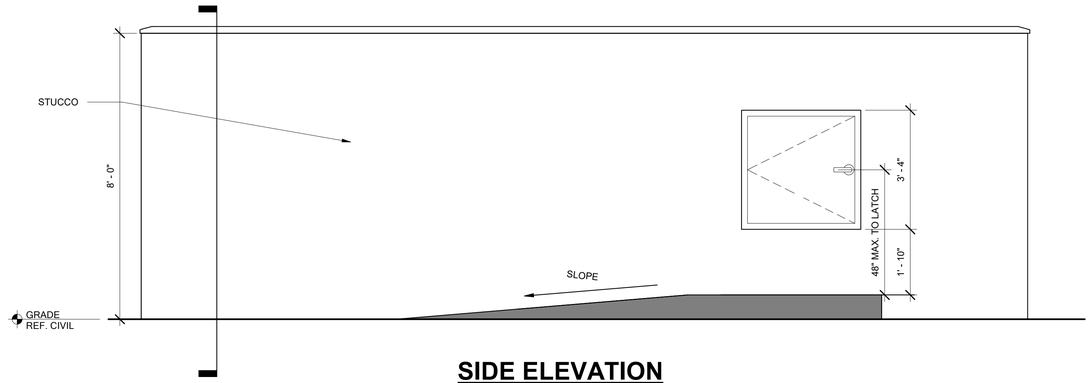
REVISIONS:

SHEET TITLE:
CARPORTS

SHEET NAME:
A-009

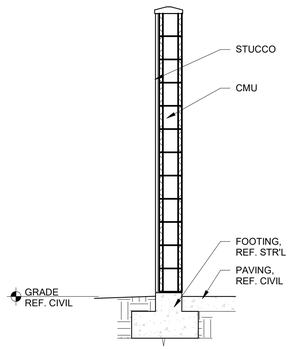


FRONT ELEVATION

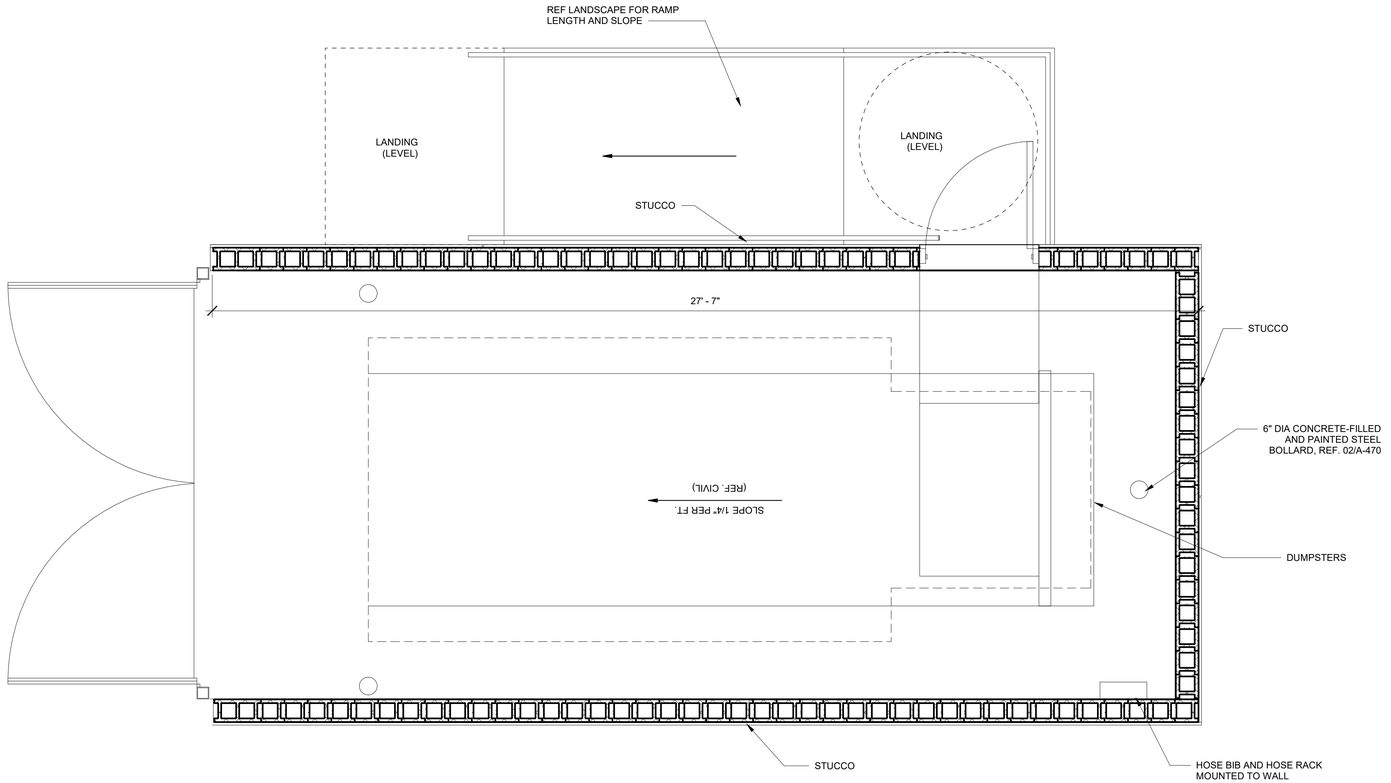


SIDE ELEVATION

NOTE:
DUMPSTER MAY REQUIRE SEPARATE PERMIT AND APPROVAL, CONFIRM WITH CITY



SECTION



1 A-010 TRASH ENCLOSURE

1/2" = 1'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

WOOD PARTNERS

WOOD PARTNERS
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ALTA AVONDALE
AVONDALE, ARIZONA

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CERTIFICATE NO.
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JOHN
WOMBLE
DATE SIGNED:
ARIZONA, U.S.A.

PROJECT NUMBER:
21003

DATE ISSUED:
10/18/2021

REVISIONS:

SHEET TITLE:
TRASH

SHEET NAME:
A-010

2 A-011

VIEW FROM VAN BUREN

1/8" = 1'-0"

1 A-011

VIEW FROM PARK AVENUE

1/8" = 1'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

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WOOD PARTNERS
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SCOTTSDALE, ARIZONA 85258

ALTA AVONDALE
AVONDALE, ARIZONA

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CERTIFICATE NO.
72108
JOHN
WOMBLE
DATE SIGNED:
ARIZONA, U.S.A.

PROJECT NUMBER:
21003

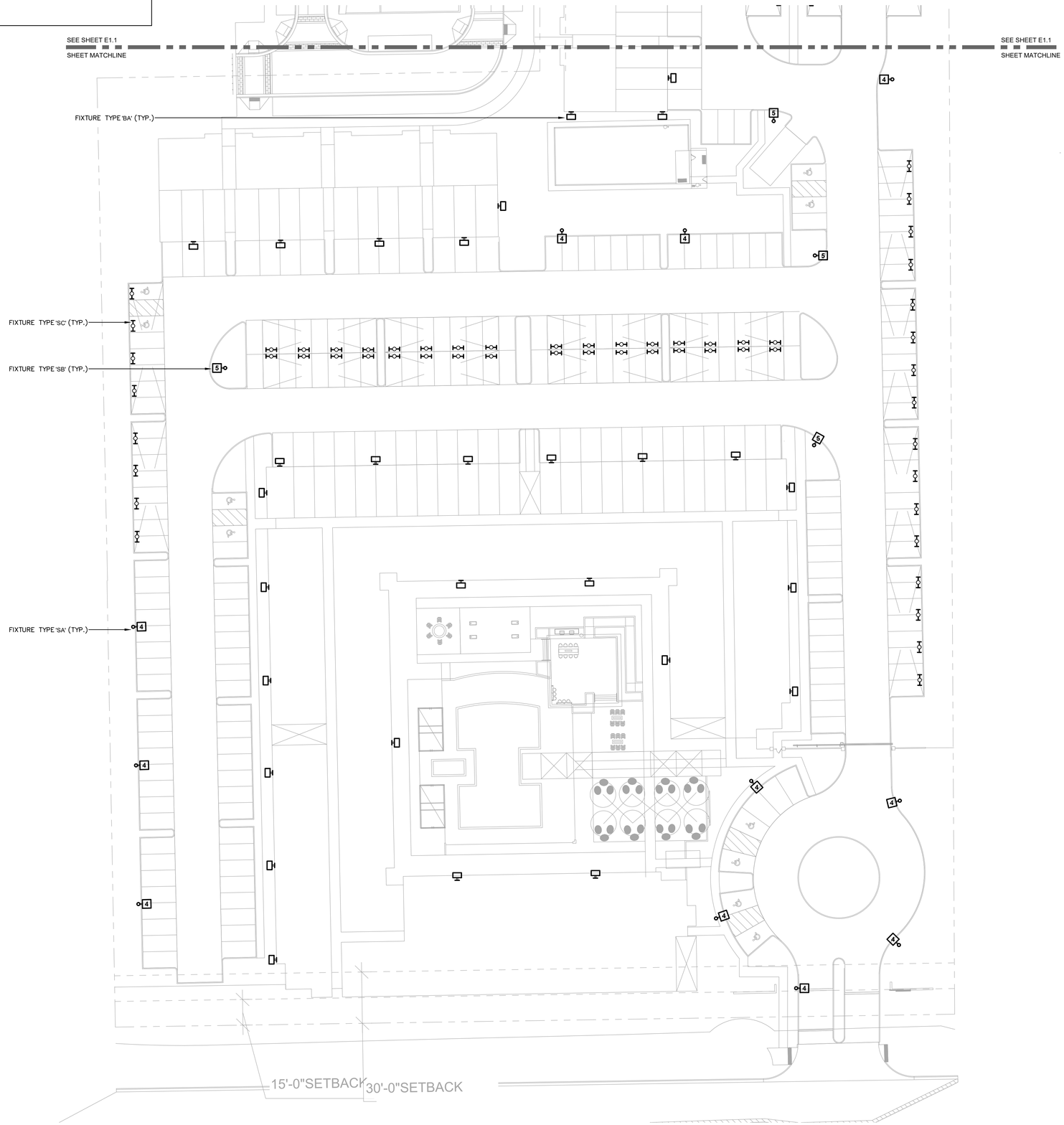
DATE ISSUED:
10/18/21

REVISIONS:

SHEET TITLE:
3D VIEWS

SHEET NAME:
A-011

Exhibit H Date Received 12/21/21



1 E1.0 ELECTRICAL SITE LIGHTING PLAN
1" = 30'-0"

NORTH

DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
WOOD PARTNERS
WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, ARIZONA 85258

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

ALTA AVONDALE
AVONDALE, ARIZONA

DESIGN DEVELOPMENT

SEAL:

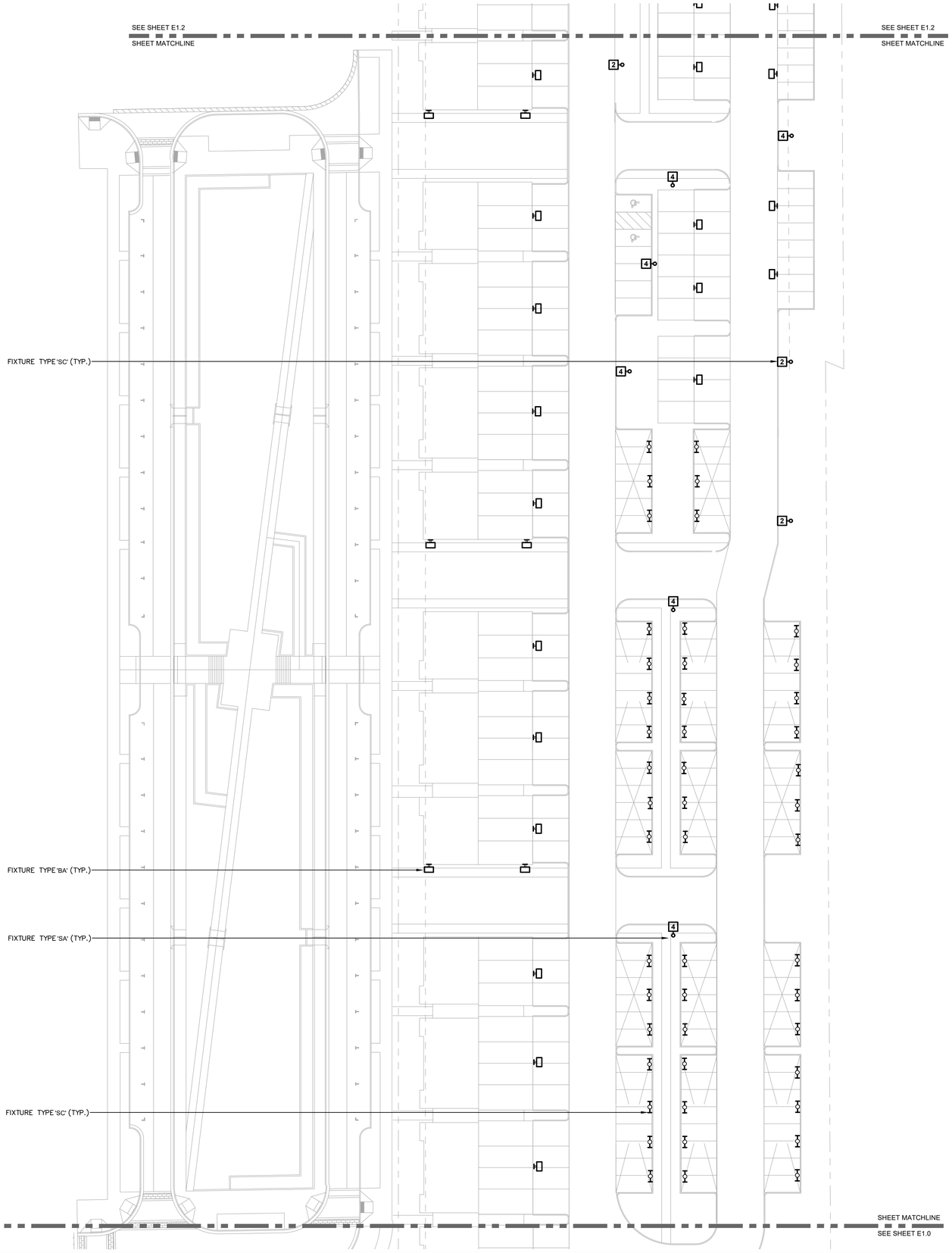
PROJECT NUMBER:

DATE ISSUED:

REVISIONS:

SHEET TITLE:
ELECTRICAL SITE LIGHTING PLAN

SHEET NAME:
E1.0



NORTH

1 E1.1 ELECTRICAL SITE LIGHTING PLAN
1" = 30'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, ARIZONA 85258

ALTA AVONDALE
AVONDALE, ARIZONA

DESIGN DEVELOPMENT

SEAL:

PROJECT NUMBER:

DATE ISSUED:

REVISIONS:

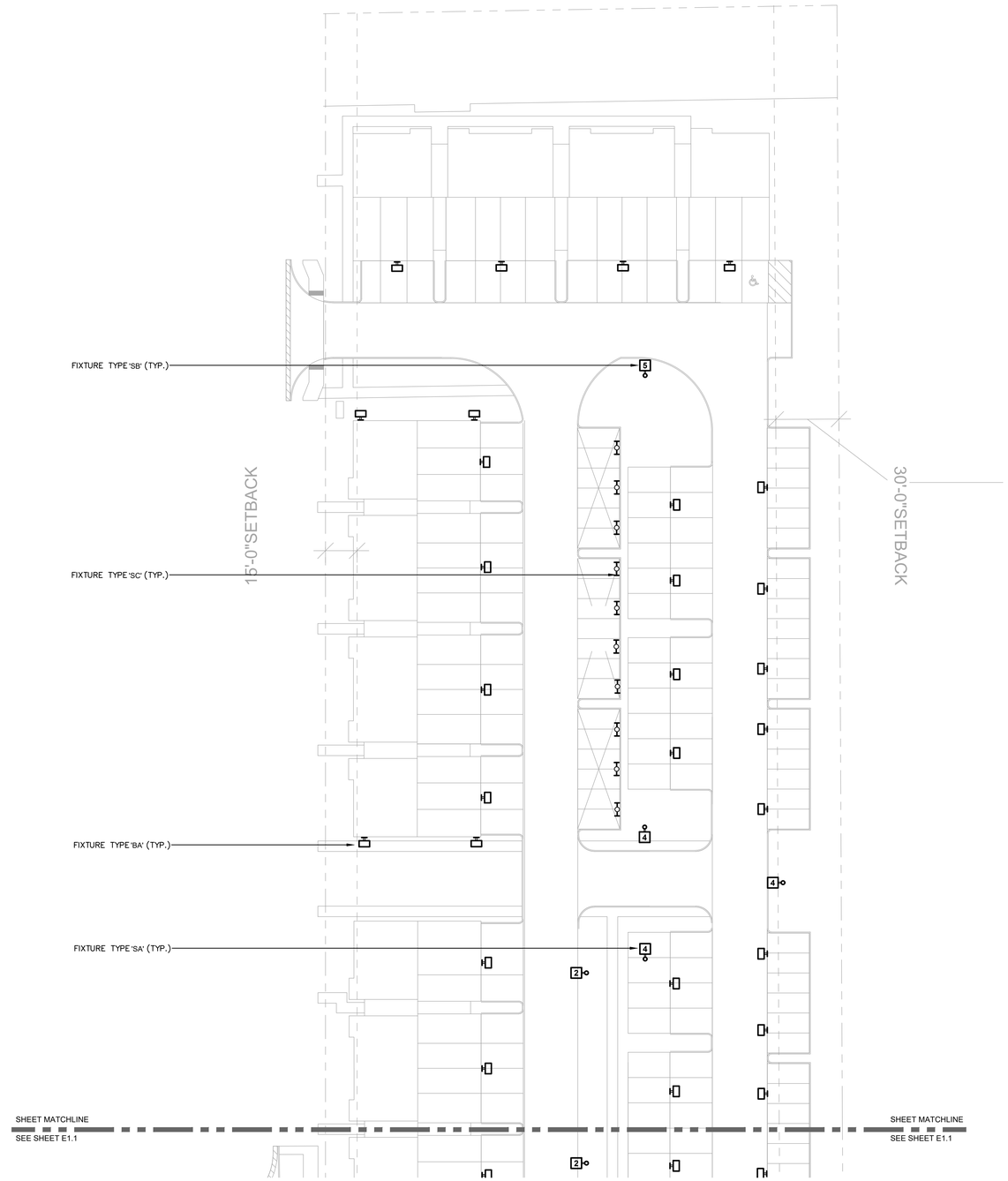
SHEET TITLE:

ELECTRICAL SITE LIGHTING PLAN

SHEET NAME:

E1.1

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005



1 E1.2 ELECTRICAL SITE LIGHTING PLAN

1" = 30'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
WOOD PARTNERS
WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, ARIZONA 85258

ALTA AVONDALE
AVONDALE, ARIZONA

DESIGN DEVELOPMENT

SEAL:

PROJECT NUMBER:

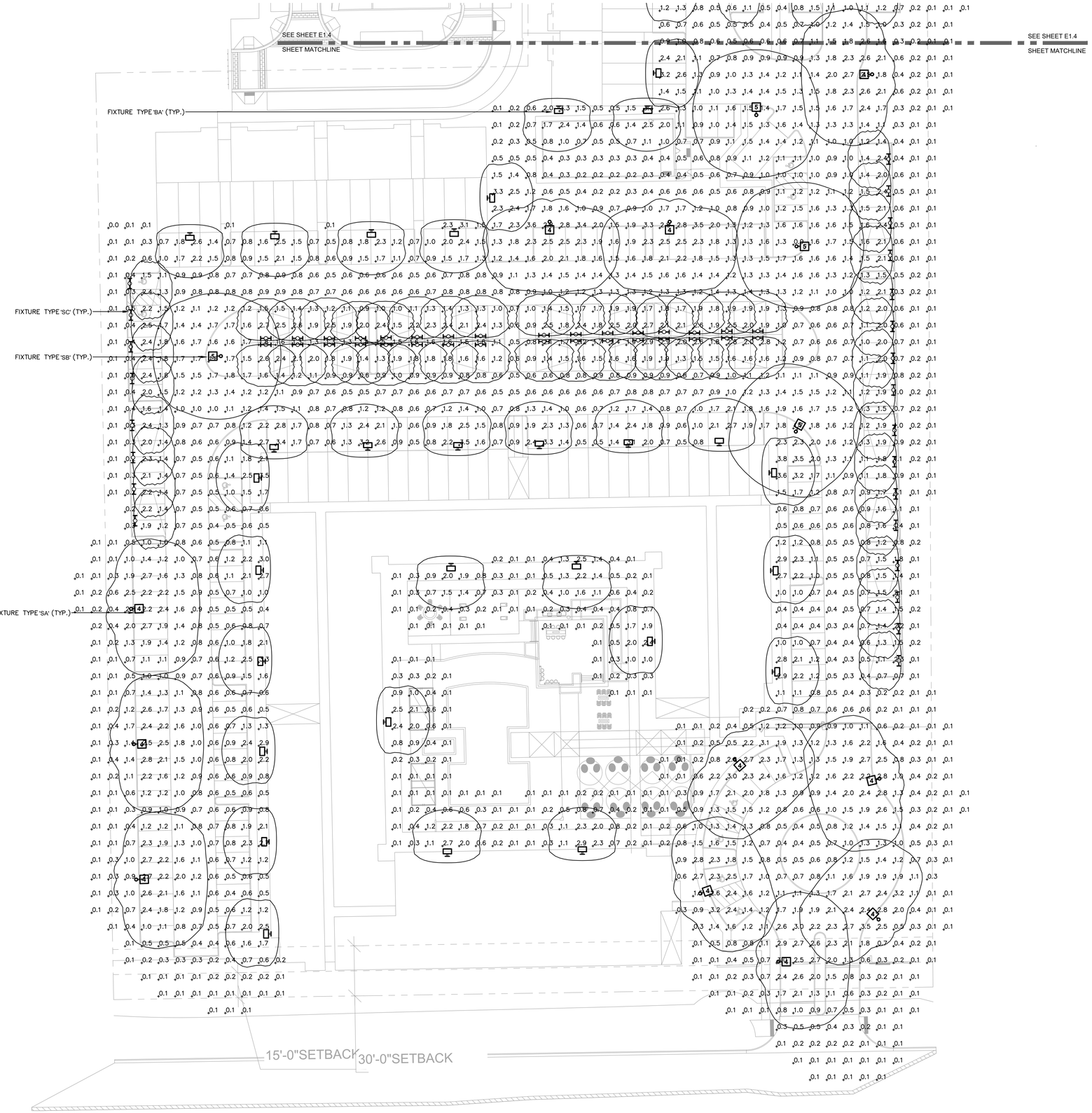
DATE ISSUED:

REVISIONS:

SHEET TITLE:
ELECTRICAL SITE LIGHTING PLAN

SHEET NAME:
E1.2

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005



NORTH

1 E1.3 ELECTRICAL SITE PHOTOMETRIC PLAN

1" = 30'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, ARIZONA 85258

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

ALTA AVONDALE
AVONDALE, ARIZONA

DESIGN DEVELOPMENT

SEAL:

PROJECT NUMBER:

DATE ISSUED:

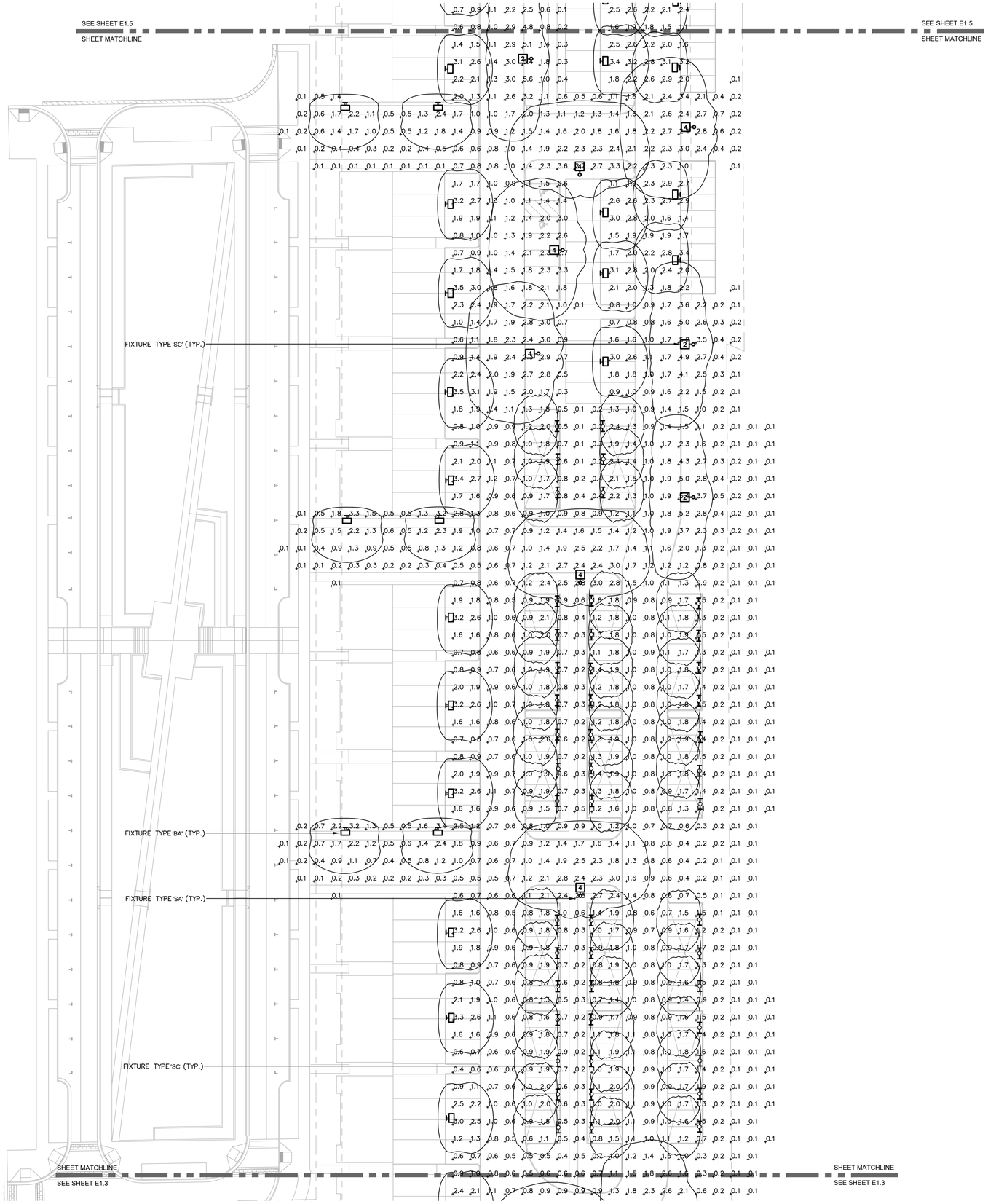
REVISIONS:

SHEET TITLE:

ELECTRICAL SITE PHOTOMETRIC PLAN

SHEET NAME:

E1.3



NORTH

1 E1.4 ELECTRICAL SITE PHOTOMETRIC PLAN
1" = 30'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
WOOD PARTNERS
WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, ARIZONA 85258

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

ALTA AVONDALE
AVONDALE, ARIZONA

DESIGN DEVELOPMENT

SEAL:

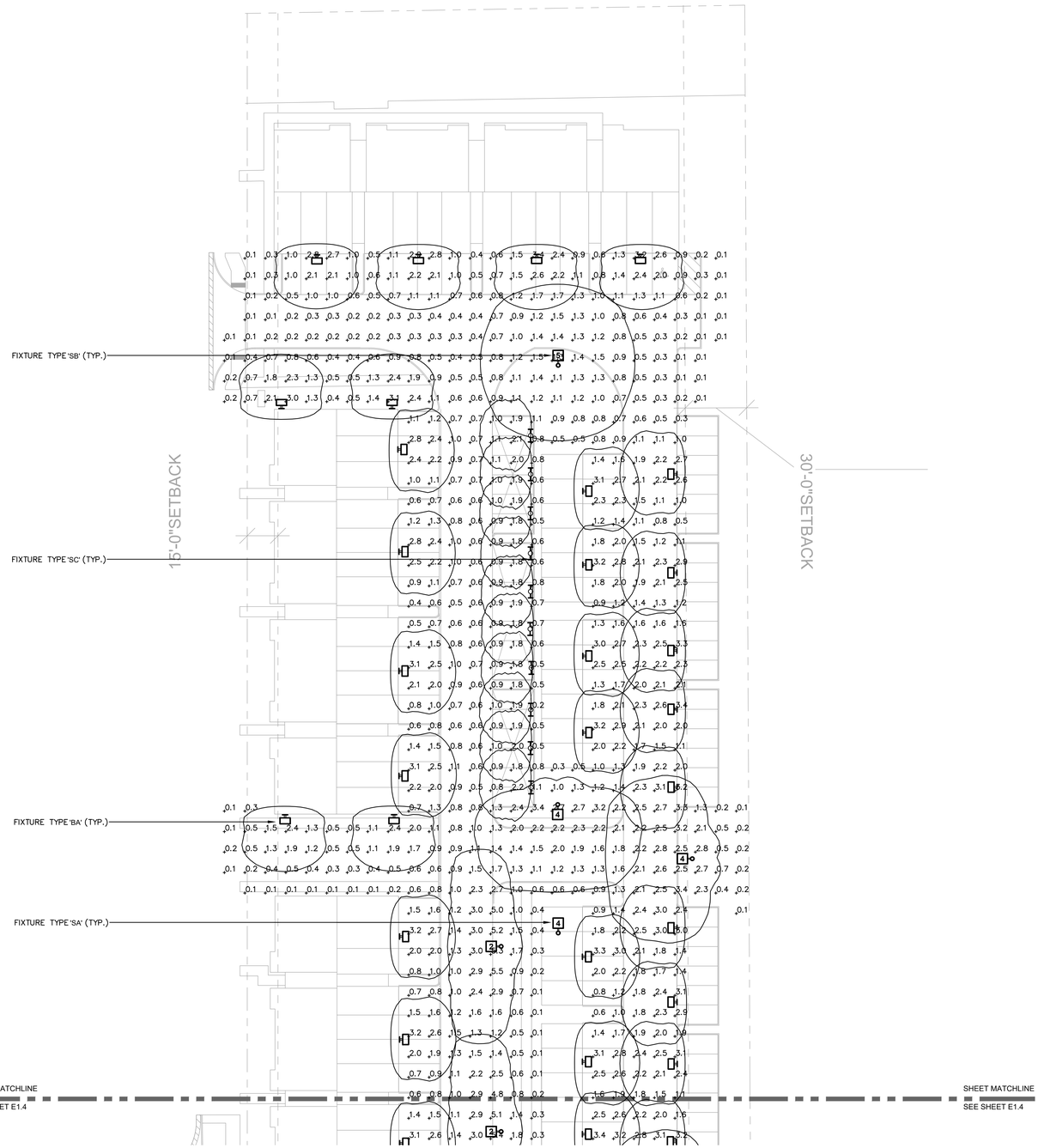
PROJECT NUMBER:

DATE ISSUED:

REVISIONS:

SHEET TITLE:
ELECTRICAL SITE PHOTOMETRIC PLAN

SHEET NAME:
E1.4



NORTH

1 E1.5 ELECTRICAL SITE PHOTOMETRIC PLAN

1" = 30'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

WOOD PARTNERS
WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, ARIZONA 85258

ALTA AVONDALE
AVONDALE, ARIZONA

DESIGN DEVELOPMENT

SEAL:

PROJECT NUMBER:

DATE ISSUED:

REVISIONS:

SHEET TITLE:

ELECTRICAL SITE PHOTOMETRIC PLAN

SHEET NAME:

E1.5

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

WDGE2 LED
Architectural Wall Sconce

Buy American

Catalog Number

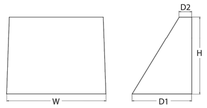
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Standard ESS, 0° C	Cold ESS, -25° C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WDGE2 LED	P1[1] P15W P2[1] P25W P3[1] P35W Drive with small window (SW) is required to accommodate sensors. See page 2 for more details. P4[1] P5[1]	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[2] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[3] 480[3]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[4]	**Shipped separately** AWS 3.810inch Architectural wall spacer PBBW 5 surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options		Finish	
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	**Standalone Sensors/Controls** (only available with P15W, P25W & P35W)	DDBXD Dark bronze
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min)	PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLXD Black
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching	DNAXD Natural aluminum
PE[1]	Photocell, Button Type	PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD White
DS[1]	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSND Sandstone
DMG[4]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	**Networked Sensors/Controls** (only available with P15W, P25W & P35W)	DDBTXD Textured dark bronze
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.	DBLBKD Textured black
		NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.	DNATXD Textured natural aluminum
		See page 4 for out of box functionality	DWHGXD Textured white
			DSSTXD Textured sandstone

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

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WDGE2 LED
Rev. 03/17/21

FIXTURE TYPE 'BA'

MOUNT @ 16'-0" A.F.F

D-Series Size 0
LED Area Luminaire

Buy American

Catalog Number

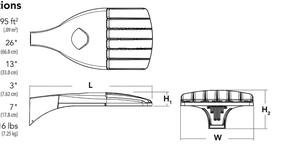
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.95 ft² (.09 m²)
Length: 26" (66.0 cm)
Width: 13" (33.0 cm)
Height$_L$: 3" (7.62 cm)
Height$_C$: 7" (17.8 cm)
Weight (max): 16 lbs (7.26 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7[1] P4[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TSVS Type V very short[3]	TSS Type V short[3] TSM Type V medium[3] TSW Type V wide[3] BLC Backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT (120V-277V)[5,6] XVOLT (277V-480V)[5,6] 120[6] 208[6] 240[6] 277[6] 347[6] 480[6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[7] WBA Wall bracket[7] SPUMBA Square pole universal mounting adaptor[7] RPUMBA Round pole universal mounting adaptor[7] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7,8]

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark bronze
NLTAIR2	nLight AIR generation 2 enabled[9,10]	HS	House-side shield[11]	DBLXD	Black
PIRHN	Network, high/low motion/ambient sensor[10]	SF	Single fuse (120, 277, 347V)[6]	DNAXD	Natural aluminum
PER	NEMA twist-lock receptacle only (control ordered separate)[10]	DF	Double fuse (208, 240, 480V)[6]	DWHXD	White
PERS	Five-pin receptacle only (control ordered separate)[10,17]	L90	Left rotated optics[2]	DDBTXD	Textured dark bronze
PER7	Seven-pin receptacle only (leads exit fixture) (control ordered separate)[10,17]	R90	Right rotated optics[2]	DBLBXD	Textured black
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)[18]	DDL	Diffused drop lens[12]	DNATXD	Textured natural aluminum
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[9,10]	HA	50°C ambient operations[1]	DWHGXD	Textured white
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[9,10]	BAA	Buy America(n) Act Compliant		
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[9,10]	**Shipped separately**			
PIRH1FC3V	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[9,10]	BS	Bird spikes[13]		
FAO	Field adjustable output[19]	EGS	External glare shield		

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

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DSXO LED
Rev. 05/04/21
Page 1 of 8

FIXTURE TYPE 'SA','SB' AND 'SC'

MOUNT @ 16'-0" A.F.F

Columbia LIGHTING

LXEN
NARROW ENCLOSED AND GASKETED FIBERGLASS EXTREME ENVIRONMENT

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES

- 4' fiberglass housing with F1 weatherability rating, standard
- Narrow housing design for applications with limited space
- IP65 and IP67 all models; IP66 all models with standard polyacetal (POM) latches
- UL Sanitation certified to NSF standards
- Lens firmly secured with captive tamper resistance ready polyacetal latches
- Removable gear tray electrical access
- Includes surface mounting brackets
- Operates from -20°C to +50°C as standard

See Certification Specifications

RELATED PRODUCTS

LXEM LXEP LXEW

SPECIFICATIONS

CONSTRUCTION
- Housing is formed from UL 5VA fiberglass
- F1 weatherability rating, suitable for indoor or outdoor use with respect to exposure to UV light
- Pour-in-place non-porous gasketing assures seal
- LED affixed to removeable gear tray
- 8 latches per 4' length
- Latches are provided tamper resistance ready; tamper resistant screws by others
- Latches are standard polyacetal (POM), optional in stainless steel
- Access openings are provided for electrical connection
- White painted parts are treated with a five-stage phosphate bonding process and finished with high reflectance baked enamel

OPTICS
- Lineal ribbed frosted acrylic lens impact modified equivalent to 100% DR; modification adds flexibility to reduce impact breakage compared to standard acrylic formulations

INSTALLATION
- Use flexible conduit only

ELECTRICAL
- Long life 60,000 hour LEDs at L80 for reduced maintenance
- Driver options include fixed output for on/off function or continuous 0–10V dimming
- QR code label affixed to housing for easy traceability

CERTIFICATIONS
- All luminaires are built to UL 1598 and 2108 standards, and bear appropriate cCSAus labels
- CSA certified to UL 924 standards with battery pack or DTS (Dimming Bypass Module) options
- Wet Location label standard
- UL Sanitation certified to NSF standards
- Ingress protection IP65 and IP67 standard; IP66 on certain models

CERTIFICATIONS (CONTINUED)
- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- The DTS, Dimming Bypass Module, is for emergency circuit control loads including sensors and wireless systems CSA certified to UL 924. See page 3 for wiring diagram. Link to Dimming Bypass Module Specification sheet
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 06/01/2020. See Buy American Solutions

WARRANTY
- 5 year warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	2000–4300
Wattage Range	18–37
Efficacy Range (LPW)	102–116
Reported Life (Hours)	L80/60,000

Page 1/3 Rev. 08/10/20
COL_LXEN_S

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701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.columbialighting.com

HUBBELL Lighting

FIXTURE TYPE 'SC'

MOUNT @ CARPORT

LIGHTING FIXTURE CUTSHEETS

DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, ARIZONA 85258

rtm engineering consultants
34300 Gateway Drive, Suite 120
Palm Desert, CA 92211
rtmassociates.com | 760.340.9005

ALTA AVONDALE
AVONDALE, ARIZONA

DESIGN DEVELOPMENT

SEAL:

PROJECT NUMBER:

DATE ISSUED:

REVISIONS:

SHEET TITLE:
LIGHTING FIXTURE CUTSHEETS

SHEET NAME:
E1.6

PHOTOMETRY
XE FAMILY SELL SHEET
DIMENSIONAL DRAWINGS

Exhibit I Date Received 12/21/21

3 A-014 BUILDING A1 - SOUTH ELEVATION WALL SIGN
1/8" = 1'-0"

STUCCO 1
SW7004 "SNOWBOUND"

STUCCO 2
SW7571 "ON THE ROCKS"

STUCCO 3
SW7650 "ELLIE GRAY"

STUCCO 4
SW7067 "CITYSCAPE"

STUCCO 5
SW6538 "DIGNIFIED"

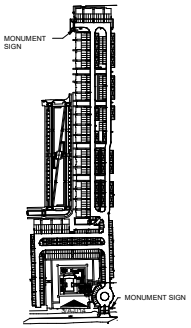
STUCCO 6
SW6608 "RAVE RED"

"WOOD LIKE" FIBER CEMENT LAP SIDING
WOODTONE RUSTIC SERIES "ASPIN RIDGE"

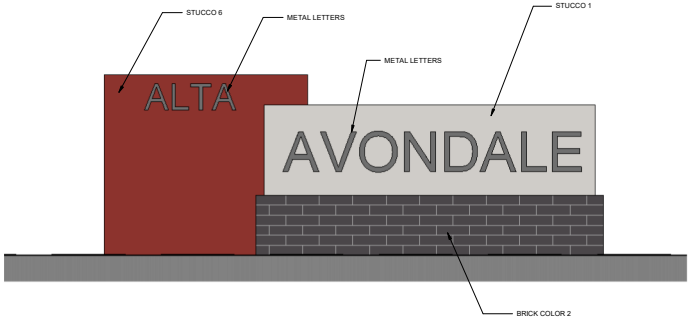
BRICK COLOR 1
McNEAR "GREENWICH"

BRICK COLOR 2
McNEAR "MANCHESTER"

MATERIAL LEGEND
3" = 1'-0"



KEY PLAN
1" = 300'-0"



1 A-014 MONUMENT SIGN
3/4" = 1'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:

WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, ARIZONA 85258

ALTA AVONDALE
AVONDALE, ARIZONA

SEAL:

REGISTERED ARCHITECT CERTIFICATE NO. 72108 JOHN WOMBLE STATE OF ARIZONA U.S.A.

PROJECT NUMBER: 21003

DATE ISSUED: 10/18/21

REVISIONS:

SHEET TITLE: SIGN

SHEET NAME: A-014

AGENDA ITEM REPORT

SUBJECT: Avid Hotel and Shops – Development Plan (Site Plan and Design Review) – Application PL-21-0062

MEETING DATE: 2/16/2022

TO: Planning Commission

FROM: Eric Fitzer

THROUGH: Eric Fitzer, Planning Manager

PURPOSE:
Planning Commission will consider a request by Mr. Tim Rasnake, Archicon Architects & Interior, on behalf of Max Ghazool, for approval of PL-21-0062 Avid Hotel and Shops Development Plan (Site Plan and Design Review), which includes a proposed 95 room 4-story hotel, an approximately 5,000 square foot specialty store, 5,000 square foot restaurant, and future 3,000 retail space located within The BLVD Specific Plan on approximately 4 acres at the southwest corner of The BLVD and Avondale Boulevard. Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:
The property was annexed in April 2009 and rezoned from Agricultural (AG) to City Center District (CCD) in August 2009. The property was again rezoned, this time from CCD to The BLVD District (BLVDD) in March 2020 following adoption of The BLVD Specific Plan the previous year. The property is located within The BLVD's Park Avenue District, which allows Central gathering area for events; Indoor sports, cultural, and entertainment (ASC, Theatre/Performing Arts Center), Mixed-use, Main Street retail, Restaurants); Urban form multi-family minimum 22 dwelling units per acre; Office; Hotel, Education Campus.

The existing uses and zoning of surrounding properties include:
NORTH: General Plan Designation The BLVD Park Avenue; Zoning The BLVDD Park Avenue District; surface parking lot
EAST: General Plan Designation The BLVD Park Avenue; Zoning The BLVDD Park Avenue District; vacant
SOUTH: General Plan Designation The BLVD Park Avenue; Zoning The BLVDD Park Avenue District; vacant
WEST: General Plan Designation The BLVD Village; Zoning The BLVDD Village District; vacant

SUMMARY OF REQUEST:
The applicant is requesting approval of a Development Plan (Site Plan Design Review) for a proposed 95 room 4-story hotel, 5,000 square foot specialty store, 5,000 square foot restaurant and, future 3,000 square feet of retail space (the future space will require a separate Development Plan approval).

Primary access to the site is from Avondale Boulevard; with secondary access to The BLVD and 114th Avenue.

Properties in The BLVD Specific Plan and The BLVD District zoning are required to submit a Development Plan (Site Plan and Design Review) for administrative Council approval prior to administrative staff approval of

any construction plans.

ANALYSIS:

Conformance with the General Plan

The General Plan designation for the property is The BLVD Park Avenue. As such, the request is in conformance with the General Plan.

Conformance with The BLVD Specific Plan

The BLVD Specific Plan designates the site within the Park Avenue District which allows a Central gathering area for events; Indoor sports, cultural, and entertainment (ASC, Theatre/Performing Arts Center), Mixed-use, Main Street retail, Restaurants); Urban form multi-family minimum 22 dwelling units per acre; Office; Hotel, Education Campus; therefore, the proposal is in conformance with The BLVD Specific Plan.

Permitted Uses

The use proposed for the site is consistent with the The BLVDD Park Avenue District zoning designation and is in conformance with the zoning of the site.

Development Standards

The front, side, and rear yard minimum setbacks are consistent with the zoning district.

Parking

Parking proposed meets the Avondale Zoning Ordinance Requirements

Landscaping

Landscaping on the site will adhere to the Zoning Ordinance's landscaping requirements. Adherence to these requirements will ensure that significant landscape areas, tree sizes, plant quantities, are provided throughout the site.

Streets, utilities and Other Infrastructure

The development will have one (1) access point off of Avondale Boulevard, one (1) access off of The BLVD, and one (1) access off of 114th Avenue. The applicant will be contributing, dedicating, and constructing the following improvements:

- The applicant will be required to design and construct 114th Avenue to include an asphalt section for two 13-foot travel lanes, on-street parking, curb, gutter, sidewalk, and all lighting and landscaping along the project frontage.

- The applicant shall construct Avondale Boulevard improvements to include sidewalk, pedestrian lighting, and landscaping along the project frontage.

- The applicant will be required to design and construct an 8-inch PVC water line within the 114th Avenue alignment.

DISCUSSION:

Staff recommends approval of the Development Plan (Site Plan and Design Review) request for the following reasons:

1. The proposed Development Plan is in conformance with the property’s The BLVD Park Avenue District General Plan Designation,

2. The proposed Development Plan is in conformance with The BLVD Specific Plan,

3. The proposed Development Plan is in conformance with The BLVDD Park Avenue District zoning designation,

4. The proposed Development Plan, including the Site Plan, Landscape Plan, Building Elevations, and Site

Details, meet or exceed development standards and requirements contained within the City of Avondale Zoning Ordinance, The BLVD Specific Plan, and Multi-Family Residential Design Manual.

5. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.

6. The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:
STRATEGIC OUTCOME AREA: Foster sustainable community development
STRATEGY: Maintain and expand quality infrastructure and improve connectivity to city amenities.

BUDGET IMPACT:
No budget impacts.

RECOMMENDATION:
The Planning Commission will recommend **APPROVAL** of Application PL-21-0062 Avid Hotel and Shops, a request for Development Plan (Site Plan and Design Review) for a proposed 95-room 4-story hotel, an approximately 5,000 square foot specialty store, and 5,000 square foot restaurant subject to the following ten (10) conditions of approval:

CONDITIONS OF APPROVAL:
1. Development of Alta Avondale shall substantially conform to the following documents, except as modified by these conditions of approval:
a. Narrative dated January 26, 2022
b. Site Plan dated January 26, 2022
c. Landscape Plan dated December 7, 2021
d. Building Elevations dated January 19, 2022
e. Photometrics Plan dated December 7, 2021

Further, the development will be reviewed for conformance with these stipulations unless otherwise approved by the City Engineer.

2. The Development Plan will expire two (2) years from approval unless a building permit has been issued for the project.

3. The future 3,000 square feet of retail space, as indicated on the site plan dated January 19, 2021 will require a separate Development Plan (Site Plan and Design Review) to be reviewed by staff, recommended by Planning Commission and approved by City Council.

4. Powerlines less than 69 kV and/or irrigation canals on or adjacent to the property shall be converted to underground transmission/conveyance in the first phase of development.

5. The developer will be required to design and construct 114th Avenue to include an asphalt section for two 13-foot travel lanes, on-street parking, curb, gutter, sidewalk, and all lighting and landscaping along the project frontage.

6. The developer shall construct Avondale Boulevard improvements to include sidewalk, pedestrian lighting, and landscaping along the project frontage.

7. The developer shall design and construct an 8-inch PVC water line within the 114th Avenue alignment.

8. Grandfathered groundwater rights for the property must be extinguished and pledged to the City of Avondale's designated account (26-002003.0000) prior to issuance of any construction permits for any portion

of the project.

9. All required off-site improvements shall be completed in the first phase of development prior to issuance of the first Certificate of Occupancy for the project.

10. All development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.

PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-21-0062 Avid Hotel and Shops, a request for Development Plan (Site Plan and Design Review) for a proposed 95-room 4-story hotel, an approximately 5,000 square foot specialty store, and 5,000 square foot restaurant, subject to ten (10) conditions of approval as listed in the staff report.

Exhibit A

Aerial Photograph

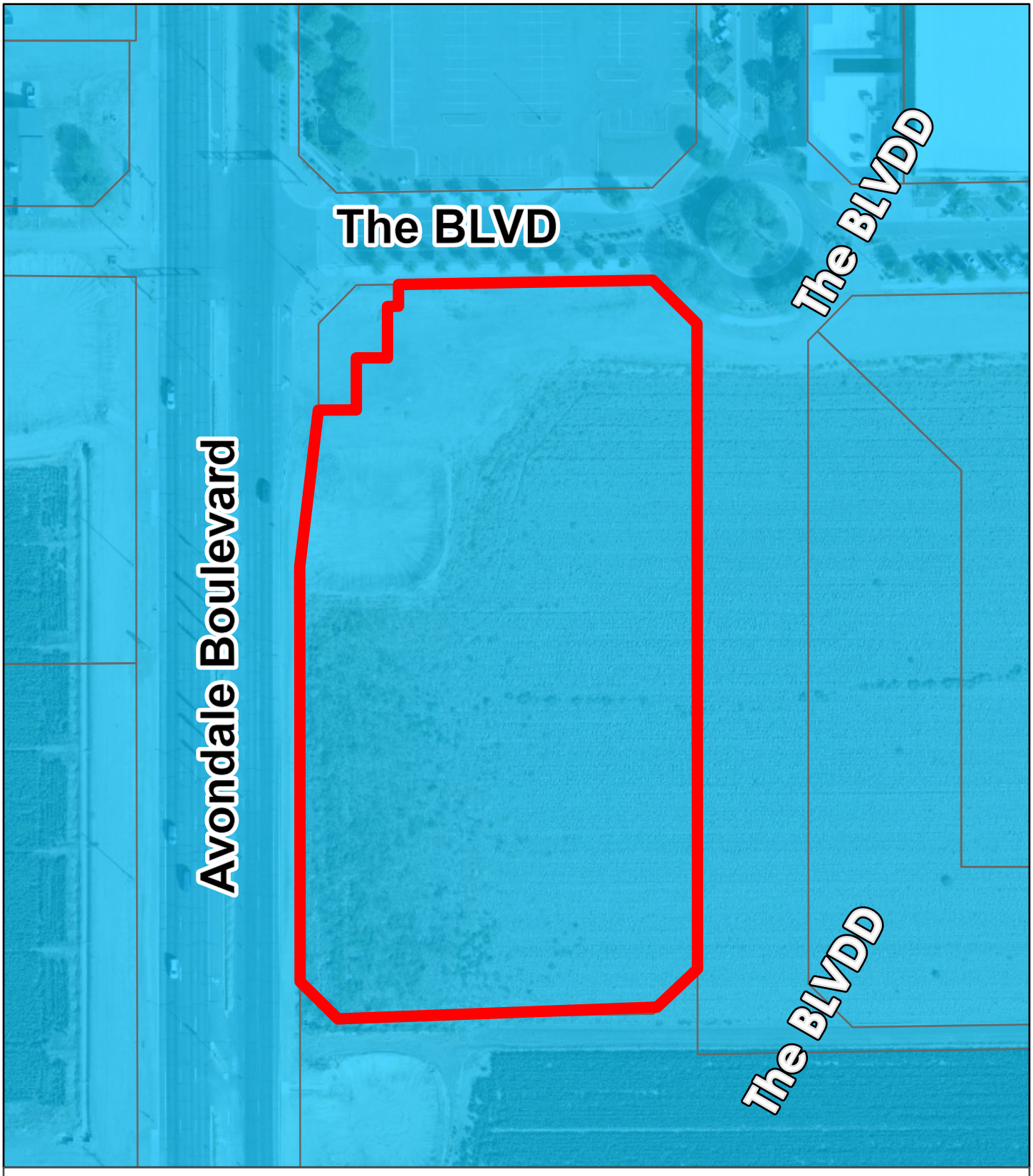
Avondale

Subject Property

N
W E
S

Date: 1/25/2022

Exhibit B



Zoning Vicinity

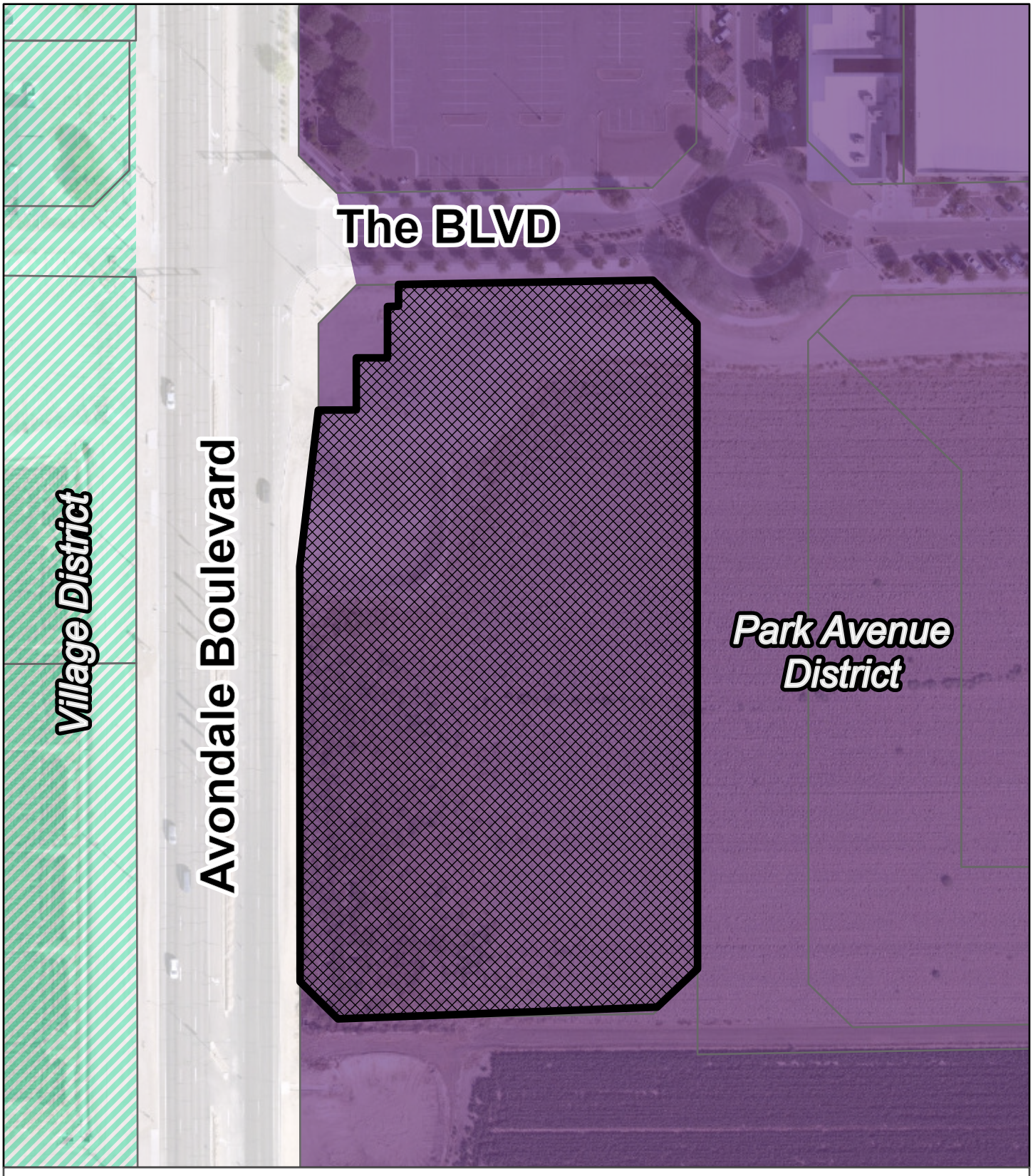
Avondale

Subject Property

N
W E
S

Date: 1/25/2022

Exhibit C



General Plan Land Use

Avondale

Subject Property

N
W
E
S

Date: 1/25/2022

ARCHICON ARCHITECTURE
& INTERIORS, L.C.

Exhibit D Date
Received 1/26/22

PROJECT NARRATIVE

Avid Hotel / Retail Development
801 N. Avondale Blvd
Avondale, AZ 85323

The proposed project is a new retail/hotel development consisting of a phase I & II. Phase I is 5,289 s.f. specialty store, 3,000 s.f. retail pad with 4,985 s.f. restaurant building. This development is located on the southeast corner of N. Avondale Blvd. & The BLVD on approximately 4.10 acres of land.

The parcel is currently farmed and has not had development on it. There are currently three planned access points to the site on Avondale Blvd., The BLVD. and 114th Ave., Half street improvements on 114th Ave to the east is incorporated into this development with off-site parking on the west side of 114th Ave. Future roads to the south are going to head eastward according to the City of Avondale.

The north half of the site is Phase I and consist of the retail portion of the project. These buildings are proposed to be single story buildings. The northwest corner of the site, the City of Avondale is currently constructing a new entry fountain for the overall BLVD development. A covered patio sitting space is designed between the retail building and restaurant on the northeast corner of the site opening up on the future park with Koi pond on the east side of 114th Ave.

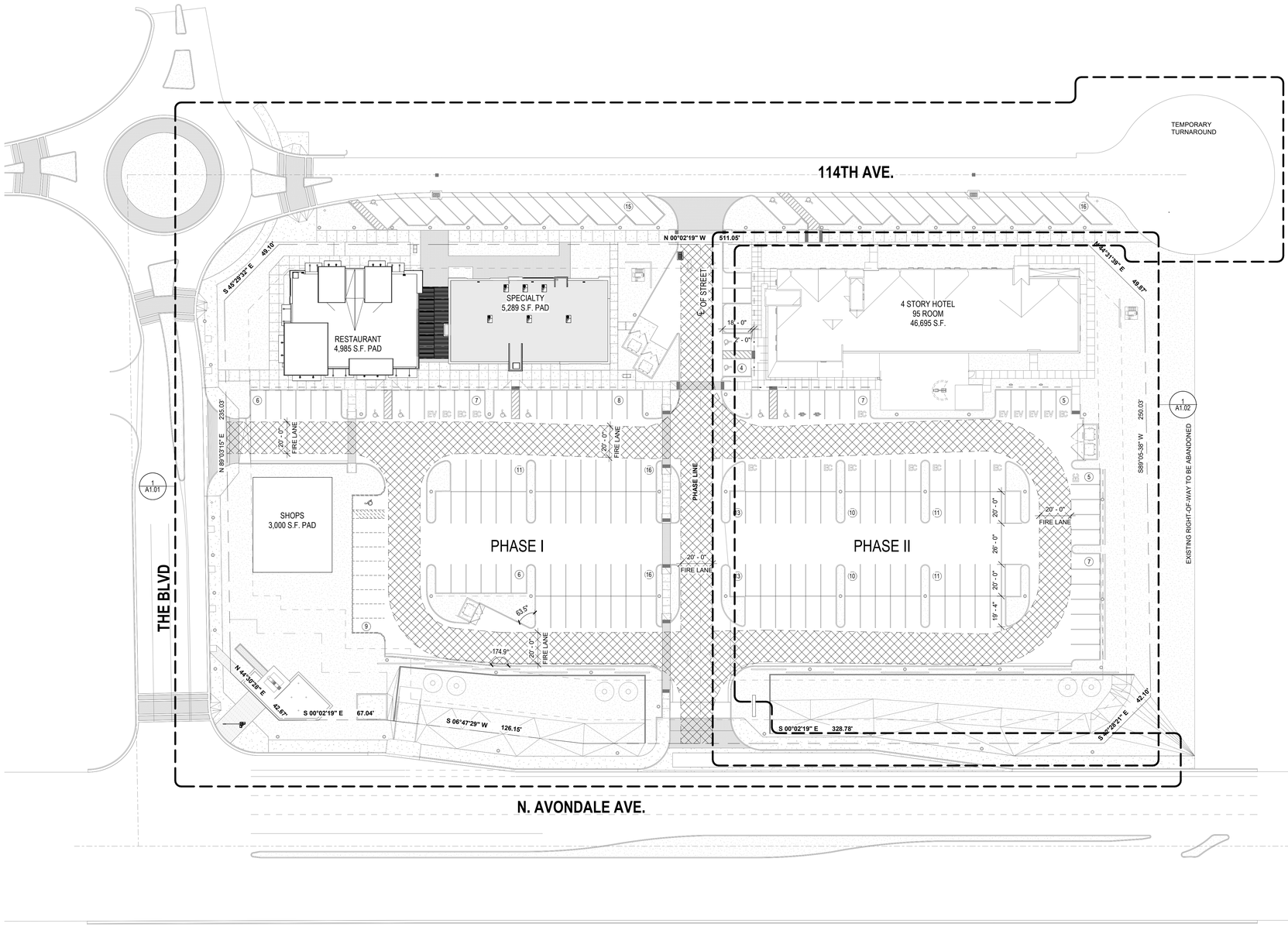
The south half of the site, Phase II is proposed to be a 95 room, 4 story hotel with a public plaza on the southeast corner of the site. Again a large view corridor is provided to the proposed park and pond on the east side of 114th Ave.

All areas of the site will have associated parking with screen walls adjacent to public streets. Included in the parking area are electric vehicle recharging spaces.

Pedestrian access will be provided throughout the site and within the site between buildings.

5055 E WASHINGTON ST. SUITE 200 PHOENIX AZ, 85034
PHONE (602) 222-4266 • FAX (602) 279-4305

Exhibit E Date Received 1/26/22



1 A1.00 SITE PLAN - OVERALL
1" = 30'-0"

NORTH

SCALE: 1" = 30'
0 30' 60'

SITE DATA

PROJECT ADDRESS: 801 N. AVONDALE BLVD.
AVONDALE AZ 85323

PROJECT OWNER: MGN1 LLC.
1340 ARIS AVE.
METAIRIE LA 70005

ARCHITECT: ARCHICON, ARCHITECTURE & INTERIORS, LC.
5055 E. WASHINGTON, SUITE 200
PHOENIX, AZ 85034
ATTN: JEFF KOSKI
PHONE: 602-222-4266
EMAIL.: jeffk@archicon.com

APN: 102-57-253

SUBDIVISION: AVONDALE CITY CENTER PHASE II

LOT #: 8

LOT SIZE: 174,387 S.F. (4.00 ACRES)
PHASE I: 86,516 S.F. (1.99 ACRES)
PHASE II: 87,871 S.F. (2.01 ACRES)

ZONING: BLVDD

SETBACKS:
AVONDALE BLVD. 15' BUILDING SETBACK
40' LANDSCAPE SETBACK
40' PARKING SETBACK

THE BLVD 0' MIN. BUILDING SETBACK
15' MAX. BUILDING SETBACK (70% AT OR INSIDE)
15' LANDSCAPE SETBACK TO PARKING

114TH AVE. 0' MIN. BUILDING SETBACK
15' MAX. BUILDING SETBACK (70% AT OR INSIDE)
15' LANDSCAPE SETBACK TO PARKING

BUILDING CALCULATIONS:
PHASE I

SPECIALTY STORE	5,289	S.F.
RESTAURANT	4,985	S.F.
COVERED PATIO	1,000	S.F.
SHOPS BUILDING:	3,000	S.F.
TOTAL	14,216	S.F.

PHASE II
HOTEL

1ST FLOOR	10,844	S.F.
2ND FLOOR	10,283	S.F.
3RD FLOOR	10,283	S.F.
4TH FLOOR	10,283	S.F.
TOTAL	41,695	S.F.

LOT COVERAGE:
PHASE I
(14,216 S.F. / 86,516 S.F.) 16.4%
ALLOWED:

PHASE II
(10,844 S.F. / 87,871 S.F.) 12.3%
ALLOWED:

PARKING CALCULATIONS:

PHASE I
SPECIALTY BUILDING 5,289 S.F. @ 90% FLOOR AREA / 300
REQUIRED: 5,289 x. 90 = 4,760/300 = 16 SPACES
ACCESSIBLE 2 SPACES

RESTAURANT 4,985 S.F. @ 70% FLOOR AREA = PUBLIC @ 90 / 50
REQUIRED: 4,985 x. 70 = 3,490 x .90 = 3140 / 50 = 63 SPACES
ACCESSIBLE 2 SPACES

SHOPS BUILDING 3,000 S.F. @ 90% FLOOR AREA / 300 SPACES
REQUIRED: 3000 x. 90 = 2,700 /300 = 9 SPACES
ACCESSIBLE 1 SPACES

COVERED PATIO 1,000 S.F. @ 90% = PUBLIC / 200 SPACES
REQUIRED: 1,000 x .90 = 900 / 200 = 5 SPACES

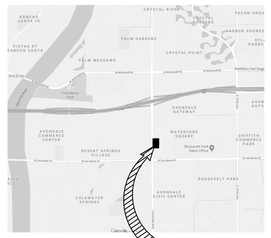
PHASE I TOTAL
EV REQUIRED: 1% OF PARKING & 3% EV CAPABLE
74 x .01 = .74 (1) & 74 x .03 = 2.22 CAPABLE
EV PROVIDED: 1 SPACE + 3 CAPABLE
REQUIRED: 16 + 15 + 38 + 5 = 74 SPACES
PROVIDED: 101 SPACES (INCLUDES EV & CAPABLE SPACES)

PHASE II
HOTEL 1.3 SPACES / RM. @ 90%
REQUIRED: (1.3 x 95 x. 90)= 112 SPACES
PROVIDED: 96 SPACES PHASE II + 16 SPACES FROM PHASE I
ACCESSIBLE: 6 SPACES

PHASE II TOTAL
EV REQUIRED: 2% OF PARKING & 8% EV CAPABLE
112 x .02 = 2.24 (3) & 112 x .08 = 8.96 (9) CAPABLE
EV PROVIDED: 3 SPACE + 9 CAPABLE
REQUIRED: 112 SPACES
PROVIDED: 96 SPACES (PLUS 16 FROM PHASE II)
(ENCLUDES EV & CAPABLE SPACES)

TOTAL PHASE I & PHASE II
REQUIRED: (PH I) 74 & (PH II) 112 = 186 SPACES
PROVIDED: (PH 1) 101 & (PH II) 96 = 197 SPACES

VICINITY MAP



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RETAIL / HOTEL DEVELOPMENT

avid - Hotel / Retail Development

S.E.C. AVONDALE BLVD. & THE BLVD
AVONDALE, ARIZONA 85323

PROJECT NO:	2037090-01
PROJECT MANAGER:	
DRAWN BY:	M. WOLTER
CHECKED BY:	Checker

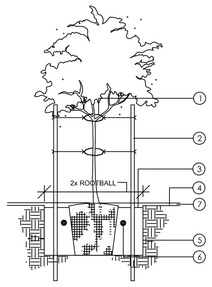
NO.	REVISION	DATE
	DR SUBMITTAL	02/16/2021

SHEET DESCRIPTION
Overall Site Plan

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
A1.00

Exhibit F Date Received 12/7/21



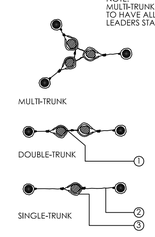
1. 1/2" RUBBER HOSE WITH #10 WIRE
2. TWO 2" ROUND BY 10' LONG GREEN TREE STAKES BURY 3' BELOW GRADE
3. 4" BASIN
4. GRADE (PRIOR TO GRANITE)
5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
6. AGRIFORM TABLETS
7. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX PER PHX MAG SUPLEMENT.

DOUBLE STAKING DETAIL

NOT TO SCALE

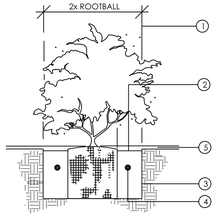
NOTE:
MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED



1. NOTCH TUBING LOOP WIRE THROUGH EXPOSED WIRE
2. #10 WIRE RUBBER COATED
3. 1/2" RUBBER HOSE

TREE GUYING DETAIL

NOT TO SCALE

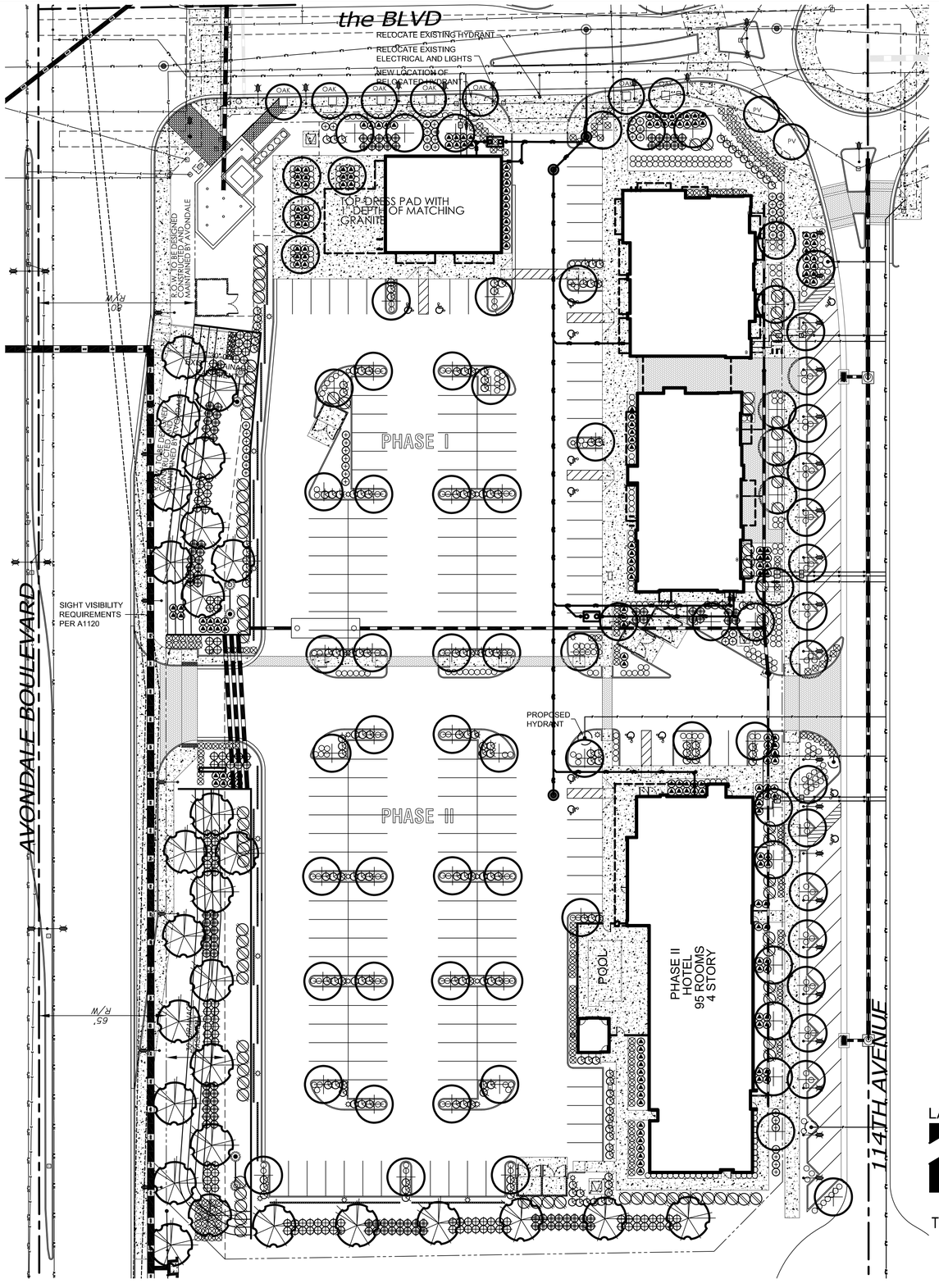


1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
2. 1" BASIN
3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
4. AGRIFORM TABLETS SEE SPECS. FOR RATIO
5. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX PER PHX MAG SUPLEMENT.

SHRUB PLANTING DETAIL

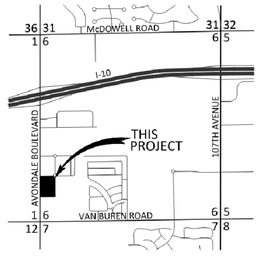
NOT TO SCALE



LANDSCAPE LEGEND

- PROSOPIS VELUTINA NATIVE MESQUITE 24" BOX (MULTI TRUNK) (28)
- EXISTING TREE PROTECT FROM CONSTRUCTION
- QUERCUS VIRGINIANA LIVE OAK 24" BOX (82)
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (88)
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (120)
- RUELLIA PENINSULARIS BAJA RUELLIA 5 GALLON (180)
- MUHLENBERGIA 'REGAL MIST' REGAL MIST DEER GRASS 5 GALLON (57)
- DASYLIRION WHEELERII DESERT SPOON 5 GALLON (110)
- AGAVE GEMNIFLORA TWIN FLOWERED AGAVE 5 GALLON (185)
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 5 GALLON (417)
- HESPERALOE PERPA BRAKE LIGHT RED YUCCA 5 GALLON (179)

3/4" SCREENED SADDLEBACK BROWN DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS



IN THE NW 1/4 OF THE SW 1/4 OF SECTION 6, T. 1 N., R. 1 E., G.&S.R.M., CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

LOCATION MAP

NORTH

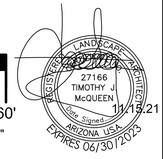
3" = 1 MILE

VICINITY MAP

LANDSCAPE PLAN

0' 15' 30' 60'

SCALE: 1"=30'-00"



T.J. McQUEEN & ASSOCIATES, INC.
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RETAIL DEVELOPMENT

S.E.C. AVONDALE BLVD & THE BOULEVARD

AVONDALE, ARIZONA

JOB NO:
PROJECT MGR: J. KOSKI
DRAWN BY: ARCHICON
CHECKED BY: J. PLANCK

NO.	REVISION	DATE

SHEET TITLE:
LANDSCAPE PLAN

La.01

ISSUE DATE: 09.14.21

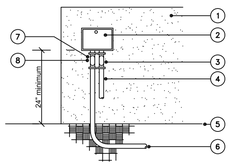
Nov 15, 2021 - 12:58pm usr C:\Users\user\Documents\TJMLA\2020\Avid Hotel - Archicon\PA-01 - Revised Site 12.9.2021\Landscape CDs\Avid Layout Tabs La.01

NOTES:

ALL WIRING INSTALLED PER LOCAL CODES

SEE CONTROLLER MANUAL FOR MOUNTING INSTRUCTIONS

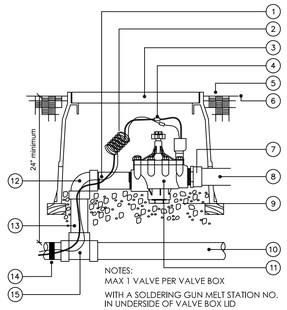
THE IRRIGATION CONTRACTOR IS TO SUPPLY 2 KEYS, AND INSTRUCTION MANUAL TO OWNER



1. WALL OR BUILDING
2. WALL MOUNTED CONTROLLER
3. 1" JUNCTION BOX
4. 120v POWER AND GROUND SOURCE BY GENERAL CON. UNLESS OTHERWISE NOTED
5. FINISH GRADE
6. STEEL CONDUIT TO 18" POST SWEEP DIRECT BURIAL WIRES TO CONTROL VALVE
7. CONTROL WIRE CONNECTIONS
8. COMMON WIRE CONNECTIONS

CONTROLLER DETAIL
WALL MOUNTED

NOT TO SCALE



NOTES:
MAX 1 VALVE PER VALVE BOX

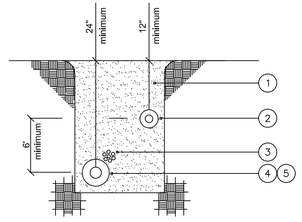
WITH A SOLDERING GUN MELT STATION NO. IN UNDERSIDE OF VALVE BOX LID

1. SCH. 80 PVC NIPPLE 6" LONG
2. #14 CONTROL WIRE
3. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID
4. EPOXY WIRE CONNECTORS
5. 1" IN TURF AREAS. 2" IN D.G AREAS
6. FINISH GRADE
7. PVC MALE ADAPTER
8. PVC LATERAL LINE (SIZE PER PIPE SCHEDULE)
9. 6" DEPTH 3.8" PEA-GRAVEL WITH 1" CLEARANCE BETWEEN BOTTOM OF VALVE AND TOP OF PEA-GRAVEL
10. PVC MAINLINE PER MAINLINE
11. ELECTRIC CONTROL VALVE
12. PVC ELBOW
13. SCH 80 PVC
14. TAPE WIRES 8" O.C TO MAINLINE
15. PVC MAINLINE TEE OR ELBOW

CONTROL VALVE DETAIL

NOT TO SCALE

NOTES:
WATER SETTLE AND COMPACT ALL TRENCHES
ALL SLEEVES TO BE A MIN. OF 24" DEEP
USE COMMON TRENCHES WHEN POSSIBLE
RUN TRENCHES PARALLEL TO BUILDING'S AND WALKWAY'S
(THE PLAN MY BE DIAGRAMMATIC)
SHADE ALL PIPE AND WIRES WITH SAND IN
ROCKY CONDITIONS. MIN 2" CLEAR ALL SIDES

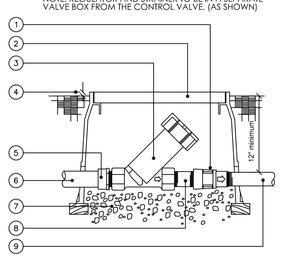


1. CLEAN BACK FILL NO ROCKS OVER 1/2" DIA.
2. LATERAL LINE SIZE PER PIPE SCHEDULE
3. CONTROLLER WIRES TAPE TO MAINLINE 8' O.C
4. MAINLINE SIZE PER PLAN
5. SLEEVE PER PLAN AND SCHEDULE

TRENCHING / SLEEVING DETAIL

NOT TO SCALE

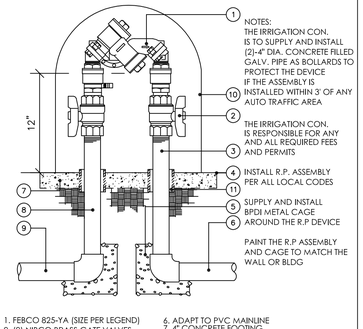
NOTE: REGULATOR AND STRAINER TO BE IN A SEPARATE VALVE BOX FROM THE CONTROL VALVE. (AS SHOWN)



1. PRESSURE REGULATOR SENNINGER PMR-MF (UNLESS OTHERWISE NOTED)
2. RECTANGULAR VALVE BOX WITH LOCKING LID
3. "Y" STRAINER AG. PRODUCTS (UNLESS OTHERWISE NOTED)
4. 2" IN GRANITE AREAS
5. PVC MALE ADAPTER
6. 1" PVC CLASS 200 SUB MAINLINE FROM VALVE
7. 6" DEPTH OF 3.8" PEA GRAVEL
8. SCH 80 PVC NIPPLE 4" LONG
9. LATERAL LINE SIZE PER PIPE SCHEDULE

DRIP ASSEMBLY DETAIL
THIS DETAIL TO BE USED WITH CONTROL VALVE DETAIL

NOT TO SCALE



NOTES:
THE IRRIGATION CON. IS TO SUPPLY AND INSTALL (2)-4" DIA. CONCRETE FILLED GALV. PIPE AS BOLLARDS TO PROTECT THE DEVICE IF THE ASSEMBLY IS INSTALLED WITHIN 3' OF ANY AUTO TRAFFIC AREA

THE IRRIGATION CON. IS RESPONSIBLE FOR ANY AND ALL REQUIRED FEES AND PERMITS

INSTALL R.P. ASSEMBLY PER ALL LOCAL CODES

SUPPLY AND INSTALL BPDI METAL CAGE AROUND THE R.P DEVICE

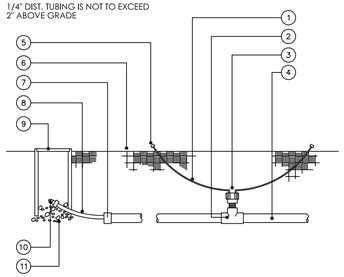
PAINT THE R.P ASSEMBLY AND CAGE TO MATCH THE WALL OR BLDG

1. FEBCO 825-YA (SIZE PER LEGEND)
2. (2) NIBCO BRASS GATE VALVES SAME AS R.P ASSEMBLY
3. TYPE 'K' COPPER
4. FINISH GRADE
PROVIDE TRUST BLOCKS ON ALL ASSY. 2-1/2" AND LARGER
5. 2-CU.FT. CONCRETE TRUST BLOCK
6. ADAPT TO PVC MAINLINE
7. 4" CONCRETE FOOTING
8. TYPE 'K' COPPER
9. ADAPT TO WATER SOURCE
10. CAGE BY 'BPDI'
11. 2" SCH. 40 PVC SLEEVE

REDUCED PRESSURE
PRINCIPLE ASSEMBLY

NOT TO SCALE

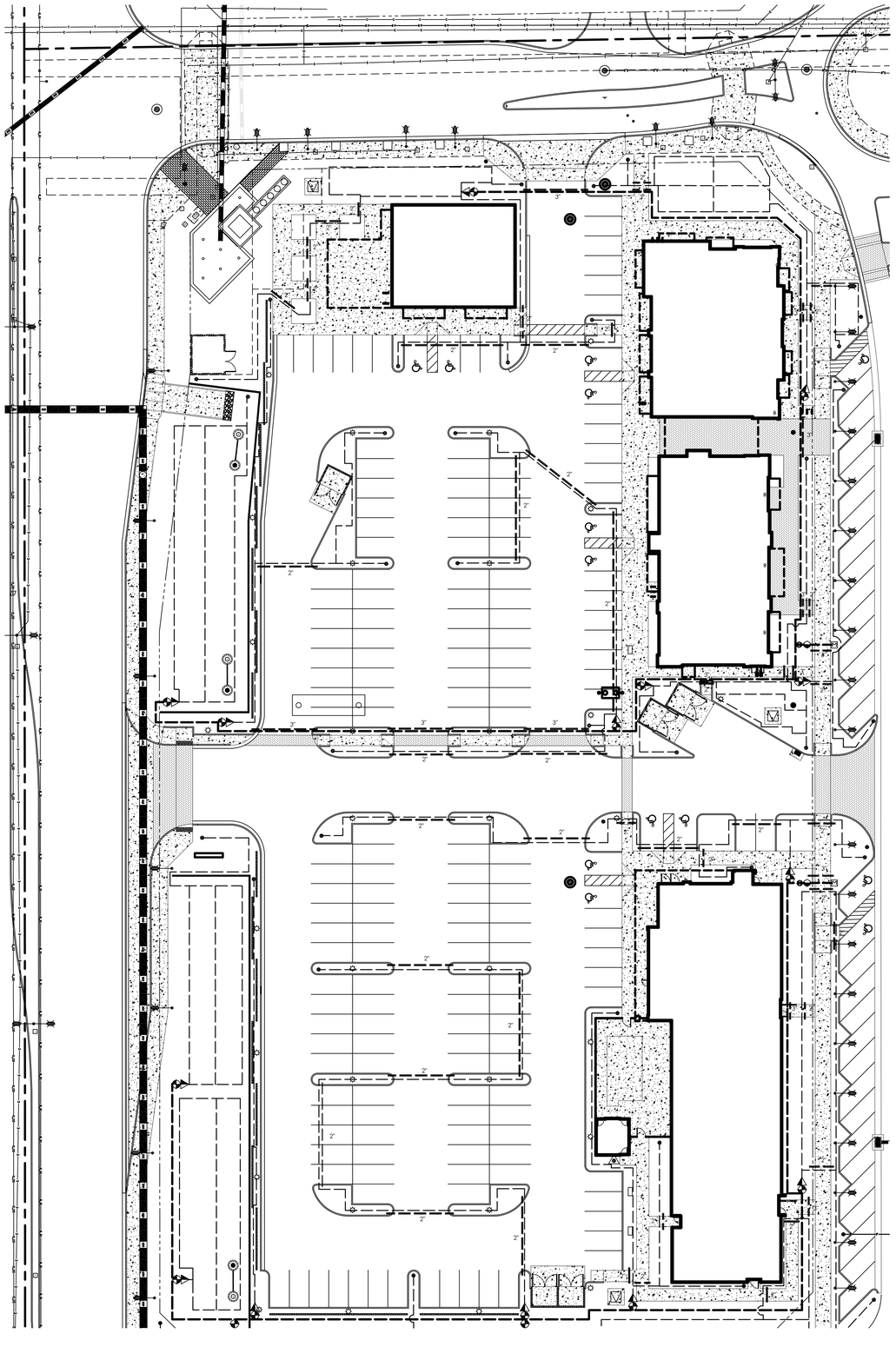
NOTES:
IN SLOPE CONDITIONS ALWAYS PLACE EMITTER ON HIGH SIDE OF SLOPE
1/4" DIST. TUBING IS NOT TO EXCEED 2" ABOVE GRADE



1. 1/4" DIST. TUBING MAX LENGTH 5'
2. LATERAL LINE FITTING W/ NIPPLE
3. EMITTER SEE LEGEND
4. PVC LATERAL LINE PIPE SIZE PER PIPE SCHEDULE
5. SALCO BUG CAP
6. FINISH GRADE
7. PVC TP PLOT FITTING
8. POLY TUBING 3' MAX LENGTH
9. 6" ROUND VALVE BOX
10. SELF FLUSHING CAP
11. 6" DEPTH OF 3.8" PEA-GRAVEL

EMITTER DETAIL

NOT TO SCALE



CLARITY NOTE:
FOR GRAPHIC CLARITY THE EMITTERS HAVE NOT BEEN SHOWN
VERIFY EMITTER COUNT WITH PLANT COUNT AND EMITTER SCHEDULE.

FOR GRAPHIC CLARITY THE SLEEVES HAVE NOT BEEN SHOWN. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL SLEEVES PER THE FOLLOWING SCHEDULE.

SLEEVING SCHEDULE:
WIRES 2" SCH. 40 PVC (QTY AS REQUIRED)
MAIN LINE 4" SCH. 40 PVC (OR DBL THE MAINLINE SIZE)
DRIP LATERAL 2" SCH. 40 PVC
TURF LATERAL 3" SCH. 40 PVC (OR DBL THE LATERAL LINE SIZE)

EMITTER SCHEDULE

PLANT SIZE	GA. PER HR.	EMITTER SIZE
36" BOX	6	(1) HUNTER MPE-20
24" BOX	4	(1) HUNTER MPE-20
15 GALLON	4	(1) HUNTER MPE-10
5 GALLON	1	(1) HUNTER HEB-10
1 GALLON	1	(1) HUNTER HEB-10

NOTES:
EMITTER SIZING AND QUANTITES MAY VARY DEPENDING ON SOIL TYPE AND CLIMATE CONDITIONS VERIFY PRIOR TO BID. ALL NON-METALIC WATER AND IRRIGATION PIPING LARGER THAN 2" REQUIRE MIN. 18 AWA INSULATED COPPER TRACER WIRE SUITABLE FOR DIRECT BURIAL

THE IRRIGATION CONTRACTOR MAY SUBSTITUTE (1) MULTI EMITTER FOR (6) SINGLE EMITTERS IN GROUND AREAS AS LONG AS DIST. TUBING DOES NOT EXCEED 5 FT

FOUNDATION NOTE:
NO END CAPS ARE TO BE PLACED WITHIN 15' OF ANY FOUNDATION OR FOOTING. ADJUST LAYOUT AS REQUIRED.
NO HIGH WATER USE, OR HIGH FLOW PRODUCTS ARE TO BE USED WITHIN 15' OF ANY FOUNDATION OR FOOTING. THE IRRIGATION IS TO BE MONITORED ON A REGULAR BASIS TO AVOID SOIL SATURATION AROUND FOUNDATIONS AND FOOTINGS. THIS IRRIGATION PLAN IS DIAGRAMATIC ADJUST LAYOUT AS REQUIRED.

IRRIGATION LEGEND

- 2-1" LANDSCAPE METER
- 2-FEBCO 825-YA-1" R.P. ASSY. W/ GUARDSHACK CAGE PAINTED TO MATCH BUILDING
- 2-HUNTER ICV-(SIZE PER MAINLINE) MASTER VALVE INSTALL IN VALVE BOX ADJACENT TO BACKFLOW
- HUNTER DRIP CONTROL ZONE KIT PCZ-101-25 (30gph to 600gph) (.5gpm to 10gpm) ICZ-101-25 (601gph to 1,200gph) (10gpm to 20gpm)
- 2-HUNTER I-CORE-1C-600-M (MODULES AS REQUIRED) 12 STATION CONTROLLER (POWER PER GENERAL CONTRACTOR)
- NOT SHOWN FOR GRAPHIC CLARITY — HUNTER HEB-10 (1/2" THREADED) PRESSURE COMP. SINGLE PORT EMITTER; HUNTER MPE-(SIZE PER SCHEDULE) (1/2" THREADED) PRESSURE COMP. MULTI PORT EMITTER
- 1.5" MAINLINE (SCH40)
- CLASS 200-3/4" DRIP LATERAL LINE
- AG. PRODUCTS SELF FLUSHING ENDCAP (SEE FOUNDATION NOTE)
- SCH 40 PVC SLEEVE (SEE SLEEVING SCHEDULE)

PIPE SCHEDULE

PIPE SIZE	GPM	PIPE CLASS
1/2"	0-5	315
3/4"	6-10	200
1"	11-15	200
1 1/4"	16-25	200
1 1/2"	26-35	200
2"	36-60	200

IRRIGATION PLAN

0' 15' 30' 60'

SCALE: 1"=30'-00"

REGISTERED LANDSCAPE ARCHITECT 27166 TIMOTHY J. McQUEEN Date Signed 11/15/21 ARIZONA, USA EXPIRES 06/30/2023

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
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NO.	REVISION	DATE

SHEET TITLE:
IRRIGATION PLAN

La.02

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Nov 16, 2021 - 12:59pm user C:\Users\vuser\Documents\TJMLA\2020\Avid Hotel - ArchiconVA-01 - Revised Site 12.9.2021\Landscape CDs\Irrig Layout None La.02
THESE PLANS ARE THE PROPERTY OF T.J. McQUEEN & ASSOCIATES AND SHALL NOT BE USED IN WHOLE OR IN PART, NOR SHALL THEY BE LOANED, COPIED OR DISCLOSED TO ANY UNAUTHORIZED PERSON WITHOUT THE WRITTEN CONSENT OF T.J. McQUEEN & ASSOCIATES, LIMITED TO 30%

UNDERGROUND SPRINKLER SYSTEM

Part 1 – General

1.01 WORK INCLUDED

A. The work included under these specifications shall consist of the furnishing of all labor, materials, permits, tools, and equipment necessary for the complete installation of a sprinkler irrigation system in accordance with the following specifications and accompanying drawings.

B. It is the intent of these drawings and specifications to form a guide for a complete installation, and although some items may not be specifically noted, but are reasonably necessary for a complete installation, they shall be furnished under this contract. Sprinklers shall be located and spaced so that adequate overlapping of the spray will provide uniform head to head(100%) coverage. The system shall efficiently and evenly irrigate all areas, and shall be complete in every respect, ready for operation by the Owner.

C. It is the responsibility of the Irrigation Contractor to provide 100% coverage to all landscape areas.

1.02 CONTRACTOR'S QUALIFICATIONS

A. Installers shall be licensed irrigation contractors with experience in the installation of automatic underground lawn sprinkling systems. All work shall be performed in a professional workmanlike manner by mechanics skilled in the trade.

B. The contractor is responsible for any damage to any existing conditions until final acceptance of his work.

C. The Contractor shall obtain all permits from, pay required fees to, and arrange any necessary inspections by any government agency having jurisdiction over the work.

1.03 VERIFICATION OF DRAWINGS AND SPECIFICATIONS

A. It shall be the Contractor's responsibility to carefully examine the drawings and specifications, and to visit the site in order to check existing conditions prior to bidding. Any conflict or errors shall be immediately brought to the attention of the Landscape Architect for interpretation or instructions. Otherwise, any changes necessary to meet existing conditions, shall be made at the Contractor's expense.

B. It is the Irrigation Contractor's responsibility to verify water pressure, water source, and size in the field prior to construction. Should a discrepancy exist between design pressure and the field pressure the Landscape Architect shall be notified immediately.

1.04 WORKING CONDITIONS

A. The Contractor shall confine his operations to the areas allotted to him by the Owner, for his work for material and equipment storage.

B. The Contractor shall continuously maintain a competent superintendent, satisfactory to the Owner, on the work during progress, with authority to act for the Contractor in all matters pertaining to the work.

C. The Contractor shall not assign nor sublet any portion of this work without written approval by the Owner.

D. The Contractor shall be responsible for staking out the system from the drawings, using the property lines and building dimensions as a guide.

E. The Contractor shall coordinate his work with that of the other trades, so as to avoid any conflict, and carry the installations to a rapid completion without any unnecessary delays.

PART 2 – PRODUCTS

2.01 PIPING

A. All pressure main piping, on the supply side of the zone valves, shall be class 200 PVC with integrally formed bell–tite joint couplers. All fittings shall be solvent welded, schedule 40 PVC.

B. All lateral piping, on the discharge side of the zone valves, two inches (2") and under, shall be class 200 PVC. Fittings shall be schedule 40 PVC material. 1/2" pvc to be class 315

C. All plastic to metal shall be made with PVC schedule 40 male adapters or PVC schedule 80 nipples. Joint compound for such connections shall be Permatex Type II teflon tape or a prior approved equivalent.

D. Where pipes are installed under roads, drives, parking areas or walks, schedule 40 PVC sleeves shall be provided for the lines. In planting areas, where cultivation might damage shallow plastic piping, protective sleeves must be provided, unless copper tubing is installed. Risers in flower beds and shrubbery shall be schedule 80 PVC.

2.02 SPRINKLER HEADS

A. Emitter heads shall be on PVC laterals, or prior approved equivalent.

2.03 AUTOMATIC CONTROLLER

A. Unit features shall include mechanical time control design, adjustable time setting up to 60 minutes per station, 24–hour clock, 14–day calendar, and automatic rapid advance. Unit shall be UL listed and shall operate on 120 volt, 1 phase, 60 Hertz power. General Contractor to bring power to controller. Irrigation Contractor to hardwired to controller, see detail.

2.04 QUICKCOUPLING VALVES

A. Furnish and install where shown on the drawings quick–coupler with swivel and hose bib, 3/4" size or prior approved equivalent. They shall be mounted on one inch (1") copper swing joint risers, and the tops shall be set flush with the top of the planters. Furnish and deliver to the Owner double–lug coupler key complete with one inch (1") hose swivel for connecting to the above valves. Also furnish two (2) locktop cover key.

2.05 ELECTRICAL CONTROL CABLE

A. All electrical control and ground wire shall be irrigation control cable of size as required. All wiring to be used for connecting the automatic remote control valve to the automatic controllers shall be Type "UF", 600 volt, stranded, or solid copper, single conductor wire with PVC insulation and bear UL approval for direct underground burial feeder cable.

B. All control or "hot" wires shall be on one color and all common or "ground" wire shall be or another color(white).

C. Verifications of wire types and installation procedures shall be checked to conform to local codes.

D. All electric control cable shall be of size as determined by the equipment manufacturer and shall be installed in the piping trenches wherever possible and in the manner recommended by the manufacturer, having slack in the wire. Expansion joints in the wire may be provided at 200–foot intervals by making 5 or 6 turns of the wire around a piece of 1/2 inch pipe. Where it is necessary to run wire in a separate trench, the wire shall be a minimum cover of twelve (12") inches.

PART 3 – INSTALLATION

3.01 PROTECTION OF UTILITIES, IRRIGATION SYSTEM, ETC.

A. The Contractor shall verify the location of all utilities and note location of utilities, irrigation piping and underground obstructions. The contractor shall be responsible for the cost of repairing buried conduit, cables or pipelines damaged during the installation of the irrigation system.

B. The Contractor shall clearly make and maintain markers showing locations of irrigation system wiring and piping installed in order that other contractors may avoid damaging this work.

C. The Contractor shall take necessary precautions to protect site conditions and plant materials which are to remain. Should damage be incurred, Contractor shall repair damage to its original condition or furnish and install equal replacement at his expense.

D. The Contractor shall coordinate with the Landscape Architect to provide irrigation to existing materials.

E. contact blue stake prior to digging.

3.02 EXCAVATION

A. The Contractor shall do all necessary excavation for the proper installation of his work. Machine trenchers used on the site shall be of an approved type to cut smooth–bottom trenches on uniform slopes. Trenches shall be no wider than necessary to lay the pipe, except where necessary to make joints. Over excavating shall be backfilled and carefully tamped to proved a smooth and firm bearing surface for laying the pipe. When necessary, Contractor must provide barricades and lights for public protection. Minimum depth of cover shall be at least twenty four 24" depth for the main piping, and at least twelve 12" depth for the lateral branch lines.

3.03 PIPE INSTALLATION

A. All pipe lines shall be installed in the locations and of the sizes indicated, and of the materials specified. Parallel piping may be installed in the same trench. Piping shall be laid accurately to the line and grade required, with full uniform bearing on the trench bottom. No piping shall be laid on soft fill or other unstable material. No direct contact, with other piping or structures, will be permitted at crossing. Interior of piping shall be kept clear of foreign matter before installation, and shall be kept clean by means of plugged or capped ends after lowering into the trench. The supply main lines shall be flushed out and tested for leaks, with control valves in place, before backfilling the joints. All lateral piping sections shall be flushed out before sprinkler heads are attached. All pipe shall be installed in strict accordance with recommendations of the manufacturer. This shall apply to thrust blocking, handling, storage, depth of cover, expansion allowance, testing, etc.

B. Under existing drives or sidewalks, the Contractor shall either saw cut concrete and replace it to the former condition or install the pipe by boring or jacking under the area. pvc sleeves to be at a 24" depth

3.04 BACKFILLING

A. As soon as the work has been installed, inspected and accepted, all excavations and trenches shall be filled and water settled with fine earth materials, free from clods, rocks, or other unsuitable substances. Trenches must be left flush with adjacent finished grade after compacting to the original density of the soil. Flooding of trenches will be permitted downstream of zone valves. Care shall be taken to place any previously tilled and fertilized soil in the top portion of the trench, and subsoil will not be allowed in the top six (6) inches of the backfill.

?3.05 SPRINKLER HEADS

A. Sprinklers shall be set plumb and level with the turf at locations shown on the drawings. In lawn areas where grass has not been established, the heads shall be installed in temporary risers at least three (3) inches above the grade. After the turf is established, the Contractor shall, within then (10) days after notification, lower the heads to their permanent positions flush with the finished grade. This elevation is critical and Contractor shall exercise care to set them exactly at grade – never below.

3.06 AUTOMATIC VALVES

A. Each sprinkler zone shall be operated by automatic electric valves in the sizes indicated on the drawings. Each valve shall be provided with a built–in pressure regulator capable of holding a steady downstream pressure, regardless of fluctuations in the main supply pressure. The valves shall be installed where shown and supplied with a tag on which the valve's zone number shall be plainly marked.

B. All valves to be in valve boxes. valve boxes to have a pea–gravel sump per detail.

C. Each valve shall be housed in an Ametex valve box, or prior approved equivalent. Place valve boxes in an orderly fashion. In the lawn place valve boxes in such a manner that mowing and weeding can easily be performed.

3.07 WATER SUPPLY

A. Connection shall be made to the sprinkler outside the building as shown on the drawings.

B. Water meter to be supplied by general contractor. Unless otherwise noted.

3.08 ELECTRICAL WORK

A. The Electrical Contractor will provide a single source of electrical power for the irrigation system as shown on the drawings. The Underground Sprinkler System Contractor shall furnish and install complete and properly operating all the required electrical work for the lawn irrigation system. This shall include all power and control wiring along with switches, safety switches, relays, transformers, fuses, conduit, wiring devices, etc. required for a properly operating system.

B. All electrical work shall be done in accordance with the National Electrical Code and local ordinances.

C. All wire connections, at remote control valves (either direct buried or in control boxes) and at all wire splices, shall be left with sufficient "slack" so that in case of repair the valve bonnet or splice may be brought to the surface without disconnecting the wires.

D. Each remote control valve or group of remote control valves, which are to be connected to one station of a controller, shall have wire sizes as shown in the wiring diagrams on the drawings or as specified. All remote control valves, which are to be connected to the same controller, shall be connected to a common ground wire to size as shown on the drawings or as specified. Each individual controller shall have a separate common ground wire system entirely independent of the common ground wire system of all other controllers Only those remote control valves which are being controlled by one specific controller shall be connected to that controller's common ground wire system.

3.09 TESTING

A. After all supports, anchors, and thrust blocks are in place, the line shall be tested at a pressure of 150 psi for 30 minutes. Should any leaks be found, they shall be repaired and the line retested until satisfactory Zone lines shall be tested at 80 psi in like manner. After testing, the system shall be thoroughly flushed out before the heads may be installed. Upon completion, an operating test shall be performed to visually check the coverage of the system. Any heads, which do not function according to the manufacturer's data shall be replaced with sprinklers that do or the installation shall be otherwise corrected to provide satisfactory performance. Final adjustment to the sprinkler heads and automatic equipment will be done by the Contractor upon completion of the installation to the satisfaction of the Landscape Architect. Minor adjustment from then on shall be made by the Owner's Maintenance Staff.

3.10 DRAWINGS OF RECORD

A. The Contractor shall provide and keep up to date a complete "as–built" record set of mylar sepias which shall be corrected to show any changes from the original drawings. These record drawings shall show location of all control lines, valves, valve boxes, main lines, flush caps, controllers, and any substitutions as well as any deviation in piping or location of buried valves, etc. with accurate dimensions indicated.

B. After completion of the sprinkler installation, the Contractor shall deliver to the Owner three prints of the correct and completed "as–built" set of drawings, along with three bound instruction folders covering the equipment installed. Contractor shall present the above information as a condition precedent tot he completion payment.

3.11 GUARANTEE

A. Within ten (10) days after the Contractor's notification that the sprinkler installation is complete, the Landscape Architect will inspect the system and, if necessary, submit a "punch list" to the Contractor. Acceptance by the Landscape Architect of these corrections will signify final acceptance by the Owner.

B. The entire sprinkler system shall be guaranteed for a period of one year from this final acceptance date. The Contractor shall promptly replace, without cost to the Owner, any defective materials of faulty workmanship which may develop within this guarantee period, including restoration of any property damaged during repairs. He shall also be responsible for damages resulting from leaks which may occur in the piping system installed by him, and he shall repair, at his expense, all damage so caused, in a manner satisfactory to the Owner. However the Contractor shall not be held liable for damages occasioned by strikes, fire, weather, violence or theft, acts of God, acts of other contractors, or any other caused beyond the control of the Contractor.

C. It will be the Owner's responsibility to maintain the system in working order during the guarantee period, performing necessary minor maintenance, keeping grass from obstructing the sprinkler heads, protecting against vandalism and preventing damage during the landscape maintenance operation.

D. The Contractor shall service the system at the Owner's request during the guarantee period, and shall be paid for work performed which is not covered by the guarantee, in accordance with a predetermined schedule of fees.

LANDSCAPING

PART 1 – GENERAL

1.01 WORK INCLUDED

A. The work included under these specifications shall consist of the furnishing of all labor, material, permits, tools, and equipment necessary for the complete installation of the landscaping materials as shown on the drawings and as described in the following specifications.

1.02 QUALITY ASSURANCE

A. For standard products, the manufacturer's analysis will be acceptable. For all other materials, analysis shall be by a recognized laboratory.

B. Analysis shall be made in accordance with the current methods of the Association of Official Agricultural Chemists.

C. Soils shall be analyzed for their composition and fertility in sustaining plant growth and health.

D. All plants furnished under this specification shall be from nursery grown stock, and they shall meet the ARIZONA NURSERY ASSOCIATION of the American Association of Nurserymen, Inc. requirements as to sizing, grading, and quality. Plant materials specified shall conform with the nomenclature of STANDARDIZED PLANT NAMES, Second Edition. The Landscape Architect reserves the right to refuse all plant material based on overall appearance and quality regardless of specifications.

E. Plants of the species specified shall be furnished in the variety, size, grade and quality indicated. Specifications and planting plans shall be strictly adhered to and no changes or substitutions will be allowed prior to bidding without written permission of the Landscape Architect, Owner, or Owner's Representative.

F. By submitting a proposal and accepting award of the Contract, the Contractor acknowledges that he has investigated the supply of planting stock available and has obtained firm commitments from his suppliers assuring delivery of the specific plant materials as required for completion of the project.

G. All plant materials shall be grown in accordance with good horticulture practices and shall bear evidence of proper nursery care during growth under climatic conditions similar to those in the locality of the project for at least two years. They shall have been previously transplanted or root pruned according to standard nursery practice and inspected by State Control Agencies.

H. All plants shall be freshly dug. No heeled in plant or plants from cold storage will be accepted. Plants shall be typical of their species or variety and have normal habits of growth, be healthy and vigorous, well branched and have dense foliage when in leaf. All plants, including root systems, shall be free of disease, disfiguring knots, sunscald, inspect pests, eggs or larvae, dead or broken branches, bark abrasions, and have healthy well developed root systems. The root system of container grown plants shall be sufficiently developed to hold the earth intact upon removal of the container.

I. Planting, sodding and seeding shall be performed by personnel familiar with planting procedures and under the supervision of a qualified planting foreman.

1.03 SUBMITTALS

A. Submit a soil fertility test of the planting soil for approval by the Landscape Architect prior to delivery of soil to the project site. Test reports shall indicate the location of the source for soil.

B. Upon completion of the work, submit a schedule satisfactory to the Landscape Architect for the maintenance of all plant material.

PART 2 – PRODUCTS

2.01 SOD

A. Approved nursery grade cultivated grass sod; species and cultivar as indicated on the drawings with strong, fibrous root system, free from stones and burned or bare spots.

2.02 PLANTING SOIL FOR PLANT PITS AND BEDS

A. Fertile, friable, natural loam containing a liberal amount of humus, capable of sustaining vigorous plant growth. The Ph value of the planting soil shall not be higher than 7.5 or lower than 5.5. It shall be free of any admixture of subsoil, stones, lumps, clods or hard earth, plants, or their roots, sticks, and other extraneous matter. Do not use planting soil for planting operations while in a frozen or muddy condition

2.03 PEAT

A. Acceptable peat moss consisting of at least 73% organic content of natural occurrence. It shall be brown, clean, low in content of mineral and woody materials, mildly acid, and granulated or shredded.

2.04 FERTILIZER

A. Commercial Fertilizer: A complete fertilizer, conforming to FS O–F–241, Type I, Grade A, part of the elements of which are derived from organic sources containing the following percentages by weight:
10% nitrogen 5% nitrogen
10% phosphoric acid–or–10% phosphoric acid
10% potash 5% potash

B. Organic Fertilizer: An organic activated fertilizer containing a minimum of five percent nitrogen, three percent phosphoric acid and other basic elements by weight.

C. Deliver fertilizer mixed as specified in standard size bags, showing weights, analysis and name of manufacturer. Store in weatherproof storage place in such manner that it will be kept dry and its effectiveness not impaired.

D. The Landscape Architect reserves the right to vary the percentages of the components of the fertilizers subject to the results of the soil fertility tests.

2.05 WATER

A. Shall be furnished by the Owner. The Contractor shall furnish all necessary hose, equipment, attachments, and accessories for the adequate irrigation of all planted areas as may be required to complete the work as specified.

2.06 PLANT MATERIAL

A. All old abrasions and cuts shall be completely calloused over. All shrubs shall be measured when their branches are in their normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch or root tip to tip.

B. Shrubs shall be matched specimens from single block source.

C. Evergreen trees not fully branched from top to bottom will be rejected, and those with terminal leaders exceeding twelve (12) inches in length will also be rejected. During the spring planting seasons, any evergreen plant delivered with new growth in an advanced stage of candling out will be rejected.

D. Plants shall not be pruned before delivery. Trees which have damaged or crooked leaders, or multiple leaders, unless specified will be rejected. Trees with bark abrasions, sunscald, disfiguring knots, or fresh cuts of limb over 1 1/4 inches which have not completely calloused will be rejected. Plants shall be freshly dug or container grown. Heeled in plants or plants from cold storage will not be accepted.

E. Plants shall be true to species and variety, and shall conform to measurements specified on the Drawings. Plants larger than specified may be used if approved by the Landscape Architect. Use of such plants shall not increase contract price. If larger plants are approved, the ball of earth shall be increased proportionally with the size of the plant.

F. Substitutions of plant materials will not be permitted unless authorized in writing by the Landscape Architect. Proof must be submitted that use of nearest equivalent size of variety with corresponding adjustment of Contract Price. Such proof shall be substantiated and submitted in writing.

G. It shall be the responsibility of the Contractor to determine required quantities of plants, as no compensation will be made for error in plant quantities. If plant counts occur on plant legend, it is for the convenience of the contractor only. Verify plant counts with plan. In case of discrepancy, plan shall govern.

H. Each plant shall be properly identified with legible waterproof tags securely fastened. Tags shall remain on the plants until after final acceptance and then be promptly removed by the Contractor.

PART 3 – INSTALLATION

3.01 INSPECTION OF PLANT MATERIAL

A. Plants shall be subject to inspection and approval by Landscape Architect at place of growth and upon delivery. Written request for inspection of plant materials at place of growth shall be submitted to Landscape Architect at least ten (10) calendar days prior to delivery. This written request shall state place of growth and quantity of plants to be inspected. Landscape Architect reserves the right to waive inspection. Such approval shall not impair the right of inspection and rejection upon delivery of the project site or during the progress of the work for size and condition of balls or roots, diseases, insects, and latent defects or injuries. Rejected plants must be immediately removed from the project site.

B. Certificates of inspection of plant materials as may be required by Federal, State or other authorities to accompany shipments and be furnished to Owner upon completion of project.

3.02 DIGGING AND HANDLING

A. Digging shall be done the same season of planting and shall be done by hand as to not injure plants and to meet size requirements. No plant other than the required samples shall be dug or delivered to the site until the required inspections have been made and the plants or samples approved.

B. Dig balled and burlapped (BB) plants with firm, unbroken natural balls of earth, of sufficient diameter and depth to include the fibrous and feeding roots. No synthetic or mudded in balls will be accepted. No plants moved with a ball will be accepted if the ball is cracked or broken before or during planting operations.

C. Roots or balls of all plants shall be adequately protected at all times from excessive exposure to wind, sun, rain, hail, etc. Balled and burlapped plants that cannot be planted immediately on delivery shall be set ont he ground and well protected with soil, wet moss and other acceptable material. Bare rooted plants shall be planted or heeled–in immediately upon delivery.

D. All plant material shall be handled carefully to prevent injury to rootballs, trunks, or branches. Any plant suffering damage sufficient to impair its health and/or natural form will be rejected. No plant shall be bound with wire or rope at any time so as to damage the bark or break branches.

3.03 TIME OF PLANTING

A. The contractor shall notify the Landscape Architect in writing when other divisions of the work have progressed sufficiently to commence landscaping work, including placing of topsoil to finish grade. Thereafter, conduct planting operations under favorable weather conditions.

B. Any plant material installed during typical off seasons (hot summer months or freezing winter months) shall be done at the Contractor's own risk and the Contractor shall be held responsible for replacement of any plant material damaged due to these adverse conditions.

3.04 PLANTING OPERATIONS

A. General

1. The Contractor shall coordinate all aspects o the landscape operations with all aspects of the site construction. The work shall proceed as the indicated portions of the site become available, consistent with the seasonal limitations for landscape planting.
2. The Contractor shall be responsible for any damage to utilities construction, sitework construction, and underground sprinkler systems and shall bear the full cost to repair the damage. Accomplishment of repairs shall be equal to the original installation prior to damage. Any damage shall be immediately reported to the Landscape Architect and repairs shall be approved by him before it is buried.
3. Maintain all trench or grade stakes for work under other Sections until their removal is approved by the Landscape Architect.
4. The Contractor shall stake plant location, shrub pits and other planting areas and secure the Landscape Architects's approval before starting excavation of same, making adjustments as necessary.
5. Unless otherwise directed by Landscape Architect, indication of plant on drawings is to be interpreted as including digging of hole, furnishing plant of specified size, work of planting, mulching, guying, staking, wrapping and watering.

B. Plant Pits and Beds

1. Plant pits shall be excavated with vertical sides, large enough to allow twelve (12) inches of space around the ball in all directions. Adjust depth as necessary to permit a minimum of twelve (12) inches planting soil under the ball when the plant is set at the proper depth.
2. Planting pit backfill for all trees and shrub shall be as follows:
   1. 2/3 parts by volume on site soil.
   2. 1/3 parts by volume forest mulch.
   3. One pound 16–20–0 per cubic yard of mix.
3. Planting pits shall be backfilled with prepared backfill and be water settled to a grade sufficient that in the setting of the plant, the finish grade level after settlement will be the same as that at which plants were grown. Agriform tablets to be used with each planting (six for 36–inch box, three for 15 gallon, two for 5 gallon, and one for 1 gallon).

C. Installations

1. Set plants in center of pits, plumb and straight and at such a level that after settlement the crown of the plant shall be two (2) inches below the finish grade and forming a shallow trough directly over the ball of earth and slightly wider than the pit to facilitate watering. Space all plants as shown.
2. Set balled and burlapped plants upon a well tamped layer of planting soil. Backfill around ball with planting soil in six to eight (6 – 8) inch lifts, each thoroughly tamped and puddled to top of pit. Avoid air pockets. Remove all ropes and wires from tops and sides of balls. No burlap shall be pulled out from under the balls.
3. Plants supplied in containers shall be installed immediately upon being removed from their containers. Removal of plants rom containers shall be in a manner that will not disturb the root system of the soil in which they were planted. Under no conditions shall the plant be removed from the containers by pulling on the main stem or plant growth. No plants shall be installed with their containers remaining attached.
4. Before install bare root plants, planting soil shall be placed and compacted to a depth of twelve (12) inches in the bottom of the plant pit. The plants shall be installed with their roots evenly distributed and spread in their natural position, with the planting soil being carefully placed and compacted around the roots so as to leave no air space.

D. Pruning, Wrapping, Mulching, Staking and Spraying
1. Pruning
   a. Plants shall not be pruned prior to delivery unless Landscape Architect gives written permission. Pruning will occur only at time of planting and according to standard horticultural practice and at the direction of the Landscape Architect. Amount of pruning shall be limited and is not to exceed thirty–three percent (33%) of total plant as necessary to remove dead or injured twigs and branches and to compensate for root loss resulting rom transplanting. Do not cut leaders.
   b. Remove all dead wood, suckers, and broken or badly bruised branches.
   c. Pruning shall be done with clean, sharp tools according to standard horticultural practices. Cuts shall be made flush leaving no splits.
   d. Cuts over 1/2 inch diameter shall be painted over with approved tree paint. Paint shall cover all exposed cambium as well as other exposed living tissue. Injured cambium and bruises and scars shall be tracked back to living tissue and removed. Smooth and shave wounds so as not to retain water. Treat wound with paint.
2. Staking and Guying
   a. Stake or guy all trees per detail. Trees which blow down, sway excessively, or are otherwise injured because of improper bracing shall be replaced at Contractor's expense.
3. Spraying
   a. All ground cover and non–lawn areas shall be treated with pre–emergent.
4. Decomposed Granite
   a. Prior to placing, the area shall be totally free of weeds using chemical control. Apply a pre–emergence control (Surflan or prior approved equivalent) according to manufacturer's recommendations. The decomposed granite shall be evenly distributed at the designated areas to a depth of two (2) inches. After placing and grading, lightly water to remove fine material from the surface and water settle or roll to an extent satisfactory to the Landscape Architect. Apply second application of pre–emergence control according to manufacturer's recommendations.
   b. Decomposed granite shall be "Madison Gold" in color, 1/2 inch minus in size, shall be free from lumps or balls of clay and shall not contain calcareous coating, caliche, organic matter or deleterious substances. Color and source of decomposed granite shall be approved by Landscape Architect. All material shall be from a single production source and shall present a uniform appearance. Material containing clumps which will not disintegrate with a shovel blow shall be rejected.
5. Workmanship – Decomposed Granite
   a. Install rock to a depth as indicated on the plans (typically two inches thick).
6. Workmanship – Berms
   a. Earth berms (mounding) shall take the form indicated on the plans. The Landscape Architect shall inspect and approve all finished grades prior to any planting.
7. Cleaning Up
   a. Keep all areas of this project in a clean, neat and orderly condition at all times. Trash burning and disposal shall not be done on the site. Prior to acceptance put all areas of the work in a finished condition acceptable to the Landscape Architect.

3.05 OBSTRUCTIONS BELOW GROUND

A. In the event that rock or underground construction work or obstructions are encountered in the excavation of plants pits, alternate locations may be selected by the Landscape Architect. Where locations cannot be changed, remove the obstructions (but not new construction work) to a depth of not less than six (6) inches below the required pit depth.

B. Proper drainage of plant pits is necessary. Bring subsoil conditions permitting the retention of water in planting pits for more than twenty–four hours to that attention of the Landscape Architect with proposals for corrections. If soil conditions indicate modifications as directed by Landscape Architect, the changes required will not increase the contract price.

C. The Contractor is responsible for any damage to underground utilities resulting form landscape operations and bear the full cost to repair the damage. Accomplishment of repairs shall be equal to the original installation prior to damage. Report damage immediately to Landscape Architect who shall approve repairs before they are buried.

3.06 MAINTENANCE

A. Protect and maintain plant material (trees, shrubs, groundcover, lawn and vines) immediately after planting. Maintenance to be provided for sixty (60) days from acceptance by the Landscape Architect. At the end of sixty (60) days the Landscape Architect may extend the maintenance period if during that period the maintenance is not acceptable. maintenance includes watering, weeding, cultivating, mulching, tightening and repairing of guys, removal of dead material, resetting plants to proper grade or upright positions and restoration of the plating saucer and other construction work until acceptance.

3.09 INSPECTION FOR ACCEPTANCE

A. Inspection of the landscaping work to determine completion of contract work, exclusive of the possible replacement of plants, will be made by the Landscape Architect at the conclusion of the maintenance period.

B. Acceptance: After inspection, the Contractor will be notified in writing by the Landscape Architect of acceptance of all work of this Section, exclusive of the possible replacement of plants subject to reinspection and guarantee, or if there are any deficiencies of the requirements for completion of the work.

C. Upon acceptance made by the Landscape Architect, the Contractor maintenance is terminated and the guarantee period begins.

3.10 PLANT GUARANTEE AND REPLACEMENT/FINAL ACCEPTANCE

A. The guarantee is for a period of one year from date of acceptance by the Landscape Architect. The guarantee is for all new plant material, lawns, transplants, and existing plant material.

B. At the end of the guarantee period, the Landscape Architect shall reinspect all guaranteed work for Final Acceptance upon written request of Contractor. Request shall be received at least ten (10) calendar days before anticipated date for final inspection.
Upon final inspection and reinspection of replacements or repairs necessary in judgement of Landscape Architect at that time, Landscape Architect shall certify in writing to Owner as to Final Acceptance of plantings.
Contractor shall replace, without cost to Owner, as soon as weather conditions permit, and within specified planting period, all dead plants and all plants not in vigorous, thriving conditions as determined by Landscape Architect at end of guarantee period. Plants shall be free of dead or dying branches and branch tips, and shall bear foliage of normal density, size and color. Replacements shall closely match adjacent specimens of same species and shall be equal in size to previously planted specimens, including increased growth since planting Replacement shall be subject to all requirements of this Specification.

C. Portions of lawns and/or plantings may be accepted in part upon Landscape Architect's approval.

PART 4 – MISCELLANEOUS AND GENERAL NOTES

4.01 FINISH GRADING AND GRADING

A. The General Contractor to provide Landscape Contractor finish grade within + 0.1 of a foot as shown on the civil grading plan and landscape plan.

B. All mounding, berms and finish grading to be approved by the Landscape Architect prior to planting or irrigation work.

4.02 GENERAL NOTES

A. The Landscape Contractor at his own expense shall procure all permits, certificates, and licenses required of him by law for the execution of this work. He shall comply with all state, county, and local laws, ordinances, rules or regulations relating to the performance of the work. All inductions or additions will be made though a change order issued by the Architect. Changes made without a change order are not considered part o the contract and payment cannot be guaranteed.

B. The Contractor shall visit and inspect site to thoroughly inform himself of all existing conditions. Any discrepancies between existing conditions and those shown on drawings should immediately be brought to the attention of the Landscape Architect.

NOTES:

1. Field locate all irrigation equipment in landscape areas – some lines are schematic.
2. Coordinate programs to avoid station overlap.
3. Reduce radius as necessary to prevent overspray on turf and shrub sprays.
4. Size and provide Schedule 40 PVC sleeves (approx. twice diameter of pipe) under all walkways, kooldeck, curbs & drives as necessary on all irrigation equipment. at a depth of 24" below grade
5. Contractor shall install all equipment as per manufacturer's specifications and as per city codes.
6. Any substitutions are to be approved by the Landscape Architect.
7. Length of poly to be no greater than five (5) feet from PVC lateral (typical for all rigid drip systems).
8. Install vacuum breaker twelve (12) inches above highest head or lateral pipe in system. Install per local plumbing codes.
9. Contractor shall guarantee 100% coverage in all landscape areas.
10. Contour or berm planter areas to achieve adequate coverage from flood bubblers.
11. All heads to be adjusted so that there is minimum overthrow onto pavement, walls and buildings.
12. All pots and palms to be on a separate valve.
13. Contractor to receive a minimum 48 hour notice prior to sleeving.
14. Mainline to have a minimum of twenty four (24) inches of cover. Lateral lines to have a minimum twelve (12) inches of cover. Lines under paving shall be Sch. 40 PVC. All trenches to be backfilled, compacted, and water settled.
15. All drawings to be bid per plan. No value engineering or substitutions will be accepted during bidding.

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RETAIL DEVELOPMENT
S.E.C. AVONDALE BLVD & THE BOULEVARD
AVONDALE, ARIZONA

JOB NO:
PROJECT MGR: J. KOSKI
DRAWN BY: ARCHICON
CHECKED BY: J. PLANCK

NO.	REVISION	DATE

SHEET TITLE:
IRRIGATION PLAN

ARIZONA LANDSCAPE ARCHITECT
27166
TIMOTHY J.
McQUEEN
Date Signed
11/15/21
ARIZONA, U.S.A.
EXPIRES 06/30/2023

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street , Suite 120
Scottsdale, Arizona 85258
P.(602)265-0320
EMAIL: timmcqueen@tjmla.net

T&M ASSOCIATES

La.03

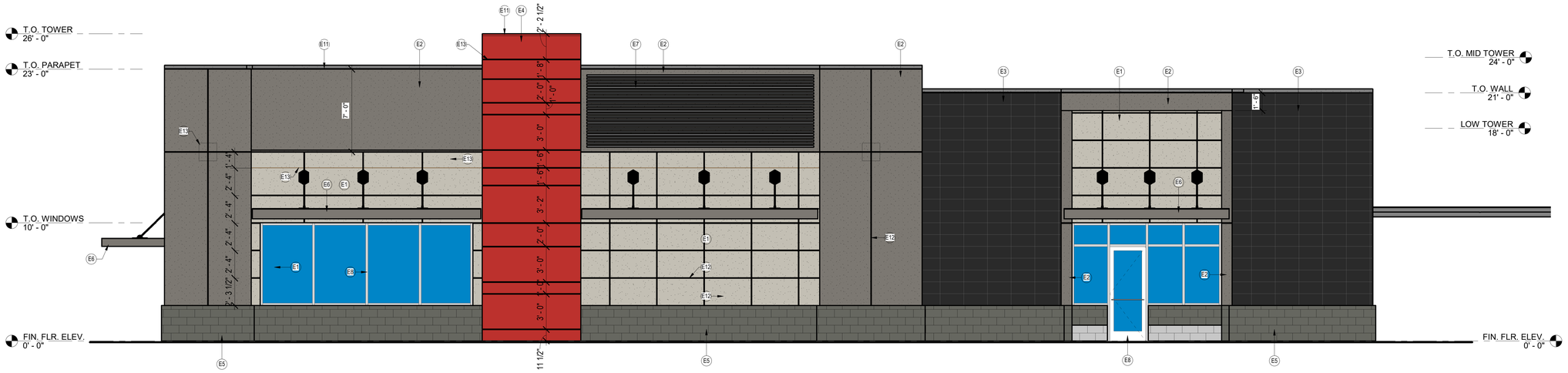
ISSUE DATE: 03 DEC 2020

C:\Users\user\Documents\TJMLA\2020\Avid Hotel - Archicon\Pl-01 - Revised Site 12\2020\Landscape CD\Leg Layout Name: La.03
THESE PLANS ARE THE PROPERTY OF T.J. McQUEEN & ASSOCIATES AND SHALL NOT BE REUSED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT, THE USE OF THESE PLANS, IN ACCORDANCE WITH THE AGREEMENT BETWEEN THE OWNER AND T.J. McQUEEN & ASSOCIATES, OR THE USE OF ANY UNSIGNED AND UNSEALED COPIES IS PROHIBITED AND UNLAWFUL.
Nov 16, 2021 - 1:00pm

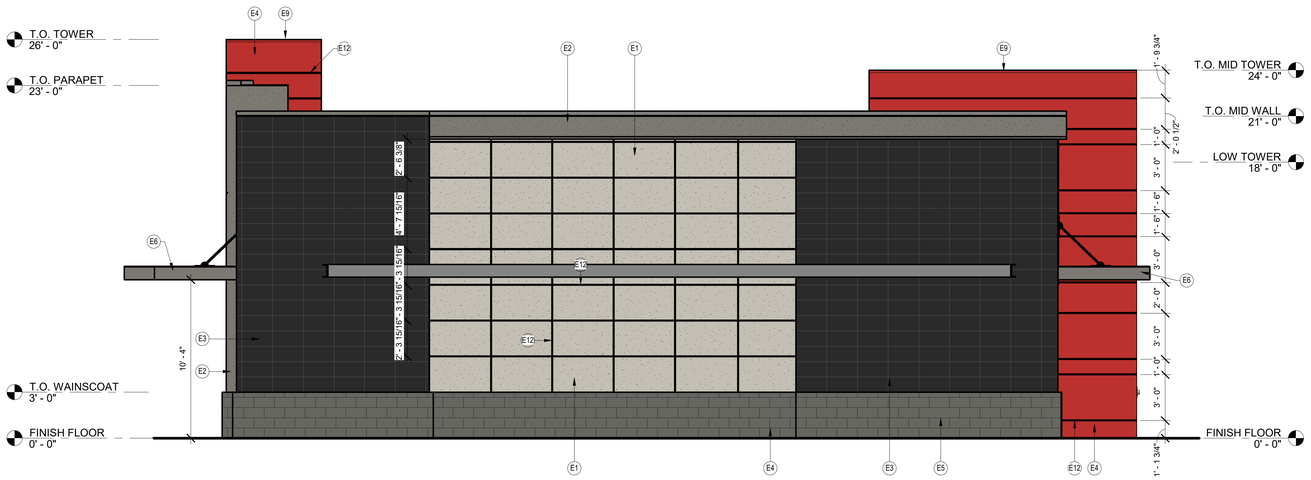
Exhibit G Date Received 1/19/22

KEYED NOTES

E1	EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-01.
E2	EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-02.
E3	EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-03.
E4	EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-04.
E5	EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-05.
E6	EXTERIOR METAL AWNING SYESTEM w/ TENSION CABLES EC-06.
E7	1 1/2" x 1 1/2" TS TRELLIS SYSTEM EC-06.
E8	ALUMINUM DUAL PANE TEMPERED GLAZING THERMALLY BROKEN STOREFRONT WINDOW SYSTEM, SEE WINDOW SCHEDULE.
E9	ALUMINUM DUAL PANE TEMPERED GLAZING THERMALLY BROKEN ALUMINUM WALK-UP WINDOW SYSTEM, TO MATCH STOREFRONT WINDOWS, SEE WINDOW SCHEDULE.
E11	26 GA. GALV. METAL COPING COLOR TO MATCH ADJACENT WALL FINISH.
E12	FIRE DEPARTMENT FIRE KNOX BOX LOCATION.
E13	1/2" REVEL, SEE DET.



1 EAST ELEVATION - SPECIALTY
1/4" = 1'-0"



2 NORTH ELEVATION - SPECIALTY
1/4" = 1'-0"

MATERIAL LEGEND

EC-01
MAT: STUCCO w/ UNTRACRETE COATING
COLOR: SHERWIN WILLIAMS SW7016 "MINDFUL GRAY"
FINISH: FINE

EC-02
MAT: STUCCO w/ UNTRACRETE COATING
COLOR: SHERWIN WILLIAMS SW7019 "GAUNTLET GRAY"
FINISH: FINE

EC-03
MAT: CORONADO STORE
SERIES: CLASSIC SERIES FRENCH LIMESTONE
COLOR: BLACK FOREST

EC-04
MAT: CENTRIA RAINSCREEN SYSTEM "CONCEALED FASTENER PANELS"
SERIES: IW SERIES IW-40A
COLOR: SHERWIN WILLIAMS SW6864 'CHERRY TOMATO'

EC-05
MAT: SUPERLITE BLOCK
SERIES: 'CORDOVA STONE"
SIZE: 4"x8"x16"
COLOR: PRECISION INTEGRAL CONCRETE MASONRY UNIT 'OPAL'

EC-06
MAT: METAL
COLOR: POWDER COATED SHERWIN WILLIAMS SW7019 'GAUNTLET GREY'

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RETAIL / HOTEL DEVELOPMENT

avid Hotel / Retail Development - Phase I Retail

S.E.C. AVONDALE BLVD & THE BLVD
AVONDALE, ARIZONA 85323

PROJECT NO:	2037090-01
PROJECT MANAGER:	MW
DRAWN BY:	MW
CHECKED BY:	JK

NO.	REVISION	DATE

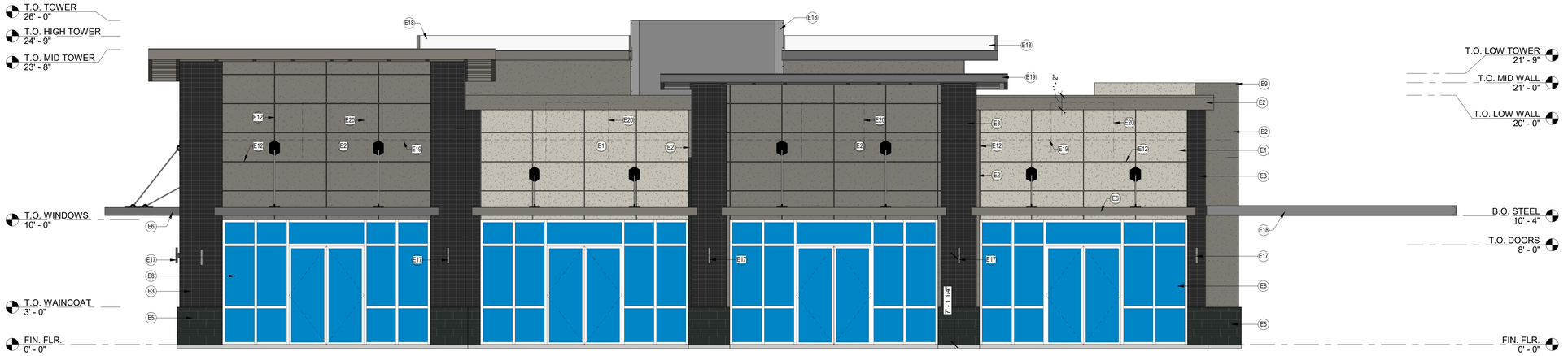
SHEET DESCRIPTION
EXTERIOR ELEVATIONS - SPECIALTY

PRELIMINARY NOT FOR CONSTRUCTION

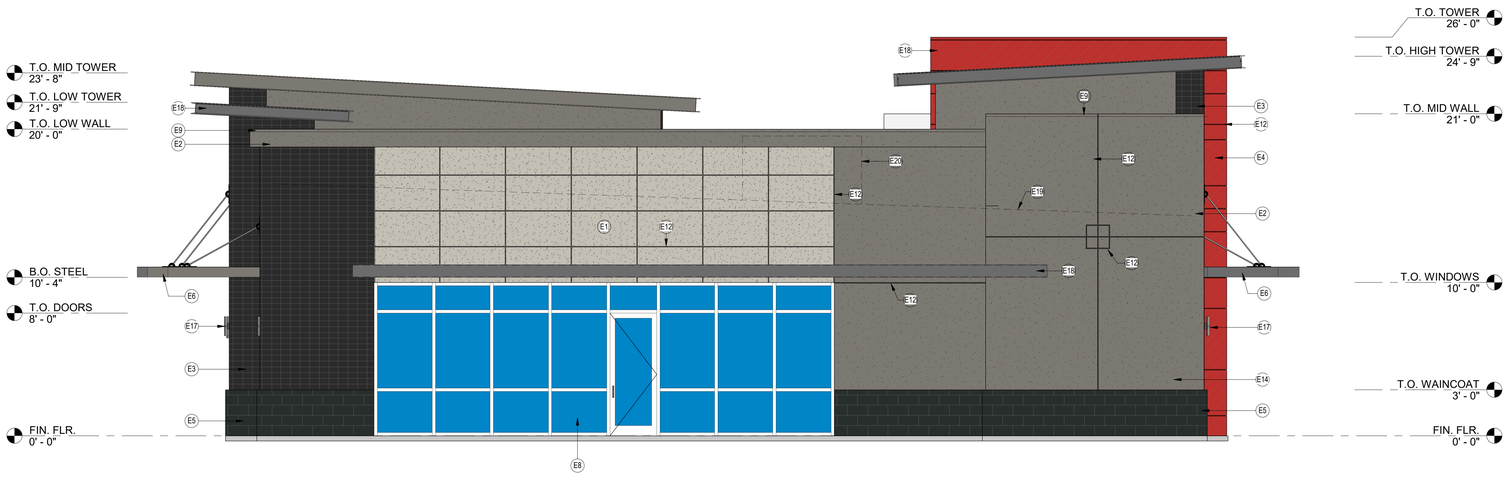
SHEET NO.
A304

KEYED NOTES

E1 EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-01.
E2 EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-02.
E3 EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-03.
E4 EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-04.
E5 EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-05.
E6 EXTERIOR METAL AWNING SYESTEM w/ TENSION CABLES EC-06.
E8 ALUMINUM DUAL PANE TEMPERED GLAZING THERMALLY BROKEN STOREFRONT WINDOW SYSTEM, SEE WINDOW SCHEDULE.
E9 ALUMINUM DUAL PANE TEMPERED GLAZING THERMALLY BROKEN ALUMINUM WALK-UP WINDOW SYSTEM, TO MATCH STOREFRONT WINDOWS, SEE WINDOW SCHEDULE.
E12 FIRE DEPARTMENT FIRE KNOX BOX LOCATION.
E14 EXTERIOR WALL SCONCE LIGHTING, SEE ELEC. DWGS.
E17 WALL BEYOND.
E18 ROOF SYSTEM BEYOND.
E19 ROOF LINE BEYOND.
E20 HVAC UNITS BEYOND.



3 SHOPS BUILDING - WEST ELEVATION
1/4" = 1'-0"



1 SHOPS BUILDING - SOUTH ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND

EC-01
MAT: STUCCO w/ UNTRACRETE COATING
COLOR: SHERWIN WILLIAMS SW7016 "MINDFUL GRAY"
FINISH: FINE

EC-02
MAT: STUCCO w/ UNTRACRETE COATING
COLOR: SHERWIN WILLIAMS SW7019 "GAUNTLET GRAY"
FINISH: FINE

EC-03
MAT: CORONADO STORE
SERIES: CLASSIC SERIES FRENCH LIMESTONE
COLOR: BLACK FOREST

EC-04
MAT: CENTRIA RAINSCREEN SYSTEM "CONCEALED FASTENER PANELS"
SERIES: IW SERIES IW-40A
COLOR: SHERWIN WILLIAMS SW6864 'CHERRY TOMATO'

EC-05
MAT: SUPERLITE BLOCK
SERIES: 'CORDOVA STONE"
SIZE: 8"x8"x12"
COLOR: PRECISION INTEGRAL CONCRETE MASONRY UNIT 'OPAL'

EC-06
MAT: METAL
COLOR: POWDER COATED SHERWIN WILLIAMS SW7019 'GAUNTLET GREY'

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RETAIL / HOTEL DEVELOPMENT

avid Hotel / Retail Development - Phase I Retail

S.E.C. AVONDALE BLVD. & THR BLVD
AVONDALE, ARIZONA 85323

PROJECT NO:	2037090-01
PROJECT MANAGER:	M. WOLTER
DRAWN BY:	MW
CHECKED BY:	JK

NO.	REVISION	DATE
	DR SUBMITTAL	02/16/2021

SHEET DESCRIPTION
EXTERIOR ELEVATIONS - SHOPS

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
A301

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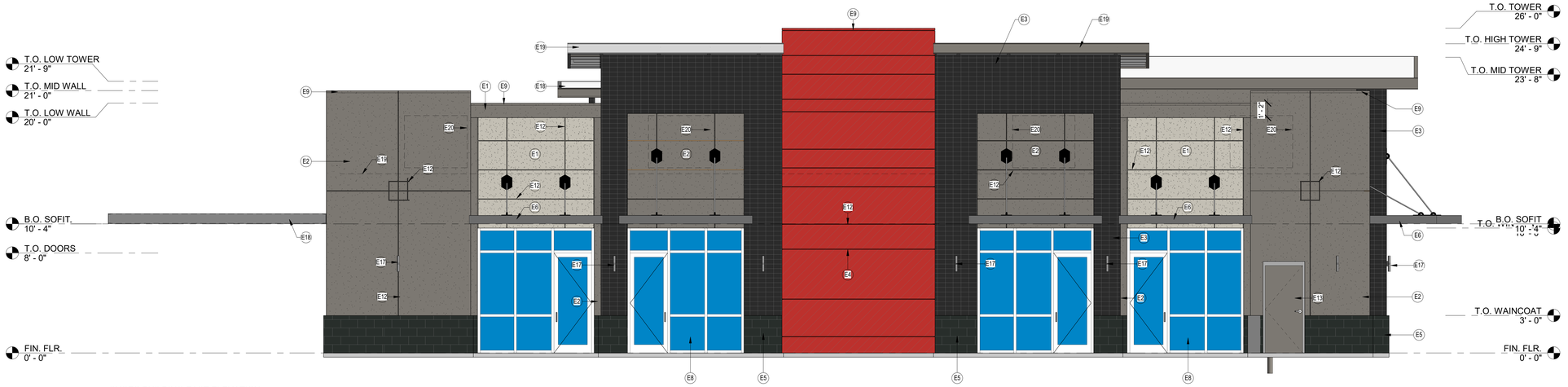
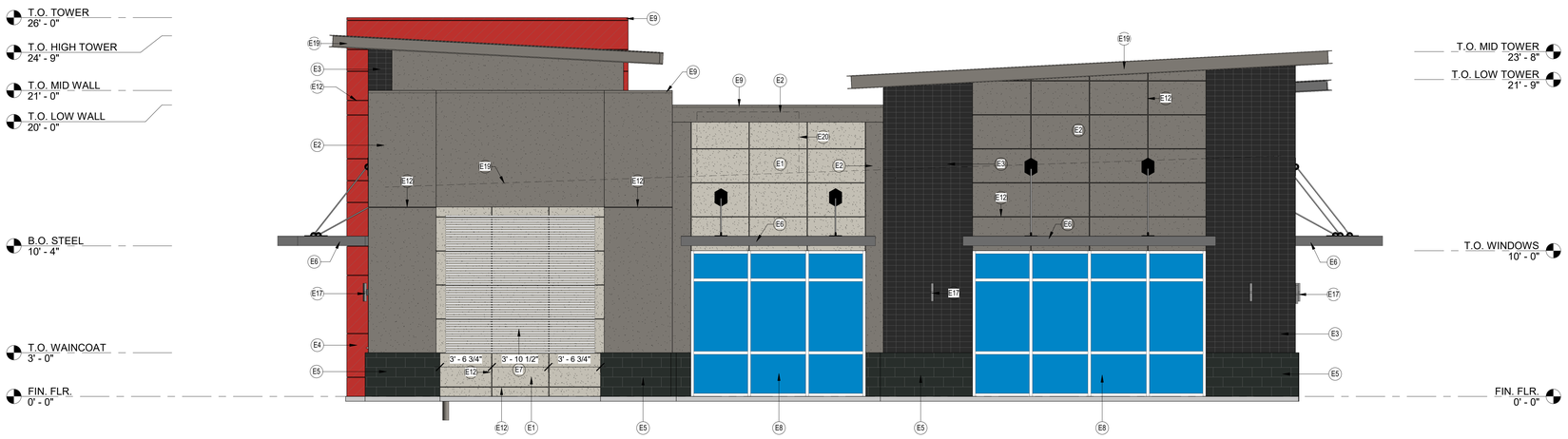
KEYED NOTES

E1 EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-01.
E2 EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-02.
E3 EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-03.
E4 EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-04.
E5 EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-05.
E6 EXTERIOR METAL AWNING SYESTEM w/ TENSION CABLES EC-06.
E7 1 1/2" x 1 1/2" TS TRELLIS SYSTEM EC-06.
E8 ALUMINUM DUAL PANE TEMPERED GLAZING THERMALLY BROKEN STOREFRONT WINDOW SYSTEM, SEE WINDOW SCHEDULE.
E9 ALUMINUM DUAL PANE TEMPERED GLAZING THERMALLY BROKEN ALUMINUM WALK-UP WINDOW SYSTEM, TO MATCH STOREFRONT WINDOWS, SEE WINDOW SCHEDULE.
E12 FIRE DEPARTMENT FIRE KNOX BOX LOCATION.
E13 1/2" REVEL, SEE DET.
E17 WALL BEYOND.
E18 ROOF SYSTEM BEYOND.
E19 ROOF LINE BEYOND.
E20 HVAC UNITS BEYOND.



1 SHOPS BUILDING EAST ELEVATION
1/4" = 1'-0"



2 SHOPS BUILDING NORTH ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND

EC-01
MAT: STUCCO w/ UNTRACRETE COATING
COLOR: SHERWIN WILLIAMS SW7016 "MINDFUL GRAY"
FINISH: FINE

EC-02
MAT: STUCCO w/ UNTRACRETE COATING
COLOR: SHERWIN WILLIAMS SW7019 "GAUNTLET GRAY"
FINISH: FINE

EC-03
MAT: CORONADO STORE
SERIES: CLASSIC SERIES FRENCH LIMESTONE
COLOR: BLACK FOREST

EC-04
MAT: CENTRIA RAINSCREEN SYSTEM "CONCEALED FASTENER PANELS"
SERIES: IW SERIES IW-40A
COLOR: SHERWIN WILLIAMS SW6864 'CHERRY TOMATO'

EC-05
MAT: SUPERLITE BLOCK
SERIES: 'CORDOVA STONE"
SIZE: 8"x8"x12"
COLOR: PRECISION INTEGRAL CONCRETE MASONRY UNIT 'OPAL'

EC-06
MAT: METAL
COLOR: POWDER COATED SHERWIN WILLIAMS SW7019 'GAUNTLET GREY'

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RETAIL / HOTEL DEVELOPMENT

avid Hotel / Retail Development - Phase I Retail

S.E.C. AVONDALE BLVD. & THR BLVD
AVONDALE, ARIZONA 85323

PROJECT NO: 2037090-01
PROJECT MANAGER:
DRAWN BY: MW
CHECKED BY: JK

NO.	REVISION	DATE

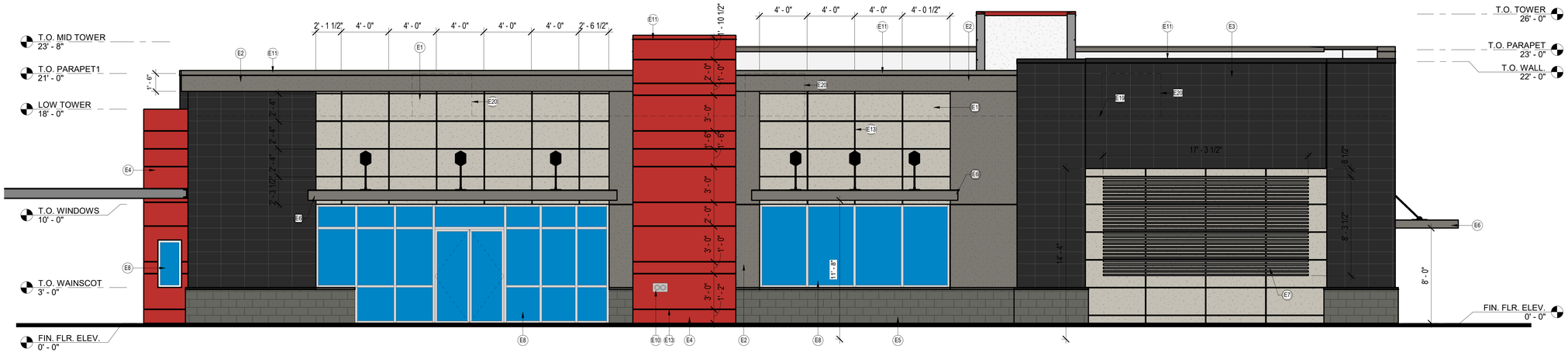
SHEET DESCRIPTION
EXTERIOR ELEVATIONS - SHOPS

PRELIMINARY NOT FOR CONSTRUCTION

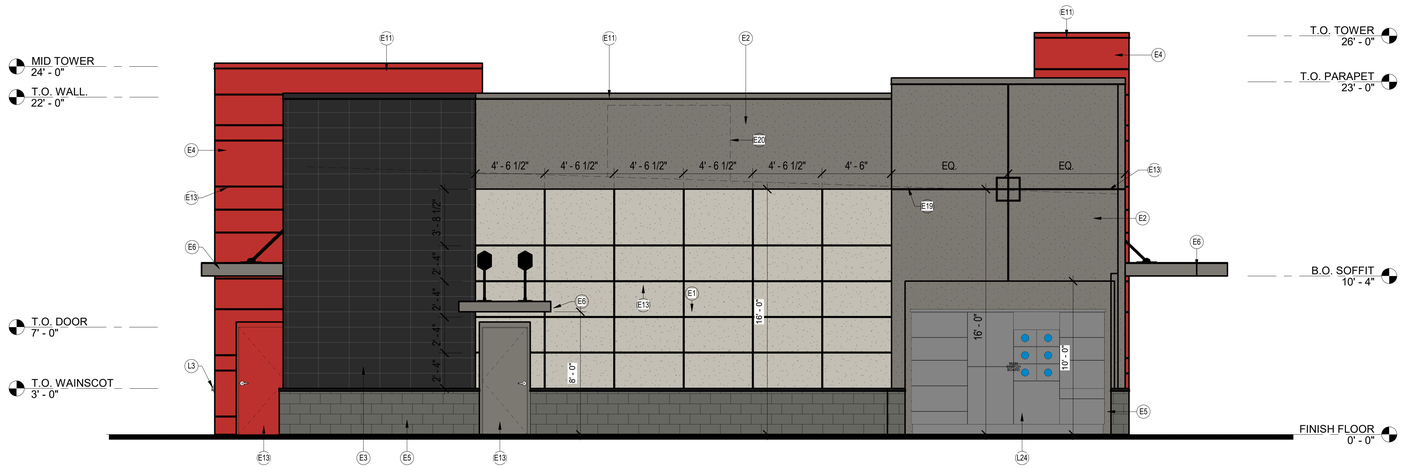
SHEET NO.
A302

KEYED NOTES

E1	EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-01.
E2	EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-02.
E3	EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-03.
E4	EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-04.
E5	EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-05.
E6	EXTERIOR METAL AWNING SYESTEM w/ TENSION CABLES EC-06.
E7	1 1/2" x 1 1/2" TS TRELLIS SYSTEM EC-06.
E8	ALUMINUM DUAL PANE TEMPERED GLAZING THERMALLY BROKEN STOREFRONT WINDOW SYSTEM, SEE WINDOW SCHEDULE.
E10	ALUMINUM DUAL PANE TEMPERED GLAZING THERMALLY BROKEN STOREFONT DOOR, SEE DOOR SCHDULE.
E11	26 GA. GALV. METAL COPING COLOR TO MATCH ADJACENT WALL FINISH.
E13	1/2" REVEL, SEE DET.
E19	ROOF LINE BEYOND.
E20	HVAC UNITS BEYOND.
L3	FIRE DEPARTMENT CONNECTION (FDC), SEE FIRE SPRINKLER DRAWINGS, BY SPRINKLER CONTRACTOR.
L24	ELECTRICAL SERVICE ENTRANCE (S.E.S.), PAINTED TO MATCH ADJACENT SURFACE, SEE ELECTRICAL DRAWINGS.



1 WEST ELEVATION - SPECIALTY
1/4" = 1'-0"



2 SOUTH ELEVATION - SPECIALTY
1/4" = 1'-0"

MATERIAL LEGEND

EC-01
MAT: STUCCO w/ UNTRACRETE COATING
COLOR: SHERWIN WILLIAMS SW7016 "MINDFUL GRAY"
FINISH: FINE

EC-02
MAT: STUCCO w/ UNTRACRETE COATING
COLOR: SHERWIN WILLIAMS SW7019 "GAUNTLET GRAY"
FINISH: FINE

EC-03
MAT: CORONADO STORE
SERIES: CLASSIC SERIES FRENCH LIMESTONE
COLOR: BLACK FOREST

EC-04
MAT: CENTRIA RAINSCREEN SYSTEM "CONCEALED FASTENER PANELS"
SERIES: IW SERIES IW-40A
COLOR: SHERWIN WILLIAMS SW6864 'CHERRY TOMATO'

EC-05
MAT: SUPERLITE BLOCK
SERIES: 'CORDOVA STONE"
SIZE: 4"x8"x16"
COLOR: PRECISION INTEGRAL CONCRETE MASONRY UNIT 'OPAL'

EC-06
MAT: METAL
POWDER COATED
COLOR: SHERWIN WILLIAMS SW7019 'GAUNTLET GREY'

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RETAIL / HOTEL DEVELOPMENT

avid Hotel / Retail Development - Phase I Retail

S.E.C. AVONDALE BLVD & THE BLVD
AVONDALE, ARIZONA 85323

PROJECT NO:	2037090-01
PROJECT MANAGER:	MW
DRAWN BY:	MW
CHECKED BY:	JK

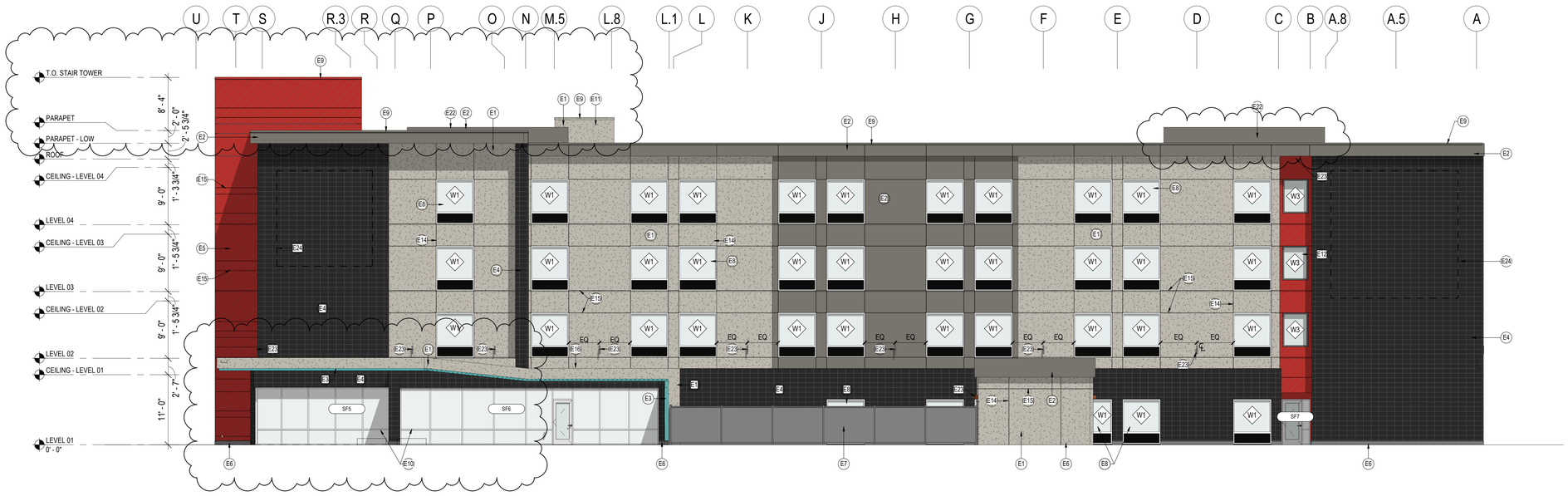
NO.	REVISION	DATE

SHEET DESCRIPTION
EXTERIOR ELEVATIONS - SPECIALTY

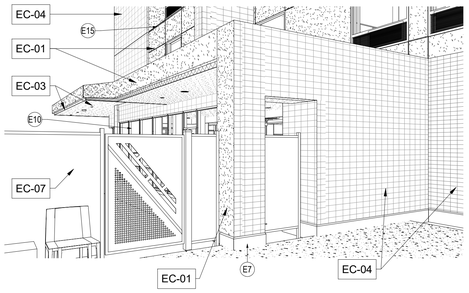
PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
A303

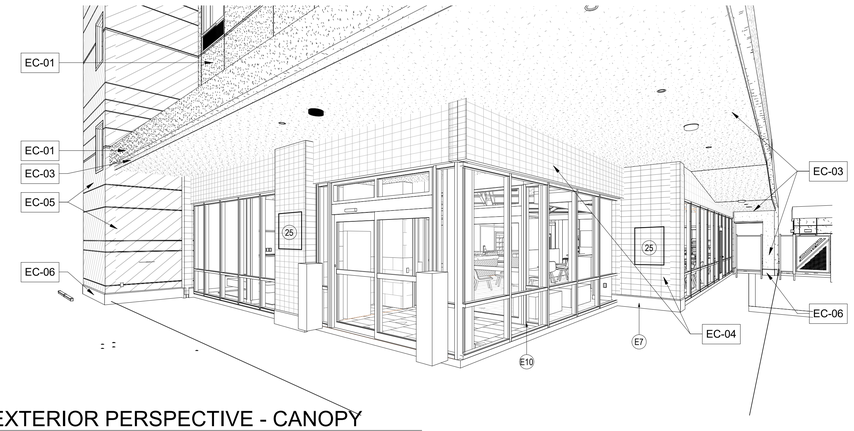
K:\2037090-01 Avid Hotel - Avondale\Revit Central\2037090-01 Avid Hotel - Avondale_Central.rvt



05 A4.10 WEST ELEVATION
1/8" = 1'-0"



4 A4.10 PERSPECTIVE - BACK SIDE OF CANOPY



02 A4.10 EXTERIOR PERSPECTIVE - CANOPY

01 A4.10 NORTH ELEVATION
1/8" = 1'-0"

KEYED NOTES

E1 EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-01.
E2 EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-02.
E3 EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM BENEATH CANOPY AND ADJACENT WING WALLS EC-03.
E4 EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-04.
E5 EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-05.
E6 PRECAST STONE BASE EC-06.
E7 6'-0" PEFORATED METAL POOL BARRIER FENCE EC-07, WITH 36" WIDE METAL SELF-CLOSING SELF-LATCHING ACCESS GATE. LOCKING MECHANISUM SHALL BE MOUNTED @ 54" A.F.G..
E8 INTEGRATED EXTERIOR WINDOW AND PTAC LOUVER.
E9 METAL COPING - COLOR TO MATCH ADJACENT WALL FINISH.
E10 EXTERIOR STOREFRONT WINDOWS.
E11 ELEVATOR OVERRUN BEYOND.
E12 EXTERIOR ALUMINUM 1" INSULATED DUAL PANE, THERMALLY BROKE WINDOW, (TYP.).
E13 EXTERIOR HOLLOW METAL DOORS PAINTED TO MATCH ADJACENT WALLS (TYP.).
E14 3/4" CONTROL JOINT.
E15 3/4" REVEAL (TYP.).
E16 ENTRANCE CANOPY TPO ROOF.
E17 ADDRESS MARKER, UNDER SEPARATE PERMIT - SIZE AND FONT PER CITY REQUIREMENTS.
E18 STOREFRONT TEMPERED GLASS DOOR.
E22 ROOF TOP MECHANICAL SCREEN WALL.
E23 EXTERIOR LIGHT FIXTURE, REF: ELECT. AND LIGHTING DWGS.
E24 LOCATION FOR BUILDING SIGNAGE. PROVIDE ELECTRICAL SERVICE TO LOCATIONS WHERE SIGNAGE TO BE INSTALLED. REFER TO IHG SIGNAGE GUIDELINES FOR MORE INFORMATION.
E26 TYPE "52-EM" ELECTRICAL FIXTURE WITH INTEGRATED EMERGANCY BACK-UP. SEE IHG SUPPLEMENT LIGHTING PACKAGE FOR FIXTURE INFORMATION.
E29 LOCATION FOR ENTRY SIGNAGE WHEN VESTIBULE IS ROTATED PER 10/A3.00

GENERAL NOTES

A. SEE G0.00 AND IHG SUPPLEMENAL EXTERIOR FINISHES DOCUMENT FOR INFORMATION ON MATERIALS, SYSTEMS, AND COLORS.
B. TEMPERED GLAZING TO BE PROVIDED AS REQUIRED BY LOCAL BUILDING CODES.
C. SEE A8.10 FOR SECTION DETAILS ON WINDOW TYPES W1, W2.
D. COORDINATE PLACEMENT OF ALL LOUVERS, VENTS, AND OTHER EXTERIOR ELEMENTS WITH LOCATIONS OF SCORE JOINTS (TYP).

MATERIAL LEGEND

EC-01
MAT: STUCCO w/ UNTRACRETE COATING
COLOR: SHERWIN WILLIAMS SW7016 "MINDFUL GRAY"
FINISH: FINE

EC-02
MAT: STUCCO w/ UNTRACRETE COATING
COLOR: SHERWIN WILLIAMS SW7019 "GAUNTLET GRAY"
FINISH: FINE

EC-03
MAT: STUCCO w/ UNTRACRETE COATING
COLOR: SHERWIN WILLIAMS SW9045 "BORABORA SHORE"
FINISH: FINE

EC-04
MAT: CORONADO STORE
SERIES: CLASSIC SERIES FRENCH LIMESTONE
COLOR: BLACK FOREST

EC-05
MAT: CENTRIA RAINSCREEN SYSTEM "CONCEALED FASTENER PANELS"
SERIES: IW SERIES IW-40A
COLOR: SHERWIN WILLIAMS SW6864 "CHERRY TOMATO"

EC-06
MAT: 8" PRECAST CONCRETE PANEL

EC-07
MAT: McNICHOLS METALS
SERIES: PERFORATED METAL 18 GAUGE 1/4" ROUND
COLOR: POWDER COATED
SHERWIN WILLIAMS SW7019 "GAUNTLET GREY"

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PHOENIX, ARIZONA 85034
(602) 222-4266
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RETAIL / HOTEL DEVELOPMENT
avid Hotel / Retail Development - Hotel
S.E.C. AVONDALE BLVD. & THE BLVD
AVONDALE, ARIZONA 85323

PROJECT NO:	2037090-01
PROJECT MANAGER:	M. WOLTER
DRAWN BY:	M. WOLTER
CHECKED BY:	J. KOSKI

NO.	REVISION	DATE
3	IHG PRE. CONST	2021/07/27

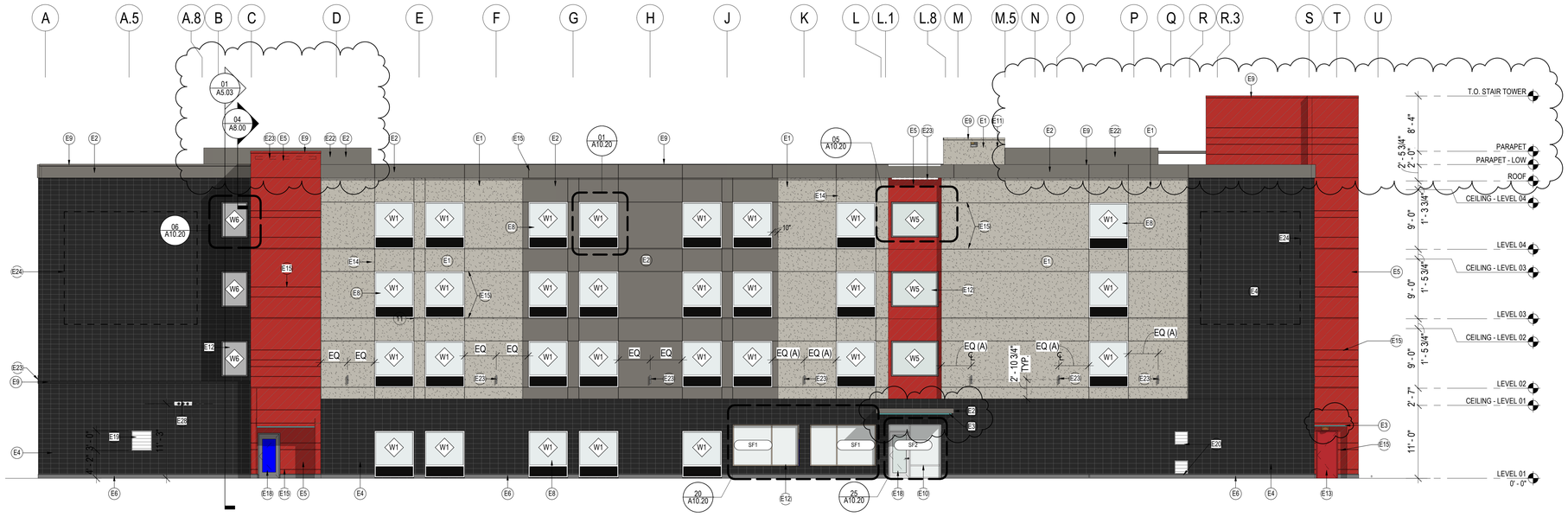
SHEET DESCRIPTION
BUILDING ELEVATIONS

PRELIMINARY NOT FOR CONSTRUCTION

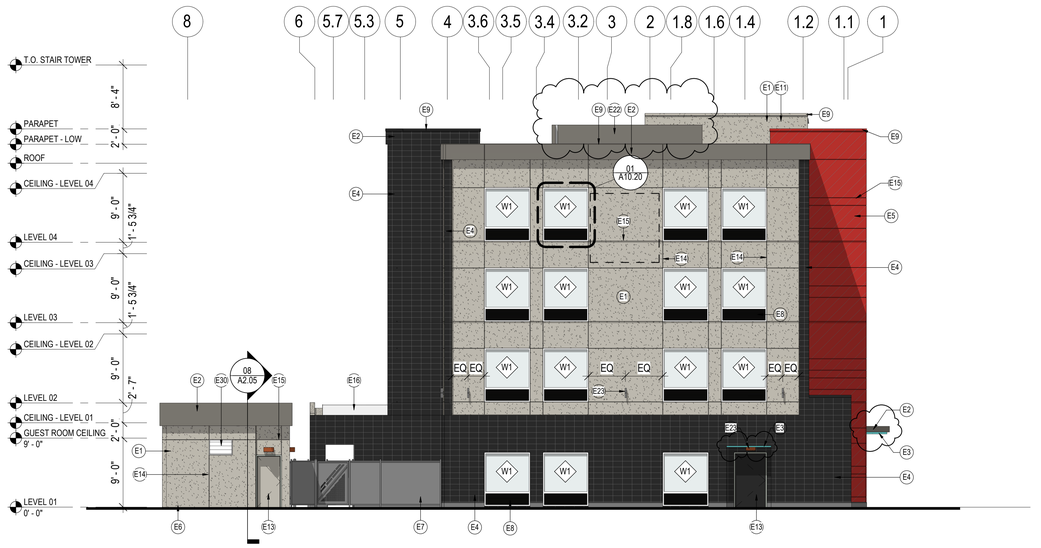
SHEET NO.
A4.10

K:\2037090-01 Avondale Town Center - Hotel\Drawings\Revit\2037090-01_Hotel_Central_21.rvt 2021/07/27 2:44:48 PM

REFER TO A5 SERIES DRAWINGS FOR SCORE JOINT LAYOUT/DIMENSIONS



02 A4.20 EAST ELEVATION
1/8" = 1'-0"



01 A4.20 SOUTH ELEVATION
1/8" = 1'-0"

KEYED NOTES

E1 EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-01.
E2 EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-02.
E3 EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM BENEATH CANOPY AND ADJACENT WING WALLS EC-03.
E4 EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-04.
E5 EXTERIOR CLADDING WITH WATER-PROOFING SYSTEM EC-05.
E6 PRECAST STONE BASE EC-06.
E7 6'-0" PEFORATED METAL POOL BARRIER FENCE EC-07, WITH 36" WIDE METAL SELF-CLOSING SELF-LATCHING ACCESS GATE. LOCKING MECHANISUM SHALL BE MOUNTED @ 54" A.F.G..
E8 INTEGRATED EXTERIOR WINDOW AND PTAC LOUVER.
E9 METAL COPING - COLOR TO MATCH ADJACENT WALL FINISH.
E10 EXTERIOR STOREFRONT WINDOWS.
E11 ELEVATOR OVERRUN BEYOND.
E12 EXTERIOR ALUMINUM 1" INSULATED DUAL PANE, THERMALLY BROKE WINDOW, (TYP.).
E13 EXTERIOR HOLLOW METAL DOORS PAINTED TO MATCH ADJACENT WALLS (TYP.).
E14 3/4" CONTROL JOINT.
E15 3/4" REVEAL (TYP.).
E16 ENTRANCE CANOPY TPO ROOF.
E18 STOREFRONT TEMPERED GLASS DOOR.
E19 3'-0" x 3'-0" HOT WATER TANK INTAKE EXHAUST.
E20 LAUNDRY EXHAUST, COORDINATE WITH MANUFACTURER FOR LOUVER WITH WINDOW ABOVE IF FEASIBLE.
E22 ROOF TOP MECHANICAL SCREEN WALL.
E23 EXTERIOR LIGHT FIXTURE, REF: ELECT. AND LIGHTING DWGS.
E24 LOCATION FOR BUILDING SIGNAGE. PROVIDE ELECTRICAL SERVICE TO LOCATIONS WHERE SIGNAGE TO BE INSTALLED. REFER TO IHG SIGNAGE GUIDELINES FOR MORE INFORMATION.
E28 GAS WATER HEATER - CONCENTRIC VENTS.
E30 PREFERED LOCATION FOR RESTROOM EXHAUST (2'-0" x 3'-0").

GENERAL NOTES

A. SEE G0.00 AND IHG SUPPLEMENAL EXTERIOR FINISHES DOCUMENT FOR INFORMATION ON MATERIALS, SYSTEMS, AND COLORS.
B. TEMPERED GLAZING TO BE PROVIDED AS REQUIRED BY LOCAL BUILDING CODES.
C. SEE A8.10 FOR SECTION DETAILS ON WINDOW TYPES W1, W2.
D. COORDINATE PLACEMENT OF ALL LOUVERS, VENTS, AND OTHER EXTERIOR ELEMENTS WITH LOCATIONS OF SCORE JOINTS (TYP).

MATERIAL LEGEND

EC-01
MAT: STUCCO w/ UNTRACRETE COATING
COLOR: SHERWIN WILLIAMS SW7016 "MINDFUL GRAY"
FINISH: FINE

EC-02
MAT: STUCCO w/ UNTRACRETE COATING
COLOR: SHERWIN WILLIAMS SW7019 "GAUNTLET GRAY"
FINISH: FINE

EC-03
MAT: STUCCO w/ UNTRACRETE COATING
COLOR: SHERWIN WILLIAMS SW9045 "BORABORA SHORE"
FINISH: FINE

EC-04
MAT: CORONADO STORE
SERIES: CLASSIC SERIES FRENCH LIMESTONE
COLOR: BLACK FOREST

EC-05
MAT: CENTRIA RAINSCREEN SYSTEM "CONCEALED FASTENER PANELS"
SERIES: IW SERIES IW-40A
COLOR: SHERWIN WILLIAMS SW6864 'CHERRY TOMATO'

EC-06
MAT: 8" PRECAST CONCRETE PANEL

EC-07
MAT: McNICHOLS METALS
SERIES: PERFORATED METAL 18 GAUGE 1/4" ROUND
COLOR: POWDER COATED
SHERWIN WILLIAMS SW7019 'GAUNTLET GREY'

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Exhibit H Date Received 12/7/21

Wild West Lighting
12240 Tuscany Hills Street Suite 100
Scottsdale, Arizona 85262
P: (480) 948-9800 F: (480) 948-1100

1552-21 THE BLVD		TYPE:
ARE-EDR-3M-R3-06-E-UL-XX-350-40K	TYPE EX1	EX1;SF;SH
ARE-EDR-3M-R3-06-E-UL-XX-350-40K	TYPE SF	
ARE-EDR-3M-R3-06-E-UL-XX-350-40K	TYPE SH	

THE EDGE® Series

LED Area Luminaire – Round

Rev. Date: V8 10/22/2020

Product Description

THE EDGE® Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment, spun vented cover, high performance aluminum heat sinks and leaf/debris guard.
Applications: Auto Dealerships, parking lots, campuses, facade lighting and general site lighting applications

Performance Summary

- Patented NanoOptic® Product Technology
- Assembled in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See http://wildwestlighting.com/warranty for warranty terms

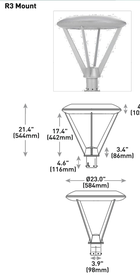
Accessories

Field-Installed

Bird Spikes
XA-BRDSPK

Backlight Control Shields
XA-2DBLS-4
- Four-pack
- Unpainted stainless steel.

R3 Mount



LED Count (x10)	Weight
04	33.8 lbs. (15.3kg)
06	35.2 lbs. (15.9kg)
08	37.0 lbs. (16.8kg)
10	40.7 lbs. (18.5kg)
12	42.4 lbs. (19.3kg)

R4/R5 Mount - see page 14 for weight & dimensions

Ordering Information

Example: ARE-EDR-2M-R3-12-E-UL-5V-350

ARE-EDR					E			
Product	**Optic**		**Mounting***	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
ARE-EDR	**2M** Type II Medium **2MB** Type II Medium w/BLS **2MP** Type II Medium w/ Partial BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **3MP** Type III Medium w/Partial BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS **4MP** Type IV Medium w/Partial BLS **5M** Type V Medium **5MB** Type V Medium w/BLS **5MP** Type V Medium w/Partial BLS **5M** Type V Medium **5S** Type V Short		**R3** Spider, Center Tenon, 2-3/8" to 3" OD **R4** Spider, Center Direct, 4" Square **R5** Spider, Center Direct, 5" Round	**04**** **06**** **08**** **10** **12**	**E**	**UL** Universal 120-277V **HL** Universal 347-480V **UH** Universal 347-480V **MUST SPECIFY COLOR**	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700** 700mA - Available with 40-60 LEDs	**DIM** 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F** Fuse - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to FWL spec sheet for availability with FWL options - When code dictates fusing, use time delay fuse **HL** HL/Low (Dual Circuit Input) - Refer to HL spec sheet for details - Sensor not included **P** Photocell - Available with DC voltage only **40K** 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire **TRL** Amber Turtle Friendly Lens - Available only with 350mA - Lumen multiplier from 5700K: 0.32 (350mA) - Power multiplier: 0.76 - 600nm dominant wavelength - Additional ordering (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance

ARE-EDR	-3M	-R3	-06	-E	-UL	-XX	-350	-40K TYPE EX1
ARE-EDR	-3M	-R3	-06	-E	-UL	-XX	-350	-40K TYPE SF
ARE-EDR	-3M	-R3	-06	-E	-UL	-XX	-350	-40K TYPE SH

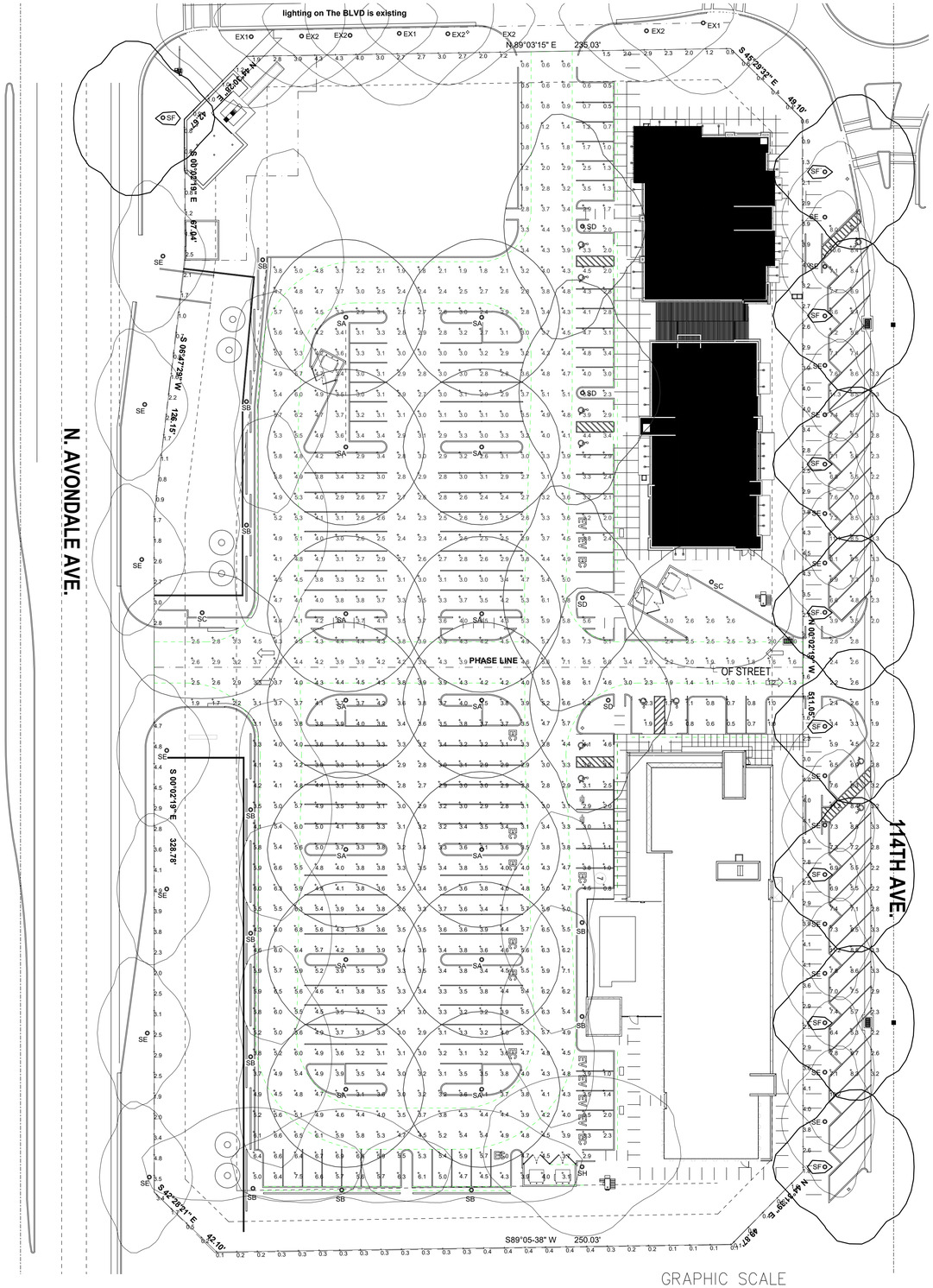
Date:7/15/2021
Filename: G:\Cad Projects\1552-21-The BLVD\PHOTOMETRICS\1552-21-2.AGI

WWL Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Phase 1 parking at grade	Illuminance	Fc	3.69	11.3	0.5	7.38	22.60
Phase 2 parking at grade	Illuminance	Fc	4.17	11.2	0.5	8.34	22.40
Propertyline spill at grade	Illuminance	Fc	2.14	4.9	0.1	21.40	49.00

WWL Luminaire Schedule

Symbol	Qty	Label	Luminaire Lumens	Arrangement	LLF	Description
⊖	3	EX1	7033	SINGLE	1.000	EXISTING ARE-EDR-3M-R3-06-E-UL-XX-350-40K Mounted at 30 ft afg
⊖	4	EX2	7099	SINGLE	1.000	EXISTING ARE-EDR-2M-R3-04-E-UL-XX-525-40K Mounted at 15 ft afg
⊖	14	SA	14765	SINGLE	1.000	ARE-EDR-5M-R3-08-E-UL-XX-525-40K Mounted at 25 ft afg
⊖	11	SB	10573	SINGLE	1.000	ARE-EDR-2MB-R3-08-E-UL-XX-525-40K Mounted at 25 ft afg
⊖	2	SC	11667	SINGLE	1.000	ARE-EDR-3MP-R3-08-E-UL-525-40K Mounted at 25 ft afg
⊖	4	SD	14037	SINGLE	1.000	ARE-EDR-2M-R3-08-E-UL-XX-525-40K Mounted at 25 ft afg
⊖	19	SE	7099	SINGLE	1.000	ARE-EDR-2M-R3-04-E-UL-XX-525-40K Mounted at 15 ft afg
⊖	9	SF	7033	SINGLE	1.000	ARE-EDR-3M-R3-06-E-UL-XX-350-40K Mounted at 30 ft afg
⊖	1	SH	7033	SINGLE	1.000	ARE-EDR-3M-R3-06-E-UL-XX-350-40K Mounted at 25 ft afg



GRAPHIC SCALE

15 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SCALE: 1" = 30'-0"

NORTH

1 SITE PLAN

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RETAIL DEVELOPMENT

S.E.C. AVONDALE BLVD & THE BOULEVARD

AVONDALE, ARIZONA

JOB NO: 2037090-01
PROJECT MGR: M. WOLTER
DRAWN BY: ARCHICON
CHECKED BY: J. KOSKI

NO.	REVISION	DATE

SHEET TITLE:
PHOTOMETRIC PLAN

PH1

ISSUE DATE: 17 SEPT 2021