

Staff Summary Report

Development Review Commission Date: **06/12/07**

Agenda Item Number: **__5__**

SUBJECT: Hold a public hearing for an amended Planned Area Development Overlay, Use Permit and Development Plan for ONYX CONDOMINIUMS located at 909 East Playa del Norte Drive.

DOCUMENT NAME: DRCr_ONYX_CONDOS_061207

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

REQUEST: Request for **ONYX CONDOMINIUMS (PL060427)** (Greg Loper, Weststone Group of Companies, property owner; Manjula Vaz, Gammage & Burnham, applicant) for a 26-story, +/- 272 foot, 174 unit multi-family residential tower and a +/- 38 foot, 22 unit condominium building, all on a three level parking garage. The residential building area is +/- 252,316 sf. on +/- 1.481 acres in the MU-4, Mixed-Use, High Density District and the Rio Salado Overlay District. The request includes the following:

ZUP07064 -- Use Permit to allow tandem parking within the parking garage.

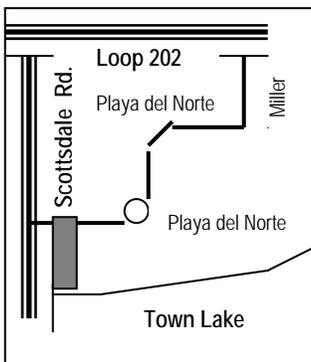
PAD06003 -- Amended Planned Area Development Overlay to modify development standards for +/- 252,316 sf. of residential building on +/-1.481 acres.

DPR06017 -- Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) 
LEGAL REVIEW BY: N/A
FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions 1 – 39

ADDITIONAL INFO:



Gross / Net Site Area	+/- 1.481 acres (64,512 sf.)
Building area (livable)	252,316 sf. (26 levels)
Building area (garage)	160,072 sf. (3 levels)
Total building area	412,388 sf.
Lot Coverage Proposed	100 %
Building Height	+/- 272 ft.
Building Setbacks	0 ft. all sides
Ldscp. area at grade	23,423 sf. (above garage deck)
Upper Ldscp. area	18,682 sf. (including upper level terrace & roofs)
Landscape Coverage	65 %
Vehicle parking	387 * spaces, 3 level garage (396 min. required) * Provide 10 additional parking spaces by condition
Bike Parking	192 spaces (189 required)
Number of units	196 (38 1-bed, 148 2-bed, and 10 3-bed units)
Proposed Density	132 du/ac

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1. List of Attachments
- 2-4. Comments / Reasons for Approval
- 5-11. Conditions of Approval
- 12-13. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

- A. Location Map
- B. Aerial Photo
- C. Site Plan
- D. Applicant's Letter of Intent (4 pages)
- E. Traffic Engineer's Memorandum on Traffic Impact Analysis
- F. Summary of Neighborhood Meeting for Lot 3 - Onyx
- G. Title Sheet
- H. Project Data
- I. P3 Parking Level (sheet A201)
- J. P2 Parking Level (sheet A202)
- K. P1 Parking Level / 1st Floor Plan (sheet A203)
- L. 2nd Floor Plan (sheet A204)
- M. 3rd and 4th Floor Plans (sheet A205)
- N. 1st Floor Plan (tower) (sheet A210)
- O. 2nd Floor Plan (tower) (sheet A211)
- P. 3rd Floor Plan (tower) (sheet A212)
- Q. 4th Floor Plan (tower) (sheet A213)
- R. 5th thru 12th Floor Plans (tower) (sheet A216)
- S. 13th, 14th, 17th, 18th Floor Plans (tower) (sheet A217)
- T. 15th and 16th Floor Plans (tower) (sheet A218)
- U. 19th and 21st Floor Plans (tower) (sheet A219)
- V. 22nd, 23rd, 24th, 25th, 26th Floor Plans (tower) (sheet A220)
- W. Tower Roof Plan (sheet A221)
- X. Shaded Elevations (sheet A351)
- Y. West Elevation (sheet A301)
- Z. East Elevation (sheet A302)
- AA. South Elevation (sheet A303)
- BB. North Elevation (sheet A304)
- CC. Shadow Study (2 pages)
- DD. Transverse Building Section Looking North (sheet A404)
- EE. Longitudinal Building Section Looking East (sheet A405)
- FF. Vignette Building Sections of Parking (sheets A401, A402, A403)
- GG. Landscape Plan and Plant Legend (sheet L101)
- HH. Master Drainage Plan (sheet C1.2)
- II. Grading & Drainage Plan (sheet C1.4)
- JJ. Williams Aviation Consultants request to F.A.A. for response on height of project and land patent on lot 3A, and one of the four coordinates.
- KK. F.A.A. Response, Determination of No hazard to Air Navigation (this response was typical of the four rooftop coordinates submitted)
- LL. Color Presentation Exhibits.

COMMENTS:

The Planned Area Development Overlay for Playa Del Norte (ZON-2003.18) indicates Lot 3 to be developed as a restaurant site. This request seeks to modify earlier agreements to change this use and substitute a third residential condominium in the Playa del Norte Development on the north bank of Tempe Town Lake.

The applicant is requesting approval to develop Lot 3 of Playa del Norte. This request includes an amendment to the Planned Area Development Overlay to allow a 26-story residential condominium building. The Condominium consists of a 23-story tower resting on a 2-story building podium over a 3-story parking structure. The top level of the garage, the service functions and the condominium lobby entrance is on grade and the P-2 and P-3 garage levels are below grade. The development proposes 196 residential units on 1.481 acres and a 132 dwelling units/acre density.

Project Analysis

This project is not mixed-use by itself, but the Playa del Norte development, which surrounds it, is considered mixed-use. Lot 3 consists of residential living space, similar to what is currently under construction at Lot 4 (Weststone, by Weststone Properties) and completed at Lot 5 (the Grigio, by Gray Development). Onyx (also by Weststone Properties) includes 38 one-bedroom, 148 two-bedroom and 10 three-bedroom units and provides internal parking for all residents and guests. The top of the parking structure and the entrance level at grade include amenities such as library, conference room, lounge pool, spa, fitness room and terrace for use by the residents. The housing units are arranged in several configurations. The units cover a large portion of the garage for two levels, then rise, as a slender tower element, to a height of 272'-0" to the top of the mechanical parapet. The architectural style is modern with the use of a concrete frame, aluminum trimmed glazing in clear and diffused white with grey mirrored spandrel panels, and grey stone veneer accents

For further processing, the applicant will need approvals for a Subdivision Plat to unify the property and a Condominium Plat to create individual for-sale condominium units.

Land Use

This project complies with the land use goals and element objectives for General Plan 2030. The land use projected for this site is Mixed-Use. This category encourages creatively designed developments which create a living environment, reflective of a village concept, in which there is the opportunity to live, work and recreate in the same development or within the area. The MU-4, Mixed-Use, High Density District allows for a mix of uses, including residential. This request, as part of Playa Del Norte, complies with the projected land for this area.

The General Plan projected residential density for this site is high density residential use with greater than 25 dwelling units per acre. The compact residences proposed have limited private outdoor space, but have access to shared, or common open space for recreation. Proximity to amenities and configuration of residences encourages resident interaction. This project complies with the projected residential density. The MU-4, Mixed-Use, High Density district has no standard for maximum allowable density. This request has a proposed density of 132 dwelling units per acre.

Housing

The project will increase the potential for homeownership in Tempe with the development of owner-occupied condominiums.

Redevelopment

This site is within the University / Hayden Butte Redevelopment Area. The redevelopment areas encourage revitalization of adjacent areas with the intent to rebuild or redevelop, and encourage

reinvestment. One of the objectives of the redevelopment element is to ensure the provision of adequate infrastructure. The developer must work closely with the Public Works Department to ensure that the appropriate infrastructure will be in place for this project.

Economic Development

This project is located within one of the General Plan's projected employment nodes. This project incorporates residential opportunities, which may serve to foster increased business investment. The addition of residential units along Town Lake may assist to attract other development, including commercial development, to the area.

Amended Planned Area Development Overlay

The site is in the MU-4 Mixed Use, High Density District. The standards established through the overlay include a density of 132 dwelling units per acre, 100 % building / lot coverage, 0'-0" building setbacks and a height of 272'-0".

Use Permit for Tandem Parking

Of the 40 guest parking spaces, including 35 that are on the surface and in the open portion of the level P1 parking area, adjacent to the lobby, and the additional 5 guest parking spaces in the secure portion of the garage, none of the spaces are tandem. Of the 357 (by condition) resident only parking spaces that are in the secured portion of the P1, P2 and P3 garage levels, 88 are tandem spaces that access a drive aisle through another space.

In the Site Plan Review mark-up, dated 1/31/07, the Police Department report raises concern about the tandem parking concept from a user security perspective. This is mitigated to an extent because access to the residential component of the garage is restricted. The residential component of the garage will have assigned parking spaces, allowing relationships to be established between users of tandem spaces. The presence of tandem spaces should not result in a significant increase in vehicular or pedestrian traffic, nuisance, neighborhood deterioration or downgrading of property values. Because the tandem parking is inside the garage, no impact is seen on surrounding structures, or to the general public. Tandem parking allows flexibility in garage design, enabling a more compact garage to fit the existing site dimensions, and limiting the number of garage levels.

Traffic Impact

The City Traffic Engineer has reviewed the Traffic Impact Analysis submitted with this proposal and found that only a small increase of the number of trips generated for the 396 residential condominiums over the 8,000 sf. restaurant that was originally proposed by Playa Del Norte for this site. The Traffic Engineer predicts no noticeable impact on future traffic conditions within the study area due to this development.

Environment (Air, Noise, Ambient Temperature, Energy)

A mixed-use project such as Playa Del Norte may help to reduce the number of vehicle miles traveled when compared with separate developments for live, work, shop and recreation.

Given the proximity of air traffic, potential noise mitigations through alternative building materials may be utilized to improve the quality of living.

A Site Shading Diagram indicates the shadow pattern of the building, particularly the tower, across the northern portions of Playa Del Norte. The Shading Diagram suggests the tower shadow will rest on the A Loft W Hotel pool deck (Plaza Del Norte Lot 6, northeast of Onyx). However, the Hotel design itself is L-shaped with a long, southern leg that is west of the hotel pool. This means the main afternoon shading of the hotel pool will be by the hotel itself. Nevertheless, the lower buildings in Playa del Norte to the north and northeast of the tower will experience daily shade from the Onyx tower in the winter.

Public Safety

A fire/emergency lane is proposed on the east of the project to connect Playa Del Norte Drive with the linear park at the Town Lake levee. Infrastructure for emergency radio amplification equipment will be incorporated into the building, so emergency radios can be used inside without interference from the building mass. The design will also accommodate a fire command room for emergency operations. The design/development team will work closely with the Fire, Police and Building Safety Departments to ensure that rescue and communications infrastructure are in place.

Rio Salado Overlay District

The current proposal has been reviewed by the Project Review Committee of the Rio Salado Advisory Commission on February 7, 2007. The Commissioners present agreed the project furthers the goals of the Rio Salado District and the residential use of the project is appropriate for the district.

Public Input

The applicant has posted the site, mailed notices to property owners within 300'-0" of the project and held a neighborhood meeting at the Grigio residential development on May 22, 2007. No residents attended the meeting. There has been no public input to date.

Conclusion

The request complies with General Plan 2030 projected land use and residential density for this site. The Amended Planned Area Development Overlay implements the General Plan by providing residential condominiums in a larger mixed-use development of both commercial and residential components. The development, within the context of Playa Del Norte and the Town Lake, will promote the concept of live, work and recreate in one place. The development achieves goals for in-fill development, owner-occupied housing and options to Tempe's existing housing stock.

An approval of the Development Plan which includes site plan, building elevations, and landscape plan, as well as the Use Permit for tandem parking, will clear the way for review of the Amended Planned Area Development at City Council. A recommendation of approval of the Amended Planned Area Development Overlay request will assist in what the design/development team describes in the Letter of Intent as an appropriate utilization of the property. Staff recommends approval of the Amended Planned Area Development Overlay, the Use Permit for tandem parking and the Development Plan for building elevations, site and landscape plans.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project is within the MU-4, Mixed Use High Density District. A mixed-use zoning district requires a P.A.D. Overlay. In this case the P.A.D. defines the development standards, including maximum building height, density, and setbacks that fit with the General Plan and are appropriate to the surroundings.
3. The Use Permit for tandem parking allows a more compact garage and does not have a detrimental effect on the project or surroundings.
4. The project will meet the development standards required under the Zoning and Development Code. The amendment to the P.A.D. Overlay provides the flexibility through establishment of the project specific standards.

PAD06003

CONDITIONS OF APPROVAL:

1. A building permit shall be obtained and substantial construction commenced on or before **June 12, 2009** or the Amended Planned Area Development approval will expire.
2. The Amended Planned Area Development for Playa del Norte, Lot 3 shall be put into proper engineered format with appropriate signature blanks prior to issuance of building permits. The Amended Planned Area Development shall be kept on file with the City of Tempe's Development Services/Planning Department. The Amended P.A.D. does not require recordation at Maricopa County.
3. A Subdivision Plat for Playa del Norte Lot 3, at a minimum including the unification of Lots 3 and 3A, shall be approved by City Council, put into proper engineered format and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. If the Subdivision Plat is not recorded within one year of City Council approval, the approval will expire. The Subdivision and Condominium Plat may be combined. If they are combined into one document, the time limit of approval for the Subdivision Plat is still in effect.
4. A Condominium Plat shall be approved by City Council, put into proper engineered format and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department prior to issuance of a certificate of occupancy.
5. The owner(s) shall provide a continuing care condition, covenant and restriction including, at a minimum, for maintenance of all of the project's landscape, including landscape either required by the ZDC or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney. The CC&R's shall be recorded prior to the issuance of a certificate of occupancy.

DPR06017

ZUP07064

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLETED ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

General

6. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **June 12, 2008** or Development Plan approval will expire.
7. Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated **March 30, 2006, July 7, 2006, September 1, 2006** and **January 31, 2007**. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Development Plan approval prior to issuance of building permits.

- For development(s) adjacent to the Tempe Town Lake, no improvements shown on the plans shall be in conflict with City of Tempe Ordinance No. 808.9312 relating to flood control access zones unless specifically approved by the Flood Control District of Maricopa County (FCDMC). Nor shall any improvements adversely impact the structural integrity of the FCDMC levee improvements. Construction activity on or adjacent to FCDMC facilities requires a permit from that agency.
- Provide emergency radio amplification for the condominium tower and parking garage, as required. Amplification will allow Police and Fire personnel to communicate in the building during a catastrophe. Contact Telecommunications (stuart_snow@tempe.gov) to discuss the size and materials of the buildings, to verify radio amplification requirement, and determine the extent of construction to fulfill this condition.
- The project site does not have an Archaeologically Sensitive designation. However, State and Federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (joe_nucci@tempe.gov) if questions regarding this process.
- Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
- Standard Details:
 - Tempe Standard “T” details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - Tempe Standard “DS” details for refuse enclosures may be accessed through www.tempe.gov/bsafety (go to Applications and Forms, then go to Civil Engineering and Right of Way to find refuse details) or obtain copies of details at Development Services.

Site Plan

8. Provide vehicle parking equal to or greater than required parking. Do this by removing the ten two car private garages from levels P2 and P3 and replacing each private garage with three parking spaces within each open structural bay (for a net gain of ten spaces). Alternate methods of increasing vehicle parking may also be considered, as long as the parking count is fulfilled.
9. Recalculate required bike parking using the bicycle commute area ratio.
10. Provide security access control for exterior exit stair from elevated landscape courtyard. Locate stair access control at grade level adjacent to fire lane.
11. Paving:
 - a. Provide upgraded paving at driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
 - b. Provide walkways of integral color, design scored concrete.

12. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall that matches the building materials and follows the requirements of Standard Detail T-214.
13. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the building finishes.
 - Playa Del Norte has a regional retention system, however the "first flush" is required to be maintained on site. Verify specific design considerations with the Public Works/Engineering Department. Contact Engineering (steve_horstman@tempe.gov) if questions.
 - Clearly indicate property lines and the dimensional relation of the building to the property lines.
 - Verify location of any easements or other property restrictions to ensure no conflict exists with the site layout or foundation design.
 - Coordinate the location of the existing 30" diameter water main with the building foundation. The main is adjacent to the property line along Rural Road.
 - Existing utilities are underground; install utility extensions underground as well.
 - Dedicate 20'-0" easement for pedestrian, fire and flood control district access between Playa Del Norte Drive and the Linear park and maintain 10'-0" wide bike pedestrian path. Coordinate with fire lane easement. Use of layered easements (easement within an easement) may be considered, subject to the Public Works Department requirements.
 - Clearly define fire lane. Ensure that there is at least a 20'-0" horizontal width and a 14'-0" vertical clearance above the fire lane surface for tree canopies. Details of fire lanes subject to approval of the Fire Department (jim_walker@tempe.gov).
 - Repair sidewalk along Playa Del Norte Drive and Scottsdale Road where damaged by this development.
 - Construct driveway in public right of way in conformance with Standard Detail T-320.
 - Coordinate details of solid waste and recycling collection requirements with Public Works/Solid Waste (ron_lopinski@tempe.gov). Where gates are provided at the service entrance to the garbage and recycling room, the property manager shall have gates open on collection days as stipulated by the Solid Waste manager.
 - Indicate clear vision triangles at driveway on the site and landscape plans. Identify speed limits for adjacent street at the site frontage. Begin sight triangle in driveway at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Public Works/Transportation (john_brusky@tempe.gov) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

- Parking spaces:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - Distribute bike parking areas for guests of residents near lobby in a visually accessible location. 39 guest bicycle parking spaces are required for 196 units. Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby. Provide the balance of required bicycle parking spaces either at bike racks or in individual private storage rooms located within the building.

Floor Plans

14. Provide a separate floor plan for the 20th Floor or indicate that this floor is similar to another floor.
15. Provide garage and service gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the opening. Review gate hardware with Development Services/Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
16. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit in the garage is within 20'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.
 - c. Provide fire rated glazing in door and sidelights between elevator lobbies and parking garage.
 - d. Maximize openness from elevator lobby and stair entrances to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
17. Garage Security:
 - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
 - b. Paint interior wall and overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of 75 percent.
18. Service Door Security: equip pedestrian service doors with two 360 degree viewers that can be used from the interior in a standing or seated position. Have viewers conform to requirements of the Americans with Disabilities Act. Center the viewers vertically in the door.
19. Public Restroom Security (this condition does not cover bathrooms in residential units):
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by key or remote control mechanism
 - b. Single user restroom door hardware:
 - 1) Provide a key bypass on the exterior side

- Design building entrances to maximize visual surveillance of vicinity. Limit height of nearby walls or landscape materials, and design columns or corners to discourage opportunity for ambush. Provide distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to pedestrian environments and places of concealment.
- Provide a fire command room in a location that is visible from the vehicular drive, fire access lane and lobby. Verify size and location with Fire Department (jim_walker@tempe.gov).

Building Elevations

20. Provide colors and materials with a light reflectance value of 75 percent or less. Colors and materials exhibited on the materials sample board have the recommendation of approval by planning staff with the exception of the highly reflective "Visteon" Grey RC spandrel panels. Submit any additions or modifications for review during building plan check process for review by Development Services/Planning staff. During construction, planning inspection staff will field verify colors and materials.
 21. Maintain secure roof access from the building interior. Do not expose secondary roof access to public view, such as ladders from a lower to an upper roof. Conceal this type of roof access within the building.
 22. Staff recommends (does not require) a parapet system that would allow a cellular provider to incorporate and/or conceal antenna within the architecture of the building, such that future installations may be accomplished with little modification.
 23. Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If a divided mullion pattern with small, reachable panes is desired for aesthetic concerns, laminated glazing may be considered at these locations.
 24. Conceal roof and balcony drainage system within the interior of the building. Minimize visible, external features, such as overflows, exit drains and splash blocks, and position and design these to enhance the architecture of the building.
 25. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, fire department connection, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
 26. Locate electrical service equipment inside the building.
 27. Surface mount conduit and piping is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved separately by the Development Review Commission
- Measure height of building from top of curb along center front of property at Playa del Norte, as indicated.

Lighting

28. Illuminate building and residential entrances except at private residential balconies continuously from dusk to dawn. Illuminate entrances to sky lounge balconies continuously from dusk to dawn. Illuminate pedestrian gates same as a building entrance.
 29. Illuminate underside of exterior stairs, where this area is exposed, to minimum 5.0 foot-candles continuously from dusk to dawn.
 30. The rectangular paved surface in front of the garbage and recycling room north gate pair to the northeast corner of the garage entrance, approximately 25'-0" in the north-south direction and 20'-0" in the east-west direction, is a loading area. Illuminate this area to minimum 4.0 foot-candles from dusk to dawn.
- Follow requirements listed in the ZDC Part 4, Chapter 8 and in the guidelines listed in the ZDC under Appendix E "Photometric Plan." Accent lighting that is not full cut-off must conform to the maximum lumen allowance.

Landscape

31. Recalculate the landscape coverage. Include upper level landscape areas as well as landscape area on top of the garage but do not include area of off-site landscape. Calculate the amount of landscape area (including reflecting pools at base of tower) that is "water intensive" and indicate the amount of this area in relation to the entire on-site landscape area. Do this in order to verify the maximum allowable water intensive landscape as stipulated in ZDC Sec 4-702 (B).
32. Coordinate plant symbols on landscape plan with symbols on landscape legend so there are no unidentified symbols.
33. Coordinate landscape plan with the other site plans, including (but not limited to), as follows:
 - a. Indicate location of garage exhaust shafts on landscape plan.
 - b. Remove the walkway between the development and Scottsdale Road as indicated on the architectural site plan.
34. Provide details of planting over structural deck. Indicate variations in soil depths. Indicate if specialty shallow containerized growing of specimens planted over deck will be utilized.
35. Irrigation notes:
 - a. A separate dedicated landscape water meter is recommended (not required) to measure landscape water and avoid a sewer charge on water used for landscape.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Conform to Development Services/Building Safety requirements which may require upgrade of water distribution system to copper where over building. Provide details of water distribution system.
 - c. Locate valve controller inside the building. Alternately, if the controller is in a freestanding location or on the exterior of the building, place the controller inside a lockable, vandal resistant housing and fully conceal the valve wire and power conduits.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
36. Include requirement in site landscape work to de-compact soil in planting areas within work area in public right-of-way that are not over building. Remove construction debris from planting areas.

37. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite an individual size of 2" or less and apply to a 2" uniform thickness. Provide pre-emergence weed control application.
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.

Signage

38. Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process may be required if signs do not conform to chapter 9 of the Zoning and Development Code.
39. Provide three address signs on the building elevations facing Playa Del Norte Drive; one on the transom glass above the entrance, one on the horizontal architectural element at the north-west corner, and one over the garage entrance. Provide one additional address numeral each, on the south and east facades. Arrange the numerals in a horizontal format.
- a. Conform to the following guidelines for building address signs:
 - 1) Compose address signs of 12" high, individual mount, metal reverse pan channel characters except use 6" vinyl address cut-outs at transom location
 - 2) Halo-illuminate each 12" address from dusk to dawn. Do not separately illuminate the 6" vinyl address at the transom
 - 3) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 4) Do not affix a number or letter to the building that might be mistaken for the address assigned to the building.
 - 5) Do not affix address signs to the west elevation facing Scottsdale Road.
 - 6) Provide minimum 50 percent contrast between address and the background to which it is attached.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the Tempe electrical code and utility company standards.
 - c. Provide one address sign on the roof of the building, as indicated on the roof plan. Do not illuminate the roof address.

HISTORY & FACTS:

- October 21, 2003 Redevelopment Review Commission held a review session regarding Playa del Norte. The applicant briefly explained the overall development and explained in more detail the Final P.A.D.'s (Lots 1, 4 and 5) the restaurant and residential portion of the master plan.
- December 2, 2003 Redevelopment Review Commission recommended approval to City Council for a change in zoning, a Preliminary and Final Subdivision Plat, and a Preliminary Planned Area Development consisting of 90,000 s.f. of office space, 112 residential condominiums, 543 apartment/condominium units, 13,187 s.f. for restaurants and an additional 20,900 s.f. of mixed use for office/retail/restaurant (Lots 1, 2, 3, 4, 5, and 6) all on 22.78 net acres; and a Final Planned Area Development including site plan, landscape plan, and building elevations for Lot 1, 4, and 5 consisting of 3,187 s.f. for a restaurant (Lot 1), 112 residential condominiums (230,316 s.f. in Lot 4), and 543 apartment/condominiums (742,194 s.f. in Lot 5) on 12.44 net acres. Also included with this request was a use permit to allow outdoor dining in the MG, Multi-Use General District and five (5) variances. (7-0 vote)
- January 8, 2004 City Council approved a change in zoning, a Preliminary and Final Subdivision Plat, and a Preliminary Planned Area Development consisting of 90,000 s.f. of office space, 112 residential condominiums, 543 apartment/condominium units, 13,187 s.f. for restaurants and an additional 20,900 s.f. of mixed uses for office/retail/restaurant (Lots 1, 2, 3, 4, 5, and 6) all on 22.78 net acres; and a Final Planned Area Development including site plan, landscape plan, and building elevations for Lot 1, 4, and 5 consisting of 3,187 s.f. for a restaurant (Lot 1), 112 residential condominiums (230,316 s.f. in Lot 4), and 543 apartment/condominiums (742,194 s.f. in Lot 5) on 12.44 net acres. Also included with this request was a use permit to allow outdoor dining in the MG, Multi-Use General District and five (5) variances.
- September 20, 2005 Redevelopment Review Commission recommended approval for an Amended Planned Area Development for Lot 2 of Playa del Norte. (7-0 vote) Redevelopment Review Commission approved building elevations, site plan, landscape plan, and a variance to allow a drive-through to be oriented between the street right-of-way and the primary customer entrance for Playa del Norte Lot 2, located at 910 East Playa del Norte Drive, in the MU-4, Mixed Use, High Density Zoning District. (7-0 vote)
- October 20, 2005 City Council approved the request by Playa del Norte Lot 2 for an Amended Planned Area Development Lot 2 of Playa del Norte, consisting of 24,834 square feet of restaurant and office space, located at 910 East Playa del Norte Drive.
- April 18, 2006 Redevelopment Review Commission approved a development plan, including building elevations, site plan, landscape plan, and a variance to reduce the required parking setback of the eastern edge of Lot 2 from 20 feet to 7 feet for Playa del Norte Lot 2, located at 910 East Playa del Norte Drive, in the MU-4, Mixed Use, High Density Zoning District on their consent agenda.

Redevelopment Review Commission recommended approval for an Amended Planned Area Development for Lot 2 of Playa del Norte on their consent agenda.

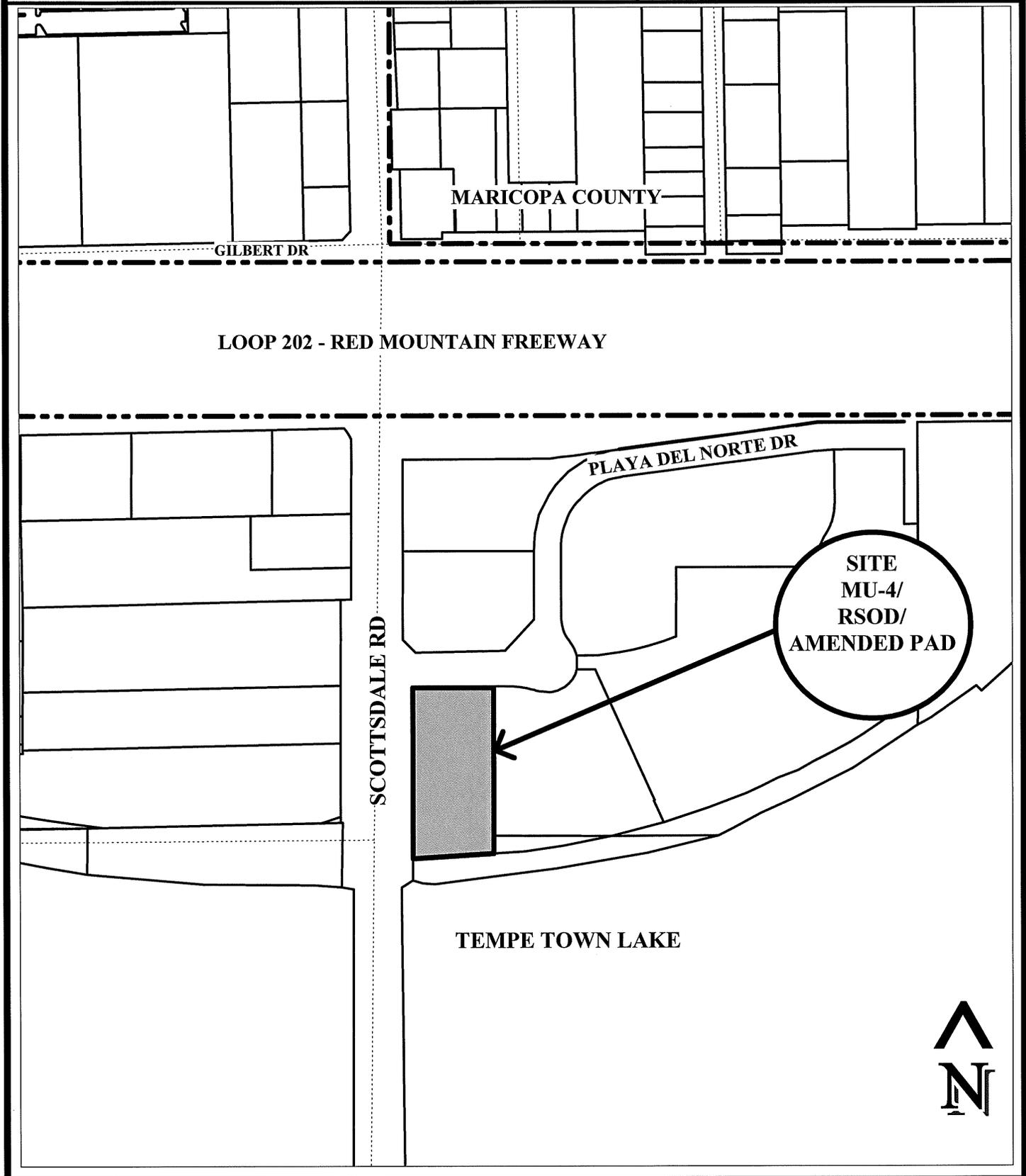
- May 24, 2006 City Council approved the request by Playa del Norte Lot 2 for an Amended Planned Area Development Lot 2 of Playa del Norte, consisting of 11,959 square feet of restaurant, retail and office space, located at 910 East Playa del Norte Drive.
- July 11, 2006 Playa Del Norte Lot 3 Condominiums was presented to the Development Review Committee of the Rio Salado Advisory Commission. This earlier scheme included 188 residential units, a 23 story tower and a four story wing. As with the latter scheme, the garage was three levels and included a secured residential component and an unsecured guest component. The three Commissioners present agreed the use is appropriate for the Rio Salado Overlay District and fits with the goals and policies of the District.
- February 7, 2007 The Onyx Condominiums was presented to the Development Review Committee of the Rio Salado Advisory Commission. The Commissioners present agreed the project furthers the goals of the Rio Salado District and the residential use of the project is appropriate for the district.
- May 22, 2007 A Neighborhood Meeting was held (the first such meeting for any development within Playa Del Norte) to present the Onyx Condominiums to residents and property owners in the vicinity. The public did not attend. No public input was received.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development Overlay Districts
Section 6-306, Development Plan Review

**ONYX CONDOMINIUMS
PLAYA DEL NORTE - LOT 3**

PL060427



Location Map



PLAYA DEL NORTE - LOT 3 (PL060427)

RURAL ROAD

ND07702E 2671.54'
1400.25'

PLAYA DEL NORTE DR. SITE ENTRY

CONC. PAD
TRAFFIC SIGNAL BOX
TRANSFORMER PADS
SWITCH BOX

TRAFFIC SIGNAL BOXES
TRANSFORMER PADS

ELECTRIC VAULT

4" CONCRETE BARRIERS
EDGE OF BRIDGE

EXISTING SIGN

90.00' R/W

LOT 3
PLAYA DEL NORTE
BOOK 685 OF MAPS, PAGE 32, M.C.R.

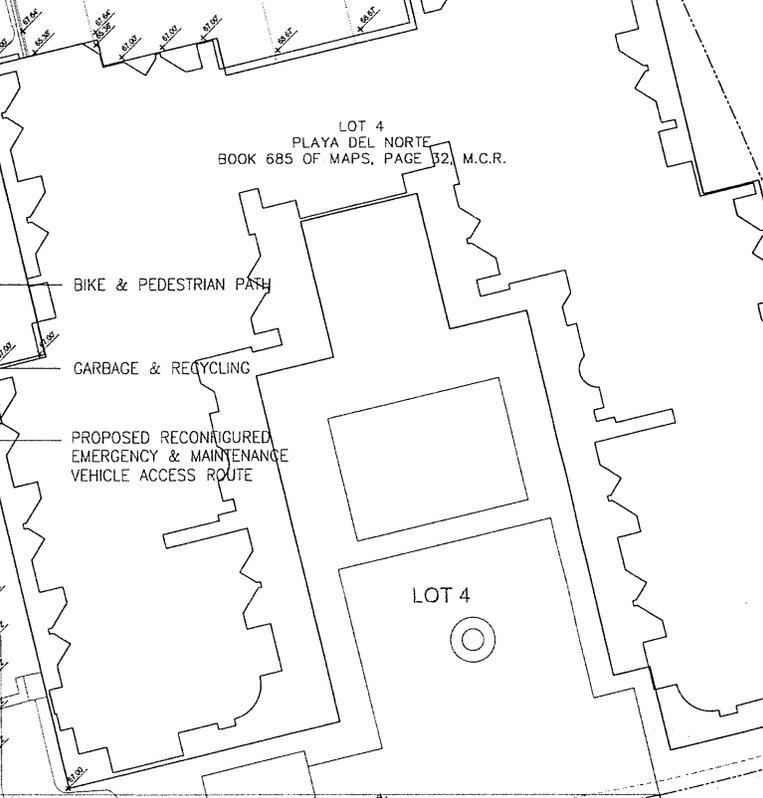
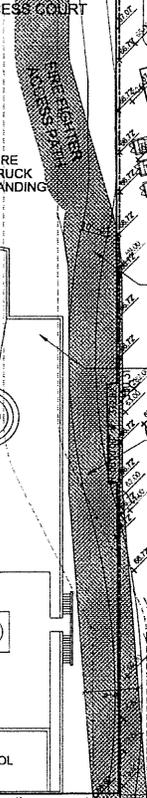
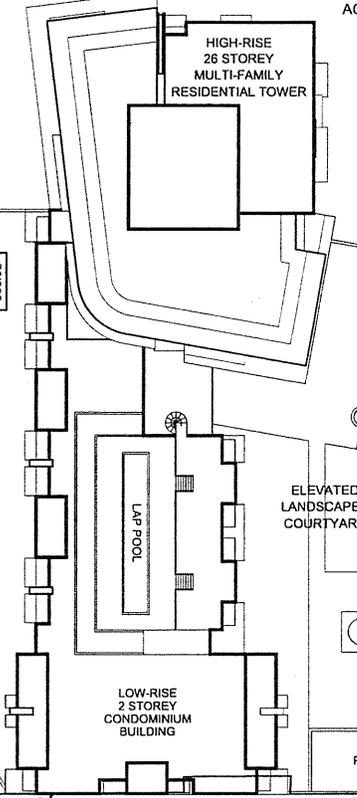
LOT 4
PLAYA DEL NORTE
BOOK 685 OF MAPS, PAGE 32, M.C.R.

LOT 4

LOT 4A

EXISTING WALL

TEMPE TOWN LAKE



APPLICANT'S LETTER OF INTENT

SITE & CONTEXT

Weststone Properties (the "Applicant") is proposing to develop Lot 3 of Playa del Norte ("Playa"). The entire Playa del Norte project consists of approximately 22 acres and 6 lots. The proposed development occupies a site on the southeast corner of Rural Road and Playa del Norte on the north shore of Tempe Town Lake (the "Site"). The Site is 1.481 acres, currently vacant and is west of Lot 4, Northshore Condominiums, which has also been developed by the Applicant. The Site was originally designated as a conceptual restaurant pad on the Preliminary PAD as originally submitted in October 2003.

CONSISTENCY & CONFORMANCE TO GENERAL PLAN MIXED USE DESIGNATION

When the original Preliminary PAD for Playa was submitted to the City for approval, the uses for Lots 1, 4 and 5 had been determined. The original uses were In-n-Out, Weststone Condominiums and the Mondrian development, respectively. All of those uses have been built or are currently under construction. The uses for Lots 2, 3 and 6 were conceptually described as Lot 2 office, Lot 3 restaurant pad and Lot 6 office. However, at that time, none of the actual uses for Lots 2, 3 and 6 had been determined.

Since the original approval in 2004, the developer of Lot 2 has processed a Final PAD for Lot 2 to allow office, retail and restaurant uses on Lot 2. That Final PAD was approved by the Redevelopment and Review Commission in October 2005.

As originally submitted, the proposed use for Lot 3 was a typical restaurant pad, similar to Applebee's or Chili's. With the success of the Town Lake and the other uses at Playa, we have discovered that a restaurant pad on Lot 3 is an under utilization of the lot. Playa will have restaurant uses on Lot 2 and potentially the proposed future use of Lot 6. In addition, Mondrian (Lot 4) is also approved for restaurant use on the ground floor. Given the number of proposed or future restaurant uses at Playa, we do not believe that the best use of Lot 3

is for a single restaurant site. Rather, we believe that residential use on Lot 3 will compliment the residential uses on Lot 4 and 5 and provide additional customers and users for the restaurant and retail uses in Playa and the surrounding Town Lake area. Therefore, the Applicant's request is to amend the PAD to allow residential development on Lot 3.

Even with the change to Lot 3, the Playa del Norte development will still reflect a mixed-use of retail/commercial/residential as envisioned in the Preliminary PAD and the Mixed Use designation of the City General Plan. This change on Lot 3 will not change the mixed use/village concept as originally envisioned for Playa. Playa is still a development where people will be able to live, work and recreate within the same development.

PROPOSED USE & FORM

The Site is located on the north bank of the Tempe Town Lake. The current City of Tempe (the "City") General Plan classifies the Site as Mixed-Use with residential densities above 26 dwelling units per acre (du/ac). According to General Plan 2030, the Mixed-Use District is designed to accommodate land uses with a mixture of residential and commercial uses. This PAD Amendment will enhance the existing uses in Playa del Norte and add to the number of residential opportunities along the Town Lake. The development proposes a high-density multi-family residential use, in a combination of low-rise 4-story townhouses and a 26-story residential tower with concealed structured parking for 421 vehicles and required bicycle parking. The development proposes a total of 196 units at a density of 132 units per acre and site coverage of 40.4%. The balance of open space consists of pedestrian walkways and landscaped rooftop and courtyard amenity space.

SITE ACCESS & CIRCULATION

The primary entrance to the site is located at the northeast corner of the property on Playa del Norte Drive; this allows as great a distance from the intersection of Rural Road as possible. The entrance functions as a right-in / right-out only as Playa del Norte Drive is divided by a center median. This entry leads to an auto-court that allows for turn-around of passenger vehicles and an area for pedestrian drop-off and access to the building's lobby. The parking structure is accessed directly from the auto-court. This same access point

provides emergency and maintenance vehicle access to a dedicated lane on the east side of the property in fulfillment of the requirements to provide access to the south of the site and to provide fire department access to the adjacent development to the east. Turn-around for these vehicles is accommodated with a hammer-head movement off-site to the south, or on-site in the auto-court.

BUILDING MASSING & CHARACTER

The tower form is located at the north end of the site in order to establish a connection to the street and to minimize the impact on the adjacent development to the east. This tower placement also minimizes the impact of shading and views on the adjacent 5-story building to the east. The low-rise portion of the building is oriented to the west of the site, placing the landscaped open courtyard space between the existing building to the east and the proposed building. This will allow that space to be a buffer between the two projects, maximize views and natural light to buildings, and act as a focal point and interface between the two projects. The low-rise townhouses are oriented to a public pedestrian pathway along the west side of the site with individual unit entries. This will present a strong public, urban and pedestrian-scaled west façade for the project and will create a public amenity that will also act as a buffer to the street and bridge. The tower form presents a subtle curved façade to the south and west exposure to maximize the buildings' view orientation to the lake and city centre beyond. The north and east elevations present a more rectilinear mass responding to the street and property boundaries.

MATERIALS & FINISHES

The primary building materials are concrete and glass. The exposed concrete surfaces will be painted, and the window wall systems will include clear low-emissivity float glass at all vision panels along with black aluminum window frames and charcoal reflective glass spandrel panels. A feature wall at the main Lobby entrance of honed, cut and polished black granite will present a striking backdrop to the highly transparent ground floor common areas. A feature colored LED light strip will extend from the ground floor the full height of the north façade acting as a focal point on the building as well as marking the building as a gateway element on the approach and entry to the City of Tempe from the north. The roof

top mechanical equipment enclosure will consists of laminated sandblasted translucent glass, to be backlit with the same LED lighting system.

CEPTED

The building design and layout provides overlook and natural surveillance views around the building. The landscape design is intended to maintain good eye level sightlines across the site. A combination of landscape lighting and building lighting will provide good levels of illumination for safer open spaces. The building seeks to minimize any concealed areas, particularly in and around building entries. The parking structure will provide controlled access to secured resident parking areas by means of card controlled gates, as well as controlled access to building entries. Parking areas will be well lit with glazed vestibule entries.

SUMMARY

The proposed 26-story residential high-rise development is comprised of 196 units in both tower and low-rise townhouse form. The building is ground oriented, relates directly to the street with an urban character, and defines the pedestrian realm on the south and west of the site. The building massing and use of open space responds to the context of the site, view orientation, relationship to the street and surrounding open space, maximizes natural light, minimizes shading and responds to the existing adjacent development. The project will serve as a gateway element at the north entry to Tempe and will define and animate the public realm on this prominent Town Lake site.

Memorandum

Public Works Department



Date: May 9, 2007
To: Kevin O'Melia, Sr Planner, Development Services
From: Shelly Seyler, ^{ES}Traffic Engineer, Transportation Division
Subject: Onyx

I have reviewed the traffic impact analysis prepared for the Onyx development located within the Playa Del Norte area. The analysis included a comparison of what was originally approved under the PAD as an 8000 square foot restaurant to the proposed residential use. Based on the findings of the study, only a small increase in the number of trips will result from the proposed change and it would have no noticeable impact on future traffic conditions in the study area. There would also be no difference in the levels of service experienced by drivers at any of the study intersections with or without the project. Transportation concurs with the analysis provided.

Please contact me at (480) 350-8854 if you have any questions.

MAY 9 2007

Summary of Neighborhood Meeting for Lot 3 – Onyx

Neighborhood Meeting

We held a neighborhood meeting to discuss the application for the 26 story multi-family residential tower, 2 story condominium building and 3 story parking garage submitted to the City. This application is for Lot 3 of the Playa del Norte development. Lot 3 is located at 909 East Playa del Norte Drive, the southeast corner of Scottsdale Road and Playa del Norte Drive. This application complies with the Mixed-Use designation of this site. The meeting was held at the Grigio at Tempe Town Lake located at 1001 East Playa del Norte Drive on May 22, 2007. The meeting began at 6:00 p.m.

No residents attended this meeting.

The meeting adjourned at approximately 6:30 p.m.

Other Neighborhood Outreach

We mailed notices by first class mail to all the property owners within 300 feet of the site and to neighborhood associations within one mile of the site.

MAY 24 2007

ONYX RESIDENTIAL DEVELOPMENT - LOT 3, PLAYA DEL NORTE, TEMPE, ARIZONA

PROJECT DATA:

ADDRESS: 909 EAST PLAYA DEL NORTE DRIVE
TEMPE, ARIZONA

LEGAL DESCRIPTION: LOT 3, "PLAYA DEL NORTE", M.C.R. BK 685 PG 32

APPLICANT: Manjula M. Vaz
Gammage & Burnham P.L.C.
Two North Central Avenue Suite 1800
Phoenix, Arizona, 85004
T(602) 256-4461
F(480) 448-8039

DEVELOPMENT DATA:

LOT 3 AREA: GROSS: 1.481 ACRE (64,514 SQ. FT.)

EXISTING ZONING: MU-4

PROPOSED ZONING: MU-4

PROPOSED DENSITY: 124 UNITS PER ACRE

BUILDING SETBACKS: FRONT (NORTH) = 0'-0"
SIDE (EAST) = 0'-0"
STREET SIDE = 0'-0"
REAR (SOUTH) = 0'-0"

BUILDING FOOTPRINT: 42,122 SQ. FT. (GROUND FLOOR)

LOT COVERAGE: 65%

FLOOR AREA:

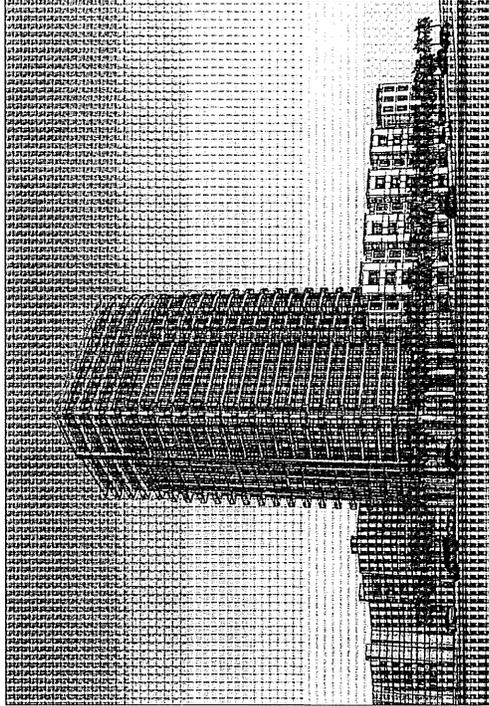
LEVEL	UNIT AREA	CONDO	# UNITS	# UNITS	AREA	COVERAGE
LEVEL 01	12,355	2,088	8	1	3,139 SQ. FT.	38%
LEVEL 02	12,355	1,588	8	1	18,008 SQ. FT.	22%
LEVEL 03	12,355	1,588	8	1	18,008 SQ. FT.	22%
LEVEL 04	12,355	1,588	8	1	18,008 SQ. FT.	22%
LEVEL 13-14	9,014	455	2	2	18,038 SQ. FT.	7%
LEVEL 15	7,864	455	2	2	18,038 SQ. FT.	7%
LEVEL 16	7,864	455	2	2	18,038 SQ. FT.	7%
LEVEL 17-18	9,014	455	2	2	18,038 SQ. FT.	7%
LEVEL 19-21	9,014	455	2	2	18,038 SQ. FT.	7%
LEVEL 22-26	7,864	327	2	2	40,865 SQ. FT.	85%
TOTAL AREA	7,864	327	2	2	252,316 SQ. FT.	

NOTE: ELEVATOR SHAFTS, MECH. ELEC. RM. AND COUNTED BUILDING AREA

UNIT TYPE	# OF UNITS	SPACES/UNIT	UNIT TYPE	# OF UNITS	SPACES/UNIT
ONE BEDROOM	148	X 1.5	ONE BEDROOM	148	X 1.5
TWO BEDROOM	148	X 2.5	TWO BEDROOM	148	X 2.5
VISITOR PARKING	195	X 0.25	VISITOR PARKING	195	X 0.25
TOTAL PROVIDED	195		TOTAL PROVIDED	195	
TOTAL REQUIRED	195		TOTAL REQUIRED	195	
SPACES PROVIDED	384		SPACES PROVIDED	384	
SPACES REQUIRED	384		SPACES REQUIRED	384	
OVERAGE	384		OVERAGE	384	

UNIT TYPE	# OF UNITS	SPACES/UNIT	UNIT TYPE	# OF UNITS	SPACES/UNIT
ONE BEDROOM	148	X 1.5	ONE BEDROOM	148	X 1.5
TWO BEDROOM	148	X 2.5	TWO BEDROOM	148	X 2.5
VISITOR PARKING	195	X 0.25	VISITOR PARKING	195	X 0.25
TOTAL PROVIDED	195		TOTAL PROVIDED	195	
TOTAL REQUIRED	195		TOTAL REQUIRED	195	
SPACES PROVIDED	384		SPACES PROVIDED	384	
SPACES REQUIRED	384		SPACES REQUIRED	384	
OVERAGE	384		OVERAGE	384	

UNIT TYPE	# OF UNITS	SPACES/UNIT	UNIT TYPE	# OF UNITS	SPACES/UNIT
ONE BEDROOM	148	X 1.5	ONE BEDROOM	148	X 1.5
TWO BEDROOM	148	X 2.5	TWO BEDROOM	148	X 2.5
VISITOR PARKING	195	X 0.25	VISITOR PARKING	195	X 0.25
TOTAL PROVIDED	195		TOTAL PROVIDED	195	
TOTAL REQUIRED	195		TOTAL REQUIRED	195	
SPACES PROVIDED	384		SPACES PROVIDED	384	
SPACES REQUIRED	384		SPACES REQUIRED	384	
OVERAGE	384		OVERAGE	384	



DRAWING LIST :

- COVER SHEET
- SURVEY
- A-101 SITE PLAN
- A-201 PARKING 3 PLAN
- A-202 PARKING 2 PLAN
- A-203 PARKING 1 & LEVEL 1 PLAN
- A-204 LEVEL 2 PLAN
- A-205 LEVEL 3 PLAN
- A-210 TOWER LEVEL 1 PLAN
- A-211 TOWER LEVEL 2 PLAN
- A-212 TOWER LEVEL 3 PLAN
- A-213 TOWER LEVEL 4 PLAN
- A-214 TOWER LEVELS 5-17 PLAN
- A-215 TOWER LEVELS 18-21 PLAN
- A-216 TOWER LEVELS 15-16 PLAN
- A-218 TOWER LEVELS 19-21 PLAN
- A-220 TOWER LEVEL 22-26 PLAN
- A-221 TOWER ROOF PLAN
- A-SH SHADING DIAGRAM

PROJECT DIRECTORY:

- Client/Owner:**
Onyx Properties Ltd.
8145 East Indian Bend Road, Suite # 100
Scottsdale, AZ, 85250
United States of America
T(480) 355-4200
F(480) 355-4201
- Architect:**
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11300 No. 5 Road, Suite #235
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Canada
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F(604) 272-1471
- Landscaping Architect:**
Urban - Graphite Landscape
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Scottsdale, AZ, 85251
United States of America
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F(480) 990-9234
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Brooks Engineers & Surveyors, Inc.
4602 East Elwood Street, Suite 16
Phoenix, AZ, 85040
United States of America
T(602) 953-2275
F(602) 953-0072
- Mechanical Engineer:**
Civil Resources-LLC
12847 W. Pasedena Ave.
Light Park, AZ, 85030
United States of America
T(602) 935-2275
F(602) 935-0072
- Electrical Engineer:**
Civil Resources-LLC
2019 West 4th Avenue Ltd.
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E-MAIL: info@cotterarchitects.com
WEB: www.cotterarchitects.com

Patrick Cotter
Architect Inc.

APR 11 2007

APR 11 2007

ONYX RESIDENTIAL DEVELOPMENT

PROJECT DATA:

ADDRESS: 909 EAST PLAYA DEL NORTE DRIVE
TEMPE, ARIZONA

LEGAL DESCRIPTION: LOT 3, "PLAYA DEL NORTE"; M.C.R. BK 685 PG 32

APPLICANT: Manjula M. Vaz
Gammage & Burnham P.L.C
Two North Central Avenue Suite 1800
Phoenix, Arizona, 85004
T(602) 256-4461
F(480) 449-9059

DEVELOPMENT DATA:

LOT 3 AREA: GROSS: 1.481 ACRE (64,512 SQ. FT.)

EXISTING ZONING: MU-4

PROPOSED ZONING: MU-4

PROPOSED DENSITY: 124 UNITS PER ACRE

BUILDING SETBACKS: FRONT (NORTH) = 0'-0"
SIDE (EAST) = 0'-0"
STREET SIDE = 0'-0"
REAR (SOUTH) = 0'-0"

BUILDING FOOTPRINT: 42,122 SQ.FT (GROUND FLOOR)

LOT COVERAGE: 65%

FLOOR AREA:

	UNIT AREA	CORRIDOR	# FLOORS	AMENITY	
LEVEL 01:	-	2,088	x 1	1,051	3,139 SQ.FT.
LEVEL 02:	12,355	1,588	x 1	5,065	19,008 SQ.FT.
LEVEL 03:	17,545	1,590	x 1	1,113	20,248 SQ.FT.
LEVEL 04 - 12:	9,031	455	x 9	-	85,374 SQ.FT.
LEVEL 13 - 14:	9,014	455	x 2	-	18,938 SQ.FT.
LEVEL 15:	7,842	455	x 1	1,126	9,423 SQ.FT.
LEVEL 16:	7,842	455	x 1	-	8,297 SQ.FT.
LEVEL 17 - 18:	9,014	455	x 2	-	18,938 SQ.FT.
LEVEL 19 - 21:	8,887	435	x 3	-	27,966 SQ.FT.
LEVEL 22 - 26:	7,870	327	x 5	-	40,985 SQ.FT.
TOTAL AREA:					252,316 SQ.FT.

(NOTE: ELEVATOR & STAIR CORE, MECH. & ELEC. RM NOT COUNTED IN BUILDING AREA)

UNIT COUNT:

TOWER UNITS:			
	UNITS PER FLOOR:	NO. OF FLOORS	
LEVEL 03:	6	1	6 UNITS
LEVEL 04 - 12:	9	9	81 UNITS
LEVEL 13 - 14:	8	2	16 UNITS
LEVEL 15 - 16:	7	2	14 UNITS
LEVEL 17 - 18:	8	2	16 UNITS
LEVEL 19 - 21:	7	3	21 UNITS
LEVEL 22 - 26:	4	5	20 UNITS
SUB-TOTAL:			174 UNITS
CONDOMINIUM UNITS:			
LEVEL 02:	12	1	12 UNITS
LEVEL 03:	10	1	10 UNITS
SUB-TOTAL:			22 UNITS
TOTAL:			196 UNITS

GARAGE:

TOTAL FLOOR AREA:	160,072 SQ.FT.
OCCUPANCY:	S-3
NUMBER OF STORIES:	1 STOREY ABOVE GRADE & 2 STORES BELOW GRADE

LANDSCAPED AREA:

		AREA	COVERAGE
LEVEL 01:	GROUND LEVEL	23,423 SQ.FT.	36 %
LEVEL 02:	ELEVATED TERRACE	13,971 SQ.FT.	22 %
LEVEL 03:	ROOF TOP	325 SQ.FT.	
LEVEL 04:	ROOF TOP	4,386 SQ.FT.	7 %
TOTAL AREA:		42,605 SQ.FT.	
LANDSCAPE COVERAGE			65%

VEHICULAR PARKING:

UNIT TYPE/SIZE:	# OF UNITS	SPACES/UNIT	
ONE BEDROOM:	38	X 1 =	38 SPACES
TWO BEDROOM:	148	X 2 =	296 SPACES
THREE BEDROOM:	10	X 2 =	20 SPACES
VISITOR PARKING:	196	X 0.2 =	40 SPACES
TOTAL REQUIRED:			394 SPACES
TOTAL PROVIDED:			388 SPACES

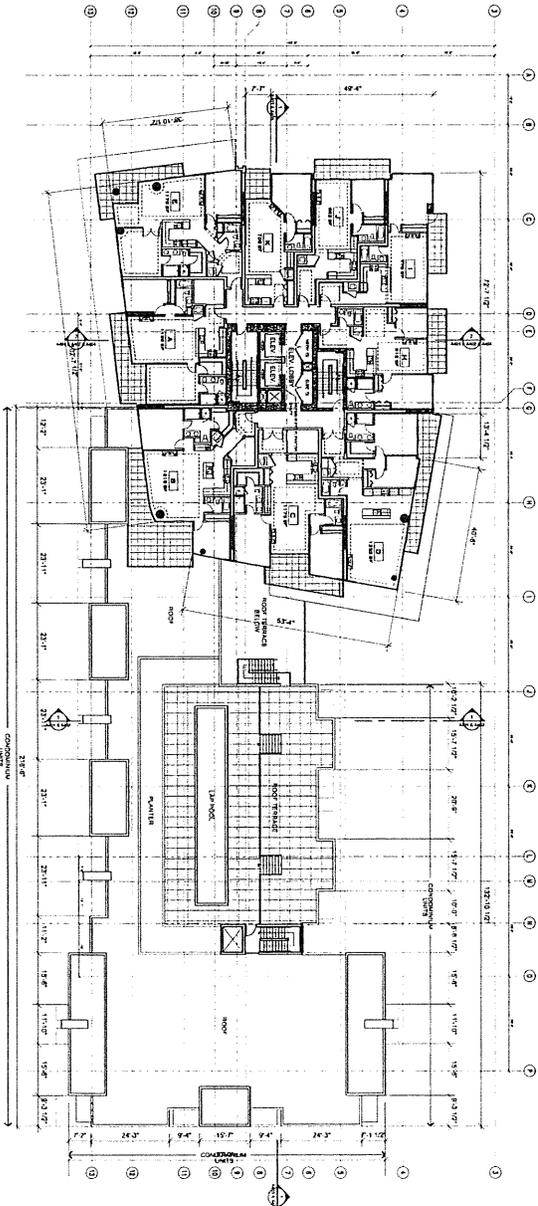
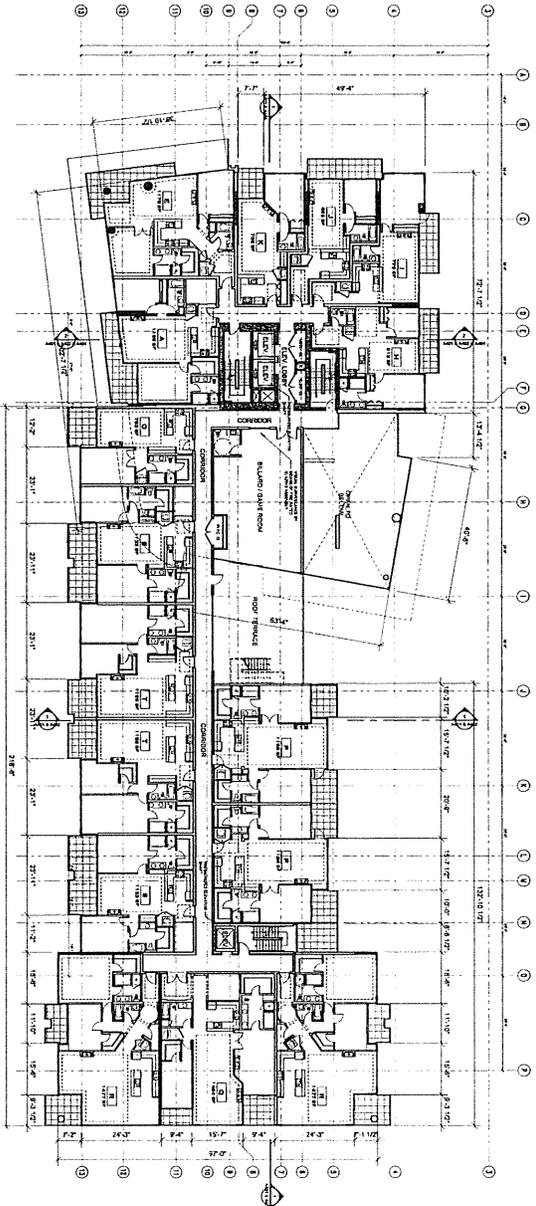
BICYCLE PARKING:

UNIT TYPE/SIZE:	# OF UNITS	SPACES/UNIT	
ONE BEDROOM:	38	X 0.5 =	19 SPACES
TWO BEDROOM:	148	X 0.5 =	74 SPACES
THREE BEDROOM:	10	X .75 =	8 SPACES
VISITOR PARKING:	196	X 0.2 =	40 SPACES
TOTAL REQUIRED:			141 SPACES
TOTAL PROVIDED:			192 SPACES

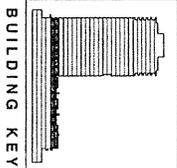
(NOTE: BICYCLE STORAGE ARE STORED IN PRIVATE STORAGE UNITS)

BUILDING HEIGHT:

	# OF STORIES	HEIGHT
TOWER:	26	(272± FT.)
CONDOMINIUM UNITS ONLY:	2	(38± FT.)



NOTES



NO.	DESCRIPTION
1	REVISIONS TO THE FLOOR PLAN
2	REVISIONS TO THE FLOOR PLAN
3	REVISIONS TO THE FLOOR PLAN
4	REVISIONS TO THE FLOOR PLAN
5	REVISIONS TO THE FLOOR PLAN
6	REVISIONS TO THE FLOOR PLAN
7	REVISIONS TO THE FLOOR PLAN
8	REVISIONS TO THE FLOOR PLAN
9	REVISIONS TO THE FLOOR PLAN
10	REVISIONS TO THE FLOOR PLAN

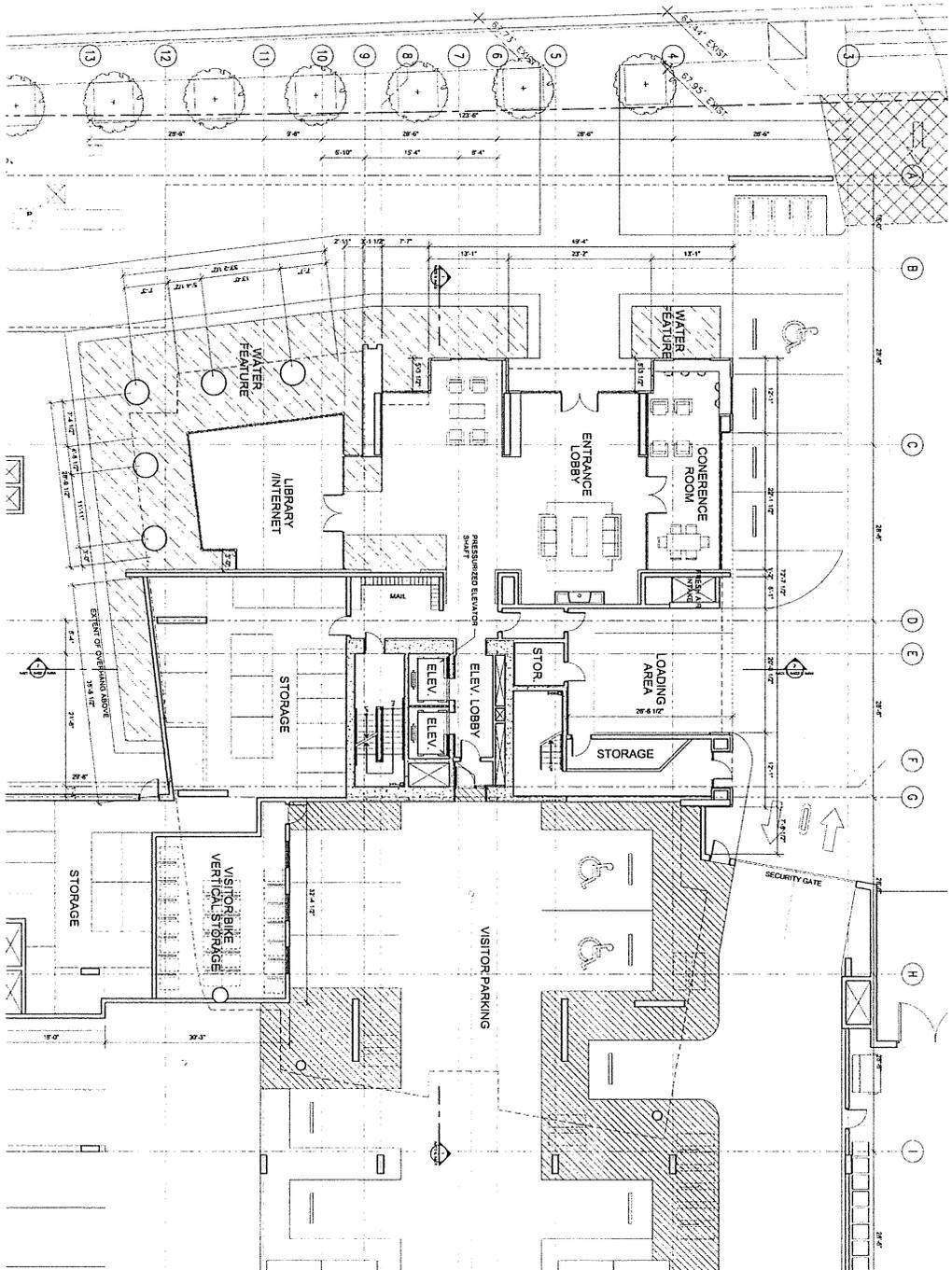


OWNER: ONYX RESIDENTIAL
DEVELOPMENT, NORTE
TEMPE, ARIZONA
CLIENT: WESTSTONE USA

PROJECT NO.	A-205
REV.	F

LEVEL 3 & 4
FLOOR PLANS

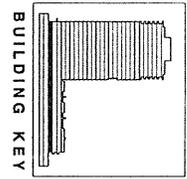
APR 11 2007



1 TOWER LEVEL 1 FLOOR PLAN
A-210 1/8" = 1'-0"

APR 11 2007

NOTES



REVISIONS

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMITS
2		REVISIONS FOR DEVELOPMENT REVIEW
3		REVISIONS FOR ARCHITECTURAL REVIEW
4		REVISIONS FOR ELECTRICAL REVIEW
5		REVISIONS FOR MECHANICAL REVIEW
6		REVISIONS FOR PLUMBING REVIEW
7		REVISIONS FOR FIRE SAFETY REVIEW
8		REVISIONS FOR FINAL APPROVAL



WESTSTONE ARCHITECTS, INC.
1000 WEST WASHINGTON AVENUE
SUITE 1000
DENVER, CO 80202
TEL: 303.733.1111
WWW.WESTSTONEARCHITECTS.COM

ONYX RESIDENTIAL
DEVELOPMENT
TEMPLE NORTE
TEMPE, ARIZONA
WESTSTONE USA

PROJECT NO. A-210

DATE: APR 11 2007

DESIGNED BY: [Name]

CHECKED BY: [Name]

SCALE: 1/8" = 1'-0"

DATE: APR 11 2007

PROJECT: TOWER LEVEL 1 FLOOR PLAN

PROJECT NO. A-210

DATE: APR 11 2007

DESIGNED BY: [Name]

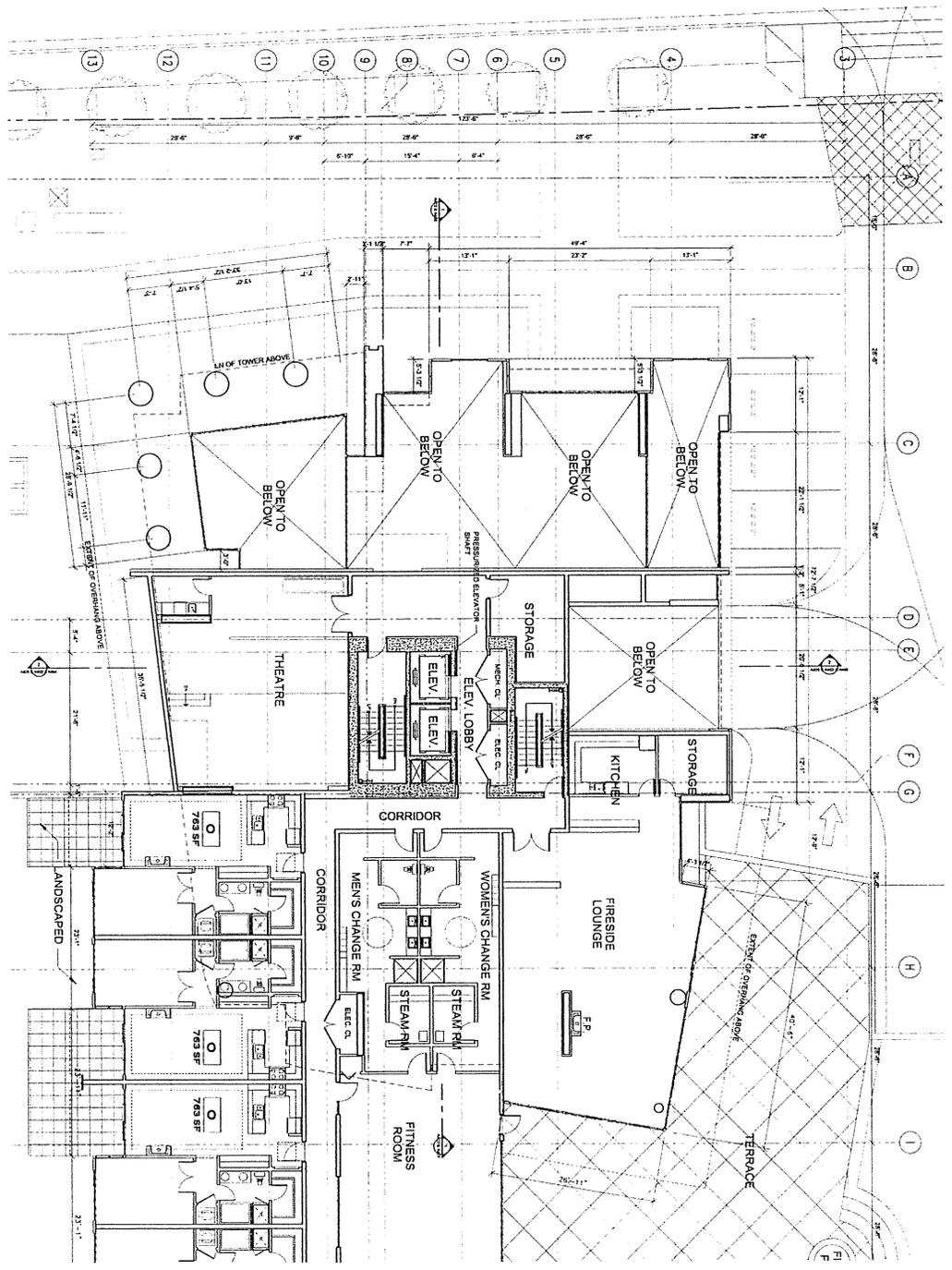
CHECKED BY: [Name]

SCALE: 1/8" = 1'-0"

DATE: APR 11 2007

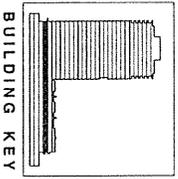
PROJECT: TOWER LEVEL 1 FLOOR PLAN

1 TOWER LEVEL 2 FLOOR PLAN
A-211 1/8" = 1'-0"



APR 11 2007

NOTES



NO.	REVISION	DATE
1	ISSUED FOR PERMITS	04/11/07
2	REVISIONS FOR DEVELOPMENT REVIEW	04/11/07
3	REVISIONS FOR DEVELOPMENT REVIEW	04/11/07
4	REVISIONS FOR DEVELOPMENT REVIEW	04/11/07
5	REVISIONS FOR DEVELOPMENT REVIEW	04/11/07
6	REVISIONS FOR DEVELOPMENT REVIEW	04/11/07
7	REVISIONS FOR DEVELOPMENT REVIEW	04/11/07
8	REVISIONS FOR DEVELOPMENT REVIEW	04/11/07
9	REVISIONS FOR DEVELOPMENT REVIEW	04/11/07
10	REVISIONS FOR DEVELOPMENT REVIEW	04/11/07
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12	REVISIONS FOR DEVELOPMENT REVIEW	04/11/07
13	REVISIONS FOR DEVELOPMENT REVIEW	04/11/07

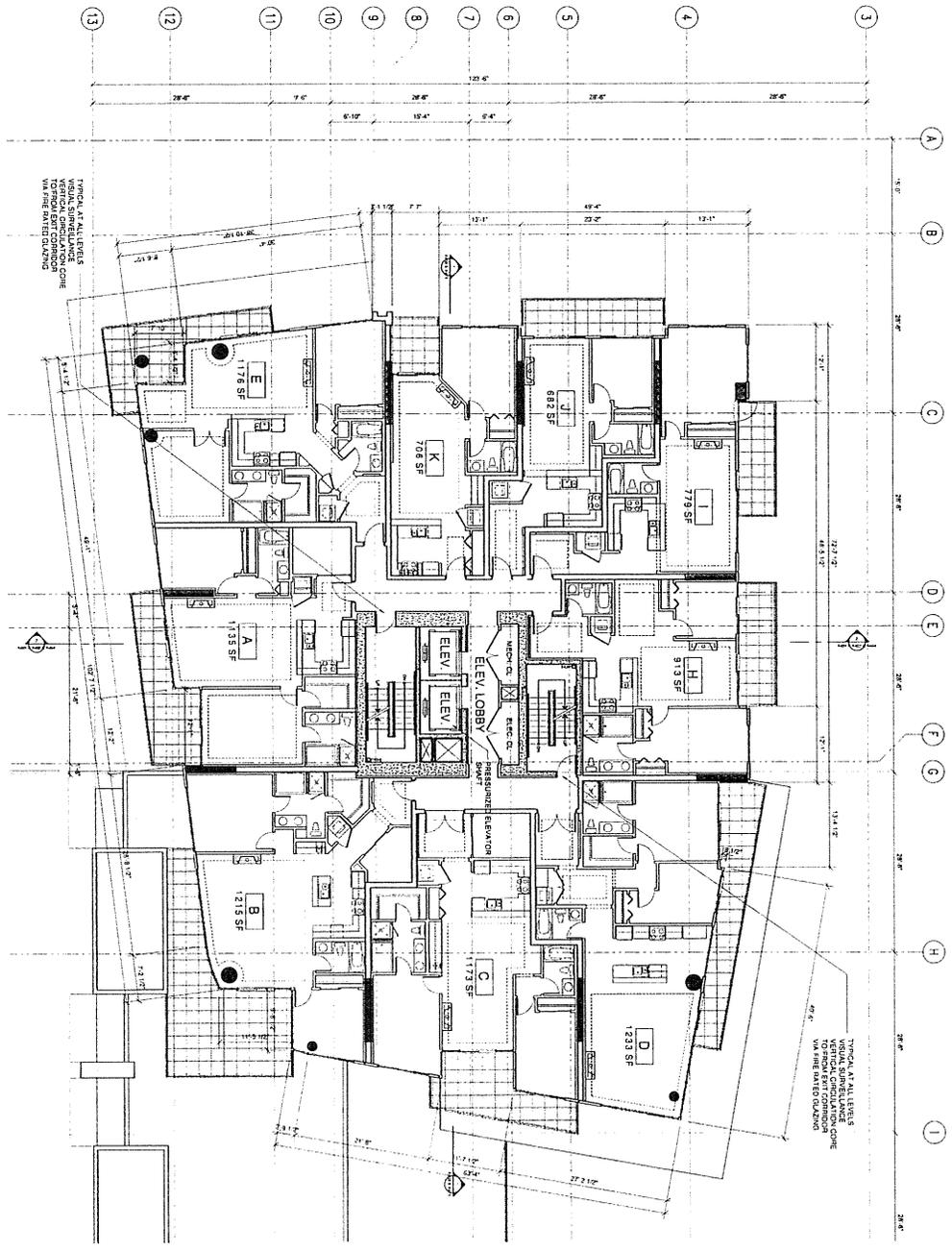


OWNER: OXYX RESIDENTIAL DEVELOPMENT LOT 3, PLAYAZA DEL NORTE TEMPE, ARIZONA
 ARCHITECT: WESTSTONE USA

CONTRACT NO. 04-0-000000-0000
 PROJECT NO. 04-0-000000-0000
 SHEET NO. 04-0-000000-0000
 DATE: 04/11/07
 TOWER LEVEL 2 FLOOR PLAN

A-211 F

1 TOWER LEVEL 4 FLOOR PLAN
A213 1/8"=1'-0"

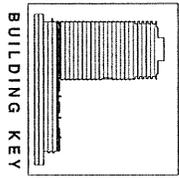


TYPICAL AT ALL LEVELS
VISUAL SURVEILLANCE
TOWARD EAST CORNER
VIA FIRE RATED GLAZING

TYPICAL AT ALL LEVELS
VISUAL SURVEILLANCE
TOWARD WEST CORNER
VIA FIRE RATED GLAZING



NOTES



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	04/11/07
2	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
3	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
4	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
5	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
6	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
7	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
8	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
9	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
10	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
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12	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
13	REVISED TO REFLECT PERMIT COMMENTS	04/11/07



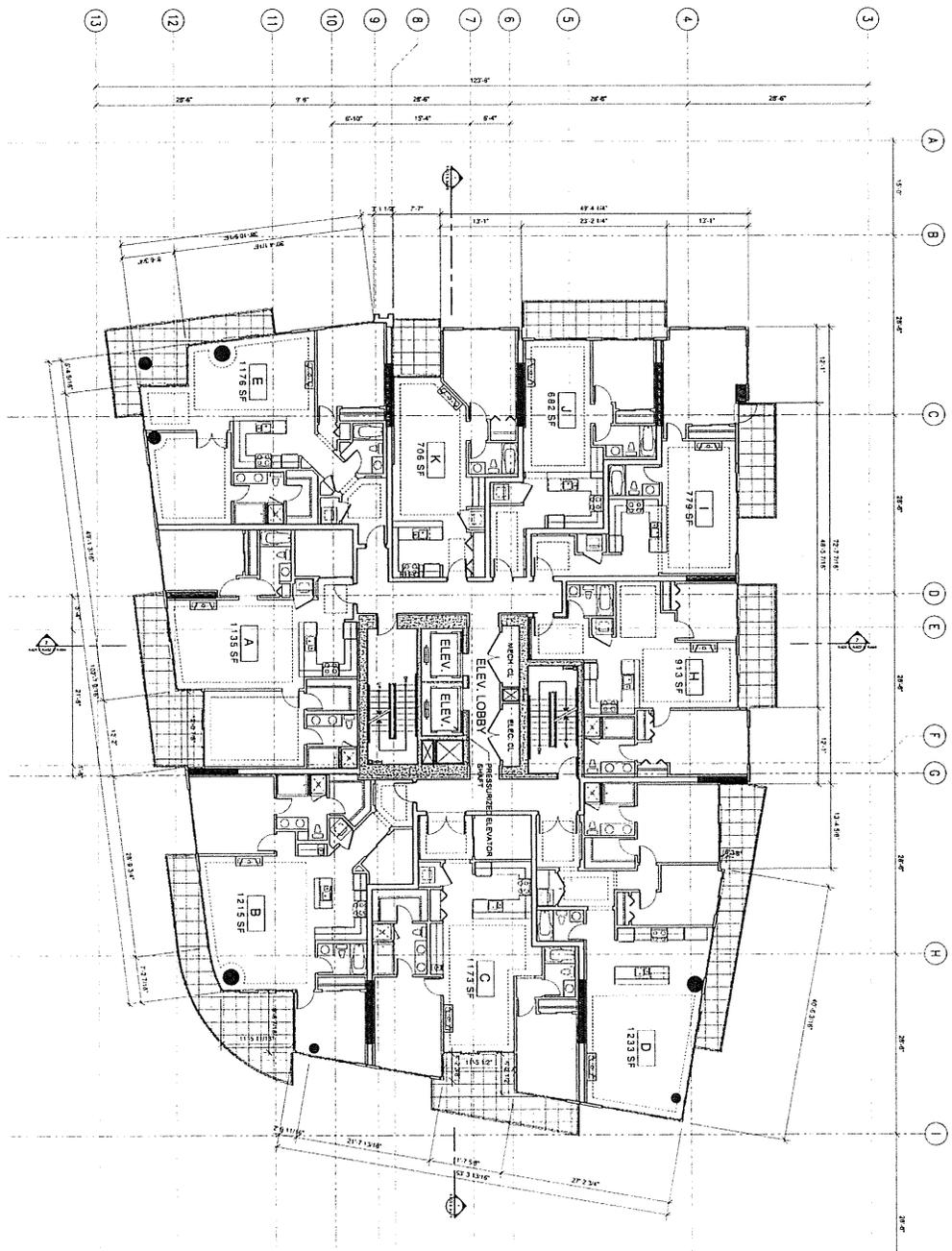
PHOENIX
 101 N. CENTRAL AVENUE, SUITE 1000
 PHOENIX, ARIZONA 85004
 TEL: 602.442.2200
 FAX: 602.442.2201
 WWW.PALINCO.COM

OWAY RESIDENTIAL
 DEVELOPMENT
 LOT 3, PLAYA DEL NORTE
 TEMPE, ARIZONA
 WESTSTONE USA

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	04/11/07
2	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
3	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
4	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
5	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
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9	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
10	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
11	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
12	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
13	REVISED TO REFLECT PERMIT COMMENTS	04/11/07

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	04/11/07
2	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
3	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
4	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
5	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
6	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
7	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
8	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
9	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
10	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
11	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
12	REVISED TO REFLECT PERMIT COMMENTS	04/11/07
13	REVISED TO REFLECT PERMIT COMMENTS	04/11/07

APR 11 2007

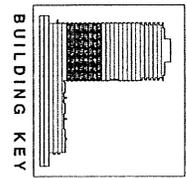


1 TOWER LEVEL 5-12 FLOOR PLAN
 1/8"=1'-0"

APR 11 2007



NOTES



PROJECT: 10000 N. CENTRAL EXPRESSWAY
 PHOENIX, ARIZONA 85018
 ARCHITECT: WESTSTONE ARCHITECTS, INC.
 10000 N. CENTRAL EXPRESSWAY, SUITE 200
 PHOENIX, ARIZONA 85018
 TEL: 602.998.8888
 FAX: 602.998.8889
 WWW.WESTSTONEARCHITECTS.COM

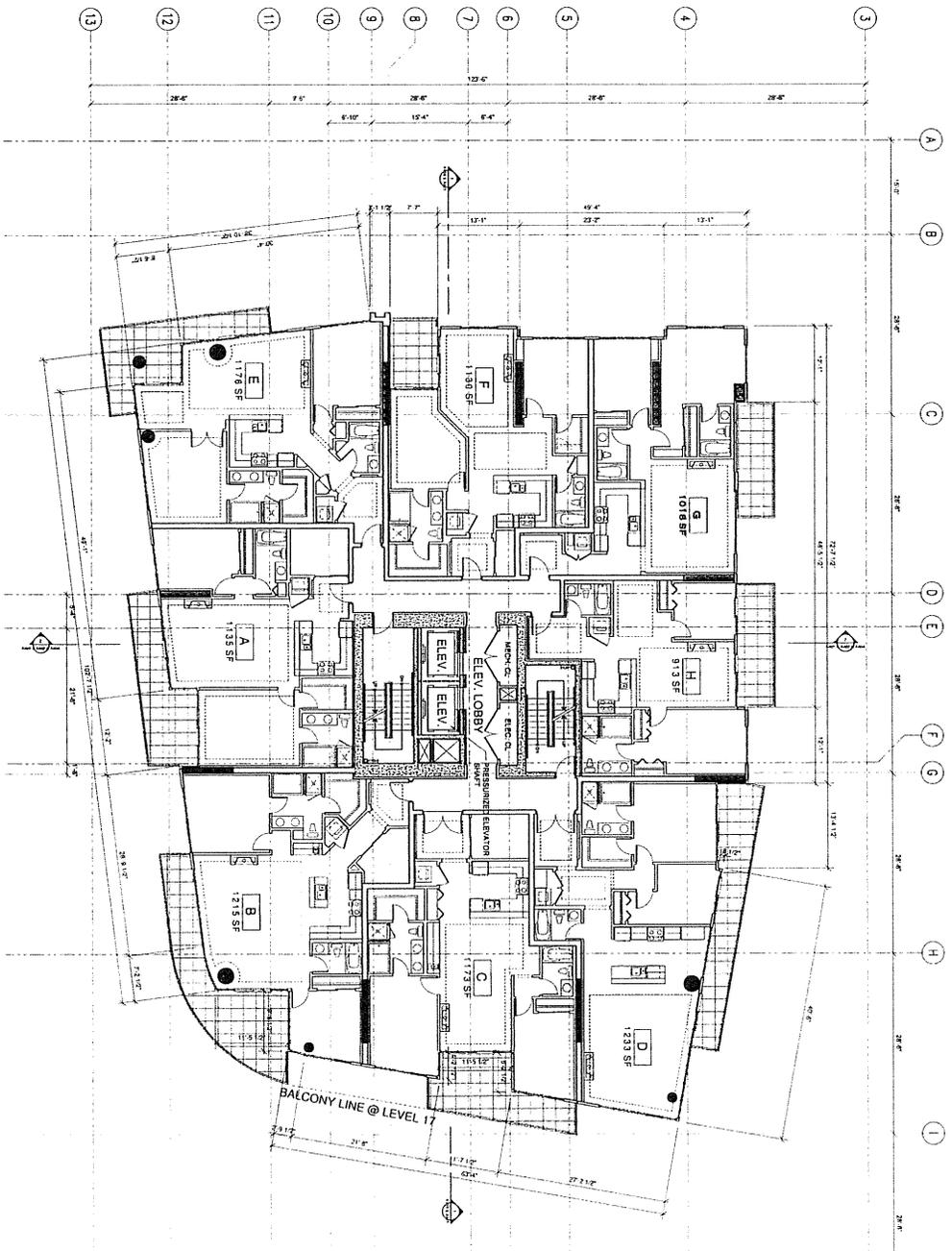


WESTSTONE USA
 10000 N. CENTRAL EXPRESSWAY, SUITE 200
 PHOENIX, ARIZONA 85018
 TEL: 602.998.8888
 FAX: 602.998.8889
 WWW.WESTSTONEARCHITECTS.COM

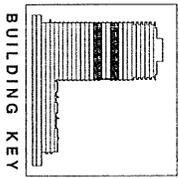
TOWER LEVELS 5-12 FLOOR PLAN
 SHEET TITLE
 DATE: 04/11/07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

Sheet No.	A-216
Rev.	F

1 TOWER LEVEL 13,14,17,18 FLOOR PLAN
A-217 1/8"=1'-0"



NOTES



PROJECT: WESTSTONE RESIDENTIAL
OWNER: WESTSTONE RESIDENTIAL
ARCHITECT: WESTSTONE ARCHITECTS
DATE: 1/11/07

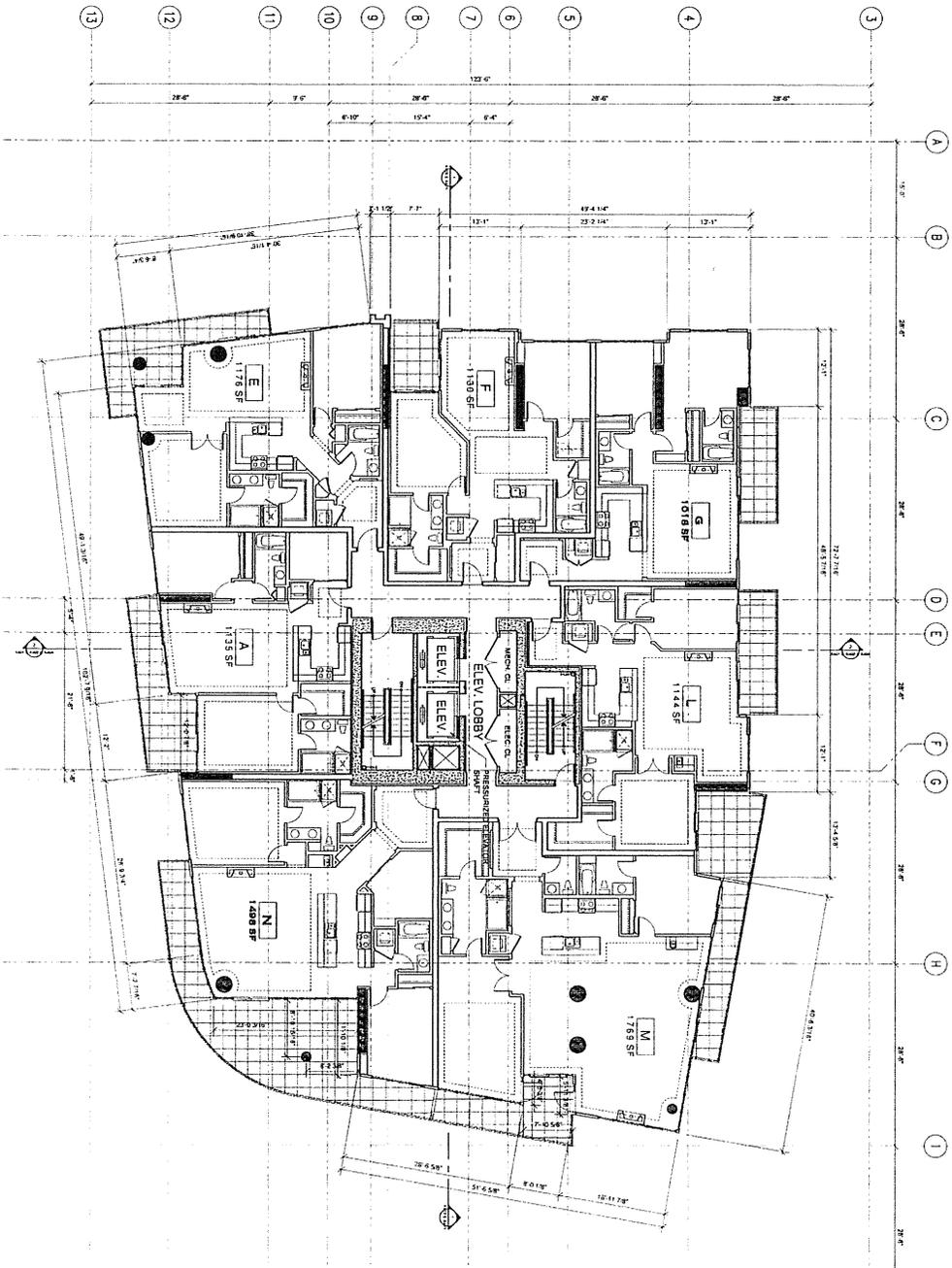


WESTSTONE RESIDENTIAL
OWNER: WESTSTONE RESIDENTIAL
ARCHITECT: WESTSTONE ARCHITECTS
DATE: 1/11/07

NO.	REVISION
1	ISSUED FOR PERMIT
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR OCCUPANCY

DATE	1/11/07
BY	WESTSTONE ARCHITECTS
CHECKED BY	WESTSTONE ARCHITECTS
SCALE	1/8"=1'-0"
TOWER LEVEL 13, 14, 17, 18 FLOOR PLANS	
DATE	1/11/07
BY	WESTSTONE ARCHITECTS
CHECKED BY	WESTSTONE ARCHITECTS
SCALE	1/8"=1'-0"
PROJECT NO.	A-217
FLOOR PLAN NO.	F

APR 11 2007



1 TOWER LEVEL 19 & 21 FLOOR PLAN
A-219 1/8"=1'-0"

APR 11 2007

NOTES



BUILDING KEY

NO.	DESCRIPTION
1	REVISION OF DEVELOPER'S PLAN
2	REVISION OF DEVELOPER'S PLAN
3	REVISION OF DEVELOPER'S PLAN
4	REVISION OF DEVELOPER'S PLAN
5	REVISION OF DEVELOPER'S PLAN
6	REVISION OF DEVELOPER'S PLAN
7	REVISION OF DEVELOPER'S PLAN
8	REVISION OF DEVELOPER'S PLAN
9	REVISION OF DEVELOPER'S PLAN
10	REVISION OF DEVELOPER'S PLAN
11	REVISION OF DEVELOPER'S PLAN
12	REVISION OF DEVELOPER'S PLAN
13	REVISION OF DEVELOPER'S PLAN



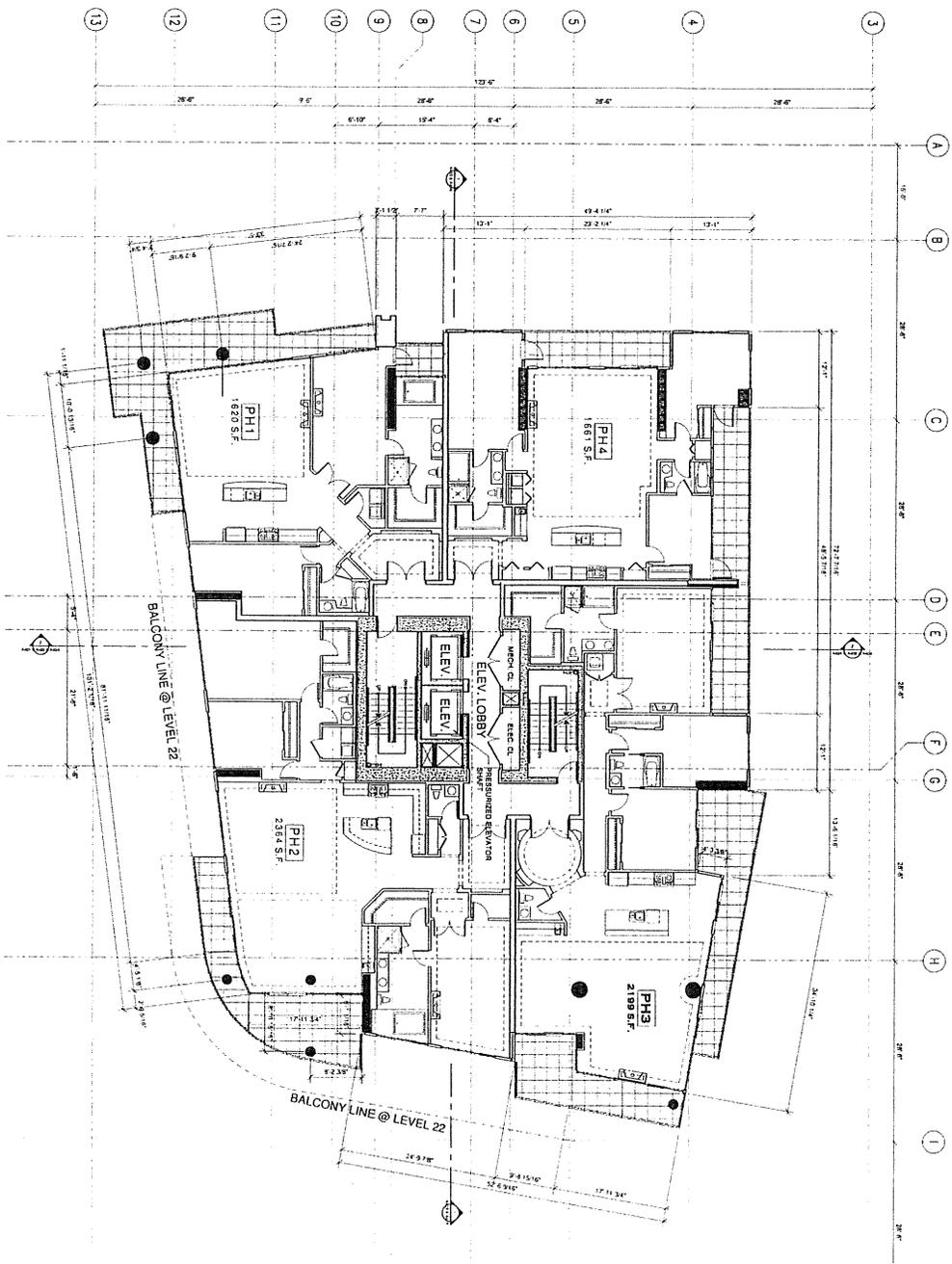
Patrick Carter
ARCHITECTS
1000 N. GAVELIN AVENUE
SUITE 100
TAMPA, FL 33603
TEL: 813.271.4444
WWW.PATRICKCARTERARCHITECTS.COM

ONYX RESIDENTIAL
LOT 3, PLAYA DEL NORTE
TEMPE, ARIZONA
WESTSTONE USA

DATE	10/11/06
PROJECT	ONYX RESIDENTIAL
SCALE	1/8"=1'-0"
DATE	10/11/06
PROJECT	ONYX RESIDENTIAL
SCALE	1/8"=1'-0"

TOWER LEVELS 19 & 21 FLOOR PLAN

A-219	E
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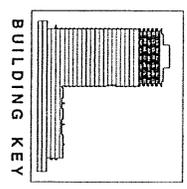


1 TOWER LEVEL 22 - 26 FLOOR PLAN
A-220 1/8" = 1'-0"

APR 11 2007



NOTES



Patrick Center
 1000 PATRICK CENTER DRIVE
 SUITE 1000
 WESTON, MA 02457
 TEL: 781.881.2141
 FAX: 781.881.2142
 WWW.PATRICKCENTER.COM

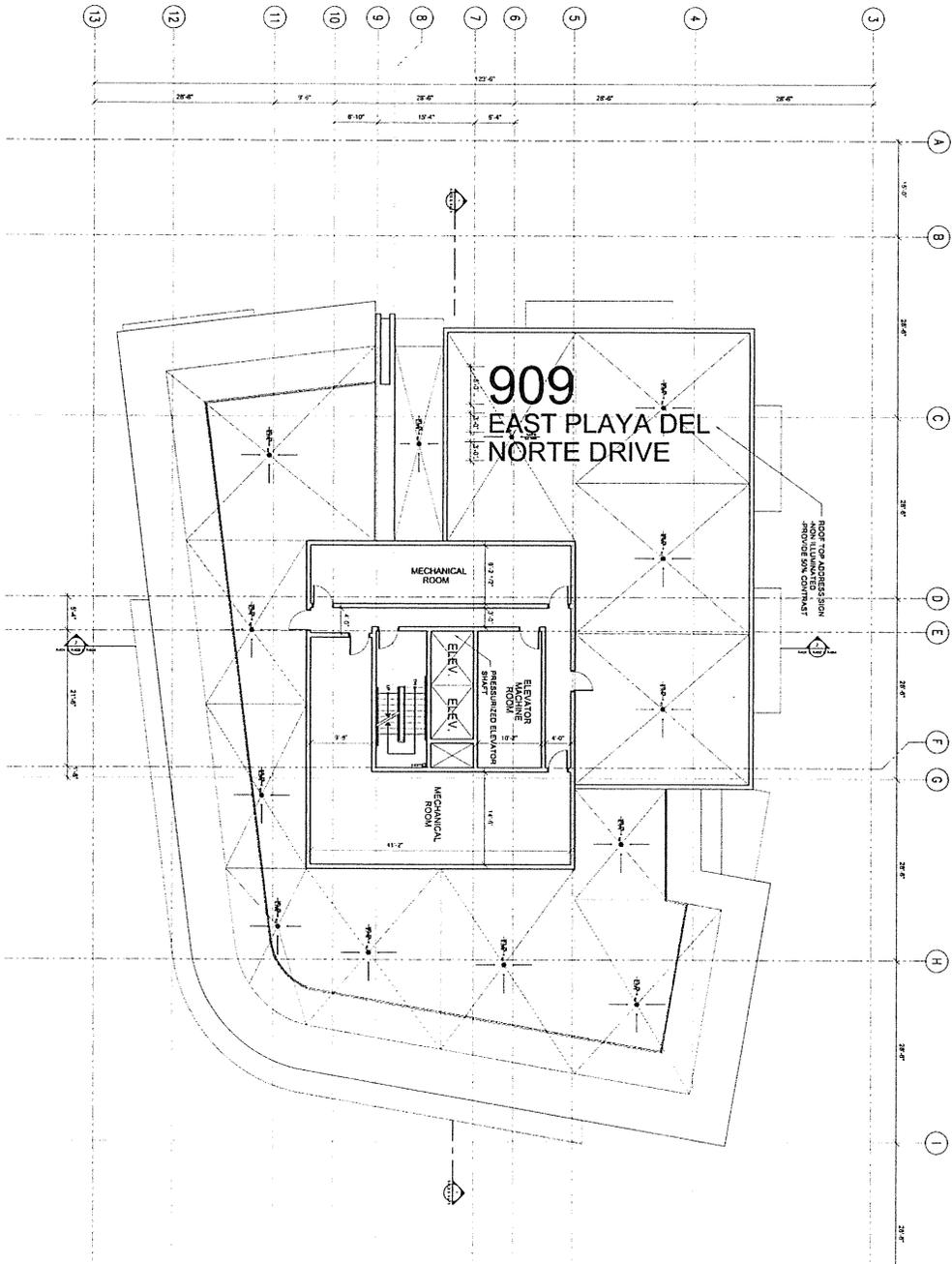
ONVX RESIDENTIAL DEVELOPMENT
 1015 PLAZA DEL NORTE
 WESTFIELD, MA 01095
 WESTSTONE USA

DATE	DESCRIPTION
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04/11/07	ISSUED FOR CONSTRUCTION
04/11/07	ISSUED FOR OCCUPANCY
04/11/07	ISSUED FOR AS-BUILT
04/11/07	ISSUED FOR FINAL

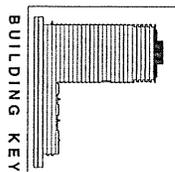
Drawing No.	Rev.
A-220	F

TOWER LEVELS 22-26 FLOOR PLAN

1 TOWER ROOF PLAN
A-221 1/8"=1'-0"



NOTES



Parloff Center
 1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 303.733.1111
 WWW.PARLOFFCENTER.COM

ONYX RESIDENTIAL DEVELOPMENT
 909 EAST PLAYA DEL NORTE
 TEMPE, ARIZONA
 WESTSTONE USA

REVISIONS

NO.	DATE	DESCRIPTION
1	04/11/07	ISSUED FOR PERMIT
2	04/11/07	ISSUED FOR CONSTRUCTION
3	04/11/07	ISSUED FOR CONSTRUCTION
4	04/11/07	ISSUED FOR CONSTRUCTION
5	04/11/07	ISSUED FOR CONSTRUCTION
6	04/11/07	ISSUED FOR CONSTRUCTION
7	04/11/07	ISSUED FOR CONSTRUCTION
8	04/11/07	ISSUED FOR CONSTRUCTION
9	04/11/07	ISSUED FOR CONSTRUCTION
10	04/11/07	ISSUED FOR CONSTRUCTION
11	04/11/07	ISSUED FOR CONSTRUCTION
12	04/11/07	ISSUED FOR CONSTRUCTION
13	04/11/07	ISSUED FOR CONSTRUCTION

TOWER ROOF PLAN

Sheet No.	REV.
A-221	F

APR 11 2007

NOTES

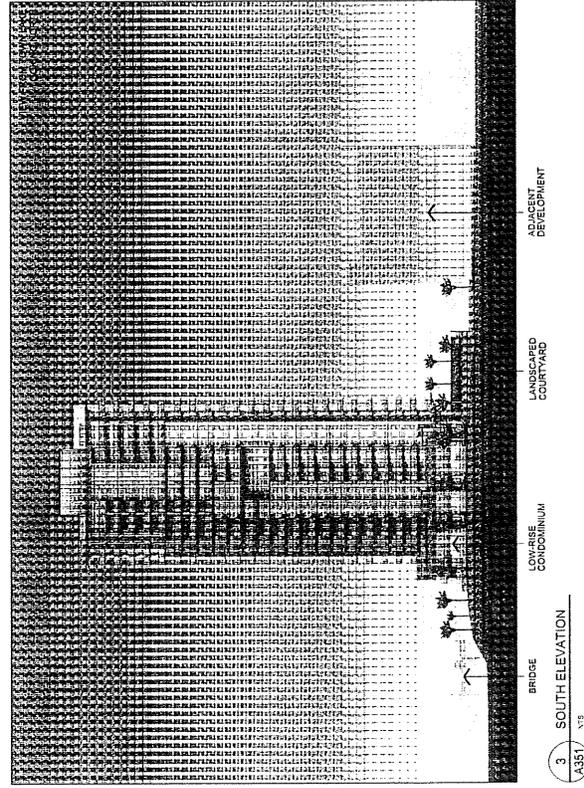
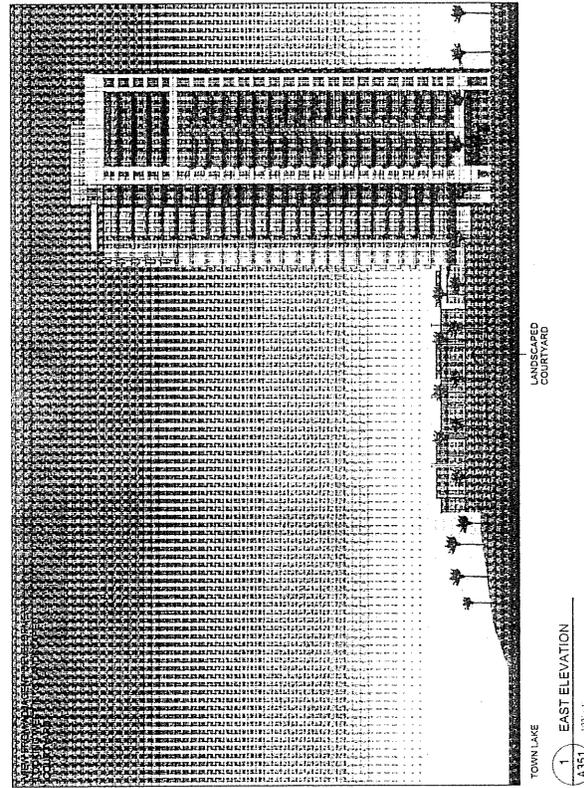
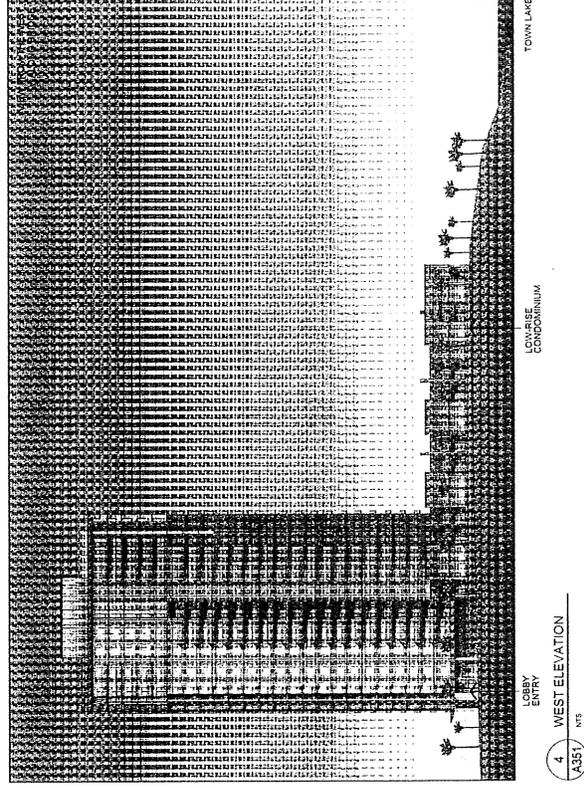
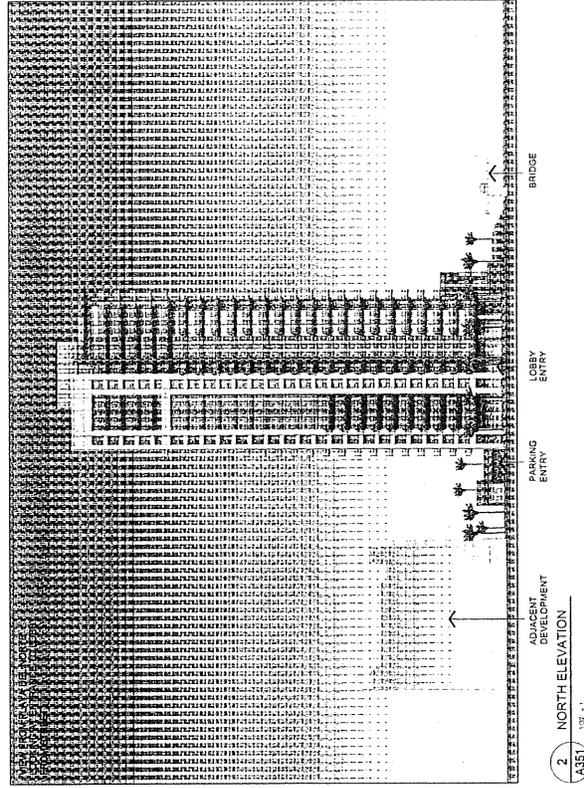
1	DATE: 08/14/2013
2	PROJECT: RESIDENTIAL DEVELOPMENT
3	LOCATION: LOT 3, PLAYA DEL NORTE, TEMPE, ARIZONA
4	SCALE: AS SHOWN
5	DESIGNER: [Firm Name]
6	DATE: 08/14/2013

PROJECT: RESIDENTIAL DEVELOPMENT
 LOT 3, PLAYA DEL NORTE
 TEMPE, ARIZONA
 WESTSTONE USA

DATE:	08/14/2013
PROJECT:	RESIDENTIAL DEVELOPMENT
LOCATION:	LOT 3, PLAYA DEL NORTE, TEMPE, ARIZONA
SCALE:	AS SHOWN
DESIGNER:	[Firm Name]
DATE:	08/14/2013

COLOR ELEVATIONS

NO. OF SHEETS	F
SHEET NO.	A-351



NOTES

1	DATE	11/11/06
2	PROJECT	ONYX RESIDENTIAL DEVELOPMENT
3	CLIENT	ONYX DEVELOPMENT
4	ARCHITECT	ONYX ARCHITECTURE
5	ENGINEER	ONYX ENGINEERING
6	CONTRACTOR	ONYX CONSTRUCTION
7	PERMITS	ONYX PERMITS
8	INSPECTION	ONYX INSPECTION
9	FINAL	ONYX FINAL
10	CLOSEOUT	ONYX CLOSEOUT
11	AS-BUILT	ONYX AS-BUILT
12	ARCHIVE	ONYX ARCHIVE

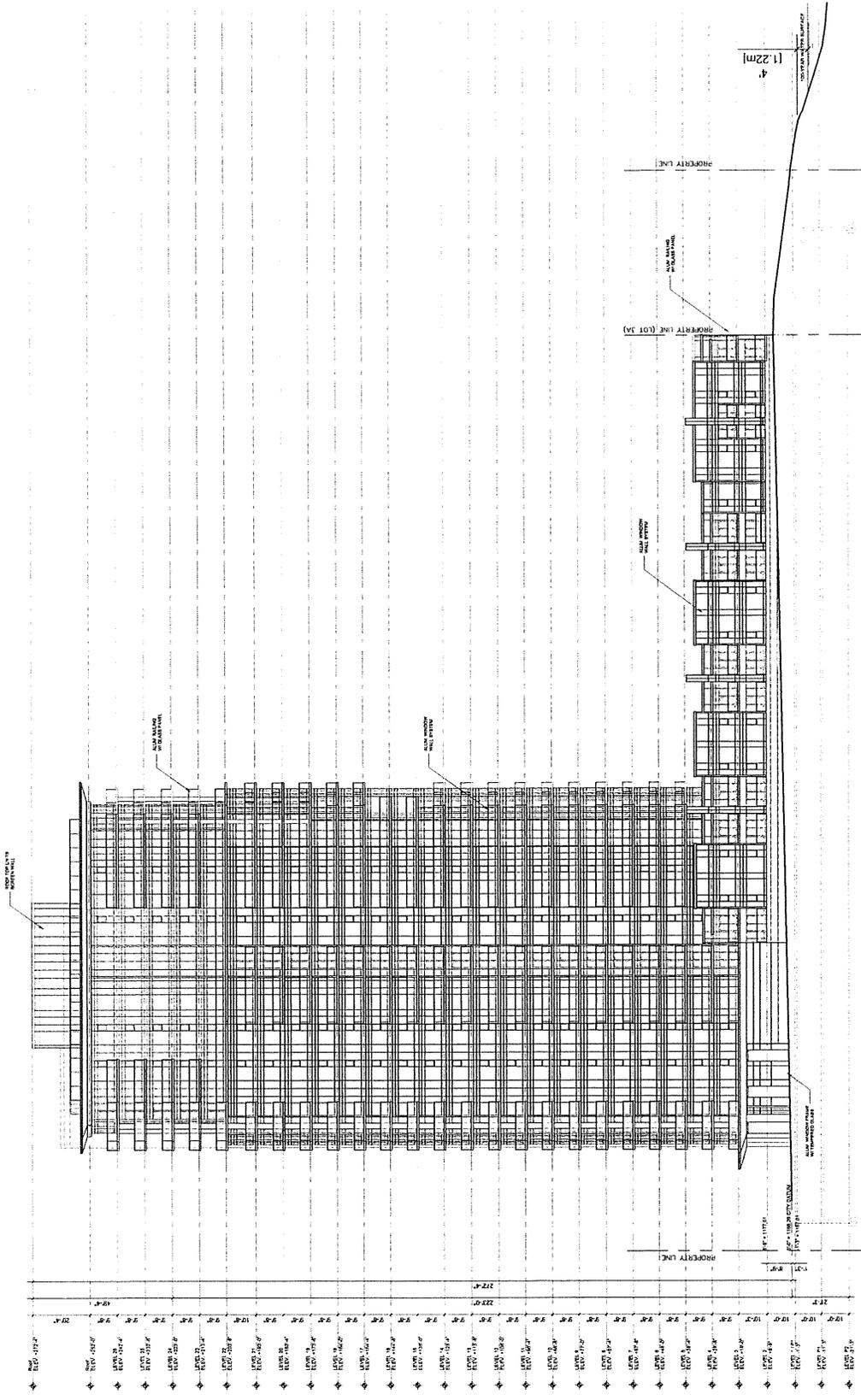


ONYX RESIDENTIAL DEVELOPMENT
 ONYX PLACE DEL NORTE
 TEMPE, ARIZONA
 WEST STONE USA

DATE	11/11/06
PROJECT	ONYX RESIDENTIAL DEVELOPMENT
CLIENT	ONYX DEVELOPMENT
ARCHITECT	ONYX ARCHITECTURE
ENGINEER	ONYX ENGINEERING
CONTRACTOR	ONYX CONSTRUCTION
PERMITS	ONYX PERMITS
INSPECTION	ONYX INSPECTION
FINAL	ONYX FINAL
CLOSEOUT	ONYX CLOSEOUT
AS-BUILT	ONYX AS-BUILT
ARCHIVE	ONYX ARCHIVE

PROPOSED WEST ELEVATION

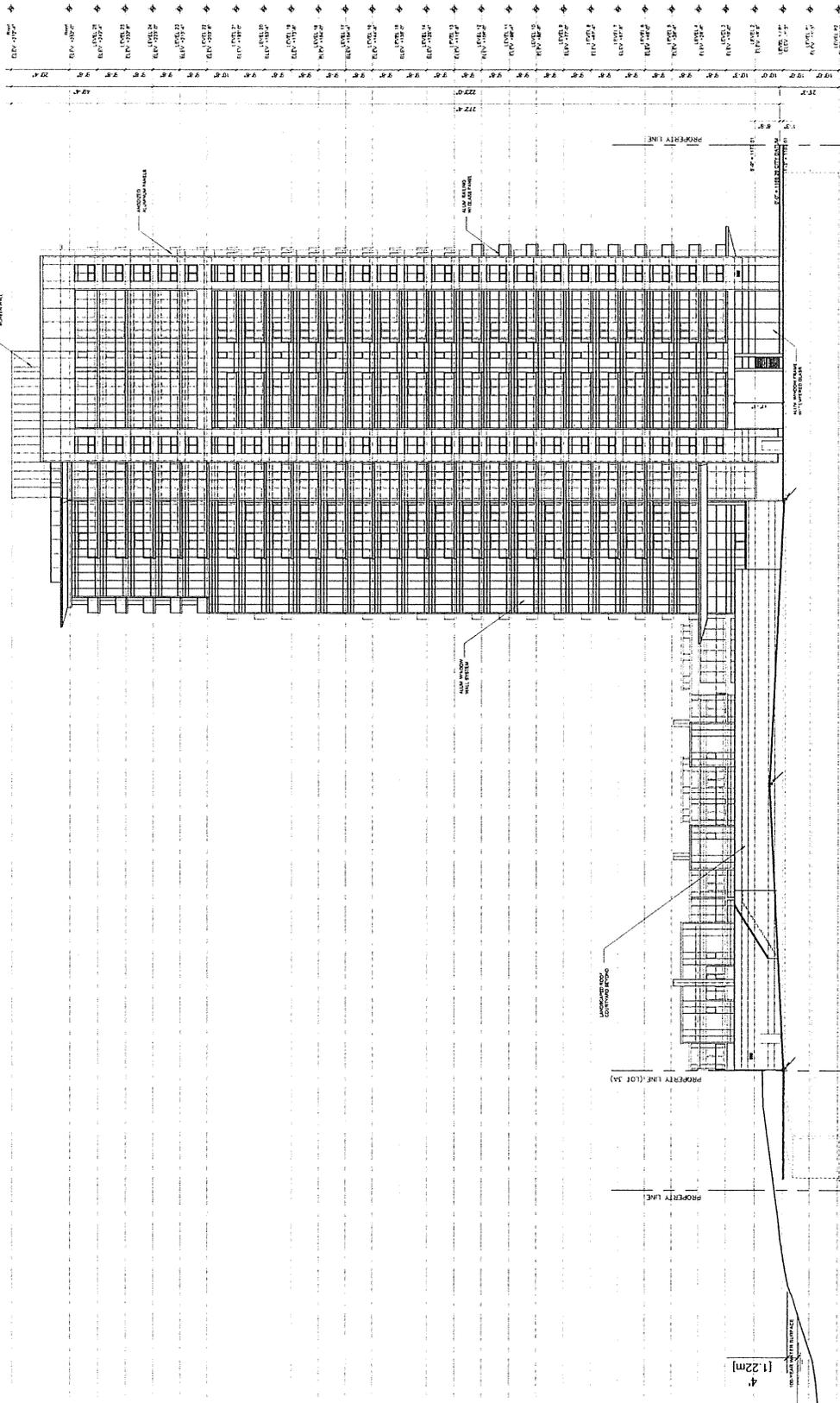
DATE	11/11/06
PROJECT	ONYX RESIDENTIAL DEVELOPMENT
CLIENT	ONYX DEVELOPMENT
ARCHITECT	ONYX ARCHITECTURE
ENGINEER	ONYX ENGINEERING
CONTRACTOR	ONYX CONSTRUCTION
PERMITS	ONYX PERMITS
INSPECTION	ONYX INSPECTION
FINAL	ONYX FINAL
CLOSEOUT	ONYX CLOSEOUT
AS-BUILT	ONYX AS-BUILT
ARCHIVE	ONYX ARCHIVE



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

APR 11 2007

NOTES



1 EAST ELEVATION
1/8" = 1'-0"

A-302
F

PROJECT: NEW RESIDENTIAL DEVELOPMENT LOT 3, PLAYA DEL NORTE TEMPE, ARIZONA WESTSTONE USA

ARCHITECT: Patrick Collier
 1001 N. GILBERT ROAD, SUITE 100
 TEMPE, ARIZONA 85284
 TEL: 480.345.1111
 FAX: 480.345.1112
 WWW.PATRICKCOLLIER.COM

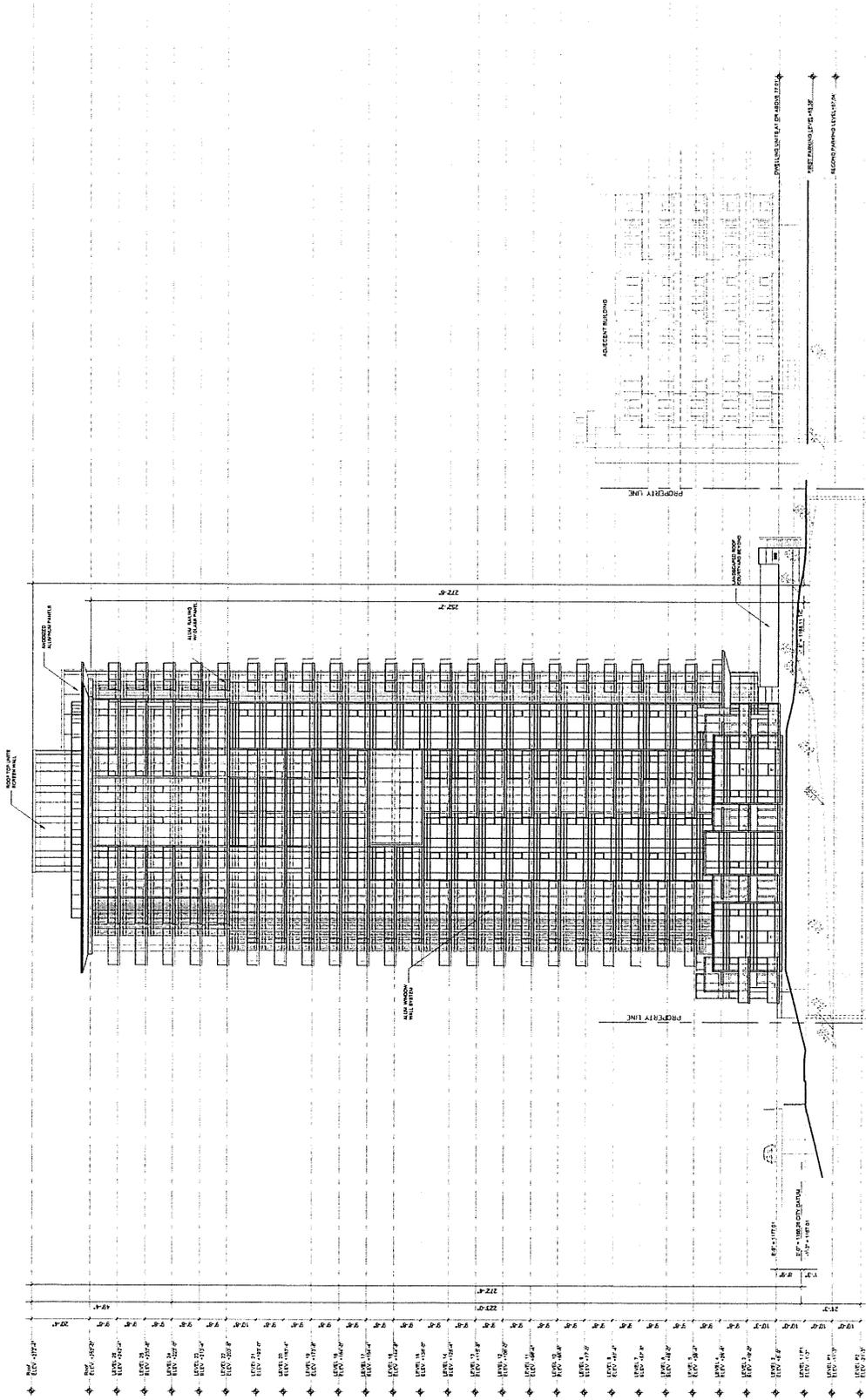
DATE: 04/11/2007
 DRAWN BY: J. L. BROWN
 CHECKED BY: J. L. BROWN
 SCALE: 1/8" = 1'-0"

REVISIONS:

NO.	DATE	DESCRIPTION
1	04/11/07	ISSUED FOR PERMITS
2	04/11/07	REVISIONS TO PERMITS
3	04/11/07	REVISIONS TO PERMITS
4	04/11/07	REVISIONS TO PERMITS
5	04/11/07	REVISIONS TO PERMITS
6	04/11/07	REVISIONS TO PERMITS
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79	04/11/07	REVISIONS TO PERMITS
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97	04/11/07	REVISIONS TO PERMITS
98	04/11/07	REVISIONS TO PERMITS
99	04/11/07	REVISIONS TO PERMITS
100	04/11/07	REVISIONS TO PERMITS

APR 11 2007

NOTES:



1. SEE ALL DIMENSIONS AND NOTES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



Patrick Collier
 ARCHITECT
 1425 N. CENTRAL AVENUE, SUITE 200
 TEMPE, ARIZONA 85281
 TEL: 480.831.1111
 FAX: 480.831.1112
 WWW.PATRICKCOLLIER.COM

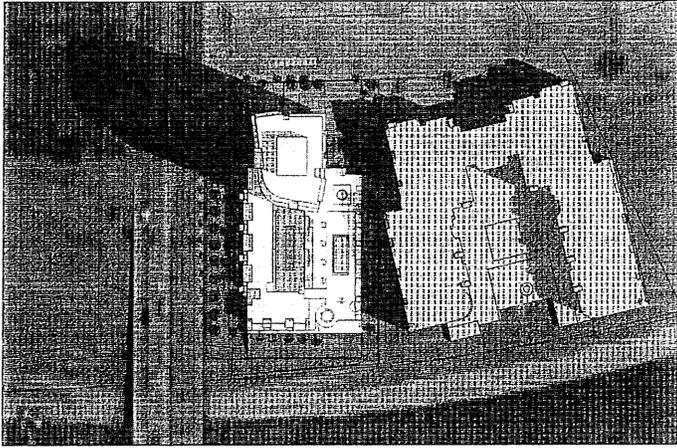
PROJECT:
ONIX RESIDENTIAL
LOT 3, PLAYA DEL NORTE
TEMPE, ARIZONA
 DATE:

SHEET TITLE:
PROPOSED SOUTH ELEVATION

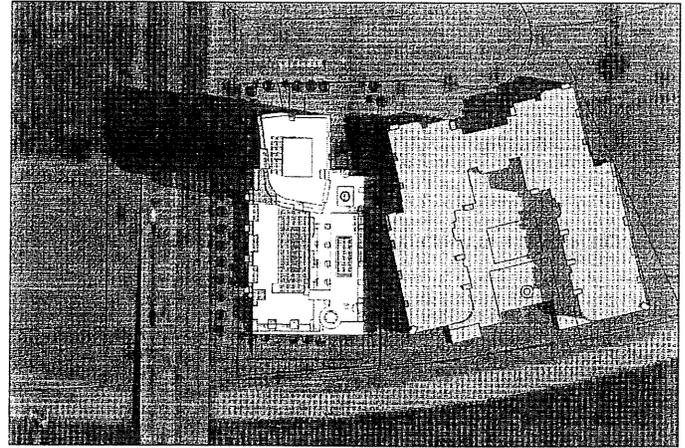
DRAWING NO:
A-303
 REV: **F**

1 SOUTH ELEVATION
 1/8" = 1'-0"

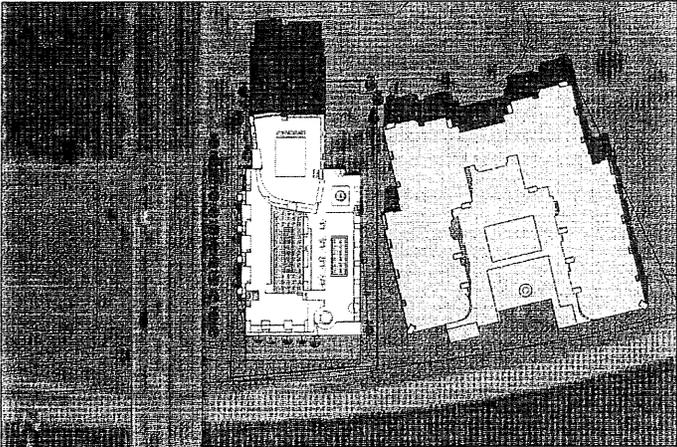
APR 11 2007



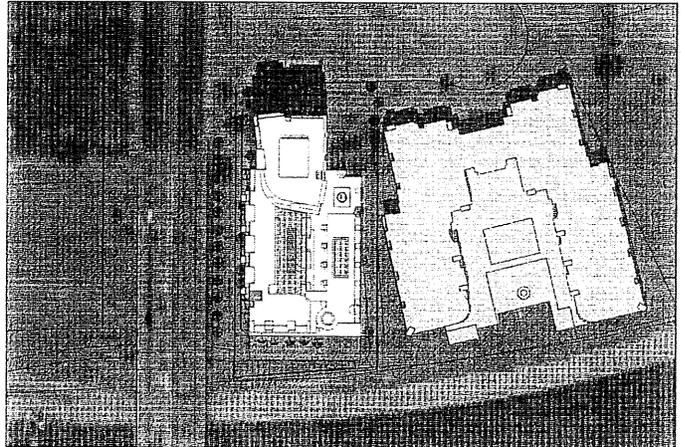
APRIL 22 @ 9:00 AM



JUNE 22 @ 9:00 AM



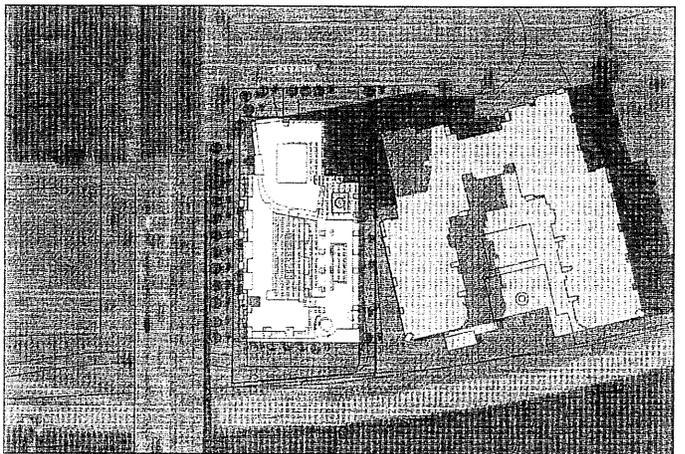
APRIL 22 @ 12:00 PM



JUNE 22 @ 12:00 PM



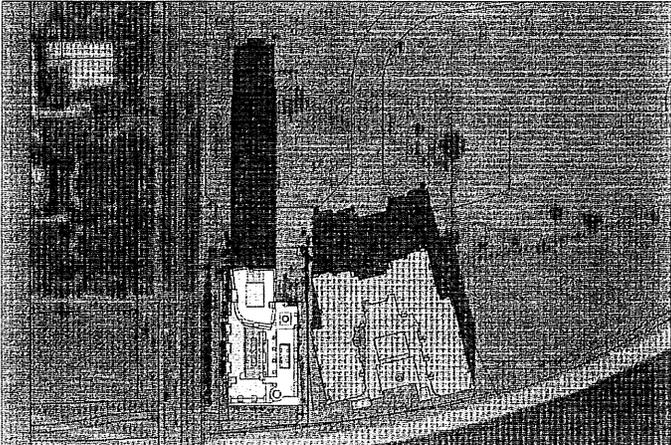
APRIL 22 @ 3:00 PM



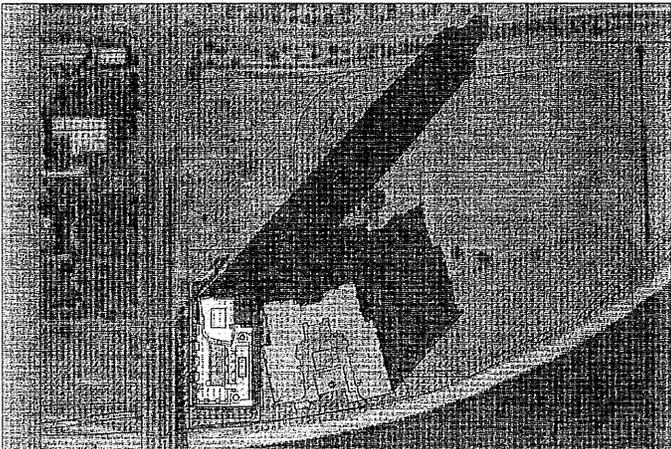
JUNE 22 @ 3:00 PM



DECEMBER 22 @ 9:00 AM

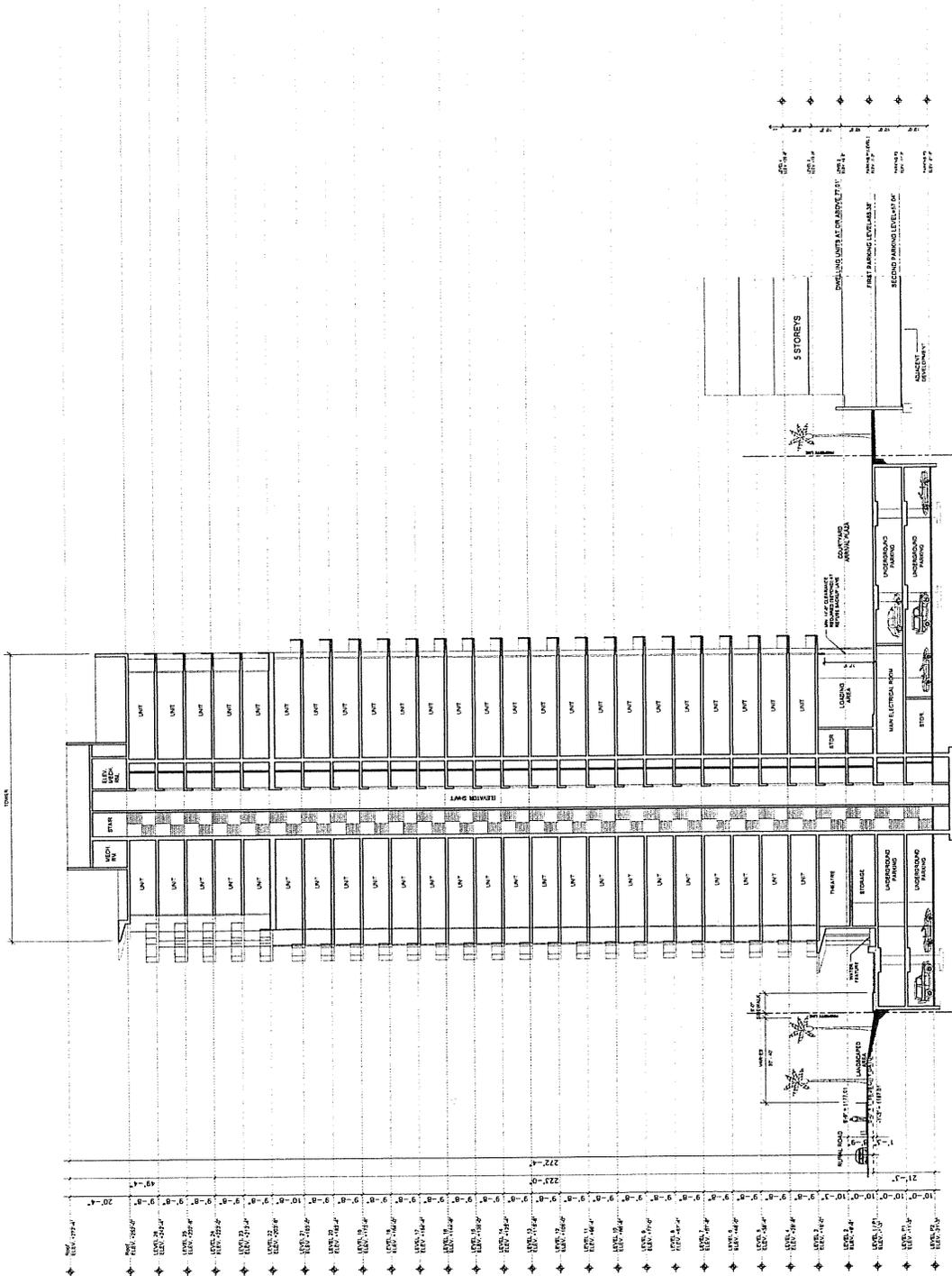


DECEMBER 22 @ 12:00 PM



DECEMBER 22 @ 3:00 PM

NOTES



SECTION 1
A-404
1/8" = 1'-0"

PROJECT: ONYX RESIDENTIAL DEVELOPMENT DEL NORTE TEMPE, ARIZONA
 ARCHITECT: PATRICK COLGAN ARCHITECTS
 1000 WEST WASHINGTON AVENUE, SUITE 100
 TEMPE, ARIZONA 85281
 TEL: 480.831.1111
 FAX: 480.831.1112
 WWW.PATRICKCOLGAN.COM



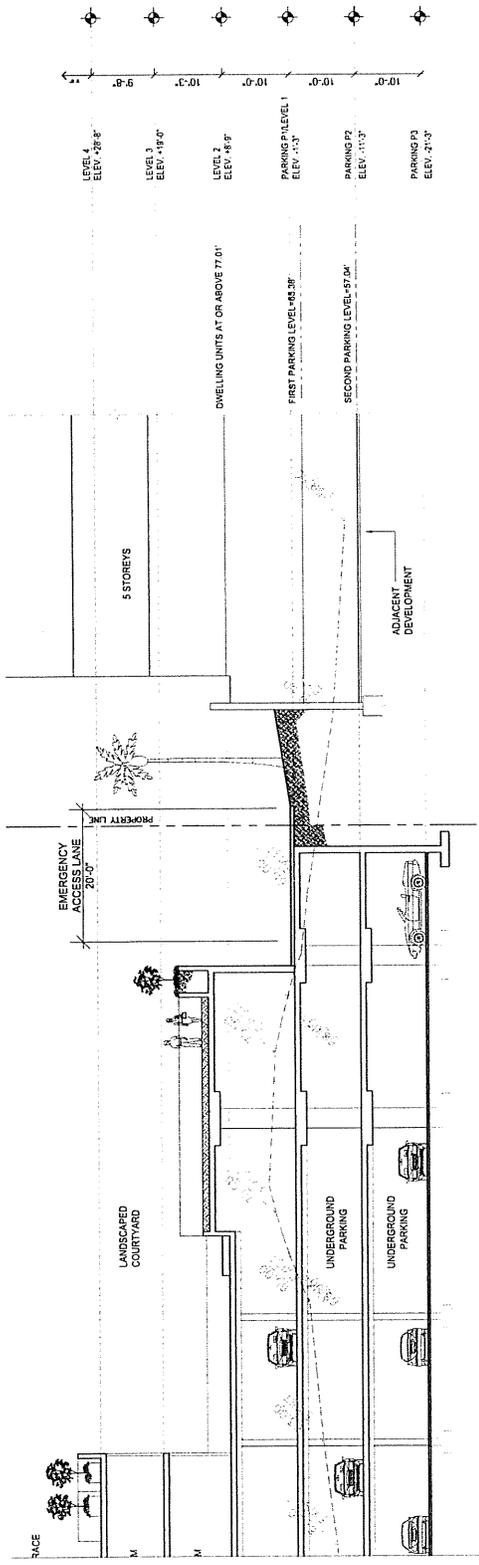
PROJECT: ONYX RESIDENTIAL DEVELOPMENT DEL NORTE TEMPE, ARIZONA
 ARCHITECT: PATRICK COLGAN ARCHITECTS
 1000 WEST WASHINGTON AVENUE, SUITE 100
 TEMPE, ARIZONA 85281
 TEL: 480.831.1111
 FAX: 480.831.1112
 WWW.PATRICKCOLGAN.COM

DATE: 02/14/07
PROJECT: ONYX RESIDENTIAL DEVELOPMENT DEL NORTE TEMPE, ARIZONA
ARCHITECT: PATRICK COLGAN ARCHITECTS
SCALE: 1/8" = 1'-0"
DATE: 02/14/07
BY: [Signature]
CHECKED BY: [Signature]
DATE: 02/14/07
PROJECT TITLE: SITE SECTION

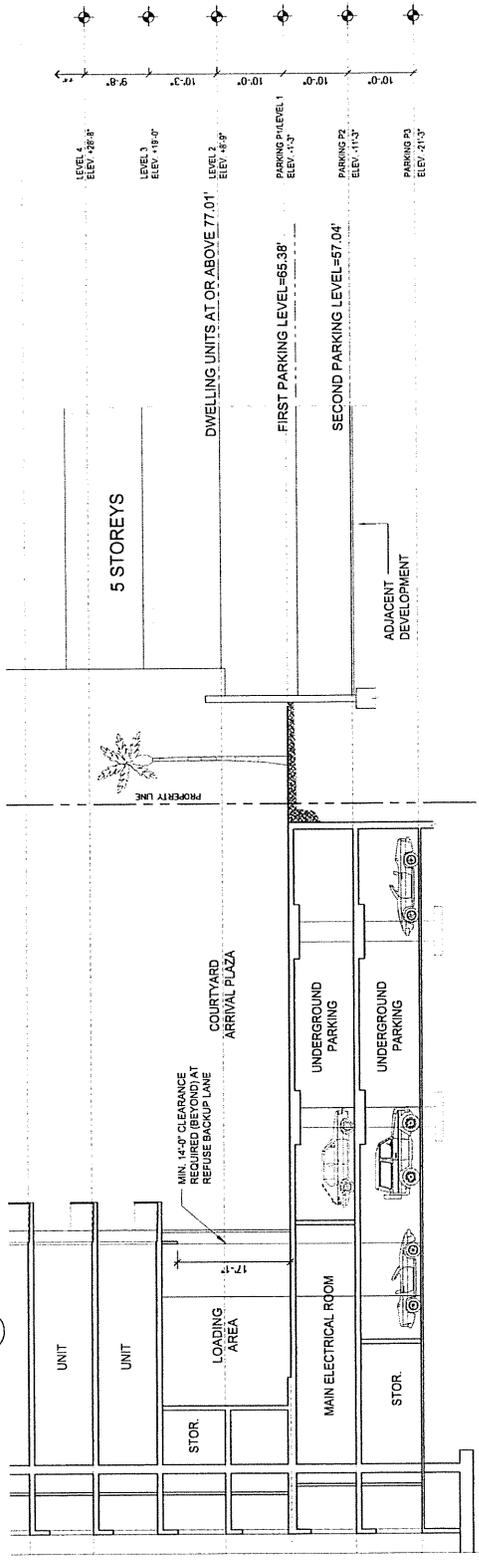
PROJECT NO: A-404
 REV: F

APR 11 2007

NOTES



1. SECTION
1/8"=1'-0"



2. SECTION
1/8"=1'-0"

Project: ONYA RESIDENTIAL
 LOT 5 PLAZA DEL NORTE
 TEMPE, ARIZONA
 WESTSTONE USA

Architect: WESTSTONE USA
 1000 WEST WILLOW ROAD
 SUITE 100
 WEST WILLOW, ARIZONA 85381
 TEL: 480.377.4477
 FAX: 480.377.4444
 WWW.WESTSTONEUSA.COM

Contractor: WESTSTONE USA
 1000 WEST WILLOW ROAD
 SUITE 100
 WEST WILLOW, ARIZONA 85381
 TEL: 480.377.4477
 FAX: 480.377.4444
 WWW.WESTSTONEUSA.COM

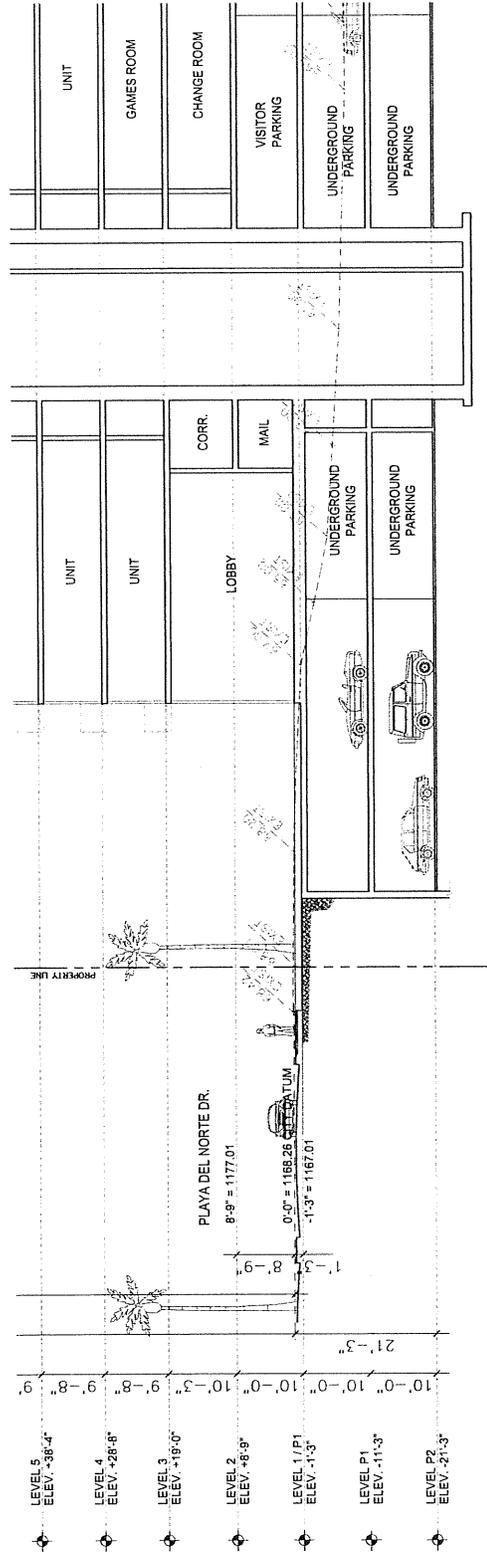
SECTIONS

NO.	DATE	BY	CHKD.	APP.
1	02.12.07	...	...	...
2	03.15.07	...	...	...
3	03.22.07	...	...	...
4	04.01.07	...	...	...

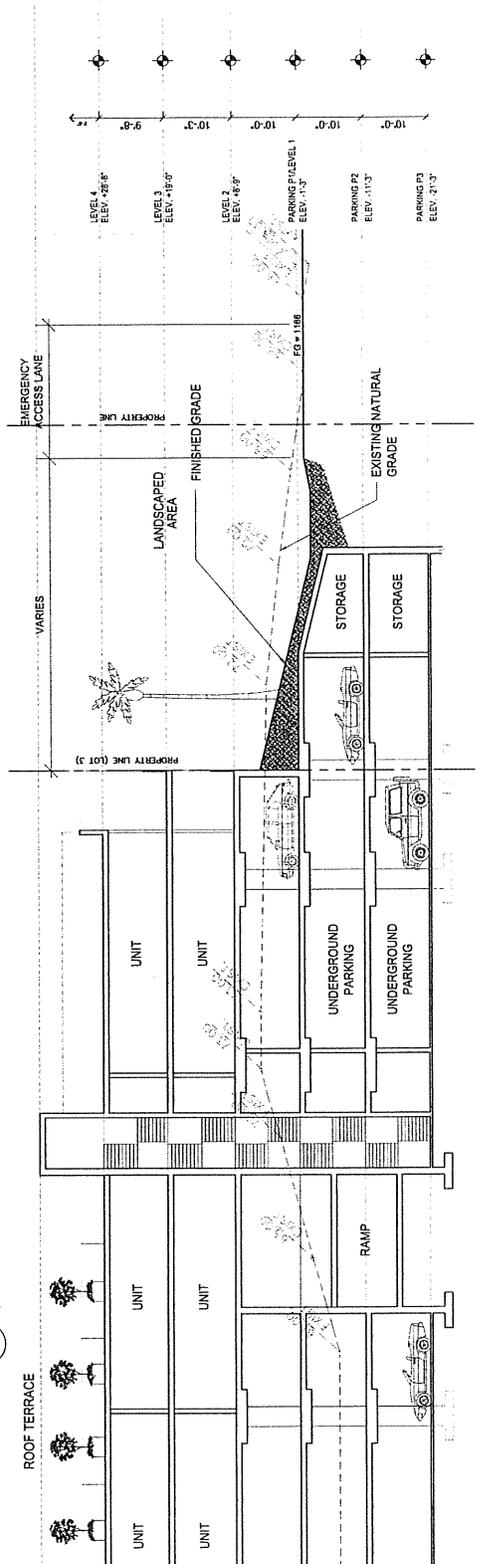
PROJECT NO: **A-402**
 REV: **F**

APR 11 2007

NOTES



1 SECTION
1/8" = 1'-0"



2 SECTION
1/8" = 1'-0"

1	REVISION	DATE
2	REVISION	DATE
3	REVISION	DATE
4	REVISION	DATE
5	REVISION	DATE
6	REVISION	DATE
7	REVISION	DATE
8	REVISION	DATE
9	REVISION	DATE
10	REVISION	DATE
11	REVISION	DATE
12	REVISION	DATE
13	REVISION	DATE
14	REVISION	DATE
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16	REVISION	DATE
17	REVISION	DATE
18	REVISION	DATE
19	REVISION	DATE
20	REVISION	DATE



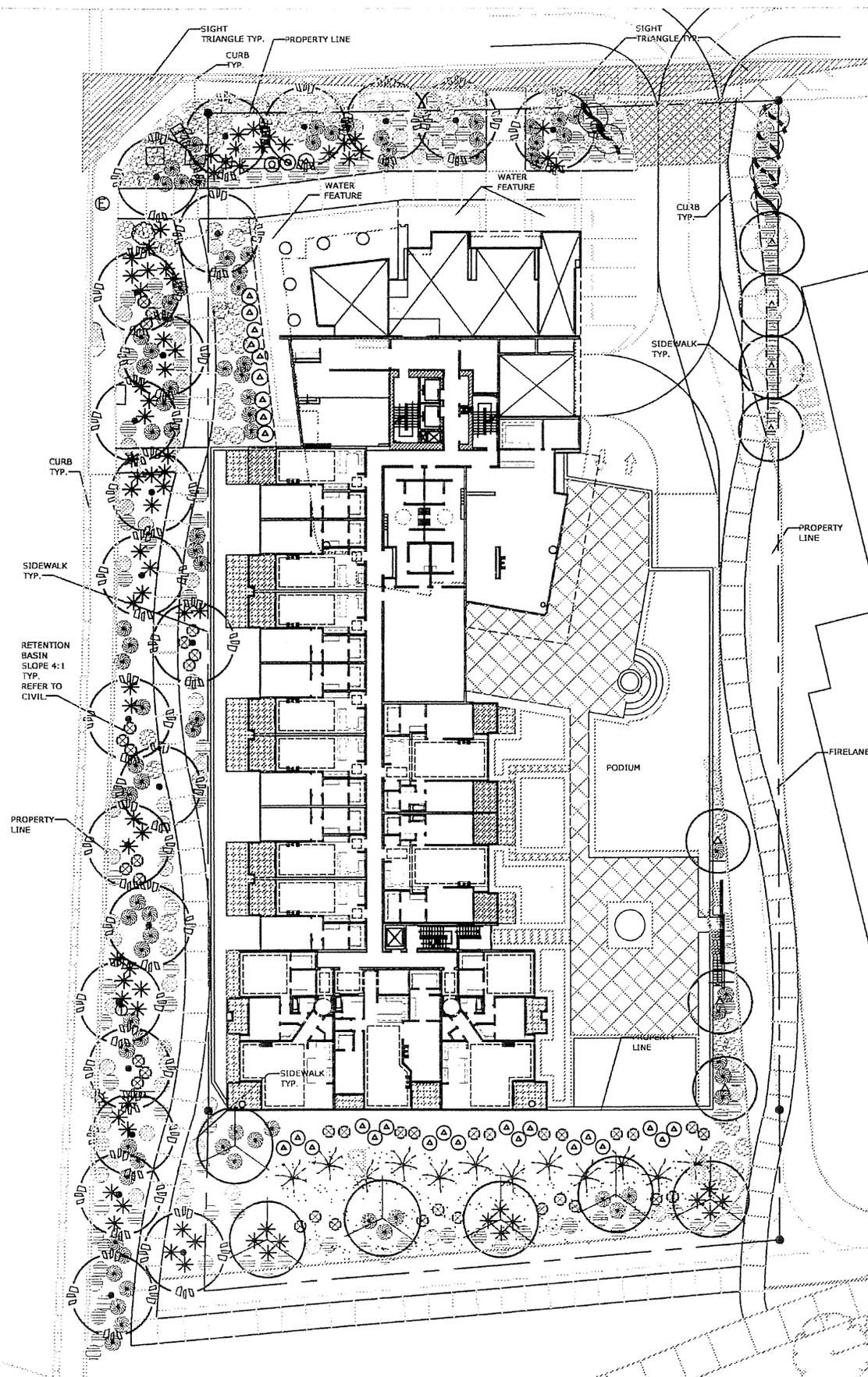
ONYX RESIDENTIAL
DEVELOPMENT
LOT 1 & 2 DEL NORTE
TEMPLE, ARIZONA
WESTSTONE USA

PROJECT	ONYX RESIDENTIAL DEVELOPMENT LOT 1 & 2 DEL NORTE TEMPLE, ARIZONA
DATE	10/11/07
SCALE	1/8" = 1'-0"
DATE	10/11/07
SCALE	1/8" = 1'-0"
DATE	10/11/07
SCALE	1/8" = 1'-0"
DATE	10/11/07
SCALE	1/8" = 1'-0"

SECTIONS

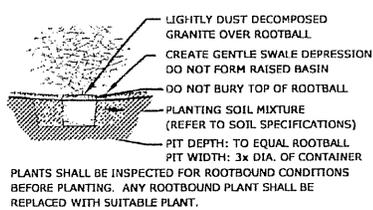
PROJECT NO.	A-403
REV.	F

APR 11 2007

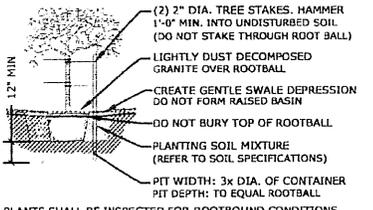


LANDSCAPE LEGEND

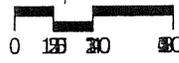
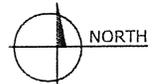
TREES	SPECIES	SIZE/QTY
ULMUS PARIFOLIA	CHINESE EVERGREEN ELM	2" CAL./10
		1" CAL./12
		2" CAL./4
PROSOPIS VELUTINA	ARIZONA MESQUITE	34" BOX/3
SYAGRUS ROMANZOFFIANUM *	QUEEN PALM	15 GAL/3
SHRUBS	SPECIES	SIZE/QTY
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL/66
RUPELLA PENINSULARIS	BLUE RUPELLA	5 GAL./8
LANTANA MONTEVIDENSIS	IRENE LANTANA (DWF. CARNIVAL)	5 GAL./2
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL./70
CALLIANDRA ERIOPHYLLA	PINK FAIRY DUSTER	5 GAL./16
GROUNDCOVERS	SPECIES	SIZE/QTY
LANTANA SPECIES	GOLD LANTANA	1 GAL./82
LANTANA SPECIES	PURPLE LANTANA	1-GAL./50
CONVOLVULUS CENEORUM	BUSH MORNING GLORY	1-GAL./50
DALEA GREGGII	TRAILING INDIGO BUSH	1 GAL./15



SHRUB PLANTING NO SCALE



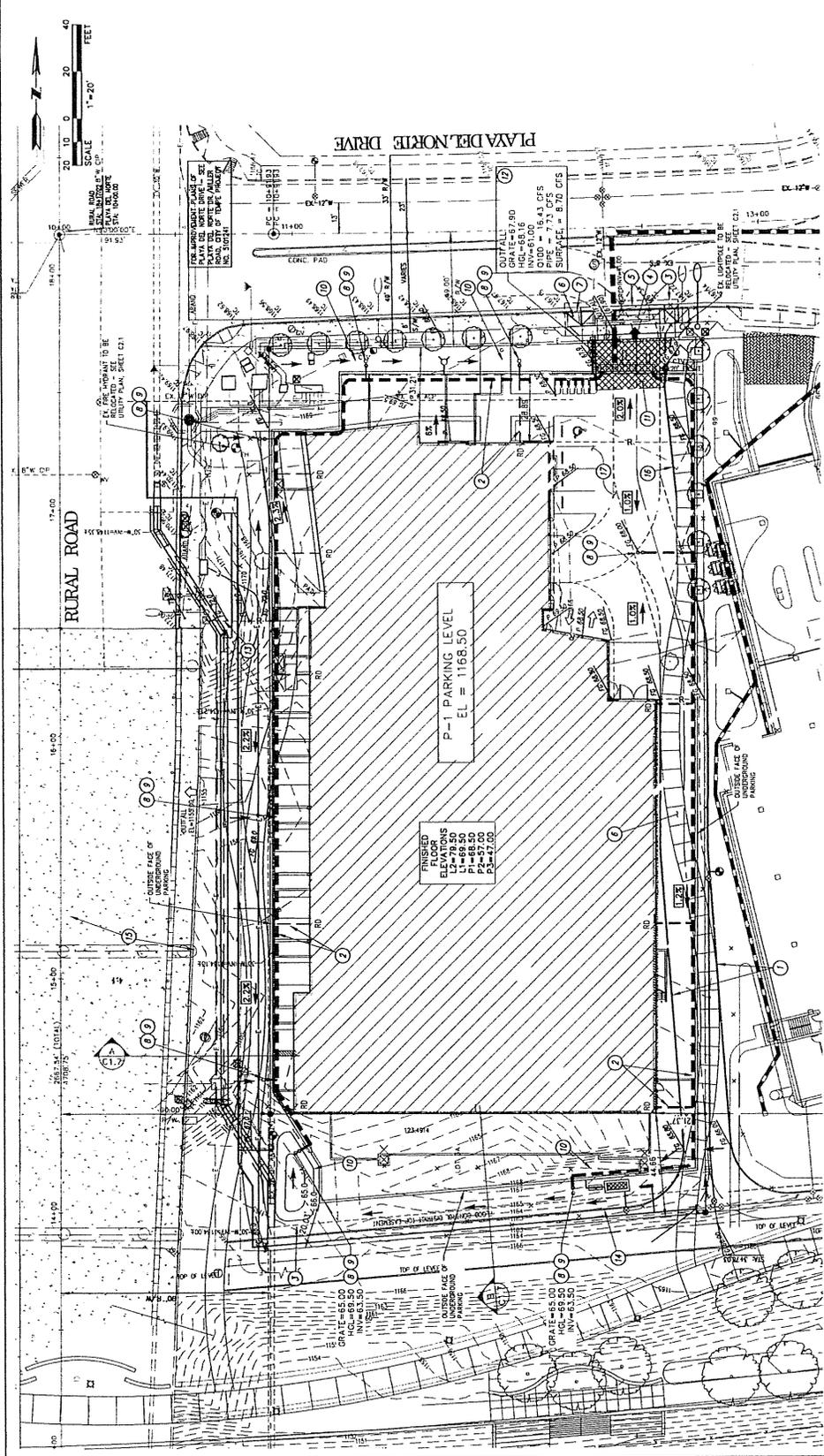
TREE PLANTING NO SCALE



263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

7151 East 6th Avenue
 Scottsdale, Arizona 85251
 phone 480-775-3714
 fax 480-990-0754
 mail@urbangraphite.com

PRELIMINARY LANDSCAPE PLAN SCALE 1" = 20'



- GENERAL NOTES**
- COORDINATE ALL RAIN WATER AND STORM DRAIN LOCATIONS AND ELEVATIONS AS REQUIRED.
 - ALL AREA PAVEMENT OUTSIDE THE BUILDING SHALL BE CONSTRUCTED PER NOTES 8 & 9.
 - CONTRACTOR SHALL PROTECT EXISTING LEVEE DURING CONSTRUCTION.

- | ⑦ | ⑧ |
|--|---|
| <p>GRADING & DRAINAGE CONSTRUCTION NOTES</p> <ol style="list-style-type: none"> ON-SITE STORM DRAIN SYSTEM INSIDE UNDERGROUND PARKING STRUCTURE. INSTALL C.I.P.E. STORM DRAIN PIPE USING JACOBS, SLOPE, AND BRUSH SPRING ON SHEET PER M.A.S. SEC. 702.00C. 3" SAND/CUT, FILL AND REFILL A.C. PAVEMENT. REMOVE EXISTING CONCRETE DRIVEWAY AND PORTIONS OF CURB AND SIDEWALK. CONSTRUCT 1" A.C. CONCRETE DRIVEWAY DRAINAGE PER C.O.T. STD. DET. 1-303. SEE DETAIL T ON SHEET C1.4. CONSTRUCT 1" WIDE SIDEWALK PER C.O.T. STD. DET. 1-343. CONSTRUCT 4" CONCRETE CURB AND GUTTER PER M.A.S. STD. DET. 203. TYPE "X". INSTALL CATCH BASIN AND CONNECTIVE PIPE. USE BRUSH BACK, DIA. 24" DIA. DET. OF PLAN. SEE DETAIL "X" ON SHEET C1.4. INSTALL BRUSH BACK FLOW REVERSE, TYPICAL SERIES STD. SIZE TO MATCH PIPE DIAMETER SHOWN ON PLAN. | <p>GRADING & DRAINAGE CONSTRUCTION NOTES (cont.)</p> <ol style="list-style-type: none"> CONSTRUCT 1" FOOT DEPRESSION TO CAPTURE RUNOFF FOR CATCH BASIN AND KEEP WATER ON-SITE. SEE ARCHITECTURAL HARDSCAPE/LANDSCAPE PLANS FOR SPECIAL PAVEMENT SCHEDULE. CONSTRUCT DRAINAGE STRUCTURE. SEE TABLE ON SHEET C1.4. DO NOT USE TO MATCH BRIDGE APPROACH SLAB AND SIDEWALK ELEVATION. IF ARE, LAKE AND FLOOD CONTROL DISTRICT MAINTENANCE ACCESS DRIVE PROJECT, CONTACT ALL LOCAL BRIDGE ENGINEERS TO PROTECT EXISTING BRIDGE. THIS PORTION OF THE BRIDGE STRUCTURE AS NOT NECESSARY. PROTECT EXISTING BRIDGE STRUCTURE DURING DRAINAGE. CONSTRUCT 3" A.C. ON 8" A.B.C. PAVEMENT PER DETAIL "L" ON SHEET C1.4. |

APR 11 2007

FAA , Logistics Division, AWP-54B
P.O. Box 92007 WPC
Los Angeles, CA 90009

To whom it may concern,

On behalf of Westone Group of Companies, we would like to inform the FAA Logistics Division of plans to erect a high-rise structure in the City of Tempe, AZ. The property is located east of N. Scottsdale Rd and approximately 350 feet north of the Tempe Town Lake. The high-rise tower will be 1,440' AMSL or 272' AGL.

The United States Department Bureau of Land Management currently holds a land patent for a portion of the site on which this complex is to be constructed. The land patent, number 02-97-005 section 9, states that: "No residential use shall be allowed on the Lands." The above mentioned project will not contain any residential structures on lands to which the "no residential" restrictions apply; however, a parking structure will extend into a portion of Lot 3A, which is part of this section of the land patent.

The land patent also contains restrictions, conditions, and requirements which apply to sections of land identified within the patent. The requirements include notifying the Logistics Division of the FAA of a project. This project does not occupy any of the sections of land covered by that portion of the patent.

Even though these conditions do not apply to the aforementioned project, Westone Group of Companies felt it would be prudent to inform the FAA about the project and the applicability of the Land Patent. Due to the project's height and location Williams Aviation Consultants, Inc. also submitted FAA Form 7460-1 for Obstruction Evaluation on April 18th, 2007.

If you have any questions about the project, please feel contact our office.

Sincerely,

Jeremy Knaggs

Williams Aviation Consultants, Inc.

APR 20 2007

Notice of Proposed Construction or Alteration (7460-1)

Project Name: WESTO-000064443-07

Sponsor: Westone Group

Details for Case : A-ONYX

Show Project Summary

Case Status

ASN: 2007-AWP-2104-OE
Status: Accepted

Date Accepted: 04/18/2007
Date Determined:
Letters: None

Construction / Alteration Information

Notice Of: Construction
Duration: Permanent
if Temporary : Months: Days:
Work Schedule - Start: 05/31/2007
Work Schedule - End: 05/31/2009
State Filing: Not filed with State

Structure Summary

Structure Name: A-ONYX
Structure Type: Building
Other :
FCC Number:
Prior ASN:

Structure Details

Latitude: 33° 26' 1.54" N
Longitude: 111° 55' 33.44" W
Horizontal Datum: NAD83
Site Elevation (SE): 1168 (nearest foot)
Structure Height (AGL): 272 (nearest foot)
Marking/Lighting: None
Other :
Nearest City: Tempe
Nearest State: Arizona
Traverseway: No Traverseway
Description of Location: East of Scottsdale Rd, 400' N of Tempe Town Lake
Description of Proposal: Mixed Residential and Business Complex w/ Parking garage.

Common Frequency Bands

Low Freq	High Freq	Freq Unit	ERP	ERP Unit
----------	-----------	-----------	-----	----------

Specific Frequencies



Federal Aviation Administration
Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-0520

Aeronautical Study No.
2007-AWP-2104-OE

Issued Date: 05/15/2007

Greg Loper
Westone Group
8145 East Indian Bend Road Suite 100
Scottsdale, AZ 85250

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building A-ONYX
Location: Tempe, AZ
Latitude: 33-26-1.54 N NAD 83
Longitude: 111-55-33.44 W
Heights: 272 feet above ground level (AGL)
1440 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is marked and/or lighted in accordance with FAA Advisory circular 70/7460-1 K Change 2, Obstruction Marking and Lighting, red lights - Chapters 4,5(Red),&12.

This determination expires on 11/15/2008 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

MAY 15 2007

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

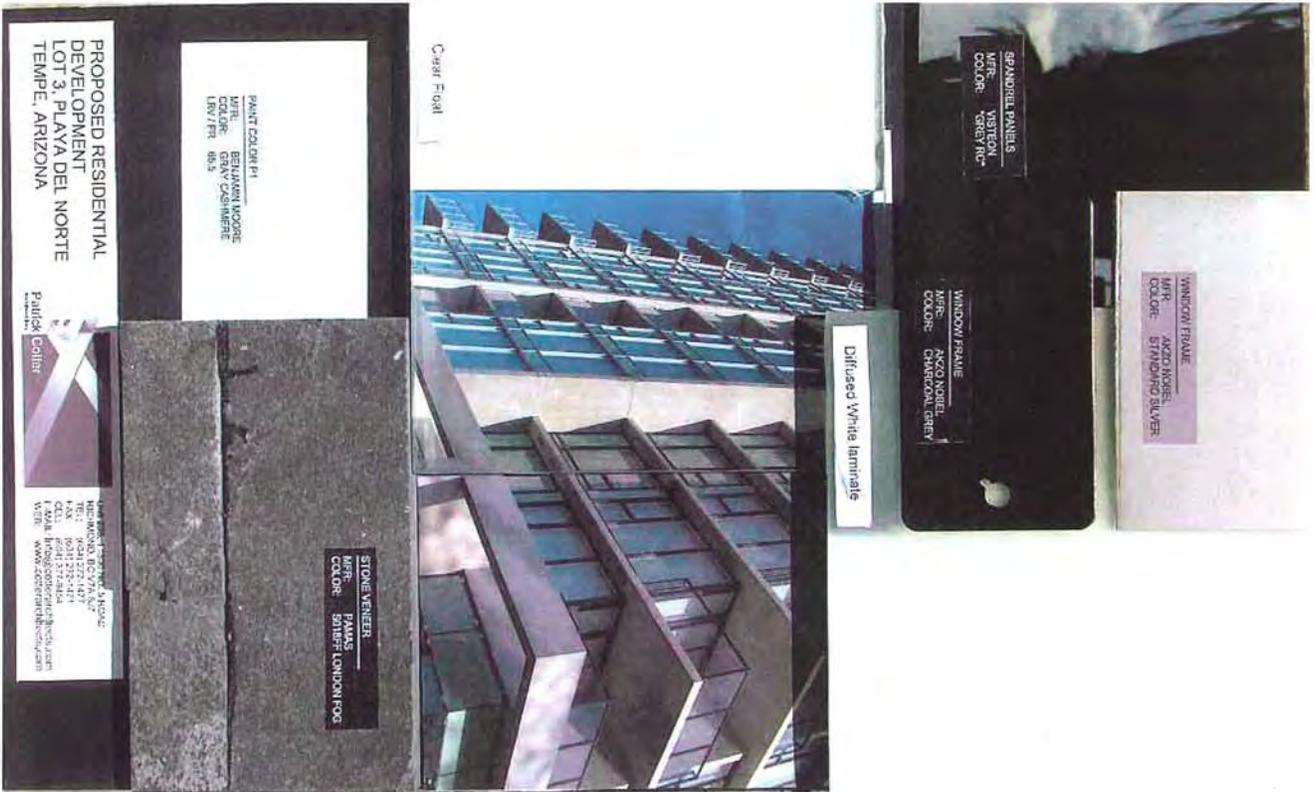
If we can be of further assistance, please contact our office at (907) 271-5863. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2007-AWP-2104-OE.

Signature Control No: 513887-100526191

(DNE)

Robert van Haastert
Specialist

Attachment(s)
Map(s)



FEB 8 2007



1 EAST ELEVATION
 1/8" = 1' - 0"



2 NORTH ELEVATION
 1/8" = 1' - 0"



3 SOUTH ELEVATION
 1/8" = 1' - 0"



4 WEST ELEVATION
 1/8" = 1' - 0"

NOTES

1. All elevations are shown with a clear sky.
2. All elevations are shown with a clear sky.
3. All elevations are shown with a clear sky.
4. All elevations are shown with a clear sky.



ONYX RESIDENTIAL DEVELOPMENT
 LOT 3, PLAYA DEL NORTE
 TEMPE, ARIZONA

WESTSTONE USA

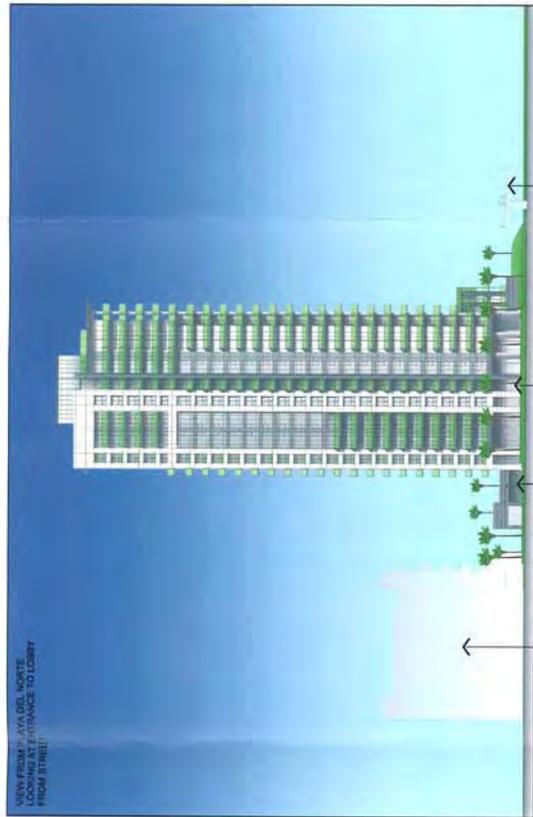
NO.	DATE	DESCRIPTION
1	02/08/07	ISSUED FOR PERMITTING
2	02/08/07	ISSUED FOR PERMITTING
3	02/08/07	ISSUED FOR PERMITTING
4	02/08/07	ISSUED FOR PERMITTING

COLOR ELEVATIONS

FEB 8 2007

LL1

NOTES:



2 NORTH ELEVATION
1/8" = 1'



1 EAST ELEVATION
1/8" = 1'



4 WEST ELEVATION
1/8" = 1'



3 SOUTH ELEVATION
1/8" = 1'

REVISION	DATE	DESCRIPTION
1	08/11/2010	ISSUE FOR PERMITS
2	08/11/2010	REVISIONS FOR DEVELOPMENT REVIEW
3	08/11/2010	REVISIONS FOR DEVELOPMENT REVIEW
4	08/11/2010	REVISIONS FOR DEVELOPMENT REVIEW
5	08/11/2010	REVISIONS FOR DEVELOPMENT REVIEW
6	08/11/2010	REVISIONS FOR DEVELOPMENT REVIEW
7	08/11/2010	REVISIONS FOR DEVELOPMENT REVIEW
8	08/11/2010	REVISIONS FOR DEVELOPMENT REVIEW
9	08/11/2010	REVISIONS FOR DEVELOPMENT REVIEW
10	08/11/2010	REVISIONS FOR DEVELOPMENT REVIEW

Patrick Dolfin
 1041250, 1500 N.W. 57th Ave
 Fort Lauderdale, FL 33309
 TEL: (954) 575-1417
 FAX: (954) 575-1417
 CELL: (954) 277-8444
 WEB: www.patrickdolfin.com

PROJECT:
 ONYX RESIDENTIAL
 1041250, 1500 N.W. 57th Ave
 LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
 TEMPE, ARIZONA
 CLIENT:
 WESTSTONE USA

DATE:	08/11/2010
PROJECT:	ONYX RESIDENTIAL
CLIENT:	WESTSTONE USA
ARCHITECT:	PATRICK DOLFIN
SCALE:	1/8" = 1'
DATE:	08/11/2010
PROJECT:	ONYX RESIDENTIAL
CLIENT:	WESTSTONE USA
ARCHITECT:	PATRICK DOLFIN
SCALE:	1/8" = 1'
DATE:	08/11/2010
PROJECT:	ONYX RESIDENTIAL
CLIENT:	WESTSTONE USA
ARCHITECT:	PATRICK DOLFIN
SCALE:	1/8" = 1'

COLOR ELEVATIONS

DATE:	08/11/2010
PROJECT:	ONYX RESIDENTIAL
CLIENT:	WESTSTONE USA
ARCHITECT:	PATRICK DOLFIN
SCALE:	1/8" = 1'
DATE:	08/11/2010
PROJECT:	ONYX RESIDENTIAL
CLIENT:	WESTSTONE USA
ARCHITECT:	PATRICK DOLFIN
SCALE:	1/8" = 1'