

CONTEXTURAL AERIAL MAP (NOT TO SCALE)



IDENTIFICATION MAP (NOT TO SCALE)

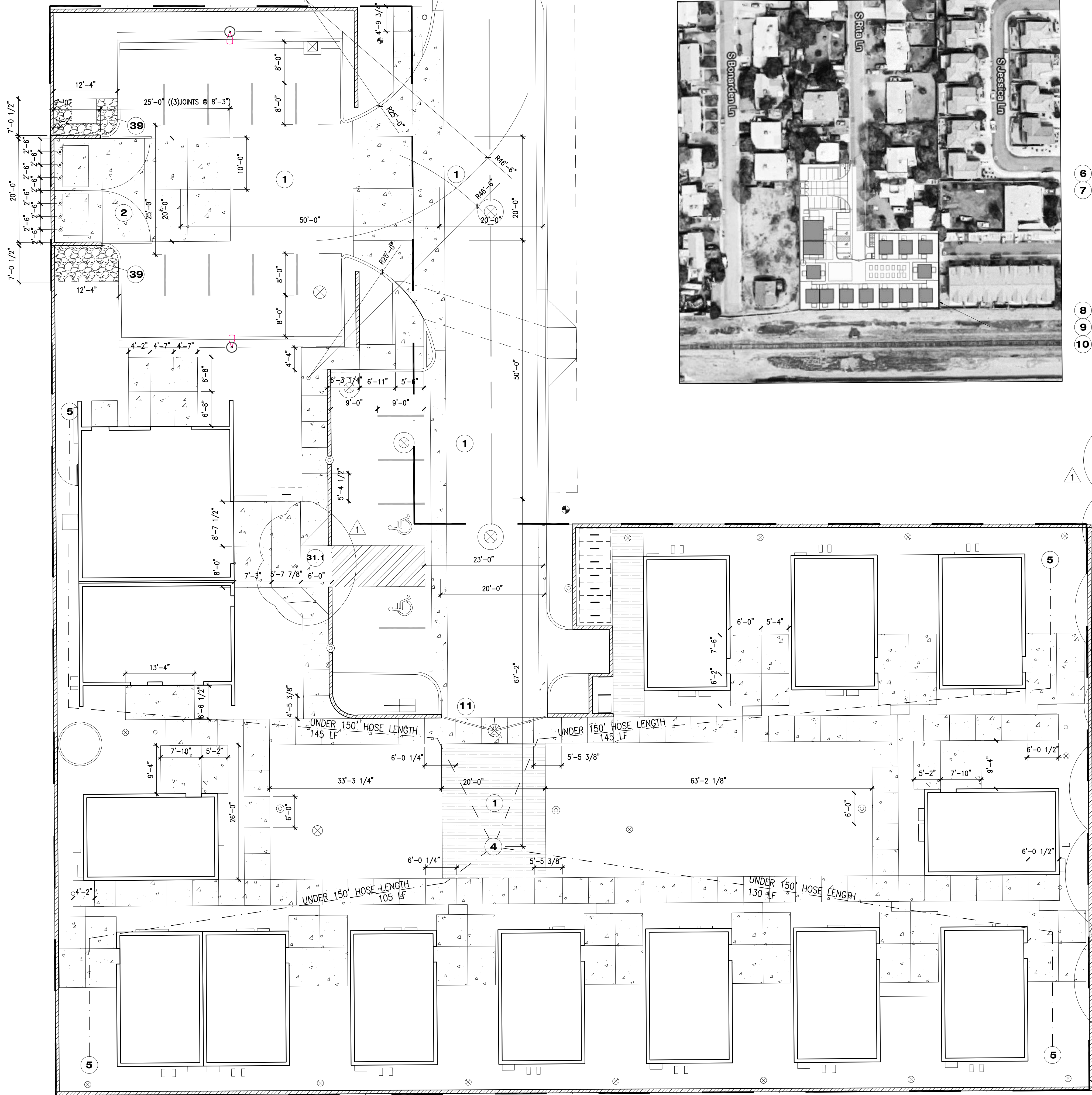


KEY NOTES

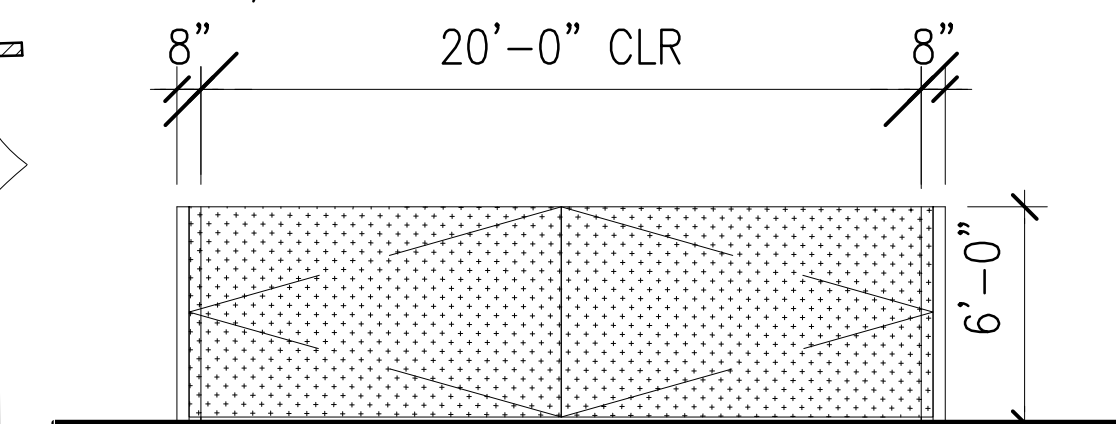
1. EMERGENCY/SERVICE VEHICLE PATH w/ HAMMERHEAD TURNAROUND - LONGEST PATH FOR FIRE TRUCK TO TRAVEL BETWEEN TURNAROUND AND FURTHEST POINT SOUTHWARD INTO THE SITE IS ~120 LF, WHICH IS <150'.
2. TRASH ENCLOSURE PER DS-116 w/ SCREENED GATES & CONCRETE APRON; 6' CMU WALL SURROUND, SEE DETAIL 0
3. FIRE/SERVICE ACCESS GATE w/ DOUBLE PAD-LOCK SYSTEM (PER JOHN DOWRICK), SEE DETAIL 1
4. FIRE TRUCK STOPPING POINT; FROM HERE A 150' HOSE REACHES ALL BUILDINGS
5. <150' HOSE LENGTH, SHOWN DASHED
6. IDENTIFICATION MAP- STRUCTURE, TYP
7. IDENTIFICATION MAP- DRIVEWAY, TYP
8. IDENTIFICATION MAP- FIRE HYDRANT
9. IDENTIFICATION MAP- SITE LOCATION
10. IDENTIFICATION MAP- 125' RADIUS AROUND SITE
11. FIRE/SERVICE ACCESS GATE, 3'-4" HIGH TO MATCH ADJACENT WALL TO WEST, 20' CLEAR OPENING w/ KNOX LOCKSET, STEEL SHEET CLADDING, RUST FINISH, SEE DETAIL 2
- 31.1 RAMP, SEE DETAIL 2
39. RIP-RAP GROUND COVER, TO MATCH RIP-RAP CALLED OUT BY CIVIL EXCEPT ONLY 6" DEEP OUTSIDE OF AREA SPECIFIED BY CIVIL, ABIDE BY TEMPE ZDC 4-702(E)

SHEET NOTES

- A. REFERENCE SITE PLAN FOR SITE INFORMATION AND SITE DIMENSIONS
- B. PAVING JOINTS IN PATHWAYS ARE AT 5'-0" INTERVALS UNLESS DIMENSIONED OTHERWISE.
- C. ROADS AND FIRE TRUCK ACCESS PAVING SHALL BE DESIGNED TO MEET WEIGHT REQUIREMENTS FOR FIRE TRUCKS (80,000 LBS). PAVING SHALL MEET OTHER PERFORMANCE SPECIFICATIONS REQUIRED BY THE CITY OF TEMPE.

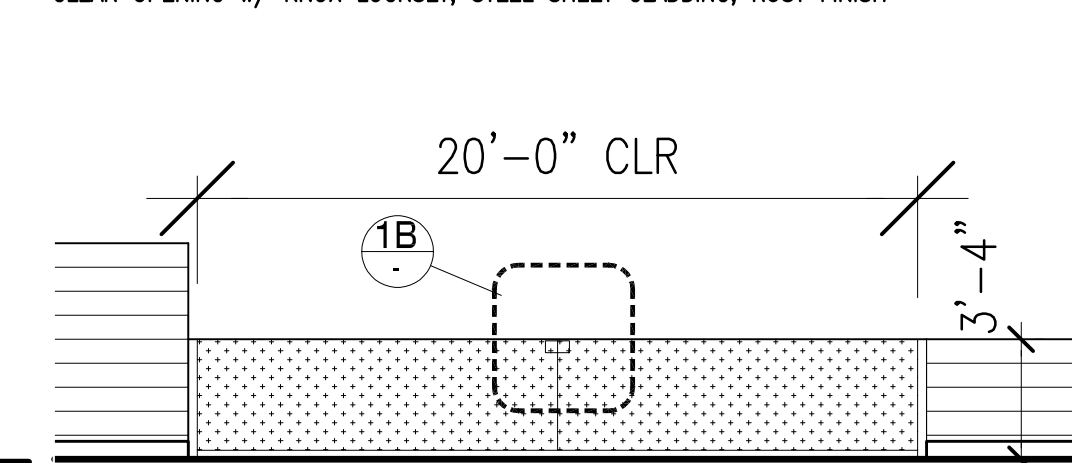


NOTE:
FIRE/SERVICE ACCESS GATE, 6'-0" HIGH TO MATCH REFUSE SURROUND WALL, 20' CLEAR OPENING, STEEL SHEET CLADDING, RUST FINISH; GATE FRAME w/ HINGE SITS IN FRONT OF CMU TO ALLOW 20' CLEARANCE

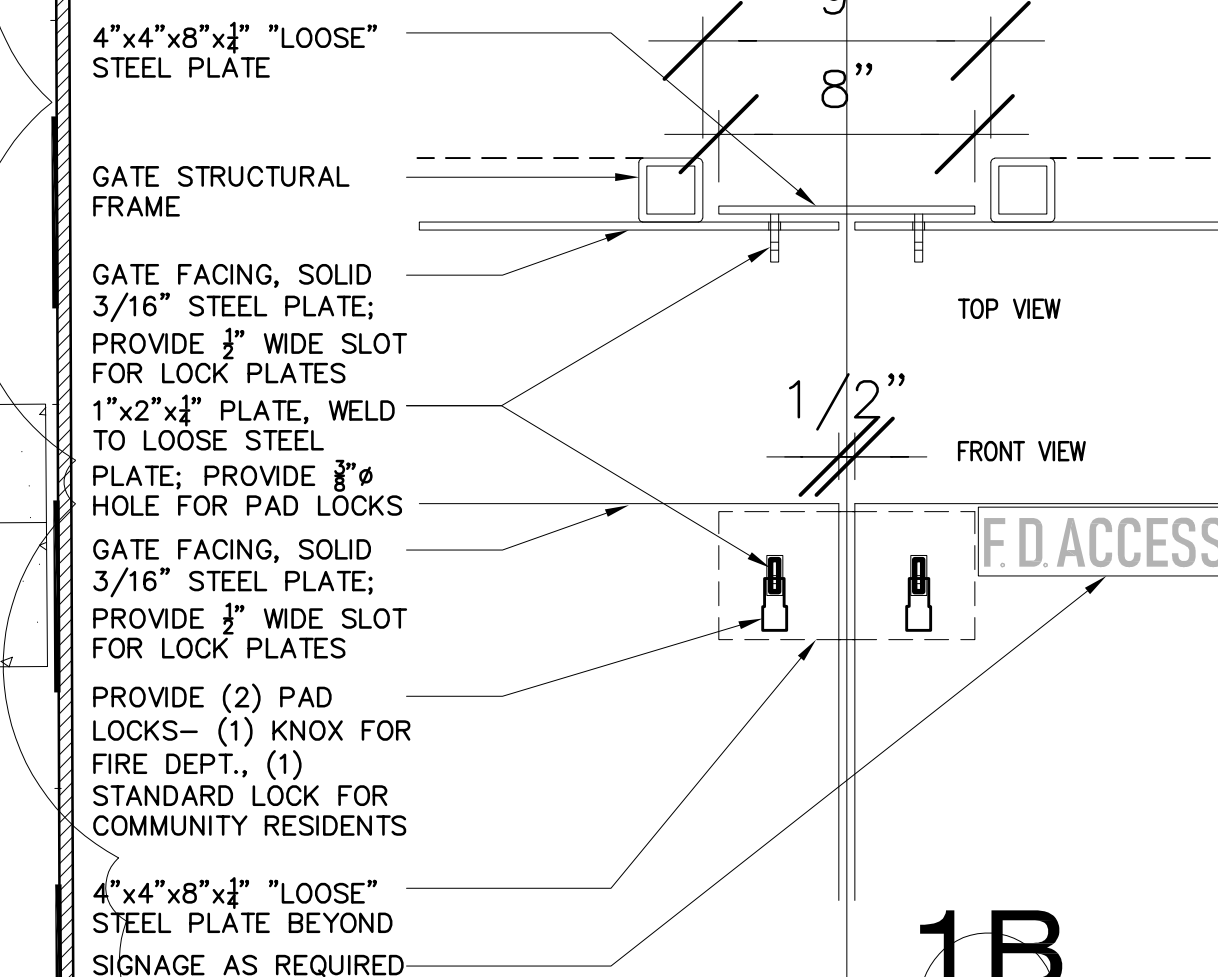


REFUSE GATE ELEV 0
3/16"=1'-0"

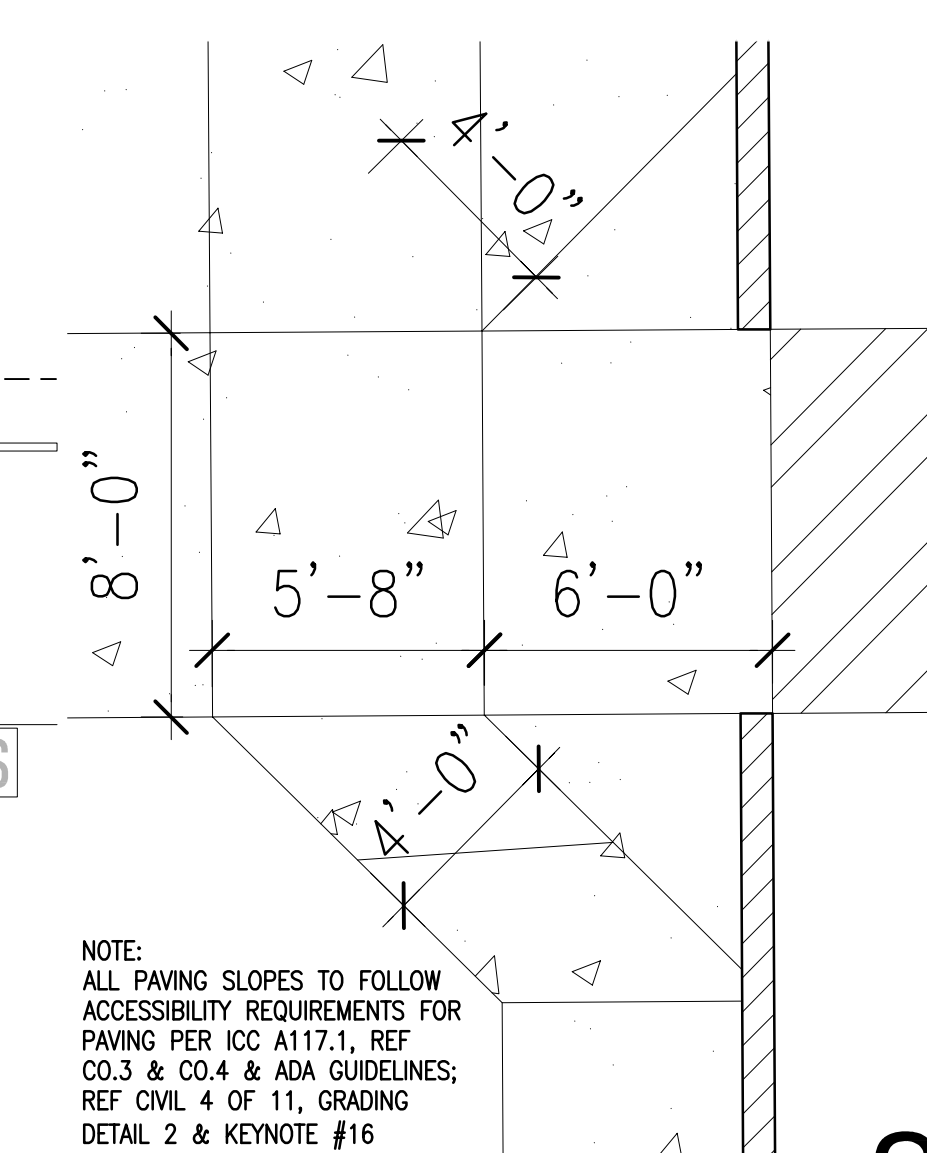
NOTE:
FIRE/SERVICE ACCESS GATE, 3'-4" HIGH TO MATCH ADJACENT WALL TO WEST, 20' CLEAR OPENING w/ KNOX LOCKSET, STEEL SHEET CLADDING, RUST FINISH



ENTRY GATE ELEV 1
3/16"=1'-0"

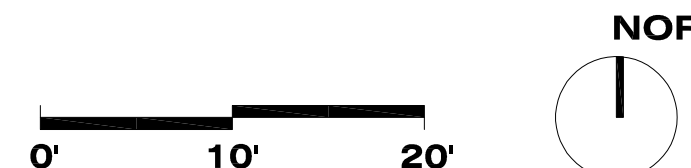


GATE LOCK DETAIL 1B
1/8"=1'-0"



RAMP DETAIL 2
1/4"=1'-0"

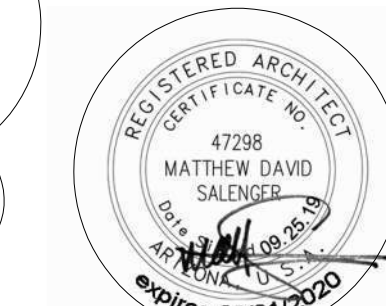
NOTE:
ALL PAVING SLOPES TO FOLLOW ACCESSIBILITY REQUIREMENTS FOR PAVING PER ICC A117.1, REF CO.3 & CO.4 & ADA GUIDELINES; REF CIVIL 4 OF 11, GRADING DETAIL 2 & KEYNOTE #16



FIRE/REFUSE/CODE SITE PLAN
1"=10'

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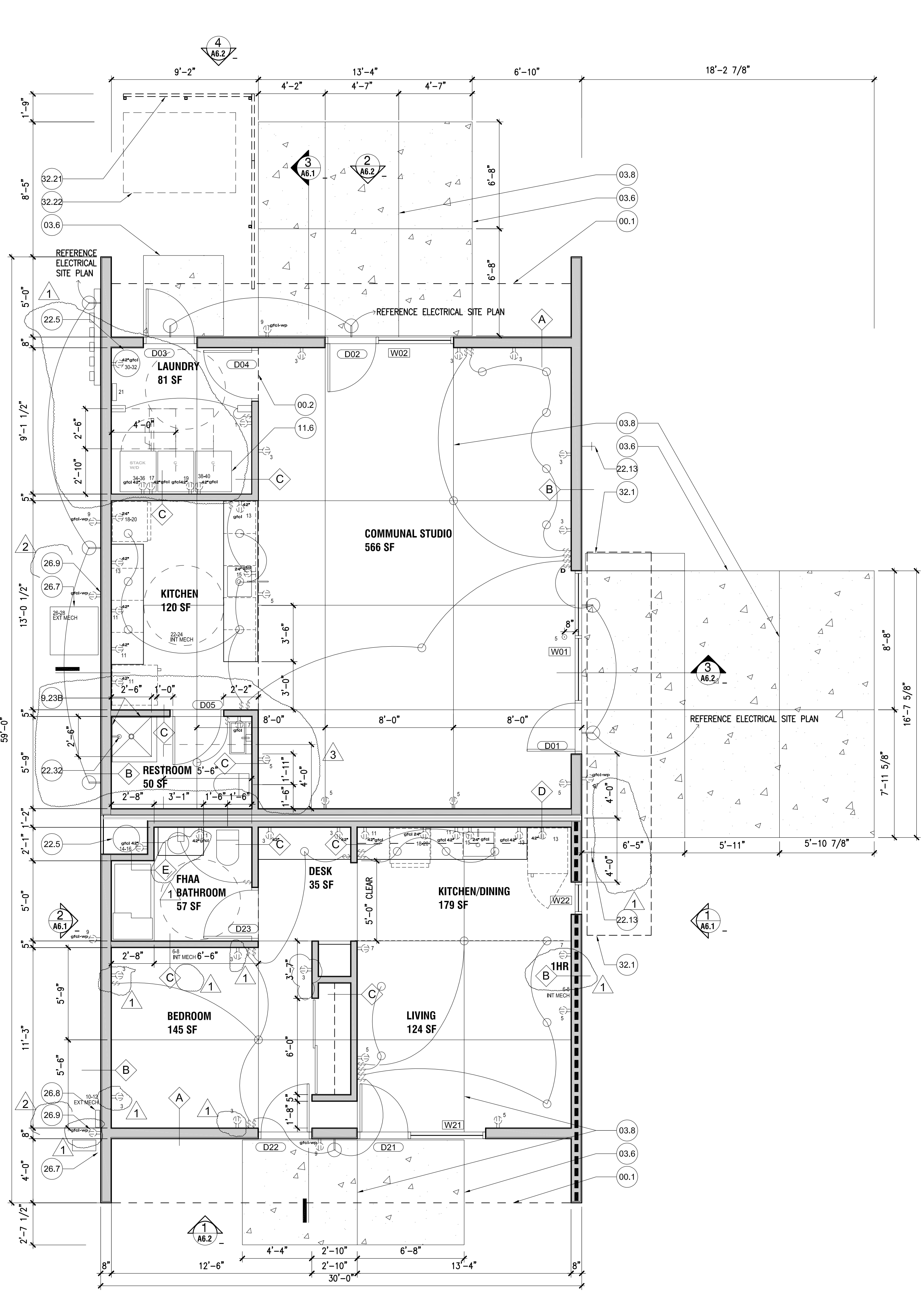
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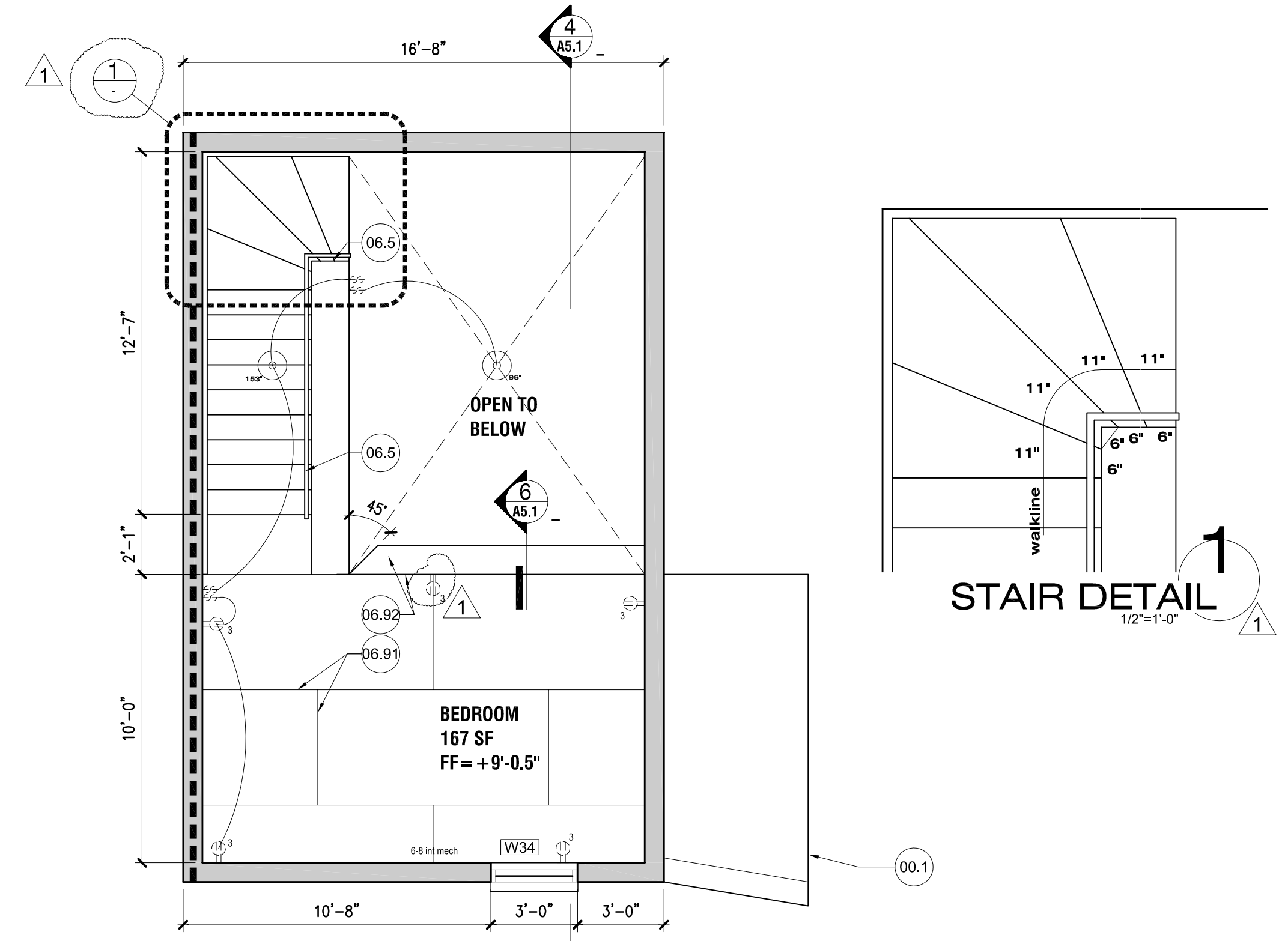
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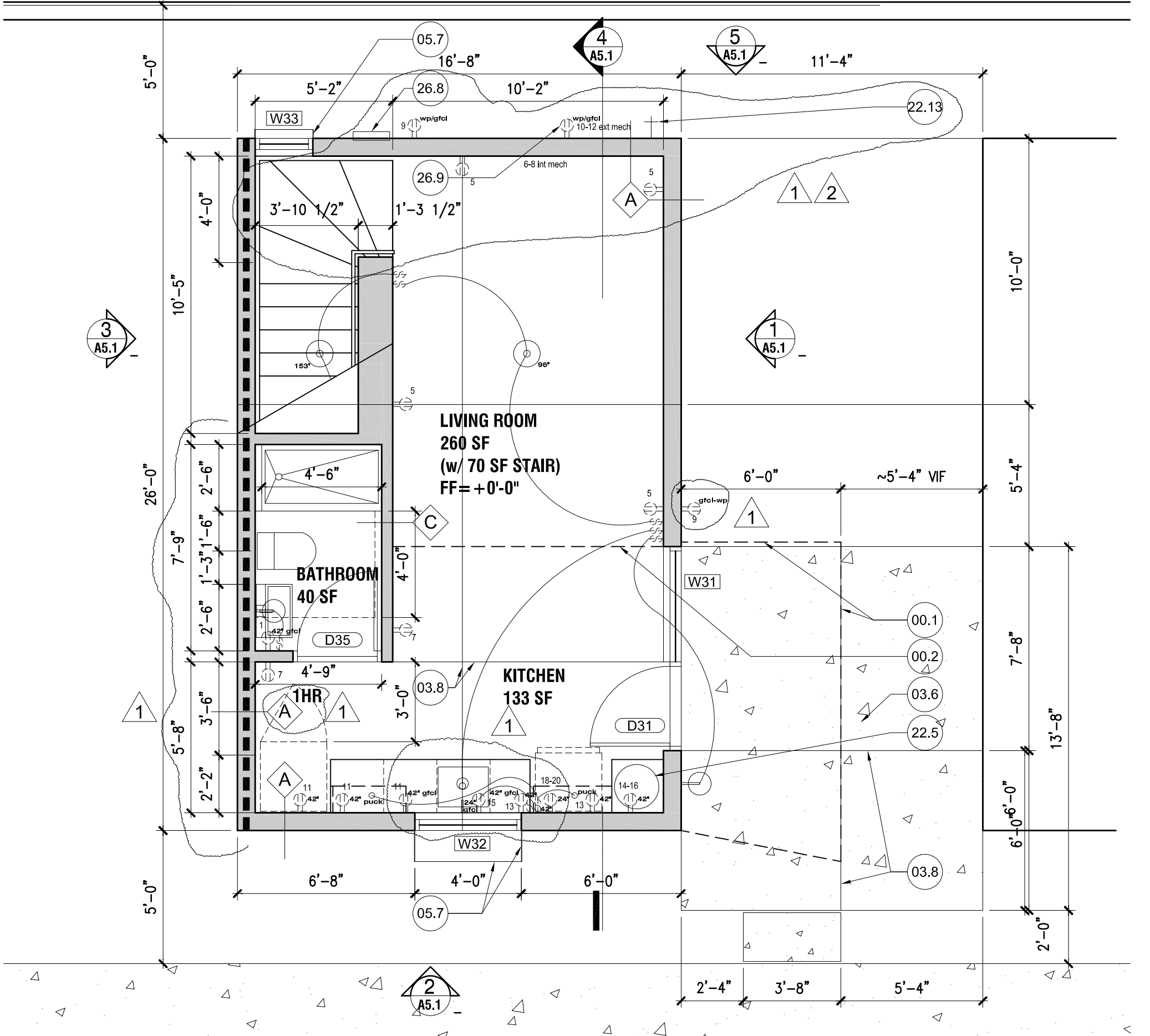
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COMMUNAL STUDIO / FHAU UNIT



STANDARD UNIT - UPPER LEVEL



STANDARD UNIT - GROUND LEVEL

0' 4' 8' BUILDING FLOOR PLANS
1/4" = 1'-0"

KEY NOTES

- 00.1 BUILDING OVERHANG ABOVE
- 00.2 LINE OF CEILING ABOVE
- 00.4 LINE OF ROOF ABOVE
- 03.4 CONCRETE SLAB
- 03.6 EXTERIOR PAVING, CONCRETE w/ MEDIUM BRUSH FINISH
- 03.8 CONTROL JOINT, TYP.
- 05.7 WINDOW BOX, 1/2" ALUMINUM FIN AT TOP AND SIDES WITH BOTTOM OPEN, 4" DEEP WHEN OCCURS @ NORTH FACING WINDOW, 14" WHEN FACING EAST, WEST, AND SOUTH
- 06.5 1-1/2" HARDWOOD HANDRAIL @ 36" ABOVE STAIR NOSING
- 06.91 1/2" PLYWOOD FLOORING (48"x96" SHEETS), BUTT JOINTS AT PATTERN SHOWN, PROVIDE BLOCKING BELOW AT ALL JOINTS
- 06.92 1/2" PLYWOOD GUARBOARD AND TOP RAIL
- 09.23B CERAMIC WALL TILE, FLOOR TO CEILING, DESIGNATED BY DASH LINE ALONG WALL SURFACE. ALSO PROVIDE 4" TILE BASE ALL WALLS AT BATHROOM
- 10.2.7 WATER LET CUT ALUMINUM ADDRESS SIGNAGE, ATTACHED ON 1/2" STANDOFF POSTS, 12" HIGH NUMBERS AT COMMUNITY BUILDING, 8" AT UNITS (HALO ILLUMINATED WHERE REQUIRED)
- 11.6 EQUIPMENT BY OWNER, N.I.C.; LAUNDRY ROOM: (1) FLR MTD WASHER + (1) FLR MTD DRYER w/ 30"x48" CLEAR SPACE AND HEIGHTS PER A117.1 SECTION 305.3, 611; ALSO (1) STACK w/D
- 12.7 NOT USED
- 22.5 WATER HEATER, REF PLUMBING & SHEET CO.
- 22.13 SHOWER HEAD & CONTROL, CENTER ON CONTROL JOINT
- 26.7 POWER/DISCONNECT FOR MECHANICAL UNIT
- 26.8 ELECTRICAL PANEL, RECESSED MOUNTED
- 26.9 ELECTRICAL DISCONNECT, 30a, 2p, 2f, w/ WITH #1 FUSES SIZED PER MANUFACTURER FOR STANDARD AND FPHAU UNITS; 60a, 2p, 2f, w/ WITH #1 FUSES SIZED PER MANUFACTURER FOR COMMUNAL STUDIO
- 32.1 STEEL FRAME w/ CORRUGATED PANEL SHADE (ALL RUST FINISH), REFERENCE A3.0, A4.0, A7.2
- 32.2.1 VERTICAL SHADE (8' HIGH), STEEL FRAME (RUST FINISH) w/ CORRUGATED STEEL PANELS ABOVE GRADE AS VISUAL SCREEN
- 32.2.2 LAUNDRY DRYING RACK

SHEET NOTES

- A. STANDARD UNITS ARE SOMETIMES MIRRORRED, PER SITE PLAN SHEET A1.0.
- B. STANDARD UNITS (TYPE C UNIT) CONTAIN RESTROOMS THAT ADHERE TO 'VISIBILITY' REQUIREMENTS PER ICC A117.1 SECTION 1005, REFERENCE CO.3 & CO.4
- C. FPHAU UNIT TO ADHERE TO ICC A117.1 REQUIREMENTS FOR TYPE B UNIT INCLUDING KITCHEN APPLIANCES/FIXTURES, RESTROOM GRAB-BARS, PLUMBING FIXTURES, ETC; TOILET ARRANGEMENT SHALL COMPLY WITH ICC A117.1 1004.11.3.2 (d); REFERENCE CO.3 & CO.4 PLUS SPECIFICATIONS ON CO.2
- D. REFERENCE SHEET CO.2 FOR:
 - WALL TYPES
 - DOOR & WINDOW SCHEDULES, TYPES
 - MILLWORK PRODUCTS
- E. LIGHTING CONTROLS SHALL COMPLY WITH IECC C405.2
- F. DASHED LINES WITHIN WALLS INDICATE 1 HOUR FIRE RATED WALL ASSEMBLY, WHERE 1 HOUR FIRE RATING IS REQUIRED, FOLLOW CODE REQUIREMENTS FOR ALL PENETRATIONS THROUGH WALL ASSEMBLY PER IRC 302.2, UTILIZE UL BXVUM DETAIL, ANSI/UL263, INTERIOR GYPSUM BOARD 1/2" THICK MIN, 24" WIDE SHEETS MIN, INSTALLED HORIZONTALLY, ATTACHED TO WOOD STUD w/ 1-7/8" 6d NAILS SPACED VERTICALLY 8" O.C.
- G. LAUNDRY @ COMMUNAL STUDIO: SHALL BE FRONT LOADING, BOTTOM OF OPENINGS TO LAUNDRY COMPARTMENTS TO BE 15" MIN AND 36" MAX ABOVE THE FLOOR.
- H. ENSURE PROPER BLOCKING FOR EQUIPMENT MOUNTED TO ALL STRUCTURES, PARTICULARLY THE WEST SIDE OF THE COMMUNAL STUDIO WEST WALL.
- I. LIGHTING: NO LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS, PER N1104.1.
- J. SHOWER IN COMMUNAL STUDIO TO HAVE 4" HIGH TILE LIP SURROUND AND SHOWER PAN. PROVIDE TWO-SIDED SHOWER CURTAIN AT SHOWER PERIMETER.

STAIR NOTES

- A. ALL STAIRS MUST MEET CODE
- B. (14) RISERS @ 7.714"
- C. (9) TREADS @ 10.375"
- D. (4) WINDER TREADS @ 90° TURN, REFERENCE DETAIL 1 THIS SHEET, SHALL COMPLY WITH IRC R311.7.5.2.1
- E. ALL RISERS & TREADS TO BE PLYWOOD WITH CLEAR FINISH

ELECTRICAL LEGEND

- 2 WALL OUTLET, MTD @ 15" AFF, UNO
- W WALL LIGHT SWITCH, MTD @ 36" AFF, UNO
- D DIMMER WALL SWITCH, MTD @ 36" AFF, UNO
- LARGE PENDANT LIGHT
- WALL MOUNTED LIGHT
- SMALL PENDANT
- U UNDER CABINET PUCK LIGHT
- W WALL MOUNTED VAPOR-LOCK LIGHT
- FLOOR OUTLET IN CONCRETE SLAB (AT COMMUNAL STUDIO, OCCURS ONLY ONCE)

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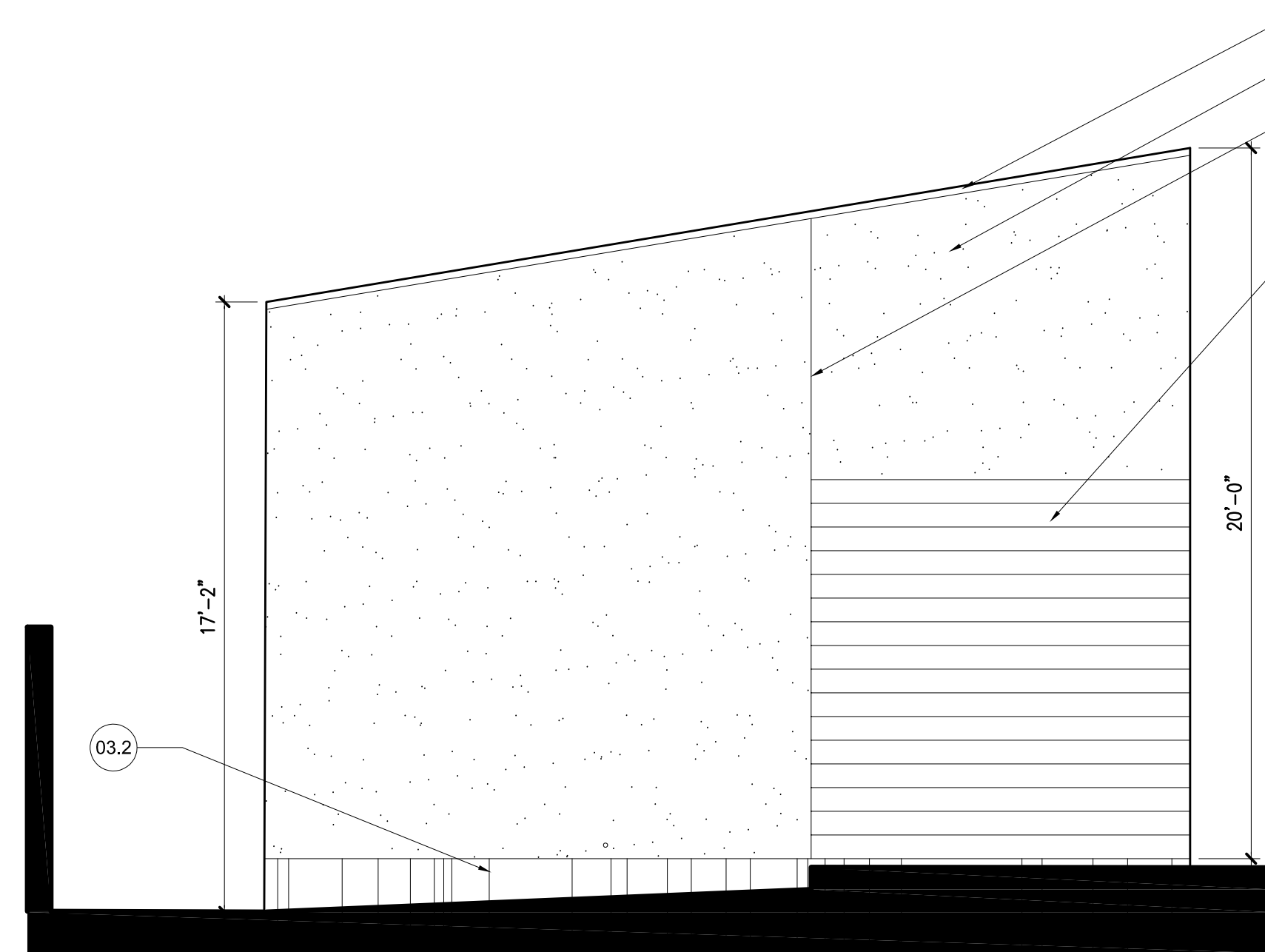
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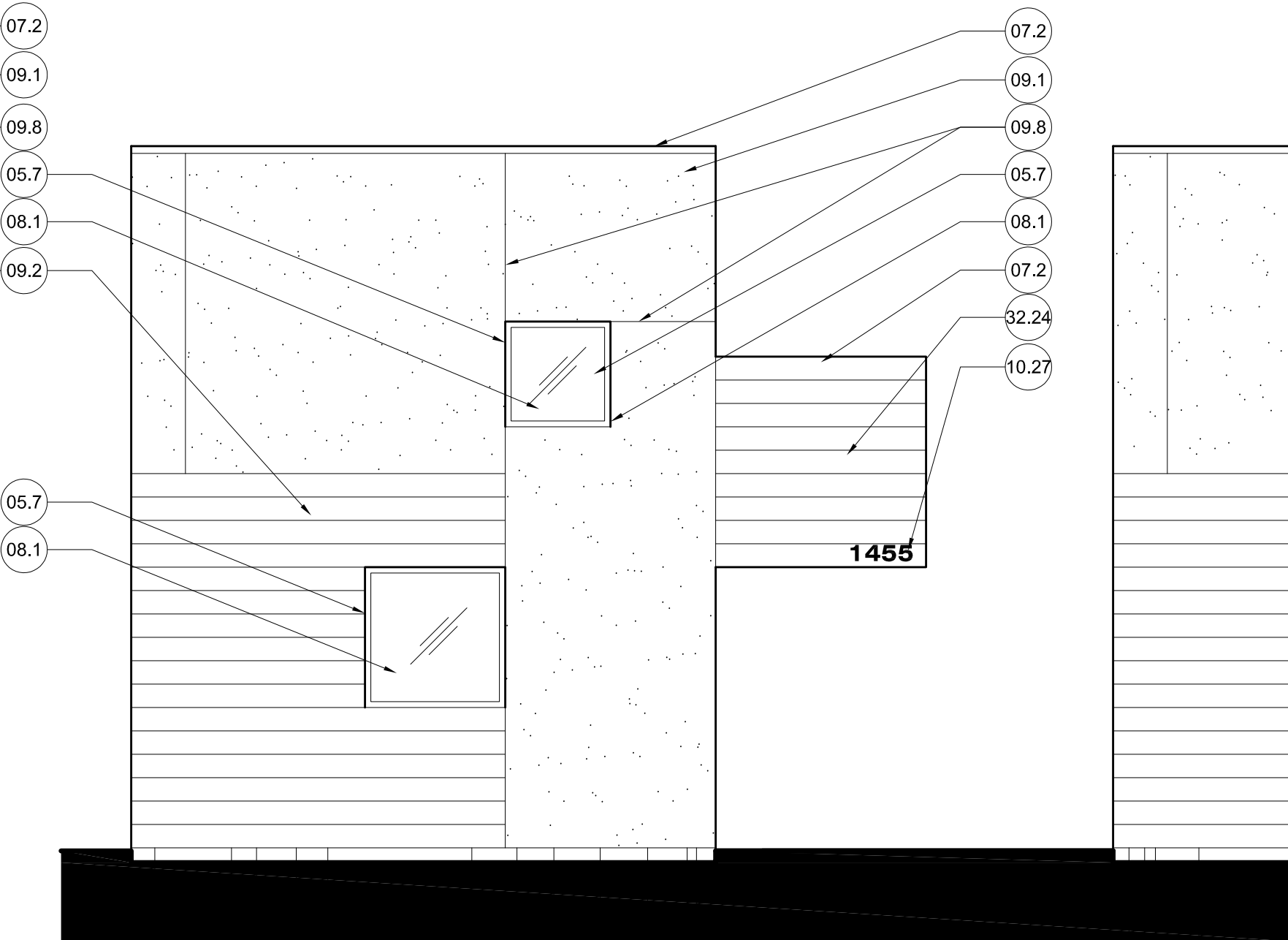


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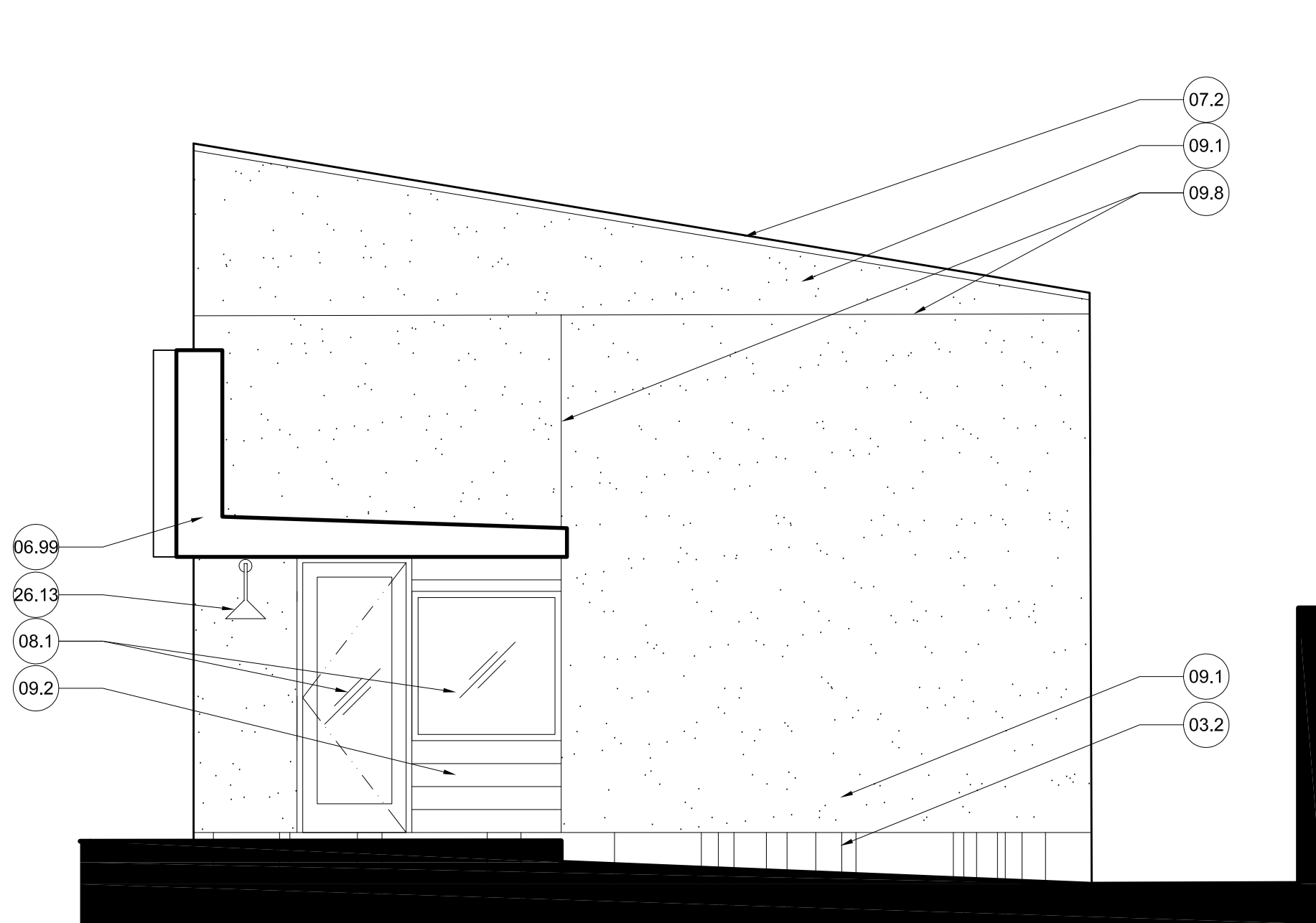
A2.0



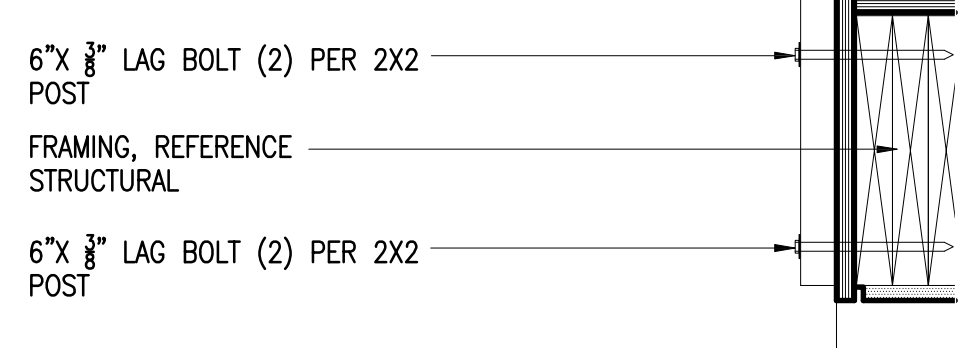
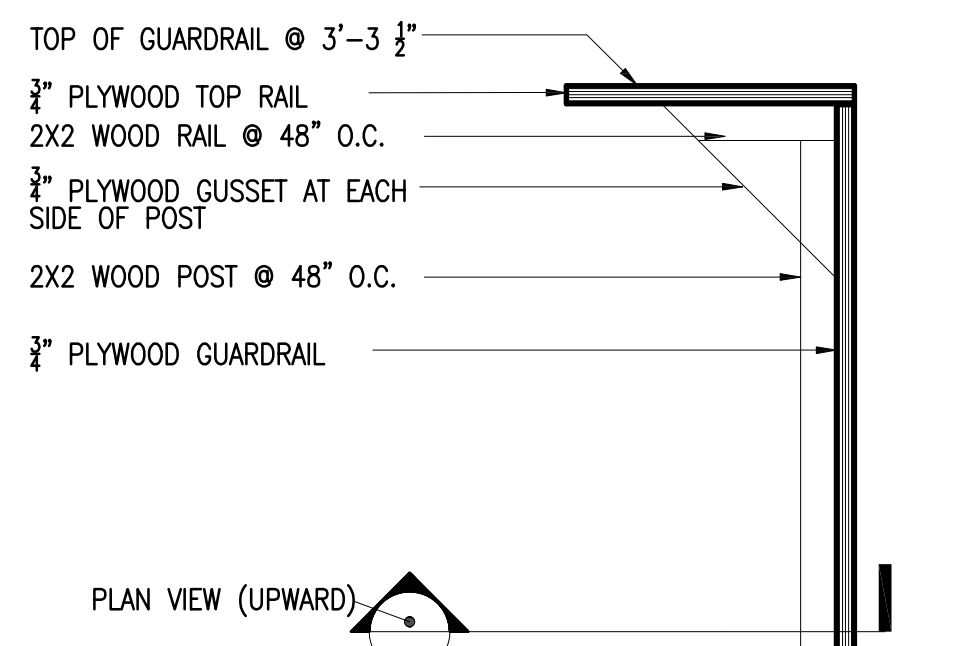
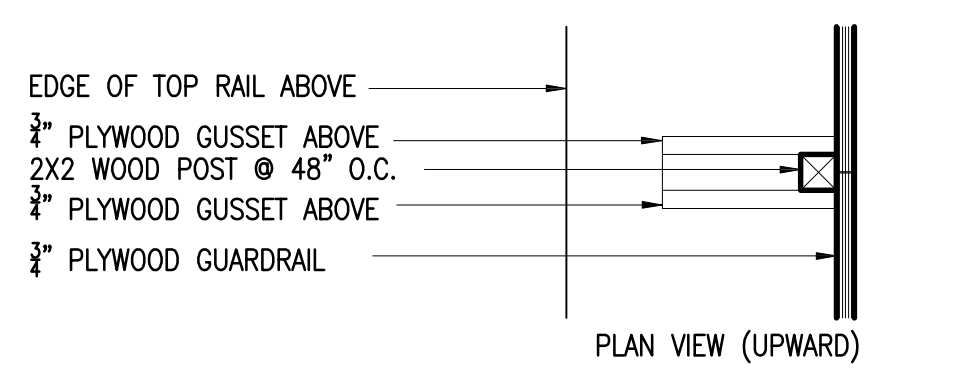
3 FAR SIDE ELEVATION
1/4"=1'-0"



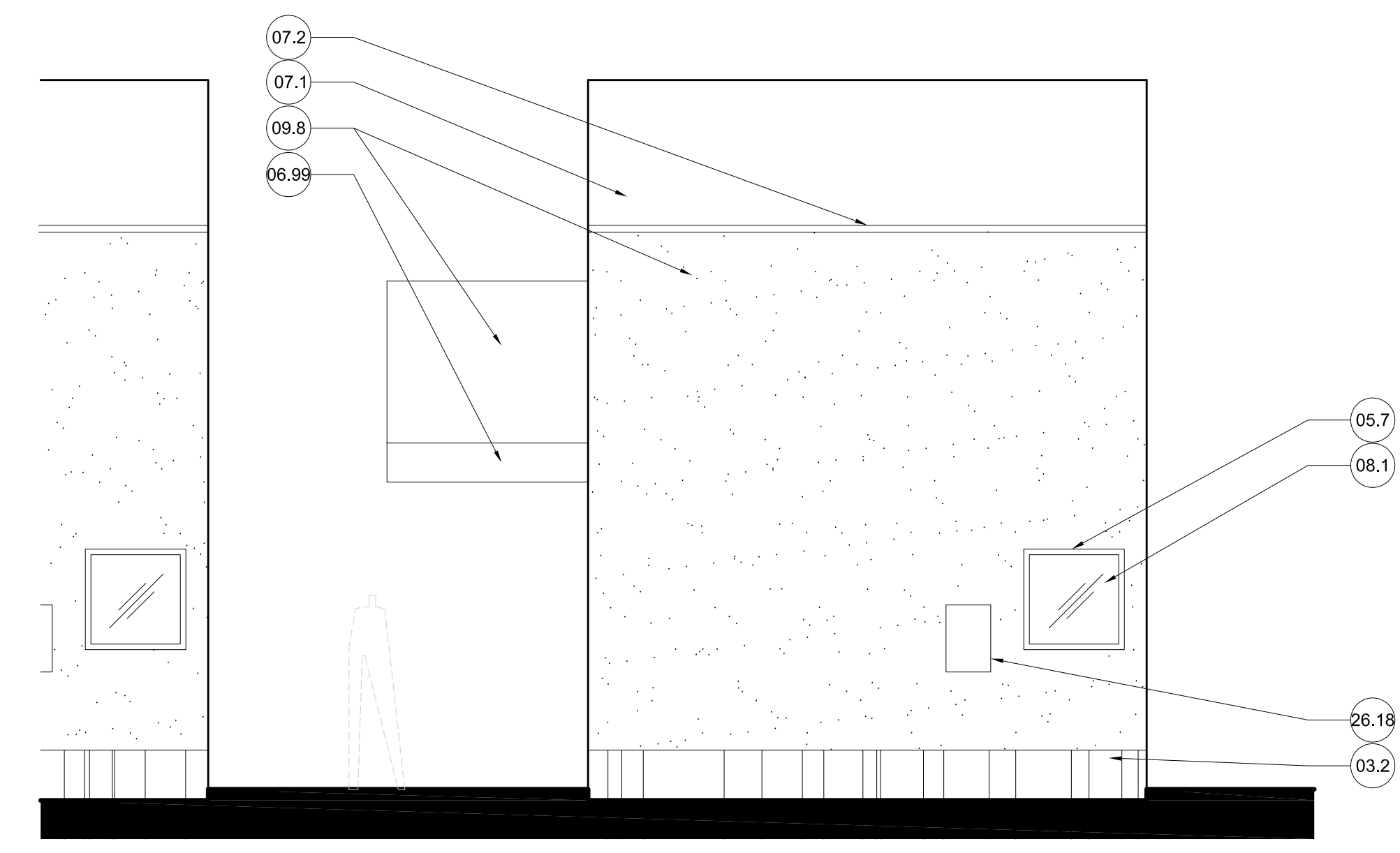
2 FRONT ELEVATION
1/4"=1'-0"



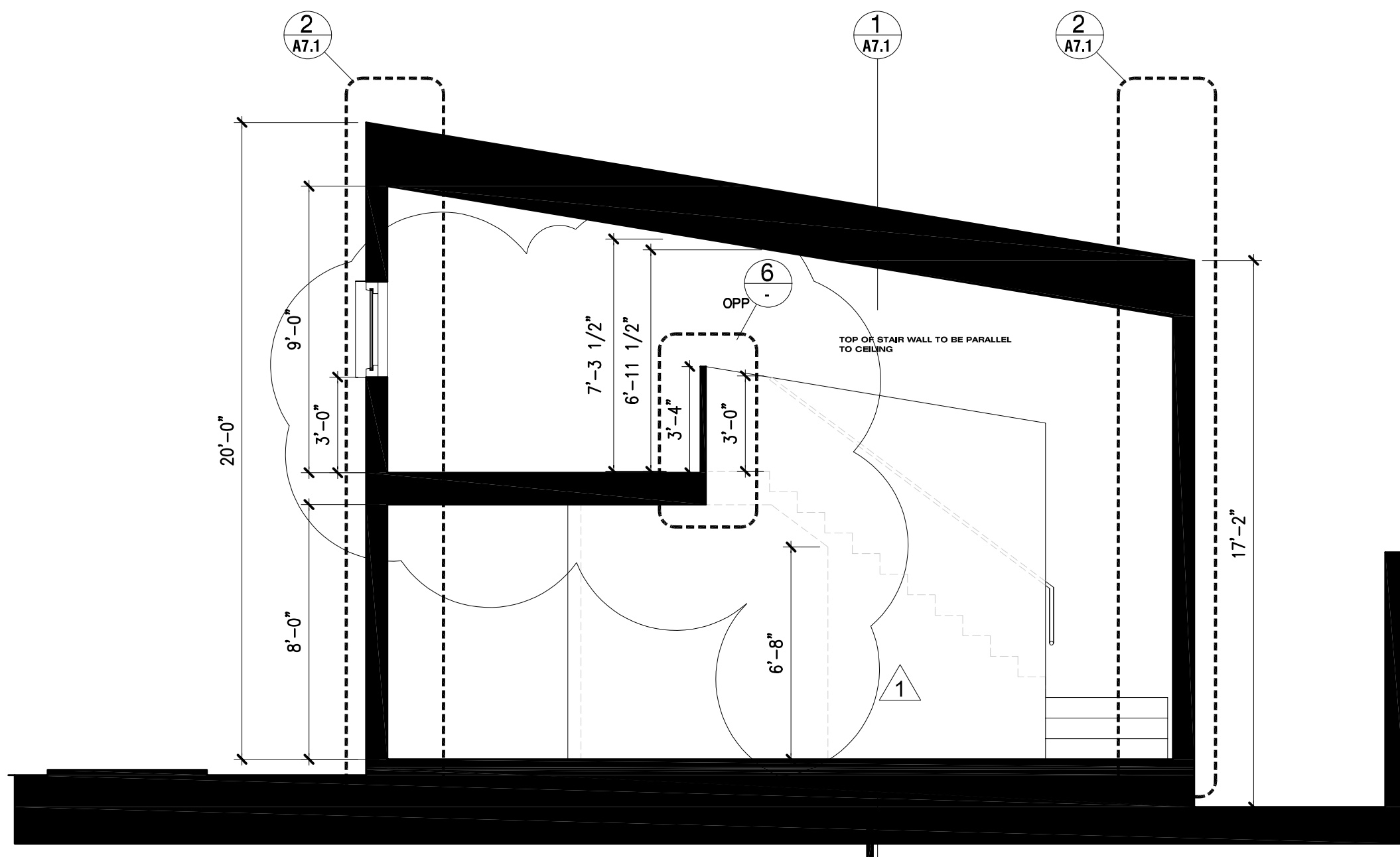
1 ENTRY SIDE ELEVATION
1/4"=1'-0"



6 GUARDRAIL DETAIL
1-1/2"=1'-0"



5 REAR ELEVATION
1/4"=1'-0"



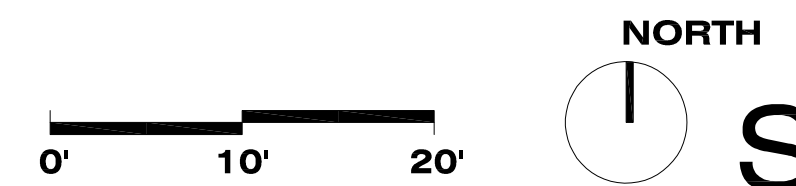
4 LONGITUDINAL SECTION
1/4"=1'-0"

KEY NOTES

- 03.2 REINFORCED CONCRETE FOUNDATION STEM WALL
- 05.7 TYPICAL WINDOW BOX, FIN AT TOP AND SIDES WITH BOTTOM OPEN (3/16" GALVANIZED ALUMINUM @ ALUMINUM CLADDING); 4" DEEP WHEN WINDOW FACES NORTH; 14" DEEP WHEN FACING OTHER DIRECTIONS
- 06.99 WOOD FASCIA, PAINTED ACCENT COLOR, SEE COLOR TABLE AND SHEET A7.1
- 07.1 SPRAY FOAM ROOF OVER 1/2" PLYWOOD SHEATHING
- 07.2 ALUMINUM FASCIA/TRIM, KYNAR COLOR "MANSARD BROWN"
- 08.1 DOOR / GLAZING SYSTEM, WHITE VINYL FINISH
- 09.1 STUCCO WITH SAND FINISH, PAINT WHITE, SEE COLOR TABLE, SHEET C0.2
- 09.2 CONCRETE FIBER PANEL (CFP) SIDING, "HARDIE BOARD" LAP SIDING, SMOOTH; SEE COLOR TABLE, SHEET C0.2
- 09.8 STUCCO JOINT/REGLET
- 10.27 WATER JET CUT ALUMINUM ADDRESS SIGNAGE, ATTACHED ON 1/2" STANDOFF POSTS, 12" HIGH NUMBERS AT COMMUNITY BUILDING, 8" AT UNITS (HALO ILLUMINATED WHERE REQUIRED)
- 23.9 EXHAUST VENT GRILL
- 23.10 4" PVC PLUMBING VENT
- 26.13 WALL SCONCE, FULL CUT OFF/NOT VISIBLE FROM SIDES, "LSI ABOLITE" LED STANDARD DOME WALL OR PENDANT MOUNTED
- 26.18 SERVICE ENTRANCE SECTION, RECESSED INTO WALL
- 32.23 AWNING AT ADJACENT UNIT IN FOREGROUND, SHOWN DASHED, OCCURS AT UNITS 1455, 1465, 1497, 1495, 1493, 1491, 1490
- 32.24 CONCRETE FIBER PANEL (CFP) ACCENT COLOR SIDING, "HARDIE BOARD" LAP SIDING, SMOOTH; SEE COLOR TABLE, SHEET C0.2
- 32.26 ADJACENT UNIT

SHEET NOTES

- A. ELEVATIONS ARE PROVIDED RELATIVE TO FINISH FLOOR. DIMENSIONS FOR BUILDING HEIGHT ARE PROVIDED FROM LOWEST ADJACENT GRADE.
- B. STANDARD UNITS HAVE IDENTICAL ELEVATIONS (TYPICAL OF 12). ORIENTATIONS DIFFER. PLAN IS MIRRORED FOR UNITS 1475, 1480, 1490, 1491, 1493, 1495, 1497
- C. STAIR DATA: REFERENCE STAIR NOTES, SHEET A2.0

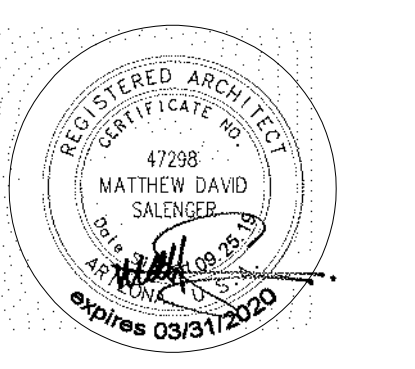


STANDARD UNIT ELEVATIONS AND SECTIONS
1/4"=1'-0"

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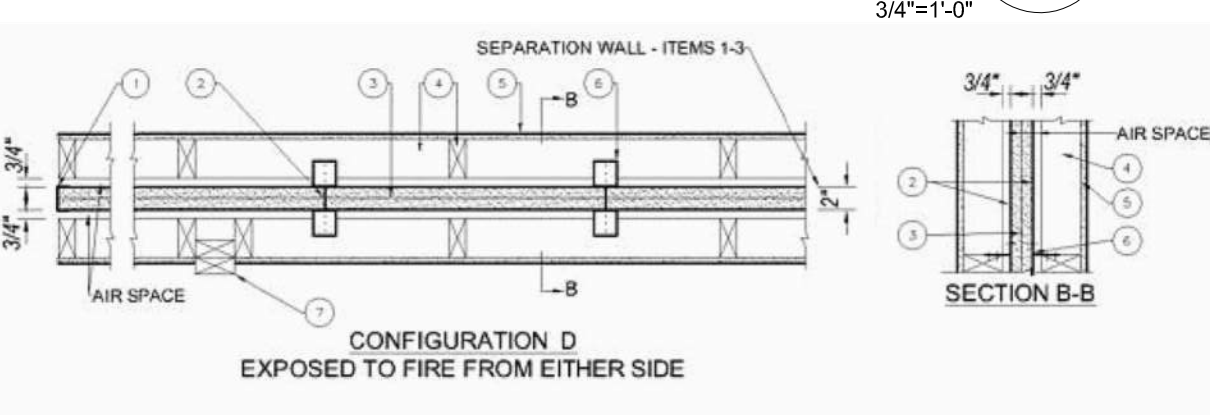
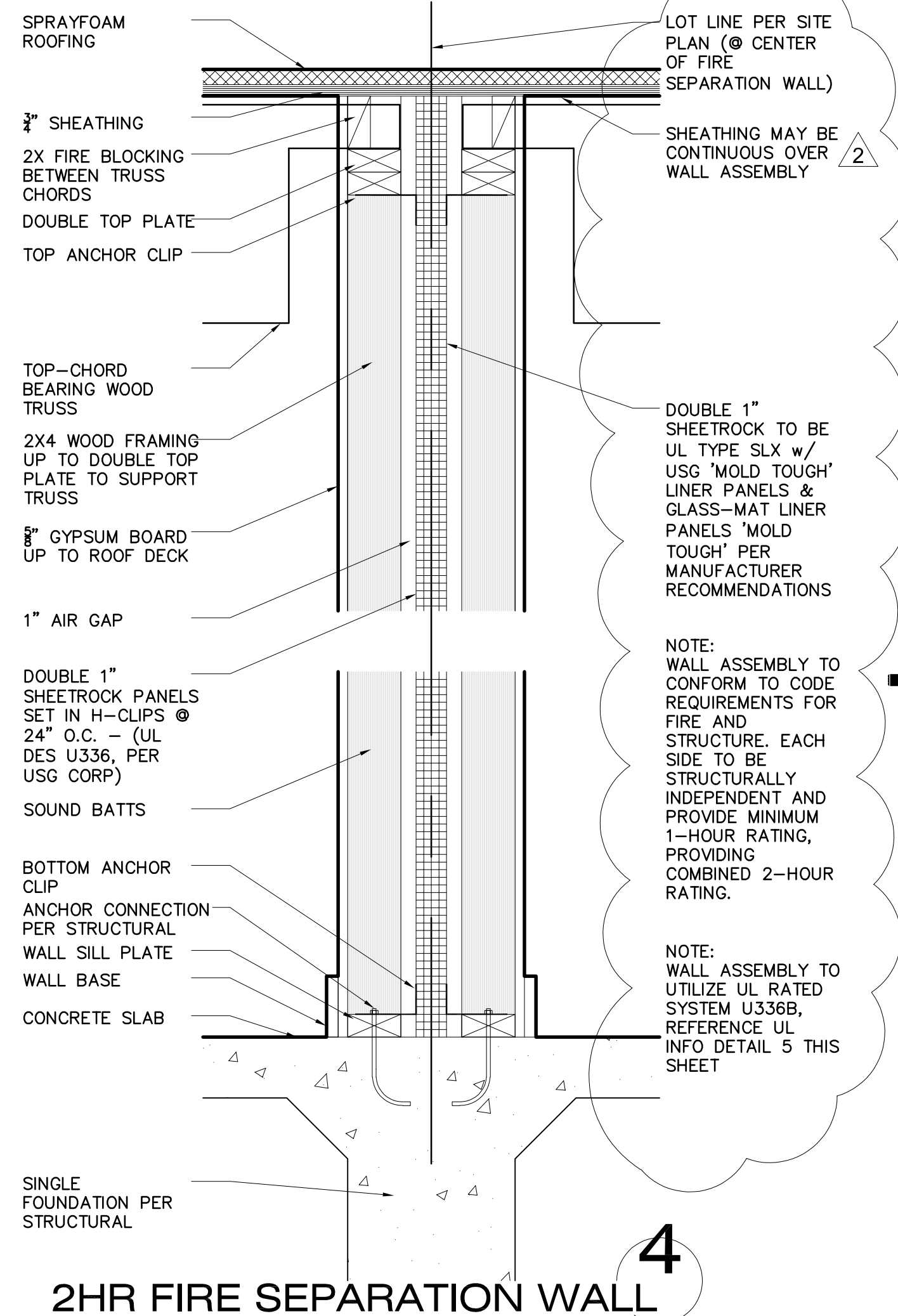
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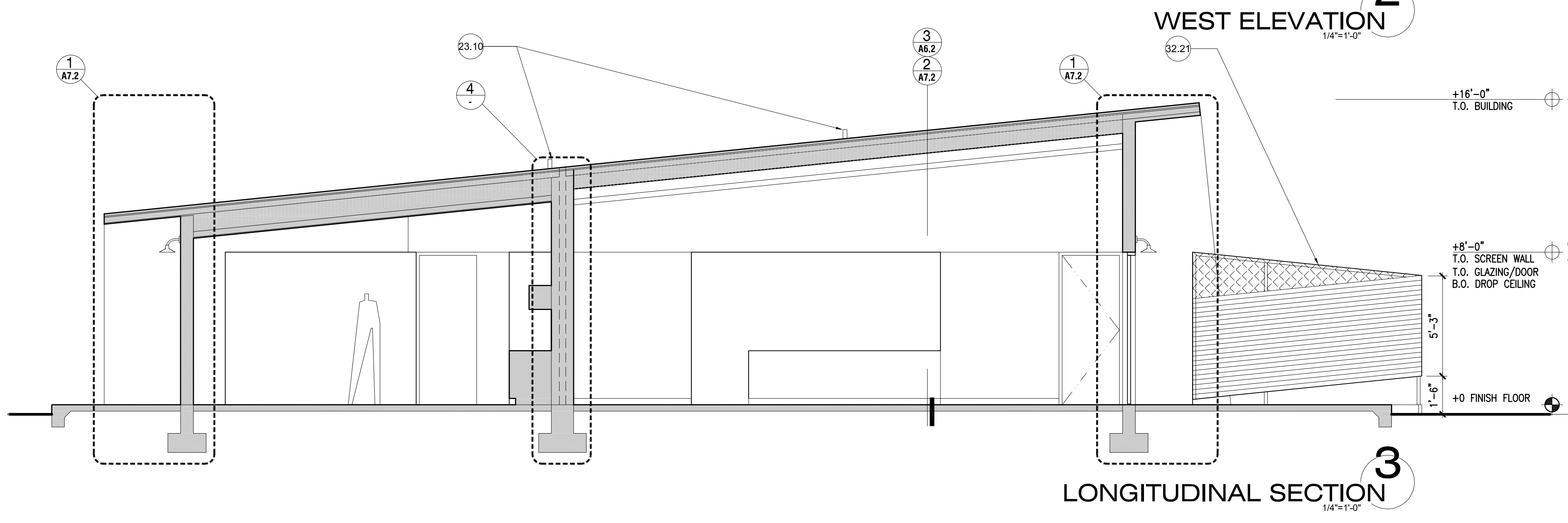
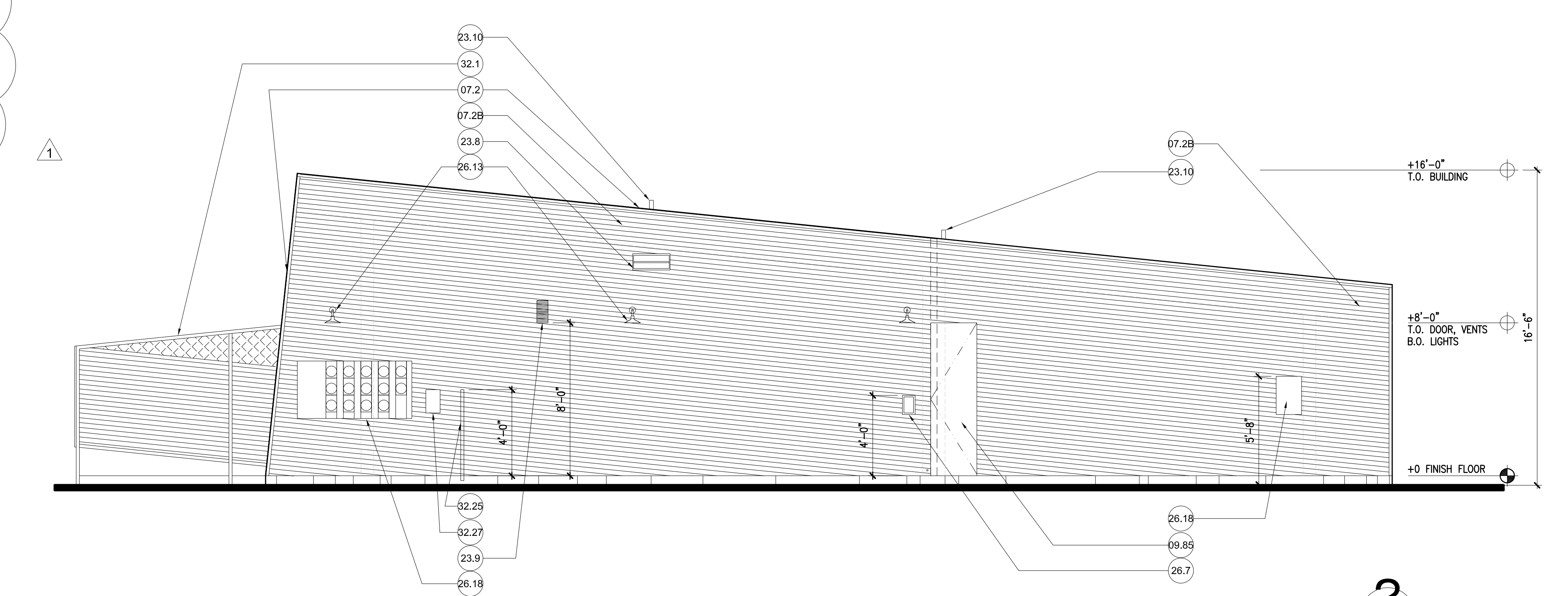
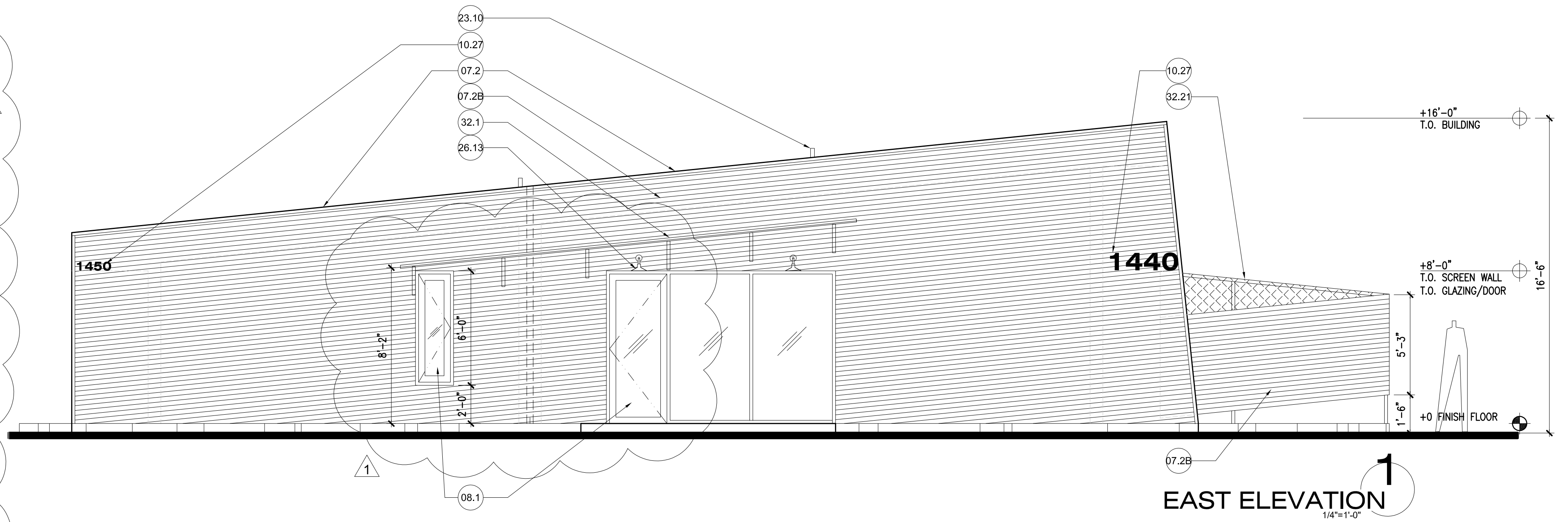
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A5.1



- SEPARATION WALL (Max. Height - 66 ft)**
1. Floor, Intermediate or Top Wall — 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.
 2. Studs — Steel members formed from No. 25 MSG galv steel having "H" shaped flanges spaced 24 in. OC, overall depth 2 in. and flange width 1-3/8 in.
 3. Gypsum Board — Two layers of 1/2 in. thick gypsum board liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" shaped studs.
 4. Wood Studs — Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall.
 5. Gypsum Board — Classified or Unclassified — Min 1/2 in. thick, 4 ft wide, applied either horizontally or vertically. Gypsum board attached to studs with 1-1/4 in. long steel drywall nails spaced 8 in. OC. Vertical joints located over studs. (Optional) joints covered with paper tape and joint compound. Nail heads covered with joint compound.
 6. Attachment Clips — Aluminum angle, 01063 in. thick, 2 in. wide with 2 in. and 2-1/4 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with Type W screws 1-1/4 in. long to wood framing through holes provided in clip.
 - 6A. Clip placement (Item 6) for separation walls up to 23 ft high. Space clips a max. of 10 ft OC vertically between wood framing and "H" studs.
 - 6B. Clip placement (Item 6) for separation walls up to 44 ft high. Space clips as described in Item 6A, for upper 24 ft. Remaining wall area below requires clips spaced a max. 5 ft OC vertically between wood framing and "H" studs.
 - 6C. Clip placement (Item 6) for separation walls up to 66 ft high. Space clips as described in Item 6A, for upper 24 ft. Space clips as described in Item 6B for next 20 ft. below the upper 24 ft. Remaining wall area below requires clips spaced a max. of 40 in. OC vertically between wood framing and "H" studs.
 7. Non-Bearing Wall Partition Intersection — (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC, vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. in. OC, vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.

U336B UL DETAIL AND NOTES



- KEY NOTES**
- 07.2 ALUMINUM FASCIA/TRIM, KYNAR COLOR 'MANSARD BROWN'
 - 07.2B CORRUGATED STEEL SHEET CLADDING, RUST FINISH
 - 08.1 DOOR/ GLAZING SYSTEM, WHITE VINYL FINISH
 - 09.85 PAINT GRADE EXTERIOR DOOR, SEE COLOR TABLE, SHEET C0.2
 - 10.27 WATER JET CUT ALUMINUM ADDRESS SIGNAGE, ATTACHED ON 1/2" STANDOFF POSTS, 12" HIGH NUMBERS AT COMMUNITY BUILDING, 8" AT UNITS (HALO ILLUMINATED WHERE REQUIRED)
 - 23.8 HVAC AIR INTAKE GRILL
 - 23.9 EXHAUST VENT GRILL
 - 23.10 4" PVC PLUMBING VENT
 - 26.7 POWER/ DISCONNECT FOR MECHANICAL UNIT
 - 26.13 WALL SCONCE, FULL CUT OFF/NOT VISIBLE FROM SIDES, 'LSI ABOLITE' LED STANDARD DOME WALL OR PENDANT MOUNTED
 - 26.18 SERVICE ENTRANCE SECTION, RECESSED INTO WALL
 - 32.1 STEEL FRAME w/ CORRUGATED PANEL SHADE (ALL RUST FINISH), REFERENCE A3.0, A4.0, A7.2
 - 32.21 VERTICAL SHADE (6" HIGH), STEEL FRAME (RUST FINISH) w/ CORRUGATED STEEL PANELS ABOVE GRADE AS VISUAL SCREEN
 - 32.25 GATE, REFERENCE SITE PLAN
 - 32.27 IRRIGATION CONTROL

- SHEET NOTES**
- ELEVATIONS ARE PROVIDED RELATIVE TO FINISH FLOOR. DIMENSIONS FOR BUILDING HEIGHT ARE PROVIDED FROM LOWEST ADJACENT GRADE.

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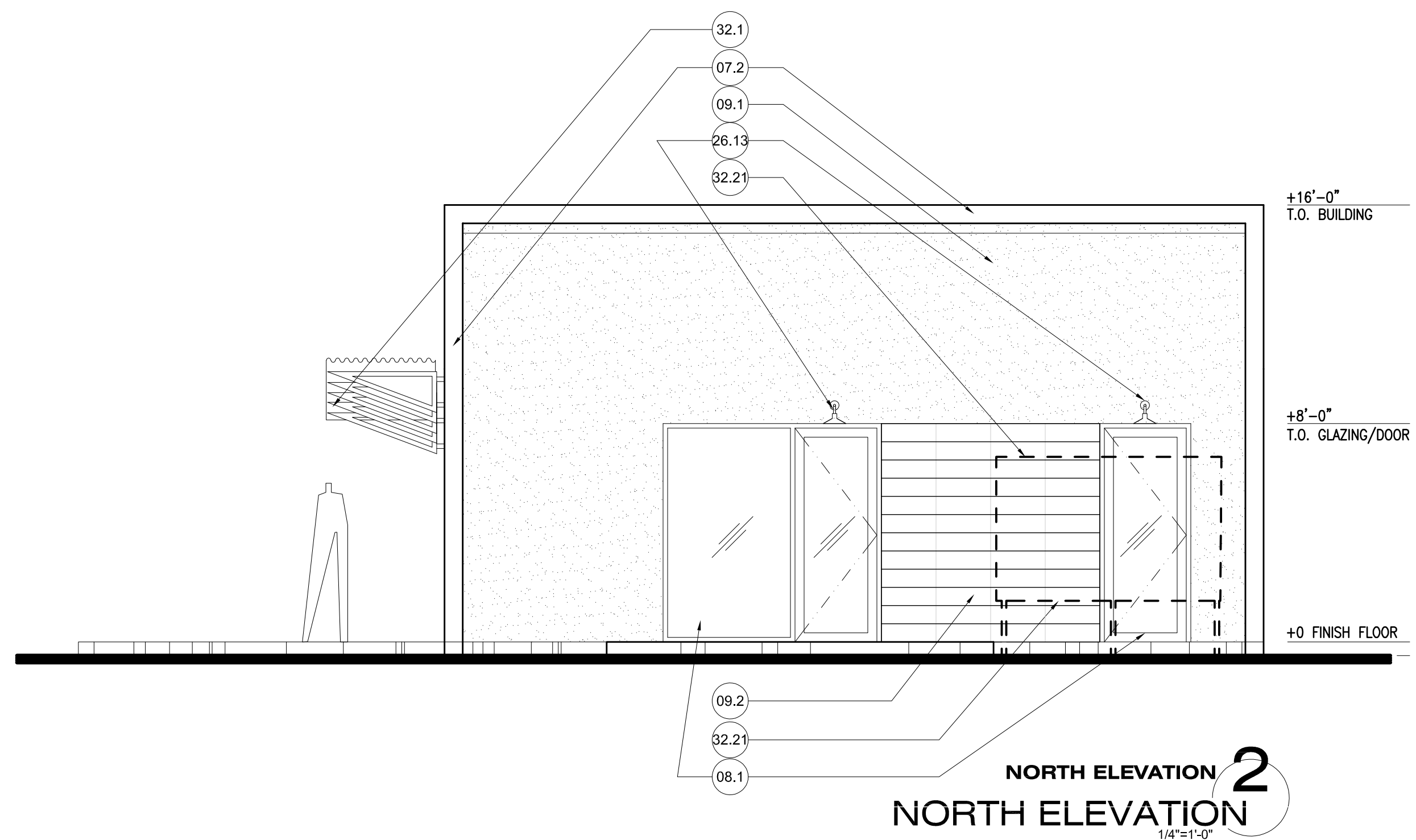
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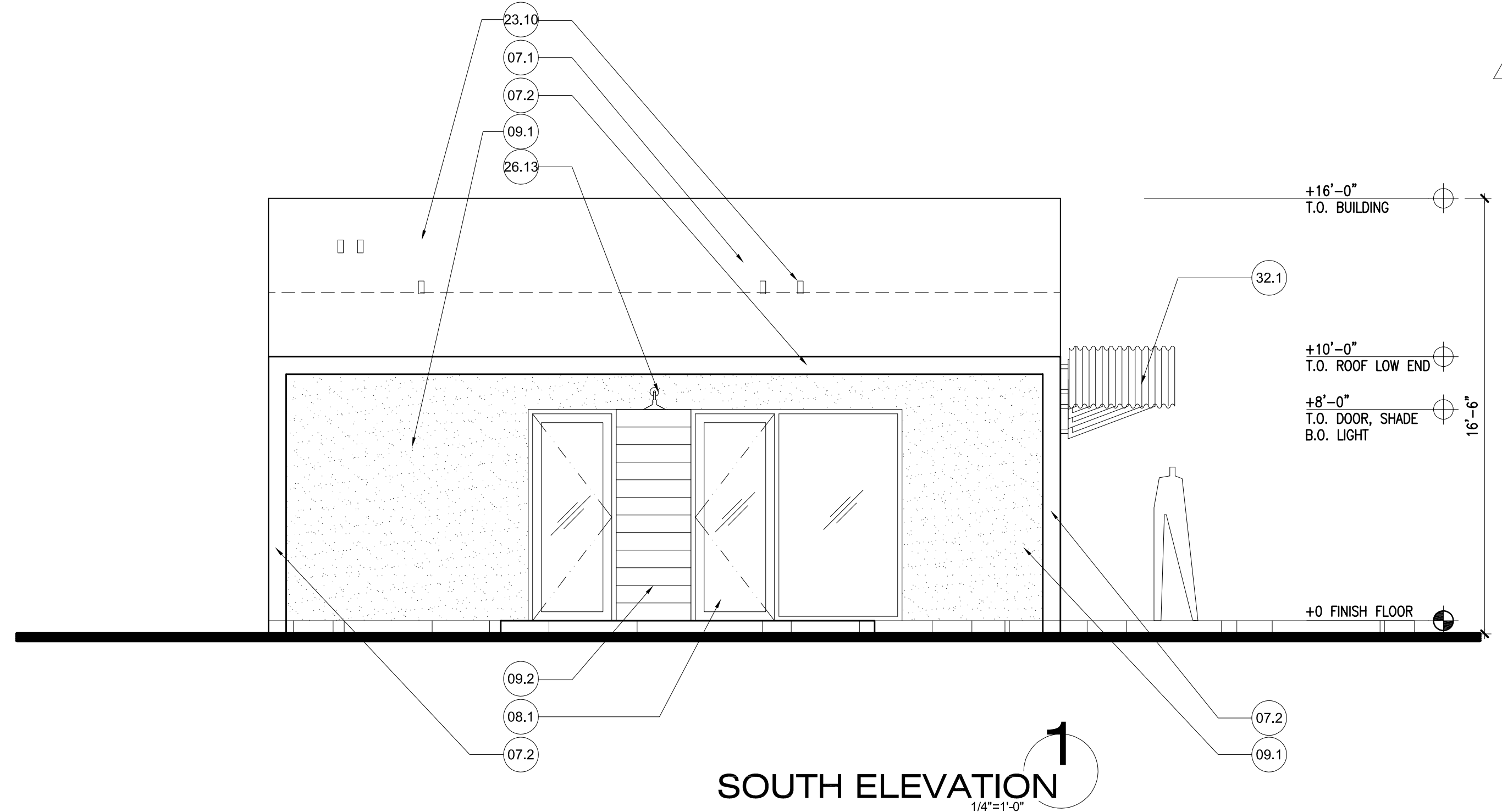


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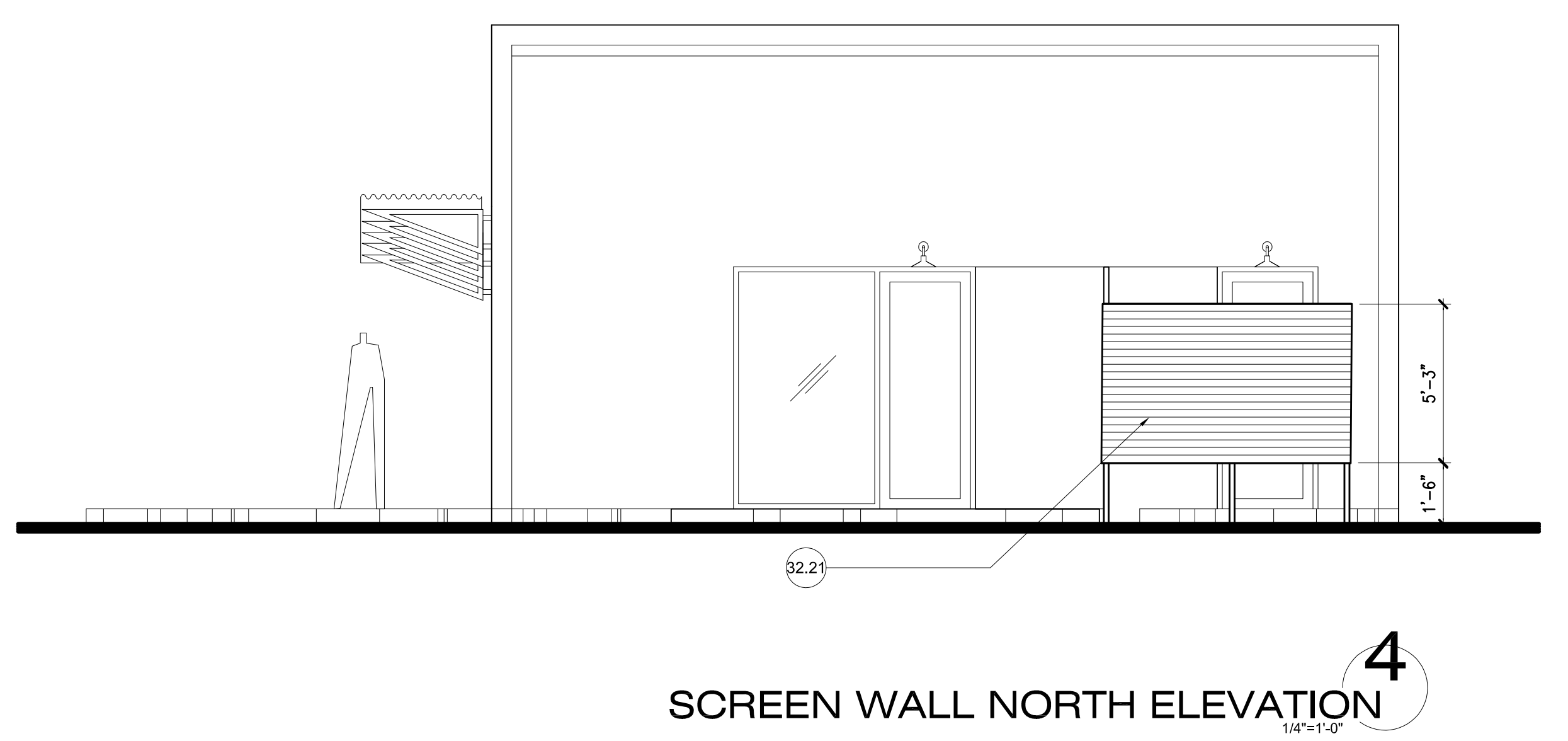
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REVISIONS	
1	12.12.19 CITY COMMENTS
2	01.17.20 CITY COMMENTS
SHEET #	



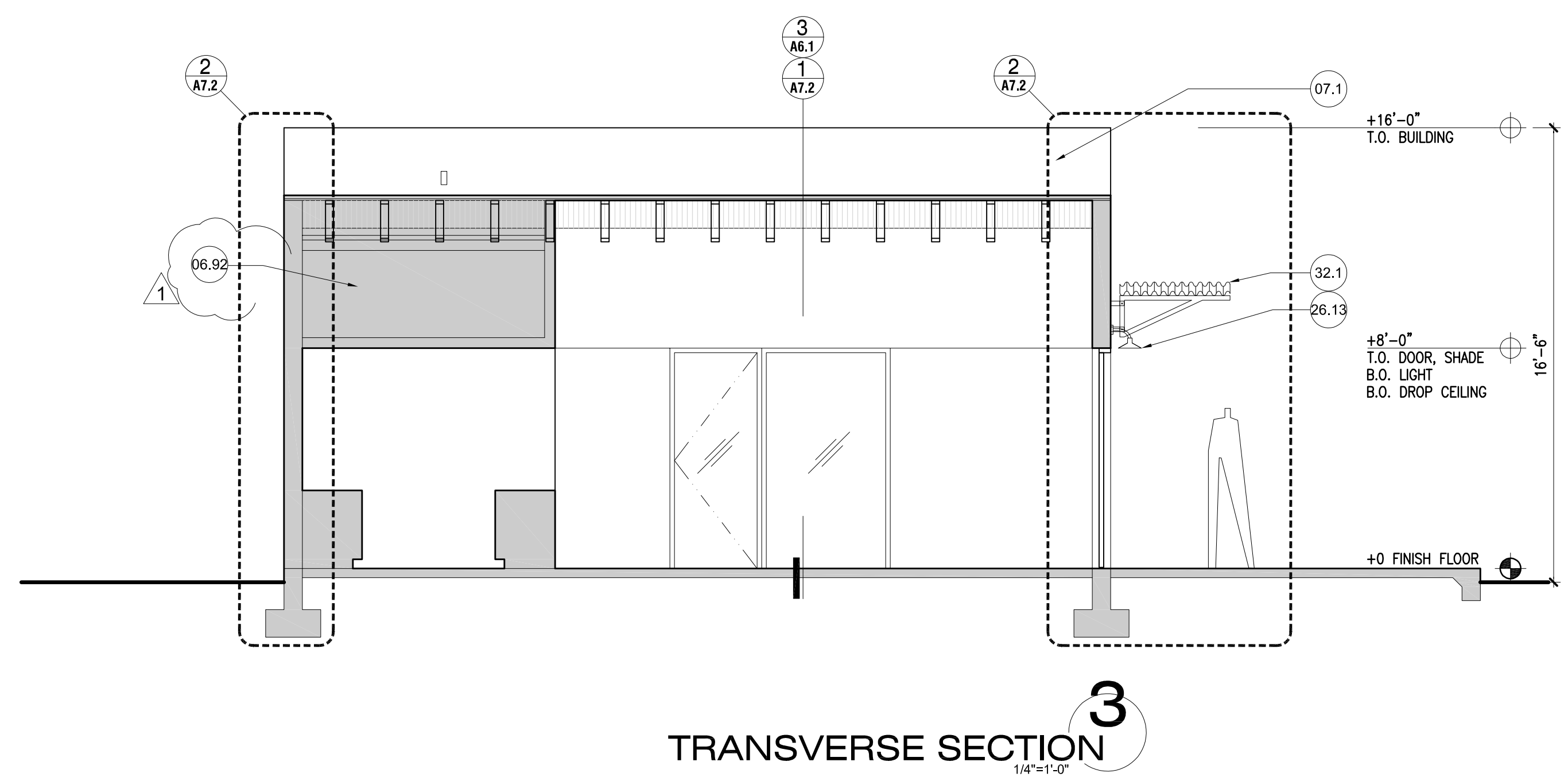
NORTH ELEVATION 2
NORTH ELEVATION
 1/4"=1'-0"



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



SCREEN WALL NORTH ELEVATION 4
SCREEN WALL NORTH ELEVATION
 1/4"=1'-0"



TRANSVERSE SECTION 3
TRANSVERSE SECTION
 1/4"=1'-0"

- KEY NOTES**
- 06.92 WOOD FRAMED SOFFIT: 2X6 WOOD FRAMING, HORIZONTAL AND VERTICAL FRAMING MEMBERS @ 24" O.C. w/ MIN (2) 16d NAILS @ EACH CONNECTION POINT BETWEEN FURRED SOFFIT MEMBERS AT BOTH TRUSSES & WALL FRAMING MEMBERS
 - 07.1 SPRAY FOAM ROOF OVER 1/2" PLYWOOD SHEATHING
 - 07.2 ALUMINUM FASCIA/TRIM, KYNAR COLOR MANSARD BROWN
 - 07.2B CORRUGATED STEEL SHEET CLADDING, RUST FINISH
 - 08.1 DOOR/ GLAZING SYSTEM, WHITE VINYL FINISH
 - 09.1 STUCCO WITH SAND FINISH, PAINT WHITE, SEE COLOR TABLE, SHEET CO.2
 - 09.2 CONCRETE FIBER PANEL (CFP) SIDING, "HARDIE BOARD" LAP SIDING, SMOOTH; SEE COLOR TABLE, SHEET CO.2
 - 23.10 4" PVC PLUMBING VENT
 - 26.13 WALL SCONCE, FULL CUT OFF/NOT VISIBLE FROM SIDES, "LSI ABSOLUTE" LED STANDARD DOME WALL OR PENDANT MOUNTED
 - 32.1 STEEL FRAME w/ CORRUGATED PANEL SHADE (ALL RUST FINISH), REFERENCE A3.0, A4.0, A7.2
 - 32.21 VERTICAL SHADE (8' HIGH), STEEL FRAME (RUST FINISH) w/ CORRUGATED STEEL PANELS ABOVE GRADE AS VISUAL SCREEN - SHOWN DASHED

SHEET NOTES

A. ELEVATIONS ARE PROVIDED RELATIVE TO FINISH FLOOR. DIMENSIONS FOR BUILDING HEIGHT ARE PROVIDED FROM LOWEST ADJACENT GRADE.

These drawings and documents were prepared for this project and are not to be used for any other project without the express written consent of the architect. The architect shall not be responsible for any errors or omissions in these drawings and documents and shall retain all reserved rights, including the right to modify these drawings and documents, however indicated, shall be void hereof, however determined to have agreed to the foregoing restrictions.

FOR NEWTOWN CDC - 480.517.1589
MICRO ESTATES ON RITA
 SITE ADDRESS: 1443 S. RITA LANE TEMPE AZ 85281

coLAB
 colab studio, llc
 artists - architects
 1614 e. cedar street
 tempe - arizona
 85281
 (v) 480 326 0541
 (f) 602 264 3440



DATE 12 12 19

PROJECT # 18005

DRAWN BY MDS

CHECKED BY

REVISIONS

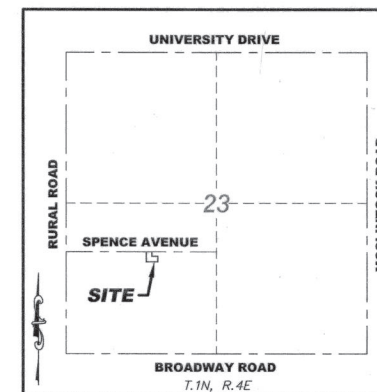
1	12.12.19 CITY COMMENTS

SHEET #

REC190034-2-1-1-M-
Yorkm

A SUBDIVISION PLAT FOR TEMPE MICRO ESTATES

A RE-PLAT OF LOTS 5 & 6 OF 'HALSINGBORG', ACCORDING TO BOOK 41, PAGE 35, LOCATED IN THE NORTH HALF AND SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

DEDICATION

CITY OF TEMPE, A MUNICIPAL CORPORATION, AS OWNER, HAS PLATTED UNDER THE NAME OF "TEMPE MICRO ESTATES" LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS RE-PLAT OF "HALSINGBORG" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND EASEMENT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

CITY OF TEMPE, A MUNICIPAL CORPORATION, AS OWNER, HEREBY DEDICATES TRACT A FOR THE PURPOSE OF COMMON AREA, SHARED ACCESS, SEWER EASEMENT AND WATERLINE EASEMENT.

OWNER AUTHORIZATION

THE CITY OF TEMPE, A MUNICIPAL CORPORATION

BY: Mark W. Mitchell DATE: 1/3/20
MARK MITCHELL
ITS: MAYOR

ACKNOWLEDGEMENT

ON THIS 3rd DAY OF JANUARY, 2020 BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED **MARK MITCHELL**, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: Carla Renee Reece EXPIRES: 12-19-2021
NOTARY PUBLIC



LEGAL DESCRIPTION (PRIOR TO THIS SUBDIVISION)

LOTS 5 AND 6, OF HALSINGBORG, ACCORDING TO BOOK 41 OF MAPS, PAGE 35, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

OWNER

CITY OF TEMPE
31 E 5TH STREET
TEMPE, AZ 85281

DEVELOPER

1444 RITA, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
511 W UNIVERSITY DRIVE #4
TEMPE, AZ 85281
PHONE: 480-517-1589
CONTACT: DAVID CRUMMEY

BENCHMARK

FOUND 3" BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST G&SRBM. TEMPE SURVEY CONTROL.
ELEVATION = 1171.08 COT DATUM.

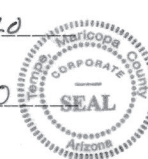
BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST, PER CITY OF TEMPE SURVEY CONTROL PLAT.
SAID LINE BEARS NORTH 00°04'37" WEST

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 31st DAY OF July 2019.

BY: Mark W. Mitchell DATE: 1/3/20
MAYOR
ATTEST: Carla R. Reece DATE: 1/3/20
CITY CLERK
BY: [Signature] DATE: 01/09/20
CITY ENGINEER
BY: [Signature] DATE: 1-13-2020
COMMUNITY DEVELOPMENT



CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY 2019; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature] DATE: 12/20/2019
JERRY L. DODD JR., RLS #52139
22425 N. 16TH ST., SUITE NO. 1
PHOENIX, ARIZONA
(480)922-0780
JERRYD@SIGSURVEYAZ.COM

LEGEND

☐	FOUND CAP HANDHOLE	
●	FOUND CAP FLUSH	
●	FOUND 1/2" REBAR WITH CAP RLS #53160, UNLESS OTHERWISE NOTED	
○	SET 1/2" REBAR, CAP #52139	
DKT., PG.	DOCKET, PAGE	CENTERLINE
R/W	RIGHT OF WAY	PROPERTY LINE
ESMT	EASEMENT	WATERLINE EASEMENT
REF.	REFERENCE	SEWER EASEMENT
DOC.	DOCUMENT	ADJACENT PROPERTY
SE	SEWER EASEMENT	
WLE	WATERLINE EASEMENT	

NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-578.
- LOT CORNERS TO BE SET WITH 1/2" REBAR, RLS #52139.
- ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
- ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL RETAIN THE RUNOFF VOLUME FROM THE 100-YEAR DESIGN STORM AND SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER OR THEIR ASSIGNEE OR LESSEE TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

FLOODPLAIN DESIGNATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2245L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

DS180283

SBD190004

REC190034

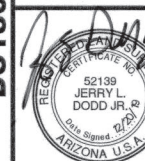
REC190034

SBD190004

DS180283

FINAL PLAT
TEMPE MICRO ESTATES
TEMPE, ARIZONA

SIG SURVEY INNOVATION GROUP, INC.
Land Surveying Services
22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM



DRAWING NAME:
2018-279 PLAT
JOB NO. 2018-279
DRAWN: JLD
CHECKED: JAS
DATE: 12/20/2019
SCALE: N.T.S.
SHEET: 1 OF 2

RURAL ROAD
N0°04'37"W 2641.12'
(BASIS OF BEARING)

WEST QUARTER CORNER SECTION 23
T1N, R4E
FOUND 3" CITY OF TEMPE
BRASS CAP IN HANDHOLE, DOWN 0.5'

SOUTHWEST CORNER SECTION 23
T1N, R4E
FOUND BRASS CAP IN HANDHOLE

BONARDEN LANE

SPENCE AVENUE

RITA LANE

APN 133-09-014
NOT A PART

APN 133-10-058B
NOT A PART

APN 133-09-017
NOT A PART

APN 133-09-104
NOT A PART

APN 133-10-057
NOT A PART

APN 133-09-090
NOT A PART

APN 133-10-057
NOT A PART

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	1,126	0.026
2	954	0.022
3	1,132	0.026
4	1,046	0.024
5	1,046	0.024
6	1,046	0.024
7	1,047	0.024
8	1,047	0.024
9	1,132	0.026
10	953	0.022
11	1,138	0.026
12	1,055	0.024
13	1,061	0.024

TRACT USE TABLE		
TRACT	AREA (SF)	AREA (AC)
A	14,538	0.334

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S0°21'07"E	5.00'
L2	N0°21'07"W	5.00'
L3	N0°21'07"W	5.00'
L4	S89°09'05"W	15.77'
L5	S0°21'07"E	4.86'

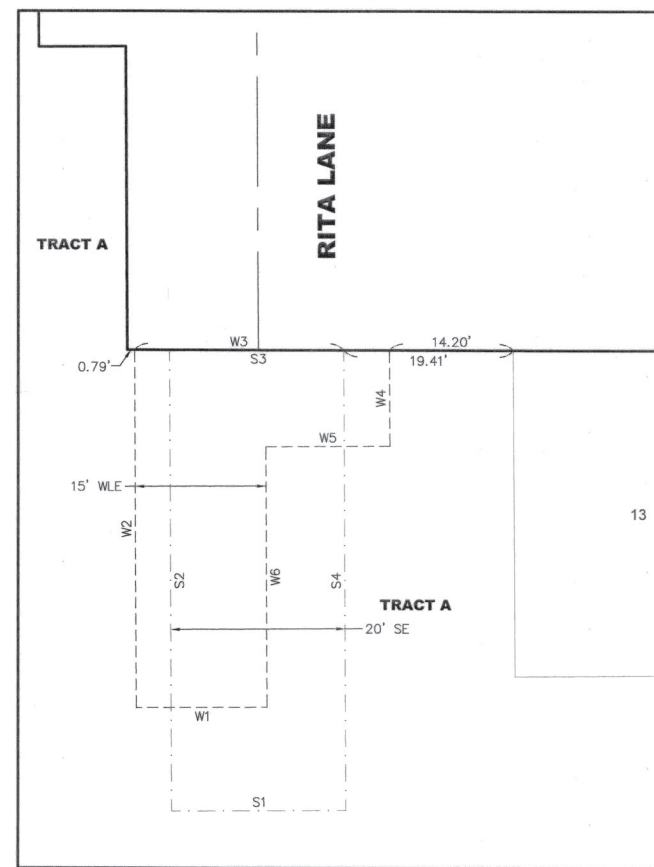
SEWER LINE TABLE		
LINE	DIRECTION	LENGTH
S1	N89°41'31"E	20.00'
S2	S0°18'29"E	52.67'
S3	N89°57'54"W	20.00'
S4	N0°18'29"W	52.55'

WATER LINE TABLE		
LINE	DIRECTION	LENGTH
W1	N89°41'31"E	15.00'
W2	S0°18'29"E	40.89'
W3	N89°57'54"W	29.21'
W4	N0°18'29"W	10.93'
W5	N89°41'31"E	14.21'
W6	N0°18'29"W	29.79'



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
20200038554 01/15/2020 02:19
BOOK 1503 PAGE 48
ELECTRONIC RECORDING

REC190034-2-1-1-M-
Yorkm



DETAIL
NTS

DS180283

SBD190004

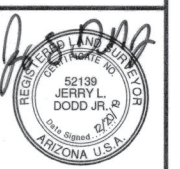
REC190034

DS180283

SBD190004

REC190034

FINAL PLAT
TEMPE MICRO ESTATES
TEMPE, ARIZONA



DRAWING NAME:
2018-279 PLAT
JOB NO. 2018-279
DRAWN: JLD
CHECKED: JAS
DATE: 12/20/2019
SCALE: 1"=30'
SHEET: 2 OF 2

SIG
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