PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

ACKNOWLEDGEMENT

ON THIS _____ OF _____, 2015 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, 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: _____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

OWNER'S COMPANY:

BY: _____ _____
OWNER DATE

LEGAL DESCRIPTION

MONTIS LA CASA VIEJA
3 WEST FIRST STREET, TEMPE, ARIZONA 85281
PARCEL NO. 1 - 6
COUNTY OF MARICOPA, CITY OF TEMPE, STATE OF ARIZONA.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF

TEMPE ON THIS____ DAY OF _____, 2015

OWNER/DEVELOPER

HAYDEN HOUSE TEMPE LLC

MICHAEL L. BREKKA
1620 FIFTH AVENUE SUITE 400
SAN DIEGO, CA 92101

PHONE: 619 906 4302
FAX: 619 906 4303

PROJECT DATA

ZONING:	CC(H) PAD TOD STATION AREA
USES:	HOTEL, OFFICE, MULTIFAMILY RESIDENTIAL, AND STRUCTURED PARKING
BUILDING HEIGHT:	OFFICE- 189'-2" (15 STORIES) HOTEL- 180'-2" (15 STORIES)
BUILDING SETBACKS:	0'(FRONT, SIDE, REAR, STREET SIDE)
BUILDING LOT COVERAGE:	55%
SITE LANDSCAPE COVERAGE:	26%

PARKING SUMMARY:

VEHICLE PARKING SUMMARY				
	AREA SF	PARKING REQUIREMENT PER TOD	REQUIRED PER SHARED PARKING MODEL	PROPOSED
HOTEL		240	240	240 *
HOTEL AMENITY/LOBBY/FITNESS	11,965 SF	0	0	
HOTEL CONFERENCE	7,368 SF	58.94	58.9	
HOTEL OFFICE SPACE	1,304 SF	4.35	4.6	
HOTEL SERVICE	19,116 SF	63.72	75.3	
INDOOR RESTAURANT	10,137 SF	101.83	118.3	
OFFICE SERVICE	11,140 SF	37.13	33.3	
OFFICE/OFFICE LOBBY/CAFE	246,115 SF	720.38	565.5	
OUTDOOR RESTAURANT	2,494 SF	0	0	
RETAIL	6,104 SF	20.35	20.1	
SHARED				927
TOTAL		1,247	1,116	1,167

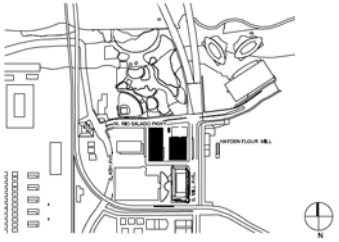
SEE: 03-06-2015 SHARED PARKING STUDY

* 84 STALLS DESIGNATED AS TANDEM HOTEL VALET PARKING

BIKE PARKING SUMMARY:

	AREA SF	PARKING REQUIREMENT PER TOD	PROPOSED COUNT
HOTEL		12.00	20
HOTEL AMENITY/LOBBY/FITNESS	11,965 SF	0.00	-
HOTEL CONFERENCE	7,358 SF	3.68	5
HOTEL CONFERENCE LOBBY	1,987 SF	0.00	-
HOTEL INTERNAL OFFICE	1,304 SF	4.00	10
HOTEL SERVICE SPACE	19,116 SF	4.00	10
INDOOR RESTAURANT	10,137 SF	20.27	40
OFFICE	241,506 SF	30.19	40
OFFICE SERVICE	11,140 SF	4.00	10
OUTDOOR RESTAURANT	2,494 SF	1.25	5
RETAIL	6,104 SF	4.00	5
OFFICE LOBBY AND CAFE	4,609 SF	4.00	5
TOTAL		88	150

SITE VICINITY MAP (NOT TO SCALE)



CONDITIONS OF APPROVAL: PAD14012

GENERAL NOTES

1. CURRENT ZONING IS "CITY CENTER (CC),HISTORIC (H) DESIGNATED PROPERTY, PLANNED AREA DEVELOPMENT (PAD), OVERLAY AND TRANSPORTATION OVERLAY DISTRCT (TOD)"
2. PROPOSED USE: HOTEL, OFFICE, RESTAURANT AND RETAIL
3. BUILDING FORM TYPE IS GENERAL.
4. FENCES, WALLS, SIGNS, AND STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
5. ANGLES NOT INDICATED OTHERWISE ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE DESCRIBED.
6. BICYCLE PARKING RACKS WITHIN THE RIGHT OF WAY SHALL COMPLY WITH CITY STANDARDS.
7. PRIVATE ROADWAYS AND DRIVES SHALL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE TEMPE FIRE DEPARTMENT.
8. PARKING SPACES FOR PERSONS WITH DISABILITIES SHALL COMPLY WITH SPECIFIED AMERICANS WITH DISABILITIES ACT STANDARDS AND DETAILS.
9. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT.

DS140462 PAD14012 REC14037

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100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.12
Project Name:
100 S. MILL AVE.
Issued For / Phase:

Drawn: -
Revisions:
Date No. Remarks

Sheet Name:
COVER SHEET

Sheet Number:
A.01

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PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

PAD PROPOSED DEVELOPMENT STANDARDS

EXISTING ZONING:	CC(H) PAD TOD STATION AREA
PERMITTED USES:	HOTEL, OFFICE, MULTIFAMILY RESIDENTIAL, RETAIL, STRUCTURED PARKING
NET LOT AREA:	109, 293 NSF (2.509 ACRES)

SITE

MAXIMUM LOT COVERAGE:	NO STANDARD
LOT COVERAGE:	59,958 SF/ 109,293 SF = 55 %
MINIMUM LANDSCAPING AREA:	10 % OF NET LOT AREA
LANDSCAPING AREA:	28,478 SF/109,293SF= 26%

BUILDING

FLOOR AREA RATIO:	895,012 SF/109,293 SF= 8.19
BUILDING HEIGHT:	189'-2" MAX

OFF STREET PARKING REQUIREMENTS PER TOD

OFFICE AND OFFICE LOBBY: (1 PER 300 SF) W/ PARKING WAIVED FOR 50% OF FLOOR AREA, NOT TO EXCEED 30,000 SF
HOTEL GUEST ROOMS; (1 PER ROOM)
HOTEL CONFERENCE / MEETING SPACE: (1 PER 125 SF)
HAYDEN HOUSE RESTAURANT (INDOOR); (1 PER 75 SF) W/ PARKING WAIVED FOR 50% OF FLOOR AREA, NOT TO EXCEED 2,500 SF
OFFICE/FLEX RETAIL : (1 PER 300 SF)
HOTEL SERVICE: (1 PER 300 SF)
OFFICE SERVICE: (1 PER 300 SF)
HOTEL RETAIL: (1 PER 300 SF)
HOTEL INTERNAL OFFICES: (1 PER 300 SF)
HOTEL AMENITY AREAS, RESTAURANTS AND LOBBIES: (NO REQUIREMENT)
HAYDEN HOUSE RESTAURANT (OUTDOOR); (NO REQUIREMENT)

*SEE PARKING SUMMARY FOR TOTAL

ACCESSIBLE PARKING REQUIREMENTS
20, PLUS 1 FOR EACH 100, OR FRACTION THERE OF, OVER 1000:
1167 PARKING STALLS = 22 ACCESSIBLE PARKING STALLS

1 OF EVERY 6 ACCESSIBLE PARKING STALLS SHALL BE VAN ACCESSIBLE:
22/6 = 4 VAN ACCESSIBLE PARKING STALLS

BICYCLE PARKING REQUIREMENTS PER BICYCLE COMMUTE AREA

OFFICE, OFFICE LOBBY & HOTEL INTERNAL OFFICES: (1 PER 8 000 SF,4 MIN.)
HAYDEN HOUSE RESTAURANT (INDOOR); (1 PER 500 SF)
HOTEL GUEST ROOOMS; (1 PER 20 ROOMS)
HOTEL CONFERENCE / MEETING SPACE: (1 PER 2,000 SF)
OFFICE/FLEX RETAIL & HOTEL RETAIL : (1 PER 7,500 SF, 4 MIN.)
HOTEL SERVICE AND OFFICE SERVICE: (1 PER 7,500 SF, 4 MIN.)
HAYDEN HOUSE RESTAURANT (OUTDOOR); (1 PER 2,000 SF)
HOTEL AMENITY AREAS, RESTAURANTS AND LOBBIES: (NO REQUIREMENT)

* SEE BIKE PARKING SUMMARY FOR TOTAL

BUILDING AREAS:

BUILDING AREAS-TEMPE	
LEVEL	AREA
CONFERENCE DECK	
H-Level 2	2,720 SF
	2,720 SF
FITNESS	
H-Level 2	1,720 SF
	1,720 SF
GARAGE	
O-B3	78,486 SF
O-B2	76,753 SF
O-B1	77,022 SF
	232,261 SF
GARAGE MECH.	
O-B3	1,062 SF
O-B2	1,062 SF
O-B1	1,062 SF
	3,185 SF
GARAGE STORAGE	
O-B3	635 SF
O-B2	635 SF
O-B1	635 SF
	1,906 SF
HAYDEN HOUSE DINING	
H-Level 1	7,361 SF
	7,361 SF
HAYDEN HOUSE PATIO DINING	
H-Level 1	1,959 SF
	1,959 SF
HAYDEN HOUSE SERVICE	
H-Level 1	1,687 SF
	1,687 SF
HOTEL	
H-Level 3	8,656 SF
H-Level 4	8,656 SF
H-Level 5	8,656 SF
H-Level 6	8,656 SF
H-Level 7	8,656 SF
H-Level 8	8,656 SF
H-Level 9	8,656 SF
H-Level 10	8,656 SF
H-Level 11	8,656 SF
H-Level 12	8,656 SF
H-Level 13	8,656 SF
H-Level 14	8,656 SF
	103,877 SF
HOTEL AMENITY DECK	
H-ROOF	6,416 SF
	6,416 SF
HOTEL CONFERENCE	
H-Level 2	7,368 SF
	7,368 SF
HOTEL CONFERENCE PREFUNCTION	
H-Level 2	1,987 SF
	1,987 SF
HOTEL CORRIDOR	
H-Level 1	1,084 SF
H-Level 2	2,882 SF
H-Level 3	1,547 SF
H-Level 4	1,547 SF
H-Level 5	1,547 SF
H-Level 6	1,547 SF
H-Level 7	1,547 SF
H-Level 8	1,547 SF
H-Level 9	1,547 SF
H-Level 10	1,547 SF
H-Level 11	1,547 SF
H-Level 12	1,547 SF
H-Level 13	1,547 SF
H-Level 14	1,547 SF
H-ROOF	1,344 SF
	23,878 SF
HOTEL LOBBY	
H-Level 1	2,808 SF
	2,808 SF
HOTEL LOUNGE	
H-Level 1	1,020 SF
	1,020 SF

BUILDING AREAS-TEMPE	
LEVEL	AREA
HOTEL OFFICE	
H-Level 2	1,304 SF
	1,304 SF
HOTEL RESTAURANT	
H-Level 1	2,777 SF
	2,777 SF
HOTEL RESTAURANT PATIO DINING	
H-Level 1	535 SF
	535 SF
HOTEL RETAIL	
H-Level 1	2,216 SF
	2,216 SF
HOTEL SERVICE	
H-Level 1	8,322 SF
H-Level 2	2,980 SF
H-Level 3	398 SF
H-Level 4	398 SF
H-Level 5	398 SF
H-Level 6	398 SF
H-Level 7	398 SF
H-Level 8	398 SF
H-Level 9	398 SF
H-Level 10	398 SF
H-Level 11	398 SF
H-Level 12	398 SF
H-Level 13	398 SF
H-Level 14	398 SF
H-ROOF	1,348 SF
	17,428 SF
HOTEL STAIR/ELEVATOR	
H-Level 1	967 SF
H-Level 2	1,394 SF
H-Level 3	817 SF
H-Level 4	817 SF
H-Level 5	817 SF
H-Level 6	817 SF
H-Level 7	817 SF
H-Level 8	817 SF
H-Level 9	817 SF
H-Level 10	817 SF
H-Level 11	817 SF
H-Level 12	817 SF
H-Level 13	817 SF
H-Level 14	817 SF
H-ROOF	762 SF
	12,924 SF
OFFICE	
O-LEVEL 08 (O-1)	30,188 SF
O-LEVEL 09 (O-2)	30,188 SF
O-LEVEL 10 (O-3)	30,188 SF
O-LEVEL 11 (O-4)	30,188 SF
O-LEVEL 12 (O-5)	30,188 SF
O-LEVEL 13 (O-6)	30,188 SF
O-LEVEL 14 (O-7)	30,188 SF
O-LEVEL 15 (O-8)	30,188 SF
	241,506 SF
OFFICE BIKE STORAGE	
O-LEVEL 1	2,129 SF
	2,129 SF
OFFICE CAFE	
O-LEVEL 1	604 SF
	604 SF
OFFICE GARAGE	
O-LEVEL 1	3,499 SF
O-P2	22,256 SF
O-P3	32,324 SF
O-P4	32,324 SF
O-P5	32,324 SF
O-P6	32,324 SF
O-P7	22,133 SF
	177,183 SF
OFFICE LOBBY	
O-LEVEL 1	4,005 SF
	4,005 SF
OFFICE SERVICE	
O-LEVEL 1	4,799 SF
O-LEVEL 08 (O-1)	793 SF

BUILDING AREAS-TEMPE	
LEVEL	AREA
O-LEVEL 09 (O-2)	793 SF
O-LEVEL 10 (O-3)	793 SF
O-LEVEL 11 (O-4)	793 SF
O-LEVEL 12 (O-5)	793 SF
O-LEVEL 13 (O-6)	793 SF
O-LEVEL 14 (O-7)	793 SF
O-LEVEL 15 (O-8)	793 SF
	11,140 SF
OFFICE STAIR/ELEVATOR	
O-LEVEL 1	1,185 SF
O-LEVEL 08 (O-1)	911 SF
O-LEVEL 09 (O-2)	911 SF
O-LEVEL 10 (O-3)	911 SF
O-LEVEL 11 (O-4)	911 SF
O-LEVEL 12 (O-5)	911 SF
O-LEVEL 13 (O-6)	911 SF
O-LEVEL 14 (O-7)	911 SF
O-LEVEL 15 (O-8)	911 SF
	8,475 SF
OFFICE/RETAIL	
O-LEVEL 1	3,888 SF
	3,888 SF
STAIR/ELEVATOR	
O-B3	943 SF
O-B2	946 SF
O-B1	936 SF
O-P2	290 SF
O-P3	1,145 SF
O-P4	1,145 SF
O-P5	1,145 SF
O-P6	1,145 SF
O-P7	1,048 SF
	8,744 SF
TOTAL GROSS AREA	895,012 SF

TOTAL GROSS AREA WITH DEDUCTED GROUND FLOOR OPENINGS(STAIRS, ELEVATORS, SHAFTS, ETC.)= 861,684 SF

PROJECT NARRATIVE:

THE PROJECT ENTAILS THE PRESERVATION OF THE HAYDEN HOUSE WHILE ADDING A COMMERCIAL DEVELOPMENT TO THE REMAINDER OF THE SITE. THE PROGRAM CONSISTS OF RETAIL, OFFICE, AND HOTEL, WITH AN ABOVE AND BELOW GRADE PARKING STRUCTURE.

A PAIR OF TOWERS WILL INTEGRATE RETAIL SPACES AT GRADE. THE OFFICE TOWER, AT 15 STORIES, IS LOCATED ON THE WEST. THE HOTEL TOWER, AT 15 STORIES, IS LOCATED ON THE EAST AND WILL INCLUDE AN AMENITY DECK ON THE TOP LEVEL.

AT FULL BUILD OUT THE PROJECT WILL CONSIST OF 240 HOTEL UNITS, HOTEL CONFERENCE SPACE, 241,506 SQUARE FEET OF OFFICE SPACE, AND 1,167 PARKING STALLS.

VEHICLE PARKING SUMMARY :

PARKING	
LEVEL	COUNT
O-B3	240
O-B2	222
O-B1	197
O-P2	72
O-P3	94
O-P4	94
O-P5	94
O-P6	94
O-P7	60
	1167

HOTEL ROOM SUMMARY:

HOTEL ROOM	
LEVEL	COUNT
H-Level 3	20
H-Level 4	20
H-Level 5	20
H-Level 6	20
H-Level 7	20
H-Level 8	20
H-Level 9	20
H-Level 10	20
H-Level 11	20
H-Level 12	20
H-Level 13	20
H-Level 14	20
	240

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100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.12
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Sheet Number: A.02

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PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

1 / A.02.1 NORTH EAST PERSPECTIVE
1" = 40'-0"

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PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

4 A.02.2 NORTH COURTYARD ENTRY
1" = 40'-0"

3 A.02.2 WEST HOTEL ENTRY
1" = 40'-0"

2 A.02.2 PARKING GARAGE PERF PANEL DETAIL
1/2" = 1'-0"

1 A.02.2 EAST HOTEL ENTRY
1/2" = 1'-0"

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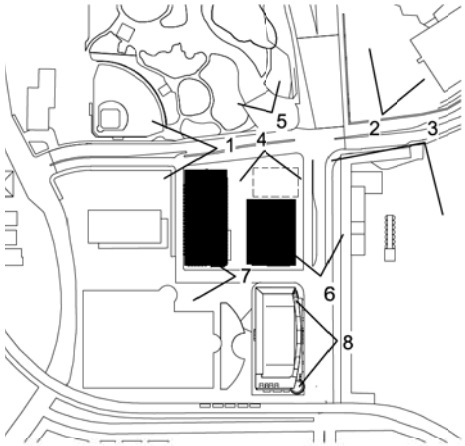
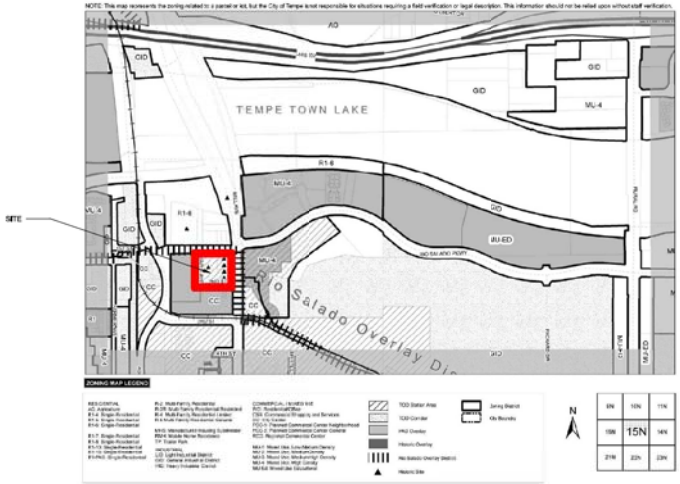
Sheet Number:
A.02.2

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



SITE VICINITY MAP (NOT TO SCALE)



CITY OF TEMPE ZONING MAP 2-18 (NOT TO SCALE) AMENDED MARCH 24, 2011

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Sheet Name:
AREA MAP AND CONTEXT

Sheet Number:
A.02.3

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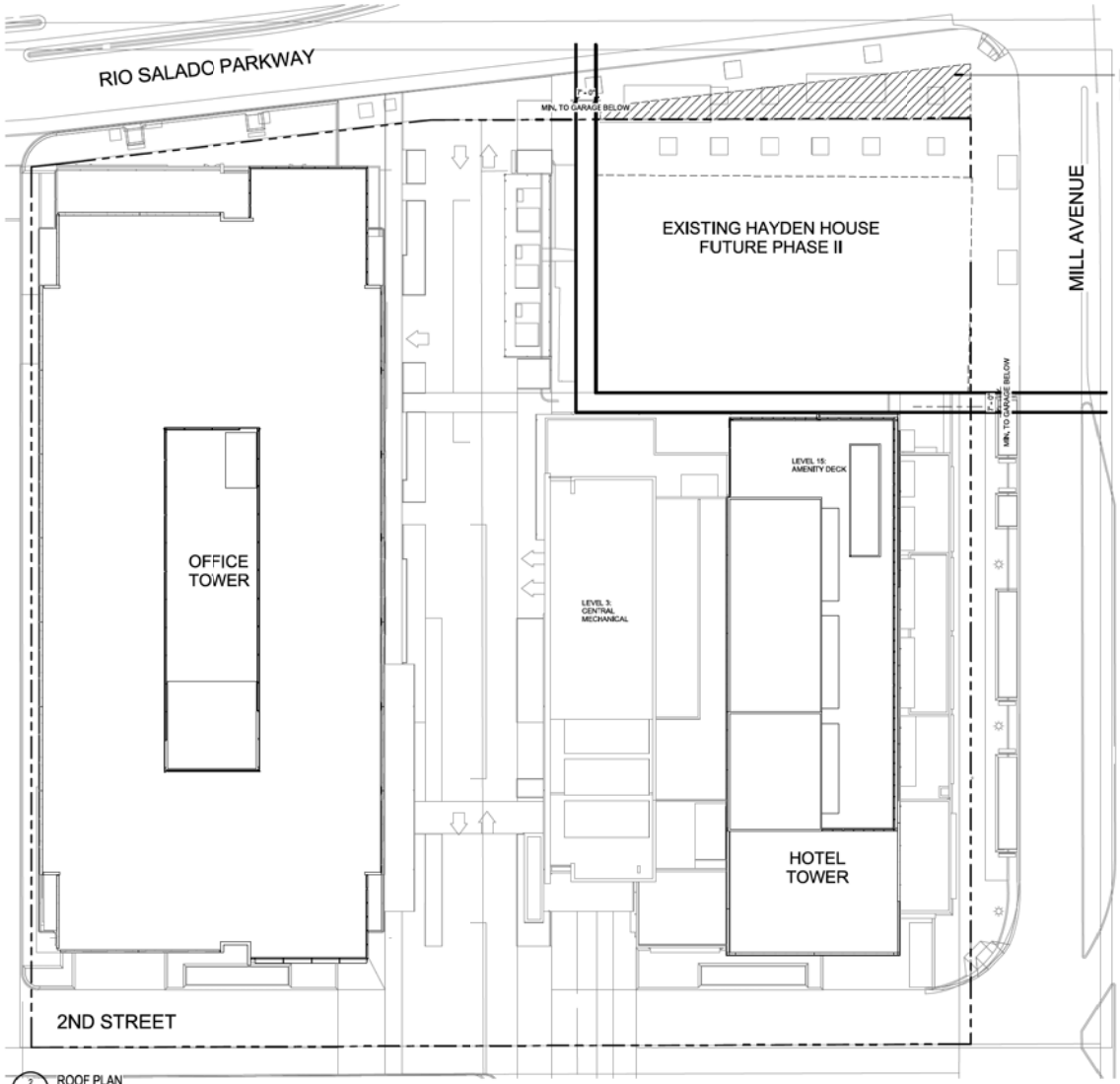
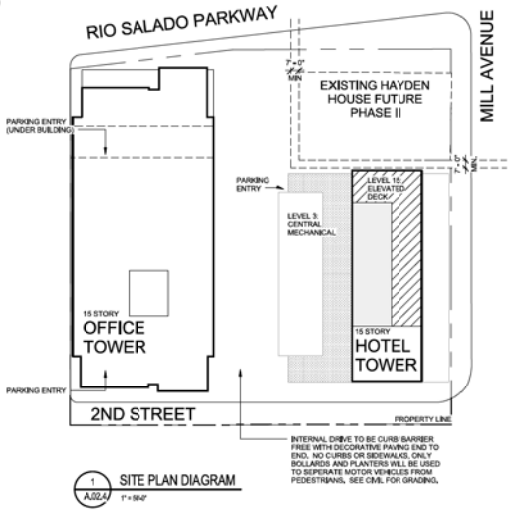
PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



2 A.02.4 ROOF PLAN 1" = 20'-0"



1 A.02.4 SITE PLAN DIAGRAM 1" = 59'-0"

BUILDING SUMMARY:

	CC(H) TOD STATION AREA	2008 PAD APPROVAL	PROPOSED AMENDED PAD
USES	PERMITTED USES INCLUDE, OFFICE, HOTEL, MULTIFAMILY RESIDENTIAL RETAIL, AND RESTAURANT	HOTEL W/ CONFERENCE SPACE, CONDOMINIUMS, RESTAURANTS, RETAIL, AND STRUCTURED PARKING	HOTEL W/ CONFERENCE SPACE, OFFICE, RESTAURANTS, RETAIL, AND STRUCTURED PARKING
TOTAL GROSS BUILDING AREA	N/A	1,158,400 SF	895,012 SF
MAXIMUM BUILDING HEIGHT	100' WITH RESIDENTIAL ABOVE COMMERCIAL, 75' WITHOUT RESIDENTIAL	257'-0"	189'-2"
MAXIMUM LOT COVERAGE	NO STANDARD	80 PERCENT	55 PERCENT
MINIMUM LANDSCAPE AREA	NO STANDARD	10 PERCENT	26 PERCENT
MAX. RESIDENTIAL DENSITY	NO STANDARD	108 UNITS PER ACRE	N/A
MINIMUM SETBACKS	FRONT-0' REAR- 0' SIDE-0' STREET SIDE- 0'	FRONT-0' REAR- 0' SIDE-0' STREET SIDE- 0'	FRONT-0' REAR- 0' SIDE-0' STREET SIDE- 0'
HOTEL ROOMS	N/A	300	240
HOTEL CONFERENCE SPACE	N/A	30,262 SF	7,368 SF
HOTEL RESTAURANT	N/A	19,864 SF	2,777 SF, 535 SF (PATIO)
HOTEL AMENITY AREA	N/A	4,654 SF	6,416 SF
HOTEL LOBBY, INTERNAL OFFICES SERVICE AREAS	N/A	9,817 SF	21,540 SF
RESIDENTIAL CONDOMINIUMS	N/A	270 UNITS	N/A
RESIDENTIAL AMENITY AREA	N/A	3,000 SF	N/A
OFFICE SPACE	N/A	N/A	241,506 SF
HAYDEN HOUSE RESTAURANT	N/A	NOT SPECIFIED	7,361 SF, 1959 SF (PATIO)
RETAIL SPACE	N/A	15,707 SF	6,104 SF
VEHICLE PARKING	1,247 SPACES REQUIRED	1,070 SPACES	1,167 SPACES PROPOSED
BICYCLE PARKING	88 SPACES REQUIRED	341 SPACES	150 SPACES PROPOSED

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Date	No.	Remarks

Sheet Name:
SITE PLAN DIAGRAM

Sheet Number:
A.02.4

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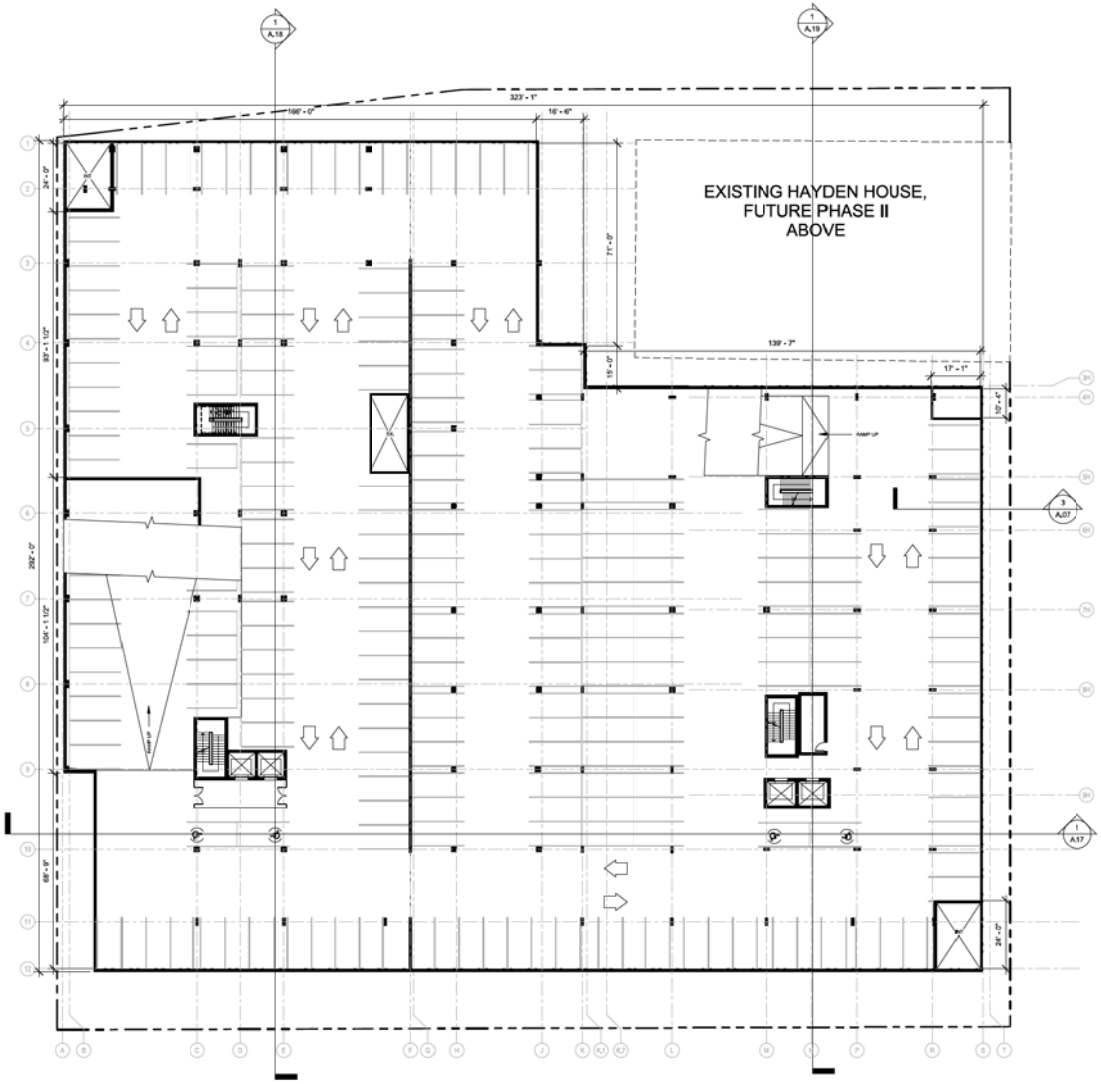
PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 A.03 BASEMENT LEVEL 3
1" = 20'-0"

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100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.12
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100 S. MILL AVE.
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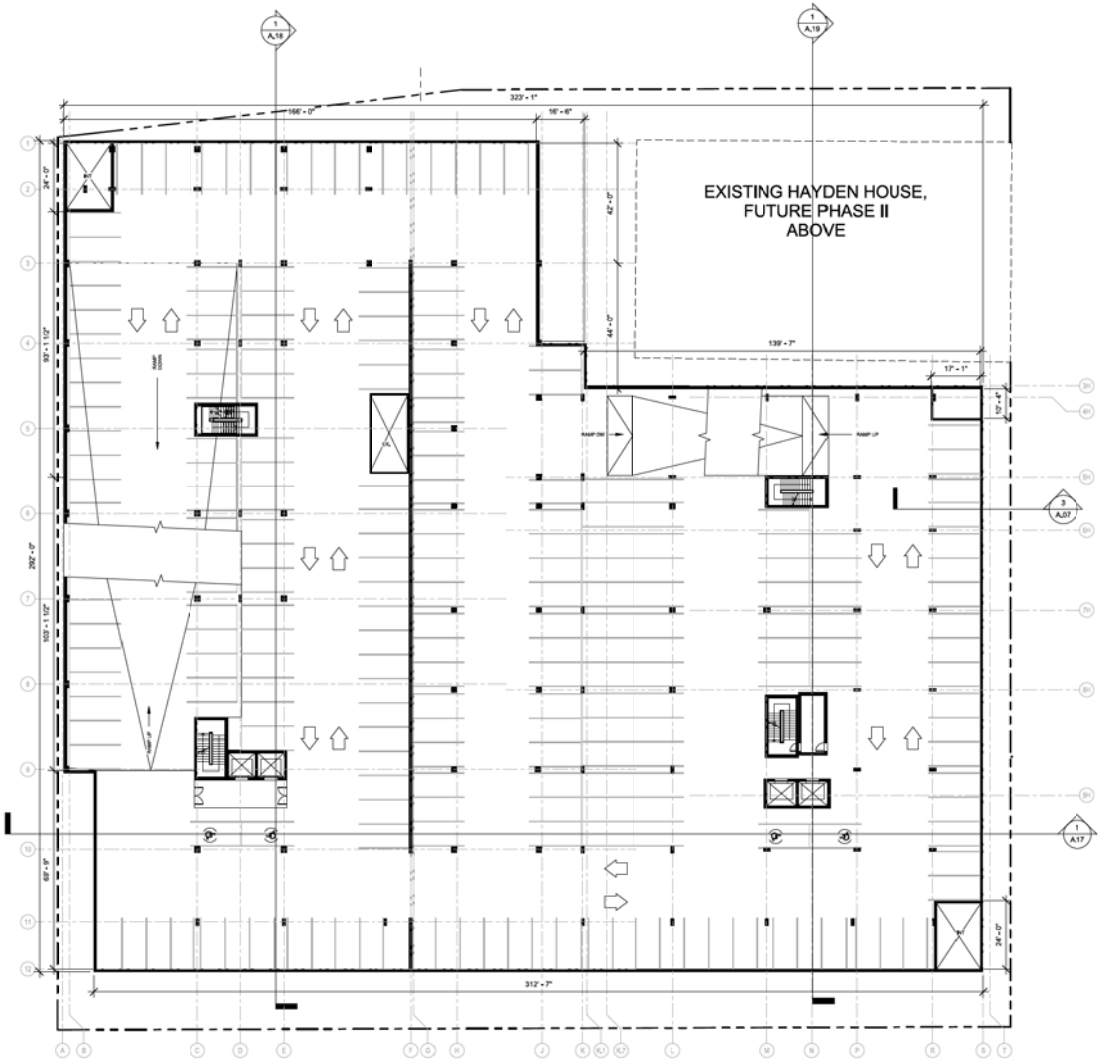
Sheet Name:
LEVEL B3

Sheet Number:
A.03

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 / A.04 BASEMENT LEVEL 2
1" = 20'-0"

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CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

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LEVEL B2

Sheet Number:
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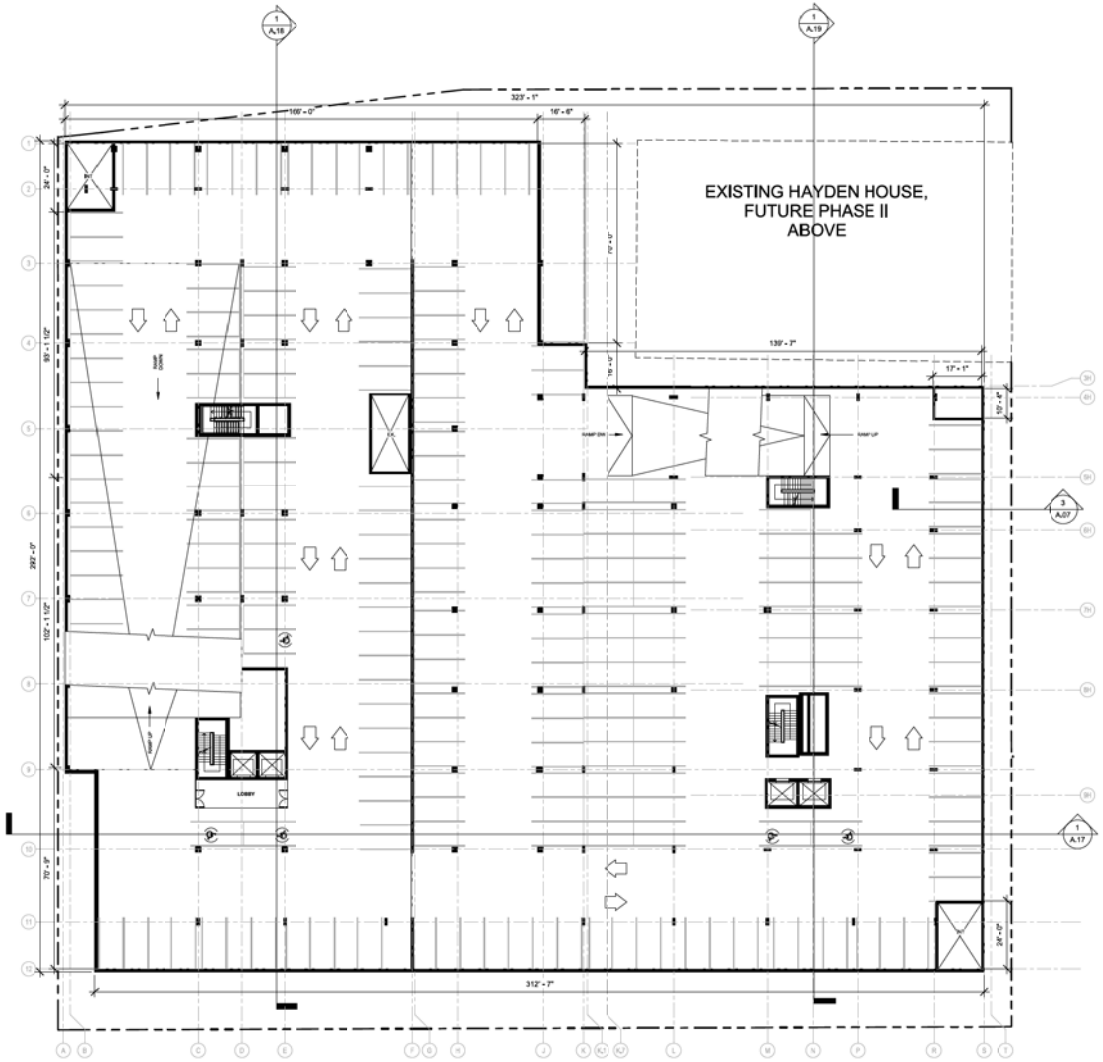
PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 / A.05 BASEMENT LEVEL 1
1" = 20'-0"

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CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

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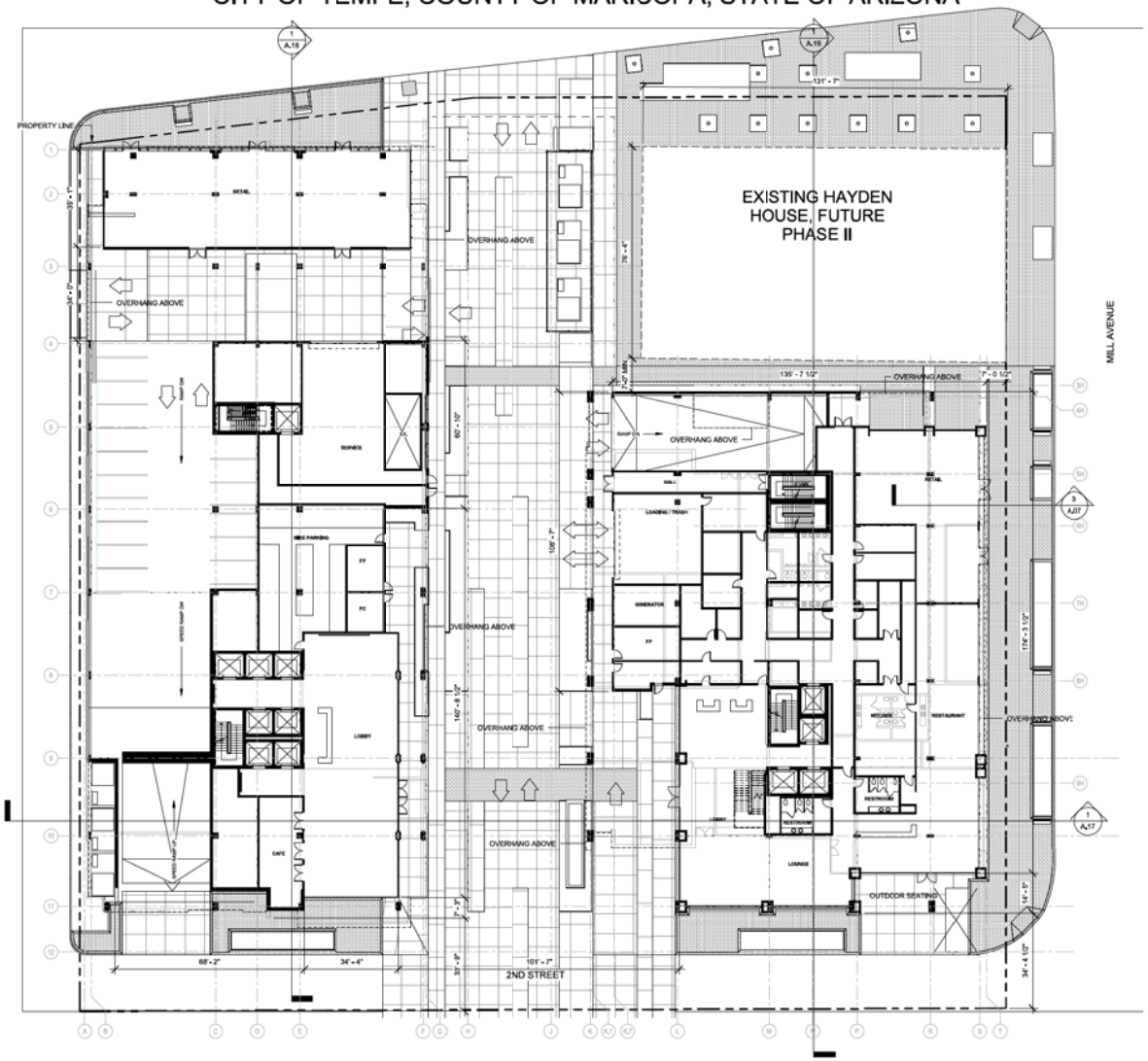
PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 A.06 GROUND LEVEL PLAN 1" = 20'-0"

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CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

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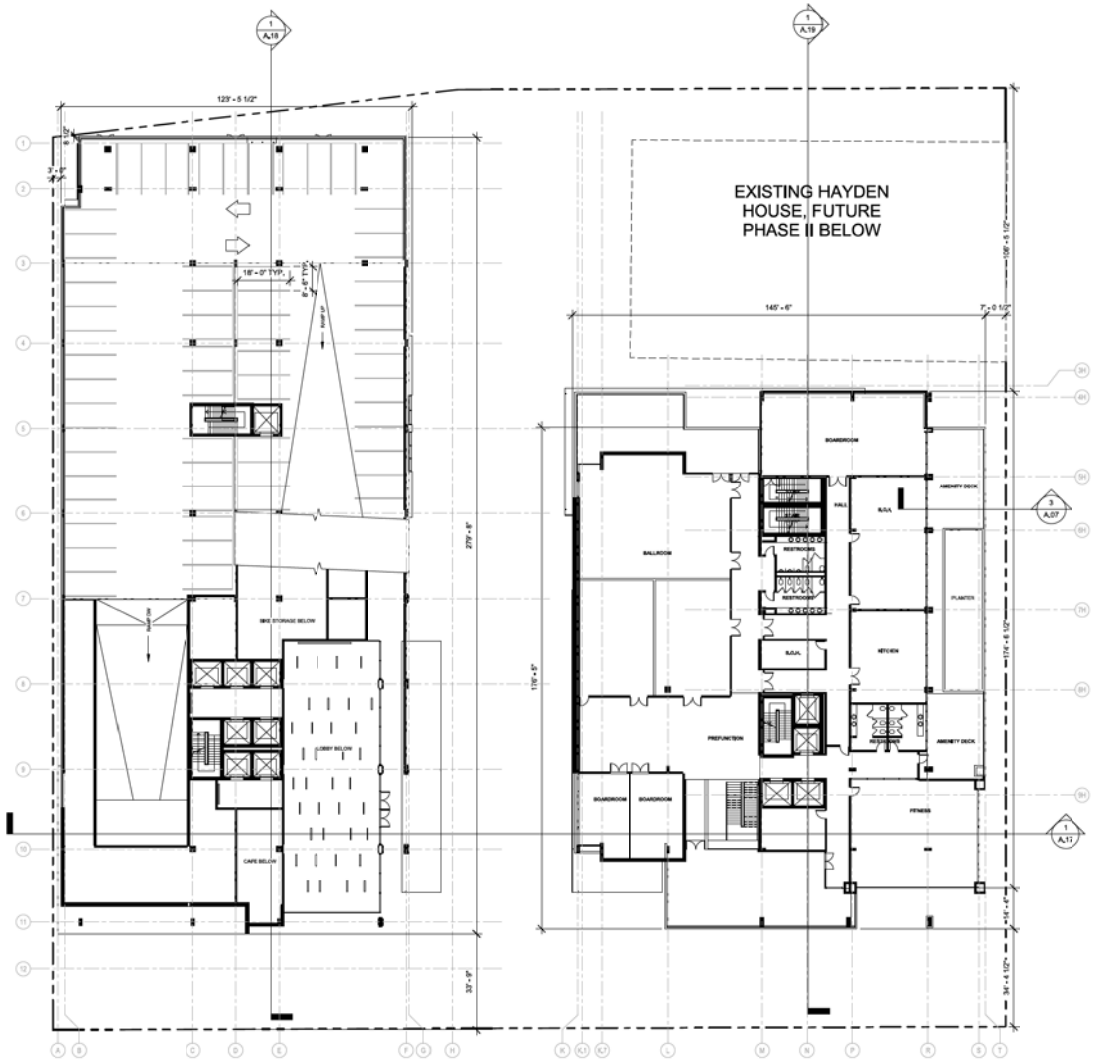
Sheet Name: LEVEL 1

Sheet Number: A.06

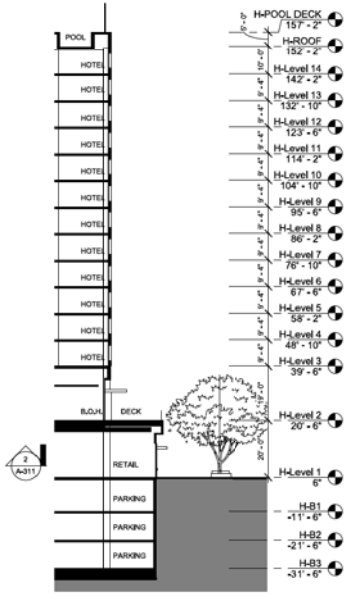
PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 A.07 LEVEL P2 1" = 20'-0"

2 A.07 HOTEL LEVEL 2 PLAN 1" = 20'-0"



3 A.07 HOTEL WALL SECTION AT EAST 1" = 20'-0"

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CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

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100 S. MILL AVE.

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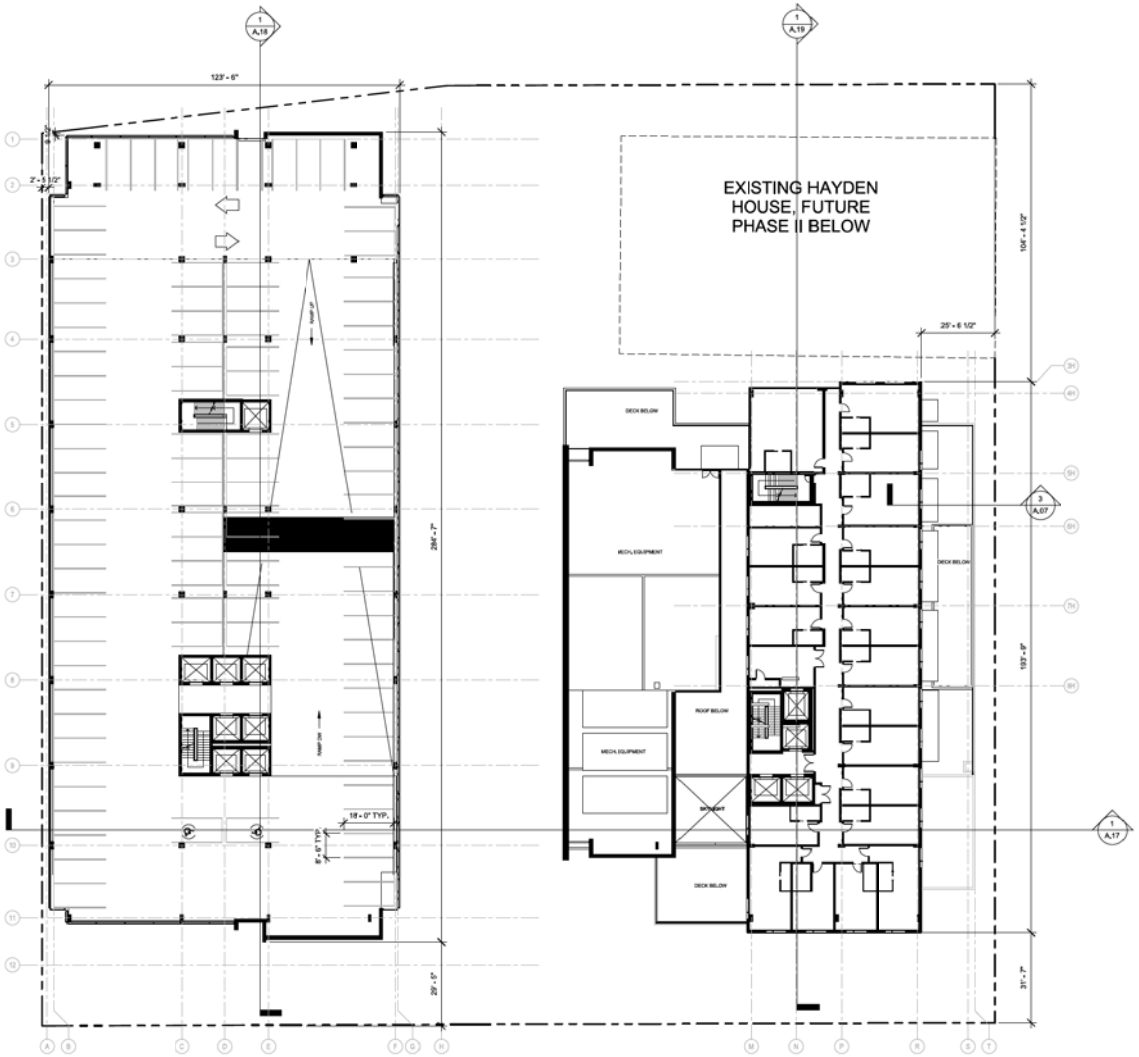
Sheet Name:
LEVEL 2

Sheet Number:
A.07

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 A.08 LEVEL P3-P6 1" = 20'-0"

2 A.08 LEVEL 3 HOTEL 1" = 20'-0"

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100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

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100 S. MILL AVE.
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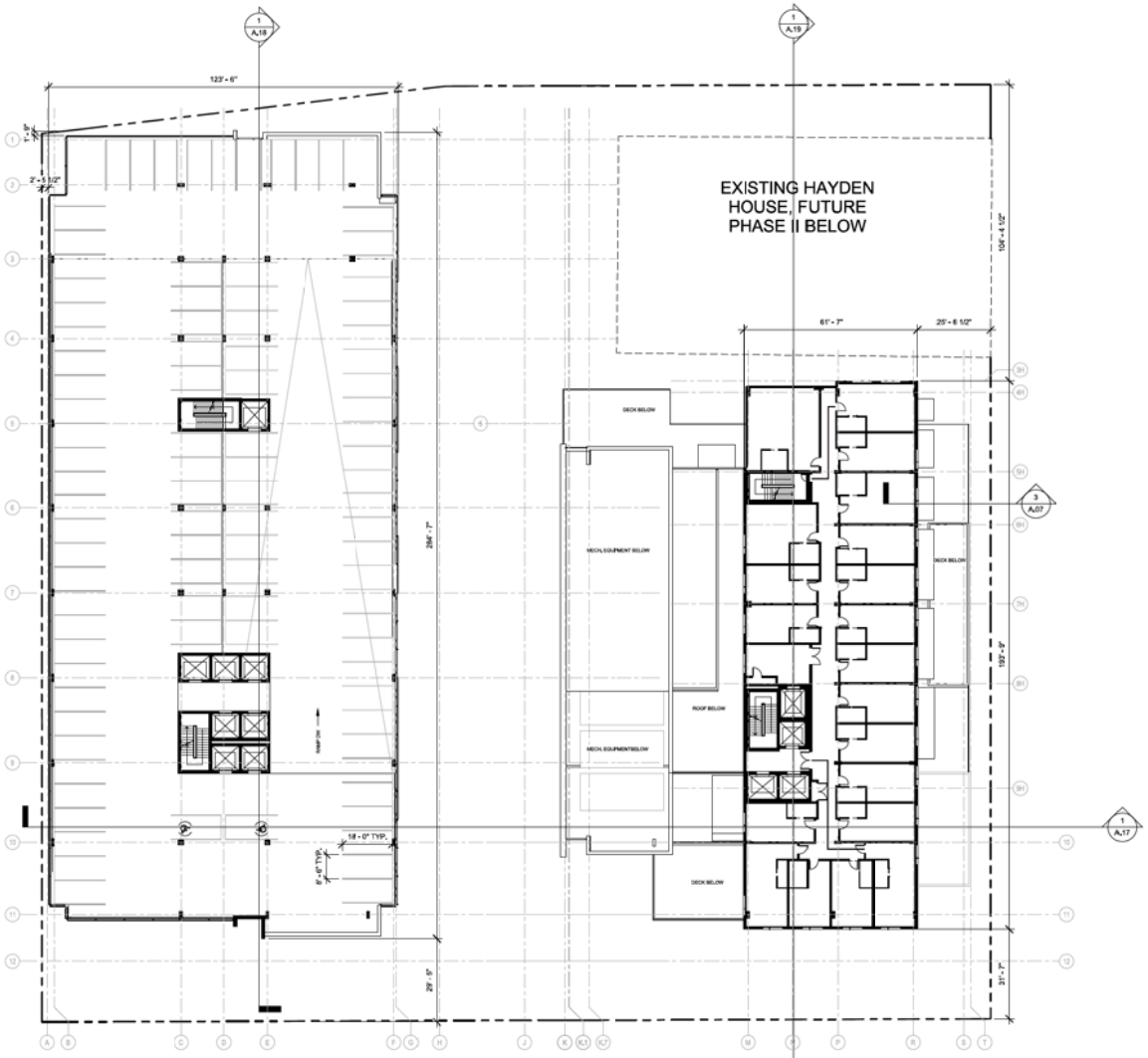
Sheet Name:
LEVEL P3-P6 AND HOTEL LEVEL 3

Sheet Number:
A.08

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 A.09 LEVEL P7 1" = 20'-0"

2 A.09 TYP. HOTEL FLOOR 1" = 20'-0"

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100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

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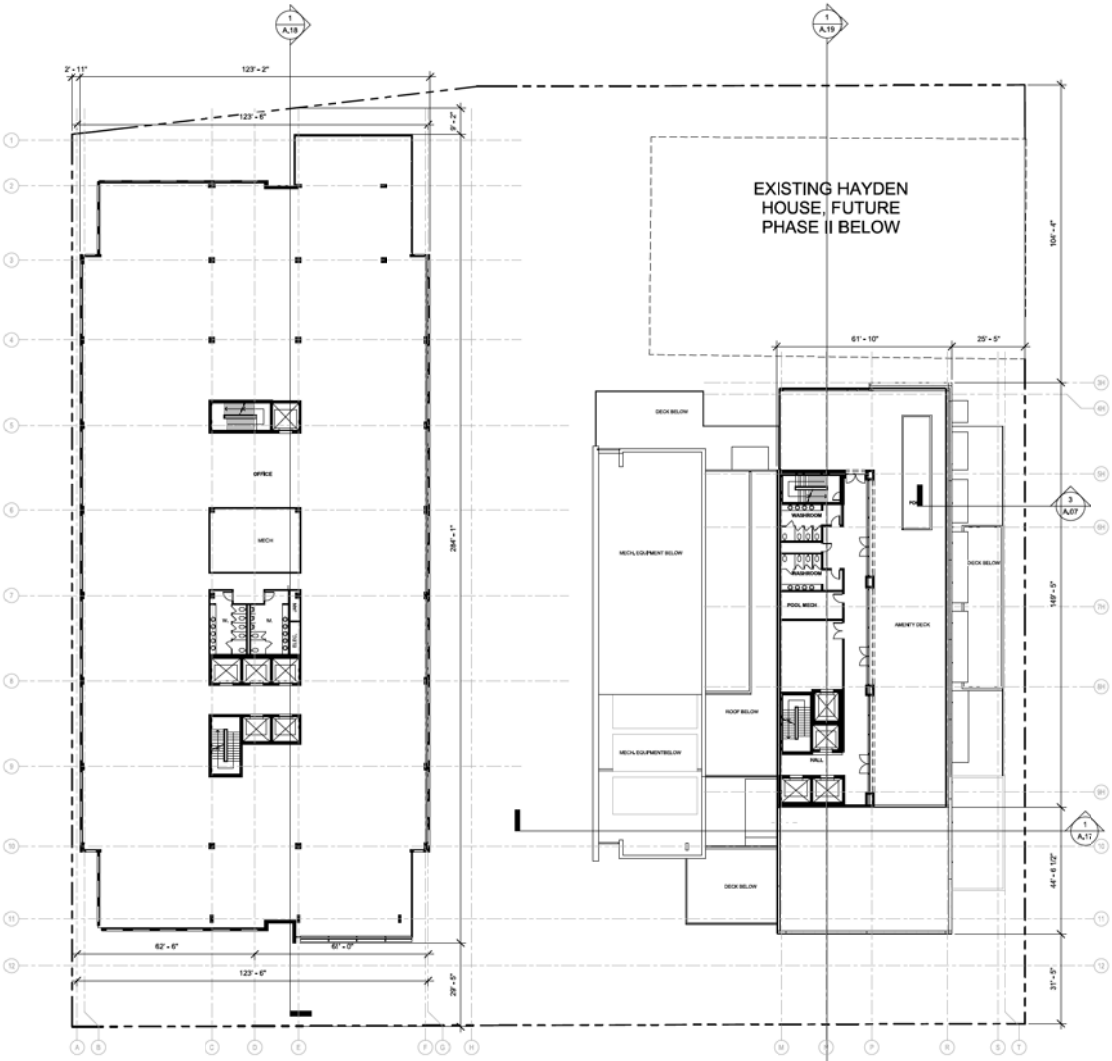
LEVEL P7 AND TYP. HOTEL FLOOR

Sheet Number:
A.09

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



2 A.10 OFFICE LEVEL 8-15 1" = 20'-0"

1 A.10 H-POOL AMENITY DECK 1" = 20'-0"

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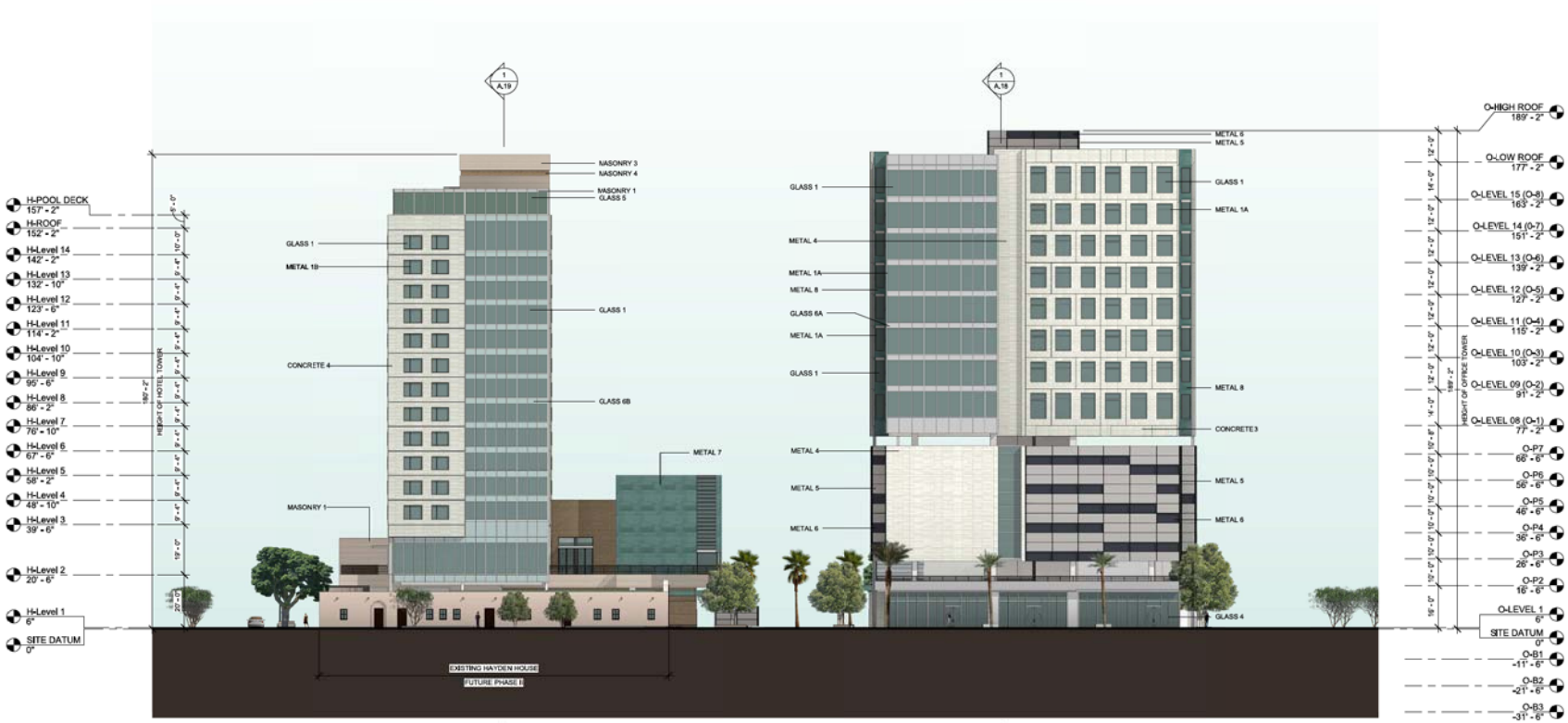
Sheet Name:
OFFICE LEVEL 8-15
HOTEL AMENITY DECK

Sheet Number:
A.10

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 A.11 HOTEL AND OFFICE NORTH ELEVATION COLOR
1" = 20'-0"

SOUTH ELEVATION SHADING DEVICES

CONCRETE 4

METAL 7

MATERIALS

MASONRY 1: HORIZONTAL COURSING (6"X24") MOCHA CULTURED STONE
MASONRY 2: HORIZONTAL COURSING (6"X24") CHOCOLATE CULTURED STONE
MASONRY 3: GROUND FACE CMU, MONUMENTAL STACKING COLOR TO MATCH MASONRY 1
MASONRY 4: PLAIN CMU COLOR TO MATCH MASONRY 2

GLASS 1: TOWER NORTH - SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC A
GLASS 2: TOWER EAST, WEST, SOUTH SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC B
GLASS 3: TOWER DAYLIGHT, SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC C
GLASS 4: RETAIL, LOBBY, HOTEL LEVEL 2 LIGHT SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC D
GLASS 5: 1/2" SINGLE LITE T LIGHT SEA-FOAM GREEN SPEC E
GLASS 6A: SPANDREL AT OFFICE (WHITE)
GLASS 6B: SPANDREL AT HOTEL (SEA-FOAM GREEN)

CONCRETE 1A: FOUNDATION FOOTINGS (WARM GREY)
CONCRETE 1B: BROOM FINISH (WARM GREY)
CONCRETE 2: ARCHITECTURAL SMOOTH (WARM GREY)
CONCRETE 3: OFFICE TOWER PRECAST (DEEP WHITE)
CONCRETE 4: HOTEL SIMULATED "BOARD FORMED" TEXTURED PRECAST PANELS (CREAM)

METAL 1A: WHITE ALUMINUM
METAL 1B: DARK BRONZE ALUMINUM
METAL 2: WHITE STEEL
METAL 3: CLEAR ANODIZED ALUMINUM
METAL 4: CASSETTE PANEL TO MATCH CONCRETE 3 (DEEP WHITE)
METAL 5: PERFORATED PAINTED STEEL (CREAM)
METAL 6: PERFORATED PAINTED STEEL (DARK BROWN)
METAL 7: METAL PANEL ACCENT A DARK SAGE METAL PANEL (BALLROOM)
METAL 8: METAL PANEL ACCENT B DEEP SAGE METAL PANEL (OFFICE)

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100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

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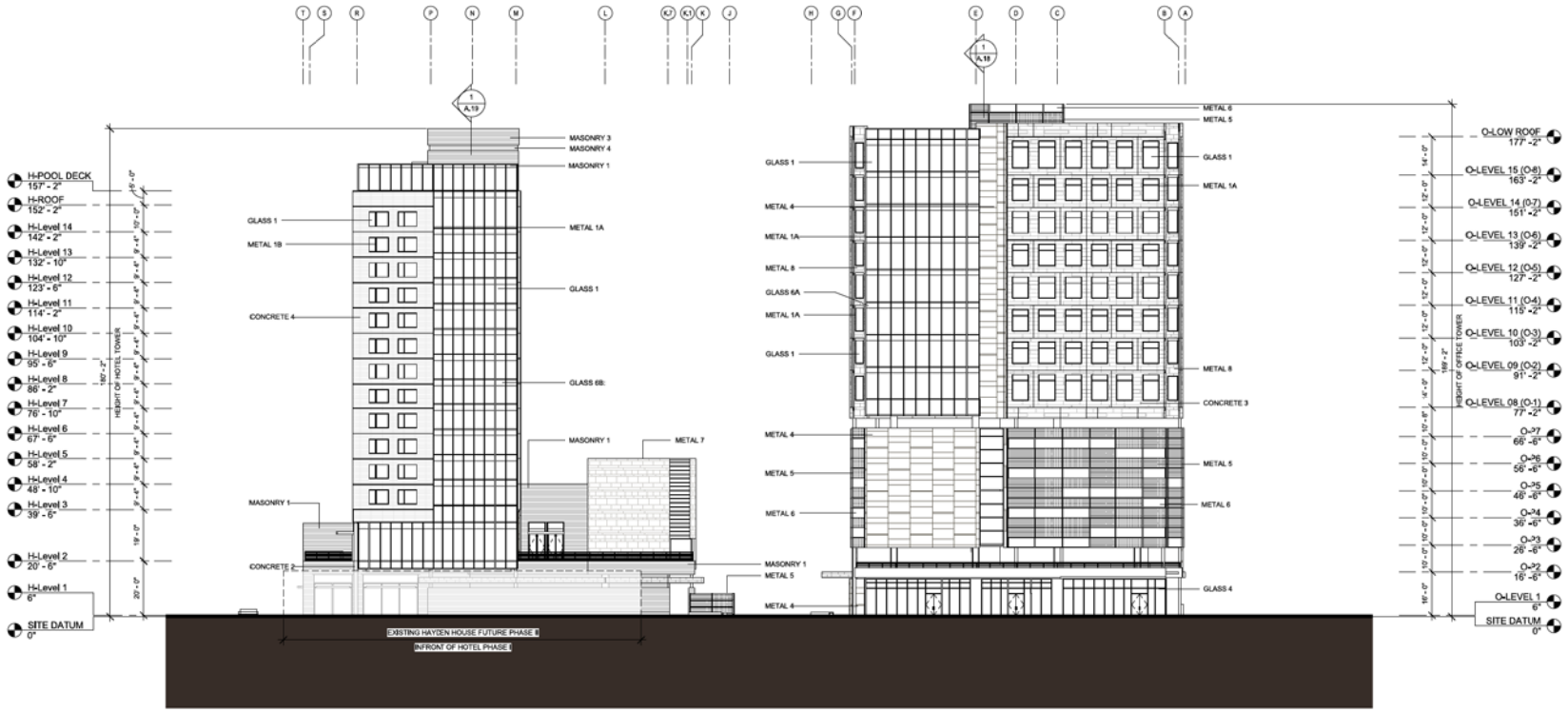
PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 A.11.1 HOTEL AND OFFICE NORTH ELEVATION BW

1" = 20'-0"

MATERIALS

MASONRY 1: HORIZONTAL COURSING (8"X24") MOCHA CULTURED STONE
MASONRY 2: HORIZONTAL COURSING (8"X24") CHOCOLATE CULTURED STONE
MASONRY 3: GROUND FACE CMU, MONUMENTAL STACKING COLOR TO MATCH MASONRY 1
MASONRY 4: PLAIN CMU COLOR TO MATCH MASONRY 2

GLASS 1: TOWER NORTH - SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC A
GLASS 2: TOWER EAST, WEST, SOUTH SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC B
GLASS 3: TOWER DAYLIGHT, SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC C
GLASS 4: RETAIL, LOBBY, HOTEL LEVEL 2 LIGHT SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC D
GLASS 5: 1/2" SINGLE LITE T LIGHT SEA-FOAM GREEN SPEC E
GLASS 6A: SPANDREL AT OFFICE (WHITE)
GLASS 6B: SPANDREL AT HOTEL (SEA-FOAM GREEN)

CONCRETE 1A: FOUNDATION FOOTINGS (WARM GREY)
CONCRETE 1B: BROOM FINISH (WARM GREY)
CONCRETE 2: ARCHITECTURAL SMOOTH (WARM GREY)
CONCRETE 3: OFFICE TOWER PRECAST (DEEP WHITE)
CONCRETE 4: HOTEL SIMULATED "BOARD FORMED" TEXTURED PRECAST PANELS (CREAM)

METAL 1A: WHITE ALUMINUM
METAL 1B: DARK BRONZE ALUMINUM
METAL 2: WHITE STEEL
METAL 3: CLEAR ANODIZED ALUMINUM
METAL 4: CASSETTE PANEL TO MATCH CONCRETE 3 (DEEP WHITE)
METAL 5: PERFORATED PAINTED STEEL (CREAM)
METAL 6: PERFORATED PAINTED STEEL (DARK BROWN)
METAL 7: METAL PANEL ACCENT A DARK SAGE METAL PANEL (BALLROOM)
METAL 8: METAL PANEL ACCENT B DEEP SAGE METAL PANEL (OFFICE)

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100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.12
Project Name: 100 S. MILL AVE.
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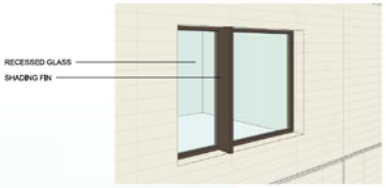
Sheet Name: HOTEL AND OFFICE NORTH ELEVATION
Sheet Number: A.11.1

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

1 A.12 HOTEL EAST ELEVATION COLOR

1" = 20'-0"



2 A.12 TYP. HOTEL WINDOW

SOUTH ELEVATION SHADING DEVICES

CONCRETE 4

METAL 7

MATERIALS

MASONRY 1: HORIZONTAL COURSING (6"X24") MOCHA CULTURED STONE
MASONRY 2: HORIZONTAL COURSING (6"X24") CHOCOLATE CULTURED STONE
MASONRY 3: GROUND FACE CMU, MONUMENTAL STACKING COLOR TO MATCH MASONRY 1
MASONRY 4: PLAIN CMU COLOR TO MATCH MASONRY 2

GLASS 1: TOWER NORTH - SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC A
GLASS 2: TOWER EAST, WEST, SOUTH SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC B
GLASS 3: TOWER DAYLIGHT, SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC C
GLASS 4: RETAIL, LOBBY, HOTEL LEVEL 2 LIGHT SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC D
GLASS 5: 1/2" SINGLE LITE T LIGHT SEA-FOAM GREEN SPEC E
GLASS 6A: SPANDREL AT OFFICE (WHITE)
GLASS 6B: SPANDREL AT HOTEL (SEA-FOAM GREEN)

CONCRETE 1A: FOUNDATION FOOTINGS (WARM GREY)
CONCRETE 1B: BROOM FINISH (WARM GREY)
CONCRETE 2: ARCHITECTURAL SMOOTH (WARM GREY)
CONCRETE 3: OFFICE TOWER PRECAST (DEEP WHITE)
CONCRETE 4: HOTEL SIMULATED "BOARD FORMED" TEXTURED PRECAST PANELS (CREAM)

METAL 1A: WHITE ALUMINUM
METAL 1B: DARK BRONZE ALUMINUM
METAL 2: WHITE STEEL
METAL 3: CLEAR ANODIZED ALUMINUM
METAL 4: CASSETTE PANEL TO MATCH CONCRETE 3 (DEEP WHITE)
METAL 5: PERFORATED PAINTED STEEL (CREAM)
METAL 6: PERFORATED PAINTED STEEL (DARK BROWN)
METAL 7: METAL PANEL ACCENT A DARK SAGE METAL PANEL (BALLROOM)
METAL 8: METAL PANEL ACCENT B DEEP SAGE METAL PANEL (OFFICE)

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100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

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Sheet Name: HOTEL EAST ELEVATION COLOR

Sheet Number: A.12

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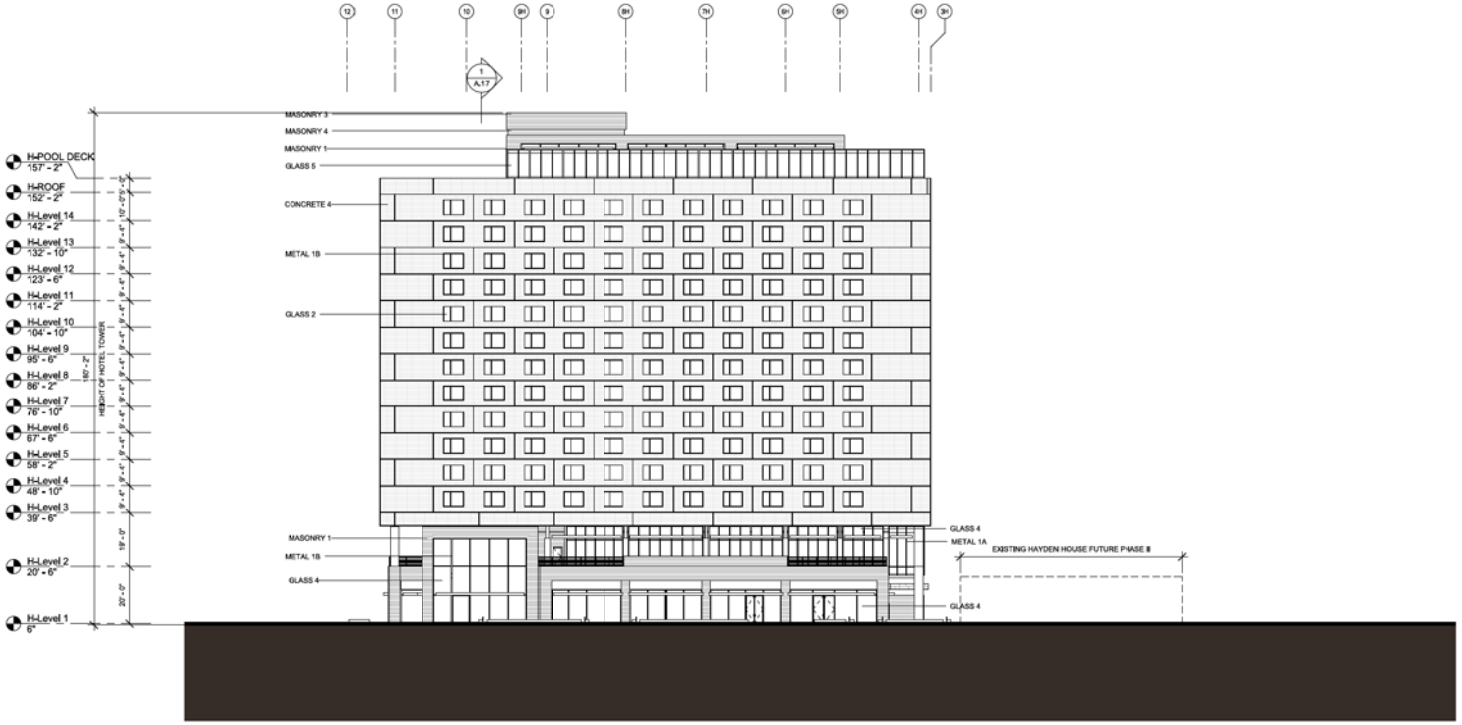
PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



2 A.12.1 HOTEL EAST ELEVATION BW

1" = 20'-0"

MATERIALS

MASONRY 1: HORIZONTAL COURSING (8"X24") MOCHA CULTURED STONE
MASONRY 2: HORIZONTAL COURSING (8"X24") CHOCOLATE CULTURED STONE
MASONRY 3: GROUND FACE CMU, MONUMENTAL STACKING COLOR TO MATCH MASONRY 1
MASONRY 4: PLAIN CMU COLOR TO MATCH MASONRY 2

GLASS 1: TOWER NORTH+ SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC A
GLASS 2: TOWER EAST, WEST, SOUTH SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC B
GLASS 3: TOWER DAYLIGHT, SEA-FOAM GREEN (SOLEXIA OR IIM) SPEC C
GLASS 4: RETAIL, LOBBY, HOTEL LEVEL 2 LIGHT SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC D
GLASS 5: 1/2" SINGLE LITE T LIGHT SEA-FOAM GREEN SPEC E
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GLASS 6B: SPANDREL AT HOTEL (SEA-FOAM GREEN)

CONCRETE 1A: FOUNDATION FOOTINGS (WARM GREY)
CONCRETE 1B: BROOM FINISH (WARM GREY)
CONCRETE 2: ARCHITECTURAL SMOOTH (WARM GREY)
CONCRETE 3: OFFICE TOWER PRECAST (DEEP WHITE)
CONCRETE 4: HOTEL SIMULATED "BOARD FORMED" TEXTURED PRECAST PANELS (CREAM)

METAL 1A: WHITE ALUMINUM
METAL 1B: DARK BRONZE ALUMINUM
METAL 2: WHITE STEEL
METAL 3: CLEAR ANODIZED ALUMINUM
METAL 4: CASSETTE PANEL TO MATCH CONCRETE 3 (DEEP WHITE)
METAL 5: PERFORATED PAINTED STEEL (CREAM)
METAL 6: PERFORATED PAINTED STEEL (DARK BROWN)
METAL 7: METAL PANEL ACCENT A DARK SAGE METAL PANEL (BALLROOM)
METAL 8: METAL PANEL ACCENT B DEEP SAGE METAL PANEL (OFFICE)

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100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

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HOTEL EAST ELEVATION

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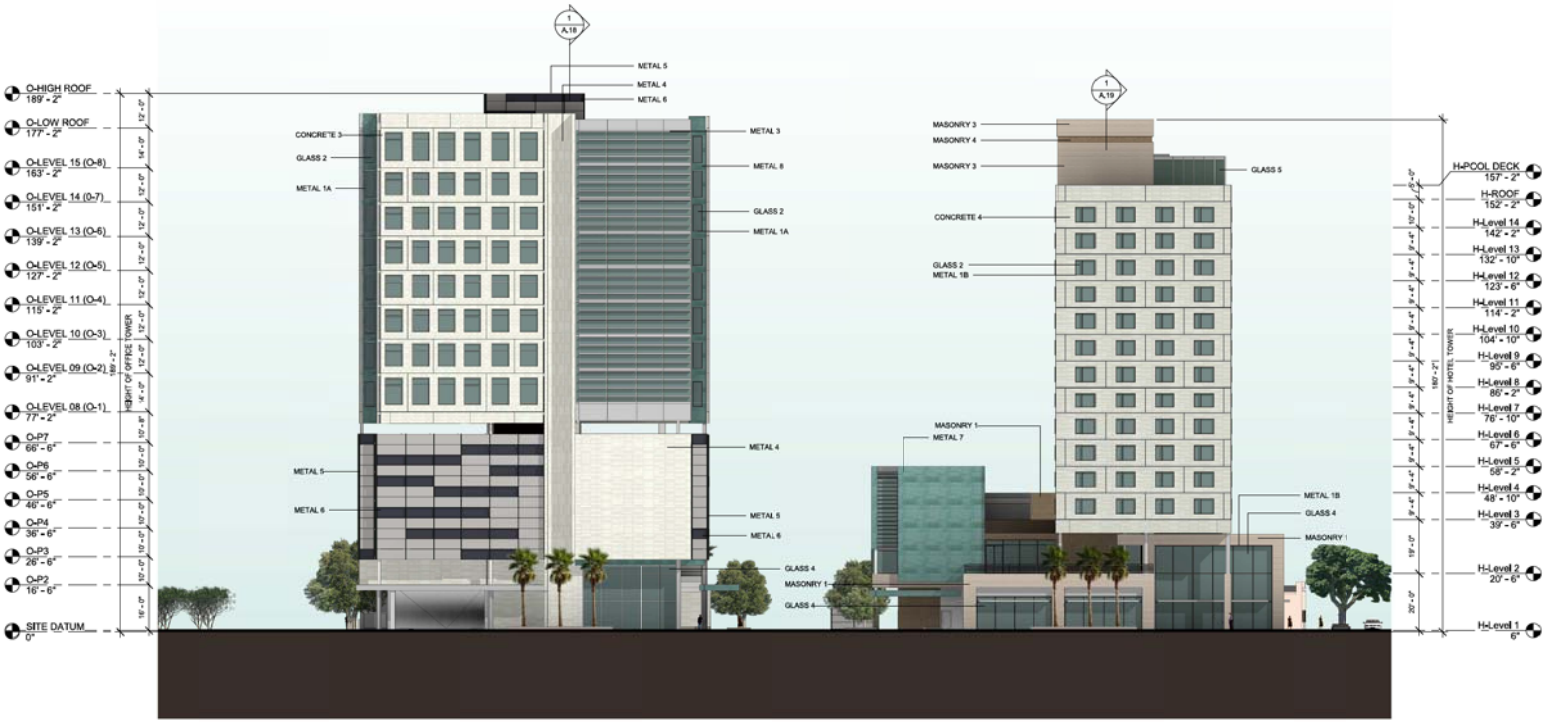
A.12.1

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 A.13 HOTEL AND OFFICE SOUTH ELEVATION COLOR
1" = 20'-0"

SOUTH ELEVATION SHADING DEVICES

CONCRETE 4

METAL 7

MATERIALS

MASONRY 1: HORIZONTAL COURSING (8"X24") MOCHA CULTURED STONE
MASONRY 2: HORIZONTAL COURSING (8"X24") CHOCOLATE CULTURED STONE
MASONRY 3: GROUND FACE CMU, MONUMENTAL STACKING COLOR TO MATCH MASONRY 1
MASONRY 4: PLAIN CMU COLOR TO MATCH MASONRY 2

GLASS 1: TOWER NORTH - SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC A
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GLASS 3: TOWER DAYLIGHT, SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC C
GLASS 4: RETAIL, LOBBY, HOTEL LEVEL 2 LIGHT SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC D
GLASS 5: 1/2" SINGLE LITE T LIGHT SEA-FOAM GREEN SPEC E
GLASS 6A: SPANDREL AT OFFICE (WHITE)
GLASS 6B: SPANDREL AT HOTEL (SEA-FOAM GREEN)

CONCRETE 1A: FOUNDATION FOOTINGS (WARM GREY)
CONCRETE 1B: BROOM FINISH (WARM GREY)
CONCRETE 2: ARCHITECTURAL SMOOTH (WARM GREY)
CONCRETE 3: OFFICE TOWER PRECAST (DEEP WHITE)
CONCRETE 4: HOTEL SIMULATED "BOARD FORMED" TEXTURED PRECAST PANELS (CREAM)

METAL 1A: WHITE ALUMINUM
METAL 1B: DARK BRONZE ALUMINUM
METAL 2: WHITE STEEL
METAL 3: CLEAR ANODIZED ALUMINUM
METAL 4: CASSETTE PANEL TO MATCH CONCRETE 3 (DEEP WHITE)
METAL 5: PERFORATED PAINTED STEEL (CREAM)
METAL 6: PERFORATED PAINTED STEEL (DARK BROWN)
METAL 7: METAL PANEL ACCENT A DARK SAGE METAL PANEL (BALLROOM)
METAL 8: METAL PANEL ACCENT B DEEP SAGE METAL PANEL (OFFICE)

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CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

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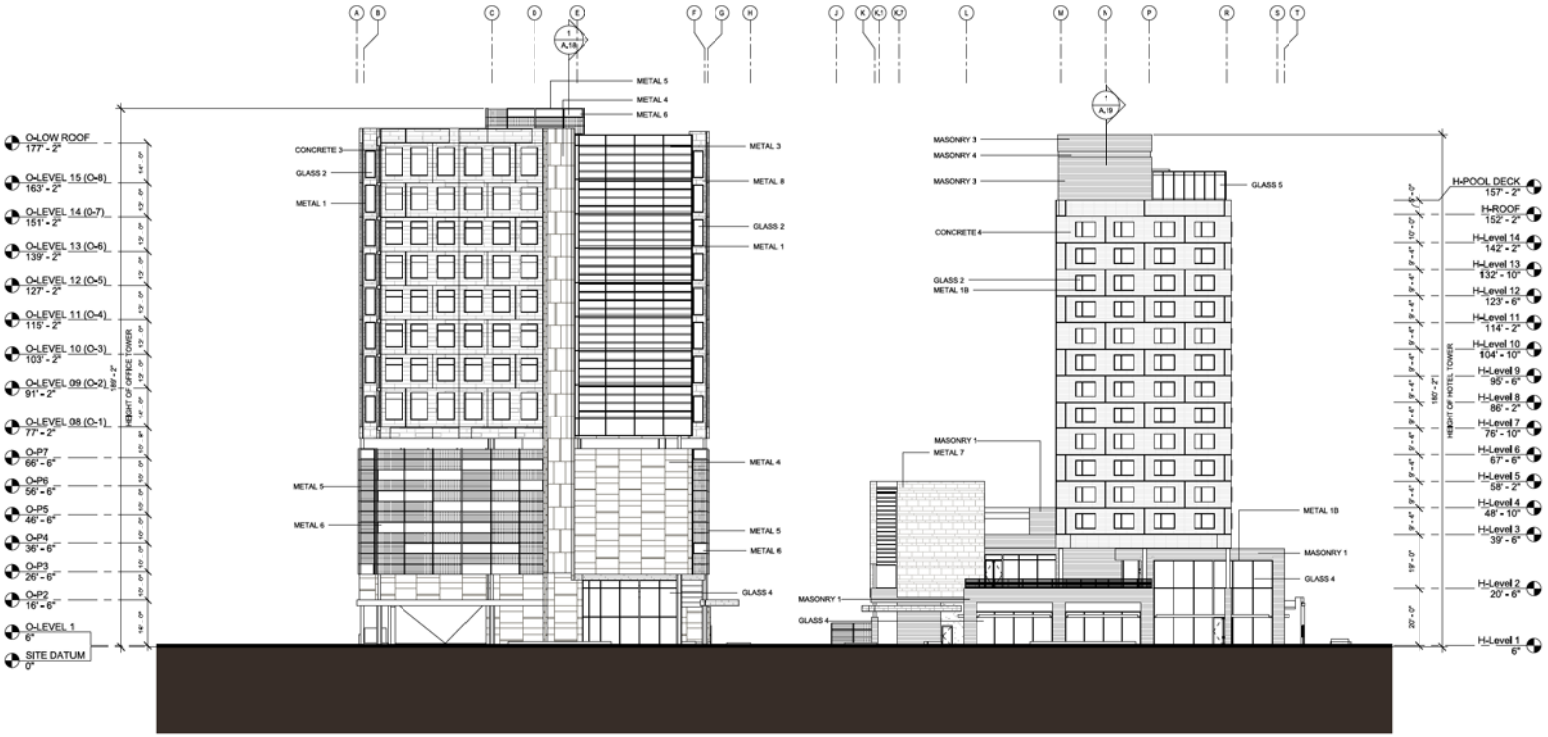
PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 A.13.1 HOTEL AND OFFICE SOUTH ELEVATION BW
1" = 20'-0"

MATERIALS

MASONRY 1: HORIZONTAL COURSING (8"X24") MOCHA CULTURED STONE
MASONRY 2: HORIZONTAL COURSING (8"X24") CHOCOLATE CULTURED STONE
MASONRY 3: GROUND FACE CMU, MONUMENTAL STACKING COLOR TO MATCH MASONRY 1
MASONRY 4: PLAIN CMU COLOR TO MATCH MASONRY 2

GLASS 1: TOWER NORTH - SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC A
GLASS 2: TOWER EAST, WEST, SOUTH SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC B
GLASS 3: TOWER DAYLIGHT, SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC C
GLASS 4: RETAIL, LOBBY, HOTEL LEVEL 2 LIGHT SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC D
GLASS 5: 1/2" SINGLE LITE T LIGHT SEA-FOAM GREEN SPEC E
GLASS 6A: SPANDREL AT OFFICE (WHITE)
GLASS 6B: SPANDREL AT HOTEL (SEA-FOAM GREEN)

CONCRETE 1A: FOUNDATION FOOTINGS (WARM GREY)
CONCRETE 1B: BROOM FINISH (WARM GREY)
CONCRETE 2: ARCHITECTURAL SMOOTH (WARM GREY)
CONCRETE 3: OFFICE TOWER PRECAST (DEEP WHITE)
CONCRETE 4: HOTEL SIMULATED "BOARD FORMED" TEXTURED PRECAST PANELS (CREAM)

METAL 1A: WHITE ALUMINUM
METAL 1B: DARK BRONZE ALUMINUM
METAL 2: WHITE STEEL
METAL 3: CLEAR ANODIZED ALUMINUM
METAL 4: CASSETTE PANEL TO MATCH CONCRETE 3 (DEEP WHITE)
METAL 5: PERFORATED PAINTED STEEL (CREAM)
METAL 6: PERFORATED PAINTED STEEL (DARK BROWN)
METAL 7: METAL PANEL ACCENT A DARK SAGE METAL PANEL (BALLROOM)
METAL 8: METAL PANEL ACCENT B DEEP SAGE METAL PANEL (OFFICE)

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100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.12
Project Name:
100 S. MILL AVE.
Issued For / Phase:

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Sheet Name:
HOTEL AND OFFICE SOUTH ELEVATION

Sheet Number:
A.13.1

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

1 A.14 OFFICE WEST ELEVATION COLOR

1" = 20'-0"

SOUTH ELEVATION SHADING DEVICES

CONCRETE 4

METAL 7

MATERIALS

MASONRY 1: HORIZONTAL COURSING (8"X24") MOCHA CULTURED STONE
MASONRY 2: HORIZONTAL COURSING (8"X24") CHOCOLATE CULTURED STONE
MASONRY 3: GROUND FACE CMU, MONUMENTAL STACKING COLOR TO MATCH MASONRY 1
MASONRY 4: PLAIN CMU COLOR TO MATCH MASONRY 2

GLASS 1: TOWER NORTH - SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC A
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GLASS 4: RETAIL, LOBBY, HOTEL LEVEL 2 LIGHT SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC D
GLASS 5: 1/2" SINGLE LITE T LIGHT SEA-FOAM GREEN SPEC E
GLASS 6A: SPANDREL AT OFFICE (WHITE)
GLASS 6B: SPANDREL AT HOTEL (SEA-FOAM GREEN)

CONCRETE 1A: FOUNDATION FOOTINGS (WARM GREY)
CONCRETE 1B: BROOM FINISH (WARM GREY)
CONCRETE 2: ARCHITECTURAL SMOOTH (WARM GREY)
CONCRETE 3: OFFICE TOWER PRECAST (DEEP WHITE)
CONCRETE 4: HOTEL SIMULATED "BOARD FORMED" TEXTURED PRECAST PANELS (CREAM)

METAL 1A: WHITE ALUMINUM
METAL 1B: DARK BRONZE ALUMINUM
METAL 2: WHITE STEEL
METAL 3: CLEAR ANODIZED ALUMINUM
METAL 4: CASSETTE PANEL TO MATCH CONCRETE 3 (DEEP WHITE)
METAL 5: PERFORATED PAINTED STEEL (CREAM)
METAL 6: PERFORATED PAINTED STEEL (DARK BROWN)
METAL 7: METAL PANEL ACCENT A DARK SAGE METAL PANEL BALLROOM)
METAL 8: METAL PANEL ACCENT B DEEP SAGE METAL PANEL OFFICE)

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OFFICE WEST ELEVATION COLOR

Sheet Number:
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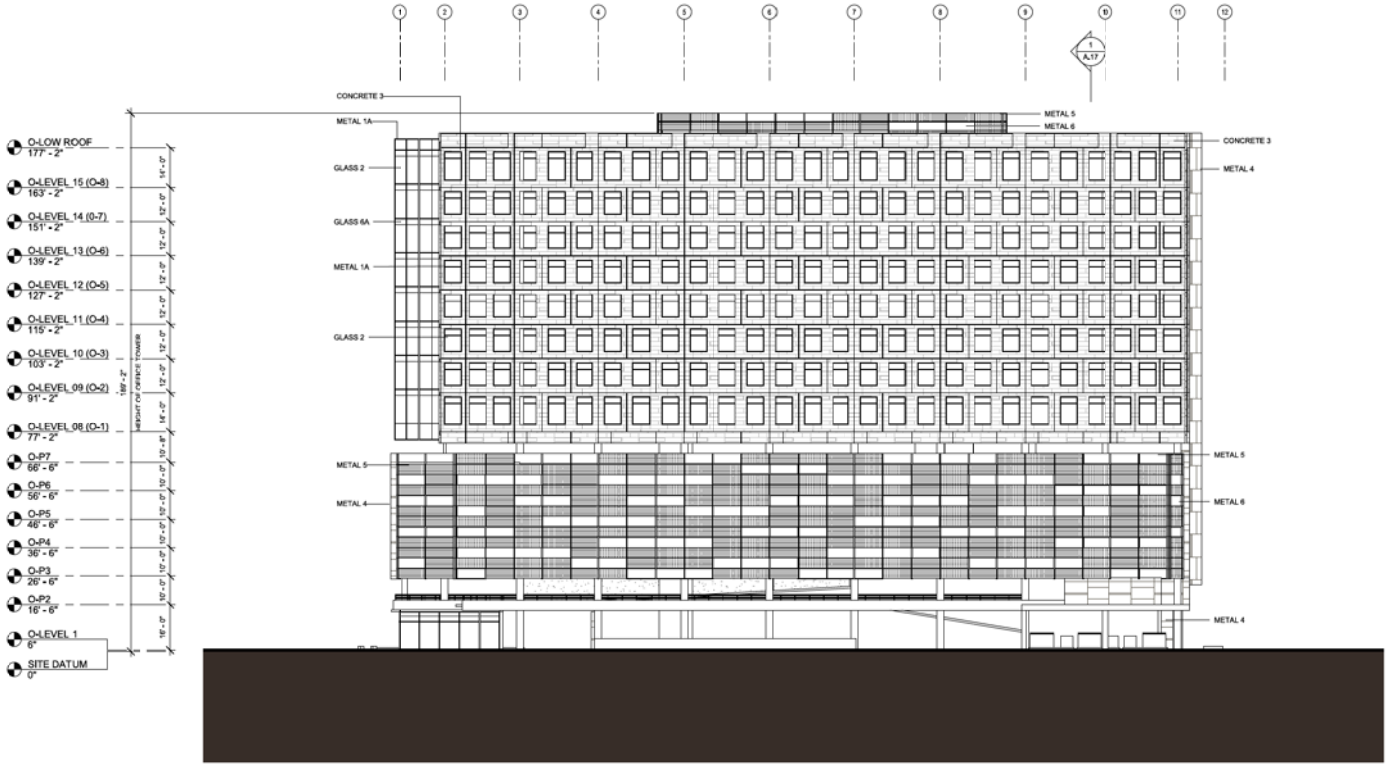
PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 A.14.1 OFFICE WEST ELEVATION BW

1" = 20'-0"

MATERIALS

MASONRY 1: HORIZONTAL COURSING (8"X24") MOCHA CULTURED STONE
MASONRY 2: HORIZONTAL COURSING (8"X24") CHOCOLATE CULTURED STONE
MASONRY 3: GROUND FACE CMU; MONUMENTAL STACKING COLOR TO MATCH MASONRY 1
MASONRY 4: PLAIN CMU COLOR TO MATCH MASONRY 2

GLASS 1: TOWER NORTH - SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC A
GLASS 2: TOWER EAST, WEST, SOUTH SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC B
GLASS 3: TOWER DAYLIGHT, SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC C
GLASS 4: RETAIL, LOBBY, HOTEL LEVEL 2 LIGHT SEA-FOAM GREEN (SOLEXIA OR SIM) SPEC D
GLASS 5: 1/2" SINGLE LITE T LIGHT SEA-FOAM GREEN SPEC E
GLASS 6A: SPANDREL AT OFFICE (WHITE)
GLASS 6B: SPANDREL AT HOTEL (SEA-FOAM GREEN)

CONCRETE 1A: FOUNDATION FOOTINGS (WARM GREY)
CONCRETE 1B: BRIDOM FINISH (WARM GREY)
CONCRETE 2: ARCHITECTURAL SMOOTH (WARM GREY)
CONCRETE 3: OFFICE TOWER PRECAST (DEEP WHITE)
CONCRETE 4: HOTEL SIMULATED "BOARD FORMED" TEXTURED PRECAST PANELS (CREAM)

METAL 1A: WHITE ALUMINUM
METAL 1B: DARK BRONZE ALUMINUM
METAL 2: WHITE STEEL
METAL 3: CLEAR ANODIZED ALUMINUM
METAL 4: CASSETTE PANEL TO MATCH CONCRETE 3 (DEEP WHITE)
METAL 5: PERFORATED PAINTED STEEL (CREAM)
METAL 6: PERFORATED PAINTED STEEL (DARK BROWN)
METAL 7: METAL PANEL ACCENT A DARK SAGE METAL PANEL BALLROOM)
METAL 8: METAL PANEL ACCENT B DEEP SAGE METAL PANEL OFFICE)

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CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

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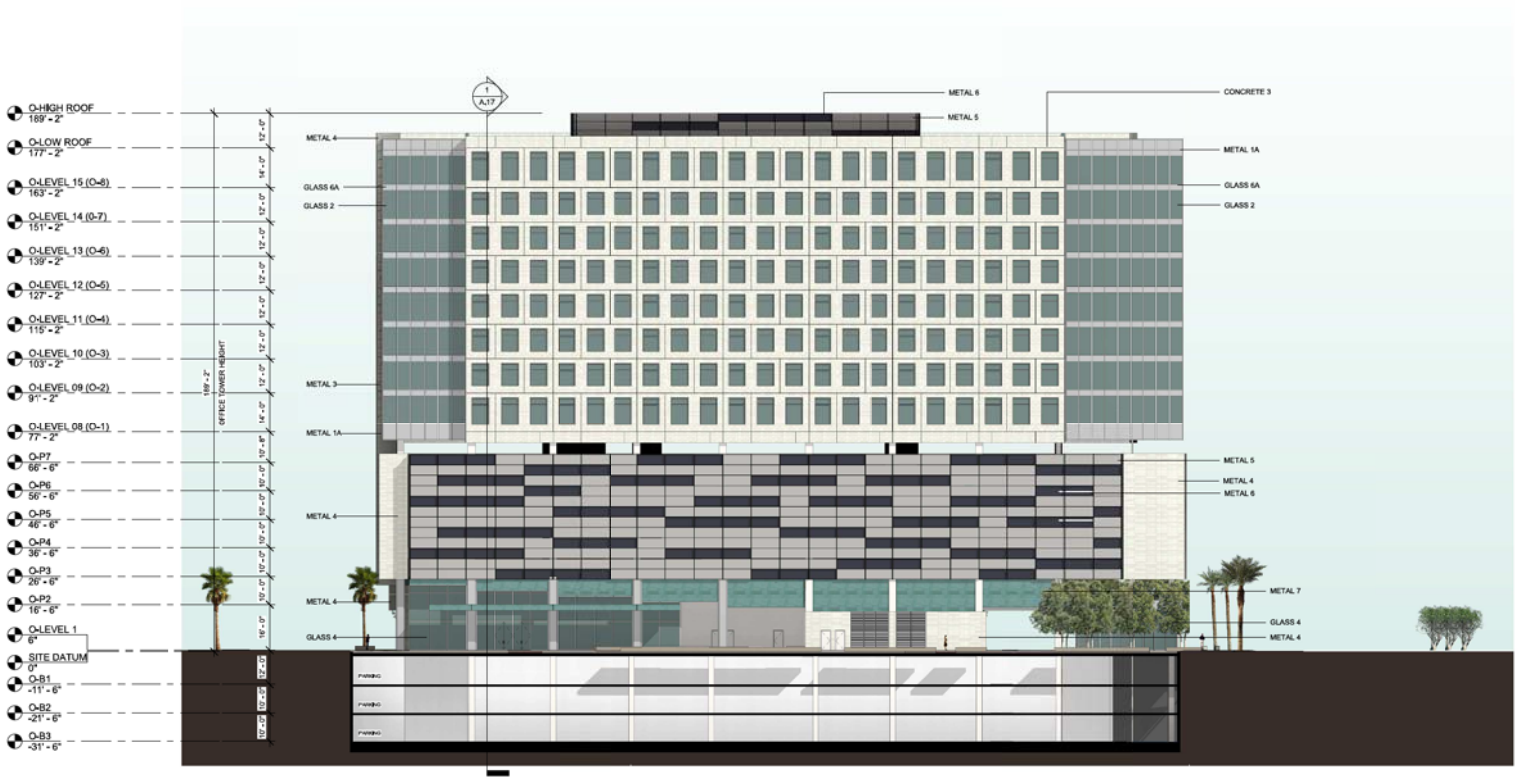
Sheet Name:
OFFICE WEST ELEVATION

Sheet Number:
A.14.1

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 A.15 OFFICE EAST ELEVATION COLOR

1" = 20'-0"

SOUTH ELEVATION SHADING DEVICES

CONCRETE 4

METAL 7

MATERIALS

MASONRY 1: HORIZONTAL COURSING (8"X24") MOCHA CULTURED STONE
MASONRY 2: HORIZONTAL COURSING (8"X24") CHOCOLATE CULTURED STONE
MASONRY 3: GROUND FACE CMU, MONUMENTAL STACKING COLOR TO MATCH MASONRY 1
MASONRY 4: PLAIN CMU COLOR TO MATCH MASONRY 2

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GLASS 5: 1/2" SINGLE LITE T LIGHT SEA-FOAM GREEN SPEC E
GLASS 6A: SPANDREL AT OFFICE (WHITE)
GLASS 6B: SPANDREL AT HOTEL (SEA-FOAM GREEN)

CONCRETE 1A: FOUNDATION FOOTINGS (WARM GREY)
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METAL 6: PERFORATED PAINTED STEEL (DARK BROWN)
METAL 7: METAL PANEL ACCENT A DARK SAGE METAL PANEL BALLROOM)
METAL 8: METAL PANEL ACCENT B DEEP SAGE METAL PANEL OFFICE)

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Submittal Date: 2015.03.12
Project Name: 100 S. MILL AVE.
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Sheet Name: OFFICE EAST ELEVATION COLOR

Sheet Number: A.15

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PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

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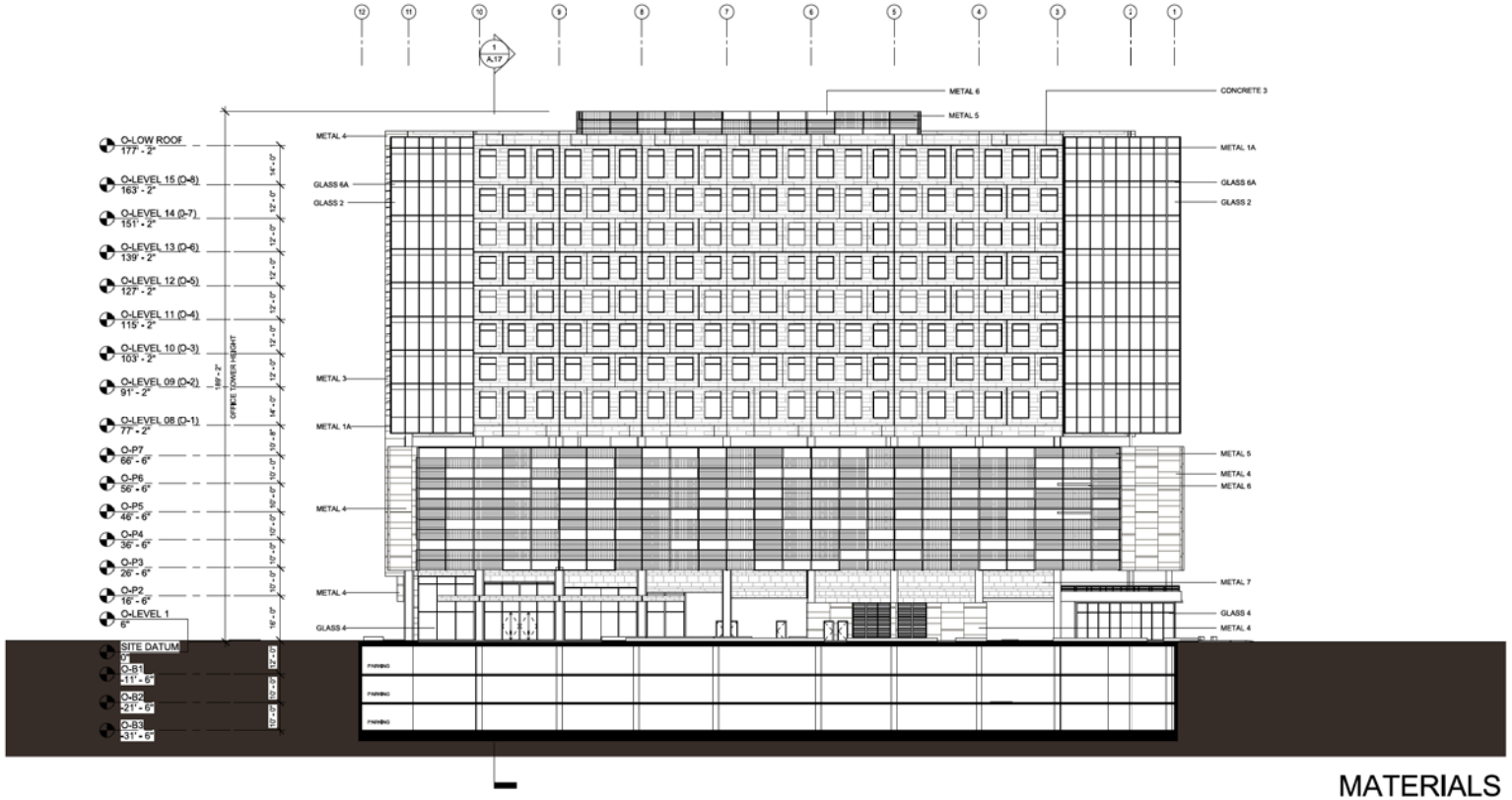

1 A.15.1 OFFICE EAST ELEVATION BW

1" = 20'-0"

MATERIALS

MASONRY 1: HORIZONTAL COURSING (8"X24") MOCHA CULTURED STONE
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METAL 8: METAL PANEL ACCENT B DEEP SAGE METAL PANEL (OFFICE)

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CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

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OFFICE EAST ELEVATION

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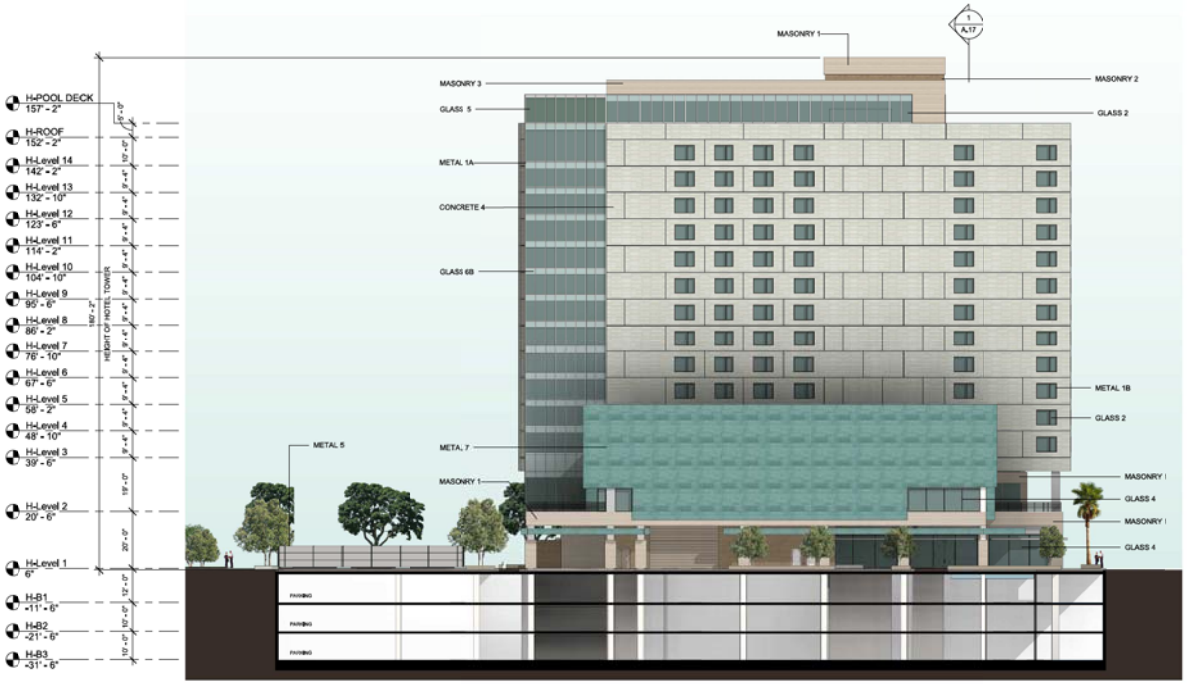
PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 A.16 HOTEL WEST ELEVATION COLOR

1" = 20'-0"

SOUTH ELEVATION SHADING DEVICES

CONCRETE 4

METAL 7

MATERIALS

MASONRY 1: HORIZONTAL COURSING (6"X24") MOCHA CULTURED STONE
MASONRY 2: HORIZONTAL COURSING (6"X24") CHOCOLATE CULTURED STONE
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MASONRY 4: PLAIN CMU COLOR TO MATCH MASONRY 2

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CONCRETE 1A: FOUNDATION FOOTINGS (WARM GREY)
CONCRETE 1B: BROOM FINISH (WARM GREY)
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CONCRETE 4: HOTEL SIMULATED "BOARD FORMED" TEXTURED PRECAST PANELS (CREAM)

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METAL 5: PERFORATED PAINTED STEEL (CREAM)
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METAL 7: METAL PANEL ACCENT A DARK SAGE METAL PANEL (BALLROOM)
METAL 8: METAL PANEL ACCENT B DEEP SAGE METAL PANEL (OFFICE)

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CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.12
Project Name: 100 S. MILL AVE.
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Sheet Name: HOTEL WEST ELEVATION COLOR

Sheet Number: A.16

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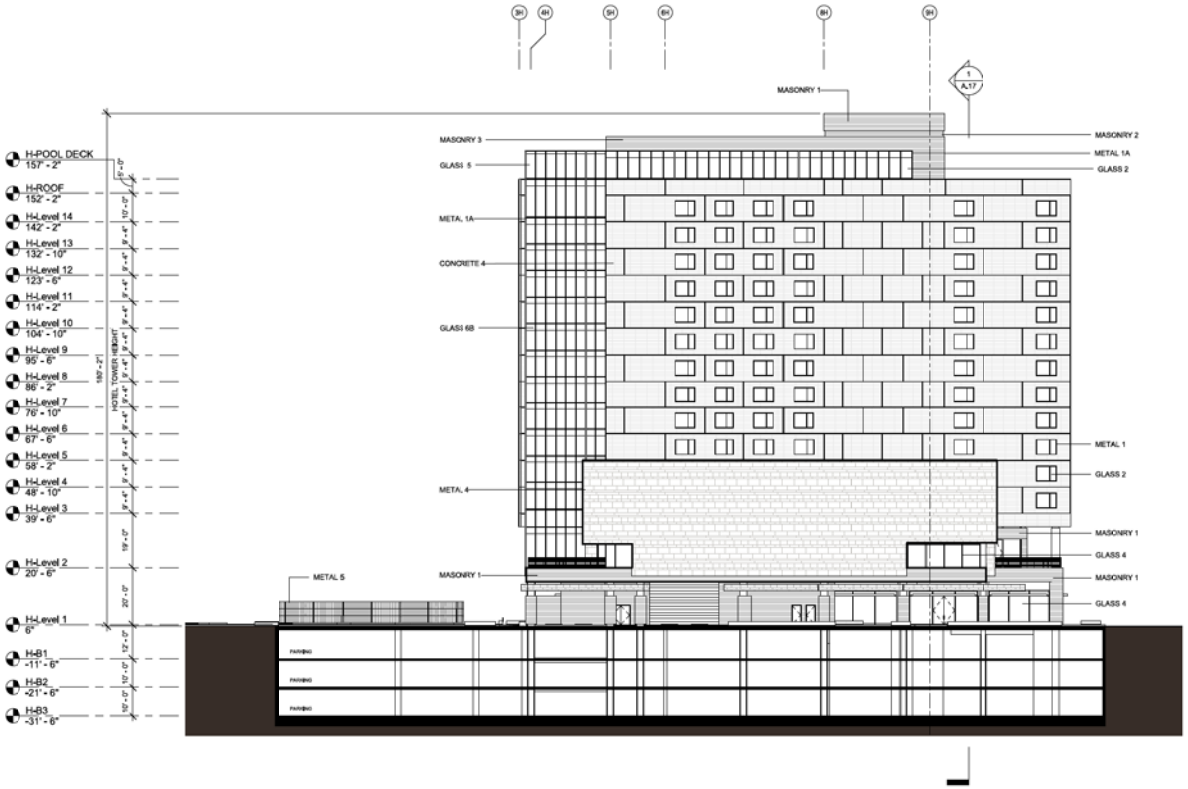
PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 A.16.1 HOTEL WEST ELEVATION BW

1" = 20'-0"

MATERIALS

MASONRY 1: HORIZONTAL COURSING (6"X24") MOCHA CULTURED STONE
MASONRY 2: HORIZONTAL COURSING (6"X24") CHOCOLATE CULTURED STONE
MASONRY 3: GROUND FACE CMU, MONUMENTAL STACKING COLOR TO MATCH MASONRY 1
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GLASS 6A: SPANDREL AT OFFICE (WHITE)
GLASS 6B: SPANDREL AT HOTEL (SEA-FOAM GREEN)

CONCRETE 1A: FOUNDATION FOOTINGS (WARM GREY)
CONCRETE 1B: BROOM FINISH (WARM GREY)
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CONCRETE 4: HOTEL SIMULATED "BOARD FORMED" TEXTURED PRECAST PANELS (CREAM)

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METAL 2: WHITE STEEL
METAL 3: CLEAR ANODIZED ALUMINUM
METAL 4: CASSETTE PANEL TO MATCH CONCRETE 3 (DEEP WHITE)
METAL 5: PERFORATED PAINTED STEEL (CREAM)
METAL 6: PERFORATED PAINTED STEEL (DARK BROWN)
METAL 7: METAL PANEL ACCENT A DARK SAGE METAL PANEL (BALLROOM)
METAL 8: METAL PANEL ACCENT B DEEP SAGE METAL PANEL (OFFICE)

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100 S. MILL AVE.
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Sheet Name:
HOTEL WEST ELEVATION

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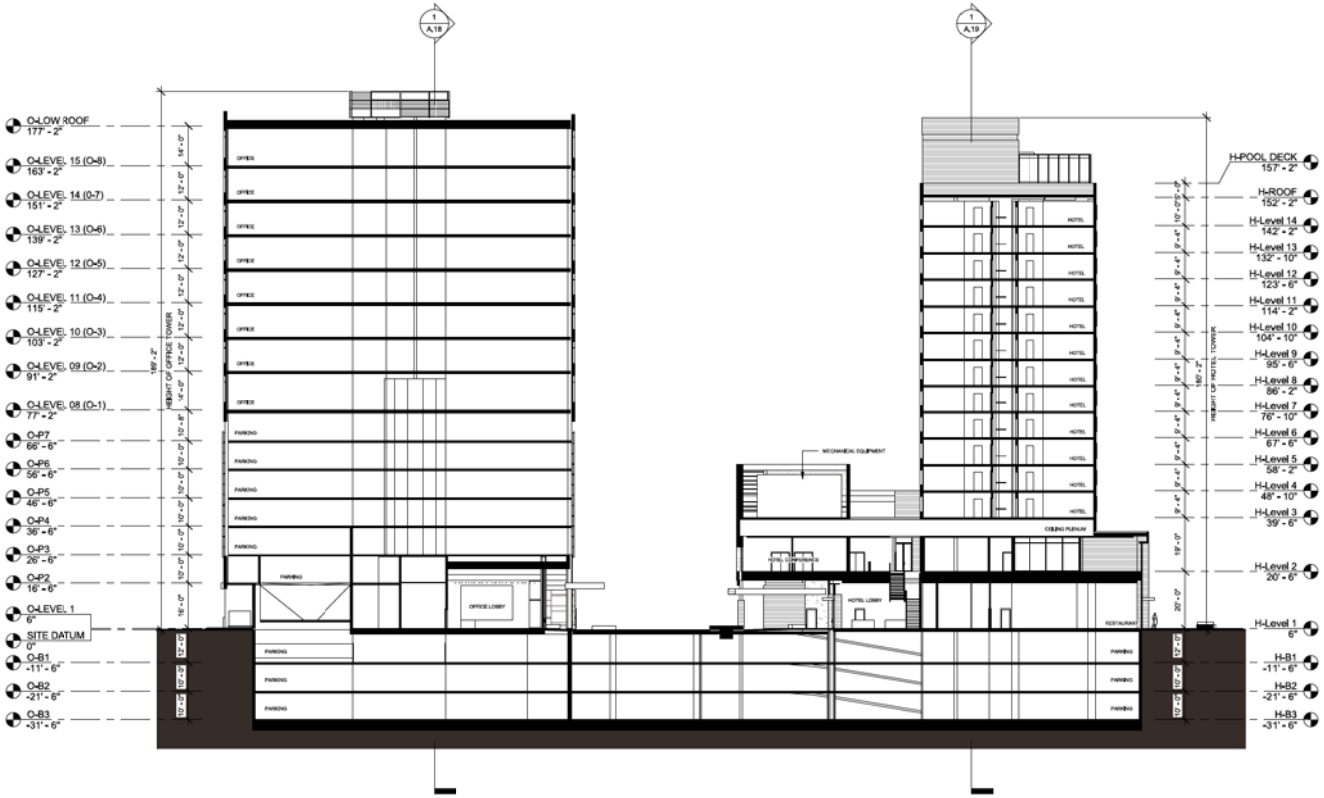
PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 A.17 HOTEL AND OFFICE BUILDING SECTION
1" = 20'-0"

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100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.12
Project Name: 100 S. MILL AVE.
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Sheet Name: HOTEL AND OFFICE BUILDING SECTION
Sheet Number: A.17

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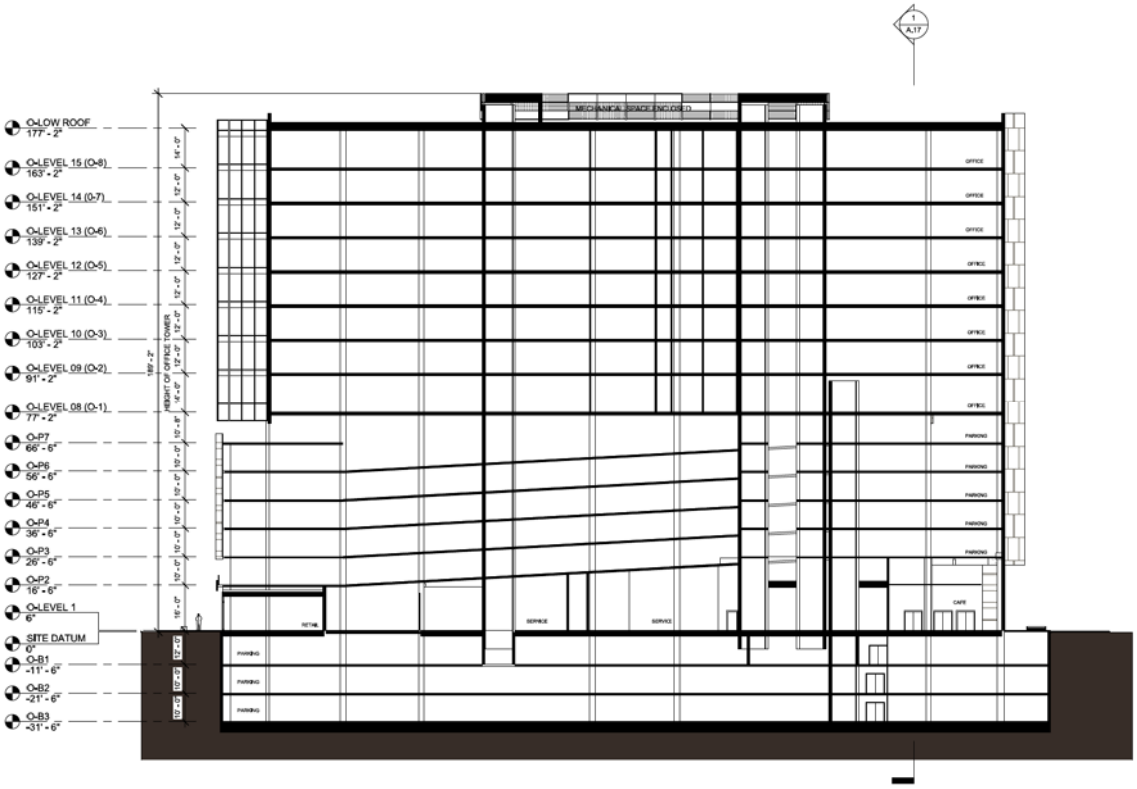
PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 A.18 OFFICE BUILDING SECTION- LOOKING EAST
1" = 20'-0"

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1550 WYNKOOP ST #100 DENVER, CO 80202
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100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.12
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Date	No.	Remarks

Sheet Name:
OFFICE BUILDING SECTION

Sheet Number:
A.18

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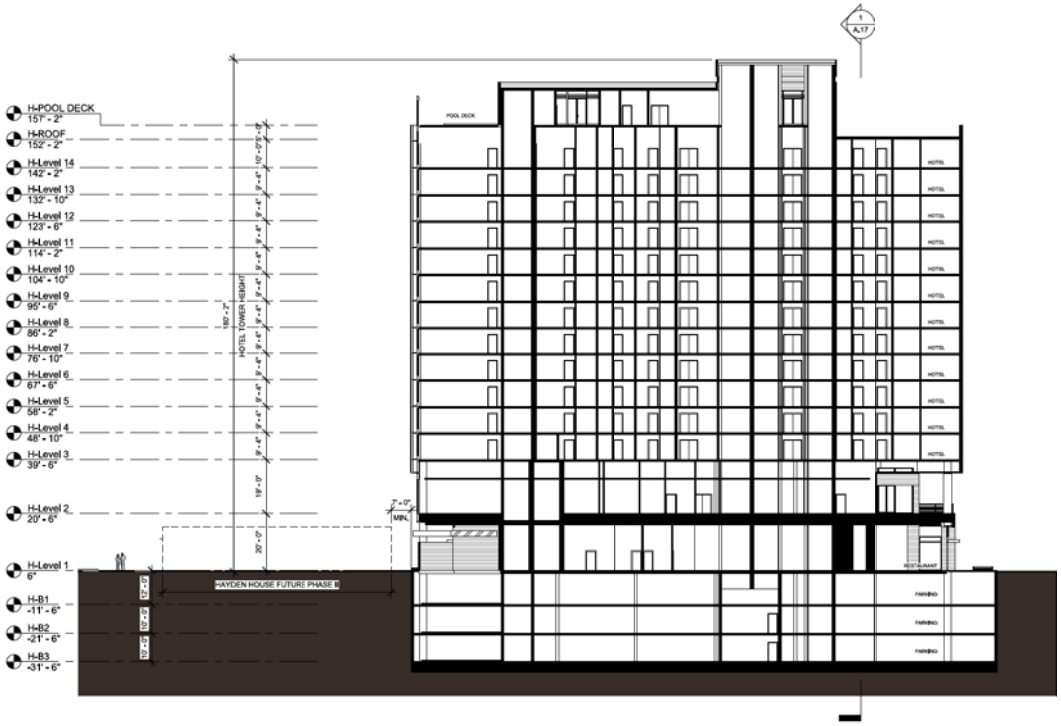
PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 A.19 HOTEL BUILDING SECTION- LOOKING EAST

1" = 20'-0"

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CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

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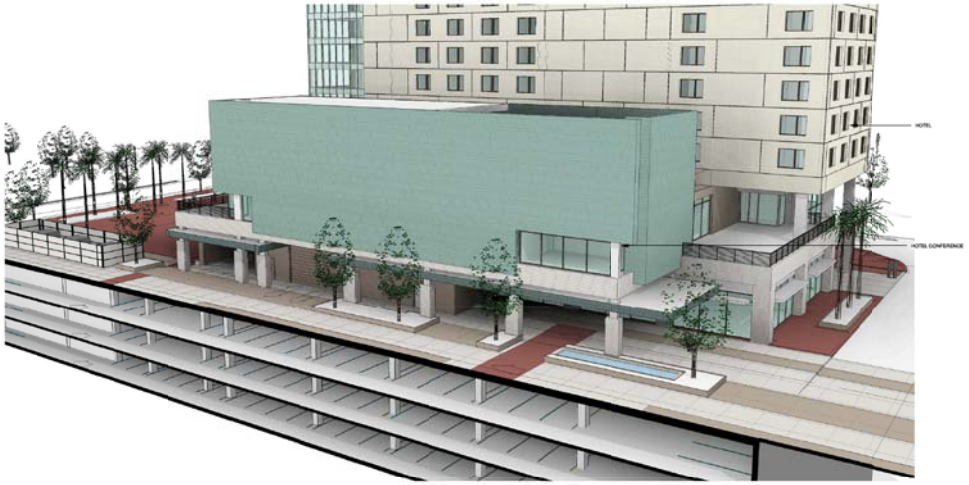
Sheet Name:
HOTEL BUILDING SECTION

Sheet Number:
A.19

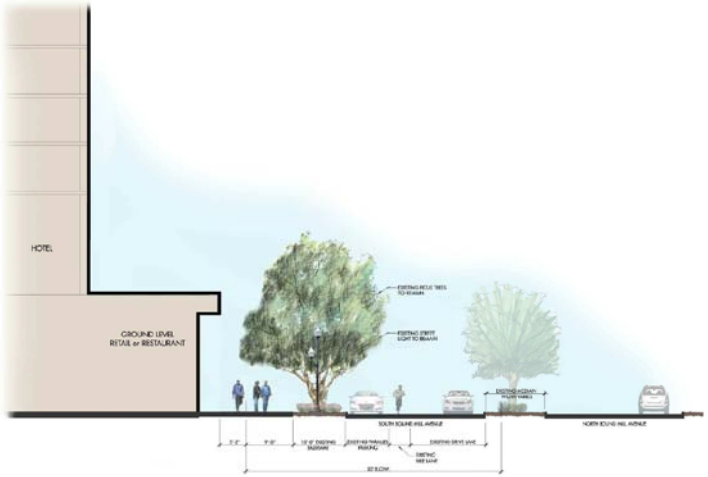
PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

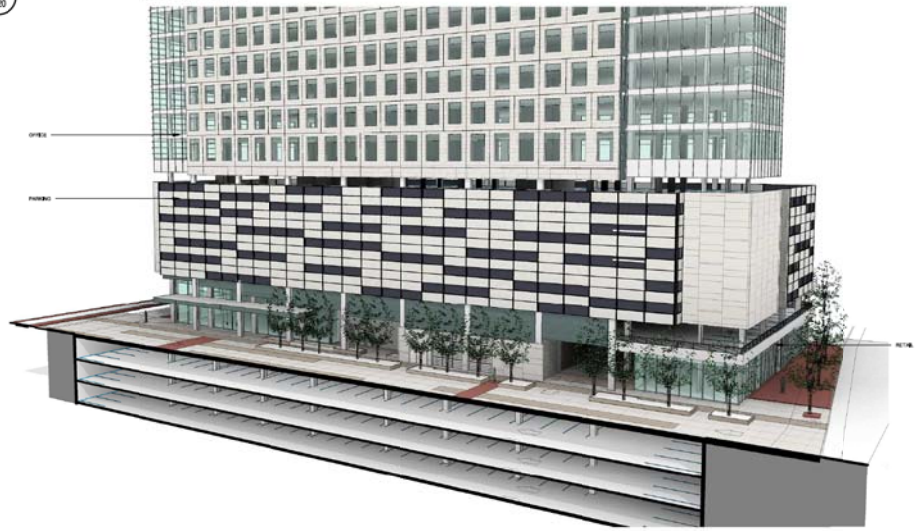
4 A.20 SECTION CUT - HAYDEN COURTYARD



3 A.20 HOTEL SECTION CUT - LOOKING EAST



2 A.20 STREET SECTION AT MILL AVENUE
12" = 1'-0"



1 A.20 OFFICE SECTION CUT EAST ELEVATION (LOOKING WEST FROM COURTYARD)

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100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.12
Project Name:
100 S. MILL AVE.
Issued For / Phase:

Revisions:

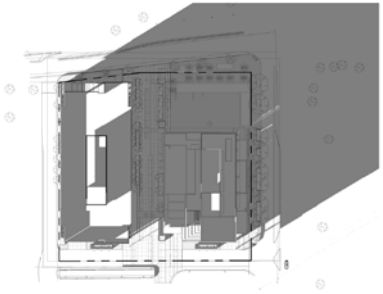
Date	No.	Remarks

Sheet Name:
3D - BUILDING SECTIONS

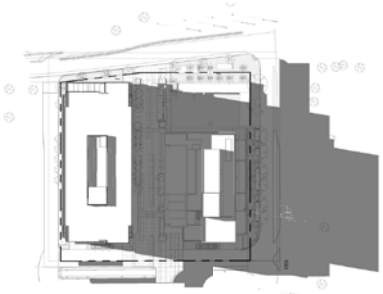
Sheet Number:
A.20

PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

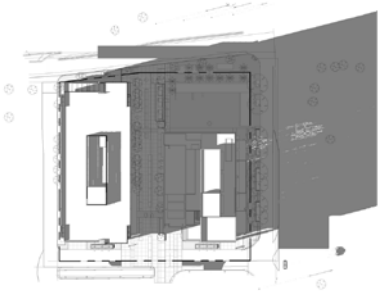
CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



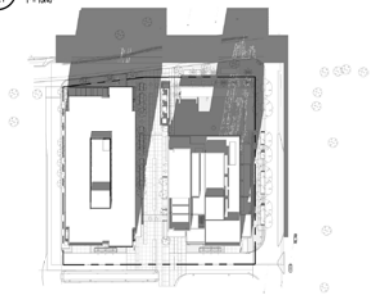
9 A.21 5 PM- WINTER SOLSTICE
1" = 100'-0"



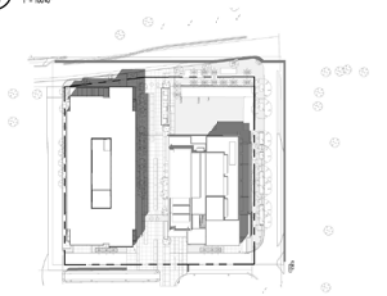
6 A.21 5 PM- SUMMER SOLSTICE
1" = 100'-0"



3 A.21 5 PM- EQUINOX
1" = 100'-0"

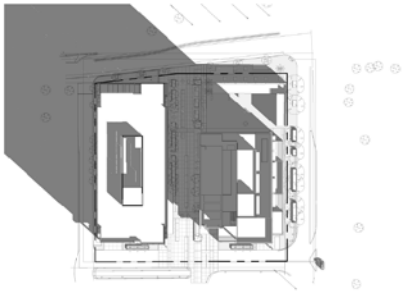


8 A.21 1 PM- WINTER SOLSTICE
1" = 100'-0"

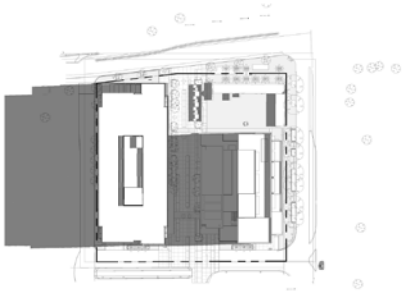


5 A.21 1 PM- SUMMER SOLSTICE
1" = 100'-0"

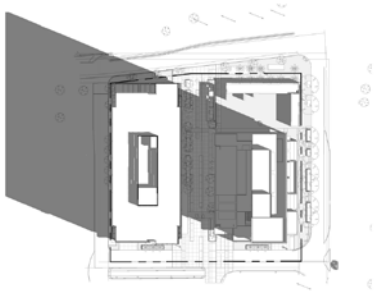
2 A.21 1 PM- EQUINOX
1" = 100'-0"



7 A.21 9 AM- WINTER SOLSTICE
1" = 100'-0"



4 A.21 9 AM- SUMMER SOLSTICE
1" = 100'-0"



1 A.21 9 AM- EQUINOX
1" = 100'-0"

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100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.12
Project Name:
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Date	No.	Remarks

Sheet Name:
SHADOW STUDIES

Sheet Number:
A.21

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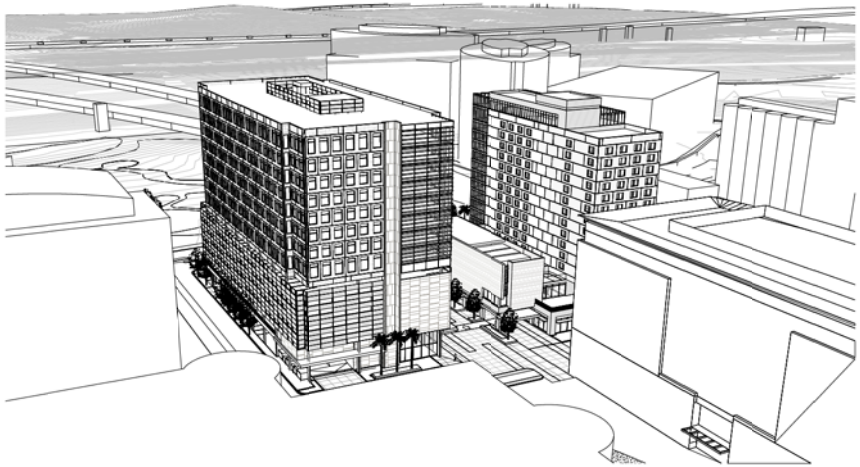
PLANNED AREA DEVELOPMENT
FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

4 A.22 AERIAL PERSPECTIVE LOOKING SOUTH EAST



3 A.22 AERIAL PERSPECTIVE LOOKING NORTH EAST

2 A.22 AERIAL PERSPECTIVE LOOKING NORTH WEST

1 A.22 AERIAL PERSPECTIVE LOOKING SOUTH WEST

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100 S. MILL AVE.
CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

Submittal Date: 2015.03.12
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Revisions:

Date	No.	Remarks

Sheet Name:
3D - PERSPECTIVE

Sheet Number:
A.22

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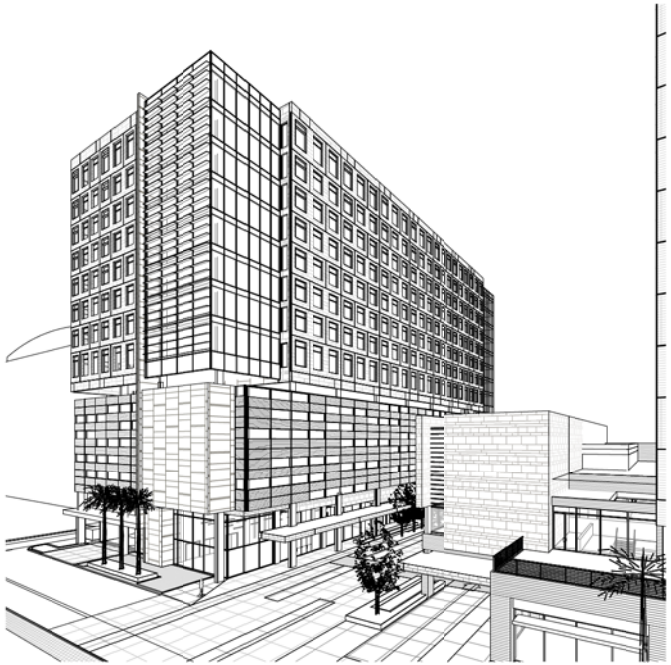
PLANNED AREA DEVELOPMENT FOR MILL & RIO SALADO

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA



1 A.23 OFFICE TOWER ENTRY SIDE VIEW

2 A.23 STREET LEVEL NORTH EAST CORNER LINEWORK

4 A.23 COURTYARD RIO SALADO ENTRY

3 A.23 STREET LEVEL SOUTH EAST CORNER LINEWORK

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Submittal Date: 2015.03.12
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Date	No.	Remarks

Sheet Name:
DESIGN PROGRESS PERSPECTIVES
Sheet Number:
A.23

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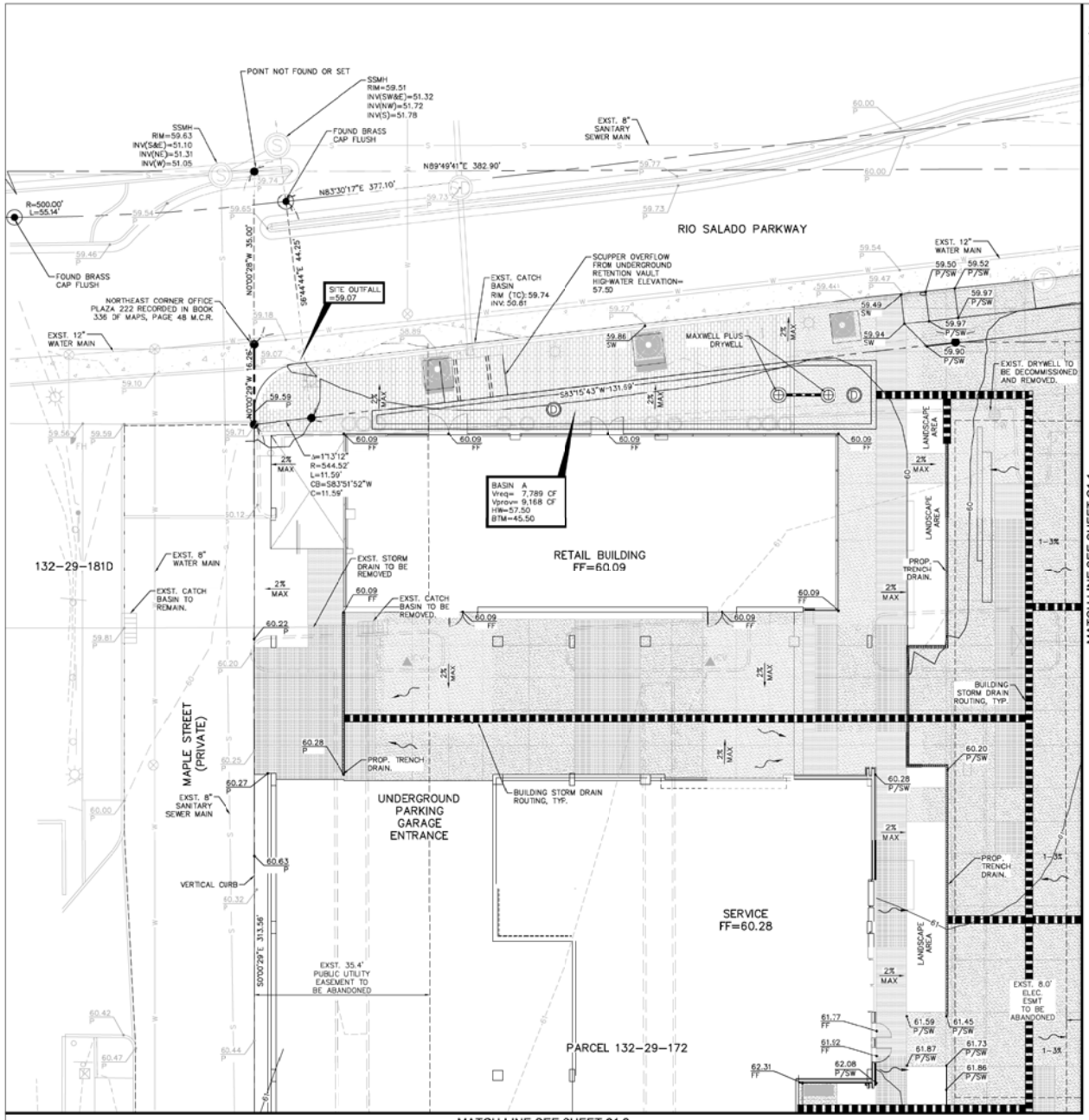
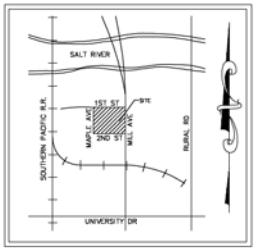


GRADING LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED HIGH POINT
- PROPOSED STORM DRAIN PIPE
- EXSTING CONTOUR
- EXSTING CONTOUR
- PROPOSED UNDERGROUND RETENTION ACCESS RISER WITH SOLID COVER
- PROPOSED MAXWELL PLUS DRYWELL
- PROPOSED TRENCH DRAIN
- PROPOSED FLOW ARROW
- 07.10 P — PROPOSED SPOT ELEVATION
- 05.72 G — EXSTING SPOT ELEVATION



VICINITY MAP
N.T.S

Kimley»Horn
1855 W. BASELINE ROAD SUITE 200
MESA, AZ 85202 (480) 207-2666

DRAINAGE STATEMENT

THIS SITE HAS ONE UNDERGROUND RETENTION BASIN/VAULT TO RETAIN THE 2-YR 1-HR ON-SITE GENERATED STORM RUNOFF ACCORDING TO THE CITY OF TEMPE ALTERNATIVE RETENTION CRITERIA AREA POLICY. THE BASIN WILL DISCHARGE INTO AN ON-SITE DRYWELL AND DRAIN WITHIN 36 HOURS. STORM WATER EVEN'S THAT EXCEED THE DESIGN EVENT WILL OVERTOP VIA A SCUPPER TO THE EXISTING CATCH BASIN IN RIO SALADO PARKWAY TO CONFORM TO EXISTING DRAINAGE PATTERNS.

NO OFF-SITE FLOWS ARE ANTICIPATED TO IMPACT THE SITE.

ALL RIGHT OF WAY RUNOFF IS CAPTURED BY EXISTING STORM DRAIN INFRASTRUCTURE AND WAS NOT ACCOUNTED FOR ON THIS PLAN.

BENCHMARK

ALUM. CAP FOUND AT W1/4 COR. SEC. 15, T1N, R4E.
TEMPE SURVEY CON'ROL ELEVATION= 1158.74'

BASIS OF BEARING

THE MONUMENT LINE ON MILL AVENUE FROM SECOND STREET TO FIRST STREET, TEMPE, ARIZONA.

SAID BEARING = NORTH 00° 00' 40" WEST

FLOOD PLAIN

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON THE FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C 2165 G, DATED JULY 19, 2001. ZONE "X" IS DESIGNATED AS BEING 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 PROTEC'ED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

RETENTION REQUIRED

BASIN A CLASSIFICATION	AREA	C-VALUE	VOLUME REQUIRED
BUILDING/PAVEMENT	2.51 AC± (109,293 SF)	0.95	0.18 AC FT (7,787 CF)
TOTAL	2.51 AC± (109,293 SF)	0.95	0.18 AC FT (7,787 CF)

1. ALL RETENTION CALCULATIONS ARE BASED ON A 2-YEAR 1-HOUR RAINFALL RUNOF' OF 0.9 INCHES FROM CITY OF TEMPE DRAINAGE MANUAL FOR ALTERNATIVE RETENTION CRITERIA AREA.
2. RETENTION CALCULATIONS DO NOT INCLUDE RUNOFF FROM ADJACENT HALF-STREET RIGHT OF WAY DUE TO EXISTING PUBLIC STORM DRAINS IN THE STREET.
3. RETENTION CALCULATIONS ACCOUNT FOR THE ENTIRE PARCEL AREA, INCLUDING PORTIONS OF 2ND STREET AND MAPLE WITHIN THE PARCEL BOUNDARY.

RETENTION PROVIDED

	VOLUME REQUIRED	VAULT DEPTH	VAULT AREA	VOLUME PROVIDED
BASIN A (CONCRETE VAULT)	0.20 AC FT (7,787 CF)	12'	765.5'	0.20 AC FT (9,186 CF)

DISPOSAL CALCULATIONS

DISPOSAL VOLUME	DISPOSAL RATE	DISPOSAL TIME
9,186 CF	0.1 CFS	26 HRS

NOTES

1. ADD 1100' TO ALL ELEVATIONS.
2. ALL SPOT ELEVATIONS ARE FINISHED GRADE PAVEMENT (P), GUTTER/GRATE (G), TOP OF CURB (TC), OR SIDEWALK (SW) ELEVATIONS UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL USE SPOT ELEVATIONS, PROPOSED CONTOURS, AND SLOPES TO ESTABLISH GRADES.
4. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% AND LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

CALL TWO WORKING DAYS BEFORE YOU DIG
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(NATIONWIDE MARICOPA COUNTY)

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PHONE: 303 436 9551 FAX: 303 296 0948

Mill & Rio Salado

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

Submittal Date: 02/09/15
Project Name:
MILL & RIO SALADO
Issued For / Phase:

Drawn: BMW
Revisions:

Date	No.	Remarks

Sheet Name:
PRELIMINARY GRADING AND DRAINAGE PLAN

Sheet Number:
C1.0

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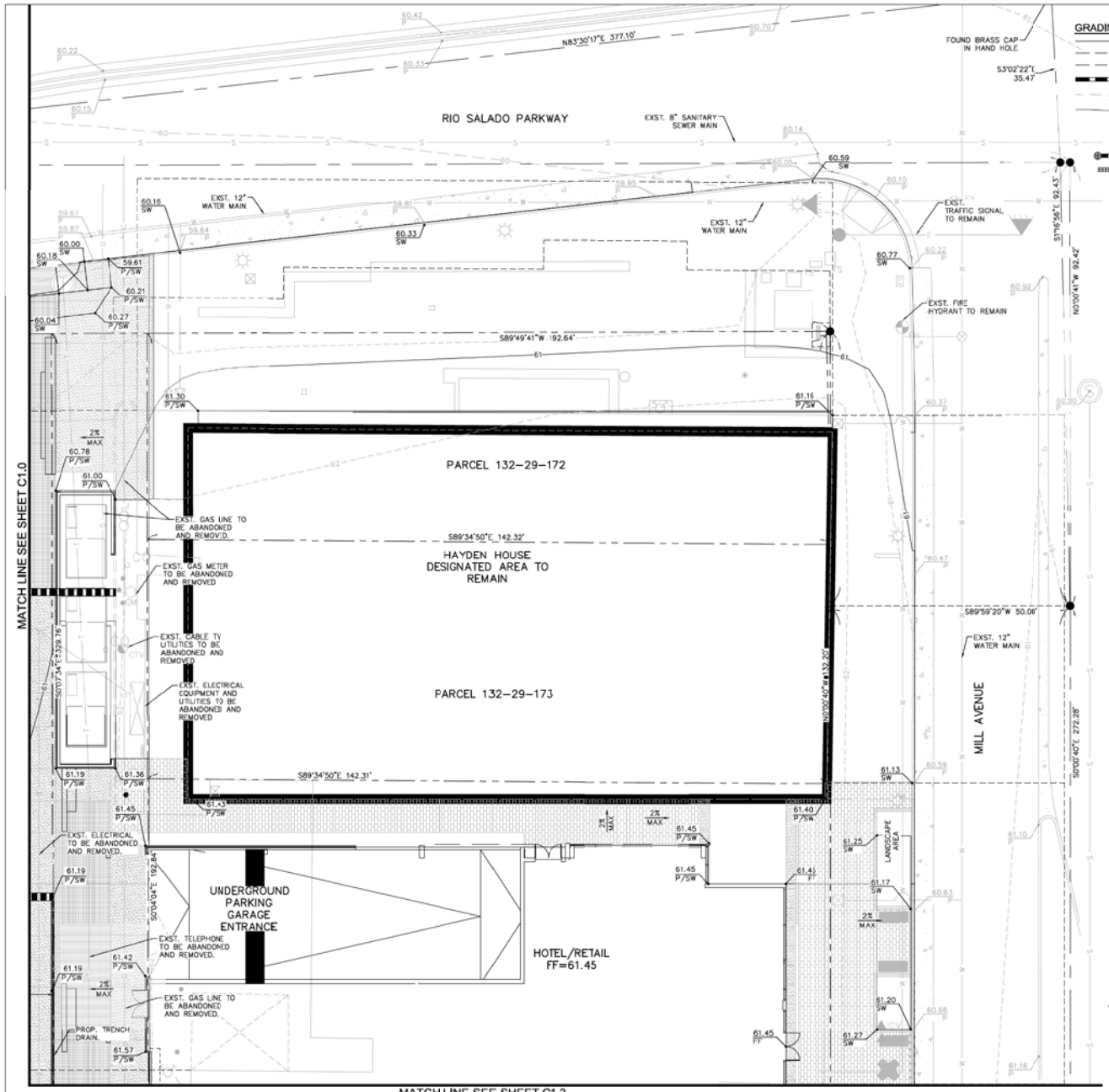
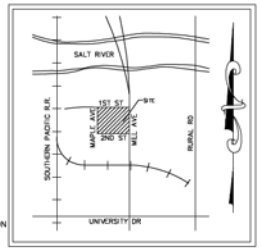


GRADING LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED HIGH POINT
- PROPOSED STORM DRAIN PIPE
- EXISTING CONTOUR
- EXISTING CONTOUR
- PROPOSED UNDERGROUND RETENTION ACCESS RISER WITH SOLID COVER
- PROPOSED MAXWELL PLUS DRYWELL
- PROPOSED TRENCH DRAIN
- PROPOSED FLOW ARROW
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION



VICINITY MAP
N.T.S.

Kimley»Horn
1855 W. BASELINE ROAD SUITE 200
MESA, AZ 85202 (480) 207-2666

LEGAL DESCRIPTION

PARCEL NO. 1:

LOTS 1 TO 11, INCLUSIVE AND LOTS 14 AND 15, PLAT OF BLOCK 67 AND SUBDIVISION OF BLOCK 66, TEMPE, ACCORDING TO BOOK 8 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

LOTS 12 AND 13, PLAT OF BLOCK 67 AND SUBDIVISION OF BLOCK 66, TEMPE, ACCORDING TO BOOK 8 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

THE SOUTH 72 FEET OF THE EAST 137.5 FEET OF BLOCK 66, TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ALL OIL, GAS AND OTHER MINERAL RIGHTS IN OR UNDER SAID PROPERTY TOGETHER WITH THE
EXCLUSIVE RIGHT TO USE SUCH PORTION OF SAID PROPERTY LYING MORE THAN 500 FEET BELOW THE SURFACE FOR THE EXTRACTION OF OIL, GAS AND MINERALS; HOWEVER, WITH NO RIGHTS OF SURFACE ENTRY WHATSOEVER AS RESERVED IN DEED RECORDED IN DOCKET 8063, PAGE 884, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

THE NORTH 28 FEET OF THE SOUTH 100 FEET OF THE EAST 137.5 FEET OF BLOCK 66, TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ALL OIL, GAS AND OTHER MINERAL RIGHTS IN OR UNDER SAID PROPERTY TOGETHER WITH THE
EXCLUSIVE RIGHT TO USE SUCH PORTION OF SAID PROPERTY LYING MORE THAN 500 FEET BELOW THE SURFACE FOR THE EXTRACTION OF OIL, GAS AND MINERALS; HOWEVER, WITH NO RIGHTS OF SURFACE ENTRY WHATSOEVER AS RESERVED IN DEED RECORDED IN DOCKET 8063, PAGE 884, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 5:

THOSE PORTIONS OF MAPLE AVENUE AND SECOND STREET ABANDONED BY ORDINANCE NO. 842 OF THE CITY OF TEMPE AND RECORDED IN DOCKET 13428, PAGE 487, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF MAPLE AVENUE LYING NORTH OF THE CENTERLINE OF SECOND STREET AND SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF FIRST STREET AS SHOWN ON MAP OF TEMPE, BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST HALF OF MAPLE AVENUE;

THAT PORTION OF SECOND STREET LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF MILL AVENUE AND EAST OF THE CENTERLINE OF MAPLE AVENUE;

EXCEPT THE SOUTH HALF OF SECOND STREET.

PARCEL NO. 6:

THAT CERTAIN NORTH-SOUTH ALLEY IN BLOCK 66, TEMPE, ACCORDING TO BOOK 8 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, AS ABANDONED BY ORDINANCE NO. 95-09 OF THE CITY OF TEMPE AND RECORDED IN DOCUMENT NO. 95-163670;

EXCEPT AS TO ALL PARCELS ANY PORTION OF THE PROPERTY CONVEYED TO THE CITY OF TEMPE IN RECORDING NO. 98-0649301 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOT 11, BLOCK 66, AS
SHOWN ON THE PLAT OF TEMPE AS RECORDED IN BOOK 2 OF MAPS, PAGE 26 AND AMENDED IN BOOK 8 OF MAPS, PAGE 1, AND THE ADJACENT ABANDONED RIGHT-OF-WAY OF MAPLE AVENUE AS RECORDED IN DOCKET 13428, PAGE 487, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY RIGHT-OF-WAY LINE OF FIRST STREET AT THE NORTHEAST CORNER OF
OFFICE PLAZA 222 AS RECORDED IN BOOK 236 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE NORTH 89° 50' 54" EAST, A DISTANCE OF 142.31 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE;
THENCE SOUTH 83° 16' 56" WEST, A DISTANCE OF 131.76 FEET TO A TANGENT CURVE;
THENCE SOUTHWESTERLY, A DISTANCE OF 11.46 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 544.58 FEET, THROUGH A CENTRAL ANGLE OF 01° 12' 21" TO THE EAST LINE OF SAID OFFICE PLAZA 222;
THENCE NORTH 00° 13' 59" WEST, A DISTANCE OF 16.26 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

DESCRIBED PROPERTY BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND COMPRISING AN AREA OF 109,293 SQUARE FEET OR 2.5090 ACRES MORE OR LESS.

NOTES

1. ADD 1100' TO ALL ELEVATIONS.
2. ALL SPOT ELEVATIONS ARE FINISHED GRADE PAVEMENT (P), GUTTER/GRATE (G), TOP OF CURB (TC), OR SIDEWALK (SW) ELEVATIONS UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL USE SPOT ELEVATIONS, PROPOSED CONTOURS, AND SLOPES TO ESTABLISH GRADES.
4. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% AND LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.

GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

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PHONE: 303 436 9551 FAX: 303 296 0948

Mill & Rio Salado

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

Submittal Date: 02/09/15
Project Name:
MILL & RIO SALADO
Issued For / Phase:

Drawn: BMW
Revisions:

Date	No.	Remarks

Sheet Name:
PRELIMINARY GRADING AND DRAINAGE PLAN

Sheet Number:
C1.1

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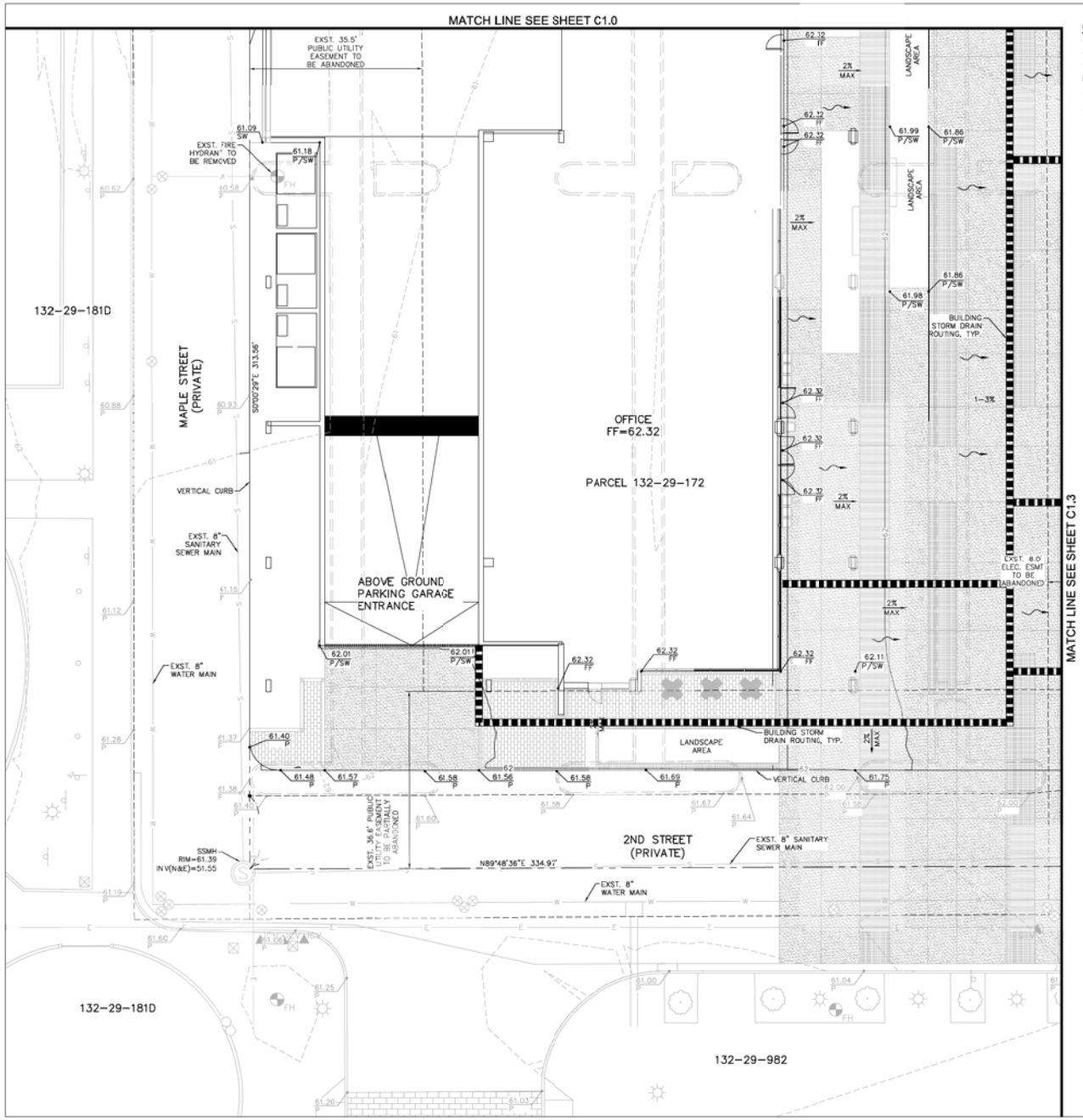
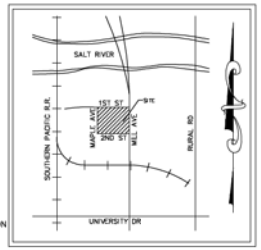


GRADING LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED HIGH POINT
- PROPOSED STORM DRAIN PIPE
- EXISTING CONTOUR
- EXISTING CONTOUR
- PROPOSED UNDERGROUND RETENTION ACCESS RISER WITH SOLID COVER
- PROPOSED MAXWELL PLUS DRYWELL
- PROPOSED TRENCH DRAIN
- PROPOSED FLOW ARROW
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION



VICINITY MAP
N.T.S.

Kimley»Horn
1855 W. BASELINE ROAD SUITE 200
MESA, AZ 85202 (480) 207-2666

NOTES

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NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

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1-800-STAKE-IT
(ARIZONA MARICOPA COUNTY)

SA+R
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1621 BLAKE ST. SUITE 1A DENVER CO 80202
PHONE: 303 436 9551 FAX: 303 296 0948

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 47183
STERLING MARGETTS
Date Signed 02/09/15
ARIZONA, U.S.A.
Expires 12/31/15

Mill & Rio Salado

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

Submittal Date: 02/09/15
Project Name:
MILL & RIO SALADO
Issued For / Phase:

Drawn: BMW
Revisions:

Date	No.	Remarks

Sheet Name:
PRELIMINARY GRADING AND DRAINAGE PLAN

Sheet Number:
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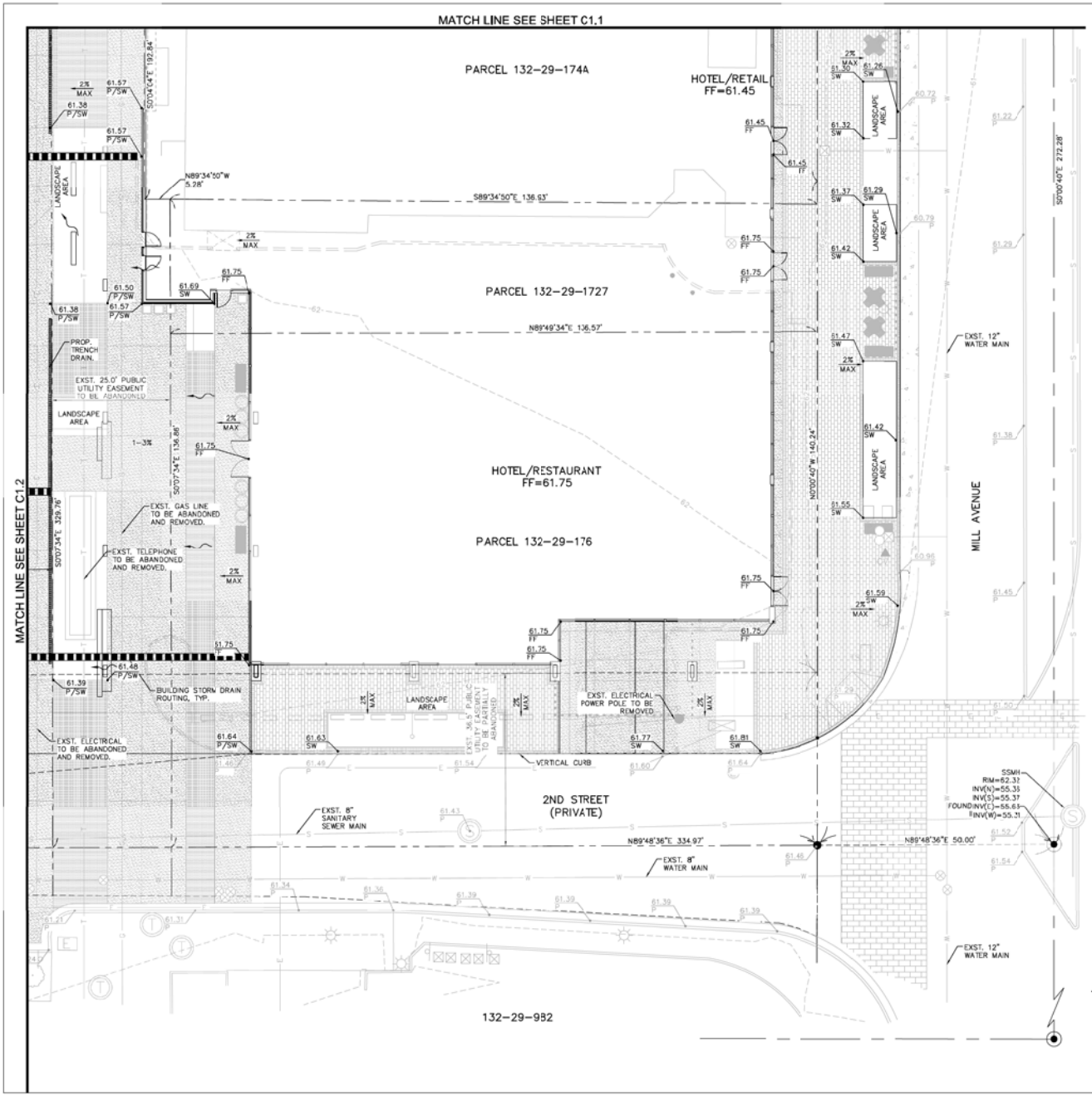

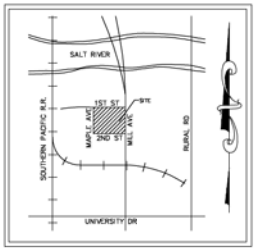

VICINITY MAP
N.T.S.

Kimley»Horn

1855 W. BASELINE ROAD SUITE 200
MESA, AZ 85202 (480) 207-2666

GRADING LEGEND

- PROPERTY LINE
- EASEMENT LINE
- HP — PROPOSED HIGH POINT
- PROPOSED STORM DRAIN PIPE
- EXISTING CONTOUR
- EXISTING CONTOUR
- PROPOSED UNDERGROUND RETENTION ACCESS RISER WITH SOLID COVER
- PROPOSED MAXWELL PLUS DRYWELL
- PROPOSED TRENCH DRAIN
- PROPOSED FLOW ARROW
- 07.10 P — PROPOSED SPOT ELEVATION
- 05.72 G — EXISTING SPOT ELEVATION

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0 5 10 20

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PHONE: 303 436 9551 FAX: 303 296 0948

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 47183
STERLING MARGETTS
ARIZONA, U.S.A.
Expires 6/30/15

Mill & Rio Salado

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

Submittal Date: 02/09/15
Project Name:
MILL & RIO SALADO
Issued For / Phase:

Drawn: BMW
Revisions:

Date	No.	Remarks

Sheet Name:
PRELIMINARY GRADING AND DRAINAGE PLAN

Sheet Number:
C1.3

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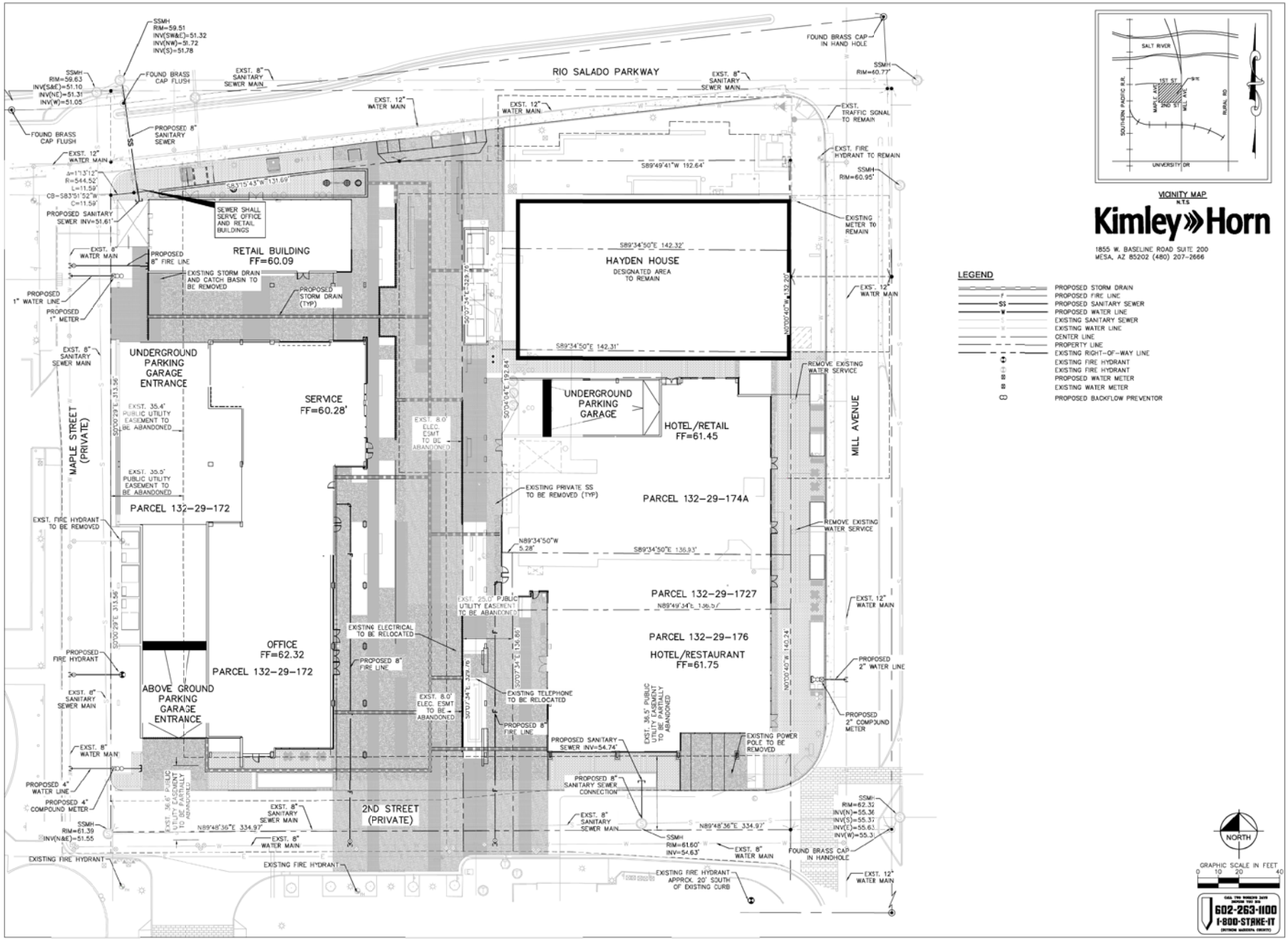

VICINITY MAP
N.T.S.

Kimley»Horn

1855 W. BASELINE ROAD SUITE 200
MESA, AZ 85202 (480) 207-2666

LEGEND

- PROPOSED STORM DRAIN
- F — PROPOSED FIRE LINE
- SS — PROPOSED SANITARY SEWER
- W — PROPOSED WATER LINE
- S — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- CENTER LINE
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
- EXISTING WATER METER
- PROPOSED BACKFLOW PREVENTOR

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SHEARS ADKINS ROCKMORE
1621 BLAKE ST. SUITE 1A DENVER CO 80202
PHONE: 303 436 9551 FAX: 303 296 0948

Mill & Rio Salado

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

Submittal Date: 02/09/15
Project Name: MILL & RIO SALADO
Issued For / Phase:

Drawn: PHS
Revisions:

Date	No.	Remarks

Sheet Name: PRELIMINARY UTILITY PLAN

Sheet Number: C2.0

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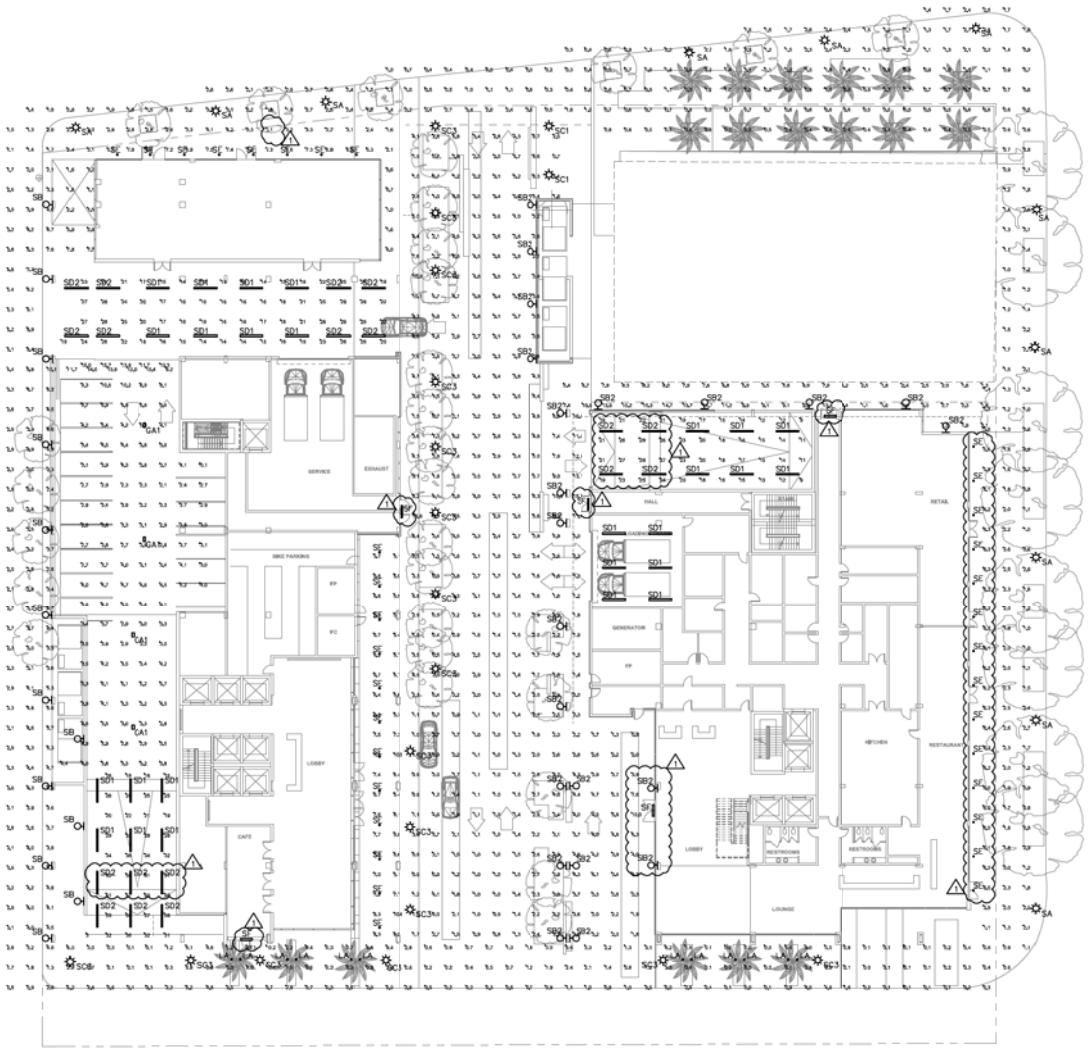

GROUND LEVEL PHOTOMETRY PLAN

SCALE: 1" = 20'-0"

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	GA1	4	LITHONIA DSXPG LED 30C 1000 40K TSR MVOLT DWHXD	DSXPG PARKING GARAGE FIXTURE WITH 3 LIGHT ENGINES, 1000mA DRIVER, 4000K LEDs, TSR OPTIC,	LED - 4000K COLOR TEMP	DSXPG_LED_30C_1000_40K_TSR_MVOLTU es	Absolute	0.95	107
	LA	12	HYDREL FDX7 BSS 12LED WHT41K MVOLT NSP FLCAG 345 LDIM LP EC	IN-GRADE PALM TREE UP-LIGHT	LED - 4100K COLOR TEMP	LAA1-G3-155.ies	0	0.95	20
	SA	11	EXISTING, NEW, or RELOCATED CITY OF TEMPE ACORN LIGHT	EXISTING OR NEW CITY OF TEMPE ACORN LIGHT / 15' MOUNTING HEIGHT	150 WATT HPS	LAA1-G3-155.ies	16000	0.72	165
	SB	13	BEGA 23WLED	7-7/8"L, X 9-3/8"W, X 6-1/8"H, WALL WASHER LED LUMINAIRE DIFFUSE LENS	LED - 3000K COLOR TEMP	23WLEDJES	Absolute	0.95	27.83
	SB2	22	SELUX RSAL W LSS 3000 XX VOLT	Ritorno Square Asymmetrical LED - WALL MOUNT AT 15'	LED - 3000K COLOR TEMP	RSAL-14.55-30.ies	Absolute	0.95	54.33
	SC1	2	BEGA 9071 LED K3 30 DEGREE	9075LED 30' / 177" HIGH	LED - 3000K COLOR TEMP	9075LED_300 EG.ies	Absolute	0.95	57
	SC2	0	BEGA 9071 LED K3 0 DEGREE	9075LED 0' / 177" HIGH	LED - 3000K COLOR TEMP	9075LED.ies	Absolute	0.95	57
	SC3	17	BEGA 9071 LED K3 15 DEGREE	9075LED 15' / 177" HIGH	LED - 3000K COLOR TEMP	9075LED_150 EG.ies	Absolute	0.95	57
	SD1	26	SELUX L125R2 1L35 30 SO XX 008 WH 277 DM	8' X 4" RECESSED LINEAR LED	LED - 3000K COLOR TEMP	L125-1L35-40-SO-04-120JEJ	Absolute	0.95	73.76
	SD2	18	SELUX L125R2 2L35 30 SO XX 008 WH 277 DM	8' X 4" RECESSED LINEAR LED	LED - 3000K COLOR TEMP	L125-2L35-40-SO-04-120JEJ	Absolute	0.95	147.5
	SE	34	GOTHAM EVO 30/14 4AR LD WD 277	4" LED DOWNLIGHT, 3000K, 1400 LUMENS, WIDE DISTRIBUTION WITH MATTE DIFFUSE REFLECTOR	LED - 3000K COLOR TEMP	EVO_30_14_4AR_LD_WD_20.ies	Absolute	0.95	26.4
	SF	5	ALIGHT G- LH 30 U M HTLDO T	MULLION MOUNTED LINEAR LED	LED - 3000K COLOR TEMP	d44R40umo.ies	Absolute	0.95	76

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
2ND STREET RAMP	+-	36 fc	67 fc	3 fc	22.3:1	12.0:1
CENTER DRIVE	+-	3.7 fc	15.7 fc	0.4 fc	39.3:1	9.3:1
EAST RAMP	+-	18 fc	28 fc	9 fc	3.1:1	2.0:1
HAYDEN HOUSE REAR HALLWAY	+-	6.6 fc	15.3 fc	1.1 fc	13.9:1	6.0:1
SITE PERIMETER	+-	2.4 fc	14.0 fc	0.0 fc	N / A	N / A
WEST RAMP HEADING SOUTH	+-	4.4 fc	15.7 fc	0.1 fc	157.0:1	44.0:1
WEST TUNNEL	+-	39 fc	39 fc	13 fc	3.2:1	1.5:1

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PRELIMINARY NOT FOR CONSTRUCTION

Submittal Date: 2014.11.18

Project Name:
Mill & Rio Salado

Issued For / Phase:

Drawn: CRG

Revisions:

Date	No.	Remarks
3/12/15	1	DR COMMENTS

Sheet Name:
GROUND LEVEL PHOTOMETRY PLAN

Sheet Number:
ES1.1

esd
ENERGY SYSTEMS DESIGN
7135 East Camelback Road
Suite 205
Scottsdale AZ 85251
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F: 480.481.4805
PROJECT # 141110
DESIGN CONTACT
DICK SANTISTEVAN

PLOTTED: 03.12.2015 - 11:08am PLOTTED BY: Carlos Garcia FILE: J:\2014\141110 Mill and Rio Salado\ES1_1-3.dwg

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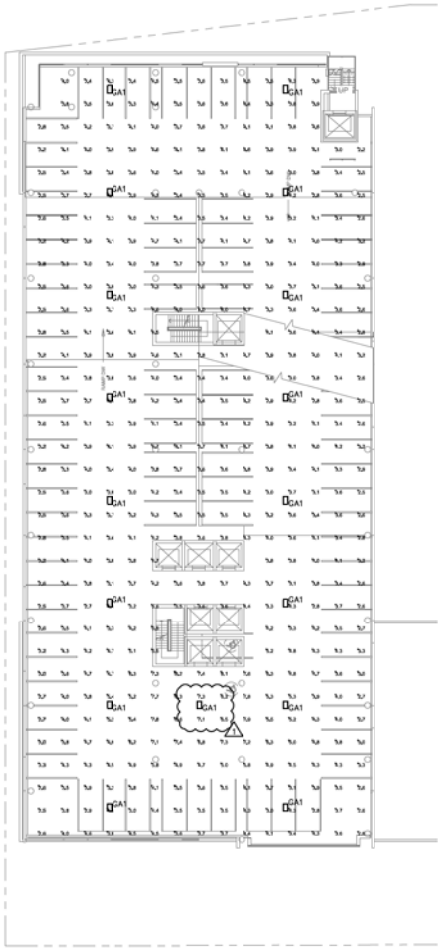

TYPICAL PARKING LEVEL PHOTOMETRY PLAN

SCALE: 1" = 20'-0"

TYPICAL BASEMENT LEVEL PHOTOMETRY PLAN

SCALE: 1" = 20'-0"

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	GA1	60	LITHONIA DSXPG LED 30C 1000 40K TSR MVOLT	DSXPG PARKING GARAGE FIXTURE WITH 3 LIGHT ENGINES, 1000mA DRIVER, 4000K LEDs, TSR OPTIC.	LED - 4000K COLOR TEMP	DSXPG_LED_30C_1000_40K_TSR_MVOLTJ.ies	Absolute	0.95	107

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ABOVE GRADE PARKING GARAGE	+	3.9 fc	8.2 fc	2.2 fc	3.7:1	1.8:1
BELOW GRADE PARKING GARAGE	+	3.8 fc	8.3 fc	1.4 fc	5.9:1	2.8:1

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Project Name:
Mill & Rio Salado

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Drawn: CRG

Revisions:

Date	No.	Remarks
3/12/15	1	DR COMMENTS

ENERGY SYSTEMS DESIGN
esd
PROJECT # 141110
DESIGN CONTACT
DICK SANTISTEVAN

Sheet Name:
PARKING GARAGE PHOTOMETRY PLAN

Sheet Number:
ES1.2

FILE: J:\2014\141110 Mill and Rio Salado\ES1_1-3.dwg

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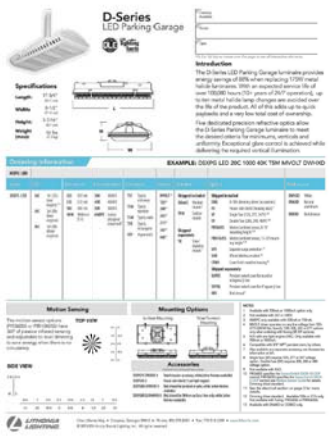
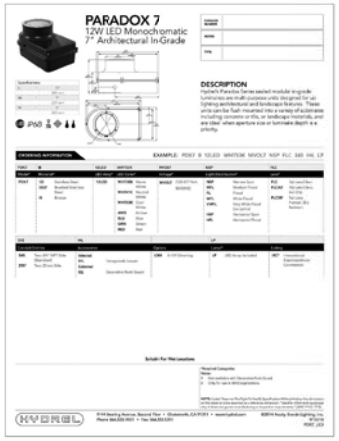
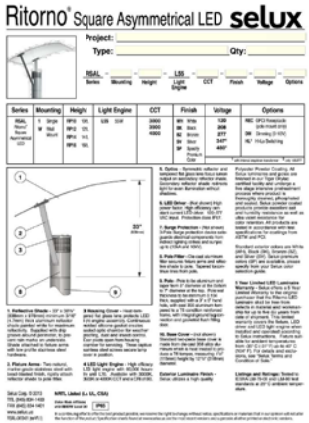


GA



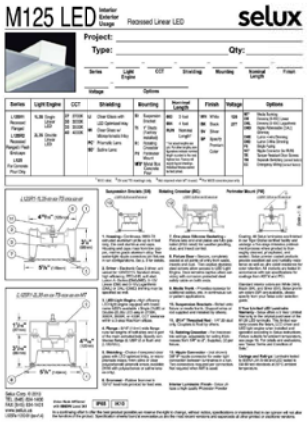
LA

SB

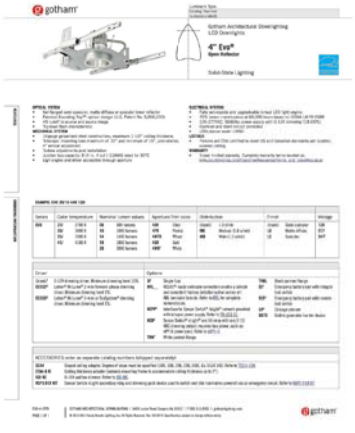


SB2

SC



SD



SE

SF

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PRELIMINARY NOT FOR CONSTRUCTION

Submittal Date: 2014.11.18
Project Name:
Mill & Rio Salado
Issued For / Phase:

Drawn: CRG
Revisions:

Date	No.	Remarks
3/12/15	1	DR COMMENTS

ENERGY SYSTEMS DESIGN
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PROJECT # 141110
DESIGN CONTACT
DICK SANTISTEVAN

Sheet Name:
GROUND FLOOR
PARKING GARAGE
LIGHTING CUT SHEETS
Sheet Number:
ES1.3

FILE: J:\2014\141110 Mill and Rio Salado\ES1_1-3.dwg
PLOTTED BY: Carlos.Garcia
PLOTTED: 03.12.2015 - 11:07am

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KEYNOTES

1. MILL AVENUE: ALL EXISTING FICUS TREES TO REMAIN. EXPANDED BRICK PAVING AREAS FOR HIGHER TRAFFIC WITH BENCHES, BIKE RACKS AND OUTDOOR DINING.
2. RIO SALADO PARKWAY: LIVE OAK STREET TREES IN GRATES PER TEMPE STANDARDS. EXISTING HAYDEN HOUSE AND ASSOCIATED PROPERTY AS SHOWN SCREENED BACK TO BE A FUTURE PHASE. INTERIOR DRIVE TO EXTEND TO RIO SALADO AS SHOWN FLUSH WITH BRICK WALKS. SITE FURNITURE ALONG RETAIL TO BE CONFIRMED WITH FINAL TENANTS'.
3. 2ND STREET: BRICK PAVING TO EXTEND FROM CURB TO FACE OF BUILDING WITH ACCENT PAVING AND DATE PALMS IN RAISED PLANTERS AS SHOWN. DRIVE WITH ENHANCED PAVING (INTERIOR) TO BE EXTENDED TO CURB. ALTERNATE: EXTEND PATTERN PAVING ACROSS STREET TO PROVIDE PEDESTRIAN CONNECTIVITY TO ADJACENT PLAZA AND LIGHT RAIL STATION.
4. MAPLE AVENUE: BRICK WALKWAYS EXTENDED TO CURB ALONG RIO SALADO AND 2ND STREET. REMAINDER OF 2ND STREET TO BE LANDSCAPED WITH MAINTENANCE ACCESS TO TRANSFORMERS.
5. INTERIOR DRIVE: ENHANCED PAVING WITH DECORATIVE BANDING THAT EXTEND SEAMLESSLY BETWEEN DRIVE AND WALKWAYS. COLOR AND MATERIAL TO BE DETERMINED BASED ON FINAL BUILDING DESIGN. TEXTURES - ¾" EXPOSED AGGREGATE AND ACID WASH FINISH (SMOOTH) SAME COLOR OR CONCRETE PAVERS.
   AMENITIES: SELECT LANDSCAPE POTS AND SEATING TO COMPLIMENT HIGH TRAFFIC AREAS.
6. WATER FEATURE: 6' WIDE, LOW POOL WITH SEAT WALL HEIGHT SURROUND AND WATER EFFECT LESS THAN 6' HIGH.
7. PLANTERS: RAISED WHEN ON STRUCTURE WITH STEEL OR CONCRETE ENCLOSURE OR EQUAL TO ACCOMMODATE DECK REQUIREMENTS AND BLEND WITH ARCHITECTURE.
8. BOLLARDS: AS NECESSARY TO CONTROL FLUSH PAVEMENT ALONG ENTRIES AND DRIVES.
9. LINEAR SEAT WALLS TO REINFORCE ARCHITECTURE, INTEGRATE WITH RAISED PLANTERS AND DELINEATE PEDESTRIAN CIRCULATION.
10. INTERIOR TRANSFORMERS TO BE SCREENED WITH ARCHITECTURAL WALLS AND MAINTENANCE ACCESSIBLE PANELS. REFER TO ARCHITECTURAL PLANS.

LIGHTING: REFER TO ARCHITECTURE FOR ALL AREA LIGHTING, SOME LANDSCAPE LIGHTING WILL BE PROVIDED TO ACCENT PALMS AND INTERIOR TREES.

0' 20' 40' 80'

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VOLLMER & ASSOCIATES

Mill & Rio Salado

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

REGISTERED LANDSCAPE ARCHITECT 27442 STEVEN VOLLMER 3/09/15 ARIZONA, U.S.A.
EXPIRES 09.30.17

Submittal Date: 2015.03.09
Project Name: Mill & Rio Salado
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Drawn: Team
Revisions:

Date	No.	Remarks

Sheet Name: Conceptual Landscape Site Plan

Sheet Number: L1.0

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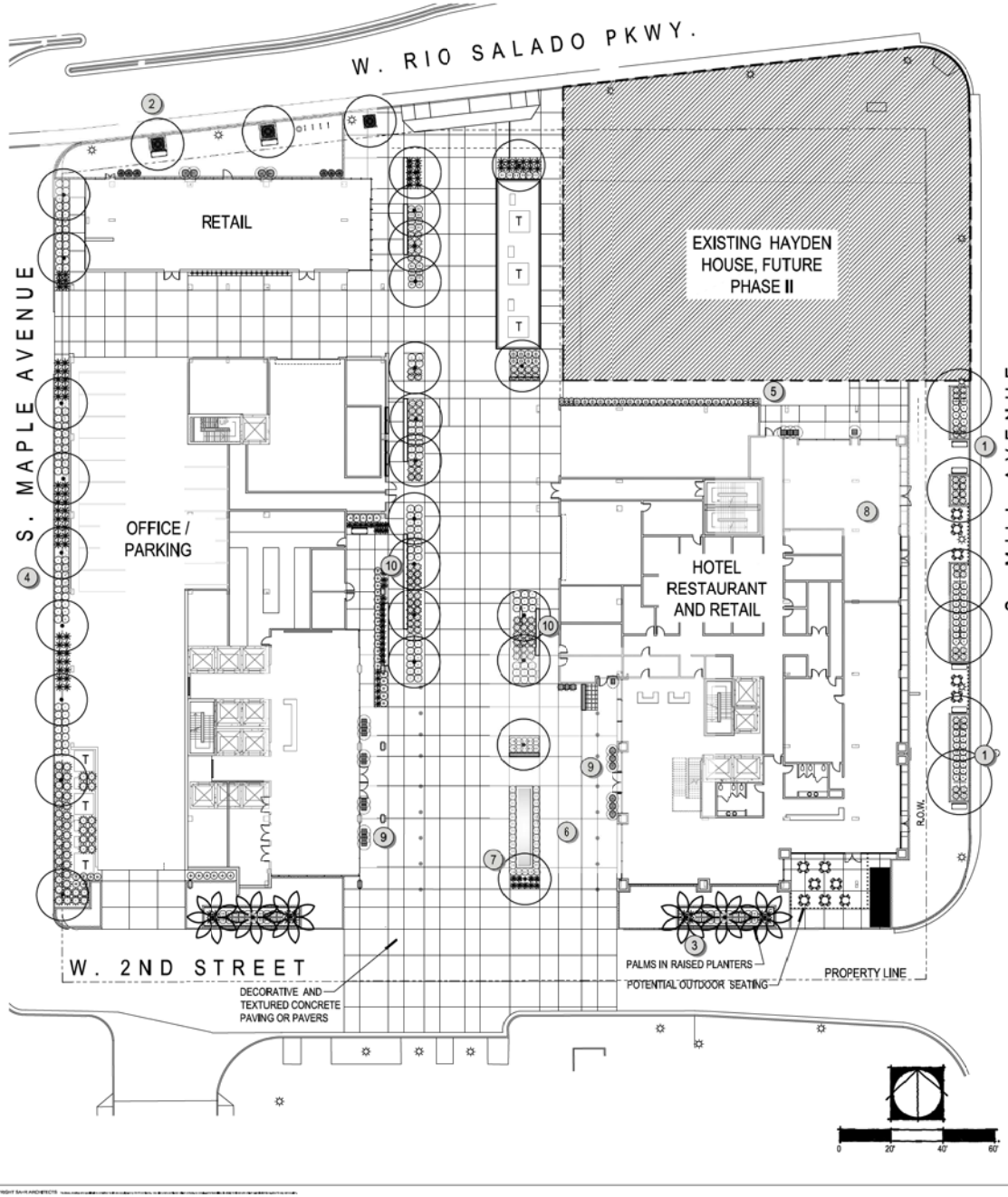

PLANT SCHEDULE

TREES	COMMON NAME / BOTANICAL NAME	SIZE	QTY
	DATE PALM / PHOENIX DACTYLIFERA	22'	6
	HERITAGE LIVE OAK / QUERCUS VIRGINIANA 'HERITAGE'	48"BOX	29
	INDIAN LAUREL FIG / FICUS NITIDA	EXISTING	6

SHRUBS	COMMON NAME / BOTANICAL NAME	SIZE	QTY
	BARBADOS ALOE / ALOE BARBADENSIS	5 GAL	47
	DWARF MYRTLE / MYRTUS COMMUNIS 'COMPACTA'	5 GAL	138
	DWARF OLLIE / OLEA EUROPAEA	7 GAL	102
	GIANT LIRIOPE / LIRIOPE GIGANTEA	5 GAL	22
	JAPANESE PRIVET / LIGUSTRUM JAPONICUM	15 GAL	25
	LINDHEIMER'S MUHLY / MUHLENBERGIA LINDHEIMERI 'AUTUMN GLOW' TM	1 GAL	46
	MOCK ORANGE / PITTOSPORUM TOBIRA	5 GAL	5
	MOTHERIN-LAW'S TONGUE / SANSEVIERIA TRIFASCIATA	7 GAL	38
	NATAL PLUM / CARISSA MACROCARPA 'TUTTLEI'	5 GAL	44
	PINK PARADE / HESPERALOE X	7 GAL	84
	TROPICAL AGAVE / AGAVE DESMETTIANA	5 GAL	115
	WAX LEAF PRIVET / LIGUSTRUM JAPONICUM 'TEXANUM'	15 GAL	30
	WHEELER'S DWARF MOCK ORANGE / PITTOSPORUM TOBIRA 'WHEELERS DWARF'	5 GAL	31

LANDSCAPE NARRATIVE

THE LANDSCAPE CHARACTER OF THE MILL AND RIO SALADO SITE WILL BE CONSISTENT WITH THE SURROUNDING MILL AVENUE DISTRICT. A MAJORITY OF THE LANDSCAPE ON THIS SITE WILL BE LOCATED ON TOP OF A PARKING GARAGE. IN ORDER TO ACCOMMODATE THE RESTRICTIVE PLANTING DEPTH, RAISED PLANTERS OF VARYING HEGHT WILL LIKELY BE USED WHERE TREES AND SHRUBS ARE ON TOP OF THE GARAGE. SELECTED PLANT MATERIALS WILL TOLERATE EXTREME SOLAR EXPOSURES AND WIIDE TEMPERATURE VARIATIONS. FICUS TREES ALONG MILL AVENUE (IN THE R.O.W.) WILL BE PRESERVED AND THE OAK STREET TREES ALONG RIO SALADO WILL BE CONTINUED AS AN INTEGRAL COMPONENT OF THIS DEVELOPMENT AND OVERALL TEMPE THEME. 22' DATE PALMS IN RAISED PLANTERS WILL BE LOCATED ON THE SOUTH SIDE TO DEFINE THE PRIMARY ENTRY. SHRUBS AND ACCENT MATERIAL WILL RESPOND TO THE ARCHITECTURE, SOLAR EXPOSURE AND PEDESTRIAN ENVIRONMENTS. LANDSCAPE DESIGN WILL UTILIZE STRONG PLANT MASSING'S TO CREATE A UNIQUE SENSE OF PLACE. POTS OF VARYING SIZES WILL BE USED TO COMPLIMENT THE ARCHITECTURE. ALL LANDSCAPE AREAS WILL BE TOPDRESSED WITH DECOMPOSED GRANITE AND OR MULCH. THE ENTIRE SITE WILL BE IRRIGATED WITH AN AUTOMATICALLY CONTROLLED SYSTEM.

LANDSCAPE KEYNOTES

1. MILL AVENUE - ALL EXISTING FICUS NITIDA TO REMAIN. EXPANDED BRICK PAVING FOR INCREASED TRAFFIC WITH PEDESTRIAN SEATING, BIKE RACKS AND OUTDOOR DINING. PLANTERS UNDER FICUS TO RECEIVE FORMAL PLANTING OF TROPICAL AGAVE AND AND DWARF NATAL PLUM.
2. RIO SALADO PARKWAY - UNIFORMLY SPACED LIVE OAK STREET TREES WITH GRATES PER CITY OF TEMPE STANDARDS. THEMATIC BRICK WALKS RUN CONTINUOUS ALONG NORTH FACING BUILDINGS.
3. 2ND STREET - MATURE HEIGHT DATE PALMS (22') TO FRAME HOTEL, OFFICE TOWER ENTRY AND DROPF-OFF. THEMATIC BRICK WALKS AND RAISED PALM PLANTERS TO DEFINE PEDESTRIAN EDGE. SMALL PLANTERS DECORATIVE POTS AND BENCHES LOCATED OUTSIDE OFFICE BUILDING LOBBY.
4. MAPLE AVENUE - LIVE OAK STREET TREES FOR TALL UPRIGHT SCREENING ALONG PARKING GARAGE. FORMAL TEXAS SAGE AND HESPERALOE PLANTING WITH DEER GRASS FOR "CRUSHABLE" LANDSCAPE ADJACENT TO TRANSFORMER AND UTILITY CABINETS.
5. MILL AVENUE PEDESTRIAN PASEO CONNECTION - BRICK WALKWAY CONNECTING INTERIOR DRIVE WITH MILL AVENUE. ENHANCED PAVING AT KEY LOCATIONS AND LOW HEDGE TO DEFINE IMPROVEMENTS AND SCREEN WHERE REQUIRED.
6. INTERIOR DRIVE AND DROP-OFF - ALL LANDSCAPE AND HARDSCAPE ARE OVER STRUCTURE (UNDERGROUND PARKING). STRONG PATTERNS RELATES TO ARCHITECTURE THAT IMPLIES CONNECTION TO PLAZA ON NORTH SIDE OF 2ND AVENUE. 8'-0" WIDE PLANTERS TO SEPARATE DRIVES AND PEDESTRIAN WALKS. LIVE OAK TREES AND LARGE FORMAL MASSES OF TROPICAL AGAVE AND DWARF OLLIE FORM SOLID HEDGE AND DEFINED PLANTING. JAPANESE PRIVET PROVIDE TALL SCREEN ALONG BLANK WALLS. POTS AND SEATING HIGHLIGHT ENTRIES AND DROP-OFF AREAS.
7. WATER FEATURE - RAISED SEAT WALL HEIGHT LINEAR POOL SURROUNDED BY LOW CLIPPED HEDGE. POOL ANIMATED WITH LOW JETS/BUBBLERS CENTERED FOR VISUAL INTEREST AND BACKGROUND NOISE.
8. AMENITY DECK AND POOL - PRIVATE UPSTAIRS ENTERTAINMENT AREA WITH SWIMMING POOL, OUTDOOR DINING, EVENT SPACE AND MOVABLE FURNITURE. LANDSCAPE PLANTERS (OVER STRUCTURE) CONTAIN SHADE TREES, COLUMNAR PRIVET, MEDITERRANEAN FAN PALMS, YUCCA SPECIES AND DWARF OLLIE. (SEE ARCHITECTURAL).
9. 15 GALLON PRIVET OR SIMILAR IN DECORATIVE POTS TO HELP DEFINE AND REINFORCE ENTRY POINTS.
10. LINEAR SEAT WALLS TO REINFORCES PEDESTRIAN SPACES AND ARCHITECTURAL TREATMENTS.

LANDSCAPE CALCULATIONS

- TOTAL GROSS SITE = 114,800 S.F
- NET SITE AREA = 109,300 S.F.
- PLANTING ON PODIUM = 4,900 S.F.
- PLANTING OFF PODIUM = 1,000 S.F.
- TOTAL PLANTING = 6,050 S.F.
- TOTAL SOFTSCAPE (PLANTING, WALKS AND ACCENT PAVING) = 47,000 S.F.
- SOFTSCAPE REQUIREMENT= 15% OF NET SITE AREA
- SOFTSCAPE CALCULATION .15 x 109,300 = 16,350 S.F. REQUIRED
- TOTAL PLANTING AND SOFTSCAPE PROVIDED = 47,00 S.F. REQUIREMENT MET
- NO TURF OR WATER INTENSIVE LANDSCAPE

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VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS

Mill & Rio Salado

CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA

REGISTERED LANDSCAPE ARCHITECT
27442
STEVEN VOLLMER
3/09/15
ARIZONA, U.S.A.
EXPIRES 09.30.17

Submittal Date: 2015.03.09
Project Name: Mill & Rio Salado
Issued For / Phase:

Drawn: Team
Revisions:

Date	No.	Remarks

Sheet Name: Planting Plan

Sheet Number: L2.0

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION STATEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

STATEMENT OF OWNERS

ONE HUNDRED MILL AVENUE LLC. THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.
SIGNED THIS _____ DAY OF _____,
2007 BY_____ OF ONE HUNDRED MILL AVENUE LLC.

ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2007, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED_____, WHO ACKNOWLDEGED HIMSELF TO BE AN AUTHORIZED REPRESENTATIVE OF THE OWNER, 3W COMPANIES, AND BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____

NOTARY PUBLIC

MY COMMISSION EXPIRES:

_____

LEGAL DESCRIPTION

PARCEL NO. 1:

LOTS 1 TO 11, INCLUSIVE AND LOTS 14 AND 15, PLAT OF BLOCK 67 AND SUBDIVISION OF BLOCK 66, TEMPE, ACCORDING TO BOOK 8 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

LOTS 12 AND 13, PLAT OF BLOCK 67 AND SUBDIVISION OF BLOCK 66, TEMPE, ACCORDING TO BOOK 8 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

THE SOUTH 72 FEET OF THE EAST 137.5 FEET OF BLOCK 66, TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ALL OIL, GAS AND OTHER MINERAL RIGHTS IN OR UNDER SAID PROPERTY TOGETHER WITH THE EXCLUSIVE RIGHT TO USE SUCH PORTION OF SAID PROPERTY LYING MORE THAN 500 FEET BELOW THE SURFACE FOR THE EXTRACTION OF OIL, GAS AND MINERALS; HOWEVER, WITH NO RIGHTS OF SURFACE ENTRY WHATSOEVER AS RESERVED IN DEED RECORDED IN DOCKET 8063, PAGE 884, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

THE NORTH 28 FEET OF THE SOUTH 100 FEET OF THE EAST 137.5 FEET OF BLOCK 66, TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ALL OIL, GAS AND OTHER MINERAL RIGHTS IN OR UNDER SAID PROPERTY TOGETHER WITH THE EXCLUSIVE RIGHT TO USE SUCH PORTION OF SAID PROPERTY LYING MORE THAN 500 FEET BELOW THE SURFACE FOR THE EXTRACTION OF OIL, GAS AND MINERALS; HOWEVER, WITH NO RIGHTS OF SURFACE ENTRY WHATSOEVER AS RESERVED IN DEED RECORDED IN DOCKET 8063, PAGE 884, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 5:

THOSE PORTIONS OF MAPLE AVENUE AND SECOND STREET ABANDONED BY ORDINANCE NO. 842 OF THE CITY OF TEMPE AND RECORDED IN DOCKET 13428, PAGE 487, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF MAPLE AVENUE LYING NORTH OF THE CENTERLINE OF SECOND STREET AND SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF FIRST STREET AS SHOWN ON MAP OF TEMPE, BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST HALF OF MAPLE AVENUE;

THAT PORTION OF SECOND STREET LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF MILL AVENUE AND EAST OF THE CENTERLINE OF MAPLE AVENUE;

EXCEPT THE SOUTH HALF OF SECOND STREET.

DESIGN TEAM

OWNER:
MONTIS LA CASA VIEJA LLC
3 W. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
PHONE: 602.468.7000
FAX: 602.468.7010

APPLICANT:
ONE HUNDRED MILL AVENUE LLC
15029 N. THOMPSON PEAK PKWY, SUITE B-111
SCOTTSDALE, ARIZONA 85260
PHONE: 602.468.7000
FAX: 602.468.7010

ARCHITECT:
DFD CORNOYERHEDRICK
2524 EAST CAMELBACK ROAD, SUITE 400
PHOENIX, ARIZONA 85016
PHONE: 602.381.4848
FAX: 602.381.4844

ENGINEER:
KPFF CONSULTING ENGINEERS
2800 NORTH CENTRAL AVENUE, SUITE 1010
PHOENIX, ARIZONA 85004
PHONE: 602.264.1010
FAX: 602.285.1010

BASIS OF BEARING

THE MONUMENT LINE ON MILL AVENUE FROM SECOND TO FIRST STREET, TEMPE, ARIZONA, SAID BEARING = NORTH 00° 00' 40" WEST

PARCEL NO. 6:

THAT CERTAIN NORTH-SOUTH ALLEY IN BLOCK 66, TEMPE, ACCORDING TO BOOK 8 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, AS ABANDONED BY ORDINANCE NO. 95-09 OF THE CITY OF TEMPE AND RECORDED IN DOCUMENT NO. 95-163670;

EXCEPT AS TO ALL PARCELS ANY PORTION OF THE PROPERTY CONVEYED TO THE CITY OF TEMPE IN RECORDING NO. 98-0649301 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOT 11, BLOCK 66, AS SHOWN ON THE PLAT OF TEMPE AS RECORDED IN BOOK 2 OF MAPS, PAGE 26 AND AMENDED IN BOOK 8 OF MAPS, PAGE 1, AND THE ADJACENT ABANDONED RIGHT-OF-WAY OF MAPLE AVENUE AS RECORDED IN DOCKET 13428, PAGE 487, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY RIGHT-OF-WAY LINE OF FIRST STREET AT THE NORTHEAST CORNER OF OFFICE PLAZA 222 AS RECORDED IN BOOK 236 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE NORTH 89° 50' 54" EAST, A DISTANCE OF 142.31 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE;
THENCE SOUTH 83° 16' 56" WEST, A DISTANCE OF 131.76 FEET TO A TANGENT CURVE;
THENCE SOUTHWESTERLY, A DISTANCE OF 11.46 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 544.58 FEET, THROUGH A CENTRAL ANGLE OF 01° 12' 21" TO THE EAST LINE OF SAID OFFICE PLAZA 222;
THENCE NORTH 00° 13' 59" WEST, A DISTANCE OF 16.26 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

DESCRIBED PROPERTY BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND COMPRISING AN AREA OF 109,293 SQUARE FEET OR 2.5090 ACRES MORE OR LESS.

TITLE REPORT NOTE:

INFORMATION ON THIS SURVEY IS FROM DATA PROVIDED BY A COMMITMENT FOR TITLE INSURANCE, TITLE NO. 2618582 BY CHICAGO TITLE INSURANCE COMPANY, DATED NOVEMBER 2, 2006 AT 7:30 A.M.

PROJECT DATA

GROSS BUILDING AREAS - PHASE 1

Retail	4,000	gsf
Restaurant	16,725	gsf
Residential	131,855	gsf
Hotel Units	224,335	gsf
Hotel Meeting Rooms	19,950	gsf
Miscellaneous	6,105	gsf
Parking	212,880	gsf
Total	617,005	gsf

BUILDING UNIT SUMMARY - PHASE 1

Tower 1 Bedroom Units	36	Total
Tower 2 Bedroom Units	26	Total
Tower 3 Bedroom Units	1	Total
Podium 1 Bedroom Units	10	Total
Podium 2 Bedroom Units	12	Total
	85	Total
Hotel	291	

GROSS BUILDING AREAS - PHASE 2

Retail	12,185	gsf
Restaurant	4,110	gsf
Residential	250,720	gsf
Casita	8,855	gsf
Parking	268,530	gsf
Miscellaneous	10,565	gsf
Total	554,965	gsf

BUILDING UNIT SUMMARY - PHASE 2

1 Bedroom Units	115	Total
2 Bedroom Units	54	Total
3 Bedroom Units	3	Total
Casita	8	Total
	180	Total

PARKING ALLOCATION - T.O.D.

Residential	282	Total
Guest Parking	53	Total
Hotel Units	291	Total
Hotel Meeting Room	80	Total
Hotel Office	2	Total
Retail	17	Total
Restaurant	246	Total
Surface Parking Replacement	169	Total
Total Required	1140	Total

PARKING SUMMARY - FULL BUILD OUT

Phase 1		
Basement Parking	276	Total
Above Grade Parking	223	Total
Total	499	Total
Phase 2		
Basement Parking	378	Total
Grade Level Parking	10	Total
Above Grade Parking	320	Total
Total	708	Total
Total Provided	1207	Spaces

SEE SHEETS PAD 1.0 AND PAD 2.0
FOR ADDITIONAL PROJECT DATA

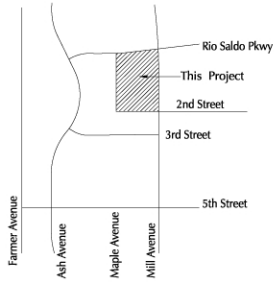
SITE DATA

Project Address :	3 West First Street Tempe, Arizona 85281
Existing Zoning :	CCD / PAD
Proposed Zoning :	No Change
Site Area :	109,293 gsf (2.509 acres) 109,293 nsf (2.509 acres)
Gross Building Area:	617,005 Gross SF - Phase 1 555,525 Gross SF - Phase 2 1,172,530 Gross SF - Full Build Out
Lot Coverage:	No standard 80% (Full Build Out)
Landscape Area:	No Standard 35% provided on Level 4 & Roof of Phase 1 Tower (Full Build Out)
General Plan 2030:	Mixed Use: 25+ DU/acre - Projected Mixed Use: 34 DU/acre - Phase 1 Mixed Use: 105 DU/acre - Full Build Out
Building Height :	295'-8" - 25 Stories - Phase 1 300'-0" - 26 Stories - Phase 2
Building Setbacks:	64'-0" - O' Setback 84'-8" - 27' Setback 158'-8" - 36' Setback 212'-8" - 42' Setback
Building Use:	Multi-family residential Retail Extended Stay Hotel

PAD STANDARDS

SEE SHEETS PAD 1.0 AND PAD 2.0 FOR PAD STANDARDS

LOCATION MAP



APPROVAL

BY:_____ DATE:_____
DEVELOPMENT SERVICES

CERTIFICATION

A.L.T.A./A.C.S.M. CERTIFICATION:

TO: MICHAEL MONTI'S RESTAURANTS AND CATERING INC., AN ARIZONA CORPORATION; AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I)
IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS OF ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005 AND
INCLUDES ITEMS 1 THRU 4, 6, 7A, 8 THRU 11, AND 13 THRU 18 OF TABLE A THEREOF, AND (II)
PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON
THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

_____
DENNIS H. BRADY DATE REG. NO.

CONDITIONS OF APPROVAL: PAD07021

ATTACHMENT 13

DS071054 PAD07021 REC07054

DS071054 PAD07021 REC07054

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

PAD PROPOSED DEVELOPMENT STANDARDS

Existing Zoning :	CCD / PAD
Permitted Uses:	Hotel, Office, Multi-family Residential, Retail, Structured Parking
Net Lot Area:	109,293 nsf (2.509 acres)

SITE

Lot Coverage:	100% 0-95 feet 50% above 95 feet
Minimum Landscaping Area:	10% of Net Lot Area (11)

BUILDING

Accessible Units %	Per Fair Housing Act
Hotel Rooms:	120 rooms per acre
Amenity Area:	20,000 sf Minimum
Residential Density:	125 units per acre
Building Height:	300'-0" max (5)
Off-Site Parking	
Retail:	1 per 500 sf
Multi-family Housing (1):	.75 per Bedroom
Guest Parking:	.2 per unit
Hotel:	1 per unit
Hotel Meeting Space:	1 per 125 sf
Restaurant:	1 per 75 sf
Office/Service:	1 per 300 sf
Accessible Parking	
Above Grade Garage:	1 per 500 sf
Below Grade Garage:	.75 per Bedroom
Bicycles	
Retail:	1 per 7,500 sf, 4 min.
1 & 2 Bedroom Units:	.75 per unit
3 Bedroom Units:	1 per unit
Guest:	.2 per unit
Unit Storage Room:	(6)
Bike Storage Room:	(6)
Hotel:	1 per 20 units
Hotel Meeting Space:	1 per 2,000 sf
Restaurant:	1 per 500 sf
Office:	1 per 8,000 sf, 4 min.
Service:	1 per 7,500 sf, 4 min.ts

SETBACKS

Front:	0 ft
Side:	0 ft
Rear:	0 ft
Side Front:	0 ft
Height Setback:	(4)

NOTES

(1) The number of tandem spaces shall not exceed the available 2 bedroom units.
(2) Standard parking stall shall be minimum 8'-6" x 18'-0" (clear of any obstructions).
(3) Balconies, canopies and shade structures shall encroach over setback or sidewalk at a height no less than 18'-0" above grade.
(4) To roof of highest occupied floor.
(5) Accessible parking per ADA Accessibility Guidelines.
(6) Indoor bicycle storage shall be allowed in lieu of and in addition to outdoor bicycle storage @ 2'-0" x 3'-0" per bicycle. Indoor bicycle storage permitted in assigned Unit Storage Rooms and Bike Storage Rooms.
(7) Landscaping provided at streetscape and above grade amenity decks.

GROSS BUILDING AREA - PHASE 1

Basement Parking - B4	24,420 sf
Basement Parking - B3	24,420 sf
Basement Parking - B2	24,420 sf
Basement Parking - B1	24,420 sf
Grade level/Floor 1	28,725 sf
Retail	2,385 sf
Restaurant	16,725 sf
Hotel Office	1,525 sf
Lobby	4,270 sf
Service	1,695 sf
Floor 2	38,640 sf
Residential	9,840 sf
Parking	28,800 sf
Floor 3	38,640 sf
Residential	9,840 sf
Parking	28,800 sf
Floor 4	38,640 sf
Residential	9,840 sf
Parking	28,800 sf
Floor 5	38,640 sf
Residential	9,840 sf
Parking	28,800 sf
Floor 6 - Hotel	20,750 sf
Floor 7 - Hotel	21,670 sf
Floor 8 - Hotel	21,505 sf
Floor 9 - Hotel	21,340 sf
Floor 10 - Hotel	21,170 sf
Floor 11 - Hotel	21,005 sf
Floor 12 - Hotel	20,840 sf
Floor 13 - Hotel	20,670 sf
Floor 14 - Hotel	20,505 sf
Floor 15 - Hotel	20,335 sf
Floor 16 - Hotel	20,170 sf
Floor 17 - Hotel	11,340 sf
Spa	1,485 sf
Floor 18 - Hotel/Condo	11,395 sf
Hotel	2,245 sf
Residential	9,150 sf
Floor 19 - Condo	12,090 sf
Floor 20 - Condo	12,030 sf
Floor 21 - Condo	11,970 sf
Floor 22 - Condo	11,910 sf
Floor 23 - Condo	11,850 sf
Floor 24 - Condo	11,790 sf
Floor 25 - Condo	11,705 sf
Total	617,005 sf
Building Total - Full Build Out:	**617,005 sf**

GROSS BUILDING AREAS BY USE

Retail	4,000 gsf
Restaurant	16,725 gsf
Residential	131,855 gsf
Hotel Units	224,335 gsf
Hotel Meeting Rooms	19,950 gsf
Hotel Office	1,155 gsf
Parking	212,880 gsf
Miscellaneous	6,105 gsf
Building Total - Full Build Out:	**617,005 sf**

BIKE PARKING - PHASE 1

Retail	4	Total
Restaurant	34	Total
1 Bedroom Units	35	Total
2 Bedroom Units	29	Total
3 Bedroom Units	1	Total
Guest	17	Total
Hotel Units	15	Total
Hotel Meeting Rooms	7	Total
Support Spaces	4	Total
Total	146	Total
Total Required	**146**	**Spaces**

DWELLING UNIT SUMMARY

Tower 1 Bedroom Units	36	Total
Tower 2 Bedroom Units	26	Total
Tower 3 Bedroom Units	1	Total
Podium 1 Bedroom Units	10	Total
Podium 2 Bedroom Units	12	Total
Total Units:	**85**	

HOTEL SUMMARY

Hotel	291	Total
Total Units:	**291**	

PARKING ALLOCATION - REQUIRED

1 Bedroom	.75/Bedroom (46 Beds)	35	Total
2 Bedrooms	.75/Bedroom (76 Beds)	57	Total
3 Bedrooms	.75/Bedroom (3 Beds)	3	Total
Guest Parking	.2/Unit (85 Units)	17	Total
Hotel Units	1/Room (291 Rooms)	291	Total
Hotel Meeting Room	1/125 sf (19,950 sf)	160	Total
Hotel Office	1/300 sf (1,155 sf)	4	Total
Retail	1/500 sf (4,000 sf)	8	Total
Restaurant	1/75 sf (16,725 sf)	224	Total
Accessible Spaces		8	Total
Total Required		799	Total
Total Required		**799**	**Spaces**

PARKING ALLOCATION - T.O.D.

Residential		95	Total
Guest Parking		17	Total
Hotel Units		291	Total
Hotel Meeting Room	50% (19,950 sf)	80	Total
Hotel Office	50% (1,155 sf)	2	Total
Retail	50% (4,000 sf)	4	Total
Restaurant	50% first 2,500 sf 1/75 sf (14,225 sf)	17 190	
		207	Total
Accessible Spaces		8	Total
Total Required		696	Total
Total Required		**696**	**Spaces**

PARKING SUMMARY - PHASE 1

Basement Parking - B4	74	Total
Basement Parking - B3	70	Total
Basement Parking - B2	66	Total
Basement Parking - B1	66	Total
Grade level/Floor 1 (Temp. Surface)	169	Total
Floor 2	56	Total
Floor 3	59	Total
Floor 4	59	Total
Floor 5	49	Total
Total	668	Total
Total Provided	**668**	**Spaces**

PARKING SUMMARY - FULL BUILD OUT

Phase 1		
Basement Parking	276	Total
Above Grade Parking	223	Total
Total	499	Total
Phase 2		
Basement Parking	378	Total
Grade Level Parking	10	Total
Above Grade Parking	320	Total
Total	708	Total
Total Provided	**1207**	**Spaces**

PARKING SUMMARY - FULL BUILD OUT

Total Required	**1271**	**Spaces**
Total Required T.O.D.	**1140**	**Spaces**
Total Provided	**1207**	**Spaces**

GENERAL NOTES: CITY OF TEMPE SPECIFIC

1. Development and use of this site will conform with all codes and ordinances.
2. All new or relocated utilities will be placed underground.
3. Structures and landscaping within a triangle measured back 10' from the property line and 20' along the property on each side of the driveway entrances will be maintained at a maximum height of 3'.
4. Any lighting will be placed so as to direct light away from adjacent residential districts and will not exceed one foot candle at the property line. No noise, odor,or vibration will be emitted at any level exceeding the general level of noise, odor,or vibration emitted by uses in the area outside of the site.
5. Owners of property adjacent to public rights-of-way will have the responsibility for maintaining all landscaping located within the rights-of-way, inaccordance with approved plans.
6. After final approval the project will be inspected for zoning compliance during construction and prior to occupancy. the applicant is to notify DRB prior to occupancy to arrange for inspections. Call 480.350.8331 and request a Design Review Inspection.
7. All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment.
8. All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets.
9. Barbed, razor, or concertina wire (or similar) shall not be used on the site where visible from public streets or adjacent residential areas.
10. All signage requires separate approvals and permits.
11. On-site lighting not to exceed one Fc (foot candle) at the property line.
12. Maximum noise level 55 decibels (normal speaking voice) at property line.
13. Site landscaping, walls and lights to match in phased projects.

GENERAL PROJECT NOTES

1. If required, rentention will be provided underground. using existing vaults and relocating any necessary for new construction to occur.
2. The Building will be equipped with an automatic extingushing system, per the Tempe IBC.

Project Narative

This multi-phased project entails the preservation of Monti's La Casa Vieja restaurant while adding, in two phases, a mixed use development strategy to the remainder of the site. The program for the mixed-use component consists of retail, residential condo and extended stay hotel with an above and below grade parking structure.

The 4 story parking garage will integrate retail / lobby space at grade and residential units on floors 2, 3, 4 and 5. An amenity deck will be provided for the residents on the roof in phase 1 and level 5 on phase 2.

Two towers will spring from the podium deck. In phase one a 25 story residential condo / extended stay hotel tower will be situated closest to Mill Avenue. While in phase two a 26 story condo tower will be located towards the north /west corner of the site. This location is furthest from Mill Avenue and maximizes short and distant views.

At full build out the project will consist of 36,000 gsf of retail/restaurant, 265 condo units, 291 hotel rooms and 1,211 parking spaces.

DS071054 PAD07021 REC07054

ATTACHMENT 14

DFD CornoyerHedrick
2425 EAST CAMELBACK ROAD
SUITE 400
PHOENIX,ARIZONA.85016
602.381.4848
WWW.DFDCH.COM

NOT FOR CONSTRUCTION
DRAWINGS FOR
DEVELOPMENT APPROVAL
ONLY

DS071054 PAD07021 REC07054

ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE,ARIZONA

PAD 1.0
Phase 1 Project Data

SUBMITTAL
03 OCT 2007
PROJECT # 06363

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"

PAD PROPOSED DEVELOPMENT STANDARDS

Existing Zoning :	CCD / PAD
Permitted Uses:	Hotel, Office, Multi-family Residential, Retail, Structured Parking
Net Lot Area:	109,293 nsf (2.509 acres)

SITE

Lot Coverage:	100% 0-95 feet 50% above 95 feet
Minimum Landscaping Area:	10% of Net Lot Area (11)

BUILDING

Accessible Units %	Per Fair Housing Act
Hotel Rooms:	120 rooms per acre
Amenity Area:	20,000 sf Minimum
Residential Density:	125 units per acre
Building Height:	300'-0" max (5)
Off-Site Parking	
Retail:	1 per 500 sf
Multi-family Housing (1):	.75 per Bedroom
Guest Parking:	.2 per unit
Hotel:	1 per unit
Hotel Meeting Space:	1 per 125 sf
Restaurant:	1 per 75 sf
Office/Service:	1 per 300 sf
Accessible Parking	
Above Grade Garage:	1 per 500 sf
Below Grade Garage:	.75 per Bedroom
Bicycles	
Retail:	1 per 7,500 sf, 4 min.
1 & 2 Bedroom Units:	.75 per unit
3 Bedroom Units:	1 per unit
Guest:	.2 per unit
Unit Storage Room:	(6)
Bike Storage Room:	(6)
Hotel:	1 per 20 units
Hotel Meeting Space:	1 per 2,000 sf
Restaurant:	1 per 500 sf
Office:	1 per 8,000 sf, 4 min.
Service:	1 per 7,500 sf, 4 min.ts

SETBACKS

Front:	0 ft
Side:	0 ft
Rear:	0 ft
Side Front:	0 ft
Height Setback:	(4)

NOTES

(1) The number of tandem spaces shall not exceed the available 2 bedroom units.
(2) Standard parking stall shall be minimum 8'-6" x 18'-0" (clear of any obstructions).
(3) Balconies, canopies and shade structures shall encroach over setback or sidewalk at a height no less than 18'-0" above grade.
(4) To roof of highest occupied floor.
(5) Accessible parking per ADA Accessibility Guidelines.
(6) Indoor bicycle storage shall be allowed in lieu of and in addition to outdoor bicycle storage @ 2'-0" x 3'-0" per bicycle. Indoor bicycle storage permitted in assigned Unit Storage Rooms and Bike Storage Rooms.
(7) Landscaping provided at streetscape and above grade amenity decks.

GROSS BUILDING AREA - PHASE 2

Basement Parking - B3	53,140 sf	
Basement Parking - B2	53,140 sf	
Basement Parking - B1	47,800 sf	
Grade level/Floor 1	27,020 sf	
Retail	12,185 sf	
Restaurant	4,670 sf	
Lobby	4,350 sf	
Conference Room	570 sf	
Support	5,245 sf	
Floor 2	42,780 sf	
Residential	4,630 sf	
Parking	38,150 sf	
Floor 3	42,780 sf	
Residential	4,630 sf	
Parking	38,150 sf	
Floor 4	43,590 sf	
Residential	5,440 sf	
Parking	38,150 sf	
Floor 5	22,910 sf	
Residential	9,305 sf	
Casitas	8,855 sf	
Meeting Room	1,555 sf	
Fitness Center	2,390 sf	
Locker/Storage	805 sf	
Floor 6	11,485 sf	
Floor 7	11,485 sf	
Floor 8	11,485 sf	
Floor 9	11,485 sf	
Floor 10	11,485 sf	
Floor 11	11,485 sf	
Floor 12	11,485 sf	
Floor 13	11,485 sf	
Floor 14	11,485 sf	
Floor 15	11,485 sf	
Floor 16	11,485 sf	
Floor 17	11,485 sf	
Floor 18	11,250 sf	
Floor 19	11,250 sf	
Floor 20	11,250 sf	
Floor 21	11,250 sf	
Floor 22	11,250 sf	
Floor 23	9,160 sf	
Floor 24	8,120 sf	
Floor 25	8,120 sf	
Floor 26	7,245 sf	
Building Total - Full Build Out:	**555,525 sf**	

GROSS BUILDING AREAS BY USE

Retail	12,185 gsf
Restaurant	4,110 gsf
Residential	250,720 gsf
Casita	8,855 gsf
Parking	268,530 gsf
Miscellaneous	10,565 gsf
Building Total - Full Build Out:	**554,965 sf**

BIKE PARKING - PHASE 2

Retail	4	Total
Restaurant	10	Total
1 Bedroom Units	87	Total
2 Bedroom Units	47	Total
3 Bedroom Units	3	Total
Guest	36	Total
Support Spaces	4	Total
Total	191	Total
Total Required	**191**	**Spaces**

BUILDING UNIT SUMMARY

1 Bedroom Units	115	Total
2 Bedroom Units	54	Total
3 Bedroom Units	3	Total
Casita	8	Total
Total Units:	**180**	

PARKING ALLOCATION - REQUIRED

1 Bedroom	.75/Bedroom (115 Beds)	87	Total
2 Bedrooms	.75/Bedroom (108 Beds)	81	Total
3 Bedrooms	.75/Bedroom (9 Beds)	7	Total
Guest Parking	.2/Unit (180 Units)	36	Total
Casita	.75/Bedroom (16 Beds)	12	Total
Retail	1/500 sf (12,185 sf)	25	Total
Restaurant	1/75 sf (4,110 sf)	55	Total
Surface Parking Replacement		169	Total
Accessible Spaces		10	Total
Total Required		472	Total
Total Required		**472**	**Spaces**

PARKING ALLOCATION - T.O.D.

Residential		187	Total
Guest Parking		36	Total
Retail	50% (12,185 sf)	13	Total
Restaurant	50% first 2,500 sf 1/75 sf (1,610 sf)	17 22	
		39	Total
Surface Parking Replacement		169	Total
Accessible Spaces		10	Total
Total Required		444	Total
Total Required		**444**	**Spaces**

PARKING SUMMARY - PHASE 2

Basement Parking - B3	143	Total
Basement Parking - B2	140	Total
Basement Parking - B1	95	Total
Grade level/Floor 1	10	Total
Floor 2	107	Total
Floor 3	107	Total
Floor 4	106	Total
Total	708	Total
Total Provided	**708**	**Spaces**

PARKING SUMMARY - FULL BUILD OUT

Phase 1		
Basement Parking	276	Total
Above Grade Parking	223	Total
Total	499	Total
Phase 2		
Basement Parking	378	Total
Grade Level Parking	10	Total
Above Grade Parking	320	Total
Total	708	Total
Total Provided	**1207**	**Spaces**

PARKING SUMMARY - FULL BUILD OUT

Total Required	**1271**	**Spaces**
Total Required T.O.D.	**1140**	**Spaces**
Total Provided	**1207**	**Spaces**

GENERAL NOTES: CITY OF TEMPE SPECIFIC

1. Development and use of this site will conform with all codes and ordinances.
2. All new or relocated utilities will be placed underground.
3. Structures and landscaping within a triangle measured back 10' from the property line and 20' along the property on each side of the driveway entrances will be maintained at a maximum height of 3'.
4. Any lighting will be placed so as to direct light away from adjacent residential districts and will not exceed one foot candle at the property line. No noise, odor,or vibration will be emitted at any level exceeding the general level of noise, odor,or vibration emitted by uses in the area outside of the site.
5. Owners of property adjacent to public rights-of-way will have the responsibility for maintaining all landscaping located within the rights-of-way, inaccordance with approved plans.
6. After final approval the project will be inspected for zoning compliance during construction and prior to occupancy. the applicant is to notify DRB prior to occupancy to arrange for inspections. Call 480.350.8331 and request a Design Review Inspection.
7. All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment.
8. All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets.
9. Barbed, razor, or concertina wire (or similar) shall not be used on the site where visible from public streets or adjacent residential areas.
10. All signage requires separate approvals and permits.
11. On-site lighting not to exceed one Fc (foot candle) at the property line.
12. Maximum noise level 55 decibels (normal speaking voice) at property line.
13. Site landscaping, walls and lights to match in phased projects.

GENERAL PROJECT NOTES

1. If required, rentention will be provided underground. using existing vaults and relocating any necessary for new construction to occur.
2. The Building will be equipped with an automatic extingushing system, per the Tempe IBC.

Project Narative

This multi-phased project entails the preservation of Monti's La Casa Vieja restaurant while adding, in two phases, a mixed use development strategy to the remainder of the site. The program for the mixed-use component consists of retail, residential condo and extended stay hotel with an above and below grade parking structure.

The 4 story parking garage will integrate retail / lobby space at grade and residential units on floors 2, 3, 4 and 5. An amenity deck will be provided for the residents on the roof in phase 1 and level 5 on phase 2.

Two towers will spring from the podium deck. In phase one a 25 story residential condo / extended stay hotel tower will be situated closest to Mill Avenue. While in phase two a 26 story condo tower will be located towards the north /west corner of the site. This location is furthest from Mill Avenue and maximizes short and distant views.

At full build out the project will consist of 36,000 gsf of retail/restaurant, 265 condo units, 291 hotel rooms and 1,211 parking spaces.

DS071054 PAD07021 REC07054

ATTACHMENT 15

DFD CornoyerHedrick
2425 EAST CAMELBACK ROAD
SUITE 400
PHOENIX,ARIZONA.85016
602.381.4848
WWW.DFDCH.COM

NOT FOR CONSTRUCTION
DRAWINGS FOR
DEVELOPMENT APPROVAL
ONLY

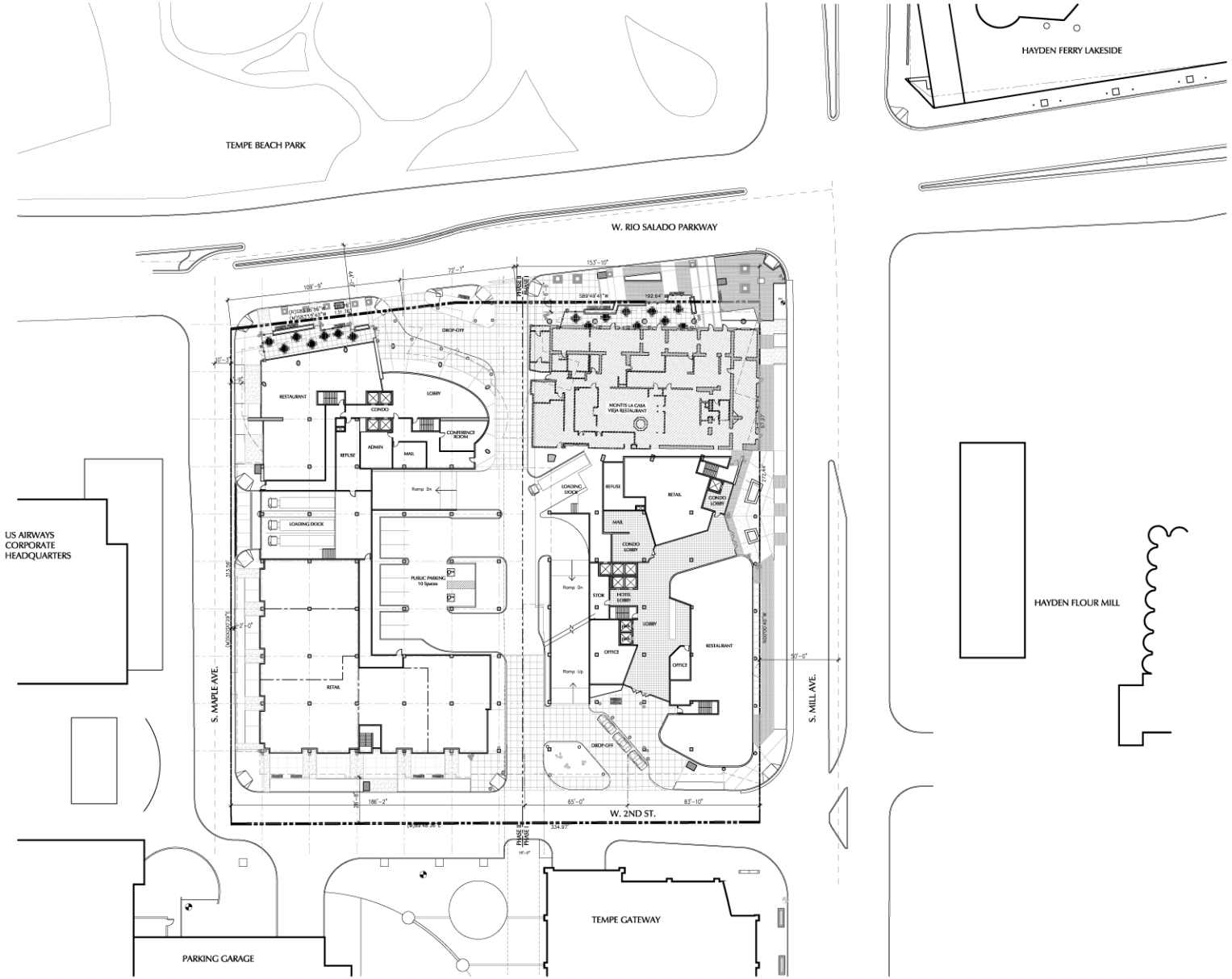
DS071054 PAD07021 REC07054

ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE,ARIZONA

PAD 2.0
Phase 2 Project Data

SUBMITTAL
03 OCT 2007
PROJECT # 06363

PLANNED AREA DEVELOPMENT OVERLAY FOR "ONE HUNDRED MILL AVENUE"



DS071054 PAD07021 REC07054

DFD CornoyerHedrick

2425 EAST CAMELBACK ROAD
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PHOENIX.ARIZONA.85016
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NOT FOR CONSTRUCTION DRAWINGS FOR DEVELOPMENT APPROVAL ONLY

DS071054 PAD07021 REC07054

ONE HUNDRED MILL AVENUE
3 WEST FIRST STREET
TEMPE.ARIZONA

PAD 3.0
Context Site Plan

NORTH

SCALE =1"=30'-0"
0' 30' 60' 90' 120'

SUBMITTAL
03 OCT 2007
PROJECT # 06363

ATTACHMENT 16