

SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY
FOR 707 SOUTH FOREST

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, COUNTY ARIZONA

OWNER AUTHORIZATION

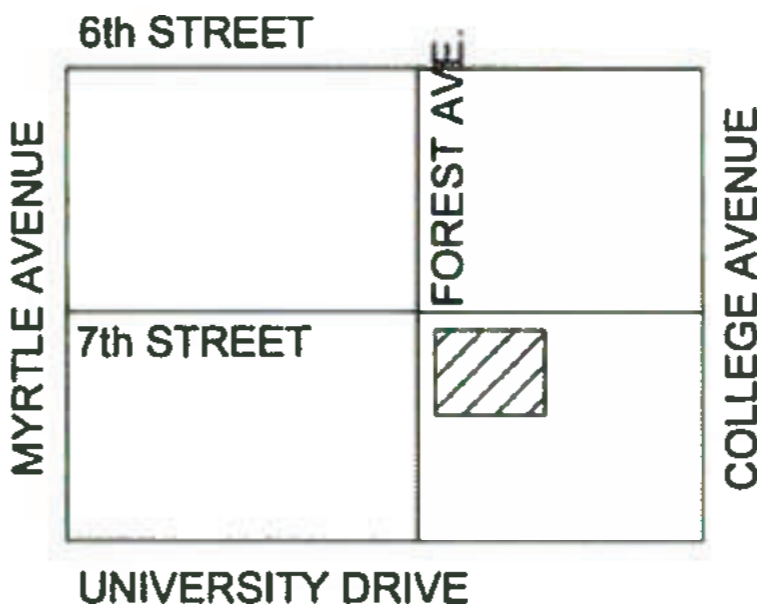
AZ-ASU HOLDINGS, LLC
BY: [Signature] DATE: Feb 25, 2020
ITS: Authorized Representative



OWNER(S)/DEVELOPER:

Trinitas Ventures
201 Main St, Lafayette, IN 47901
Phone: 765.807.2737

SITE VICINITY MAP



ACKNOWLEDGEMENT

ON THIS 25 DAY OF FEBRUARY, 2020 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JEREN P. KING WHO ACKNOWLEDGED HIM/HERSELF 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: [Signature] NOTARY PUBLIC
CHERY SWANSON
MY COMMISSION EXPIRES Feb 24, 2022
State of Indiana
Tippecanoe County

LEGAL DESCRIPTION

The land referred to herein below is situated Tempe, in the county of Maricopa, state of Arizona, and is described as follows:
Parcel No. 1:
Lots 8, 9 and the east 15 feet of the north 74 feet of lot 10, block 13, Tempe, According to the plat recorded in book 2 of maps, page 26, records of Maricopa County, Arizona.
Parcel No. 2:
The south 42 feet of lot 10, block 13, Tempe, according to the plat recorded in book 2 of maps, page 26, records of Maricopa County, Arizona.
Parcel No. 3:
Lot 10, Block 13, Tempe, according to the plat recorded in book 2 of maps, page 26, records of Maricopa County, Arizona; Except the north 74 feet thereof; and except the south 42 feet thereof.
Parcel No. 4:
The north 74 feet of lot 10, block 13, Tempe, according to the plat recorded in book 2 of maps, page 26, records of Maricopa County, Arizona; Except the east 15 feet thereof.

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS DAY OF 20

PROJECT DATA:

Table with 2 columns: ZONING DISTRICT AND OVERLAY TABLES, PAD PROVIDED. Rows include General Plan Land Use, Zoning, Site Area, Dwelling Quantity, Density, Building Height, Building Stepback, Building Lot Coverage, Site Landscape Area, At Grade, In Right-of-Way, 6th Flamenity Deck, Roof Top Amenity Deck, Building Setbacks, Front (North), Street Side (West), Side (East), Rear (South), Vehicle Parking Quantity, Retail, Restaurant, Outdoor Patio, Total Required, Total Provided, Bicycle Parking Quantity, Uses, Residential, Retail / Restaurant Flex, Outdoor Patio, Garage/Utility/Storage, Total Building.

PREVIOUS APPROVALS:

2009 PAD City Council Approval 8/20/2009 PL090073 PAD09004 ORD No. 2009.21
2010 PAD Administrative Modification - Phasing 12/3/2010 PL090073

CONDITIONS OF APPROVAL: PAD190019

General

- 1. The 2nd Amended Planned Area Development for 707 SOUTH FOREST shall be put into proper engineered format that is sealed by an Arizona registered architect or registered professional engineer, fitted with appropriate signatures, and kept on file with the City of Tempe's Community Development Department.
2. All previous conditions of approval established by the Planned Area Development Overlay approved by City Council on August 20, 2009, and the 1st Amended Planned Area Development approved by Community Development Department staff on December 3, 2010 shall apply to this request.

REC19202

PAD190019

DS190722

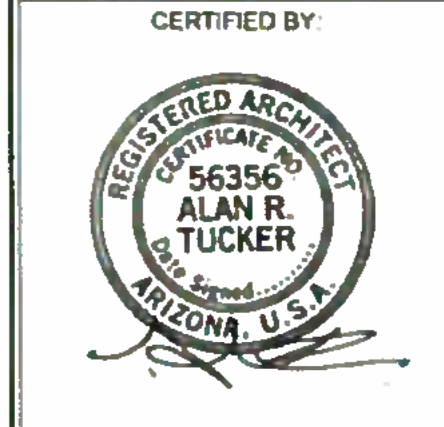
DS190722

PAD190019

REC19202

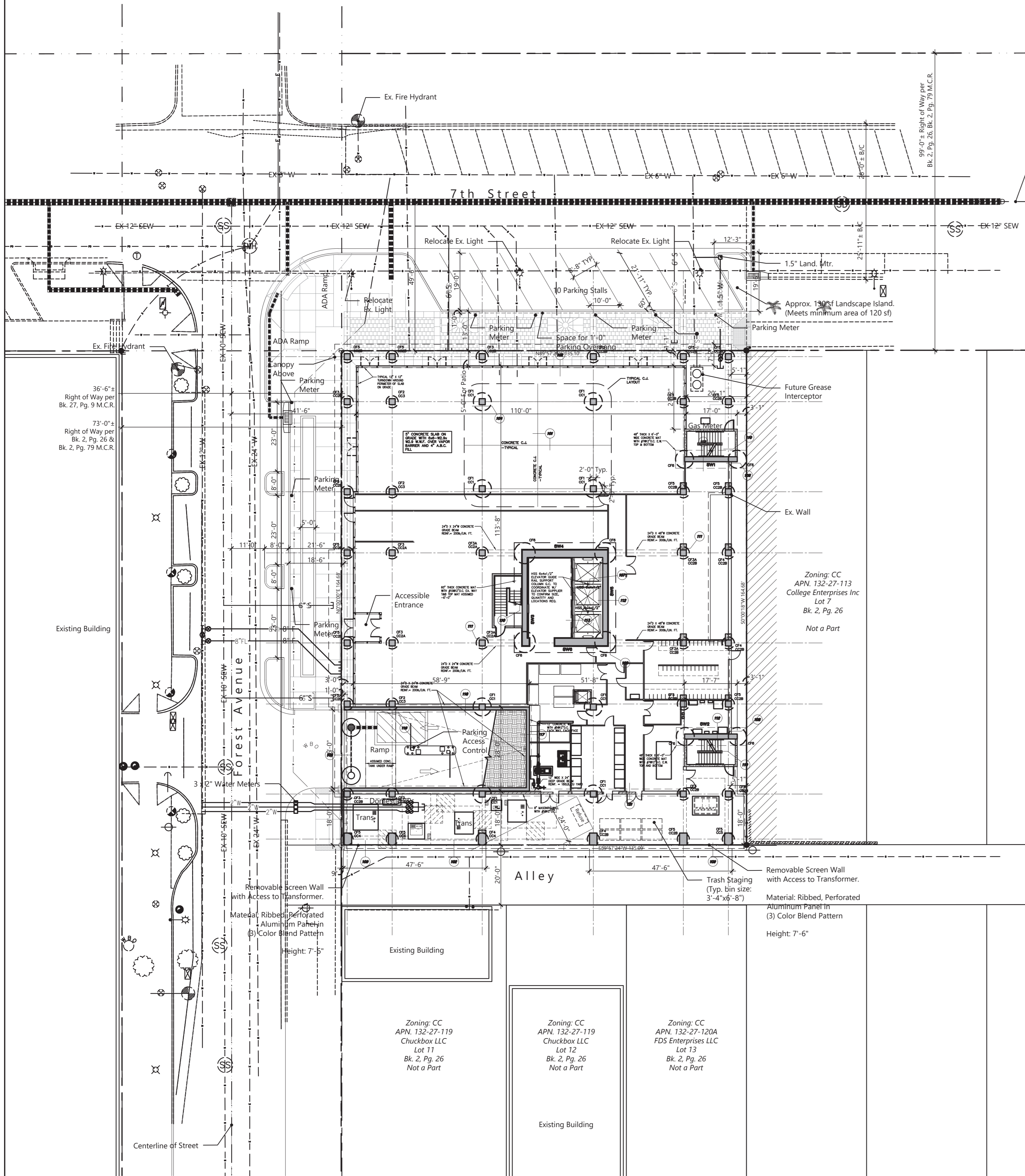


707 SOUTH FOREST
TEMPE, AZ



PROJECT NUMBER
19067

SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 707 SOUTH FOREST SITE PLAN



ZONING DISTRICT AND OVERLAY TABLES 4-203(A) AND 5-611(A)	ZDC STANDARDS FOR UNDERLYING DISTRICT (CC) TOD	EXISTING ENTITLED PAD	PAD PROPOSED
GENERAL PLAN LAND USE	MIXED-USE	MIXED-USE	MIXED-USE
GENERAL PLAN RES. DENSITY	HIGH DENSITY URBAN CORE (>65DUA)	HIGH DENSITY URBAN CORE (>65DUA)	HIGH DENSITY URBAN CORE (>65DUA)
ZONING	CC TOD	CC (PAD & TOD - CORRIDOR)	CC (PAD & TOD - CORRIDOR)
SITE AREA (NET)		22,247 SF (0.511 AC)	22,248 SF (0.512 AC)
DWELLING QUANTITY		168	252
STUDIO		0 UNITS	56 UNITS
1-BEDROOM		28 UNITS	56 UNITS
2-BEDROOM		28 UNITS	56 UNITS
3-BEDROOM		30 UNITS	30 UNITS
4-BEDROOM		54 UNITS	54 UNITS
5-BEDROOM		28 UNITS	0 UNITS
BEDROOMS TOTAL		530	530
DENSITY		329 DU/AC	492.2 DU/AC
BUILDING HEIGHT	50'	235' (20-STORIES MAX) (TOP OF MECH)	±235'-0" (TOP OF MECHANICAL)
		-N/A-	±222'-7" (TOP OF POOL CANOPY)
		219' (TOP OF PARAPET)	±212'-7" (TOP OF PARAPET)
BUILDING LOT COVERAGE	NS	NO STANDARD	±95% (±21,135.60 / 22,248 SF)
SITE LANDSCAPE AREA	NS	NO STANDARD	±22% (±4,894.56 / 22,248 SF)
AT GRADE		-N/A-	±1,378 SF
IN RIGHT-OF-WAY		-N/A-	±1,378 SF
6TH FL AMENITY DECK		-N/A-	±1,024 SF
ROOF TOP AMENITY DECK		-N/A-	±1,832 SF
BUILDING SETBACKS			
FRONT (NORTH)	0'-0"	0'-0"	±0'-0"
STREET SIDE (WEST)	0'-0"	0'-0"	±0'-0"
SIDE (EAST)	0'-0"	0'-0"	±3'-0"
REAR (SOUTH)	0'-0"	0'-0"	±0'-0"
BUILDING SETBACK	YES	-N/A-	-N/A-
VEHICLE PARKING QUANTITY			
TOTAL REQUIRED	468.09	200	±190.80
TOTAL PROVIDED		200	±203 (±190 STRUCTURE/±13 ON-STREET)
BICYCLE PARKING QUANTITY			
TOTAL REQUIRED	269.71	202	±270
TOTAL PROVIDED		212	±290 (±282 in garage & 8 on-street)
USES			
RESIDENTIAL			±298,059 SF
RETAIL / RESTAURANT FLEX		1,163 SF / 5,000 SF	±4,656 SF
OUTDOOR PATIO		1,000 SF	0.00
GARAGE/UTILITY/STOR		64,682 SF	±93,218 SF
TOTAL BUILDING		311,007 SF	±344,462 SF

DS190722

PAD190019

REC19202

REC19202

PAD190019

DS190722



8831 Keystone Crossing, Indianapolis, IN 46240
317.848.7800 | csoinc.net



707 SOUTH FOREST

TEMPE, AZ

CERTIFIED BY:
**PRELIMINARY
FOR REVIEW/
NOT FOR
CONSTRUCTION**

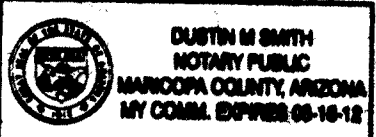
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FOR 707 SOUTH FOREST

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS 20TH DAY OF AUGUST, 2009 BEFORE ME, THE UNDERSIGNED,
PERSONALLY APPEARED CHARLES LAWRENCE, MANAGING MEMBER, 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 SENT MY HAND AND OFFICIAL SEAL

BY: Charles Lawrence
NOTARY'S SIGNATURE

DATE: 11-23-10

L&G CANNERY LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: Charles Lawrence
CHARLES LAWRENCE
ITS: MANAGING MEMBER

LEGAL DESCRIPTION

PARCEL 1 (132-27-114 & 115): LOTS 8,9 AND THE EAST 15 FEET OF THE NORTH 74 FEET OF LOT 10,
BLOCK 13, TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY,
ARIZONA.

PARCEL 8 (132-27-117): THE SOUTH 42 FEET OF LOT 10, BLOCK 13, TEMPE, ACCORDING TO THE PLAT OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 2 OF
MAPS, PAGE 26.

PARCEL 9 (132-27-116): LOT 10, BLOCK 13, TEMPE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE
OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1 OF MAPS, PAGE 26; EXCEPT THE
NORTH 74 FEET THEREOF; AND EXCEPT THE SOUTH 42 FEET THEREOF.

PARCEL 10 (132-27-118): THE NORTH 74 FEET OF LOT 10, BLOCK 13, TEMPE, ACCORDING TO THE PLAT OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 2 OF
MAPS, PAGE 26; EXCEPT THE EAST 15 FEET THEREOF.

TOTAL AREA IS +/- 0.511 GROSS ACRES

APPROVAL

PLANNED AREA DEVELOPMENT OVERLAY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
TEMPE ON THIS 20th DAY OF NOVEMBER, 2009
(ORDINANCE No. 2009.21)

GENERAL NOTE

ON MARCH 25, 1982, BOARD OF ADJUSTMENT OF THE CITY OF TEMPE APPROVED A REQUEST (A-82-3.8)
FOR UNIVERSITY COMMONS, 215 EAST 7th STREET, WHICH INCLUDED A VARIANCE TO REDUCE REQUIRED
WIDTH OF PARKING SPACES FROM 9'-0" TO 8'-0" FOR FIVE SPACES. 215 EAST 7th STREET REFERS TO
PARCEL 1 OF THE 707 SOUTH FOREST SITE. THIS PROVISION FOR COMPACT PARKING MAY BE USED FOR
UP TO FIVE SPACES OF FIRST FLOOR ALLEY ACCESS PARKING ON THE 707 SOUTH FOREST PROJECT. THE
COMPACT PARKING MUST BE WITHIN THE "FOOTPRINT" OF PARCEL 1.

OWNER

L&G CANNERY LLC, AN ARIZONA LIMITED LIABILITY COMPANY
580 SOUTH COLLEGE AVENUE, SUITE 201
TEMPE, ARIZONA 85281
CONTACT NAME: CHARLES LAWRENCE

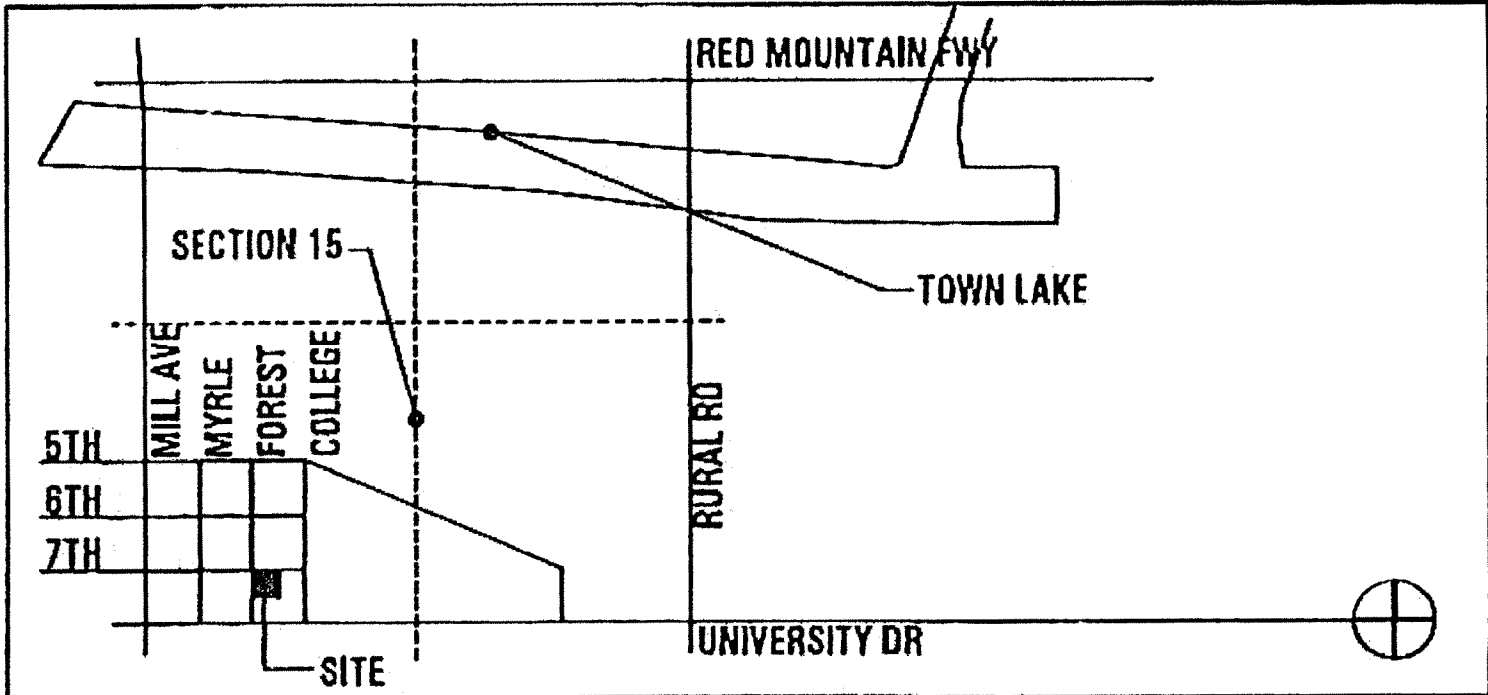
DEVELOPER

CAMPUS ACQUISITIONS LLC
212 EAST GREEN STREET
CHAMPAIGN, IL 61820
CONTACT NAME: MARC LIFSHIN

PROJECT DATA

GROSS / NET SITE AREA:	0.511 AC
GENERAL PLAN 2030 PROJECTED LAND USE:	MIXED USE
GENERAL PLAN 2030 PROJECTED DENSITY:	HIGH DENSITY
ZONING:	CG/TOD/PAD
APARTMENTS / AMENITIES:	240,162 SF
COMMERCIAL:	6,163 SF
PARKING GARAGE:	64,682 SF
TOTAL BUILDING AREA:	311,007 SF
1 BEDROOM UNIT:	28
2 BEDROOM UNIT:	28
3 BEDROOM UNIT:	30
4 BEDROOM UNIT:	54
5 BEDROOM UNIT:	28
TOTAL DWELLING UNIT QUANTITY:	168
MAX. DENSITY (168 DU / 0.511 AC):	329 DU/AC
BUILDING ELEVATION HEIGHT (20 STORIES):	235 FT
BUILDING ELEVATION STEPBACK:	NO
MAX. BUILDING COVERAGE (20,389 SF / 22,259 SF):	91.6%
MIN. LANDSCAPE COVERAGE (4,098 SF / 22,259 SF):	18.4%
MIN. BUILDING SETBACK:	
FRONT (7TH ST):	0 FT
STREETSIDE (FOREST AVE):	0 FT
SIDE (EAST):	0 FT
REAR (ALLEY):	0 FT
VEHICLE PARKING (INCLUDING 8 IN PUBLIC ROW):	200
BICYCLE PARKING:	212

LOCATION MAP



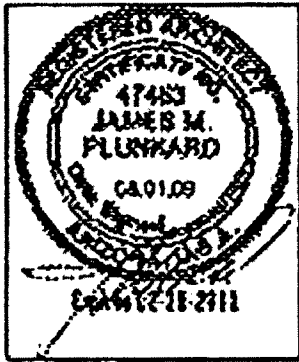
CONDITIONS OF APPROVAL: PAD09004

- THIS APPROVAL IS BASED ON CONFORMANCE TO PRELIMINARY DRAWINGS AND EXHIBITS SUBMITTED FOR THE REQUESTS FOR A PLANNED AREA DEVELOPMENT OVERLAY AND DEVELOPMENT PLAN REVIEW EXCEPT WHERE AMENDED BY THE CONDITIONS OF APPROVAL INDICATED BELOW AND BY GOVERNING CODE AND ORDINANCE STANDARDS. THE PRELIMINARY DRAWINGS AND EXHIBITS INCLUDE THE FOLLOWING:
 - SITE PLAN SHEET A0.1, DATED 5/19/2009.
 - FLOOR PLANS SHEETS A1.0, A1.1, A1.2 AND A1.3, DATED 5/19/2009.
 - BUILDING ELEVATIONS SHEETS A2.0, A2.1 AND A2.2, DATED 5/19/2009.
 - BUILDING SECTIONS SHEET A3.0, DATED 5/19/2009.
 - SITE IMPROVEMENT PLANS (COVER, SECTIONS AND UTILITY PLAN) SHEETS 1 OF 4, 3 OF 4 AND 4 OF 4, DATED 5/5/2009.
 - SITE IMPROVEMENT PLAN (GRADING AND DRAINAGE) SHEET 2 OF 4, DATED 5/6/2009.
 - GROUND FLOOR AND 20TH FLOOR LANDSCAPE PLANS, SHEET PL.1.1 AND PL.1.2, DATED 5/6/2009.
 - MATERIALS SAMPLE BOARD, DATED 4/7/2009.
- A BUILDING PERMIT SHALL BE OBTAINED ON OR BEFORE AUGUST 20, 2012, OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION, SUBJECT TO A PUBLIC HEARING.
- THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM, BY SIGNING THE FORM, OWNER(S) VOLUNTARILY WAIVE(S) ANY RIGHT TO CLAIM COMPENSATION FOR DIMINUTION IN PROPERTY VALUE UNDER A.R.S. §12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, AS A RESULT OF THE CITY'S APPROVAL OF THIS APPLICATION, INCLUDING ANY CONDITIONS, STIPULATIONS AND/OR MODIFICATIONS IMPOSED AS A CONDITION OF APPROVAL. THE SIGNED FORM SHALL BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT NO LATER THAN SEPTEMBER 21, 2009 OR THE AMENDED PLANNED AREA DEVELOPMENT OVERLAY APPROVAL SHALL BE NULL AND VOID.
- SITE CLEARING:
 - OBTAIN A DEMOLITION PERMIT AND REMOVE THE EXISTING BUILDINGS, SITE AND LANDSCAPE IMPROVEMENTS OF OXFORD SQUARE AND UNIVERSITY COMMONS AFTER CONCLUDING THE TENANCY IN THE BUILDINGS TO THE SATISFACTION OF ALL PARTIES.
 - DO NOT DEMOLISH THE EXISTING BUILDINGS, SITE AND LANDSCAPE IMPROVEMENTS, INCLUDING LANDSCAPE IN THE PUBLIC RIGHT OF WAY, UNTIL A BUILDING PERMIT FOR THE SUCCEEDING DEVELOPMENT IS ISSUED, OR UNTIL DEVELOPMENT SERVICES AND PUBLIC WORKS DIVISION WAIVERS FOR THIS CONDITION ARE GRANTED.
 - COORDINATE WITH PUBLIC WORKS AND PARKS AND RECREATION DEPARTMENTS THE SALVAGE OF EXISTING CITY-OWNED FIXTURES AND TREES IN THE PUBLIC RIGHT OF WAY PRIOR TO DEMOLITION.
- THE PLANNED AREA DEVELOPMENT FOR 707 SOUTH FOREST SHALL BE PUT INTO PROPER ENGINEERED FORMAT (SAMPLE IS AVAILABLE FROM THE DEVELOPMENT SERVICES DEPARTMENT), SEALED BY AN ARIZONA REGISTERED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER, FITTED WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT. COMPLETE THIS PROCESS PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- MAXIMUM HEIGHT OF THE BUILDING, AS MEASURED FROM THE TOP OF CURB ADJACENT TO THE CENTER OF THE FRONT-YARD OF THE SITE, TO THE HIGHEST PORTION OF THE ROOF OR PARAPET OF THE BUILDING SHALL NOT EXCEED 235'-0".
- THE INCREASED HEIGHT EXCEPTION STIPULATED IN ZDC SEC. 4-205(A) SHALL BE WAIVED FOR THE BUILDING. THE STRUCTURES STIPULATED IN THIS SECTION MAY NOT EXTEND ABOVE THE ESTABLISHED HEIGHT OF THE BUILDING. SIMILARLY, ARCHITECTURAL APPURTENANCES SUCH AS ANTENNAE, COMMUNICATIONS EQUIPMENT OR FLAGPOLE MAY NOT EXTEND ABOVE THE ESTABLISHED HEIGHT OF THE BUILDING.
- SUBMIT HEIGHT COORDINATES FOR THE BUILDING TOWERS TO THE FEDERAL AVIATION ADMINISTRATION FOR AN OBSERVATION EVALUATION (FAA 7480-1 FORM). OBTAIN WRITTEN DETERMINATION OF "NO HAZARD TO AIR NAVIGATION" FOR THE DEVELOPMENT'S HEIGHT FROM THE F.A.A. AND SUBMIT THIS FINDING TO THE CITY OF TEMPE PRIOR TO ISSUANCE OF BUILDING PERMITS.
- WHERE A TEMPORARY STRUCTURE SUCH AS A CONSTRUCTION CRANE IS UTILIZED THAT EXCEEDS THE APPROVED HEIGHT OF THE BUILDING, SUBMIT HEIGHT COORDINATES FOR THE STRUCTURE TO THE FEDERAL AVIATION ADMINISTRATION (FAA 7480-1 FORM) AND THE CITY OF PHOENIX AVIATION DEPARTMENT (AIRSIDE OPERATIONS STAFF) FOR REVIEW. OBTAIN AND SUBMIT WRITTEN APPROVALS FROM EACH AGENCY TO THE CITY OF TEMPE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE MINIMUM REQUIRED QUANTITY OF VEHICLE PARKING SPACES FOR THE BUILDING SHALL BE 200 SPACES, WHICH MAY INCLUDE ON-STREET PARKING ADJACENT TO THE DEVELOPMENT. THE DEVELOPMENT SHALL CONFORM TO THE FOLLOWING WITH RESPECT TO PARKING:
 - THE RESIDENTIAL COMPONENT SHALL INCLUDE A MAXIMUM OF 168 RESIDENTIAL DWELLING UNITS AND A MAXIMUM OF 530 BEDROOMS. RESIDENTIAL PARKING IS CALCULATED AT 0.36 VEHICLE PARKING SPACES PER BEDROOM. THE PARKING STANDARDS FOR RESIDENT GUEST PARKING, RESIDENTIAL AMENITY, RESIDENT LOBBY OFFICE AND RESIDENT SERVICE/MAINTENANCE SPACES ARE WAIVED.
 - THE COMMERCIAL COMPONENT SHALL BE A MAXIMUM OF 6,163 SF, OF COMMERCIAL AREA COMPOSED OF GENERAL OFFICE, MEDICAL OFFICE, RETAIL AND INDOOR RESTAURANT USE, OF WHICH A MAXIMUM OF 5,000 SF. MAY BE DEDICATED FOR INDOOR RESTAURANT. THE PARKING STANDARD FOR THE FIRST 25 PERCENT OF COMMERCIAL OFFICE/RETAIL AREA AND THE FIRST 25 PERCENT OF RESTAURANT AREA ARE EACH WAIVED. THE PARKING STANDARD FOR OUTDOOR RESTAURANT AREA IS WAIVED. PARKING IS CALCULATED FOR THE REMAINING OFFICE/RETAIL AND RESTAURANT AREAS AS FOLLOWS:
 - ONE VEHICLE PARKING SPACE IS REQUIRED FOR EVERY 1,000 SF. OF INDOOR COMMERCIAL AREA, INCLUDING MEDICAL OFFICE, GENERAL OFFICE AND RETAIL AREA, INCLUDING AREA OF "BACK OF HOUSE" FUNCTIONS.
 - ONE VEHICLE PARKING SPACE IS REQUIRED FOR EVERY 500 SF. OF INDOOR RESTAURANT AREA, INCLUDING AREA OF "BACK OF HOUSE" FUNCTIONS.
- OBTAIN AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT FOR PORTIONS OF THE BUILDING WHICH OVERHANG OR OTHERWISE ENCROACH INTO THE PUBLIC RIGHT-OF-WAY PRIOR TO FIRST SUBMITTAL FOR BUILDING PLAN CHECK REVIEW, UNLESS WAIVER FOR THIS CONDITION IS GRANTED FROM THE PUBLIC WORKS DEPARTMENT.
- A SUBDIVISION PLAT IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS.

REC 09008

PAD 09004

DS 090172



Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with construction, complying with all applicable building codes, and notifying Architect immediately of any discrepancies or conflicts. Contractor shall construct the work in conformance with all applicable building codes.

Contractor is responsible for design and installation of property sized and loaded systems, submit shop drawings to architect for approval on conformity to architectural design intent.

A written Architectural Specification was issued for this project and along with these printed documents constitute the Contract Documents for this project. Work scope pursuant to all disciplines occurs throughout the Contract Documents. By submitting a bid for this work the Contractor and all subcontractors attest that they have reviewed the entire contract document set and site conditions and have included all applicable work. Additional architectural Specification copies are available anytime upon request.

Horshorne Plunkard LTD. shall retain all copyrights, title and common law right with regard to these plans and building design, reproduction, changes or equipment to any third party shall not occur without obtaining written permission and consent of Horshorne Plunkard LTD.

707 S FOREST

TEMPE, AZ

DATE	ISSUED FOR
03/05/09	SHADOW STUDY
03/16/09	PROGRESS
04/07/09	PLANNING SUBMITTAL
05/04/09	NEIGHBORHOOD PRES.
05/19/09	PLANNING RESPONSES



CK BY:	TP
DL BY:	SLA
CATE:	START DATE 02.02.09
SCALE:	
PROJ. #	0912

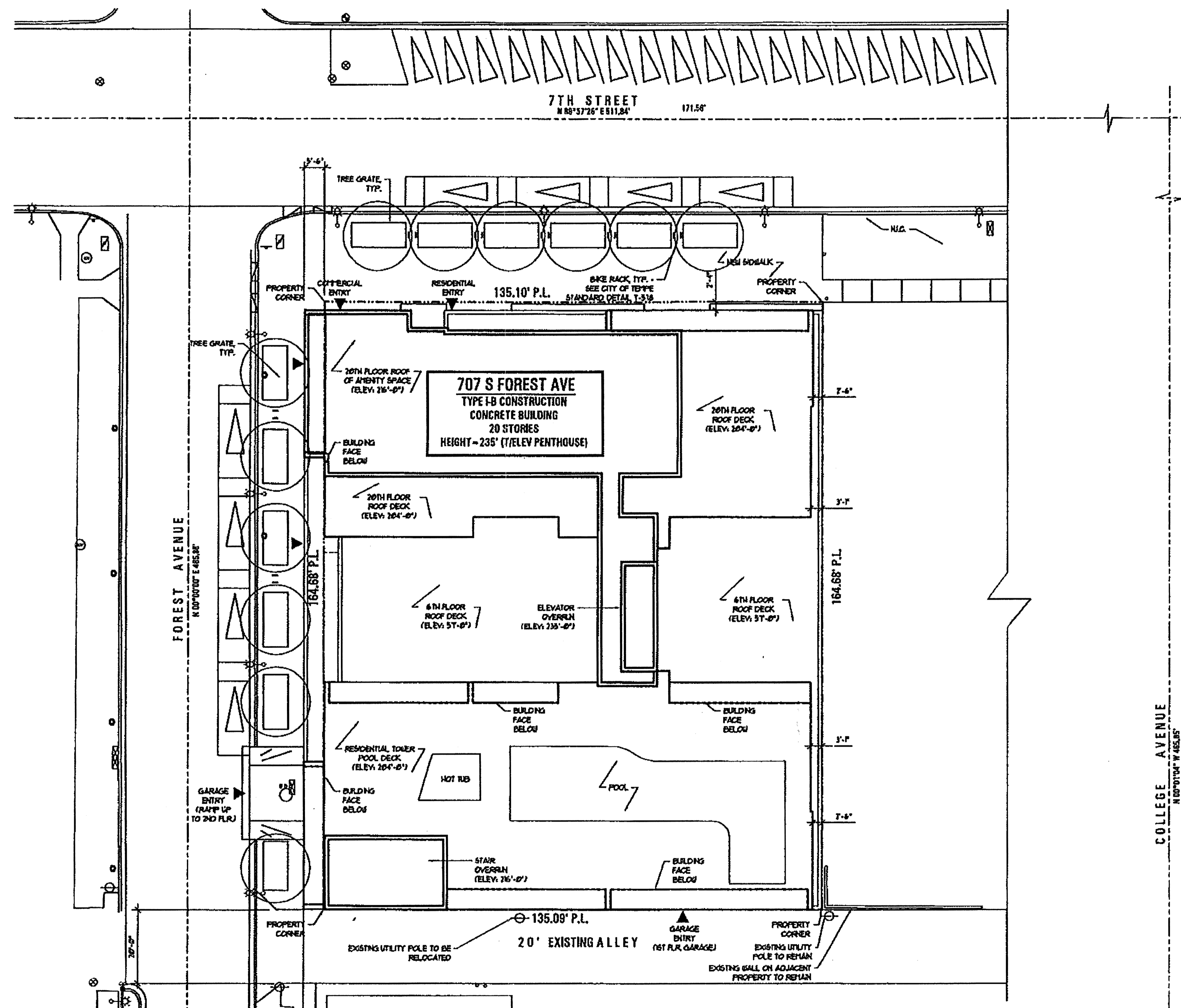
COVER SHEET



DS 090172

PAD 09004

REC 09008



SCALE: 1/16" = 1'-0"

1 SITE PLAN
SCALE: 1/16" = 1'-0"

REC 09008

PAD 09004

DS 090172



Contractor shall be responsible for reviewing all plans and specifications, verifying all existing conditions prior to proceeding with construction, complying with all applicable building codes, and notifying architect immediately of any discrepancies or omissions. Contractor shall control the work in performance with all applicable building codes.

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707 S FOREST

TEMPE, AZ

DATE	ISSUED FOR
03/05/09	SHADOW STUDY
03/16/09	PROGRESS
04/07/09	PLANNING SUBMITTAL
05/04/09	NEIGHBORHOOD PRES.
05/19/09	PLANNING RESPONSES

hpa

Horizontal Plunward Architecture
220 North Corporate, Chicago IL 60607
P 312 228 4488
F 312 228 4489
www.hpacollaborative.com

CK BY:	TP
DW BY:	SR, JL
DATE:	START DATE 02/02/09
SCALE:	1/16" = 1'-0"
PROJ. #	0912

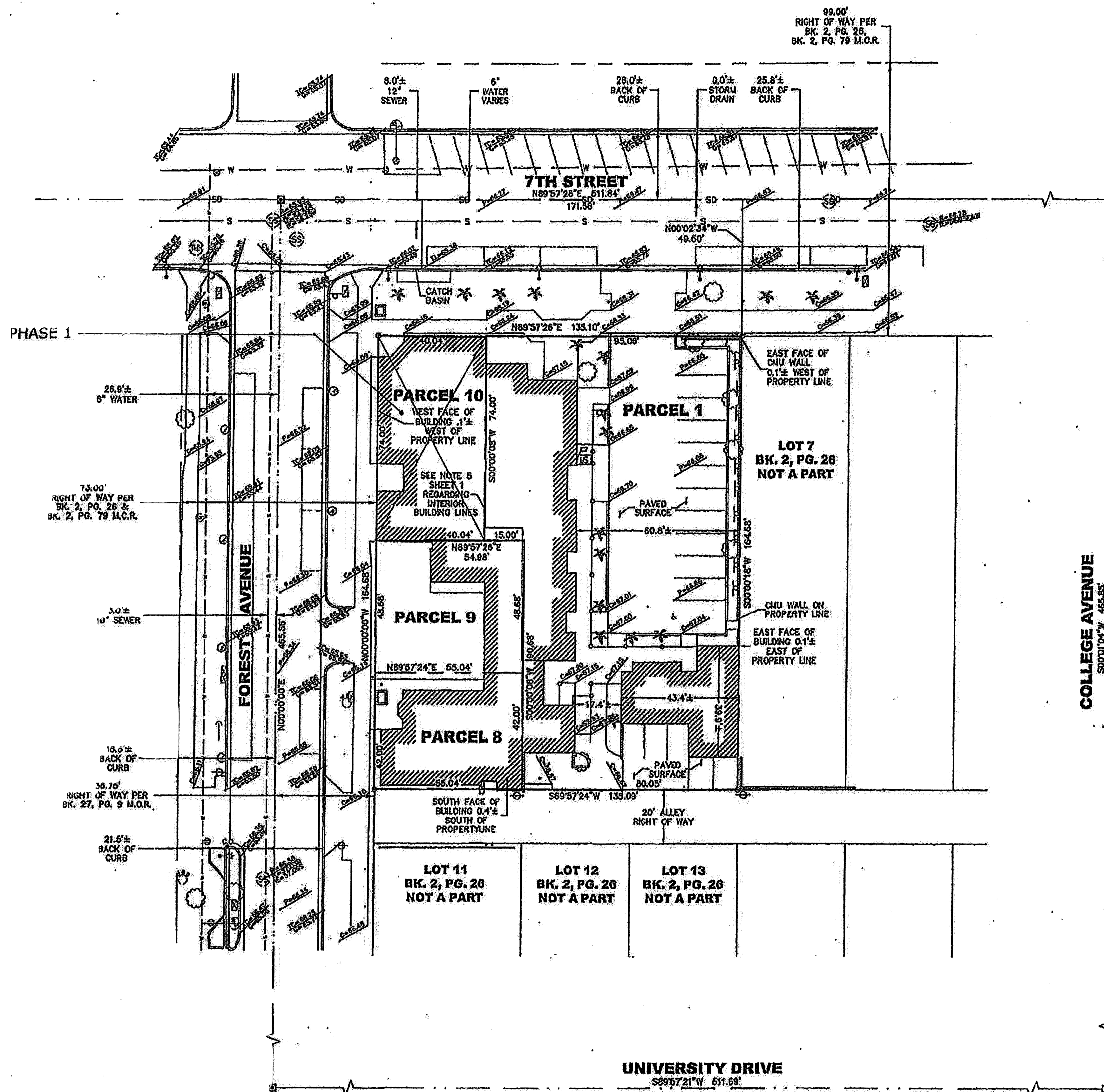
SITE PLAN

A0.1

DS 090172

PAD 09004

REC 09008



PARKING REQUIREMENT

2 RESTAURANT, TOTAL AREA OF 4314 S.F.	100 PARKING 43.17 SPACES	PAD PARKING 6.47 SPACES
1 RETAIL SPACE, TOTAL AREA OF 2839 S.F.	TOO PARKING 7.33 SPACES	NO PARKING 2.75 SPACES
1 OFFICE SPACE, TOTAL AREA OF 8500 S.F.	TOO PARKING 21.25 SPACES	NO PARKING 6.37 SPACES
TOO TOTAL 72 SPACES REQUIRED		PAD TOTAL 16 SPACES REQUIRED

23 SPACES PROVIDED (8 ON ONE LOT, 17 ON THE OTHER) + 5 ON-STREET SPACES.

REC 09008

PAD 09004

DS 090172

707 S. FOREST
PHASE ONE
TEMPE, AZ

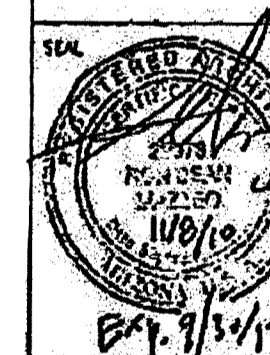
PROJECT NAME AND ADDRESS

NO.

REVISION / ISSUE

DATE

PDC
PARAMOUNT DESIGN & CONSULTING
3949 North Arboles Cir. Mesa, Arizona 85207
T: 602-882-5608 F: 480-478-0617



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TITLE
**SITE PLAN
PHASE I**

SCALE	DWG. No.
DWG. BY	A0.A
CHK. BY	
REV. No.	

DS 090172 PAD 09004 REC 09008