

# 12TH AMENDED P.A.D. FOR HAYDEN FERRY LAKESIDE

FORMERLY HAYDEN FERRY (NORTH), SEC. 15, T. 1N, R. 4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DAVIS

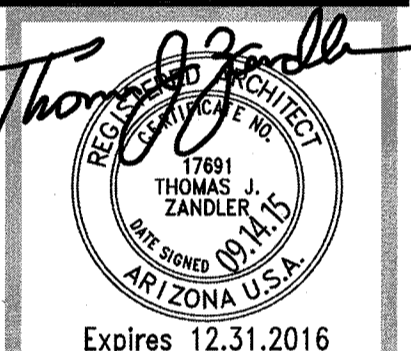
74 East Rio Salado Parkway  
Suite 200  
Tempe, Arizona  
85281

phone: 480.638.1100  
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REC15103

HAYDEN FERRY LAKESIDE  
68 EAST RIO SALADO PARKWAY  
TEMPE, ARIZONA

PL150357



DS150780

SCHEMATIC	
DESIGN DEVELOPMENT	
CONSTRUCTION DOCUMENTS	
BID/PRICING PACKAGE	
BUILDING DEPT. APPROVAL	
DATE ISSUED	14.SEP.15
DRAWN BY	
CHECKED BY	
PROJECT NO.	14116.001
CADD FILE	
DRAWING NO.	

1 OF 4

## SUBMITTED BY

COUSINS PROPERTIES OFFICE FUND II, L.P.  
60 EAST RIO SALADO PARKWAY, SUITE 502  
PHOENIX, AZ 85281  
ATTN: JARETT BROCK

## AGENT

DAVIS  
74 E. RIO SALADO PARKWAY, SUITE 200  
TEMPE, ARIZONA 85281

## DECLARANT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.

SIGNED THIS 11 DAY OF June 2025, BY  
*J.P.* AS VP, DIRECTOR OF  
COUSINS PROPERTIES OFFICE FUND II, L.P.

SUBSCRIBED AND SWORN BEFORE ME THIS 11 DAY OF  
June 2025, IN WITNESS THEREOF I HAVE HEREUNTO  
SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: *Tamie Schofield*  
MY COMMISSION EXPIRES: October 7, 2027

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025, BY  
\_\_\_\_\_ AS \_\_\_\_\_ OF  
THE CITY OF TEMPE, ARIZONA.

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ 2025 IN WITNESS THEREOF I HAVE HEREUNTO  
SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

## APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS 28th DAY OF SEPTEMBER 2015.

## CITY OF TEMPE USE PERMITS, VARIANCES, AND CONDITIONS

SPD-97.84  
EXISTING USE PERMITS  
1. PARKING BY DEMAND.  
2. ALLOW OUTSIDE DINING FOR RESTAURANTS.  
EXISTING VARIANCE

1. REDUCE REQUIRED FRONT YARD SETBACKS FROM 25'-0" TO 0'-0" IN THE MG ZONING DISTRICT  
SPD-98.89  
EXISTING VARIANCES

1. REDUCE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES TO 25 IN AN ASU COMMUTING AREA FOR PHASE 1 ONLY.  
2. INCREASE THE SLOPE OF A RETENTION AREA FROM 14 TO 1:1.  
3. INCREASE THE ALLOWED HEIGHT FOR MECHANICAL PENTHOUSE ON THE OFFICE BUILDING FROM 12' TO 20'.  
4. INCREASE THE ALLOWED HEIGHT FOR MECHANICAL PENTHOUSE ON THE HOTEL FROM 12' TO 15'.  
SPD-2000.37  
EXISTING VARIANCES

1. REDUCE REQUIRED BICYCLE PARKING FOR THE ENTIRE SITE BY 50%.  
2. WAIVE THE REQUIRED LANDSCAPE ISLANDS AT THE END OF PARKING ROWS FOR THE AT-GRADE STRUCTURED PARKING IN PHASE 1.  
SPD-2000.40  
EXISTING VARIANCES

1. INCREASE THE MAXIMUM ALLOWED HEIGHT FOR A PARAPET ON AN OFFICE BUILDING FROM 5'-0" TO 16'-0".  
2. ALLOW THE USE OF EXTERIOR METAL WALLS AND COLUMNS FOR AN OFFICE BUILDING.  
BAO10021  
EXISTING VARIANCE

1. WAIVE THE INSTALLATION OF THE SITE LANDSCAPING IN THE FIRST PHASE OF CONSTRUCTION IN LIEU OF AN ALTERNATE PHASING PLAN.  
RRC04049  
EXISTING VARIANCE

1. INCREASE THE ALLOWED HEIGHT FOR MECHANICAL PENTHOUSE ON THE C1 CONDOMINIUM FROM 12' TO 16'.  
SPD-2002.24; CC020012  
EXISTING VARIANCES

1. VARIANCE TO ALLOW TWO FREESTANDING SIGNS, AS FOLLOWS: (SIGN TYPE A).  
A. INCREASE ALLOWABLE AREA OF EACH FREESTANDING SIGN FROM 24 SF TO 62.67 SF  
B. INCREASE ALLOWABLE HEIGHT OF EACH FREESTANDING SIGN FROM 8' TO 14.5'.  
C. ALLOW 2 FREESTANDING MULTI-TENANT SIGNS IN MG ZONING DISTRICT.  
D. ALLOW MORE THAN ONE FREESTANDING SIGN ON THE SAME STREET.  
E. ALLOW DELETION OF BUILDING ADDRESS REQUIREMENT FOR FREESTANDING SIGN.

2. VARIANCE TO ALLOW TWO FREESTANDING SIGNS, AS FOLLOWS: (SIGN TYPE B).  
A. INCREASE ALLOWABLE AREA OF TWO FREESTANDING SIGNS FROM 24 SF TO 252.6 SF  
B. ALLOW A FREESTANDING MULTI-TENANT SIGN IN MG ZONING DISTRICT.  
C. ALLOW MORE THAN ONE FREESTANDING SIGN ON THE SAME STREET.  
D. ALLOW DELETION OF BUILDING ADDRESS REQUIREMENT FOR FREESTANDING SIGN.

3. VARIANCE TO ALLOW ONE FREESTANDING SIGN, AS FOLLOWS: (SIGN TYPE C).  
A. INCREASE ALLOWABLE AREA OF A FREESTANDING SIGN FROM 24 SF TO 94.44 SF  
B. INCREASE ALLOWABLE HEIGHT OF FREESTANDING SIGN FROM 8' TO 18.66'.  
C. ALLOW A MULTI-TENANT SIGN IN MG ZONING DISTRICT.

D. ALLOW MORE THAN ONE FREESTANDING SIGN ON THE SAME STREET.  
E. ALLOW DELETION OF BUILDING ADDRESS REQUIREMENT FOR FREESTANDING SIGN.

4. VARIANCE TO ALLOW ONE FREESTANDING MULTI-TENANT IDENTIFICATION SIGN IN THE MG ZONING DISTRICT. (SIGN TYPE G2).

5. VARIANCE TO ALLOW THREE FREESTANDING MULTI-TENANT IDENTIFICATION SIGNS IN THE MG ZONING DISTRICT. (SIGN TYPE H).

6. VARIANCE TO ALLOW ONE FREESTANDING TENANT IDENTIFICATION SIGN, AS FOLLOWS: (SIGN TYPE I).  
A. ALLOW FREESTANDING TENANT IDENTIFICATION SIGN.  
B. ALLOW DELETION OF BUILDING ADDRESS REQUIREMENT FOR FREESTANDING SIGN.

7. VARIANCE TO ALLOW SIX (6) BUILDING MOUNTED PRIMARY TENANT SIGNS, TWO EACH PER BUILDING, AS FOLLOWS: (SIGN TYPE 1).  
A. INCREASE TOTAL ALLOWABLE AREA OF BUILDING MOUNTED SIGNAGE FROM 80 SF TO 650 SF PER SIGN.  
B. INCREASE ALLOWABLE HEIGHT FOR THE TOP OF BUILDING MOUNTED SIGN FROM 35' TO:  
122' FOR 80 EAST RIO SALADO PARKWAY (BUILDING B1);  
185.5' FOR 60 EAST RIO SALADO PARKWAY (BUILDING B2);  
AND  
157.25' FOR 40 EAST RIO SALADO PARKWAY (BUILDING B3).

8. VARIANCE TO INCREASE ALLOWABLE AREA OF THIRTEEN (13) BUILDING MOUNTED SIGNS FROM 40 SF TO 92.25 SF (SIGN TYPE 2).

9. VARIANCE TO INCREASE ALLOWABLE AREA OF ONE BUILDING MOUNTED RETAIL TENANT SIGN FROM 40 SF TO 184 SF (SIGN TYPE 4).

10. VARIANCE TO INCREASE THE MAXIMUM HEIGHT OF ADDRESS NUMERAL FROM 12" TO 24". (SIGN TYPE 6).

11. VARIANCE TO INCREASE ALLOWABLE AREA ONE BUILDING MOUNTED SIGN FROM 40 SF TO 180 SF (SIGN TYPE 8).

CONDITION  
1. OBTAIN SIGN PERMITS PRIOR TO INSTALLATION OF SIGNS.  
SPD-2003.10  
EXISTING VARIANCES

1. WAIVE THE REQUIRED LANDSCAPE ISLANDS AT THE END OF PARKING ROWS AND WAIVE PARKING SCREEN WALLS FOR THE AT-GRADE STRUCTURED PARKING.  
2. REDUCE THE MINIMUM REQUIRED LANDSCAPE AREA ADJACENT TO THE STREET (RIO SALADO PARKWAY) FROM 15 FEET TO ZERO.  
3. WAIVE THE REQUIREMENT FOR THE MASONRY WALL AND THE TWO ROWS OF NON-DECIDUOUS TREES THAT ARE REQUIRED ALONG THE NORTH PROPERTY LINE TO SEPARATE THE RESIDENTIAL DISTRICT R1-6 FROM THE MULTI-USE GENERAL DISTRICT (MG).

4. REDUCE THE MINIMUM REQUIRED PARKING SPACES WIDTH FROM 8.5 FEET TO 8 FEET WHERE STRUCTURE COLUMNS ARE LOCATED WITHIN THE PARKING STRUCTURES ONLY.

SPD-2005.16 RRC04067  
EXISTING VARIANCES

1. INCREASE THE HEIGHT LIMIT FOR MECHANICAL PENTHOUSES ABOVE THE ROOF LEVEL FROM 12 FEET TO 24 FEET FOR BUILDINGS B2 AND B3. SEC.2-206(2)  
2. INCREASE THE HEIGHT LIMIT FOR MECHANICAL PENTHOUSE ABOVE THE ROOF LEVEL FROM 12 FEET TO 15 FEET FOR BUILDINGS R1 AND R2. SEC.2-206(2)  
3. INCREASE THE HEIGHT LIMIT FOR MECHANICAL PENTHOUSE ABOVE THE ROOF LEVEL FROM 12 FEET TO 24 FEET FOR BUILDINGS C2, C3, AND C4. SEC.2-206(2)

4. INCREASE THE HEIGHT LIMIT FOR PARAPET WALLS FROM A MAXIMUM OF 5 FEET TO 16 FEET ABOVE THE BUILDING HEIGHT LIMIT FOR BUILDINGS B2, AND B3. SEC.2-206(3).

5. ALLOW THE USE OF EXTERIOR METAL WALLS AND COLUMNS IN THE MG, MULTI-USE GENERAL DISTRICT FOR BUILDINGS B2, B3, R1, R2, C2, C3, C4, AND H1. SEC.2-602(D).

## LEGAL DESCRIPTION

A parcel of land lying within Section 15, Township 1 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

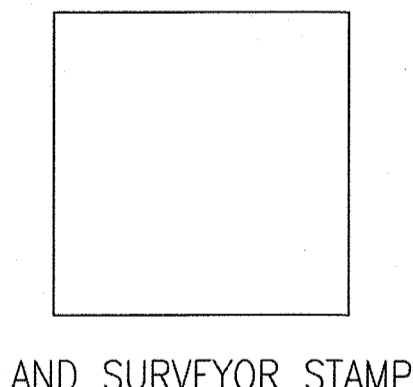
Commencing at the center quarter corner of said Section 15;  
THENCE along the north-south mid-section line of said Section 15, North 00°11'29" East, a distance of 390.24 feet, to the beginning of a non-tangent curve and the POINT OF BEGINNING;  
THENCE leaving said north-south mid-section line, northwesterly along said curve, having a curve of 801.00 feet, concave southwesterly, whose radius bears South 36°08'27" West, through a central angle of 34°04'27", a distance of 476.36 feet, to a point of non-tangent reverse curvature;  
THENCE westerly along said curve, having a radius of 185.52 feet, concave northerly, whose radius bears North 00°36'39" West, through a central angle of 09°57'58", a distance of 32.27 feet, to a point of non-tangent reverse curvature;  
THENCE westerly along said curve, having a radius of 411.58 feet, concave southerly, whose radius bears South 07°54'17" West, through a central angle of 13°08'06", a distance of 94.35 feet, to a point of non-tangent compound curvature;  
THENCE westerly along said curve, having a radius of 811.00 feet, concave southeasterly, whose radius bears South 06°53'45" West, through a central angle of 11°36'12", a distance of 164.24 feet, to a point on a non-tangent line;  
THENCE South 62°28'04" West, a distance of 117.66 feet, to the beginning of a non-tangent curve;  
THENCE southwesterly along said curve, having a radius of 801.03 feet, concave southeasterly, whose radius bears South 26°50'27" East, through a central angle of 08°39'43", a distance of 121.10 feet, to the curve's end;  
THENCE South 54°29'50" West, a distance of 201.79 feet, to the beginning of a curve;  
THENCE westerly along said curve, having a radius of 349.00 feet, concave northwesterly through a central angle of 28°47'07", a distance of 175.34 feet, to the curve's end;  
THENCE South 83°16'57" West, a distance of 223.54 feet;  
THENCE North 51°43'03" West, a distance of 16.11 feet;  
THENCE North 00°15'32" West, a distance of 234.15 feet;  
THENCE North 88°57'23" East, a distance of 27.95 feet;  
THENCE North 02°29'25" West, a distance of 41.63 feet;  
THENCE North 03°41'00" West, a distance of 73.70 feet;  
THENCE North 04°42'35" West, a distance of 310.93 feet;  
THENCE North 85°02'48" East, a distance of 230.16 feet;  
THENCE North 82°41'46" East, a distance of 301.93 feet;  
THENCE North 87°35'23" East, a distance of 297.79 feet;  
THENCE South 89°13'38" East, a distance of 200.69 feet;  
THENCE South 84°54'20" East, a distance of 198.57 feet;  
THENCE South 80°43'37" East, a distance of 200.82 feet;  
THENCE South 80°25'33" East, a distance of 83.34 feet, to a point of the north-south mid-section line of said Section 15;  
THENCE along said north-south mid-section line, South 00°11'29" West, a distance of 473.27 feet, to the POINT OF BEGINNING.

Containing 16.9929 acres, or 740,213 square feet of land more or less.

Subject to existing rights-of-way and easements.

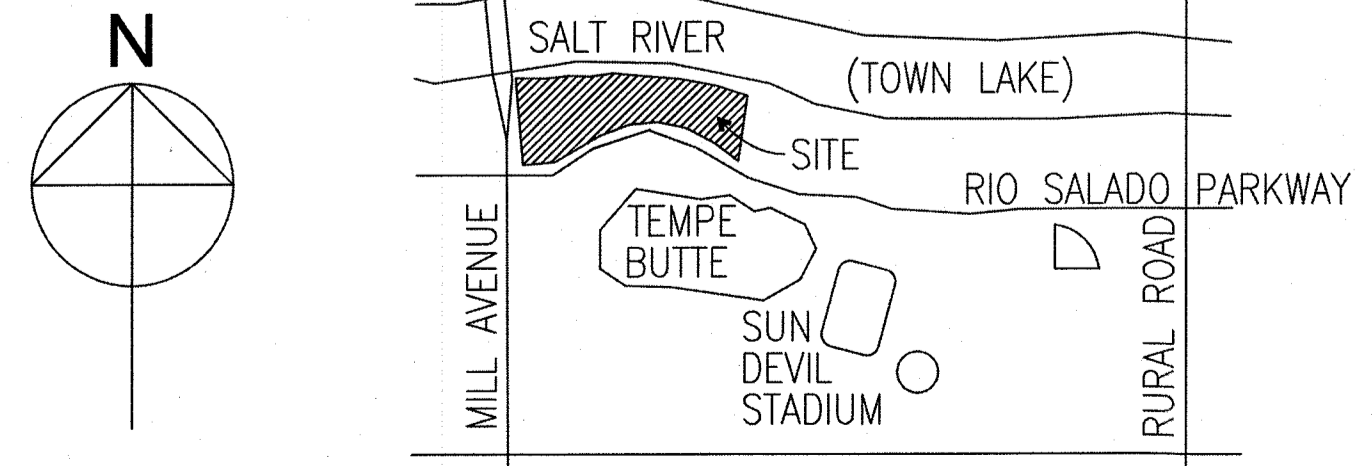
## CERTIFICATION

I, CHRISTOPHER E. AULERICH, PLS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA. THAT THE INFORMATION CONTAINED WITHIN THE PARCEL DESCRIPTION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



CHRISTOPHER E. AULERICH, PLS  
REGISTERED LAND SURVEYOR NO. 19809  
AULERICH & ASSOCIATES  
1030 E. GUADALUPE ROAD  
TEMPE, ARIZONA 85283

## VICINITY MAP



DS150780

PL150357

REC15103

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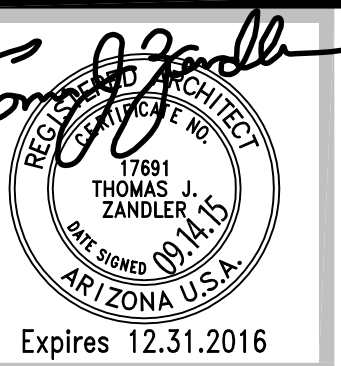
FORMERLY HAYDEN FERRY (NORTH), SEC. 15, T. 1N, R. 4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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Expires 12.31.2016

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SCHEMATIC  
DESIGN DEVELOPMENT  
CONSTRUCTION DOCUMENTS  
BID/PRICING PACKAGE  
BUILDING DEPT. APPROVAL

DATE ISSUED 14.SEP.15

DRAWN BY

CHECKED BY

PROJECT NO. 14116.001

CADD FILE

DRAWING NO.

DOWNTOWN TEMPE STANDARD SHARED PARKING MODEL	
HFL PHASES I & II	1,697 CARS
HFL PHASES I, II & III	2,577 CARS

BUILDING HEIGHTS				
BLDG	PHASE	ADDRESS	FLOORS	MAX HT ABOVE DATUM 1161.2'
COMMERCIAL BUILDINGS				
B1*	I	80	8	139.8'
B2	II	60	12	199.8'
B3	III	40	10	171.8'
R1	III	64	2	54.1'
R2	II	74	3	74.5'
P1*	I-III	68	9**	99.8'
H1	7	100	6	75.0'

RESIDENTIAL BUILDINGS				
BLDG	PHASE	ADDRESS	FLOORS	MAX HT ABOVE DATUM 1162.0'
C1	4	120	8	103.5'
C2	5	140	12	165.0'
C3/C4	6	200	4+LOFT	160.0'

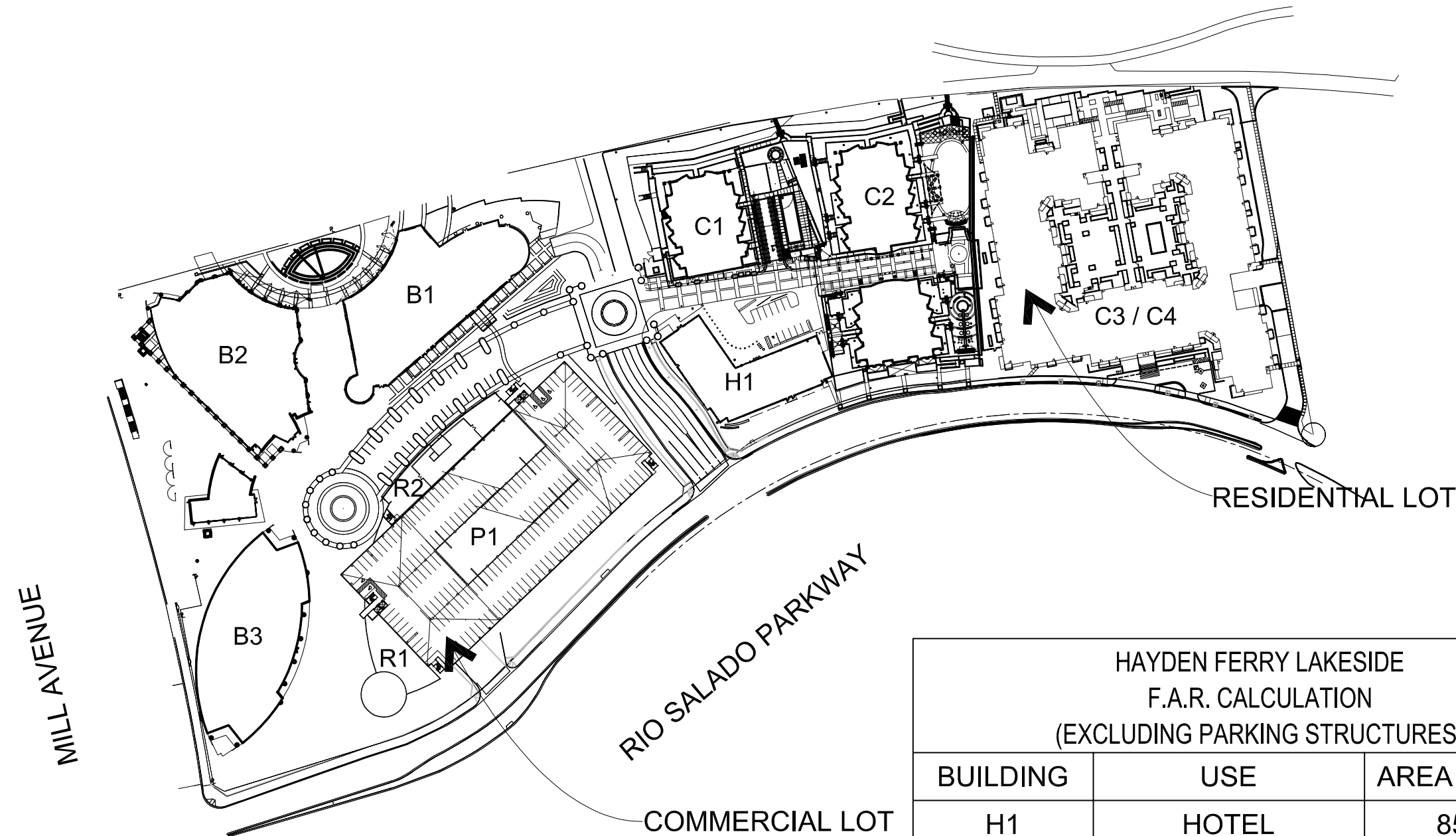
**NOTES**  
 \* B1 COMPLETED 6/14/02; P1 LEVELS 1-3 COMPLETED 6/21/02  
 \*\* 2 LEVELS BELOW GRADE, 1 LEVEL AT GRADE, 8-1/2 LEVELS ABOVE GRADE  
 ADDRESS STREET NUMBERS ON E. RIO SALADO PKWY.; TEMPE, AZ 85281

PERCENT OF LAND USE		
USE	AREA	PERCENT
<b>COMMERCIAL USE</b>		
<b>HOTEL</b>		
H1	85,435 GSF	9.21 %
<b>HOTEL SUBTOTAL</b>	<b>85,435 GSF</b>	<b>9.21 %</b>
<b>OFFICE</b>		
B1	184,831 GSF	19.90 %
B2	294,241 GSF	31.67 %
B3	281,720 GSF	30.32 %
R2	16,450 GSF	1.77 %
<b>OFFICE SUBTOTAL</b>	<b>777,242 GSF</b>	<b>83.66 %</b>
<b>RETAIL OR OFFICE</b>		
B1	23,878 GSF	2.57 %
B2	19,358 GSF	2.08 %
B3	0 GSF	0 %
R1	16,124 GSF	1.74 %
R2	6,970 GSF	0.75 %
<b>RETAIL/OFFICE SUBTOTAL</b>	<b>66,330 GSF</b>	<b>7.14 %</b>
<b>COMMERCIAL TOTAL</b>	<b>929,007 GSF</b>	<b>100.00 %</b>
<b>RESIDENTIAL USE</b>		
C1	90,177 GSF	13.53 %
C2	249,000 GSF	37.37 %
C3 / C4	327,182 GSF	49.10 %
<b>RESIDENTIAL TOTAL</b>	<b>666,359 GSF</b>	<b>100.00 %</b>
<b>ALL USES COMBINED</b>	<b>1,595,366 GSF</b>	

PARKING CALCULATIONS						
	REQUIRED AUTO PARKING RATE	REQUIRED BICYCLE PARKING RATE	AUTO SPACES REQUIRED	BICYCLE SPACES REQUIRED	AUTO SPACES PROVIDED	BICYCLE SPACES PROVIDED
COMMERCIAL USES						
HOTEL H1 159 ROOMS	1/ROOM	1/20 **	159.0	4.0 *	159	4
HOTEL H1 OFFICE-1,452 GSF	1/300 GSF	1/8,000 SF **	4.8	0.2 *	5	1
OFFICE B1, B2, B3, R2 747,748 GSF	1/300 SF	1/8,000 SF **	2,492.5	46.7 *	3,013	48
RETAIL/OFFICE B1, B2, B3, R1, R2 71,800 GSF	1/300 SF	1/7,500 SF **	239.3	4.8 *	276	5
<b>COMMERCIAL TOTAL</b>			<b>2,895.60</b>	<b>55.7 *</b>	<b>3,453</b>	<b>58</b>
RESIDENTIAL USES						
RES 1-BR C1 10 UNITS	1.5/UNIT	0.75 **	15.0	3.8 *	15	4
RES 2-BR C1 24 UNITS	2.0/UNIT	0.75 **	48.0	9.0 *	48	9
RES 3-BR C1 6 UNITS	2.5/UNIT	1.00 **	15.0	3.0 *	15	3
VISITOR 40 UNITS	0.2/UNIT	0.2 **	8.0	4.0 *	8	4
<b>SUB-TOTAL C1</b>			<b>86.0</b>	<b>19.8 *</b>	<b>86</b>	<b>20</b>
RES 1-BR C2 26 UNITS	1.5/UNIT	0.75 **	39.0	9.8 *	39	10
RES 2-BR C2 66 UNITS	2.0/UNIT	0.75 **	132.0	24.8 *	132	25
RES 3-BR C2 12 UNITS	2.5/UNIT	1.00 **	30.0	6.0 *	30	6
VISITOR 104 UNITS	0.2/UNIT	0.2 **	20.8	10.4 *	21	11
<b>SUB-TOTAL C2</b>			<b>221.8</b>	<b>50.9 *</b>	<b>222</b>	<b>52</b>
RES STUDIO C3/C4 15 UNITS	1.0/UNIT	0.75 **	15.0	5.6 *	15	6
RES 1-BR C3/C4 102 UNITS	1.3/UNIT	0.75 **	132.6	38.3 *	133	38
RES 2-BR C3/C4 121 UNITS	2.0/UNIT	0.75 **	242.0	45.4 *	242	45
RES 3-BR C3/C4 26 UNITS	2.0/UNIT	1.00 **	52.0	13.0 *	52	13
VISITOR 264 UNITS	0.065/UNIT	0.2 **	17.2	26.4 *	17	26
<b>SUB-TOTAL C3/C4</b>			<b>458.8</b>	<b>128.7 *</b>	<b>459</b>	<b>128</b>
<b>408 UNITS - RESIDENTIAL TOTAL</b>			<b>766.6</b>	<b>199.4 *</b>	<b>767</b>	<b>200</b>
<b>PROJECT TOTAL ALL USES COMBINED</b>			<b>3,736.4</b>	<b>258.9 *</b>	<b>4,296</b>	<b>263</b>

\* REFLECTS CITY OF TEMPE SPD-2000.37 EXISTING VARIANCE, WHICH ALLOWS DEVELOPER TO "REDUCE REQUIRED BICYCLE PARKING FOR THE ENTIRE SITE BY 50%." ADDITIONALLY, SPD 98-89 ALLOWS DEVELOPER TO "REDUCE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES TO 25 IN AN ASU COMMUTING AREA FOR PHASE I ONLY."  
 \*\* THIS IS THE CITY OF TEMPE REQUIREMENT BEFORE ADJUSTMENT BY VARIANCES.

COMMERCIAL LOT AND RESIDENTIAL LOT  
 NOTE: THESE LOTS HAVE BEEN DEFINED FOR LOT-COVERAGE CALCULATIONS ONLY; THEY WILL NOT BE RECORDED LOTS IN THE FUTURE



MISCELLANEOUS	
SECTION:	15N
ZONING:	MG (EXISTING) / MU-4
TYPES OF CONSTRUCTION:	TYPE 1 FR ALL BUILDINGS WILL BE EQUIPPED WITH AUTOMATIC FIRE-EXTINGUISHING SYSTEMS PER CITY OF TEMPE AMENDMENTS TO THE UBC.
LANDSCAPING:	REQUIRED: 111,032 SF (15% OF NET SITE AREA) PROVIDED: 121,575 SF (16.4% OF NET SITE AREA)

HAYDEN FERRY LAKESIDE F.A.R. CALCULATION (EXCLUDING PARKING STRUCTURES)		
BUILDING	USE	AREA (SQ.FT.)
H1	HOTEL	85,435
B1	OFFICE	208,709
B2	OFFICE	313,599
B3	OFFICE	281,720
R1	RETAIL/OFFICE	15,000
R2	RETAIL/OFFICE	23,420
C1	CONDOMINIUMS	90,177
C2	CONDOMINIUMS	249,000
C3 / C4	APARTMENTS	327,182
<b>TOTAL BLDG AREA (GROSS SF)</b>		<b>1,594,242</b>
<b>TOTAL SITE AREA (NET SF)</b>		<b>740,213</b>
<b>F.A.R.</b>		<b>2.15</b>

PERCENT OF LOT COVERAGE				
LOT	GROSS AREA	NET AREA	BUILDING FOOTPRINTS TOTAL	LOT COVERAGE
OFFICE/RETAIL	450,011 GSF (10.33 ACRES)	408,205 NSF (9.37 ACRES)	109,167 GSF	26.74 %
HOTEL	43,711 GSF (1.00 ACRES)	36,112 NSF (0.83 ACRES)	15,242 GSF	42.21 %
COMMERCIAL LOT TOTAL	493,722 GSF (11.33 ACRES)	444,317 NSF (10.20 ACRES)	124,409 GSF	28.00 %
RESIDENTIAL LOT TOTAL	322,299 GSF (7.40 ACRES)	292,358 NSF (6.71 ACRES)	107,425 GSF	36.74 %
PROJECT TOTAL	1,309,743 GSF (30.06 ACRES)	1,180,992 NSF (27.11 ACRES)	356,243 GSF	30.16 %

BASIS FOR BUILDING FOOTPRINT TOTALS  
 COMMERCIAL LOT = (B1 + B2 + B3 + R1 + R2 + H1)      RESIDENTIAL LOT = (C1 + C2 + C3 + C4)

TABULATIONS OF PROPOSED RESIDENTIAL DENSITY		
RESIDENTIAL LOT	6.71 ACRES	60.80 RESIDENTIAL UNITS/ ACRE

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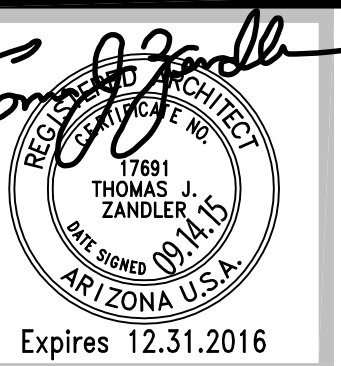
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DATE ISSUED 14.SEP.15

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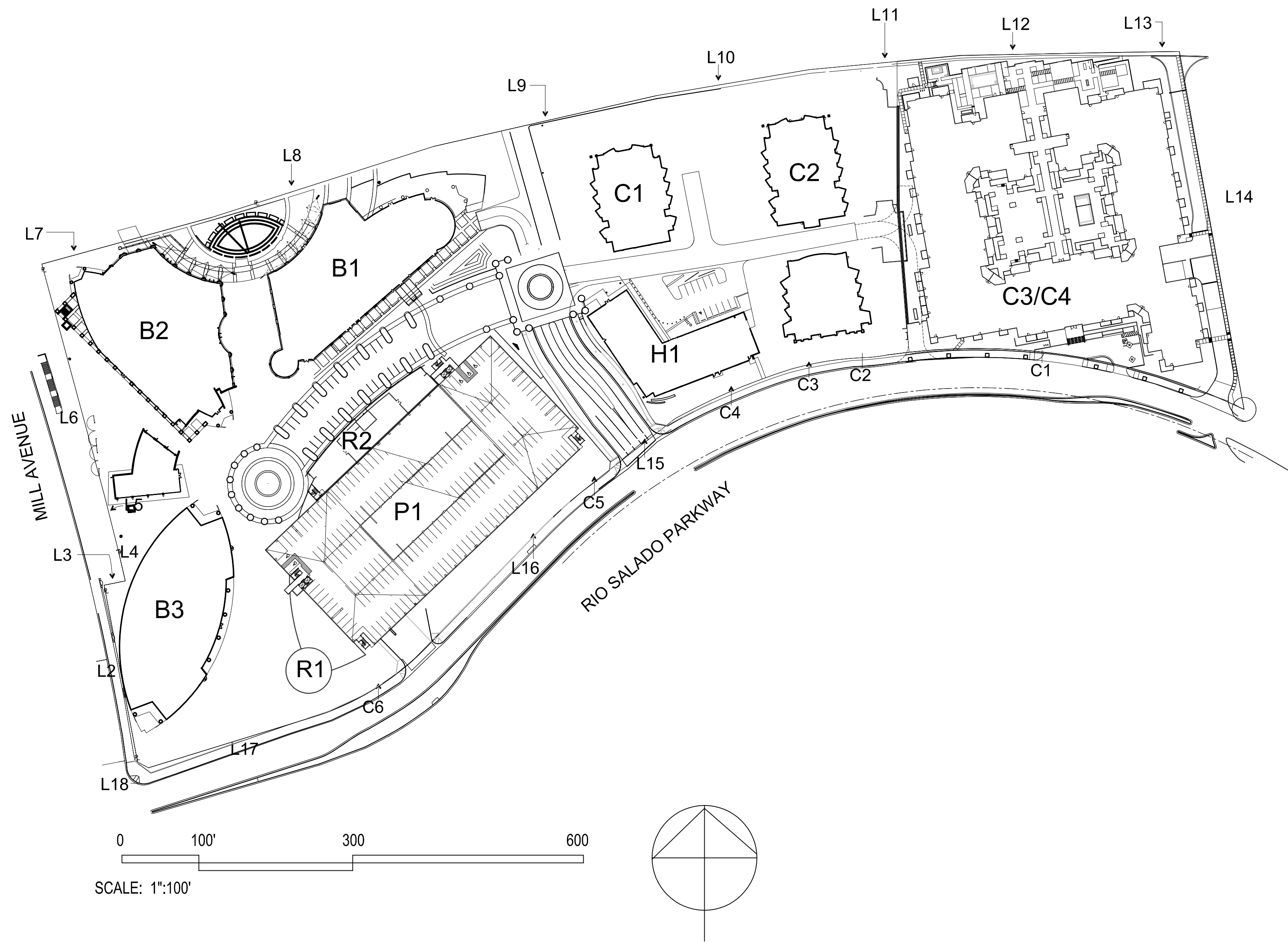
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PROJECT NO. 14116.001

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GENERAL NOTE  
ALL REFERENCES TO EASEMENTS AND DIMENSION ARE NOT SHOWN AS THEY WILL BE SHOWN ON THE REPLAT OF THE AREA.

BUILDING STRUCTURE	FLOORS	HT TO ROOF	HT TO PARAPET	HT TO PENTHOUSE
B1	8	118'-0"	134'-0"	138'-0"
B2	12	174'-0"	190'-0"	198'-0"
B3	10	146'-0"	162'-0"	170'-0"
R1	2	37'-4"	40'-4"	52'-4"
R2	3	57'-8"	70'-8"	72'-8"
P1	9	88'-2"	97'-9"	108'-8"
H1	6	69'-0"	75'-0"	75'-0"
C1	8	86'-9"	88'-8"	101'-6"
C2	12	141'-6"	144'-4"	163'-6"
C3 / C4	4 + LOFT	52'-0"	56'-6"	60'-0"

NOTES

HEIGHTS ARE MEASURED FROM FINISHED FIRST FLOOR.  
ALL IMPROVEMENTS ALONG THE TOE OF SLOPE OF THE EXISTING LEVEE AND 15 FEET SOUTH THEREOF SHALL NOT BE INCONSISTENT WITH THE RIGHT OF THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY TO MAINTAIN THAT LEVEE THE EXISTING TOE OF SLOPE IS SUBJECT TO CHANGE AS DEVELOPMENT OCCURS.

HEIGHTS DO NOT INCLUDE THE ARCHITECTURAL SPIRE AND, ON BUILDING H-1, THE PARAPET SIGNAGE. SPIRE IS LOCATED 15' MAXIMUM ABOVE PENTHOUSE NUMBER. ON BUILDING H-1, PARAPET SIGNAGE TO EXTEND NO MORE THAN 3'-0" ABOVE PARAPET.

LINE	BEARING	DISTANCE
L1	N00°15'32"W	224.31'
L2	N00°15'32"W	234.15'
L3	N88°57'23"E	27.95'
L4	N02°29'25"W	41.63'
L5	N03°41'00"W	73.70'
L6	N04°42'35"W	310.93'
L7	N85°02'48"E	230.16'
L8	N82°41'46"E	301.93'
L9	N87°35'23"E	297.79'
L10	S89°13'38"E	200.69'
L11	S84°54'20"E	198.57'
L12	S80°43'37"E	200.82'
L13	S80°25'33"E	83.34'
L14	S00°11'29"W	473.27'
L15	S62°28'04"W	117.66'
L16	S54°29'50"W	201.79'
L17	S83°16'57"W	223.54'
L18	N51°43'03"W	16.11'

CURVE	DELTA	RADIUS	ARC
C1(M)	34°04'27"	801.00'	476.36'
C2(M)	09°57'58"	185.52'	32.27'
C3(M)	13°08'06"	411.58'	94.35'
C4(M)	11°36'12"	811.00'	164.24'
C5(M)	08°39'43"	801.03'	121.10'
C6(M)	28°47'07"	349.00'	175.34'

DS150780

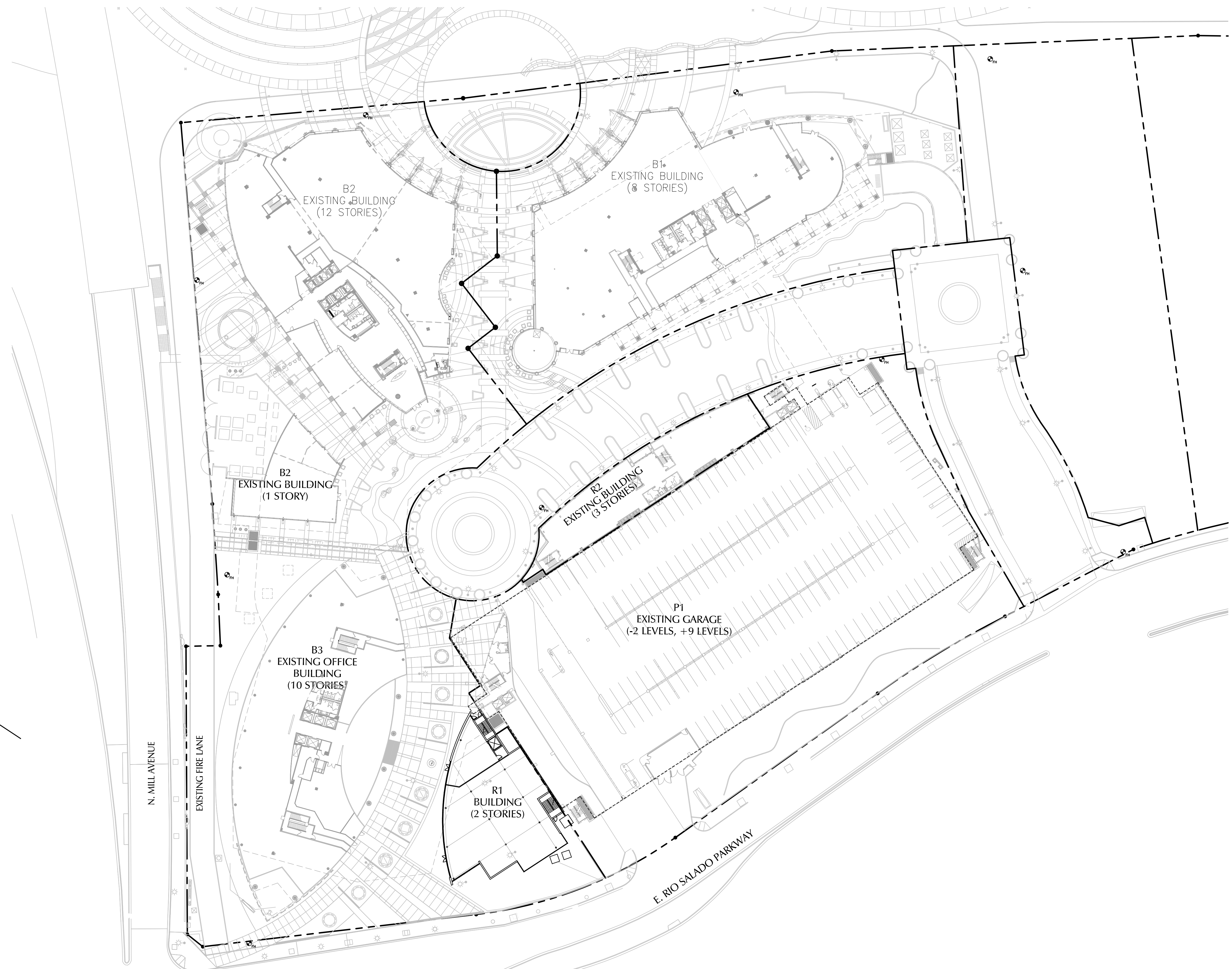
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REC15103

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# 12TH AMENDED P.A.D. FOR HAYDEN FERRY LAKESIDE

FORMERLY HAYDEN FERRY (NORTH), SEC. 15, T. 1N, R. 4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

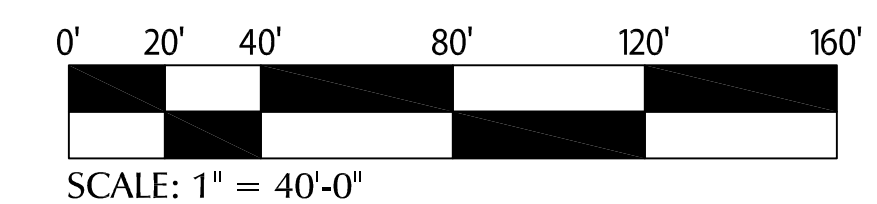


Overall Site Plan

DS150780

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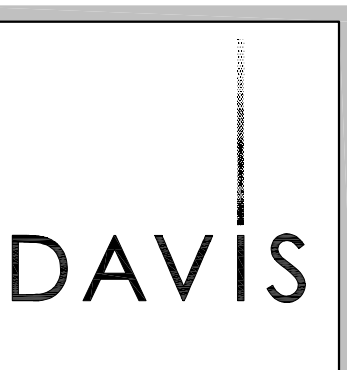
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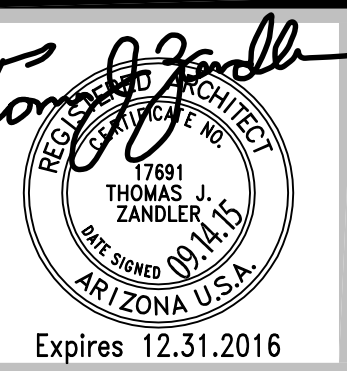
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**HAYDEN FERRY LAKESIDE**  
68 EAST RIO SALADO PARKWAY  
TEMPE, ARIZONA



- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- BID/PRICING PACKAGE
- BUILDING DEPT. APPROVAL

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