

PLANNED AREA DEVELOPMENT OVERLAY FOR M7 MIXED-USE DEVELOPMENT & CONFERENCE CENTER

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

ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA THE
FORGIVING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____ 2008 BY

AS _____ TEMPE MILL, LLC, OWNER
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY
HAND AND OFFICIAL SEAL.
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

PARCEL NO. 1:
LOTS 1 AND 2, BLOCK 15, TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26
RECORDS OF MARICOPA COUNTY, ARIZONA

EXCEPT THE WEST 5 FEET OF LOT 2.

PARCEL NO. 2:
THE WEST 5 FEET OF LOT 2 AND THE EAST 50 FEET OF LOT 3, BLOCK 15, TEMPE ACCORDING TO
BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL NO. 3:
LOT 4 AND THE WEST 5 FEET OF LOT 3, BLOCK 15, TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE
26, RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL NO. 4:
LOT 7, 8 AND THE NORTH HALF OF LOTS, BLOCK 15, TEMPE, ACCORDING TO BLOCK 2 OF MAPS, PAGE
26, RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL NO. 5:
LOT 17 BLOCK 15, TEMPE ACCORDING TO BOOK 1 OF MAPS, PAGE 30, AND BOOK 2 OF MAPS, PAGE
26, RECORDS OF MARICOPA COUNTY, ARIZONA AND

THE FOLLOWING DESCRIBED STRIP OF LAND, FORMERLY A PART OF 8TH STREET IN THE CITY OF
TEMPE, ABUTTING ON LOT 17, BLOCK 15, IN THE CITY OF TEMPE (WEST), TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 17, BLOCK 15, CITY OF TEMPE (WEST), ACCORDING
TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY,
ARIZONA, IN BOOK 2 OF MAPS, PAGE 26;

THENCE SOUTH ALONG THE PROLONGATION SOUTHERLY OF THE EAST LINE OF SAID LOT 17, A
DISTANCE OF 16 FEET TO THE NORTH LINE OF SAID 8TH STREET, AS IT NOW EXISTS;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID 8TH STREET, AS IT NOW EXISTS 55.05 FEET,
TO THE INTERSECTION OF THE PROLONGATION SOUTHERLY OF THE WEST LINE OF LOT 17;

THENCE NORTH ALONG THE LAST MENTIONED LINE 16 FEET TO THE SOUTHWEST CORNER OF SAID
LOT 17;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 17, BLOCK 15, A DISTANCE OF 55.05 FEET TO
THE POINT OF BEGINNING

PARCEL NO. 6:
LOT 5, BLOCK 15 OF TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA
COUNTY, ARIZONA.

PARCEL NO. 7:
LOT 6, BLOCK 15 OF TEMPE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF MARICOPA COUNTY, ARIZONA, ACCORDING TO BOOK 2 OF MAPS, PAGE 26;

EXCEPT, BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 15, TEMPE, ACCORDING TO
BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 6, 15.00 FEET;

THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF SAID LOT 6, SAID POINT BEGINNING
15.00 FEET NORTH OF THE POINT OF BEGINNING;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6, 15.00 FEET TO THE POINT OF BEGINNING.

OWNER/DEVELOPER

TEMPE MILL, LLC
810 S. CASINO CENTER BLVD.
LAS VEGAS, NV 89101

GENERAL NOTES

PROJECT DATA

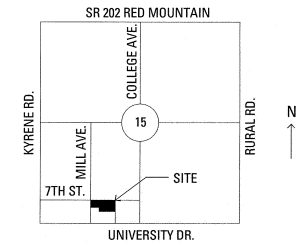
1. Project Name: M7 Mixed Use Development	9. Proposed Uses (Occupancies): Hotel Guestrooms = R1 Condominiums = R2 Conference Space = A3 Retail / Restaurant = M / A-2 Electrical / Mechanical / Storage / Service = S-2 Parking Garage = S2	11. Parking: Hotel: 240 spaces ~240 rooms X 1 space per room Condominiums: 457 spaces 16R Units 74 Units .75 Per 55.5 Req. 26R Units 222 Units 1.5 Per 333 Req. 36R Units 37 Units 2.25 Per 83.25 Req. 46R Units 37 Units 3 Per 111 Req. Visitors 37 Units 2 Per 74 Req. Conference Space (Assembly) - 415 spaces ~51,801 sq ft X 1 space per 125 sq ft Retail: 49 spaces ~19,534 sq ft (TOD Reductions) X 1 space per 300 sq ft Restaurant: 168 spaces ~13,673 sq ft - 1,250 sq ft X 1 space per 75 sq ft Bar: 93 spaces ~5,880 sq ft - 1,250 sq ft X 1 space per 50 sq ft Parking Required = 1,820 spaces Parking Provided = 1,111 spaces total = 1,111 spaces (garage) = 15 spaces (on-street)
2. Project Address: 701 S. Mill Ave. Tempe AZ 85281	10. Building Area: Total Development = 1,257,694 GSF Hotel = 185,246 GSF (140 Keys) Condominiums = 454,365 GSF (370 Units) Conference Space = 113,822 GSF Retail / Restaurant / Bar = 39,087 GSF (w/ max 1/3 mezzanine) Electrical / Mechanical / Storage / Service = 28,555 GSF Parking Garage = 457,410 GSF	Accessible Spaces Required = 22 Accessible Spaces Provided = 22
4. Use Permits Tandem Parking	Percentage of lot coverage = 81% (80,731 (First Floor) 75,327 - 0.806) Floor Area Ratio (F.A.R.) = 16.7 (1,257,694/75,327 - 16.89) Height of building = 306 feet maximum Number of stories = 26	Bicycle Parking: 1+2 BR Units 298 Units 0.5 Per 149 Req. 3+4 BR Units 74 Units 0.75 Per 56 Req. Pos Guests 370 Units 0.2 Per 74 Req. Conference 51,801 sq ft 1/2,000 sq ft 25 Req. Retail 19,534 sq ft 1/10,000 sq ft 2 Req. Restaurant 13,673 sq ft 1/1,000 sq ft 14 Req. Bar/Nightclub 5,880 sq ft 1/1,000 sq ft 6 Req.
5. Parcel Size: 1.87 Acres - 72,549 NSF 1.73 Acres - 75,327 GSF		
6. General Plan 2030 Projected Land Use: Mixed Use		
7. Existing Zoning: CC - City Center / TOD		
8. Type of Construction (per IBC 2003): Type I-A construction		

APPROVAL

BY: _____, DATE: _____
DEVELOPMENT SERVICES

CONDITIONS OF APPROVAL : P.A.D.

1. _____



LOCATION MAP

	CC/TOD	Proposed	
MAX DENSITY D.U./ACRES	NS	214/AC	
MAX BUILDING HEIGHT	50'	306' (CONDO TOWERS) (194'-8" FOR HOTEL)	
MAX LOT COVERAGE %	NS	81%	
MIN. LANDSCAPE AREA %	NS	42%	
SETBACKS			
FRONT - MIN.	0'	0'	
FRONT - MAX. (TOD)	20'	20'	
STREETSIDE MIN.	0'	0'	
SIDE - MIN.	0'	0'	
REAR - MIN.	0'	0'	



RSP Architects 480.885.2000
592 S. College Avenue 480.885.2099 fax
Suite 203 www.rsparch.com
Tempe, AZ 85281

Consultants



Certification



I hereby certify that the only specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Arizona.

Signatures

Registration No. _____

Date _____

Project For

M7 MIXED-USE DEVELOPMENT & TEMPE CONFERENCE CENTER

Project No. 1737.001.00

Drawn By JP, MD, DT, JD

Checked By MXR, JP

Date 02.28.08

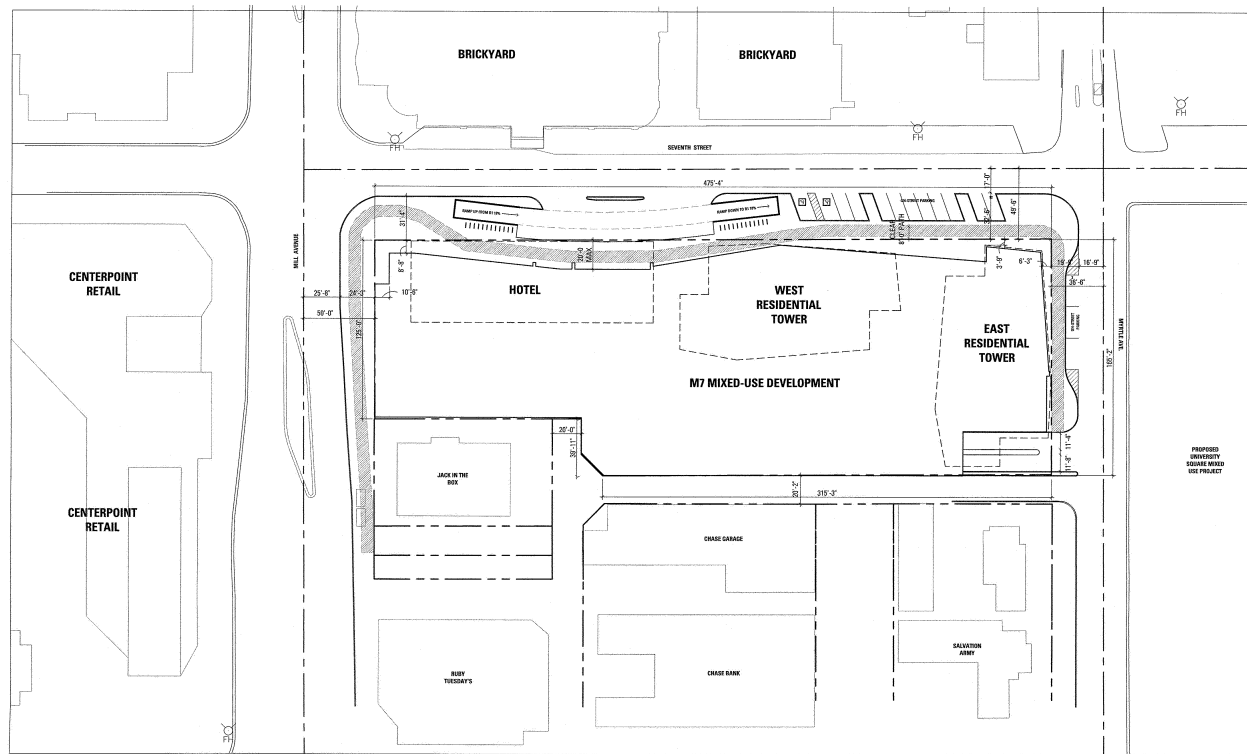
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Mark	Date	Description

PAD OVERLAY

GO



- | PROJECT DATA | | | |
|---|--|--|--|
| 1. Project Name:
M7 Mixed Use Development | 9. Proposed Uses (Occupancies):
Hotel Guestrooms ~ R1
Condominiums ~ R2
Conference Space ~ A3
Retail / Restaurant ~ M / A-2
Electrical / Mechanical / Storage / Service ~ S-2
Parking Garage ~ S-2 | 11. Parking:
Hotel : 240 spaces
~240 rooms X 1 space per room
Condominiums : 657 spaces
18R Units : 74 Units .75 Per 55.5 Req
20R Units : 222 Units 1.5 Per 333 Req
36R Units : 37 Units 2.25 Per 82.25 Req
48R Units : 37 Units 3 Per 111 Req
Visitors : 370 Units 2 Per 74 Req
Conference Space (Assembly) : 415 spaces
~51,601 sqd X 1 space per 125 sq
Retail : 49 spaces
~16,534 sqd X .75 (TOD Reductions) X 1 space per 300 sq
Restaurant : 165 spaces
~15,673 sqd X 1,250 of X 1 space per 75 sq
Bar: 93 spaces
~5,860 of 1,250 of X 1 space per 50 sq | Bicycle Parking:
1+2 BR Units : 296 Units 0.5 Per 148 Req
3+4 BR Units : 74 Units 0.75 Per 58 Req
Res Guests : 370 Units 0.2 Per 74 Req
Conference : 51,601 sqd 1/2000 of 25 Req
Retail : 16,534 sqd 1/10,000 of 2 Req
Restaurant : 15,673 sqd 1/1,300 of 14 Req
Bar/Nightclub : 5,860 sqd 1/1,000 of 6 Req |
| 5. Parcel Size:
1.67 Acres ~ 72,549 NSF
1.73 Acres ~ 75,327 NSF | 10. Building Area:
Total Development ~ 1,257,894 GSF
Hotel ~ 165,245 GSF (240 Keys)
Condominiums ~ 454,395 GSF (370 Units)
Conference Space ~ 113,822 GSF
Retail / Restaurant/Bar ~ 39,067 GSF (w/ max 1/3 mezzanine)
Electrical / Mechanical / Storage / Service ~ 28,555 GSF
Parking Garage ~ 457,410 GSF | | |
| 6. General Plan 2030 Projected Land Use:
Mixed Use | Percentage of lot coverage = 81% (60,731 (First Floor)
75,327) x 0.808
Floor Area Ratio (F.A.R.) = 16.7 (1,257,894/75,327 =
16.68) | | |
| 7. Existing Zoning:
CC - City Center / TOD | Height of building = 306 feet maximum
Number of stories = 26 | Accessible Spaces Required ~ 22
Accessible Spaces Provided ~ 22 | |
| 8. Type of Construction (per IRC 2003):
Type I-A construction | | | |

GENERAL NOTES



RSP Architects
502 S. College Avenue
Suite 205
Tempe, AZ 85281

480.885.2000
480.885.2099 fax
www.rsparch.com

Consent

Certification



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Arizona.

Signature

Registration No.

Date

Project For

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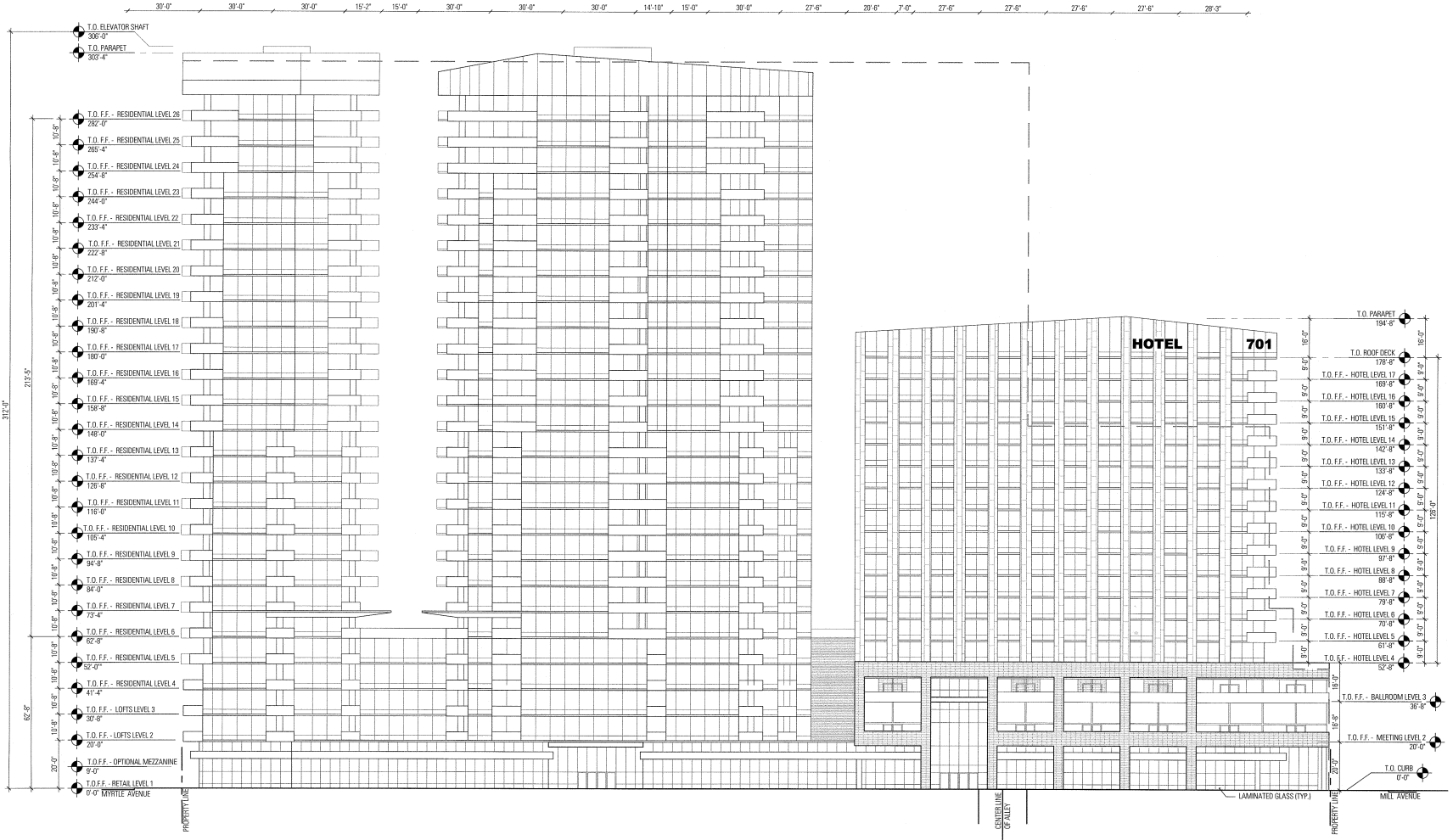
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Mark	Date	Description

NORTH
BUILDING ELEVATION

A401



1 NORTH ELEVATION
1'-0"

0 10 20 40
SCALE: 1" = 20'-0"



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Consultants

Certification



I hereby certify that this plan, specification report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Arizona.

Signature

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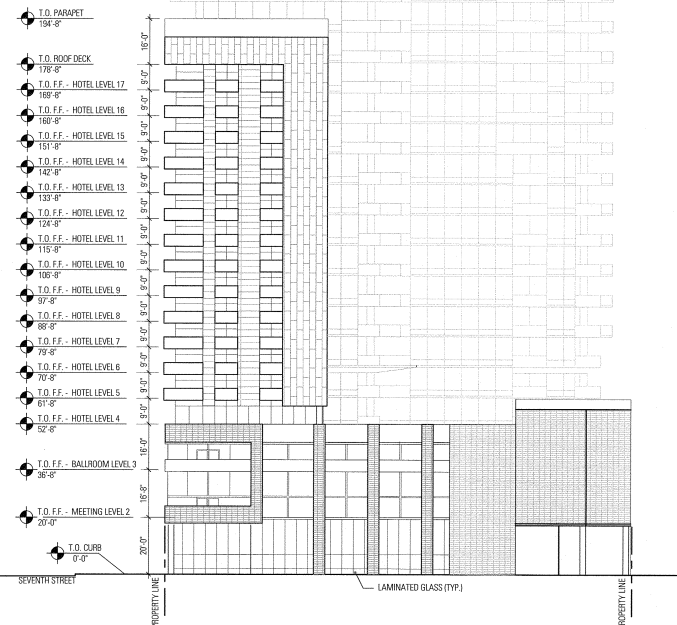
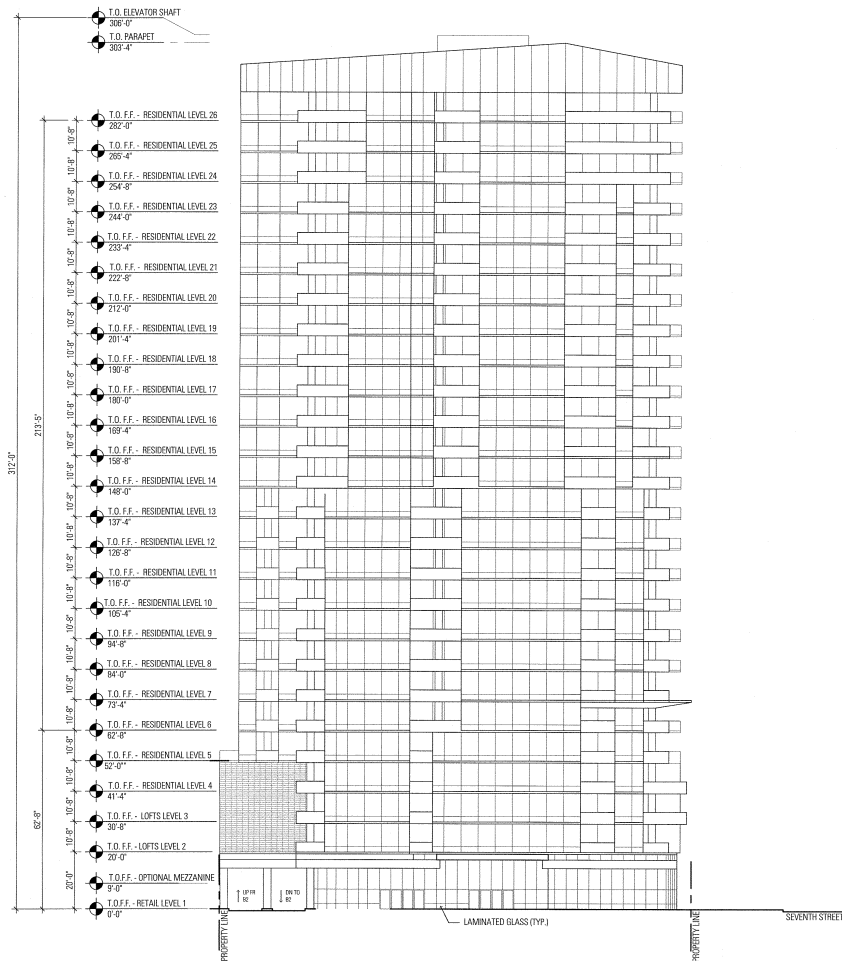
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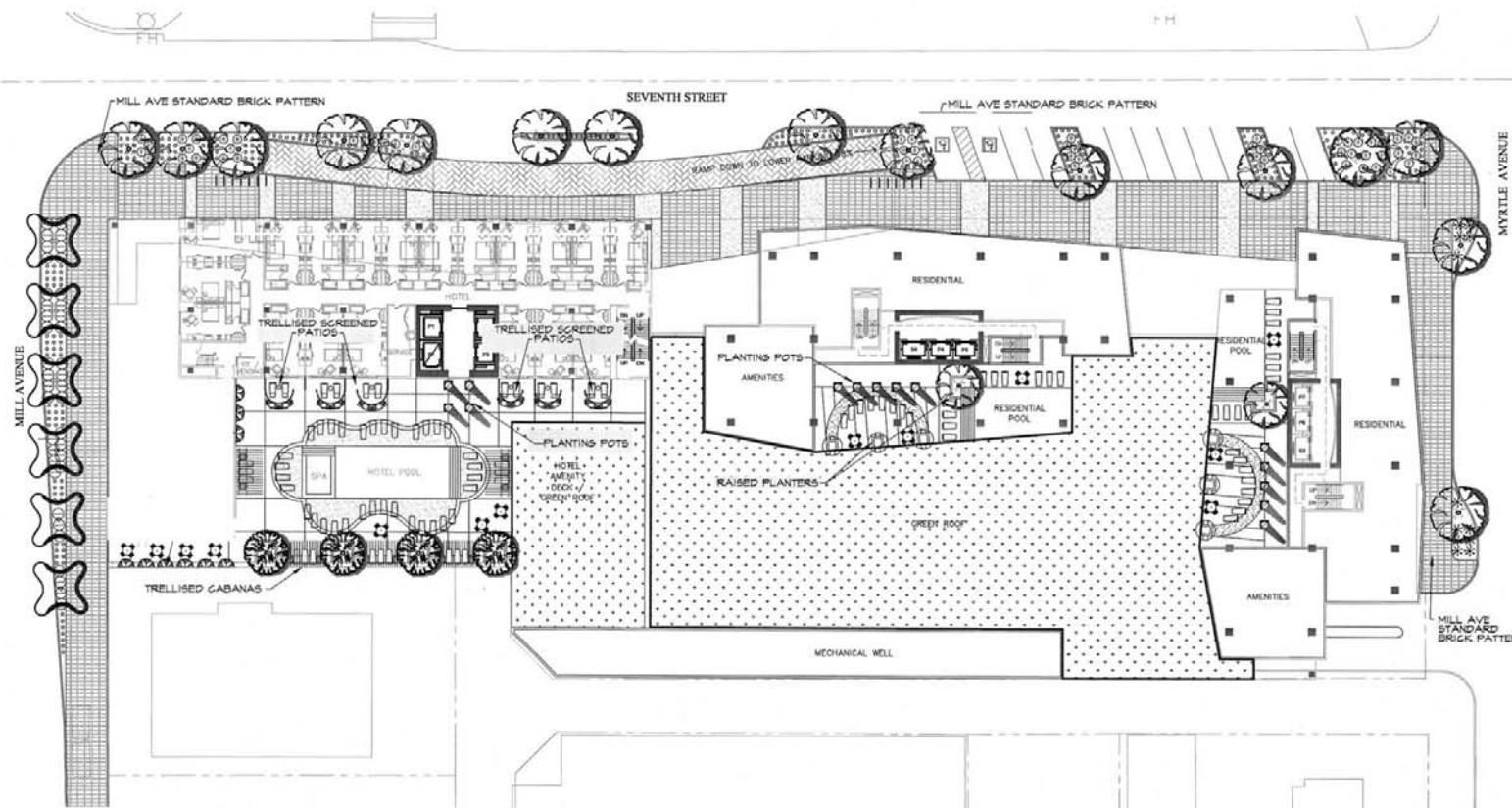
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Mark	Date	Description

EAST & WEST
BUILDING ELEVATIONS

A403





PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	EXISTING TREES TO REMAIN			
	PIGUS NITIDA	NOIAN LAUREL FIG	8 GAL / 24" BOX	6
	CASALPITRA GACALAGO	THORLESS GACALOTE	8 GAL / 24" BOX	5
	TREES			
	QUERCUS VIRGINIANA	HERITAGE LIVE OAK	8 GAL / 24" BOX	10
	QUERCUS BICOLOR	WHITE OAK	8 GAL / 24" BOX	10
	SHRUBS			
	CUPRESSUS SEMPERVIRENS	TRY TOWER ITALIAN CYPRESS	5 GAL	18
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL	6
	VINES			
	CLIMBERIA BRITANNICA	BRICK KILLER	5 GAL	6
	ESCHOLIA BRITANNICA	GOLDEN BARKED	5 GAL	275
	GROUNDCOVER			
	ASPARAGUS DENSIFLORUS	ASPARAGUS FERN	1 GAL	50
	SPERMATOPHYTES	PURPLE HEART PLANT	1 GAL	50
	GREEN ROOF			
	INERT GROUNDCOVER	TO BE SELECTED	3/4" SCREENED	S.P. (TONG)
	DECOMPOSED GRANITE	TO BE SELECTED	3/4" SCREENED	S.P. (TONG)

- NOTES:**
- CONTRACTOR TO VERIFY ALL QUANTITIES.
 - CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
 - MAINTAIN 5' TO 8' TREE AND SHRUB CLEARANCE FROM SIDEWALKS.
 - MAINTAIN 1' TO 3' TREE AND SHRUB CLEARANCE FROM

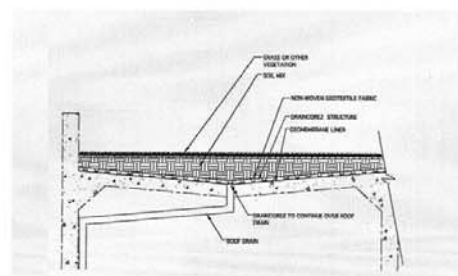
PRELIMINARY LANDSCAPE NOTES

PLANTING:
THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF TEMPE STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAGED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

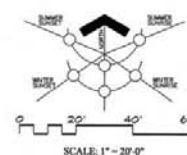
SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIRED SPACING SET BY THE CITY OF TEMPE. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF 3/4" DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

IRRIGATION:
THE IRRIGATION SYSTEM WILL CONSIST OF DRIP SYSTEMS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

GRADING:
ALL EARTHWORK WILL BE DONE SO THAT ALL EXISTING DRAINAGE OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF EXISTING DRAINAGE WILL DRAIN INTO THE RETENTION BASIN LOCATED ON SITE.



(A) GREEN ROOF DETAIL EXAMPLE



**PINNACLE
DESIGN, INC.**

PAD Landscape Exhibit

7th & Mill Mixed-Use Development Tempe, AZ

1048 N. 44th Street
Suite 200 • Tempe, AZ 85088
602.970.0000 • Fax 602.970.0000
248 • 9 07131
FEBRUARY 21, 2009

THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS



L-1 OF L-1