

PLANNED AREA DEVELOPMENT OVERLAY FOR ALL SAINTS NEWMAN CENTER

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

ACKNOWLEDGMENT:

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS 17TH DAY OF DECEMBER 2007 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED FR. FRED LUCCI, WHO ACKNOWLEDGED HIMSELF TO BE THE PASTOR OF ALL SAINTS NEWMAN CENTER AND THAT HE BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT IN THE CAPACITY THEREIN STATED FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES:

LEGAL DESCRIPTION

Parcel 1

The east 30 feet of Lot 17 and all Lots 18, 19, and 20, Block 13 Town of Tempe, also the north 16 feet of 8th street lying adjacent on the south side of above described lots according to the plat in book 2 of maps, page 26, Maricopa County, Arizona.

Parcel 2

Parcel No. 1: The west 10 feet of Lot seventeen (17), and Lot Sixteen (16), except the west 3 feet, block thirteen (13), Tempe, in the City of Tempe, according to the plat in book 2 of maps, page 26. Parcel No. 2: that portion of 8th street now vacated and abandoned by the City of Tempe adjoining portions of Lots 16 and 17, Block 13, City of Tempe West, according to the plat of record in the office of the county recorder in book 2 of maps, page 26 described as follows:

Beginning at a point on the south line of said Lot 16 which is 3 feet east of the southwest corner thereof and running thence east, along the south line of said Lots 16 and Seventeen, a distance of 47 feet to a point which is 10 feet east of the southwest corner of said Lot 17; thence south, on a line parallel to the west line of said Lot 17, a distance of 16 feet to the north line of 8th street as it now exists; thence westerly, along the north line of 8th street as it now exists, a distance of 47 feet to a point in a line which is 3 feet east of and parallel to the west line of said Lot 16; thence north along said parallel line, a distance of 16 feet to the point of beginning.

OWNER:

ALL SAINTS NEWMAN CENTER
230 EAST UNIVERSITY DRIVE
TEMPE, AZ 85281
480.967.7823

DEVELOPER:

DOMUS COMMUNITIES
30 WEST PERSHING ROAD
SUITE 201
KANSAS CITY, MO 64180
866.543.6687

GENERAL NOTES:

PROJECT DATA:

SITE AREA:	37,455 SF
BUILDING AREA:	258,588 SF
PROPOSED USES:	MULTIPLE FAMILY DWELLINGS, RELIGIOUS ASSEMBLY, CLASSROOMS
# OF UNITS:	180
# OF STORIES:	22
BUILDING HEIGHT:	243'-2"

LOCATION MAP



CONDITIONS OF APPROVAL:

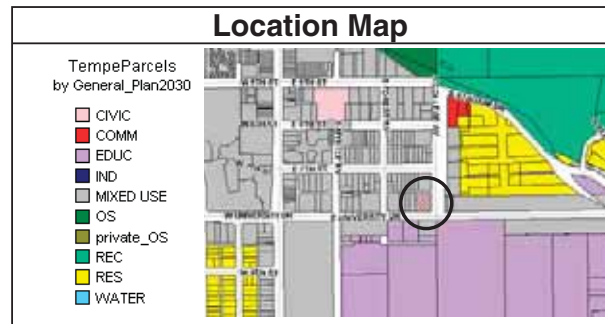
APPROVAL:

BY: _____ DATE: _____
DEVELOPMENT SERVICES MANAGER



SCB Solomon
Cordwell
Buenz

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Site Data																																																																																					
A.	SUBMITTED BY: NAME ADDRESS PHONE	DOMUS COMMUNITIES 30 WEST PERSHING ROAD SUITE 201 KANSAS CITY, MO 64108 866.543.6687																																																																																			
B.	PROJECT NAME:	ASU NEWMAN CENTER																																																																																			
C.	SITE ADDRESS:	230 EAST UNIVERSITY DRIVE TEMPE, ARIZONA																																																																																			
D.	SCALE, NORTH ARROW	SEE SITE PLAN SHEET																																																																																			
E.	LOCATION MAP	SEE GRAPHIC THIS SHEET																																																																																			
F.	PROPERTY LINES/LEASE LINES/PHASE LINES	SEE SITE PLAN SHEET																																																																																			
G.	LEGAL DESCRIPTION	SEE DESCRIPTION THIS SHEET																																																																																			
H.	GENERAL PLAN PROJECTED LAND USE & PROJECTED DENSITY	MIXED USE RES.DENSITY 26+																																																																																			
I.	ZONING: EXISTING PROPOSED	CITY CENTER (TOD) CITY CENTER - PAD (TOD)																																																																																			
J.	PARCEL SIZE (NET & GROSS)	37,455 SF (.86 ACRES)																																																																																			
K.	BUILDING AREA PERCENTAGE OF LOT COVERAGE HEIGHT OF BUILDING NUMBERS OF STORIES	258,588 SF (INCLUDING BASEMENT) 63% (INCLUDES EXISTING CHURCH TO REMAIN) 24'-2" 22																																																																																			
L.	TYPE OF CONSTRUCTION PER INTERNATIONAL BUILDING CODE	TYPE 1-A* (Table 503) * Type 1-A construction may be reduced to type 1-B The height of the reduced construction type shall be the same as for the original construction type (403.3.1-3)																																																																																			
M.	AUTOMATIC EXTINGUISHING SYSTEM	The Building will be equipped with an automatic extinguishing system per City of Tempe IBC.																																																																																			
N.	PROPOSED USES	MULTIPLE FAMILY DWELLINGS, RELIGIOUS ASSEMBLY, UNIVERSITY CLASSROOMS																																																																																			
O.	NUMBER AND TYPE OF RESIDENTIAL UNITS	1 BD 12 2 BD 84 3 BD 84 Total 180																																																																																			
P.	DENSITY	209 DWELLING UNITS/ACRE																																																																																			
Q.	PARKING FOR MOTOR VEHICLES AND BICYCLES REQUIRED & PROVIDED	<table><tr><th>PARKING</th><th>TOD</th><th>ULI</th><th>ITE</th><th>PROVIDED</th></tr><tr><td>1 BR APARTMENT (.75 /UNIT)</td><td>9</td><td>9</td><td>2</td><td>3</td></tr><tr><td>2 BR APARTMENT (1.5 /UNIT)</td><td>126</td><td>63</td><td>46</td><td>42</td></tr><tr><td>3 BR APARTMENT (2.25 /UNIT)</td><td>189</td><td>63</td><td>46</td><td>63</td></tr><tr><td>GUEST (2 /UNIT)</td><td>36</td><td></td><td></td><td>12</td></tr><tr><td>CHURCH (1 PER 100 SF)</td><td>67</td><td></td><td></td><td>0</td></tr><tr><td>OFFICE (1 PER 300 SF)</td><td>13</td><td></td><td></td><td>18</td></tr><tr><td>CLASSROOM (1 PER 200 SF)</td><td>21</td><td></td><td></td><td>0</td></tr><tr><td>LESS SHARED PARKING*</td><td>(35)</td><td></td><td></td><td>9</td></tr><tr><td>TOTAL</td><td>426</td><td>135</td><td>94</td><td>147</td></tr></table> <p>*SHARED PARKING INCLUDES OFFICE AND CLASSROOM SPACES SINCE THEY WILL NOT BE USED SIMULTANEOUSLY WITH THE CHURCH</p> <p>SEE ATTACHED LETTER REGARDING PARKING ACCOMMODATIONS</p> <table><tr><th>BIKE COMMUTE AREA</th><th>REQUIRED</th><th>PROVIDED</th></tr><tr><td>1 BR APARTMENT (.75 /UNIT)</td><td>9</td><td>18</td></tr><tr><td>2 BR APARTMENT (.75 /UNIT)</td><td>63</td><td>126</td></tr><tr><td>3 BR APARTMENT (1 /UNIT)</td><td>84</td><td>168</td></tr><tr><td>GUEST (2 SPACES/UNIT)</td><td>36</td><td>36</td></tr><tr><td>CHURCH (1 SPACE PER 1500 SF)</td><td>9</td><td>18</td></tr><tr><td>OFFICE (1 SPACE PER 8000 SF; 2 MIN.)</td><td>2</td><td>4</td></tr><tr><td>CLASSROOM (1 SPACE PER 1500 SF)</td><td>3</td><td>6</td></tr><tr><td>LESS SHARED PARKING*</td><td>0</td><td>0</td></tr><tr><td>TOTAL</td><td>206</td><td>376</td></tr></table>				PARKING	TOD	ULI	ITE	PROVIDED	1 BR APARTMENT (.75 /UNIT)	9	9	2	3	2 BR APARTMENT (1.5 /UNIT)	126	63	46	42	3 BR APARTMENT (2.25 /UNIT)	189	63	46	63	GUEST (2 /UNIT)	36			12	CHURCH (1 PER 100 SF)	67			0	OFFICE (1 PER 300 SF)	13			18	CLASSROOM (1 PER 200 SF)	21			0	LESS SHARED PARKING*	(35)			9	TOTAL	426	135	94	147	BIKE COMMUTE AREA	REQUIRED	PROVIDED	1 BR APARTMENT (.75 /UNIT)	9	18	2 BR APARTMENT (.75 /UNIT)	63	126	3 BR APARTMENT (1 /UNIT)	84	168	GUEST (2 SPACES/UNIT)	36	36	CHURCH (1 SPACE PER 1500 SF)	9	18	OFFICE (1 SPACE PER 8000 SF; 2 MIN.)	2	4	CLASSROOM (1 SPACE PER 1500 SF)	3	6	LESS SHARED PARKING*	0	0	TOTAL	206	376
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R.	LANDSCAPE AREA ON-SITE	5,355 sf, 14%																																																																																			
S.	PAD OVERLAY	SEE SITE PLAN SHEET																																																																																			
T.	CLOSEST FIRE HYDRANT	SEE SITE PLAN SHEET																																																																																			
U.	ALL EXISTING & PROPOSED REFUSE ENCLOSURES	SEE SITE PLAN SHEET																																																																																			
V.	ALL STREETS, MEDIANS & DRIVEWAYS (BOTH SIDES OF STREET) WITHIN 125' OF PROPERTY	SEE SITE PLAN SHEET																																																																																			

Legal Description

Parcel 1

The east 30 feet of Lot 17 and all Lots 18,19, and 20, Block 13 Town of Tempe, also the north 16 feet of 8th street lying adjacent on the south side of above described lots according to the plat in book 2 of maps, page 26, Maricopa County, Arizona.

Parcel 2

Parcel No. 1: The west 10 feet of Lot seventeen (17), and Lot Sixteen (16), except the west 3 feet, block thirteen (13), Tempe, in the City of Tempe, according to the plat in book 2 of maps, page 26. Parcel No. 2: that portion of 8th street now vacated and abandoned by the City of Tempe adjoining portions of Lots 16 and 17, Block 13, City of Tempe West, according to the plat of record in the office of the county recorder in book 2 of maps, page 26 described as follows:

Beginning at a point on the south line of said Lot 16 which is 3 feet east of the southwest corner thereof and running thence east, along the south line of said Lots 16 and Seventeen, a distance of 47 feet to a point which is 10 feet east of the southwest corner of said Lot 17; thence south, on a line parallel to the west line of said Lot 17, a distance of 16 feet to the north line of 8th street as it now exists; thence westerly, along the north line of 8th street as it now exists, a distance of 47 feet to a point in a line which is 3 feet east of and parallel to the west line of said Lot 16; thence north along said parallel line, a distance of 16 feet to the point of beginning.



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PROJECT DATA

ALL SAINTS NEWMAN CENTER
Domus Communities

10.09.2007

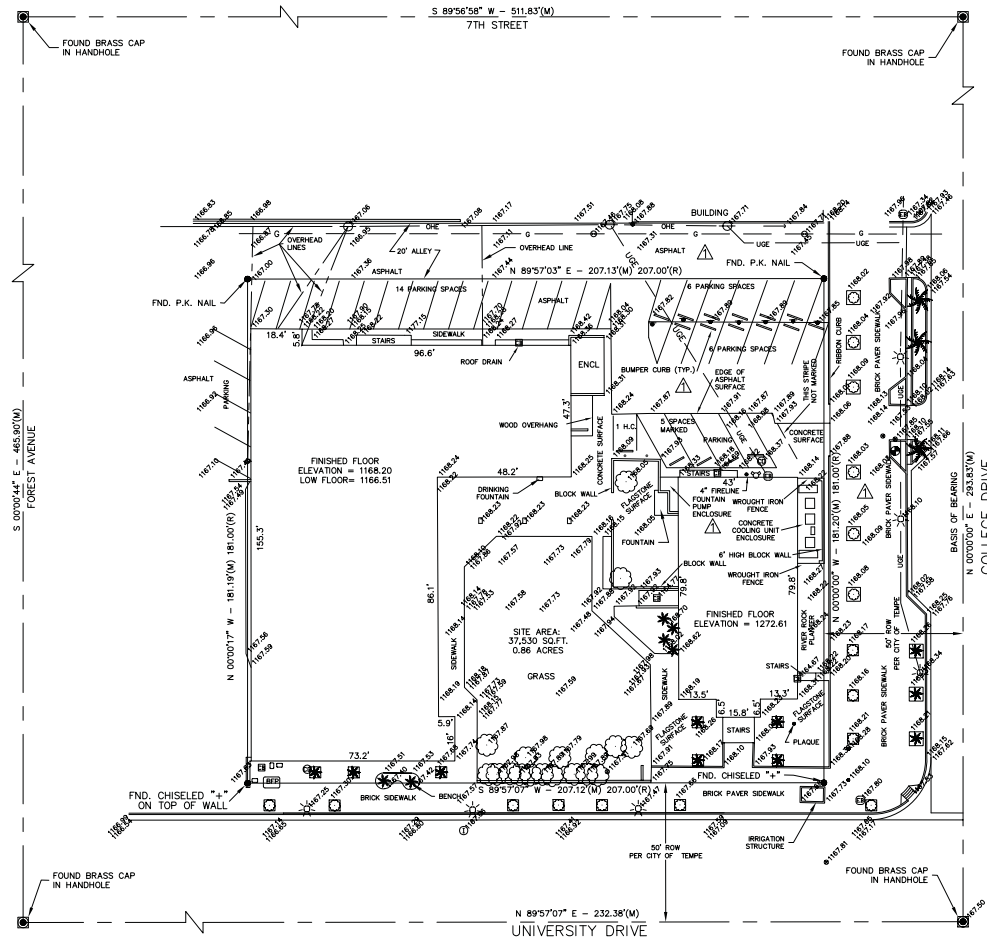
02.01.2008 revised 12.18.2007 revised
2007023

IN-PROGRESS

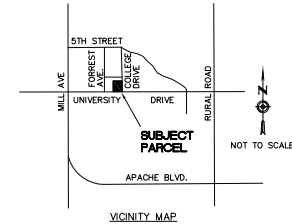


RESULTS OF SURVEY

LOTS 16-20, BLOCK 13, "TEMPE", BOOK 2 OF MAPS,
PAGE 26, M.C.R. MARICOPA COUNTY, ARIZONA



- LEGEND
- SOME SYMBOLS MAY NOT APPEAR ON SURVEY
- - PROPERTY CORNER SET #4 REAR W/CAP STAMPED "RLS 28724" U.O.N.
 - - PROPERTY CORNER FOUND AS NOTED
 - - BRASS CAP
 - - BRASS CAP IN HANDHOLE
 - - FIRE HYDRANT
 - - SIAMSE CONNECTION
 - - WATER VALVE
 - - WATER METER
 - - BACKFLOW PREVENTER
 - - IRRIGATION CONTROL VALVE
 - - SANITARY SEWER MANHOLE
 - - SEWER CLEANOUT
 - - GAS METER/VALVE
 - - STORM DRAIN MANHOLE
 - - CATCH BASIN
 - - DRYWELL
 - - SIGN
 - - UTILITY POLE WITH DROP
 - - DOWNGUT
 - - LIGHT POLE
 - - TRANSFORMER
 - - ELECTRIC VAULT
 - - ELECTRIC BOX
 - - TELEPHONE J-BOX
 - - PALM TREE
 - - TREE UNKNOWN TYPE
 - - BOLLARD
 - UGE— UNDERGROUND ELECTRIC BUESTAKE
 - G— UNDERGROUND GAS BUESTAKE
 - OHE— OVERHEAD ELECTRIC LINES



LEGAL DESCRIPTION

PARCEL 1

THE EAST 30 FEET OF LOT 17 AND ALL OF LOTS 18, 19 AND 20, BLOCK 13, TOWN OF TEMPE, ALSO THE NORTH 16 FEET OF 8TH STREET LYING ADJACENT ON THE SOUTH SIDE OF ABOVE DESCRIBED LOTS ACCORDING TO THE PLAT IN BOOK 2 OF MAPS, PAGE 26, MARICOPA COUNTY, ARIZONA.

PARCEL 2

PARCEL NO. 1: THE WEST 10 FEET OF LOT SEVENTEEN (17), AND LOT SIXTEEN (16), EXCEPT THE WEST 3 FEET, BLOCK THIRTEEN (13), TEMPE, IN THE CITY OF TEMPE, ACCORDING TO THE PLAT IN BOOK 2 OF MAPS, PAGE 26, PARCEL NO. 2: THAT PORTION OF 8TH STREET VACATED AND ABANDONED BY THE CITY OF TEMPE ADJOINING PORTIONS OF LOTS 16 AND 17, BLOCK 13, CITY OF TEMPE WEST, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 2 OF MAPS, PAGE 26 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 16 WHICH IS 3 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND RUNNING THENCE EAST, ALONG THE SOUTH LINE OF SAID LOTS 16 AND SEVENTEEN, A DISTANCE OF 47 FEET TO A POINT WHICH IS 15 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 17; THENCE SOUTH, ON A LINE PARALLEL TO THE WEST LINE OF SAID LOT 17, A DISTANCE OF 16 FEET TO THE NORTH LINE OF 8TH STREET AS IT NOW EXISTS; THENCE WESTERLY, ALONG THE NORTH LINE OF 8TH STREET AS IT NOW EXISTS, A DISTANCE OF 47 FEET TO A POINT IN A LINE WHICH IS 3 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 16; THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 16 FEET TO THE POINT OF BEGINNING.

NOTES

- 1) EXCEPT AS NOTED, SURVEYOR HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTER THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
- 2) DECLARATION IS MADE TO ORIGINAL PURCHASER ONLY. SURVEY IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR ADDITIONAL INSTITUTIONS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
- 3) SURVEY IS VALID ONLY IF PRINT BEARS ORIGINAL AND/OR SIGNATURE OF SURVEYOR.
- 4) FIELDWORK PERFORMED DURING JANUARY, 2003.
- 5) CONDITIONS SHOWN ARE THOSE THAT EXISTED AT THE TIME OF THE SURVEY.
- 6) PROPERTY MAY BE SUBJECT TO EASEMENTS (RECORDED OR UNRECORDED) NOT KNOWN TO THE SURVEYOR, AND NOT SHOWN HEREON.

BENCHMARK

CITY OF TEMPE CONTROL POINT #143, A BRASS CAP AT THE INTERSECTION OF COLLEGE DRIVE AND UNIVERSITY DRIVE, ELEVATION = 1167.50, CITY OF TEMPE DATUM.

FLOOD INFORMATION

SUBJECT PARCEL LIES WITHIN FLOOD ZONE "SHADED X", ACCORDING TO CURRENT FLOOD INSURANCE RATE MAPS, MAP NO. 04013C2170 F, DATED 19 JULY 2001.

ZONING

SUBJECT PARCEL IS CURRENTLY ZONED "CCD" (CENTRAL COMMERCIAL DISTRICT), PER THE CITY OF TEMPE PLANNING AND ZONING DEPARTMENT. (480) 350-6331.

SURVEYOR'S CERTIFICATION

I, DAVID P. FORNEY, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THIS DRAWING IS BASED ON A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. FORNEY
ARIZONA R.L.S. 27238



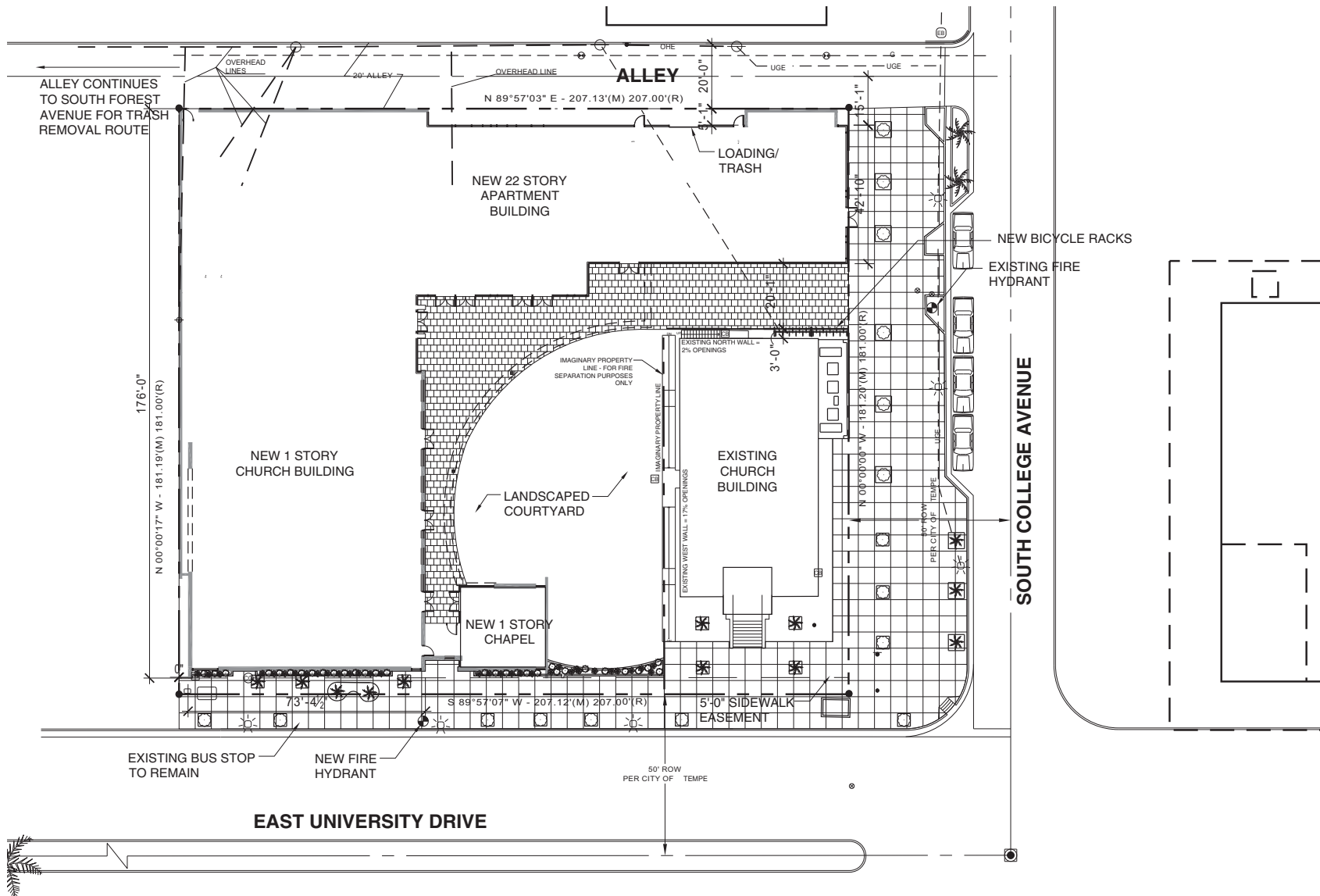
Hoskin & Ryan Consultants Inc.
creative engineering solutions

REVISIONS:
REVISED 03-03-2006
PER CLIENT COMMENTS

ALL SAINTS CATHOLIC CHURCH
NEWMAN CENTER
RESULTS OF SURVEY

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying

DRAWN: SNS
CHECKED: DPF
SHEET 1 OF 1
PROJECT NO. 03-002



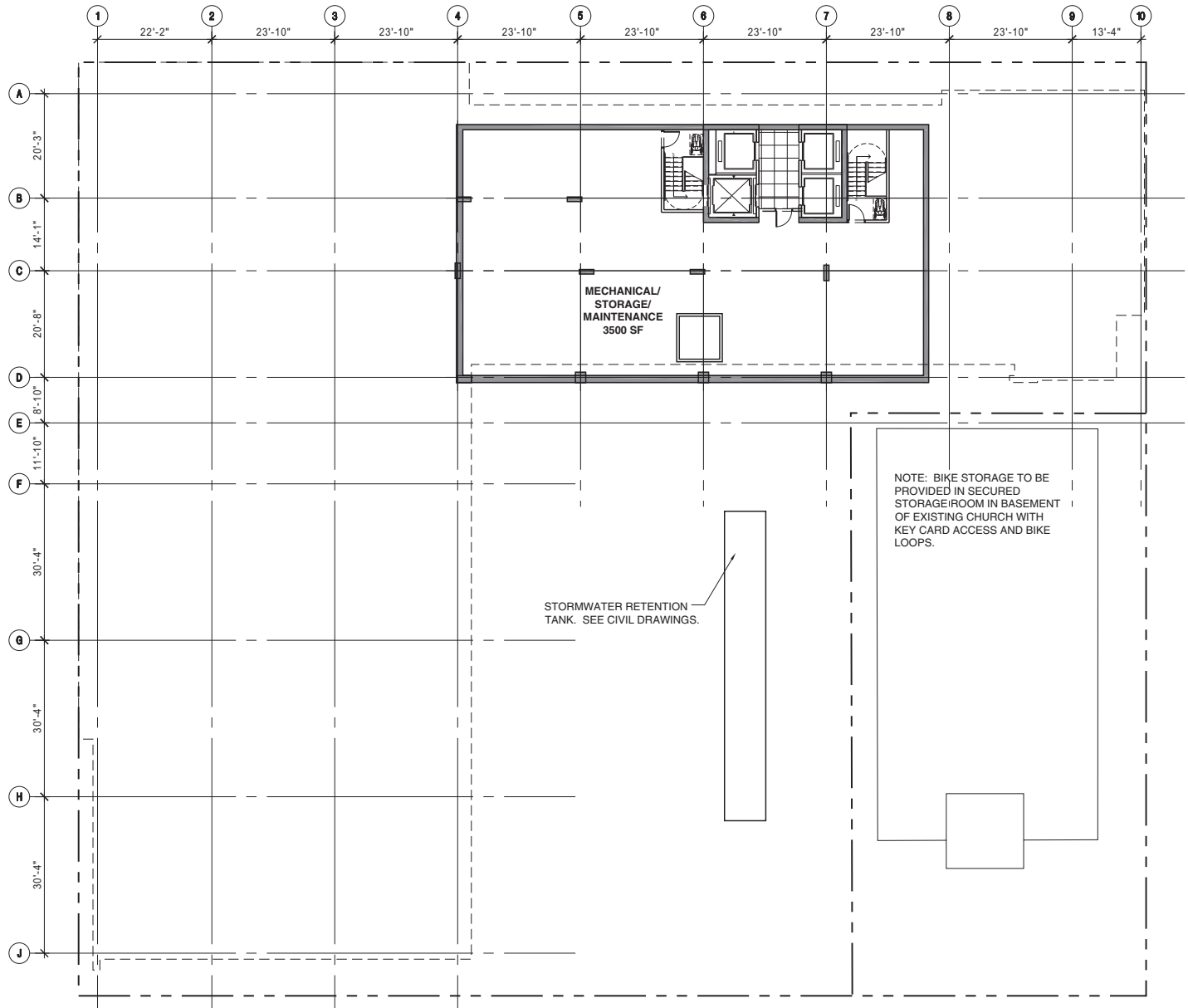
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ARCHITECTURAL SITE PLAN
ALL SAINTS NEWMAN CENTER
Domus Communities

10.09.2007
12.18.2007 revised
2007023

IN-PROGRESS
0 15' 30'
7



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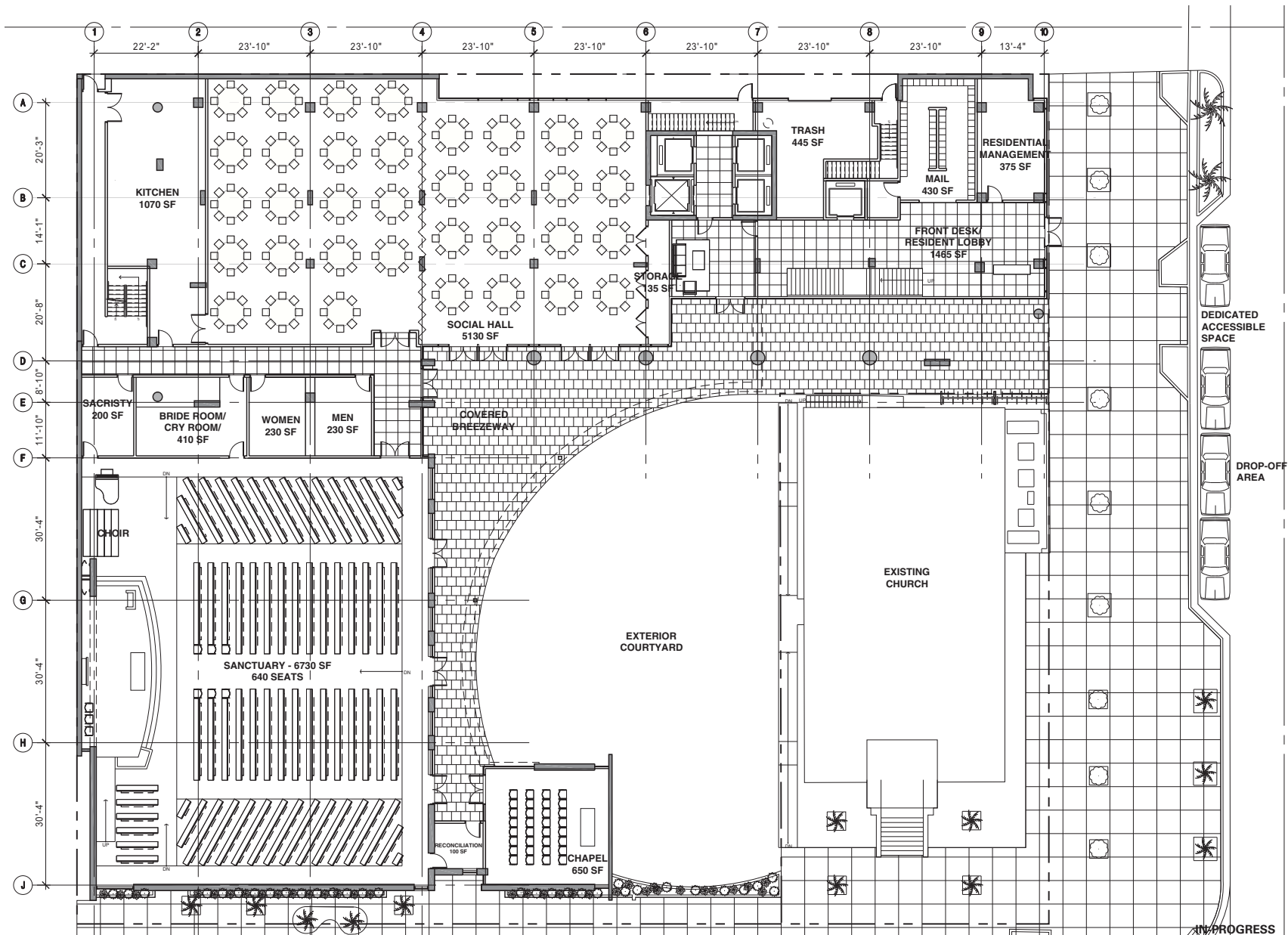


BASEMENT PLAN
ALL SAINTS NEWMAN CENTER
 Domus Communities

10.09.2007
 12.18.2007 revised
 2007023

IN-PROGRESS
 0 10' 20'





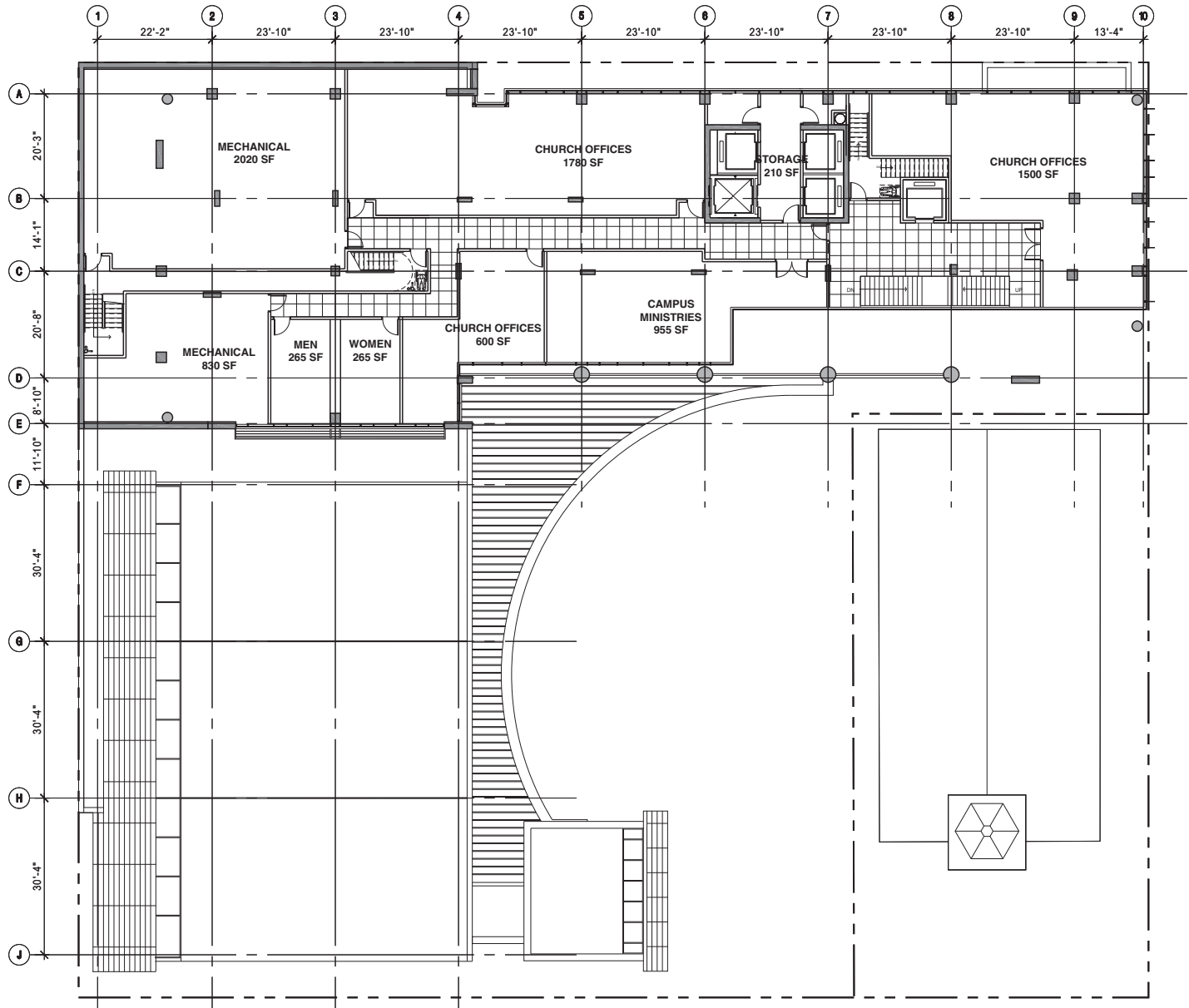
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GROUND FLOOR PLAN
ALL SAINTS NEWMAN CENTER
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IN PROGRESS
 0 10' 20'
 11



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SECOND FLOOR PLAN
ALL SAINTS NEWMAN CENTER
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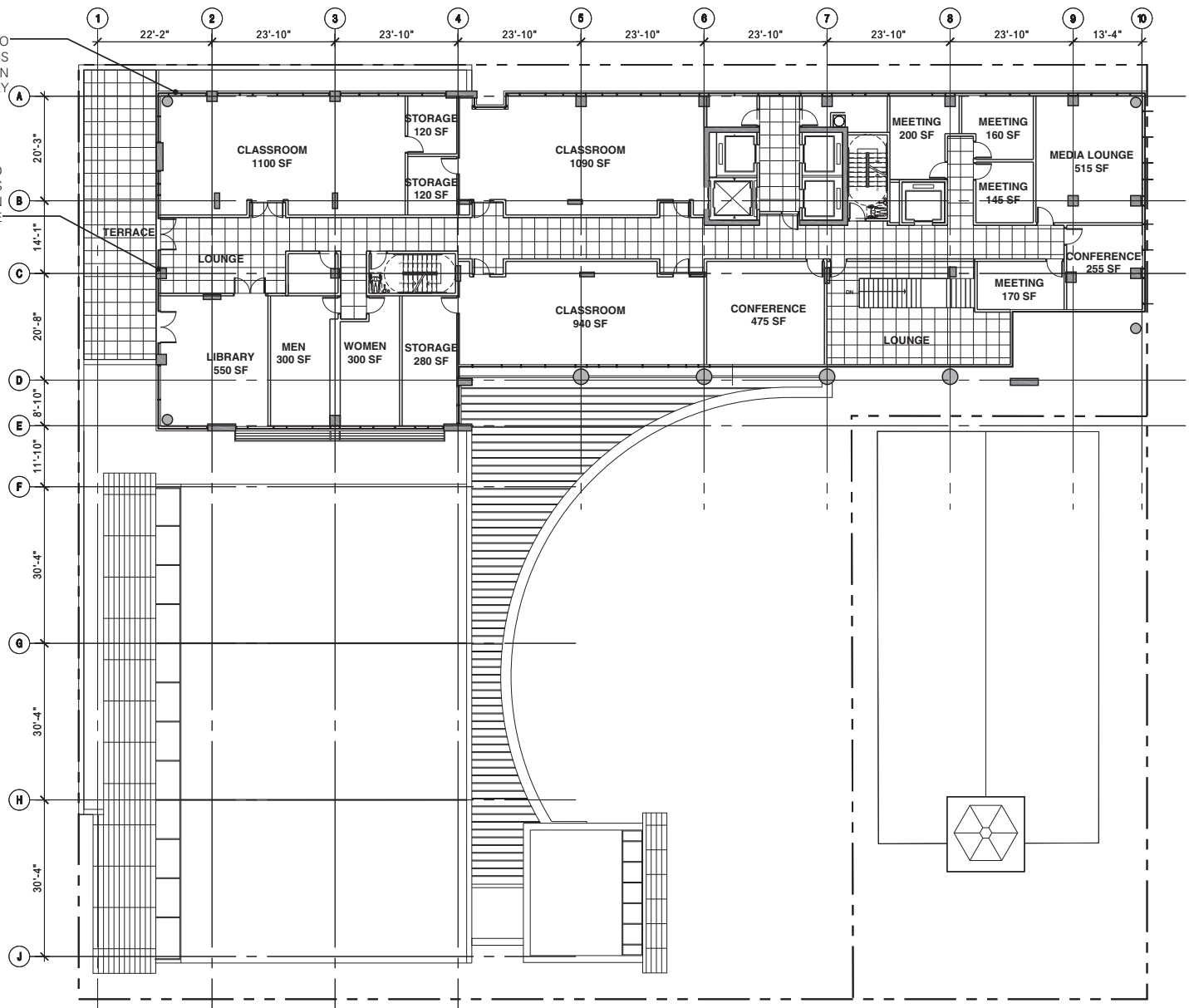
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 12.18.2007 revised
 2007023

IN-PROGRESS
 0 10' 20'



NORTH EXTERIOR WALL TO
CONTAIN MAX 75% OPENINGS
BASED ON 15'-1" SEPARATION
FROM CENTERLINE OF ALLEY

WEST EXTERIOR WALL TO
CONTAIN MAX 75% OPENINGS
BASED ON 15'-1" SEPARATION
FROM PROPERTY LINE



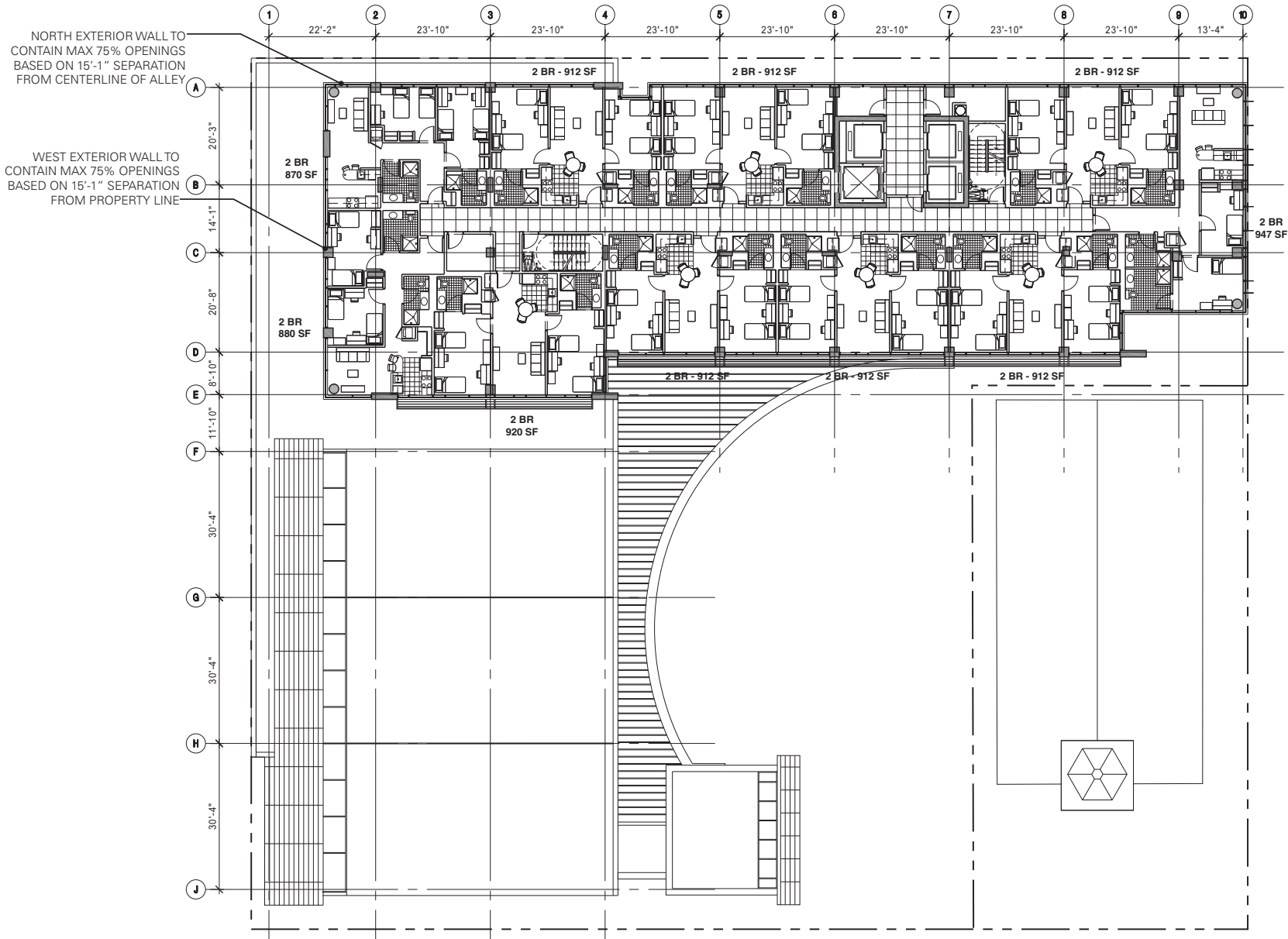
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THIRD FLOOR PLAN
ALL SAINTS NEWMAN CENTER
Domus Communities

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IN-PROGRESS
0 10' 20'
13

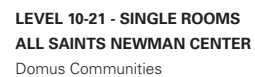


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LEVEL 4-9 PLAN - DOUBLE ROOMS
ALL SAINTS NEWMAN CENTER
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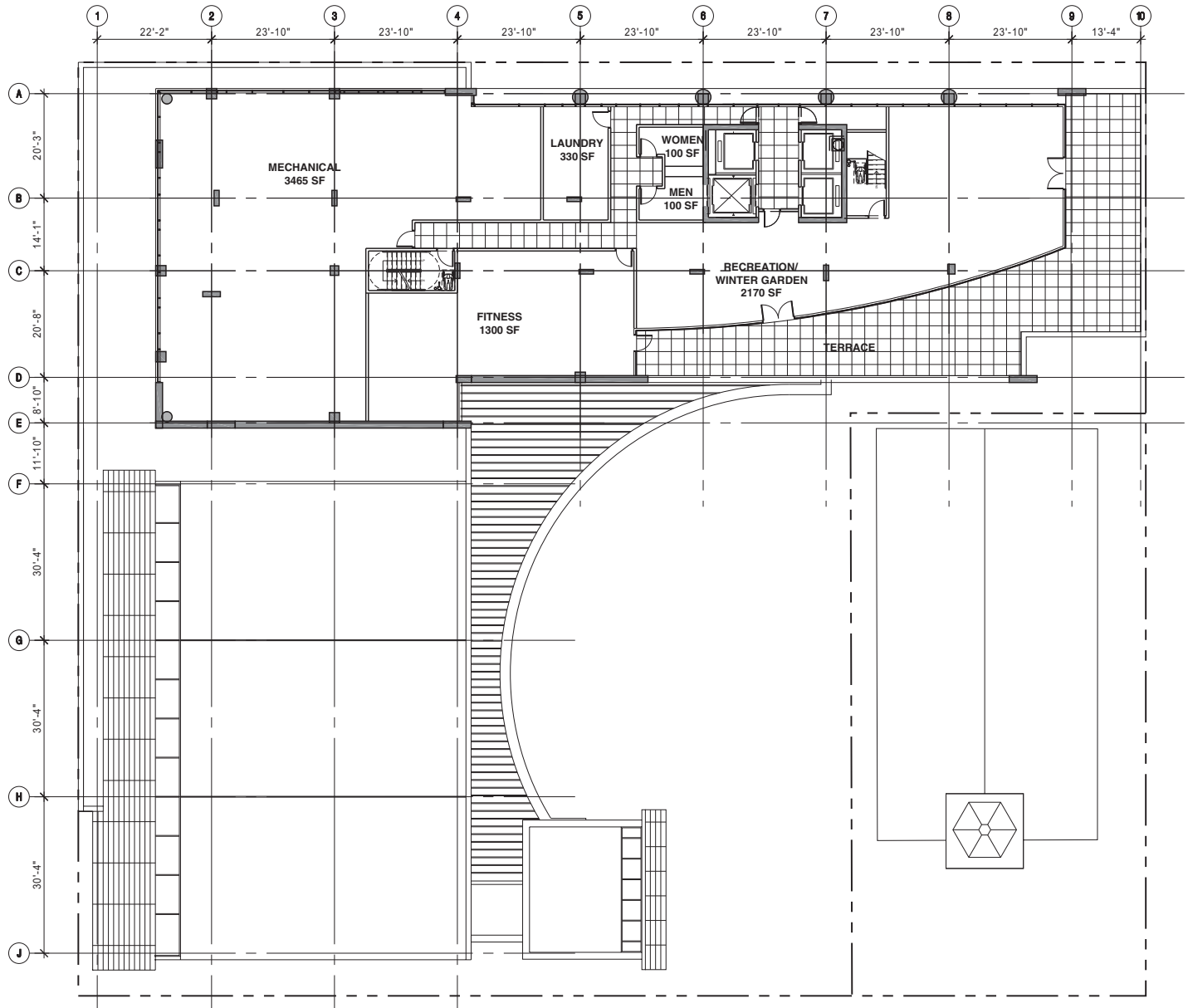
10.09.2007
 12.18.2007 revised
 2007023



0 10' 20'

12.18.2007 revised
2007023





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LEVEL 22 - MECHANICAL/RECREATION
ALL SAINTS NEWMAN CENTER
 Domus Communities

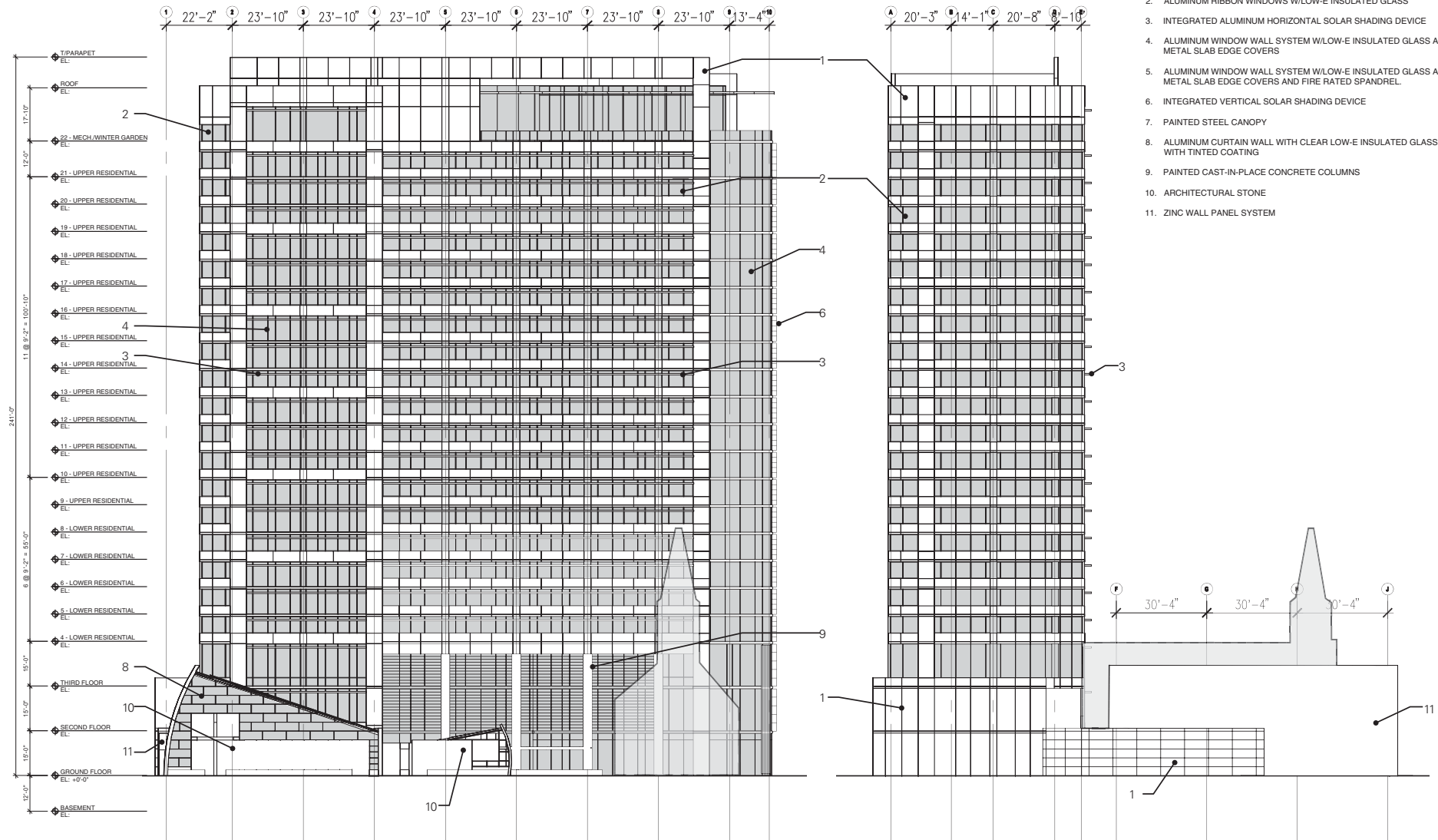
10.09.2007
 12.18.2007 revised
 2007023

IN-PROGRESS
 0 10' 20'



KEY

1. ARCHITECTURAL CONCRETE VENEER
2. ALUMINUM RIBBON WINDOWS W/LOW-E INSULATED GLASS
3. INTEGRATED ALUMINUM HORIZONTAL SOLAR SHADING DEVICE
4. ALUMINUM WINDOW WALL SYSTEM W/LOW-E INSULATED GLASS AND METAL SLAB EDGE COVERS
5. ALUMINUM WINDOW WALL SYSTEM W/LOW-E INSULATED GLASS AND METAL SLAB EDGE COVERS AND FIRE RATED SPANDREL
6. INTEGRATED VERTICAL SOLAR SHADING DEVICE
7. PAINTED STEEL CANOPY
8. ALUMINUM CURTAIN WALL WITH CLEAR LOW-E INSULATED GLASS WITH TINTED COATING
9. PAINTED CAST-IN-PLACE CONCRETE COLUMNS
10. ARCHITECTURAL STONE
11. ZINC WALL PANEL SYSTEM



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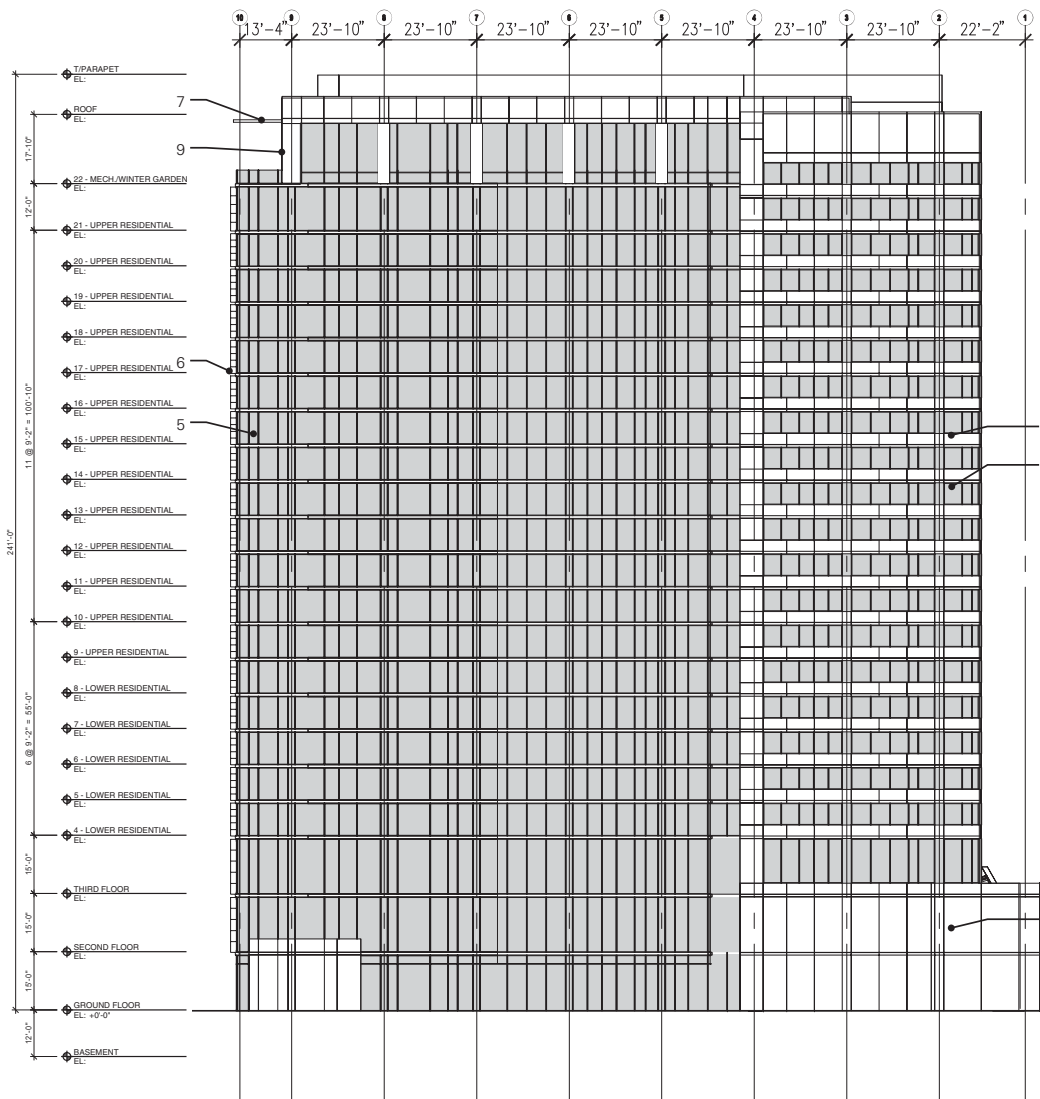


SOUTH & WEST ELEVATIONS
ALL SAINTS NEWMAN CENTER
 Domus Communities

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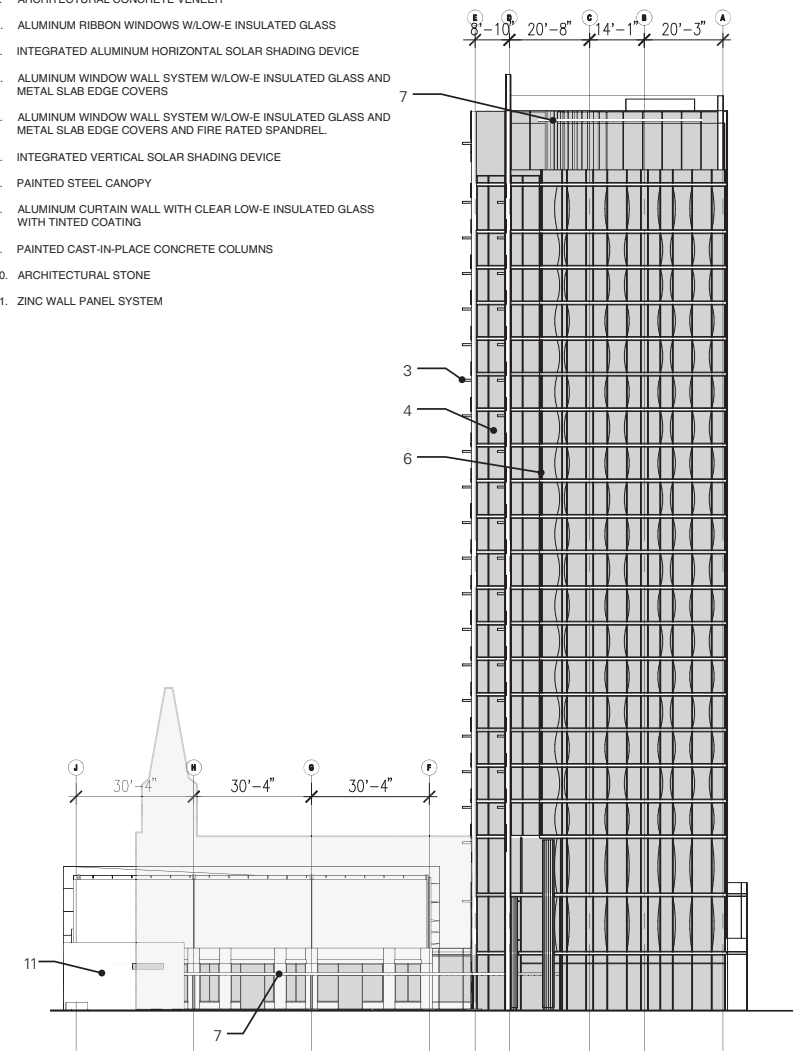
IN-PROGRESS
 0 16' 32'





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NORTH & EAST ELEVATIONS
ALL SAINTS NEWMAN CENTER
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IN-PROGRESS
0 16' 32'
18



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SOUTH & WEST ELEVATIONS
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IN-PROGRESS

0 16' 32'





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NORTH & EAST ELEVATIONS
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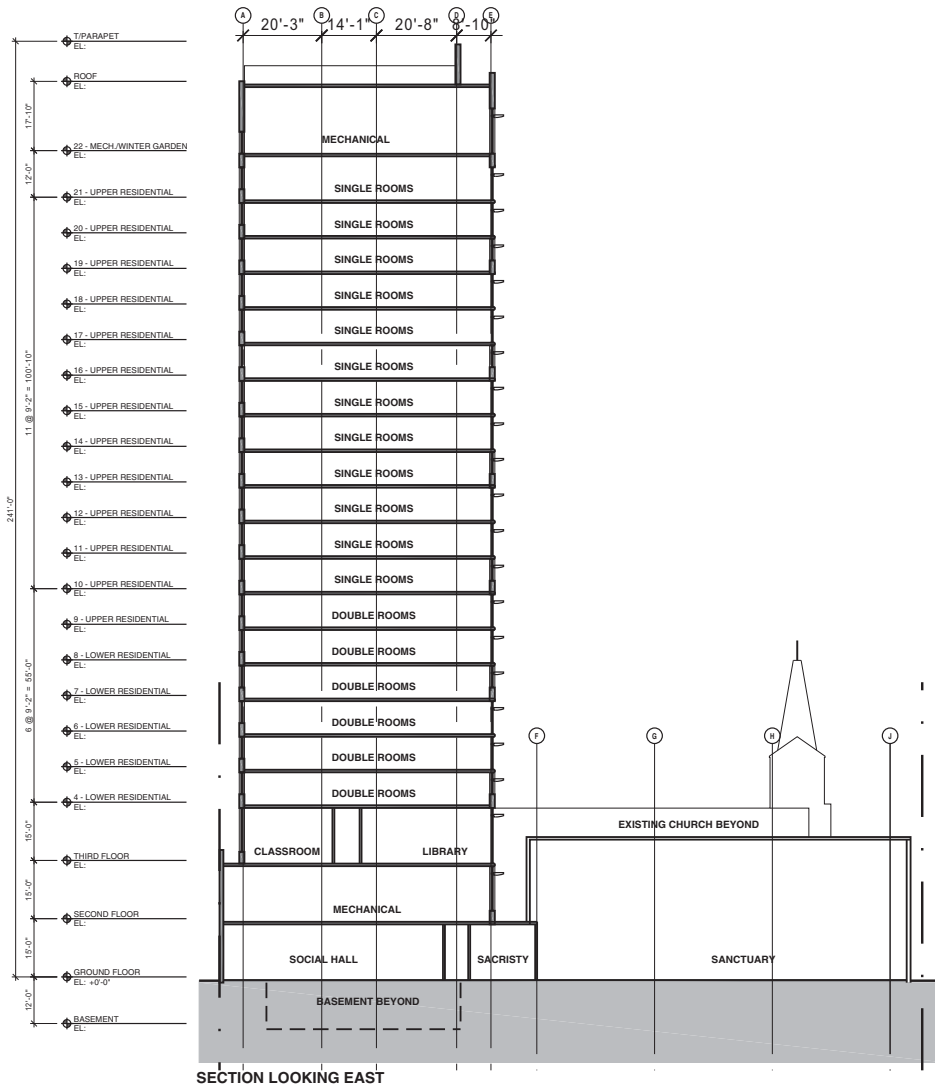
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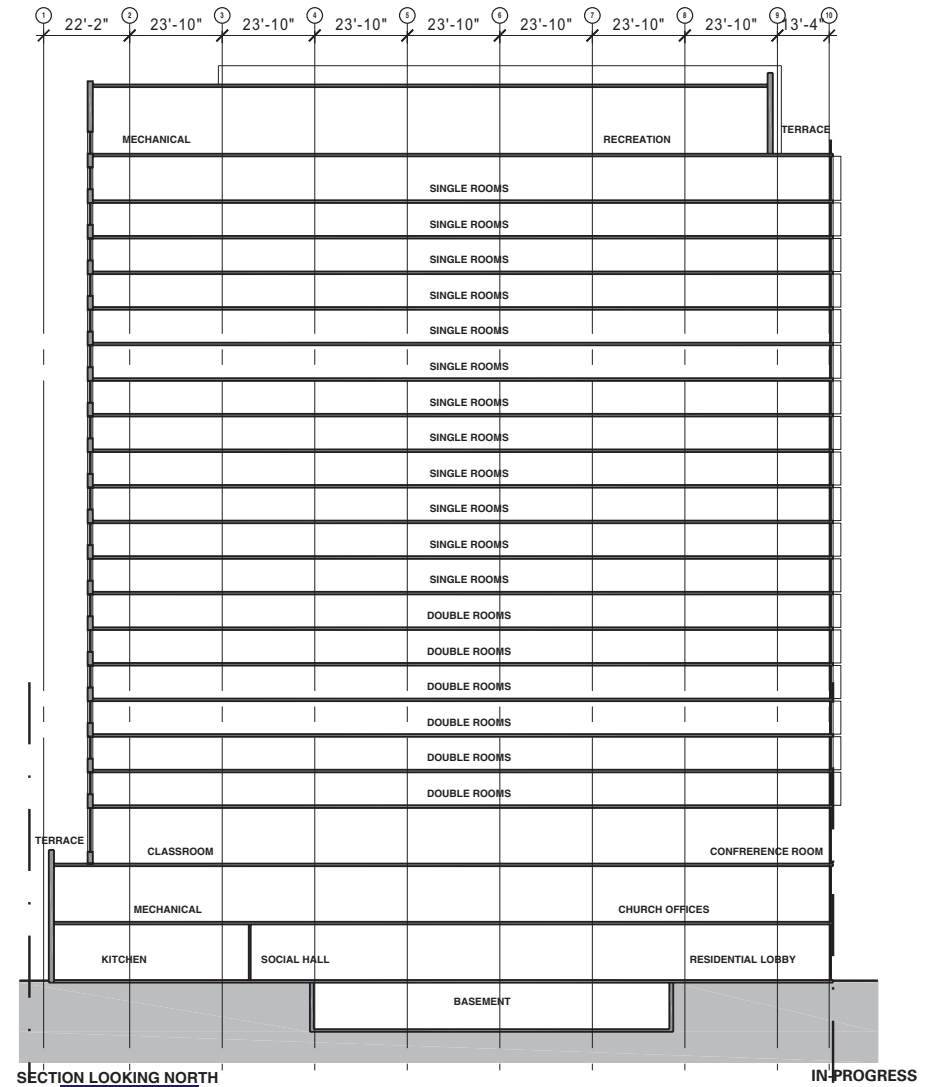
0 16' 32'



20



SECTION LOOKING EAST



SECTION LOOKING NORTH

IN-PROGRESS



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BUILDING SECTIONS
ALL SAINTS NEWMAN CENTER
 Domus Communities

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0 16' 32'
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