

THE ARROYO

TEMPE, ARIZONA

ENVIRONMENTAL GRAPHICS + WAYFINDING
SITE SIGNAGE & ENTITLEMENTS

DECEMBER 20, 2022

rsmdesign

CONTACT INFORMATION

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PAPAGO ARROYO

ADDRESS: 1225, 1255, 1275, & 1295 West Washington Street, Tempe, AZ

PROJECT ZONING: GID PAD

DESCRIPTION: This document represents an updated Comprehensive Master Sign Plan that will replace all prior Comprehensive Sign Plans for the Papago Arroyo development at the southwest corner of Washington Street and Priest Drive in Tempe, Arizona.

The new plan focuses on establishing a new identity and sense of place for the entire Arroyo development. The updated sign package complements the corresponding Arroyo site upgrades, including facade modifications and a new amenity building. This updated identity and branding will be incorporated throughout the Site to reflect the new architectural elements, increasing the Site's overall visibility and recognition.

This Master Sign Plan provides new design guidelines for all sign types within the Papago Arroyo Development in compliance with the Papago Park Center Signage Design Guidelines. All signs proposed comply with the City of Tempe Sign Ordinance.



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REVISIONS: DATE:

Update	08.08.22
Update	10.03.22
Update	10.24.22
Update	11.15.22
Update	12.20.22

DESIGN CHARACTER

PROJECT LOGOS

The following illustrates the proposed Logo. Please notify the Client, General Contractor, and RSM Design of any changes.

THE ARROYO

PRIMARY LOGO

1225

1255

1275

1295

BUILDING ADDRESSES



AMENTITY SPACE



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SIGN SCHEDULE

SCHEDULE 01 OF 01

* Please note all final quantities and locations will need to be approved by the client and field verified by the sign fabricator prior to fabrication and installation.

SIGN ID	SIGN TYPE	QUANTITY *	SO FT	ILLUMINATION	DIGITAL	BACKING/FOUNDATION	NOTES/COMMENTS
PROJECT SIGNAGE & MONUMENTS							
A1	Entry Monument	2	30 Sq. Ft.	Internal	No	Below Grade Footing	Reverse-channel letter with halo illumination
A2	Entry Monument / Tenant Pylon	2	18 Sq. Ft.	Internal	No	Below Grade Footing	Reverse-channel letter with halo illumination
A3	Tertiary Entry Monument	1	12 Sq. Ft.	External	No	Below Grade Footing	
A4	Amenity Space Identity	1	90 Sq. Ft.	Internal	No	TBD	Reverse-channel letter with halo illumination
A6	Project Identity - Building Mounted	1	88 Sq. Ft.	internal	No	Backing Required	Reverse-channel letter with halo illumination

SIGN ID	SIGN TYPE	QUANTITY *	SO FT	ILLUMINATION	DIGITAL	BACKING/FOUNDATION	NOTES/COMMENTS
BUILDING IDENTITY SIGNAGE							
B2	Integrated Pedestrian Building Identity	4	14 Sq Ft	Ambient	No	Backing Required	Tenant names to be etched and paint filled.

SIGN ID	SIGN TYPE	QUANTITY *	ILLUMINATION	DIGITAL	BACKING/FOUNDATION	NOTES/COMMENTS
TENANT SIGNAGE						
T1	Tenant Signage	12	Internal	No	Backing Required	Reverse-channel letter with halo illumination



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| Project Signage & Monuments

- A1 Entry Monument
- A2 Entry Monument / Tenant Pylon
- A3 Existing Monument
- A4 Amenity Space Identity
- A6 Project Identity - Building Mounted

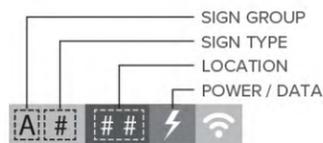
| BUILDING IDENTITY SIGNAGE

- B2 Integrated Pedestrian Building Address

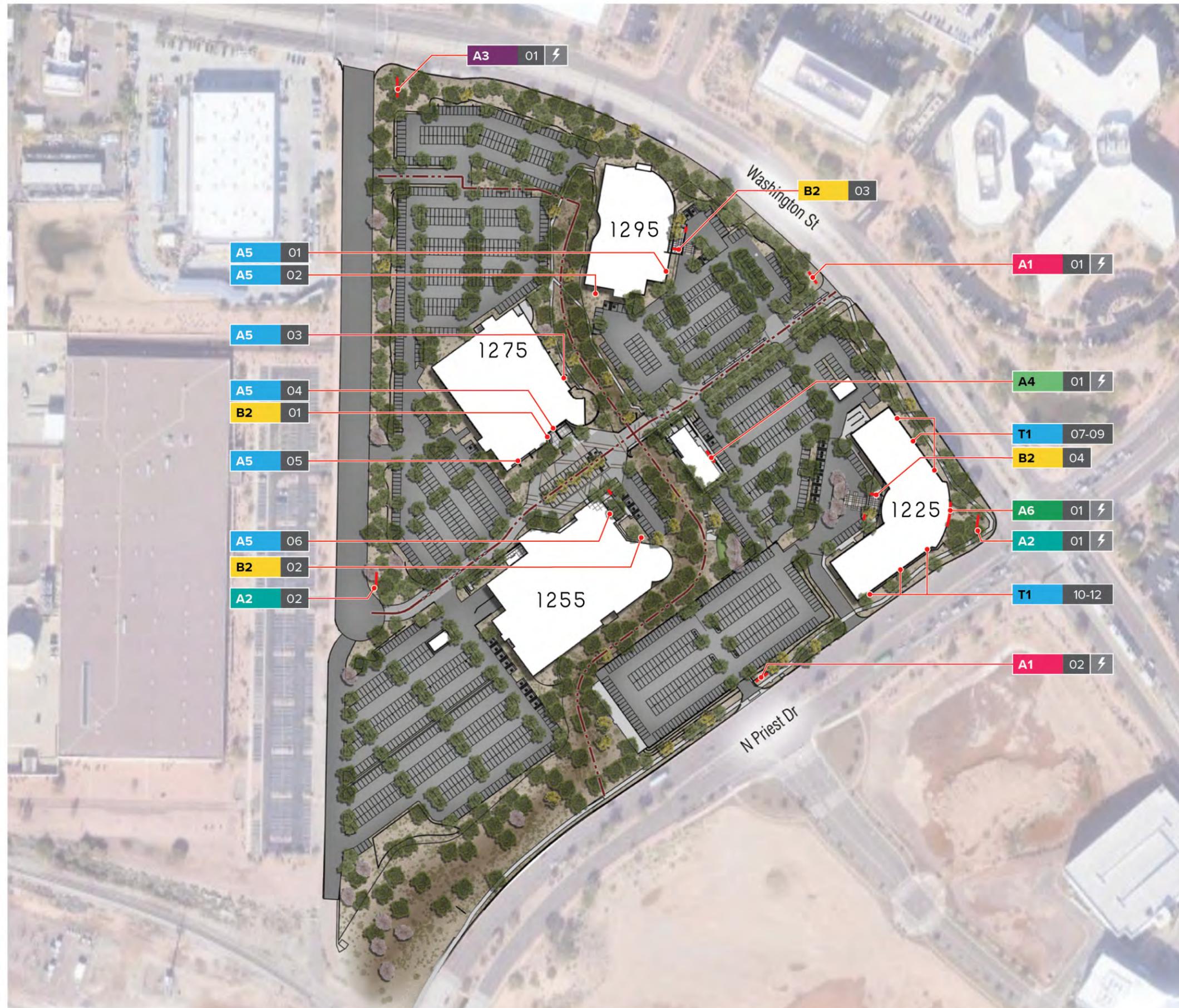
| Tenant Signage

- T1 Tenant Identity Sign

Please Note: All signs to comply with PPC setback guidelines.



1 Location Plan
Scale: 1" = 200'



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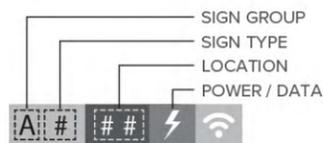
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| Project Signage & Monuments

- A1 Entry Monument
- A2 Entry Monument / Tenant Pylon
- A3 Existing Monument
- A4 Amenity Space Identity
- A6 Project Identity - Building Mounted

Please Note: All signs to comply with PPC setback guidelines.



1 Location Plan
Scale : 1" = 200'



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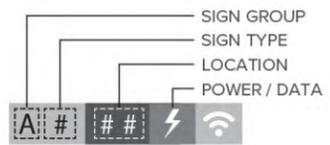
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- # BUILDING IDENTITY SIGNAGE
- B2 Integrated Pedestrian Building Address



1 Location Plan
Scale: 1" = 200'



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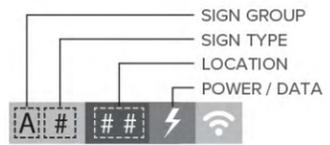
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| Tenant Signage
T1 | Tenant Identity Sign



1 Location Plan
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1 Elevation
Scale : 3/32"=1'

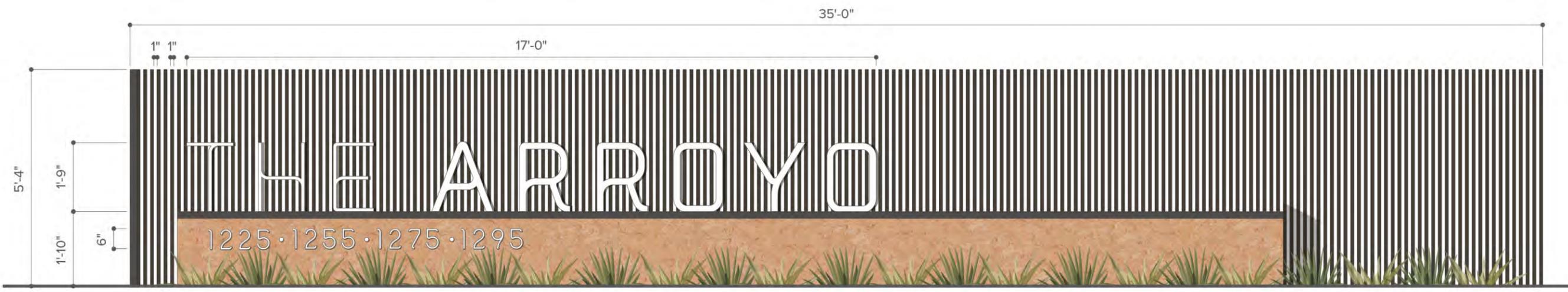
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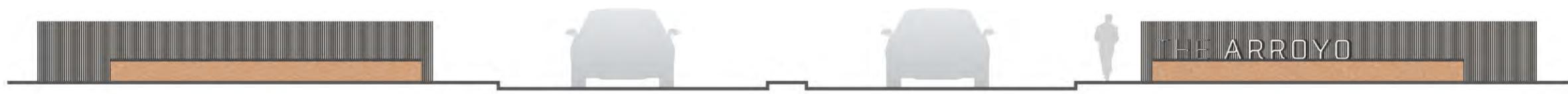
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2 Front View
Scale : 3/8"=1'



1 Elevation
Scale : 3/32"=1'

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2 Front View
Scale : 3/8"=1'



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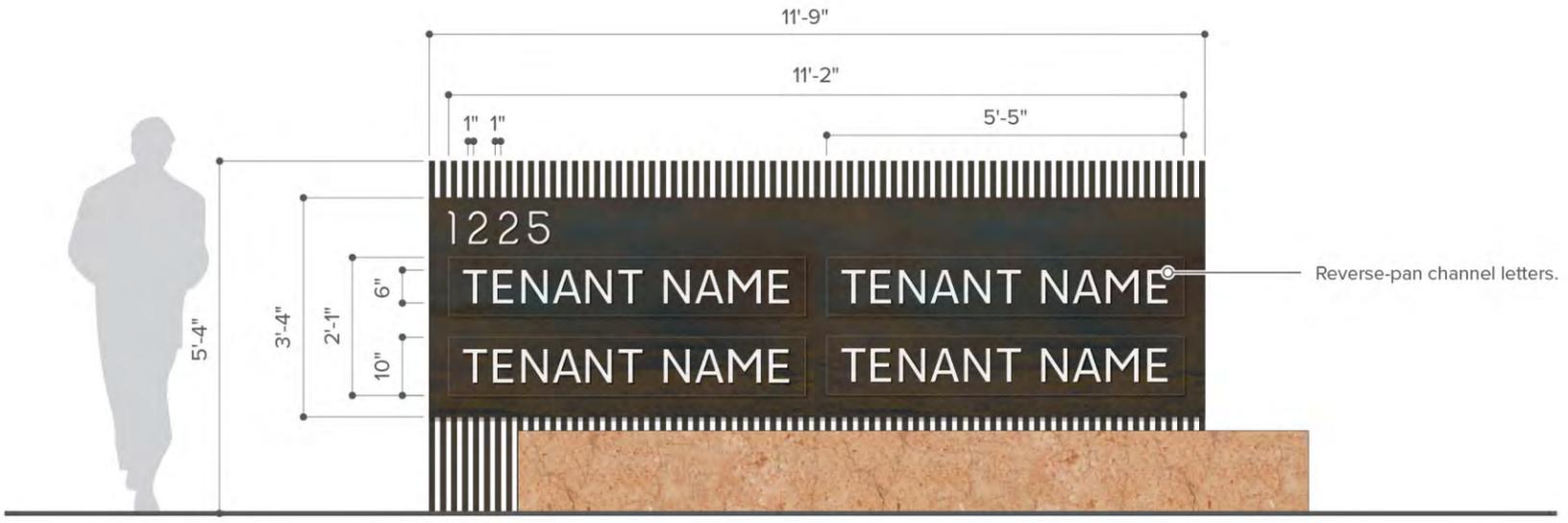
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1 Top View
Scale : 1/2"=1'



2 Front View
Scale : 1/2"=1'

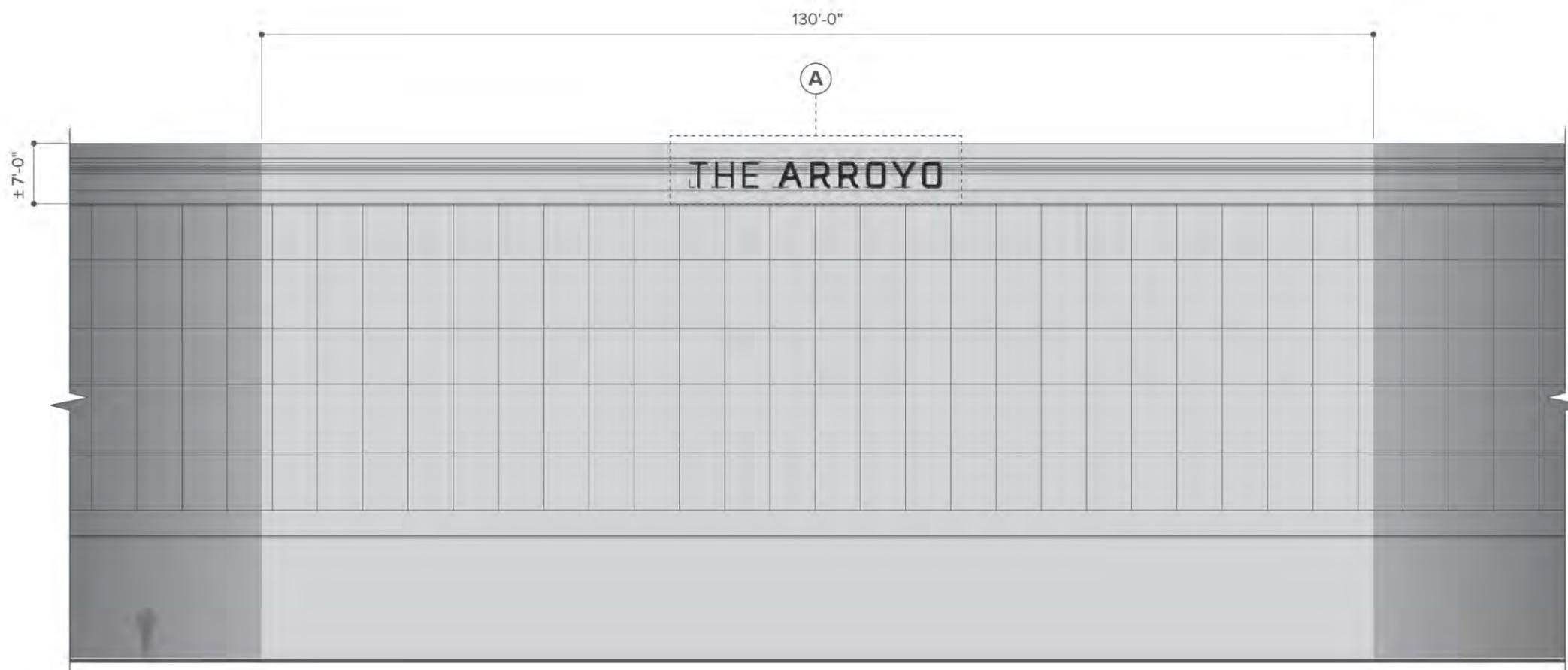


A Front View
Scale : 1/4"=1'

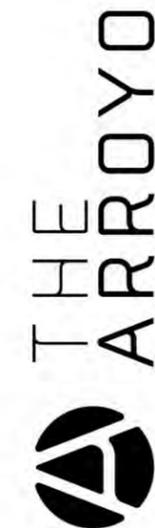


Fabricated and painted aluminum reverse channel letter with halo illumination, pinned-off backer panel of same profile.
Backer panel to be 1" large on all edges from illuminated letters.

B Detail
Scale : 3/4"=1'



1 Elevation
Scale : 1/16"=1'



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Note: Existing monumentation to remain. Additional post element to help maintain uniform design characteristics across site.

1 Front View
Scale : 1/2"=1'



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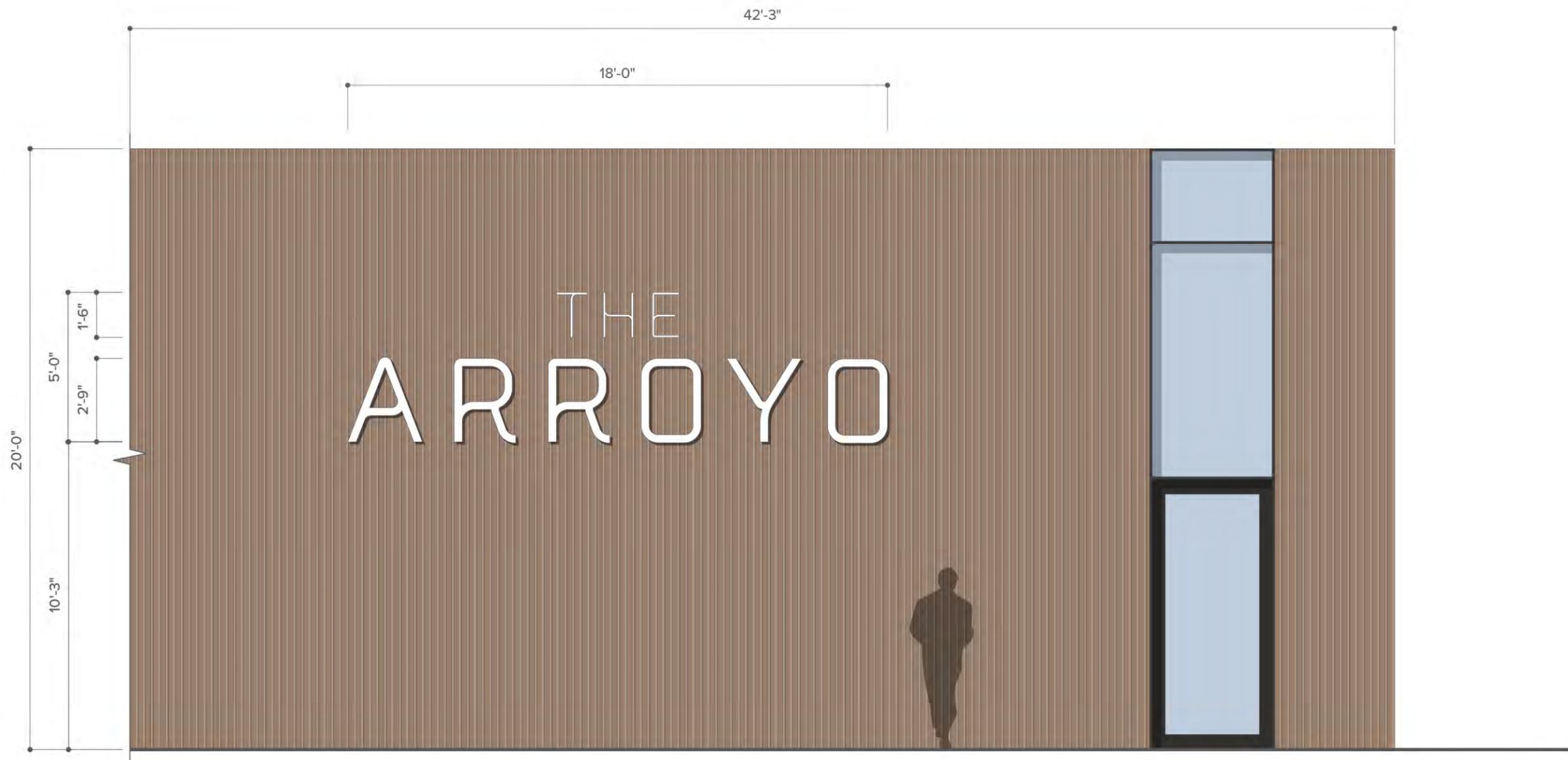
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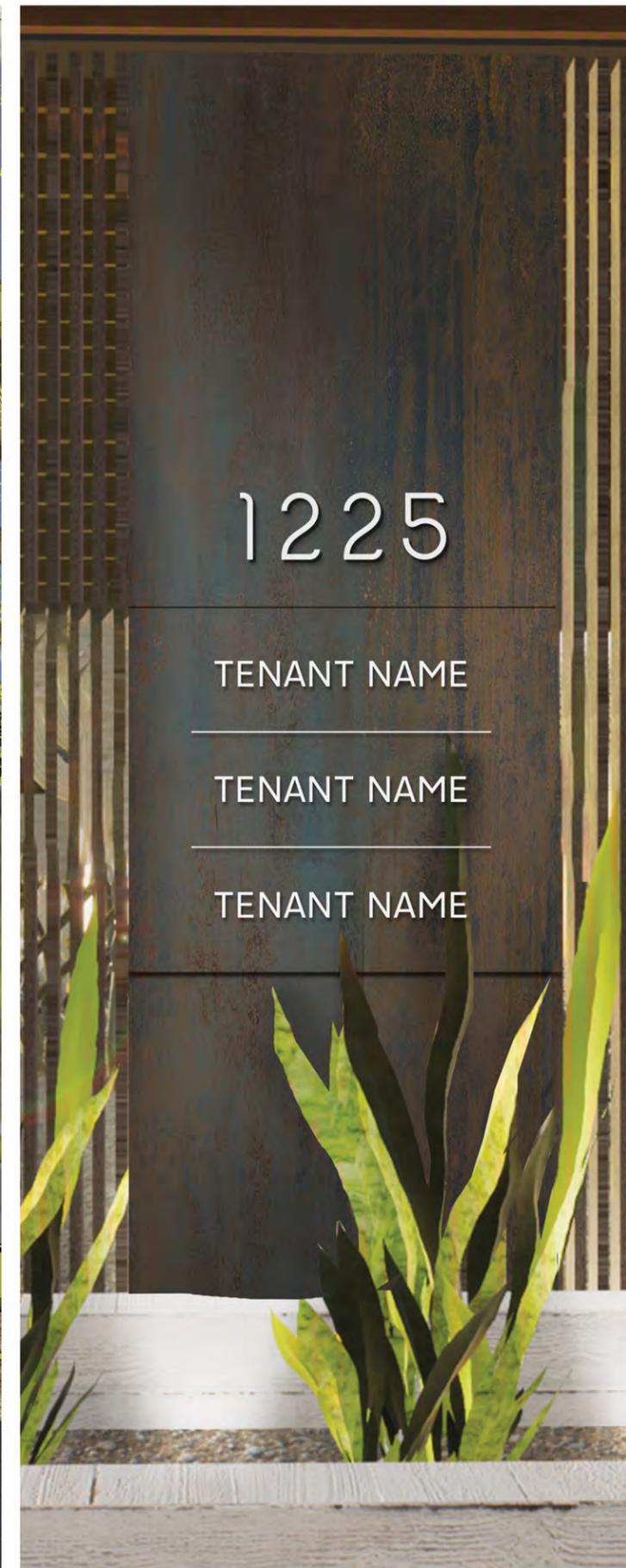
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1 Front View
Scale: 1/2"=1'



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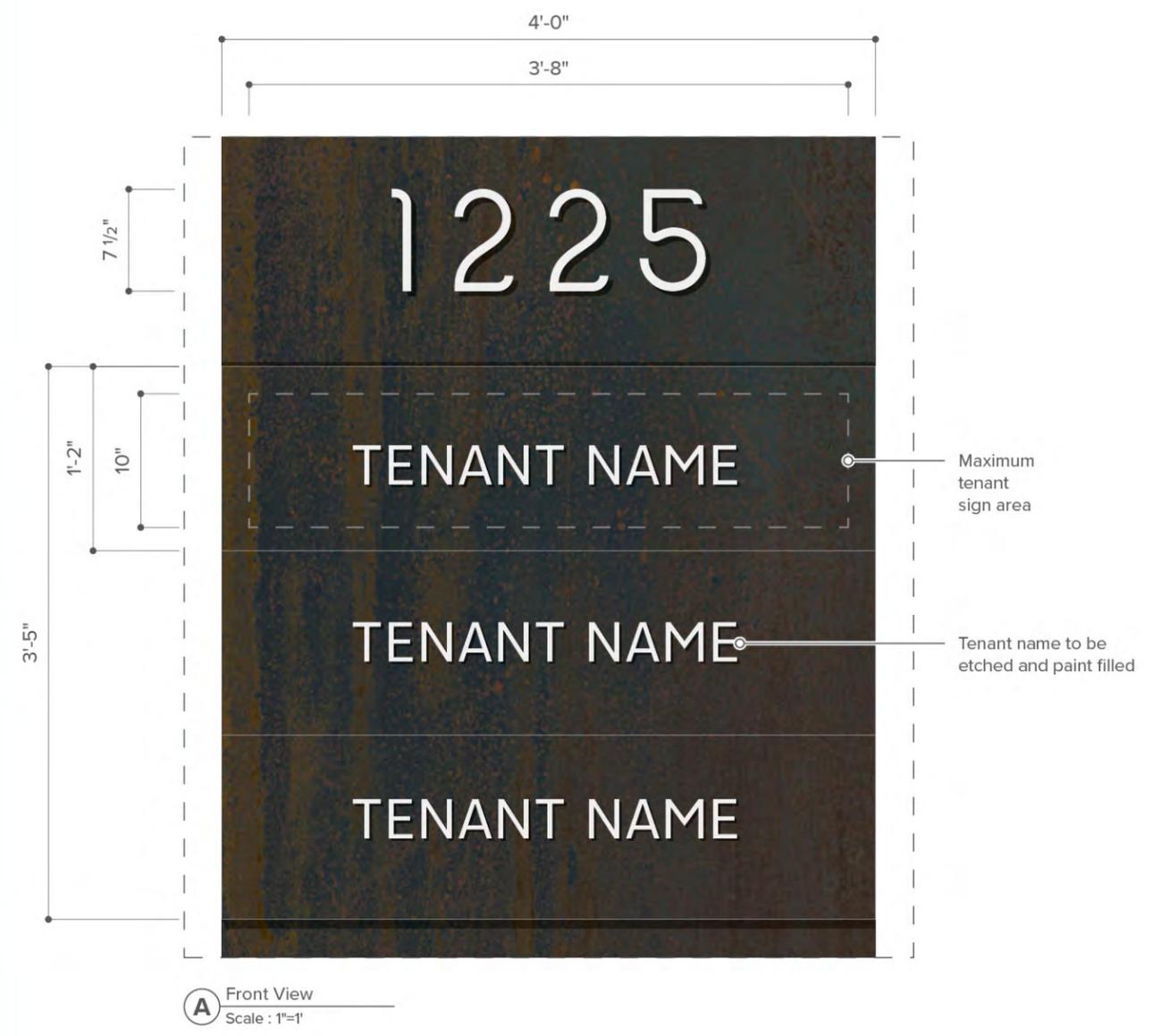
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1 Elevation
Scale : 1/2"=1'



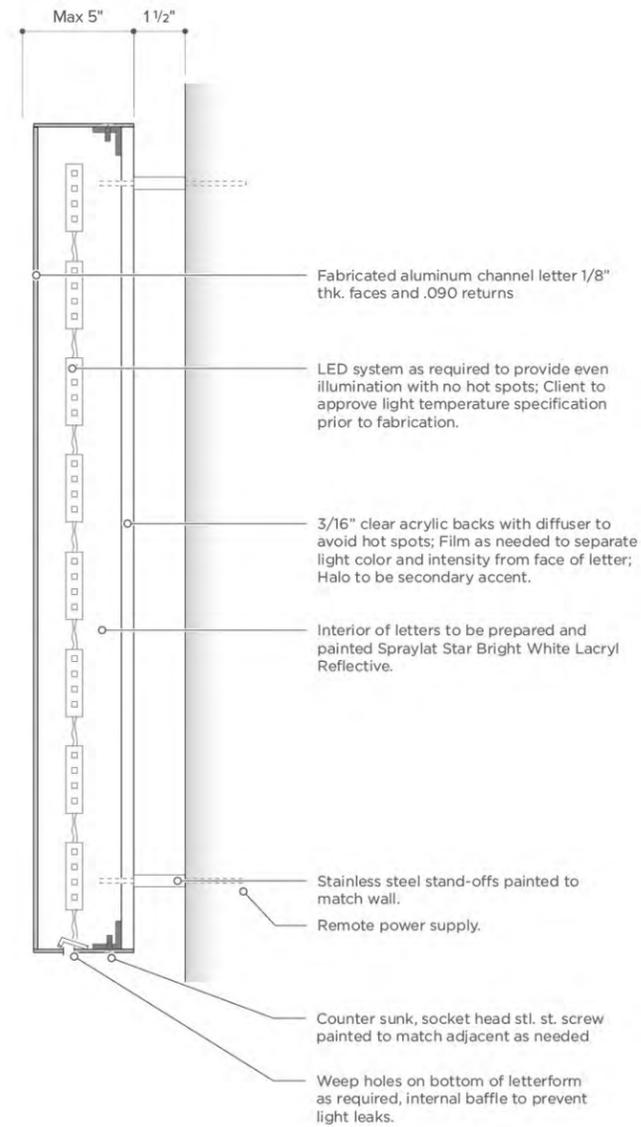
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A Detail Section - Halo Lit Reverse Channel Letter - Aluminum Face
Scale : 1-1/2" = 1"

Halo-Lit Reverse Channel Letter

STANDARDS

Construction

Reverse channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth.

Channel depth to be no more than 5".

Attachment

Letter channels are to be mounted 1.5" from face of wall. Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

Illumination

Light temperature 3500°K (+/- 50° K). Color rendering index CRI above 80.

Color Standards

Return may be painted a different color than the face. Dark letter colors with a light reflectance value of 30 or below are strongly recommended.

LRV: Light Reflectance Value

LRV is a measurement of how much light a color reflects, and conversely how much it absorbs. LRV runs on a scale from 0 to 100. Zero is an absolute black and 100 being an assumed perfectly reflective white. This scale applies to all colors, not just black and white. This information should be included in the paint specifications.

PRECEDENT IMAGES



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Sign Area Measurement

1. The maximum total area for the above signs on the premises for any one (1) business may equal to forty (40) square feet plus one (1) square foot of sign area for every lineal foot of business frontage beyond forty (40) lineal feet, as measured by the business frontage.
2. Internal businesses and brands contained within a host business are allowed exterior signage. Sign area utilized by the internal business/brand shall be deducted from the sign area allowed for the host business sign area.

Building Mounted Signage

- Shall not exceed eighty percent (80%) of their horizontal/vertical backgrounds without approval through development plan review; shall not exceed building height.
- Any non multi-family or single family district type B signs shall not exceed a total area for any 1 (one) building equal to forty (40) square feet plus one (1) square foot of sign area for every lineal foot of business frontage beyond forty (40) lineal feet.

Monument Signage

- A sign type D on a parcel greater than five (5) acres shall not exceed any of the following: ten (10) feet in height; forty (40) square feet in area; six (6) panels.
- Single use buildings and all complexes and centers on a single lot are allowed one (1) freestanding sign type D or F per street frontage, or one (1) freestanding sign type D or F for every three-hundred (300) feet of lineal street frontage, whichever is greater. There must be an address, at least six (6) inches in height, on the sign base. Replacement of a tenant panel within a multi-tenant sign does not require a sign permit. The tenant panel must follow the specifications of the original permit.

**Project Monumentation
108 SF**

**Tenant & Building Signage
1,706 SF**

**Overall Proposed Sign Area
1,796 SF**

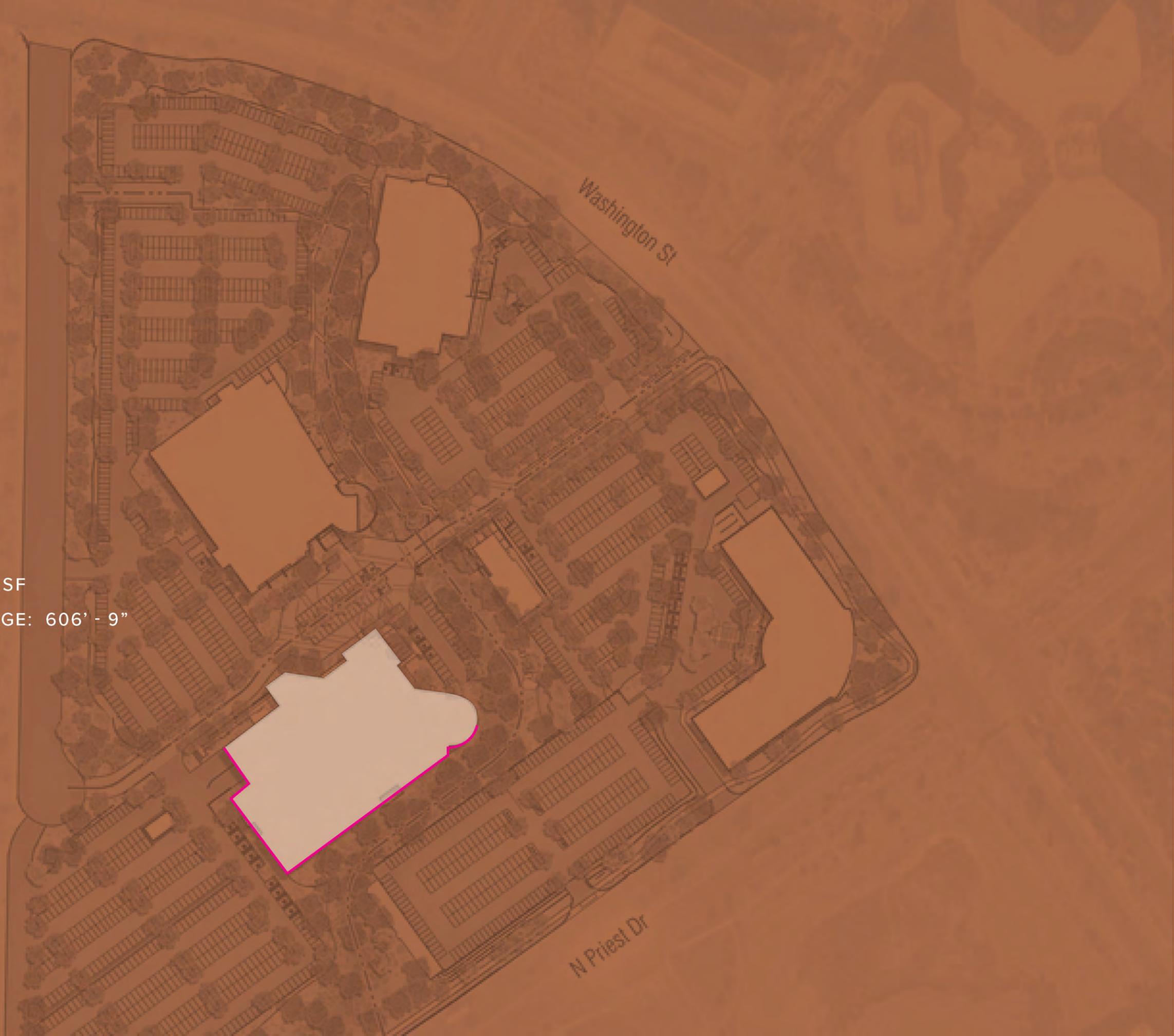


SIGNAGE ENTITLEMENTS

Building 1255

OVERALL SIGN AREA: 124 SF

LINEAL BUSINESS FRONTAGE: 606' - 9"



NORTH ELEVATION

OVERALL ENVELOPE MEASUREMENT:

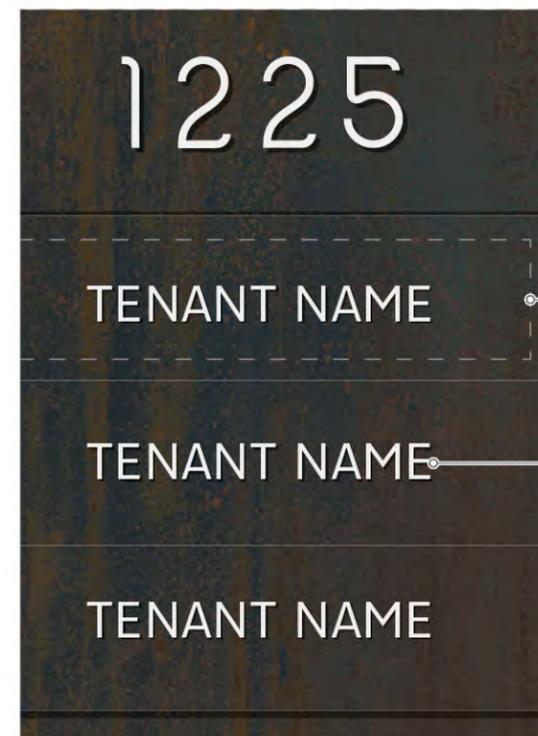


1 Bldg 1255 - Elevation A
Scale : 1"=20'

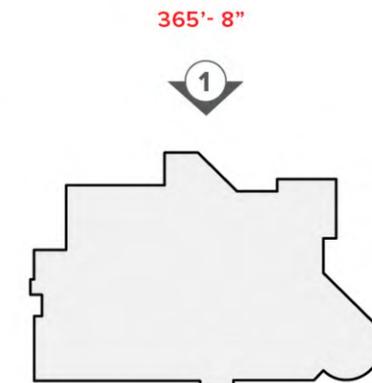
Integrated Building ID 14 ft.²



1 Bldg 1255 - Elevation A
Scale : 1"=20'



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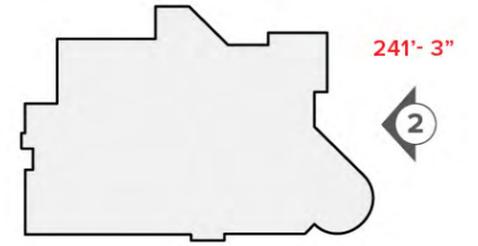
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BUILDING 1255

EAST ELEVATION

OVERALL ENVELOPE MEASUREMENT:



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Dallas, TX
972.974.3690

Los Angeles, CA
213.705.9006

Boulder, CO
303.335.0607

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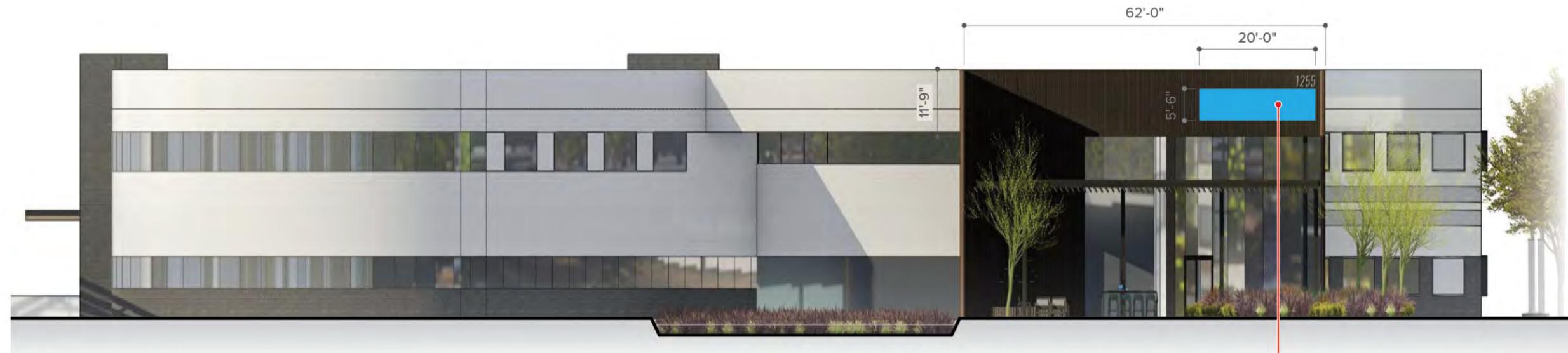
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1 Bldg 1255 - Elevation A
Scale : 1"=20'

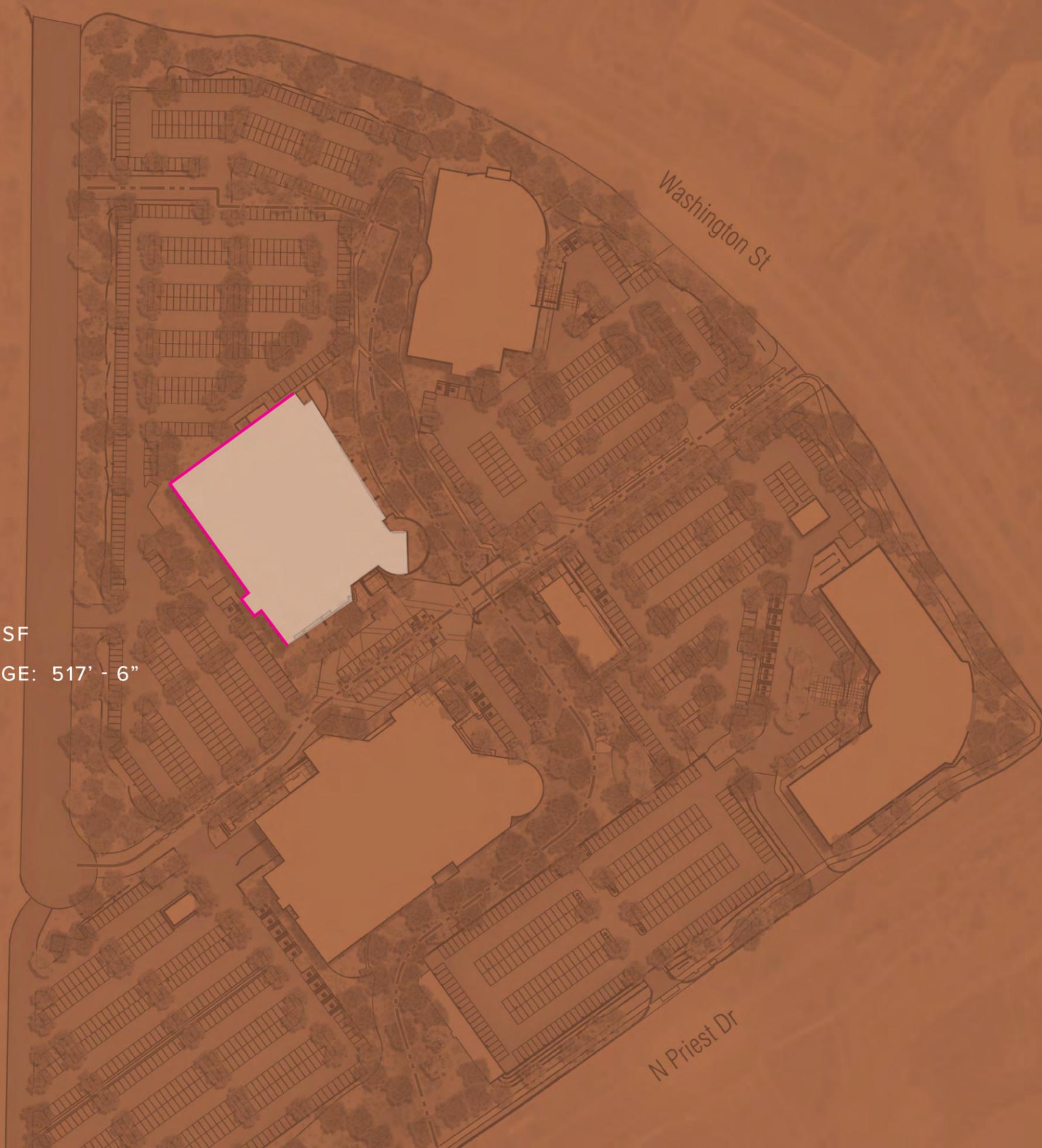
Tenant Identity 110 ft.²

SIGNAGE ENTITLEMENTS

Building 1275

OVERALL SIGN AREA: 314 SF

LINEAL BUSINESS FRONTAGE: 517' - 6"



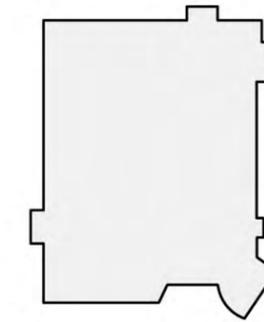
BUILDING 1275

SOUTH ELEVATION

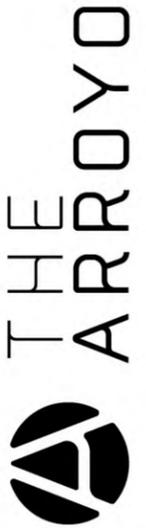
OVERALL ENVELOPE MEASUREMENT:



SIGN FOR REFERENCE



223'-3"



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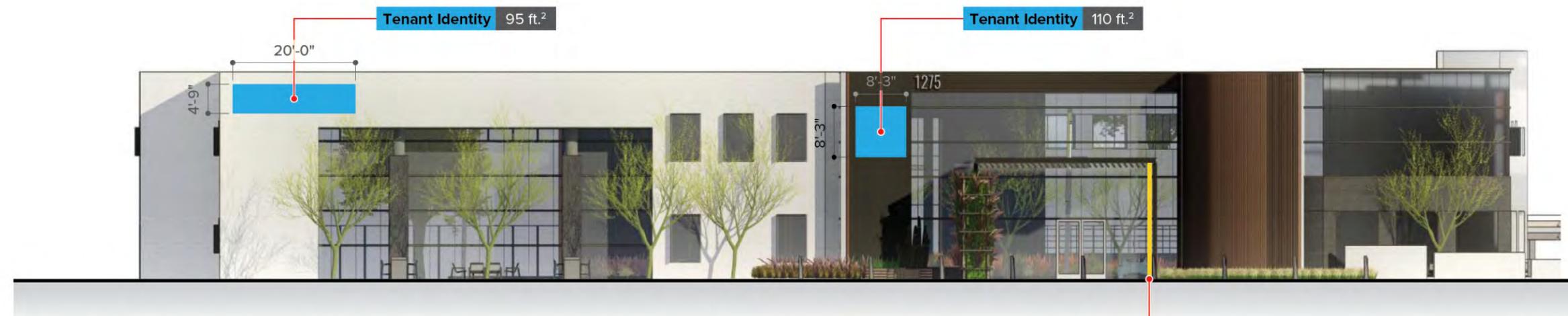
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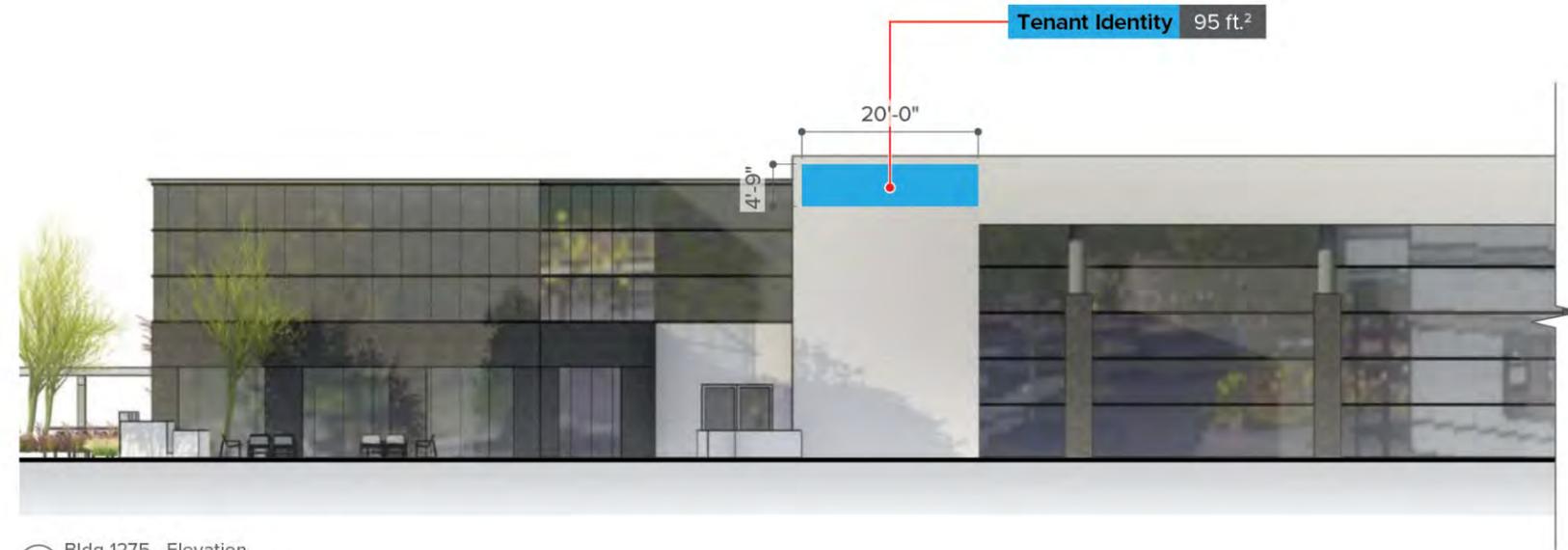
1 Bldg 1275 - Elevation
Scale : 1"=20'

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OVERALL SIGNAGE
219 SF

EAST ELEVATION

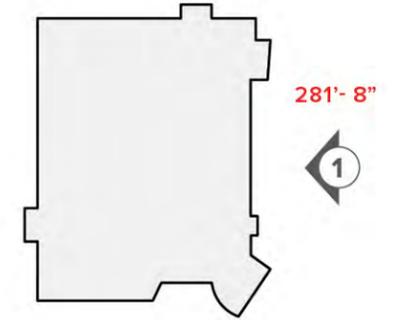
OVERALL ENVELOPE MEASUREMENT:



1 Bldg 1275 - Elevation
Scale : 1"=20'



1 Bldg 1275 - Elevation
Scale : 1"=20'



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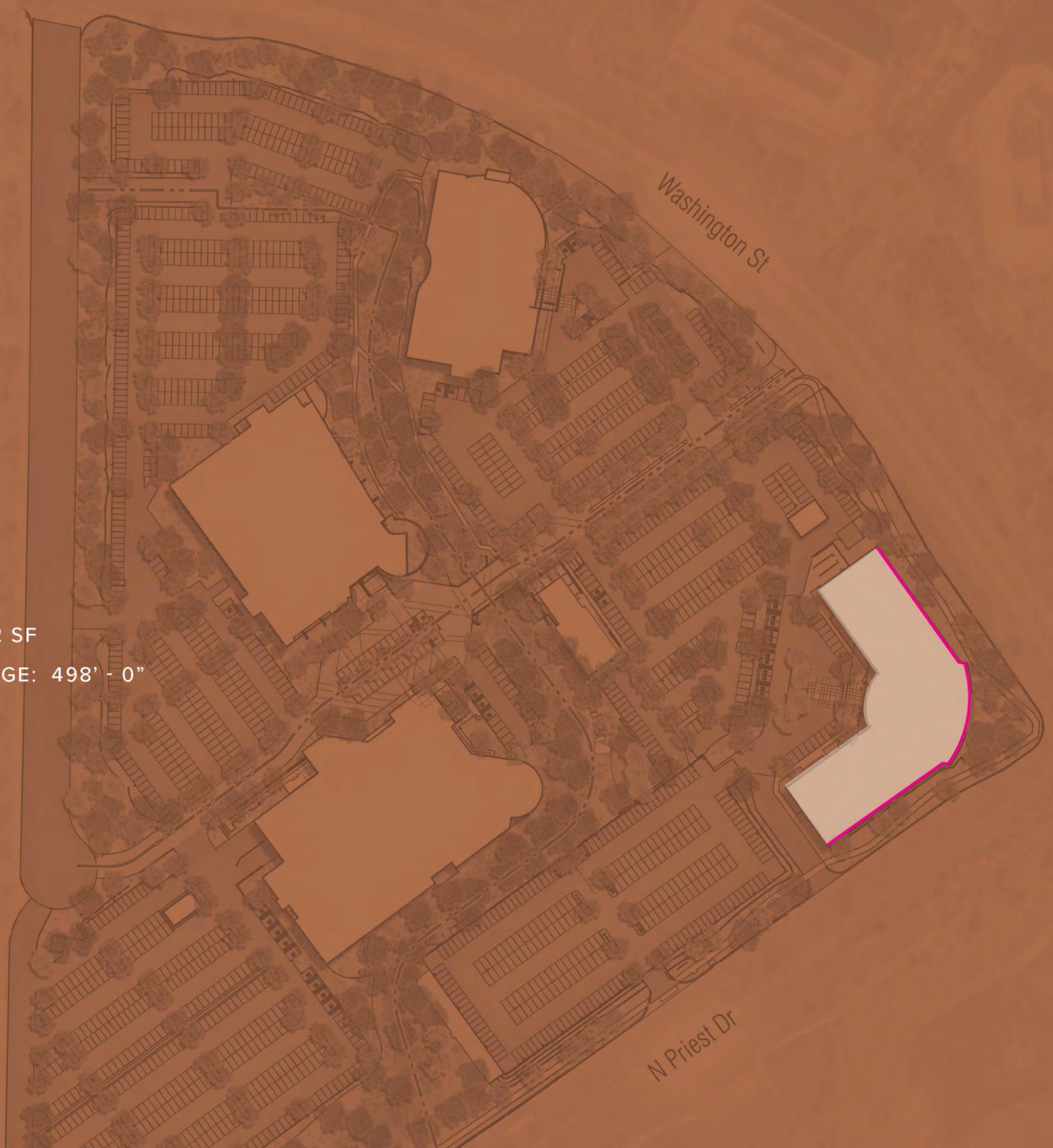
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SIGNAGE ENTITLEMENTS

Building 1225

OVERALL SIGN AREA: 1062 SF

LINEAL BUSINESS FRONTAGE: 498' - 0"

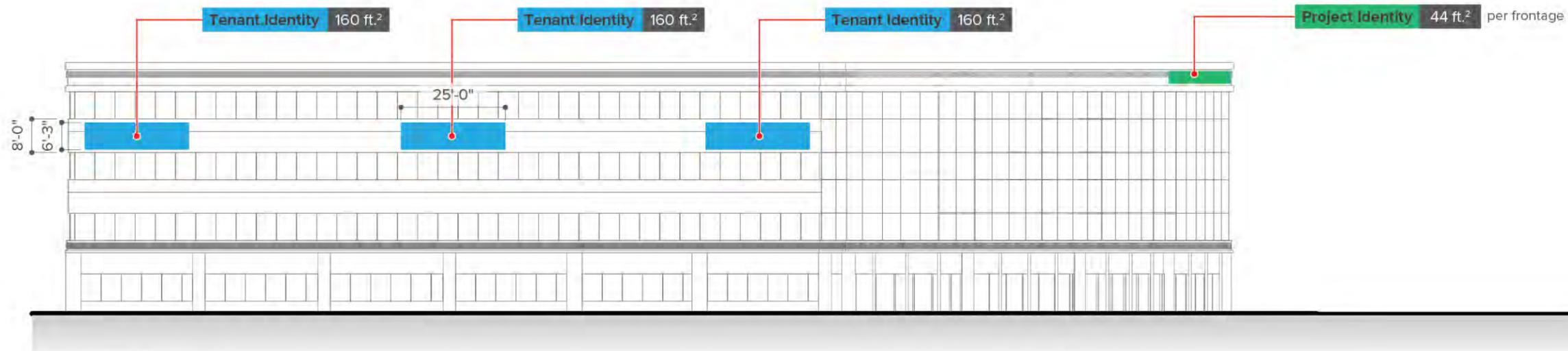
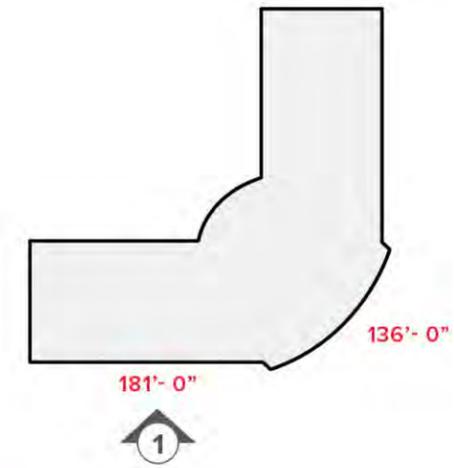


Washington St

N Priest Dr

SOUTH ELEVATION

OVERALL ENVELOPE MEASUREMENT:



1 Bldg 1225 - Elevation
Scale : 1"=30'

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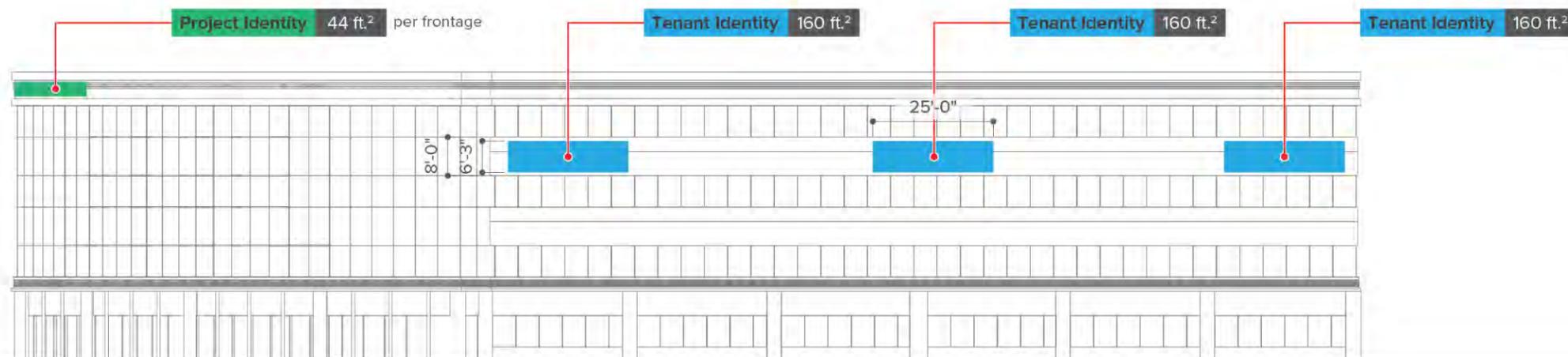
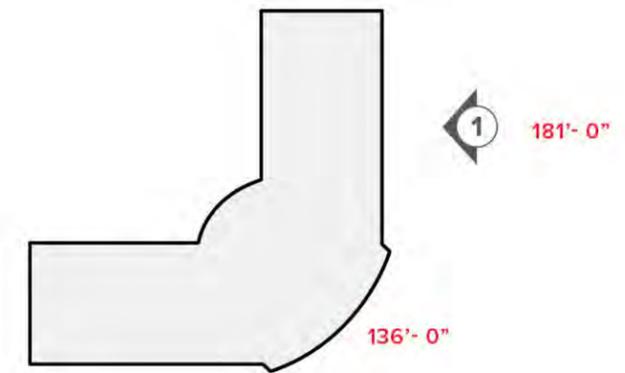
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EAST ELEVATION

OVERALL ENVELOPE MEASUREMENT:



1 Bldg 1225 - Elevation
Scale : 1"=30'



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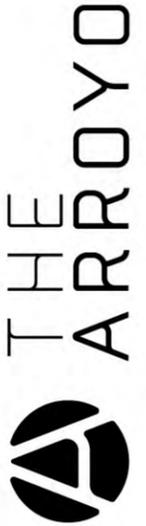
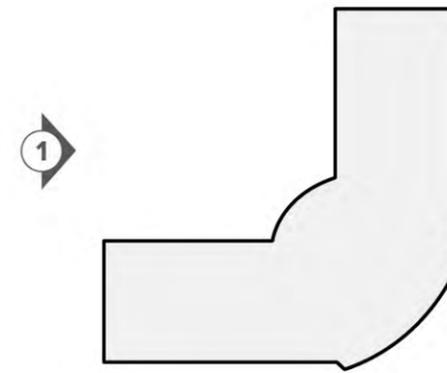
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BUILDING 1225

WEST ELEVATION

OVERALL ENVELOPE MEASUREMENT:



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Integrated Building ID 14 ft.²

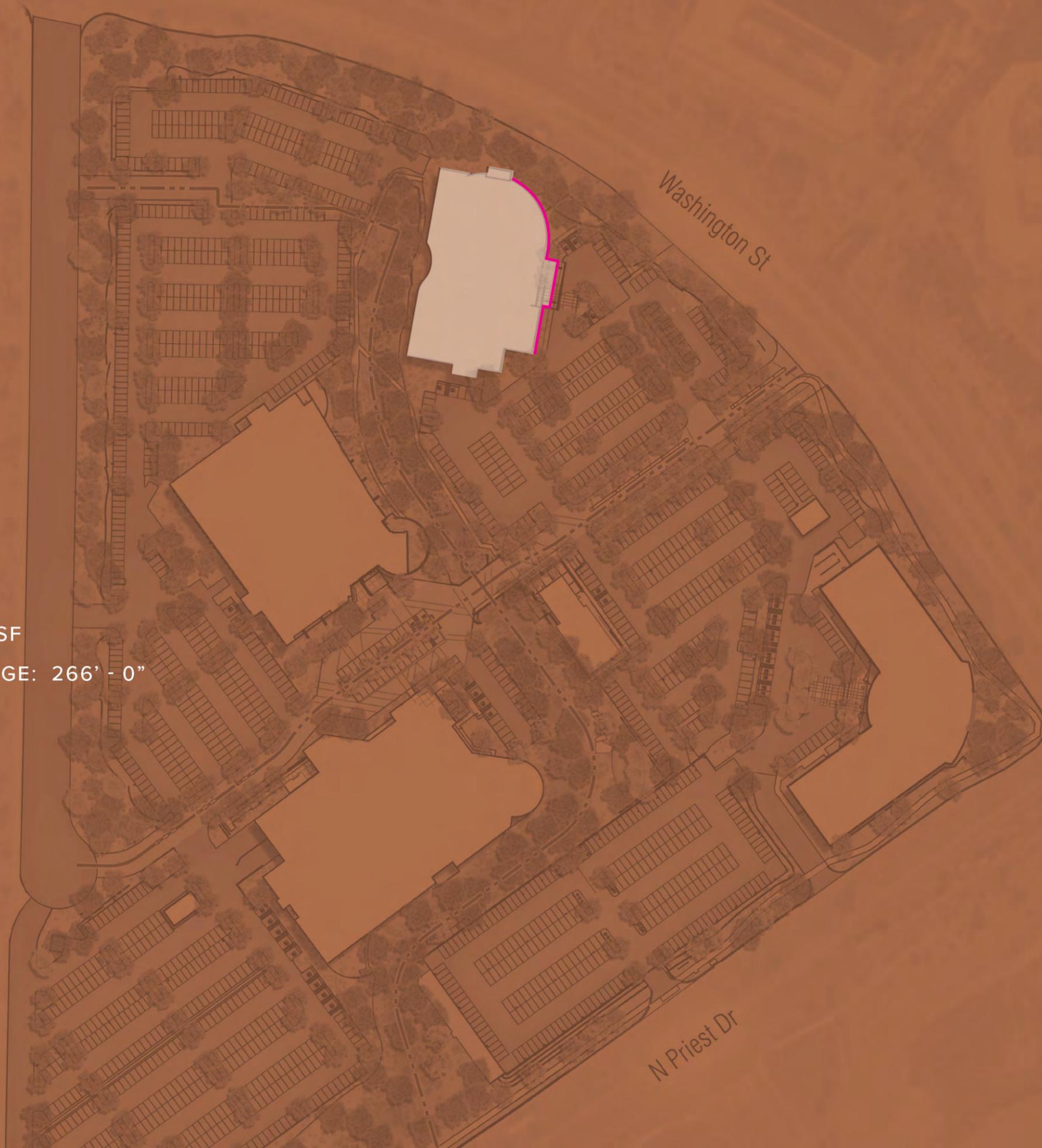
1 Bldg 1225 - Elevation
Scale : 1"=30'

SIGNAGE ENTITLEMENTS

Building 1295

OVERALL SIGN AREA: 179 SF

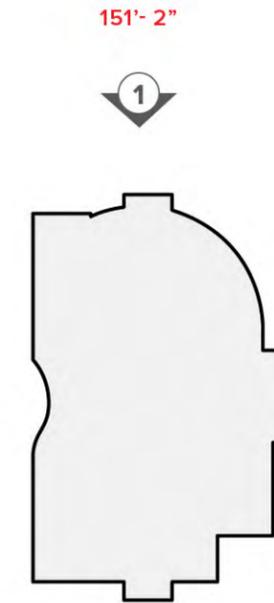
LINEAL BUSINESS FRONTAGE: 266' - 0"



BUILDING 1295

NORTH ELEVATION

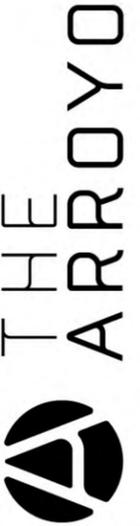
OVERALL ENVELOPE MEASUREMENT:



SIGN FOR REFERENCE



1 Bldg 1295 - Elevation
Scale : 1"=20'



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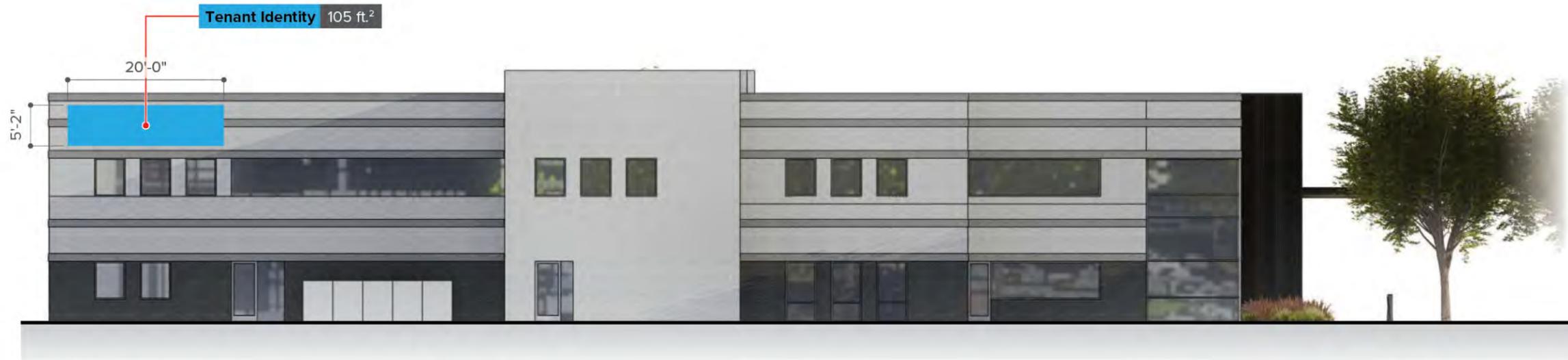
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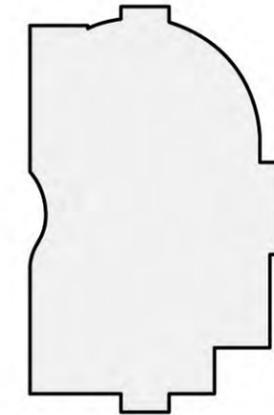
BUILDING 1295

SOUTH ELEVATION

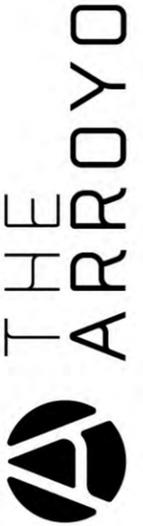
OVERALL ENVELOPE MEASUREMENT:



1 Bldg 1295 - Elevation
Scale : 1/16"=1'



166'- 9"



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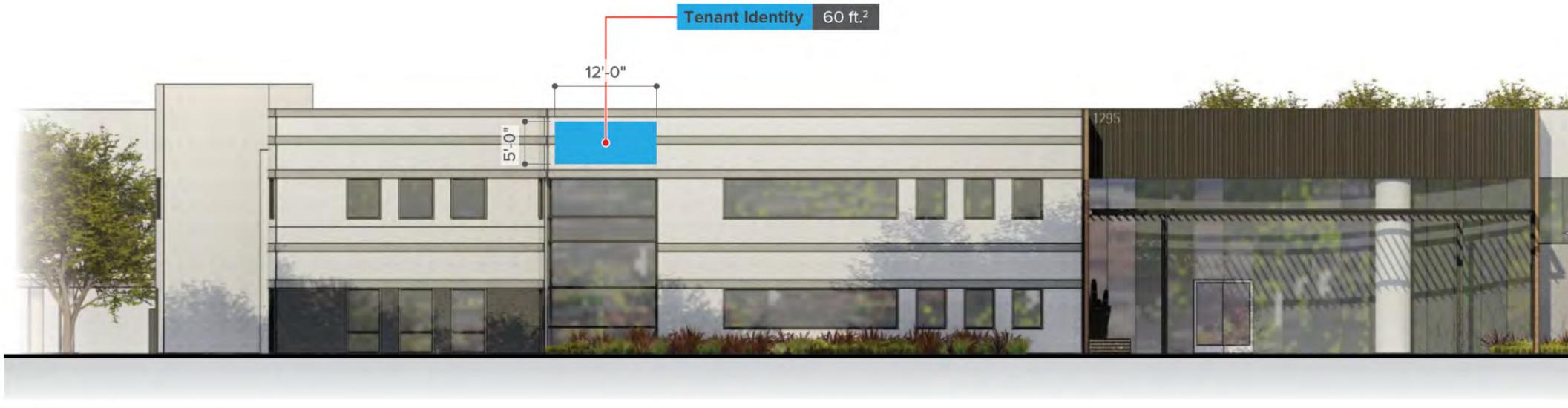
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OVERALL SIGNAGE
105 SF

BUILDING 1295
EAST ELEVATION

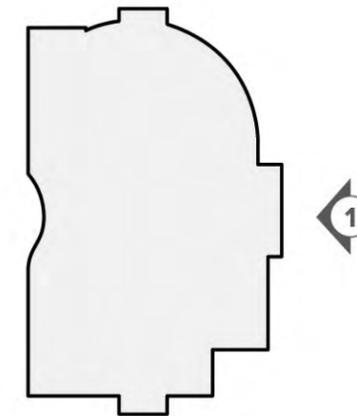
OVERALL ENVELOPE MEASUREMENT:



1 Bldg 1295 - Elevation
 Scale : 1/16"=1'



1 Bldg 1295 - Elevation
 Scale : 1/16"=1'



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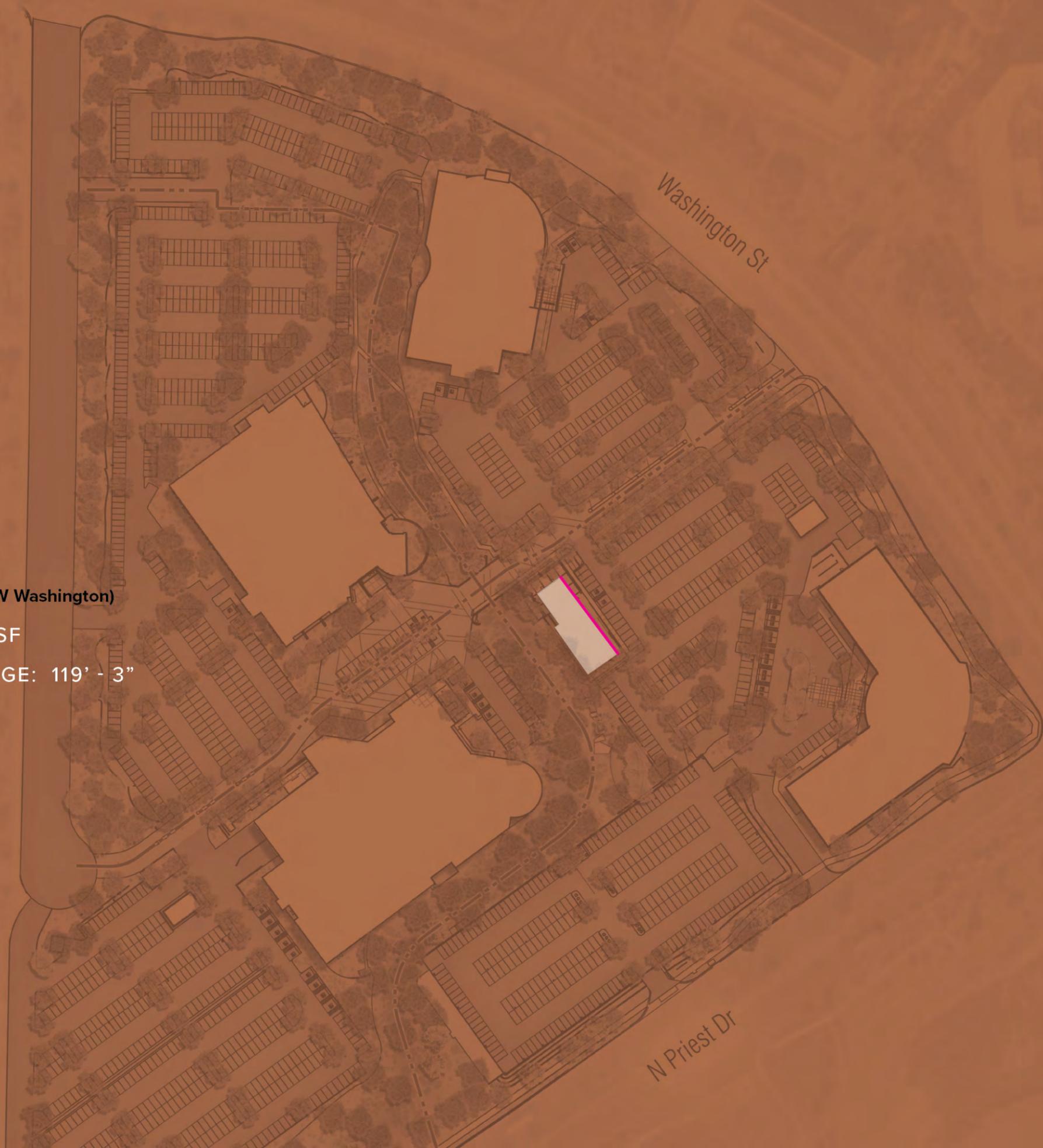
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SIGNAGE ENTITLEMENTS

Amentity Hub (1235 W Washington)

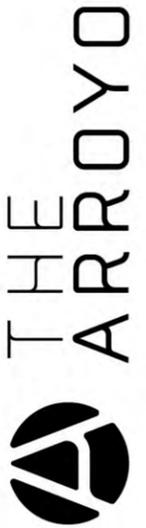
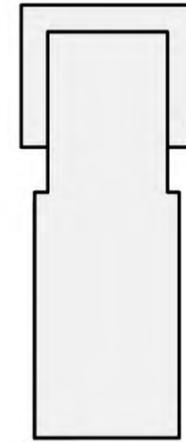
OVERALL SIGN AREA: 90 SF

LINEAL BUSINESS FRONTAGE: 119' - 3"



AMENITY HUB
EAST ELEVATION

OVERALL ENVELOPE MEASUREMENT:



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1 Amenity Hub - Elevation
 Scale : 1/16"=1'

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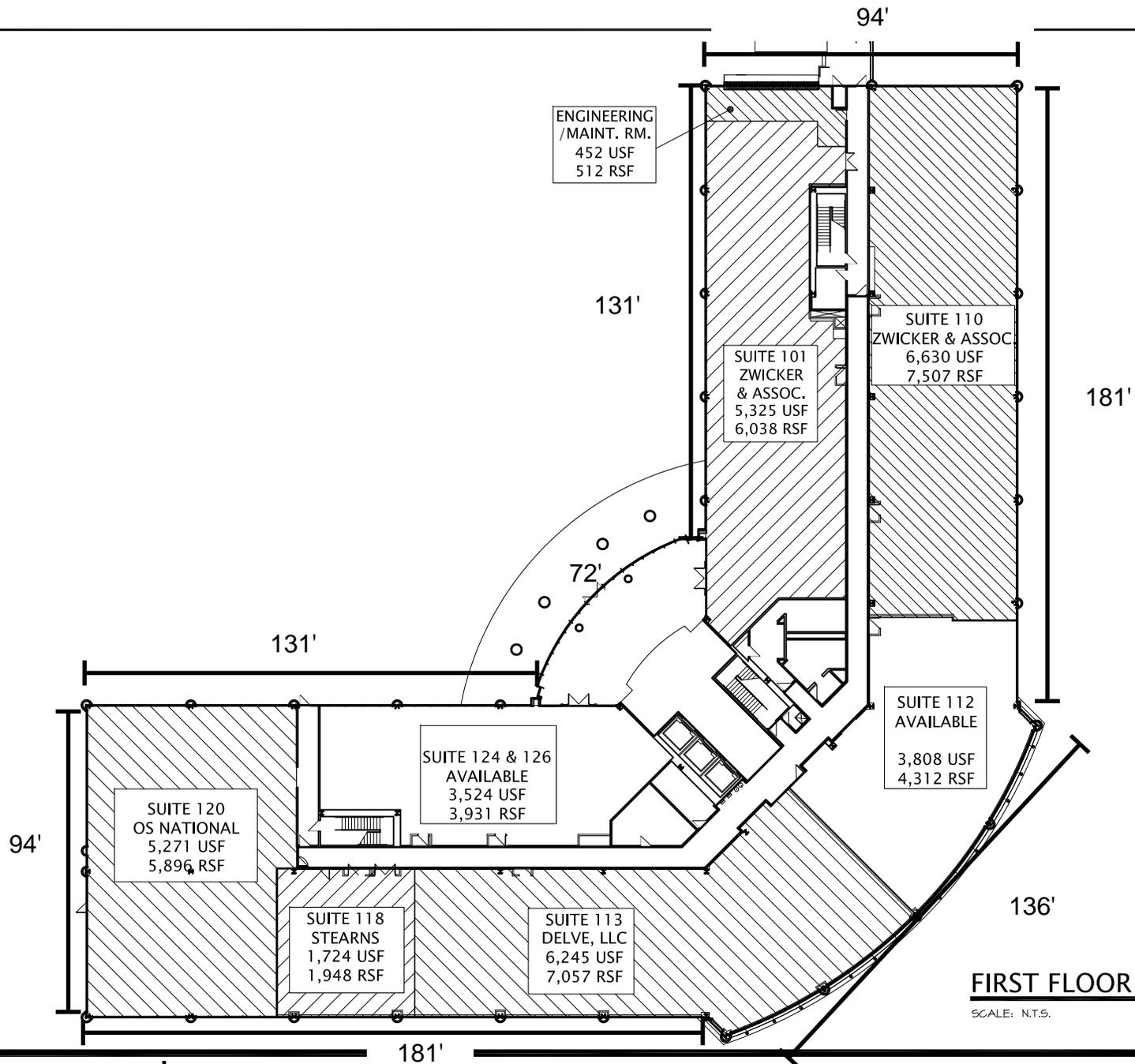
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OVERALL SIGNAGE
90 SF

40



FIRST FLOOR

SCALE: N.T.S.

8-11-2020



NORTH

181'

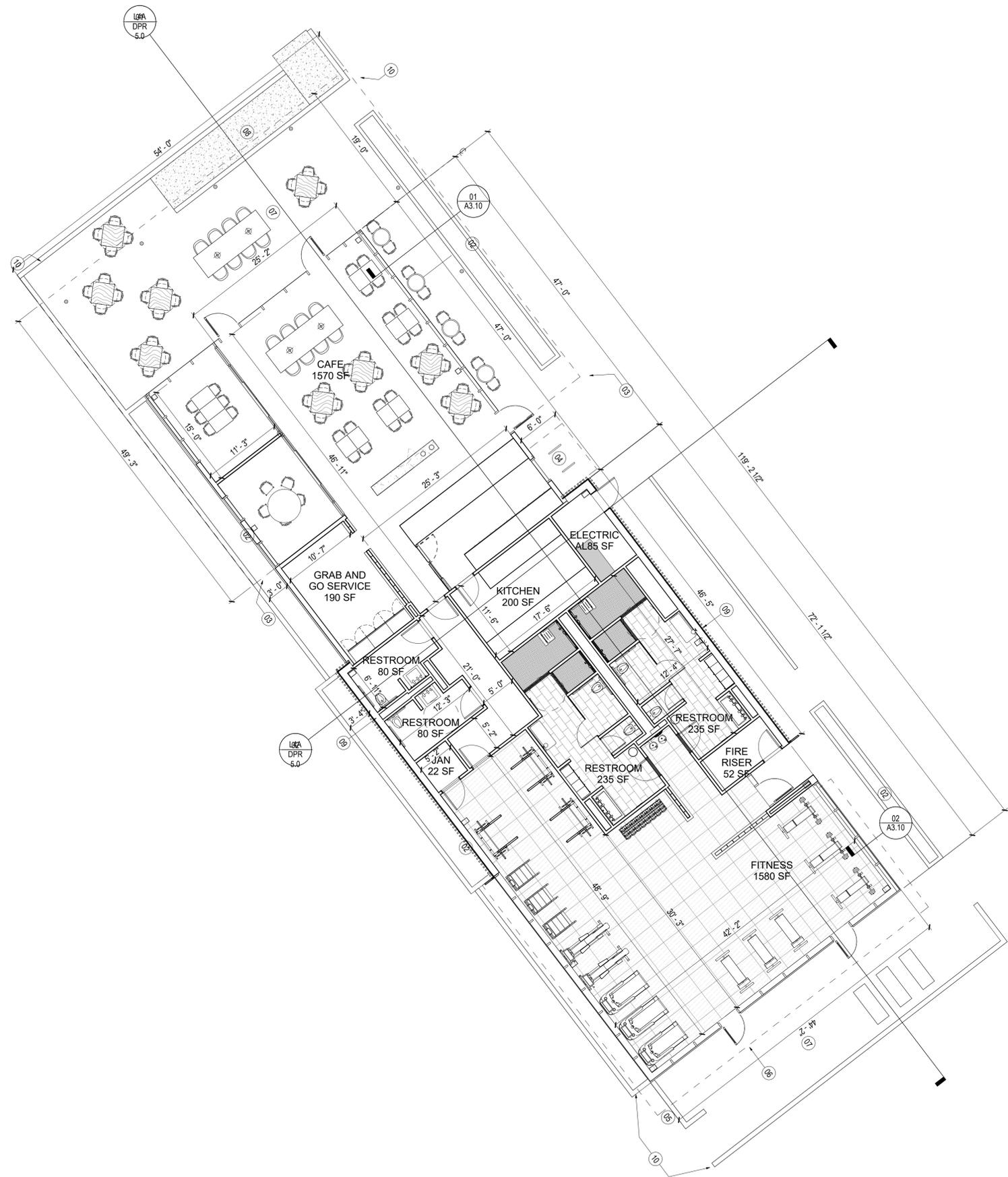


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Architectural Interiors
2850 East Camelback Road
Suite 250
Phoenix, Arizona 85016
Telephone 602.955.4499
Facsimile 602.955.4599
N O R D B U R G

PAPAGO SPECTRUM

1225 W. WASHINGTON ST.
TEMPE, ARIZONA 85281

10/10/2022 4:26:13 AM Autodesk Docs://57.8207.000 - SWVP Papago Arroyo Master Plan & Concept/57.8207.000_SWVP Papago Arroyo_R20.rvt



01 FLOOR PLAN - AMENITY HUB



SHEET NOTES

- 02 NEW PLANTER, REFER TO LANDSCAPE.
- 03 NEW CANOPY ABOVE - WOOD LOOK METAL LOUVER SYSTEM WITHIN PAINTED STEEL FRAME SUPPORTED BY PAINTED STEEL COLUMNS.
- 04 NEW BICYCLE RACKS PER CITY OF TEMPE STANDARD, REFER TO CITY DETAIL T-578.
- 05 EXTERIOR PATIO HARDSCAPE CONNECTION TO EXISTING ARROYO PATH.
- 06 METAL SHADOWBOX SURROUND AROUND EXTERIOR GLAZING.
- 07 EXTERIOR PATIO.
- 08 ACCESSIBILITY RAMP.
- 09 PREFINISHED METAL SLAT DIRECTLY ATTACHED TO EXTERIOR FACADE.
- 10 RETAINING WALL.

SWVP THE ARROYO
 1235 W WASHINGTON ST,
 TEMPE, AZ 85281

Gensler

2575 E Camelback Road Suite 175
 Phoenix, AZ 85016
 United States
 Tel 602.523.4900
 Fax 602.523.4949

Date	Description
04.22.22	Minor DPR Submittal
08.08.22	SPR#1 Responses
10.10.22	SPR#2 Responses

Seal / Signature



Project Name

SWVP THE ARROYO AMENITY HUB AND SITE

Project Number

057.8207.000

Description

FLOOR PLANS - AMENITY HUB

Scale

1/8" = 1'-0"

LEGEND



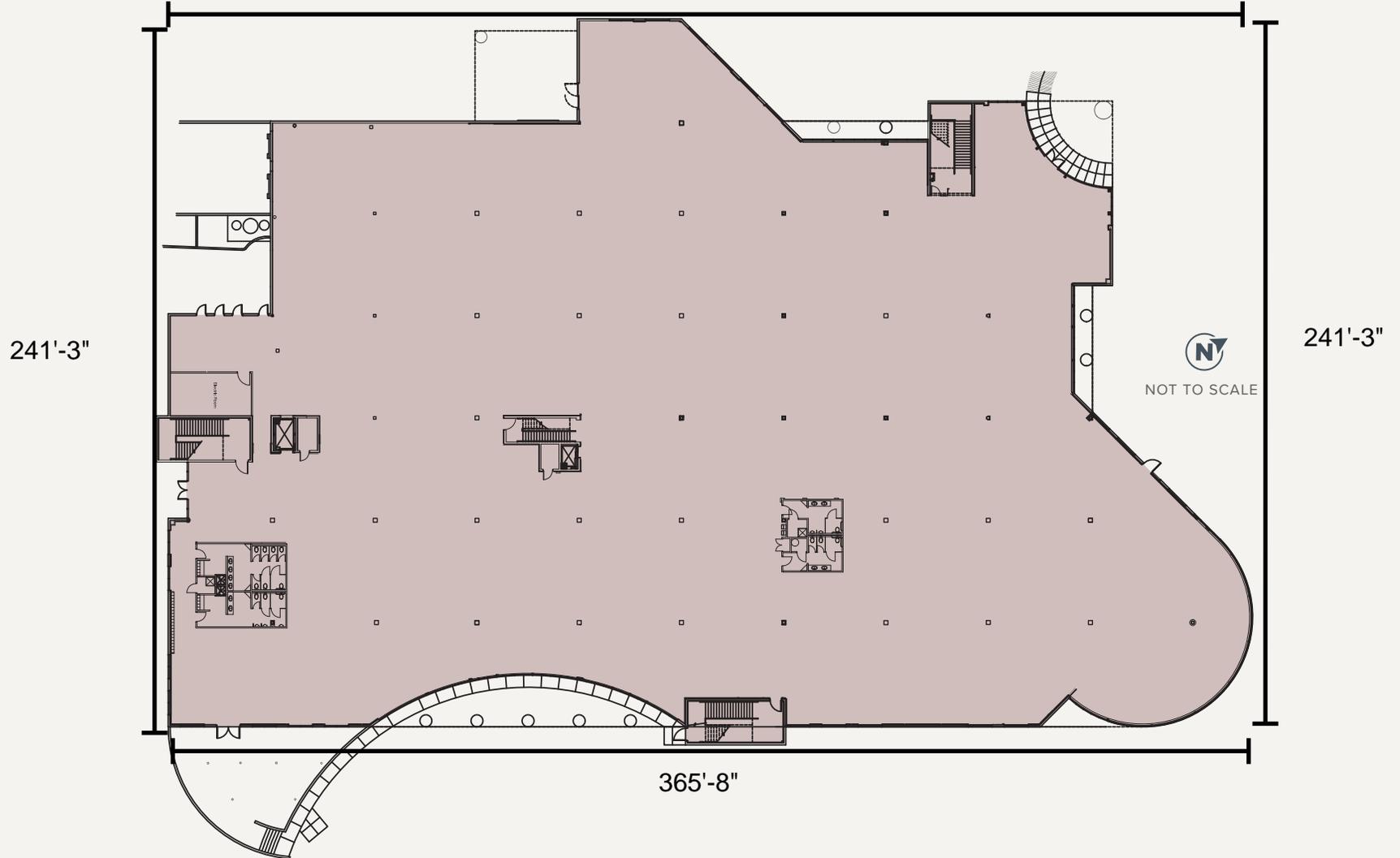
L4A DPR 3.0

THE ARROYO

1255 W WASHINGTON ST, TEMPE, AZ 365'-8"

1ST FLOOR

±59,000 SF



FOR MORE INFORMATION

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bryan.taute@cbre.com

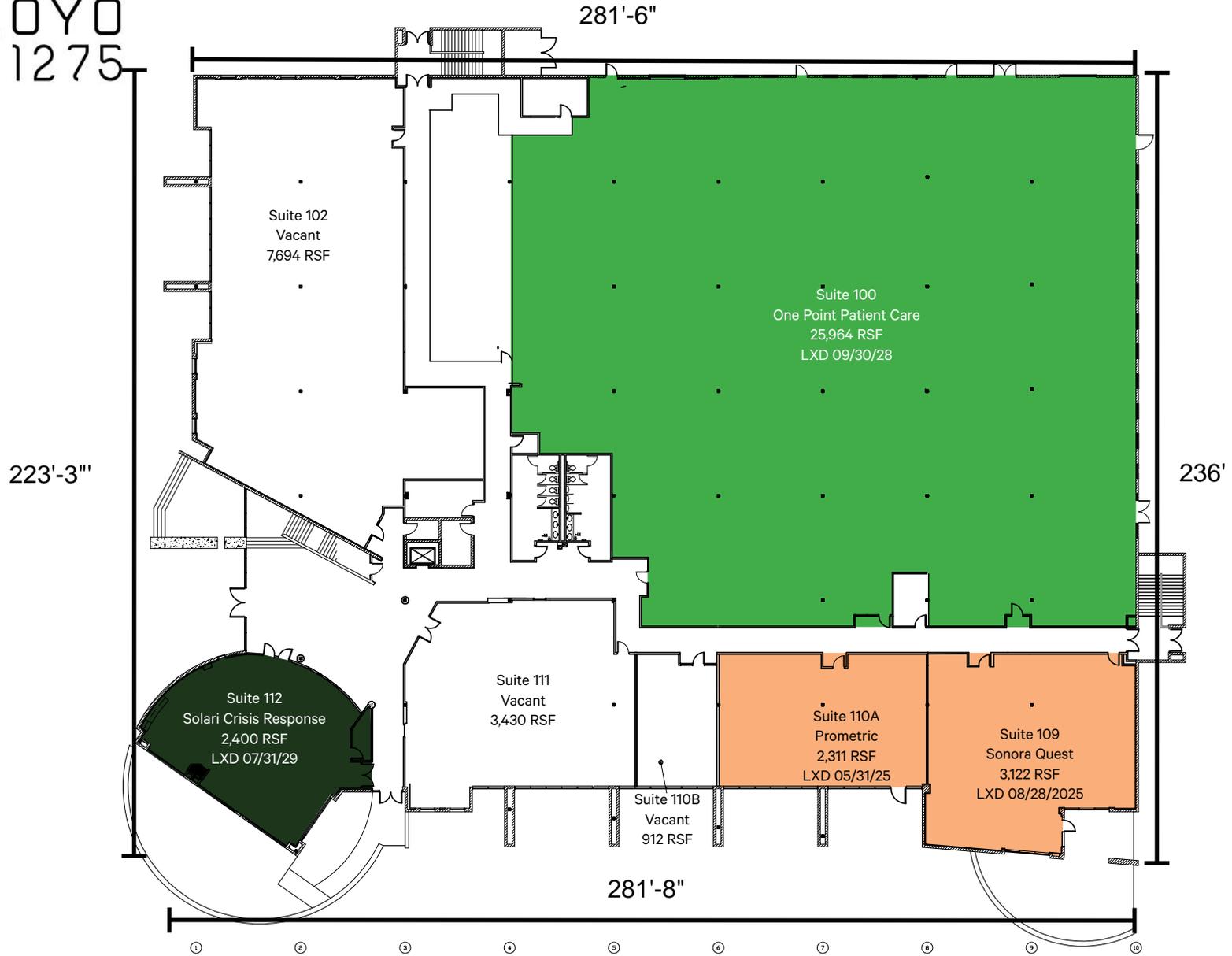
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*All measurements are approximate

THE ARROYO 1275



1ST FLOOR

02.19.20

NTS



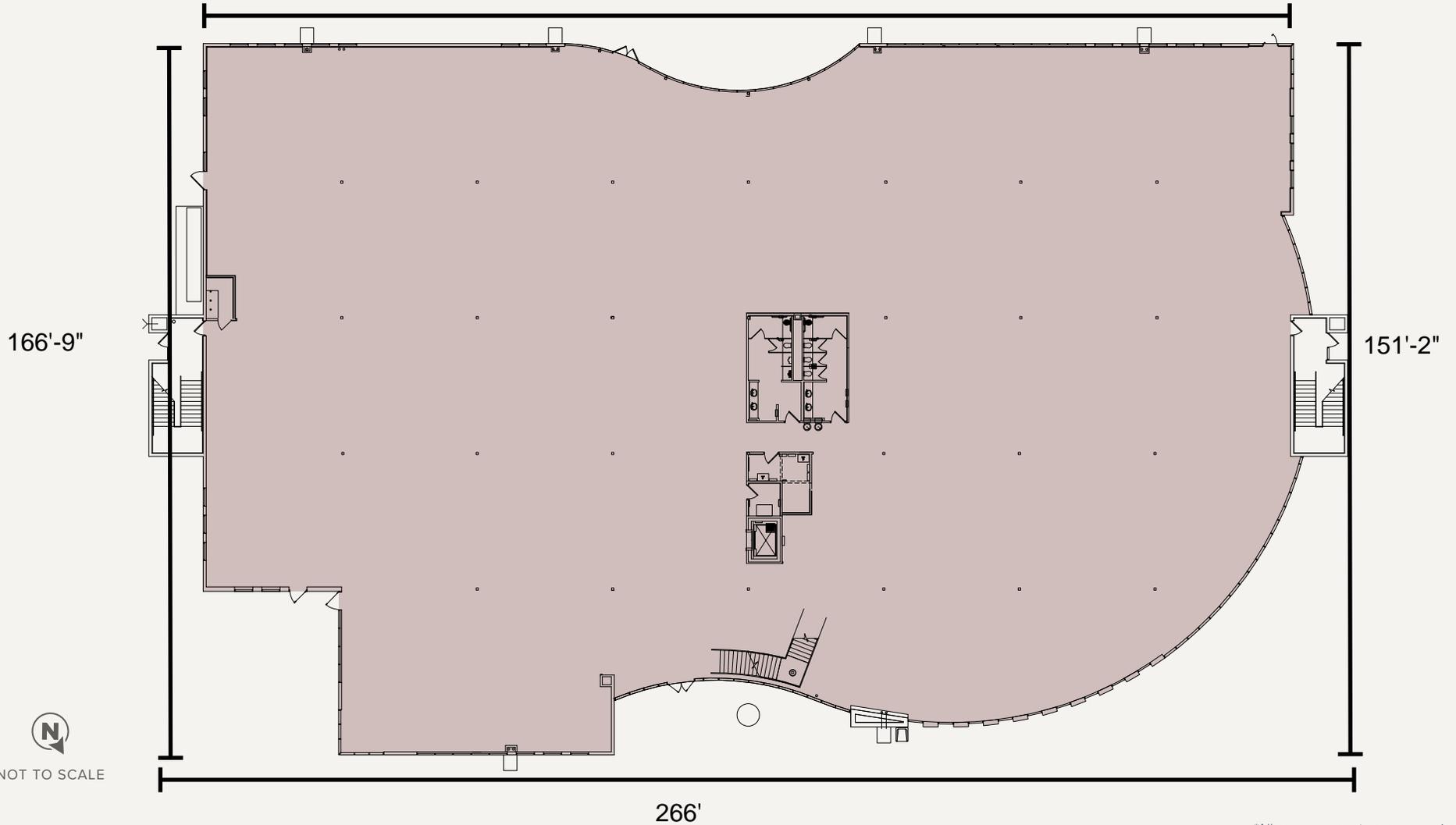
THE ARROYO

1295

W WASHINGTON ST, TEMPE, AZ 265'-6"

1ST FLOOR

±32,500 SF



FOR MORE INFORMATION

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bryan.taute@cbre.com

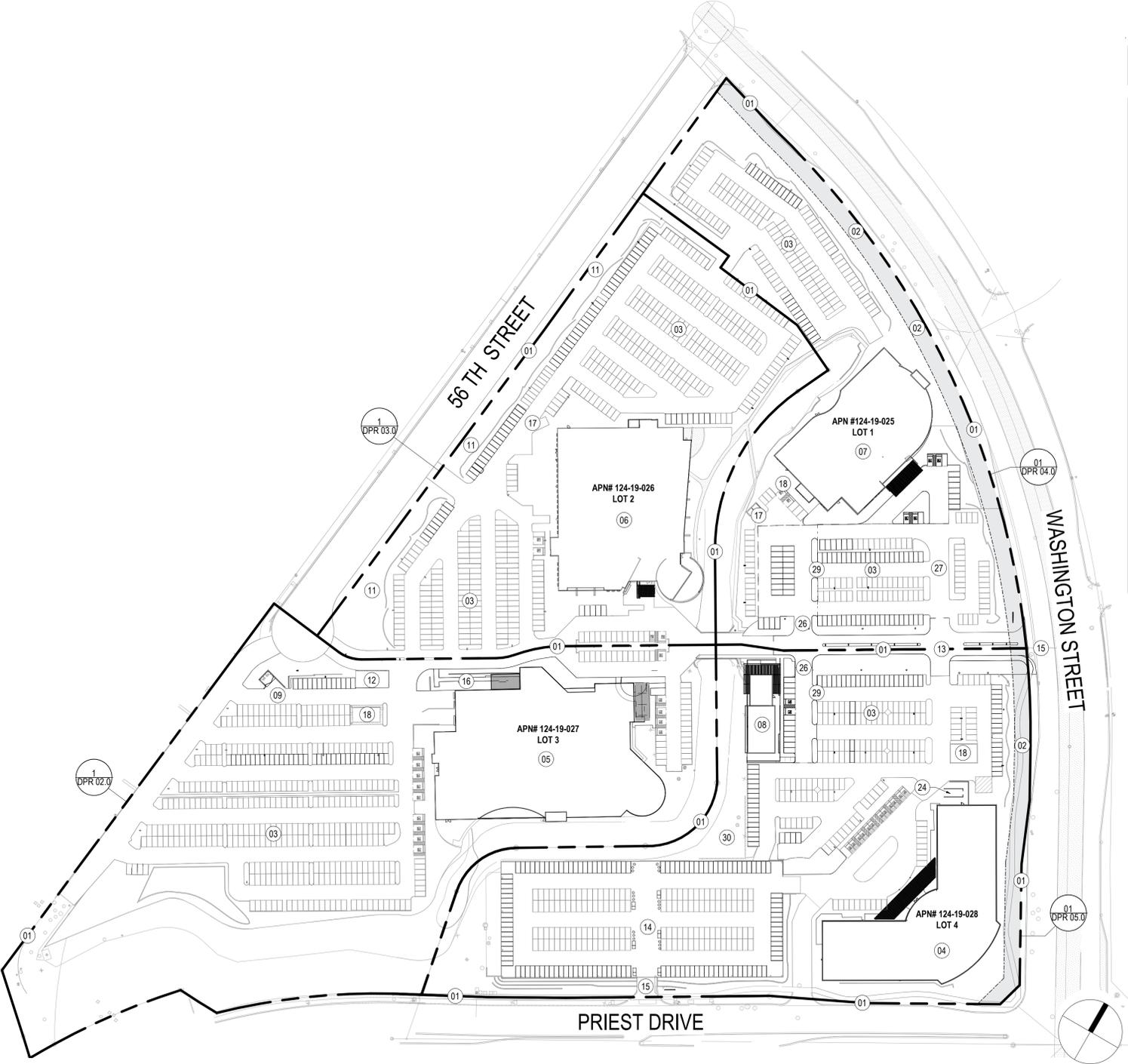
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SHEET LIST

SHEET LIST	
Sheet Number	Sheet Name
ARCHITECTURAL	
DPR 00.0	PROJECT INFORMATION
DPR 01.0	OVERALL SITE PLAN
DPR 02.0	ENLARGED SITE PLAN (124-19-027)
DPR 02.1	FLOOR PLANS - BLDG 1255
DPR 02.2	EXISTING CONDITIONS - BLDG 1255
DPR 02.3	BUILDING ELEVATIONS BW - BLDG 1255
DPR 02.4	BUILDING ELEVATIONS COLOR - BLDG 1255
DPR 03.0	ENLARGED SITE PLAN (124-19-026)
DPR 03.1	FLOOR PLANS - BLDG 1275
DPR 03.2	EXISTING CONDITIONS - BLDG 1275
DPR 03.3	BUILDING ELEVATIONS BW - BLDG 1275
DPR 03.4	BUILDING ELEVATIONS COLOR - BLDG 1275
DPR 04.0	ENLARGED SITE PLAN (124-19-025)
DPR 04.1	FLOOR PLANS - BLDG 1295
DPR 04.2	EXISTING CONDITIONS - BLDG 1295
DPR 04.3	BUILDING ELEVATIONS BW - BLDG 1295
DPR 04.4	BUILDING ELEVATIONS COLOR - BLDG 1295
DPR 05.0	ENLARGED SITE PLAN (124-19-028)
DPR 05.1	ENLARGED PLANS - BLDG 1225
DPR 05.2	EXISTING CONDITIONS - BLDG 1225
DPR 05.3	BUILDING ELEVATIONS BW - BLDG 1225
DPR 05.4	BUILDING ELEVATIONS COLOR - BLDG 1225
DPR 05.5	FLOOR PLANS - AMENITY HUB
DPR 05.6	BUILDING ELEVATIONS BW - AMENITY HUB
DPR 05.7	BUILDING ELEVATIONS COLOR - AMENITY HUB
DPR 05.8	BUILDING SECTIONS - AMENITY HUB
DPR 05.9	FLOOR PLANS - GARAGE
DPR 06.0	SITE ENTRY
DPR 07.0	MATERIAL BOARD
DPR 08.0	SITE CONTEXT PLAN
DPR 08.1	SITE CONTEXT PHOTOS
DPR 08.2	SITE CONTEXT PHOTOS
DPR 08.3	SITE CONTEXT PHOTOS

PROJECT INFORMATION

OWNER: SOUTHWEST VALUE PARTNERS
JOE BUCHER - DIRECTOR
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 SCOTTSDALE, AZ 85258
 JBUCHER@SWVP.COM

ARCHITECT: GENSLER
DANIEL SAARI - DESIGN MANAGER
 PHOENIX, AZ 85016
 602.523.4900
 DANIEL_SAARI@GENSLER.COM

BUILDING ADDRESS: 1225, 1255, 1275, 1295, W WASHINGTON ST, TEMPE, AZ 85281

PARCEL NUMBERS: 1225 W WASHINGTON : 124-19-028
 1255 W WASHINGTON : 124-19-027
 1275 W WASHINGTON : 124-19-026
 1295 W WASHINGTON : 124-19-025

PARCEL SIZE: 30.88 ACRES

PROJECT DESCRIPTION: BUILDING AND CAMPUS REPOSITIONING PROJECT
 NEW ENTRY CANOPIES, CORRESPONDING SITE IMPROVEMENTS AND EXTERIOR ELEVATION IMPROVEMENTS
 NEW 4900 SF AMENITY/HUB BUILDING, 2950 SF SHADE CANOPY, LANDSCAPE, SITE FURNITURE, PARKING AND SITE IMPROVEMENTS.
 ENTRY ENHANCEMENTS AT SITE ENTRIES
 NEW LANDSCAPE, PAVING, LIGHTING AND OTHER SITE IMPROVEMENTS TO ENHANCE SPINE
 EXISTING GARAGE RESTRIPING TO COMPACT FOR SPECIFIC 1ST FLOOR LOCATIONS, LANDSCAPE PLANTER ADDITION TO GARAGE ROOF, GARAGE / SITE ENTRY ENHANCEMENT

OCCUPANCY: EXISTING BUILDINGS
 1225, 1255, 1275, 1295 - B OCCUPANCY
 NEW AMENITY BUILDING - B OCCUPANCY

CONSTRUCTION TYPE: II B EXISTING & TYPE V B AMENITY HUB

SIGNAGE: SIGNAGE BY SEPARATE PERMIT

SHEET NOTES

- 01 PROPERTY LINE
- 02 25' REQUIRED BUILDING SETBACK
- 03 PARKING STALL NOTATIONS AS INDICATED ON SHEETS DPR 02.0, DPR 03.0, DPR 04.0 AND DPR 05.0
- 04 BUILDING 1225 NEW ENTRY CANOPY, CORRESPONDING SITE IMPROVEMENTS AND EXTERIOR ELEVATION IMPROVEMENTS
- 05 BUILDING 1255 NEW ENTRY CANOPY, CORRESPONDING SITE IMPROVEMENTS & EXTERIOR ELEVATION IMPROVEMENTS
- 06 BUILDING 1275 NEW ENTRY CANOPY, CORRESPONDING SITE IMPROVEMENTS AND EXTERIOR ELEVATION IMPROVEMENTS
- 07 BUILDING 1295 NEW ENTRY CANOPY, CORRESPONDING SITE IMPROVEMENTS AND EXTERIOR ELEVATION IMPROVEMENTS
- 08 NEW AMENITY / HUB BUILDING AND SHADE CANOPY, LANDSCAPE, SITE FURNITURE, PARKING AND SITE IMPROVEMENTS
- 09 NEW 2 BAY TRASH ENCLOSURE WITH REFUSE AND RECYCLE CONTAINER TO REPLACE EXISTING. PROVIDE NEW 6' HIGH BLOCK WALL AROUND CONTAINER TO MATCH EXISTING. PROVIDE CONCRETE APRON AND 6" DIAMETER METAL BOLLARDS BEHIND REFUSE AND RECYCLE CONTAINERS.
- 11 LANDSCAPE UPGRADES. PAINT EXISTING PERIMETER SITE WALLS ALONG 56TH STREET
- 12 REMOVE EXISTING TRASH ENCLOSURE. PROVIDE LANDSCAPE IMPROVEMENTS IN THIS AREA. RELOCATE TRASH ENCLOSURE PER NOTE 09
- 13 NEW LANDSCAPE, PAVING AND LIGHTING TO ENHANCE CENTRAL SPINE
- 14 EXISTING GARAGE IMPROVEMENTS - ADDITION OF LANDSCAPE/TREES TO GARAGE ROOF AND CORRESPONDING STRUCTURAL MODIFICATIONS. PARKING RESTRIPING PER GARAGE FLOOR PLANS ON SHEET DPR 05.9
- 15 ENTRY ENHANCEMENTS AT SITE ENTRY. REFER TO SHEET DPR 06.0 AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- 16 REMOVE DRIVEWAY AND PROVIDE OUTDOOR PATIO WITH LANDSCAPING, OUTDOOR FURNITURE AND SHADE STRUCTURE IN THIS AREA. REFER TO SHEETS DPR 02.0 AND DPR 02.1 FOR ADDITIONAL INFORMATION
- 17 EXISTING TRASH ENCLOSURE TO REMAIN
- 18 EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 24 EXISTING COMPACTOR LOCATION TO BE USED BY NEW AMENITY HUB BUILDING
- 26 REVISED CURB CUT TO ACCESS DRIVEWAY AND PARKING IMPROVEMENTS
- 27 EXISTING DRIVEWAY AND PARKING TO REMAIN. RESTRIPING TO COMPACT AS NOTED ON PLAN
- 29 TRANSITION TO EXISTING WORK. VERIFY IN FIELD
- 30 NEW YOGA LAWN. REFER TO LANDSCAPE PLANS

SOUTHWEST VALUE PARTNERS
 1225, 1255, 1275, 1295, W WASHINGTON ST, TEMPE, AZ 85281

Gensler

2575 E Camelback Road Suite 175 Phoenix, AZ 85016 United States
 Tel 602.523.4900 Fax 602.523.4949

Date	Description
04.22.22	Minor DPR Submittal

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
PAPAGO ARROYO

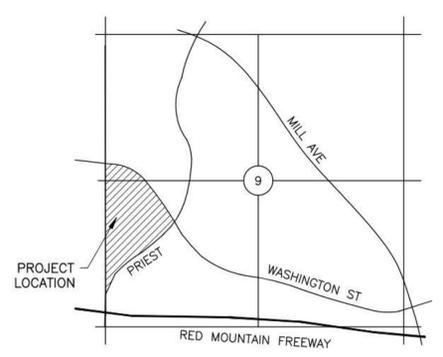
Project Number
57.8207.000

Description
OVERALL SITE PLAN

Scale
 As indicated

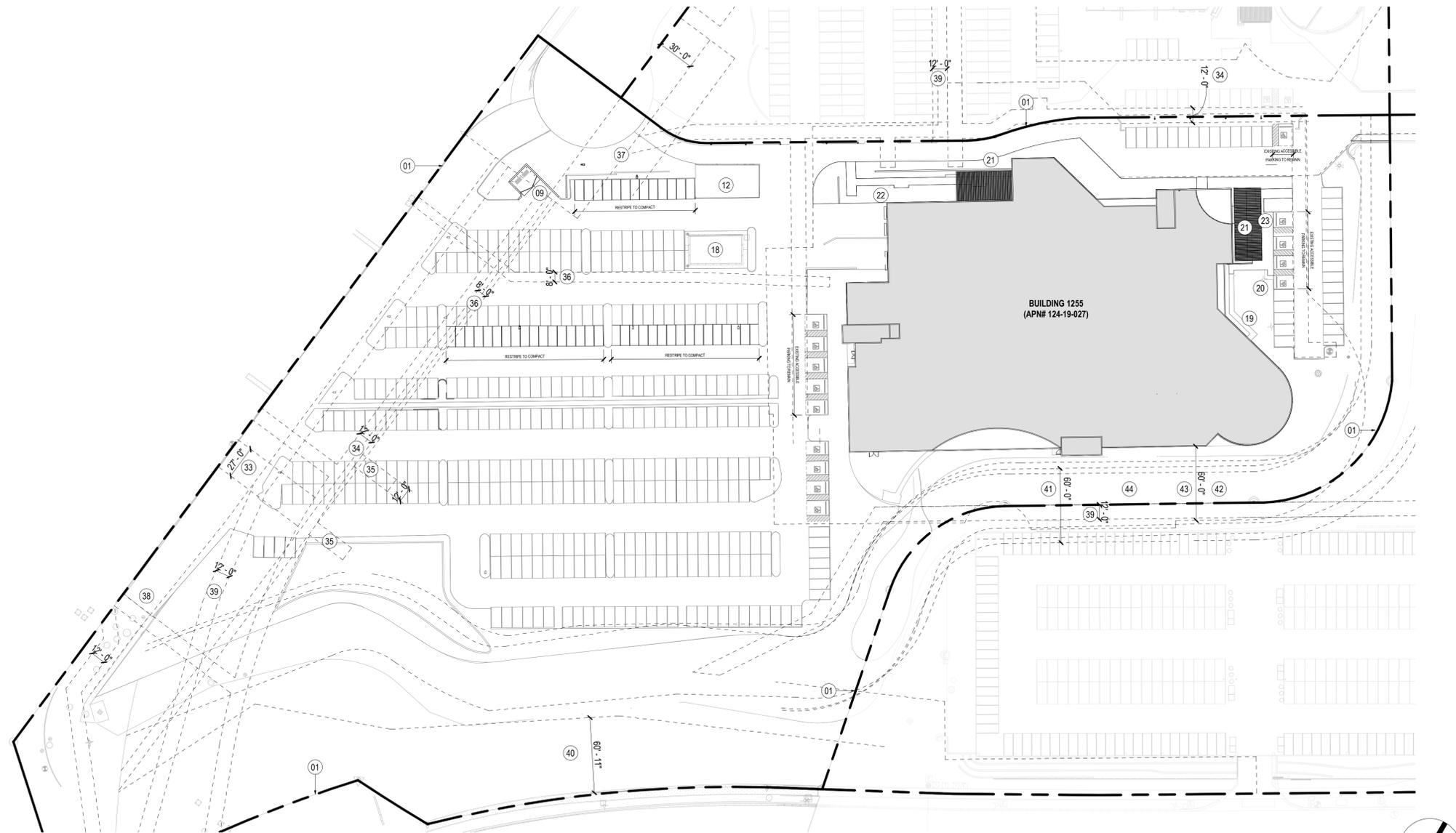
DPR 01.0

1 ILLUSTRATIVE SITE PLAN - NEW
 SCALE: 1" = 100'-0"



VICINITY MAP

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1 ENLARGED SITE PLAN (124-19-027)
SCALE: 1" = 50'-0"

SHEET NOTES

- 01 PROPERTY LINE
- 09 NEW 2 BAY TRASH ENCLOSURE WITH REFUSE AND RECYCLE CONTAINER TO REPLACE EXISTING. PROVIDE NEW 6" HIGH BLOCK WALL AROUND CONTAINER TO MATCH EXISTING. PROVIDE CONCRETE APRON AND 6" DIAMETER METAL BOLLARDS BEHIND REFUSE AND RECYCLE CONTAINERS.
- 12 REMOVE EXISTING TRASH ENCLOSURE. PROVIDE LANDSCAPE IMPROVEMENTS IN THIS AREA. RELOCATE TRASH ENCLOSURE PER NOTE 09
- 18 EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 19 EXISTING SIDEWALK TO REMAIN
- 20 CONNECT TO EXISTING SIDEWALK
- 21 NEW ENTRY CANOPY
- 22 REMOVE DRIVEWAY. PROVIDE NEW LANDSCAPE AND HARDSCAPE IMPROVEMENTS. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- 23 LANDSCAPE AND HARDSCAPE IMPROVEMENTS AT ENTRY. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- 33 WATER AND SEWER LINE EASEMENT
- 34 WATER LINE EASEMENT
- 35 PORTION OF PUE TO BE ABANDONED
- 36 ELECTRIC EASEMENT
- 37 TEMPORARY EASEMENT FOR ROADWAY, SIDEWALK, SIDEWALK, DRAINAGE AND LANDSCAPE
- 38 ACCESS EASEMENT
- 39 SEWER LINE EASEMENT
- 40 EASEMENT FOR LANDSCAPE, PEDESTRIAN, BIKE PATH, SIGNAGE, DRAINAGE, CONSTRUCTION SLOPE AND PUBLIC UTILITIES
- 41 EASEMENT FOR DRAINAGE
- 42 EASEMENT FOR DRAINAGE CHANNEL
- 43 60' REQUIRED UNOBSTRUCTED YARD FOR OVERSIZED BUILDING
- 44 EASEMENT FOR STORM DRAIN

GENERAL NOTES

- A) ALL PARKING IS EXISTING STANDARD PARKING TO REMAIN, U.N.O.
- B) NEW COMPACT PARKING SPACES WHERE INDICATED ARE 7'-6" X 16'-6".

KEY PLAN



SOUTHWEST VALUE PARTNERS
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Fax 602.523.4949

Date	Description
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Seal / Signature

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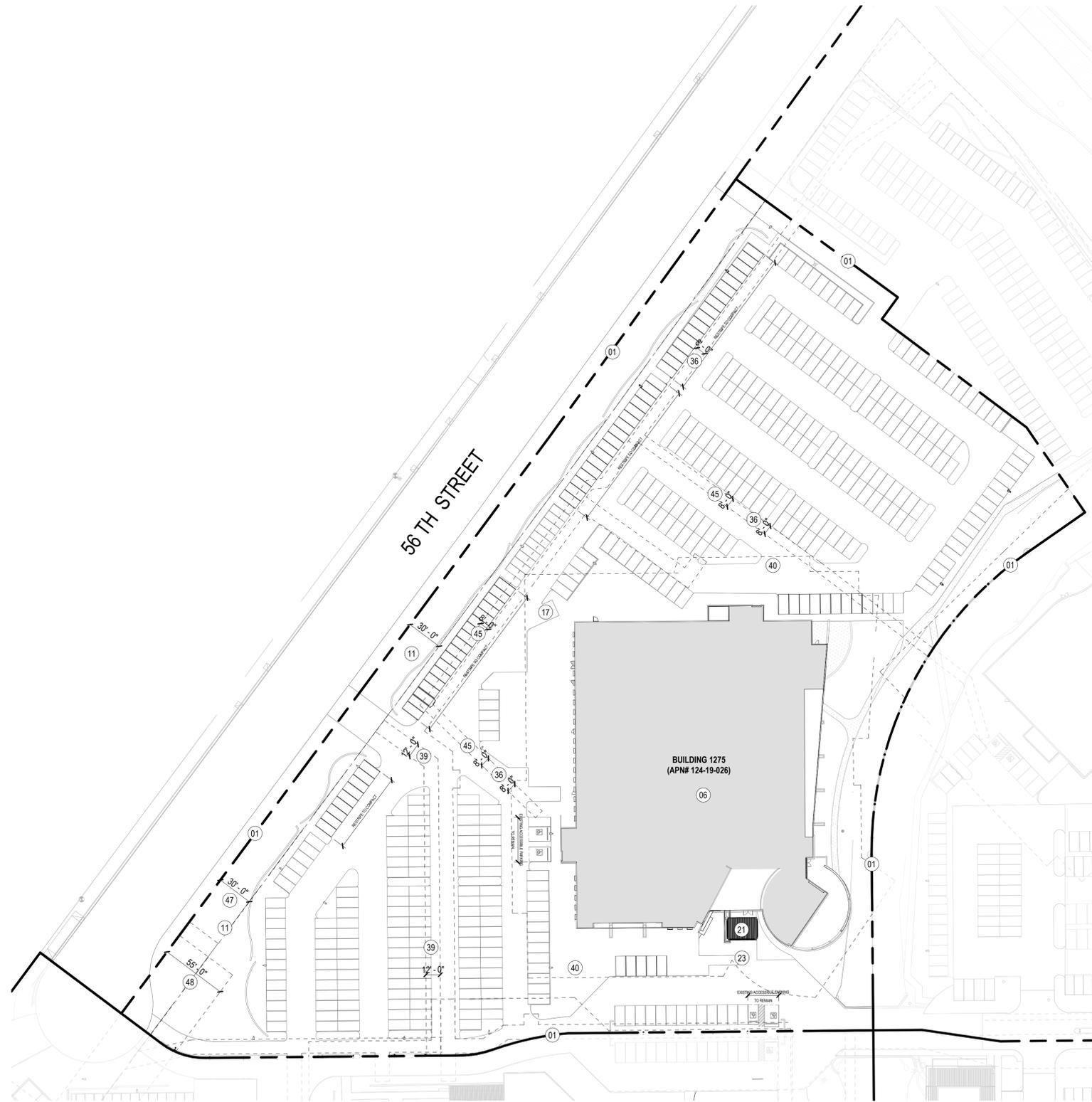
Project Name
PAPAGO ARROYO

Project Number
57.8207.000

Description
ENLARGED SITE PLAN (124-19-027)

Scale
As indicated

DPR 02.0



1 ENLARGED SITE PLAN (124-19-026)
SCALE: 1" = 50'-0"

SHEET NOTES

- 01 PROPERTY LINE
- 06 BUILDING 1275 NEW ENTRY CANOPY, CORRESPONDING SITE IMPROVEMENTS AND EXTERIOR ELEVATION IMPROVEMENTS
- 11 LANDSCAPE UPGRADES, PAINT EXISTING PERIMETER SITE WALLS ALONG 56TH STREET
- 17 EXISTING TRASH ENCLOSURE TO REMAIN
- 21 NEW ENTRY CANOPY
- 23 LANDSCAPE AND HARDSCAPE IMPROVEMENTS AT ENTRY. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- 36 ELECTRIC EASEMENT
- 39 SEWER LINE EASEMENT
- 40 EASEMENT FOR LANDSCAPE, PEDESTRIAN, BIKE PATH, SIGNAGE, DRAINAGE, CONSTRUCTION SLOPE AND PUBLIC UTILITIES
- 45 UNDERGROUND ELECTRIC EASEMENT
- 47 EASEMENT FOR LANDSCAPE, PEDESTRIAN, BIKE PATH, DRAINAGE AND PUBLIC UTILITIES
- 48 TEMPORARY EASEMENT FOR ROADWAY, SIDEWALK, DRAINAGE AND LANDSCAPE

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GENERAL NOTES

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- B) NEW COMPACT PARKING SPACES WHERE INDICATED ARE 7'-6" X 16'-6".

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
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Description
ENLARGED SITE PLAN (124-19-026)

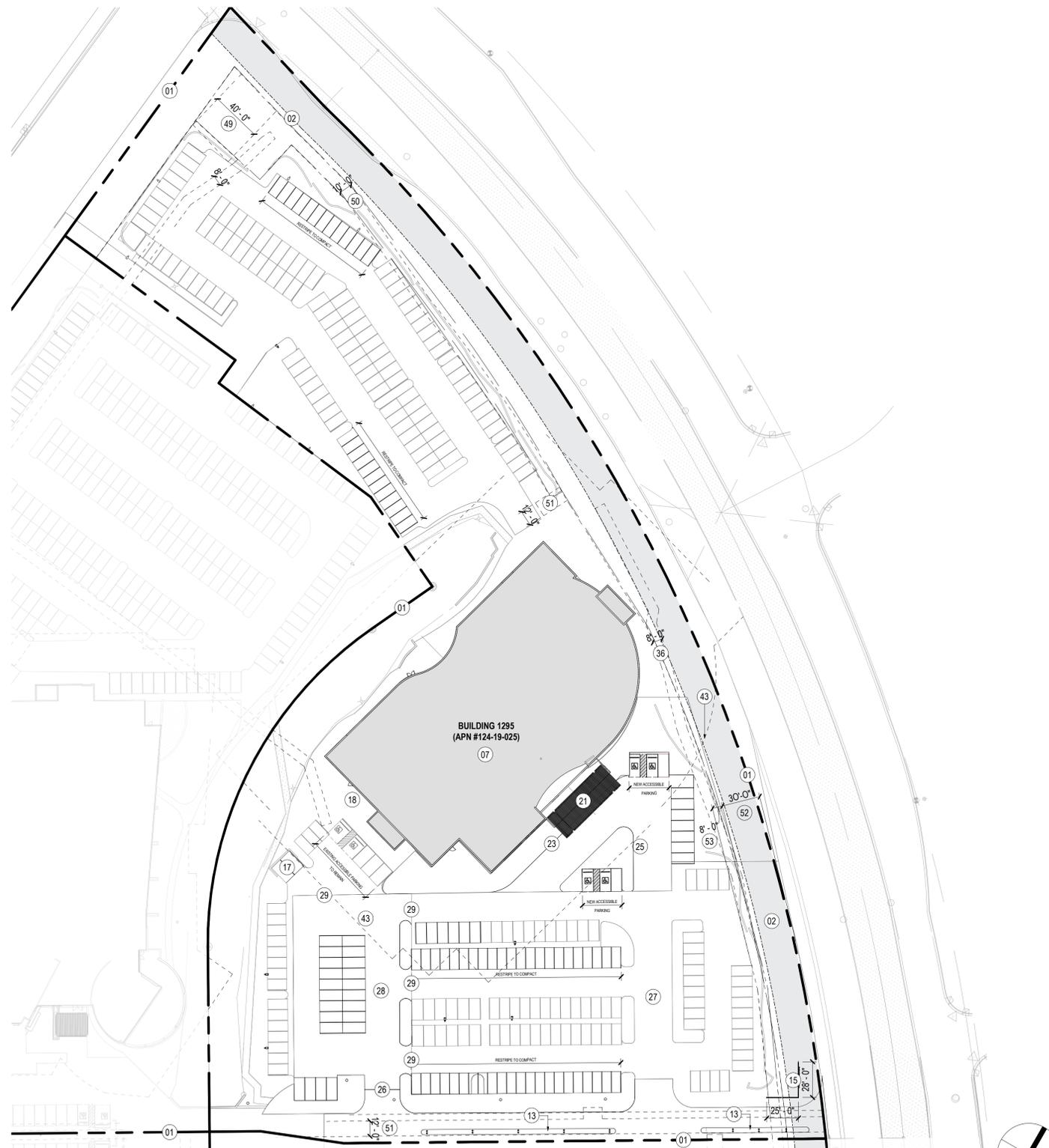
Scale
As indicated

DPR 03.0

KEY PLAN



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01 ENLARGED SITE PLAN (124-19-025)
SCALE: 1" = 50'-0"

SHEET NOTES

- 01 PROPERTY LINE
- 02 25' REQUIRED BUILDING SETBACK
- 07 BUILDING 1295 NEW ENTRY CANOPY, CORRESPONDING SITE IMPROVEMENTS AND EXTERIOR ELEVATION IMPROVEMENTS
- 13 NEW LANDSCAPE, PAVING AND LIGHTING TO ENHANCE CENTRAL SPINE
- 15 ENTRY ENHANCEMENTS AT SITE ENTRY. REFER TO SHEET DPR 06.0 AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- 17 EXISTING TRASH ENCLOSURE TO REMAIN
- 18 EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 21 NEW ENTRY CANOPY
- 23 LANDSCAPE AND HARDSCAPE IMPROVEMENTS AT ENTRY. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- 25 DEMO EXISTING DROP OFF. PROVIDE NEW DRIVEWAY, PARKING, HARDSCAPE AND LANDSCAPE IMPROVEMENTS. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- 26 REVISED CURB CUT TO ACCESS DRIVEWAY AND PARKING IMPROVEMENTS
- 27 EXISTING DRIVEWAY AND PARKING TO REMAIN, RESTRIPE TO COMPACT AS NOTED ON PLAN
- 28 REVISED DRIVEWAY AND PARKING
- 29 TRANSITION TO EXISTING WORK. VERIFY IN FIELD
- 36 ELECTRIC EASEMENT
- 43 60' REQUIRED UNOBSTRUCTED YARD FOR OVERSIZED BUILDING
- 49 LANDSCAPE AND SIGN EASEMENT
- 50 NON EXCLUSIVE UTILITY EASEMENT
- 51 WATER LINE EASEMENT
- 52 EASEMENT FOR PEDESTRIAN, BIKE PATH, DRAINAGE AND PUBLIC UTILITIES
- 53 UTILITY EASEMENT

GENERAL NOTES

- A) ALL PARKING IS EXISTING STANDARD PARKING TO REMAIN, U.N.O.
- B) NEW COMPACT PARKING SPACES WHERE INDICATED ARE 7'-6" X 16'-6".

KEY PLAN



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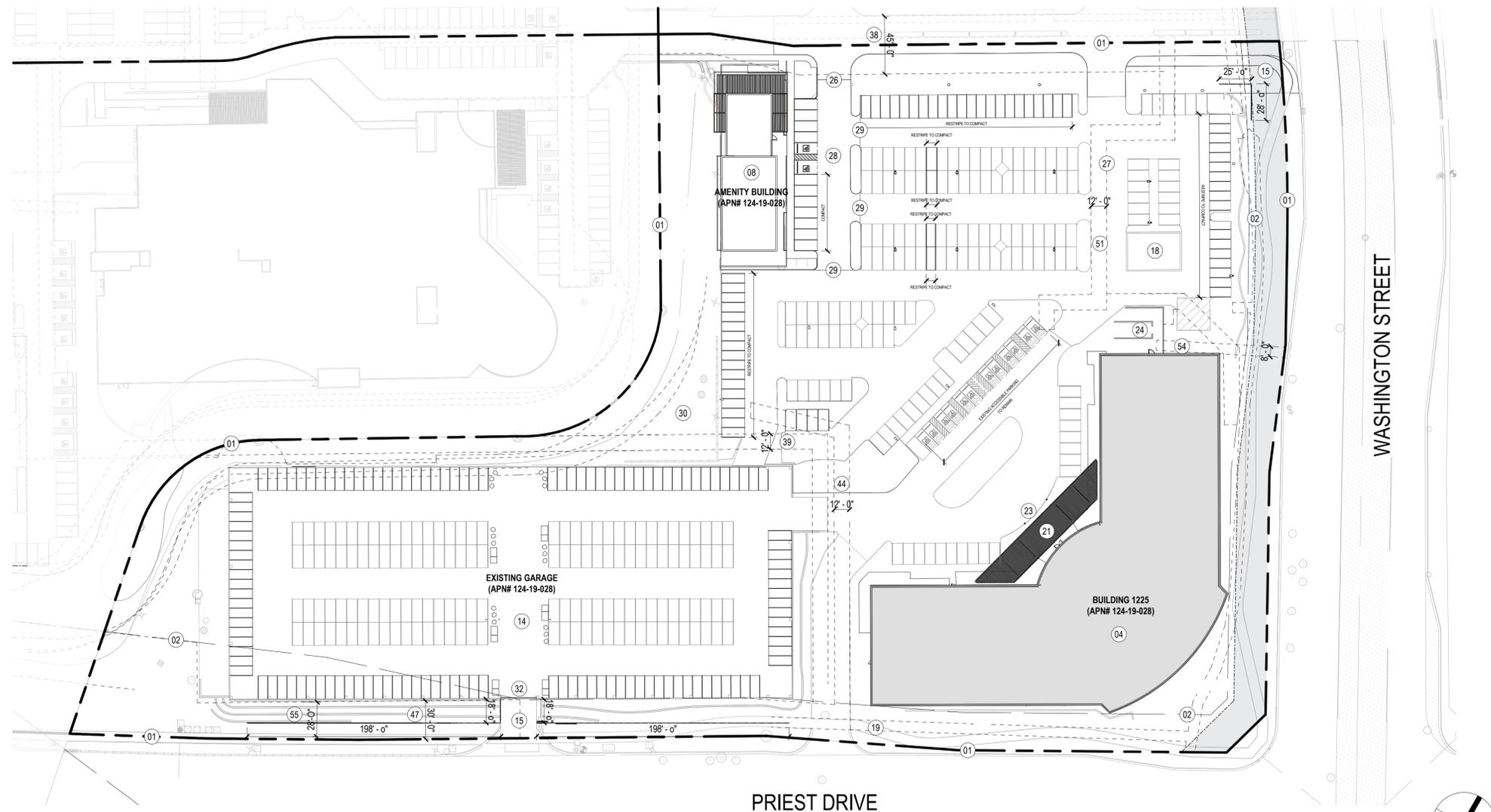
Project Number
57.8207.000

Description
ENLARGED SITE PLAN (124-19-025)

Scale
As indicated

DPR 04.0

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01 ENLARGED SITE PLAN (124-19-028)
SCALE: 1" = 50'-0"

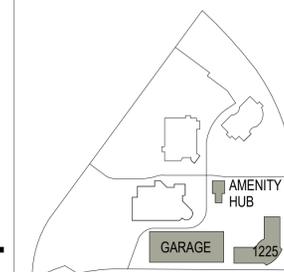
SHEET NOTES

- 01 PROPERTY LINE
- 02 25' REQUIRED BUILDING SETBACK
- 04 BUILDING 1225 NEW ENTRY CANOPY, CORRESPONDING SITE IMPROVEMENTS AND EXTERIOR ELEVATION IMPROVEMENTS
- 08 NEW AMENITY / HUB BUILDING AND SHADE CANOPY, LANDSCAPE, SITE FURNITURE, PARKING AND SITE IMPROVEMENTS
- 14 EXISTING GARAGE IMPROVEMENTS - ADDITION OF LANDSCAPE/TREES TO GARAGE ROOF AND CORRESPONDING STRUCTURAL MODIFICATIONS. PARKING RESTRIPING PER GARAGE FLOOR PLANS ON SHEET DPR 05.9
- 15 ENTRY ENHANCEMENTS AT SITE ENTRY. REFER TO SHEET DPR 06.0 AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- 18 EXISTING ELECTRICAL EQUIPMENT TO REMAIN
- 19 EXISTING SIDEWALK TO REMAIN
- 21 NEW ENTRY CANOPY
- 23 LANDSCAPE AND HARDSCAPE IMPROVEMENTS AT ENTRY. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- 24 EXISTING COMPACTOR LOCATION TO BE USED BY NEW AMENITY HUB BUILDING
- 26 REVISED CURB CUT TO ACCESS DRIVEWAY AND PARKING IMPROVEMENTS
- 27 EXISTING DRIVEWAY AND PARKING TO REMAIN, RESTRIPING TO COMPACT AS NOTED ON PLAN
- 28 REVISED DRIVEWAY AND PARKING
- 29 TRANSITION TO EXISTING WORK. VERIFY IN FIELD
- 30 NEW YOGA LAWN. REFER TO LANDSCAPE PLANS
- 32 OPERABLE GATE
- 38 ACCESS EASEMENT
- 39 SEWER LINE EASEMENT
- 44 EASEMENT FOR STORM DRAIN
- 47 EASEMENT FOR LANDSCAPE, PEDESTRIAN, BIKE PATH, DRAINAGE AND PUBLIC UTILITIES
- 51 WATER LINE EASEMENT
- 54 COMMUNICATION LINE EASEMENT
- 55 EASEMENT FOR LANDSCAPING, SIGNAGE, PEDESTRIAN, BIKE PATH, DRAINAGE, CONSTRUCTION SLOPE & PUBLIC UTILITIES.

GENERAL NOTES

- A) ALL PARKING IS EXISTING STANDARD PARKING TO REMAIN, U.N.O.
- B) NEW COMPACT PARKING SPACES WHERE INDICATED ARE 7'-6" X 16'-6".

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ENLARGED SITE PLAN (124-19-028)

Scale
As indicated

DPR 05.0

THANK YOU

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