



DEVELOPMENT PROJECT FILE

for

LPC SOUTHBANK

ATTACHMENTS:

- 1-2. Waiver of Rights and Remedies form
- 3. Location Map
- 4. Aerial Photo
- 5-10. Letter of Explanation
- 11-14. PAD and Site Plan
- 15-21. Lot 6 – Floor Plans
- 22-26. Lot 6 – Elevations
- 27-31. Lot 5 – Floor Plans
- 32-36. Lot 5 – Elevations
- 37. Overall Elevation (both sites)
- 38. Cross Section
- 39-40. Landscape Plan

WHEN RECORDED RETURN TO:
City of Tempe
Community Development Department
31 E. 5th Street
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by THE PIER AT TOWN LAKE, LLC, an Arizona Limited Liability Company (Owner/s).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. **PL130265 – LPC SOUTHBANK** to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER _____

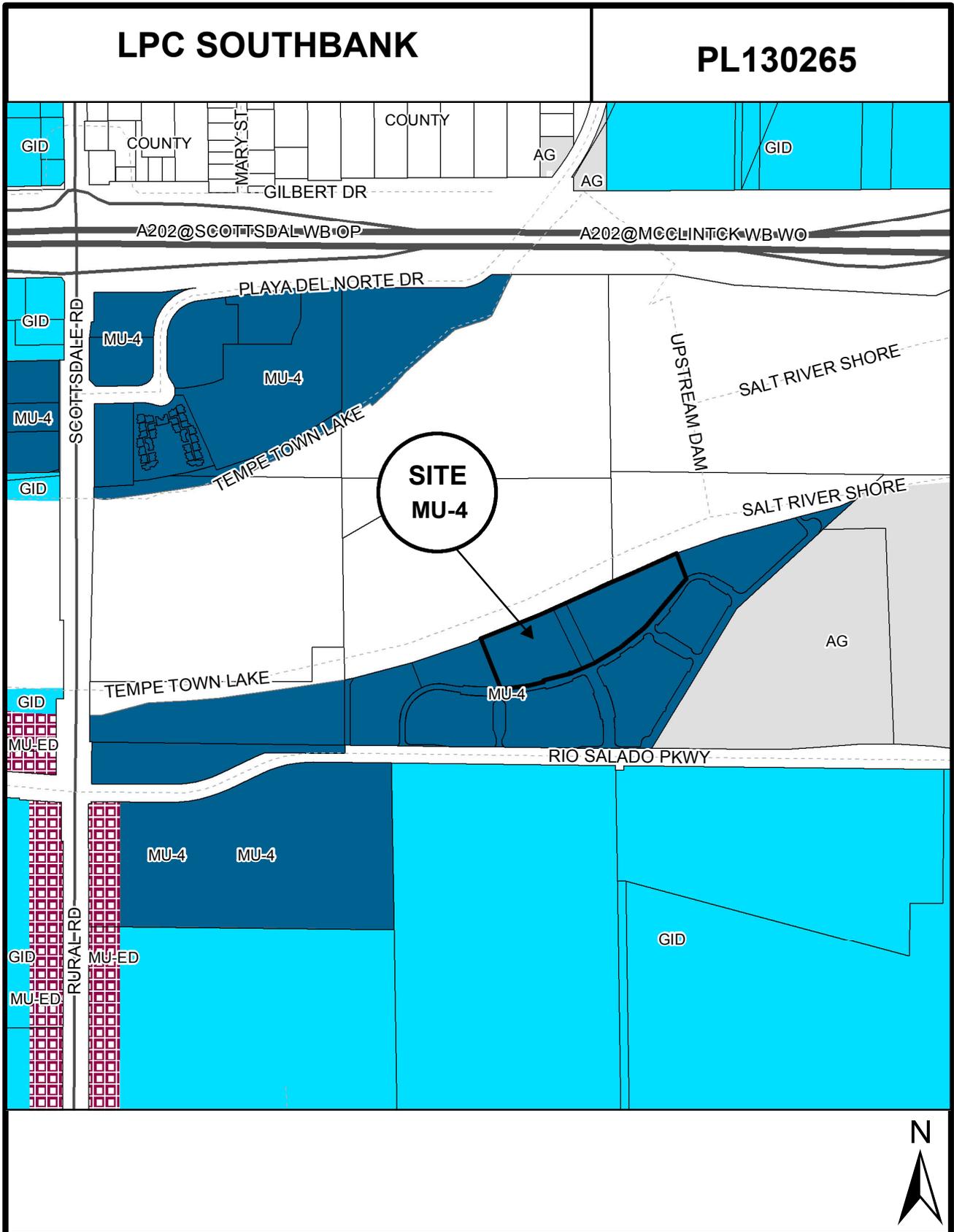
(Identify Action Requested))

for development of the following real property (Property):

Parcel No. : 132-32-019, 132-32-025, and 132-32-020

Address: 1190 East Vista Del Lago Drive, Tempe, Arizona.

LOTS 5, 6 AND TRACT B OF "PIER 202 – AMENDED" AS RECORDED IN BOOK 949 OF MAPS PAGE 48, MARICOPA COUNTY RECORDERS OFFICE, MARICOPA COUNTY, ARIZONA.



Location Map



ATTACHMENT 4

One Arizona Center
400 East Van Buren Street
Suite 1900
Phoenix, Arizona 85004-2202
602.382.6000
602.382.6070 (Fax)
www.swlaw.com

Noel J. Griemsmann
(602) 382-6824
ngriemsmann@swlaw.com

DENVER
LAS VEGAS
LOS ANGELES
LOS CABOS
ORANGE COUNTY
PHOENIX
SALT LAKE CITY
TUCSON

September 12, 2013

BY HAND DELIVERY

Ryan Levesque
Senior Planner
City of Tempe
31 East 5th Street
Tempe, AZ 85281

Re: PL130265 - LPC South Bank Approval Criteria Review Summary

Dear Ryan:

The City of Tempe Zoning and Development Code, Section 6-306.D, identifies twelve (12) criteria that are to be considered in the approval of a Development Plan Review (“DPR”) application. The purpose of this letter is to review those criteria as they relate to the LPC South Bank project located at 1190 and 1450 East Vista Del Lago Drive (part of the “Pier 202” project site).

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape;

The public streetscape along Vista Del Lago was constructed with an overall urban context and design. On-street parking, formalized landscaping with street trees as well as significant hardscape have been planned for this road, as well as the connecting roads within the larger “Pier 202” subdivision. The buildings have been designed to respond to this formal streetscape by placing the façade of the building closer to the street, with visual interest maintained by the use of undulating facades, providing articulation across the entire building face. The facades are slightly angled to avoid a directly parallel relationship with the street and to provide differing setbacks and landscaping opportunities for enhanced visual interest at the street level (while maintaining privacy for residents). The buildings also frame the publicly accessible park space between the structures. This public open space also provides visual interest as one moves east or west down Vista Del Lago by creating a sudden view out to the lake beyond.

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Because of the placement, form and articulation of the buildings, the streetscape experience along the public right-of-way will be varied and interesting to both the public as well as residents.

2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;

The buildings are designed to minimize exposed walls by incorporating a wrapped parking structure and enclosed interior hallways, resulting in dwelling units that have only one exposed wall face (or two for corner units). This design results in less energy use by individual residents, conserving energy compared to traditional surface parked multi-family buildings. With structured parking, personal vehicles will be shaded (except for the roof deck, which is expected to be primarily utilized as extra parking for visitors), reducing heat gain from parking areas and vehicles as is experienced with typical surface parking lots. Landscaping includes shade trees to reduce ground level heat gain (by shading the soil), which will enhance pedestrian comfort.

The design and orientation of the buildings will reduce heat gain over the old-fashioned garden-style multi-family developments and will permit energy savings by limiting the number of individual walls for each dwelling unit exposed to ambient outdoor temperatures. Ground level comfort will be enhanced by the use of appropriate landscaping materials and strategically located trees.

3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;

Key to quality multi-family development is the use of materials that last while providing a visual appearance of permanence and quality. For this project, the emphasis is on the use of cultured stone at and above (up to the top of the second story) the pedestrian level. This provides a mass at the base of the building that gives a heavy, permanent appearance, particularly at those key areas where visual details are most noticed by those looking at the structures.

Other details included in the façade design include the use of French doors for each patio. These types of doors provide a residential appearance and a high-quality look (unlike standard sliding patio doors). Metal details, such as the patio railings and canopy/awning embellishments, provide another layer of quality modern appearance while adding visual interest to the facades.

4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;

Located in the center of the Pier 202 subdivision, the project site is the two (2) central properties, surrounded by the other vacant parcels. The parcels lie between the lake and four

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vacant parcels that are owned by the City of Tempe. This location makes a lower structure with more extensive lot utilization (or lot coverage) the most appropriate building form to preserve view sheds for the adjoining properties while maximizing the development of the subject site. The surrounding parcels are currently entitled for large, tower-style development that may include hotel, office and commercial uses. These proposed buildings are appropriately scaled to compliment the surrounding future development and to the Tempe Town Lake.

5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;

As previously discussed, the building design is articulated and visually interesting. By providing emphasis via “pop-out” detailing around the patio areas, the façade provides an appearance that reads as a varying face, with relief and movement of the elevation across its entire length. The base is well defined, with the use of stone facing at the pedestrian level, extending into the second floor level to provide scale for the pedestrian experience. The use of color provides additional visual enhancement to the upper floors while providing an opportunity to frame the roofline of the structures in a clear manner. Because of these design features, as well as those discussed prior, the buildings will create an excellent pedestrian experience.

6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;

At the street level, the buildings feature architectural detailing that includes the elements discussed prior, such as stone facing, metal railings and the use of quality patio doors to provide a high-quality residential feel. For the areas that are “public” (the main office and building entry area), the elevation changes to provide a draw for visitors. The elevation transitions to a more uniform treatment, with large areas of glass and the addition of a significant shade feature at the second level, delineating this portion of the building as the “business” portion. In combination with the landscaping plans, the facades provide architectural interest as well as pedestrian level scaled details.

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;

The overall “Pier 202” subdivision provides for its own enhanced bus stop at Pier Drive on Rio Salado Boulevard, providing convenient access to future bus routes that may be assigned to service the area. There are bike lanes in Rio Salado Boulevard and each dwelling unit will

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have access to a bike storage space. These are diversified, with options including public racks near the rental office and common areas, private garage bike parking areas and bike storage facilities within dwelling units.

Bicycling will be a convenient transportation mode for the residents. The Town Lake provides a multi-use path permitting bicycling, walking and other alternative transportation modes with access to downtown Tempe and beyond. Another alternative transportation option is Metro Light Rail. A light rail station is about a mile from the site at Rural and University, a short bike ride away. With the Town Lake at the front door of the property, the plans will permit easy access to this amenity and transportation option and bicycle users will find it easy to store and access their bicycles, providing support for this mode of transportation.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;

Because the project proposes structured parking, there are few opportunities for conflict with pedestrians. There are two (2) driveways, one accessing each structure. Some parking is provided on-street, which acts as a traffic calming measure as well as easy parking for site visitors. Pedestrians will be able to move around the buildings with minimum direct interaction with motor vehicles.

9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;

The building elevations, with their extensive use of glass and high visibility between the dwelling units and the exterior of the building, as well as the use of secured hallways and access, are a few of the ways that "CPTED" principles are incorporated into the design of the project. The landscape plans also reflect these concepts by providing appropriate heights, locations and types of vegetation that permits surveillance while framing the quasi-public spaces in a manner that communicates ownership and purposeful use of space.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways;

The placement of the parking into structured garages minimizes the visual and audio impacts of parking areas. Those areas of visibility, such as the driveways and service vehicle areas, are appropriately defined and delineated by their physical placement, limited size and landscaping elements.

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11. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; and

Because this is a residential development, signage is minimal. We anticipate that the final signage package will be appropriately scaled to the use and will integrate into the building elevations.

12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects

As a residential development, lighting is provided that is code compliant and sufficient to safely illuminate common areas, individual dwelling unit outdoor spaces and other areas of the property. The final lighting package will be consistent with the use and will not exceed any code standard.

Summary. Section 6-306.D requires that the above listed items be considered when reviewing a DPR request. The proposed project, based on the provided elevations, site plan and landscaping plan, clearly meets the standards propagated by the City of Tempe Zoning and Development Code. We look forward to the Development Review Commissions' consideration of this request.

Respectfully submitted,

Snell & Wilmer


Noel J. Griemsmann, AICP
Senior Urban Planner

17923064

Waste Management Plan

Residents of the apartment community will enjoy the amenity of five (5) night a week valet trash service. This service allows residents to place their tied and bagged household trash outside their dwelling unit door after 5 PM Sunday through Thursday. A 3rd party contractor will collect it each night and dispose of it in one of the two on site trash compactors. The next morning the resident puts their trash can back inside their apartment. Residents will also have access to trash chutes located on each floor of the residential buildings to dispose of their trash at other times if they wish. These trash chutes will be located within an enclosed room, one per floor. It is anticipated that the valet trash service will be provided by Valet Waste (<http://www.valetwaste.com>) or other comparable provider.

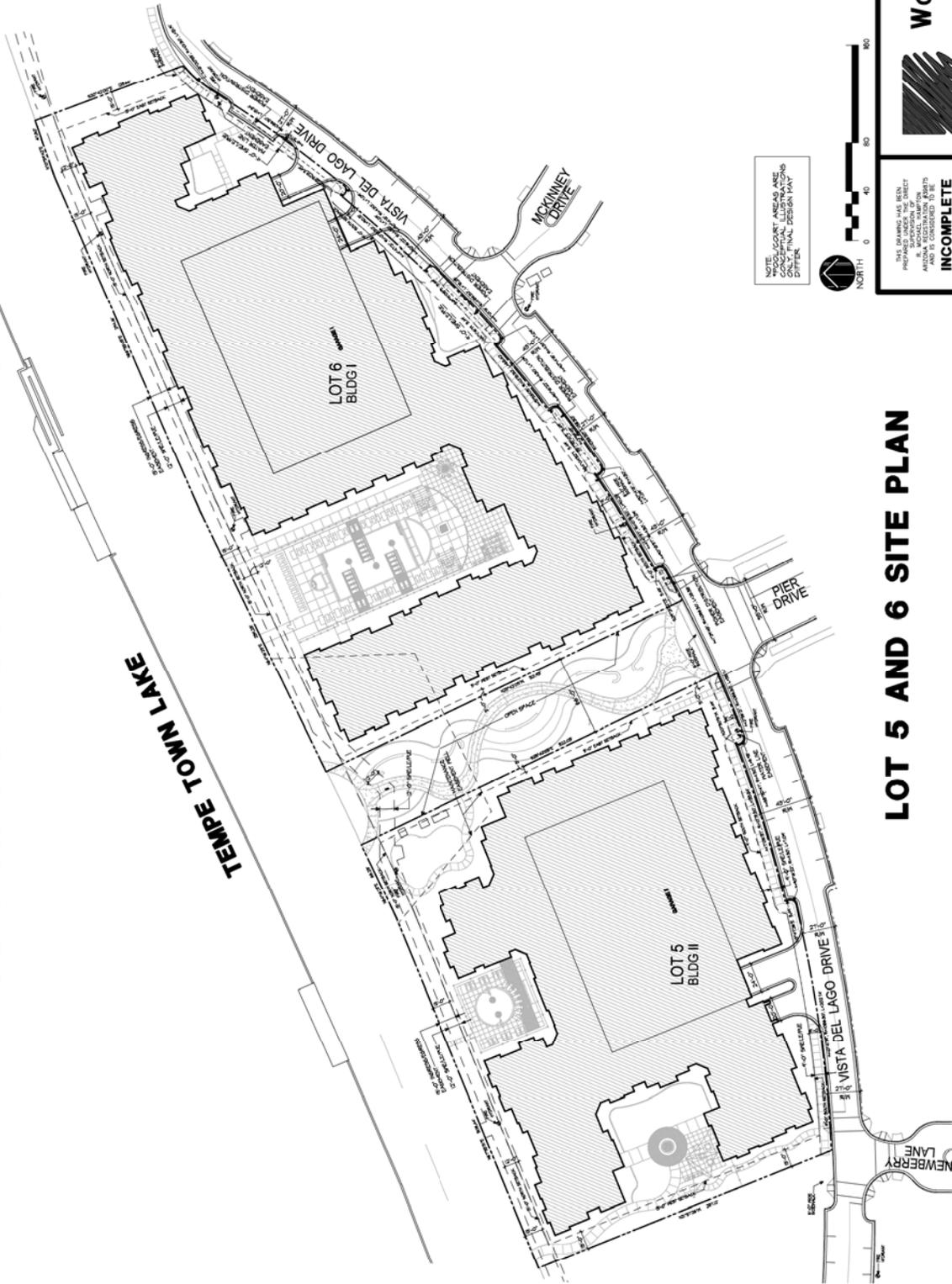
Each residential building is equipped with its own trash room on the ground floor that will house a trash compactor. The trash compactor is planned to be a 34 cubic yard sized device, likely to be the model RJ-250SC manufactured by Marathon Equipment. More detailed information on the specific compactor is available at:

<http://www.marathonequipment.com/products/self-contained-compactors/rj-250sc>

The compactor, which is stored inside the structure, is concealed by a roll-up garage-style door, which is accessible from the adjoining public road. It is anticipated that the dumpster units will each need to be picked up two (2) times a month during periods of typical usage. Please see the project site plan (Sheet A1.1) and the turning radius plan (Sheet A1.4) for details on the physical location and configuration of these facilities.

2ND AMENDED PLANNED AREA OVERLAY FOR LOT 5 AND 6 OF SOUTHBANK

A PORTION OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



NOTE: SCOUR AREAS ARE
CONCEPTUAL ILLUSTRATIONS
AND IS CONSIDERED AS PER
THE ARCHITECT'S OFFICIAL SEAL



NORTH 0 40 80

THE PLAN AND ALL THE
INFORMATION HEREIN
WAS PREPARED BY THE ARCHITECT
AND IS CONSIDERED AS PER
THE ARCHITECT'S OFFICIAL SEAL



Womack + Hampton
ARCHITECTS, L.L.C.
1000 N. GILBERT AVENUE, SUITE 100
PHOENIX, ARIZONA 85008
TEL: 602.998.9000
WWW.WOMACKHAMPTON.COM

LOT 5 AND 6 SITE PLAN

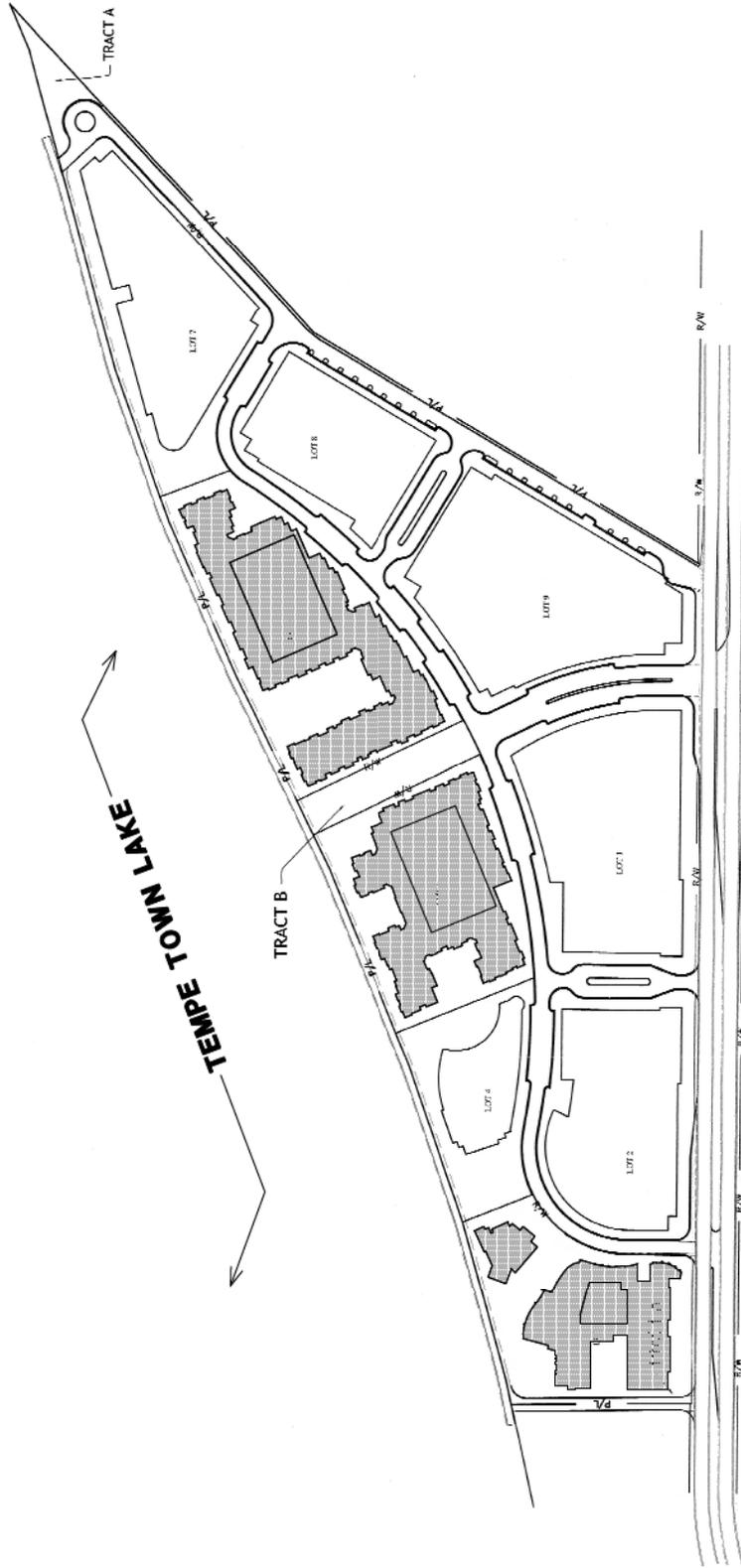
REC TBD

PAD TBD

DS 130700

**2ND AMENDED PLANNED AREA OVERLAY
FOR LOT 5 AND 6 OF SOUTHBANK**

A PORTION OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA



REC TBD

PAD TBD

DS 130700

PAGE 3 OF 3

Womack+Hampton
ARCHITECTS, L.L.C.
SALT LAKE CITY, UT 84119-1000



THIS DRAWING HAS BEEN
PREPARED UNDER THE SUPERVISION
OF A PROFESSIONAL ARCHITECT
AND IS CONSIDERED A FINAL
INCOMPLETE
DRAWING. THE DRAWER HAS NO ROLE
AND THE QUALITY OF THE WORK
IS THE ARCHITECT'S SOLE RESPONSIBILITY.

P.A.D. EXHIBIT

REC TBD

PAD TBD

DS 130700



Drawn By: J.L. ...
 Project No. 150009
 2000 McKinley Avenue
 Suite 1000
 Phoenix, AZ 85004
 Phone: 602.425.1000
 Fax: 602.425.1000
 www.womackhampton.com

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 ARCHITECTS, L.L.C.
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 Fax: 602.425.1000
 www.womackhampton.com



LPC Southbank
 1450 E. VISTA DEL LAGO
 TEMPE, ARIZONA

A1.1
 SITE PLAN

LOT 5 - SITE SUMMARY

EXISTING ZONING: M-4 (PAD) / R10 SALADO OVERLAY
 GENERAL PLAN 2020 PROJECTED LAND USE (MIXED-USE)
 PROPOSED LAND USE (MIXED-USE)
 GENERAL PLAN 2020 PROJECTED DENSITY (HIGH)
 PROPERTY USE: MULTI-FAMILY COMMUNITY
 MULTI-FAMILY COVERAGE: 49,560 SF / ACRE = 60.49%

LANDSCAPE AREA	40,248 SF	=	51.62%
BICYCLE PROVIDED	105 SPACES		
PARKING PROVIDED	280 SPACES		
PARKING RATIO	1.33 SPACES / UNIT		

EXISTING ZONING: M-4 (PAD) / R10 SALADO OVERLAY
 GENERAL PLAN 2020 PROJECTED LAND USE (MIXED-USE)
 PROPOSED LAND USE (MIXED-USE)
 GENERAL PLAN 2020 PROJECTED DENSITY (HIGH)
 PROPERTY USE: MULTI-FAMILY COMMUNITY
 MULTI-FAMILY COVERAGE: 49,560 SF / ACRE = 60.49%

LANDSCAPE AREA	40,248 SF	=	51.62%
BICYCLE PROVIDED	105 SPACES		
PARKING PROVIDED	280 SPACES		
PARKING RATIO	1.33 SPACES / UNIT		

EXISTING ZONING: M-4 (PAD) / R10 SALADO OVERLAY
 GENERAL PLAN 2020 PROJECTED LAND USE (MIXED-USE)
 PROPOSED LAND USE (MIXED-USE)
 GENERAL PLAN 2020 PROJECTED DENSITY (HIGH)
 PROPERTY USE: MULTI-FAMILY COMMUNITY
 MULTI-FAMILY COVERAGE: 49,560 SF / ACRE = 60.49%

LANDSCAPE AREA	40,248 SF	=	51.62%
BICYCLE PROVIDED	105 SPACES		
PARKING PROVIDED	280 SPACES		
PARKING RATIO	1.33 SPACES / UNIT		

LOT 6 - SITE SUMMARY

EXISTING ZONING: M-4 (PAD) / R10 SALADO OVERLAY
 GENERAL PLAN 2020 PROJECTED LAND USE (MIXED-USE)
 PROPOSED LAND USE (MIXED-USE)
 GENERAL PLAN 2020 PROJECTED DENSITY (HIGH)
 PROPERTY USE: MULTI-FAMILY COMMUNITY
 MULTI-FAMILY COVERAGE: 49,560 SF / ACRE = 60.49%

LANDSCAPE AREA	40,248 SF	=	51.62%
BICYCLE PROVIDED	105 SPACES		
PARKING PROVIDED	280 SPACES		
PARKING RATIO	1.33 SPACES / UNIT		

EXISTING ZONING: M-4 (PAD) / R10 SALADO OVERLAY
 GENERAL PLAN 2020 PROJECTED LAND USE (MIXED-USE)
 PROPOSED LAND USE (MIXED-USE)
 GENERAL PLAN 2020 PROJECTED DENSITY (HIGH)
 PROPERTY USE: MULTI-FAMILY COMMUNITY
 MULTI-FAMILY COVERAGE: 49,560 SF / ACRE = 60.49%

LANDSCAPE AREA	40,248 SF	=	51.62%
BICYCLE PROVIDED	105 SPACES		
PARKING PROVIDED	280 SPACES		
PARKING RATIO	1.33 SPACES / UNIT		

EXISTING ZONING: M-4 (PAD) / R10 SALADO OVERLAY
 GENERAL PLAN 2020 PROJECTED LAND USE (MIXED-USE)
 PROPOSED LAND USE (MIXED-USE)
 GENERAL PLAN 2020 PROJECTED DENSITY (HIGH)
 PROPERTY USE: MULTI-FAMILY COMMUNITY
 MULTI-FAMILY COVERAGE: 49,560 SF / ACRE = 60.49%

LANDSCAPE AREA	40,248 SF	=	51.62%
BICYCLE PROVIDED	105 SPACES		
PARKING PROVIDED	280 SPACES		
PARKING RATIO	1.33 SPACES / UNIT		

BUILDING AREA - LOT 5

BLDG TYPE	1511R	201P2	201P3	411P4	P5	TOTAL
BLDG I (4 STORY)	64,100	64,100	64,100	64,100	168,100	360,500

BUILDING AREA - LOT 6

BLDG TYPE	1511R	201P2	201P3	411P4	P5	TOTAL
BLDG I (4 STORY)	29,041	64,100	64,100	64,100	4,200	361,541

CONSTRUCTION TYPE

DESCRIPTION	OCCUPANCY	CONST.	SPRINKLER
AMENITY	R-2	TYPE V-A	NFPA-1B
PARKING GARAGE	S-2	TYPE I-A	NFPA-1B
BLDG I (LOT 6)	R-2	TYPE V-A	NFPA-1B
APARTMENT	A-3	TYPE I-A	NFPA-1B
LEASING	S-2	TYPE I-A	NFPA-1B
PARKING GARAGE	S-2	TYPE I-A	NFPA-1B

LOT 5 AND 6 - SITE SUMMARY

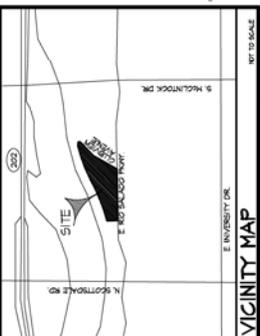
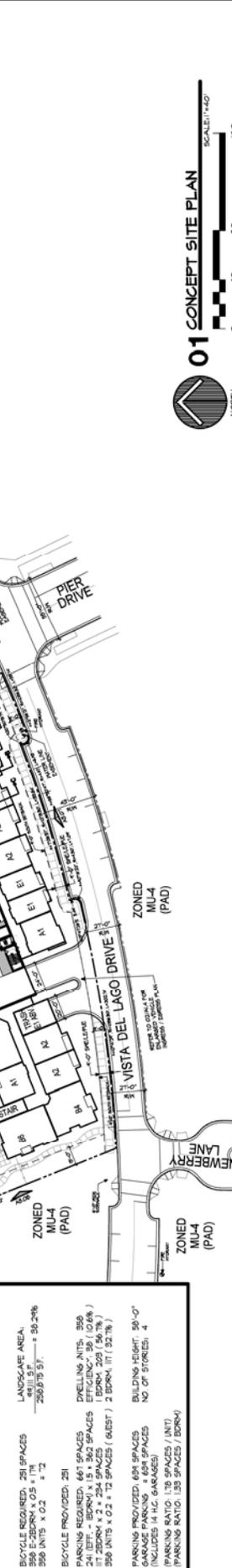
EXISTING ZONING: M-4 (PAD) / R10 SALADO OVERLAY
 GENERAL PLAN 2020 PROJECTED LAND USE (MIXED-USE)
 PROPOSED LAND USE (MIXED-USE)
 GENERAL PLAN 2020 PROJECTED DENSITY (HIGH)
 PROPERTY USE: MULTI-FAMILY COMMUNITY
 MULTI-FAMILY COVERAGE: 49,560 SF / ACRE = 60.49%

LANDSCAPE AREA	80,496 SF	=	51.62%
BICYCLE PROVIDED	210 SPACES		
PARKING PROVIDED	560 SPACES		
PARKING RATIO	1.33 SPACES / UNIT		

EXISTING ZONING: M-4 (PAD) / R10 SALADO OVERLAY
 GENERAL PLAN 2020 PROJECTED LAND USE (MIXED-USE)
 PROPOSED LAND USE (MIXED-USE)
 GENERAL PLAN 2020 PROJECTED DENSITY (HIGH)
 PROPERTY USE: MULTI-FAMILY COMMUNITY
 MULTI-FAMILY COVERAGE: 49,560 SF / ACRE = 60.49%

LANDSCAPE AREA	80,496 SF	=	51.62%
BICYCLE PROVIDED	210 SPACES		
PARKING PROVIDED	560 SPACES		
PARKING RATIO	1.33 SPACES / UNIT		

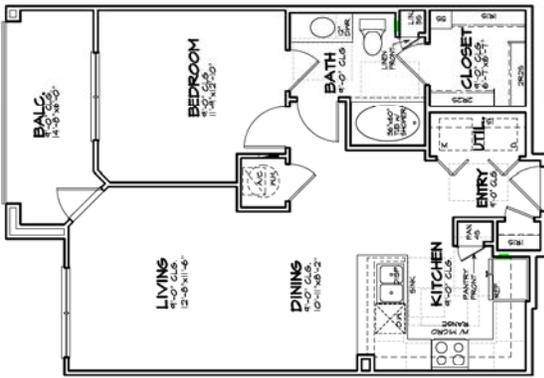
EXISTING ZONING: M-4 (PAD) / R10 SALADO OVERLAY
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 PROPOSED LAND USE (MIXED-USE)
 GENERAL PLAN 2020 PROJECTED DENSITY (HIGH)
 PROPERTY USE: MULTI-FAMILY COMMUNITY
 MULTI-FAMILY COVERAGE: 49,560 SF / ACRE = 60.49%



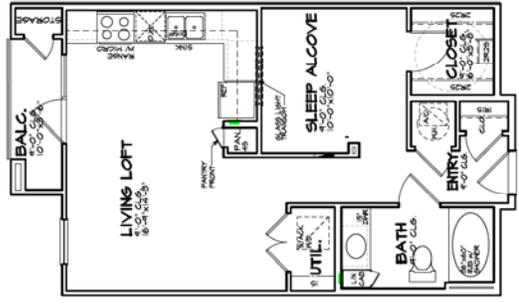
COMPARISON CHART

STANDARD	EXISTING M-4 (PAD) (PAD0202)	M-4 (PAD) MODIFIED
MAXIMUM NUMBER OF UNITS - LOT 6	N5 302	ITS 302
BUILDING HEIGHT	25'-0"	25'-0"
MINIMUM BUILDING HEIGHT - LOT 6	21'-6"	21'-6"
MINIMUM BUILDING HEIGHT - LOT 5	NO	NO
MINIMUM BUILDING HEIGHT - LOT 6	NO	NO
MINIMUM BUILDING HEIGHT - LOT 5	NO	NO
MINIMUM BUILDING HEIGHT - LOT 6	NO	NO
MINIMUM LANDSCAPE AREA (ACRES)	1.0 (41,888)	1.0 (41,888)
MINIMUM LANDSCAPE AREA (ACRES)	2.34 (1,028)	2.34 (1,028)
MINIMUM LANDSCAPE AREA - LOT 6	54%	54%
MINIMUM LANDSCAPE AREA - LOT 5	21%	21%
MINIMUM LANDSCAPE AREA - LOT 6	54%	54%
MINIMUM LANDSCAPE AREA - LOT 5	21%	21%
BUILDING WALL	5'-0"	5'-0"
EAST BUILDING WALL	10'-0"	10'-0"
NORTH BUILDING WALL	10'-0"	10'-0"
SOUTH BUILDING WALL	10'-0"	10'-0"
WEST BUILDING WALL	10'-0"	10'-0"

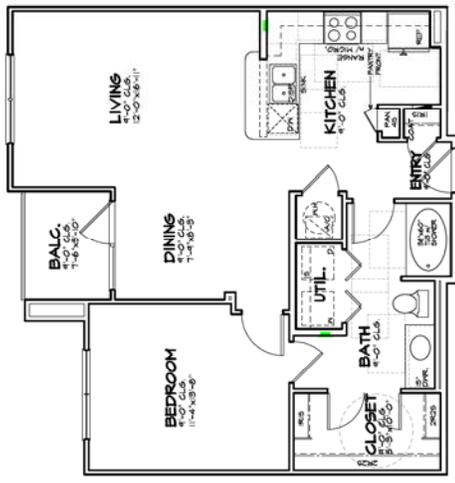




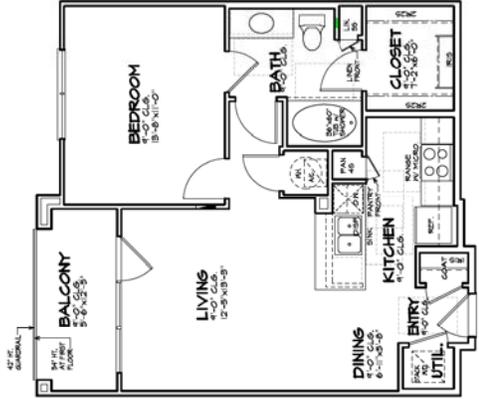
04A3 UNIT
 39 UNITS
 BALC = 45 S.F.
 BATH = 20 S.F.
 SCALE: 3/8" = 1'-0"



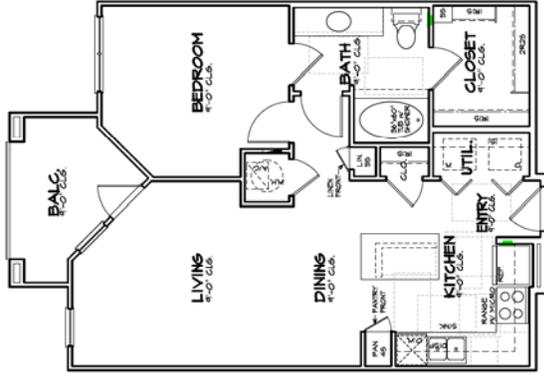
01 E1 UNIT
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 BATH = 20 S.F.
 SCALE: 3/8" = 1'-0"



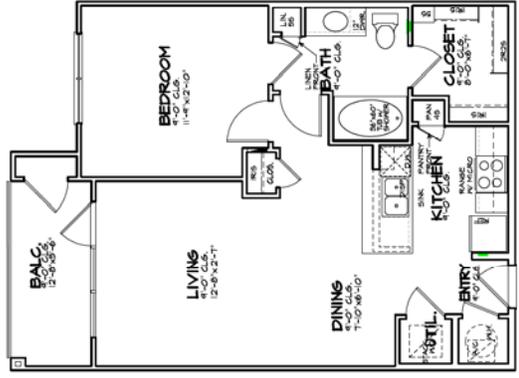
05A4 UNIT
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 BALC = 20 S.F.
 BATH = 20 S.F.
 SCALE: 3/8" = 1'-0"



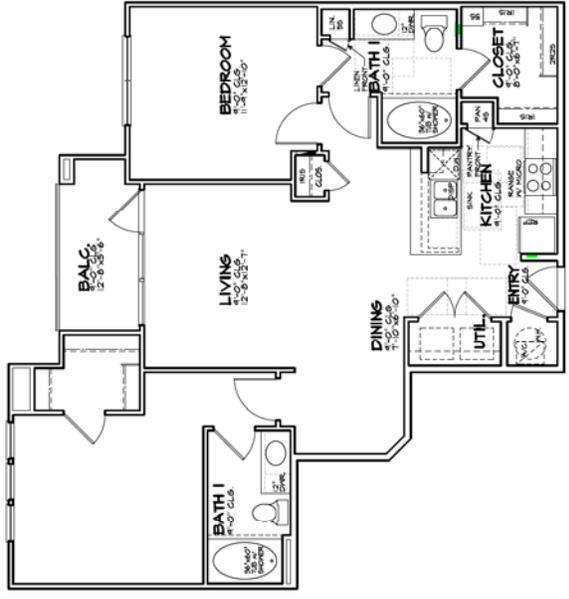
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 BALC = 25 S.F.
 BATH = 20 S.F.
 SCALE: 3/8" = 1'-0"



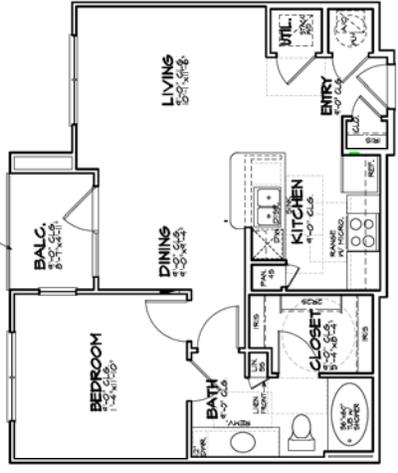
06A5 UNIT
 30 UNITS
 BALC = 20 S.F.
 BATH = 20 S.F.
 SCALE: 3/8" = 1'-0"



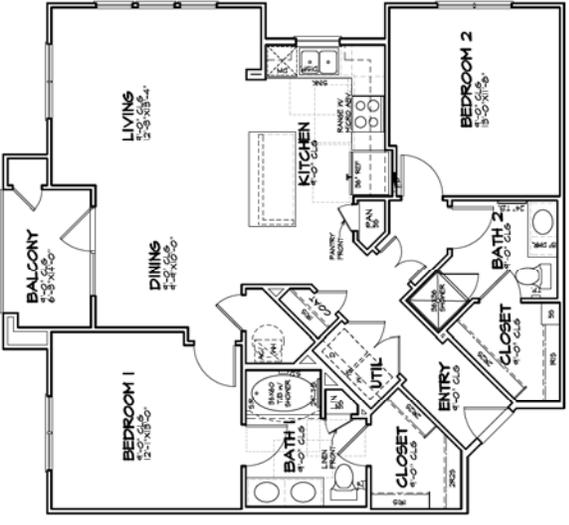
03A2 UNIT
 38 UNITS
 BALC = 60 S.F.
 BATH = 20 S.F.
 SCALE: 3/8" = 1'-0"



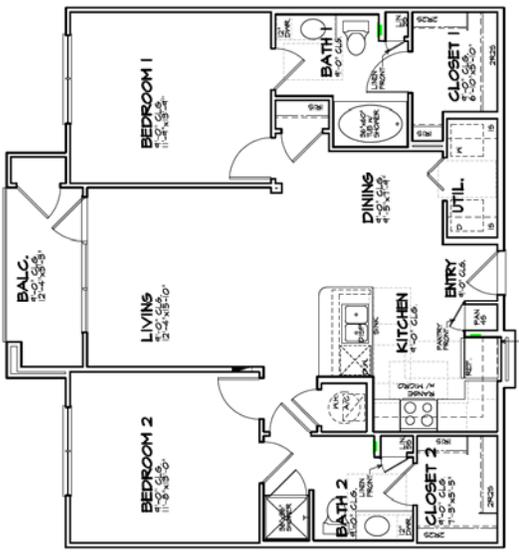
04B3 UNIT
 4 UNITS
 BALC = 15.0 SF
 WAC = 102.0 SF
 SCALE: 3/8" = 1'-0"



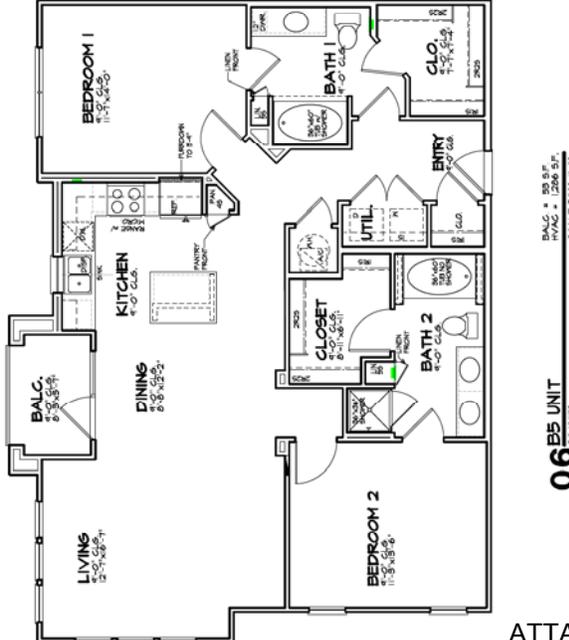
01 A6 UNIT
 24 UNITS
 BALC = 15.0 SF
 WAC = 102.0 SF
 SCALE: 3/8" = 1'-0"



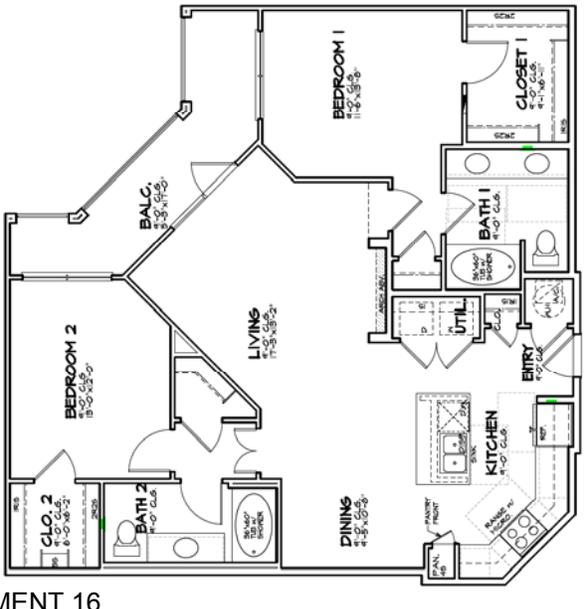
05B4 UNIT
 32 UNITS
 BALC = 15.0 SF
 WAC = 102.0 SF
 SCALE: 3/8" = 1'-0"



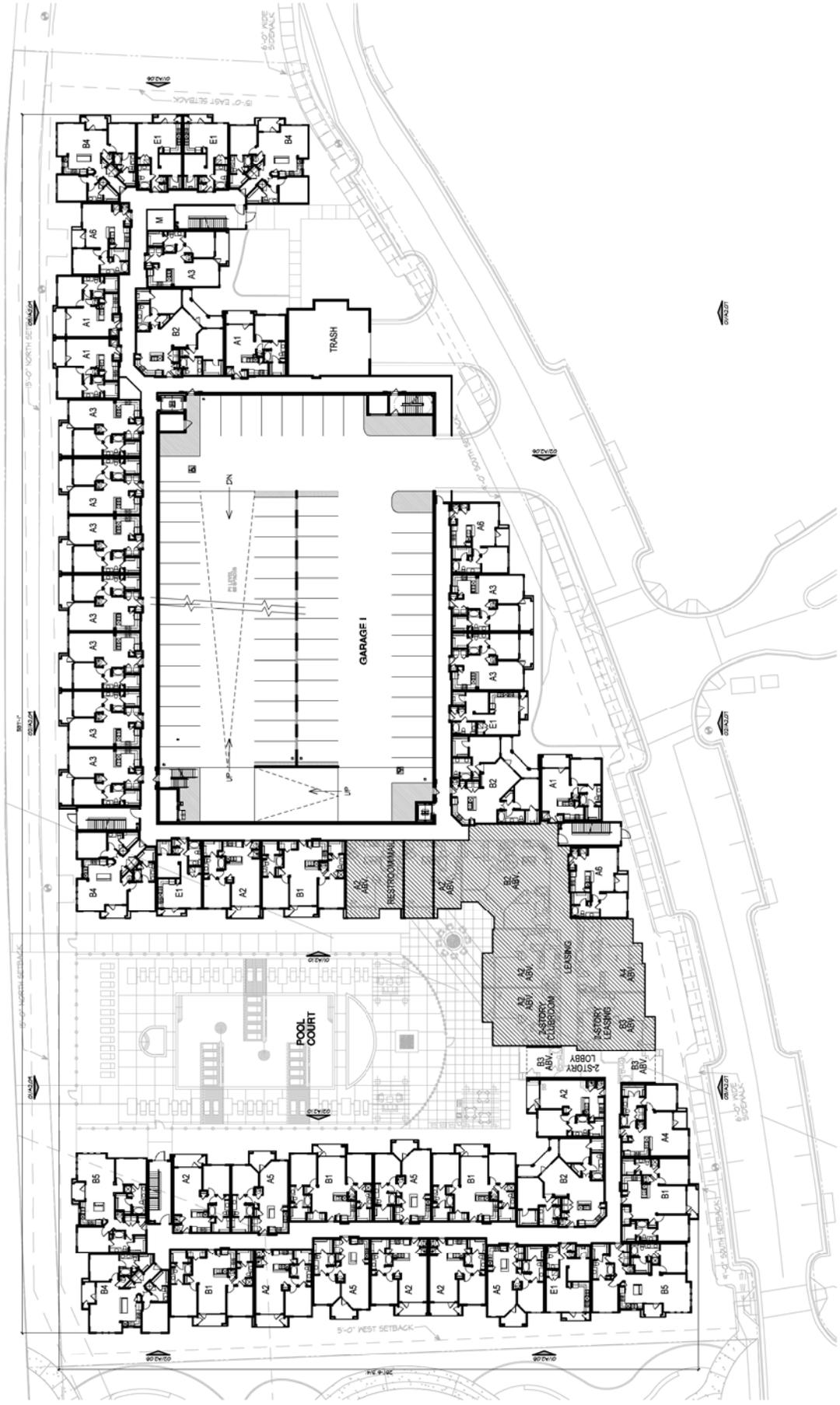
02 B1 UNIT
 27 UNITS
 BALC = 15.0 SF
 WAC = 102.0 SF
 SCALE: 3/8" = 1'-0"



06B5 UNIT
 20 UNITS
 BALC = 15.0 SF
 WAC = 102.0 SF
 SCALE: 3/8" = 1'-0"



03B2 UNIT
 35 UNITS
 BALC = 15.0 SF
 WAC = 102.0 SF
 SCALE: 3/8" = 1'-0"



01 OVERALL - FIRST FLOOR PLAN (BUILDING I LOT 6)
 SCALE: 1/4"=1'-0"



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 Drawn By: JB / J.L.
 Date: 01/22/2015

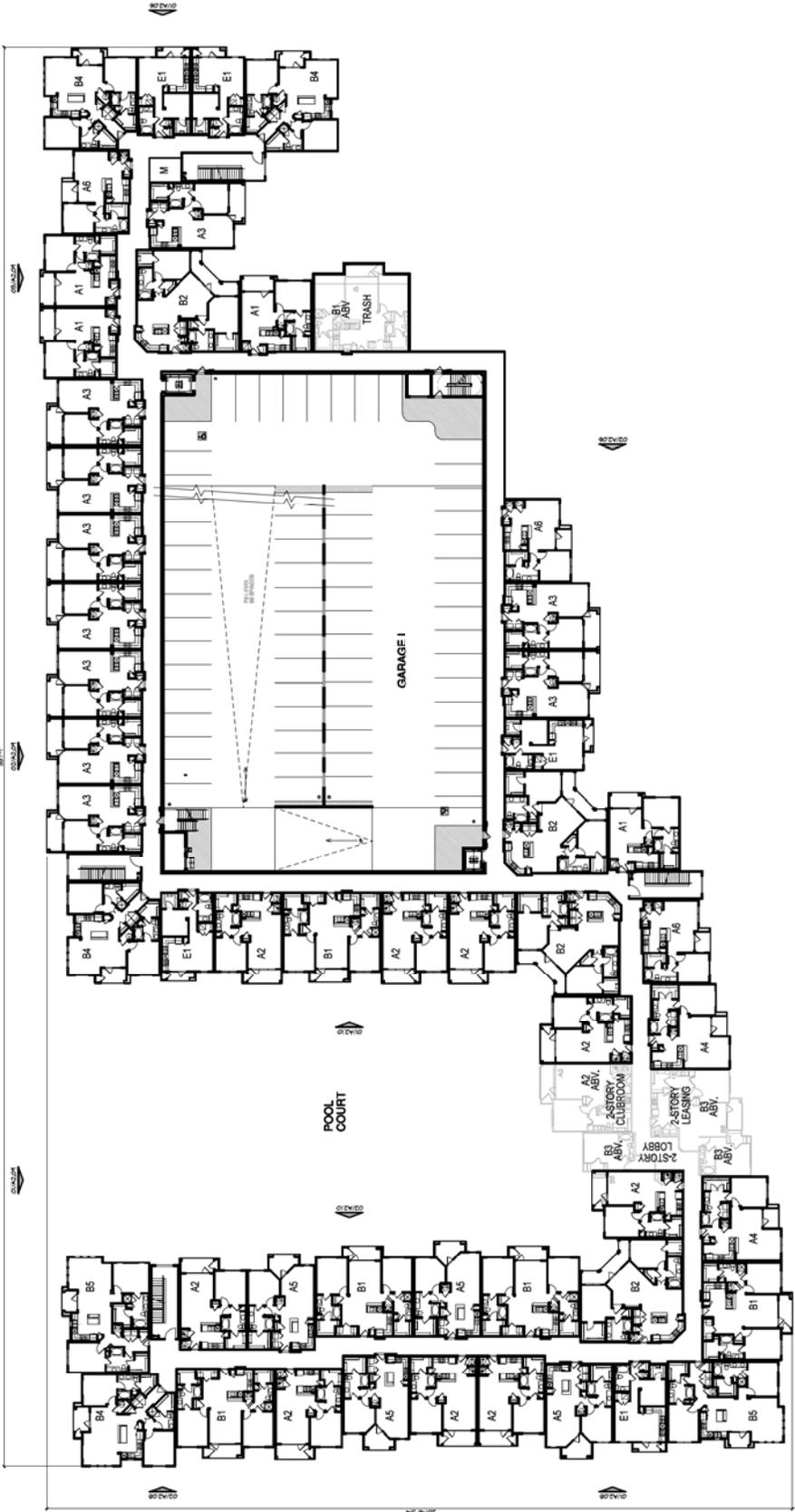
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Sheet Number:
A2.02
 OVERALL SECOND FLOOR PLAN



01 OVERALL - SECOND FLOOR PLAN (BUILDING I LOT 6)
 SCALE: 1/4"=1'-0"



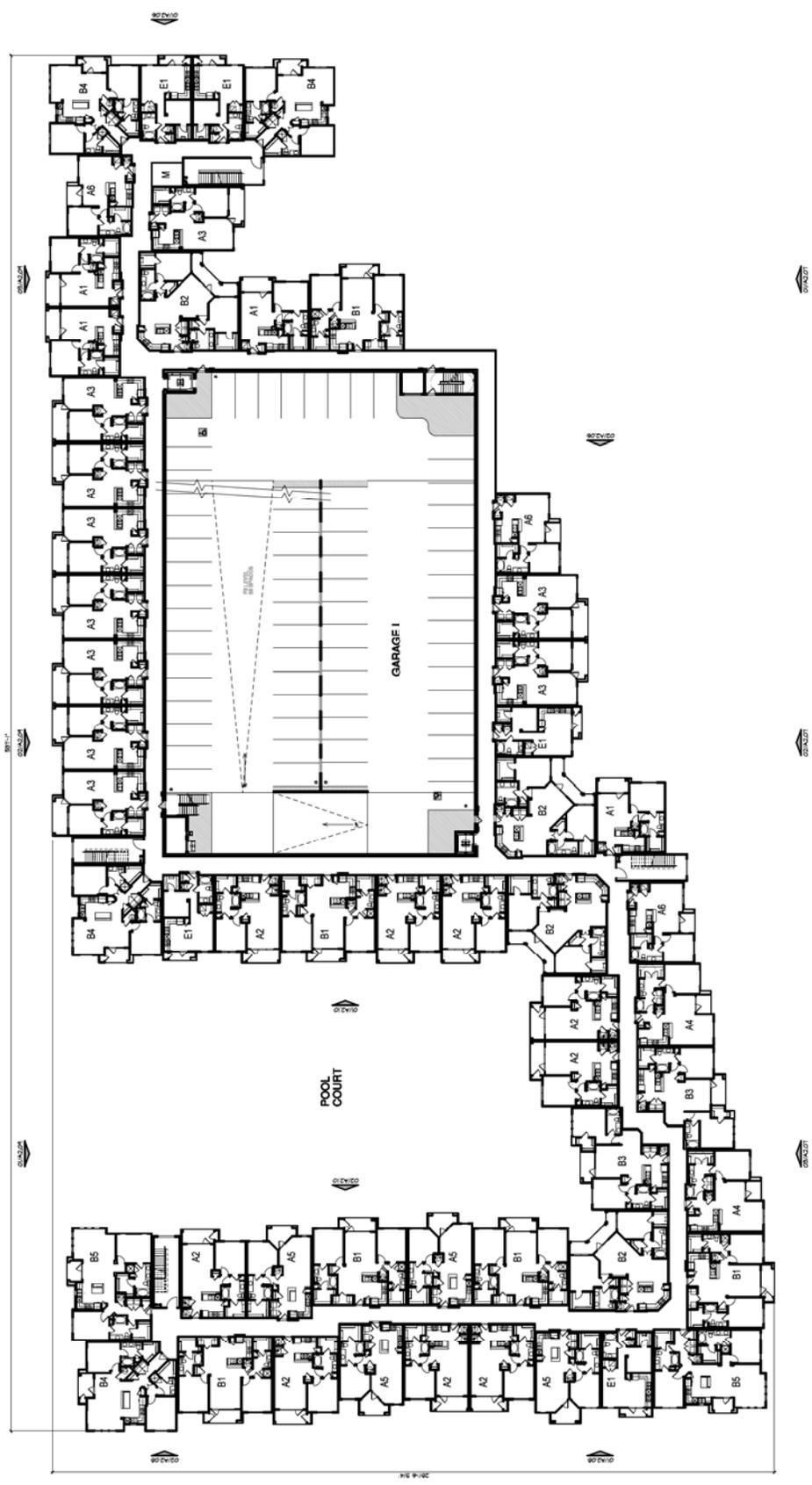
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Sheet Number:
A2.03
 OVERALL THIRD
 FLOOR PLAN



01 OVERALL - THIRD FLOOR PLAN (BUILDING I LOT 6)
 SCALE: 1/2"=1'-0"



Project No. 15009
 Drawn By: JB / L.L.
 Date: 01/17/2015

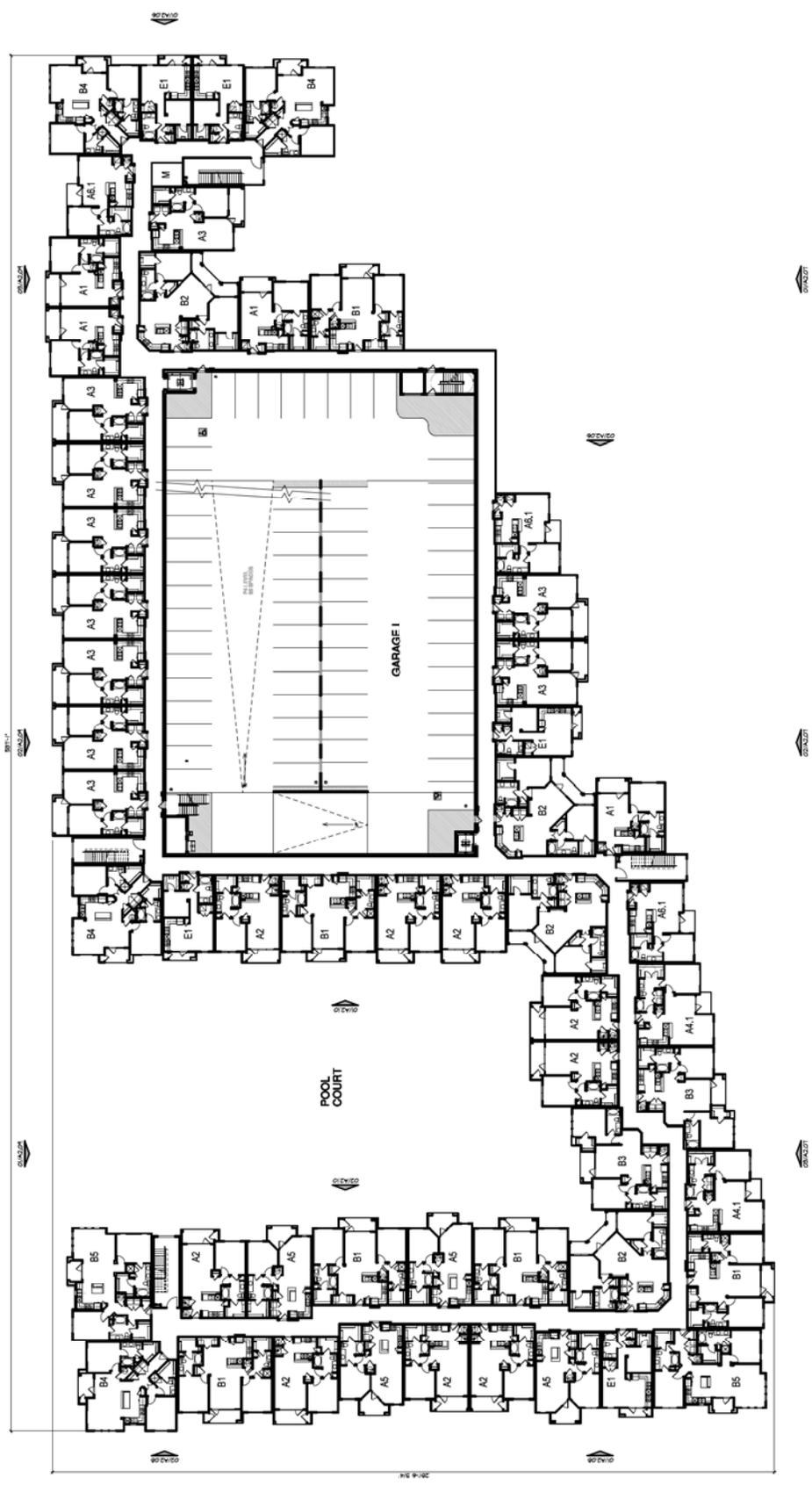
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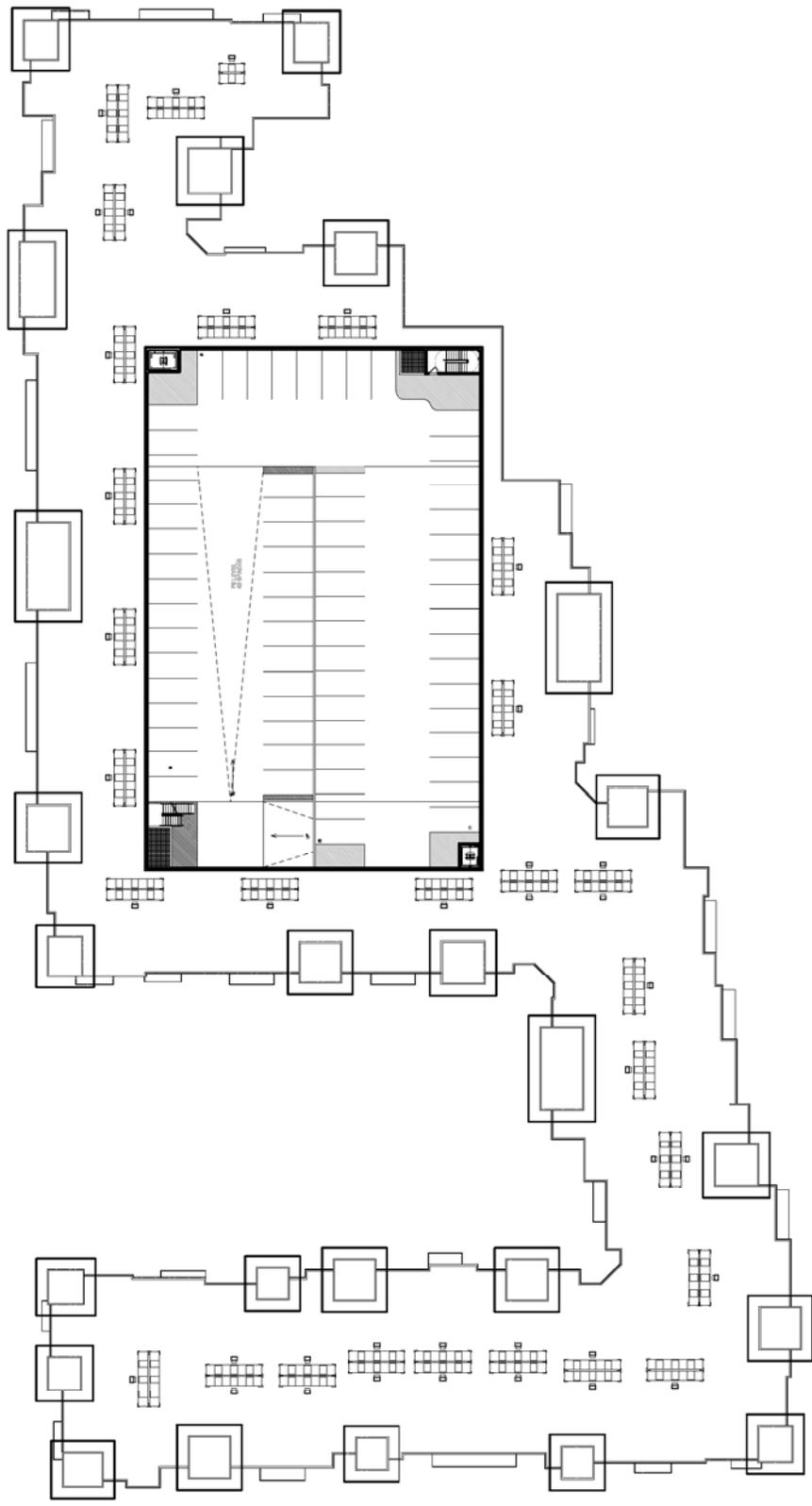


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 TEMPE, ARIZONA

Sheet Number:
A2.04
 OVERALL FOURTH FLOOR PLAN



01 OVERALL - FOURTH FLOOR PLAN (BUILDING I LOT 6)
 SCALE: 1/8"=1'-0"



01 OVERALL - ROOF PLAN (BUILDING 1 LOT 6)
 SCALE: 1/20" = 1'-0"



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 Date: 02/11/2019

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 TEMPE, ARIZONA

Sheet Number
A2.06
 ELEVATIONS

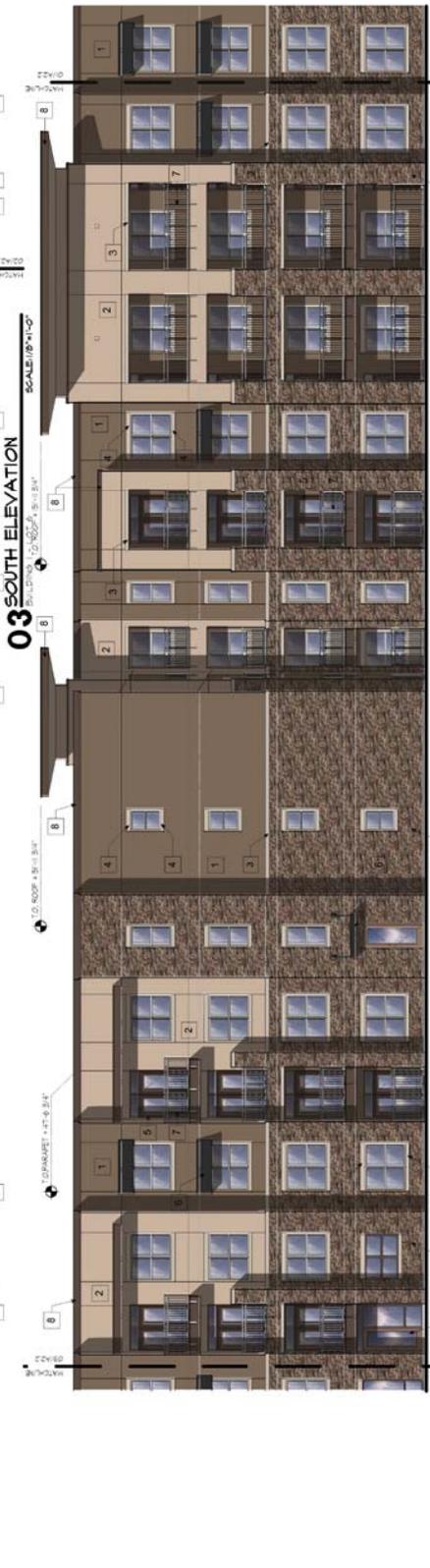


02 EAST ELEVATION
 BUILDING - 107'-6"
 SCALE: 1/8"=1'-0"



01 EAST ELEVATION
 BUILDING - 107'-6"
 SCALE: 1/8"=1'-0"

MATERIAL & COLOR LEGEND	
1	GLASS WALL SYSTEM (Color #1)
2	STUCCO WALL SYSTEM (Color #2)
3	TRM BAND AND SOFFITS
4	FRENCH DOOR AND DOOR TRIM
5	METAL CANOPY AND AWNINGS
6	TRIM
7	CORNER AND CORING TRIM
8	CULTURED STONE
9	ALUMINUM STOREFRONT w/ 1" INSULATED GLASS
10	ALUMINUM STOREFRONT w/ 1" INSULATED GLASS
11	ALUMINUM STOREFRONT w/ 1" INSULATED GLASS



MATERIAL & COLOR LEGEND

1	STUCCO WALL SYSTEM (Color #1)
2	PT-1 SWISS-Golden Brown
3	PT-2 SWISS-Black
4	PT-3 SWISS-Red
5	PT-4 SWISS-White
6	PT-5 SWISS-Blue
7	PT-6 SWISS-Green
8	PT-7 SWISS-Orange
9	PT-8 SWISS-Purple
10	PT-9 SWISS-Yellow
11	PT-10 SWISS-Pink

1- STUCCO WALL SYSTEM (Color #1)
 2- PT-1 SWISS-Golden Brown
 3- PT-2 SWISS-Black
 4- PT-3 SWISS-Red
 5- PT-4 SWISS-White
 6- PT-5 SWISS-Blue
 7- PT-6 SWISS-Green
 8- PT-7 SWISS-Orange
 9- PT-8 SWISS-Purple
 10- PT-9 SWISS-Yellow
 11- PT-10 SWISS-Pink



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 TEMPE, AZ

Sheet Number
A2.08
 ELEVATIONS



02 WEST ELEVATION
 BUILDING 1 - LOT 6
 SCALE: 1/8"=1'-0"



01 WEST ELEVATION
 BUILDING 1 - LOT 6
 SCALE: 1/8"=1'-0"

MATERIAL & COLOR LEGEND	
1	STUCCO WALL SYSTEM (Color #1)
2	STUCCO WALL SYSTEM (Color #2)
3	TRIM BAND AND SOFFITS
4	WOOD GRAINS AND SILL TRIM
5	FRAMES DOOR AND WINDOW
6	METAL CANOPY AND AWNINGS
7	METAL CORNER
8	CORNER AND CORING TRIM
9	CULTURED STONE
10	ALUMINUM STOREFRONT w/ T-INSULATED GLASS
11	STAIRING BEAM



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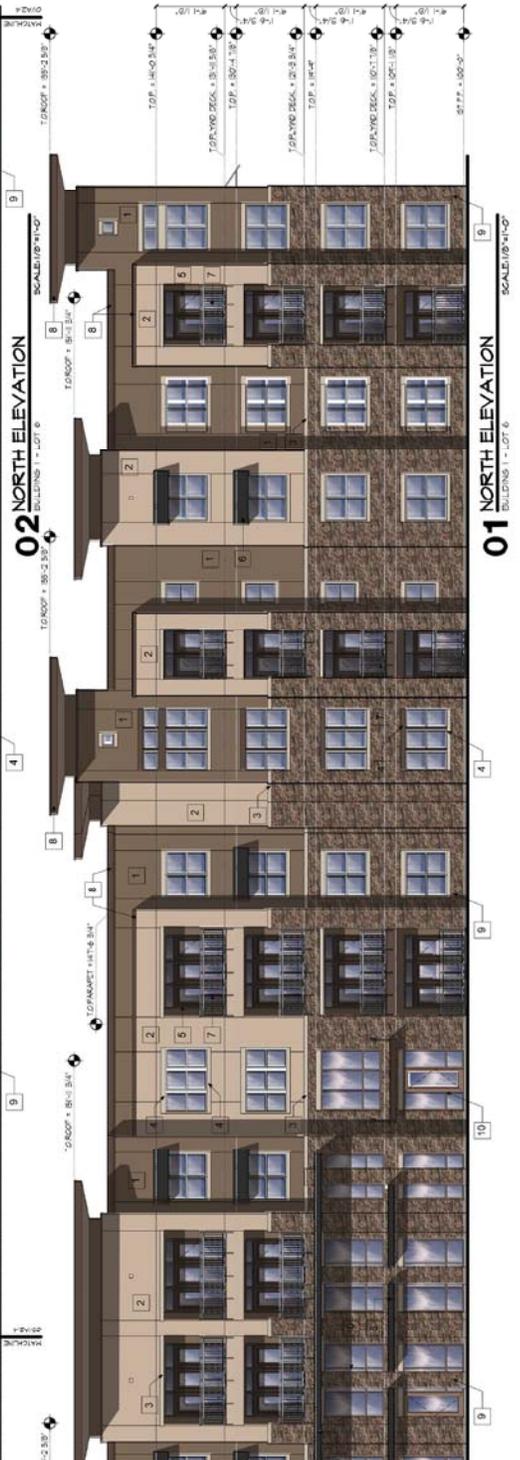
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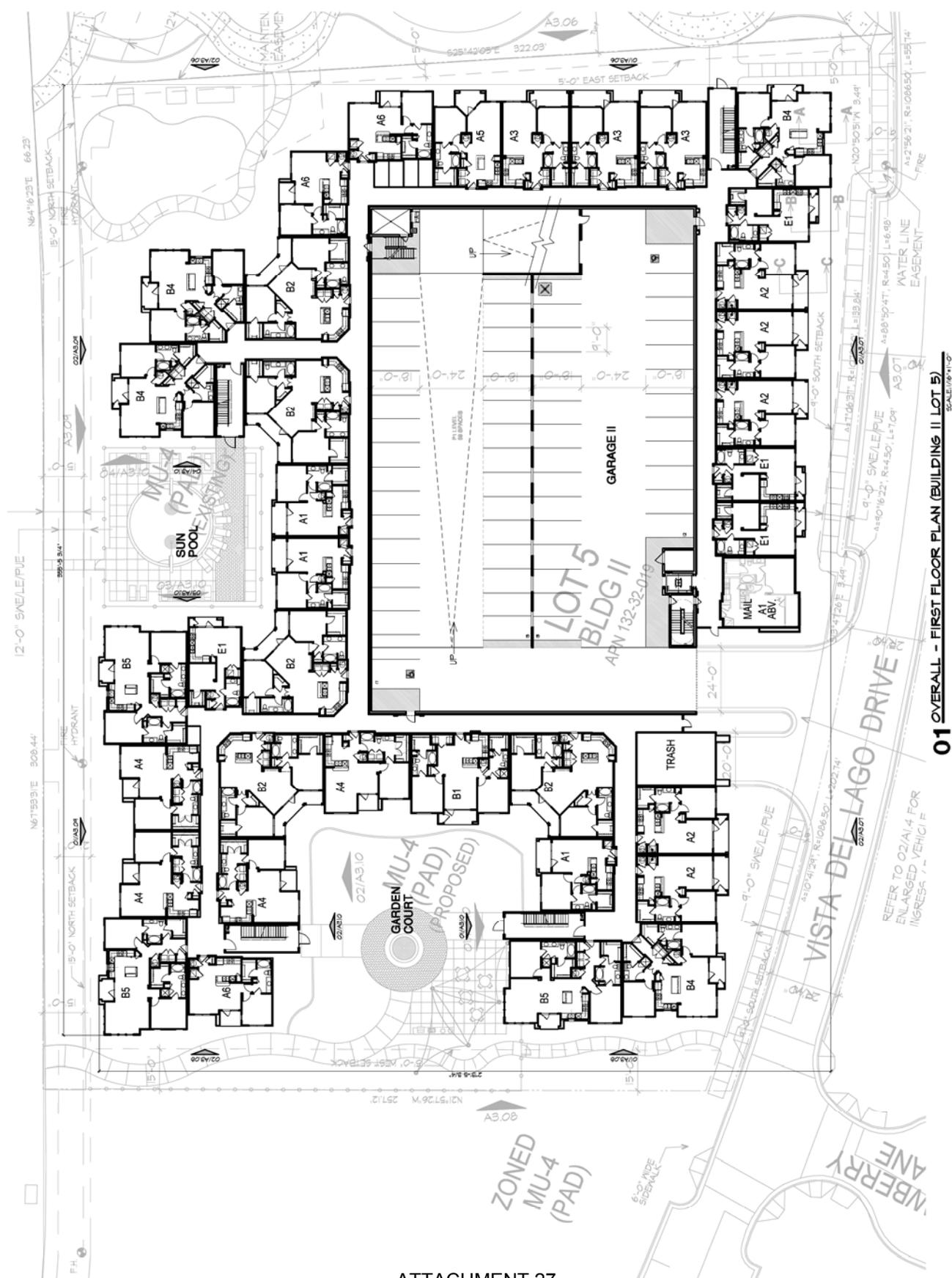
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 1450 E. VISTA DEL LAGO
 TEMPE, ARIZONA

Sheet Number
A2.09
ELEVATIONS

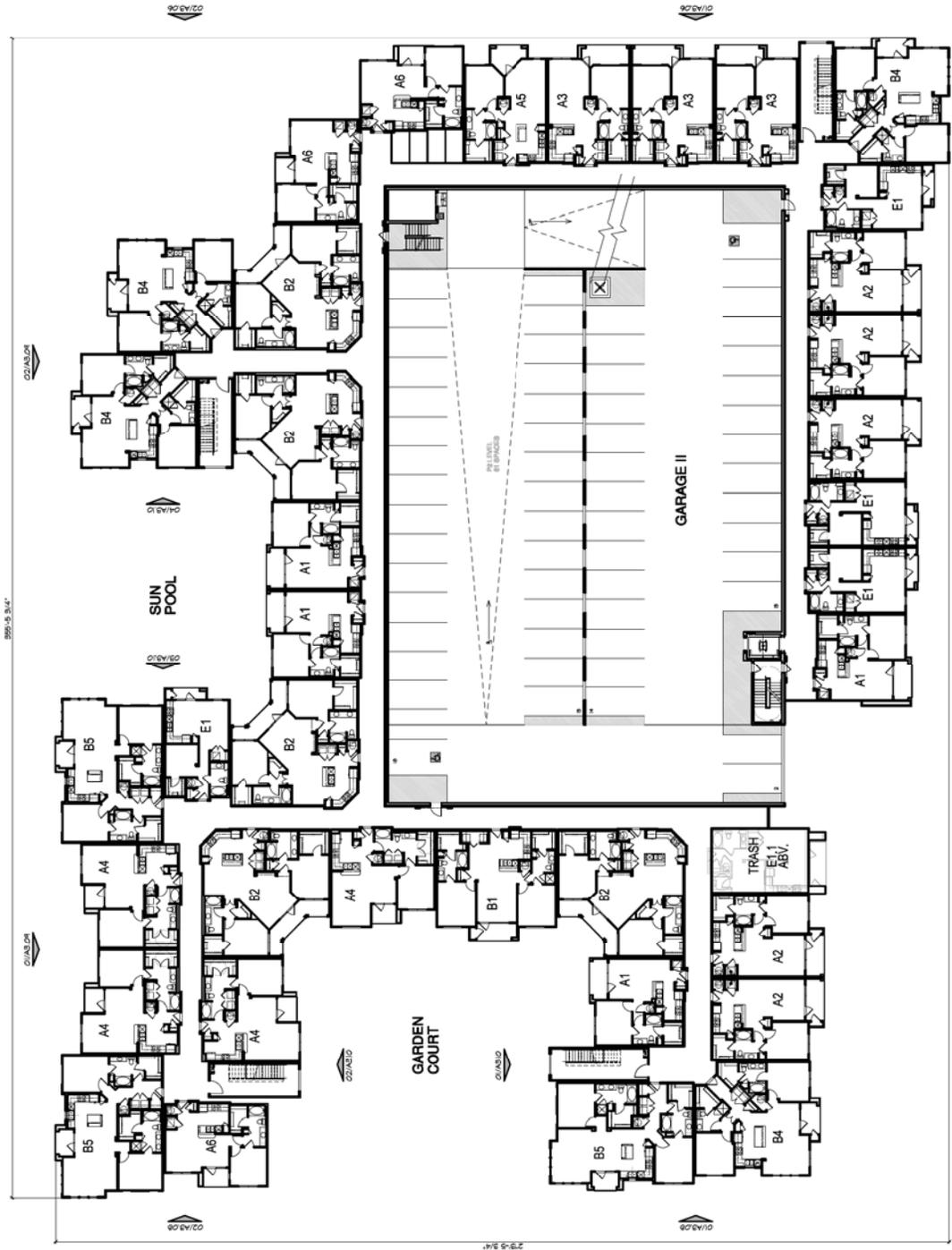


MATERIAL & COLOR LEGEND

1	STUCCO WALL SYSTEM (Color #1)
2	PVI - SWANEE Cobble Brown
3	STUCCO WALL SYSTEM (Color #2)
4	STUCCO WALL SYSTEM (Color #3)
5	STUCCO WALL SYSTEM (Color #4)
6	STUCCO WALL SYSTEM (Color #5)
7	STUCCO WALL SYSTEM (Color #6)
8	STUCCO WALL SYSTEM (Color #7)
9	STUCCO WALL SYSTEM (Color #8)
10	STUCCO WALL SYSTEM (Color #9)
11	STUCCO WALL SYSTEM (Color #10)



01 OVERALL - FIRST FLOOR PLAN (BUILDING II, LOT 5)
 SCALE: 1/8" = 1'-0"



01 OVERALL - SECOND FLOOR PLAN (BUILDING II LOT 5)
 SCALE: 1/8" = 1'-0"



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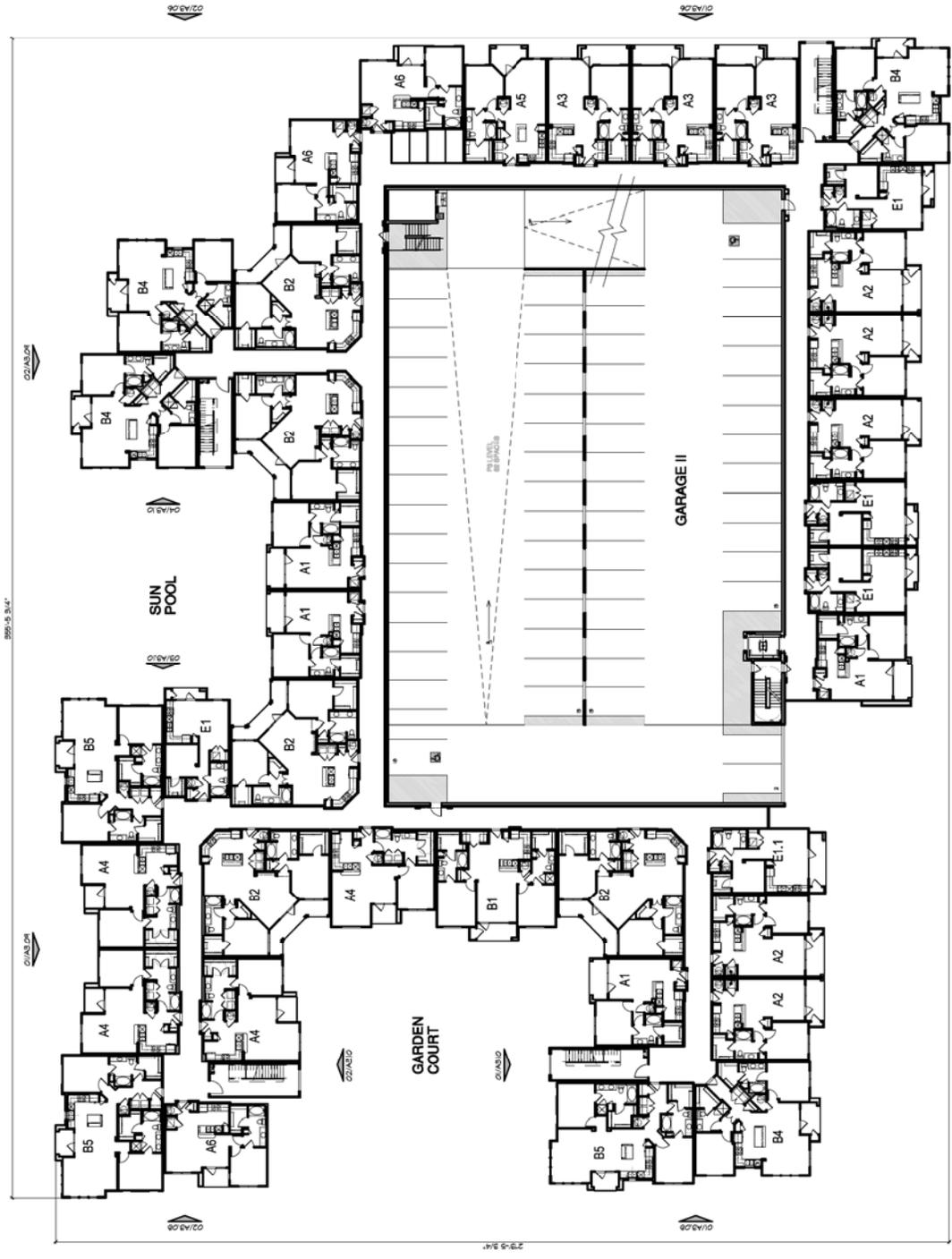
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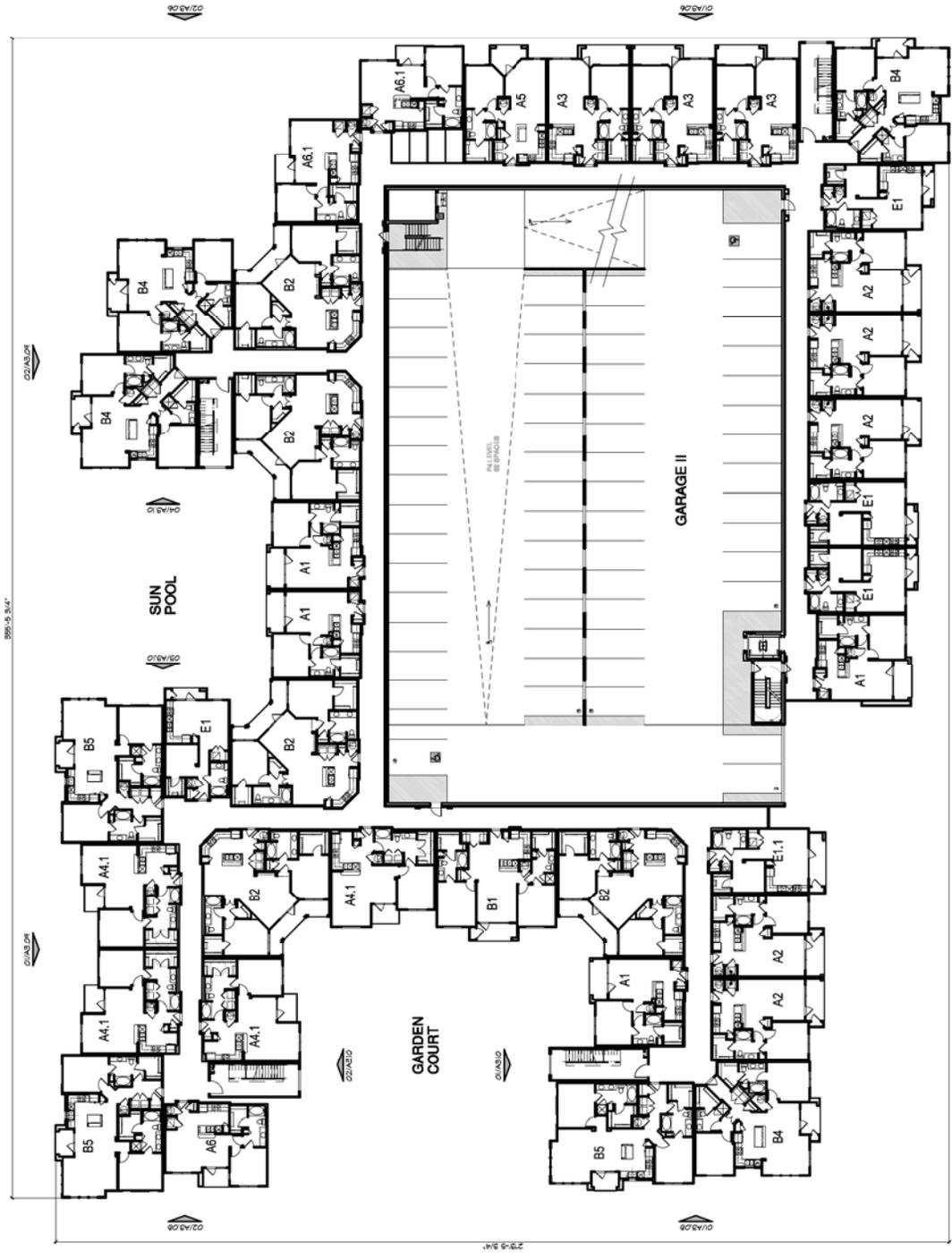


LPC Southbank
 1450 E. VISTA DEL LAGO
 TEMPE, ARIZONA

Sheet Number:
A3.03
 OVERALL THIRD FLOOR PLAN



01 OVERALL - THIRD FLOOR PLAN (BUILDING II LOT 5)
 SCALE: 1/8" = 1'-0"



01 OVERALL - FOURTH FLOOR PLAN (BUILDING II LOT B)
 SCALE: 1/8" = 1'-0"



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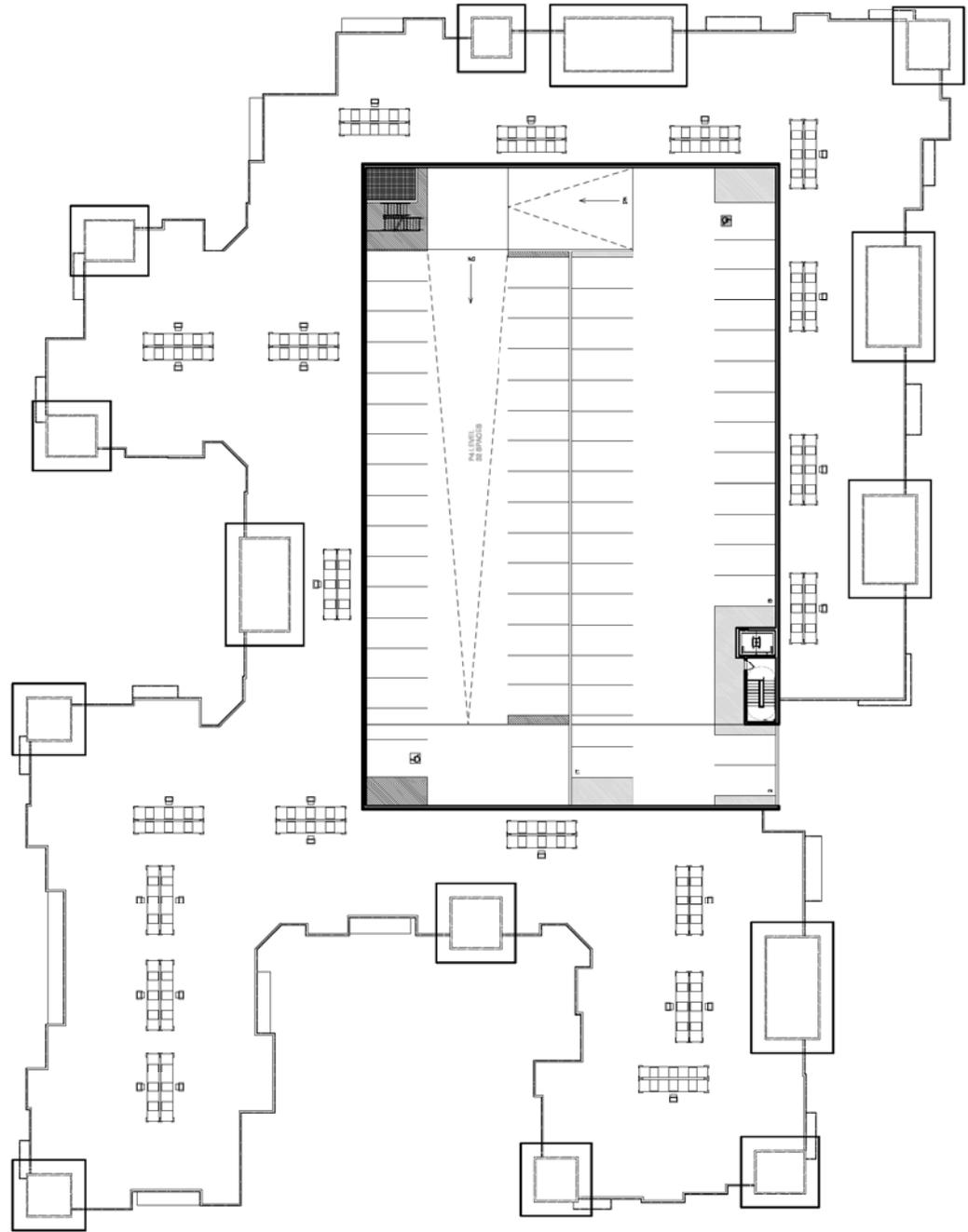
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LPC Southbank
 1450 E. VISTA DEL LAGO
 TEMPE, ARIZONA

Sheet Number:
A3.05
 OVERALL
 ROOF PLAN



01 OVERALL - ROOF PLAN (BUILDING II LOT 5)
 SCALE: 1/8" = 1'-0"



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 1450 E. VISTA DEL LAGO
 TEMPE, ARIZONA

Sheet Number
A3.06
 ELEVATIONS



02 EAST ELEVATION
 ELEVATION II - LOT 5
 SCALE: 1/8"=1'-0"



01 EAST ELEVATION
 ELEVATION II - LOT 5
 SCALE: 1/8"=1'-0"

MATERIAL & COLOR LEGEND	
1	STUCCO WALL SYSTEM (Color #1)
2	STUCCO WALL SYSTEM (Color #2)
3	TRIM MAND AND SOFFITS
4	FRANCE DOOR AND DOOR TRIM
5	METAL CANOPY AND AWNINGS
6	FRANCE DOOR AND DOOR TRIM
7	CULTURED STONE
8	FRANCE DOOR AND DOOR TRIM
9	CULTURED STONE
10	ALUMINUM STOREFRONT w/ 1" INSULATED GLASS
11	FRANCE DOOR AND DOOR TRIM



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 TEMPE, ARIZONA

Sheet Number
A3.09
 ELEVATIONS



MATERIAL & COLOR LEGEND	
1	STUCCO WALL SYSTEM (Color #1)
2	STUCCO WALL SYSTEM (Color #2)
3	TRIM BAND AND SCOFFS
4	FRANCE DOOR AND DOOR TRIM
5	METAL CANOPY AND AWNINGS
6	CULTURED STONE
7	TRIM (Color #1)
8	TRIM (Color #2)
9	CORNER AND CORING TRIM
10	ALUMINUM STOREFRONT w/ T' INSULATED GLASS
11	FRANCE DOOR AND DOOR TRIM

MATERIAL & COLOR LEGEND	
1	STUCCO WALL SYSTEM (Color #1) P.F.T. SW6528 Trocon Black
2	STUCCO WALL SYSTEM (Color #2) P.F.T. SW6518 Trocon Black
3	STUCCO WALL SYSTEM (Color #3) P.F.T. SW6511 Trocon Black
4	WOODEN HEAD AND SILL TRIM P.F.T. SW6511 Trocon Black
5	FRONCH DOOR AND DOOR TRIM P.F.T. SW6508 Trocon Black
6	FRONCH DOOR AND DOOR TRIM P.F.T. SW6508 Trocon Black
7	METAL GUARDRAIL P.F.T. SW6528 Trocon Black
8	COILING AND COILING TRIM P.F.T. SW6508 Trocon Black
9	FRONCH DOOR Cyan Overlay Stone, Cypress Legitimate
10	ALUMINUM STOREFRONT w/ 1" INSULATED GLASS Light Bronze Anodized Aluminum with Glazing
11	STANDING SEAM P.F.T. SW6528 Trocon Black



03 COURTYARD ELEVATION
 BUILDING #1 - LOT 5
 SCALE: 1/8" = 1'-0"



04 COURTYARD ELEVATION
 BUILDING #1 - LOT 5
 SCALE: 1/8" = 1'-0"



01 COURTYARD ELEVATION
 BUILDING #1 - LOT 5
 SCALE: 1/8" = 1'-0"



02 COURTYARD ELEVATION
 BUILDING #1 - LOT 5
 SCALE: 1/8" = 1'-0"

MATERIAL & COLOR LEGEND

- 1 | STUCCO WALL SYSTEM (Color #1)
P.F.1 - SWARC - Cobble Brown
- 2 | STUCCO WALL SYSTEM (Color #2)
P.F.2 - SWARC - Cobble Brown
- 3 | TRIM BANDS AND CORNICES
P.F.3 - SW7511 Burgundy Beige
P.F.3 - SW7511 Burgundy Beige
- 4 | WINDOW HEAD AND SILL TRIM
P.F.3 - SW7511 Burgundy Beige
P.F.3 - SW7511 Burgundy Beige
- 5 | FRENCH DOOR AND DOOR TRIM
P.F.3 - SW7511 Burgundy Beige
P.F.3 - SW7511 Burgundy Beige
- 6 | METAL CANOPY AND ANNEXES
P.F.6 - SW2031 Iron Black
P.F.6 - SW2031 Iron Black
- 7 | METAL GUARDRAIL
P.F.6 - SW2031 Iron Black
P.F.6 - SW2031 Iron Black
- 8 | CORNICE AND CORNICE TRIM
P.F.8 - SW2031 Iron Black
P.F.8 - SW2031 Iron Black
- 9 | CLAUSTRAL STONE
Duchon Quarry Stone - Cypress Ledgers
Light Bronze Anodized Aluminum with Clearing
- 10 | ALUMINUM STOREFRONT at 1" INSULATED GLASS
Light Bronze Anodized Aluminum with Clearing
- 11 | STAINLESS STEEL
P.F.8 - SW2031 Iron Black



03 SOUTH ELEVATION - BUILDING II LOT 5
SCALE: 1"=20'



02 SOUTH ELEVATION - BUILDING I LOT 6
SCALE: 1"=20'



01 OVERALL SOUTH ELEVATION
ALONG VISTA DEL LAGO DRIVE
SCALE: 1"=80'



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PLOT DATE: 04/11/2010

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TEMPE, ARIZONA

Sheet Number
A4.1
ELEVATIONS

