DEVELOPMENT PROJECT FILE
For
THE STANDARD AT TEMPE
(PL150449)

ATTACHMENTS:

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2. Aerial Photo

3-13. Letter of Explanation

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19. Site Plan

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Tempe

THE STANDARD AT TEMPE	PL150449

Location Map

Tempe

THE STANDARD AT TEMPE	PL150449

Aerial Map

THE STANDARD AT TEMPE

SPR15197

LETTER OF EXPLANATION

11 EAST 7TH STREET

PAD OVERLAY AMENDMENT AND DEVELOPMENT PLAN REVIEW

HUELLMANTEL & AFFILIATES

P.O. Box 1833 - Tempe, Arizona 85280-1833 – 480.921.2800 - charles@huellmantel.com

Resubmittal May 11, 2016

SUMMARY

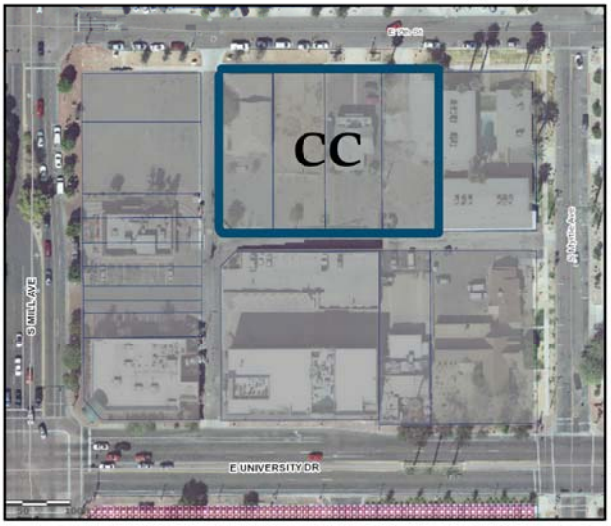
Wexford Developments and Landmark Properties would like to develop four parcels of land located at 11 East 7th Street in Tempe, east of Mill Avenue and on the south side of 7th Street as indicated in blue in the image below:

The site is currently an empty bank building that has been vacant for years as it was transformed from one use to another, a dirt lot, and an asphalt parking lot that is a remnant of a less urban downtown. We propose to turn the site into an attractive, urban component of the downtown, compete with a retail experience on the ground floor designed to assist in connecting Mill Avenue and College via 7th Street.

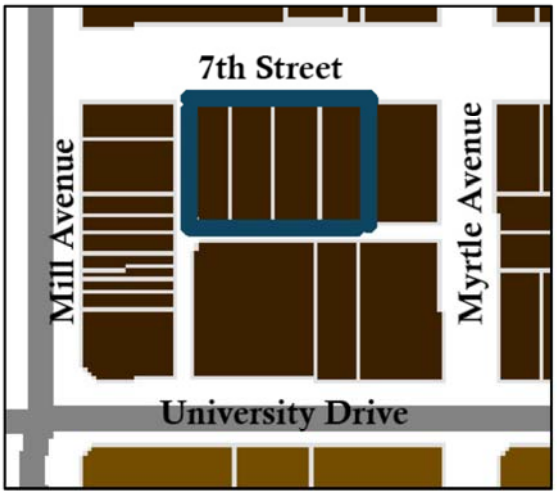
The subject site consists of APNs 132-27-139, 132-27-138, 132-27-137 and 132-27-136. These parcels are located in the City Center (CC) Zoning District, which allows for both residential

and retail uses (Table 3-202A). The General Plan 2040 Use Designation of Mixed-Use and the General Plan 2040 Density Designation is High Density-Urban Core (more than 65 du/ac):

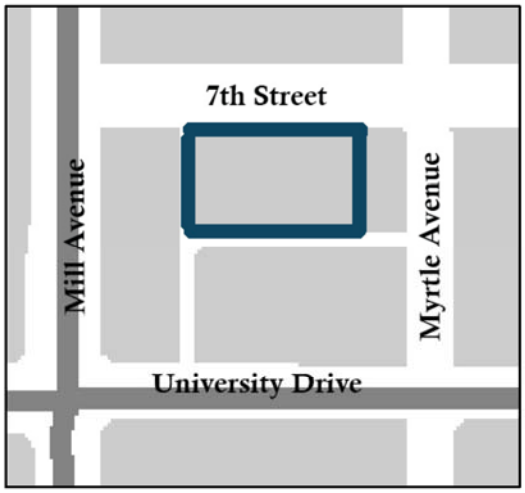
ZONING DISTRICT: CITY CENTER (CC)



GENERAL PLAN 2040 DENSITY: HIGH-URBAN CORE



GENERAL PLAN 2040 USE: MIXED-USE



The parcels are currently home to vacant buildings and paved over, vacant parking lots. On April 17, 2008, the Tempe City Council passed a Development Plan Review (DPR) and Planned Area Development Overlay (PAD) for case PL060681 and PAD07004. The development that was approved included 1.67 acres as shown below in red. Our current site, .85 acres, is shown in the image in blue:

The PAD approved in 2008, PAD07004, consisted of over 1,257,694 square feet of building area on1.67 acres. The previously approved development consisted of three separate towers with a maximum height of 306 feet, placed on a three-story building base. The towers consisted of a hotel with 240 rooms, conference area with 51,801 square feet, residential component and approximately 39,000 square feet of commercial space. The residential portion of the development consisted of 370 dwelling units, which created a residential density of 214 dwelling units per acre. The approved lot coverage was 81% and the approved landscaped area, including decks and amenity space was 42%.

The owners of the land subject to PAD07004 went bankrupt sometime during the Great Recession and as a result, the site was sold to the current owner, Wexford Development (Wexford). Wexford worked, unsuccessfully, for over a year to acquire the land east and west of the site. Unfortunately, those sites are still burdened with challenges to the ownership structure. Accordingly, Wexford, in partnership with Landmark Collegiate Developments (Landmark), LLC, would like to build a unique, creative and urban student housing oriented building on 7th Street east of Mill Avenue (or more famously know as the Long Wong's site). This will require an Amendment to the existing PAD and a Major Amendment to the DPR for a new urban, 26-story building on .85 acres. The new development will create street-side retail space on the ground floor with residential units above. This building will take the former bank and empty parking and dirt lot and create an exceptional sense of place for ASU students living in the Mill Avenue downtown neighborhood. The Standard at Tempe will have ample amenities including a pool area, 2,500 square feet of fitness rooms and yoga space, a game room, golf simulator, study lounge, sauna and tanning beds. Additionally, there will be meeting places available for residents with TVs and lounges and the ground floor retail use will include outdoor seating (but the site does not propose an exterior jumbotron style screen).

The landscaping at the ground level aims to enhance the pedestrian experience and provide uniquely identifiable public space. The outdoor amenity spaces such as custom bench seating under shade trees and public café table seating contributes to the formation of quality urban space that positively influences the culture of Tempe. These carefully designed spaces offer a

distinctive location for groups and individuals to gather in a comfortable, safe and versatile environment. Additionally, the plant palette blends a thoughtful variation in size, color and texture that provides visual appeal and a comfortable microclimate.

We believe that the proposed development will fill a void for housing on Mill Avenue close to entertainment, restaurant uses, shopping opportunities and employment. The Standard at Tempe will be situated in an infill site and will help Tempe meet the Land Use Goals of the 2040 General Plan, specifically Land Use Goal 6:

LU6: "Promote compact, efficient infill development"

The Standard at Tempes place a compact mixed-use development on empty land in the appropriately zoned land use category. The development will require no amendments to the 2040 General Plan Land Use or Density maps or an amendment to the Tempe zoning map. The Standard at Tempe will also fulfill the Community Design Goal described in the 2040 General Plan:

CD7: "Encourage mixed-use designs"

The Standard at Tempe uses the strategies defined such as encouraging housing in close proximity to employment and services and creating efficient infill development. Additionally, The Standard at Tempe will also provide an interesting pedestrian realm at the ground floor by offering outdoor seating, enhanced sidewalks with inviting desert landscaping and retail opportunities. The Standard at Tempe will transform an urban, vacant lot that was waiting for infill development and create a beautiful, downtown residential and retail destination near Mill Avenue. The development will allow residents to live, work and play (and study) in a vibrant setting, bringing more necessary density to downtown Tempe.

AMENDMENT TO PAD OVERLAY

Landmark, in partnership with Wexford Development, is proposing and attractive 26-story building on the center parcels of land and will be complete with amenities, structured parking and retail space on the ground floor along 7th Street. The building will be marketed for Sun Devil students but is not anticipated to have any formal affiliation with the University.

The development we are proposing will be unique and will vary from the PAD approved in 2008, (PAD07004) which was approved at the beginning of the Great Recession. Because conditions have changed in the Downtown Tempe neighborhood and as the recession has passed, the development requirements have changed. The development atmosphere in 2016 requires modifications to the previous, almost a decade old PAD. Although the proposed building will still be significant and urban, the development will be slightly more dense but less tall (11 feet shorter) than the current entitlements allow – a result of the decreased building lot area. The building will have a substantial glass element and architectural character while keeping important high quality urban retail activation on the ground floor.

	PAD07004	**Proposed Amendment to PAD 07004**
Height	306 Feet	295 Feet
Density	214 du/ac	394 du/ac

The Amendment to the PAD will conform to the requirements outlined in ZDC Section 6-305.D:

1. The development fulfills certain goals and objectives in the General Plan, and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives;

The subject site for The Standard at Tempe has a General Plan 2040 Projected Use of Mixed-Use and a General Plan 2040 Projected Density of High Density-Urban Core (more than 65 du/ac). The General Plan 2040 Projected Density of High Density-Urban Core is described as a designation with:

> "Proximity to employment, entertainment and pedestrian activity encourages interaction and creates an urban environment of that contributes to an urban core hub. Residences are both attached and stacked, and may be part of a mixed-use development. This level of intensity should either provide or have access to nearby open space and other urban core amenities…"

The Standard at Tempe will fulfill all of the objectives of the High Density-Urban Core designation. The development contains stacked residential units that are part of a mixed-use building – the building will contain over 3,000 square feet of ground floor retail, which will provide employment opportunities and an urban retail experience. Additionally, The Standard at Tempe is adjacent to employment opportunities across 7th Street and Mill Avenue and walking distance to the City of Tempe, ASU, Chase and the various buildings and businesses in the downtown Tempe Mill Avenue district. These various businesses

provide a mix of amenities such as shopping, entertainment and hiking near A-Mountain. Directly north on Mill Avenue is access to Tempe Beach Park and the Tempe Center for the Arts, which provides open space and activity and entertainment opportunities. The site it walkable to both downtown Tempe Metro Light rail stations and will be even closer to the Modern Street Car stations.

The Standard at Tempe is also in the General Plan 2040 Projected Land Use designation of Mixed-Use. The General Plan 2040 describes the Mixed-Use designation as:

> "Land used for a mixture of residential and commercial uses on a site. This category encourages creatively designed developments that create a living environment, reflective of a village or activity hub, in which there is the opportunity to live, work and recreate in the same development or within the area. Basic criteria for development include reasonable scale to the surrounding neighborhood, encouragement of alternative modes of transportation (such as transit, bicycling and walking) and a well-conceived plan with access to and integration of transit facilities."

The Standard at Tempe is a mixed-use building with both residential and retail uses. The building will house over 3,000 square feet of retail use and will give residents the opportunity to work, play and live in the same building and neighborhood. The Standard will provide needed urban context to the currently empty streetscape on 7th Street and the building will be of scale with the new buildings near Mill Avenue such as The Hub, West 6th and the approved, but not-yet-built USA Place buildings, Mosaic buildings and OPUS projects. The development will house over 362 bicycle parking spaces, with 32 of these located at the ground floor level. The strong bicycle presence and the proximity to Mill Avenue and ASU will help push residents towards more sustainable, alternative modes of transportation.

2. Standards requested through the PAD Overlay District shall take into consideration the location and context for the site for which the project is proposed;
The site is located in the middle of Downtown Tempe, immediately across the street from Arizona State University's School of Engineering, across University Drive and less than 200 feet from Mill Avenue. The Land Use and Development Hub The Standard will be located in is the LRT Corridor, Town Lake, Downtown/Mill Ave District, ASU/Stadium District. This is a "First Tier Hub" within the City of Tempe and part of a High Density-Urban Core district and The Standard at Tempe will fit into that category by providing high density housing with a mixed-use component that will serve the Downtown Tempe Mill Avenue District, ASU, provide riders for the proposed Tempe Modern Street Car and the existing Metro Light Rail. The Standard will focus on housing for Sun Devil students while retaining the sophistication, elegance and amenities of an upscale residential building. The standards requested will allow Landmark to create a building that fits the site and provides the amount of density appropriate for this downtown Tempe location. The Standard at Tempe's PAD will change in a minor way due to the revised height, decrease in dwelling units, increase in bicycle parking and decrease in density due to the revised site area. These minor changes will allow Landmark to build a building that will create an increased population in Downtown Tempe which will help support local businesses and bring more potential transit and grocery opportunities to the neighborhood.

3. The development appropriately mitigates transitional impacts on the immediate surroundings.
The immediate surroundings include the Brickyard on Mill building to the north, partially owned by the Arizona Board of Regents, the City of Tempe and Brickyard Condominiums

on Mill, an empty lot to the direct west on the corner of Mill Avenue and 7th Street, and across Mill Avenue to the west, the Chase buildings and parking garage. Adjacent to the south is the Tempe Town Center two-story garage, which houses Wells Fargo parking and has no residential uses. To the east is an abandoned hotel, which is currently for long-term lease. Currently, there are no residential developments near the proposed The Standard at Tempe building. The Tempe downtown neighborhood has a mix of mixed-use buildings, high-density buildings, additional prospective alternative transportation, many entertainment uses and businesses. These uses are appropriate neighbors to a mixed-use residential retail development.

The proposed modifications to the PAD07004 are listed below:

	PAD07004	**Proposed Amendment to PAD 07004**
Lot Size	1.67 Acres	.85 Acres
# of Units/Unit Breakdown	Studio: 0 1-Bed: 74 2-Bed: 222 3-Bed: 37 4-Bed: 37 5-Bed: **Total**: 370	Studio: 54 1-Bed: 63 2-Bed: 58 3-Bed: 53 4-Bed: 87 5-Bed: 20 **Total**: 335
Density	214 du/ac	394 du/ac
Building Lot Coverage	81%	90.3%
Minimum Landscape Coverage	42% Includes Amenity	9.75% Ground/12.7% + Amenity
Building Height	306 Feet	295 Feet/26 Floors
Building Setbacks	Front/North: 0 Feet Side/East: 0 Feet Side/West: 0 Feet Rear/South: 0 Feet	Front/North: 0 Feet Side/East: 5 Feet Side/West: 0 Feet Rear/South: 0 Feet
Vehicular Parking	Required: 1,620 Provided: 1,126	Required: 332 Provided: 569
Bicycle Parking	Required: 1,620 Provided: 1,126	Required: 362 Provided: 362

DEVELOPMENT PLAN REVIEW

The development plan for The Standard will conform to the following standards and Zoning and Development Code Criteria Section 6-306 D. as applicable:

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape;
The placement of the building, facing north on 7th Street will create an attractive streetscape. The building will have engaging pedestrian uses such as outdoor seating and retail frontage along 7th Street. The existing streetscape, a vacant lot and vacant hotel will be vastly improved with the construction of The Standard at Tempe. The variation of building type of the Brickyard across 7th Street to the north and the other brick buildings will be a welcome visual relief to the monotony of red brick that dominates Mill Avenue. The form of the building with variation in façade due to patios, podium structures and landscaping will also create variety in the streetscape.

2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;
The landscape will include the Desert Museum Palo Verde and Date Palms. Desert Museum Palo Verde combined with the Date Palm and various shrubs such as the Gopher Plant and Firecracker Bush will help mitigate heat gain. The two types of trees will provide shade from the top and the ground cover plants, bushes and accents will reduce the reflected heat and create a cooling effect. The building is designed with both patio screens and a protruding box structure that will help create a shade effect. The windows planned for the site are dual pane, low-energy use windows that will help keep the units cool and reduce energy waste.

3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;
The materials used for The Standard at Tempe will include glass railings, metal panels, stucco, and fiber cement panels with an Allura Colormax Finishing System in Cedar. The building will also feature Berridge metal panels in Indigo Batik, Zinc Gray, and Network Gray (Sherwin Williams), Berridge and McNichols metal screening, and aluminum-clad windows. Additional colors will include Sherwin Williams Nebulous White, Shiitake, Web Gray, Poolhouse, and Dove Gray. The chosen color palette and materials reflect the urban nature of a downtown building. The colors will complement the existing buildings but will give The Standard at Tempe a modern, industrial yet urban and visually appealing appearance.

4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;
The Standard at Tempe building form starts on the bottom floor with large glass storefront windows including a glass rollup door. The ground floor of The Standard at Tempe will have outdoor seating, retail and the leasing office which will help create a scaled façade. Continuing up the building, The Standard at Tempe will feature buildouts, fiber cement panels, awnings and patios with glass railings. These design choices help keep the building from looking unadorned and stark. The human scale and pedestrian oriented uses on the ground floor will help make The Standard at Tempe appropriately scaled. The choice of Date Palm in the planting palette was made to help provide scale to the building. The mature Date Palm will reach a height of approximately 70 feet – this height will stand out against the building and keep the pedestrian from feeling dwarfed by the building height.

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;

The base of The Standard at Tempe is well articulated with glass storefront windows and outdoor seating. The second through 7th story is clearly defined by a stucco box like structure. These more human scale floors will have a variety of materials and colors that complement each other and will relieve the monotony of a large building. The pedestrian experience will be similar to that of Mill Avenue with an inviting sidewalk, parallel parking and a retail experience combined with ample bench seating and bicycle parking.

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;

The building materials on the building façade will create detail and interest. The addition of the Fiber Cement Panels with the Allura Colormax Finishing System in Cedar will create a unique, architecturally appealing building façade when combined with the metal panels and screens in grey, dark brown, beige, white and blue. Some of the windows will have small awnings and some parts of the building will be recessed or protruding – these different finishes will create a beautiful building rhythm that will be unique to The Standard at Tempe.

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

The Standard at Tempe will include 362 bicycle parking spaces, including 32 bicycle parking spaces on the ground level in the right-of-way. The bicycle parking along with the developments proximity to Mill Avenue, the proposed Tempe Streetcar and the light rail will promote multi-model transportation options for residents along with retail customers.

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

Vehicular parking will be in a parking garage, which will mitigate impacts with pedestrian access. Pedestrians will access the north, front of the building along 7th Street through a separate entrance. On street parallel parking is carefully placed in a way that will help people access the building but not create pedestrian vehicle conflicts.

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

The building will have very clear views through mostly glass windows and doors on the ground level. The lack of bushes in the landscaping will also reduce crime opportunities and provide for natural surveillance. The residential portion of the building will have multiple points of keyed access as residents enter the building, common areas, and then enter into their living space. The building will also have security cameras and a 24-hour, onsite management team who will employ (a) a structured activity program for residents, as well as (b) enforce a strict, 'three strikes and you're out' policy as it relates to enforcing the rules and regulations governing the property.

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

The parking will be located in a garage and will be separated from pedestrian use. The landscaping will be situated to welcome pedestrians into the building. This will include planter pots at the entry of the buildings, a shaded, decorated walkway along 7th Street which

will include benches, bicycle parking and an outdoor seating area. The building will be lined with plant accents such as Aloe Vera, Deer Grass, Gopher Plant and Firecracker Bush. The pathway to the north of the building fronting 7th Street will be lined with the Palo Verde and Date Palm trees, decorative paving and appropriate shrubs and accents which will guide pedestrians from Mill Avenue to other uses to the east of the development.

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;
The signs for The Standard at Tempe will be compatible with the design colors of the building and building materials. They will also follow Tempe sign standards.

12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.
The lighting will be standard through City of Tempe development requirements and follow the IBC building code. The lighting will not create any negative effects on the surrounding buildings.

PLANNED AREA DEVELOPMENT OVERLAY
FOR 7TH MILL MIXED USE DEVELOPMENT

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

ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA THE
FORGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____,2006 BY
_____,
AS _____ 7TH MILL LLC, OWNER.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY
HAND AND OFFICIAL SEAL.
NOTARY PUBLIC:_____
MY COMMISSION EXPIRES_____

LEGAL DESCRIPTION

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

OWNER/DEVELOPER

7th Mill, LLC
810 S Casino Center Blvd.
Las Vegas, NV 89101

GENERAL NOTE

OWNERS HAVE REVIEWED THIS PLAN AND APPROVED
THE DEVELOPMENT AS SHOWN.
SIGNED THIS _____DAY OF_____2006
BY _____AS _____OF
7TH MILL LLC.

BENCHMARK

CITY OF TEMPE DATUM
CITY OF TEMPE, ARIZONA STATE PLANE NORTH AMERICAN DATUM OF
1983 GROUND _____ CENTURAL ZONE

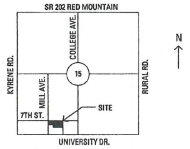
BASIS OF BEARING

CITY OF TEMPE VERTICAL CONTROL BASED ON THE NAVD 1988.
RURAL ROAD : NORTH 00°07'02" EAST

APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS
BY:_____, DATE:_____
DEVELOPMENT SERVICE

LOCATION MAP



CONDITIONS OF APPROVAL : SPR06173

PROJECT DATA

1. Project Name:
7th Mill Mixed Use Development

2. Project Address:
701 S. Mill Ave. Tempe AZ 85281

4. Use Permits

5. Parcel Size:
1.67 Acres - 72,549 NSF
1.73 Acres - 75,327 GSF

6. General Plan 2030 Projected Land Use:
Mixed Use

7. Existing Zoning:
CC - City Center / TOD

8. Type of Construction (per IBC 2003):
The building could be Type I-B construction as permitted by IBC 403.3, which allows Type I-A construction to be reduced to Type I-B when supervised sprinkler control valves and water-flow devices are installed on every floor. The Type I-A allowable height and area will apply to the building, both of which are unlimited.

9. Proposed Uses (Occupancies):
Hotel Guestrooms = R1
Condominiums = R2
Conference Space = A3
Retail / Restaurant = M / A-2
Fitness / Spa = B
Electrical / Mechanical / Storage /Service = S-2
Parking Garage = S2

10. Building Area:
Total Development = 1,125,351 GSF
Hotel = 170,194 GSF (240 Keys)
Condominiums = 457,282 GSF (370 Units)
Conference Space = 78,405 GSF
Retail /Restaurant = 37,473 GSF
Fitness / Spa = 48,555 GSF
Electrical / Mechanical / Storage /Service = 26,551 GSF
Parking Garage = 356,891 GSF

Percentage of lot coverage = 81% (60,731 (First Floor) /75,327= 0.806)
Floor Area Ratio (F.A.R.) = 13.68 (1,125,351/75,327= 14.94)
Height of building = 303 feet maximum
Number of stories = 29

11. Parking:
Hotel : 240spaces
=240 rooms X 1 space per room
Condominiums : 629 spaces @ 2 bedroom/unit average
=370 units X 0.75 space per bedroom (TOD Reductions)= 2/Unit
Conference Space (Assembly) : 118 spaces
=14,528 sf (25% TOD Reductions) X 1 space per 125 sf
Fitness / Spa (Public Spaces) : 388 spaces
=48,555 sf (25% TOD Reductions) X 1 space per 125 sf
Retail : 94 spaces
=37,473 sf (25% TOD Reductions) X 1 space per 300 sf

Parking Required = 1,393 spaces
Parking Provided = 986 spaces

SPR 06173

SPR 06173

RSP Architects
502 S. College Avenue
Suite 203
Tempe, AZ 85281
480.889.2000
480.889.2099 fax
www.rsparch.com

Consultants

Certification

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

Signature

Registration No.

Date

Project For

7TH MILL MIXED-USE DEVELOPMENT

Project No.	1737.001.00
Drawn By	JP, MD, DT
Checked By	JP
Date	02.06.07

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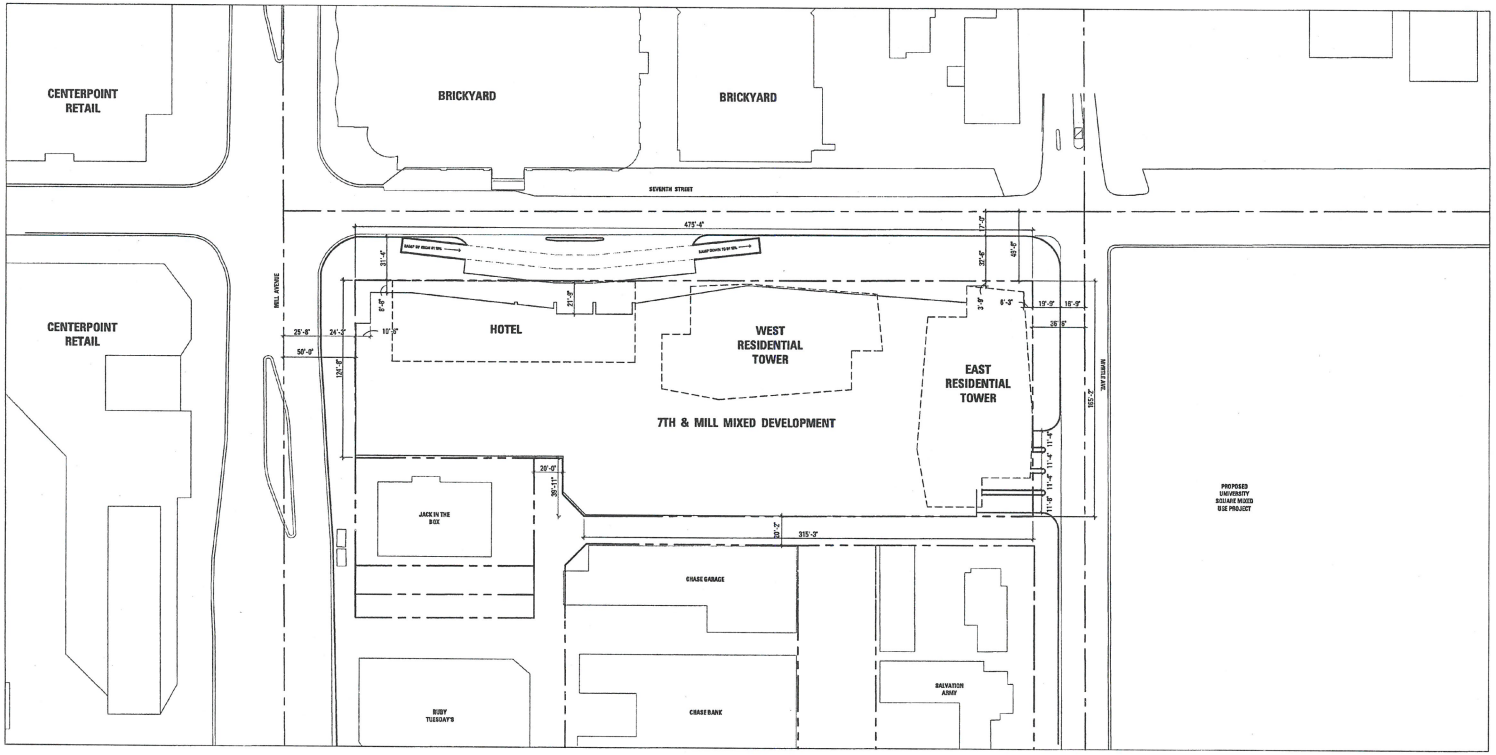
Mark	Date	Description

PAD OVERLAY

G0

FEB - 7 2007



1 SITE PLAN
1"=40' T.O.F.F.=+0'-0"

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

SPR 06173

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Retail /Restaurant = 37,473 GSF
Fitness / Spa = 48,555 GSF
Electrical / Mechanical / Storage /Service = 28,561 GSF
Parking Garage = 356,891 GSF

Percentage of lot coverage = 81% (59,731 (First Floor) /76,327= 0.806)
Floor Area Ratio (F.A.R.) = 13.68 (1,125,351/76,327= 14.94)
Height of building = 300 feet maximum
Number of stories = 26

11. Parking:
Hotel : 240spaces
=240 rooms X 1 space per room
Condominiums : 629 spaces @ 2 bedroom/unit average
=370 units X 0.75 space per bedroom (TOD Reductions)+ 2/Unit
Conference Space (Assembly) : 116 spaces
=14,525 sf (25% TOD Reductions) X 1 space per 125 sf
Fitness / Spa (Public Spaces) : 388 spaces
=48,555 sf (25% TOD Reductions) X 1 space per 125 sf
Retail : 94 spaces
=37,473 sf (25% TOD Reductions) X 1 space per 309 sf

Parking Required = 1,293 spaces
Parking Provided = 568 spaces

PROJECT DIRECTORY

OWNER
7th Mill, LLC
8912 S Casino Center Blvd.
Las Vegas, NV 89101

ARCHITECT
RSP Architects
502 S. College Ave. Suite 203
Tempe, AZ 85281
T : 480.869.2000

STRUCTURAL ENGINEER
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F : 651.251.7576

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Phoenix, Arizona 85016
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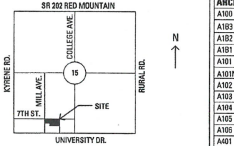
F : 602.678.5155

CODE & LIFE SAFETY CONSULTANT
Code Consultants, Inc.
1904 Bonman Circle Drive
St Louis, Missouri 63146
T : 314.991.2323
F : 314.991.4614

PARKING CONSULTANT
Walker Parking
17busB El Camino Real Suite 202
Houston, Texas 77058
T : 281.280.0068
F : 281.280.0373

UTILITIES CONSULTANT
Dry Utilities, Inc.
20 W North 44th Street
Phoenix, Arizona 85018
T : 602.224.3680
F : 602.955.1578

VICINITY MAP



LEGAL DESCRIPTION

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

SHEET INDEX

ARCHITECTURAL		
A100	SITE PLAN	●
A1B3	BASEMENT 3	●
A1B2	BASEMENT 2	●
A1B1	BASEMENT 1	●
A101	FIRST FLOOR / STREET LEVEL	●
A101M	FIRST FLOOR MEZANINE PLAN	●
A102	SECOND FLOOR PLAN / P1	●
A103	THIRD FLOOR / P2	●
A104	FOURTH FLOOR/P3	●
A105	FIFTH FLOOR	●
A106	SIXTH FLOOR	●
A401	ELEVATIONS	●
A402	ELEVATIONS	●
A403	ELEVATIONS	●
A501	BUILDING SECTIONS	●
A502	BUILDING SECTIONS	●
A503	BUILDING SECTIONS	●
L100	LANDSCAPE PLAN	●

SPR 06173

RSP Architects
502 S. College Avenue
Suite 203
Tempe, AZ 85281

480.869.2000
480.869.2399 fax
www.rsparch.com

Consultants

Certification

13470
JACOB PH A.
TYNDALL
REGISTERED
ARCHITECT
MINNESOTA, U.S.A.

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

Signature

Registration No.

Date

Project For

7TH MILL MIXED-USE DEVELOPMENT

Project No. 1737.001.00
Drawn By JP, MD, DT, RA
Checked By JP
Date 02.06.07

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Mark	Date	Description

SITE PLAN

A100

ATTACHMENT 15

FEB - 7 2007

1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE STANDARD AT TEMPE

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

ACKNOWLEDGEMENT

ON THIS_____ DAY OF _____, 2016 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF; I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

_____;

BY: _____ _____
OWNER DATE

ITS: _____

LEGAL DESCRIPTION

SEE SHEET 2 OF 3

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS_____ DAY OF _____, 2016.

_____

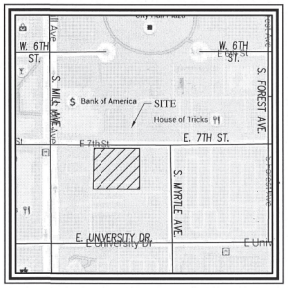
OWNER/DEVELOPER

TEMPE 7TH STREET, LLC
CONTACT: SAM GORDON
#290 - 700 6TH AVENUE SW
CALGARY, AB T2P0T8

PROJECT DATA

	PAD PROVIDED
GENERAL PLAN 2040 LAND USE	MIXED-USE
GENERAL PLAN 2040 DENSITY	HIGH DENSITY - URBAN CORE
SITE AREA	0.85 AC (37,026 SQ FT)
DWELLING QUANTITY	335 DWELLING UNITS STUDIO: 54 1 BR: 63 2 BR: 58 3 BR: 53 4 BR: 87 5 BR: 20
DENSITY	394 DU/AC
BUILDING HEIGHT	295'
BUILDING LOT COVERAGE	GROUND LEVEL: 33,434 SF (90.3%) OVERALL FOOTPRINT: 34,508 SF (93.2%)
SITE LANDSCAPE COVERAGE	9.7% (GROUND LEVEL, INCLUDES HARDSCAPE) 11.7% (GROUND LEVEL WITH HARDSCAPE PLUS BUILDING AMENITY AREAS)
BUILDING SETBACKS	NORTH - 0' EAST - 5' WEST - 0' SOUTH - 0'
VEHICLE PARKING QUANTITY	569 SPACES PROPOSED 560 SPACES IN PARKING GARAGE, 9 ON-STREET SPACES) ±1.7 SPACES / DWELLING UNIT 54 STUDIO UNITS x 1.7 SPACE/UNIT = 91.5 SPACES 63 - 1 BR UNITS x 1.7 SPACE/UNIT = 107 SPACES 58 - 2 BR UNITS x 1.7 SPACE/UNIT = 98.5 SPACES 53 - 3 BR UNITS x 1.7 SPACE/UNIT = 90 SPACES 87 - 4 BR UNITS x 1.7 SPACE/UNIT = 148 SPACES 20 - 5 BR UNITS x 1.7 SPACE/UNIT = 34 SPACES COMMERCIAL = 0 SPACES
BICYCLE PARKING QUANTITY BICYCLE COMMUTE AREA	362 SPACES PROPOSED ±1.07 SPACE / DWELLING UNIT 54 STUDIO UNITS x 1.07 SPACE/UNIT = 58 SPACES 63 - 1 BR UNITS x 1.07 SPACE/UNIT = 68 SPACES 58 - 2 BR UNITS x 1.07 SPACE/UNIT = 62 SPACES 53 - 3 BR UNITS x 1.07 SPACE/UNIT = 57 SPACES 87 - 4 BR UNITS x 1.07 SPACE/UNIT = 93 SPACES 20 - 5 BR UNITS x 107 SPACE/UNIT = 22 SPACES COMMERCIAL = 2 SPACES
USES	582,460 SF (TOTAL BUILDING AREA) RESIDENTIAL: 372,500 SF COMMERCIAL: 3,460 SF (INCLUDES OUTDOOR SEATING)

SITE VICINITY MAP



VICINITY MAP
SCALE: N.T.S.

CONDITIONS OF APPROVAL: PL150449

GENERAL NOTES

DS 150978 PL 150449 REC 16053

REC 16053
PL 150449
DS 150978

Williams & Associates
ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
2470 Daniells Bridge Road, Suite 161
Athens, Georgia 30606
P. 706.310.0400
F. 706.310.0411
www.gaplanning.com

THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES

DATE: 03/07/2016

REVISIONS

DATE	COMMENT
04/13/16	PER CITY COMMENTS
05/10/16	PER CITY COMMENTS

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15137

COVER SHEET

ATTACHMENT 16

1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE STANDARD AT TEMPE

LEGAL DESCRIPTION
STANDARD AT TEMPE

Portions of Lots 2 thru 6 of Block 15 as shown on the Map of Tempe as recorded in Book 2, Page 23 records of Maricopa County, Arizona and being situated within Section 15, Township 1 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found 3" brass cap in hand hole located at the intersection of S. Mill Street and E. 7th Street from which a found nail with tag located at the intersection of E. 7th street and S. Myrtle Street thereof bears North 90°00'00" West, 561.60 feet;

Thence North 90°00'00" East, 195.04 feet along the centerline of said E. 7th Street;

Thence leaving said centerline, South 00°00'00" West, 49.50 feet to a point on the southerly Right-of-Way line of said E. 7th Street;

Thence North 90°00'00" East, 225.06 feet along said southerly Right-of-Way line to a point on the east line of the west 5.00 feet of Lot 2 Block 15, as shown on said Map of Tempe;

Thence South 00°01'31" East, 165.11 feet along said east line to a point on the northerly line of a 20.00 foot wide alley;

Thence North 89°59'11" West, 210.10 feet along said northerly line;

Thence continuing along said northerly line, North 44°58'44" West, 21.23 feet to a point on the easterly line of said 20.00 foot wide alley as shown on said Map of Tempe;

Thence North 00°00'37" West, 150.04 feet along said easterly line and to a point on the aforesaid southerly Right-of-Way line of E. 7th street being the **POINT OF BEGINNING.**

Said portion of land containing 37045.18 sq.ft., or 0.85 acres, more or less and being subject to any easements, restrictions, and/or rights-of-way.

This description shown hereon is not to be used to violate subdivision regulations of the state, county and/or municipality of any other land division restrictions.

Prepared by: HilgartWilson
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1629
Date: April 2016

U:\1600\1629\SURVEY\DOCS\LEGAL\1629-STANDARD AT TEMPE LEGAL.DOCX Page 1 of 1

	CC DISTRICT (DOWNTOWN) PARKING STANDARDS (TABLE 4-607A, 4-603E)	EXISTING ENTITLED PAD FOR SITE (PAD 07004)	PAD PROVIDED
GENERAL PLAN 2040 LAND USE	MIXED-USE	MIXED-USE	MIXED-USE
GENERAL PLAN 2040 DENSITY	HIGH DENSITY - URBAN CORE	HIGH DENSITY - URBAN CORE	HIGH DENSITY - URBAN CORE
SITE AREA	0.85 AC (37,026 SQ FT)	1.73 AC (75,358.8 SQ FT)	0.85 AC (37,026 SQ FT)
DWELLING QUANTITY	NOT APPLICABLE	370 DWELLING UNITS 240 HOTEL ROOMS 1 BR: 74 2 BR: 222 3 BR: 37 4 BR: 37	335 DWELLING UNITS STUDIO: 54 1 BR: 63 2 BR: 58 3 BR: 53 4 BR: 87 5 BR: 20
DENSITY	NS	214 DU/AC	394 DU/AC
BUILDING HEIGHT	50' MAX	308' - CONDOS, 195' - HOTEL	295' - 17 LEVEL RESIDENTIAL ABOVE 9 LEVEL PARKING GARAGE
BUILDING LOT COVERAGE	NS	81%	GROUND LEVEL: 33,434 SF (90.3%) OVERALL FOOTPRINT: 34,508 SF (93.2%)
SITE LANDSCAPE COVERAGE	NS	42%/25%	9.7% (GROUND LEVEL, INCLUDES HARDSCAPE 11.7% (GROUND LEVEL PLUS BUILDING AMENITY AREAS)
BUILDING SETBACKS	FRONT - 0' MIN FRONT PARKING AND MANEUVERING - 20' FRONT - 0' MAX, 20' WHEN OUTDOOR SEATING PROVIDED SIDE - 0' MIN STREET SIDE - 0' MIN SIDE PARKING AND MANEUVERING - 20' REAR - 0' MIN	NORTH - 0' EAST - 0' WEST - 0' SOUTH - 0'	NORTH - 0' EAST - 5' WEST - 0' SOUTH - 0'
VEHICLE PARKING QUANTITY STUDIO: 54 UNITS 1 BR: 63 UNITS 2 BR: 58 UNITS 3 BR: 53 UNITS 4 BR: 87 UNITS 5 BR: 20 UNITS GUEST: 335 UNITS COMMERCIAL: 3,460 SF	332 SPACES REQUIRED PER CC DISTRICT PARKING STANDARDS, TABLE 4-607A) 54 BEDS x 0.5 SPACE/BED = 27 SPACES 63 BEDS x 0.5 SPACE/BED = 31.5 SPACES 116 BEDS x 0.5 SPACE/BED = 58 SPACES 159 BEDS x 0.3 SPACE/BED = 47.7 SPACES 348 BEDS X 0.3 SPACE/BED = 104.4 SPACES 100 BEDS X 0.3 SPACE/BED = 30 SPACES 335 UNITS x 0.1 SPACE/UNIT = 33.5 FIRST 5,000 SF WAIVED, 1 SPACE PER 500 SF THEREAFTER 3,460 SF x 1 SPACE/500 SF AFTER 1ST 5,000 SF = 0 SPACES	1,129 SPACES PROPOSED 1 BR UNITS: 56 SPACES 2 BR UNITS: 333 SPACES 3 BR UNITS: 83 SPACES 4 BR UNITS: 111 SPACES PUBLIC SPACES (GUEST PARKING, HOTEL, CONFERENCE SPACE, COMMERCIAL/RETAIL/RESTAURANT/BAR): 546 SPACES	569 SPACES PROPOSED ±1.7 SPACES / DWELLING UNIT 54 STUDIO UNITS x 1.7 SPACE/UNIT = 91.5 SPACES 63 - 1 BR UNITS x 1.7 SPACE/UNIT = 107 SPACES 58 - 2 BR UNITS x 1.7 SPACE/UNIT = 98.5 SPACES 53 - 3 BR UNITS x 1.7 SPACE/UNIT = 90 SPACES 87 - 4 BR UNITS x 1.7 SPACE/UNIT = 148 SPACES 20 - 5 BR UNITS x 1.7 SPACE/UNIT = 34 SPACES COMMERCIAL = 0 SPACES
BICYCLE PARKING QUANTITY BICYCLE COMMUTE AREA STUDIO: 54 UNITS 1 BR: 63 UNITS 2 BR: 58 UNITS 3 BR: 53 UNITS 4 BR: 87 UNITS 5 BR: 20 UNITS GUEST: 335 UNITS COMMERCIAL: 3,460 SF	362 SPACES REQUIRED 54 STUDIO UNITS x 0.75 SPACE/UNIT = 40.5 SPACES 63 - 1 BR UNITS x 0.75 SPACE/UNIT = 47.25 SPACES 58 - 2 BR UNITS x 0.75 SPACE/UNIT = 43.5 SPACES 53 - 3 BR UNITS x 1 SPACE/UNIT = 53 SPACES 87 - 4 BR UNITS x 1 SPACE/UNIT = 87 SPACES 20 - 5 BR UNITS x 1 SPACE/UNIT = 20 SPACES 335 UNITS x 0.2 SPACE/UNIT = 67 SPACES 3,460 SF COMMERCIAL x 1 SPACE/7,500 SF, 4 MIN = 4 SPACES	325 SPACES PROPOSED 1+2 BR UNITS: 296 UNITS x 0.5 SPACE/UNIT = 148 SPACES 3+4 BR UNITS: 71 UNITS x 0.75 SPACE/UNIT = 59 SPACES RES. GUESTS: 370 UNITS x 0.2 SPACE/UNIT = 74 SPACES CONFERENCE: 51,801 NSF X 1 SPACE/2,000 SF = 26 SPACES RETAIL: 19,534 GSF x 1 SPACE/10,000 SF = 2 SPACE RESTAURANT: 13,673 GSF x 1 SPACE/1,000 SF = 14 SPACES BAR/NIGHTCLUB: 5,860 GSF X 1 SPACE/1,000 SF = 6 SPACES	362 SPACES PROPOSED ±1.07 SPACE / DWELLING UNIT 54 STUDIO UNITS x 1.07 SPACE/UNIT = 58 SPACES 63 - 1 BR UNITS x 1.07 SPACE/UNIT = 68 SPACES 58 - 2 BR UNITS x 1.07 SPACE/UNIT = 62 SPACES 53 - 3 BR UNITS x 1.07 SPACE/UNIT = 57 SPACES 87 - 4 BR UNITS x 1.07 SPACE/UNIT = 93 SPACES 20 - 5 BR UNITS x 107 SPACE/UNIT = 22 SPACES COMMERCIAL = 2 SPACES
USES	NS	TOTAL DEVELOPMENT: 1,257,694 GSF HOTEL: 165,245 GSF (240 KEYS) CONDOMINIUMS: 454,395 GSF (370 UNITS) CONFERENCE SPACE: 113,022 GSF RETAIL/RESTAURANT/BAR: 39,067 GSF (W/ MAX 1/3 MEZZANINE) ELECTRICAL/MECHANICAL/STORAGE/SERVICE: 28,555 GSF PARKING GARAGE: 457,410 GSF	582,460 SF (TOTAL BUILDING AREA) RESIDENTIAL: 372,500 SF PARKING: 194,500 SF COMMERCIAL: 3,460 SF (INCLUDES OUTDOOR SEATING) AMENITIES/PATIO: 12,000 SF

DS 150978 PL 150449 REC 16053

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Athens, Georgia 30606
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F. 706.3 0.0411
www.gaplanning.com

THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES

DATE: 03/07/2016

REVISIONS

DATE	COMMENT
04/13/16	PER CITY COMMENTS
05/10/16	PER CITY COMMENTS

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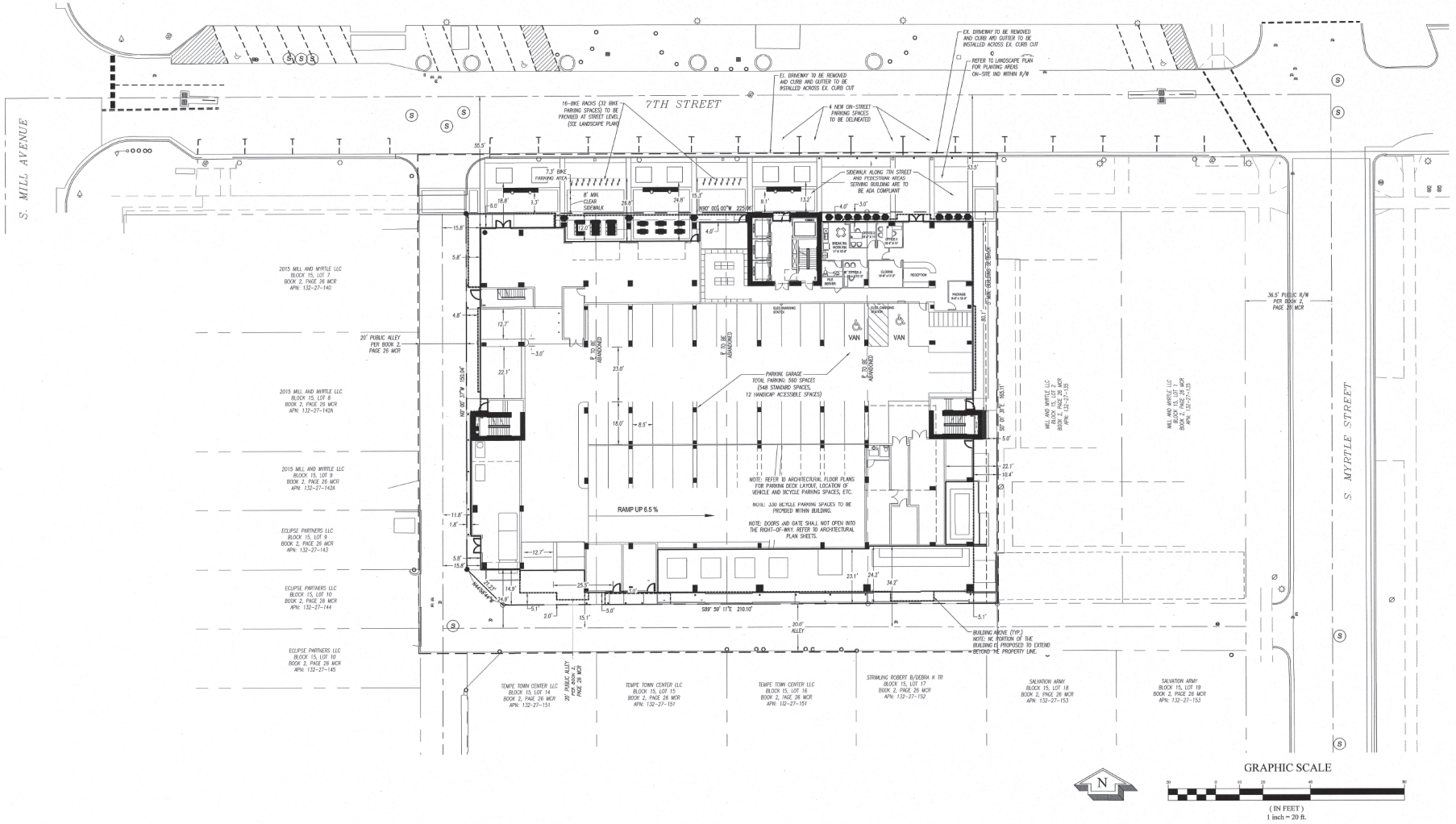
1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE STANDARD AT TEMPE
SITE PLAN



DS 150978 PL 150449 REC 16053

REC 16053
PL 150449
DS 150978

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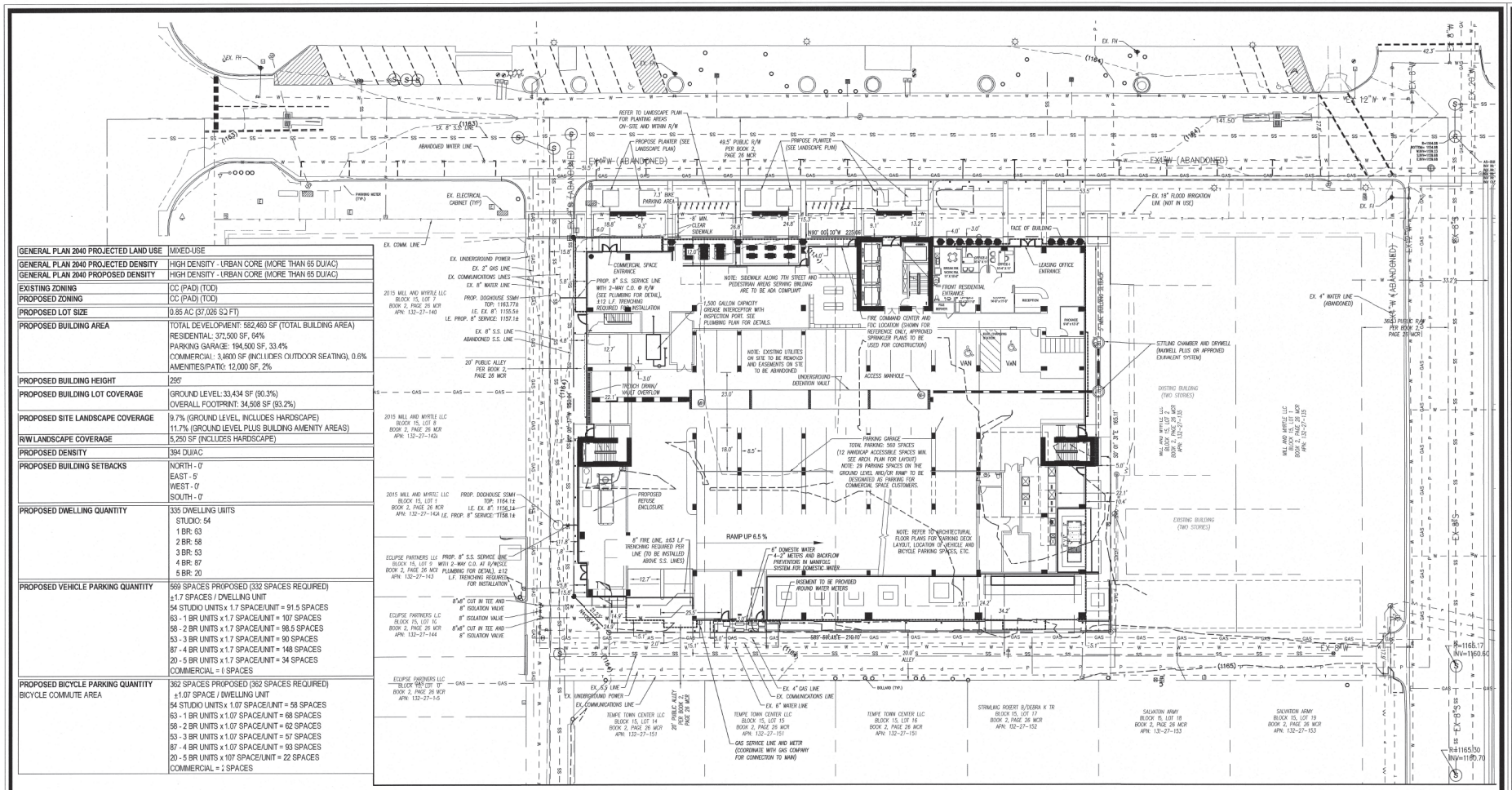
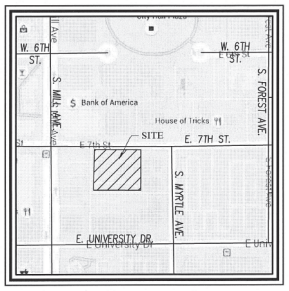
PLANNED AREA DEVELOPMENT OVERLAY

3 of 3



GENERAL PLAN 2040 PROJECTED LAND USE	MIXED-USE
GENERAL PLAN 2040 PROJECTED DENSITY	HIGH DENSITY - URBAN CORE (MORE THAN 65 DU/AC)
GENERAL PLAN 2040 PROPOSED DENSITY	HIGH DENSITY - URBAN CORE (MORE THAN 65 DU/AC)
EXISTING ZONING	CC (PAD) (TOD)
PROPOSED ZONING	CC (PAD) (TOD)
PROPOSED LOT SIZE	0.85 AC (37,026 SQ FT)
PROPOSED BUILDING AREA	TOTAL DEVELOPMENT: 582,460 SF (TOTAL BUILDING AREA) RESIDENTIAL: 372,500 SF, 64% PARKING GARAGE: 194,500 SF, 33.4% COMMERCIAL: 3,4600 SF (INCLUDES OUTDOOR SEATING), 0.6% AMENITIES/PATIO: 12,000 SF, 2%
PROPOSED BUILDING HEIGHT	295'
PROPOSED BUILDING LOT COVERAGE	GROUND LEVEL: 33,434 SF (90.3%) OVERALL FOOTPRINT: 34,508 SF (93.2%)
PROPOSED SITE LANDSCAPE COVERAGE	9.7% (GROUND LEVEL, INCLUDES HARDSCAPE) 11.7% (GROUND LEVEL PLUS BUILDING AMENITY AREAS)
R/W LANDSCAPE COVERAGE	5,250 SF (INCLUDES HARDSCAPE)
PROPOSED DENSITY	394 DU/AC
PROPOSED BUILDING SETBACKS	NORTH - 0' EAST - 5' WEST - 0' SOUTH - 0'
PROPOSED DWELLING QUANTITY	335 DWELLING UNITS STUDIO: 54 1 BR: 63 2 BR: 58 3 BR: 53 4 BR: 87 5 BR: 20
PROPOSED VEHICLE PARKING QUANTITY	569 SPACES PROPOSED (332 SPACES REQUIRED) ±1.7 SPACES / DWELLING UNIT 54 STUDIO UNITS x 1.7 SPACE/UNIT = 91.5 SPACES 63 - 1 BR UNITS x 1.7 SPACE/UNIT = 107 SPACES 58 - 2 BR UNITS x 1.7 SPACE/UNIT = 98.5 SPACES 53 - 3 BR UNITS x 1.7 SPACE/UNIT = 90 SPACES 87 - 4 BR UNITS x 1.7 SPACE/UNIT = 148 SPACES 20 - 5 BR UNITS x 1.7 SPACE/UNIT = 34 SPACES COMMERCIAL = (SPACES
PROPOSED BICYCLE PARKING QUANTITY BICYCLE COMMUTE AREA	362 SPACES PROPOSED (362 SPACES REQUIRED) ±1.07 SPACE / DWELLING UNIT 54 STUDIO UNITS x 1.07 SPACE/UNIT = 58 SPACES 63 - 1 BR UNITS x 1.07 SPACE/UNIT = 68 SPACES 58 - 2 BR UNITS x 1.07 SPACE/UNIT = 62 SPACES 53 - 3 BR UNITS x 1.07 SPACE/UNIT = 57 SPACES 87 - 4 BR UNITS x 1.07 SPACE/UNIT = 93 SPACES 20 - 5 BR UNITS x 107 SPACE/UNIT = 22 SPACES COMMERCIAL = 2 SPACES



VICINITY MAP

SCALE: N.T.S.

SYMBOL LEGEND

- EX. STORM DRAIN MANHOLE
- EX. GRATE INLET
- EX. CURB INLET
- EX. SANITARY SEWER MANHOLE
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. WATER METER
- EX. FIRE DEPARTMENT CONNECTION
- EX. BACK FLOW PREVENTER
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. ELECTRICAL PULL BOX
- EX. TELEPHONE PEDESTAL
- EX. TELEPHONE VAULT
- EX. GAS VALVE
- EX. GAS RISER
- EX. PARKING METER
- EX. BOLLARD

PROJECT DATA

CONTACT: CHARLES HUELLMANTEL, HUELLMANTEL & AFFILIATES
PO BOX 1833
TEMPE, AZ 85280-1833
(480) 921-0800
CHARLES@HUELLMANTEL.COM

PROJECT NAME: THE STANDARD AT TEMPE

PHYSICAL ADDRESS: 11 EAST 7TH STREET, TEMPE, AZ

PARCEL ID #S: PARCEL 1 A.P.N. 132-27-136
PARCEL 2 A.P.N. 132-27-137
PARCEL 3 A.P.N. 132-27-138
PARCEL 4 A.P.N. 132-27-139

IBC CONSTRUCTION TYPE: TYPE I-A

OCCUPANCY CLASSIFICATION: R2

THE PROPOSED BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC EXTINGUISHING SYSTEM PER CITY OF TEMPE IBC

THE PROPOSED BUILDING WILL BE EQUIPPED WITH FIRE ALARMS.

THE PROPOSED BUILDING WILL HAVE NON-SEPARATED USE.

BASIS OF BEARING
N90°00'00"W ALONG THE CENTERLINE OF 7TH STREET PER BOOK 2, PAGE 26 RECORDS OF MARICOPA COUNTY, ARIZONA

BENCHMARK
FOUND CITY OF TEMPE BRASS CAP IN HAND HOLE AT THE INTERSECTION OF COLLEGE AVENUE AND UNIVERSITY ROAD PER CITY OF TEMPE CONTROL POINT 143.
ELEVATION: 1167.67

N

GRAPHIC SCALE

30 0 15 30 60 90

(IN FEET)
1 inch = 20 ft.

ATTACHMENT 19

Williams &Associates
ENGINEERING SURVEYING
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THE STANDARD AT TEMPE

11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES

DATE: 03/18/2016

REVISIONS

DATE	COMMENT
04/13/16	PER CITY COMMENTS
05/10/16	PER CITY COMMENTS

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
53210
BILLY FRANK STANLEY
ARIZONA U.S.A.
05/20/16

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15137

SITE PLAN FOR DEVELOPMENT PLAN REVIEW

1 of 1

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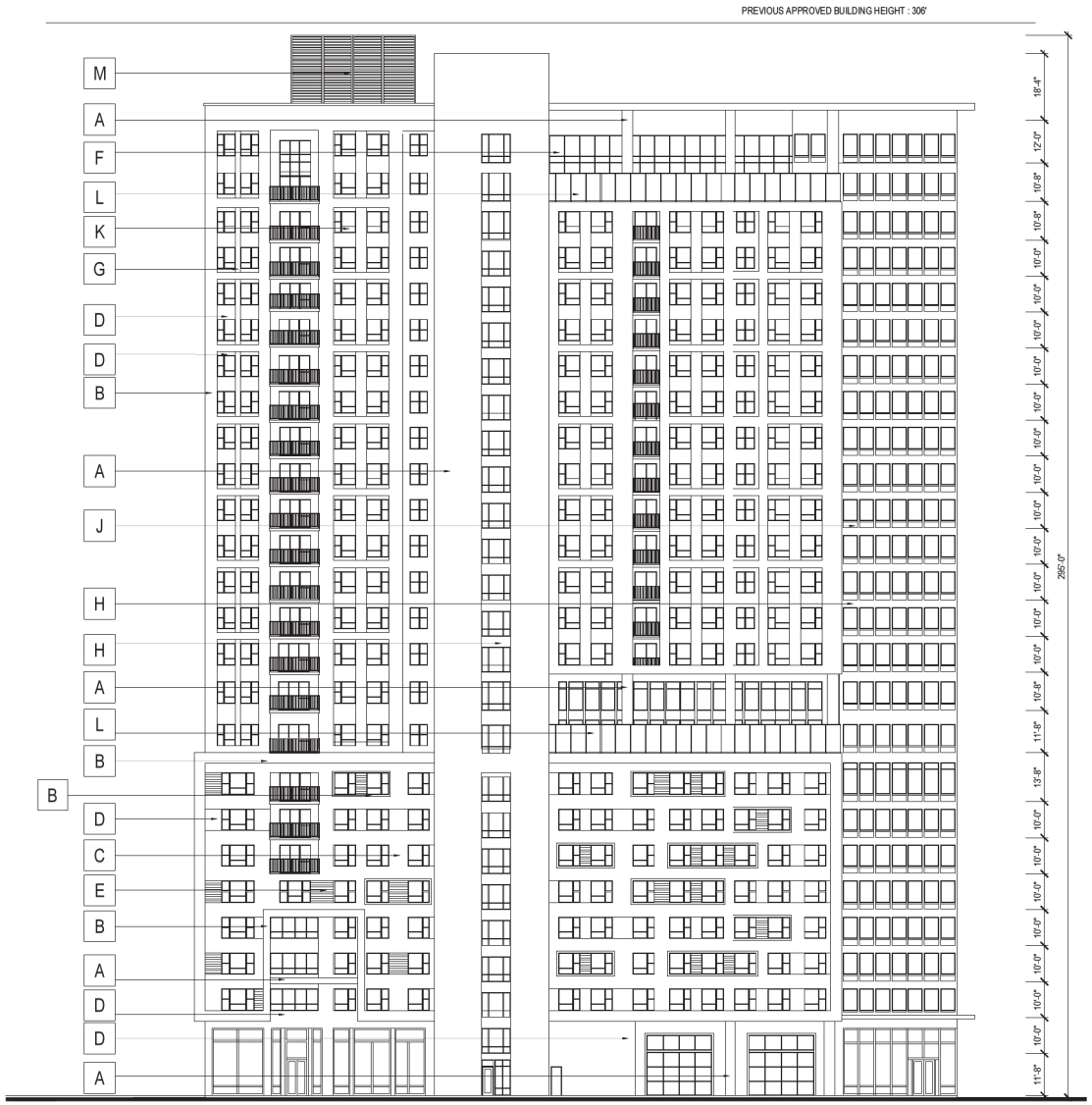
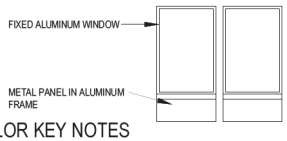


7TH St. ELEVATION - NORTH ELEVATION

ENLARGED WINDOW ELEVATION (NW CORNER)



MATERIAL/ COLOR KEY NOTES

A.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BATIK - LRV 8
B.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7063 NEBULOUS WHITE - LRV 74
C.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 9173 SHIITAKE - LRV 51
D.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7075 WEB GRAY - LRV 13
E.	FIBER CEMENT PANEL ALLURA COLORMAX FINISHING SYSTEM CEDAR
F.	STOREFRONT - PPG/IAP FRAME COLOR: GREY ALUMINUM
G	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7603 POOLHOUSE - LRV 29
H.	METAL PANEL BERRIDGE METAL ZINC GRAY
J.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7073 NETWORK GRAY - LRV 37
K.	ALUMINUM WINDOWS - PPG/IAP FRAME COLOR: DARK GREY CLEAR/DUAL PANE/LOW-E
L.	GLASS RAILING - JB GLASS RAILING 2" DIA. ALUM. TOP RAIL , 1/2" CLEAR TEMPERED GLASS PANEL
M.	EQUIPMENT SCREEN ARCHITECTURAL LOUVERS DOVE GRAY
N.	METAL SCREEN MCNICHOLS G-W 150A
P.	METAL SCREEN - BERRIDGE ZINC GREY
R.	METAL SCREEN - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BALTIK

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction	N/A
Revisions:	

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 25 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

REGISTERED ARCHITECT
CERTIFICATE NO. 58685
MICHAEL E. FIPKINS
Date Signed 4-13-16
ARIZONA U.S.A.
Expires: 12-31-17

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ARCHITECTS, L.P.
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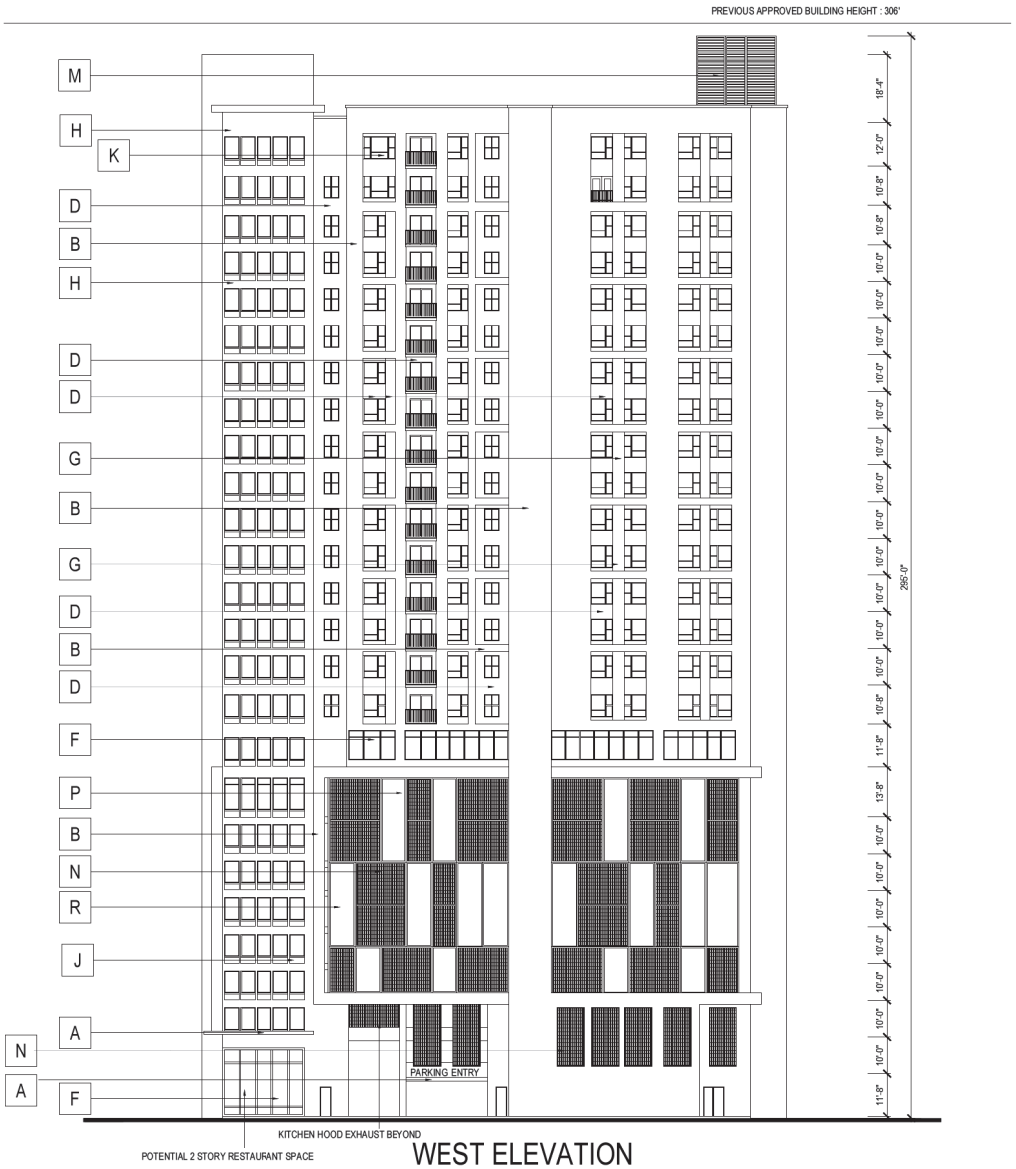
SHEET CONTENTS:
ELEVATION

SHEET NO.
A 5.01

15282

ATTACHMENT 20



WEST ELEVATION

MATERIAL/ COLOR KEY NOTES

A.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BATIK - LRV 8
B.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7063 NEBULOUS WHITE - LRV 74
C.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 9173 SHIITAKE - LRV 51
D.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7075 WEB GRAY - LRV 13
E.	FIBER CEMENT PANEL ALLURA COLORMAX FINISHING SYSTEM CEDAR
F.	STOREFRONT - PPG/IAP FRAME COLOR: GREY ALUMINUM
G	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7603 POOLHOUSE - LRV 29
H.	METAL PANEL BERRIDGE METAL ZINC GRAY
J.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7073 NETWORK GRAY - LRV 37
K.	ALUMINUM WINDOWS - PPG/IAP FRAME COLOR: DARK GREY CLEAR/DUAL PANE/LOW-E
L.	GLASS RAILING - JB GLASS RAILING 2" DIA. ALUM. TOP RAIL , 1/2" CLEAR TEMPERED GLASS PANEL
M.	EQUIPMENT SCREEN ARCHITECTURAL LOUVERS DOVE GRAY
N.	METAL SCREEN MCNICHOLS G-W 150A
P.	METAL SCREEN - BERRIDGE ZINC GREY
R.	METAL SCREEN - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BALTIK

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding: N/A
Issue for Permit Application: N/A
Issue for Construction N/A
Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 25 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

REGISTERED ARCHITECT
CERTIFICATE NO. 58685
MICHAEL E. FIPKINS
Date Signed 4-13-16
ARIZONA U.S.A.
Expires: 12-31-17

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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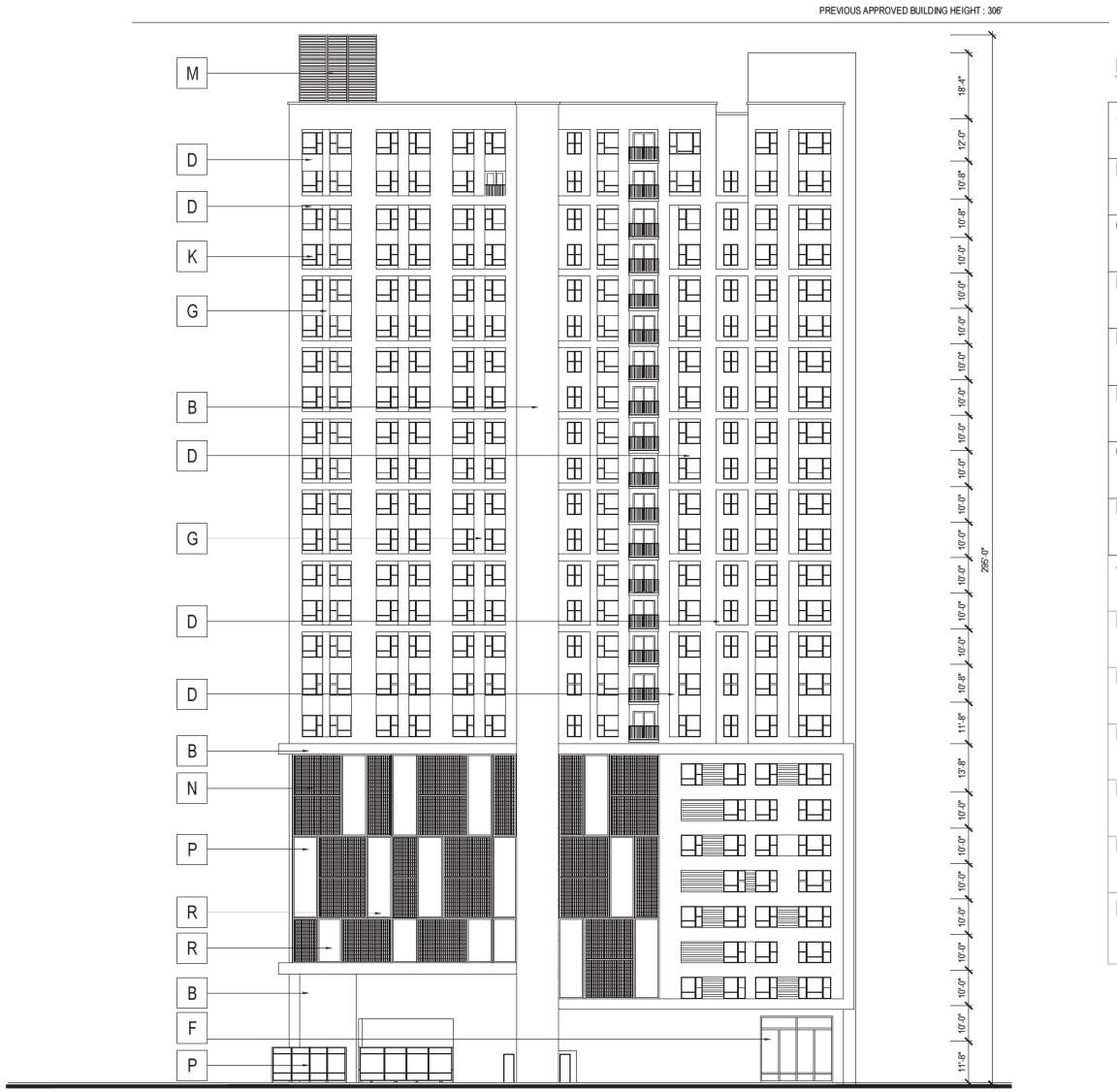
SHEET CONTENTS:
ELEVATION

SHEET NO.
A 5.02

15282

ATTACHMENT 21



EAST ELEVATION

MATERIAL/ COLOR KEY NOTES

A.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BATIK - LRV 8
B.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7063 NEBULOUS WHITE - LRV 74
C.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 9173 SHIITAKE - LRV 51
D.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7075 WEB GRAY - LRV 13
E.	FIBER CEMENT PANEL ALLURA COLORMAX FINISHING SYSTEM CEDAR
F.	STOREFRONT - PPG/IAP FRAME COLOR: GREY ALUMINUM
G	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7603 POOLHOUSE - LRV 29
H.	METAL PANEL BERRIDGE METAL ZINC GRAY
J.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7073 NETWORK GRAY - LRV 37
K.	ALUMINUM WINDOWS - PPG/IAP FRAME COLOR: DARK GREY CLEAR/DUAL PANE/LOW-E
L.	GLASS RAILING - JB GLASS RAILING 2" DIA. ALUM. TOP RAIL , 1/2" CLEAR TEMPERED GLASS PANEL
M.	EQUIPMENT SCREEN ARCHITECTURAL LOUVERS DOVE GRAY
N.	METAL SCREEN MCNICHOLS G-W 150A
P.	METAL SCREEN - BERRIDGE ZINC GREY
R.	METAL SCREEN - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BALTIK

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding: N/A
Issue for Permit Application: N/A
Issue for Construction N/A
Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 25 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

REGISTERED ARCHITECT
CERTIFICATE NO. 58685
MICHAEL E. FIPKINS
Date Signed 4-13-16
ARIZONA U.S.A.
Expires: 12-31-17

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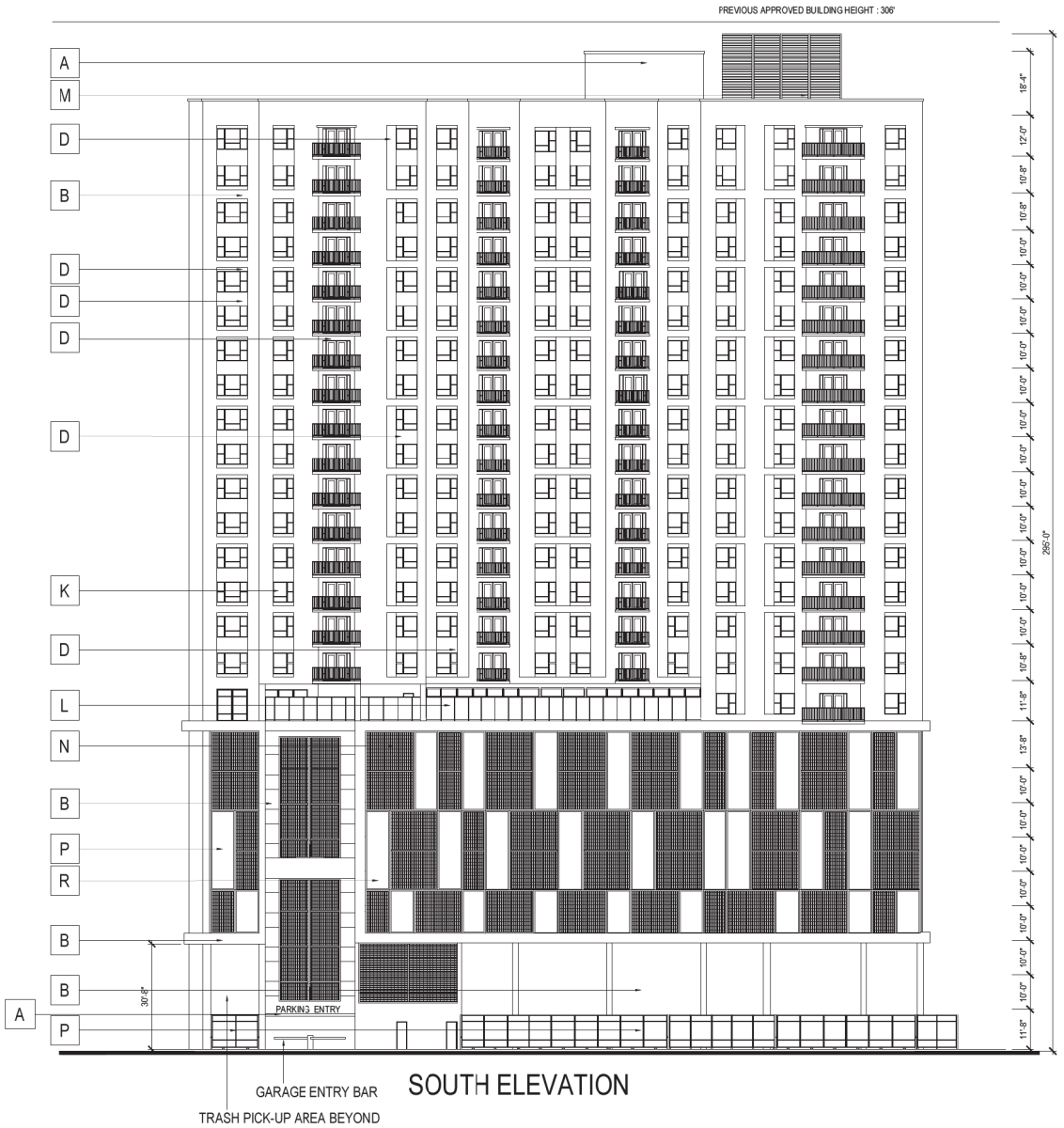
SHEET CONTENTS:

ELEVATION

SHEET NO.

A 5.03

15282



SOUTH ELEVATION

MATERIAL/ COLOR KEY NOTES

A.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BATIK - LRV 8
B.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7063 NEBULOUS WHITE - LRV 74
C.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 9173 SHIITAKE - LRV 51
D.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7075 WEB GRAY - LRV 13
E.	FIBER CEMENT PANEL ALLURA COLORMAX FINISHING SYSTEM CEDAR
F.	STOREFRONT - PPG/IAP FRAME COLOR: GREY ALUMINUM
G	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7603 POOLHOUSE - LRV 29
H.	METAL PANEL BERRIDGE METAL ZINC GRAY
J.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7073 NETWORK GRAY - LRV 37
K.	ALUMINUM WINDOWS - PPG/IAP FRAME COLOR: DARK GREY CLEAR/DUAL PANE/LOW-E
L.	GLASS RAILING - JB GLASS RAILING 2" DIA. ALUM. TOP RAIL , 1/2" CLEAR TEMPERED GLASS PANEL
M.	EQUIPMENT SCREEN ARCHITECTURAL LOUVERS DOVE GRAY
N.	METAL SCREEN MCNICHOLS G-W 150A
P.	METAL SCREEN - BERRIDGE ZINC GREY
R.	METAL SCREEN - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BALTIK

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction:	N/A

Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE: OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLING AND ESTIMATES FOR PAYMENT UP TO 21 DAYS AFTER BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

REGISTERED ARCHITECT
CERTIFICATE NO.
58686
MICHAEL E. PIPKINS
Date Signed
ARIZONA U.S.A.
Expires: 12-31-17

PAD SUBMITTAL - NOT FOR CONSTRUCTION

HUMPHREYS & PARTNERS
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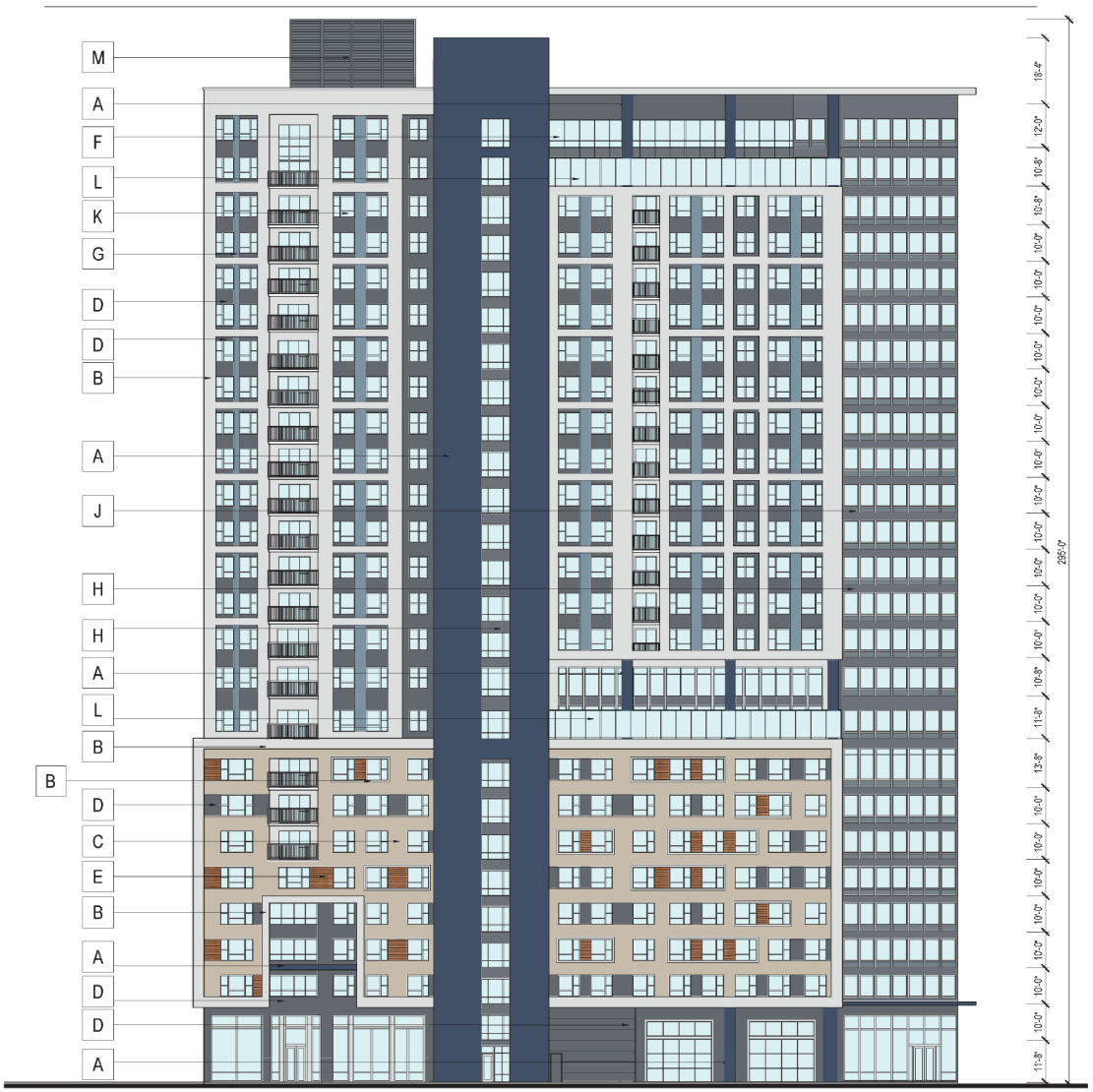
ELEVATION

SHEET NO.
A 5.04

15282

ATTACHMENT 23



7TH St. ELEVATION - NORTH ELEVATION

MATERIAL/ COLOR KEY NOTES

A.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BATIK - LRV 8
B.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7063 NEBULOUS WHITE - LRV 74
C.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 9173 SHIITAKE - LRV 51
D.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7075 WEB GRAY - LRV 13
E.	FIBER CEMENT PANEL ALLURA COLORMAX FINISHING SYSTEM CEDAR
F.	STOREFRONT - PPG/IAP FRAME COLOR: GREY ALUMINUM
G	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7603 POOLHOUSE - LRV 29
H.	METAL PANEL BERRIDGE METAL ZINC GRAY
J.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7073 NETWORK GRAY - LRV 37
K.	ALUMINUM WINDOWS - PPG/IAP FRAME COLOR: DARK GREY CLEAR/DUAL PANE/LOW-E
L.	GLASS RAILING - JB GLASS RAILING 2" DIA. ALUM. TOP RAIL , 1/2" CLEAR TEMPERED GLASS PANEL
M.	EQUIPMENT SCREEN ARCHITECTURAL LOUVERS DOVE GRAY
N.	METAL SCREEN MCNICHOLS G-W 150A
P.	METAL SCREEN - BERRIDGE ZINC GREY
R.	METAL SCREEN - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BALTIK

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding	N/A
Issue for Permit Application	N/A
Issue for Construction	N/A

Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.65 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THE CONTRACT ELEVATES THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 28 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

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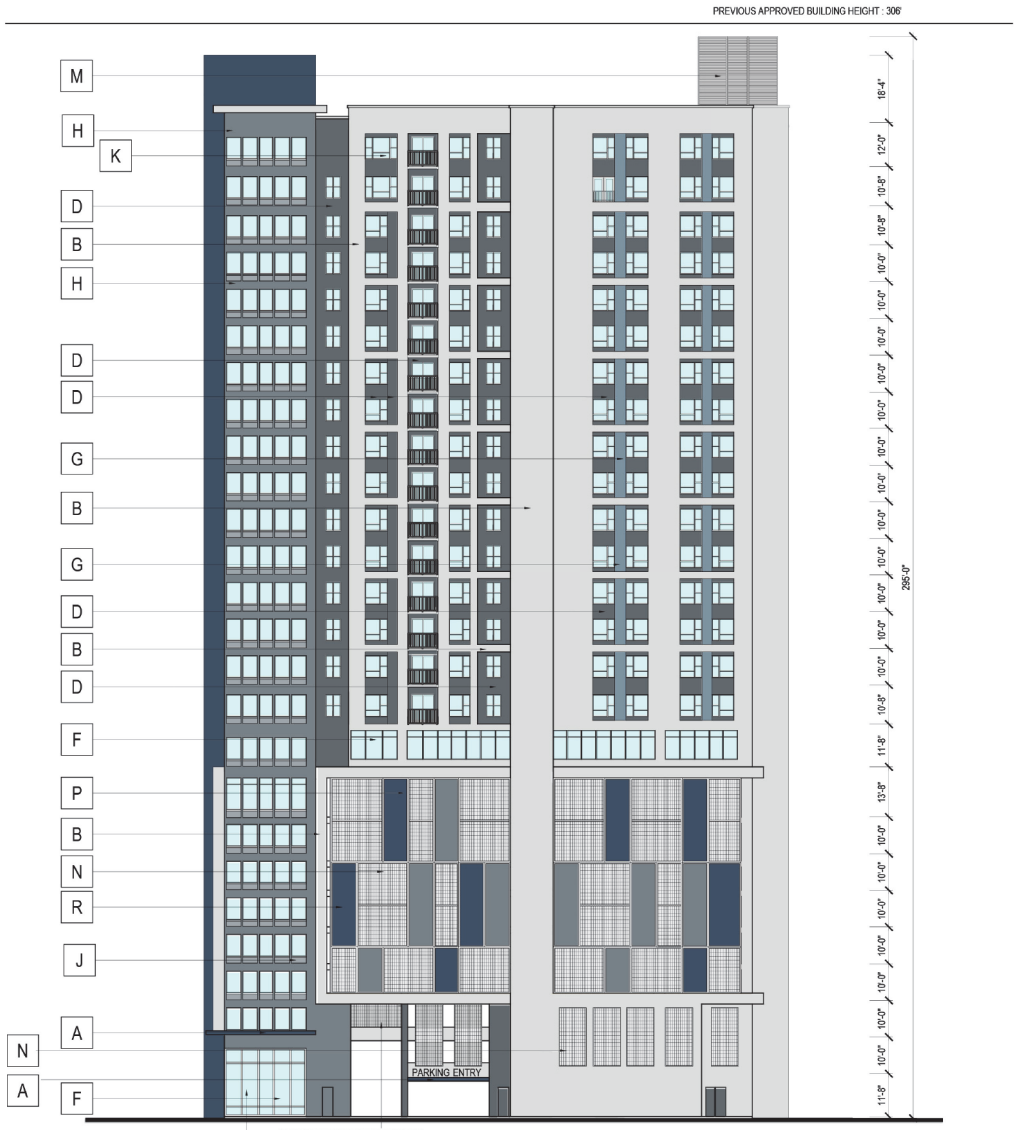
SHEET CONTENTS:
COLOR ELEVATION

SHEET NO.
A 5.05

15282

ATTACHMENT 24



WEST ELEVATION

MATERIAL/ COLOR KEY NOTES

A.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BATIK - LRV 8
B.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7063 NEBULOUS WHITE - LRV 74
C.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 9173 SHIITAKE - LRV 51
D.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7075 WEB GRAY - LRV 13
E.	FIBER CEMENT PANEL ALLURA COLORMAX FINISHING SYSTEM CEDAR
F.	STOREFRONT - PPG/IAP FRAME COLOR: GREY ALUMINUM
G	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7603 POOLHOUSE - LRV 29
H.	METAL PANEL BERRIDGE METAL ZINC GRAY
J.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7073 NETWORK GRAY - LRV 37
K.	ALUMINUM WINDOWS - PPG/IAP FRAME COLOR: DARK GREY CLEAR/DUAL PANE/LOW-E
L.	GLASS RAILING - JB GLASS RAILING 2" DIA. ALUM. TOP RAIL , 1/2" CLEAR TEMPERED GLASS PANEL
M.	EQUIPMENT SCREEN ARCHITECTURAL LOUVERS DOVE GRAY
N.	METAL SCREEN MCNICHOLS G-W 150A
P.	METAL SCREEN - BERRIDGE ZINC GREY
R.	METAL SCREEN - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BALTIK

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding: N/A
Issue for Permit Application: N/A
Issue for Construction: N/A
Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
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THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 25 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

REGISTERED ARCHITECT
CERTIFICATE NO. 53686
MICHAEL E. FIPKINS
Date Signed 4-13-16
ARIZONA U.S.A.
Expires: 12-31-17

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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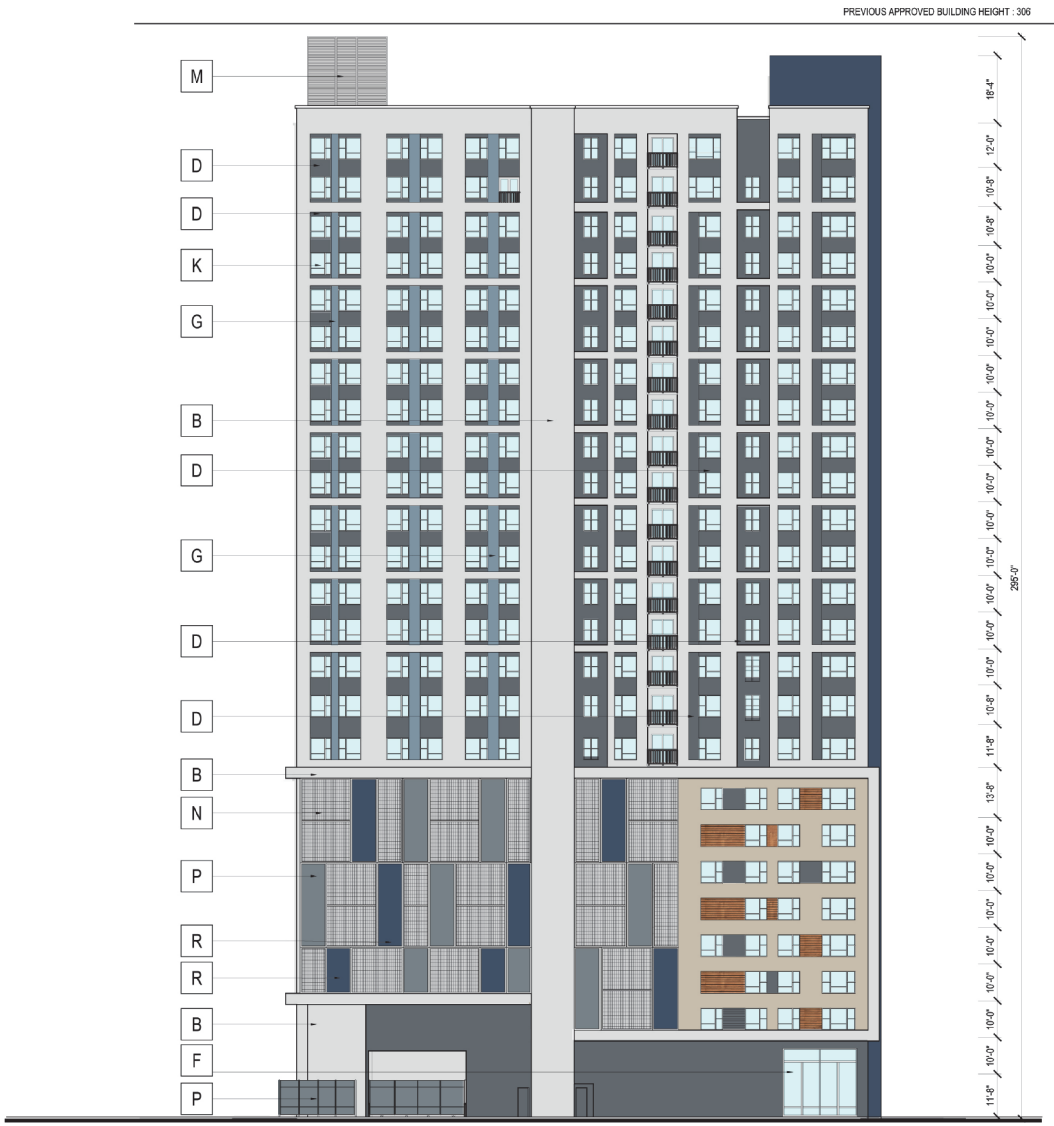
SHEET CONTENTS:
COLOR ELEVATION

SHEET NO.
A 5.06

15282



EAST ELEVATION

MATERIAL/ COLOR KEY NOTES

A.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BATIK - LRV 8
B.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7063 NEBULOUS WHITE - LRV 74
C.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 9173 SHIITAKE - LRV 51
D.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7075 WEB GRAY - LRV 13
E.	FIBER CEMENT PANEL ALLURA COLORMAX FINISHING SYSTEM CEDAR
F.	STOREFRONT - PPG/IAP FRAME COLOR: GREY ALUMINUM
G	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7603 POOLHOUSE - LRV 29
H.	METAL PANEL BERRIDGE METAL ZINC GRAY
J.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7073 NETWORK GRAY - LRV 37
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N.	METAL SCREEN MCNICHOLS G-W 150A
P.	METAL SCREEN - BERRIDGE ZINC GREY
R.	METAL SCREEN - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BALTIK

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Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction:	N/A

Revisions:

#	DATE	COMMENTS
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2	05/10/16	PAD RESUB.

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TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AS SUBSTANTIALLY COMPLETE FOR THE BUILDING AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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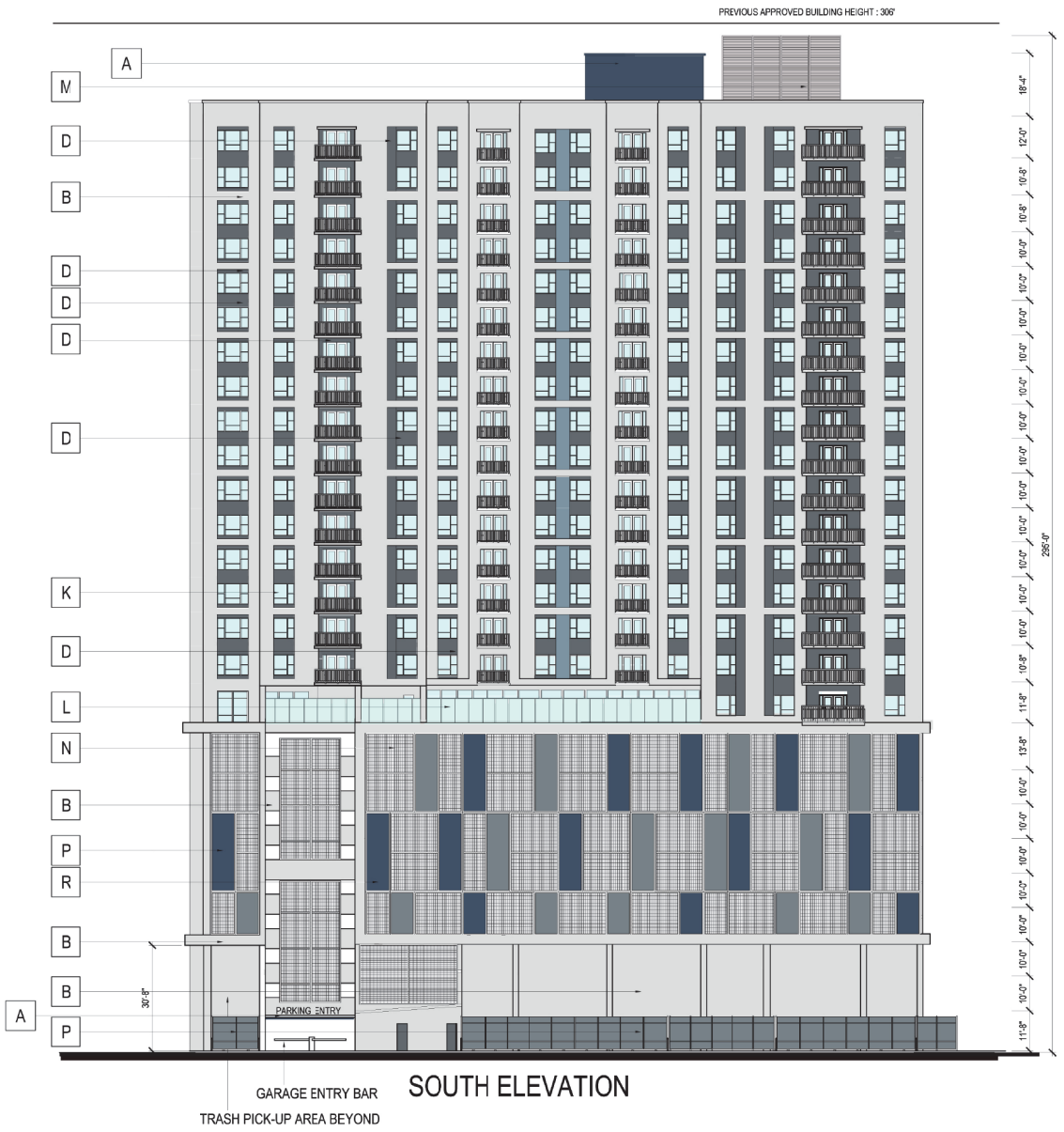
PAD SUBMITTAL - NOT FOR CONSTRUCTION

SHEET CONTENTS:
COLOR ELEVATION

SHEET NO.
A 5.07

15282



SOUTH ELEVATION

MATERIAL/ COLOR KEY NOTES

A.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BATIK - LRV 8
B.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7063 NEBULOUS WHITE - LRV 74
C.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 9173 SHIITAKE - LRV 51
D.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7075 WEB GRAY - LRV 13
E.	FIBER CEMENT PANEL ALLURA COLORMAX FINISHING SYSTEM CEDAR
F.	STOREFRONT - PPG/IAP FRAME COLOR: GREY ALUMINUM
G	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7603 POOLHOUSE - LRV 29
H.	METAL PANEL BERRIDGE METAL ZINC GRAY
J.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7073 NETWORK GRAY - LRV 37
K.	ALUMINUM WINDOWS - PPG/IAP FRAME COLOR: DARK GREY CLEAR/DUAL PANE/LOW-E
L.	GLASS RAILING - JB GLASS RAILING 2" DIA. ALUM. TOP RAIL , 1/2" CLEAR TEMPERED GLASS PANEL
M.	EQUIPMENT SCREEN ARCHITECTURAL LOUVERS DOVE GRAY
N.	METAL SCREEN MCNICHOLS G-W 150A
P.	METAL SCREEN - BERRIDGE ZINC GREY
R.	METAL SCREEN - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BALTIK

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding: N/A
Issue for Permit Application: N/A
Issue for Construction: N/A
Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 25 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

REGISTERED ARCHITECT
CERTIFICATE NO. 58485
MICHAEL E. PIPKINS
Date Signed 4-13-16
ARIZONA U.S.A.
Expires: 2/31/17

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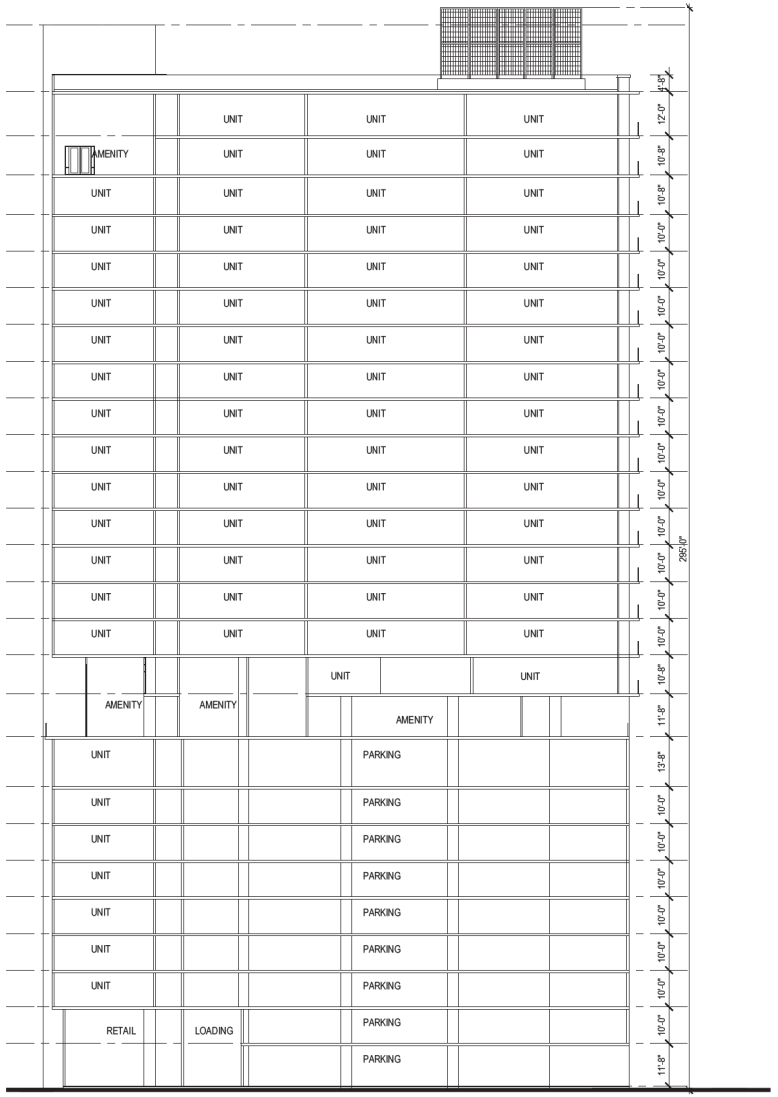
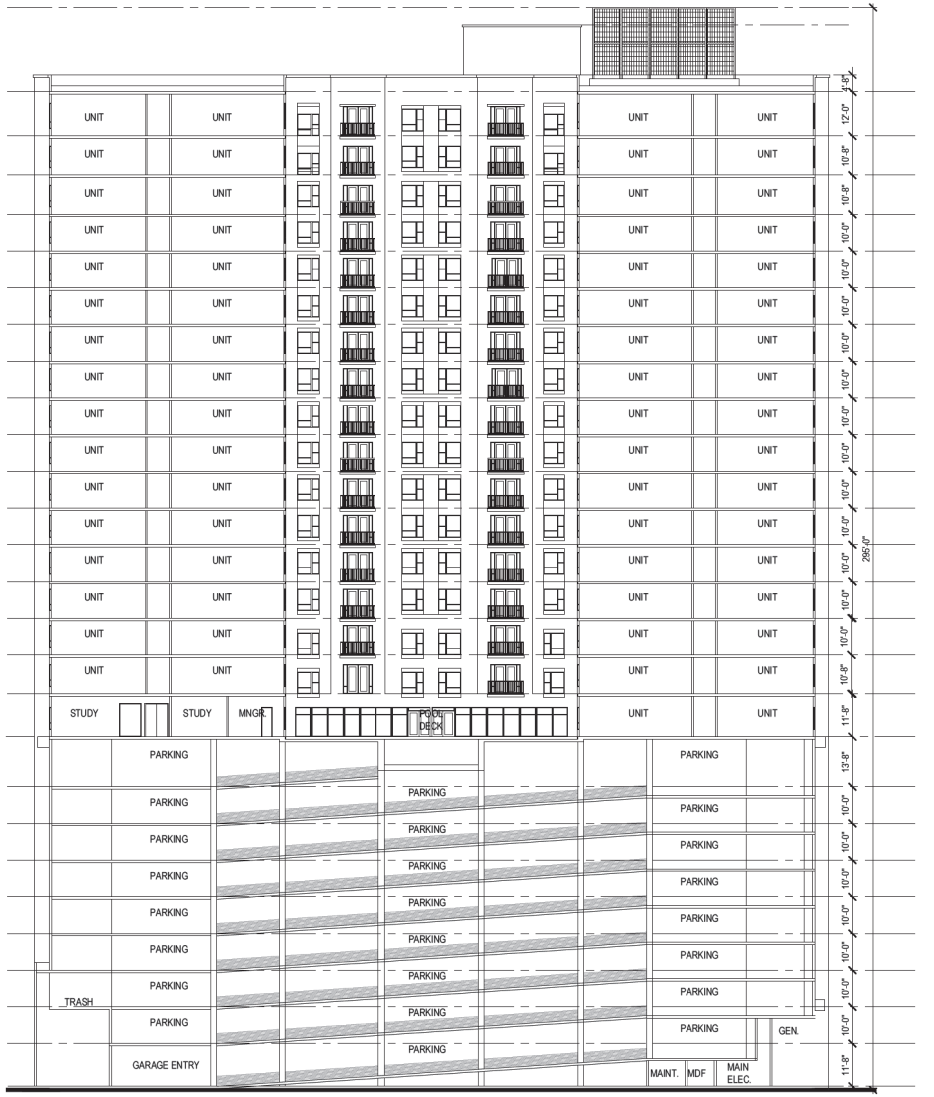
SHEET CONTENTS:
COLOR ELEVATION

SHEET NO.
A 5.08

15282



2 BUILDING SECTION -
SCALE: 1/16" = 1'-0"



1 BUILDING SECTION -
SCALE: 1/16" = 1'-0"

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16
Issue for Pricing / Bidding: N/A
Issue for Permit Application: N/A
Issue for Construction N/A
Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 25 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

REGISTERED ARCHITECT
CERTIFICATE NO. 58685
MICHAEL E. PIPKINS
Date Signed 4/13/16
ARIZONA U.S.A.
Expires: 12/31/17

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SHEET CONTENTS:
OVERALL
BUILDING SECTIONS

SHEET NO.
A5.40

15282

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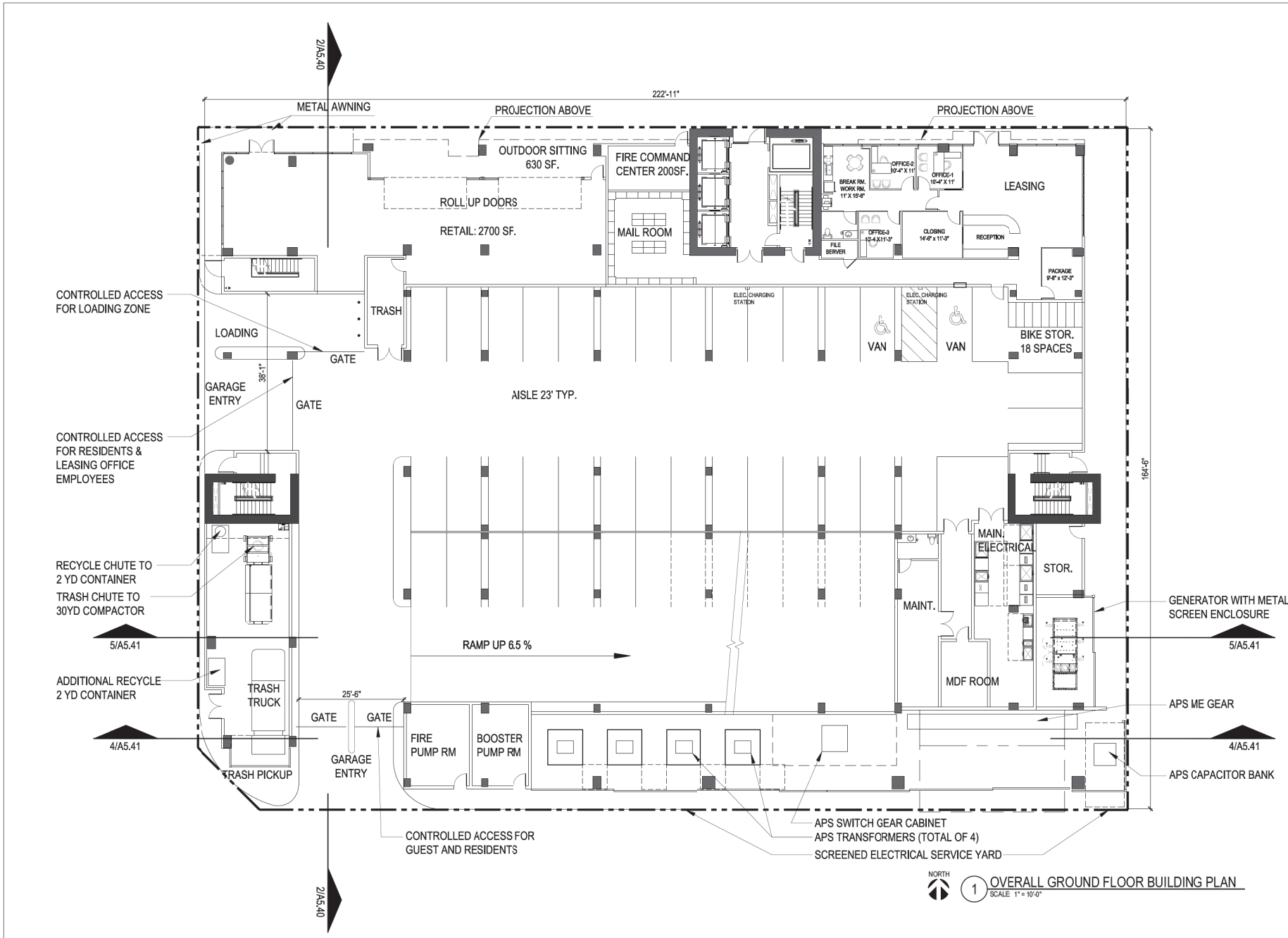

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction	N/A

Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BUILDING PLANS WITHIN 12 MONTHS AFTER THE DATE BIDDING AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

REGISTERED ARCHITECT
CERTIFICATE NO.
39585
MICHAEL E. PIPKINS
ARIZONA U.S.A.
EXPIRES: 12-31-17

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SHEET CONTENTS:
OVERALL GROUND FLOOR BUILDING PLAN

SHEET NO.
A4.10

15282

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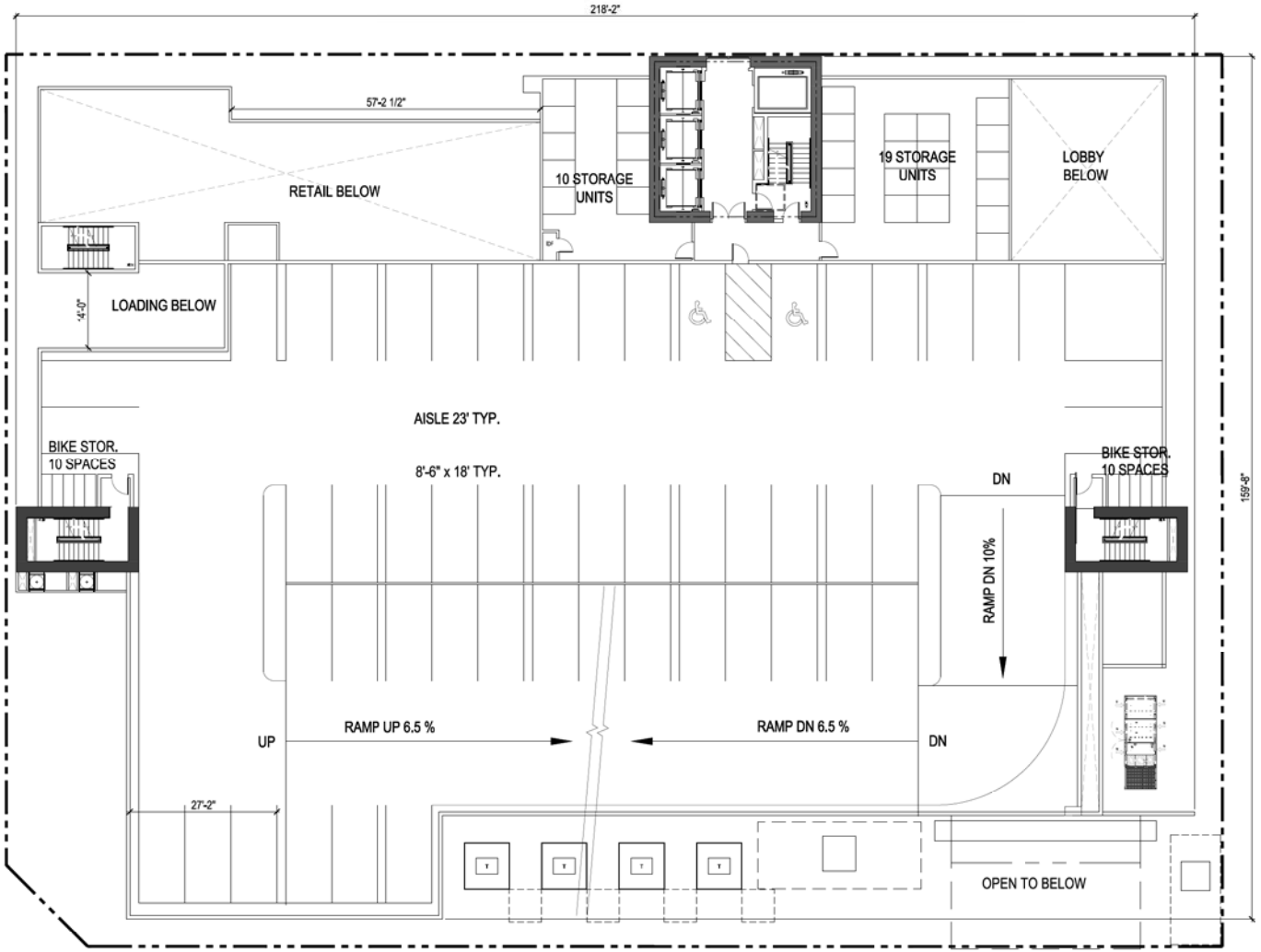

NORTH

1 OVERALL SECOND FLOOR BUILDING PLAN
SCALE: 1" = 10'-0"

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction:	N/A

Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 25 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

REGISTERED ARCHITECT
CERTIFICATE NO. 58585
MICHAEL E. PIPKINS
Date Signed: 4/13/16
ARIZONA U.S.A.
Expires: 3/31/17

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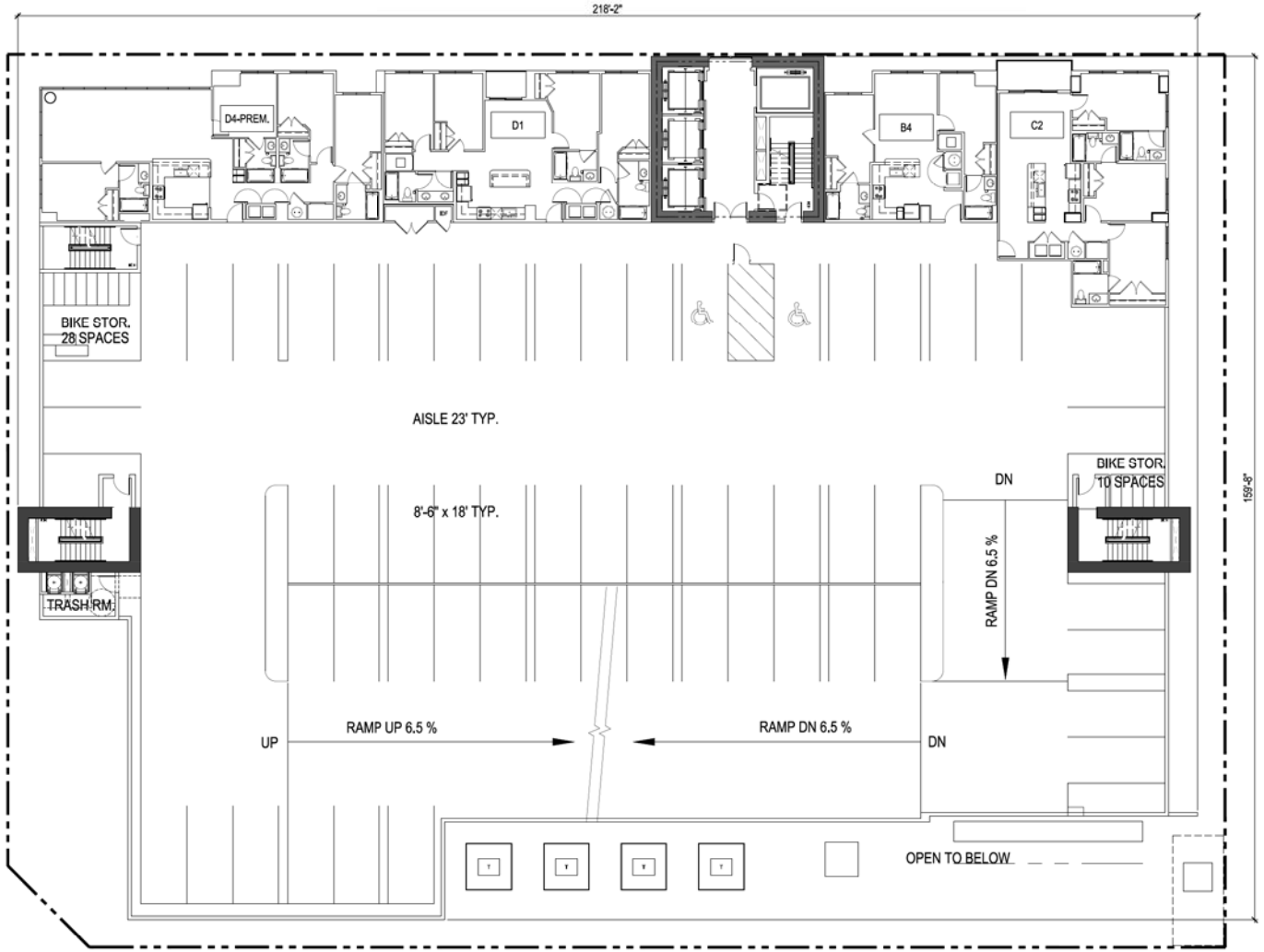
SHEET CONTENTS:
OVERALL SECOND FLOOR BUILDING PLAN

SHEET NO.
A4.11

15282



NORTH

1 OVERALL THIRD FLOOR BUILDING PLAN

SCALE: 1" = 10'-0"

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction:	N/A

Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
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0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BUILDING PLANS FOR A PERIOD OF UP TO 24 MONTHS AFTER THE PLANS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

55585
MICHAEL E. PIPKIN
ARIZONA U.S.A.
Expires: 12-31-17

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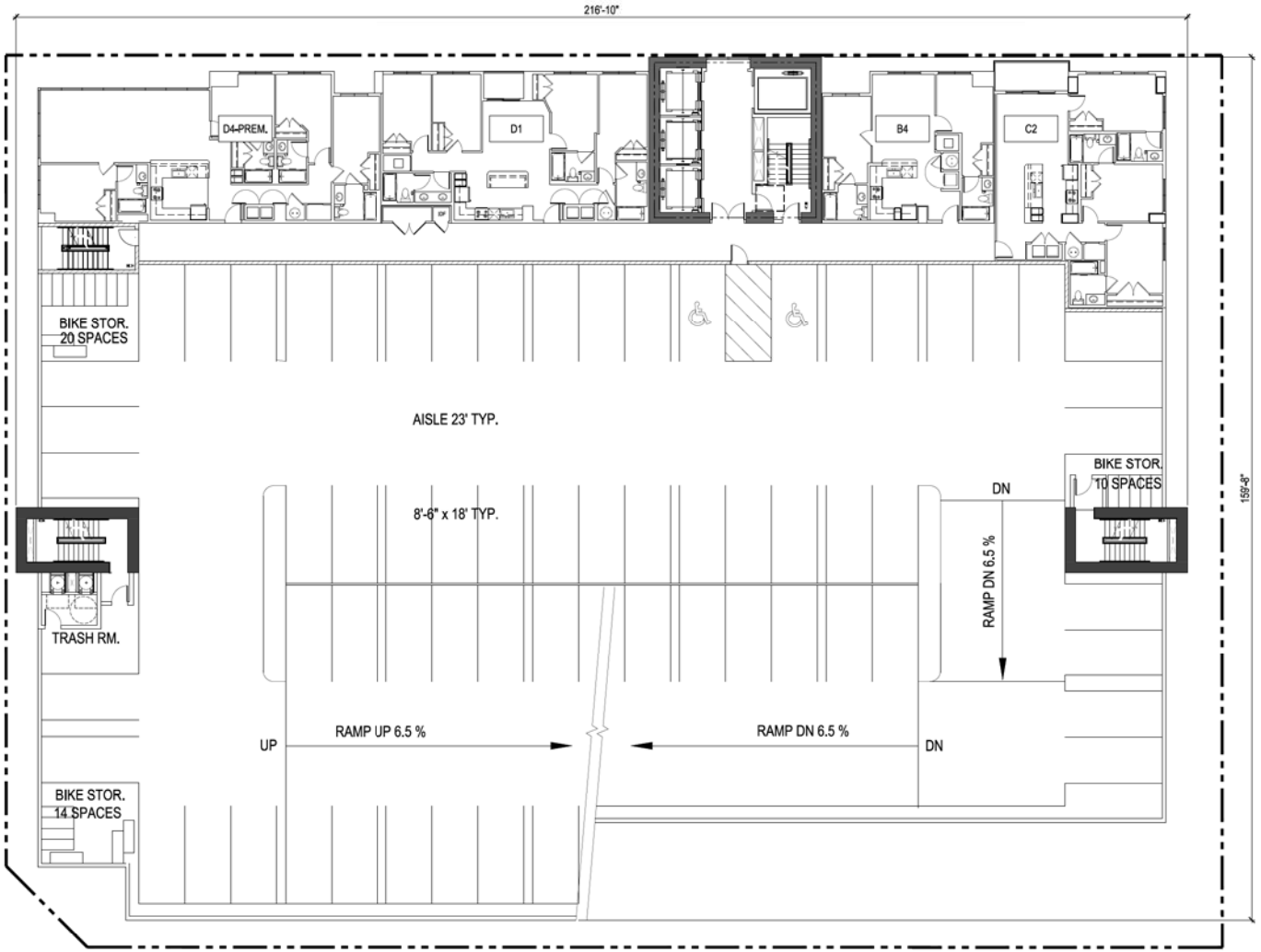
SHEET CONTENTS:
OVERALL THIRD FLOOR BUILDING PLAN

SHEET NO.
A4.12

15282



NORTH

1 OVERALL FOURTH FLOOR BUILDING PLAN
SCALE: 1" = 10'-0"

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction	N/A

Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 25 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

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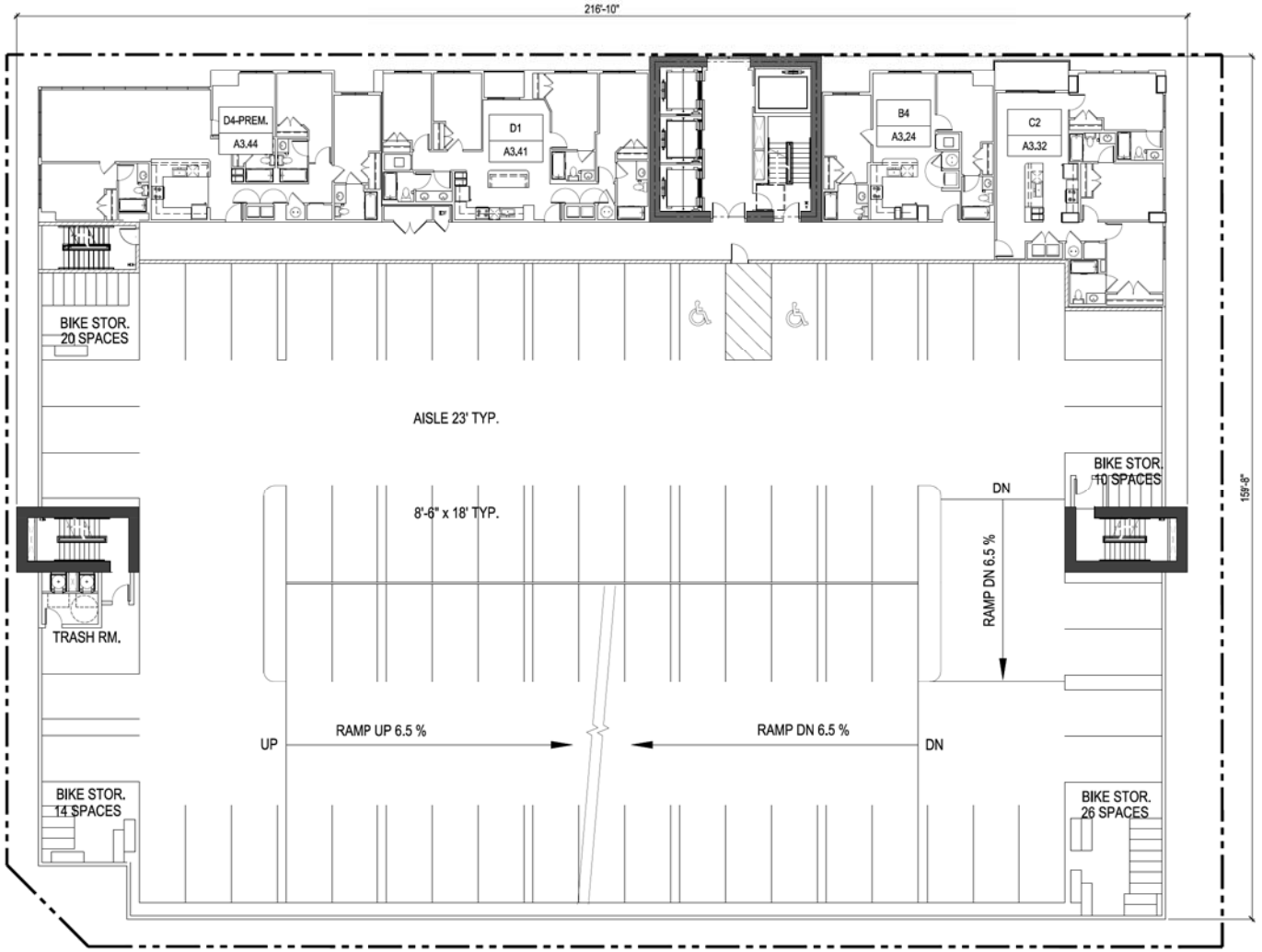
SHEET CONTENTS:
OVERALL 4TH
FLOOR BUILDING PLAN

SHEET NO.
A4.13

15282



NORTH 1 OVERALL 5TH - 8TH FLOOR BUILDING PLAN
SCALE: 1" = 10'-0"

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction	N/A
Revisions:	

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
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LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 25 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

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SHEET CONTENTS:
OVERALL 5TH-8TH FLOOR BUILDING PLAN

SHEET NO.
A4.14

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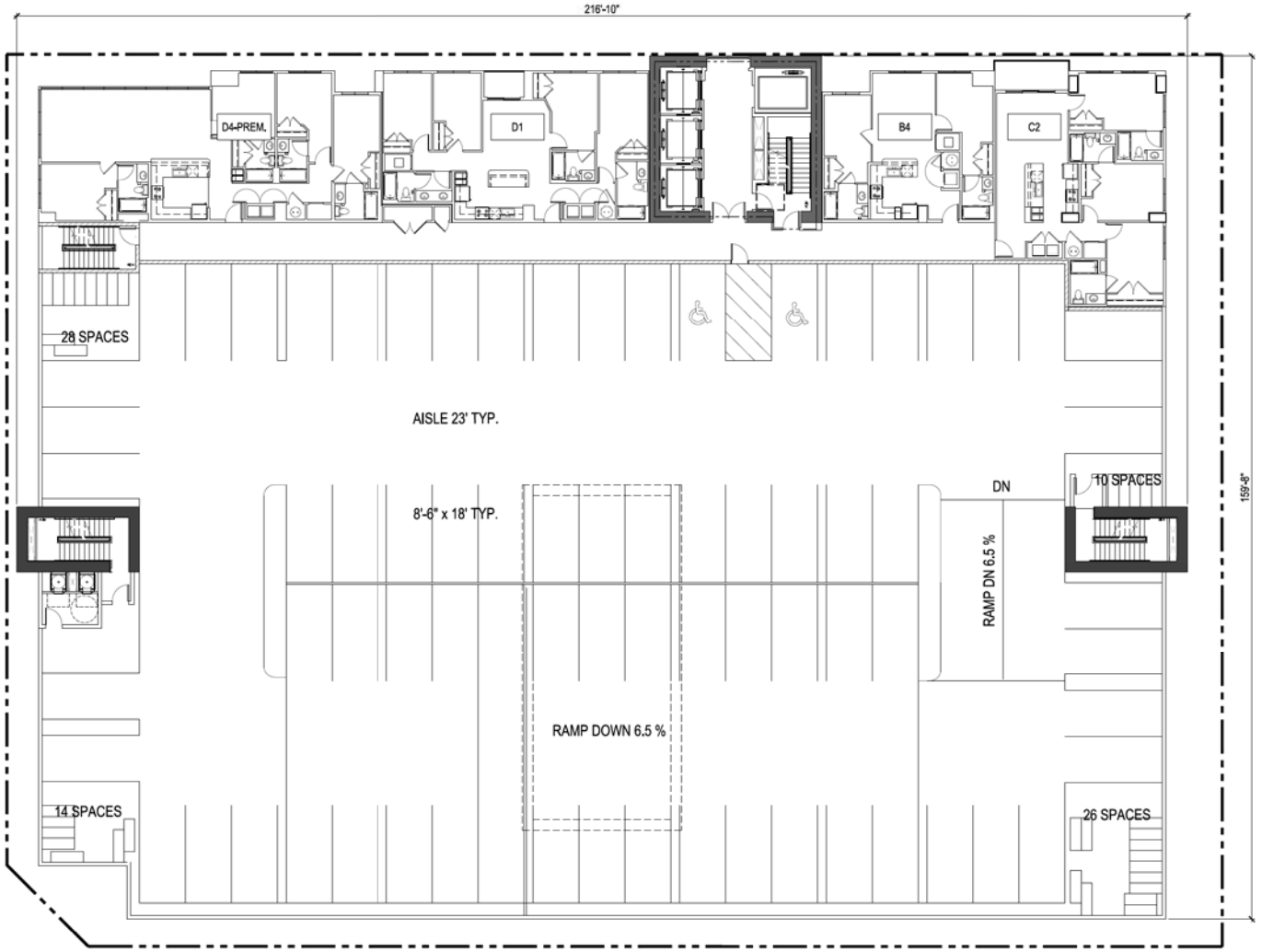

NORTH

1 OVERALL NINETH FLOOR BUILDING PLAN
SCALE: 1" = 10'-0"

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction:	N/A

Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
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THE STANDARD AT TEMPE
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TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BUILDING PLANS FOR A PERIOD OF UP TO 24 MONTHS AFTER THE DATE AT WHICH BIDS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

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SHEET CONTENTS:
OVERALL NINETH FLOOR BUILDING PLAN

SHEET NO.
A4.15

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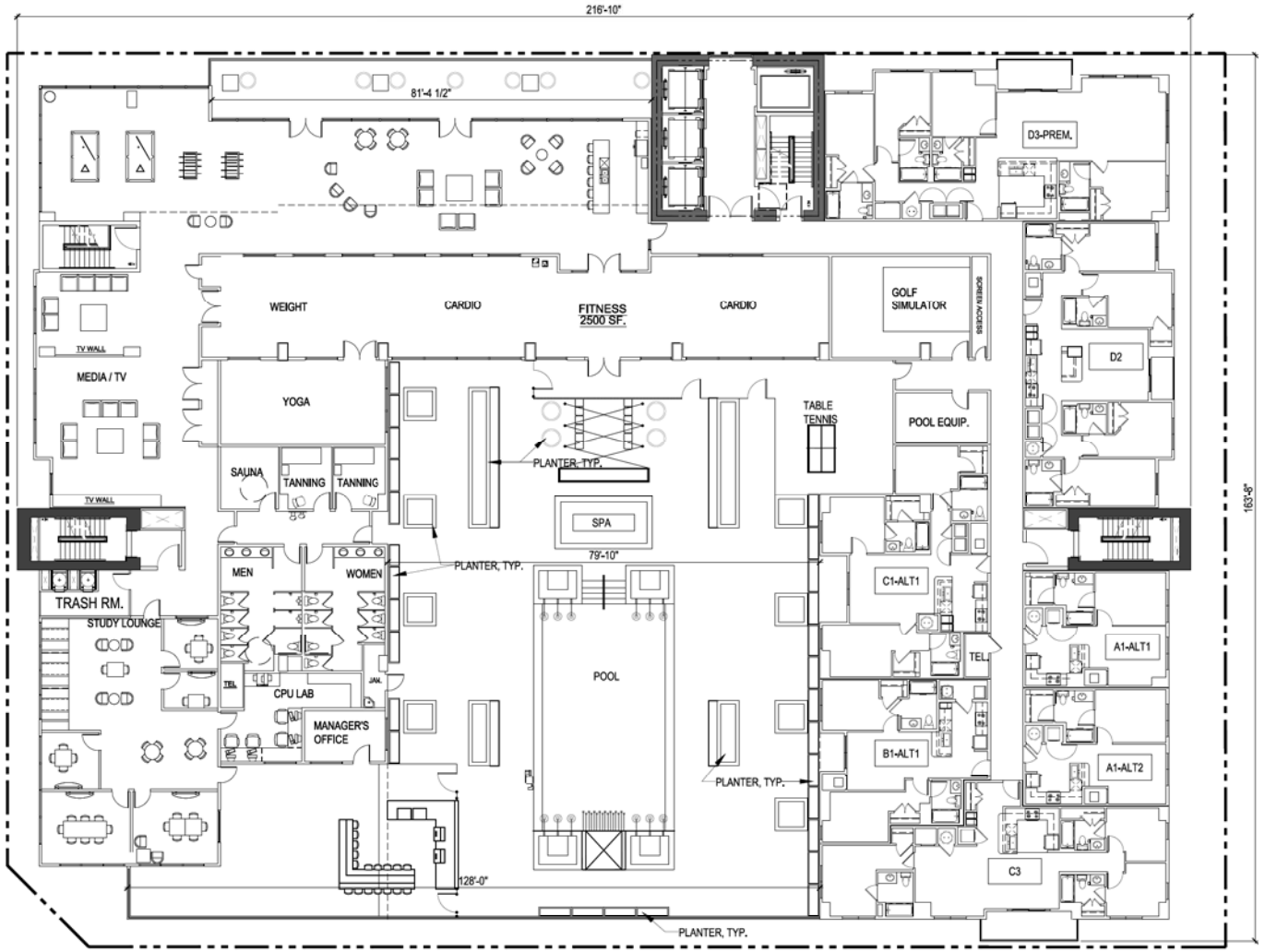

NORTH

1 OVERALL TENTH FLOOR BUILDING PLAN
SCALE: 1" = 10'-0"

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction:	N/A
Revisions:	

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
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TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 25 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

REGISTERED ARCHITECT
CERTIFICATE NO. 58585
MICHAEL E. PIPKINS
Date Signed 4/13/16
ARIZONA U.S.A.
Expires: 3/31/2017

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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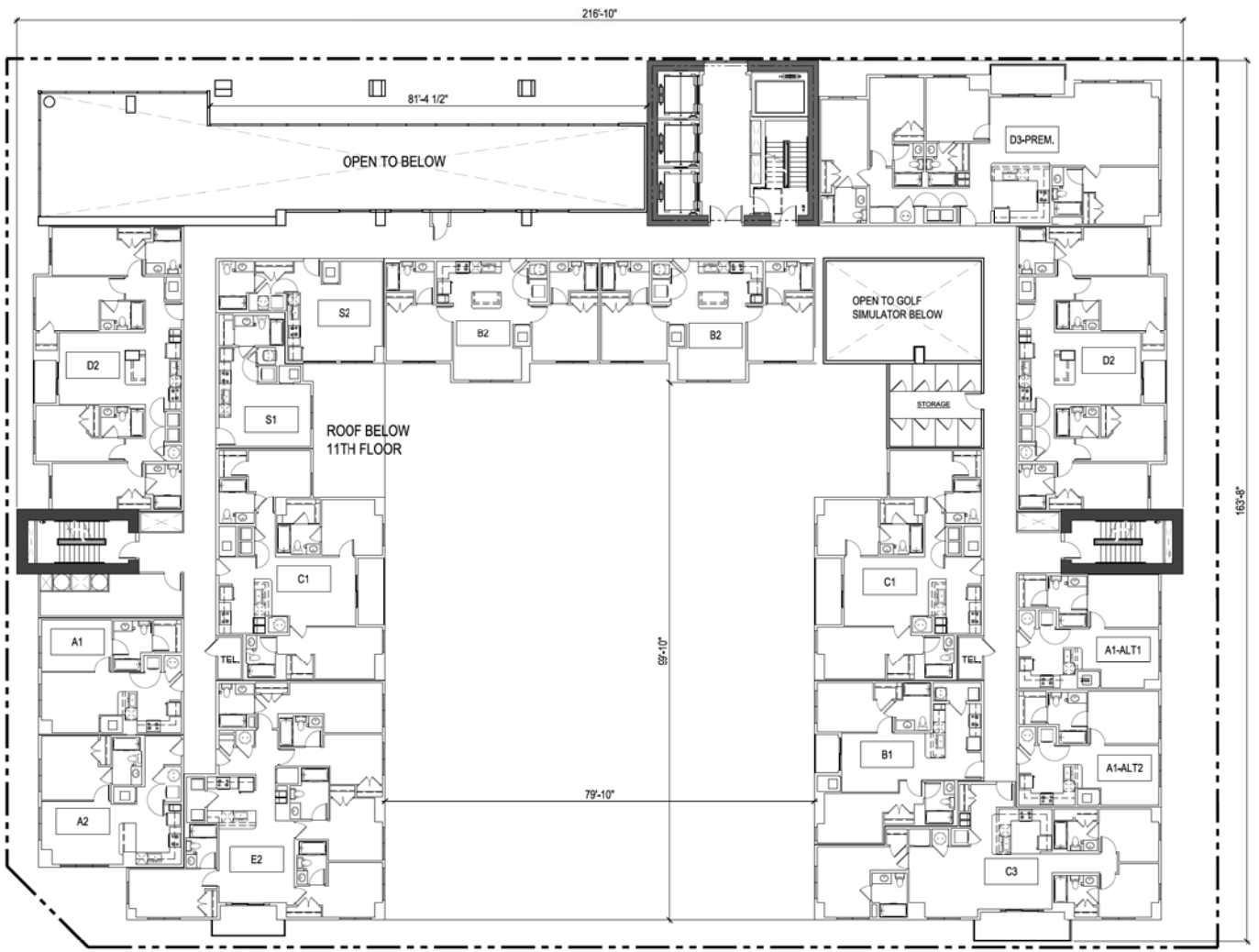
SHEET CONTENTS:
OVERALL TENTH
FLOOR BUILDING PLAN

SHEET NO.
A4.16

15282



NORTH

1 OVERALL 11TH FLOOR BUILDING PLAN
SCALE: 1" = 10'-0"

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction	N/A
Revisions:	

#	DATE	COMMENTS
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2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 25 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

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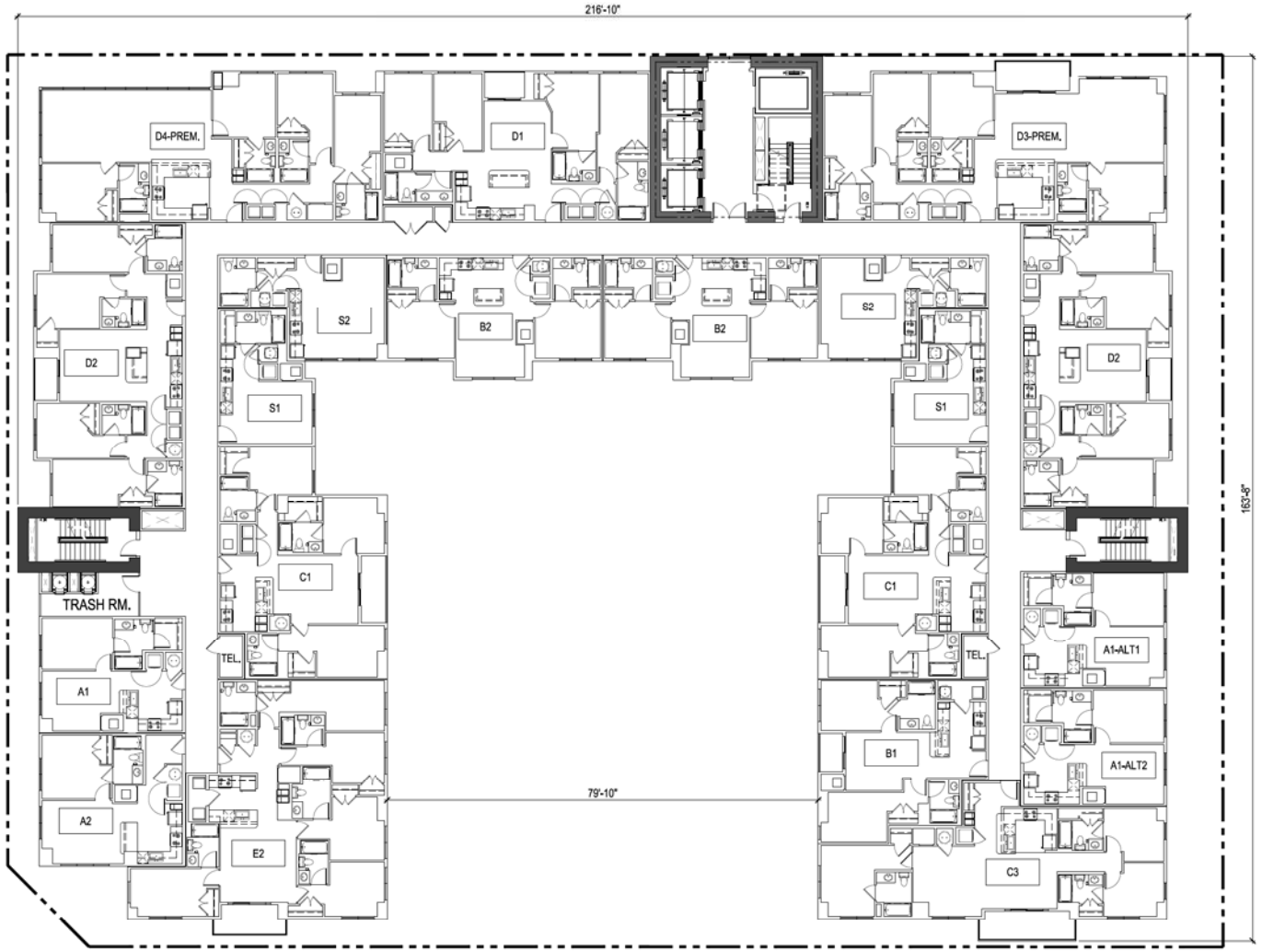
SHEET CONTENTS:
OVERALL 11TH FLOOR BUILDING PLAN

SHEET NO.
A4.17

15282



NORTH

1 OVERALL 12TH-24TH FLOOR BUILDING PLAN
SCALE: 1" = 10'-0"

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction	N/A
Revisions:	

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 25 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

REGISTERED ARCHITECT
CERTIFICATE NO. 58585
MICHAEL E. PIPKINS
Date Signed: 4/13/16
ARIZONA U.S.A.
Expires: 12/31/2017

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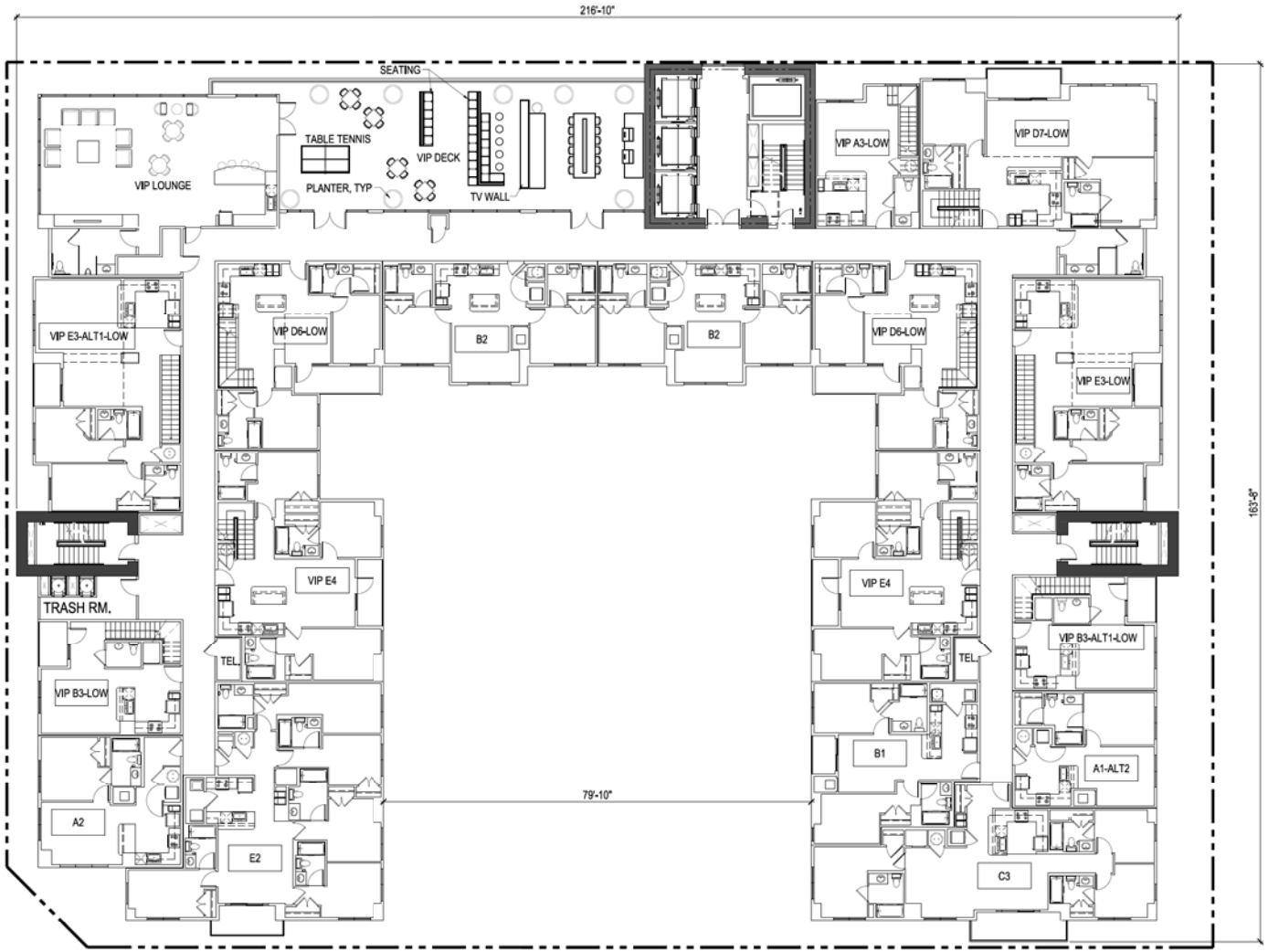
SHEET CONTENTS:
OVERALL 12TH-24TH FLOOR BUILDING PLAN

SHEET NO.
A4.18

15282



NORTH

1 OVERALL 25TH FLOOR BUILDING PLAN
SCALE: 1" = 10'-0"

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction:	N/A

Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BUILDING PERMITS FOR A PERIOD OF 24 MONTHS AFTER THE PLANS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

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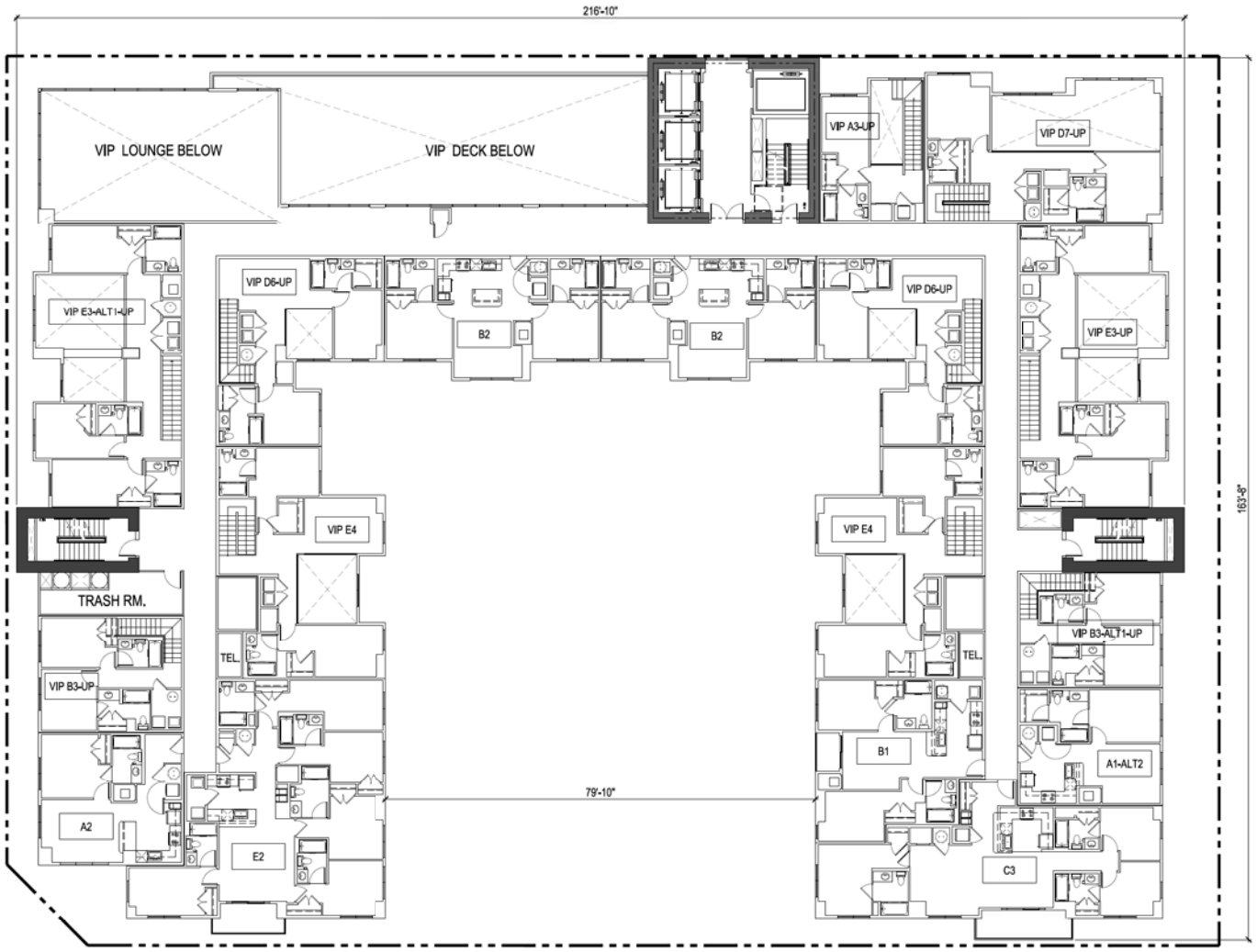
SHEET CONTENTS:
OVERALL 25TH FLOOR BUILDING PLAN

SHEET NO.
A4.19

15282



NORTH

1 OVERALL 26TH FLOOR BUILDING PLAN
SCALE: 1" = 10'-0"

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction	N/A
Revisions:	

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 25 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

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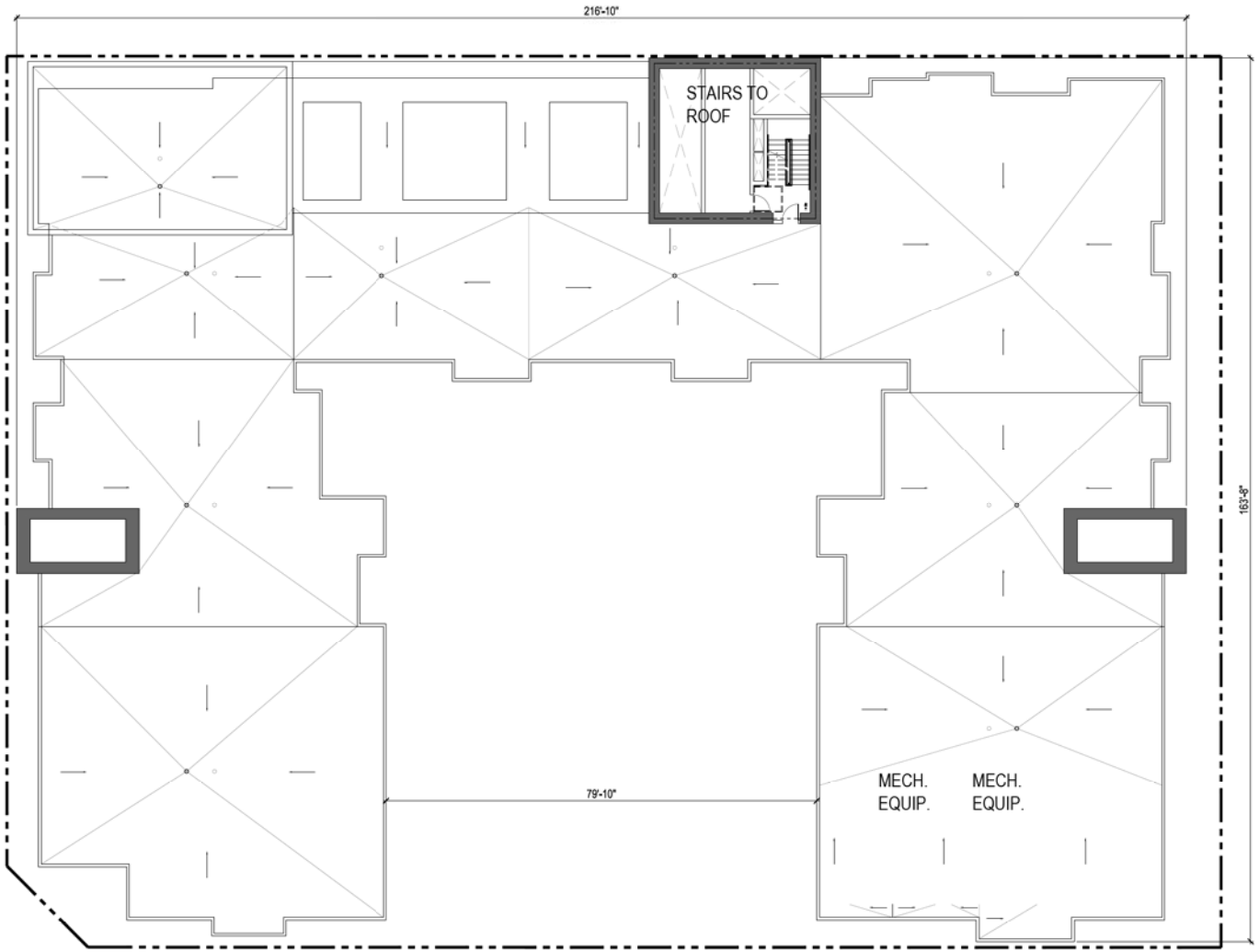
SHEET CONTENTS:
OVERALL 26TH FLOOR BUILDING PLAN

SHEET NO.
A4.20

15282



NORTH

1 OVERALL ROOF BUILDING PLAN
SCALE: 1" = 10'-0"

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction:	N/A

Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 25 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

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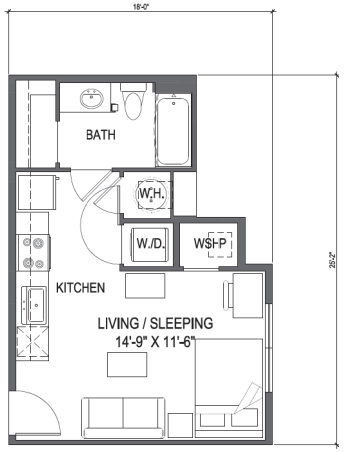
SHEET CONTENTS:
OVERALL ROOF BUILDING PLAN

SHEET NO.
A4.21

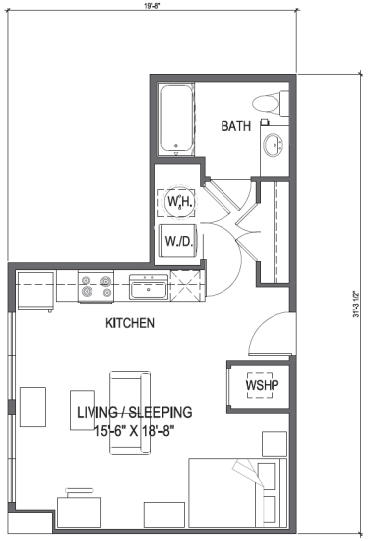
15282

THE DIFFERENCE BETWEEN UNITS A, UNIT A1-ALT1 AND UNIT A1-ALT2 ARE THE STRUCTURAL COLUMNS (COLUMNS SHOWN WITH CROSS HATCH)



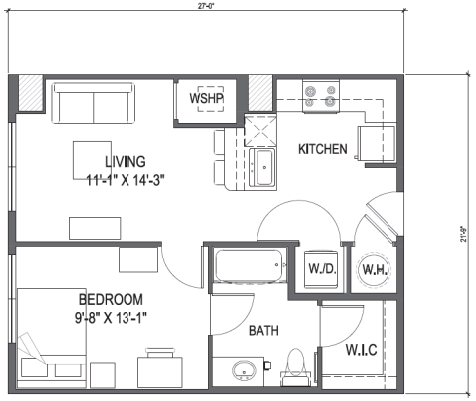
1 UNIT S1 (STUDIO / 1 BATH)
SCALE: 1/4" = 1'-0" NET AREA= 396 SQ. FT.

UNIT PERCENTAGE	
27 S1 - UNITS	335 TOTAL UNITS
	8.1% OF TOTAL UNITS



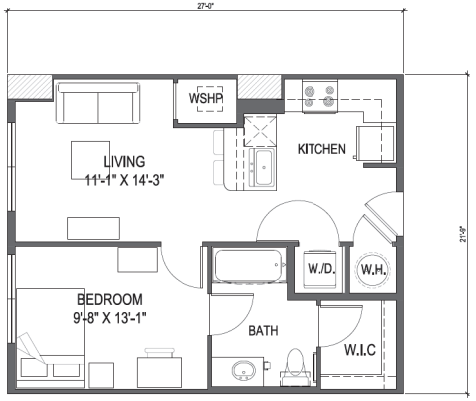
2 UNIT S2 (STUDIO / 1 BATH)
SCALE: 1/4" = 1'-0" NET AREA= 491 SQ. FT.

UNIT PERCENTAGE	
27 S2 - UNITS	335 TOTAL UNITS
	8.1% OF TOTAL UNITS



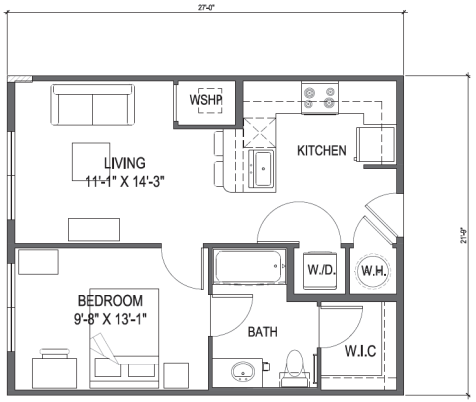
3 UNIT A1 (1 BED / 1 BATH)
SCALE: 1/4" = 1'-0" NET AREA= 590 SQ. FT.

UNIT PERCENTAGE	
14 A1 - UNITS	335 TOTAL UNITS
	4.2% OF TOTAL UNITS



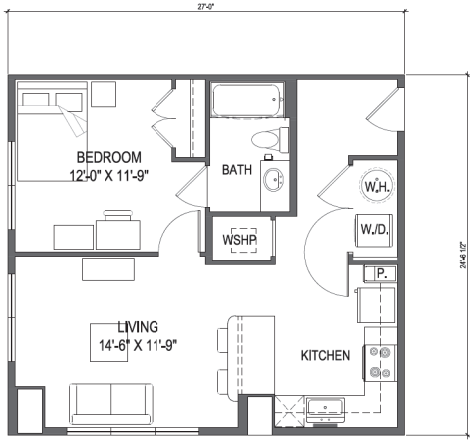
4 UNIT A1-ALT1 (1 BED / 1 BATH)
SCALE: 1/4" = 1'-0" NET AREA= 590 SQ. FT.

UNIT PERCENTAGE	
15 A1-ALT1 - UNITS	335 TOTAL UNITS
	4.5 % OF TOTAL UNITS



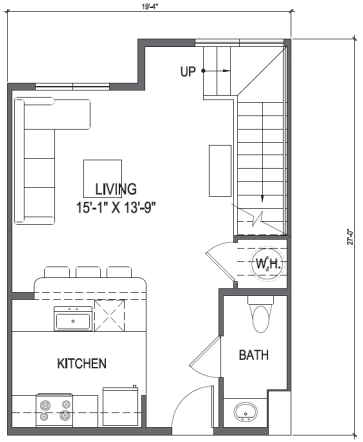
5 UNIT A1-ALT 2 (1 BED / 1 BATH)
SCALE: 1/4" = 1'-0" NET AREA= 590 SQ. FT.

UNIT PERCENTAGE	
17 A1-ALT2 - UNITS	335 TOTAL UNITS
	5.1% OF TOTAL UNITS

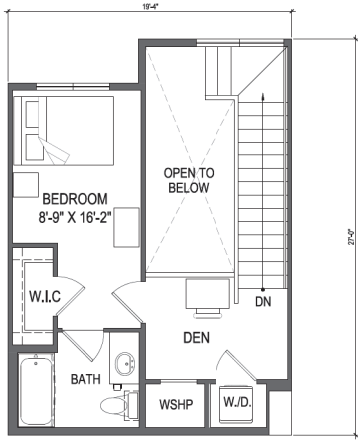


6 UNIT A2 (1 BED / 1 BATH)
SCALE: 1/4" = 1'-0" NET AREA= 664 SQ. FT.

UNIT PERCENTAGE	
16 A2 - UNITS	335 TOTAL UNITS
	4.8% OF TOTAL UNITS



LOWER



UPPER

7 UNIT A3 VIP (1 BED / 1 BATH)
SCALE: 1/4" = 1'-0" NET AREA= 823 SQ. FT.

UNIT PERCENTAGE	
1A3 VIP - UNITS	335 TOTAL UNITS
	0.3% OF TOTAL UNITS

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction	N/A

Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
111 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS FOR PAYMENT FOR A PERIOD OF UP TO 45 DAYS AFTER ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

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SHEET CONTENTS:
UNIT PLANS

SHEET NO.
A3.01

15282

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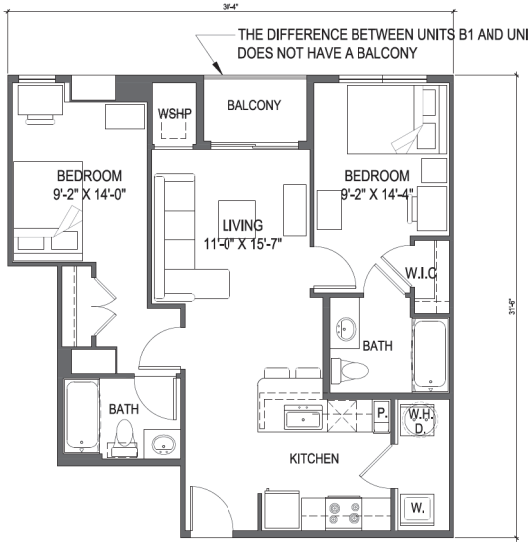
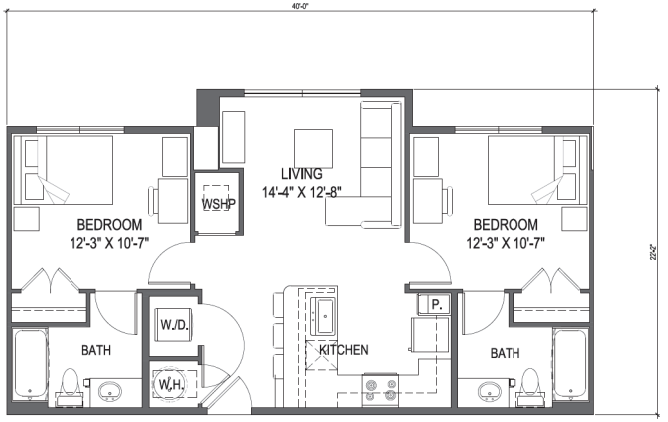


1 UNIT B1 (2 BED / 2 BATH)
SCALE: 1/4" = 1'-0" NET AREA= 821 SQ. FT.

UNIT PERCENTAGE	
16 B1 - UNITS	335 TOTAL UNITS
	4.8% OF TOTAL UNITS

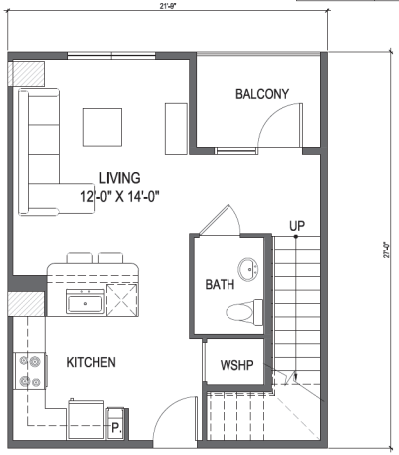
2 UNIT B1-ALT1 (2 BED / 2 BATH)
SCALE: 1/4" = 1'-0" NET AREA= 821 SQ. FT.

UNIT PERCENTAGE	
1 B1-ALT1 - UNITS	335 TOTAL UNITS
	0.3% OF TOTAL UNITS



3 UNIT B2 (2 BED / 2 BATH)
SCALE: 1/4" = 1'-0" NET AREA= 841 SQ. FT.

UNIT PERCENTAGE	
32 B2 - UNITS	335 TOTAL UNITS
	9.6% OF TOTAL UNITS



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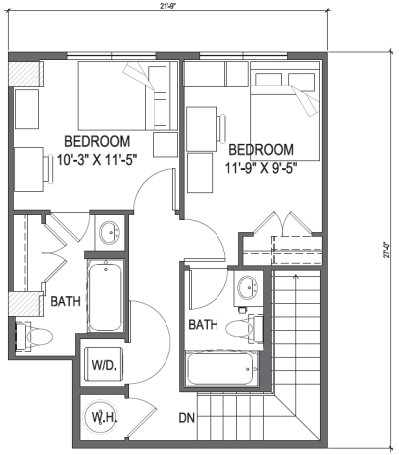
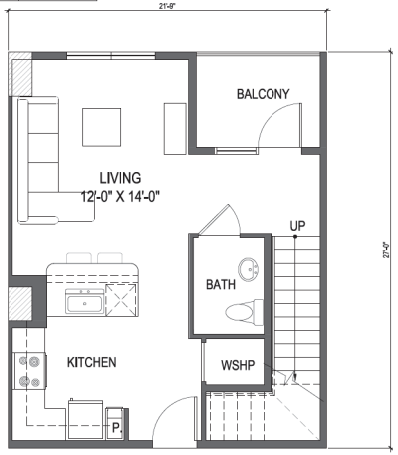


UPPER

4 UNIT B3-VIP (2 BED / 2 BATH)
SCALE: 1/4" = 1'-0" NET AREA= 1,064 SQ. FT.

UNIT PERCENTAGE	
1 B3-VIP - UNITS	335 TOTAL UNITS
	0.3% OF TOTAL UNITS



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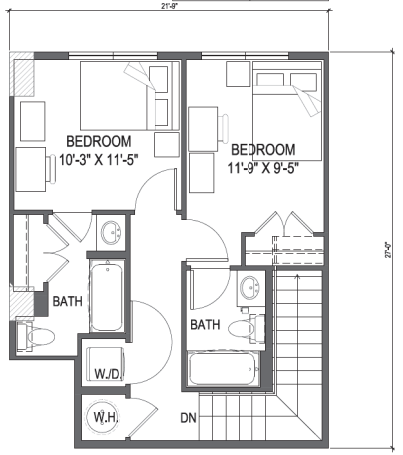

UPPER

5 UNIT B3-VIP ALT1 (1 BED / 1 BATH)
SCALE: 1/4" = 1'-0" NET AREA= 1,064 SQ. FT.

UNIT PERCENTAGE	
1 B3-VIP ALT - UNITS	335 TOTAL UNITS
	0.3% OF TOTAL UNITS

THE DIFFERENCE BETWEEN UNITS B3-VIP AND UNIT B3-VIP-ALT1 ARE THE STRUCTURAL COLUMNS (COLUMNS SHOWN WITH CROSS HATCH)

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction	N/A

Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
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TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION
THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BUILDING PERMIT APPLICATIONS UP TO 180 DAYS AFTER THE ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

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SHEET CONTENTS:
UNIT PLANS

SHEET NO.
A3.02

15282

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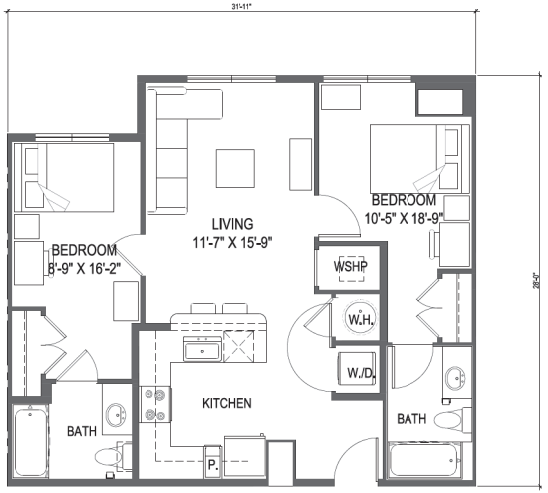
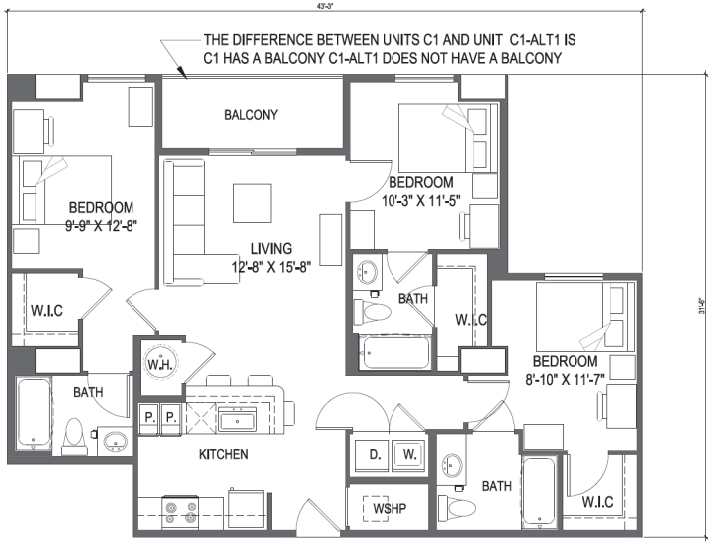


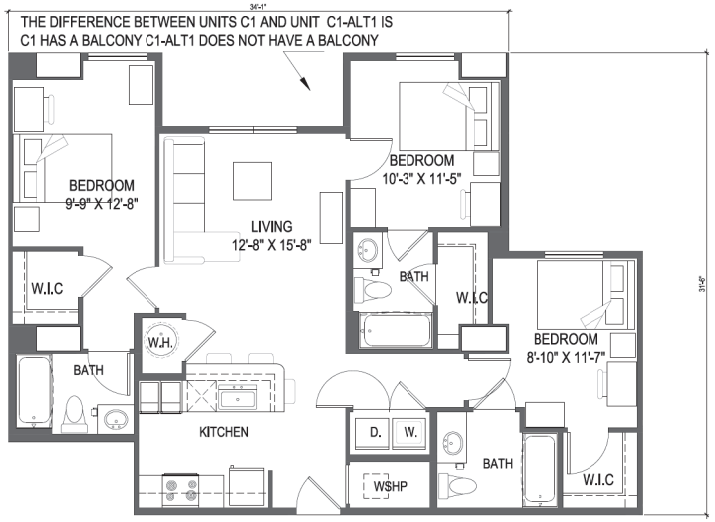
1 UNIT B4 (2 BED / 2 BATH)
SCALE: 1/4" = 1'-0" NET AREA= 858 SQ. FT.

UNIT PERCENTAGE	
7 B4 - UNITS	335 TOTAL UNITS
	2.1% OF TOTAL UNITS



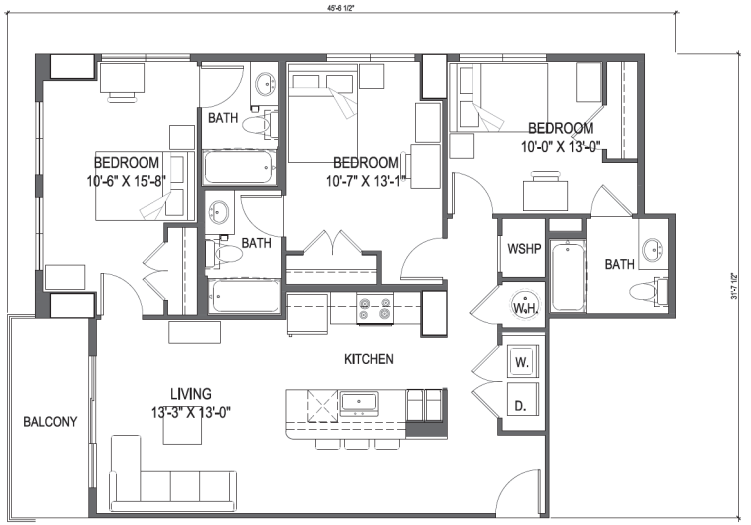
2 UNIT C1 (3 BED / 3 BATH)
SCALE: 1/4" = 1'-0" NET AREA= 1,145 SQ. FT.

UNIT PERCENTAGE	
28 C1 - UNITS	335 TOTAL UNITS
	8.4% OF TOTAL UNITS



3 UNIT C1-ALT1 (3 BED / 3 BATH)
SCALE: 1/4" = 1'-0" NET AREA= 1,145 SQ. FT.

UNIT PERCENTAGE	
1 C1-ALT1 - UNITS	335 TOTAL UNITS
	0.3% OF TOTAL UNITS



4 UNIT C2 (3 BED / 3 BATH)
SCALE: 1/4" = 1'-0" NET AREA= 1,212 SQ. FT.

UNIT PERCENTAGE	
7 C2 - UNITS	335 TOTAL UNITS
	2.1% OF TOTAL UNITS

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction	N/A

Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BUILDING PLANS FOR A PERIOD OF TWO YEARS. PLANS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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SHEET NO.
A3.03

15282

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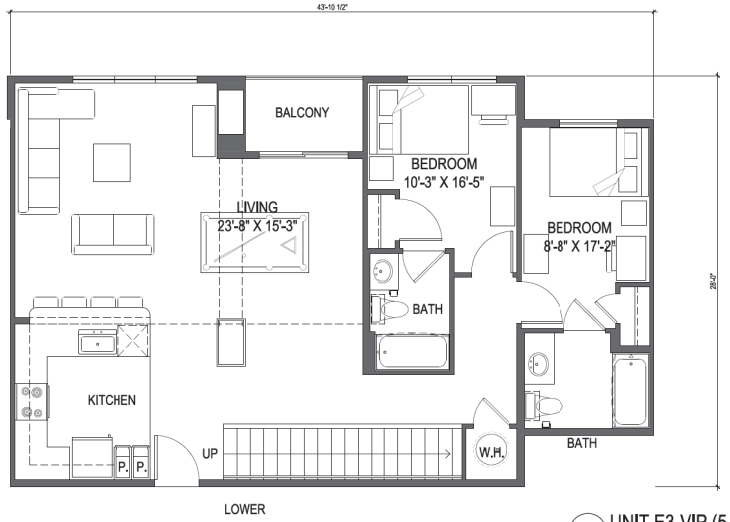

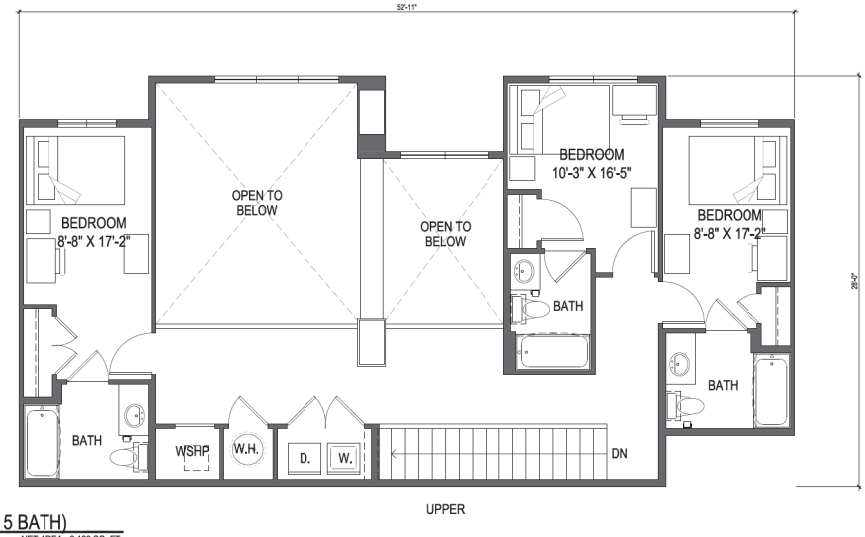

1 UNIT E3-VIP (5 BED / 5 BATH)
SCALE: 1/4" = 1'-0" NET AREA= 2,128 SQ. FT.

UNIT PERCENTAGE	
2 E3-VIP - UNITS	335 TOTAL UNITS
	0.3% OF TOTAL UNITS

PLAN #2 UNIT E3-VIP ALT1 WAS DELETED. THERE IS NO ALTERNATE TO UNIT E3-VIP

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction	N/A

Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 25 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

REGISTERED ARCHITECT
CERTIFICATE NO. 58685
MICHAEL E. FIPKINS
Date Signed 4-13-16
ARIZONA U.S.A.
Expires: 12-31-17

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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UNIT PLANS

SHEET NO.
A3.07

15282

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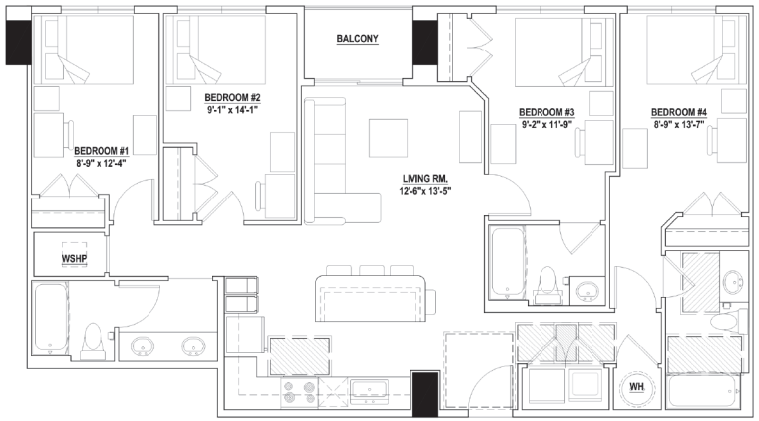
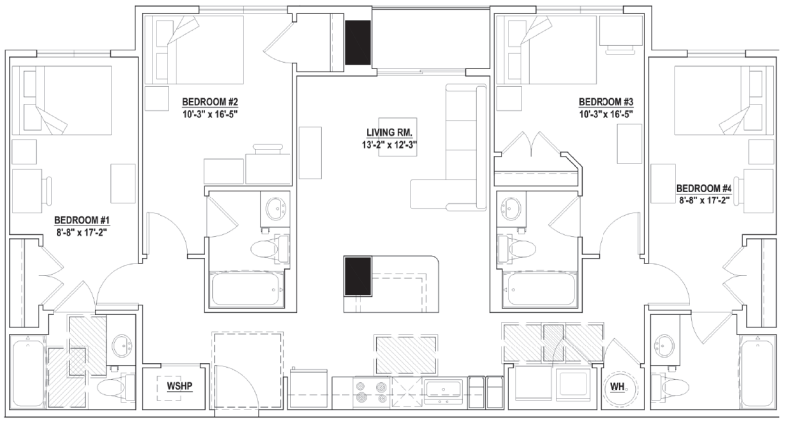
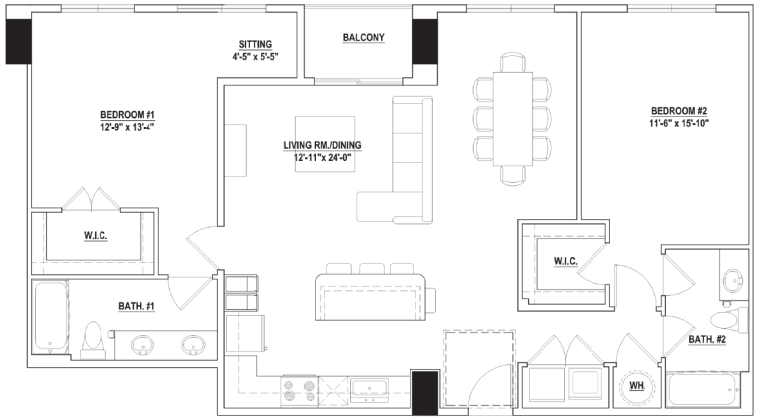


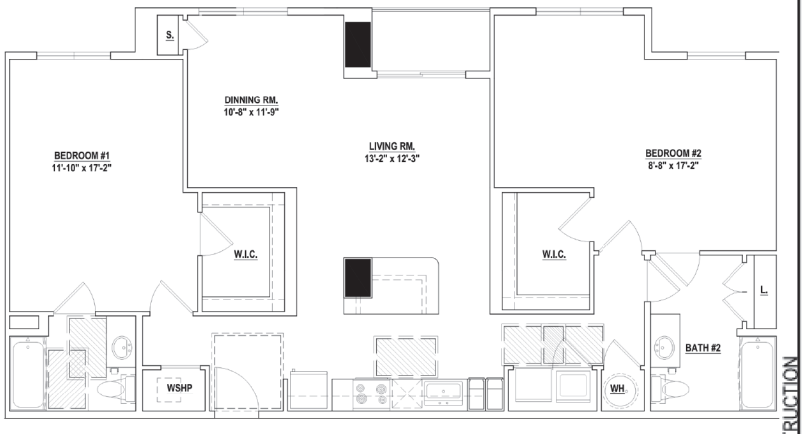
D1 (4BR / 3BA)
1314 SF



D2 (4BR / 4BA)
1400 SF



APARTMENT- B1 (2BR / 2BA)
1314 SF



APARTMENT-B2 (2BR / 2BA)
1400 SF

Potential Unit Conversion Plan for future modification of building

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding: N/A
Issue for Print Application: N/A
Issue for Construction: N/A
Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.81 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITH IN 25 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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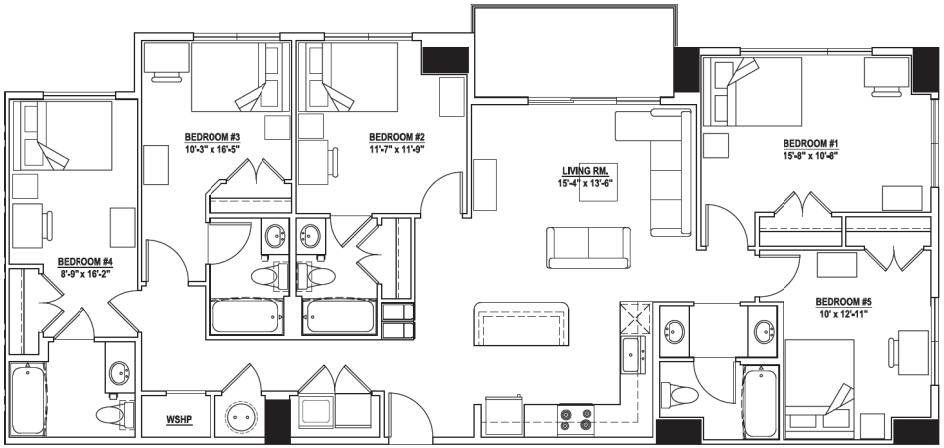
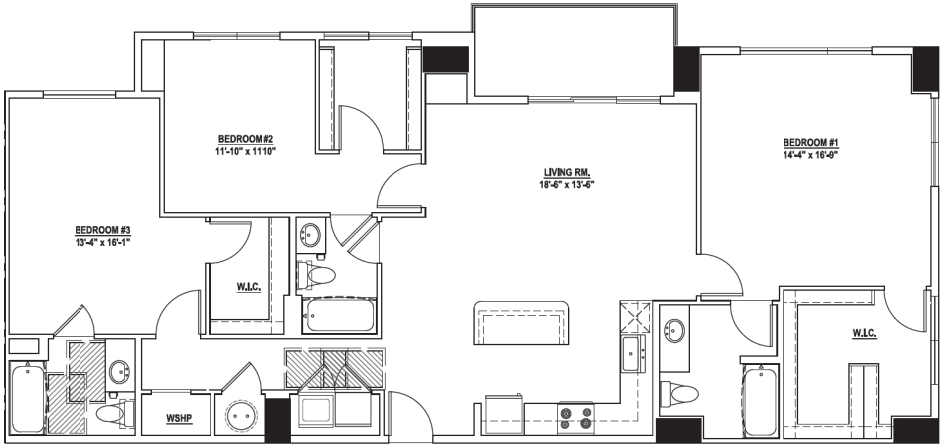
SHEET NO.
A4.01

15282



E1 (5BR / 4BA)

1,670 SF



APARTMENT-C1 (3BR / 3BA)

1,670 SF

Potential Unit Conversion Plan for future modification of building

PAD SUBMITTAL - NOT FOR CONSTRUCTION

THE STANDARD AT TEMPE

111 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
3.88 ACRES

LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

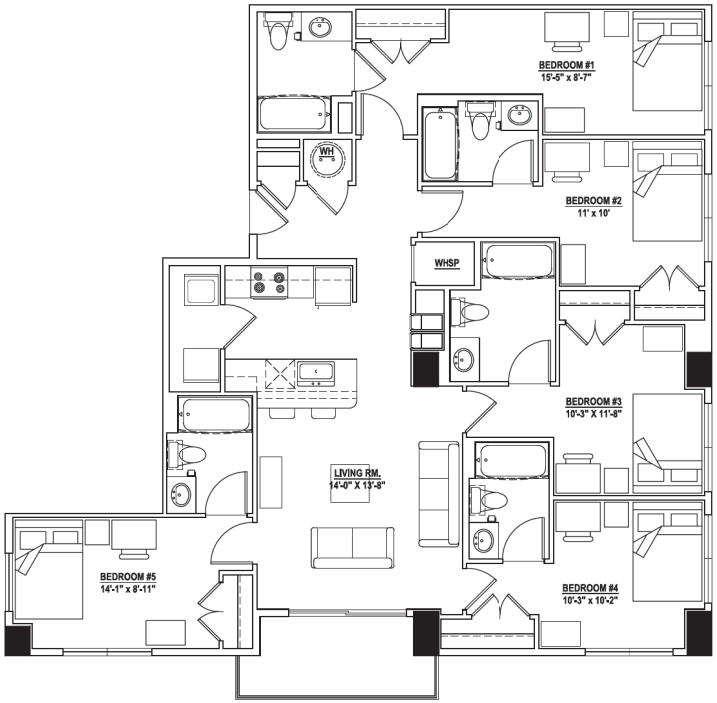
UNIT PLANS: CONVERSIONS

SHEET NO.

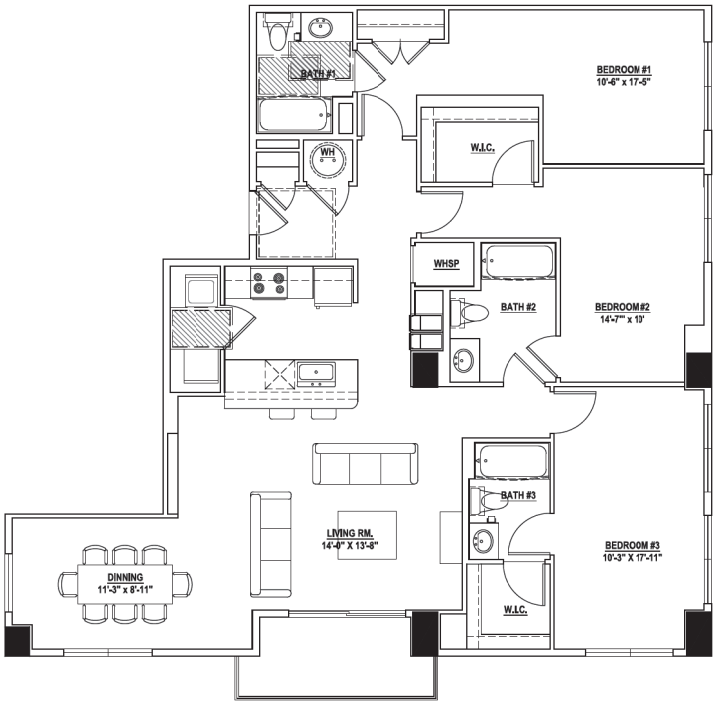
A4.02

15282

ATTACHMENT 46



E2 (5BR / 5BA)
1633 SF



APARTMENT- C2 (3BR / 3BA)
1633 SF

Potential Unit Conversion Plan for future modification of building

FAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Printed: 06/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction	N/A

Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.65 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISIONS

THE CONTENTS AND/OR ITEMS TO CONTAIN AND APPROVAL & ILLINOIS AND ESTIMATES WITH IN 25 DAYS AFTER THE BILLING(S) AND ESTIMATES HAS BEEN RECEIVED FROM THE CONTRACTOR.

HUMPHREYS & PARTNERS
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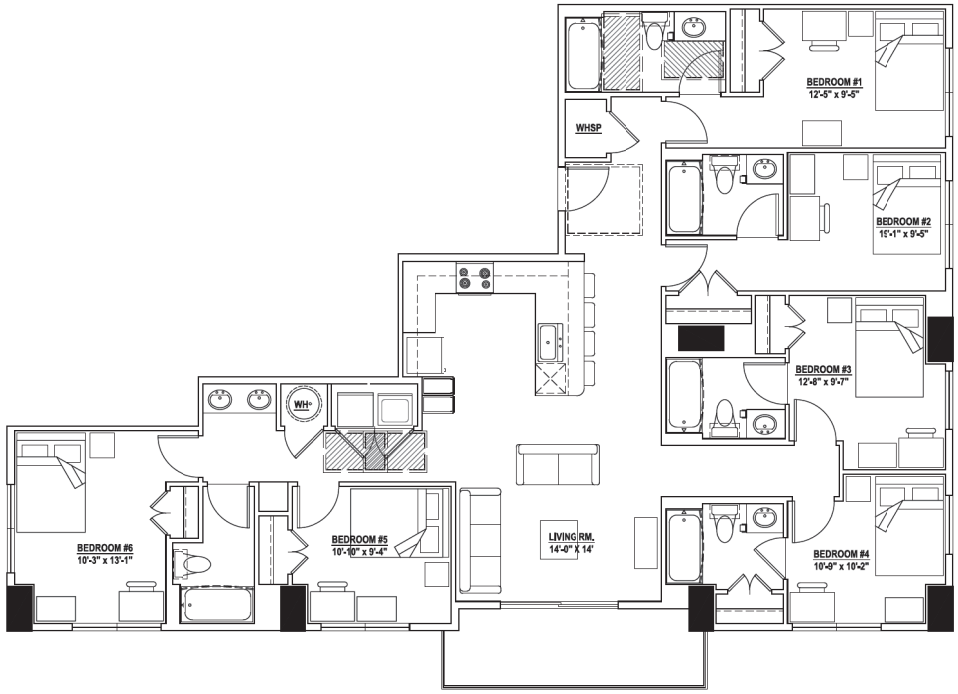
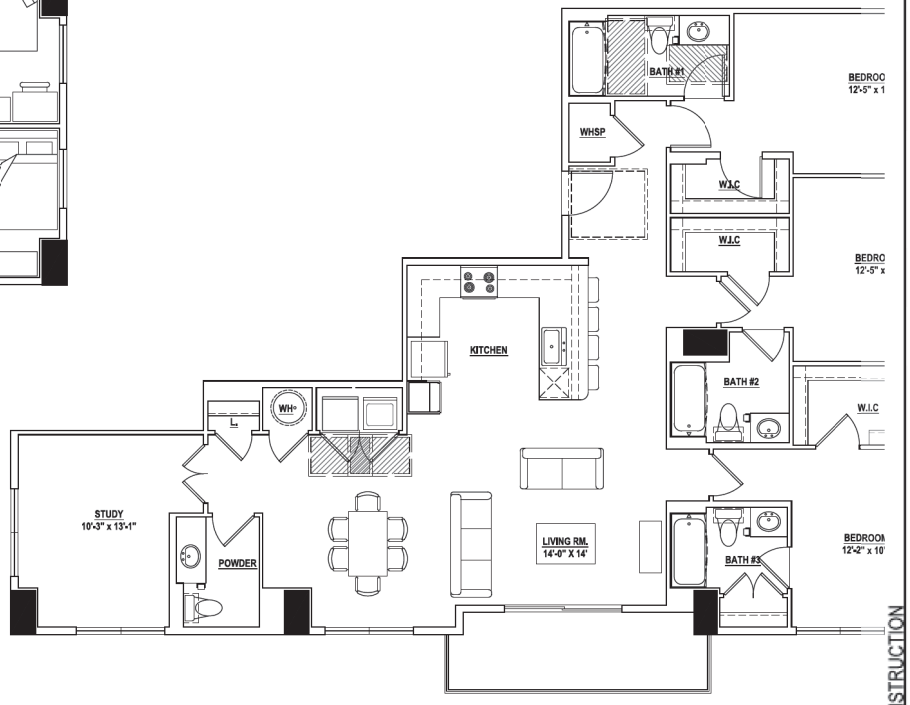


F1 (6BR / 6BA)
1809 SF



APARTMENT-C3 (3BR / 3.5BA)
1809 SF

Potential Unit Conversion Plan for future modification of building

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction:	N/A
Revisions:	

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CONTINUE AND APPROVAL BILLINGS AND ESTIMATES WITH IN 25 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

HUMPHREYS & PARTNERS
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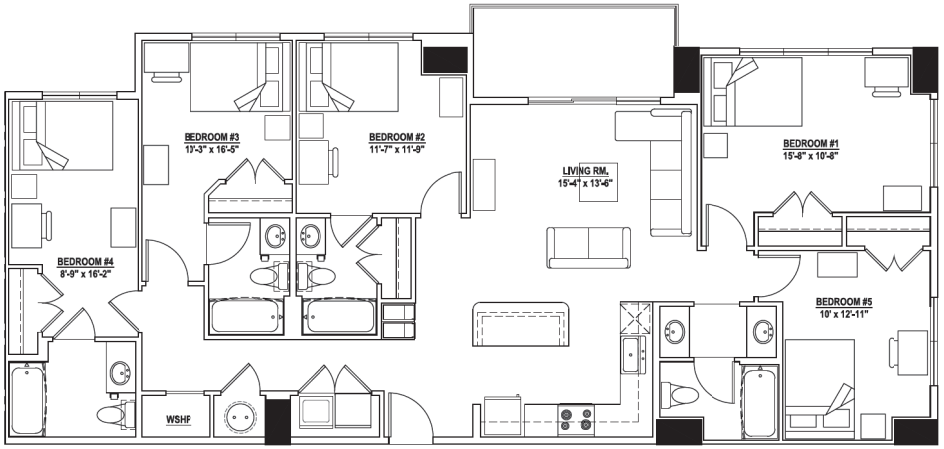
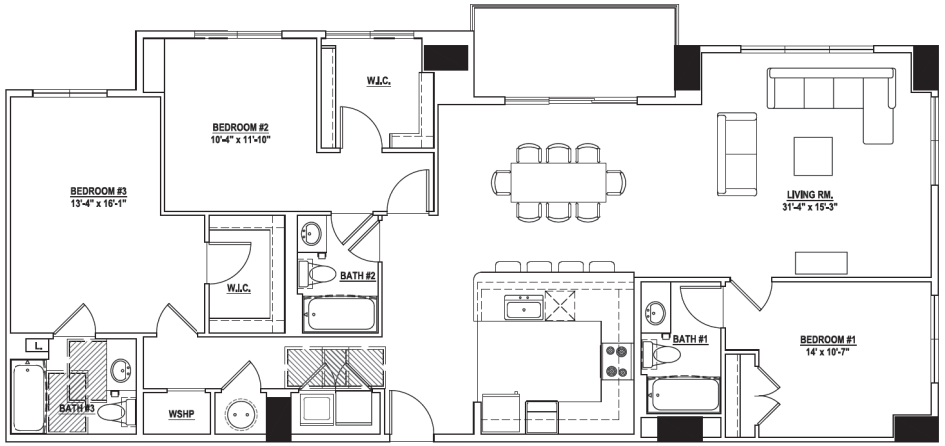
15282



E1 (5BR / 4BA)

1,670 SF



APARTMENT-C4 (3BR / 3BA)

1,668 SF

Potential Unit Conversion Plan for future modification of building

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: M.EP
Date Printed: 04/13/15

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction:	N/A

Revisions:

#	DATE	COMMENTS
1	04/13/15	PAD RESUB.
2	05/10/15	PAD RESUB.

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THE STANDARD AT TEMPE

11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.65 ACRES

LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THE CONTRACT ALLOWS 5% CHANGE TO CONTRACT AMOUNT BILLINGS AND ESTIMATES WITH IN 25 DAYS AFTER 7TH BILLINGS AND ESTIMATES AND 5% CHANGE TO CONTRACT TIME

HUMPHREYS & PARTNERS
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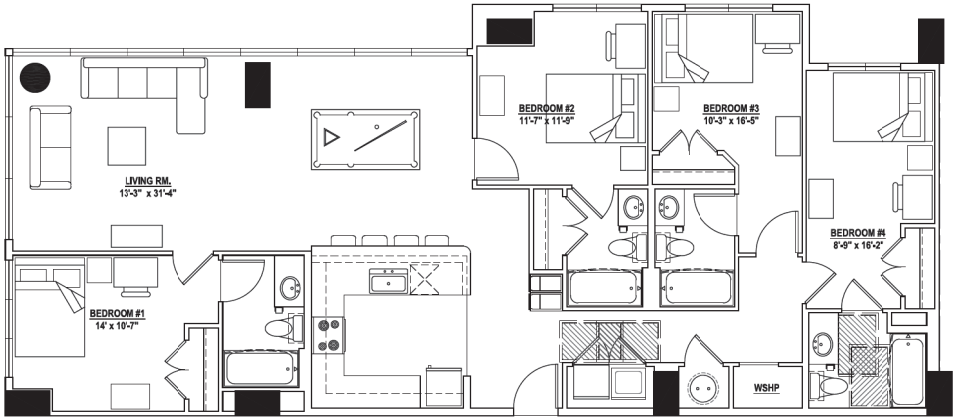
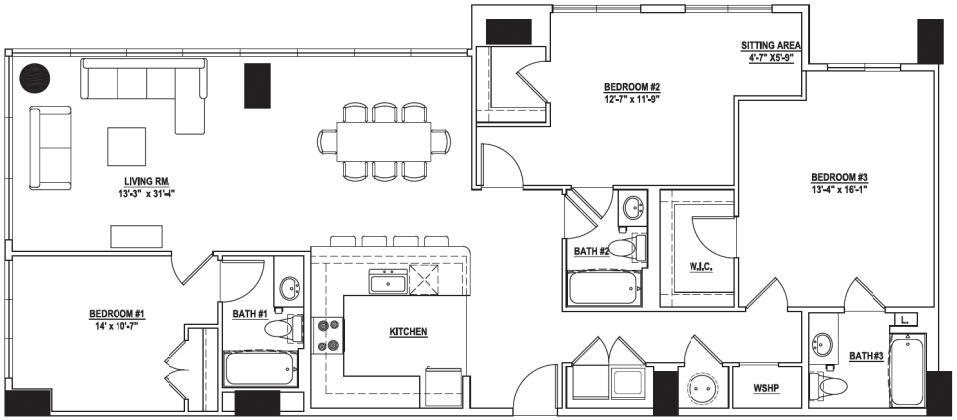
A4.05

15282



D4 (4BR / 4BA)
1,656 SF



APARTMENT-C5 (3BR / 3BA)
1,656 SF

Potential Unit Conversion Plan for future modification of building

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing/Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction:	N/A
Revisions:	

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT AUGURS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITH IN 22 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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(972) 701 - 9638 · (972) 701 - 9639 FAX
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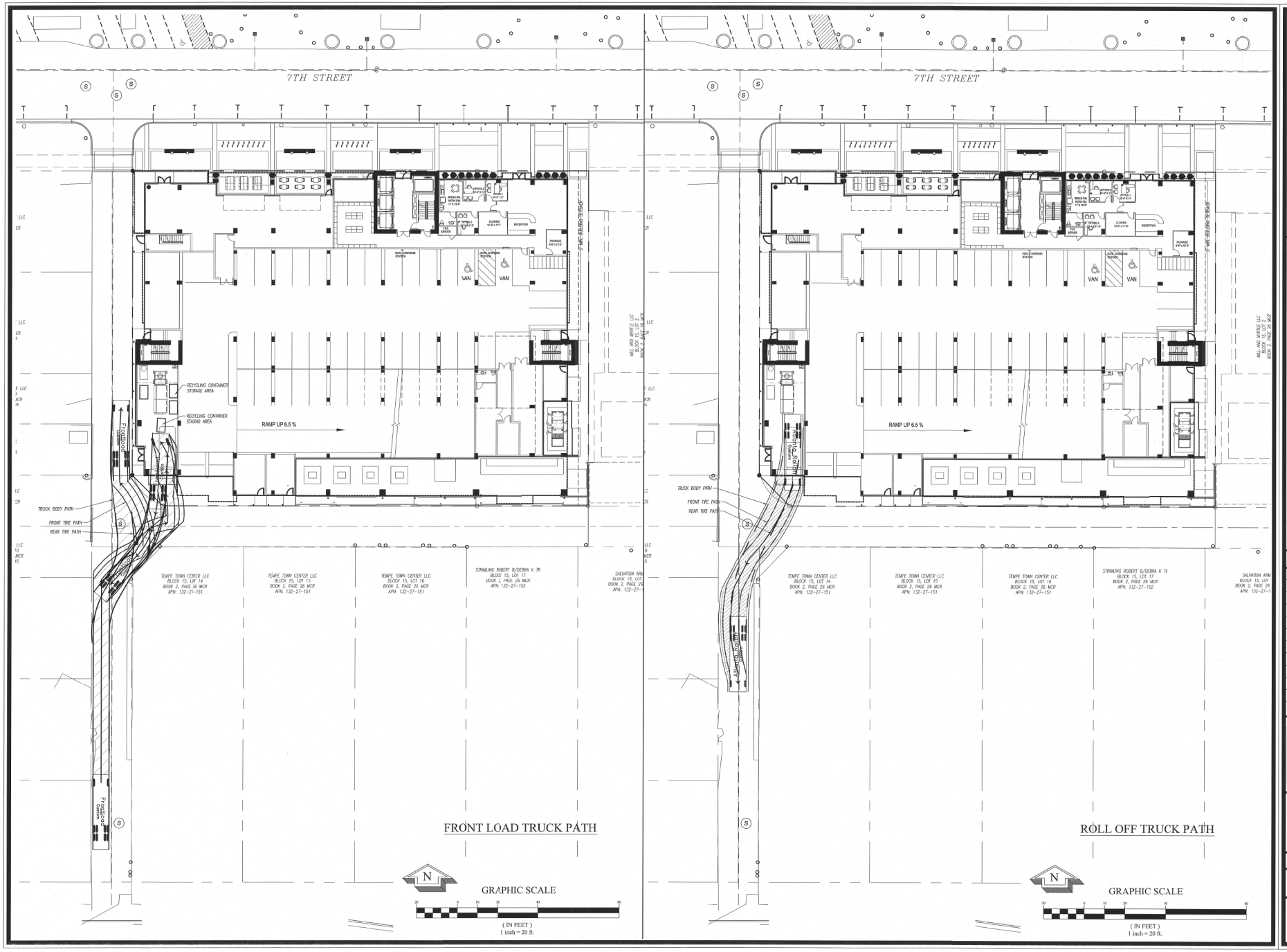
A4.06

15282



Williams & Associates

ENGINEERING SURVEYING
LANDSCAPE ARCHITECTURE

2470 Daniells Bridge Road, Suite 161
Athens, Georgia 30606
P. 706.3100400
F. 706.3100411

www.gaplanning.com

THE STANDARD AT TEMPE

11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES

DATE: 03/18/2016

REVISIONS

DATE	COMMENT
04/13/16	PER CITY COMMENTS

Registered Professional Engineer (Civil)
CERTIFICATE NO. 53210
DILLY SHAW PITTMAN
Date Signed
ARIZONA U.S.A.
05/10/16

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15137

REFUSE TRUCK TURN PLAN FOR DEVELOPMENT PLAN REVIEW

1 of 1

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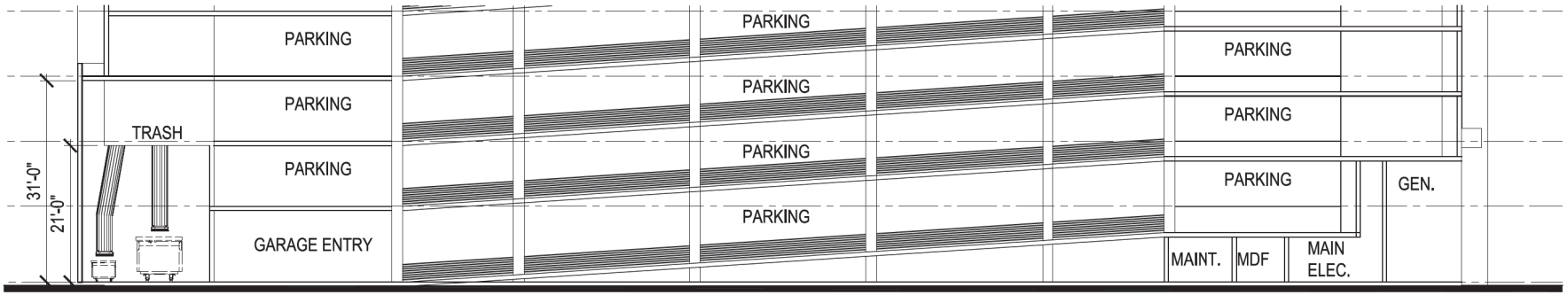
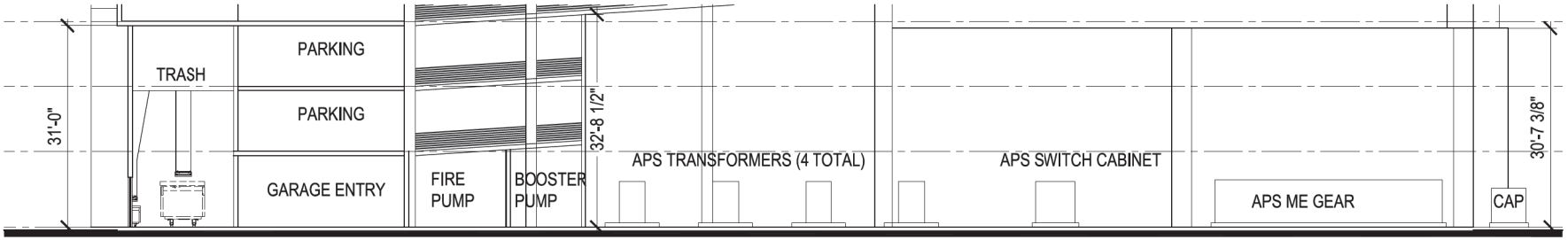
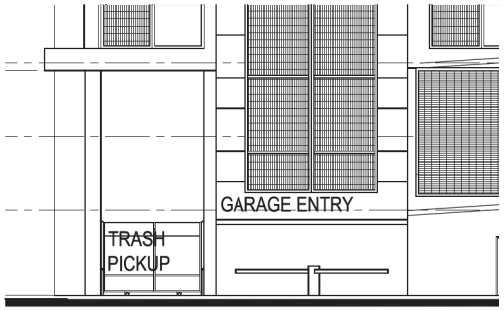


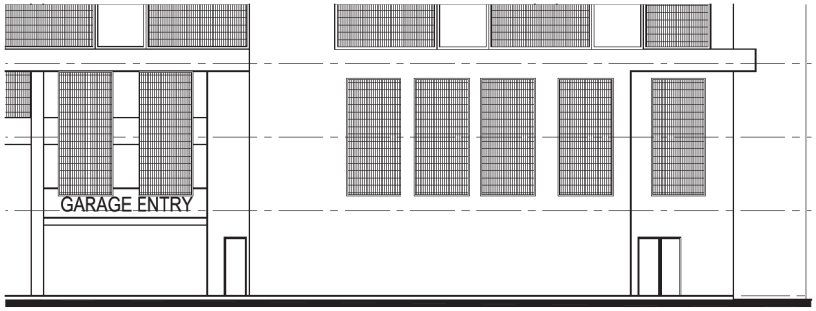
5 SERVICE YARD/GARAGE - SECTION
SCALE: 1/8" = 1'-0"



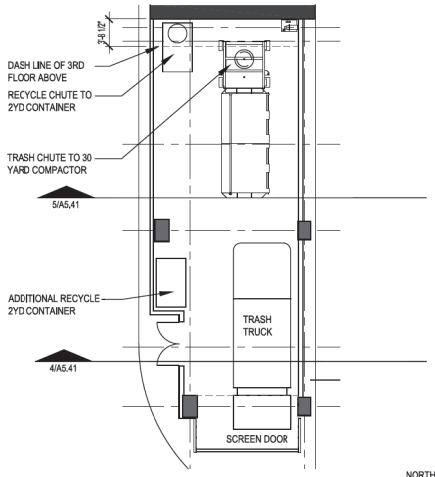
4 SERVICE YARD - SECTION
SCALE: 1/8" = 1'-0"



3 SERVICE YARD - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SERVICE YARD - WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 SERVICE YARD - ENLARGED PLAN
SCALE: 1/8" = 1'-0"

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction	N/A

Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.86 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 25 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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SHEET CONTENTS:
SERVICE YARD
PLAN, SECTION, & ELEV.

SHEET NO.
A5.41

15282

ATTACHMENT 52

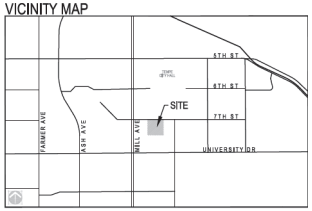
GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN AS CLOSELY AS POSSIBLE. ANY DISCREPANCY IN THE PLAN VS. THE FIELD CONDITIONS SHALL BE REPORTED TO THE CITY REPRESENTATIVE IMMEDIATELY.
2. IN THE EVENT THAT POTTED TREES NEED TO BE REMOVED IN ORDER TO PROVIDE ACCESS FOR UTILITY MAINTENANCE, REPLACEMENT OF SUCH TREES SHALL BE AT THE DEVELOPERS EXPENSE.
3. LOCATION OF ALL ELEMENTS ON THIS PLAN SHALL BE APPROVED BY THE PROJECT REPRESENTATIVE, PRIOR TO INSTALLATION.
4. MAINTENANCE: ALL LANDSCAPING AND IRRIGATION SYSTEMS SHALL BE MAINTAINED TO ACHIEVE PERMANENT, SAFE, AND SUCCESSFUL LANDSCAPING.
5. ALL DISTURBED, GRUBBED, GRADED OR BLADED AREAS NOT OTHERWISE IMPROVED SHALL BE LANDSCAPED, RESEED, OR TREATED WITH AN INORGANIC OR ORGANIC GROUNDCOVER.
6. THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD, HOT, OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. PLANT SIZE, LOCATION AND SPACING
   - 7.A. TREES AND SHRUBS ARE TO BE LOCATED SO THAT, AT MATURITY, THEY DO NOT INTERFERE WITH EXISTING ONSITE OR OFFSITE UTILITY SERVICE LINES OR UTILITY EASEMENTS OR WITH SOLAR ACCESS TO AN ADJACENT PROPERTY.
   - 7.B. ALL SHRUBS AND GROUNDCOVERS TO BE A MINIMUM OF 2' FROM BACK OF CURB OR BACK OF SIDEWALK.
8. PLANT PLACEMENT TO BE FIELD ADJUSTED AS NEEDED TO AVOID PROPOSED UTILITIES, EXISTING PRESERVED VEGETATION, AND OTHER FIELD CONDITIONS. CONTACT THE PROJECT REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS.
9. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE REVEGETATED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE PROJECT REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
10. THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, IRRIGATION SYSTEM AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR.
11. IN THE EVENT OF ANY DISPUTE BETWEEN THESE PLANS AND THE STANDARD SPECIFICATION, THE STANDARD SPECIFICATION SHALL PREVAIL.
17. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
18. IT IS THE OWNERS RESPONSIBILITY TO KEEP THE SIGHT VISIBILITY TRIANGLES (SVT), AND THE PEDESTRIAN ACCESS AREA. (MUST PROVIDE A WINDOW OF VISIBILITY FROM 30" TO 72" ABOVE GRADE).
19. FINAL PLANT LOCATIONS MUST BE IN COMPLIANCE WITH ALL UTILITY SETBACK REQUIREMENTS.
20. REMOVE ALL EXISTING LANDSCAPE WITHIN THE LANDSCAPE LIMITS SHOWN ON LANDSCAPE PLAN, WITH THE EXCEPTION OF PLANTS IDENTIFIED AS PROTECT IN PLACE OR AS DIRECTED BY THE OWNERS REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. COORDINATE A SITE VISIT PRIOR TO DEMOLITION.
21. LANDSCAPE UPLIGHTS WILL BE LOCATED AT SPECIMEN TREES.
22. LANDSCAPE ARCHITECT TO SELECT AND TAG TREES PRIOR TO INSTALLATION.

CITY OF TEMPE LANDSCAPE NOTES

1. ANY RIVER ROCK MATERIAL MUST BE EMBEDDED IN CONCRETE TO A DEPTH OF TWO-THIRDS (2/3) THE DIMENSION OF THE ROCK TO PREVENT ITS REMOVAL OR RELOCATION.
2. ALL TREES SHALL BE A MINIMUM OF ONE AND ONE-HALF (1 ½) INCH CALIPER AND SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE "STANDARD TREE PLANTING DETAIL."
3. STREET TREES ARE REQUIRED ALONG ALL STREET FRONTAGES, PUBLIC AND PRIVATE; AND A MINIMUM OF ONE (1) TREE SHALL BE PROVIDED FOR EVERY THIRTY (30) FEET OF LINEAR STREET FRONTAGE. TREE LOCATION AND SPACING SHALL BE ESTABLISHED THROUGH DEVELOPMENT PLAN REVIEW.
4. PARKING LOTS SHALL HAVE LANDSCAPE TREATMENTS THAT PROVIDE SHADE AND ALLOW FOR NATURAL SURVEILLANCE.
5. EACH LANDSCAPE ISLAND SHALL INCLUDE, AT THE TIME OF INSTALLATION, A MINIMUM OF ONE (1) TREE WITH A MINIMUM CALIPER OF ONE AND ONE-HALF (1 ½) INCHES AND FIVE (5) GROUND COVERS OF ONE (1) GALLON SIZE FOR EACH PARKING SPACE LENGTH. ALL GROUND COVERS IN PARKING LOT LANDSCAPE ISLANDS SHALL NOT EXCEED TWO (2 FEET IN HEIGHT.
6. TREE TRUNKS SHALL NOT BE PLACED CLOSER THAN TWENTY (20) FEET, MEASURED HORIZONTALLY, FROM A LIGHT SOURCE. TREES AND LIGHTING SHALL BE LOCATED TO AVOID CONFLICTS WITH ONE ANOTHER AND TO AVOID CONFLICTS WITH EXISTING AND PROPOSED STRUCTURES.
7. ALL LANDSCAPE AND WALLS SHALL BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. ANY WALLS TO BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE DEVELOPMENT PLAN APPROVAL AND/OR PRIOR APPROVAL BY THE PUBLIC WORKS DEPARTMENT, AND RECEIVE AN ENCROACHMENT PERMIT.
9. THE MAXIMUM HEIGHT OF ANY FREESTANDING WALL OR FENCE SHALL BE MEASURED FROM THE HIGHEST ADJACENT FINISHED SURFACE OF THE GROUND, PAVING, OR SIDEWALK WITHIN TWENTY (20) FEET, UNLESS OTHERWISE NOTED.
10. INCLUDE REQUIREMENT TO DE-COMPACT SOIL IN PLANTING AREAS ON SITE AND IN PUBLIC RIGHT OF WAY AND REMOVE CONSTRUCTION DEBRIS FROM PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.

VICINITY MAP



SHEET INDEX

SHEET #	DESCRIPTION	(04/13/16) ISSUED FOR: PAD	(05/11/16) ISSUED FOR: PAD	
LA-100	LANDSCAPE COVER	X	X	
LA-101	STREETSCAPE LANDSCAPE PLAN	X	X	
LA-201	STREETSCAPE LANDSCAPE DETAILS	X	X	

PLANT SCHEDULE

SYM.	BOTANICAL NAME / COMMON NAME	SIZE / BRANCHING	CALIPER / HT & W	QTY
TREES				
	Parkinsonia 'Desert Museum' / Desert Museum Palo Verde	36" BOX / MULTI	2" CALIPER / 12' HT & 10' W	8
	Phoenix dactylifera / Date Palm	48" BOX	18' HT	6
SHRUBS				
	Russelia equisetiformis / Firecracker Bush	5 GALLON		36
ACCENTS				
	Agave attenuata / Foxtail Agave	15 GALLON		1
	Agave parryi v. truncata / Artichoke Agave	5 GALLON		6
	Aloe 'Blue Elf' / Blue Elf Aloe	5 GALLON		200
	Aloe barbadensis / Aloe vera	5 GALLON		52
	Echinocactus grusonii / Golden Barrel Cactus	5 GALLON		22
	Euphorbia antisyphilitica / Candelilla	5 GALLON		86
GRASSES				
	Muhlenbergia rigens / Deer Grass	5 GALLON		16
GROUNDCOVER				
	Lantana 'New Gold' / Yellow Lantana	1 GALLON		46
	Euphorbia dulcis / Gopher Plant	5 GALLON		167
VINES				
	Ficus pumila / Creeping Fig Vine	1 GALLON		31
TOPDRESS				
	Black Mexican Beach Pebble in all planter pots. Size: 1-2". 2" Depth minimum.			
	Decomposed Granite in all planting areas Size: 3/4" Screened Color: Table Mesa Brown, as supplied by Granite Express. 2" Depth minimum			

Note:
All plant material conforms to CPTED requirements.

PAVING SCHEDULE

SYM.	PRODUCT
	CONCRETE TYPE 1 COLOR: STANDARD GRAY FINISH: BROOM
	CONCRETE TYPE 2 INTEGRAL COLOR: COBBLESTONE, DAVIS COLORS FINISH: LIGHT EXPOSED AGGREGATE
	CONCRETE TYPE 3 INTEGRAL COLOR: COBBLESTONE, DAVIS COLORS FINISH: BROOM
	BRICK - COLOR AND LAYOUT TO MATCH CITY OF TEMPE STANDARD
	PRECAST CONCRETE PAVERS MANUFACTURED BY: STEPSTONE INC. COLOR: KONA BROWN #1421 SIZE: 6"x12 x2 1/2" LAYOUT: STACKED BOND
	STABILIZED DECOMPOSED GRANITE COLOR: TABLE MESA BROWN. SIZE: ¾" MINUS. AS SUPPLIED BY GRANITE EXPRESS. (480) 354-6809
	MEXICAN BEACH PEBBLE SIZE: 1" TO 2" DEPTH: 2" MIN.

NORRIS DESIGN
Planning • Landscape Architecture
4400 North 12th St. norris-design.com
Suite 236 P: 602 254 9600
Phoenix, AZ 85014 F: 303 892 1186

THE STANDARD AT TEMPE
TEMPE, AZ

Client:
LANDMARK PROPERTIES

REGISTERED LANDSCAPE ARCHITECT 46699 NOEL D. THOMAS SCOTTSDALE, ARIZONA EXPIRES: 6/30/18

NOT FOR CONSTRUCTION

Issue Date
JANUARY 11, 2016
APRIL 13 , 2016
APRIL 20 , 2016

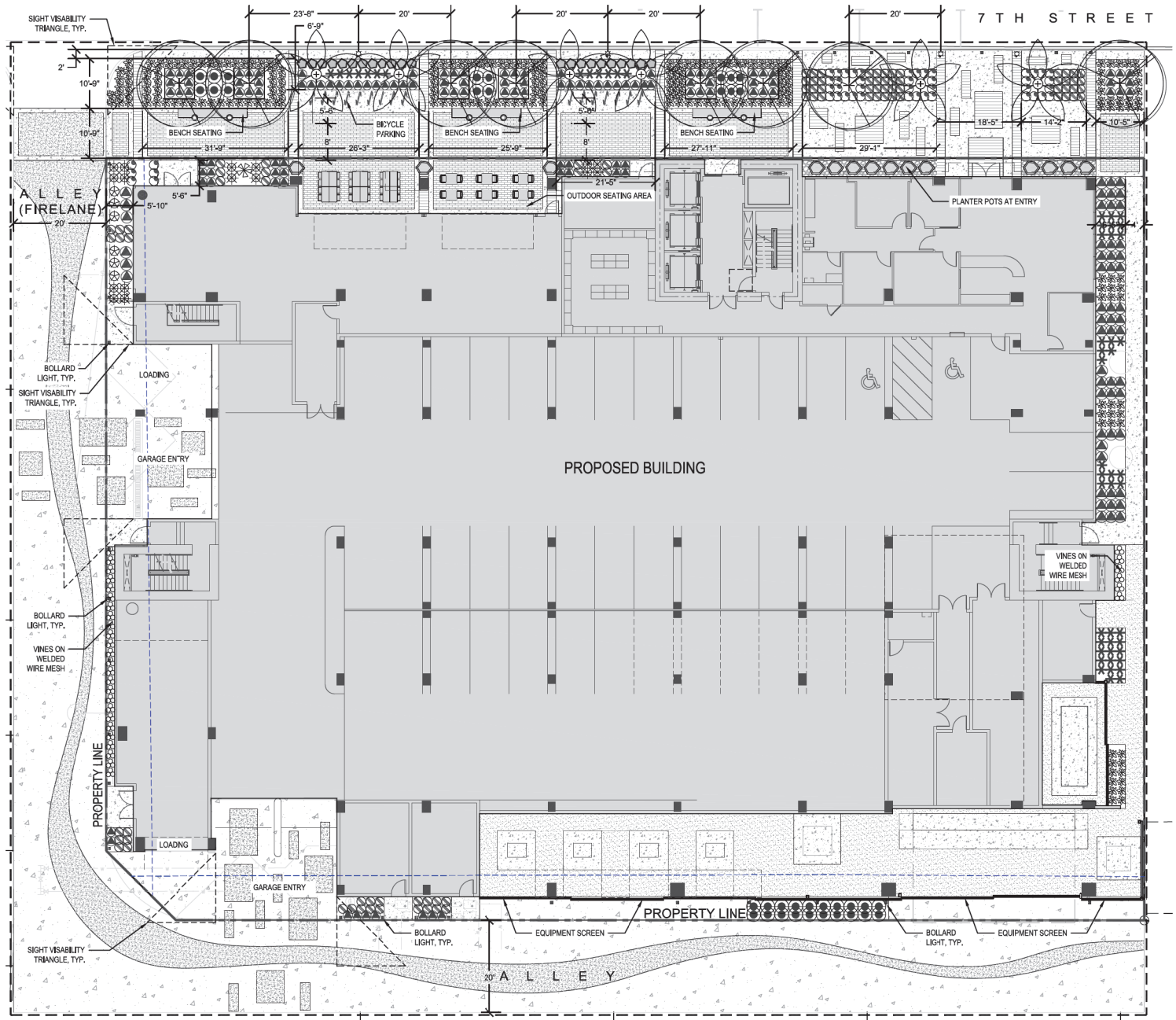
Revision Date

Sheet Title
LANDSCAPE COVER

Sheet Number
LA-100

DRAWN BY: KMP
FILENAME: P:\SITI\The Standard\Drawings\STANDARD_LA 100.dwg Plotted: May 09, 2016

811 Know what's below. Call before you dig.
CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-STAKE-IT ARIZONA BLUE STAKE



LANDSCAPE PLAN

PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W	QTY
TREES				
	Parkinsonia 'Desert Museum' Desert Museum Palo Verde	36" BOX MULTI	2" CALIPER 12' HT & 10' W	8
	Phoenix dactylifera Date Palm	48" BOX	18' HT	6
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	Agave berryi v. truncata Artichoke Agave	5 GALLON		6
	Aloe 'Blue Elf' Blue Elf Aloe	5 GALLON		200
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	Echinocactus grusonii Golden Barrel Cactus	5 GALLON		22
	Euphorbia antisyphilitica Candelilla	5 GALLON		86
GRASSES				
	Muhlenbergia rigens Deer Grass	5 GALLON		16
GROUNDCOVER				
	Lantana 'New Gold' Yellow Lantana	1 GALLON		46
	Euphorbia rigida Gopher Plant	5 GALLON		167
VINES				
	Ficus pumila Creeping Fig Vine	1 GALLON		31
TOPDRESS				
	Black Mexican Beach Pebble in all planter pots. Size: 1-2", 2" Depth minimum.			
	Decomposed Granite in all planting areas Size: 3/4" Screened Color: Table Mesa Brown, as supplied by Granite Express. 2" Depth minimum			

Note:
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PAVING SCHEDULE

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	MEXICAN BEACH PEBBLE SIZE: 1" TO 2" DEPTH: 2" MIN.

NORTH

0 5' 10' 20'
SCALE: 1"=10'

811 Know what's below. Call before you dig.

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT
ARIZONA BLUE STAKE

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4450 North 12th St. norris-design.com
Suite 236 P: 602 254 9600
Phoenix, AZ 85014 F: 303 892 1188

THE STANDARD AT TEMPE
TEMPE, AZ

Client:
LANDMARK PROPERTIES

REGISTERED LANDSCAPE ARCHITECT
49699
DEL D. THOMAS
Date Signed
ARIZONA, USA
EXPIRES 06/30/18

NOT FOR CONSTRUCTION

Issue Date
JANUARY 11, 2016
APRIL 13, 2016
APRIL 20, 2016

Revision Date

Sheet Title
STREETSCAPE LANDSCAPE PLAN

Sheet Number
LA-101

DRAWN BY: KMP
FILENAME: P:\S\The Standard\Drawings\STANDARD_LA 101.dwg Plotted: May 10, 2016

ATTACHMENT 54

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

LANDMARK PROPERTIES

THE STANDARD AT TEMPE

LA-300 ILLUSTRATIVE SITE PLAN

7TH AND MILL AVE
TEMPE, ARIZONA

NORRIS DESIGN
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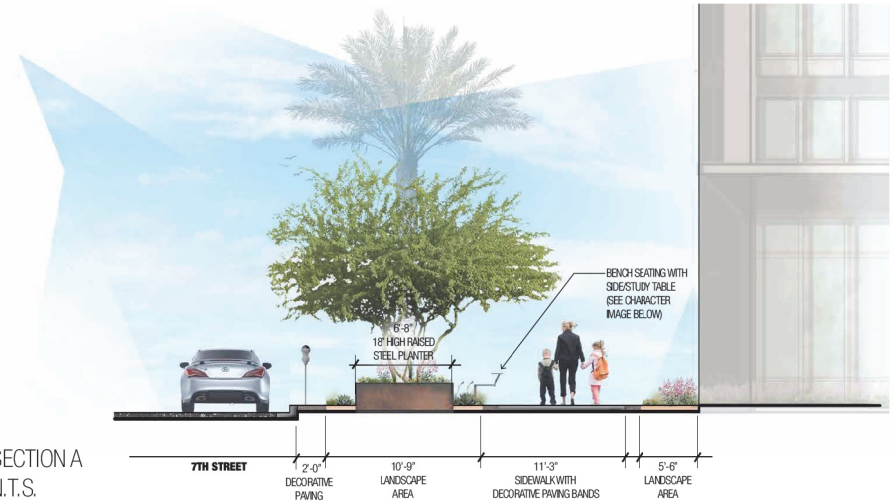
ATTACHMENT 55



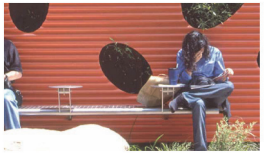
SECTION A
N.T.S.

INTEGRAL COLORED CONCRETE
Color: to match architecture

TEMPE STANDARD
DECORATIVE PAVERS

LINEAR PAVERS
Manufacturer: StepStone
Color: to match architecture

BICYCLE RACKS



BENCH SEATING WITH
ATTACHED SIDE / STUDY TABLE

ILLUSTRTIVE LANDSCAPE PLAN

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

LANDMARK PROPERTIES

THE STANDARD AT TEMPE

LA-301 ILLUSTRATIVE SITE PLAN AND SECTION

7TH AND MILL AVE
TEMPE, ARIZONA

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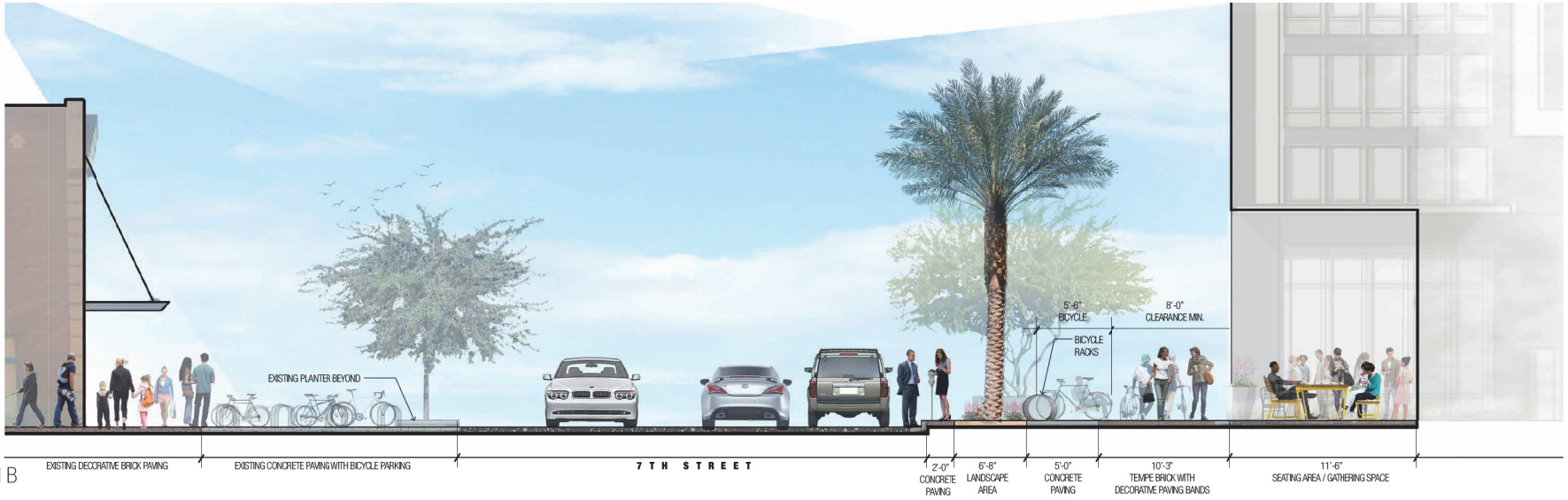
ATTACHMENT 56



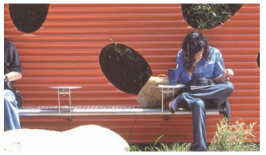
SECTION B
N.T.S.

INTEGRAL COLORED CONCRETE
Color: to match architecture

TEMPE STANDARD
DECORATIVE PAVERS

LINEAR PAVERS
Manufacturer: StepStone
Color: to match architecture

BICYCLE RACKS



BENCH SEATING WITH
ATTACHED SIDE / STUDY TABLE

ILLUSTRTIVE LANDSCAPE PLAN

NORTH

SCALE: 1"=10'

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

LANDMARK PROPERTIES

THE STANDARD AT TEMPE

LA-302 ILLUSTRATIVE SITE PLAN AND SECTION

7TH AND MILL AVE
TEMPE, ARIZONA

NORRIS DESIGN
Planning | Landscape Architecture

ATTACHMENT 57

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding: N/A
Issue for Permit Application: N/A
Issue for Construction: N/A
Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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THE STANDARD AT TEMPE
11 EAST 7TH STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 25 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

REGISTERED ARCHITECT
CERTIFICATE NO. 53686
MICHAEL E. FIPKINS
Date Signed 4-13-16
ARIZONA U.S.A.
Expires: 12-31-17

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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SHEET CONTENTS:
PERSPECTIVE-3

SHEET NO.
A 1.03

15282

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding: N/A
Issue for Permit Application: N/A
Issue for Construction: N/A
Revisions:

#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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SHEET CONTENTS:
PERSPECTIVE-2

SHEET NO.
A 1.02

15282

ATTACHMENT 59

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ
Drawn by:
Architect of Record: MEP
Date Plotted: 04/13/16

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction:	N/A
Revisions:	

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SHEET CONTENTS:
PERSPECTIVE-1

SHEET NO.
A 1.01

15282

A METAL PANEL - BERRIDGE
SHERWIN WILLIAMS - SW 7602
INDIGO BATIK - LRV 8

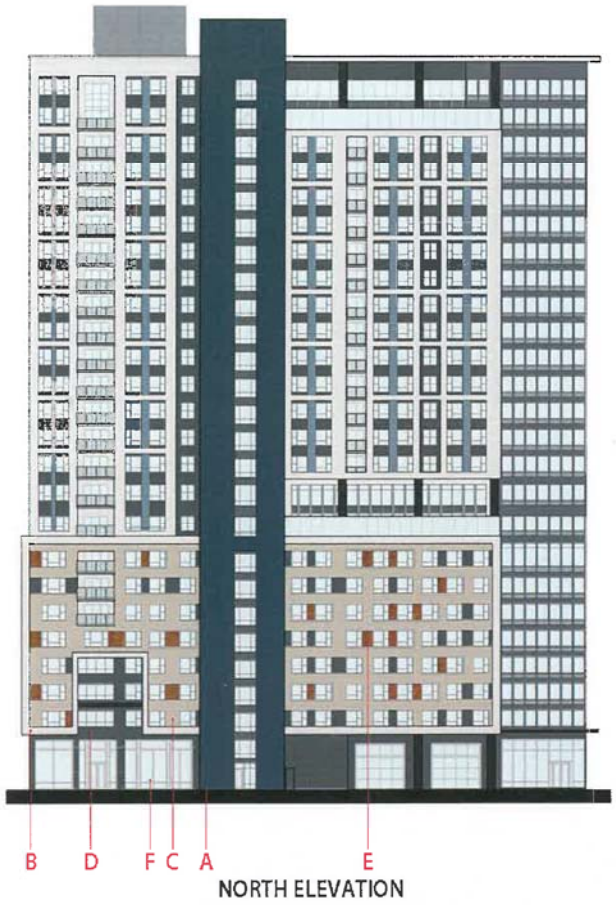
B STUCCO FINISH - DRYVIT
SHERWIN WILLIAMS - SW 7063
NEBULOUS WHITE - LRV 74

C STUCCO FINISH - DRYVIT
SHERWIN WILLIAMS - SW 9173
SHIITAKE - LRV 51

D STUCCO FINISH - DRYVIT
SHERWIN WILLIAMS - SW 7075
WEB GRAY - LRV 13

E FIBER CEMENT PANEL
ALLURA COLORMAX
CEDAR

F STOREFRONT - PPG/IAP
FRAME COLOR - GREY ALUMINUM



NORTH ELEVATION

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

LANDMARK PROPERTIES

MATERIAL BOARD
May 11, 2018

THE STANDARD AT TEMPE
TEMPE, AZ
HPA# 15282

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G STUCCO FINISH - DRYVIT
SHERWIN WILLIAMS - SW 7603
POOLHOUSE - LRV 29

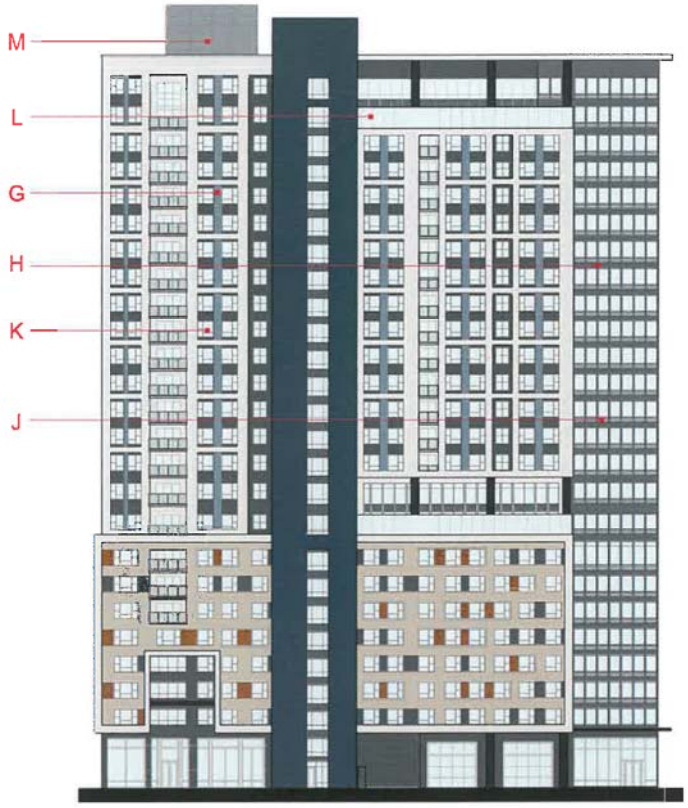
H METAL PANEL
BERRIDGE METAL
ZINC GRAY

J METAL PANEL - BERRIDGE
SHERWIN WILLIAMS - SW 7073
NETWORK GRAY - LRV 37

K ALUMINUM WINDOWS
FRAME COLOR: DARK GREY
CLEAR/DUAL PANE/LOW-E

L GLASS RAILING
2" DIA ALUMINUM TOP RAIL
1/2" CLEAR TEMPERED GLASS

M EQUIPMENT SCREEN
ARCHITECTURAL LOUVERS
DOVE GRAY



NORTH ELEVATION

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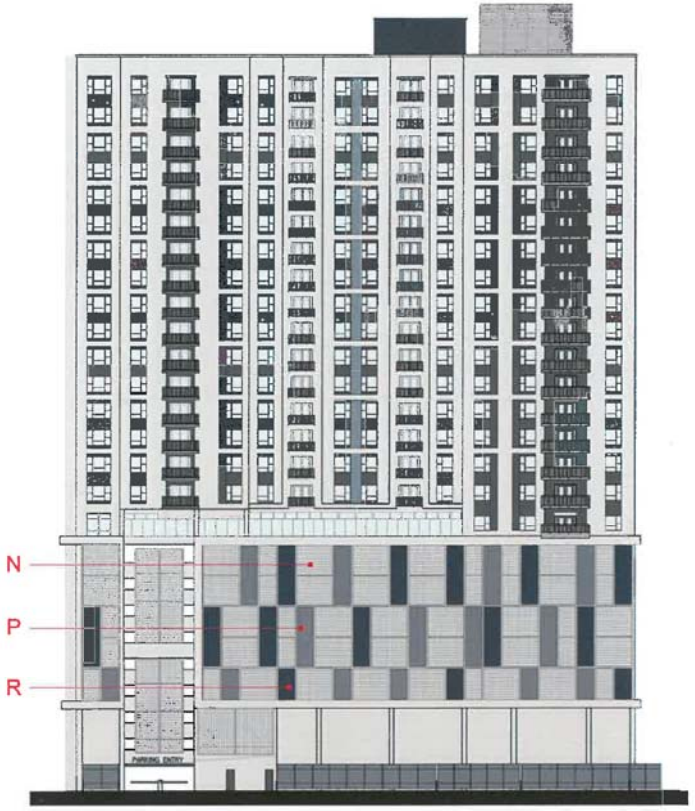
N METAL SCREEN
McNICHOLS G-W 150A

P METAL SCREEN
BERRIDGE METAL
ZINC GRAY

R METAL SCREEN
BERRIDGE METAL
SW 7602 - INDIGO BATIK



SOUTH ELEVATION

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THE STANDARD @ TEMPE
PROFESSIONAL PARKING MANAGEMENT PLAN

Date: May 9, 2016
Project Location: E 7th Street and Myrtle Street

Professional Parking Management Plan

1. *The Parking Management Plan shall identify the location of specific parking facilities and the number of parking spaces in such facilities that are available to meet the parking demand of the new development.*

The Standard at Tempe project includes a 9 level parking deck with a total of 569 parking spaces located in the CC District. The project will have 335 dwelling units and 3,460 gross square feet of retail space. Per Table 4-607A, the 335 dwelling units require a minimum of 332 parking spaces plus another 34 spaces for guests at 0.1 space per unit. The 569 parking spaces that are provided equate to 1.7 parking spaces per dwelling unit. The retail space, which is less than the City of Tempe threshold of 5,000 square feet as stated in Table 4-607A, does not require dedicated parking spaces; however, 29 parking spaces have been reserved for the retail and leasing component of the project. These 29 spaces are set aside based on a 60 dining/40 kitchen split of the commercial, if assumed to be a restaurant, which suggests (60%*3,460SF)/(75sf/space)= 28 spaces. While these spaces are not required by code, and the peak time for the restaurant and the peak time for the leasing office which will serve future tenants do not overlap, the allotted parking will be shared between the two uses.

Table 4-603E provides the minimum bicycle parking requirements for developments in the bicycle commute area. For the 335 units, 358 bicycle parking spaces are required. The retail component requires a minimum of 4 spaces, for a total requirement of 362 bicycle parking spaces. The project will provide 362 bicycle parking spaces.

2. *Parking identified on the plan shall be delineated as being reserved for employees, residents, or public parking and whether valet or other access control measures are used to ensure the availability and enforcement of the plan.*

The proposed parking deck will be accessed-controlled at each of the two entrances to the parking deck and on the ramp to the upper floors, which will be reserved for residents with vehicles. The first floor of the parking deck will be dedicated for visitors and retail customers. These parking spaces will be demarcated by signage. Residents with vehicles will be provided with radio tags to allow direct ingress and egress from the parking deck and the upper level parking area. Visitors and retail customers will access the public portion of the parking deck via the access control system on the ground floor of the parking deck. The ground floor of the parking deck includes a total of 29 parking spaces that are provided for retail customers. The remaining 540 parking spaces are dedicated for residents and guests.

3. *The Professional Parking Analysis shall demonstrate that adequate parking for the public is provided, identifying existing supply and demand within the surrounding parking facilities and what will be provided on site. When off-site parking is proposed to satisfy the parking standards for employee/resident parking, the applicant shall demonstrate that all such parking is available within the specified parking facilities, based on the existing demand and supply as identified in the Professional Parking Analysis.*

Parking for the proposed mixed-use project will be provided on site. Additional, offsite parking is not proposed as a part of the development. The number of proposed parking spaces for the residential portion of the development (540 spaces) exceeds the minimum required (332 spaces). Furthermore, the parking deck configuration will provide 29 parking spaces that are dedicated to public parking for the retail use within the development, which exceeds the required parking (0 spaces).

4. *A shared parking model, as identified in Section 4-604(B), shall not be used for the purpose of reducing the minimum parking standards found in Table 4-607A.*

A shared parking model has not been used for the purpose of reducing the minimum parking standards found in Table 4-607A.

5. *The owner or manager designee of a development approved under the Parking Management Plan shall provide an accurate and current record of the uses and parking allocation for the development. The Community Development Director, or designee, may require this record be provided or updated when the owner applies for a change in use or Development Plan Review for the subject site.*

Proposed uses of the development include 335 residential dwelling units and 3,460 square feet of retail space. A total of 569 parking spaces will be provided in the proposed parking deck. Of the total 569 parking spaces, 29 parking spaces will be dedicated to the retail portion the development. The remaining 540 parking spaces will be dedicated to the residents and their guests.

EXECUTIVE SUMMARY

This report documents a transportation impact study (TIS) prepared for the proposed 'The Standard at Tempe' mixed use development to be located on the south side of 7th Street west of Myrtle Avenue in the city of Tempe, Arizona. The project is proposed with 335 dwelling units with a total of 840 total bedrooms. The project will also have 3,460 square feet of ground-floor retail space along 7th Street. A proposed entrance to the on-site parking garage is proposed on an existing alley along the west side of the site. CivTech Inc. has been retained to complete a transportation impact study for the proposed development during the planning process.

The purpose of this study is to address traffic and transportation impacts of the proposed development on the surrounding streets and intersections. This was prepared to standard criteria set forth by the City of Tempe in their *Guide for the Preparation of Transportation Impact Studies, updated 05/2014*.

For purposes of this study, it was assumed that full build-out of the proposed development will occur in the summer of 2018. This study evaluates the existing year (2016), the opening year (2018), and the opening plus 5 year horizon (2023).

The following conclusions and recommendations have been documented in this study:

General

- The proposed lane configurations and traffic controls are depicted in **Figure 11**.
- It is recommended that sight distance at the site driveways be maintained according to the City of Tempe's *Intersection Sight Distance* is included in **Appendix J**. If any trees are within the sight triangle, they should be of a single trunk variety with all branches lower than eight feet trimmed and should not be spaced too closely to avoid a "picket fence" effect.
- The development is anticipated to generate approximately 4,396 daily trips with approximately 171 trips occurring during the AM peak hour and approximately 500 trips occurring during the PM peak hour.

Intersection Capacity Results

- The results of the existing intersection capacity analysis indicates that the majority of the study intersections operate overall at LOS D or better during the peak hours. The study intersections that operate overall at poor LOS or have movements that operate at poor LOS are discussed below.

- The intersection of ***Mill Avenue and 7th Street*** currently operates at LOS E or F during the peak hours. This is due to the low capacity of the reduced intersection footprint that the City of Tempe intentionally uses in this downtown corridor to prioritize pedestrian movement.

- The north- and southbound left-turn movements at the intersection of ***Ash Avenue and University Drive*** currently operate at LOS F during the PM peak hour. It may be noted that the southbound left-turn volume during the PM peak hour is over 250 vehicles. Also, some vehicles were recorded performing a north- or southbound through movement. Although the intersection configuration restricts these movements, the illegal movement by the drivers cause additional delay for the north- and southbound left-turn movements that must yield. CivTech recommends that the City consider police enforcement at the intersection as well as consideration of a second southbound left-turn lane should turning radii permit.

- The intersection of ***Mill Avenue and University Drive*** currently operates at an overall LOS E during the PM peak hour, with one or more approaches operating at LOS E or F during both peak hours. This is primarily due to the low capacity of the reduced intersection footprint that the City of Tempe intentionally uses in this downtown corridor to prioritize pedestrian movement.

- The intersection of ***Myrtle Avenue and University Drive*** currently operates at acceptable LOS overall, but the southbound approach currently operates at LOS E during the PM peak hour. This is due to the high east- and westbound traffic volumes and green time allotted to these approaches, which limits the green time for the north- and southbound approaching traffic. The adjacent 7th Street Mixed-Use development plans to restripe the north leg of this intersection (and similarly the intersection of Forest Avenue and University Drive) to provide a shared left turn/though lane and a right turn lane in order to mitigate the intersection.

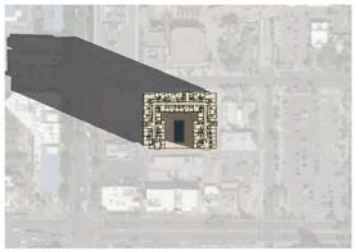
- The east- and westbound approach lanes at the intersection of ***Mill Avenue and 9th Street*** currently operate at LOS F during the PM peak hour. This is due to the expected delay of the stop controlled traffic on 9th Street as it waits for gaps in Mill Avenue traffic. Poor LOS is not uncommon at stop controlled approaches to arterial roadways and often cannot be improved without signalization or all-way stop control, both of which are not recommended at this location.

- The results of the future background peak hour capacity analyses indicates that the same intersections that currently have individual movements that operate at LOS E or F would continue to operate at LOS E or F in 2018 and 2023. These intersections are already discussed previously. All other intersections would continue to operate at LOS D or better during the peak hours.

- The results of the future total peak hour capacity analyses indicates that the same study intersections or movements that are projected to operate at LOS E or F in background conditions would continue to operate at LOS E or F in 2018 and 2023 in total conditions with the addition of the northbound approach to the intersection of Mill Avenue and 10th Street. Note that the resulting LOS did not change from what was projected in the first submittal with the previous site plan.

  - The northbound approach at the intersection of ***Mill Avenue and 10th Street*** is anticipated to operate at poor LOS during the PM peak hour in 2023. The poor LOS is due to the low capacity of the single northbound through lane compared to the volume wishing to travel north. City staff has previously considered allowing Mill Avenue from 11th Street to the approach to University Drive to be restriped to provide two through lanes and a bike lane instead of one through lane, a bike lane and a continuous right turn lane. This modification was proposed with the now defunct USA Place development which abutted Mill Avenue. CivTech recommends the City consider this mitigation in the future, but does not consider the developer of The Standard at Tempe to be responsible for the potential improvement.

DECEMBER 21 - 9 AM



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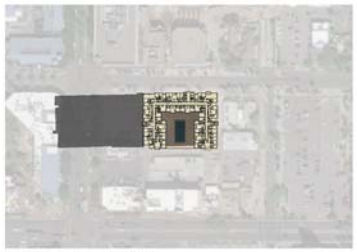
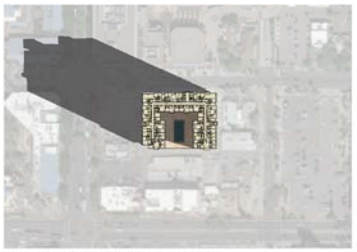


JUNE 21 - 9 AM



SEPTEMBER 21 - 9 AM

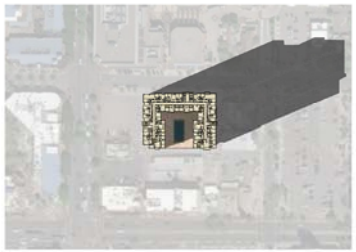
DECEMBER 21 - 12 PM

MARCH 21 - 12 PM

JUNE 21 - 12 PM

SEPTEMBER 21 - 12 PM

DECEMBER 21 - 4 PM



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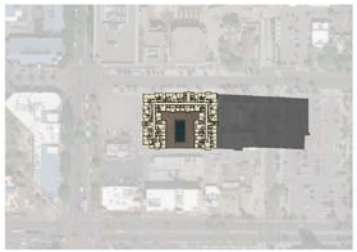

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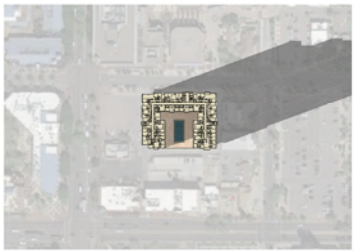

SEPTEMBER 21 - 4 PM

DS_____ PL_____ REC_____

REC

PL

DS

PAD SUBMITTAL - NOT FOR CONSTRUCTION

Designed by: GJ

Drawn by:

Architect of Record: MEP

Date Plotted:

Issue for Pricing / Bidding:	N/A
Issue for Permit Application:	N/A
Issue for Construction:	N/A

Revisions:

#	DATE	COMMENTS

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THE STANDARD AT TEMPE

7TH AVENUE AND MYRTLE ST.

TEMPE, ARIZONA

LANDMARK PROPERTIES, LLC

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
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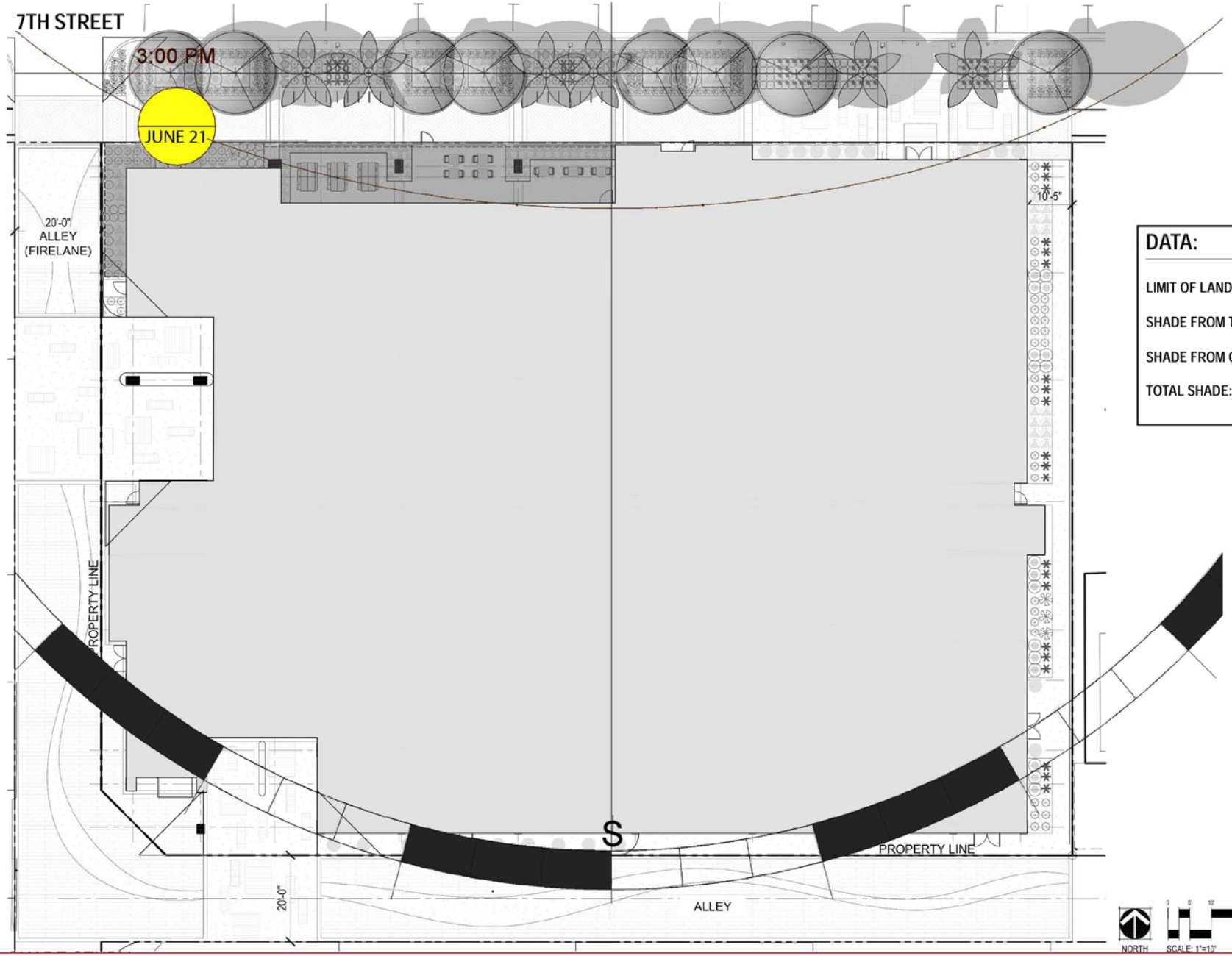
SHEET CONTENTS:

SHEET NO.

A 5.09

15282



DATA:

LIMIT OF LANDSCAPE WORK AREA: *19,636 SF*

SHADE FROM TREES: *5,423 SF*

SHADE FROM CANOPIES: *1,350 SF*

TOTAL SHADE: *6,773 SF OR 34%*

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

LANDMARK PROPERTIES

THE STANDARD AT TEMPE

SHADE STUDY

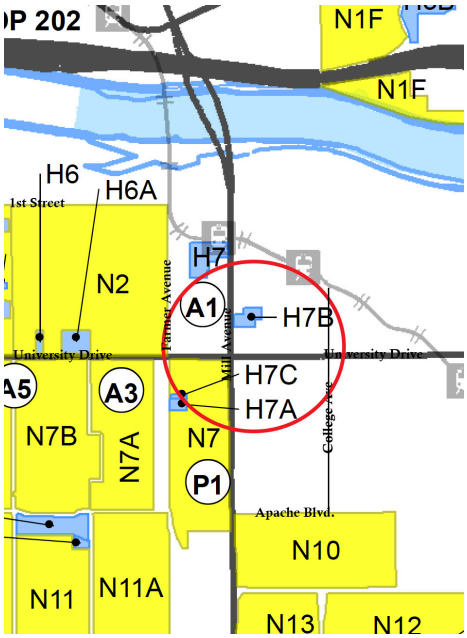
7TH AND MILL AVE
TEMPE, ARIZONA

NORRIS DESIGN
Planning | Landscape Architecture

ATTACHMENT 70

FINAL REPORT

Huellmantel & Affiliates mailed out neighborhood notification letters on Tuesday, March 8, 2016 and Dynamite Signs also posted the notification sign on Monday, March 8, 2016. The letters were mailed out to the property owners within 600 feet of the proposed project site at 11 East 7th Street as well as to the ten representatives of the of the seven registered neighborhood associations, homeowners associations and affiliate associations within ¼ mile of the proposed project. The registered associations were determined from the July 2014 City of Tempe Neighborhood Directory, sent to Huellmantel & Affiliates by planners Ryan Levesque and Larry Tom as indicated below:



As of this point in time, Huellmantel & Affiliates have not received any inquiries regarding the proposed project.

The neighborhood meeting for The Standard at Tempe took place as scheduled on Wednesday, March 23, 2016 at 5:30 pm at Shady Park in Tempe, located at 26 East University Drive. Huellmantel and Affiliates representatives arrived at approximately 4:45 pm to set up the space. The Landmark representative, Andrew Young, arrived at 5:00 pm.

Seven members of the public attended including DRC Commissioners Brown and Johnson. Commissioner Brown arrived at 5:18 pm. Obenia Kingsby from the City of Tempe also attended – he arrived at 5:30 pm.

Herzel Nahom, a property owner on Mill Avenue (6th and Mill), arrived at 5:18 pm. He asked Charles Huellmantel to give him details about the building. He was specifically interested in the retail component, timing of construction and the ground

floor uses. He was also interested in the ownership and management of the building once the site was built. Mr. Young answered that Landmark Properties will develop, own and manage the building. Mr. Herzel said that he supports the proposed design.

Commissioner Brown, an architect working with Architekton located at 5th Street and Farmer, suggested to Mr. Huellmantel that the possible phased buildings shown on the rendering east and west of the site be ghosted back from the proposed The Standard building. We agreed to make the modification to the rendering. He also suggested that the brick pattern on the landscape plan be changed to a running bond design to match the rest of Mill Avenue. Again, we agreed to make the change. Commissioner Brown mentioned that he liked the building articulation at the bottom of the building and the top of the building.

Commissioner Johnson, a resident of Orchid House attended the meeting and stated the he liked the proposed amenity space and the shape of the building.

Moses Eason, a representative of Gammage and Burnham law firm was in attendance and he stated that he was observing the meeting. Gammage and Burnham have represented the property owners to the east and west.

Marshall Hunt, a lawyer from the firm of Davis Miles McGuire Gardner law firm, which is located at Hayden Ferry, said that he is looking to live downtown. He said that he likes the design of the building.

George Forristall from Mortenson Construction attended the meeting to discuss the potential of building the project.

Tom Tokoph from Urban Realty & Development and a resident of the Orchid House showed interest in the type of retail that would be offered on the bottom floor, the price of the units, the unit mix and when construction would be finished. He also wanted to know if the development would be targeted towards students.

The neighbors who attended the meeting all seemed to support the project.

Obenia Kingsby left the neighborhood meeting at 6:08 pm. Huellmantel and Affiliates and Landmark left the site at approximately 6:45 pm.