



DEVELOPMENT PROJECT FILE

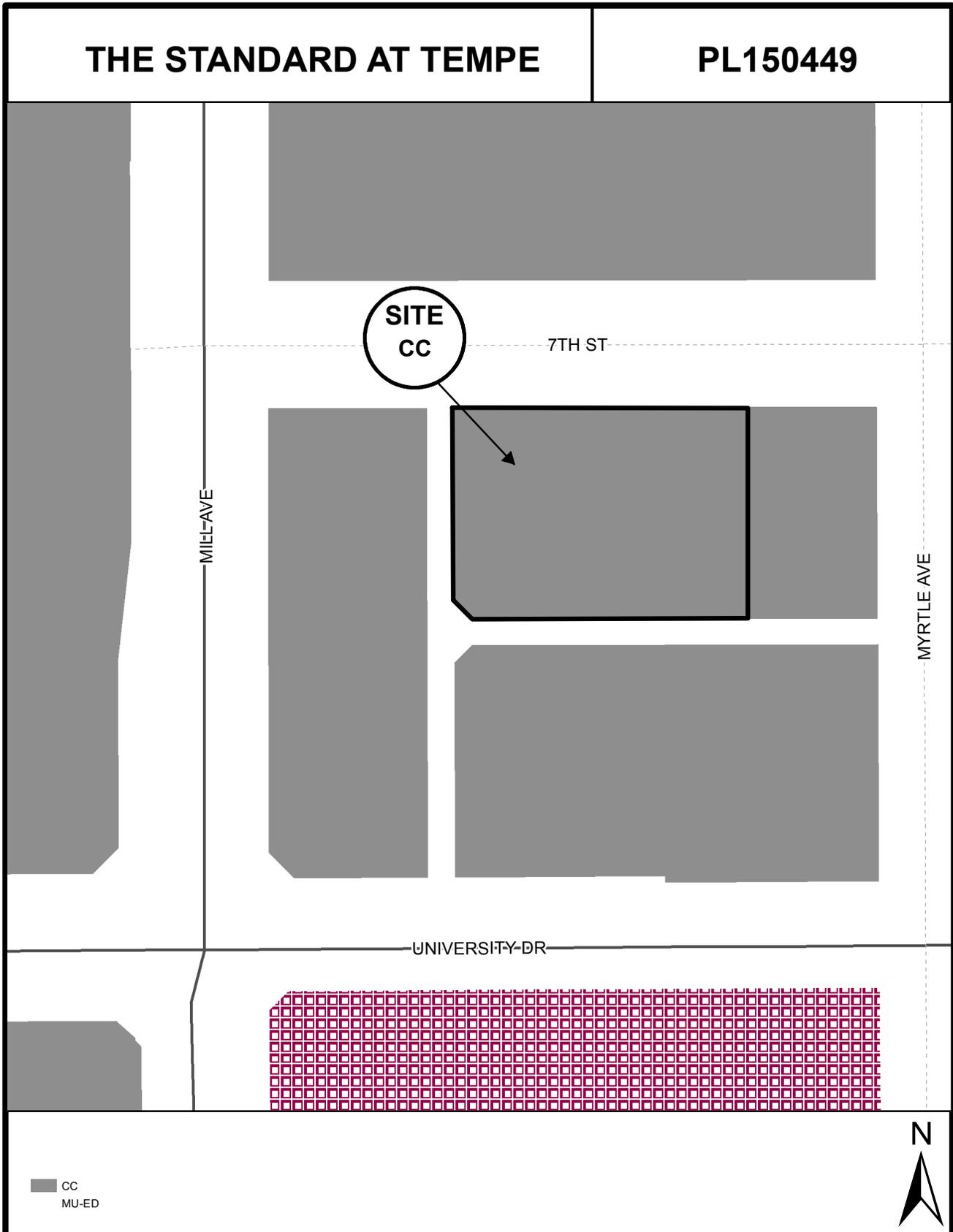
For
THE STANDARD AT TEMPE
(PL150449)

REVISED

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-13. Letter of Explanation
- 14-15. Existing PAD Overlay for The Standard at Tempe (formerly M7 Mixed Use Development)
- 16-18. Proposed 1st Amended PAD Overlay The Standard at Tempe
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Location Map

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.



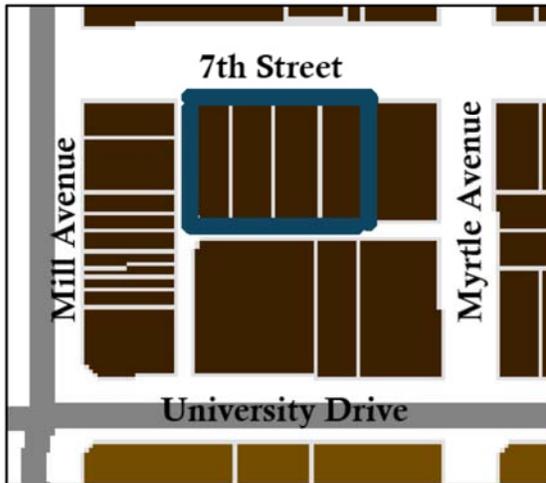
The subject site consists of APNs 132-27-139, 132-27-138, 132-27-137 and 132-27-136. These parcels are located in the City Center (CC) Zoning District, which allows for both residential

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 on 1.67 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 Tempe 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 an 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 is 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-modal 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.

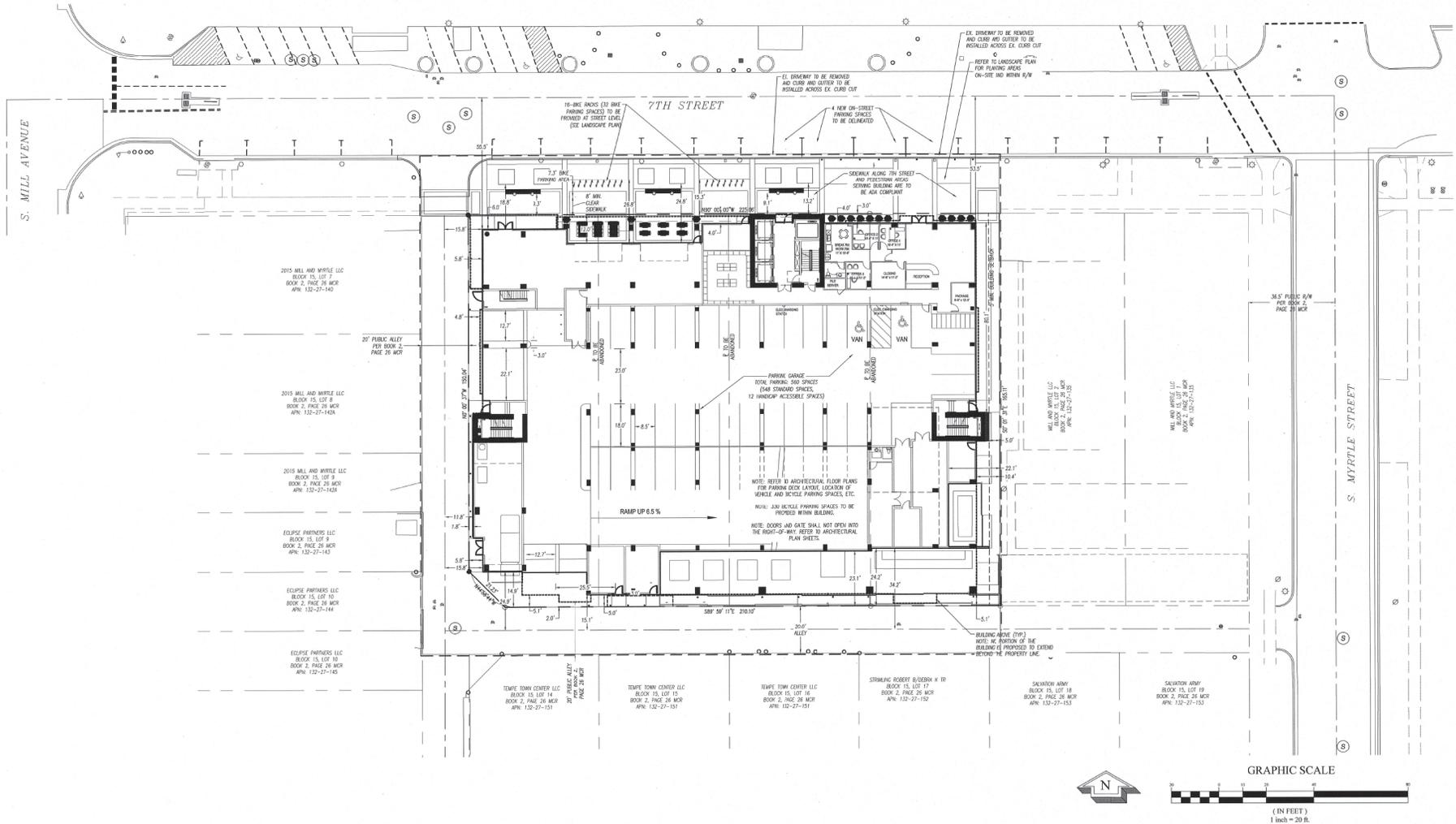
11. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;

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.

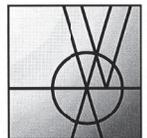
1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE STANDARD AT TEMPE SITE PLAN



REC 16053

PL 150449

DS 150978



Williams & Associates

ENGINEERING SURVEYING
LANDSCAPE ARCHITECTURE

2470 Danielle Bridge Road, Suite 161
Athens, Georgia 30606
P. 706.310.6400
F. 706.310.6411

www.gapanning.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



ALL DRAWINGS SHALL REMAIN THE PROPERTY OF WILLIAMS & ASSOCIATES. THESE INSTRUMENTS OF SERVICE ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT. WILLIAMS & ASSOCIATES SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL BEYOND FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

15137

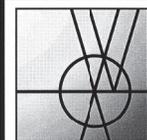
PLANNED AREA
DEVELOPMENT OVERLAY

3 of 3

DS 150978

PL 150449

REC 16053



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ENGINEERING SURVEYING
LANDSCAPE ARCHITECTURE

2470 Daniels Bridge Road, Suite 161
Athens, Georgia 30606
P. 706.318.0400
F. 706.318.0411

www.gaplaning.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
05/10/16	PER CITY COMMENTS

ISSUE OF BEARING

INTRODUCED ALONG THE CENTERLINE OF 7TH STREET FOR BOOK 2, PAGE 26 RECORDS OF MARICOPA COUNTY, ARIZONA

BENCHMARK

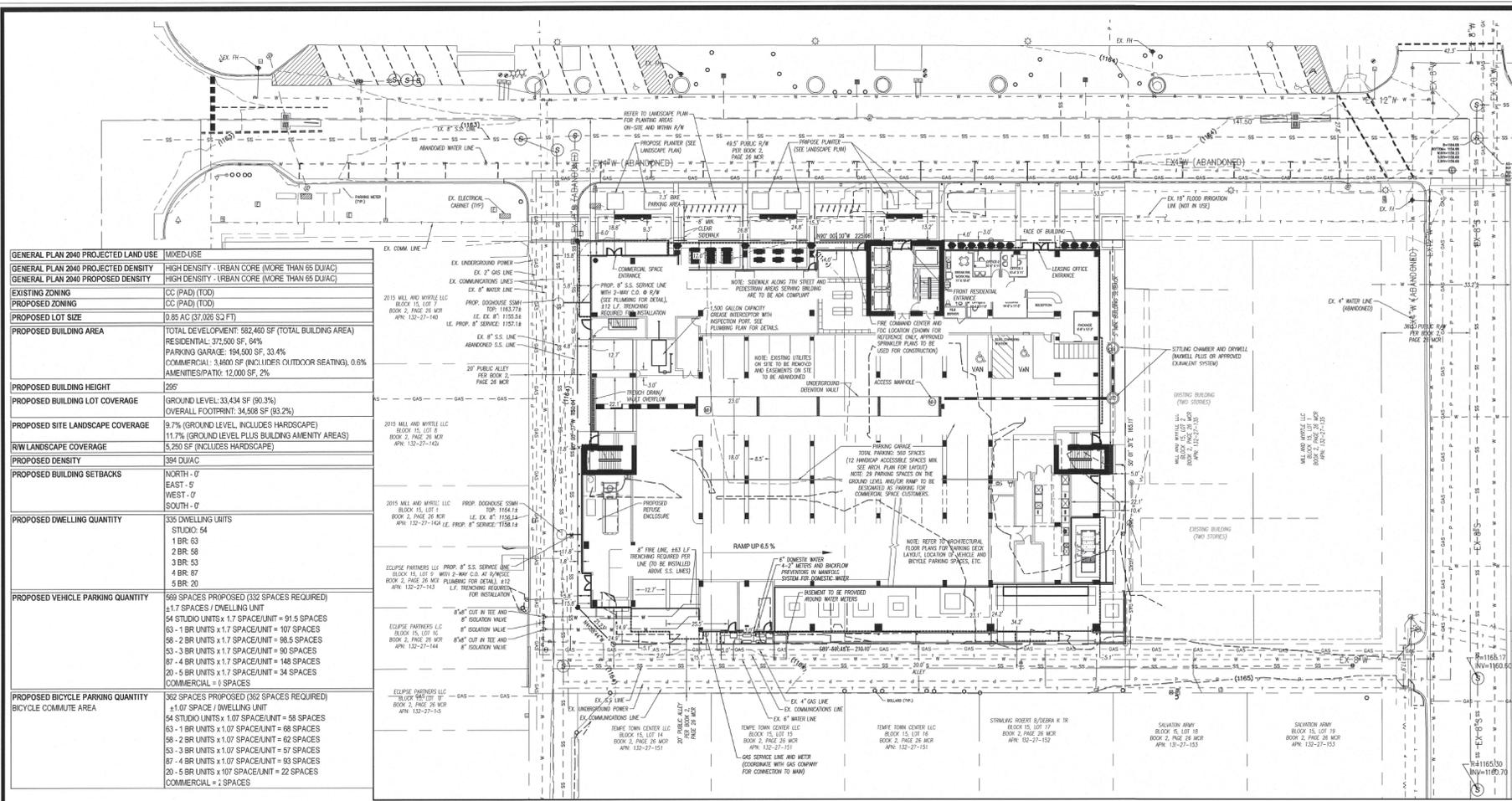
FINISH CITY OF TEMPE BRASS CAP IN PAVED WALK AT THE INTERSECTION OF COLLEGE AVENUE AND UNIVERSITY DRIVE PER CITY OF TEMPE COUNCIL POINT 143 REVISION: 1182.67



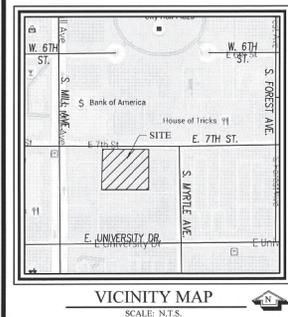
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15137
SITE PLAN FOR
DEVELOPMENT PLAN
REVIEW

1 of 1



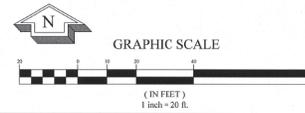
GENERAL PLAN 2040 PROJECTED LAND USE	MIXED USE
GENERAL PLAN 2040 PROJECTED DENSITY	HIGH DENSITY - URBAN CORE (MORE THAN 65 DU/AC)
GENERAL PLAN 2040 PROPOSED DENSITY	HIGH DENSITY - URBAN CORE (MORE THAN 65 DU/AC)
EXISTING ZONING	CC (PAD) (TOD)
PROPOSED ZONING	CC (PAD) (TOD)
PROPOSED LOT SIZE	0.85 AC (37,026 S ² FT)
PROPOSED BUILDING AREA	TOTAL DEVELOPMENT: 582,460 SF (TOTAL BUILDING AREA) RESIDENTIAL: 375,500 SF, 64% PARKING GARAGE: 194,500 SF, 33.4% COMMERCIAL: 3,460 SF (INCLUDES OUTDOOR SEATING), 0.6% AMENITIES/PATIO: 12,000 SF, 2%
PROPOSED BUILDING HEIGHT	26'
PROPOSED BUILDING LOT COVERAGE	GROUND LEVEL: 33,434 SF (93.3%) OVERALL FOOTPRINT: 34,508 SF (93.2%)
PROPOSED SITE LANDSCAPE COVERAGE	9.7% (GROUND LEVEL, INCLUDES HARDSCAPE)
R/W LANDSCAPE COVERAGE	11.7% (GROUND LEVEL PLUS BUILDING AMENITY AREAS)
PROPOSED DENSITY	384 DU/AC
PROPOSED BUILDING SETBACKS	NORTH - 0' EAST - 9' WEST - 0' SOUTH - 0'
PROPOSED DWELLING QUANTITY	335 DWELLING UNITS STUDIO: 54 1 BR: 63 2 BR: 58 3 BR: 53 4 BR: 37 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 = 98.6 SPACES 53 - 3 BR UNITS x 1.7 SPACE/UNIT = 90 SPACES 37 - 4 BR UNITS x 1.7 SPACE/UNIT = 148 SPACES 20 - 5 BR UNITS x 1.7 SPACE/UNIT = 34 SPACES COMMERCIAL = 0 SPACES
PROPOSED BICYCLE PARKING QUANTITY	362 SPACES PROPOSED (362 SPACES REQUIRED) BICYCLE COMMUTE AREA

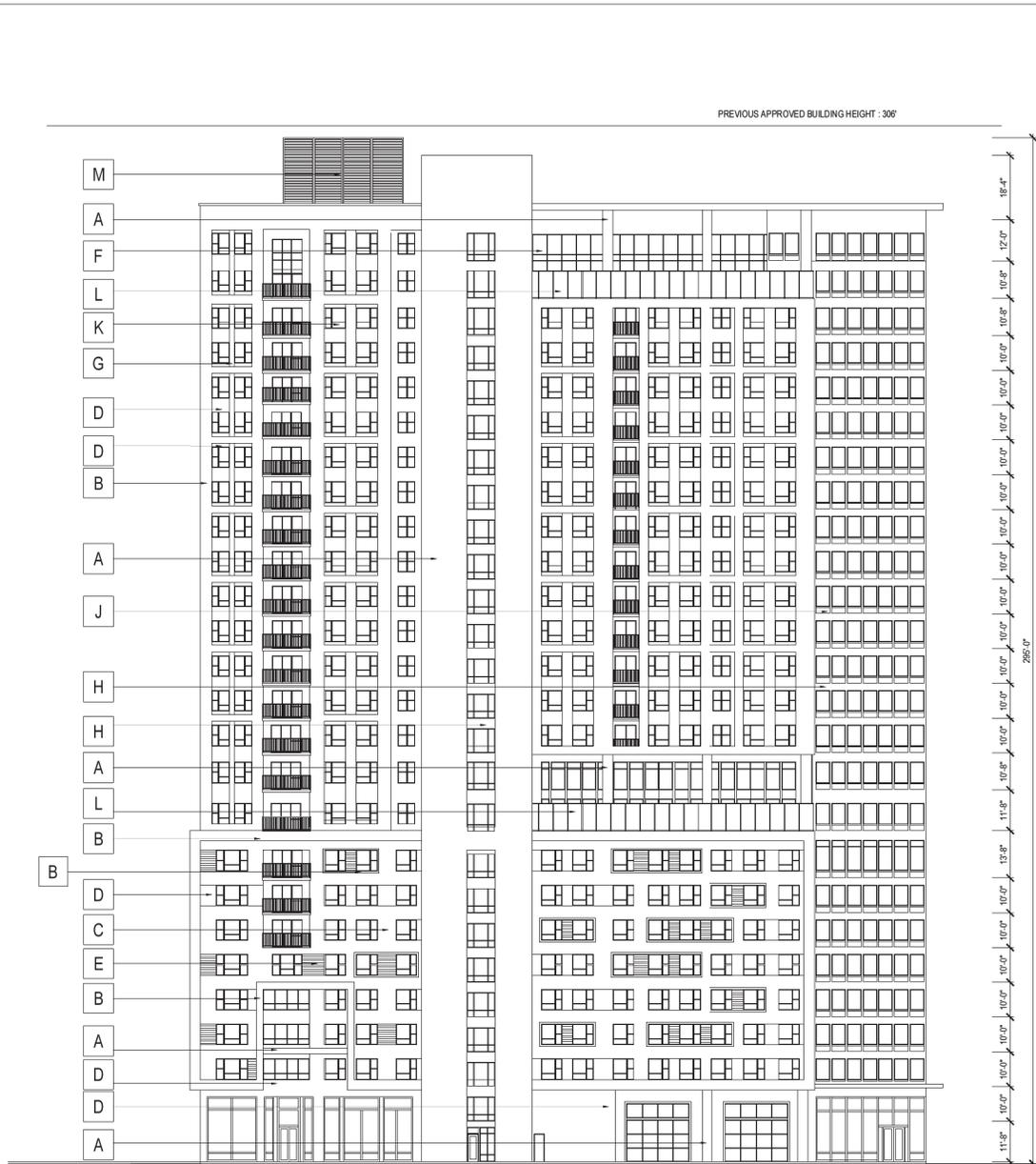


SYMBOL LEGEND

- EX. STORM DRAIN MANHOLE
- EX. GRAVE INLET
- EX. CURB INLET
- EX. SANITARY SINKER 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 PANEL BOX
- EX. TELEPHONE PEDESTAL
- EX. TELEPHONE VAULT
- EX. GAS VALVE
- EX. GAS ROSE
- EX. PARKING METER
- EX. BOLLARD

PROJECT DATA
OWNER: DANIELS BRIDGE, WELLSFARGO & ASSOCIATES
PO BOX 1621
TEMPE, AZ 85285-1621
(480) 971-2800
CONTRACT: 15137-001
PROJECT NAME: THE STANDARD AT TEMPE
PHYSICAL ADDRESS: 11 EAST 7TH STREET, TEMPE, AZ
PARCEL ID #/S PARCEL 1 A.P.N. 132-27-138
PARCEL 2 A.P.N. 132-27-137
PARCEL 3 A.P.N. 132-27-139
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-SEWERED USE.



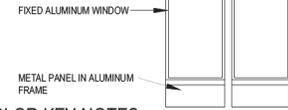


7TH St. ELEVATION - NORTH ELEVATION

MATERIAL/ COLOR KEY NOTES

A.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BATIC - LRV 8
B.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7063 NEBULOUS WHITE - LRV 74
C.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 9173 SHITAKE - 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/HP 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/HP FRAME COLOR: DARK GREY CLEAR/DUAL PANEL/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 BALTIC

**ENLARGED WINDOW
ELEVATION (NW CORNER)**



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 LAND APPROVAL PERIOD PROVISION
THIS CONTRACT ALLOWS THE OWNER TO CARRY AND ABANDON BUILDING PERMITS WITHIN 90 DAYS AFTER THE BUILDING AND EXISTING PERMITS EXCEED FROM THE CONTRACT.



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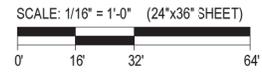
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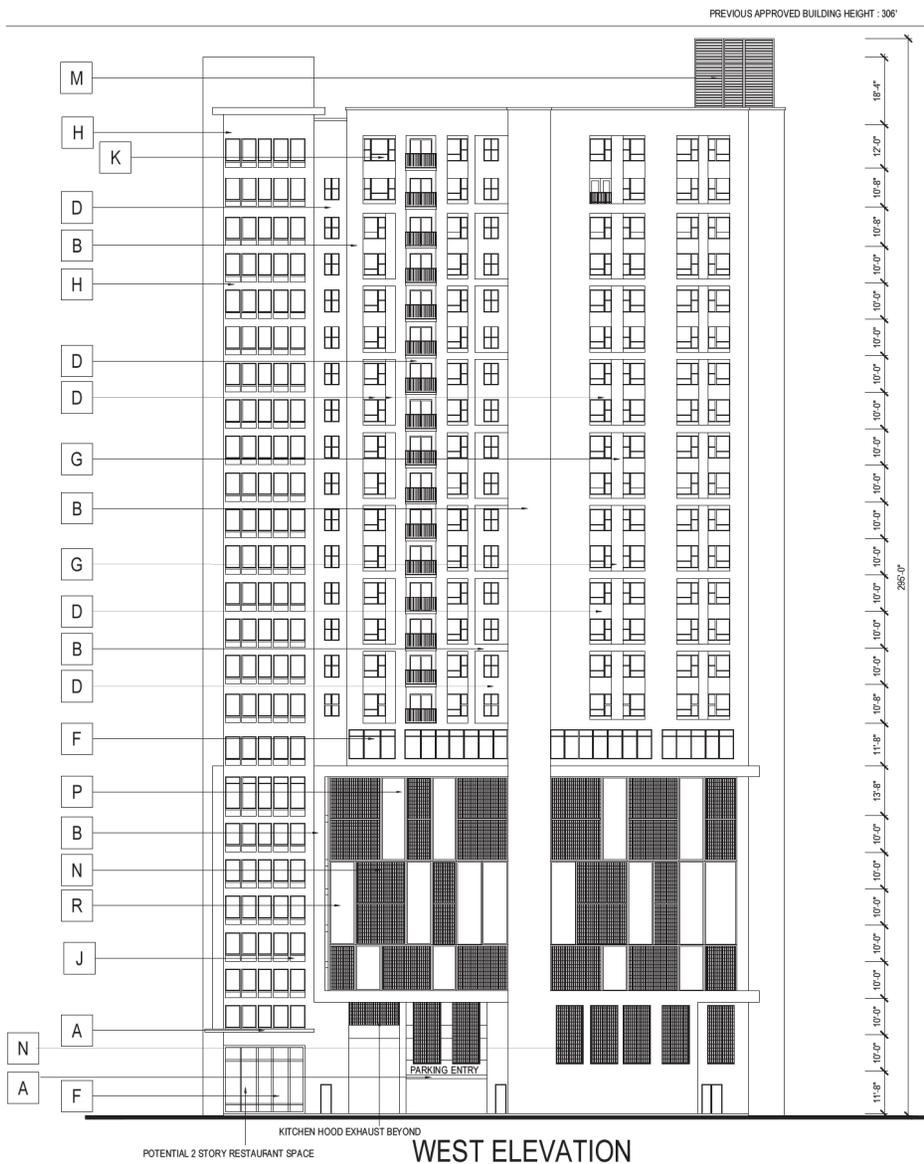
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15282

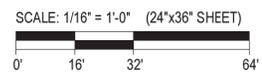
PAD SUBMITTAL - NOT FOR CONSTRUCTION





MATERIAL/ COLOR KEY NOTES

A.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BALKI - LRV 8
B.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7063 NEBULOUS WHITE - LRV 74
C.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 9173 SHITAKE - 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 BALKI



Designed by: **GU**

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 77th STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.86 ACRES
LANDMARK PROPERTIES, LLC
NOTICE OF EXTENDED CERTIFICATION LAND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWS THE OWNER TO CARRY AND ABANDON BUILDING AND TERMINATE WITHIN 90 DAYS AFTER THE BUILDING AND EXISTING ARE COMPLETED FROM THE COMMENCEMENT

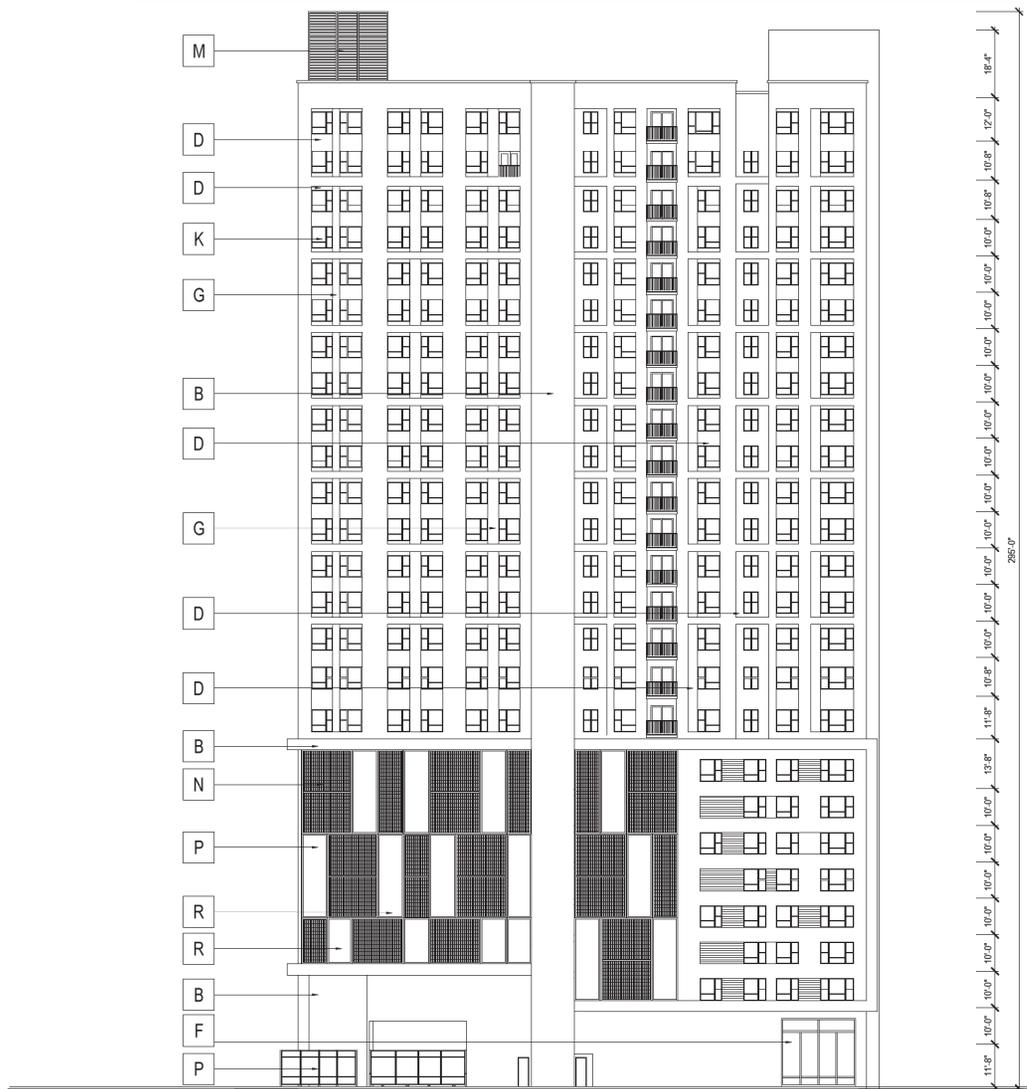


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SHEET CONTENTS:
ELEVATION
SHEET NO.
A 5.02

PAD SUBMITTAL - NOT FOR CONSTRUCTION

PREVIOUS APPROVED BUILDING HEIGHT : 306'

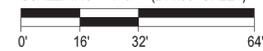


EAST ELEVATION

MATERIAL/ COLOR KEY NOTES

A.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7802 INDIGO BALKI - 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 - PPGIAP 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 - PPGIAP 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 GRAY
R.	METAL SCREEN - BERRIDGE SHERWIN WILLIAMS - SW 7802 INDIGO BALKI

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



Designed by:	GU	
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 77th STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC
NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION



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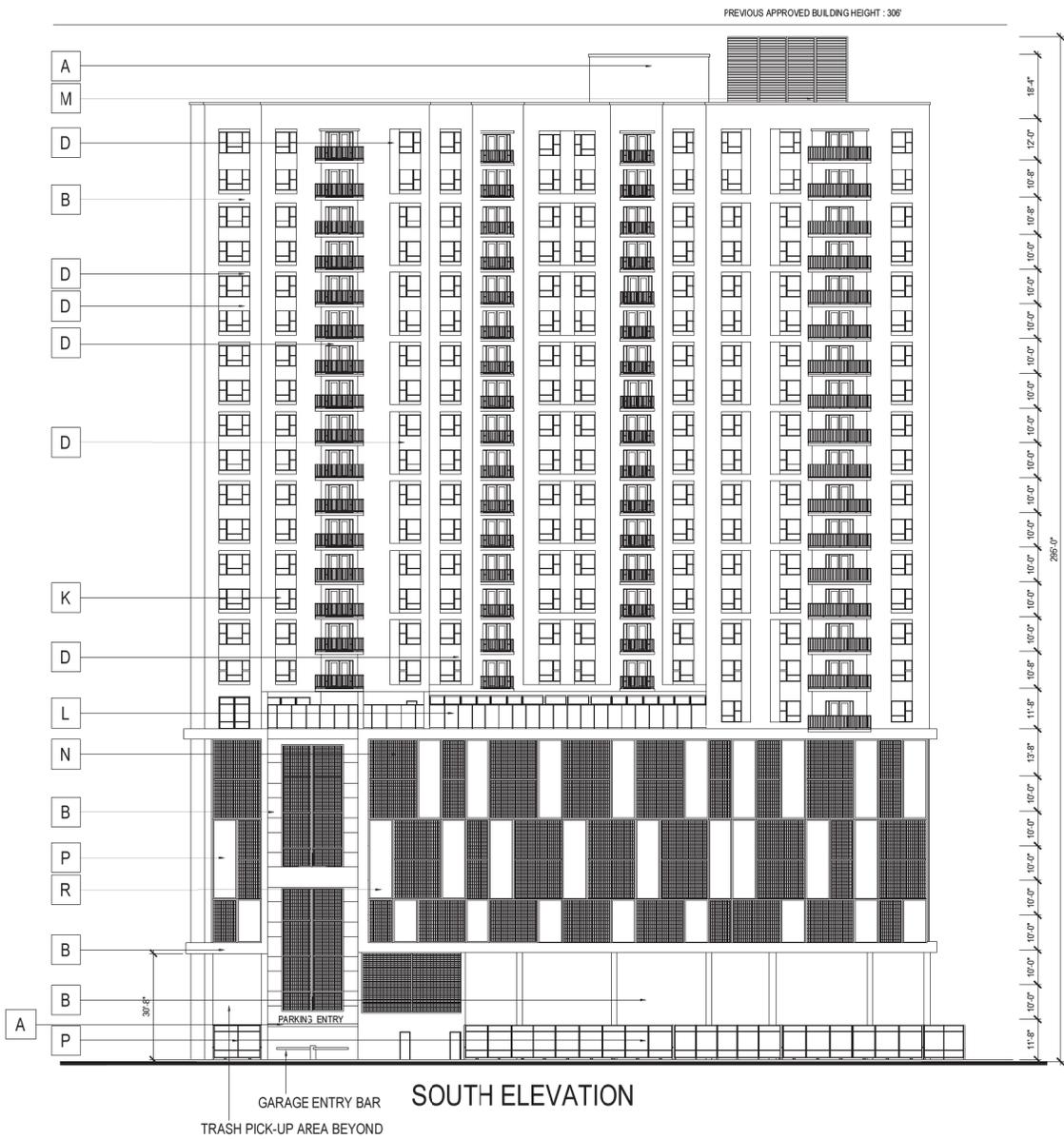
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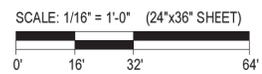
15282

PAD SUBMITTAL - NOT FOR CONSTRUCTION



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 COLOMAX 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



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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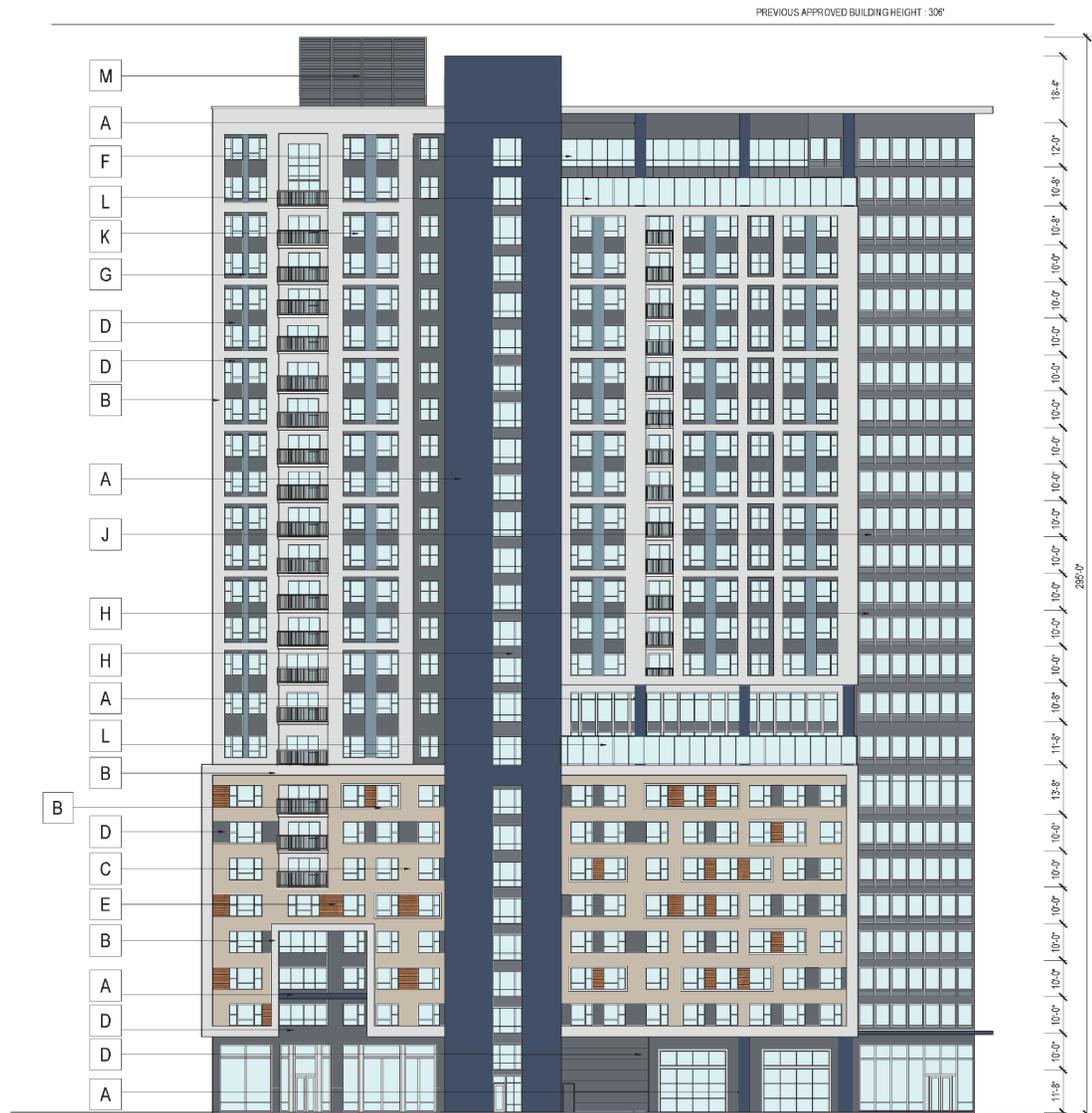
THE STANDARD AT TEMPE
11 EAST 77th STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.86 ACRES
LANDMARK PROPERTIES, LLC
NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION
THIS CONTRACT ALLOWS THE OWNER TO CARRY AND ABANDON BUILDINGS DETERMINED WITHIN 90 DAYS AFTER THE BUILDING AND ESTABLISHED DATE SUCCESSFUL FROM THE CONSTRUCTION.



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SHEET CONTENTS:
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SHEET NO.
A 5.04

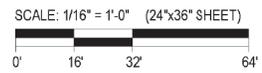
PAD SUBMITTAL - NOT FOR CONSTRUCTION



7TH St. ELEVATION - NORTH ELEVATION

MATERIAL/ COLOR KEY NOTES

A.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BALKI - LRV 8
B.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7063 NEBULOUS WHITE - LRV 74
C.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 9173 SHITAKE - 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/AF 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/AF FRAME COLOR: DARK GREY CLEAR/DUAL PANEL/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 BALKI



Designed by	GJ	
Drawn by	MEP	
Date/Project	04/13/16	
Issue for Permit / Bidding	N/A	
Issue for Permit Application	N/A	
Issue for Construction	N/A	
Revised	N/A	
#	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 BUILDINGS AND FINISHES WITHIN 90 DAYS OF THE BUILDING AND FINISHES BEING SUBMITTED TO THE CITY OF TEMPE.



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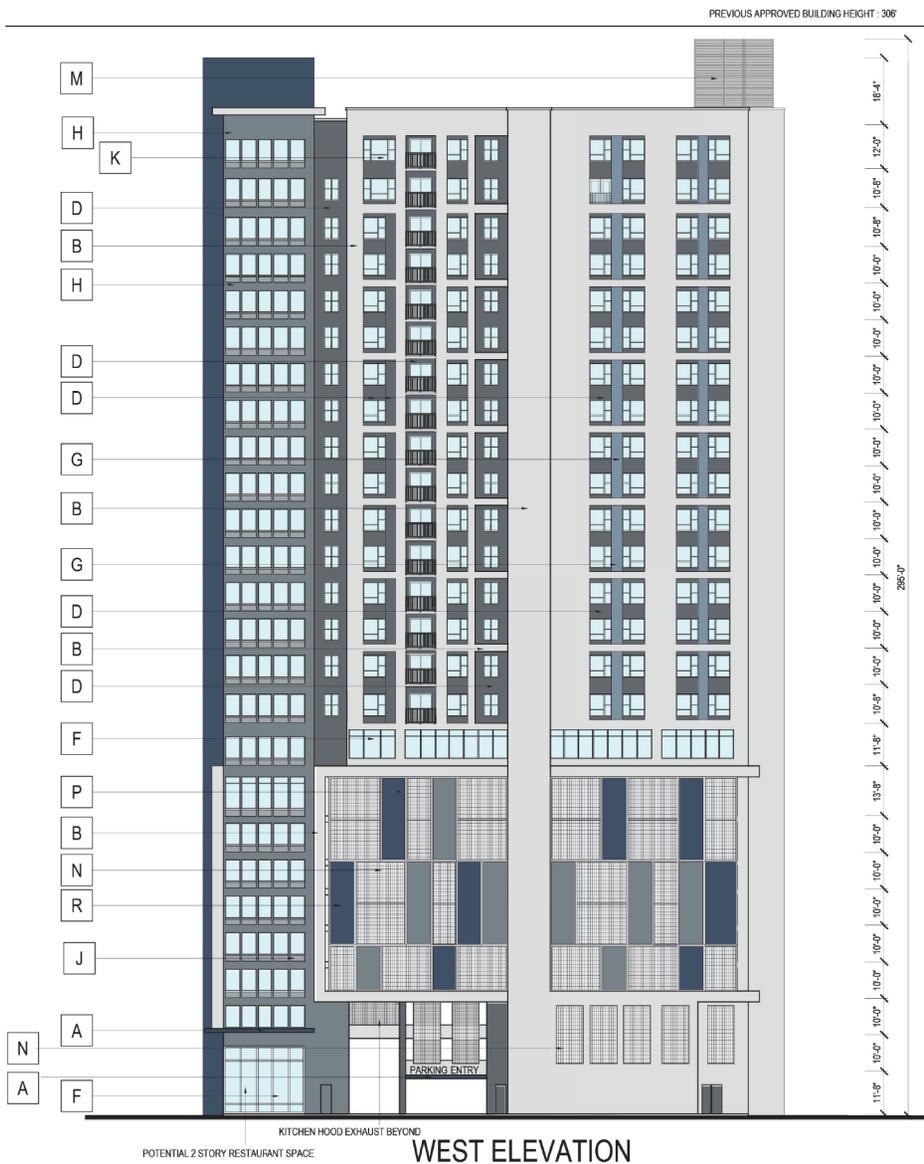
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SHEET NO.

A 5.05

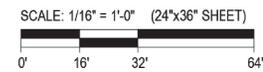
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PAD SUBMITTAL - NOT FOR CONSTRUCTION



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 SHITAKE - 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/AP FRAME COLOR: GREY ALUMINUM
G.	STUCCO FINISH - DRYVIT SHERWIN WILLIAMS - SW 7603 POOLHOUSE - LRV 28
H.	METAL PANEL BERRIDGE METAL ZINC GRAY
J.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7073 NETWORK GRAY - LRV 37
K.	ALUMINUM WINDOWS - PPG/AP FRAME COLOR: DARK GREY CLEAR/DUAL PANEL/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 BALTIC



Designed by: **GU**

Drawn by: **MEP**

File Name: **041316**

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

#	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 COMPLETE AND APPROVE BILLINGS AND DEMANDS WITHIN 90 DAYS AFTER THE BILLINGS AND CERTIFICATE ARE RECEIVED FROM THE CONTRACTOR.



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PAD SUBMITTAL - NOT FOR CONSTRUCTION

SHEET CONTENTS:
COLOR ELEVATION

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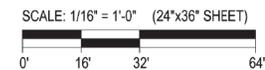
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15282



MATERIAL/ COLOR KEY NOTES

A.	METAL PANEL - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BALTIC - 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 PANEL/LOW-E
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M.	EQUIPMENT SCREEN ARCHITECTURAL LOUVERS DOVE GRAY
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P.	METAL SCREEN - BERRIDGE ZINC GREY
R.	METAL SCREEN - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BALTIC



Designed by:	GJ	
Drawn by:	MEP	
Architect of Record:	04/13/16	
Drawn/Printed:		
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
0.88 ACRES
LANDMARK PROPERTIES, LLC
NOTICE OF EXTENDER CERTIFICATION AND APPROVAL PERIOD PROVISION
THE CONTRACT AGREES THE OWNER TO CLARIFY AND APPROVE BILLING AND ESTIMATES WITHIN 20 DAYS OF BILLING AND APPROVE ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

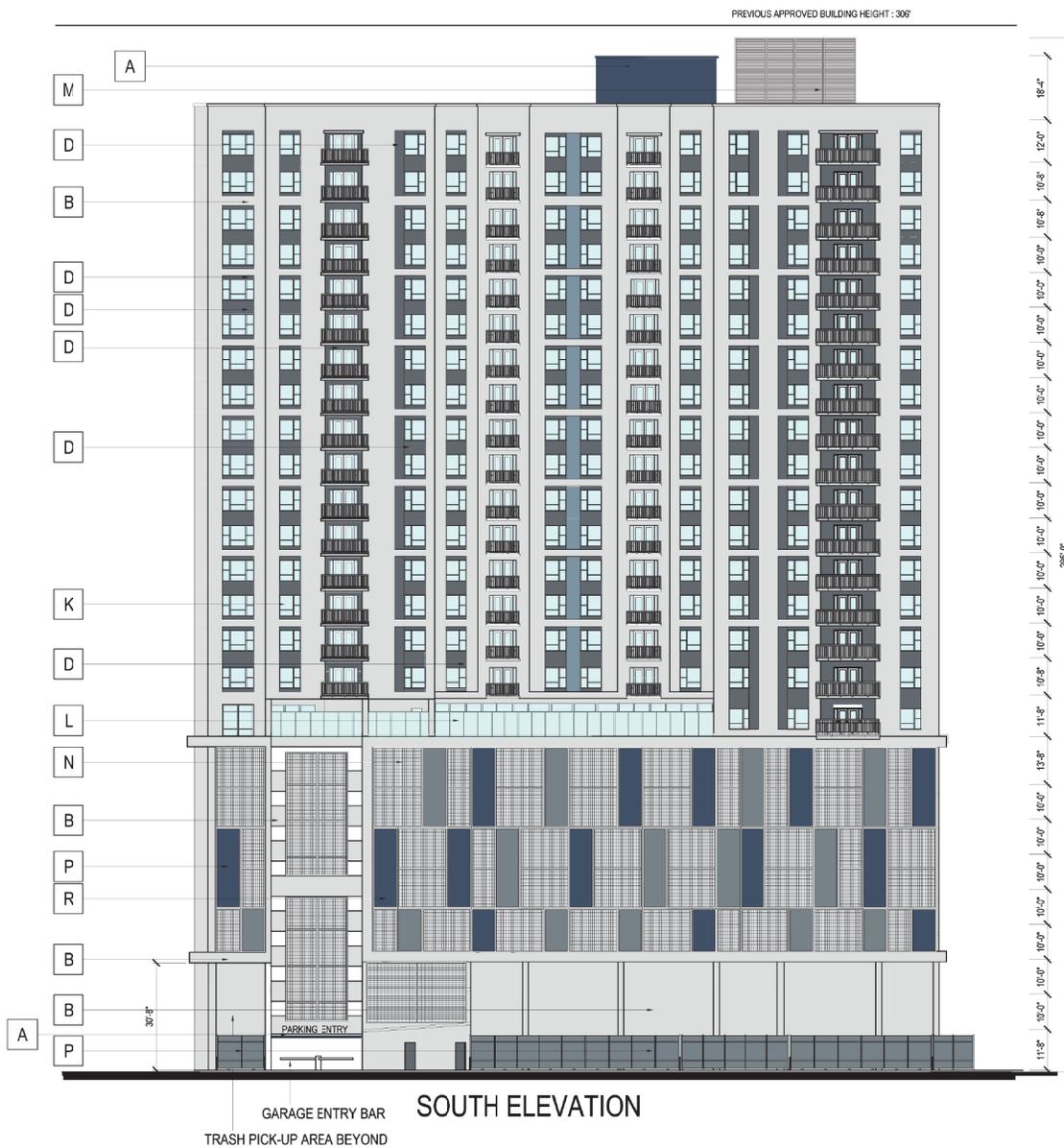


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SHEET CONTENTS:
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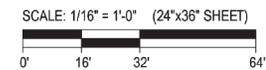
SHEET NO.
A 5.07
15282

PAD SUBMITTAL - NOT FOR CONSTRUCTION



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 SHITAKE - 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 PANEL/ 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 GRAY
R.	METAL SCREEN - BERRIDGE SHERWIN WILLIAMS - SW 7602 INDIGO BALTIC



Designed by: GU

Drawn by: MEP

Architect of Record: MEP

Issue for Permit Application: 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
688 ACRES

LANDMARK PROPERTIES, LLC

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION
BUILDING STANDARDS DEPARTMENT HAS REVIEWED AND APPROVED THESE ESTIMATES AS RECEIVED FROM THE CONTRACTOR.



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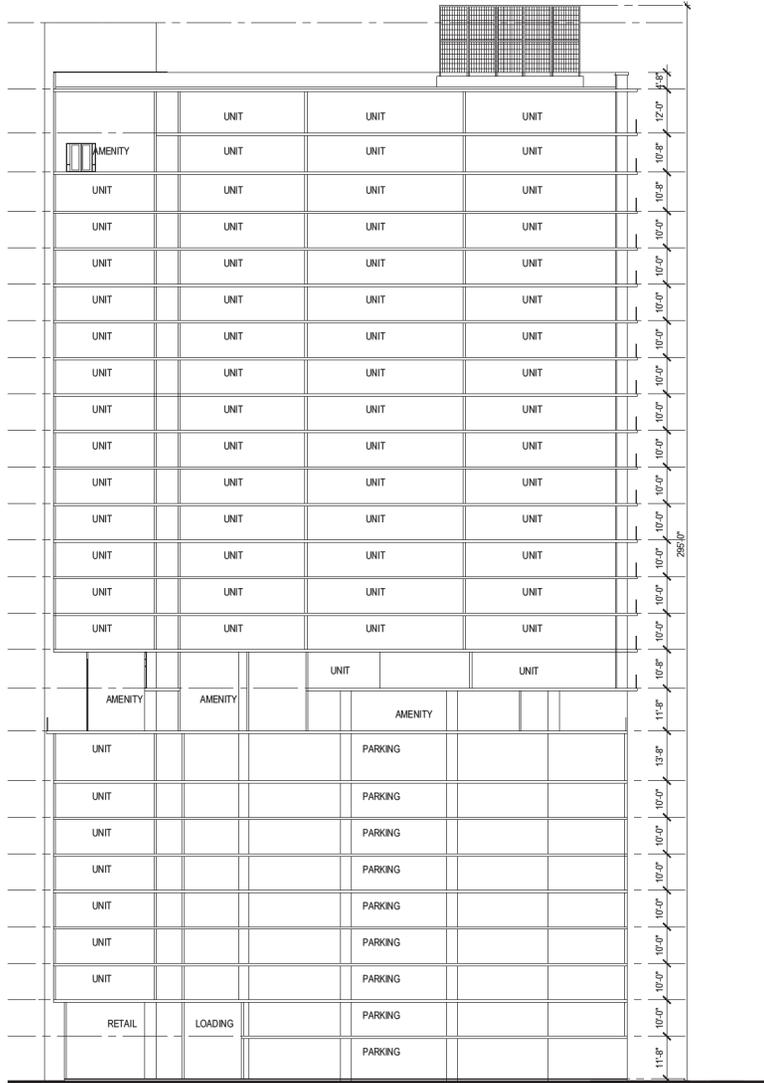
SHEET CONTENTS:

PAD SUBMITTAL - NOT FOR CONSTRUCTION

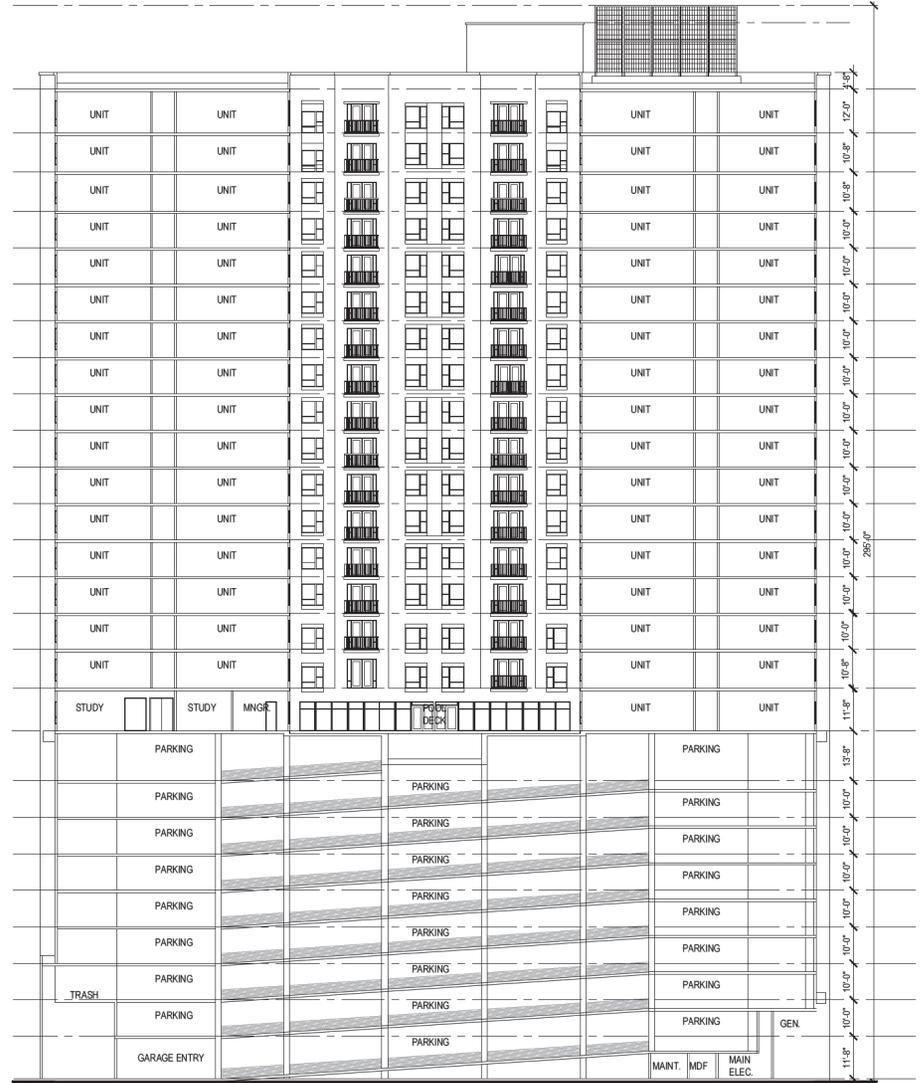
COLOR ELEVATION

SHEET NO.
A 5.08

15282



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



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

Designed by: **CJ**

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
11 EAST 77th STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.86 ACRES
LANDMARK PROPERTIES, LLC
NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS CONTRACT ALLOWING THE OWNER TO CARRY AND APPROVE BUILDINGS AND DEMONSTRATE WITHIN 90 DAYS AFTER THE BUILDING AND ESTIMATES DATE RECEIVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

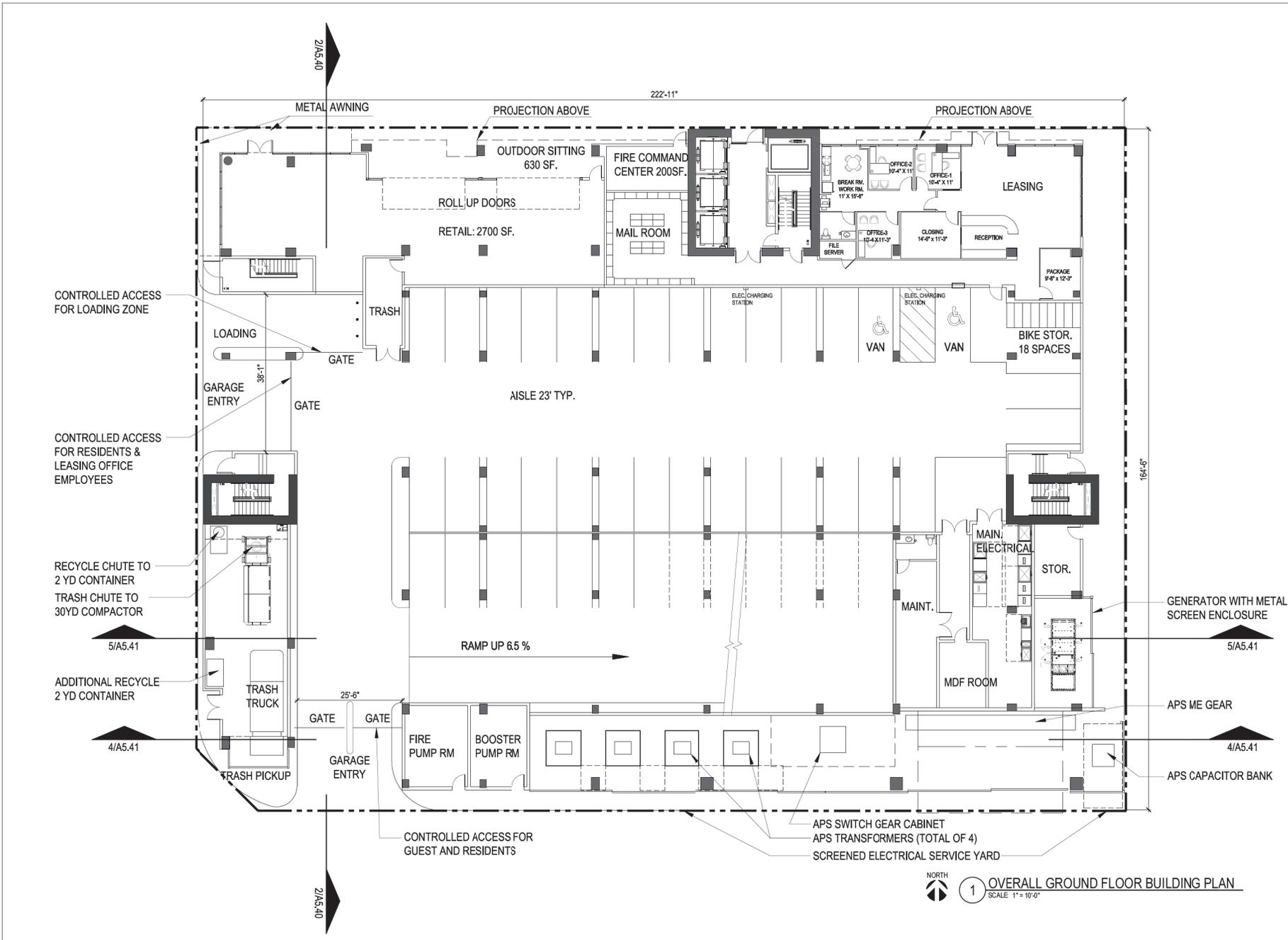


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SHEET CONTENTS:
OVERALL BUILDING SECTIONS

SHEET NO.
A5.40

PAD SUBMITTAL - NOT FOR CONSTRUCTION



Designed by: **GU**

Drawing: _____

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
LANDMARK PROPERTIES, LLC
 NOTICE OF EXTENDED CERTIFICATION LAND APPROVAL PERIOD PROVISION
 THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND DEMANDS WITHIN 20 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

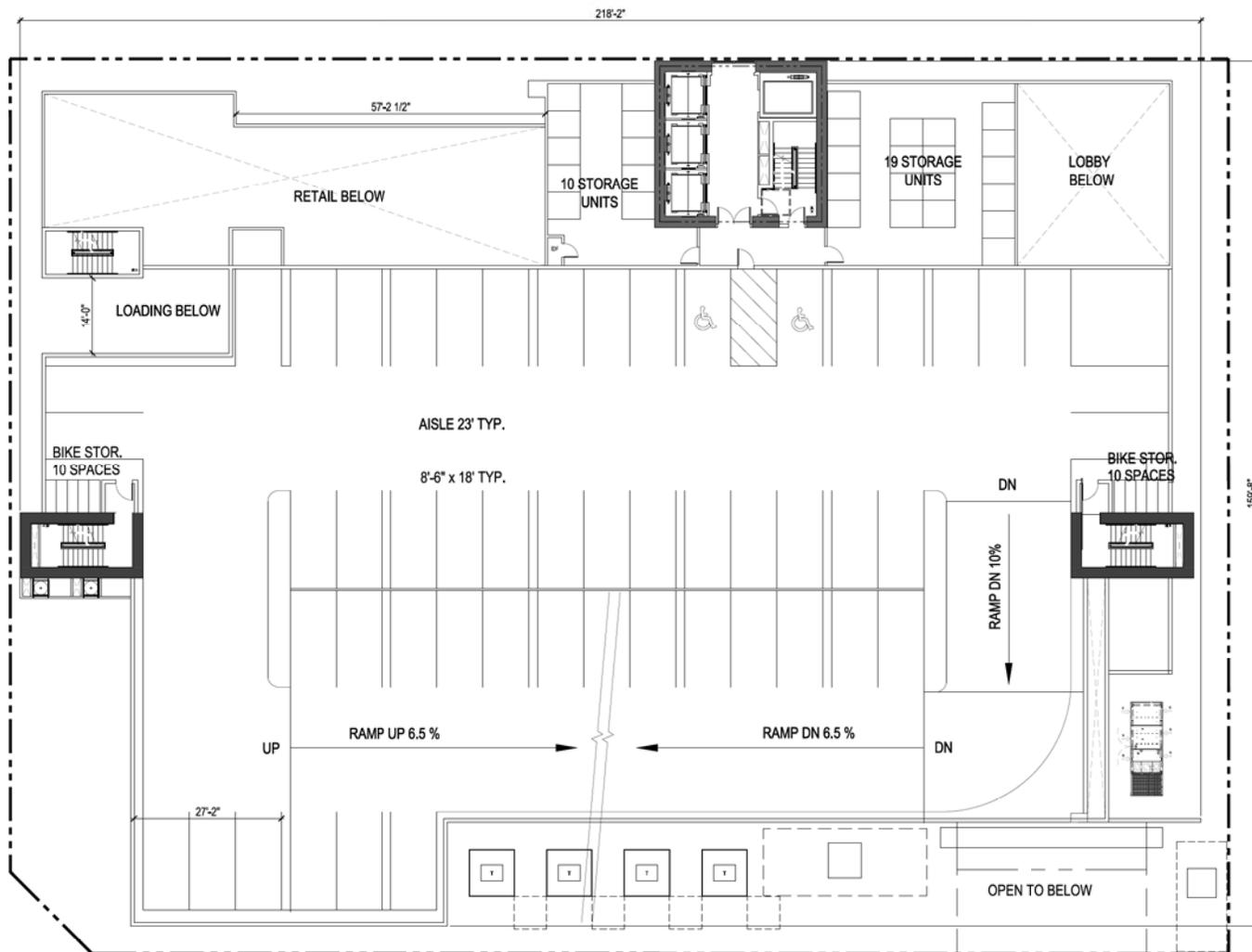


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SHEET CONTENTS:
 OVERALL GROUND FLOOR BUILDING PLAN
 SHEET NO.
A4.10
 15282

PAD SUBMITTAL - NOT FOR CONSTRUCTION

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



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

Drawn by: GJ

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
0.88 ACRES
LANDMARK PROPERTIES, LLC
NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND ESTABLISHMENTS WITHIN 30 DAYS AFTER THE COMMENCEMENT OF CONSTRUCTION.



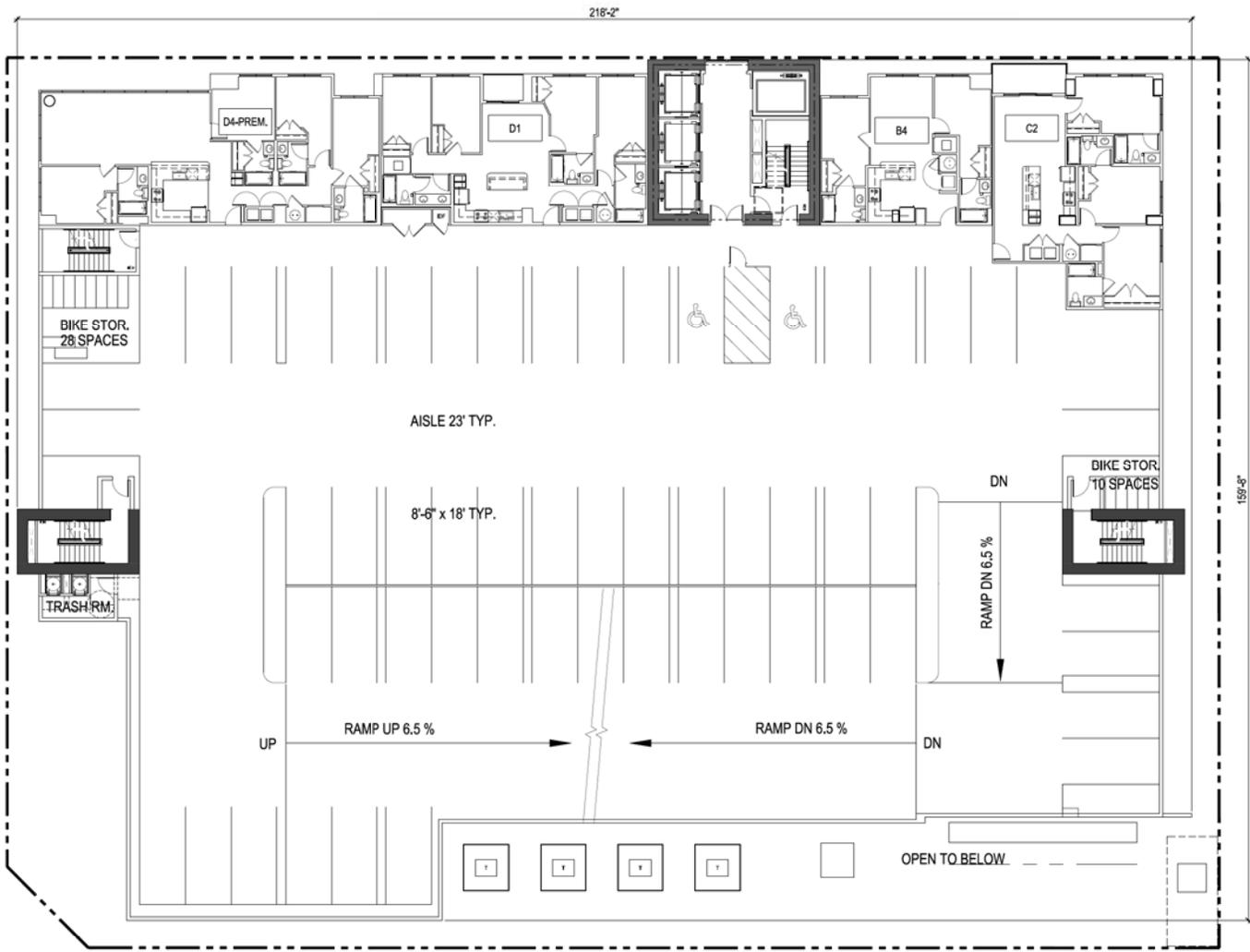
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SHEET CONTENTS:
OVERALL SECOND FLOOR BUILDING PLAN

SHEET NO.
A4.11

15282

PAD SUBMITTAL - NOT FOR CONSTRUCTION



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

Drawn by: **GJ**
 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

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND ESTABLISHED PRIOR TO THE START OF CONSTRUCTION.

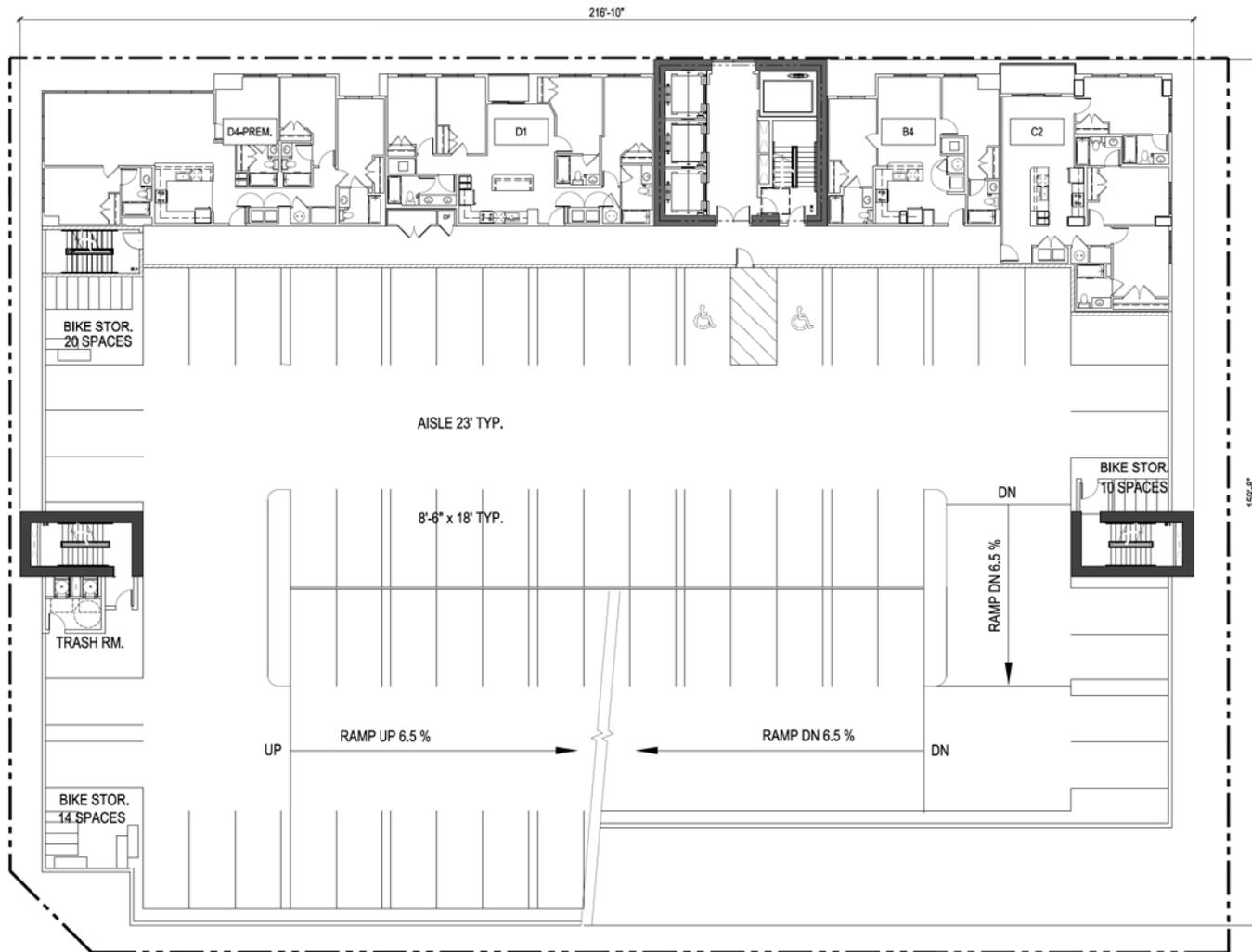


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SHEET CONTENTS:
 OVERALL THIRD FLOOR BUILDING PLAN

SHEET NO.
A4.12

PAD SUBMITTAL - NOT FOR CONSTRUCTION



NORTH

1 OVERALL FOURTH FLOOR BUILDING PLAN

SCALE: 1" = 10'-0"

Drawn by: GJ

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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1	04/13/16	PAD RESUB.
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THE STANDARD AT TEMPE
 11 EAST 77TH STREET
 TEMPE, MARICOPA COUNTY, ARIZONA
 0.85 ACRES
LANDMARK PROPERTIES, LLC
 NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE JURISDICTIONAL AGENCIES AND ESTABLISHED REGULATORY AGENCIES.

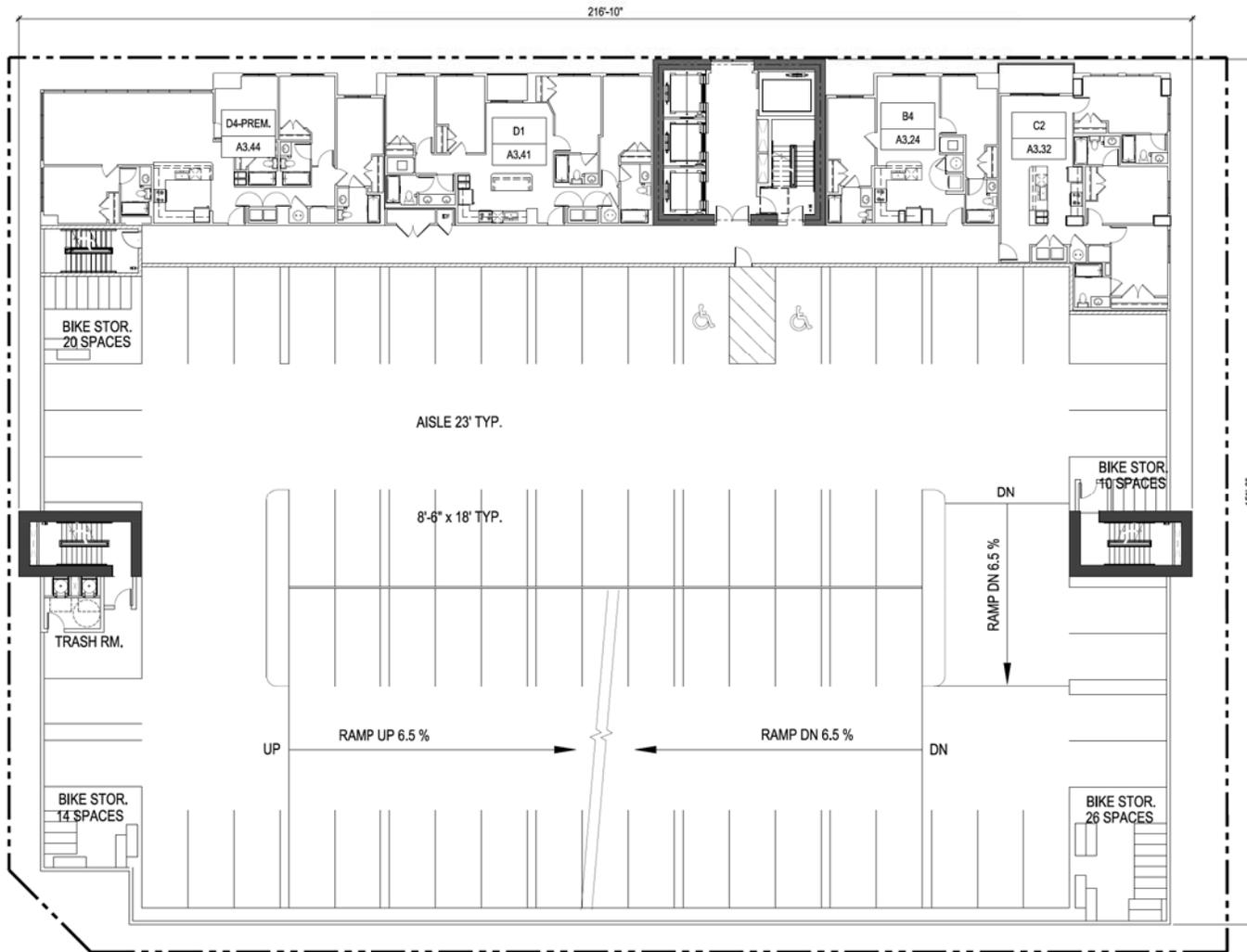


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SHEET CONTENTS:
 OVERALL 4TH FLOOR BUILDING PLAN

SHEET NO.
A4.13

PAD SUBMITTAL - NOT FOR CONSTRUCTION



NORTH 1 OVERALL 5TH - 8TH FLOOR BUILDING PLAN
AS SHOWN: 1" = 1/8" @ 11/11/16

Drawn by:	GA	
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:	N/A	
#	DATE	COMMENTS
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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 0.85 ACRES
LANDMARK PROPERTIES, LLC
 NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TEMPE AND THE MARICOPA COUNTY SUPERVISOR'S OFFICE.

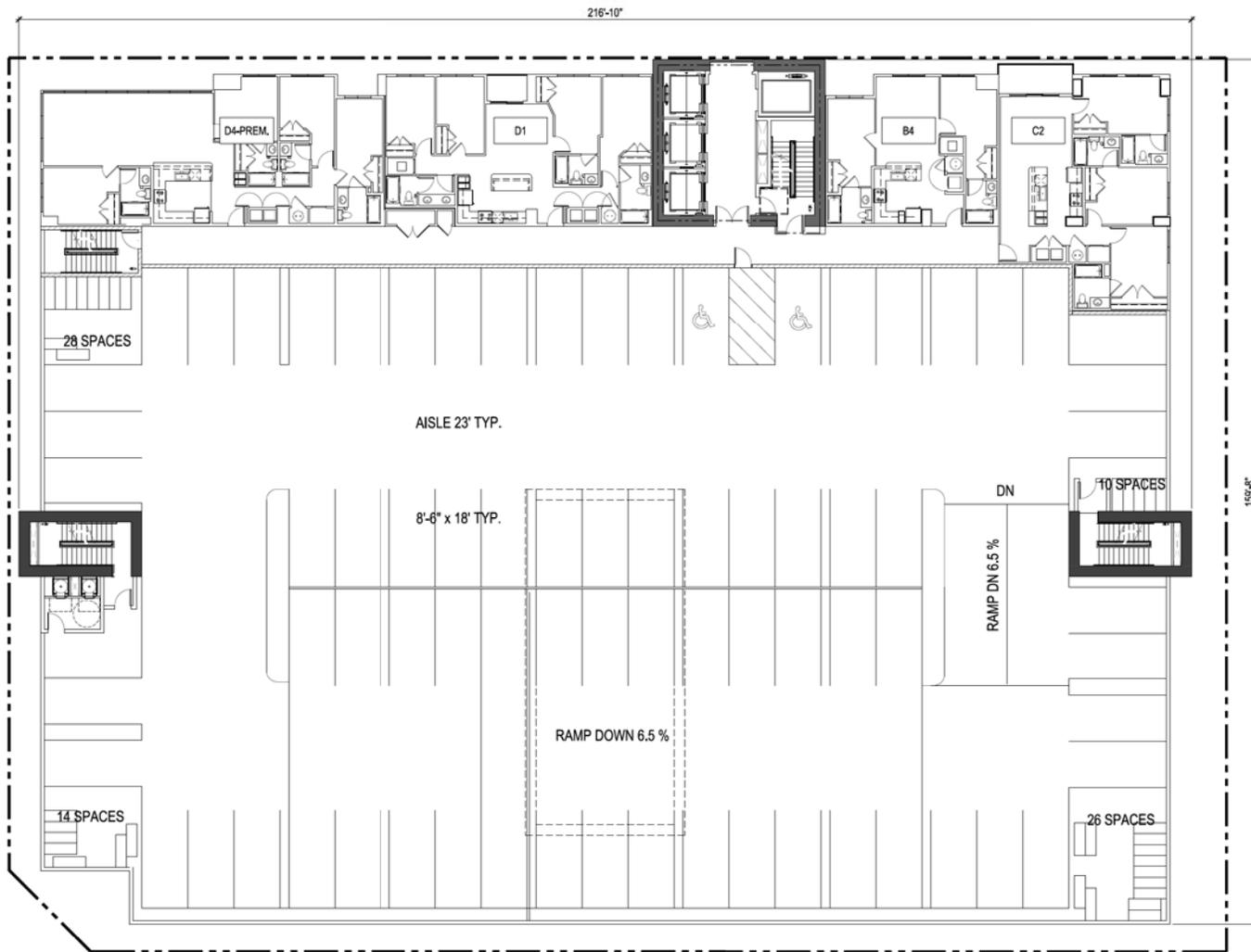


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SHEET CONTENTS:
 OVERALL 5TH-8TH FLOOR BUILDING PLAN

SHEET NO.
A4.14

PAD SUBMITTAL - NOT FOR CONSTRUCTION



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

Drawn by: **GJ**
 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
LANDMARK PROPERTIES, LLC
 NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

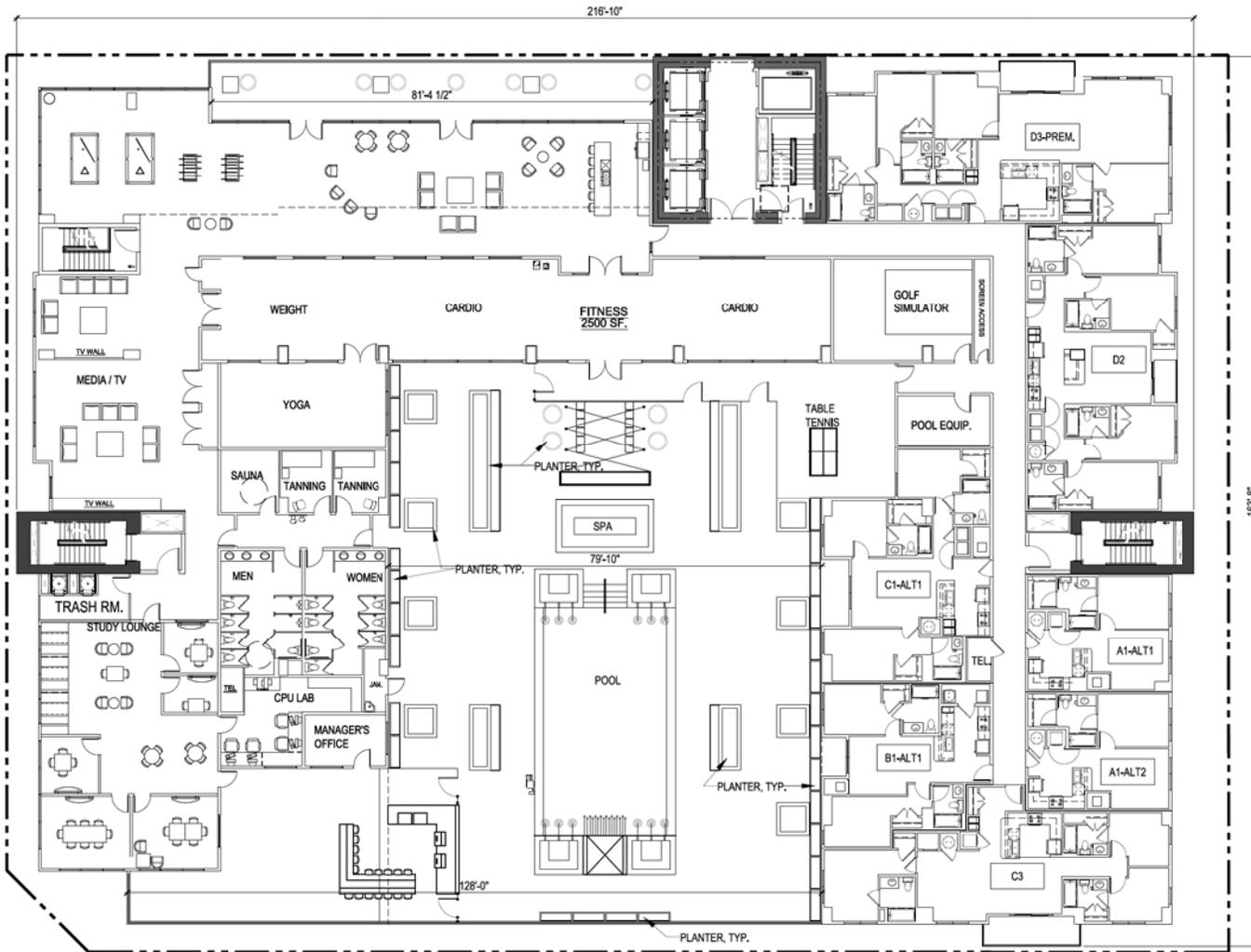


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SHEET CONTENTS:
 OVERALL NINTH FLOOR BUILDING PLAN

SHEET NO.
A4.15

PAD SUBMITTAL - NOT FOR CONSTRUCTION



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

Drawn by: GJ
 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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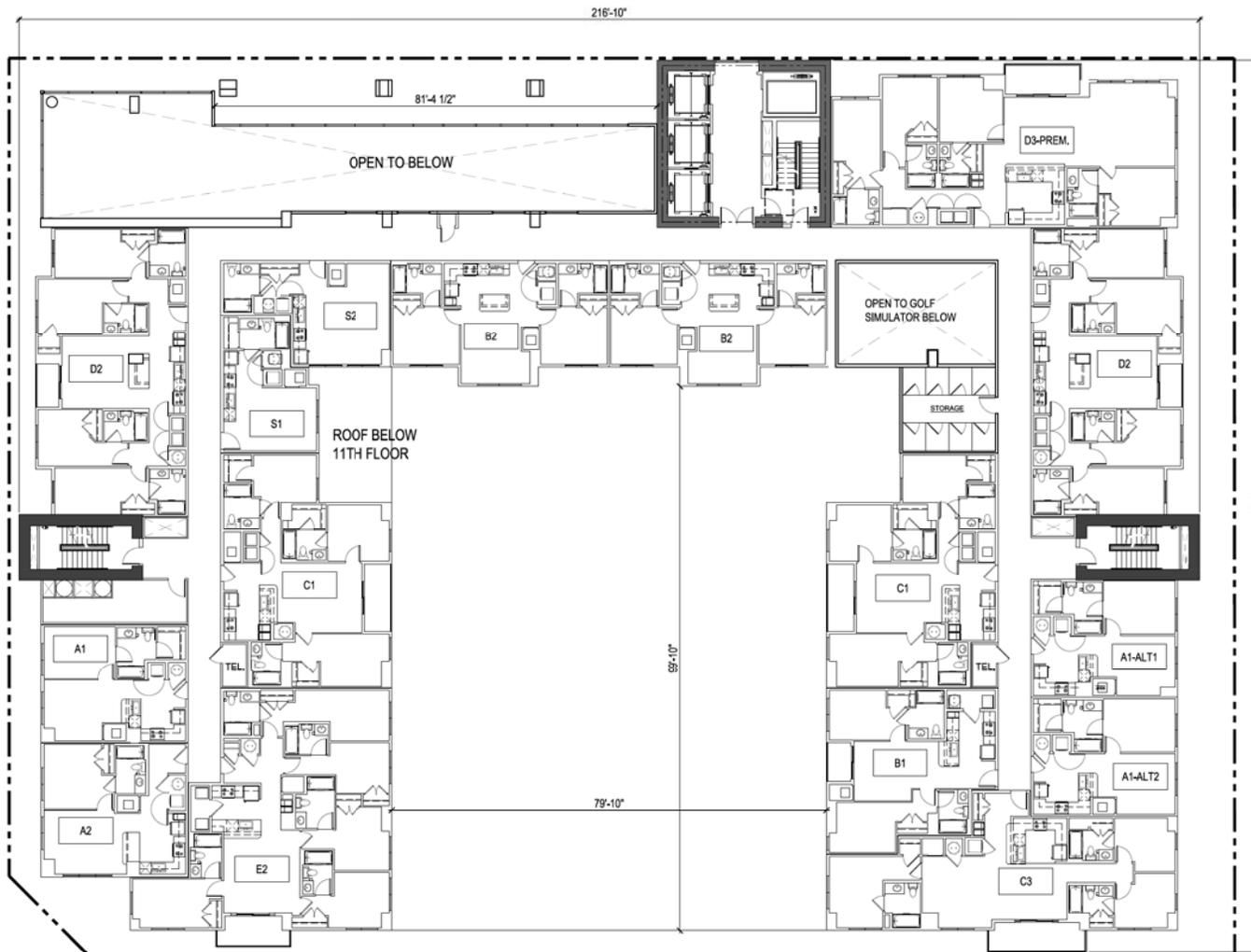
THE STANDARD AT TEMPE
 11 EAST 7TH STREET
 TEMPE, MARICOPA COUNTY, ARIZONA
 0.8 ACRES
LANDMARK PROPERTIES, LLC
 NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TEMPE AND THE MARICOPA COUNTY SUPERVISOR'S OFFICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TEMPE AND THE MARICOPA COUNTY SUPERVISOR'S OFFICE.



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SHEET CONTENTS:
 OVERALL TENTH FLOOR BUILDING PLAN
 SHEET NO.
A4.16



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

Drawn by: GJ
 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

#	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
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THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TEMPE AND THE MARICOPA COUNTY SUPERVISOR'S OFFICE.

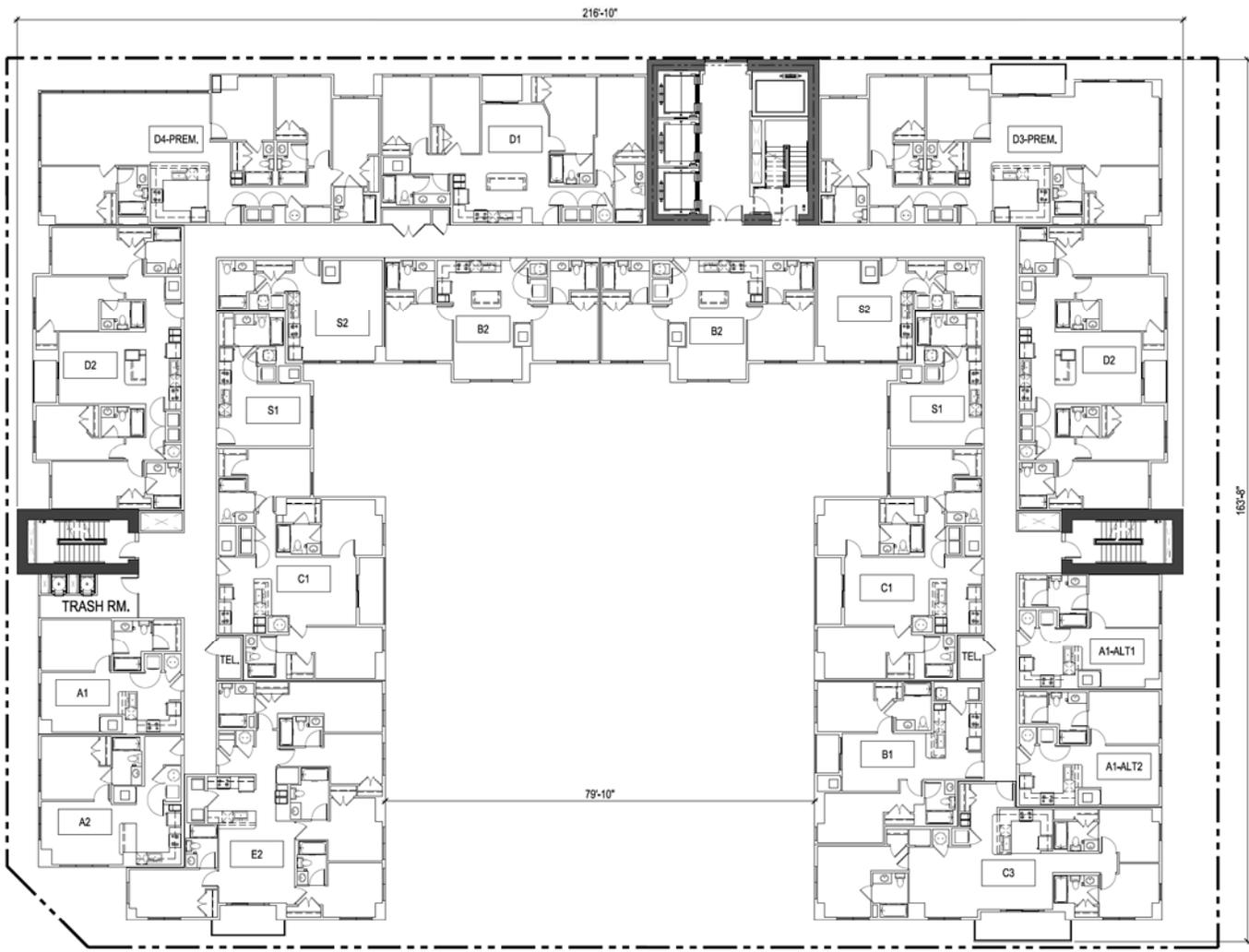


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SHEET CONTENTS:
 OVERALL 11TH FLOOR BUILDING PLAN

SHEET NO.
A4.17

PAD SUBMITTAL - NOT FOR CONSTRUCTION



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

Drawn by: **GA**
 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
 0.8 ACRES
LANDMARK PROPERTIES, LLC
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 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TEMPE AND THE MARICOPA COUNTY SUPERVISOR'S OFFICE.

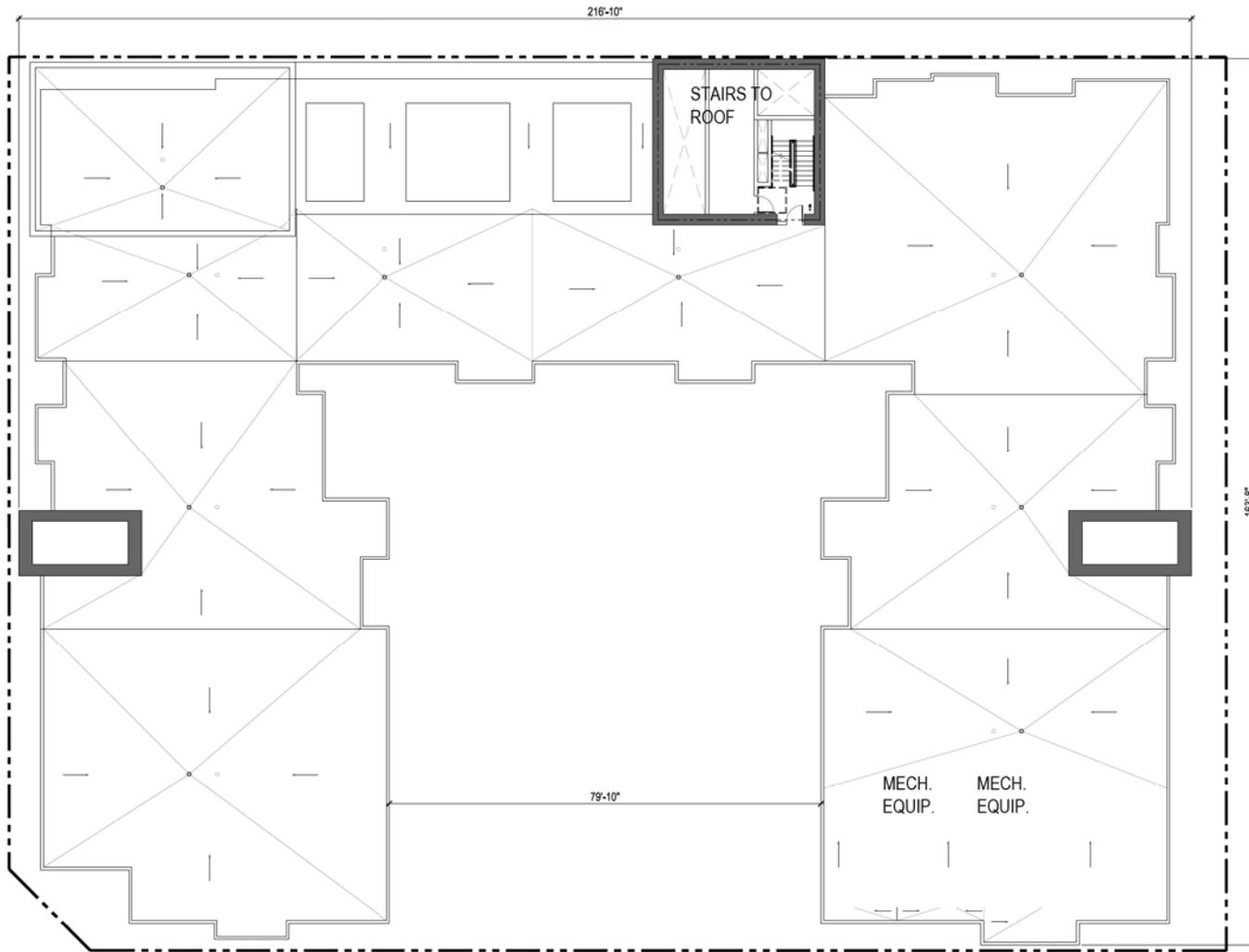


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SHEET CONTENTS:
 OVERALL 12TH-24TH FLOOR BUILDING PLAN

SHEET NO.
A4.18

PAD SUBMITTAL - NOT FOR CONSTRUCTION



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

Drawn by:	GJ	
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
0.8 ACRES
LANDMARK PROPERTIES, LLC
WISDE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TEMPE AND MARICOPA COUNTY WITHIN 30 DAYS AFTER THE COMMENCEMENT OF CONSTRUCTION.



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5338 ALPHA ROAD - SUITE 300 - DALLAS, TEXAS 75240
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SHEET CONTENTS:
OVERALL ROOF BUILDING PLAN

SHEET NO.
A4.21

PAD SUBMITTAL - NOT FOR CONSTRUCTION



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

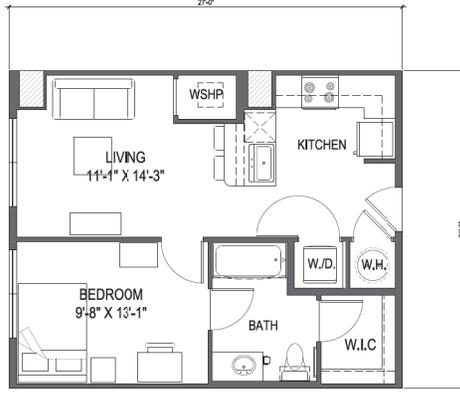
UNIT PERCENTAGE	
27 S1 - UNITS	335 TOTAL UNITS
	8.1% OF TOTAL UNITS



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

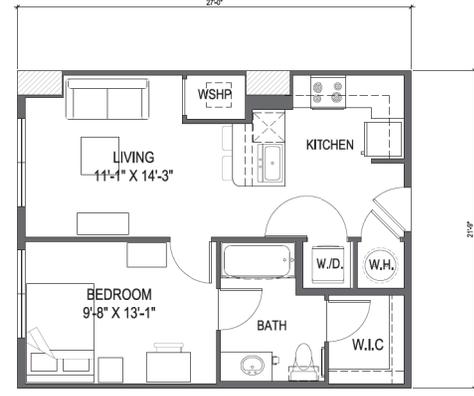
UNIT PERCENTAGE	
27 S2 - UNITS	335 TOTAL UNITS
	8.1% OF TOTAL UNITS

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



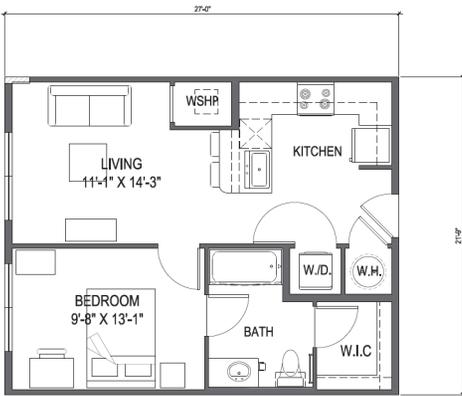
3 UNIT A1 (1 BED / 1 BATH)
SCALE: 1/4" = 1'-0"
NET AREA= 590 SQ. FT.

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



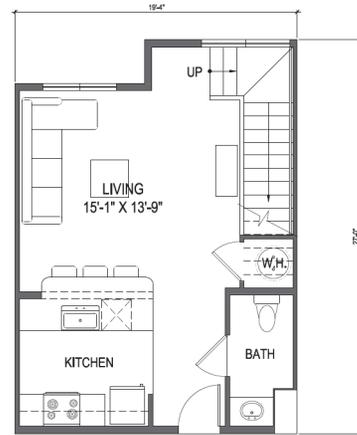
5 UNIT A1-ALT 2 (1 BED / 1 BATH)
SCALE: 1/4" = 1'-0"
NET AREA= 590 SQ. FT.

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= 684 SQ. FT.

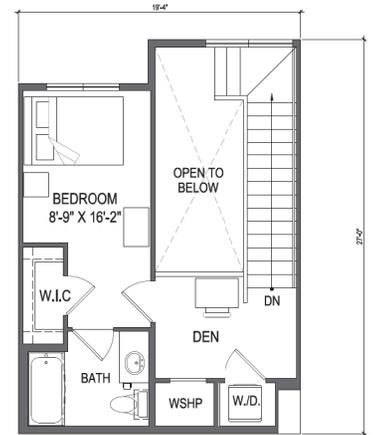
UNIT PERCENTAGE	
16 A2 - UNITS	335 TOTAL UNITS
	4.8% OF TOTAL UNITS



LOWER

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



UPPER

Designed by: **GU**

Drawn by: **MEP**

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 77th STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES
LANDMARK PROPERTIES, LLC
NOTES OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

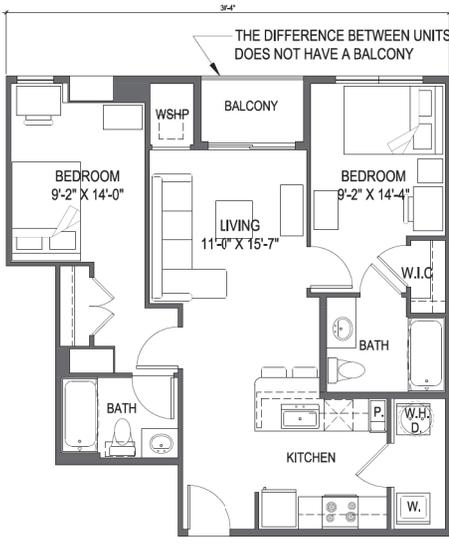
THIS CONTRACT ALLOWS THE OWNER TO CARRY AND ABANDON THE BUILDING DETERMINED WITHIN 90 DAYS AFTER THE BUILDING AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
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SHEET CONTENTS:
UNIT PLANS
SHEET NO.
A3.01

PAD SUBMITTAL - NOT FOR CONSTRUCTION



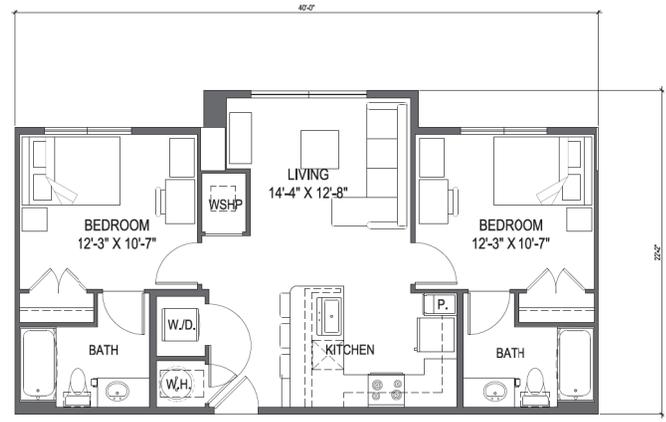
1 UNIT B1 (2 BED / 2 BATH)
SCALE: 1/4" = 1'-0"
NET AREA= 821 SQ. FT.

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	



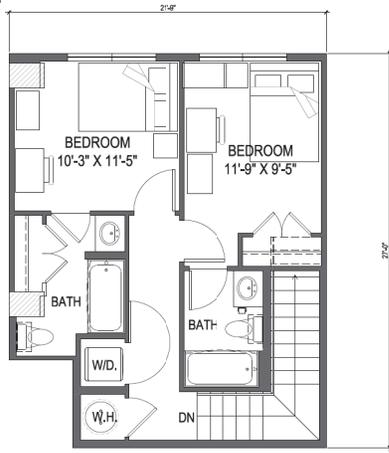
3 UNIT B2 (2 BED / 2 BATH)
SCALE: 1/4" = 1'-0"
NET AREA= 841 SQ. FT.

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



4 UNIT B3-VIP (2 BED / 2 BATH)
SCALE: 1/4" = 1'-0"
NET AREA= 1,094 SQ. FT.

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



UPPER



5 UNIT B3-VIP ALT1 (1 BED / 1 BATH)
SCALE: 1/4" = 1'-0"
NET AREA= 1,094 SQ. FT.

UNIT PERCENTAGE	
1 B3-VIP ALT1 - 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)

THE DIFFERENCE BETWEEN UNITS B1 AND UNIT B1-ALT1 IS B1 HAS A BALCONY B1-ALT1 DOES NOT HAVE A BALCONY

Designed by: **GU**

Drawn by: **MEP**

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 77th STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES

LANDMARK PROPERTIES, LLC
NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THE CONVEYOR AGREES TO DEFEND AND INDEMNIFY THE OWNER FROM AND AGAINST ALL CLAIMS AND DAMAGES THAT MAY BE ASSERTED AGAINST THE CONTRACTOR.



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5385 FRANK ROAD - SUITE 300 DALLAS TEXAS 75240
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SHEET CONTENTS:
UNIT PLANS

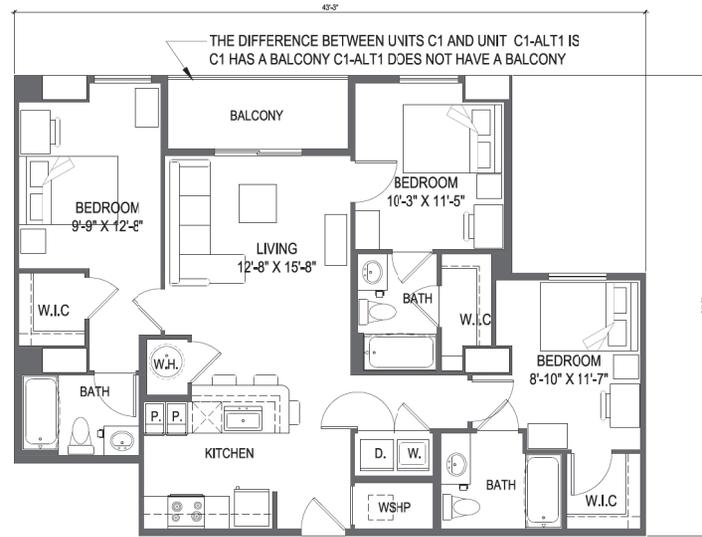
SHEET NO.
A3.02

PAD SUBMITTAL - NOT FOR CONSTRUCTION



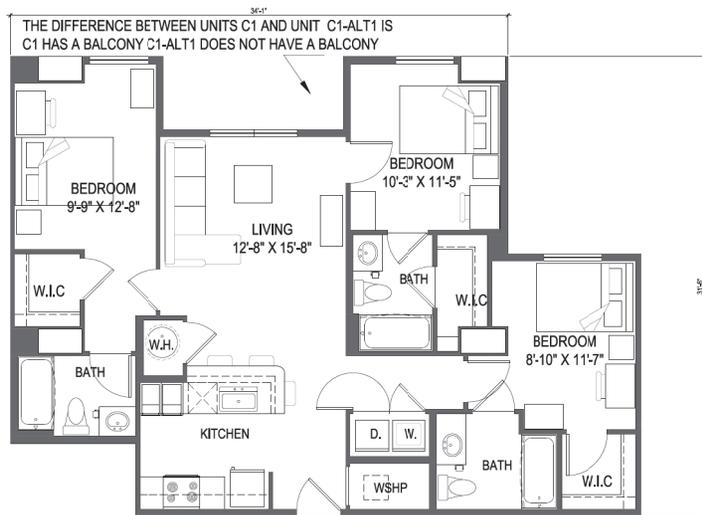
1 UNIT B4 (2 BED / 2 BATH)
SCALE: 1/4" = 1'-0" NET AREA= 858 SQ. FT.

UNIT PERCENTAGE	
7 B4 - UNITS	31% 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	31% TOTAL UNITS
	6.4% 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	31% 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	31% TOTAL UNITS
	2.1% OF TOTAL UNITS

Designed by: **CU**

Drawing: _____

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 77th STREET
TEMPE, MARICOPA COUNTY, ARIZONA
0.85 ACRES

LANDMARK PROPERTIES, LLC
NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION

THIS DOCUMENT ALONG WITH THE OWNER TO CERTIFY AND APPROVE BUILDING SHALL BE DATED WITHIN 30 DAYS AFTER THE BUILDING AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
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SAN RAMON - SCOTTSDALE - EDMONTON - TORONTO - MONTEVIDEO
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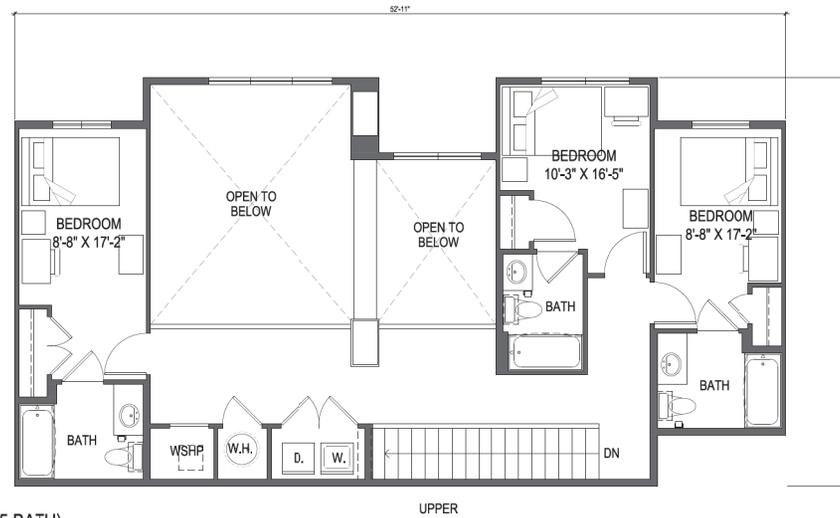
SHEET CONTENTS:
UNIT PLANS

SHEET NO.

A3.03

15282

PAD SUBMITTAL - NOT FOR CONSTRUCTION



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

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

Designed by:	GU	
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 71ST STREET
 TEMPE, MARICOPA COUNTY, ARIZONA
 0.86 ACRES
LANDMARK PROPERTIES, LLC
 NOTES OF EXTENDED CERTIFICATION LAND APPROVAL FERRAD PROVISION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES SHALL BE RESPONSIBLE FOR THE CONTRACTOR'S COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.



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 535 ALPHEA ROAD - SUITE 300 DALLAS, TEXAS 75240
 (972) 701-8639 (972) 701-8638 FAX
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 SAN RAMON - SCOTTSDALE - EDMONTON - TORONTO - MONTEVIDEO
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SHEET CONTENTS:

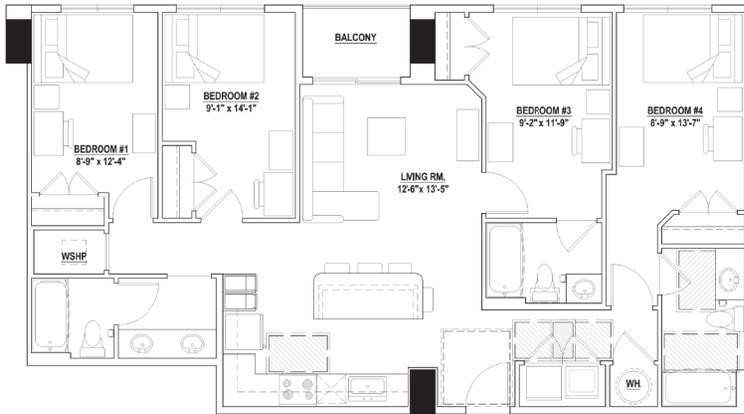
UNIT PLANS

SHEET NO.

A3.07

15282

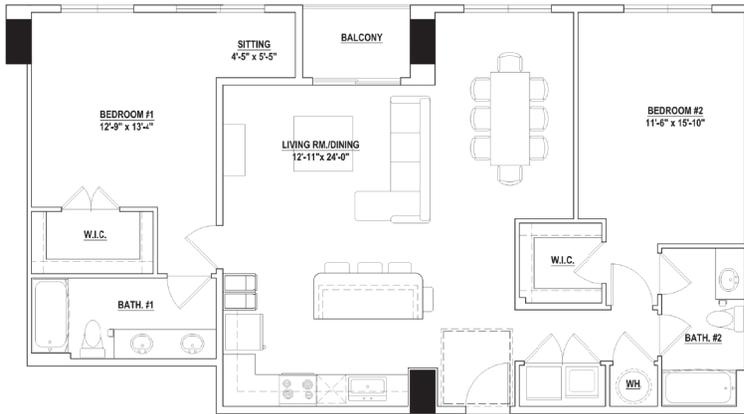
PAD SUBMITTAL - NOT FOR CONSTRUCTION



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

Designed by: GL
 Drawn by: MP
 Architect of Record: MP
 Date Plotted: 08/13/16
 Plot for Policy: XXX
 Plot for Permit Application: XXX
 Plot for Construction: XXX
 Revision:

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

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 The architectural writer depicts herein one of the valid potential floorplans of a portion of the building. L.P. and its agents do not warrant the accuracy of any building information or the construction of any building, in general or should be considered that building of preliminary drawings or unapproved construction drawings. Permission to construct the building depicted in unapproved construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due. Humphreys & Partners Architects, L.P. and, in the absence of an written agreement to the contrary, a subcontractor is not to be used on the site indicated on these plans.

THE STANDARD AT TEMPE
 111 EAST 7TH STREET
 TEMPE, ARIZONA 85281
 LANDMARK PROPERTIES, LLC
 10000 N. CENTRAL EXPRESSWAY
 SUITE 1000
 DALLAS, TEXAS 75243
 THE CONTRACT ADMINISTERED BY OWNER IS TO BE REVIEWED BY HMPA/ARCHITECTS, L.P. AND THE CONTRACT ADMINISTERED BY OWNER IS TO BE REVIEWED BY HMPA/ARCHITECTS, L.P.



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5339 ALPHA ROAD SUITE 300 DALLAS, TEXAS 75240
 FTW 7071 • 958 • 872 701 • 833 FAX
 DALLAS CHICAGO NEW ORLEANS NEW YORK NEWPORT BEACH ORLANDO
 SAN RAMON SCOTTSDALE EDMONTON TORONTO MONTENEGRO
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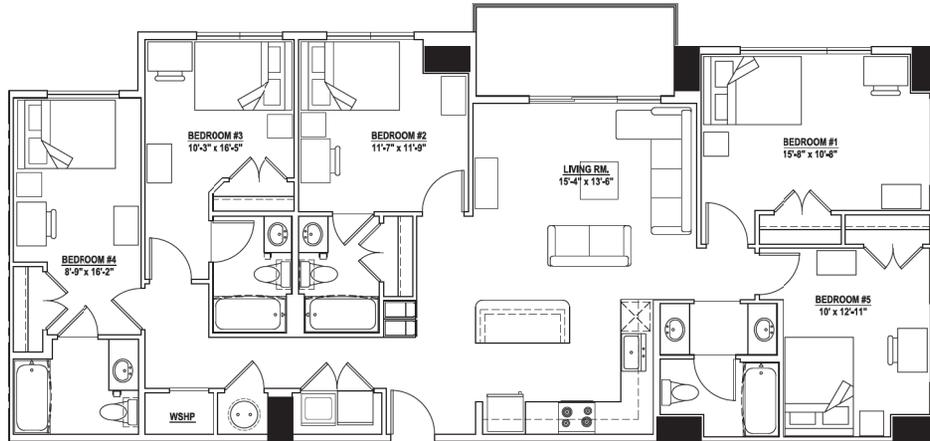


SHEET CONTAINS:
 UNIT PLANS
 CONVERSIONS

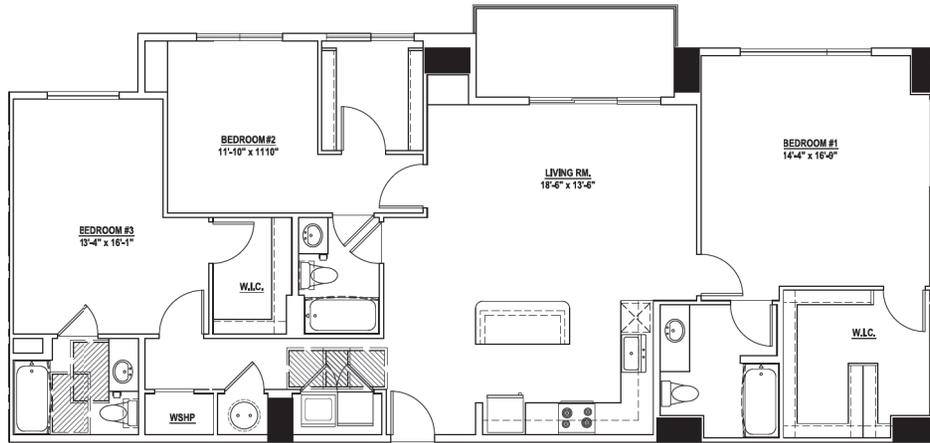
SHEET NO:
A4.01

15282

PAD SUBMITTAL - NOT FOR CONSTRUCTION



E1 (5BR / 4BA)
1,670 SF



APARTMENT-C1 (3BR / 3BA)
1,670 SF

Potential Unit Conversion Plan for future modification of building

Designed by: **GI**
 License No.: **NFP**
 Architect of Record: **NFP**
 Date Plotted: **04/13/16**

Issued for Permitting:	N/A
Mark for Permit Application:	N/A
Issued for Construction:	N/A

NO.	DATE	DESCRIPTION
1	04/13/16	PAD RESUB
2	02/10/16	PAD RE-SUB

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 11 EAST 7TH STREET
 TEMPE, MARICOPA COUNTY, ARIZONA
 85283-3808
LANDMARK PROPERTIES, LLC
 NOTICE OF EXTENDED CERTIFICATION AND
 AUTOMATIC RECORD PROTECTION



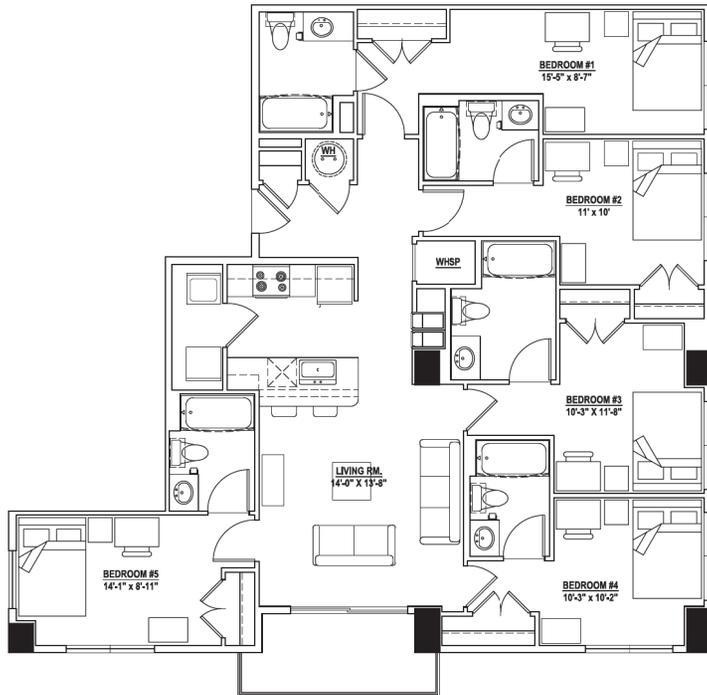
HUMPHREYS & PARTNERS
 ARCHITECTS, L.P.
 5339 ALPHAROAD - SUITE 300 - DALLAS, TEXAS 75244
 (972) 761-8838 / (972) 761-8839 FAX
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SHEET CONTENTS
 UNIT PLANS
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 SHEET NO.

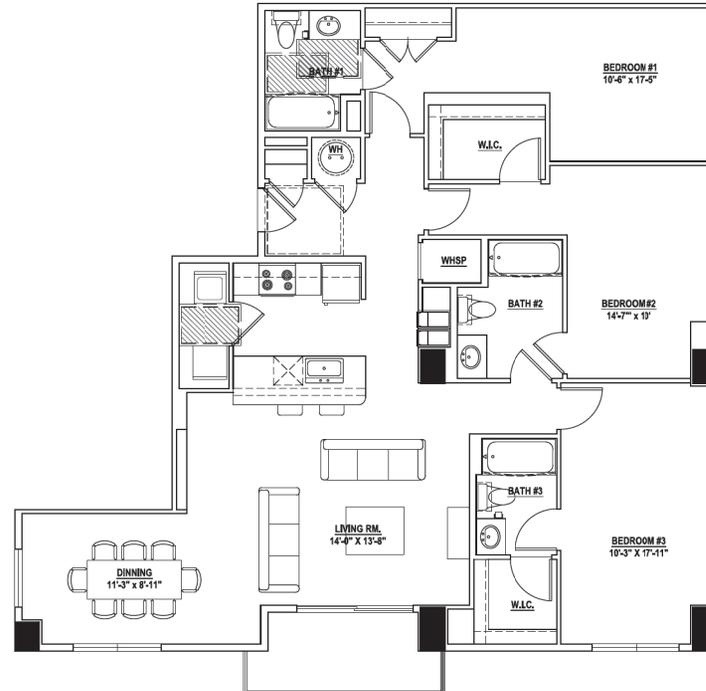
A4.02

15282

PAD SUBMITTAL - NOT FOR CONSTRUCTION



E2 (5BR / 5BA)
1633 SF



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

Potential Unit Conversion Plan for future modification of building

Drawn by: GL
 Date: 08/13/16
 Architect of Record: MFP
 Date Project: 08/13/16
 Issue for Permit: PERM
 Issue for Permit Application: PERM
 Issue for Construction: PERM

Revisions		
1	DATE	DESCRIPTION
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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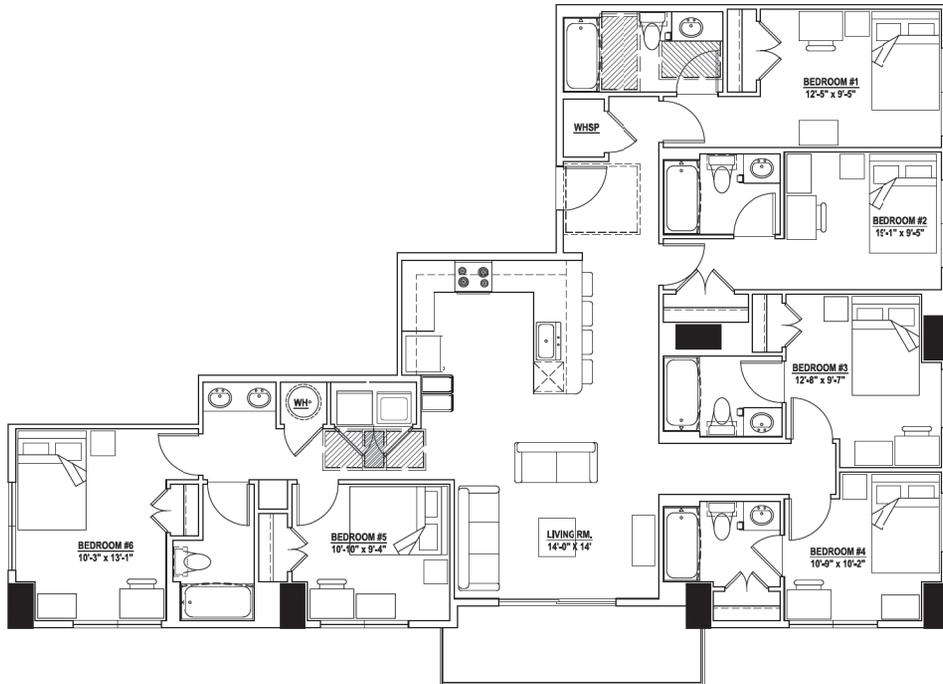
THE STANDARD AT TEMPE
 111 EAST 7TH STREET
 TEMPE, MARICOPA COUNTY, ARIZONA
 0.15 ACRES
JANIMARK PROPERTIES, LLC
 AN AFFILIATE OF JANIMARK HOLDINGS, INC.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.



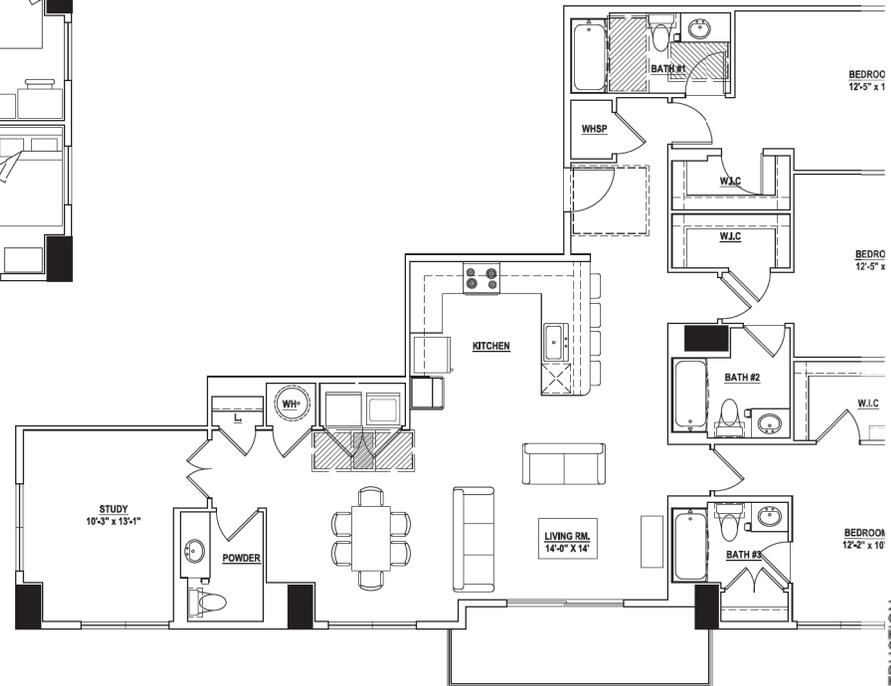
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
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SHEET CONTENTS:
 UNIT PLANS
 CONVERSIONS
 SHEET NO:
A4.03

FAD SUBMITTAL - NOT FOR CONSTRUCTION



F1 (6BR / 6BA)
1809 SF



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

Potential Unit Conversion Plan for future modification of building

Designer By: GA
 Drawn By: _____
 Architect / Record: MFP
 Date Plotted: 06/13/16
 Plotter / Plot Style: N/A
 Issue for Review 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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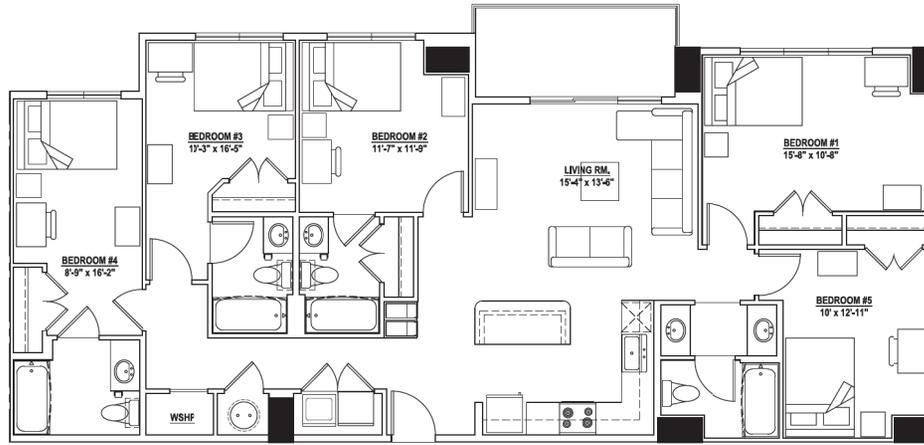
THE STANDARD AT TEMPE
 11 EAST 7TH STREET
 TEMPE, MARICOPA COUNTY, ARIZONA
 85281
 100 FLOORS
LANDMARK PROPERTIES, LLC
 1000 WEST WASHINGTON
 PHOENIX, ARIZONA 85001
 THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES AND SHALL BE RESPONSIBLE FOR THE COORDINATION.



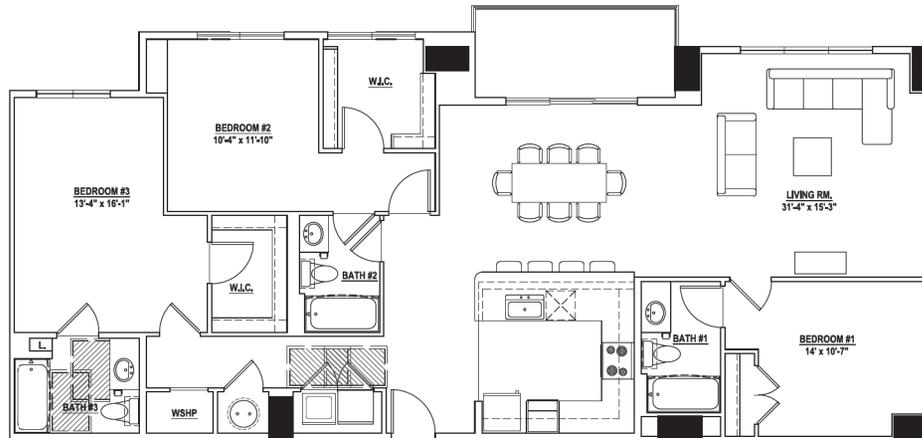
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SHEET CONTENTS:
 UNIT PLANS
 CONVERSIONS

SHEET NO:
A4.04



E1 (5BR / 4BA)
1,670 SF



APARTMENT-C4 (3BR / 3BA)
1,668 SF

Potential Unit Conversion Plan for future modification of building

Drawn by: GLJ
 Checked by: MFP
 Date Plotted: 05/13/16

Use for Permitting:	N/A
Use for Permit Application:	N/A
Use for Construction:	N/A
Revisions:	
1	DATC COMMENTS
1	04/12/16 PAD RESUB
2	05/10/16 PAD RESUB

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 LANDMARK PROPERTIES, LLC
 0.14 ACRES
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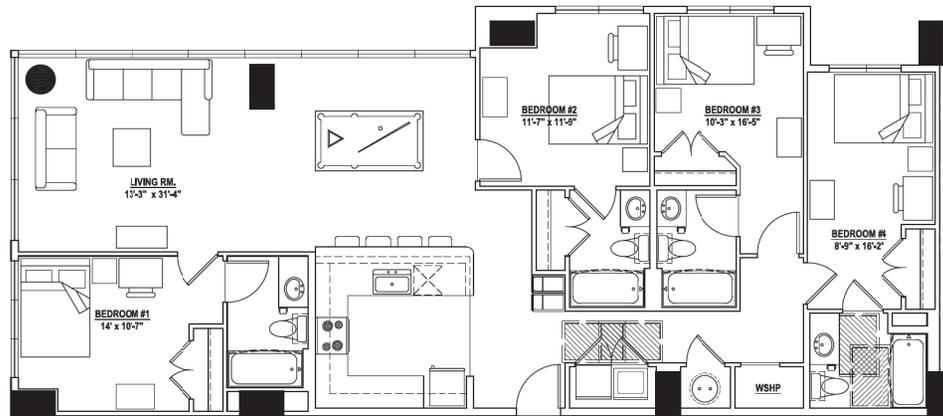
SHEET CONTENTS:
 UNIT PLANS
 CONVERSIONS

SHEET NO.

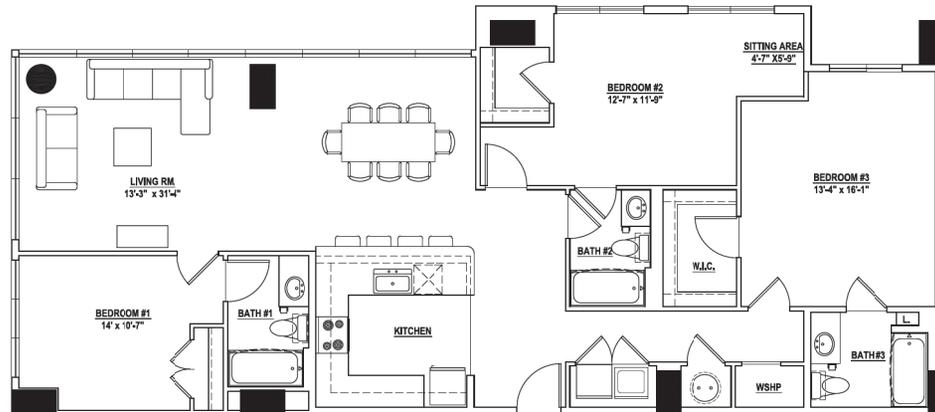
A4.05

15282

PAD SUBMITTAL - NOT FOR CONSTRUCTION



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



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

Potential Unit Conversion Plan for future modification of building

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

Area for Photos: <u>MEP</u>
Area for Permit Application: <u>N/A</u>
Area for Construction: <u>N/A</u>

Rev	DATE	DESCRIPTION
1	04/13/16	PAD RESUB.
2	05/10/16	PAD RESUB.

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 TEMPE, MARICOPA COUNTY, ARIZONA
LANDMARK PROPERTIES, LLC
NOTICE OF EXTENSION OF CONTRACTUAL AND PROFESSIONAL LIABILITY INSURANCE



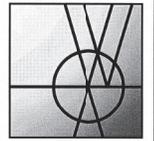
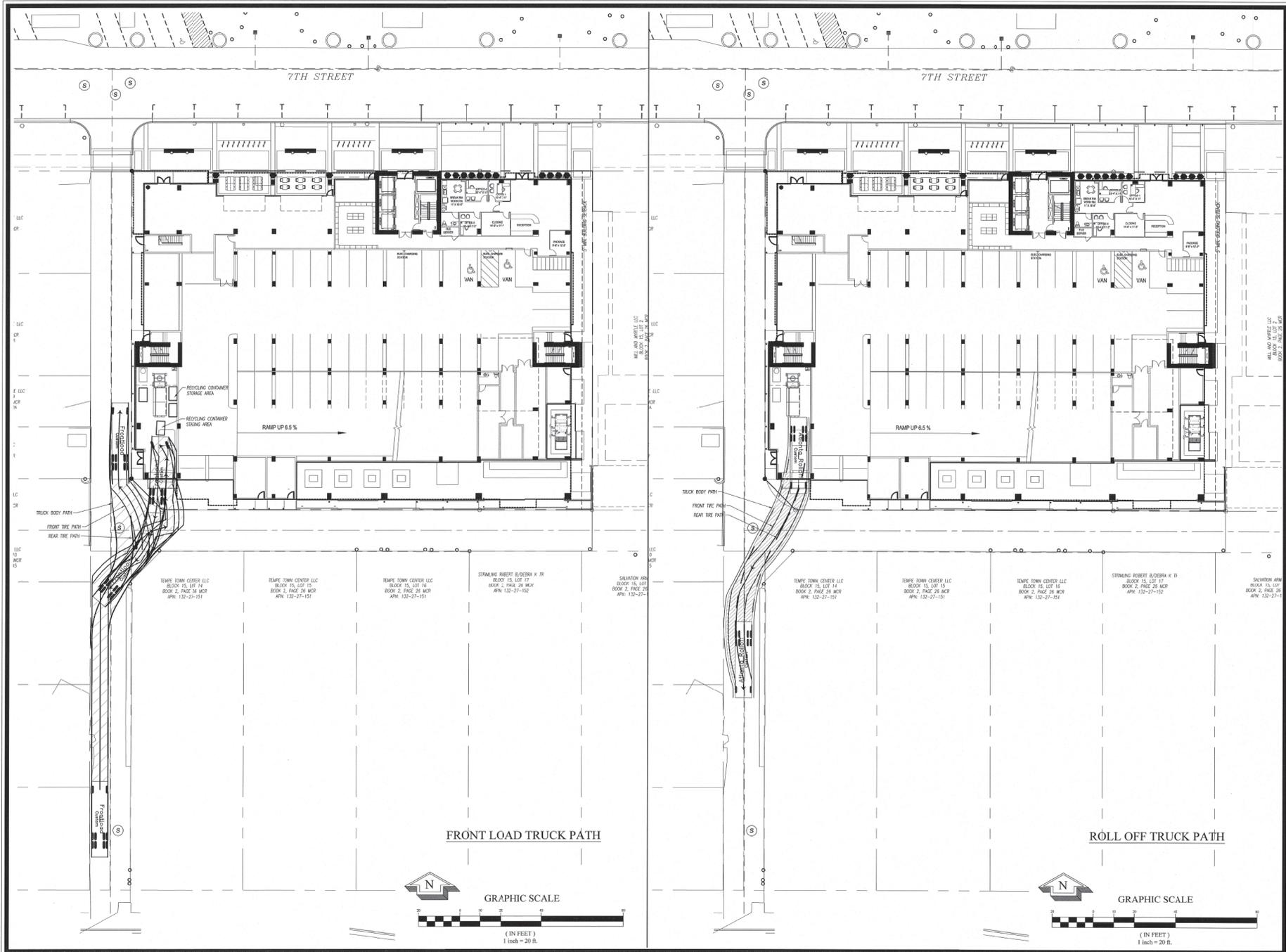
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SHEET CONTAINS
 UNIT PLANS
 CONVERSIONS
 SHEET NO.

A4.06

15282

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Williams & Associates

ENGINEERING SURVEYING
LANDSCAPE ARCHITECTURE

2470 Daniels Bridge Road, Suite 161
Athens, Georgia 30606
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F. 706.3166411

www.gaplaning.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

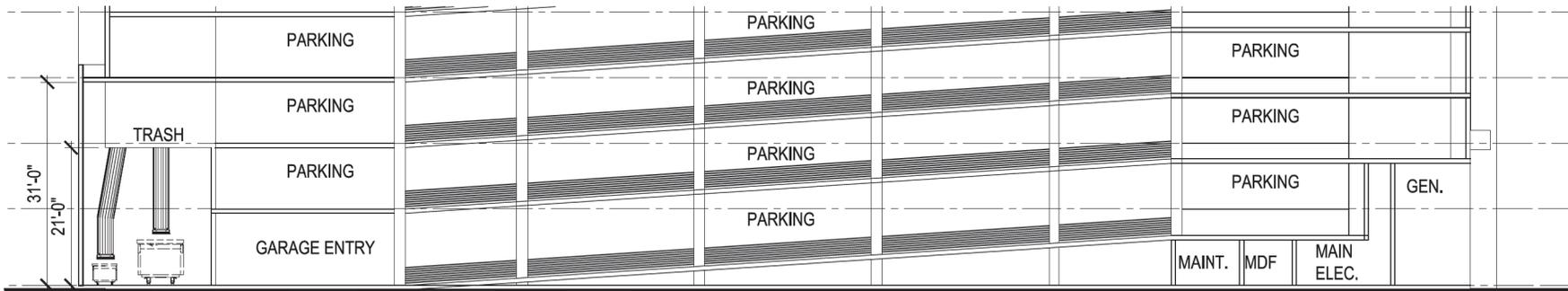


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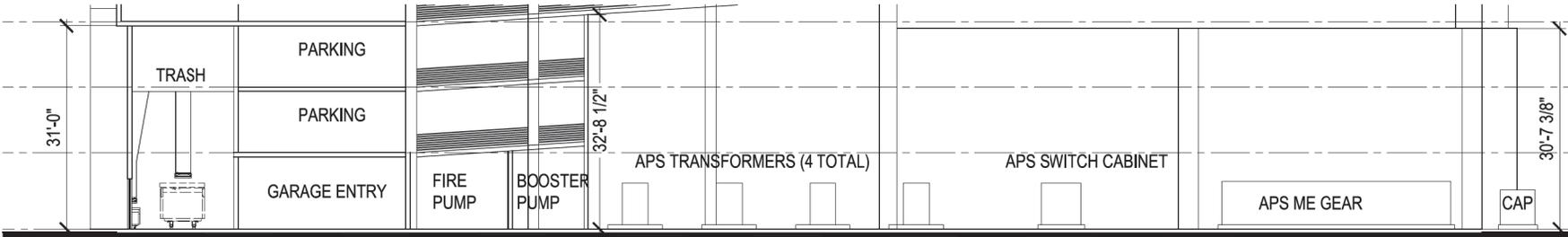
15137

REFUSE TRUCK TURN PLAN FOR DEVELOPMENT PLAN REVIEW

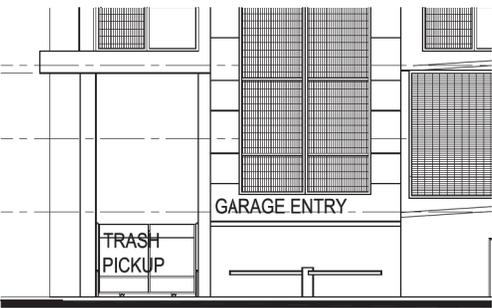
1 of 1



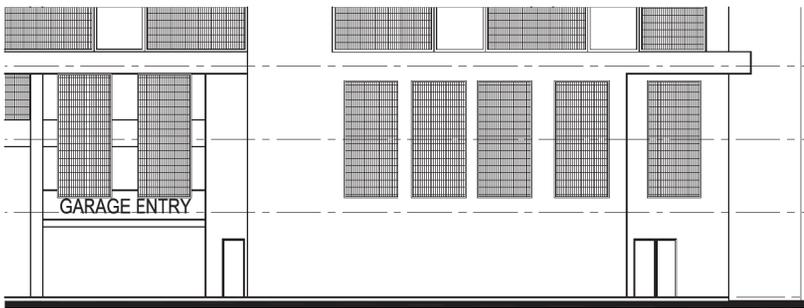
5 SERVICE YARD/GARAGE - SECTION
SCALE: 1/8" = 1'-0"



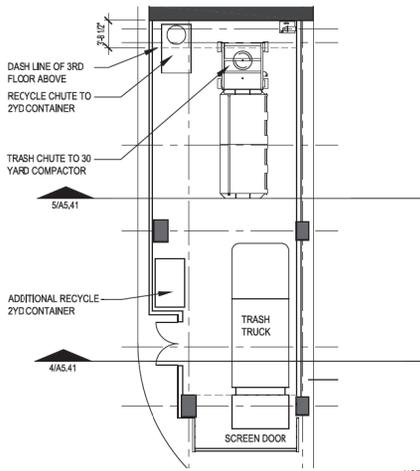
4 SERVICE YARD - SECTION
SCALE: 1/8" = 1'-0"



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"

Designed by: **GJ**
 Drawn by: **MEP**
 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
 0.06 ACRES
LANDMARK PROPERTIES, LLC
 NOTICE OF EXTENDED CERTIFICATION AND
 APPLICABLE TO CERTAIN PERMITS AND
 BILLING AND COST ESTIMATES RECEIVED FROM THE CONTRACTOR.



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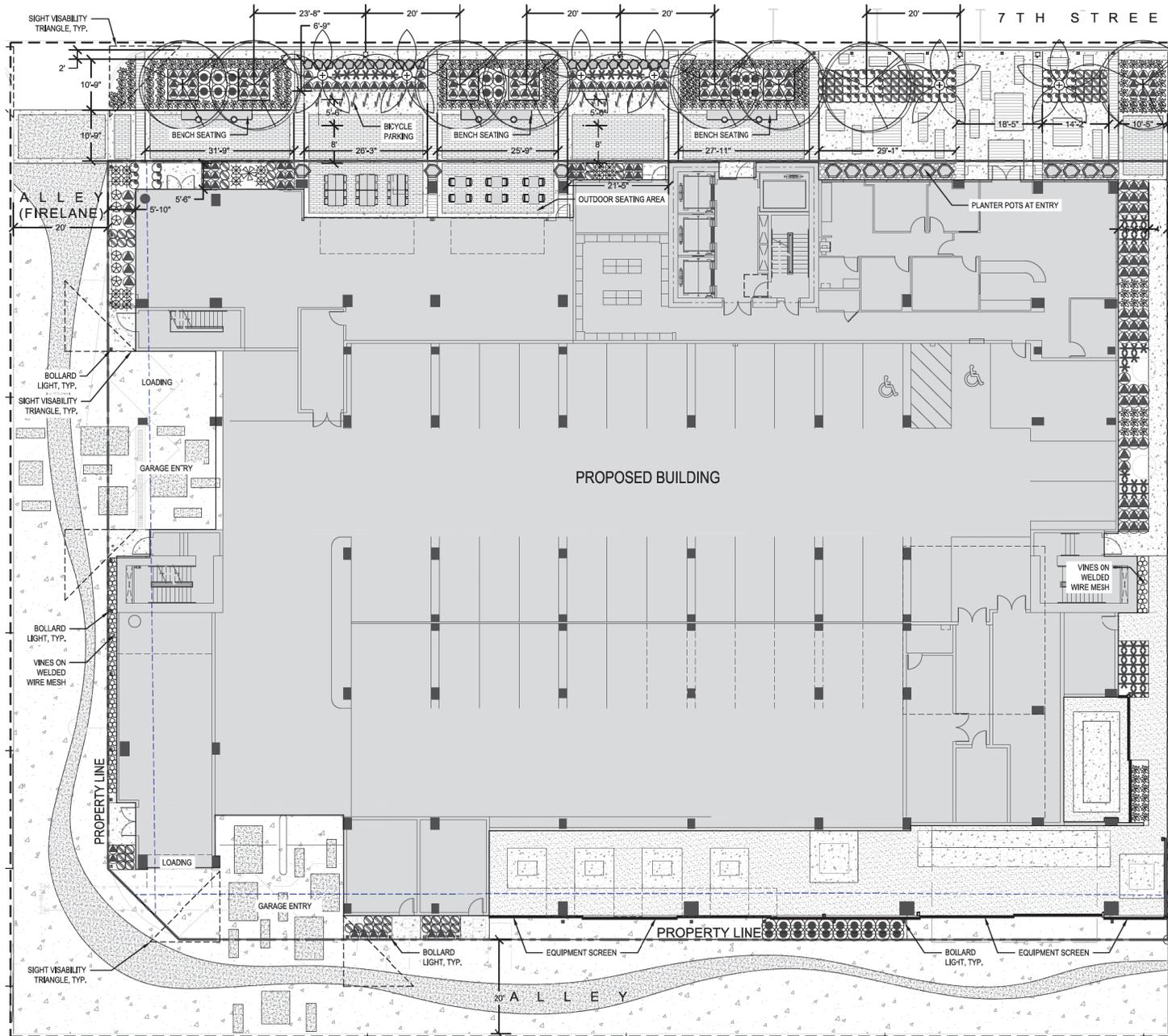
SHEET CONTENTS:
 SERVICE YARD
 PLAN, SECTION, & ELEV.

SHEET NO.
A5.41

15282

PAD SUBMITTAL - NOT FOR CONSTRUCTION

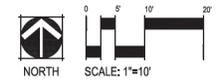
DRAWN BY: KJP
FILENAME: P:\S\The Standard Drawings\STANDARD_LA 101.dwg
Plotdate: May 10, 2016



PLANT SCHEDULE				
SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W	QTY
TREES				
	Parthenia Desert Museum Desert Museum Park Verde	38" BOX MULTI	2" CALIPER 12' HT & 10" W	8
	Phoenix dactyloides Date Palm	48" BOX	18' HT	6
SHRUBS				
	Ruscus equisetiformis Floratone Bush	5 GALLON		36
ACCENTS				
	Agave strianata Fossil Agave	15 GALLON		1
	Agave vivipara Truncata Archstone Agave	5 GALLON		6
	Aloe Blue Elf Blue El Aloe	5 GALLON		200
	Aloe barbadensis Aloe vera	5 GALLON		52
	Echinocactus grusonii Golden Barrel Cactus	5 GALLON		22
	Euphorbia amygdalifolia Candelabra	5 GALLON		86
GRASSES				
	Muhlenbergia rigens Deer Grass	5 GALLON		16
GROUNDCOVER				
	Lantana New Gold Yellow Lantana	1 GALLON		46
	Euphorbia rigida Gooper Plant	5 GALLON		167
VINES				
	Ficus pumila Creeeping Fig Vine	1 GALLON		31
TOPRESS				
	Black Ivolcan Beach Pebble in all planter pots. Size: 1/2" 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: KOHA BROWN #1421 SIZE: 6"x12"x2 1/2" LAYOUT: STACKED BOND
	STABILIZED DECOMPOSED GRANITE COLOR: TABLE MESA BROWN, SIZE: 2" MINUS, AS SUPPLIED BY GRANITE EXPRESS, (480) 354-6809
	MEXICAN BEACH PEBBLE SIZE: 1" TO 2" DEPTH: 2" MIN.

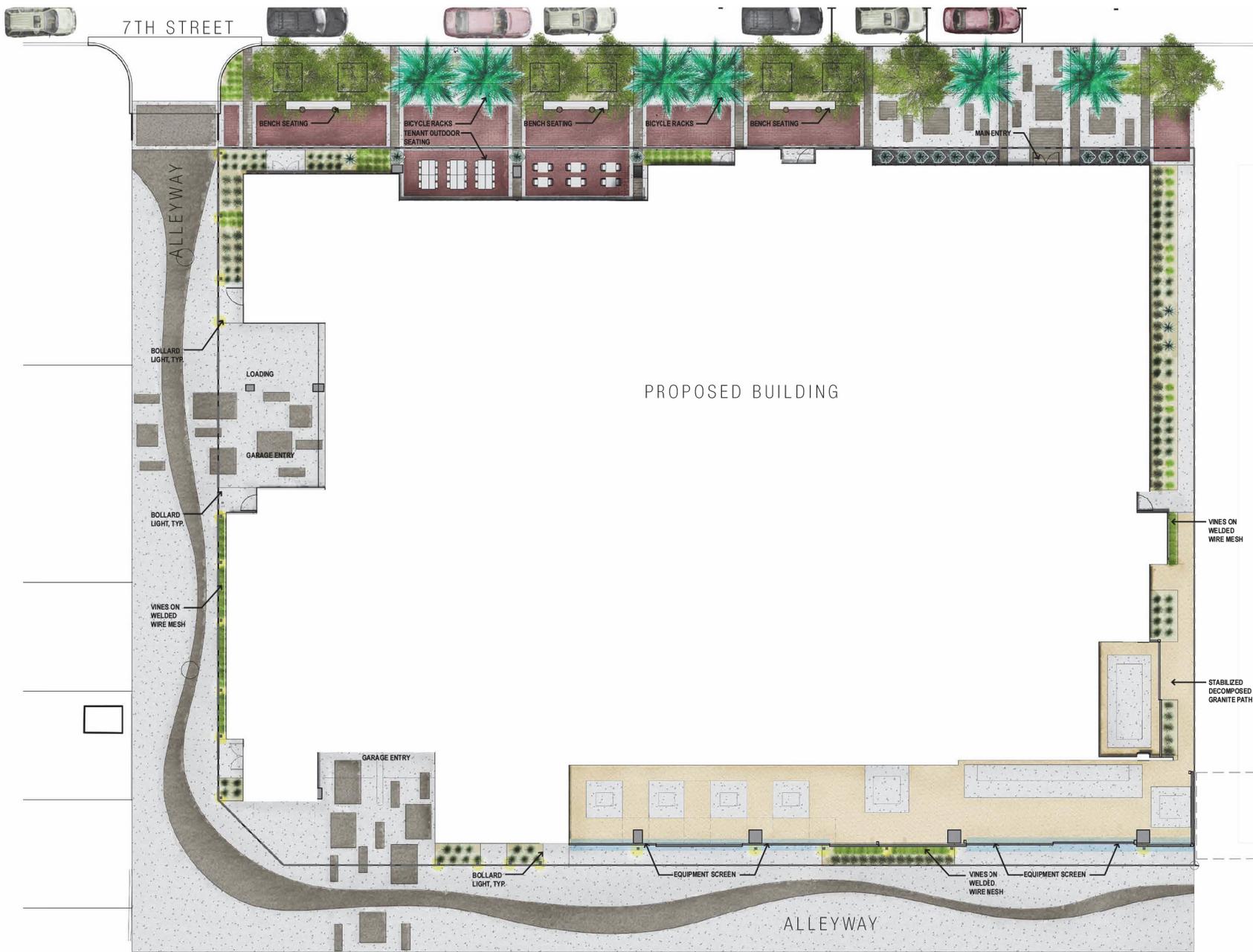


NORRIS DESIGN
Planning & Landscape Architecture
4405 North 12th St. Tempe, AZ 85281
Phone: 480.885.1199 Fax: 480.885.1198

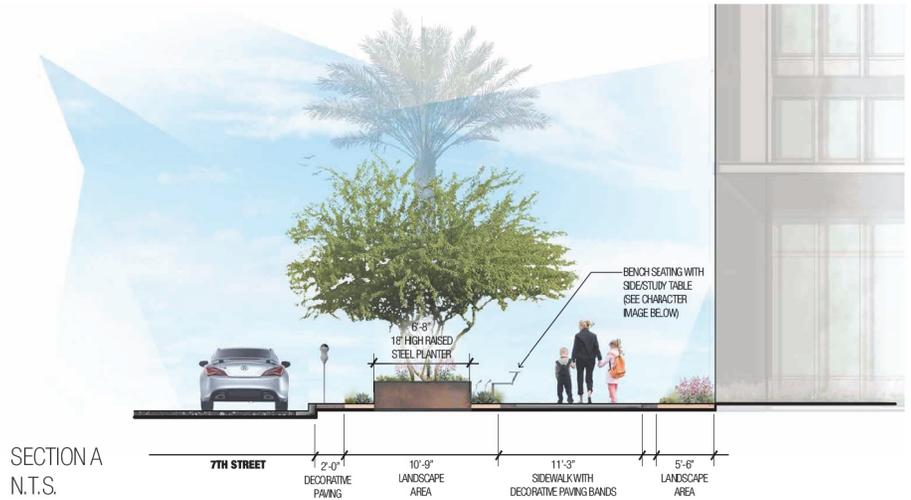
THE STANDARD AT TEMPE
TEMPE, AZ

Client:
LANDMARK PROPERTIES
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



THE STANDARD AT TEMPE
 LA-300 ILLUSTRATIVE SITE PLAN
 7TH AND MILL AVE
 TEMPE, ARIZONA



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



ILLUSTRATIVE LANDSCAPE PLAN



SECTION B
N.T.S.

EXISTING DECORATIVE BRICK PAVING EXISTING CONCRETE PAVING WITH BICYCLE PARKING 7TH STREET 2'-0" CONCRETE PAVING 6'-8" LANDSCAPE AREA 5'-0" CONCRETE PAVING 10'-3" TEMPE BRICK WITH DECORATIVE PAVING BANDS 11'-6" SEATING AREA / GATHERING SPACE



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



ILLUSTRATIVE LANDSCAPE PLAN





Designed by	GU	
Drawn by		
Architect of Record	MEP	
Title/Project	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 ALONG WITH THE OWNER'S TERMS AND CONDITIONS AND BILLINGS AND DEMANDS WITHIN 30 DAYS AFTER THE BILLINGS AND IS DEEMED TO BE ACCEPTED FROM THE CONTRACTOR.



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SHEET CONTENTS:

PERSPECTIVE-3

SHEET NO.

A 1.03

15282

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Designed by	GU	
Drawn by		
Architect of Record	MEP	
Title/Project	0413/16	
Issue for Pricing/Bidding	N/A	
Issue for Permit Application	N/A	
Issue for Construction	N/A	
Revision	N/A	
#	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
 THE CONTRACT ALLOWING THE OWNER TO CERTIFY AND APPROVE BILLINGS AND RETAINMENT WITHIN 30 DAYS AFTER THE BILLINGS AND CERTIFICATE ARE RECEIVED FROM THE CONTRACTOR.



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SHEET CONTENTS:
PERSPECTIVE-2
 SHEET NO.
 A 1.02

PAD SUBMITTAL - NOT FOR CONSTRUCTION



Designed by: GU

Drawn by: _____

Architect of Record: MEP

Title/Project: 0413/16

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 ALONG WITH THE OWNER'S CONDITIONS AND SPECIFICATIONS AND DEMANDS WITHIN 30 DAYS AFTER THE BILLINGS AND IS DEEMED AS ACCEPTED FROM THE CONSTRUCTION.



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SHEET CONTENTS:

PERSPECTIVE-1

SHEET NO.

A 1.01

15282

PAD SUBMITTAL - NOT FOR CONSTRUCTION

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



B D F C A E
NORTH ELEVATION

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

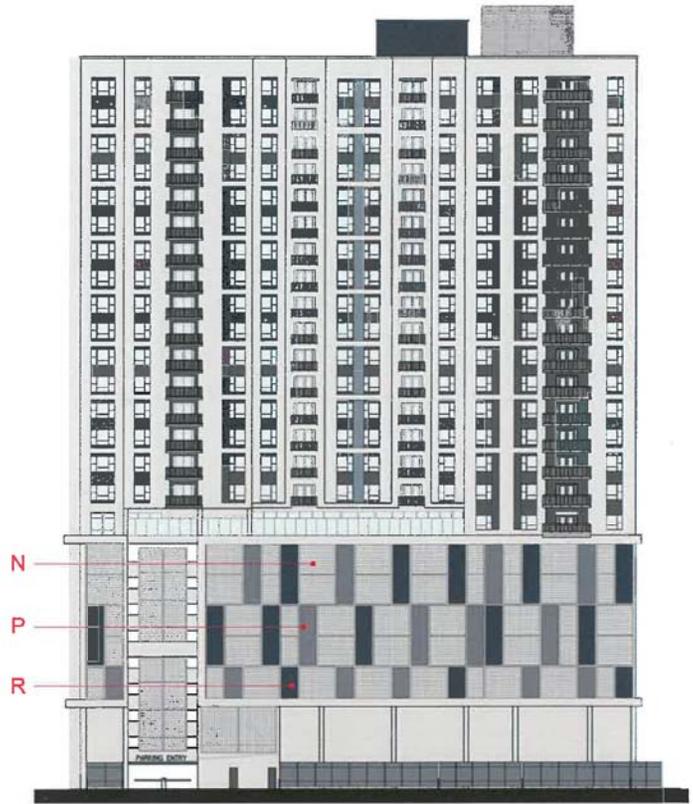
N METAL SCREEN
McNICHOLS G-W 150A



P METAL SCREEN
BERRIDGE METAL
ZINC GRAY



R METAL SCREEN
BERRIDGE METAL
SW 7602 - INDIGO BATIK



SOUTH ELEVATION

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

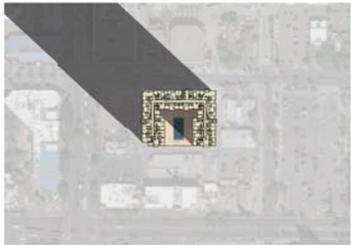
- ◆ The proposed lane configurations and traffic controls are depicted in **Figure 11**.
- ◆ It is recommended that sight distance at the site driveways be maintained according to the City of Tempe's *Intersection Sight Distance* is included in **Appendix J**. If any trees are within the sight triangle, 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

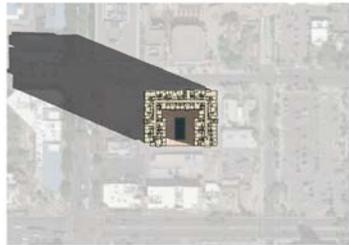
- ◆ The results of the existing intersection capacity analysis indicates that the majority of the study intersections operate overall at LOS D or better during the peak hours. The study intersections that operate overall at poor LOS or have movements that operate at poor LOS are discussed below.

- 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/through 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.

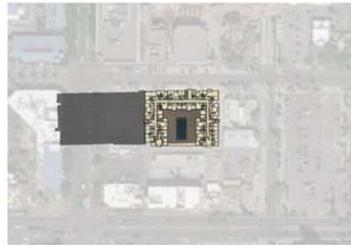
- ◆ The results of the future total peak hour capacity analyses indicates that the same study intersections or movements that are projected to operate at LOS E or F in background conditions would continue to operate at LOS E or F in 2018 and 2023 in total conditions with the addition of the northbound 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.



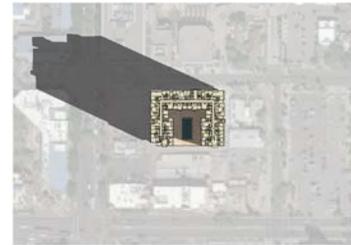
DECEMBER 21 - 9 AM



MARCH 21 - 9 AM



JUNE 21 - 9 AM



SEPTEMBER 21 - 9 AM



DECEMBER 21 - 12 PM



MARCH 21 - 12 PM



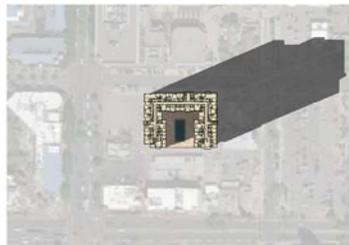
JUNE 21 - 12 PM



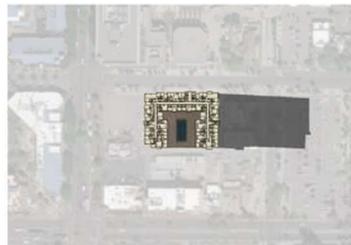
SEPTEMBER 21 - 12 PM



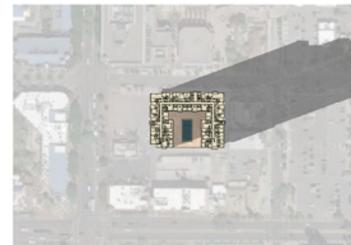
DECEMBER 21 - 4 PM



MARCH 21 - 4 PM



JUNE 21 - 4 PM



SEPTEMBER 21 - 4 PM

DS _____

PL _____

REC _____

DS _____

PL _____

REC _____

PAD SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO.

A 5.09

15282

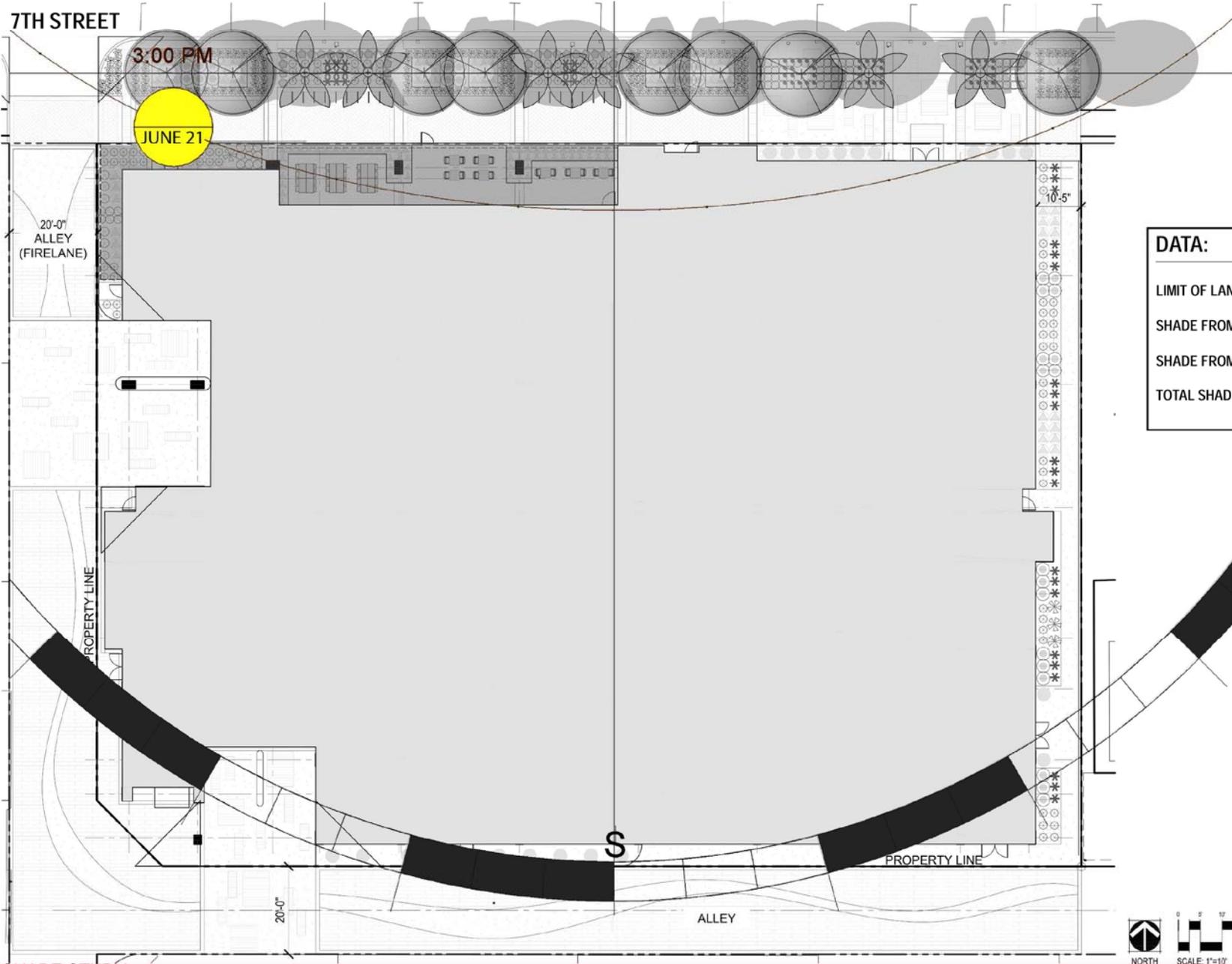
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5333 ALPHA ROAD, SUITE 500, DALLAS, TEXAS 75240
 (972) 791-8839 (972) 791-8839 FAX
 DALLAS CHICAGO NEW ORLEANS NEW YORK NEWPORT BEACH ORLANDO
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SHEET CONTENTS

THE STANDARD AT TEMPE
 7TH AVENUE AND MARLETTE ST.
 TEMPE, ARIZONA
 LANDMARK PROPERTIES, LLC

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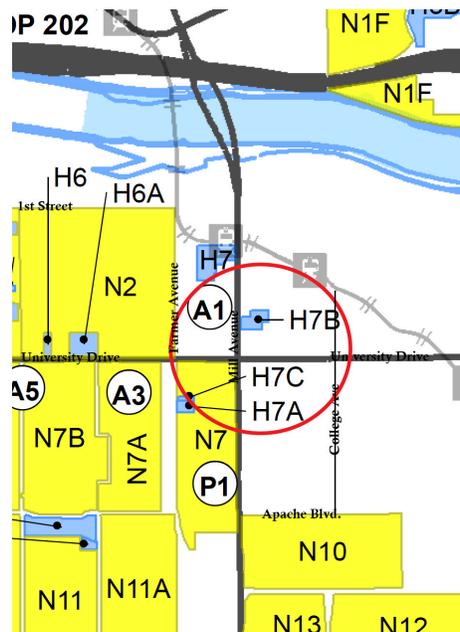
Designed by:	GLI	
Drawn by:	MEP	
Checked by:	MEP	
Issue for Pricing/Bidding:	N/A	
Issue for Permit Application:	N/A	
Issue for Construction:	N/A	
Revisions:		
#	DATE	COMMENTS



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%

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 that 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.

From: [Kingsby II, Obenia](#)
To: [Kingsby II, Obenia](#)
Subject: FW: The Standard
Date: Friday, June 17, 2016 4:08:04 PM
Attachments: [image001.png](#)

From: Angela Creedon
Sent: Thursday, June 09, 2016 9:44 AM
To: Levesque, Ryan; Nakagawara, David
Subject: RE: The Standard

Ryan and David,

Below you will find ASU's analysis of impact on the Landmark Development "The Standard." Please let me know if you have any questions. Thanks.

Arizona State University met with the developers of "The Standard" to review potential impacts to the university. This 840 bed, 26-story student building appears to be fully parked at 569 spaces and will not have an impact on our parking operations. ASU builds to a standard of 7-stories or fewer for student housing. It is our belief that every additional story adds an increased potential for issues if strict management controls are not in place. Student well-being is of the utmost importance so we have offered our assistance in ensuring those controls and management meet our specifications so that we do not experience the calls of service we have historically addressed at other private student housing. The design calls for balconies, which have a tendency to increase issues with student and non-student behavior. Our goal is for all student housing to be successful, including this project, and ultimately it will be up to the city to determine if this is the best use of the property. We will remain engaged in this project to help with alleviating any unintended consequences.

Angela Creedon
Associate Vice President
ASU Community & Municipal Relations





Riverside Neighborhood Association

Dear Mayor and City Council Members,

June 17th, 2016

320 S Roosevelt
Tempe, AZ 85281
philipeyates@gmail.com
480-968-2341
480-465-7961

Philip E. Yates
Riverside Neighborhood
Association President

I wanted to talk to you concerning two projects that are on the table right now.

The first project is The Maxwell on College (PL150419). This poses a number of concerns. First, it would bring a potential 800 Students who would move in and out at least twice a year. Does the plan provide space for this, or will students have to fend for themselves? A dorm housing 800 students and with only 444 parking spaces, even though it may be within guidelines, will create, without question, gridlock parking for not only the students but for any visitors. Even a parking spot for every two students/residents and a mere 44 visitor parking spots will, nevertheless, create havoc on College Avenue and, on University Drive when there is lots of movement. There will be traffic problems no matter what your traffic annalists conclude. There was no attempt to answer whether ASU is comfortable with a dorm of this magnitude where it has been suggested. Further, the plans have zero set-back from the street/sidewalk; there is loss of an important view of the mountain north; and no provision is made for landscaping on the ground level. I also feel the bulky metal and glass architecture is wrong for the site, next to the historic church.

A second concern is The Standard at Tempe proposed as a high-rise dorm on Seventh Street just east of Mill Avenue. 26 stories on a 3460 square foot plot??? Does Mill Avenue, Downtown Tempe really want a first high-rise shaped like a pencil, too tall, too dense; 841 rentable rooms on too little of a property. I really wish if we wanted tall building on Mill Avenue they could fit a classical architecture style that would please everyone and complement the architecture that is already there. The brick yard and Hanover are great examples that could have been built taller. We do not want another W6 on Mill Avenue! Further, do we really want a college dorm in this proximity to Old Town Tempe Mill Avenue? Mill avenue and University will be gridlock traffic and dissuade and visitors from coming to the area.

I greatly appreciate your consideration; I would welcome any meeting to discuss my concerns in greater detail.

Sincerely,

Philip E Yates
President Riverside Neighborhood Association