Staff Summary Report

City Council Date: 05/15/08 Agenda Item Number: 32

SUBJECT: This is the introduction and first public hearing for a Planned Area Development Overlay for TEMPE LANDING located at 125 S. Priest Dr. The second public hearing is scheduled for June 5, 2008.

DOCUMENT NAME: 20080515dskko02 PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for TEMPE LANDING (PL070508) (Tom Meissner, Vaughan Street LLC, property owner; David Thorson, McShane Construction Corporation, applicant) consisting of a commercial development of two mid-rise office buildings with combined area of 420,406 s.f. and a parking garage of 516,892 s.f. of area on a site of approximately 7.68 acres located at 125 South Priest Drive in the GID, General Industrial District and the Rio Salado Overlay. The request includes the following:

PAD08003 – (Ordinance No. 2008.17) Planned Area Development Overlay to modify development standards to allow a building height increase from 35'-0" to 101'-0" for the two office buildings and from 35'-0" to 96'-0" for the garage.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

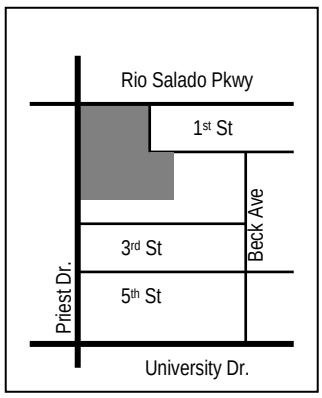
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)
Chris Anaradian, Development Services Department Manager (480-858-2204)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATIONS: Staff – Approval, subject to conditions
Development Review Commission -- Approval
Rio Salado Advisory Commission – Approval
Riverside Sunset Neighborhood Association -- Approval

ADDITIONAL INFO:



Gross/Net Site Area	7.68 acres
Office Buildings Area	420,406 s.f.
Garage Area	516,892 s.f.
Lot Coverage	46.1 % (100% maximum allowed)
Office Building Height	101'-0" (PAD standard: increase from 35'-0")
Garage Height	96'-3" (PAD standard, increase from 35'-0")
Front Bld'g Setback	30-11" (north, Rio Salado Pkwy.—25'-0" minimum)
Streetside Bld'g. Setback	46'-1" (west, Priest Dr.—25'-0" minimum)
Streetside Bld'g. Setback	26'-0-1/2" (east, 1st St.—25'-0" minimum)
Streetside Bld'g. Setback	35'-0-1/2" garage (north, 1st St.—25'-0" minimum)
Side Bld'g. Setback	25'-6" garage (east—0'-0" minimum)
Rear Bld'g. Setback	30'-6" garage (south 0'-0" minimum)
Landscape area	34.1% (10% minimum required)
Vehicle Parking	1,511 spaces (1,402 minimum required)
Bicycle Parking	56 spaces (53 minimum required)

PAGES:

1. List of Attachments
2-3. Comments
4. Reasons for Approval
5. Conditions of Approval
6. Code / Ordinance Requirements
7. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1-7. Ordinance No. 2008.17
8-9. Waiver of Rights and Remedies form
10. Location Map
11. Aerial Photo
12-15. Applicant's Letter of Intent
16. P.A.D. Title Sheet and Project Data
17. Site plan
18. Garage Step-back Vignettes
19. Site Context Sections: East-West looking North and North-South looking West
20-25. Office: First through Sixth Floor Plans (typical of two buildings)
26-32. Garage: First through Seventh Floor Plans
33. Conceptual Rendering, View of Development from Northwest
34-35. Office: Elevations (typical of two buildings)
36-37. Garage: Elevations
38. Landscape Plan and Conceptual Plant List
39-47. Shadow Studies at Summer Solstice, Equinox and Winter Solstice
48. Photo Exhibit Location Key
49-53. Site Photos
54-57. Federal Aviation Administration Coordinate Height Data, NE, NW, SW and SE Corners
58-60. Federal Aviation Administration Determination of No Hazard to Air Navigation (NE Corner) (this finding is typical of the four corners presented).
61. City of Phoenix Aviation Department Memorandum of Determination that the use and height of Tempe Landing is acceptable to aircraft operations at Phoenix Sky Harbor Airport.
62. Riverside-Sunset Neighborhood Association Memorandum on Tempe Landing recommending approval.
63-64. Development Services Planning Staff notes of Rio Salado Advisory Commission recommendations of approval for Tempe Landing
65. Transportation Division's 4/8/2008 Memorandum on Tempe Landing Traffic Impact
66-67. Applicant's Memorandum Summary of Public Outreach including 4/7/2008 Neighborhood Meeting Notes
68-70. Roster of 4/7/2008 Neighborhood Meeting Attendees and Attendee Note Sheets

COMMENTS:

This site is located at the southeastern corner of Rio Salado Parkway and Priest Drive. Rio Salado is the northern border. Priest is the western border. The site formerly was bisected by First Street. This east-west oriented street has been realigned with a northern leg to connect to Rio Salado Parkway. The northern leg of First Street forms part of the eastern edge of the site. The site area south of the old First Street alignment includes the existing Wilson Electric Corporate Headquarters. The site north of the old First Street alignment is vacant. The site is contained within the Rio Salado Overlay District.

Properties in the R-3, Multi-Family Residential Limited District are located to the south and west of the Wilson Electric development. These properties contain one and two story residential apartment complexes with mature landscaping and a building height range of approximately fifteen to thirty feet. The exception is one large (1.3 acre) property at the northwest corner of 3rd Street and Priest Drive, immediately south of the western portion of the project site. This property is also in the R-3 District but contains a single family residential use, approximately twelve feet in height, with several minor residential outbuildings.

The Wilson Electric development that occupies the southeastern portion of the site, which is proposed for removal, includes a 49,000 square foot two story office/warehouse building with an overall building height of thirty feet and approximately 160 surface parking spaces. The existing building and parking were positioned to avoid masts for a major 230KV overhead power structural support. This structure, located on the southwestern portion of the Tempe Landing site, has since been removed and the lines have been placed underground. The old First Street alignment through the site has also been abandoned. There are no existing entitlements for this site that remain in effect. A variance (allowing a height of fifty feet) for an unexecuted hotel project that predates Wilson Electric has been allowed to lapse. The site has several landscape specimens that are included on the native/protected list of the State Agricultural Department and will require survey and relocation prior to the clearance of land.

Tempe Landing has submitted a request for a Planned Area Development Overlay which includes a height increase for two office buildings and parking garage. The General Industrial District allows a height of 35'-0". Tempe Landing seeks a height of 101'-0" for the office buildings and 96'-3" for the garage. The applicant is requesting the Development Review Commission provide a recommendation of approval to City Council for the Planned Area Development Overlay.

Development Services Planning staff presented Tempe Landing at two meetings (January 3, and March 25, 2008) of the Rio Salado Advisory Commission. The Advisory Commission recommended approval of Tempe Landing on each occasion and requested a coffee shop or restaurant in one of the buildings. See attached meeting summaries provided by staff.

The applicant presented building height for Tempe Landing to the Federal Aviation Administration. The F.A.A. has responded with a Determination of No Hazard to Air Navigation. See attached Notices of the four coordinates and the F.A.A. Determination of No Hazard for the Northeast Corner (this is typical of the four corners).

The applicant presented the building height for Tempe Landing to the City of Phoenix Aviation Department. C.O.P. Aviation has responded that the use and height of the buildings are acceptable to aircraft operations at Phoenix Sky Harbor International Airport. C.O.P. Aviation asked for a further F.A.A. submittal and C.O.P. Aviation review if a crane that exceeds the height of the building is used during construction. See attached memorandum from C.O.P. Aviation.

The applicant's traffic consultant (Civtech) has submitted a Traffic Impact Study for review by Traffic Engineering. This study has been analyzed by Transportation Division staff and returned to Civtech for adjustments. See attached memorandum from Public Works Transportation Division staff.

For further processing, the applicant will request approval from the Development Review Commission for development review of the building elevations, site plan and landscape plan of Tempe Landing. The development is envisioned as two phases, with Building A (the north office building) and the west half the garage in Phase 1. The development plan review has already been submitted. The applicant will also need approval of a Subdivision Plat to combine the several lots of the site into one.

PUBLIC INPUT

The applicant presented Tempe Landing at a meeting of the Riverside Sunset Neighborhood Association on November 6, 2007. The Neighborhood Association suggested the inclusion of a coffee shop or social entity in one of the office buildings. See attached summary of the meeting and recommendation of approval provided by the chairman of that association.

A neighborhood meeting was held on April 7, 2008 from 6:00 p.m. to 7:00 p.m. at the Westside Multi-Generational Center Riverside Room, 715 West 15th Street, Tempe. One adjacent property owner and two members of the Riverside Sunset Neighborhood Association attended the meeting, along with the property owner, members of the development team and one Development Services staff member. The applicant's intent is to provide a LEED certified development, which will include recycling the materials of the Wilson Electric building, salvage of existing native/protected landscape material, use of low-water using landscape per the direction of the Arizona Department of Water Resources, and the creation of energy conserving office buildings. The applicant has also emphasized the position of site driveways to direct traffic north to the freeway and away from the neighborhood, and the desire to position light fixtures in the garage that direct light away from the neighborhood. The presentation was favorably received. See attached summary of meeting provided by the applicant.

PROJECT ANALYSIS

PLANNED AREA DEVELOPMENT

The development standard for height in the General Industrial District is proposed for modification by Tempe Landing. This height increase is consistent with the emerging corridor of built development along Rio Salado Parkway and is demonstrated by the Site Context Sections included with the attachments.

The following table indicates the proposed Planned Area Development Overlay development standards for Tempe Landing in comparison with the standards for the General Industrial District as enumerated in the Zoning and Development Code Table 4-204.

Building & Site Standard	GID	GID (PAD)
Building Height and Step-Back Standards		
Proposed Height to tallest portion of Office Buildings	35.0 ft	101.0 ft
Proposed Height to tallest portion of Garage	35.0 ft	96.25 ft
Building Height Step-Back Required Adjacent to SF or MF District or Use	Yes	Yes

The office building and garage allowable height is being increased to provide office area for the site in an amount that supports the anticipated demand for office space at this location and justifies the cost of the land and development, including the recycling and demolition of the existing building and other site preparation. Accordingly, the height of the garage is increased to provide adequate parking for the offices. The height indicated for the office is to the highest point of roof in the central core of each office building while the height of the parapet surrounding the main roof is approximately 87'-0". The office buildings are situated away from adjacent residential development. The height indicated for the garage is to the highest point of the stair tower in the northwest corner of the garage. The height of the parapet at the top parking level is approximately 78'-0". Moreover, the garage structure is stepped back at the south and east elevations in accordance with the development standard (ZDC Sec. 4-404) in a way that respects the air rights of residential properties adjacent to development. The parapet at the highest garage deck (level 5) prior to the step-back is approximately 56'-0". Also, the side yard (minimum 25'-6") and rear yard (30'-6") setbacks between garage and adjacent residential properties are wide enough to allow a double row of spreading canopy trees. The developer's intent, as demonstrated on the landscape plan, is to provide a dense tree screen that at maturity will completely screen the garage from the residential use.

Conclusion

Based on the information provided by the applicant, the public input received and the analysis by staff, staff recommends approval of the requested Planned Area Development. This request meets the required criteria and will conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use of "Commercial" for this site. The proposed office land use is permitted in the General Industrial District (ZDC Table 3-302A).
2. The development will conform to the standards listed above, as established as part of the P.A.D. Overlay District. The P.A.D. overlay process was specifically created to allow for flexibility in development standards, including increased building height, in exchange for a quality design which includes mitigation of the design impact on the surroundings. The observance of step backs in the design of the garage, coupled with a generous landscape buffer at the south and east borders, demonstrates mitigation of large building massing with respect to adjacent residential land use. This is an example of an effective transition between dissimilar land uses.
3. The proposed P.A.D. conforms to the provisions of the Rio Salado Overlay District (ZDC Sec. 5-101 through 5-104).
4. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. A building permit shall be obtained on or before June 5, 2010 or the property may revert to the previous zoning designation, subject to a formal public hearing.

2. The property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134 that may now or in the future exist, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, which shall be submitted to the Development Services Department no later than July 5, 2008, thirty calendar days after the date of approval, or the Planned area Development Overlay approval shall be null and void.

3. The Planned Area Development Overlay for Tempe Landing shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.

4. Maximum height of structure, as measured from the top of curb adjacent to the center of the front-yard of the site, to the highest portion of the roof or parapet of the following:
   a. for each office building, shall not exceed 101'-0".
   b. for the garage, shall not exceed 96'-3".

5. The increased height exception stipulated in ZDC Sec. 4-205(A) shall be waived for the office buildings and the garage.

6. Where a temporary site structure that exceeds the height of the buildings is utilized, such as a construction crane, submit height coordinate(s) for the structure(s) to the Federal Aviation Administration and the City of Phoenix Aviation Department for review and obtain written approvals from each agency prior to issuance of a building permit for Phase 1.

7. At the landscape buffer consisting of a double row of Dalbergia sissoo adjacent to the south and east sides of the garage, the inner row (the row closer to the garage) shall be 36" box size at installation. The remainder of the double tree row on the south and east property lines may be 24" box size at installation as indicated. Include the double tree row and supporting irrigation along the full length of the east and south property lines as part of Phase 1.

8. The developer shall receive approval of the final Traffic Impact Study from the Traffic Engineer prior to issuance of a building permit for Phase 1.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- ZONING & DEVELOPMENT CODE: requirements of the Zoning and Development Code apply to any application. Become familiar with the ZDC to avoid unnecessary review time and reduce the potential for multiple plan check submittals. The ZDC may be accessed through www.tempe.gov/zoning or purchased at Development Services.

- BUILDING HEIGHT: Measure height of buildings and garage from top of curb along front of property (as defined by Zoning and Development Code).

- LANDSCAPE: There is no waiver of landscape/shade requirement at parking areas over site utility easements. In the Development Plan Review submittal, indicate required landscape for parking in accordance with ZDC 4-704(A) option 1 or option 2.

- SUBDIVISION PLAT: A Subdivision Plat is required for this development and shall be recorded prior to issuance of a building permit for Phase 1, or at a date as allowed by the Development Services Building Safety Division.

HISTORY & FACTS:

August 26, 1998 — Board of Adjustment (BA980237) took the following action on the request for the Priest and 1st Street Hotel.

a. Denied a variance to allow building materials other than reinforced concrete or masonry in the I-1 District.
b. Granted a use permit to allow a 156 room hotel on 4.98 acres in an Industrial District.
c. Approved a variance to increase the maximum allowable building height for the proposed hotel from 30' to 50' in the I-1 District.

The project is located at 235 South Priest Drive in the I-1, Light Industrial District.
Note: the hotel site included the southern portion of the proposed Tempe Landing site. At the time of the hotel proposal, First Street connected directly to Priest Drive.
Note: the approved variance for the height increase was specific to the hotel project and was allowed to lapse on August 27, 1999. The hotel project was not realized.

November 17, 1999 — Design Review Board (DRB99327) approved the building elevations, site plan and landscape plan for Wilson Electric Corporate Headquarters located at 235 South Priest Drive in the I-1, Light Industrial District and Rio Salado Overlay District.

November 6, 2007 — Riverside Sunset Neighborhood Association recommended approval of the Tempe Landing Office Development based on review of the preliminary P.A.D. exhibits presented by McShane Construction Corporation.

January 3, 2008 — Rio Salado Advisory Commission recommended approval of Tempe Landing Office Development based on review of the preliminary P.A.D. exhibits presented by Development Services Planning Staff.

March 25, 2008 — Rio Salado Advisory Commission recommended approval of Tempe Landing Office Development based on review of the revised P.A.D. exhibits presented by Development Services Planning Staff.

April 7, 2008 — Applicant conducted a neighborhood meeting to present Tempe Landing. The meeting was held at the Westside Multi-Generational Center. Three members of the public attended the meeting with the property owner, several members of the development team, and one Development Services planning staff member. The project was favorably received by the members of the public.

April 22, 2008 — The Development Review Commission recommended approval of the P.A.D. Overlay request to the City Council for Tempe Landing located at 125 South Priest Drive in the GID, General Industrial District and the Rio Salado Overlay District. The vote was 7-0.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-305, Planned Area Development (PAD) Overlay districts

ORDINANCE NO. 2008.17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

****

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property from the GID, General Industrial District within the Rio Salado Overlay District and designating it as GID (PAD), General Industrial District with a Planned Area Development Overlay and within the Rio Salado Overlay District on 9.72 acres.

LEGAL DESCRIPTION

PARCEL NO. 1

LOT 48 OF STATE PLAT NO. 9, SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, PER MAP RECORDED IN BOOK 23 OF MAPS, PAGE 48 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 48;

THENCE NORTH 60 DEGREES 22 MINUTES 02 SECONDS EAST TO THE NORTHEAST CORNER OF SAID LOT 48, 114.77 FEET;

THENCE SOUTH 00 DEGREES 56 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 48, 138.29 FEET TO A POINT;

THENCE SOUTH 60 DEGREES 12 MINUTES 12 SECONDS WEST, 54.27 FEET TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1702.02 FEET, A CENTRAL ANGLE OF 02 DEGREES 00 MINUTES 47 SECONDS, AN ARC LENGTH OF 59.80 FEET, AND A CHORD WHICH BEARS SOUTH 61 DEGREES 12 MINUTES 36 SECONDS WEST TO A POINT ON THE WEST LINE OF SAID LOT 48;

THENCE NORTH 01 DEGREES 02 MINUTES 59 SECONDS WEST 137.31 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2

THE SOUTH 142.00 FEET OF LOTS 49 AND 50, STATE PLAT NO. 9, SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, PER MAP RECORDED IN BOOK 23 OF MAPS, PAGE 48 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER;

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 49;

THENCE SOUTH 01 DEGREES 02 MINUTES 59 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 49, A DISTANCE OF 137.31 FEET TO A POINT ON A CURVE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1702.02 FEET, A CENTRAL ANGLE OF 06 DEGREES 23 MINUTES 32 SECONDS, AN ARC LENGTH OF 189.89 FEET, AND A CHORD WHICH BEARS SOUTH 65 DEGREES 24 MINUTES 45 SECONDS WEST TO A POINT 30.00 FEET EAST OF THE WEST LINE OF SAID LOT 50;

THENCE SOUTH 35 DEGREES 59 MINUTES 05 SECONDS WEST TO A POINT ON THE WEST LINE OF SAID LOT 50, A DISTANCE OF 51.21 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 15 SECONDS EAST TO A POINT 142.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 50, A DISTANCE OF 58.00 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 54 SECONDS EAST PARALLEL TO AND 142.00 FEET NORTH OF THE SOUTH LINE OF

SAID LOT 50 TO A POINT 17.00 FEET EAST OF THE WEST LINE OF SAID LOT 50, A DISTANCE OF 17.00 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 15 SECONDS EAST PARALLEL TO AND 17.00 FEET EAST OF SAID WEST LINE TO A POINT ON THE NORTHERN LINE OF SAID LOT 50, A DISTANCE OF 95.60 FEET;

THENCE NORTH 60 DEGREES 22 MINUTES 02 SECONDS EAST, A DISTANCE OF 210.34 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3

LOT 49 AND 50, STATE PLAT NO.9, SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, PER MAP RECORDED IN BOOK 23 OF MAPS, PAGE 48 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER;

EXCEPTING THEREFROM THE SOUTH 142.00 FEET; ALSO

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 49;

THENCE SOUTH 01 DEGREES 02 MINUTES 59 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 49, 137.31 FEET TO A POINT ON A CURVE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1702.02 FEET, A CENTRAL ANGLE OF 06 DEGREES 23 MINUTES 32

SECONDS, AN ARC LENGTH OF 189.89 FEET, AND A CHORD WHICH BEARS SOUTH 65 DEGREES 24 MINUTES 45 SECONDS WEST TO A POINT 30.00 FEET EAST OF THE WEST LINE OF SAID LOT 50;

THENCE SOUTH 35 DEGREES 59 MINUTES 05 SECONDS WEST TO A POINT ON THE WEST LINE OF SAID LOT 50, 51.21 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 15 SECONDS EAST, 58.00 FEET TO A POINT 142.00

FEET NORTH OF THE SOUTH LINE OF SAID LOT 50;

THENCE NORTH 89 DEGREES 41 MINUTES 54 SECONDS EAST PARALLEL TO AND 142.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 50, 17.00 FEET, TO A POINT 17.00 FEET EAST OF THE WEST LINE OF SAID LOT 50;

THENCE NORTH 00 DEGREES 07 MINUTES 15 SECONDS EAST PARALLEL TO AND 17.00 FEET EAST OF SAID WEST LINE, 95.50 FEET, TO A POINT ON THE NORTHERN LINE OF SAID LOT 50;

THENCE NORTH 60 DEGREES 22 MINUTES 02 SECONDS EAST, 210.34 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4

LOTS 45, 46 AND 47, STATE PLAT NO.9, SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, PER MAP RECORDED IN BOOK 23 OF MAPS, PAGE 48 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER;

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 47;

THENCE NORTH 60 DEGREES 22 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF SAID LOTS 47 AND 46, 151.03 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 46;

THENCE NORTH 64 DEGREES 49 MINUTES 39 SECONDS EAST, CONTINUING ALONG SAID NORTH LINE OF LOT 46 AND LOT 45, 186.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 45;

THENCE SOUTH 00 DEGREES 42 MINUTES 26 MINUTES EAST ALONG THE EAST LINE OF SAID LOT 45, 120.93 FEET;

THENCE SOUTH 60 DEGREES 12 MINUTES 12 SECONDS WEST, 155.06 FEET;

THENCE SOUTH 16 DEGREES 56 MINUTES 32 SECONDS WEST, 29.18 FEET TO A POINT ON A CURVE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 319.48 FEET, A CENTRAL ANGLE OF 23 DEGREES 35 MINUTES 42 SECONDS, AN ARC LENGTH OF 131.56 FEET, AND A CHORD WHICH BEARS SOUTH 12 DEGREES 37 MINUTES 09 SECONDS EAST TO ITS POINT OF TANGENCY;

THENCE SOUTH 00 DEGREES 49 MINUTES 18 SECONDS EAST, 155.71 FEET TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 41.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 28 MINUTES 48 SECONDS, AN ARC LENGTH OF 64.03 FEET, AND A CHORD WHICH BEARS SOUTH 45 DEGREES 33 MINUTES 42 SECONDS EAST, TO ITS POINT OF TANGENCY ON THE SOUTH LINE OF SAID LOT 45;

THENCE SOUTH 89 DEGREES 41 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 45 AND 46, 122.15 FEET TO A POINT ON A CURVE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 59.00 FEET, A CENTRAL ANGLE OF 25 DEGREES 31 MINUTES 33 SECONDS, AN ARC LENGTH OF 26.92 FEET, AND A CHORD WHICH BEARS NORTH 19 DEGREES 16 MINUTES 31 SECONDS EAST TO A POINT OF REVERSE

CURVE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 41.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 51 MINUTES 36 SECONDS, AN ARC LENGTH OF 23.51 FEET AND A CHORD WHICH BEARS NORTH 15 DEGREES 36 MINUTES 30 SECONDS EAST, TO ITS POINT OF TANGENCY;

THENCE NORTH 00 DEGREES 49 MINUTES 18 SECONDS WEST, 148.87 FEET TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 253.48 FEET, A CENTRAL ANGLE OF 22 DEGREES 11 MINUTES 18 SECONDS, AN ARC LENGTH OF 98.16 FEET AND A CHORD WHICH BEARS NORTH 11 DEGREES 54 MINUTES 57 SECONDS WEST TO A POINT ON A LINE;

THENCE NORTH 72 DEGREES 27 MINUTES 27 SECONDS WEST, A DISTANCE OF 27.19 FEET TO A POINT;

THENCE SOUTH 60 DEGREES 12 MINUTES 12 SECONDS WEST, TO A POINT ON THE WEST LINE OF SAID LOT 47, 83.37 FEET;

THENCE NORTH 00 DEGREES 56 MINUTES 09 SECONDS WEST, 138.29 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 5

LOT 34, BEING PART OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON STATE PLAT NO. 12 AMENDED, ACCORDING TO BOOK 69 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPTING THEREFROM 1/16TH OF ALL GAS, OIL, METAL AND MINERAL RIGHTS AS RESERVED TO THE STATE OF ARIZONA IN RECORDED PATENT TO SAID LAND.

PARCEL NO. 6

ALL THAT PORTION OF THE FOLLOWING PROPERTY LYING WESTERLY OF THE NORTHERLY AND SOUTHERLY PROLONGATIONS OF PARCEL NO. 1 HEREIN, AS ABANDONED IN INSTRUMENT RECORDED IN DOCKET 15785, PAGE 734, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, SAID CORNER ALSO BEING THE CENTERLINE INTERSECTION OF PRIEST AND UNIVERSITY DRIVES;

THENCE NORTH 00 DEGREES 16 MINUTES WEST (ASSUMED BEARING) ALONG THE CONSTRUCTION CENTERLINE OF PRIEST DRIVE, 1642.66 FEET TO AN INTERSECTION WITH THE CENTERLINES OF PRIEST DRIVE AND 4TH STREET, SAID INTERSECTION ALSO BEING ON A POINT OF CURVATURE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1200.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CONSTRUCTION CENTERLINE OF PRIEST DRIVE THROUGH A CENTRAL ANGLE OF 4 DEGREES 38 MINUTES 01 SECONDS, A DISTANCE OF 97.05 FEET TO A POINT OF TANGENCY;

THENCE NORTH 04 DEGREES 54 MINUTES 01 SECONDS WEST ALONG SAID CONSTRUCTION CENTERLINE, 200.00 FEET TO A POINT OF CURVATURE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1200.00 FEET;

THENCE NORTHERLY ALONG SAID CONSTRUCTION CENTERLINE, 97.05 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00 DEGREES 16 MINUTES WEST ALONG SAID CONSTRUCTION CENTERLINE OF PRIEST DRIVE, 517.26 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 34, STATE PLAT NO. 12 AMENDED, A SUBDIVISION ACCORDING TO BOOK 69 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 18 MINUTES 40 SECONDS EAST ALONG SAID PROLONGATION TO AN INTERSECTION WITH A LINE PARALLEL TO AND 75.00 FEET EAST OF THE CONSTRUCTION LINE OF SAID PRIEST DRIVE AND THE POINT OF BEGINNING OF SAID ABANDONMENT DESCRIBED HEREIN;

THENCE SOUTH 45 DEGREES 12 MINUTES 40 SECONDS WEST 28.18 FEET TO AN INTERSECTION WITH A LINE PARALLEL TO AND 55.00 FEET EAST OF SAID CONSTRUCTION CENTERLINE OF PRIEST DRIVE;

THENCE SOUTH 00 DEGREES 16 MINUTES EAST, PARALLEL TO SAID CONSTRUCTION CENTERLINE, A DISTANCE OF 497.26 FEET TO A POINT OF CURVATURE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1145.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE 39 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE PARALLEL TO AND 45.00 FEET NORTH OF THE CONSTRUCTION CENTERLINE OF THIRD STREET;

THENCE SOUTHEASTERLY TO AN INTERSECTION WITH A LINE PARALLEL TO AND 75.00 FEET EAST OF SAID CONSTRUCTION CENTERLINE OF PRIEST DRIVE, SAID INTERSECTION BEING 25.00 FEET, PERPENDICULAR DISTANCE, NORTH OF THE CONSTRUCTION CENTERLINE OF SAID THIRD STREET AND THE WESTERLY PROLONGATION OF THE SOUTH LINE OF LOT 35 OF SAID STATE PLAT NO. 12 AMENDED;

THENCE NORTH 89 DEGREES 48 MINUTES 10 SECONDS EAST ALONG SAID PROLONGATION TO AN INTERSECTION WITH THE

SOUTHWESTERLY POINT OF CURVATURE WITH THE SOUTH LINE OF SAID LOT 35, SAID CURVE HAVING A RADIUS OF 12.14 FEET CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG SAID CURVE AND LOT LINE OF SAID LOT 35, A DISTANCE OF 12.14 FEET TO A POINT OF TANGENCY WITH THE WEST LINE OF SAID LOT 35;

THENCE NORTH 0 DEGREES 16 MINUTES WEST ALONG THE WEST LINE OF SAID LOTS 35 AND 34 TO A POINT OF CURVATURE AT THE NORTHWEST CORNER OF SAID LOT 34, SAID CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 12.09 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE AND LOT LINE, 18.90 FEET TO THE POINT OF TANGENCY WITH THE NORTH LINE OF SAID LOT 34;

THENCE WESTERLY ALONG THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 34 TO THE POINT OF BEGINNING.

EXCEPTING FROM PARCEL NOS. 5 AND 6 ABOVE, THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, SAID CORNER ALSO BEING THE CENTERLINE INTERSECTION OF PRIEST AND UNIVERSITY DRIVES;

THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS WEST (ASSUMED BEARING) ALONG THE CONSTRUCTION CENTERLINE OF

PRIEST DRIVE, 1642.66 FEET TO AN INTERSECTION WITH THE CENTERLINES OF PRIEST DRIVE AND 4TH STREET, SAID INTERSECTION ALSO BEING ON A POINT OF CURVATURE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1200.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CONSTRUCTION CENTERLINE OF PRIEST DRIVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 38 MINTUES 01 SECONDS, A DISTANCE OF 97.05 FEET TO A POINT OF TANGENCY;

THENCE NORTH 04 DEGREES 54 MINUTES 01 SECONDS WEST ALONG SAID CONSTRUCTION CENTERLINE, 200.00 FEET TO A POINT OF CURVATURE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1200.00 FEET;

THENCE NORTHERLY ALONG SAID CONSTRUCTION CENTERLINE, 97.50 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS WEST ALONG SAID CONSTRUCTION CENTERLINE OF PRIEST DRIVE, 517.26 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 34, STATE PLAT NO. 12 AMENDED, A SUBDIVISION ACCORDING TO BOOK 69 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 18 MINUTES 40 SECONDS EAST ALONG SAID PROLONGATION TO AN INTERSECTION WITH A LINE PARALLEL TO AND 75.00 FEET EAST OF THE CONSTRUCTION LINE OF SAID PRIEST DRIVE AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 03 DEGREES 46 MINUTES 09 SECONDS WEST, 285.47 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY

LINE OF PRIEST DRIVE, SAID EAST RIGHT OF WAY LINE ALSO BEING THE WESTERLY LINE OF THAT CERTAIN ROAD RIGHT OF WAY ABANDONED BY THE CITY OF TEMPE IN ORDINANCE NO. 911 AND RECORDED IN DOCKET 15785, PAGES 734 AND 735, MARICOPA COUNTY RECORDS;

THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS WEST, 265.00 FEET ALONG SAID WESTERLY LINE TO AN ANGLE POINT;

THENCE NORTH 45 DEGREES 12 MINUTES 40 SECONDS EAST, 28.18 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 7

A PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 16;

THENCE NORTH 89 DEGREES 34 MINUTES 04 SECONDS EAST A DISTANCE OF 127.13 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 25 MINUTES 56 SECONDS WEST A DISTANCE OF 33.00 FEET;

THENCE NORTH 89 DEGREES 34 MINUTES 04 SECONDS EAST A DISTANCE OF 398.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHEASTERLY WHOSE

RADIUS BEARS

SOUTH 84 DEGREES 01 MINUTES 34 SECONDS EAST A DISTANCE OF 59.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96 DEGREES 29 MINUTES 04 SECONDS, AN ARC LENGTH OF 99.35 FEET;

THENCE SOUTH 00 DEGREES 25 MINUTES 56 SECONDS EAST A DISTANCE OF 7.42 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 04 SECONDS WEST A DISTANCE OF 456.71 FEET;

THENCE NORTH 00 DEGREES 25 MINUTES 56 SECONDS WEST A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING FROM PARCEL NOS. 1 THRU 7 ABOVE ANY PORTION OF THOSE PREMISES CONVEYED TO HOF-BILTMORE RIO SALADO II, L.L.C. IN RECORDING NO. 2005-0258150.

TOTAL AREA IS 9.72 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of Case PAD08003 are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2008.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

WHEN RECORDED RETURN TO:
City of Tempe
Development Services Dept
c/o Kevin O'Melia
31 East 5th Street
Tempe, Arizona 85281

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

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by _____ _____(Owner/s).

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

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

Owner has submitted Application No. _____ to the City requesting that the City approve the following:

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

(Identify Action Requested))

for development of the following real property (Property):

Parcel No. _____ - _____ - _____
_____
_____
_____
_____
_____

(Legal Description and Address)

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist if the City approves the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this _____ day of _____, 2008.

_____ _____
(Signature of Owner) *(Printed Name)*

_____ _____
(Signature of Owner) *(Printed Name)*

State of Arizona)
) ss
County of _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2008, by

_____

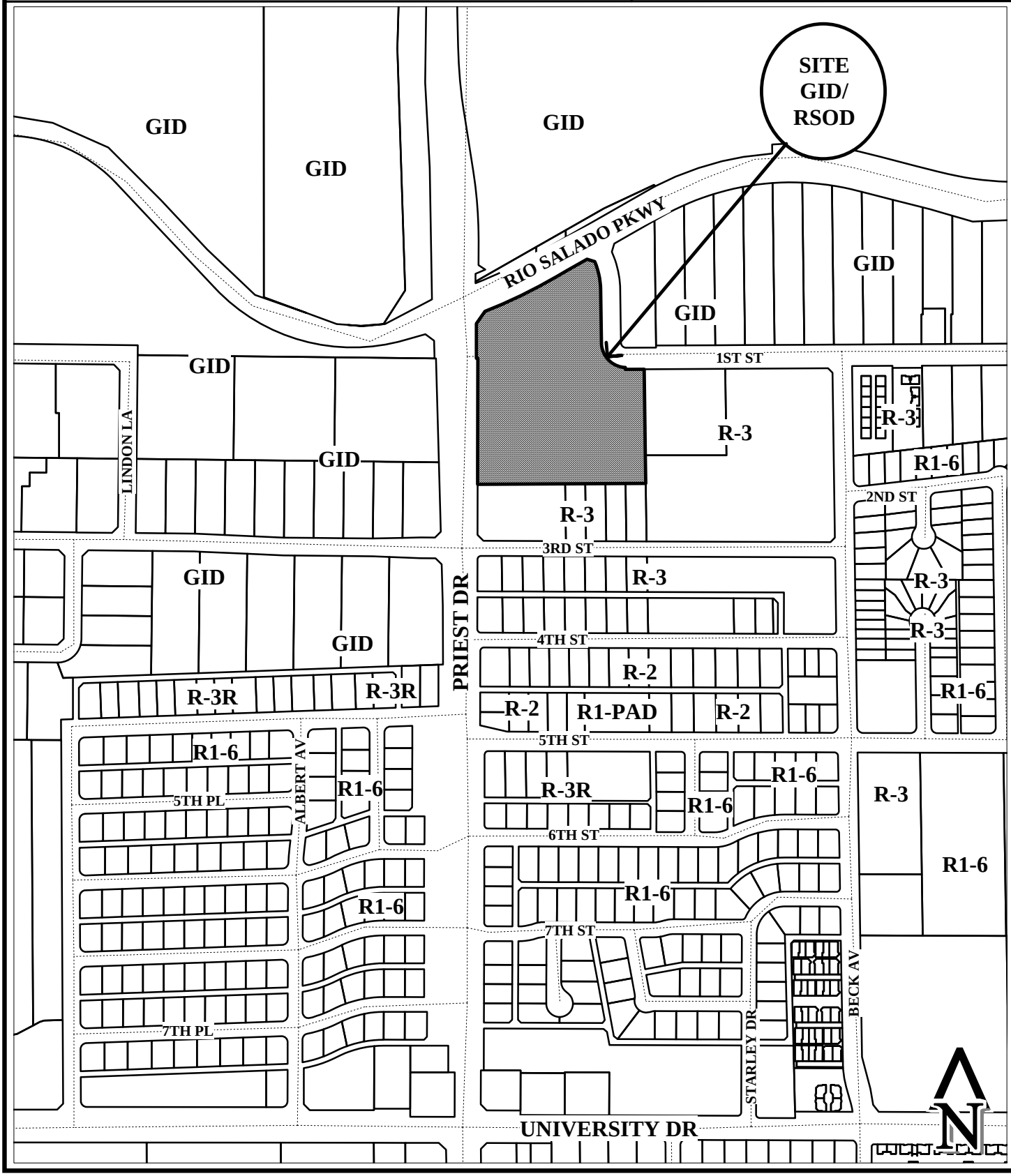
_____.

_____
(Signature of Notary)

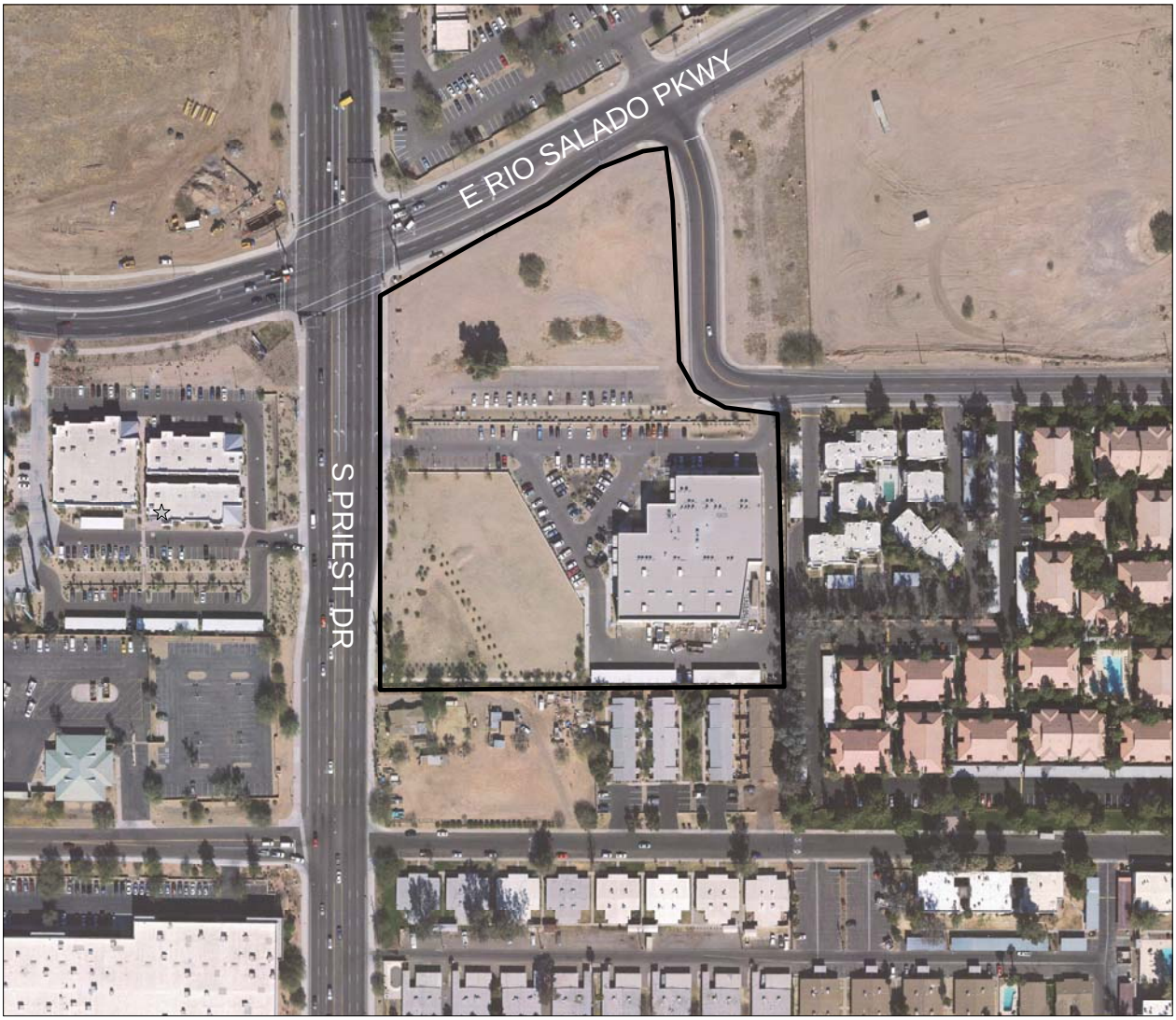
(Notary Stamp)

Tempe

TEMPE LANDING	PL070508



Location Map



TEMPE LANDING (PL070508)

TEMPE LANDING

Applicant's Letter of Intent

The McShane Corporation (the "Applicant") is proposing to redevelop approximately 9.72 gross acres located at the southeast corner of Priest Drive and Rio Salado Parkway (the "Site"). The McShane Corporation ("McShane"), based in Chicago with a regional office in Phoenix, is the nationally recognized real estate development and investment arm of the McShane Companies. McShane specializes in the development of office business parks. McShane has developed several office business park projects throughout Maricopa County and is currently under construction of a Class A, 190,000 square foot office building at the northeast corner of 44th Street and Washington. Other McShane projects in Maricopa County include East Gateway Centre, a 230,000 square foot Class A office complex located at the northeast corner of 44th Street and Van Buren, and Thunderbird Office Park @ 101, a 150,000 square foot Class A suburban office complex located at the Loop 101 and Thunderbird Road.

Application

The Applicant is submitting a planned area development (PAD) overlay application as part of the Applicant's application for the redevelopment of the site (the "Application"). The goal of the Applicant is to create a vibrant office development that will provide employment opportunities within close proximity to housing and services, enhance street activity on both Priest Drive and Rio Salado Parkway, and serve as a gateway to Tempe Town Lake and the City itself. The Applicant will process a design review application at a later date.

The Site is a prime opportunity for redevelopment given its nearby location to the recently completed Tempe Center for the Arts, as well its proximity to Tempe Town Lake, Rio Salado Park, Tempe Beach Park, downtown Tempe, and Arizona State University. In addition, the Site is located less than one mile from the Priest and Washington light rail station and is less than two miles from Sky Harbor International Airport.

The southeast portion of the Site currently accommodates the offices and associated facilities of Wilson Electric, while the remaining areas are vacant. The Applicant proposes to replace the existing 35-foot tall Wilson Electric building with two (2) six-story, 101 feet, Class A office buildings with a combined total gross floor area of 420,406 square feet and a seven-level parking garage (the "Project"). The Project will be branded "Tempe Landing." The Project's goal is to create a recognizable place of employment with architectural elements designed to withstand style and market changes without diverting additional traffic into the surrounding neighborhoods and to respect the privacy and quality of life of adjacent residents.

PAD Development Standards

The General Industrial District (GID) allows a maximum building height of 35 feet. This Application requests a maximum building height of 101 feet, which represents an increase of 66

MAR 25 2008

additional feet of building height from the height allowed under the Site's current zoning, the (GID). The increase in building height proposed by this Application is consistent with the surrounding height and development around the Town Lake. The height and density of the office building will provide desired additional viable long-term employment opportunities in Tempe and enhance the urban development environment envisioned for the area, as well as serve as a catalyst for future redevelopment opportunities along Rio Salado Parkway.

Site Area

The Site is comprised of seven parcels located at the southeast corner of Priest Drive and Rio Salado Parkway in Tempe, Arizona. The Site consists of approximately 9.72 gross acres (7.68 net acres). The formal address is 125 South Priest Drive, Tempe. A full legal description for the Site is included in the Application submittal.

Area Context

The Site is located at the southeast corner of Priest Drive and Rio Salado Parkway. An office building and two six-story hotels (Springhill Suites and Hyatt Place) are located to the west across Priest Drive, while a City of Tempe Service Facility is located to the north across Rio Salado Parkway. The planned third phase of the Riverside Office Plaza is located to the east immediately across First Street. This phase consists of a four-story, 124,000 square foot office building. Apartment complexes, condominiums, villa units and single-family residences are located adjacent to the Site's south and east property lines. Both the Tempe Center for Arts and Rio Salado Park are located within one-half mile from the Site, while downtown Tempe, Tempe Beach Park, Arizona State University's Main Campus, and the future Priest and Washington light rail station are all located within approximately one-mile or less. The Applicant envisions that the Project will significantly enhance the area's urban environment and serve as a catalyst for future redevelopment opportunities along Rio Salado Parkway while respecting the residential character of the adjacent Sunset Riverside Neighborhood.

Planning Context

General Plan 2030

The land use projected for the Site by General Plan 2030 is Commercial (work). According to General Plan 2030, the Commercial (work) category is designed to accommodate land that is used primarily for working and many types of buildings, including offices. The Project will provide ample opportunities for working and is exactly the type of employment use envisioned by General Plan 2030 for the Site. The Applicant is proposing two Class A office buildings oriented towards Priest Drive and Rio Salado Parkway that have been designed to mitigate adverse impacts on adjacent residential uses while providing additional employment opportunities for the Tempe community.

MAR 25 2008

Current Zoning & Specific Plans

The Site is currently zoned General Industrial District (GID) and is located within the Rio Salado Overlay District. The GID, one of three City of Tempe Zoning and Development Code office/industrial districts, is designed to provide for office/industrial business with facilities ranging from administrative and research institutions to assembly and production. The purpose of the Rio Salado Overlay District is to implement the policies of the Tempe Rio Salado Specific Plan. The Project's office use is consistent with the GID and Rio Salado Overlay District.

The Application is for a PAD Overlay to allow the Project to establish its own unique standards based on the development proposal.

Project Description

The Site currently consists of a two-story office building and vacant land. The office building is the offices for Wilson Electric. The owner and Applicant are working with Wilson Electric to find an alternative site in Tempe. Given the suburban nature of the Wilson Electric offices, we believe this Site is significantly under utilitized. The intent of this Application is to provide a unique opportunity to energize both the Priest Drive and Rio Salado Parkway street frontages and provide much needed additional modern, high-quality office opportunities. Due to the Site's proximity to downtown Tempe, the ASU Campus, Sky Harbor International Airport, multiple parks (including Rio Salado Park, Tempe Beach Park, and Papago Park), and public transit routes, the Applicant strongly believes that the Project will appeal strongly to office space users seeking Class A office space within an urban environment.

The Application consists of the construction of two (2) six-story (101 feet) office buildings and a seven-level (96 feet) parking structure containing 1,447 parking spaces. The construction on the Site will occur in two phases, with the north office building and west half of the garage being constructed in the first phase. Currently, it is anticipated that construction on the first phase will begin during the first quarter of 2009 and will be completed by the first quarter of 2010. The construction of the second phase depends on some extent to the absorption rates of the first phase. We anticipated that the second phase construction will be completed during the second half of 2011. This schedule could change based on market conditions.

The project is a contemporary design that will fit well into the physical environment and utilize similar materials to the Hayden Ferry Lakeside project to the east. The office buildings are oriented towards Priest Drive and Rio Salado Parkway respectively while the parking structure is located at the southeast corner of the Site. The building's orientation and the provision of ample landscaping will successfully activate the Site's street frontage. Breaking up the building form into two buildings will also reduce the bulk and scale of the development while maintaining a significant urban presence along the street frontage at the same time.

The location of the parking structure, as well as the at-grade parking, will ensure that views of parking provided on site from both Priest Drive and Rio Salado Parkway are partial at best. Restricting and stepping back the height of the parking garage located at the southeast corner of the Site to the maximum extent feasible combined with the significant landscape setback to be provided

along the south and east property lines will also help to ensure that the privacy of adjacent residences is maintained. The parking garage's lighting will be designed to provide a secure well-lit environment while not allowing light to be projected towards adjacent residences.

Site Circulation and Parking

Access to the parking garage and at-grade courtyards will be provided from both Priest Drive and First Street via two driveways located along both Priest Drive and First Street. The parking garage will serve the parking needs for all employees. At-grade courtyards will primarily serve the parking needs of visitors. The Project also includes a significant number of bicycle parking spaces and will certainly encourage alternative forms for transportation.

The on-site circulation is designed to direct traffic onto major arterials and away from the adjacent residential neighborhoods.

A traffic study prepared by CivTech Engineering for the Site is included as part of this Application.

Sunset Riverside Neighborhood

For informational purposes, the Applicant attended the Sunset Riverside Neighborhood Meeting in November 2007 and provided a brief overview presentation of the Project.

FAA Notice of Proposed Construction or Alteration

Since the Site is located within close proximity of the flight path for Sky Harbor International Airport, the Applicant has filed a notice of proposed construction or alteration with the Federal Aviation Administration (FAA). The FAA has issued a Determination of No Hazard for this Project. We have included a copy of the No Hazard Determination with this Application.

Conclusion

The proposed development is a high-quality office design that will provide desired additional viable long-term high-quality and high-paying employment opportunities to both the surrounding neighborhoods and City of Tempe. The proposed development will serve as a catalyst for future redevelopment opportunities and enhance the urban development environment and experience envisioned for this area. The Project is consistent with the land use projected for the Site by General Plan 2030. McShane is very excited about this project and looks forward to discussing the proposal with you in the near future. We respectfully request your support.

MAR 25 2008
3/20/2008

PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPE LANDING

LOCATED IN THE WEST HALF OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 2008 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARD _____ WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY _____ _____
NOTARY PUBLIC MY COMMISION EXPIRES

VAUGHN STREET, LLC

BY: _____, DATE: _____

ITS: _____

APPROVALS

BY : _____, DATE _____
DEVELOPMENT SERVICES

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PROJECT DATA

PROJECT NAME:	TEMPE LANDING
SITE ADDRESS:	125 SOUTH PRIEST DRIVE TEMPE, ARIZONA 85281
OWNER:	VAUGHN STREET, LLC 2901 NORTH CENTRAL AVENUE SUITE 200 PHOENIX, AZ 85012 PHONE: 602.285.5095 FAX: 602.285-5099 TOM MEISSNER
DEVELOPER:	McSHANE DEVELOPMENT COMPANY 2850 EAST CAMELBACK ROAD SUITE 325 PHOENIX, AZ 85016 PHONE: 602.508.6166 FAX: 602.508.6167 ALAN GILLESPIE
ARCHITECT:	PATRICK HAYES ARCHITECTURE 15849 NORTH 71ST STREET SUITE 200 SCOTTSDALE, AZ 85254 PHONE: 480.556.9000 FAX: 480.556.9490 PATRICK C. HAYES, A.I.A. BRIAN FISH, A.I.A. B.A. EASTWOOD

PROJECT DESCRIPTION:

TEMPE LANDING IS A ±420,400 S.F. CLASS 'A' OFFICE CAMPUS ON A ±7.6 ACRE SITE AT THE SOUTHEAST CORNER OF PRIEST DRIVE AND RIO SALADO PARKWAY IN TEMPE, ARIZONA. IT CONSITS OF THE CONSTRUCTION OF TWO (2) SIX-STORY (101 FEET) OFFICE BUILDINGS AND A SEVEN-LEVEL (96 FEET) PARKING STRUCTURE CONTAINING 1,447 PARKING SPACES. THE CONSTRUCTION ON THE SITE WILL OCCUR IN TWO PHASES, WITH THE NORTH OFFICE BUILDING AND THE WEST HALF OF THE GARAGE BEING CONSTRUCTED IN THE FIRST PHASE.

QUATER SECTION:	W 1/2 SECTION 16
A.P.N.:	124-27-006-C, 124-27-004-C 124-27-003-B, 124-28-006-D 124-28-006-C
GEN. PLAN 2030 PROJECTED LAND USE:	COMMERCIAL
PROPOSED USE:	COMMERCIAL OFFICE
ZONING:	GID (EXISTING) RIO SALADO OVERLAY DISTRICT
SITE AREA:	NET SITE AREA ± 334,672 S.F. (± 7.683 ACRES)

BUILDING AREA:

*GROSS AREA PER C.O.T. ZONING ORDINANCE

FLOOR:	BUILDING	GARAGE
FIRST	35,135 S.F.	84,144 S.F.
SECOND	35,137 S.F.	88,968 S.F.
THIRD	35,138 S.F.	88,968 S.F.
FOURTH	35,136 S.F.	88,968 S.F.
FIFTH	35,134 S.F.	88,968 S.F.
SIXTH	34,523 S.F.	71,033 S.F.
SEVENTH	N/A	37,843 S.F.
SUB TOTAL	210,203 S.F.	516,892 S.F.
	X 2 BUILDINGS	
TOTAL	420,406 S.F.	516,892 S.F.

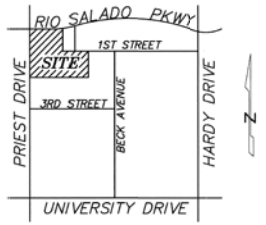
DS071511 PAD08___ REC08___

CONDITIONS OF APPROVAL: PAD08____

PROJECT DATA, cont.

PARKING:	SPACES REQUIRED	SPACES PROVIDED	
		64	SURFACE
OFFICE @ 1:300 S.F.		1,447	GARAGE
(420,406 S.F.) / (300) =	1,402	1,511	TOTAL
ACCESSIBLE PER ADAAG	25	25	
VAN ACCESSIBLE (1 PER 8)	4	4	
COVERED PARKING	0	1,213	= 80.3% OF TOTAL
ACCESSIBLE COVERED @ 80.3%	20	21	
BICYCLE PARKING @ 1/8,000 S.F.	53	56	

VICINITY MAP



ZONING / PAD OVERLAY COMPARISON CHART

	G.I.D.	P.A.D.
BUILDING HEIGHT	35'-0"	101'-0"
LANDSCAPE		LANDSCAPE WAIVER AT UTILITY EASEMENTS

PROJECT DATA, cont.

CONSTRUCTION TYPE:
BUILDINGS I-B
GARAGE II-B

BUILDING HEIGHT:
BUILDINGS 6 STORIES
HEIGHT = TOP OF FEATURE, FROM REFERENCE ELEV.
99'-0 3/8" @ BUILDING 'A'
100'-0 3/8" @ BUILDING 'B'
GARAGE 7 STORIES
HEIGHT = TOP OF PARAPET, FROM REFERENCE ELEV.
96'-2 3/8"

FIRE SPRINKLERS
BUILDINGS FULLY SPRINKLED PER NFPA-13-2002
GARAGE FULLY SPRINKLED PER NFPA-13-2002

SETBACKS:	REQUIRED	PROVIDED
FRONT (W)	25'-0"	46'-1"
FRONT (N)	25'-0"	30'-11"
STREET SIDE (E)	25'-0"	26'-0-1/2"
SIDE (E)	0'-0"	25'-6"
REAR (S)	0'-0"	30'-6"

LANDSCAPE BUFFER:	REQUIRED	PROVIDED
ADJACENT TO SF DISTRICTS		
REAR (S)	20'-0"	20'-0"

LOT COVERAGE:
ALLOWABLE (NO STANDARD) NS
PROVIDED (FIRST FLOOR GROSS AREA) / (NET LOT AREA)
BUILDINGS
70,270 S.F. / 334,672 S.F. = 0.2100 21.0 %
GARAGE
84,144 S.F. / 334,672 S.F. = 0.2514 25.1 %
TOTAL 46.1 %

F.A.R.
ALLOWABLE (NO STANDARD) NS
PROVIDED (GROSS AREA) / (NET LOT AREA)
BUILDINGS
420,406 S.F. / 334,672 S.F. = 1.2562 125.6 %
GARAGE
516,892 S.F. / 334,672 S.F. = 1.5444 154.4 %
TOTAL 280.0 %

LANDSCAPING:
REQUIRED MIN = (.10) x (NET LOT AREA)
(.10) x 334,672 S.F. = 33,467 S.F.
PROVIDED 114,292 S.F.

DS071511 PAD08___ REC08___

PHArchitecture
Patrick Hayes Architecture
15849 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P. 480.556.9000
F. 480.556.9490
www.phorchitecture.com

McShane

TEMPE LANDING
125 South Priest Drive
Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

PROJECT NO. 07-124
SHEET SCALE: -
DRAWING NO. 03064A0-0
DRAWN / CHECKED BY: BF
DATE: 2.29.2008
SHEET TITLE: COVER SHEET
SHEET NO

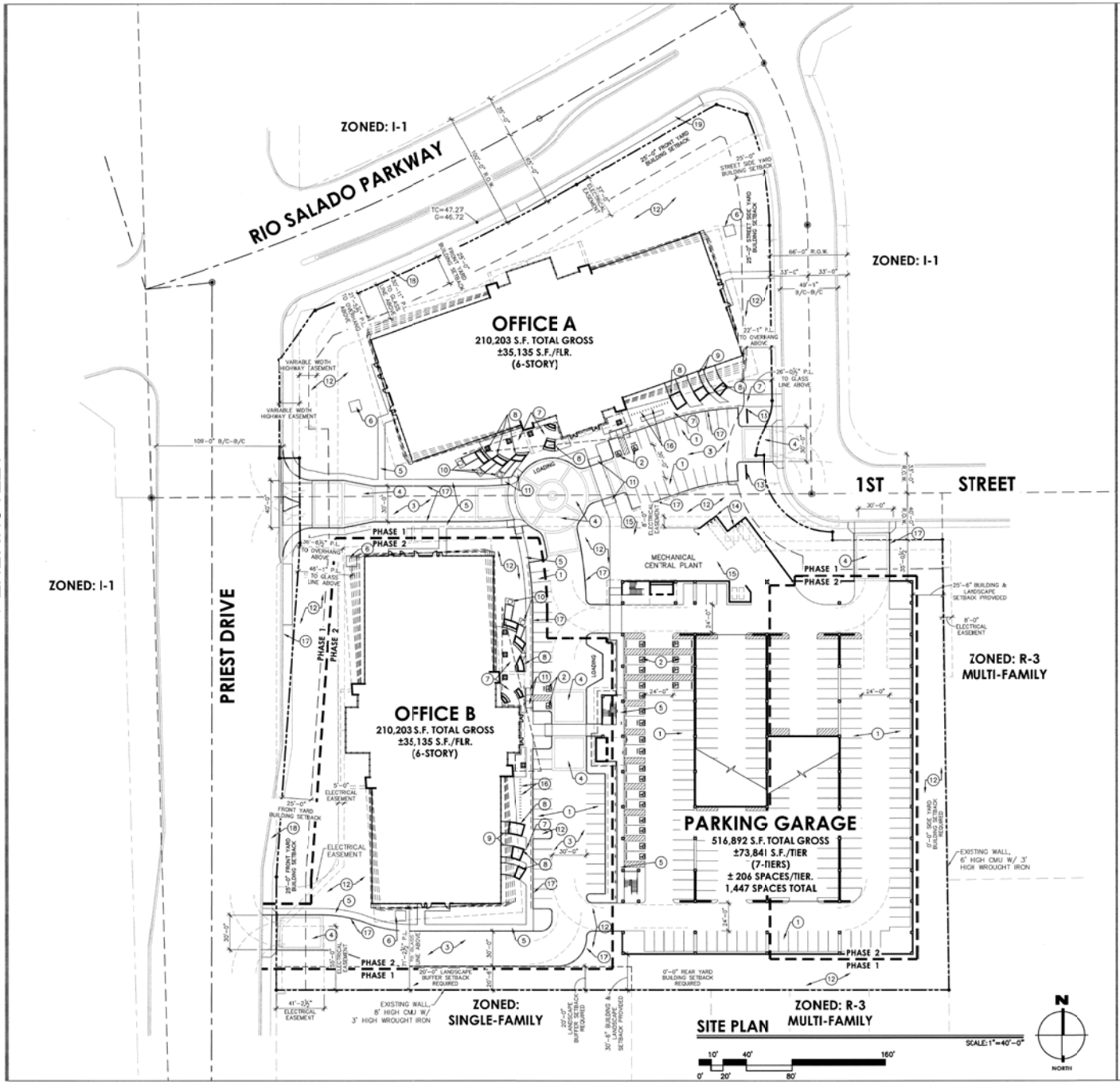
P.A.D. SECOND SUBMITTAL

DS071511 PAD08 REC08

SHEET 1 OF 3

ATTACHMENT 16

ATTACHMENT 17



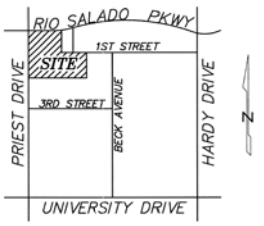
KEYNOTES

1. CITY OF TEMPE STANDARD PARKING STALL 8'-6" W. x 16'-0" L. W/ 2'-0" OVERHANG (TYP.)
2. CITY OF TEMPE ACCESSIBLE PARKING STALL (TYP.)
3. ASPHALT PAVING, SEE CIVIL.
4. CONCRETE PAVERS, COLOR & TYPE T.B.D.
5. 6" WIDE, INTEGRAL COLOR CONCRETE SIDEWALK W/ MEDIUM SALT FINISH. COLOR T.B.D.
6. TRANSFORMER LOCATION, SEE ELECTRICAL.
7. 4" THICK, INTEGRAL COLOR, CONCRETE HARDSCAPE WITH MEDIUM SALT FINISH. COLOR T.B.D
8. 4' HIGH INTEGRAL COLOR CMU RAISED PLANTER WALL WITH PRECAST CONCRETE BENCH.
9. INTEGRAL COLOR CONCRETE LANDSCAPE HEADER. COLOR T.B.D.
10. PRECAST CONCRETE BALL.
11. CONCRETE A.D.A. ACCESSIBLE RAMP.
12. LANDSCAPE AREA, SEE LANDSCAPE.
13. 3' H. INTEGRAL COLOR CMU SCREEN WALL.
14. 10'-4" H. INTEGRAL COLOR CMU SCREEN WALL.
15. 22'-4" H. INTEGRAL COLOR CMU SCREEN WALL AND MECHANICAL BUILDING.
16. BIKE RACK, PER CITY OF TEMPE REQUIRMENTS.
17. 6" CONCRETE CURB, SEE CIVIL.
18. EXISTING 8' WIDE SIDEWALK TO REMAIN.
19. NEW 8' WIDE SIDEWALK TO MATCH EXISTING.

ZONING / PAD OVERLAY COMPARISON CHART

	G.I.D.	P.A.D.
BUILDING HEIGHT	35'-0"	101'-0"
LANDSCAPE		LANDSCAPE WAIVER AT UTILITY EASEMENTS

VICINITY MAP



DS071511 PAD08__ REC08__

PHArchitecture
Patrick Hayes Architecture
15849 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P. 480.556.9000
F. 480.556.9490
www.phorchitecture.com

McShane

TEMPE LANDING
125 South Priest Drive
Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

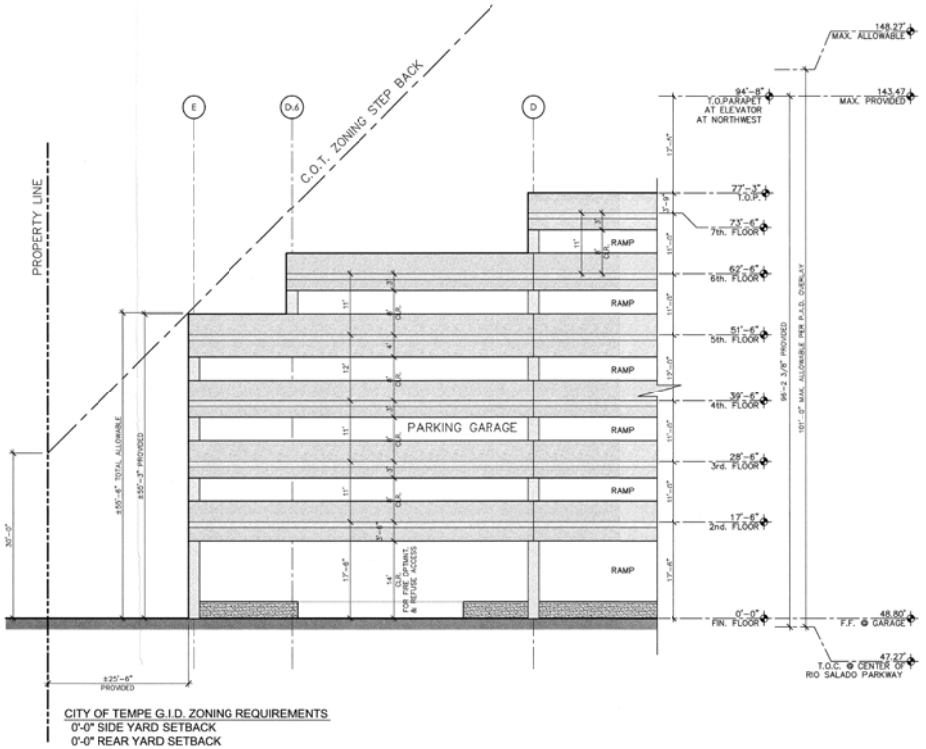
PROJECT NO. 07-124
SHEET SCALE: 1"=40'-0"
DRAWING NO. 07124 A1-1 PAD
DRAWN / CHECKED BY: BF
DATE: 2.29.2008
SHEET TITLE: SITE PLAN
SHEET NO: SHEET 3 OF 3

P.A.D. SECOND SUBMITTAL

DS071511 PAD08__ REC08__

ZONING / PAD OVERLAY COMPARISON CHART

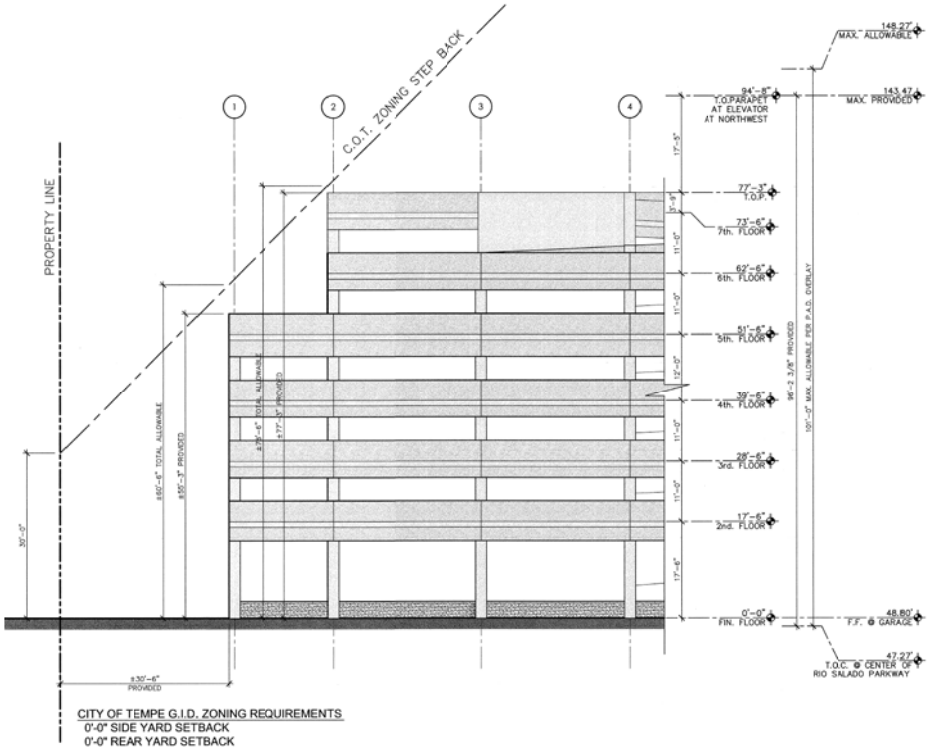
	G.I.D.	P.A.D.
BUILDING HEIGHT	35'-0"	101'-0"
LANDSCAPE		LANDSCAPE WAIVER AT UTILITY EASEMENTS



CITY OF TEMPE G.I.D. ZONING REQUIREMENTS
0'-0" SIDE YARD SETBACK
0'-0" REAR YARD SETBACK

02 G.I.D. STEP BACK @ GARAGE @ EAST PROPERTY LINE

3/32"=1'-0"



CITY OF TEMPE G.I.D. ZONING REQUIREMENTS
0'-0" SIDE YARD SETBACK
0'-0" REAR YARD SETBACK

01 G.I.D. STEP BACK @ GARAGE @ SOUTH PROPERTY LINE

3/32"=1'-0"

PHArchitecture
Patrick Hayes Architecture
15849 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P. 480.556.9000
F. 480.556.9490
www.pharchitecture.com

REGISTERED ARCHITECT
CERTIFICATE NO. 23492
Patrick Cameron
Date 4/17/09
EXPIRES 03/31/2009

McShane

TEMPE LANDING

125 South Priest Drive
Tempe, Arizona 85281

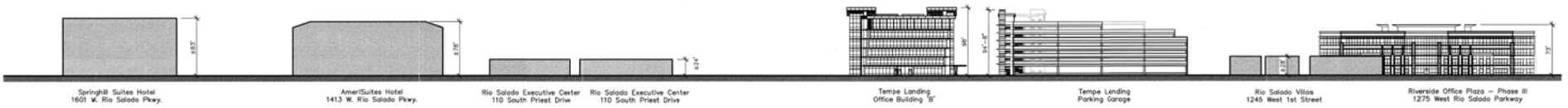
REV.	DATE	DESCRIPTION

PROJECT NO.
07-124
SHEET SCALE:
3/32"=1'-0"
DRAWING NO.
07124 A1-2
DRAWN / CHECKED BY:
BF
DATE:
2.29.2008
SHEET TITLE:
ZONING STEP-BACK EXHIBIT

SHEET NO.
A1.2

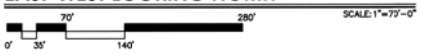
P.A.D. SECOND SUBMITTAL

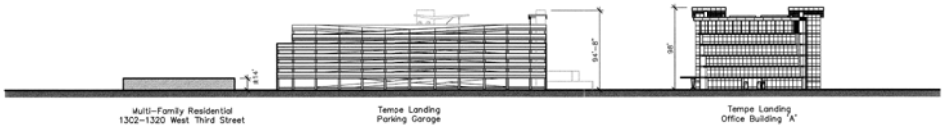
ATTACHMENT 18



SITE CONTEXT SECTION
EAST-WEST LOOKING NORTH

SCALE:1"=70'-0"





SITE CONTEXT SECTION
NORTH-SOUTH LOOKING WEST

SCALE:1"=70'-0"

PHArchitecture
Patrick Hayes Architecture
15849 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P. 480.556.9000
F. 480.556.9490
www.pharchitecture.com

REGISTERED ARCHITECT
CERTIFICATE NO.
23492
Patrick Cameron Hayes
Date: 12/31/2009

McShane

TEMPE LANDING
125 South Priest Drive
Tempe, Arizona 85281

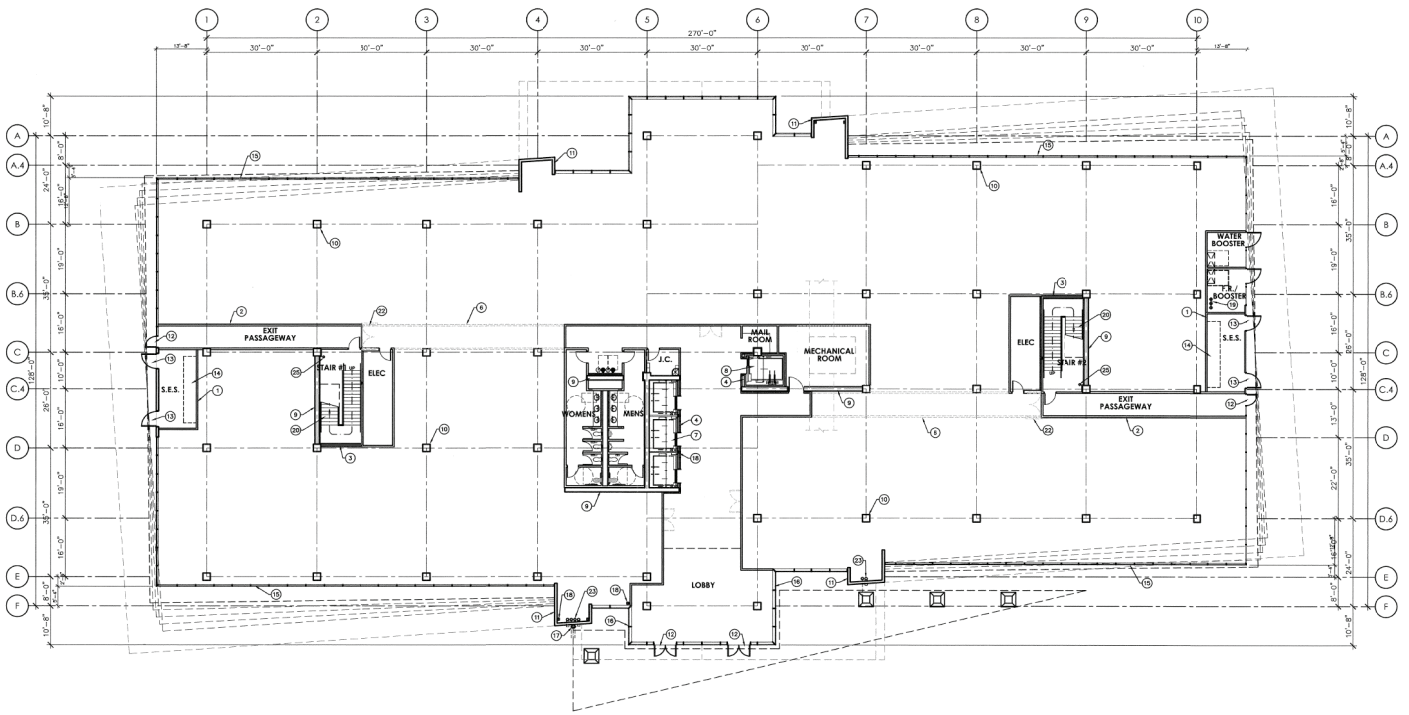
REV.	DATE	DESCRIPTION

PROJECT NO.
07-124
SHEET SCALE:
1"=70'-0"
DRAWING NO.
07124 A1-3
DRAWN / CHECKED BY:
BF
DATE:
2.29.2008
SHEET TITLE:
SITE CONTEXT SECTIONS

SHEET NO.
A1.3a

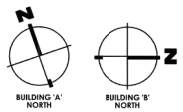
P.A.D. SECOND SUBMITTAL

ATTACHMENT 19



FIRST FLOOR PLAN

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



KEYNOTES

NOTE: GENERAL BUILDING FLOOR PLAN KEYNOTES. (NOT ALL KEYNOTES APPLY TO ALL SHEETS.)

1. SES ROOM W/ 1-HR RATED WALL ENCLOSURE, UL DESIGN NO. U430
2. EXIT PASSAGEWAY W/ 2-HR WALL ENCLOSURE, UL DESIGN NO. U430
3. STAIR SHAFT W/ 2-HR SHAFT WALL ENCLOSURE, UL DESIGN NO. U467 W/ 5/8" GYP. BD. O/ 3-5/8" METAL STUD FURRING.
4. ELEVATOR SHAFT W/ 2-HR WALL ENCLOSURE, UL DESIGN NO. U438 W/ 5/8" GYP. BD. O/ 3-5/8" METAL STUD FURRING.
5. MECHANICAL SHAFT W/ 2-HR WALL ENCLOSURE, UL DESIGN NO. U438 W/ 5/8" GYP. BD. O/ 3-5/8" METAL STUD FURRING.
6. FUTURE CORRIDOR LOCATION.
7. THYSSEN KRUPP (OR EQL.), 4000 LB., 350 FPM. OVERHEAD TRACTION ELEVATORS
8. THYSSEN KRUPP (OR EQL.), 4000 LB., 350 FPM. OVERHEAD TRACTION SERVICE ELEVATOR.
9. 14" THICK CONCRETE SHEAR WALL, SEE STRUCT.
10. 2'x2' CONCRETE COLUMN, SEE STRUCT.
11. A.C.M. PANEL SYSTEM OVER VICOR (OR EQL.) WATER PROOF MEMBRANE O/ 1/2" EXTERIOR GRADE PLYWOOD O/ METAL STUD FRAMING.
12. AL/GL ENTRANCE DOOR
13. HM DOOR
14. ELECTRICAL S.E.S. LOCATION, SEE ELECTRICAL.
15. 6" DEEP, ALUMINUM STOREFRONT SYSTEM W/ GLAZING PER SCHEDULE.
16. 10" DEEP, ALUMINUM CURTAINWALL SYSTEM W/ GLAZING PER SCHEDULE.
17. WALL MOUNTED FIRE DEPARTMENT CONNECTION PER CITY OF TEMPE REQUIREMENTS.
18. STL. COLUMN, SEE STRUCT.
19. FIRE RISER LOCATION, SEE FIRE SPRINKLER DRAWINGS.
20. CONCRETE FILLED METAL PAN TREAD STAIR SYSTEM WITH PAINTED PIPE RAILING SYSTEM.
22. LOCATION FOR FUTURE FIRE RATED HOLD OPEN DOORS.
23. INDEPENDANT ROOF AND OVERFLOW DRAIN LEADERS. OVERFLOW DRAINS TO DAYLIGHT W/ ZURN FITTING, MAIN DRAINS TO UNDERGROUND RETENTION, SEE CIVIL.
24. PRE-MANUFACTURED GUARDRAIL SYSTEM: HDI, INOX (OR APPROVED EQL.) STAINLESS STEEL POSTS, TEMPERED GLASS INFILL PANELS W/ S.S. HANDRAIL AND GUARDRAIL.
25. STANDPIPE LOCATION, SEE FIRE SPRINKLER DRAWINGS.
26. FUTURE LOBBY LOCATION.
27. LINE OF HIGH CANOPY FEATURE OVERHEAD.

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPET.
B. ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
C. ALL SIGNAGE TO BE PROCESSED AS A SEPARATE PERMIT.
D. ALL ARCHITECTURAL METALWORK TO BE GROUND VERY SMOOTH AND PAINTED.
E. ALL FLOORING SURFACES TO BE PREPARED TO ACCEPT FLOORING PER SSPC-SP13 / NACE6.
F. SEE B/A4.3 FOR INTERSTITIAL SPACE DIAGRAM
G. PROVIDE KNOX-BOX FOR FIRE DEPARTMENT ACCESS W/ STAINLESS STEEL FINISH, RECESSED MOUNTED AT 4'-6" A.F.F. LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
H. ALL INTERIOR DOORS TO BE 3'-0"x8'-0" SOLID CORE WOOD DOORS.
I. PROVIDE 1-HR SEPARATION, SMOKE CONTROL & STAND-BY POWER AT LOBBY PER ATRIUM REQUIREMENTS PER IBC SECTION 404.

PHAarchitecture
Patrick Hayes Architecture
15849 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P: 480.556.9000
F: 480.556.9490
www.pharchitecture.com

REGISTERED ARCHITECT
CERTIFICATE NO. 23492
Patrick Hayes
Date Expires 3-31-09
STATE OF ARIZONA

McShane

TEMPE LANDING

125 South Priest Drive
Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

PROJECT NO.
07-124

SHEET SCALE:
1/16"=1'-0"

DRAWING NO.
07124 A2-01_A2-06

DRAWN / CHECKED BY:
BF

DATE:
2.29.2008

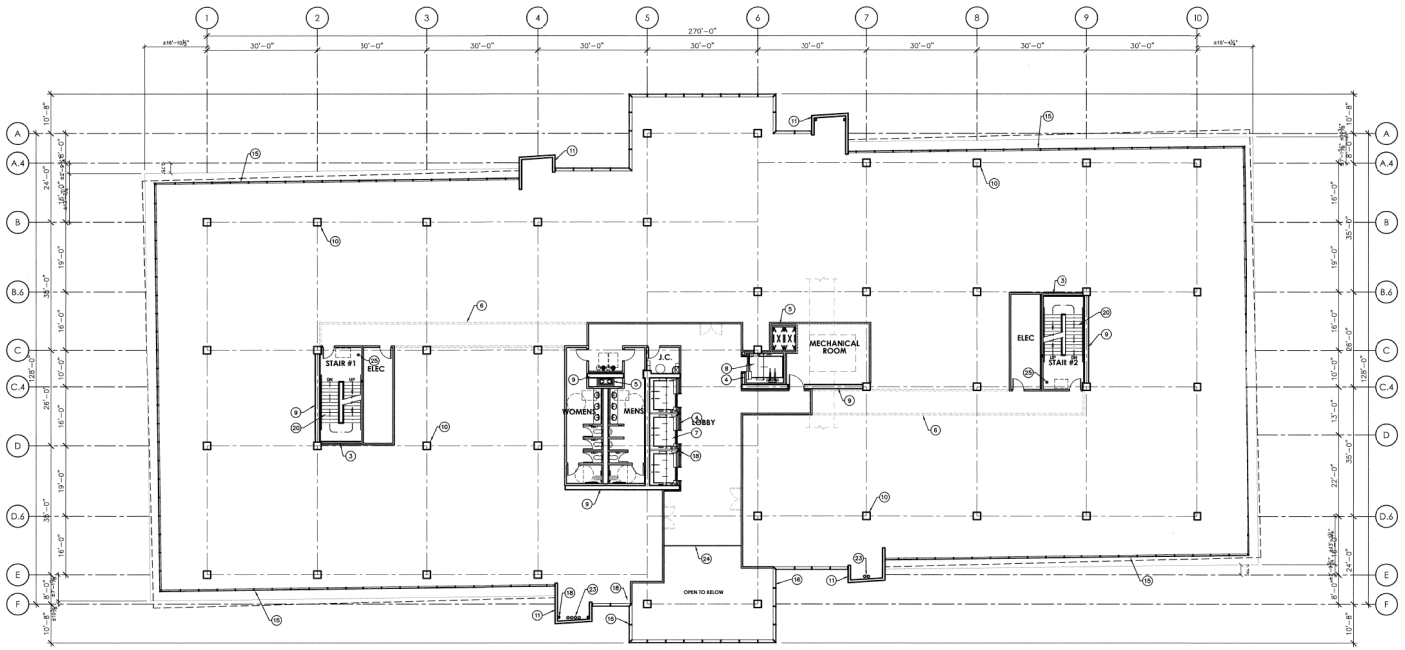
SHEET TITLE:
FIRST FLOOR PLAN

SHEET NO.
A2.1

P.A.D. FIRST SUBMITTAL

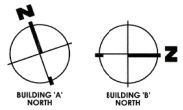
ATTACHMENT 20

ATTACHMENT 21



SECOND FLOOR PLAN

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



KEYNOTES

NOTE: GENERAL BUILDING FLOOR PLAN KEYNOTES. (NOT ALL KEYNOTES APPLY TO ALL SHEETS.)

1. SES ROOM W/ 1-HR RATED WALL ENCLOSURE, UL DESIGN NO. U430
2. EXIT PASSAGEWAY W/ 2-HR WALL ENCLOSURE, UL DESIGN NO. U430
3. STAIR SHAFT W/ 2-HR SHAFT WALL ENCLOSURE, UL DESIGN NO. U467 W/ 5/8" GYP. BD. O/ 3-5/8" METAL STUD FURRING.
4. ELEVATOR SHAFT W/ 2-HR WALL ENCLOSURE, UL DESIGN NO. U438 W/ 5/8" GYP. BD. O/ 3-5/8" METAL STUD FURRING.
5. MECHANICAL SHAFT W/ 2-HR WALL ENCLOSURE, UL DESIGN NO. U438 W/ 5/8" GYP. BD. O/ 3-5/8" METAL STUD FURRING.
6. FUTURE CORRIDOR LOCATION.
7. THYSSEN KRUPP (OR EQL.), 4000 LB., 350 FPM. OVERHEAD TRACTION ELEVATORS
8. THYSSEN KRUPP (OR EQL.), 4000 LB., 350 FPM. OVERHEAD TRACTION SERVICE ELEVATOR.
9. 14" THICK CONCRETE SHEAR WALL, SEE STRUCT.
10. 2'x2' CONCRETE COLUMN, SEE STRUCT.
11. A.C.M. PANEL SYSTEM OVER VICOR (OR EQL.) WATER PROOF MEMBRANE O/ 1/2" EXTERIOR GRADE PLYWOOD O/ METAL STUD FRAMING.
12. AL/GL ENTRANCE DOOR
13. HM DOOR
14. ELECTRICAL S.E.S. LOCATION, SEE ELECTRICAL.
15. 6" DEEP, ALUMINUM STOREFRONT SYSTEM W/ GLAZING PER SCHEDULE.
16. 10" DEEP, ALUMINUM CURTAINWALL SYSTEM W/ GLAZING PER SCHEDULE.
17. WALL MOUNTED FIRE DEPARTMENT CONNECTION PER CITY OF TEMPE REQUIREMENTS.
18. STL. COLUMN, SEE STRUCT.
19. FIRE RISER LOCATION, SEE FIRE SPRINKLER DRAWINGS.
20. CONCRETE FILLED METAL PAN TREAD STAIR SYSTEM WITH PAINTED PIPE RAILING SYSTEM.
22. LOCATION FOR FUTURE FIRE RATED HOLD OPEN DOORS.
23. INDEPENDANT ROOF AND OVERFLOW DRAIN LEADERS. OVERFLOW DRAINS TO DAYLIGHT W/ ZURN FITTING, MAIN DRAINS TO UNDERGROUND RETENTION, SEE CIVIL.
24. PRE-MANUFACTURED GUARDRAIL SYSTEM: HDI, INOX (OR APPROVED EQL.) STAINLESS STEEL POSTS, TEMPERED GLASS INFILL PANELS W/ S.S. HANDRAIL AND GUARDRAIL.
25. STANDPIPE LOCATION, SEE FIRE SPRINKER DRAWINGS.
26. FUTURE LOBBY LOCATION.
27. LINE OF HIGH CANOPY FEATURE OVERHEAD.

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPET.
B. ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
C. ALL SIGNAGE TO BE PROCESSED AS A SEPARATE PERMIT.
D. ALL ARCHITECTURAL METALWORK TO BE GROUND VERY SMOOTH AND PAINTED.
E. ALL FLOORING SURFACES TO BE PREPARED TO ACCEPT FLOORING PER SSPC-SP13 / NACE6.
F. SEE B/A4.3 FOR INTERSTITIAL SPACE DIAGRAM.
G. PROVIDE KNOX-BOX FOR FIRE DEPARTMENT ACCESS W/ STAINLESS STEEL FINISH, RECESSED MOUNTED AT 4'-6" A.F.F. LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
H. ALL INTERIOR DOORS TO BE 3'-0"x8'-0" SOLID CORE WOOD DOORS.
I. PROVIDE 1-HR SEPARATION, SMOKE CONTROL & STAND-BY POWER AT LOBBY PER ATRIUM REQUIREMENTS PER IBC SECTION 404.

PHAarchitecture
Patrick Hayes Architecture
15849 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P: 480.556.9000
F: 480.556.9490
www.pharchitecture.com

REGISTERED ARCHITECT CERTIFICATE NO. 23492 STATE OF ARIZONA 7/15/08 RENEWAL DATE 6.30.09

McShane

TEMPE LANDING

125 South Priest Drive
Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

PROJECT NO.
07-124

SHEET SCALE:
1/16"=1'-0"

DRAWING NO.
07124 A2-01_A2-06

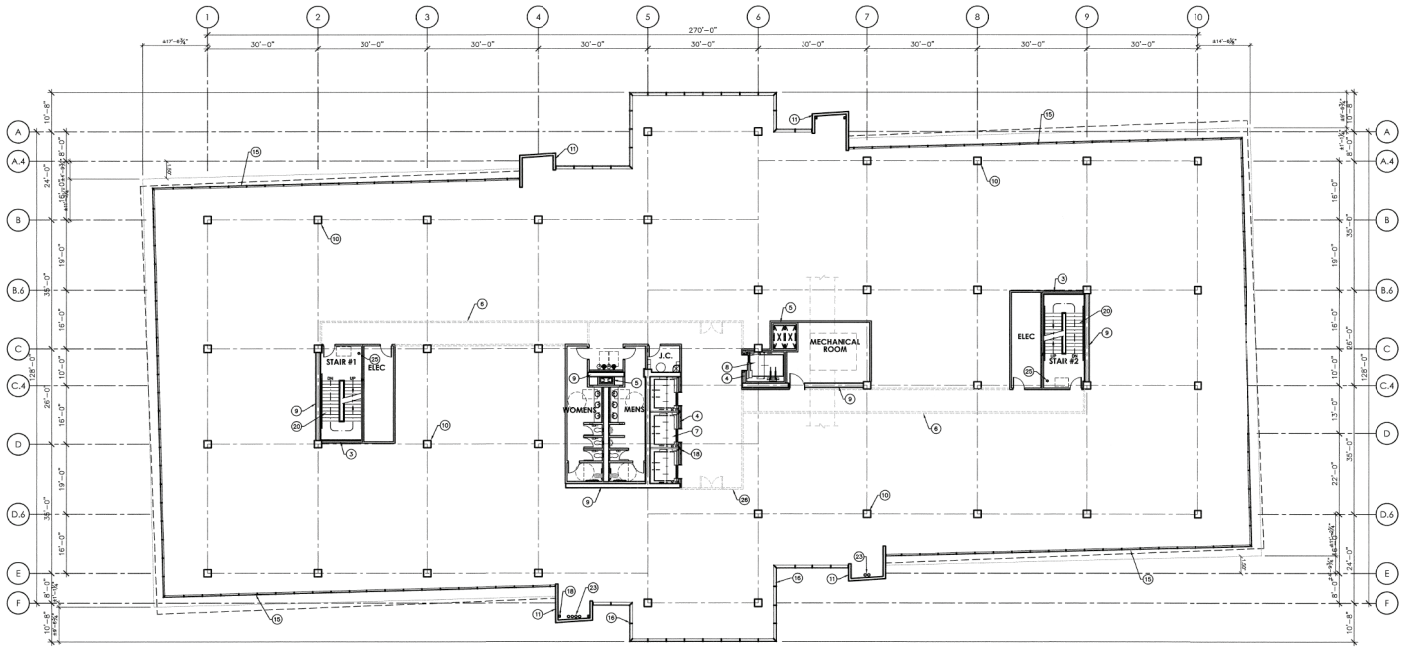
DRAWN / CHECKED BY:
BF

DATE:
2.29.2008

SHEET TITLE:
SECOND FLOOR PLAN

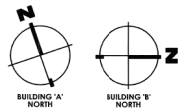
SHEET NO.
A2.2

P.A.D. FIRST SUBMITTAL



THIRD FLOOR PLAN

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



KEYNOTES

NOTE: GENERAL BUILDING FLOOR PLAN KEYNOTES. (NOT ALL KEYNOTES APPLY TO ALL SHEETS.)

1. SES ROOM W/ 1-HR RATED WALL ENCLOSURE, UL DESIGN NO. U430
2. EXIT PASSAGEWAY W/ 2-HR WALL ENCLOSURE, UL DESIGN NO. U430
3. STAIR SHAFT W/ 2-HR SHAFT WALL ENCLOSURE, UL DESIGN NO. U467 W/ 5/8" GYP. BD. O/ 3-5/8" METAL STUD FURRING.
4. ELEVATOR SHAFT W/ 2-HR WALL ENCLOSURE, UL DESIGN NO. U438 W/ 5/8" GYP. BD. O/ 3-5/8" METAL STUD FURRING.
5. MECHANICAL SHAFT W/ 2-HR WALL ENCLOSURE, UL DESIGN NO. U438 W/ 5/8" GYP. BD. O/ 3-5/8" METAL STUD FURRING.
6. FUTURE CORRIDOR LOCATION.
7. THYSSEN KRUPP (OR EQL.), 4000 LB., 350 FPM. OVERHEAD TRACTION ELEVATORS
8. THYSSEN KRUPP (OR EQL.), 4000 LB., 350 FPM. OVERHEAD TRACTION SERVICE ELEVATOR.
9. 14" THICK CONCRETE SHEAR WALL, SEE STRUCT.
10. 2'x2' CONCRETE COLUMN, SEE STRUCT.
11. A.C.M. PANEL SYSTEM OVER VICOR (OR EQL.) WATER PROOF MEMBRANE O/ 1/2" EXTERIOR GRADE PLYWOOD O/ METAL STUD FRAMING.
12. AL/GL ENTRANCE DOOR
13. HM DOOR
14. ELECTRICAL S.E.S. LOCATION, SEE ELECTRICAL.
15. 6" DEEP, ALUMINUM STOREFRONT SYSTEM W/ GLAZING PER SCHEDULE.
16. 10" DEEP, ALUMINUM CURTAINWALL SYSTEM W/ GLAZING PER SCHEDULE.
17. WALL MOUNTED FIRE DEPARTMENT CONNECTION PER CITY OF TEMPE REQUIREMENTS.
18. STL. COLUMN, SEE STRUCT.
19. FIRE RISER LOCATION, SEE FIRE SPRINKLER DRAWINGS.
20. CONCRETE FILLED METAL PAN TREAD STAIR SYSTEM WITH PAINTED PIPE RAILING SYSTEM.
22. LOCATION FOR FUTURE FIRE RATED HOLD OPEN DOORS.
23. INDEPENDANT ROOF AND OVERFLOW DRAIN LEADERS. OVERFLOW DRAINS TO DAYLIGHT W/ ZURN FITTING, MAIN DRAINS TO UNDERGROUND RETENTION, SEE CIVIL.
24. PRE-MANUFACTURED GUARDRAIL SYSTEM: HDI, INOX (OR APPROVED EQL.) STAINLESS STEEL POSTS, TEMPERED GLASS INFILL PANELS W/ S.S. HANDRAIL AND GUARDRAIL.
25. STANDPIPE LOCATION, SEE FIRE SPRINKER DRAWINGS.
26. FUTURE LOBBY LOCATION.
27. LINE OF HIGH CANOPY FEATURE OVERHEAD.

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPET.
B. ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
C. ALL SIGNAGE TO BE PROCESSED AS A SEPARATE PERMIT.
D. ALL ARCHITECTURAL METALWORK TO BE GROUND VERY SMOOTH AND PAINTED.
E. ALL FLOORING SURFACES TO BE PREPARED TO ACCEPT FLOORING PER SSPC-SP13 / NACE6.
F. SEE B/A4.3 FOR INTERSTITIAL SPACE DIAGRAM.
G. PROVIDE KNOX-BOX FOR FIRE DEPARTMENT ACCESS W/ STAINLESS STEEL FINISH, RECESSED MOUNTED AT 4'-6" A.F.F. LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
H. ALL INTERIOR DOORS TO BE 3'-0"x8'-0" SOLID CORE WOOD DOORS.
I. PROVIDE 1-HR SEPARATION, SMOKE CONTROL & STAND-BY POWER AT LOBBY PER ATRIUM REQUIREMENTS PER IBC SECTION 404.

PHA rchitecture
Patrick Hayes Architecture
15849 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P. 480.556.9000
F. 480.556.9490
www.pharchitecture.com

McShane

TEMPE LANDING

125 South Priest Drive
Tempe, Arizona 85281

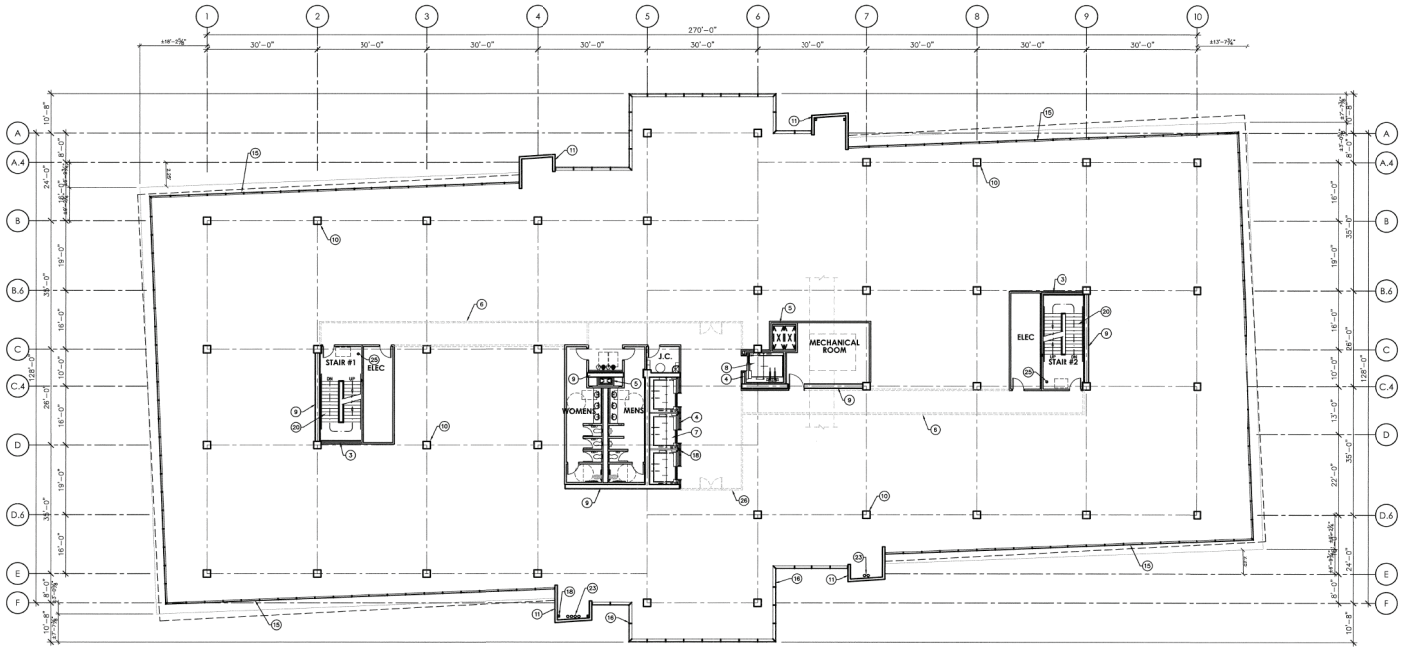
REV.	DATE	DESCRIPTION

PROJECT NO.
07-124
SHEET SCALE:
1/16"=1'-0"
DRAWING NO.
07124 A2-01_A2-06
DRAWN / CHECKED BY:
BF
DATE:
2.29.2008
SHEET TITLE:
THIRD FLOOR PLAN

P.A.D. FIRST SUBMITTAL

SHEET NO.
A2.3

ATTACHMENT 22



FOURTH FLOOR PLAN

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

BUILDING 'A' NORTH

BUILDING 'B' NORTH

KEYNOTES

NOTE: GENERAL BUILDING FLOOR PLAN KEYNOTES. (NOT ALL KEYNOTES APPLY TO ALL SHEETS.)

1. SES ROOM W/ 1-HR RATED WALL ENCLOSURE, UL DESIGN NO. U430
2. EXIT PASSAGEWAY W/ 2-HR WALL ENCLOSURE, UL DESIGN NO. U430
3. STAIR SHAFT W/ 2-HR SHAFT WALL ENCLOSURE, UL DESIGN NO. U467 W/ 5/8" GYP. BD. O/ 3-5/8" METAL STUD FURRING.
4. ELEVATOR SHAFT W/ 2-HR WALL ENCLOSURE, UL DESIGN NO. U438 W/ 5/8" GYP. BD. O/ 3-5/8" METAL STUD FURRING.
5. MECHANICAL SHAFT W/ 2-HR WALL ENCLOSURE, UL DESIGN NO. U438 W/ 5/8" GYP. BD. O/ 3-5/8" METAL STUD FURRING.
6. FUTURE CORRIDOR LOCATION.
7. THYSSEN KRUPP (OR EQL.), 4000 LB., 350 FPM. OVERHEAD TRACTION ELEVATORS
8. THYSSEN KRUPP (OR EQL.), 4000 LB., 350 FPM. OVERHEAD TRACTION SERVICE ELEVATOR.
9. 14" THICK CONCRETE SHEAR WALL, SEE STRUCT.
10. 2'x2' CONCRETE COLUMN, SEE STRUCT.
11. A.C.M. PANEL SYSTEM OVER VICOR (OR EQL.) WATER PROOF MEMBRANE O/ 1/2" EXTERIOR GRADE PLYWOOD O/ METAL STUD FRAMING.
12. AL/GL ENTRANCE DOOR
13. HM DOOR
14. ELECTRICAL S.E.S. LOCATION, SEE ELECTRICAL.
15. 6" DEEP, ALUMINUM STOREFRONT SYSTEM W/ GLAZING PER SCHEDULE.
16. 10" DEEP, ALUMINUM CURTAINWALL SYSTEM W/ GLAZING PER SCHEDULE.
17. WALL MOUNTED FIRE DEPARTMENT CONNECTION PER CITY OF TEMPE REQUIREMENTS.
18. STL. COLUMN, SEE STRUCT.
19. FIRE RISER LOCATION, SEE FIRE SPRINKLER DRAWINGS.
20. CONCRETE FILLED METAL PAN TREAD STAIR SYSTEM WITH PAINTED PIPE RAILING SYSTEM.
22. LOCATION FOR FUTURE FIRE RATED HOLD OPEN DOORS.
23. INDEPENDANT ROOF AND OVERFLOW DRAIN LEADERS. OVERFLOW DRAINS TO DAYLIGHT W/ ZURN FITTING, MAIN DRAINS TO UNDERGROUND RETENTION, SEE CIVIL.
24. PRE-MANUFACTURED GUARDRAIL SYSTEM: HDI, INOX (OR APPROVED EQL.) STAINLESS STEEL POSTS, TEMPERED GLASS INFILL PANELS W/ S.S. HANDRAIL AND GUARDRAIL.
25. STANDPIPE LOCATION, SEE FIRE SPRINKER DRAWINGS.
26. FUTURE LOBBY LOCATION.
27. LINE OF HIGH CANOPY FEATURE OVERHEAD.

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPET.
B. ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
C. ALL SIGNAGE TO BE PROCESSED AS A SEPARATE PERMIT.
D. ALL ARCHITECTURAL METALWORK TO BE GROUND VERY SMOOTH AND PAINTED.
E. ALL FLOORING SURFACES TO BE PREPARED TO ACCEPT FLOORING PER SSPC-SP13 / NACE6.
F. SEE B/A4.3 FOR INTERSTITIAL SPACE DIAGRAM.
G. PROVIDE KNOX-BOX FOR FIRE DEPARTMENT ACCESS W/ STAINLESS STEEL FINISH, RECESSED MOUNTED AT 4'-6" A.F.F. LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
H. ALL INTERIOR DOORS TO BE 3'-0"x8'-0" SOLID CORE WOOD DOORS.
I. PROVIDE 1-HR SEPARATION, SMOKE CONTROL & STAND-BY POWER AT LOBBY PER ATRIUM REQUIREMENTS PER IBC SECTION 404.

PHArchitecture
Patrick Hayes Architecture
1849 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P. 480.556.9000
F. 480.556.9490
www.phrarchitecture.com

REGISTERED ARCHITECT CERTIFICATE NO. 23492 Patrick Dennis Hayes STATE OF ARIZONA

McShane

TEMPE LANDING

125 South Priest Drive
Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

PROJECT NO.
07-124

SHEET SCALE:
1/16"=1'-0"

DRAWING NO.
07124 A2-01_A2-06

DRAWN / CHECKED BY:
BF

DATE:
2.29.2008

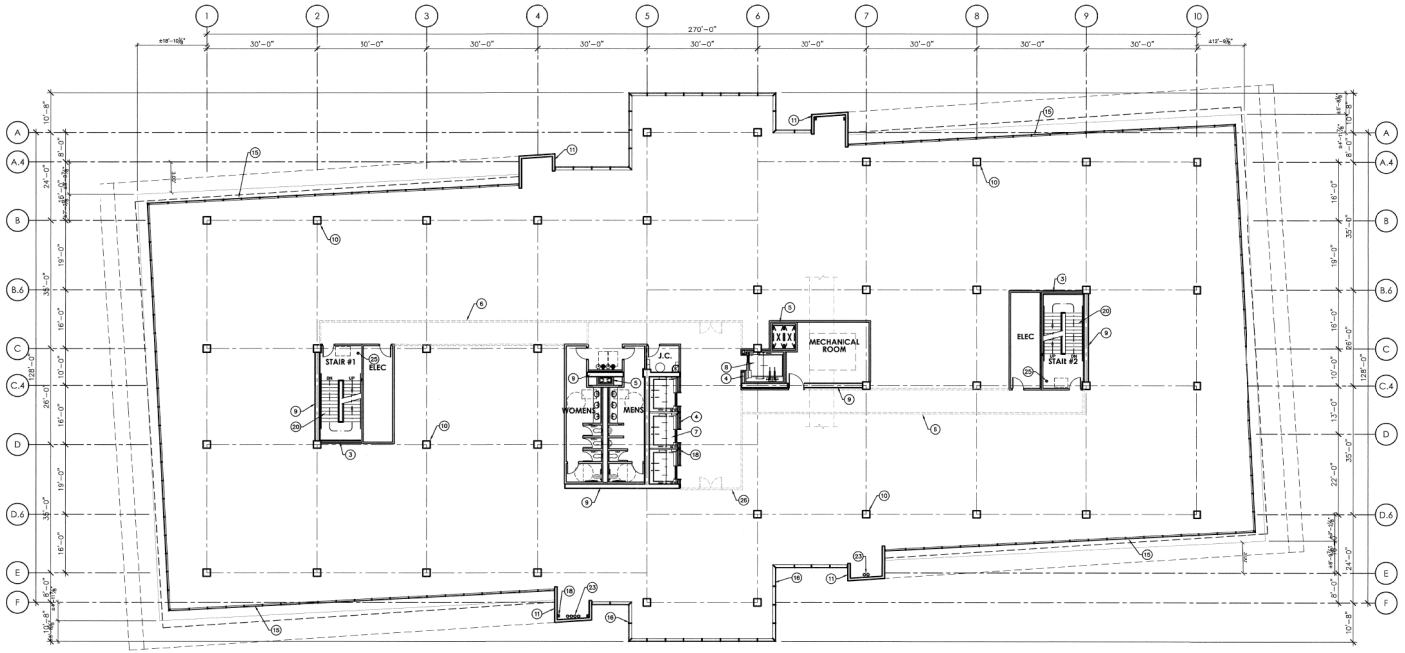
SHEET TITLE:
FOURTH FLOOR PLAN

SHEET NO.
A2.4

P.A.D. FIRST SUBMITTAL

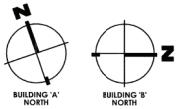
ATTACHMENT 23

ATTACHMENT 24



FIFTH FLOOR PLAN

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



KEYNOTES

NOTE: GENERAL BUILDING FLOOR PLAN KEYNOTES. (NOT ALL KEYNOTES APPLY TO ALL SHEETS.)

1. SES ROOM W/ 1-HR RATED WALL ENCLOSURE, UL DESIGN NO. U430
2. EXIT PASSAGEWAY W/ 2-HR WALL ENCLOSURE, UL DESIGN NO. U430
3. STAIR SHAFT W/ 2-HR SHAFT WALL ENCLOSURE, UL DESIGN NO. U467 W/ 5/8" GYP. BD. O/ 3-5/8" METAL STUD FURRING.
4. ELEVATOR SHAFT W/ 2-HR WALL ENCLOSURE, UL DESIGN NO. U438 W/ 5/8" GYP. BD. O/ 3-5/8" METAL STUD FURRING.
5. MECHANICAL SHAFT W/ 2-HR WALL ENCLOSURE, UL DESIGN NO. U438 W/ 5/8" GYP. BD. O/ 3-5/8" METAL STUD FURRING.
6. FUTURE CORRIDOR LOCATION.
7. THYSSEN KRUPP (OR EQL.), 4000 LB., 350 FPM. OVERHEAD TRACTION ELEVATORS
8. THYSSEN KRUPP (OR EQL.), 4000 LB., 350 FPM. OVERHEAD TRACTION SERVICE ELEVATOR.
9. 14" THICK CONCRETE SHEAR WALL, SEE STRUCT.
10. 2'x2' CONCRETE COLUMN, SEE STRUCT.
11. A.C.M. PANEL SYSTEM OVER VICOR (OR EQL.) WATER PROOF MEMBRANE O/ 1/2" EXTERIOR GRADE PLYWOOD O/ METAL STUD FRAMING.
12. AL/GL ENTRANCE DOOR
13. HM DOOR
14. ELECTRICAL S.E.S. LOCATION, SEE ELECTRICAL.
15. 6" DEEP, ALUMINUM STOREFRONT SYSTEM W/ GLAZING PER SCHEDULE.
16. 10" DEEP, ALUMINUM CURTAINWALL SYSTEM W/ GLAZING PER SCHEDULE.
17. WALL MOUNTED FIRE DEPARTMENT CONNECTION PER CITY OF TEMPE REQUIREMENTS.
18. STL. COLUMN, SEE STRUCT.
19. FIRE RISER LOCATION, SEE FIRE SPRINKLER DRAWINGS.
20. CONCRETE FILLED METAL PAN TREAD STAIR SYSTEM WITH PAINTED PIPE RAILING SYSTEM.
22. LOCATION FOR FUTURE FIRE RATED HOLD OPEN DOORS.
23. INDEPENDANT ROOF AND OVERFLOW DRAIN LEADERS. OVERFLOW DRAINS TO DAYLIGHT W/ ZURN FITTING, MAIN DRAINS TO UNDERGROUND RETENTION, SEE CIVIL.
24. PRE-MANUFACTURED GUARDRAIL SYSTEM: HDI, INOX (OR APPROVED EQL.) STAINLESS STEEL POSTS, TEMPERED GLASS INFILL PANELS W/ S.S. HANDRAIL AND GUARDRAIL.
25. STANDPIPE LOCATION, SEE FIRE SPRINKLER DRAWINGS.
26. FUTURE LOBBY LOCATION.
27. LINE OF HIGH CANOPY FEATURE OVERHEAD.

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPET.
B. ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
C. ALL SIGNAGE TO BE PROCESSED AS A SEPARATE PERMIT.
D. ALL ARCHITECTURAL METALWORK TO BE GROUND VERY SMOOTH AND PAINTED.
E. ALL FLOORING SURFACES TO BE PREPARED TO ACCEPT FLOORING PER SSPC-SP13 / NACE6.
F. SEE B/A4.3 FOR INTERSTITIAL SPACE DIAGRAM.
G. PROVIDE KNOX-BOX FOR FIRE DEPARTMENT ACCESS W/ STAINLESS STEEL FINISH, RECESSED MOUNTED AT 4'-6" A.F.F. LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
H. ALL INTERIOR DOORS TO BE 3'-0"x8'-0" SOLID CORE WOOD DOORS.
I. PROVIDE 1-HR SEPARATION, SMOKE CONTROL & STAND-BY POWER AT LOBBY PER ATRIUM REQUIREMENTS PER IBC SECTION 404.

PHArchitecture
Patrick Hayes Architecture
1849 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P. 480.556.9000
F. 480.556.9490
www.pharchitecture.com

McShane

TEMPE LANDING

125 South Priest Drive
Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

PROJECT NO.
07-124

SHEET SCALE:
1/16"=1'-0"

DRAWING NO.
07124 A2-01_A2-06

DRAWN / CHECKED BY:
BF

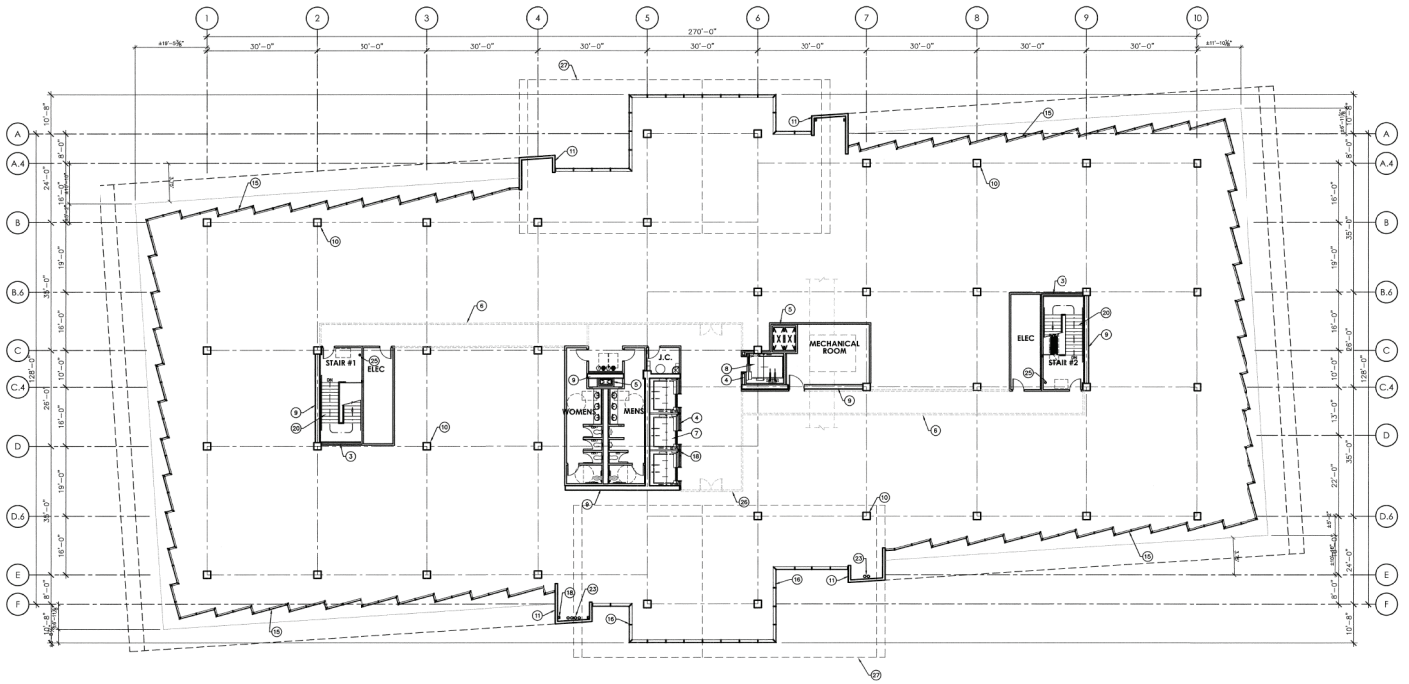
DATE:
2.29.2008

SHEET TITLE:
FIFTH FLOOR PLAN

SHEET NO.
A2.5

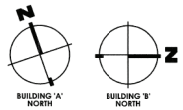
P.A.D. FIRST SUBMITTAL

ATTACHMENT 25



SIXTH FLOOR PLAN

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



KEYNOTES

NOTE: GENERAL BUILDING FLOOR PLAN KEYNOTES. (NOT ALL KEYNOTES APPLY TO ALL SHEETS.)

1. SES ROOM W/ 1-HR RATED WALL ENCLOSURE, UL DESIGN NO. U430
2. EXIT PASSAGEWAY W/ 2-HR WALL ENCLOSURE, UL DESIGN NO. U430
3. STAIR SHAFT W/ 2-HR SHAFT WALL ENCLOSURE, UL DESIGN NO. U467 W/ 5/8" GYP. BD. O/ 3-5/8" METAL STUD FURRING.
4. ELEVATOR SHAFT W/ 2-HR WALL ENCLOSURE, UL DESIGN NO. U438 W/ 5/8" GYP. BD. O/ 3-5/8" METAL STUD FURRING.
5. MECHANICAL SHAFT W/ 2-HR WALL ENCLOSURE, UL DESIGN NO. U438 W/ 5/8" GYP. BD. O/ 3-5/8" METAL STUD FURRING.
6. FUTURE CORRIDOR LOCATION.
7. THYSSEN KRUPP (OR EQL.), 4000 LB., 350 FPM. OVERHEAD TRACTION ELEVATORS
8. THYSSEN KRUPP (OR EQL.), 4000 LB., 350 FPM. OVERHEAD TRACTION SERVICE ELEVATOR.
9. 14" THICK CONCRETE SHEAR WALL, SEE STRUCT.
10. 2'x2' CONCRETE COLUMN, SEE STRUCT.
11. A.C.M. PANEL SYSTEM OVER VICOR (OR EQL.) WATER PROOF MEMBRANE O/ 1/2" EXTERIOR GRADE PLYWOOD O/ METAL STUD FRAMING.
12. AL/GL ENTRANCE DOOR
13. HM DOOR
14. ELECTRICAL S.E.S. LOCATION, SEE ELECTRICAL.
15. 6" DEEP, ALUMINUM STOREFRONT SYSTEM W/ GLAZING PER SCHEDULE.
16. 10" DEEP, ALUMINUM CURTAINWALL SYSTEM W/ GLAZING PER SCHEDULE.
17. WALL MOUNTED FIRE DEPARTMENT CONNECTION PER CITY OF TEMPE REQUIREMENTS.
18. STL. COLUMN, SEE STRUCT.
19. FIRE RISER LOCATION, SEE FIRE SPRINKLER DRAWINGS.
20. CONCRETE FILLED METAL PAN TREAD STAIR SYSTEM WITH PAINTED PIPE RAILING SYSTEM.
22. LOCATION FOR FUTURE FIRE RATED HOLD OPEN DOORS.
23. INDEPENDANT ROOF AND OVERFLOW DRAIN LEADERS. OVERFLOW DRAINS TO DAYLIGHT W/ ZURN FITTING, MAIN DRAINS TO UNDERGROUND RETENTION, SEE CIVIL.
24. PRE-MANUFACTURED GUARDRAIL SYSTEM: HDI, INOX (OR APPROVED EQL.) STAINLESS STEEL POSTS, TEMPERED GLASS INFILL PANELS W/ S.S. HANDRAIL AND GUARDRAIL.
25. STANDPIPE LOCATION, SEE FIRE SPRINKLER DRAWINGS.
26. FUTURE LOBBY LOCATION.
27. LINE OF HIGH CANOPY FEATURE OVERHEAD.

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPET.
B. ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
C. ALL SIGNAGE TO BE PROCESSED AS A SEPARATE PERMIT.
D. ALL ARCHITECTURAL METALWORK TO BE GROUND VERY SMOOTH AND PAINTED.
E. ALL FLOORING SURFACES TO BE PREPARED TO ACCEPT FLOORING PER SSPC-SP13 / NACE6.
F. SEE B/A4.3 FOR INTERSTITIAL SPACE DIAGRAM.
G. PROVIDE KNOX-BOX FOR FIRE DEPARTMENT ACCESS W/ STAINLESS STEEL FINISH, RECESSED MOUNTED AT 4'-6" A.F.F. LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
H. ALL INTERIOR DOORS TO BE 3'-0"x8'-0" SOLID CORE WOOD DOORS.
I. PROVIDE 1-HR SEPARATION, SMOKE CONTROL & STAND-BY POWER AT LOBBY PER ATRIUM REQUIREMENTS PER IBC SECTION 404.

PHArchitecture
Patrick Hayes Architecture
1849 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P. 480.556.9000
F. 480.556.9490
www.pharchitecture.com

REGISTERED ARCHITECT
CERTIFICATE NO. 23492
PATRICK HAYES
ARIZONA U.S.A.
4.25.08

McShane

TEMPE LANDING

125 South Priest Drive
Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

PROJECT NO.
07-124

SHEET SCALE:
1/16"=1'-0"

DRAWING NO.
07124 A2-01_A2-06

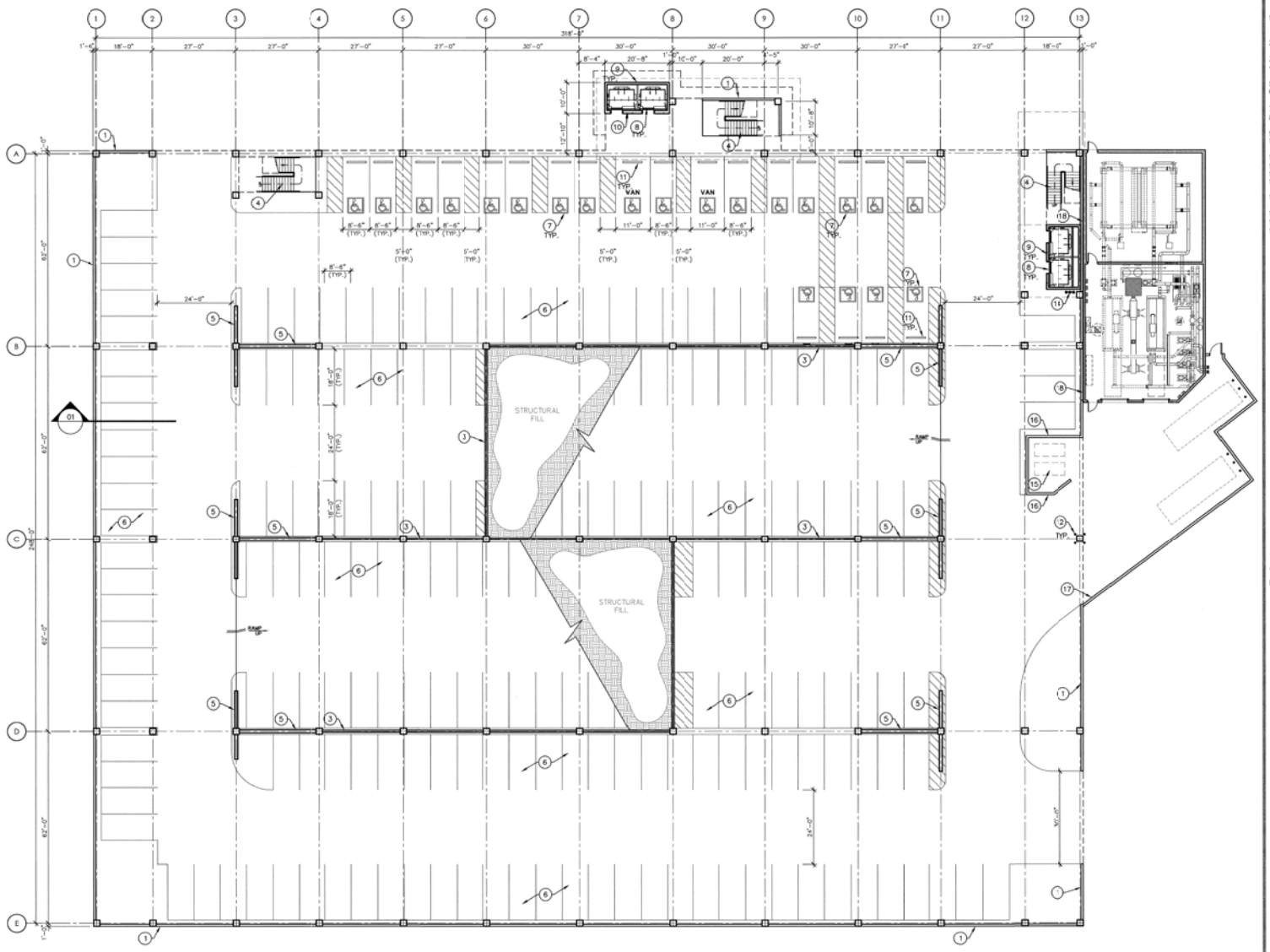
DRAWN / CHECKED BY:
BF

DATE:
2.29.2008

SHEET TITLE:
SIXTH FLOOR PLAN

SHEET NO.
A2.6

P.A.D. FIRST SUBMITTAL



FIRST FLOOR PLAN

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

NORTH

KEYNOTES

NOTE: GENERAL GARAGE FLOOR PLAN KEYNOTES. (NOT ALL KEYNOTES APPLY TO ALL SHEETS.)

1. 3'-0" H. INTEGRAL COLOR, SPLIT-FACE CMU SCREEN WALL W/ 4" INTEGRAL COLOR, SMOOTH CMU CAP.
2. INTEGRAL COLOR PRE-CAST SPANDREL PANEL (TYP.)
3. CMU RETAINING WALL, SEE STRUCT.
4. CONCRETE FILLED METAL PAN TREAD STAIR SYSTEM WITH PAINTED PIPE RAILING SYSTEM.
5. PRE-CAST SHEAR WALL (TYP.) SEE STRUCT.
6. CITY OF TEMPE STANDARD PARKING STALL 8'-6" W. x 16'-0" L. W/ 2'-0" OVERHANG (TYP.)
7. CITY OF TEMPE ACCESSIBLE PARKING STALL (TYP.)
8. THYSSEN KRUPP (OR EQL.), 4000 LB., 350 FPM. OVERHEAD TRACTION ELEVATORS.
9. INTEGRAL COLOR CMU ELEVATOR ENCLOSURE.
10. 12x8x16 INTEGRAL COLOR CMU AT FRONT OF ELEVATOR, SEE STRUCT.
11. PRECAST CONCRETE PARKING BUMPER (TYP.)
12. 6" DIA. CONCRETE FILLED PIPE BOLLARD.
13. not used.
14. FIRE RISER LOCATION, SEE FIRE SPRINKLER DRAWINGS.
15. EMERGENCY GENERATOR LOCATION, SEE MECHANICAL.
16. 6'-4" H. INTEGRAL COLOR CMU SCREEN WALL.
17. 10'-4" H. INTEGRAL COLOR CMU SCREEN WALL.
18. 22'-4" H. INTEGRAL COLOR CMU SCREEN WALL & MECHANICAL ROOM ENCLOSURE.

GENERAL NOTES

A. ENTIRE INTERIOR OF GARAGE TO BE PAINTED BRIGHT WHITE, PER CITY OF TEMPE REQUIREMENTS.
B. ALL GARAGE LIGHTING TO BE INDIRECT LIGHTING, PER CITY OF TEMPE REQUIREMENTS.

PHAarchitecture
Patrick Hayes Architecture
15849 North 71st Street
Suite 100
Scottsdale, Arizona 85254
P. 480.556.9000
F. 480.556.9490
www.phaarchitecture.com

REGISTERED ARCHITECT
Patrick Hayes
23492
STATE OF ARIZONA
EXPIRES 06/30/2009

McShane

TEMPE LANDING

125 South Priest Drive
Tempe, Arizona 85281

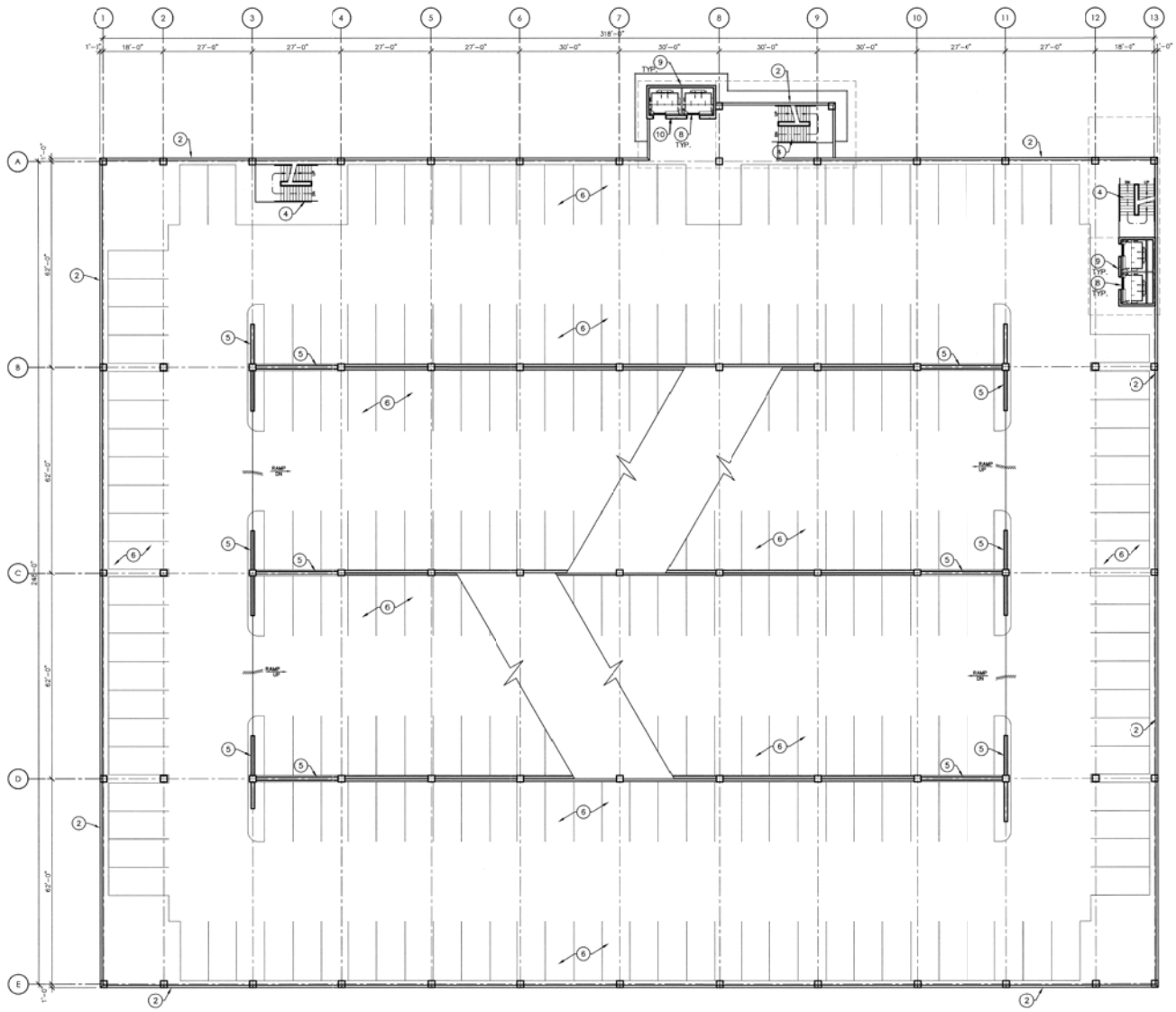
REV.	DATE	DESCRIPTION

PROJECT NO.
07-124
SHEET SCALE:
1/16"=1'-0"
DRAWING NO.
07124 A2-08_A2-14
DRAWN / CHECKED BY:
BF
DATE:
2.29.2008
SHEET TITLE:
FIRST FLOOR PLAN

P.A.D. SECOND SUBMITTAL

SHEET NO.
A2.8

ATTACHMENT 26



SECOND FLOOR PLAN

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

NORTH

KEYNOTES

NOTE: GENERAL GARAGE FLOOR PLAN KEYNOTES. (NOT ALL KEYNOTES APPLY TO ALL SHEETS.)

1. 3'-0" H. INTEGRAL COLOR, SPLIT-FACE CMU SCREEN WALL W/ 4" INTEGRAL COLOR, SMOOTH CMU CAP.
2. INTEGRAL COLOR PRE-CAST SPANDREL PANEL (TYP.)
3. CMU RETAINING WALL, SEE STRUCT.
4. CONCRETE FILLED METAL PAN TREAD STAIR SYSTEM WITH PAINTED PIPE RAILING SYSTEM.
5. PRE-CAST SHEAR WALL (TYP.) SEE STRUCT.
6. CITY OF TEMPE STANDARD PARKING STALL 8'-6" W. x 16'-0" L. W/ 2'-0" OVERHANG (TYP.)
7. CITY OF TEMPE ACCESSIBLE PARKING STALL (TYP.)
8. THYSSEN KRUPP (OR EQL.), 4000 LB., 350 FPM. OVERHEAD TRACTION ELEVATORS.
9. INTEGRAL COLOR CMU ELEVATOR ENCLOSURE.
10 12x8x16 INTEGRAL COLOR CMU AT FRONT OF ELEVATOR, SEE STRUCT.
11. PRECAST CONCRETE PARKING BUMPER (TYP.)
12 6" DIA. CONCRETE FILLED PIPE BOLLARD.
13 not used.
14 FIRE RISER LOCATION, SEE FIRE SPRINKLER DRAWINGS.
15 EMERGENCY GENERATOR LOCATION, SEE MECHANICAL
16 6'-4" H. INTEGRAL COLOR CMU SCREEN WALL.
17 10'-4" H. INTEGRAL COLOR CMU SCREEN WALL.
18 22'-4" H. INTEGRAL COLOR CMU SCREEN WALL & MECHANICAL ROOM ENCLOSURE.

GENERAL NOTES

A. ENTIRE INTERIOR OF GARAGE TO BE PAINTED BRIGHT WHITE, PER CITY OF TEMPE REQUIREMENTS.
B. ALL GARAGE LIGHTING TO BE INDIRECT LIGHTING, PER CITY OF TEMPE REQUIREMENTS.

REGISTERED ARCHITECT
CERTIFICATE NO. 23492
Patrick Cameron Hayes
Date 3/7/2009
EXPIRES 03/31/2009

PHArchitecture
Patrick Hayes Architecture
15849 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P. 480.556.9000
F. 480.556.9490
www.pharchitecture.com

McShane

TEMPE LANDING

125 South Priest Drive
Tempe, Arizona 85281

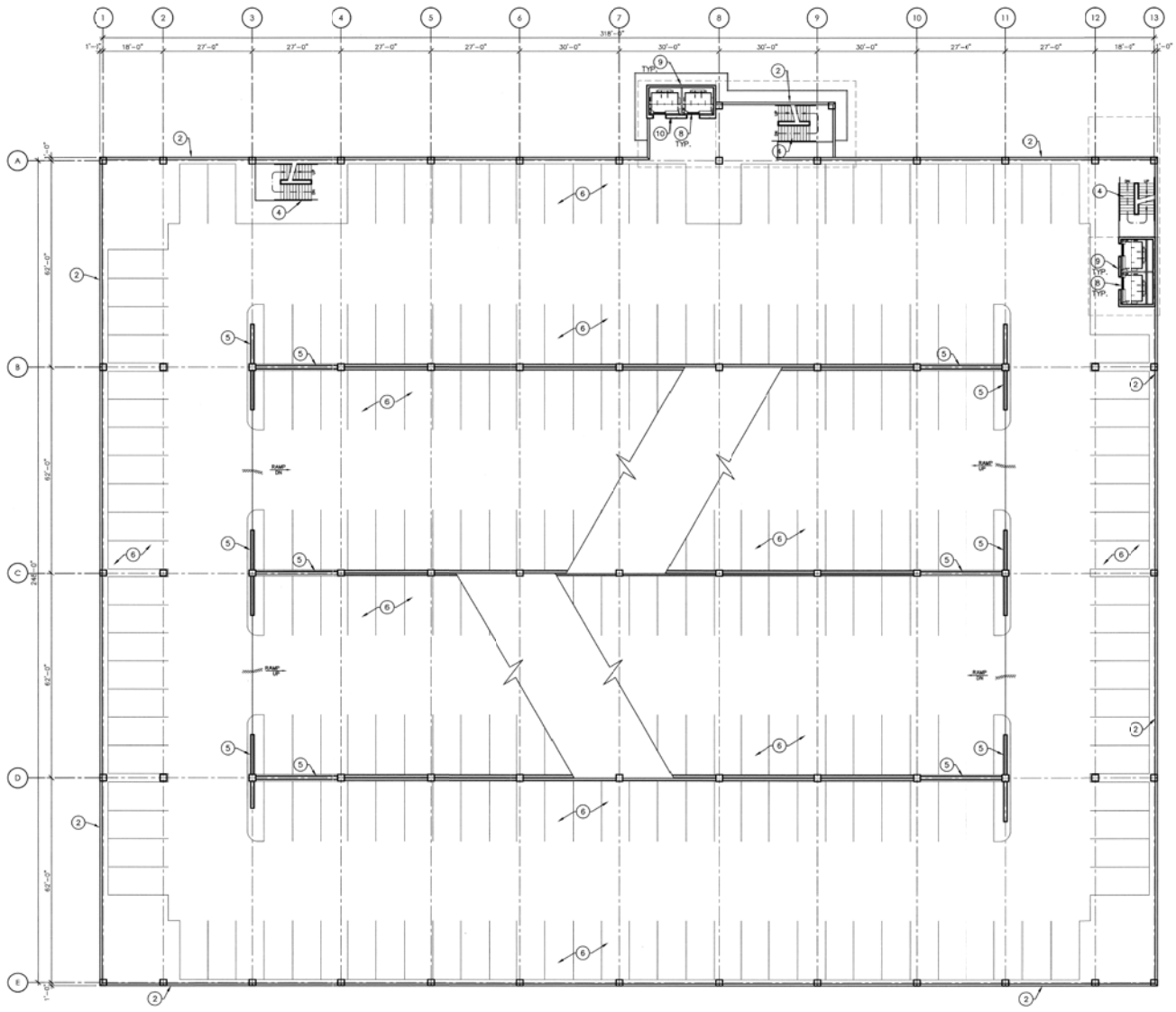
REV.	DATE	DESCRIPTION

PROJECT NO.
07-124
SHEET SCALE:
1/16"=1'-0"
DRAWING NO.
07124 A2-08_A2-14
DRAWN / CHECKED BY:
BF
DATE:
2.29.2008
SHEET TITLE:
SECOND FLOOR PLAN

SHEET NO.
A2.9

P.A.D. SECOND SUBMITTAL

ATTACHMENT 27



THIRD FLOOR PLAN

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

NORTH

KEYNOTES

NOTE: GENERAL GARAGE FLOOR PLAN KEYNOTES. (NOT ALL KEYNOTES APPLY TO ALL SHEETS.)

1. 3'-0" H. INTEGRAL COLOR, SPLIT-FACE CMU SCREEN WALL W/ 4" INTEGRAL COLOR, SMOOTH CMU CAP.
2. INTEGRAL COLOR PRE-CAST SPANDREL PANEL (TYP.)
3. CMU RETAINING WALL, SEE STRUCT.
4. CONCRETE FILLED METAL PAN TREAD STAIR SYSTEM WITH PAINTED PIPE RAILING SYSTEM.
5. PRE-CAST SHEAR WALL (TYP.) SEE STRUCT.
6. CITY OF TEMPE STANDARD PARKING STALL 8'-6" W. x 16'-0" L. W/ 2'-0" OVERHANG (TYP.)
7. CITY OF TEMPE ACCESSIBLE PARKING STALL (TYP.)
8. THYSSEN KRUPP (OR EQL.), 4000 LB., 350 FPM. OVERHEAD TRACTION ELEVATORS.
9. INTEGRAL COLOR CMU ELEVATOR ENCLOSURE.
10. 12x8x16 INTEGRAL COLOR CMU AT FRONT OF ELEVATOR, SEE STRUCT.
11. PRECAST CONCRETE PARKING BUMPER (TYP.)
12. 6" DIA. CONCRETE FILLED PIPE BOLLARD.
13. not used.
14. FIRE RISER LOCATION, SEE FIRE SPRINKLER DRAWINGS.
15. EMERGENCY GENERATOR LOCATION, SEE MECHANICAL.
16. 6'-4" H. INTEGRAL COLOR CMU SCREEN WALL.
17. 10'-4" H. INTEGRAL COLOR CMU SCREEN WALL.
18. 22'-4" H. INTEGRAL COLOR CMU SCREEN WALL & MECHANICAL ROOM ENCLOSURE.

GENERAL NOTES

A. ENTIRE INTERIOR OF GARAGE TO BE PAINTED BRIGHT WHITE, PER CITY OF TEMPE REQUIREMENTS.
B. ALL GARAGE LIGHTING TO BE INDIRECT LIGHTING, PER CITY OF TEMPE REQUIREMENTS.

PHArchitecture
Patrick Hayes Architecture
15849 North 71st Street
Suite 100
Scottsdale, Arizona 85254
P. 480.556.9000
F. 480.556.9490
www.pharchitecture.com

REGISTERED ARCHITECT 23492 Brian Cameron Hayes EXPIRES 06/30/2009

McShane

TEMPE LANDING

125 South Priest Drive
Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

PROJECT NO.
07-124

SHEET SCALE:
1/16"=1'-0"

DRAWING NO.
07124 A2-08_A2-14

DRAWN / CHECKED BY:
BF

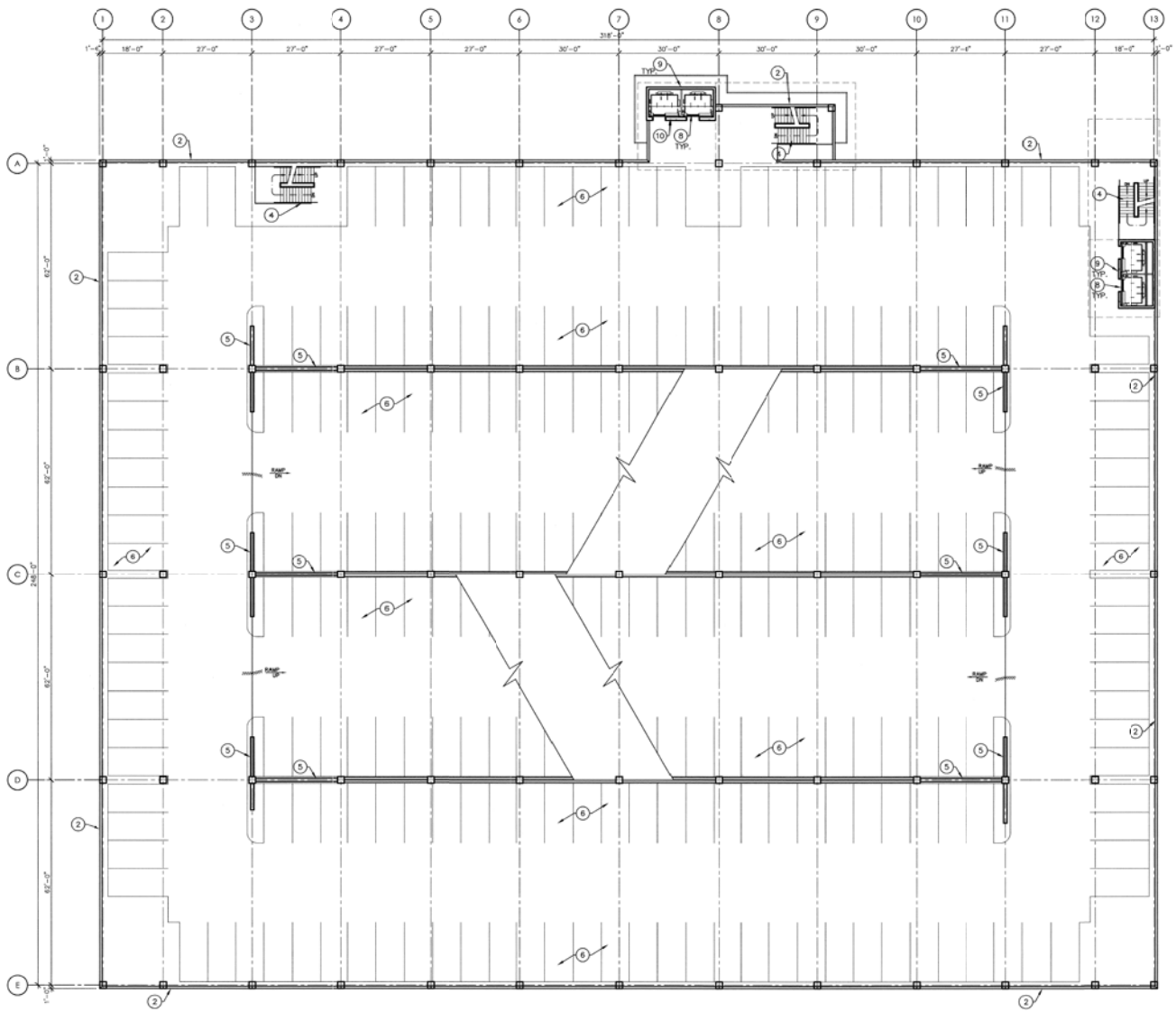
DATE:
2.29.2008

SHEET TITLE:
THIRD FLOOR PLAN

SHEET NO.
A2.10

P.A.D. SECOND SUBMITTAL

ATTACHMENT 28



FOURTH FLOOR PLAN

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

NORTH

KEYNOTES

NOTE: GENERAL GARAGE FLOOR PLAN KEYNOTES. (NOT ALL KEYNOTES APPLY TO ALL SHEETS.)

1. 3'-0" H. INTEGRAL COLOR, SPLIT-FACE CMU SCREEN WALL W/ 4" INTEGRAL COLOR, SMOOTH CMU CAP.
2. INTEGRAL COLOR PRE-CAST SPANDREL PANEL (TYP.)
3. CMU RETAINING WALL, SEE STRUCT.
4. CONCRETE FILLED METAL PAN TREAD STAIR SYSTEM WITH PAINTED PIPE RAILING SYSTEM.
5. PRE-CAST SHEAR WALL (TYP.) SEE STRUCT.
6. CITY OF TEMPE STANDARD PARKING STALL 8'-6" W. x 16'-0" L. W/ 2'-0" OVERHANG (TYP.)
7. CITY OF TEMPE ACCESSIBLE PARKING STALL (TYP.)
8. THYSSEN KRUPP (OR EQL.), 4000 LB., 350 FPM. OVERHEAD TRACTION ELEVATORS.
9. INTEGRAL COLOR CMU ELEVATOR ENCLOSURE.
10. 12x8x16 INTEGRAL COLOR CMU AT FRONT OF ELEVATOR, SEE STRUCT.
11. PRECAST CONCRETE PARKING BUMPER (TYP.)
12. 6" DIA. CONCRETE FILLED PIPE BOLLARD.
13. not used.
14. FIRE RISER LOCATION, SEE FIRE SPRINKLER DRAWINGS.
15. EMERGENCY GENERATOR LOCATION, SEE MECHANICAL
16. 6'-4" H. INTEGRAL COLOR CMU SCREEN WALL.
17. 10'-4" H. INTEGRAL COLOR CMU SCREEN WALL.
18. 22'-4" H. INTEGRAL COLOR CMU SCREEN WALL & MECHANICAL ROOM ENCLOSURE.

GENERAL NOTES

A. ENTIRE INTERIOR OF GARAGE TO BE PAINTED BRIGHT WHITE, PER CITY OF TEMPE REQUIREMENTS.
B. ALL GARAGE LIGHTING TO BE INDIRECT LIGHTING, PER CITY OF TEMPE REQUIREMENTS.

PHArchitecture
Patrick Hayes Architecture
15849 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P. 480.556.9000
F. 480.556.9490
www.pharchitecture.com

McShane

TEMPE LANDING

125 South Priest Drive
Tempe, Arizona 85281

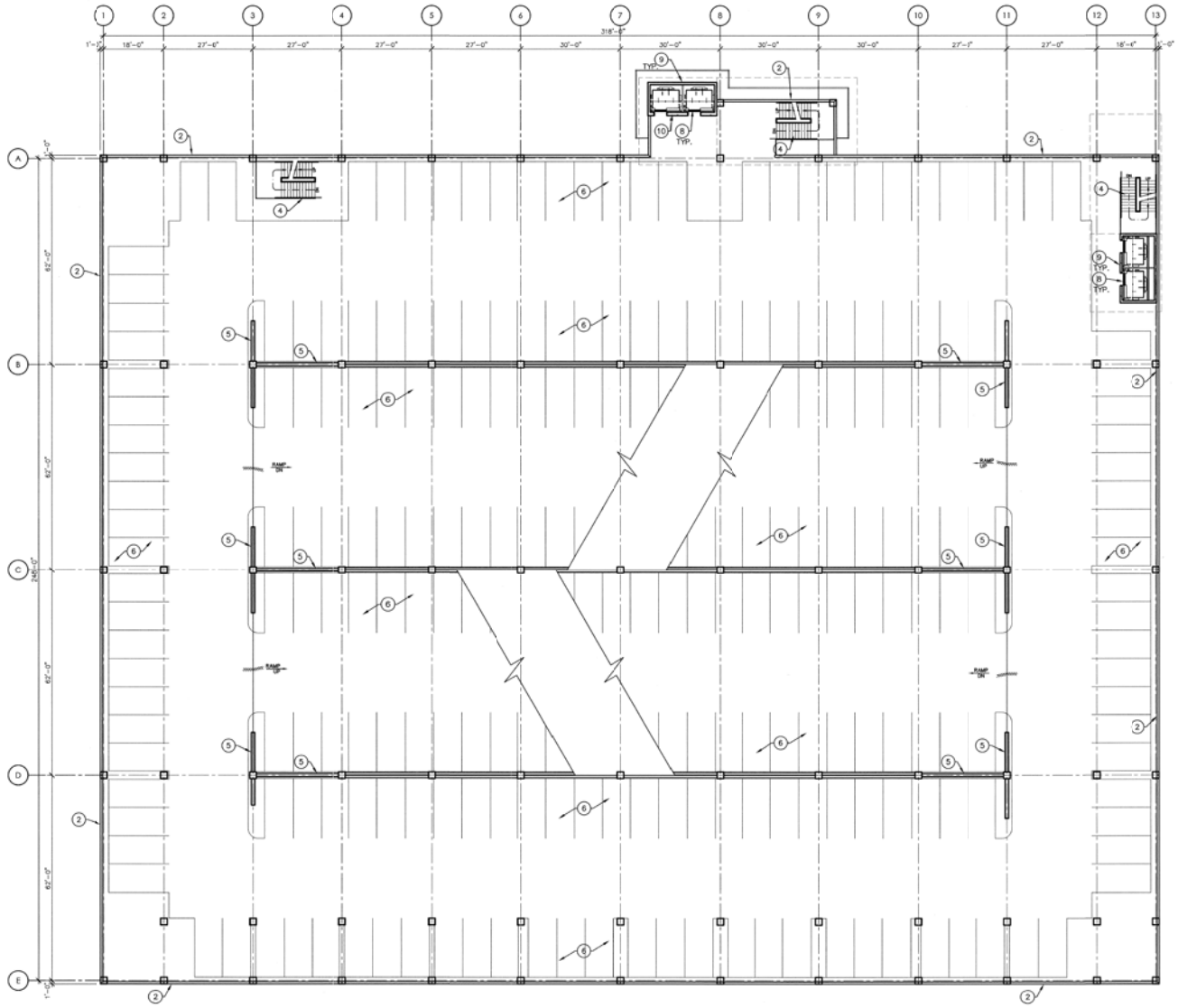
REV.	DATE	DESCRIPTION

PROJECT NO.
07-124
SHEET SCALE:
1/16"=1'-0"
DRAWING NO.
07124 A2-08_A2-14
DRAWN / CHECKED BY:
BF
DATE:
2.29.2008
SHEET TITLE:
FOURTH FLOOR PLAN

SHEET NO.
A2.11

P.A.D. SECOND SUBMITTAL

ATTACHMENT 29



FIFTH FLOOR PLAN

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

NORTH

KEYNOTES

NOTE: GENERAL GARAGE FLOOR PLAN KEYNOTES. (NOT ALL KEYNOTES APPLY TO ALL SHEETS.)

1. 3'-0" H. INTEGRAL COLOR, SPLIT-FACE CMU SCREEN WALL W/ 4" INTEGRAL COLOR, SMOOTH CMU CAP.
2. INTEGRAL COLOR PRE-CAST SPANDREL PANEL (TYP.)
3. CMU RETAINING WALL, SEE STRUCT.
4. CONCRETE FILLED METAL PAN TREAD STAIR SYSTEM WITH PAINTED PIPE RAILING SYSTEM.
5. PRE-CAST SHEAR WALL (TYP.) SEE STRUCT.
6. CITY OF TEMPE STANDARD PARKING STALL 8'-6" W. x 16'-0" L. W/ 2'-0" OVERHANG (TYP.)
7. CITY OF TEMPE ACCESSIBLE PARKING STALL (TYP.)
8. THYSSEN KRUPP (OR EQL.), 4000 LB., 350 FPM. OVERHEAD TRACTION ELEVATORS.
9. INTEGRAL COLOR CMU ELEVATOR ENCLOSURE.
10. 12x8x16 INTEGRAL COLOR CMU AT FRONT OF ELEVATOR, SEE STRUCT.
11. PRECAST CONCRETE PARKING BUMPER (TYP.)
12. 6" DIA. CONCRETE FILLED PIPE BOLLARD.
13. not used.
14. FIRE RISER LOCATION, SEE FIRE SPRINKLER DRAWINGS.
15. EMERGENCY GENERATOR LOCATION, SEE MECHANICAL.
16. 6'-4" H. INTEGRAL COLOR CMU SCREEN WALL.
17. 10'-4" H. INTEGRAL COLOR CMU SCREEN WALL.
18. 22'-4" H. INTEGRAL COLOR CMU SCREEN WALL & MECHANICAL ROOM ENCLOSURE.

GENERAL NOTES

A. ENTIRE INTERIOR OF GARAGE TO BE PAINTED BRIGHT WHITE, PER CITY OF TEMPE REQUIREMENTS.
B. ALL GARAGE LIGHTING TO BE INDIRECT LIGHTING, PER CITY OF TEMPE REQUIREMENTS.

PHArchitecture
Patrick Hayes Architecture
15849 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P. 480.556.9000
F. 480.556.9490
www.pharchitecture.com

McShane

TEMPE LANDING
125 South Priest Drive
Tempe, Arizona 85281

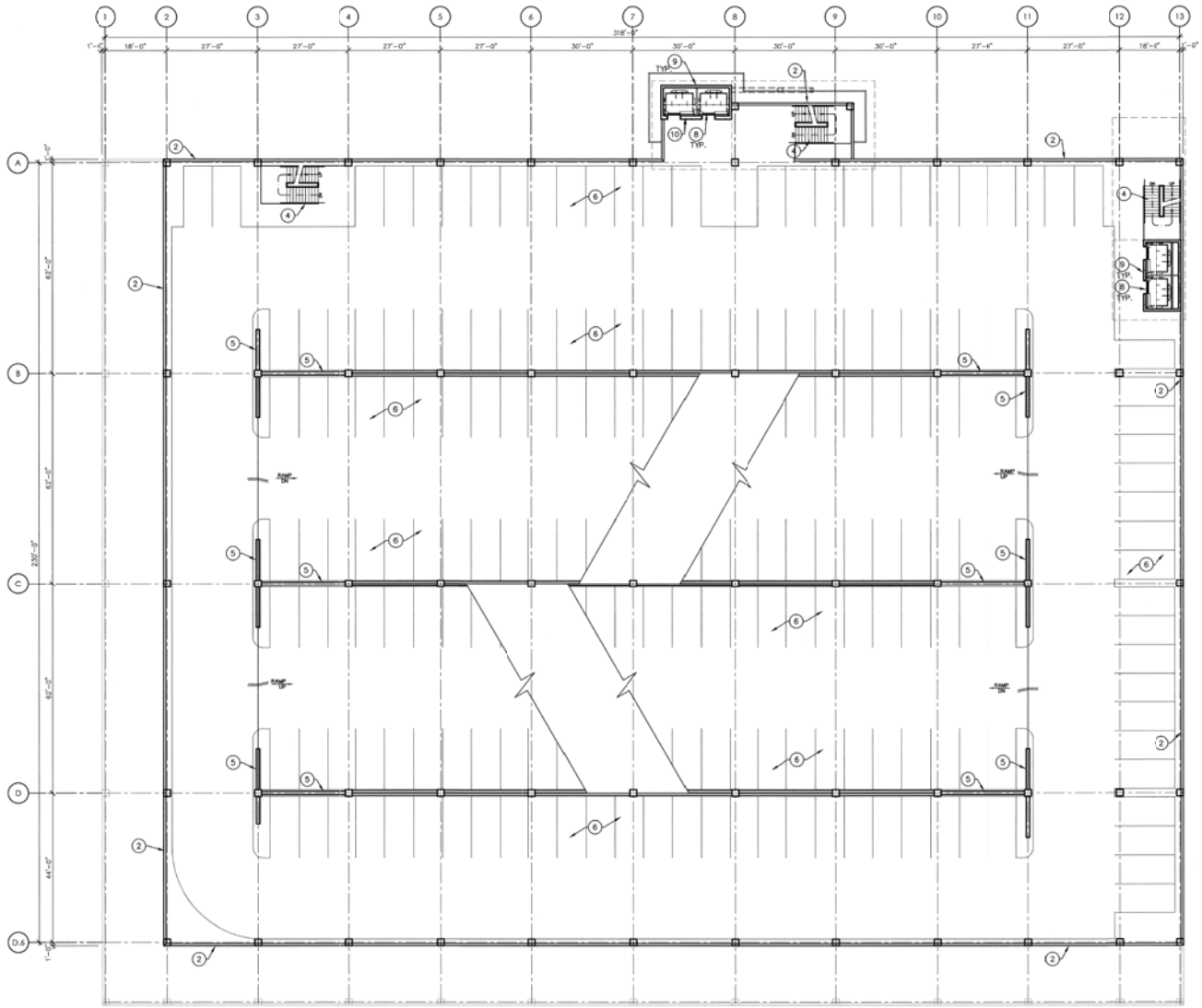
REV.	DATE	DESCRIPTION

PROJECT NO.
07-124
SHEET SCALE:
1/16"=1'-0"
DRAWING NO.
07124 A2-08_A2-14
DRAWN / CHECKED BY:
BF
DATE:
2.29.2008
SHEET TITLE:
FIFTH FLOOR PLAN

SHEET NO.
A2.12

P.A.D. SECOND SUBMITTAL

ATTACHMENT 30



SIXTH FLOOR PLAN

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

NORTH

KEYNOTES

NOTE: GENERAL GARAGE FLOOR PLAN KEYNOTES. (NOT ALL KEYNOTES APPLY TO ALL SHEETS.)

1. 3'-0" H. INTEGRAL COLOR, SPLIT-FACE CMU SCREEN WALL W/ 4" INTEGRAL COLOR, SMOOTH CMU CAP.
2. INTEGRAL COLOR PRE-CAST SPANDREL PANEL (TYP.)
3. CMU RETAINING WALL, SEE STRUCT.
4. CONCRETE FILLED METAL PAN TREAD STAIR SYSTEM WITH PAINTED PIPE RAILING SYSTEM.
5. PRE-CAST SHEAR WALL (TYP.) SEE STRUCT.
6. CITY OF TEMPE STANDARD PARKING STALL 8'-6" W. x 16'-0" L. W/ 2'-0" OVERHANG (TYP.)
7. CITY OF TEMPE ACCESSIBLE PARKING STALL (TYP.)
8. THYSSEN KRUPP (OR EQL.), 4000 LB., 350 FPM. OVERHEAD TRACTION ELEVATORS.
9. INTEGRAL COLOR CMU ELEVATOR ENCLOSURE.
10. 12x8x16 INTEGRAL COLOR CMU AT FRONT OF ELEVATOR, SEE STRUCT.
11. PRECAST CONCRETE PARKING BUMPER (TYP.)
12. 6" DIA. CONCRETE FILLED PIPE BOLLARD.
13. not used.
14. FIRE RISER LOCATION, SEE FIRE SPRINKLER DRAWINGS.
15. EMERGENCY GENERATOR LOCATION, SEE MECHANICAL
16. 6'-4" H. INTEGRAL COLOR CMU SCREEN WALL.
17. 10'-4" H. INTEGRAL COLOR CMU SCREEN WALL.
18. 22'-4" H. INTEGRAL COLOR CMU SCREEN WALL & MECHANICAL ROOM ENCLOSURE.

GENERAL NOTES

A. ENTIRE INTERIOR OF GARAGE TO BE PAINTED BRIGHT WHITE, PER CITY OF TEMPE REQUIREMENTS.
B. ALL GARAGE LIGHTING TO BE INDIRECT LIGHTING, PER CITY OF TEMPE REQUIREMENTS.

PHArchitecture
Patrick Hayes Architecture
15849 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P. 480.556.9000
F. 480.556.9490
www.pharchitecture.com

REGISTERED ARCHITECT
CERTIFICATE NO. 23492
Patrick Cameron Hayes
Arizona, U.S.A.
EXPIRES 03/31/2009

McShane

TEMPE LANDING
125 South Priest Drive
Tempe, Arizona 85281

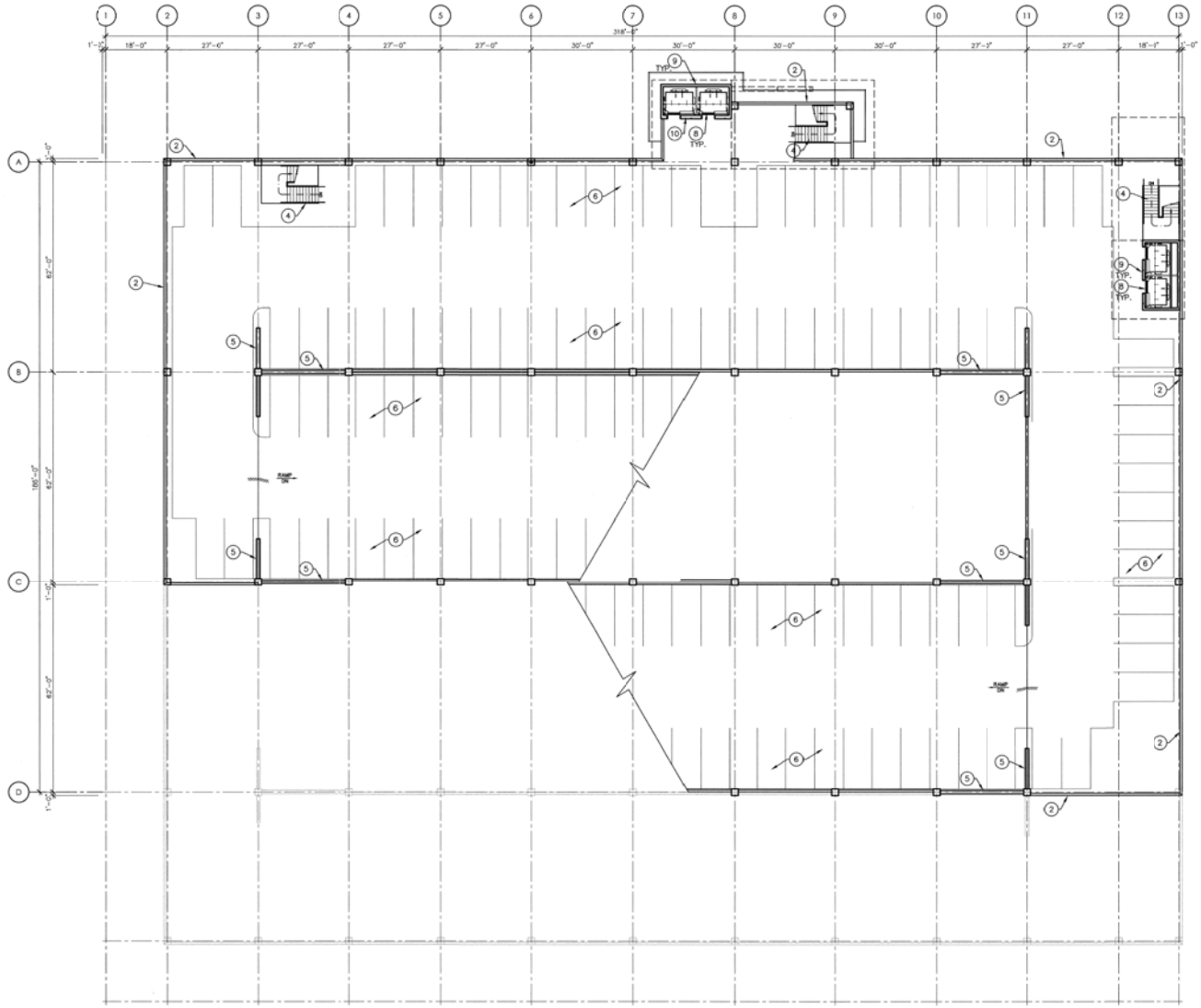
REV.	DATE	DESCRIPTION

PROJECT NO.
07-124
SHEET SCALE:
1/16"=1'-0"
DRAWING NO.
07124 A2-08_A2-14
DRAWN / CHECKED BY:
BF
DATE:
2.29.2008
SHEET TITLE:
SIXTH FLOOR PLAN

SHEET NO.
A2.13

P.A.D. SECOND SUBMITTAL

ATTACHMENT 31



SEVENTH FLOOR PLAN

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

NORTH

KEYNOTES

NOTE: GENERAL GARAGE FLOOR PLAN KEYNOTES. (NOT ALL KEYNOTES APPLY TO ALL SHEETS.)

1. 3'-0" H. INTEGRAL COLOR, SPLIT-FACE CMU SCREEN WALL W/ 4" INTEGRAL COLOR, SMOOTH CMU CAP.
2. INTEGRAL COLOR PRE-CAST SPANDREL PANEL (TYP.)
3. CMU RETAINING WALL, SEE STRUCT.
4. CONCRETE FILLED METAL PAN TREAD STAIR SYSTEM WITH PAINTED PIPE RAILING SYSTEM.
5. PRE-CAST SHEAR WALL (TYP.) SEE STRUCT.
6. CITY OF TEMPE STANDARD PARKING STALL 8'-6" W. x 16'-0" L. W/ 2'-0" OVERHANG (TYP.)
7. CITY OF TEMPE ACCESSIBLE PARKING STALL (TYP.)
8. THYSSEN KRUPP (OR EQL.), 4000 LB., 350 FPM. OVERHEAD TRACTION ELEVATORS.
9. INTEGRAL COLOR CMU ELEVATOR ENCLOSURE.
10. 12'x8'x16' INTEGRAL COLOR CMU AT FRONT OF ELEVATOR, SEE STRUCT.
11. PRECAST CONCRETE PARKING BUMPER (TYP.)
12. 6" DIA. CONCRETE FILLED PIPE BOLLARD.
13. not used.
14. FIRE RISER LOCATION, SEE FIRE SPRINKLER DRAWINGS.
15. EMERGENCY GENERATOR LOCATION, SEE MECHANICAL.
16. 6'-4" H. INTEGRAL COLOR CMU SCREEN WALL.
17. 10'-4" H. INTEGRAL COLOR CMU SCREEN WALL.
18. 22'-4" H. INTEGRAL COLOR CMU SCREEN WALL & MECHANICAL ROOM ENCLOSURE.

GENERAL NOTES

A. ENTIRE INTERIOR OF GARAGE TO BE PAINTED BRIGHT WHITE, PER CITY OF TEMPE REQUIREMENTS.
B. ALL GARAGE LIGHTING TO BE INDIRECT LIGHTING, PER CITY OF TEMPE REQUIREMENTS.

PHArchitecture
Patrick Hayes Architecture
1584 9 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P. 480.556.9000
F. 480.556.9490
www.pharchitecture.com

REGISTERED ARCHITECT
23492
Patrick Hayes
ARIZONA U.S.A.
EXPIRES: 03/31/2009

McShane

TEMPE LANDING

125 South Priest Drive
Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

PROJECT NO.
07-124
SHEET SCALE:
1/16"=1'-0"
DRAWING NO.
07124 A2-08_A2-14
DRAWN / CHECKED BY:
BF
DATE:
2.29.2008
SHEET TITLE:
SEVENTH FLOOR PLAN

P.A.D. SECOND SUBMITTAL

SHEET NO.
A2.14

ATTACHMENT 32

ATTACHMENT 33

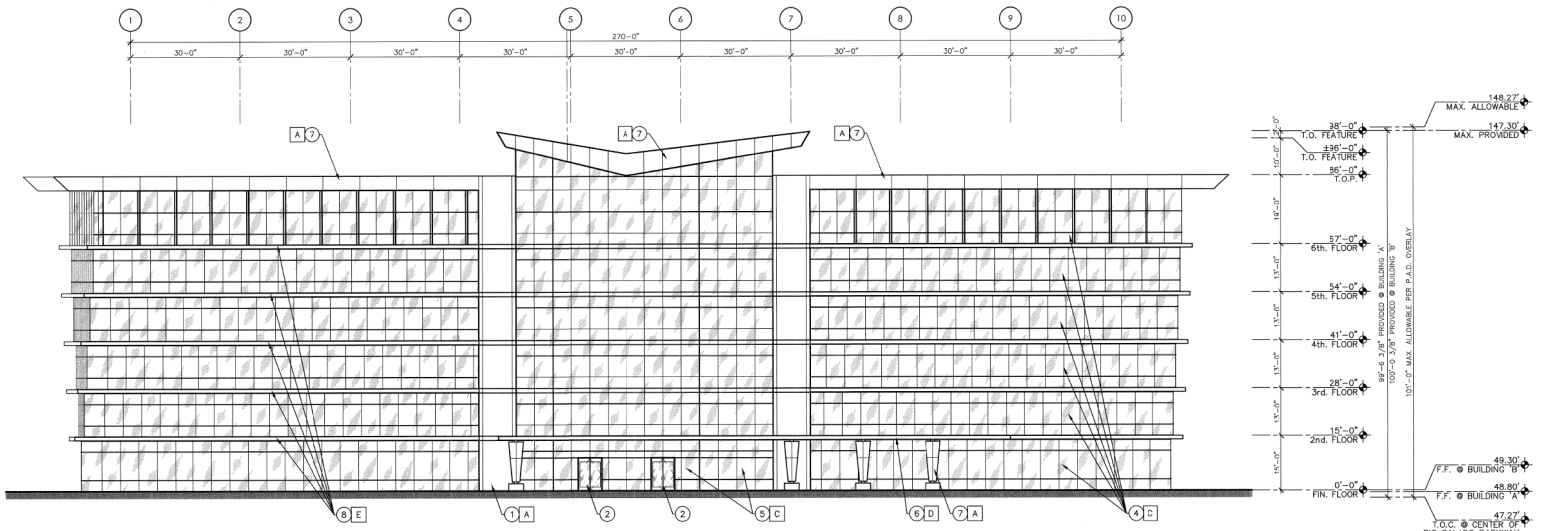
PHArchitecture

McShane Corporation

CONCEPTUAL RENDERING

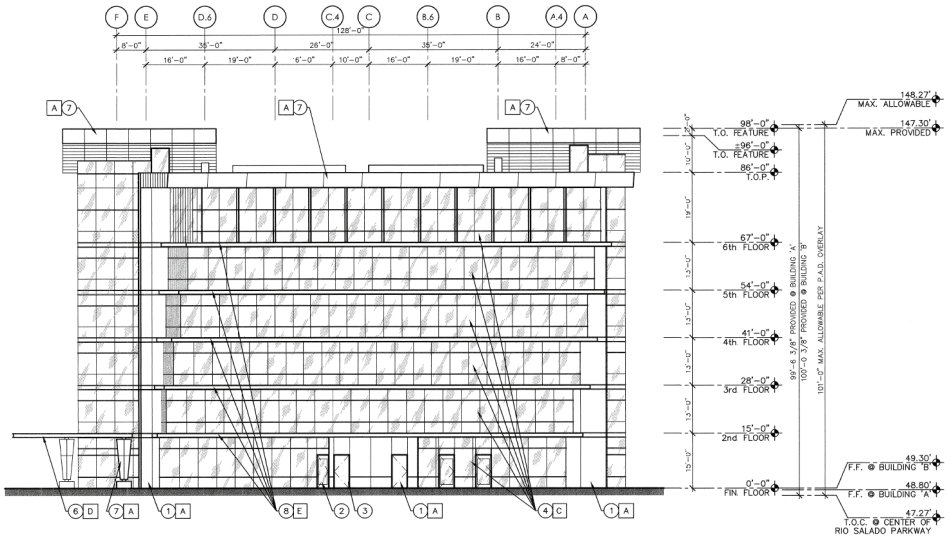
TEMPE LANDING

03.13.08



FRONT ELEVATION

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



SIDE ELEVATION

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

KEYNOTES

NOTE: GENERAL BUILDING EXTERIOR ELEVATION KEYNOTES.
NOT ALL KEYNOTES APPLY TO ALL SHEETS.

1. A.C.M. PANEL SYSTEM OVER VICOR (OR EQL.) WATER PROOF MEMBRANE O/ 1/2" EXTERIOR GRADE PLYWOOD O/ METAL STUD FRAMING.
2. AL/GL ENTRANCE DOOR
3. HM DOOR
4. 6" DEEP, ALUMINUM STOREFRONT SYSTEM W/ GLAZING PER SCHEDULE.
5. 10" DEEP, ALUMINUM CURTAINWALL SYSTEM W/ GLAZING PER SCHEDULE.
6. STL. CANOPY, PTD. – SEE C/A4.3
7. A.C.M. PANEL SYSTEM OVER VICOR (OR EQL.) WATER PROOF MEMBRANE O/ 1/2" EXTERIOR GRADE PLYWOOD O/ METAL STUD FRAMING. O/ STL. STRUCTURE.
8. EXPOSED CONCRETE DECK EDGE – SEE A/A4.3

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPET FROM PUBLIC VIEW.
B. ALL SIGNAGE TO BE UNDER SUBMITTAL AND SEPARATE PERMIT.
C. ALL EXTERIOR ARCHITECTURAL METALWORK TO BE PAINTED, WITH ALL WELDS GROUND NEAT AND VERY SMOOTH.

MATERIAL SCHEDULE

A.C.M.:

A	MFR:	ALUCABOND (OR EQUAL)
	TYPE:	PER SPECIFICATIONS
	COLOR:	CLEAR ANODIZED ALUMINUM

GLAZING:

B	MFR:	VIRACON
	TYPE:	1" INSULATED, HIGH PERFORMANCE, REFLECTIVE GLAZING
	COLOR:	T.B.D.
C	MFR:	VIRACON
	TYPE:	1" INSULATED, HIGH PERFORMANCE, LOW-E GLAZING
	COLOR:	T.B.D.

PAINT:

D	LOCATION:	AWNINGS & MISC. METAL WORK
	TYPE:	HIGH PERFORMANCE PAINT SYSTEM
	MFR:	TNEMEC (OR EQUAL)
	COLOR:	TO MATCH DUNN EDWARDS COLOR DE6338, 'SMOKEY MOUNTAIN'
E	LOCATION:	EXPOSED CONCRETE DECK EDGE
	TYPE:	HIGH PERFORMANCE DECK COATING
	MFR:	TREMCO (OR EQUAL)
	PRODUCT:	VULKEM 350/346
	COLOR:	T.B.D.
F	LOCATION:	GARAGE ACCENT STRIPE & COLUMNS
	TYPE:	PER SPECIFICATIONS
	MFR:	DUNN EDWARDS (OR EQUAL)
	COLOR:	DE6394, 'EAGLES VIEW'
G	LOCATION:	GARAGE EGRESS STAIRS &
	TYPE:	PER SPECIFICATIONS
	MFR:	DUNN EDWARDS (OR EQUAL)
	COLOR:	DE6381, 'SILVER BULLET'

MULLIONS:

H	MFR:	ARCADIA (OR EQUAL)
	TYPE:	2-SIDED SILICON GLAZED, ANODIZED ALUMINUM STOREFRONT & CURTAINWALL SYSTEMS
	COLOR:	CLEAR ANODIZED

MASONRY:

J	MFR:	SUPERLITE (OR EQUAL)
	TYPE:	INTEGRAL COLOR, SMOOTH C.M.U.
	COLOR:	PURPLE HAZE
K	MFR:	SUPERLITE (OR EQUAL)
	TYPE:	INTEGRAL COLOR, SPLIT-FACE C.M.U.
	COLOR:	BONE

CONCRETE:

L	MFR:	CORESLAB (OR EQUAL)
	TYPE:	INTEGRAL COLOR PRECAST CONC.
	COLOR:	TO MATCH DAVIS COLOR OUTBACK, (3 LB. MIX)

PHArchitecture
Patrick Hayes Architecture
15849 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P. 480.556.9000
F. 480.556.9490
www.pharchitecture.com

REGISTERED ARCHITECT
CERTIFICATE NO.
23492
Patrick Cameron
Hayes
ARIZONA U.S.A.

McShane

TEMPE LANDING

125 South Priest Drive
Tempe, Arizona 85281

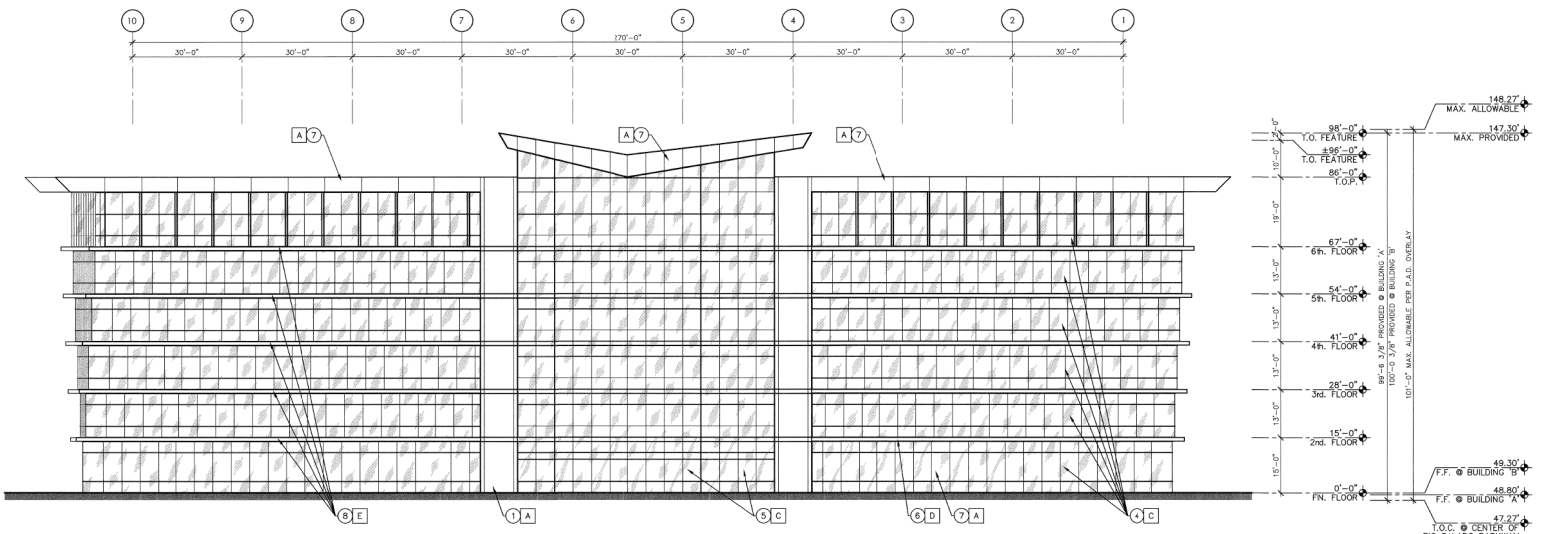
REV.	DATE	DESCRIPTION

PROJECT NO.
07-124
SHEET SCALE
1/16"=1'-0"
DRAWING NO.
07124 A4-01_A4-02
DRAWN / CHECKED BY:
BF
DATE:
2.29.2008
SHEET TITLE:
EXTERIOR ELEVATIONS

P.A.D. FIRST SUBMITTAL

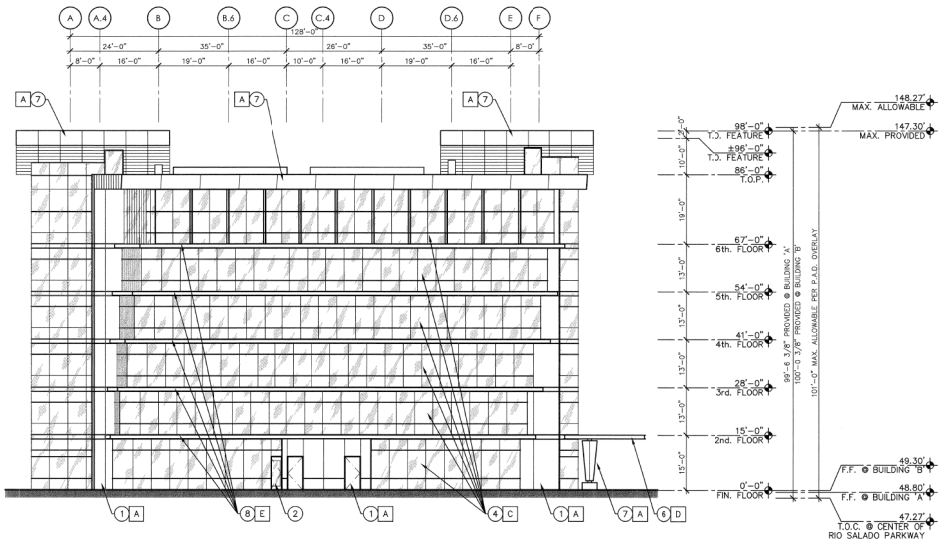
SHEET NO.
A4.1

ATTACHMENT 34



REAR ELEVATION

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



SIDE ELEVATION

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

KEYNOTES

NOTE: GENERAL BUILDING EXTERIOR ELEVATION KEYNOTES, NOT ALL KEYNOTES APPLY TO ALL SHEETS.

1. A.C.M. PANEL SYSTEM OVER VICOR (OR EQL.) WATER PROOF MEMBRANE O/ 1/2" EXTERIOR GRADE PLYWOOD O/ METAL STUD FRAMING.
2. AL/GL ENTRANCE DOOR
3. HM DOOR
4. 6" DEEP, ALUMINUM STOREFRONT SYSTEM W/ GLAZING PER SCHEDULE.
5. 10" DEEP, ALUMINUM CURTAINWALL SYSTEM W/ GLAZING PER SCHEDULE.
6. STL. CANOPY, PTD. – SEE C/A4.3
7. A.C.M. PANEL SYSTEM OVER VICOR (OR EQL.) WATER PROOF MEMBRANE O/ 1/2" EXTERIOR GRADE PLYWOOD O/ METAL STUD FRAMING. O/ STL. STRUCTURE.
8. EXPOSED CONCRETE DECK EDGE – SEE A/A4.3

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPET FROM PUBLIC VIEW.
B. ALL SIGNAGE TO BE UNDER SUBMITTAL AND SEPARATE PERMIT.
C. ALL EXTERIOR ARCHITECTURAL METALWORK TO BE PAINTED, WITH ALL WELDS GROUND NEAT AND VERY SMOOTH.

MATERIAL SCHEDULE

A.C.M.:

A	MFR:	ALUCABOND (OR EQUAL)
	TYPE:	PER SPECIFICATIONS
	COLOR:	CLEAR ANODIZED ALUMINUM

GLAZING:

B	MFR:	VIRACON
	TYPE:	1" INSULATED, HIGH PERFORMANCE, REFLECTIVE GLAZING
	COLOR:	T.B.D.
C	MFR:	VIRACON
	TYPE:	1" INSULATED, HIGH PERFORMANCE, LOW-E GLAZING
	COLOR:	T.B.D.

PAINT:

D	LOCATION:	AWNINGS & MISC. METAL WORK
	TYPE:	HIGH PERFORMANCE PAINT SYSTEM
	MFR:	TNEMEC (OR EQUAL)
	COLOR:	TO MATCH DUNN EDWARDS COLOR DE6338, 'SMOKEY MOUNTAIN'
E	LOCATION:	EXPOSED CONCRETE DECK EDGE
	TYPE:	HIGH PERFORMANCE DECK COATING
	MFR:	TREMCO (OR EQUAL)
	PRODUCT:	VULKEM 350/346
	COLOR:	T.B.D.
F	LOCATION:	GARAGE ACCENT STRIPE & COLUMNS
	TYPE:	PER SPECIFICATIONS
	MFR:	DUNN EDWARDS (OR EQUAL)
	COLOR:	DE6394, 'EAGLES VIEW'
G	LOCATION:	GARAGE EGRESS STAIRS &
	TYPE:	PER SPECIFICATIONS
	MFR:	DUNN EDWARDS (OR EQUAL)
	COLOR:	DE6381, 'SILVER BULLET'

MULLIONS:

H	MFR:	ARCADIA (OR EQUAL)
	TYPE:	2-SIDED SILICON GLAZED, ANODIZED ALUMINUM STOREFRONT & CURTAINWALL SYSTEMS
	COLOR:	CLEAR ANODIZED

MASONRY:

J	MFR:	SUPERLITE (OR EQUAL)
	TYPE:	INTEGRAL COLOR, SMOOTH C.M.U.
	COLOR:	PURPLE HAZE
K	MFR:	SUPERLITE (OR EQUAL)
	TYPE:	INTEGRAL COLOR, SPLIT-FACE C.M.U.
	COLOR:	BONE

CONCRETE:

L	MFR:	CORESLAB (OR EQUAL)
	TYPE:	INTEGRAL COLOR PRECAST CONC.
	COLOR:	TO MATCH DAVIS COLOR OUTBACK, (3 LB. MIX)

PHArchitecture
Patrick Hayes Architecture
15849 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P. 480.556.9000
F. 480.556.9490
www.pharchitecture.com

McShane

TEMPE LANDING

125 South Priest Drive
Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

PROJECT NO.
07-124

SHEET SCALE:
1/16"=1'-0"

DRAWING NO.
07124 A4-01_A4-02

DRAWN / CHECKED BY:
BF

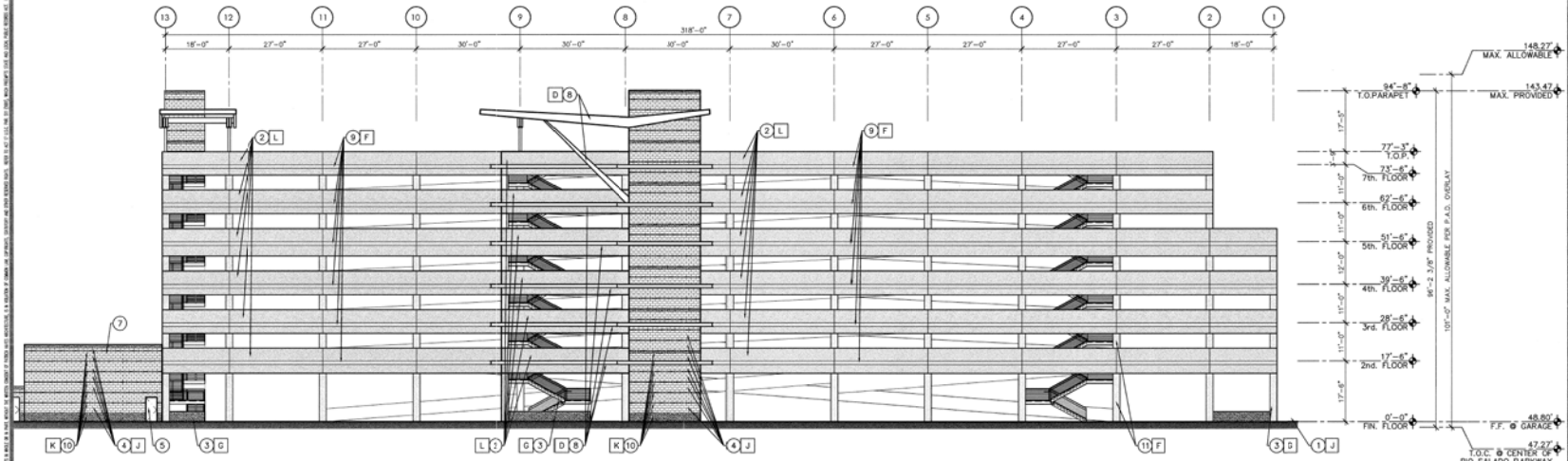
DATE:
2.29.2008

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO.
A4.2

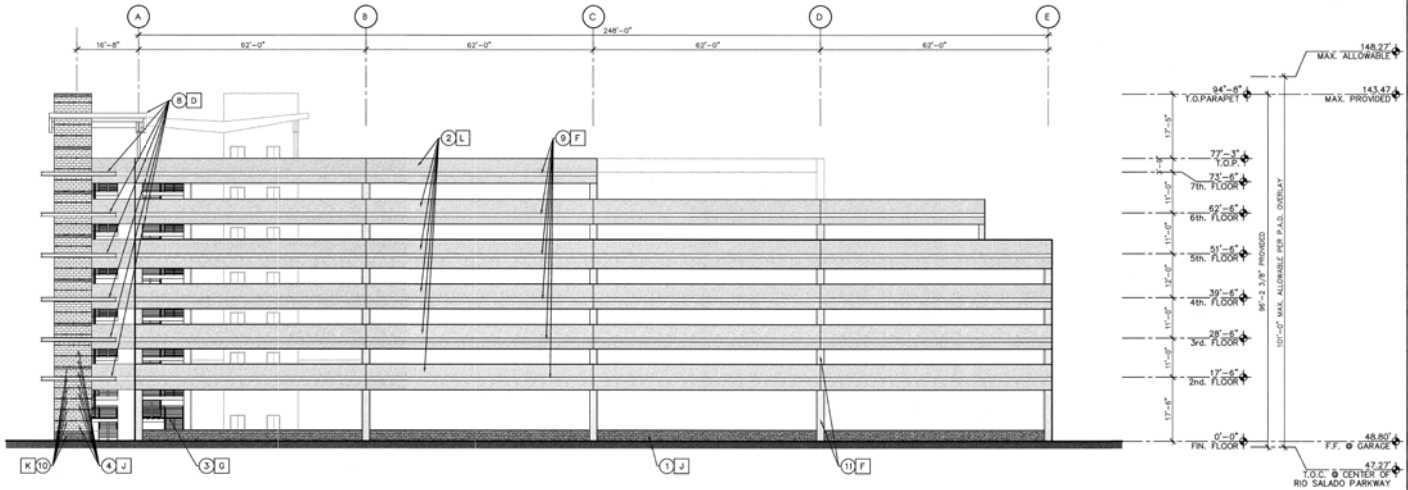
P.A.D. FIRST SUBMITTAL

ATTACHMENT 35



WEST ELEVATION

1/16"=1'-0"



SOUTH ELEVATION

1/16"=1'-0"

KEYNOTES

NOTE: GENERAL GARAGE EXTERIOR ELEVATION KEYNOTES.
NOT ALL KEYNOTES APPLY TO ALL SHEETS.

1. 3'-0" H. INTEGRAL COLOR, SPLIT-FACE CMU SCREEN WALL W/ 4" INTEGRAL COLOR, SMOOTH CMU CAP.
2. INTEGRAL COLOR PRE-CAST CONCRETE SPANDREL PANEL (TYP.)
3. CONCRETE FILLED METAL PAN TREAD STAIR SYSTEM WITH PAINTED PIPE RAILING SYSTEM.
4. 8x8x16, INTEGRAL COLOR, SMOOTH CMU.
5. HM DOOR, PAINTED.
6. 10'-4" H. INTEGRAL COLOR CMU SCREEN WALL.
7. 22'-4" H. INTEGRAL COLOR CMU SCREEN WALL AND MECHANICAL ROOM.
8. STL. ACCENT AWNING, PTD.
9. PAINTED ACCENT BAND.
10. 8x8x16 & 8x4x16, INTEGRAL COLOR, SPLIT-FACE CMU ACCENT BANDS (TYP.)
11. PRE-CAST CONCRETE COLUMN.

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPET FROM PUBLIC VIEW.
B. ALL SIGNAGE TO BE UNDER SUBMITTAL AND SEPARATE PERMIT.
C. ALL EXTERIOR ARCHITECTURAL METALWORK TO BE PAINTED, WITH ALL WELDS GROUND NEAT AND VERY SMOOTH.

MATERIAL SCHEDULE

A.C.M.:

A	MFR:	ALUCABOND (OR EQUAL)
	TYPE:	PER SPECIFICATIONS
	COLOR:	CLEAR ANODIZED ALUMINUM

GLAZING:

B	MFR:	VIRACON
	TYPE:	1" INSULATED, HIGH PERFORMANCE, REFLECTIVE GLAZING
	COLOR:	T.B.D.
C	MFR:	VIRACON
	TYPE:	1" INSULATED, HIGH PERFORMANCE, LOW-E GLAZING
	COLOR:	T.B.D.

PAINT:

D	LOCATION:	AWNINGS & MISC. METAL WORK
	TYPE:	HIGH PERFORMANCE PAINT SYSTEM
	MFR:	TNEMEC (OR EQUAL)
	COLOR:	TO MATCH DUNN EDWARDS COLOR DE6338, "SMOKEY MOUNTAIN"
E	LOCATION:	EXPOSED CONCRETE DECK EDGE
	TYPE:	HIGH PERFORMANCE DECK COATING
	MFR:	TREMCO (OR EQUAL)
	PRODUCT:	VULKEM 350/346
	COLOR:	T.B.D.
F	LOCATION:	GARAGE ACCENT STRIPE & COLUMNS
	TYPE:	PER SPECIFICATIONS
	MFR:	DUNN EDWARDS (OR EQUAL)
	COLOR:	DE6394, "EAGLES VIEW"
G	LOCATION:	GARAGE EGRESS STAIRS &
	TYPE:	PER SPECIFICATIONS
	MFR:	DUNN EDWARDS (OR EQUAL)
	COLOR:	DE6381, "SILVER BULLET"

M.ILLIONS:

H	MFR:	ARCADIA (OR EQUAL)
	TYPE:	2-SIDED SILICON GLAZED, ANODIZED ALUMINUM STOREFRONT & CURTAINWALL SYSTEMS
	COLOR:	CLEAR ANODIZED

MASONRY:

J	MFR:	SUPERLITE (OR EQUAL)
	TYPE:	INTEGRAL COLOR, SMOOTH C.M.U.
	COLOR:	PURPLE HAZE
K	MFR:	SUPERLITE (OR EQUAL)
	TYPE:	INTEGRAL COLOR, SPLIT-FACE C.M.U.
	COLOR:	BONE

CONCRETE:

L	MFR:	CORESLAB (OR EQUAL)
	TYPE:	INTEGRAL COLOR PRECAST CONC.
	COLOR:	TO MATCH DAVIS COLOR OUTBACK, (3 LB. MIX)

PHAchitecture
Patrick Hayes Architecture
15849 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P. 480.556.9000
F. 480.556.9490
www.phaarchitecture.com

REGISTERED ARCHITECT 23492 PATRICK HAYES ARIZONA U.S.A. EXPIRES 03/31/2009

McShane

TEMPE LANDING
125 South Priest Drive
Tempe, Arizona 85281

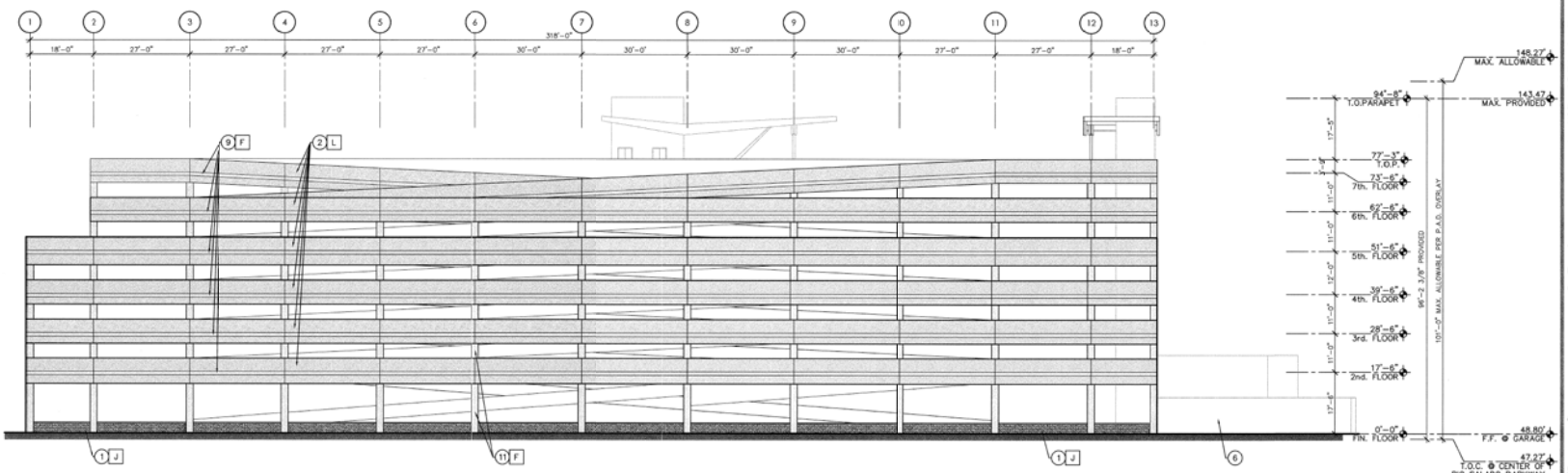
REV.	DATE	DESCRIPTION

PROJECT NO.
07-124
SHEET SCALE:
1/16"=1'-0"
DRAWING NO.
07124 A4-05_A4-06
DRAWN / CHECKED BY:
BF
DATE:
2.29.2008
SHEET TITLE:
PARKING STRUCTURE EXTERIOR ELEVATIONS

P.A.D. SECOND SUBMITTAL

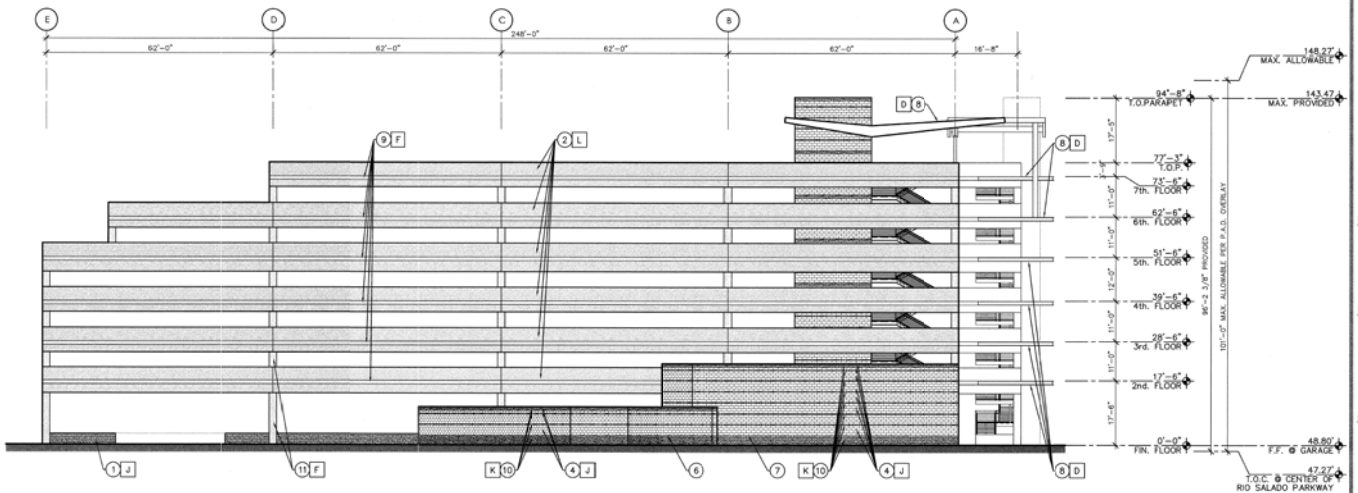
SHEET NO.
A4.5

ATTACHMENT 36



EAST ELEVATION

1/16"=1'-0"



NORTH ELEVATION

1/16"=1'-0"

KEYNOTES

NOTE: GENERAL GARAGE EXTERIOR ELEVATION KEYNOTES.
NOT ALL KEYNOTES APPLY TO ALL SHEETS.

1. 3'-0" H. INTEGRAL COLOR, SPLIT-FACE CMU SCREEN WALL W/ 4" INTEGRAL COLOR, SMOOTH CMU CAP.
2. INTEGRAL COLOR PRE-CAST CONCRETE SPANDREL PANEL (TYP.)
3. CONCRETE FILLED METAL PAN TREAD STAIR SYSTEM WITH PAINTED PIPE RAILING SYSTEM.
4. 8x8x16, INTEGRAL COLOR, SMOOTH CMU.
5. HM DOOR, PAINTED.
6. 10'-4" H. INTEGRAL COLOR CMU SCREEN WALL.
7. 22'-4" H. INTEGRAL COLOR CMU SCREEN WALL AND MECHANICAL ROOM.
8. STL. ACCENT AWNING, PTD.
9. PAINTED ACCENT BAND.
1C. 8x8x16 & 8x4x16, INTEGRAL COLOR, SPLIT-FACE CMU ACCENT BANDS (TYP.)
11. PRE-CAST CONCRETE COLUMN.

GENERAL NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPET FROM PUBLIC VIEW.
B. ALL SIGNAGE TO BE UNDER SUBMITTAL AND SEPARATE PERMIT.
C. ALL EXTERIOR ARCHITECTURAL METALWORK TO BE PAINTED, WITH ALL WELDS GROUND NEAT AND VERY SMOOTH.

MATERIAL SCHEDULE

A.C.M.:

A	MFR:	ALUCABOND (OR EQUAL)
	TYPE:	PER SPECIFICATIONS
	COLOR:	CLEAR ANODIZED ALUMINUM

GLAZING:

B	MFR:	VIRACON
	TYPE:	1" INSULATED, HIGH PERFORMANCE, REFLECTIVE GLAZING
	COLOR:	T.B.D.
C	MFR:	VIRACON
	TYPE:	1" INSULATED, HIGH PERFORMANCE, LOW-E GLAZING
	COLOR:	T.B.D.

PAINT:

D	LOCATION:	AWNINGS & MISC. METAL WORK
	TYPE:	HIGH PERFORMANCE PAINT SYSTEM
	MFR:	TNEMEC (OR EQUAL)
	COLOR:	TO MATCH DUNN EDWARDS COLOR DE6338, "SMOKEY MOUNTAIN"
E	LOCATION:	EXPOSED CONCRETE DECK EDGE
	TYPE:	HIGH PERFORMANCE DECK COATING
	MFR:	TREMCO (OR EQUAL)
	PRODUCT:	VULKEM 350/346
	COLOR:	T.B.D.
F	LOCATION:	GARAGE ACCENT STRIPE & COLUMNS
	TYPE:	PER SPECIFICATIONS
	MFR:	DUNN EDWARDS (OR EQUAL)
	COLOR:	DE6394, "EAGLES VIEW"
G	LOCATION:	GARAGE EGRESS STAIRS &
	TYPE:	PER SPECIFICATIONS
	MFR:	DUNN EDWARDS (OR EQUAL)
	COLOR:	DE6381, "SILVER BULLET"

MULLIONS:

H	MFR:	ARCADIA (OR EQUAL)
	TYPE:	2-SIDED SILICON GLAZED, ANODIZED ALUMINUM STOREFRONT & CURTAINWALL SYSTEMS
	COLOR:	CLEAR ANODIZED

MASONRY:

J	MFR:	SUPERLITE (OR EQUAL)
	TYPE:	INTEGRAL COLOR, SMOOTH C.M.U.
	COLOR:	PURPLE HAZE
K	MFR:	SUPERLITE (OR EQUAL)
	TYPE:	INTEGRAL COLOR, SPLIT-FACE C.M.U.
	COLOR:	BONE

CONCRETE:

L	MFR:	CORESLAB (OR EQUAL)
	TYPE:	INTEGRAL COLOR PRECAST CONC.
	COLOR:	TO MATCH DAVIS COLOR OUTBACK, (3 LB. MIX)

PHArchitecture
Patrick Hayes Architecture
15849 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P. 480.556.9400
F. 480.556.9490
www.phparchitecture.com

McShane

TEMPE LANDING

125 South Priest Drive
Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

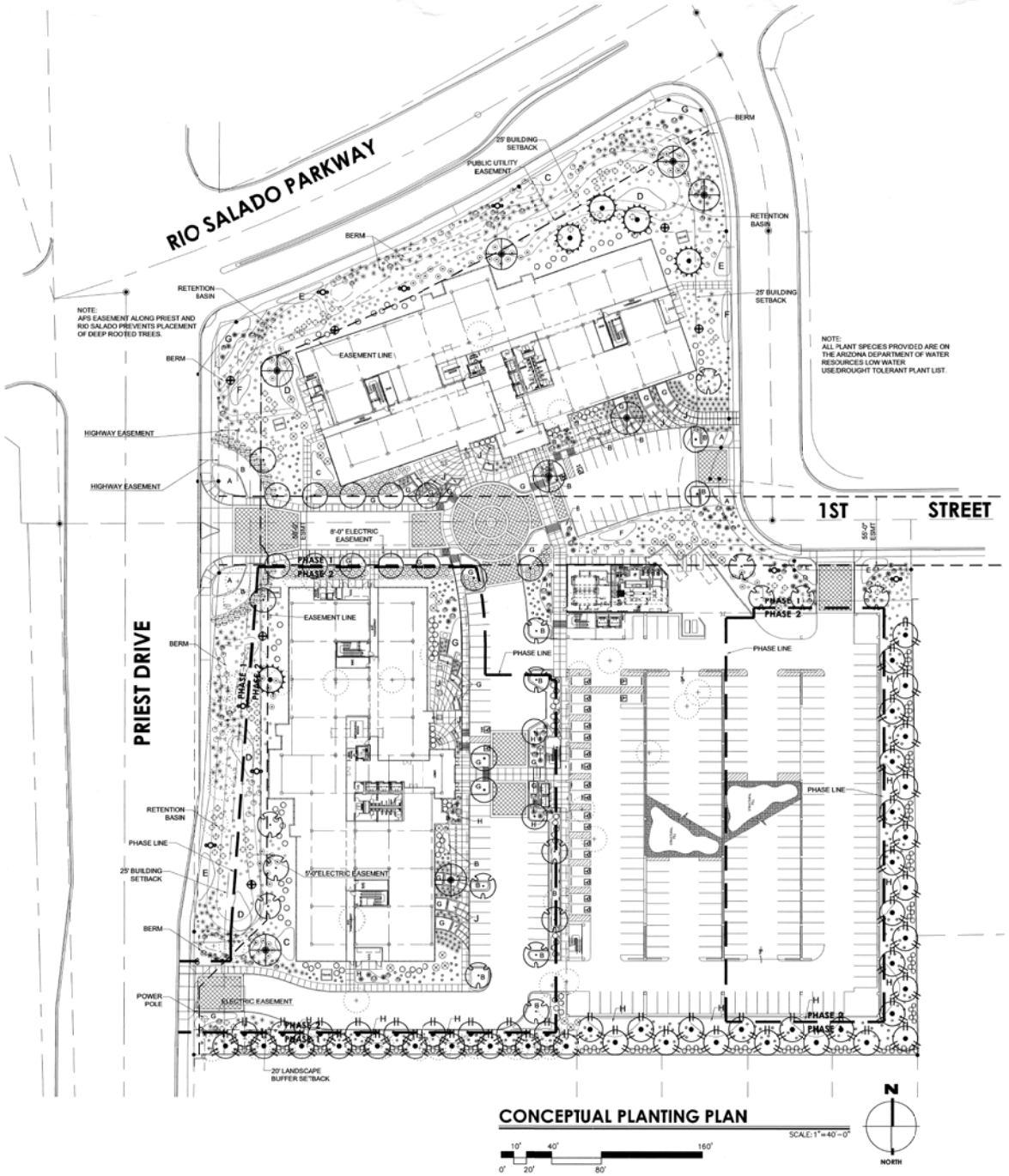
PROJECT NO.
07-124
SHEET SCALE:
1/16"=1'-0"
DRAWING NO.
07124 A4-05_A4-06
DRAWN / CHECKED BY:
BF
DATE:
2.29.2008
SHEET TITLE:
PARKING STRUCTURE EXTERIOR ELEVATIONS

P.A.D. SECOND SUBMITTAL

SHEET NO.
A4.6

ATTACHMENT 37

ATTACHMENT 38



CONCEPTUAL PLANTING PLAN

SCALE: 1"=40'-0"

0' 20' 80' 160'

NORTH

CONCEPTUAL PLANT LIST

	TREES	SIZE/COMMENTS
+	EXISTING TREE (TO BE REMOVED OR SALVAGED)	N/A
	OLNEYA TESOTA IRONWOOD	54" BOX, 8 QTY
	CERCIDIUM 'AZT' HYBRID 'AZT' HYBRID PALO VERDE	36" BOX, 20 QTY
	PROSOPIS 'AZT' HYBRID 'AZT' HYBRID MESQUITE	24" BOX AND/OR SALVAGED FROM SITE, 16 QTY
	CERCIDIUM FLORIDUM BLUE PALO VERDE	24" BOX AND/OR SALVAGED FROM SITE, 5 QTY
	DALBERGIA SISSOO DALBERGIA	24" BOX, 48 QTY
	FOUQUIERIA SPLENDENS OCOTILLO	7', 10 CANE MIN., 6 QTY
	CARNEGIEA GIGANTEA SAGUARO	SALVAGED FROM SITE, 8 QTY
	SHRUBS	**SIZE/COMMENTS**
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	15 GAL, 34 QTY
	DASYLIRION LONGISSIMUM TOOTHLESS SPOON	15 GAL, 63 QTY
	HESPERALOE PARVIFLORA RED YUCCA OPTION: 'RIO BRAVO' SAGE	5 GAL, 150 QTY
	EREMOPHILA MACULATA VALENTINE BUSH	5 GAL, 56 QTY
	JUSTICIA CALIFORNICA CHUPAROSA	5 GAL, 67 QTY
	OPUNTIA SANTA-RITA SANTA-RITA PRICKLY PEAR	5 GAL, 35 QTY
	MUHLENBERGIA RIGIDA NASHVILLE GRASS	5 GAL, 393 QTY
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL, 96 QTY
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL, 119 QTY
	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL, 124 QTY
	GROUNDCOVER	**SIZE/COMMENTS**
	AMBROSIA DELTOIDEA/ENCELIA FARINOSA BURSAGE/BRITTLE BUSH MIX	1 GAL EA., 50% EA., 398 QTY
	ERICAMERIA LARICIFOLIA TURPENTINE BUSH	1 GAL EA., 371 QTY
A	LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL @ 3' O.C., 149 QTY
B	ROSMARINUS OFFICINALIS 'H. CARPET' 'HUNTING CARPET' ROSEMARY	1 GAL @ 3' O.C., 543 QTY
C	EUPHORBIA RIGIDA GOPHER PLANT	1 GAL @ 3' O.C., 122 QTY
D	ACACIA 'D. CARPET' REDOLENS 'DESERT CARPET' ACACIA	1 GAL @ 4' O.C., 124 QTY
E	BAILEYA MULTIRADATA DESERT MARIGOLD	1 GAL @ 3' O.C., 183 QTY
F	SPAERALCEA AMBIGUA GLOBE MALLOW	1 GAL @ 3' O.C., 91 QTY
G	CHRYSACTINIA MEXICANA DAMIANITA	1 GAL @ 3' O.C., 724 QTY
H	OENOTHERA SPECIOSA MEXICAN EVENING PRIMROSE	1 GAL @ 3' O.C., 617 QTY
J	ALOE BARBADENSIS MEDICINAL ALOE	1 GAL @ 3' O.C., 56 QTY
	SURFACE SELECT GRANITE BOULDERS	2',3', AND 4' DIA
DG	DECOMPOSED GRANITE 3/8" MINUS 'EXPRESS GOLD'	2" THICK TYP.

GENERAL NOTES

1. ALL PLANTING AREAS TO HAVE DECOMPOSED GRANITE, 'EXPRESS GOLD', 3/8" MINUS, 2" THICK, TYP. GRANITE EXPRESS OR EQUAL. APPLIED OVER PRE-EMERGENT PER MFG. SPECS, 2 APPLICATIONS, MIN.

VICINITY MAP

NOT TO SCALE

PHArchitecture
Patrick Hayes Architecture
15849 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P. 480.556.9000
F. 480.556.9490
www.pharchitecture.com

EXPIRES: 12/31/08

McShane

TEMPE LANDING

125 South Priest Drive
Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

PROJECT NO.
07-124

SHEET SCALE:
1"=40'-0"

DRAWING NO.
07124

DRAWN / CHECKED BY:
AH/GKF

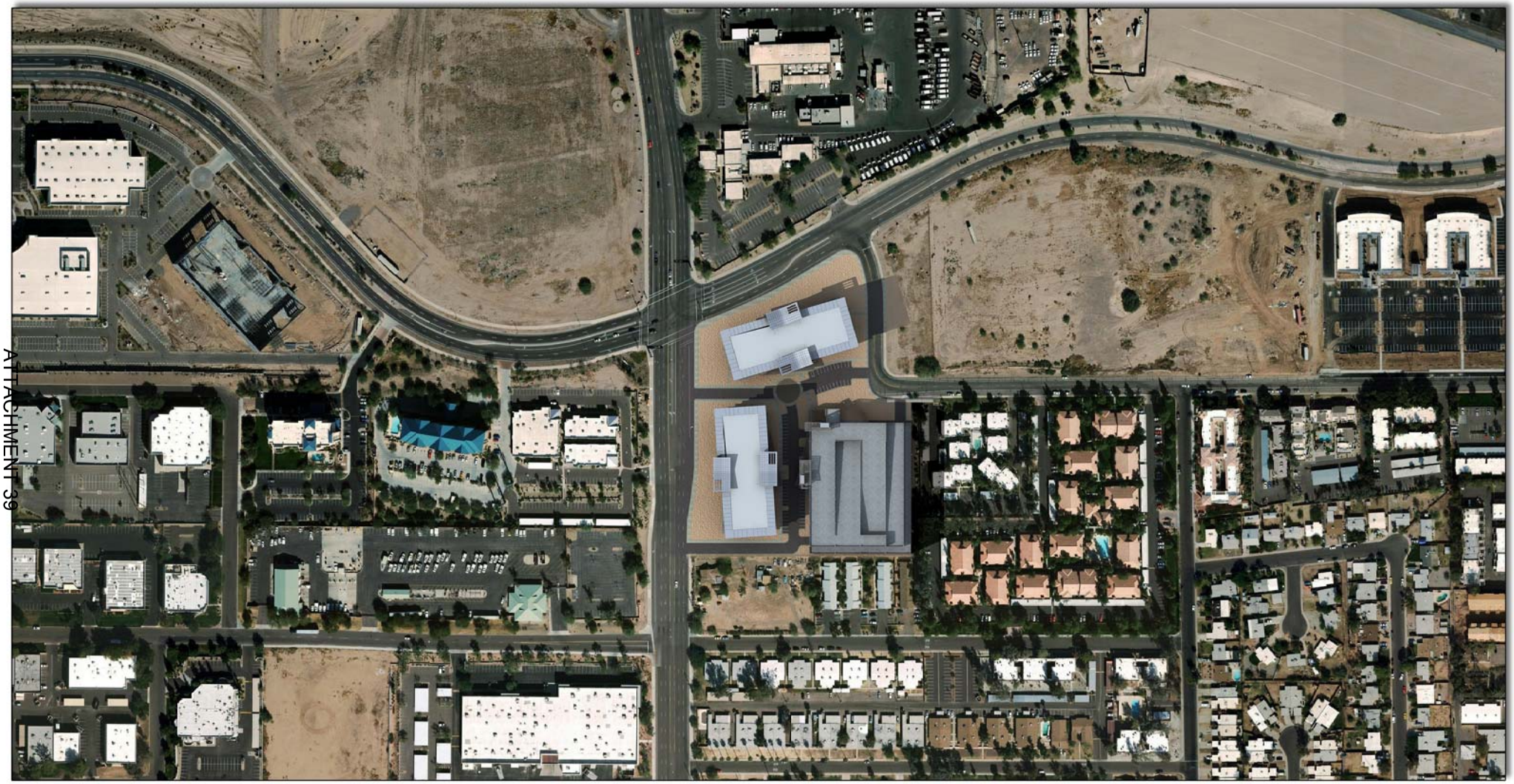
DATE:
2.29.2008

SHEET TITLE:
CONCEPTUAL PLANTING PLAN

SHEET NO.
L1.0

P.A.D. SECOND SUBMITTAL

G.K. FLANAGAN ASSOCIATES
4626 N. 44th Street
PHOENIX, AZ 85018
602 . 912 . 9691
602 . 912 . 9693 fax



ATTACHMENT 39

PHArchitecture

McShane Corporation

Shadow Studies

Equinox 4pm

N

North

Tempe Landing

03.21.08

ATTACHMENT 40

PHArchitecture

McShane Corporation

Shadow Studies

Equinox 9am

Tempe Landing

03.21.08

ATTACHMENT 41

PHArchitecture

McShane Corporation

Shadow Studies

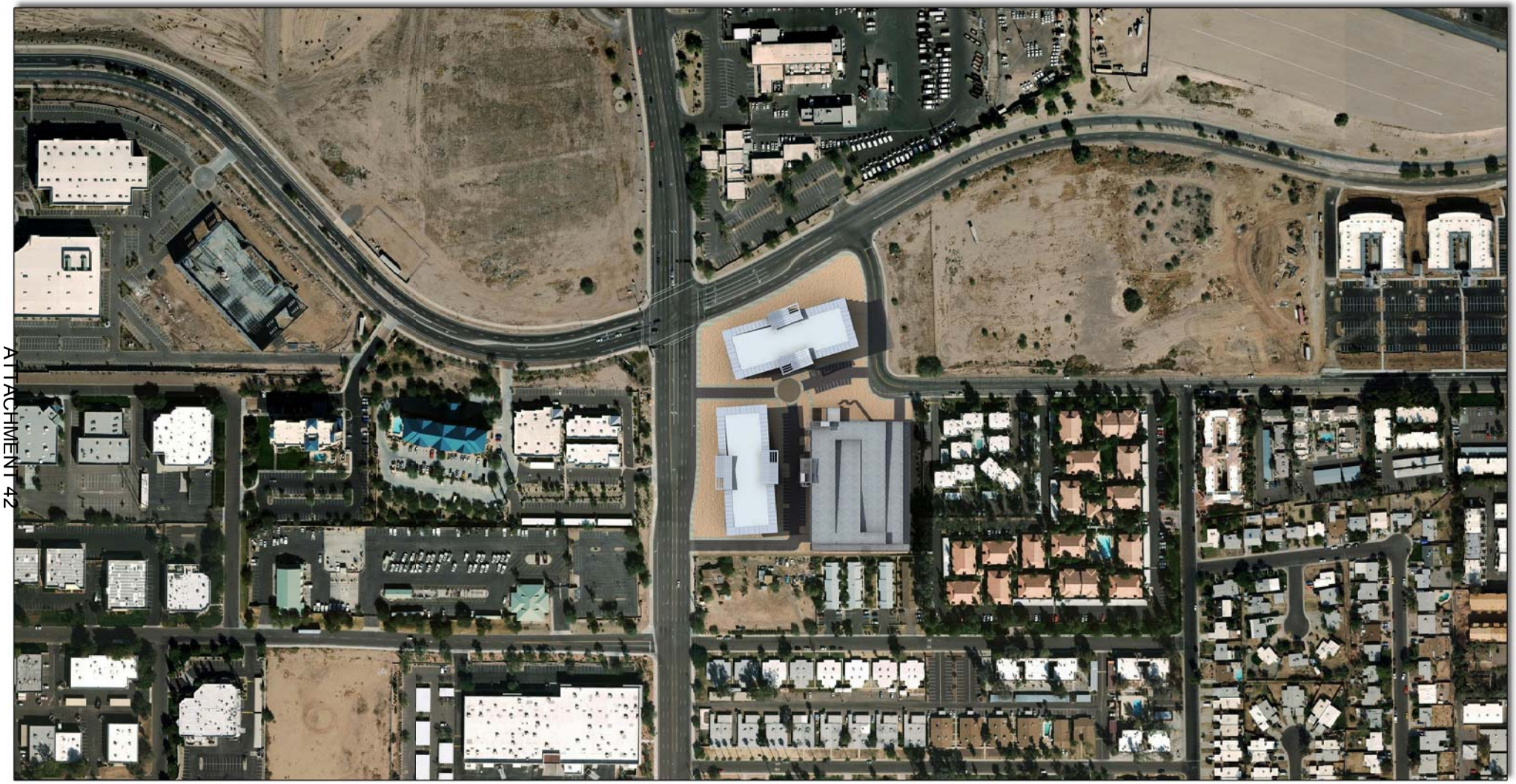
Equinox 12pm

N

North

Tempe Landing

03.21.08



ATTACHMENT 42

PHArchitecture

McSHANE CORPORATION

SHADOW STUDIES

SUMMER SOLSTICE 4PM

N NORTH

TEMPE LANDING

03.21.08

ATTACHMENT 43

PHArchitecture

McSHANE CORPORATION

SHADOW STUDIES

SUMMER SOLSTICE 9AM

N

NORTH

TEMPE LANDING

03.21.08

ATTACHMENT 44

PHArchitecture

McShane Corporation

Shadow Studies

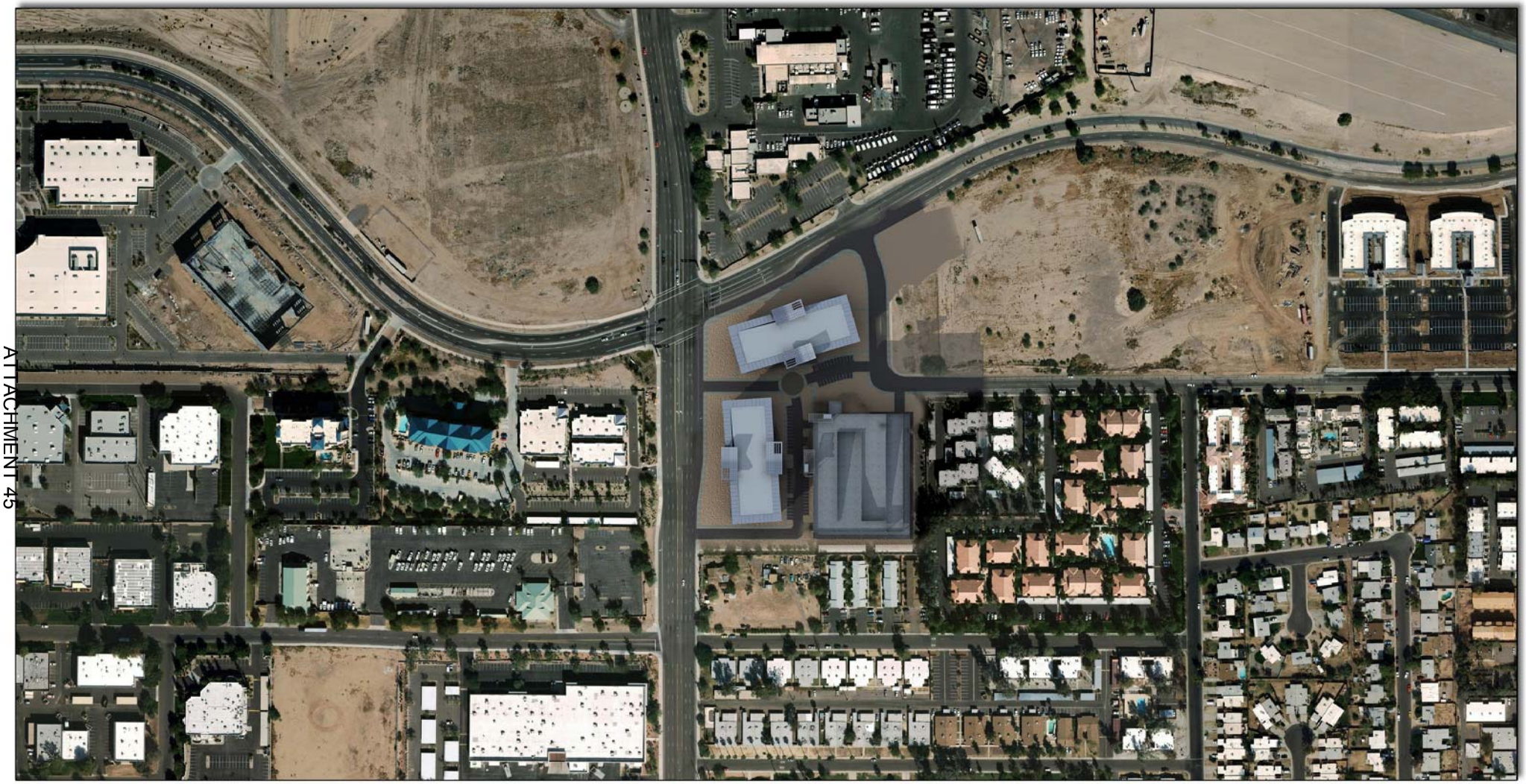
Summer Solstice 12pm

N

North

Tempe Landing

03.21.08



ATTACHMENT 45

PHArchitecture

McShane Corporation

Shadow Studies

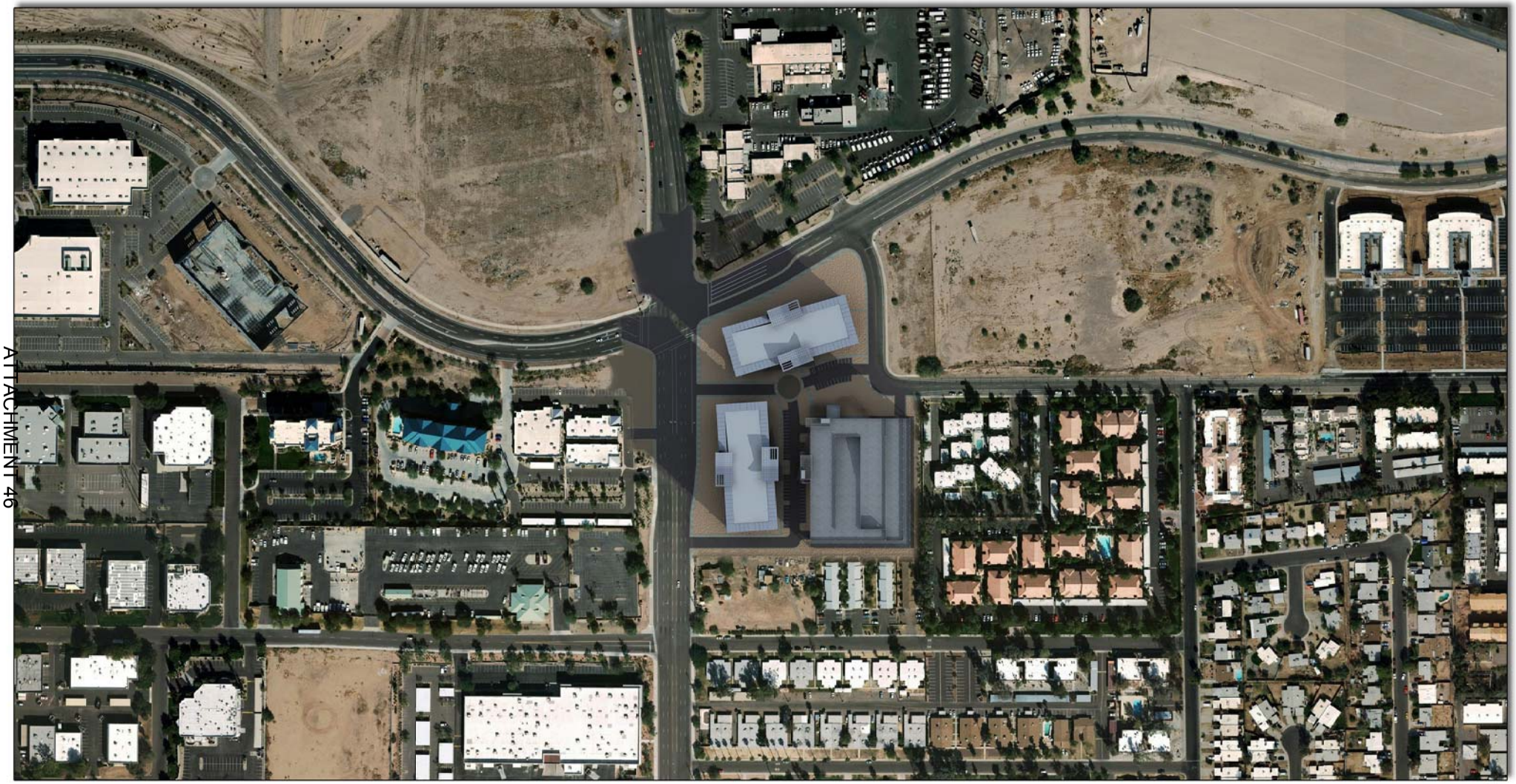
Winter Solstice 4pm

N

North

Tempe Landing

03.21.08



ATTACHMENT 46

PHArchitecture

McShane Corporation

Shadow Studies

Winter Solstice 9am

N

North

Tempe Landing

03.21.08

ATTACHMENT 47

PHArchitecture

McShane Corporation

Shadow Studies

Winter Solstice 12pm

N

North

Tempe Landing

03.21.08

THE INFORMATION REPRESENTED WITHIN THIS DOCUMENT IS BASED UPON CONCEPTUAL INFORMATION. ALL CALCULATONS AND DATA ARE APPROXIMATE AND SUBJECT TO CHANGE. THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND IS THE PROPERTY OF PATRICK HAYES ARCHITECTURE AND SHALL REMAIN THEIR PROPERTY. THE INFORMATION CONTAINED HEREIN IS INCOMPLETE UNLESS USED IN CONJUNCTION WITH PATRICK HAYES ARCHITECTURE'S INTERPRETATIONS, DECISIONS, OBSERVATIONS AND ADMINSTRATIONS AND SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED. USE OR REPRODUCTION OF THESE DOCUMENTS IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF PATRICK HAYES ARCHITECTURE, IS IN VIOLATION OF COMMON LAW, COPYRIGHTS, STATUTORY AND OTHER RESERVED RIGHTS. REFER TO ACT 17 U.S.C. PAR. 511 (1991), WHICH PREEMPTS STATE AND LOCAL PUBLIC RECORDS ACT. REFER TO ACT 17 U.S.C. PAR. 301 (1991).

ATTACHMENT 48

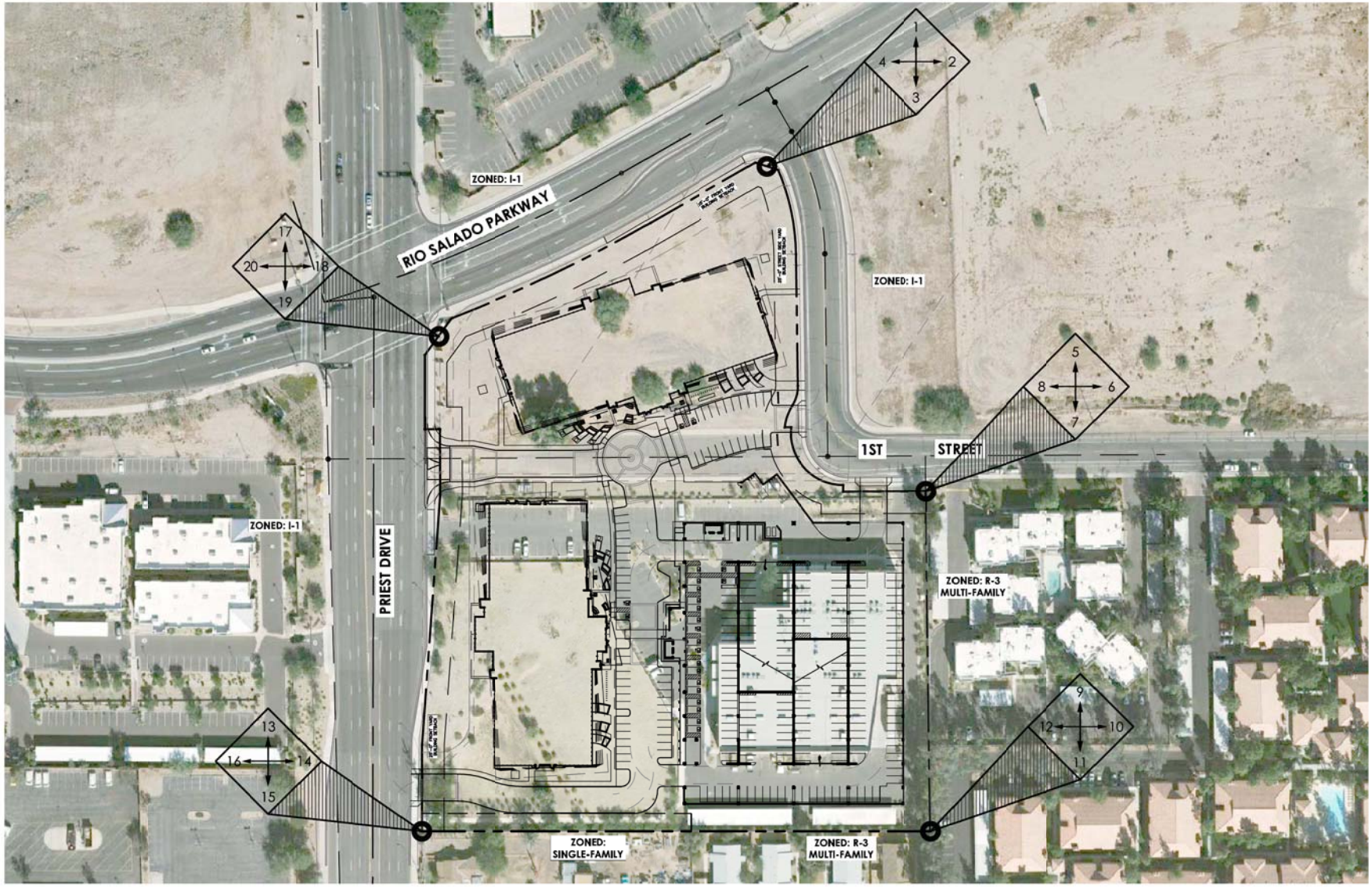


Photo Exhibit Location Key

SCALE: N.T.S.

PHArchitecture

McShane

TEMPE LANDING
125 South Priest Drive
Tempe, Arizona 85281
3.21.2008

07124_Site Photo Exhibit

1

NAVARRO
2

3

4

5

6

7

8
FedEx

9

10

11
NO DUMPING
NO PARKING

12
NO PARKING

13

14

15

16

17

18

19

20

Notice of Proposed Construction or Alteration (7460-1)

Project Name: MCSHA-000084885-07 **Sponsor:** McShane Corporation

Details for Case : NE-Tempe_Landing

Show Project Summary

Case Status

ASN: 2007-AWP-7624-OE
Status: Accepted

Date Accepted: 12/21/2007
Date Determined:
Letters: None

Construction / Alteration Information

Notice Of: Construction
Duration: Permanent
***if Temporary*:** Months: Days:
Work Schedule - Start: 01/31/2008
Work Schedule - End: 01/31/2010
State Filing: Not filed with State

Structure Summary

Structure Type: Building
Structure Name: NE-Tempe_Landing
FCC Number:
Prior ASN:

Structure Details

Latitude: 33° 25' 47.96" N
Longitude: 111° 57' 34.19" W
Horizontal Datum: NAD83
Site Elevation (SE): 1142 (nearest foot)
Structure Height (AGL): 106 (nearest foot)
Marking/Lighting: None
***Other*:**
Nearest City: Tempe
Nearest State: Arizona
Description of Location: Southeast corner of Rio Salado Parkway and Priest Dr.
Description of Proposal: Office Complex

Common Frequency Bands

Low Freq	High Freq	Freq Unit	ERP	ERP Unit

Specific Frequencies

MAR - 6 2008

Notice of Proposed Construction or Alteration (7460-1)

Project Name: MCSHA-000084885-07 **Sponsor:** McShane Corporation

Details for Case : NW-Tempe_Landing

Show Project Summary

Case Status

ASN: 2007-AWP-7623-OE
Status: Accepted
Date Accepted: 12/21/2007
Date Determined:
Letters: None

Construction / Alteration Information

Notice Of: Construction
Duration: Permanent
if Temporary **:** Months: Days:
Work Schedule - Start: 01/31/2008
Work Schedule - End: 01/31/2010
State Filing: Not filed with State

Structure Summary

Structure Type: Building
Structure Name: NW-Tempe_Landing
FCC Number:
Prior ASN:

Structure Details

Latitude: 33° 25' 46.1" N
Longitude: 111° 57' 38.55" W
Horizontal Datum: NAD83
Site Elevation (SE): 1142 (nearest foot)
Structure Height (AGL): 106 (nearest foot)
Marking/Lighting: None
Other **:**
Nearest City: Tempe
Nearest State: Arizona
Description of Location: Southeast corner of Rio Salado Parkway and Priest Dr.
Description of Proposal: Office Complex

Common Frequency Bands

Low Freq	High Freq	Freq Unit	ERP	ERP Unit

Specific Frequencies

MAR - 6 2008

Notice of Proposed Construction or Alteration (7460-1)

Project Name: MCSHA-000084885-07 **Sponsor:** McShane Corporation

Details for Case : SW-Tempe_Landing

Show Project Summary

Case Status

ASN: 2007-AWP-7622-OE
Status: Accepted
Date Accepted: 12/21/2007
Date Determined:
Letters: None

Construction / Alteration Information

Notice Of: Construction
Duration: Permanent
if Temporary : Months: Days:
Work Schedule - Start: 01/31/2008
Work Schedule - End: 01/31/2010
State Filing: Not filed with State

Structure Summary

Structure Type: Building
Structure Name: SW-Tempe_Landing
FCC Number:
Prior ASN:

Structure Details

Latitude: 33° 25' 40.56" N
Longitude: 111° 57' 38.79" W
Horizontal Datum: NAD83
Site Elevation (SE): 1142 (nearest foot)
Structure Height (AGL): 106 (nearest foot)
Marking/Lighting: None
Other :
Nearest City: Tempe
Nearest State: Arizona
Description of Location: Southeast corner of Rio Salado Parkway and Priest Dr.
Description of Proposal: Office Complex

Common Frequency Bands

Low Freq	High Freq	Freq Unit	ERP	ERP Unit

Specific Frequencies

MAR - 6 2008

ATTACHMENT 56

Notice of Proposed Construction or Alteration (7460-1)

Project Name: MCSHA-000084885-07 **Sponsor:** McShane Corporation

Details for Case : SE-Tempe_Landing

Show Project Summary

Case Status

ASN: 2007-AWP-7625-OE
Status: Accepted
Date Accepted: 12/21/2007
Date Determined:
Letters: None

Construction / Alteration Information

Notice Of: Construction
Duration: Permanent
if Temporary : Months: Days:
Work Schedule - Start: 01/31/2008
Work Schedule - End: 01/31/2010
State Filing: Not filed with State

Structure Summary

Structure Type: Building
Structure Name: SE-Tempe_Landing
FCC Number:
Prior ASN:

Structure Details

Latitude: 33° 25' 40.48" N
Longitude: 111° 57' 31.94" W
Horizontal Datum: NAD83
Site Elevation (SE): 1142 (nearest foot)
Structure Height (AGL): 106 (nearest foot)
Marking/Lighting: None
Other :
Nearest City: Tempe
Nearest State: Arizona
Description of Location: Southeast corner of Rio Salado Parkway and Priest Dr.
Description of Proposal: Office Complex

Common Frequency Bands

Low Freq	High Freq	Freq Unit	ERP	ERP Unit

Specific Frequencies

MAR - 6 2008

ATTACHMENT 57

Federal Aviation Administration
Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-0520

Aeronautical Study No.
2007-AWP-7624-OE

Issued Date: 01/09/2008

Sean Cummings
McShane Corporation
2850 E Camelback Suite 325
Phoenix, AZ 85016

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building / NE-Tempe_Landing
Location:	Tempe, AZ
Latitude:	33-25-47.96N NAD 83
Longitude:	111-57-34.19W
Heights:	106 feet above ground level (AGL) 1248 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 07/09/2009 unless:

(a) extended, revised or terminated by the issuing office.
(b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

ATTACHMENT 58

MAR - 6 2008

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

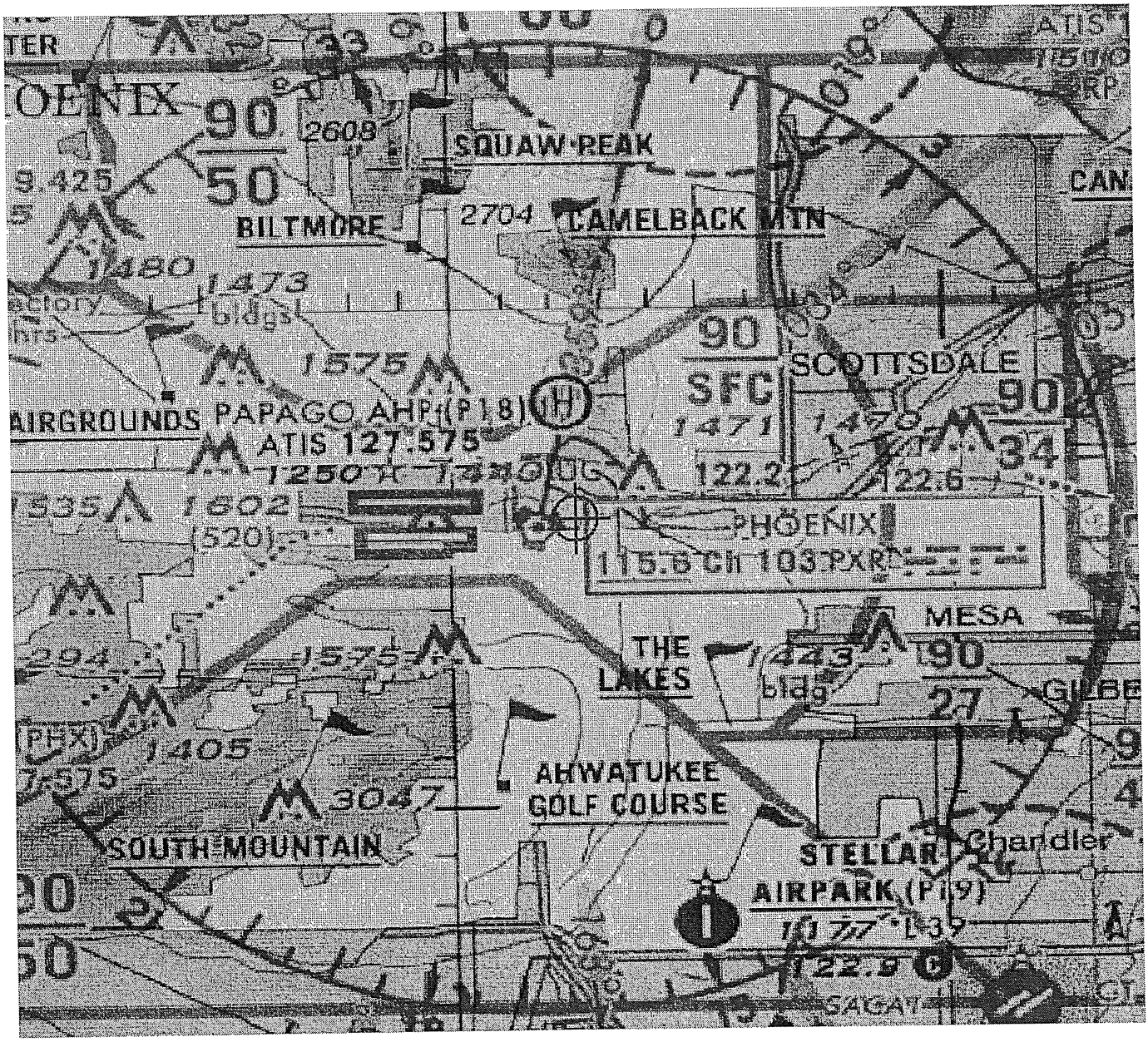
If we can be of further assistance, please contact our office at (907) 271-5863. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2007-AWP-7624-OE.

Signature Control No: 553861-101488136 (DNE)
Robert van Haastert
Specialist

Attachment(s)
Map(s)

MAR - 9

Sectional Map for ASN 2007-AWP-7624-OE



MAR - 6 2008

From: randy.payne@phoenix.gov
Sent: Friday, March 21, 2008 10:23 AM
To: O'Melia, Kevin
Cc: rlane@gblaw.com; stephen.grubbs@phoenix.gov; alan.campbell@phoenix.gov
Subject: Tempe Landing Office Complex - SEC of Priest Drive and Rio Salado Pkwy.

Kevin,

Thank you for the opportunity to comment on the Tempe Landing project.

The City of Phoenix Aviation Department has discussed this project with representatives of the applicant. We have reviewed their initial requests of 101 feet Above Ground Level (AGL) and 106 feet AGL from their Federal Aviation Administration (FAA) 7460 determinations (2007-AWP-7622-7625-OE) and found that the use and height of these buildings to be acceptable to aircraft operations at Phoenix Sky Harbor International Airport.

We ask that a separate FAA 7460 form be submitted if a crane will be utilized for construction and that the applicant works with our Airside Operations staff so that we may provide any necessary Notices to Airmen if required by the use of a crane.

Thank you for your attention on this matter. Please contact me if you have further questions.

Randy A. Payne
Project Manager
City of Phoenix Aviation Department
Planning & Environmental Division
Phone: 602 273-2058

Terri McEuen,
Gammage & Burnham,
Two N. Central
Phoenix, Az 85004-4470

March 20, 2008

This letter is to confirm that the Shawn Cummings, McShane Corporation and Tom Meissner presented the Tempe Landings project to the Riverside Sunset Neighborhood Association at our regular monthly meeting on November 6th , 2007.

The group recommended approval of the concept and the project.

Our only suggestion was to have a coffee shop and/or social entity as part of the plan.

Bill Butler

Co Chair RSNA

MAR 25 2008

From: Levesque, Ryan
Sent: Friday, January 04, 2008 9:02 AM
To: Ryan, Nancy
Cc: Daffara, Shawn
Subject: Rio Salado Advisory Commission Development Committee

Below is a summary of discussion from the RSAC Committee on 1/3/08:

HAYDEN HARBOR
Committee comments:
- Ground floor retail is great
- Interested in seeing a cross section of townlake and building frontage
- Committee concurs with staff recommendations on providing more variations in the height and design of the project
- Applicant to consider the use of arcades, paseos, etc. instead of flat design
- Need bicycle storage for the project
- Like the separate office building and its proposed location
- The project is compatible with the Rio Salado vision and is an acceptable land use, although the Committee members concur the project needs more work on the design
- Provide and show public access from site to Townlake edge.
- PUBLIC COMMENTS: Development should be seemless with the Townlake. What does the project contribute to the larger context of the Townlake? This should be justified by the applicant.

TEMPE LANDING
Committee comments:
- Committee glad to see more office at this location.
- Does not detract from the surrounding area is a logical development.
- Committee members note the appropriateness of design for office buildings
- The project is compatible with the Rio Salado vision and is a compatible land use.
- No public comments

Ryan Levesque, Senior Planner

City of Tempe
Development Services Dept.
31 E. 5th Street ¦ Tempe , AZ 85281
(480) 858-2393
fax: 350-8872

From: O'Melia, Kevin
Sent: Sunday, April 06, 2008 3:13 PM
To: Ryan, Nancy
Subject: Rio Salado Advisory Commission

Below is a summary of discussion from the RSAC Committee on 3/25/08

TEMPE LANDING
03-25-08 RIO SALADO ADVISORY COMMISSION
` 3/25 review of the project by the Commission agreed the project is appropriate for the Rio Salado District. This is a confirmation by the Project Review Committee recommendation on 1/3/08.
` Consider inclusion of a coffee shop or restaurant in one of the office buildings to serve office and neighborhood.
` There has been no response from any of the residential neighbors to date.
*

Memorandum

Public Works Department

Tempe

Date: April 8, 2008

To: Kevin O'Melia, Sr Planner, Development Services

From: Cathy Hollow, Sr Civil Engineer, Transportation Division

Subject: Tempe Landing

I have reviewed the traffic impact analysis prepared for Tempe Landing located at the southwest corner of Rio Salado Parkway and Priest Drive. The analysis included trip generation for the proposed project which will include 423,600 square feet of office space, as well as level-of-service analysis for the years 2011 and 2016. The project is expected to generate 4,664 external trips on a daily basis at full build-out with 657 AM peak hour trips and 632 PM peak trips.

As submitted, the report indicates that two intersections will have operational problems in the peak hours: First St and Rio Salado Parkway and Drive A and Priest Drive. At 1st St and Rio Salado, the level of service is projected to be E or worse for the northbound approach during the morning and evening peak. At Drive A and Priest Dr, the westbound left out of the site is expected to operate at level of service F with the development. Mitigation was not recommended for either intersection approach.

Transportation review comments indicated that the analysis needs to be revised to use the City's signal timings in the analysis, to redistribute traffic to better reflect the growth in the East Valley, and to analyze First Street including the queue at Rio Salado Parkway and the sight distance into and out of the driveways. The consultant will need to resubmit the study.

Please contact me at (480) 350-8445 if you have any questions.

MEMORANDUM

GAMMAGE & BURNHAM

A Professional Limited Liability Company

April 9, 2008

TO: Kevin O'Melia, Senior Planner
City of Tempe Development Services Department

RE: Summary of Public Outreach regarding the Tempe Landing Development Planned Area Development (PAD) Overlay Application for 9.72 gross acres of property located at the southeast corner of Priest Drive and Rio Salado Parkway

The project team has made a concentrated effort to reach out to the community. Our public participation efforts span five months. To date, comments received regarding the project and the application have been overwhelmingly supportive. We have and will continue to address any questions and/or comments that may arise throughout the zoning process.

(1) Riverside Sunset Neighborhood Association Meeting of November 6, 2007:

Sean Cummings of McShane Corporation, the applicant, and Tom Meissner, the property owner, presented the project to the RSNA during its November 6, 2007 meeting. The RSNA recommended approval of the concept and project. A letter from the Bill Butler, RSNA Co-Chair, confirming this action is enclosed.

(2) Posting & Notification

Pursuant to applicable City requirements, on March 21, 2008, we sent first class letters to all property owners within 300 feet of the project site, as well as the chairperson of registered neighborhood associations and home owners associations notifying interested parties of the proposed development and the neighborhood meeting scheduled for April 7, 2008. Copies of the property ownership list and a copy of the neighborhood mailing notice are attached to this neighborhood summary. In addition, the Applicant enclosed a copy of the neighborhood letter with its Application. The respective dates, locations, and times for the neighborhood meeting and scheduled public hearings, as well as the applicant's contact information, were posted on the subject site on March 21, 2008.

(3) Phone Calls, Letters and E-mails:

To date, neither the applicant nor the applicant's legal representative have received a phone call, fax, letter or e-mail from either a neighbor or interested person regarding the project.

(4) Neighborhood Meeting of April 7, 2008:

Our official neighborhood meeting was held in the Riverside Room of the Westside Multi-Generational Center located at 715 West 5th Street in Tempe and began at approximately 6:00 p.m.

Meeting Attendees

Representatives from McShane Corporation, Patrick Hayes Architecture and Gammage & Burnham P.L.C were present. Three interested persons and one City of Tempe Development Services Department staff member, Kevin O'Melia, was in attendance. Interested persons in attendance included Simon Danrish, one of the adjoining property owners to the south of the project site, and Darin Price, RSNA Co-Chair. Dave Swanson of 1217 West 8th Street was also in attendance. Contact information for all persons in attendance for the meeting is provided on the enclosed sign-in sheet.

Presentation

Alan Gillespie and Sean Cummings of McShane Corporation provided a brief overview of the project and noted that the project was previously presented to the Riverside-Sunset Neighborhood Association. Mr. Gillespie and Mr. Cummings discussed design elements of the project's two office buildings, the relation of the parking garage's to adjoining properties, and how the site had been designed to discourage traffic from entering the adjacent neighborhood. Mr. Gillespie and Mr. Cummings also indicated that the development of the site would be phased.

Questions Posed by Meeting Attendees

Dave Swanson inquired if any design changes were made to the project as a result of City staff direction. Additional questions were also posed to individuals of the project team subsequent to the formal presentation.

Questions Addressed

Sean Cummings responded to Mr. Swanson's questions by indicating that the garage had been redesigned to comply with the City's step-back requirements.

Questions or Concerns Not Addressed

All questions or concerns raised during the meeting were addressed by the applicant.

Comments Submitted by Meeting Attendees

Comments received during the meeting were overwhelming supportive of the project. Two comment cards in regard to the project were submitted by meeting attendees. Both comment cards indicate support for the project and are enclosed.

Additional Discussion

Alan Gillespie noted that the McShane Corporation would pursue Leadership in Energy and Environmental Design (LEED) certification for the project and discussed how the project's design would provide optimal levels of shading and minimize the use of water.

The meeting itself ended at approximately 7:05 p.m. The meeting's formal presentation and question session ended at approximately 6:25 p.m.

NEIGHBORHOOD MEETING

Neighborhood Meeting
Tempe Landing
Westside Multi-Generational Center
715 West 5th Street
Tempe, AZ 85281
On Monday, **April 7, 2008** at **6:00 p.m.**

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Alan Gillespie	5635 W. Abraham Lane Glendale, AZ 85308	602-508-6166	agillespie@meshane.com
Simon Darvish		310-466-9595	simondarvish@gmail.com
Rob Lane	2 N. Central Ave. Phoenix, AZ 85004	602-256-4439	rlane@gblaw.com
Sean Cummings	2850 E. Camelback, Suite 325 Phoenix AZ 85016	602-508-6166	SCUMMINGS@MESHANE.com
BRIAN FISH	15849 N. 71st ST #200 SCOTTSDALE AZ	602-556-9000	bfish@pharchitecture.com
B.A. EASTWOOD	"	"	BAEASTWOOD@PHARCHITECTURE.COM
AARON HILLMAN	4626 N. 44th ST PHOENIX AZ 85018	6.912.9691	AARON@GKFASSOCIATES.COM
Tom Meissner	2901 N. Central #200 Phoenix 85012	602-285-5095	TOM@MEISSNERAZ.com
KEVIN O'MELIA	PSD. C.O.T. 31 E 5th St. Tempe AZ 85281	480.350.8432	Kevin_omelia@tempe.gov
Dave Swanson	134 W. 4th St. Tempe, AZ 85281	480.967.2731	d_swanson@yahoo.com
Grady Gammage	502 S. College, Tempe	480 774 2901	ggammage@gblaw.com
DORIN PRICE	720 S ROOSEVELT #7	415 557 644	deprice@dsg.net

4/7/2008

NEIGHBORHOOD MEETING
Tempe Landing
Westside Multi-Generational Center
715 West 5th Street
Tempe, AZ 85281
On Monday, **April 7, 2008** at **6:00 p.m.**

I SUPPORT ☒

I DO NOT SUPPORT ☐

NONE ☐

COMMENTS:
Please keep me advised on this project and with Updates, status.
THANKS.
DARIN PRICE

NAME: DARIN PRICE
ADDRESS: 720 S ROOSEVELT ST #9 TEMPE AZ 85281
TELEPHONE: 480 557 6433
EMAIL: dprice@usa.net

PLEASE FILL OUT CARD AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM
ATTN: ROB LANE
2 N. CENTRAL AVENUE, 18TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

RLANE@GBLAW.COM

4/7/2008

NEIGHBORHOOD MEETING
Tempe Landing
Westside Multi-Generational Center
715 West 5th Street
Tempe, AZ 85281
On Monday, **April 7, 2008** at **6:00 p.m.**

I SUPPORT ☒

I DO NOT SUPPORT ☐

NONE ☐

COMMENTS:
Thank you for presenting to ~~Riverside~~ neighbors. I wish there were more of us here. I'm in favor of the landscaping upgrade.

Please keep me posted on design review & council hearings please.

NAME: Dave Swanson
ADDRESS: 1217 W 4th St.
TELEPHONE: 480.967.2731
EMAIL: d_swanson@yahoo.com

PLEASE FILL OUT CARD AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM
ATTN: ROB LANE
2 N. CENTRAL AVENUE, 18TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

RLANE@GBLAW.COM

4/7/2008