NOTE
SEE SHEET A4.2 – A4.4 FOR FINISH SCHEDULE & GENERAL NOTES.

NORTH ELEVATION

SCALE 1/16"=1'-0"

P.A.D./D.P.R. FIRST SUBMITTAL

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

UNIVERSITY SQUARE

UNIVERSITY SQUARE
110 East University Drive
Tempe, Arizona 85281

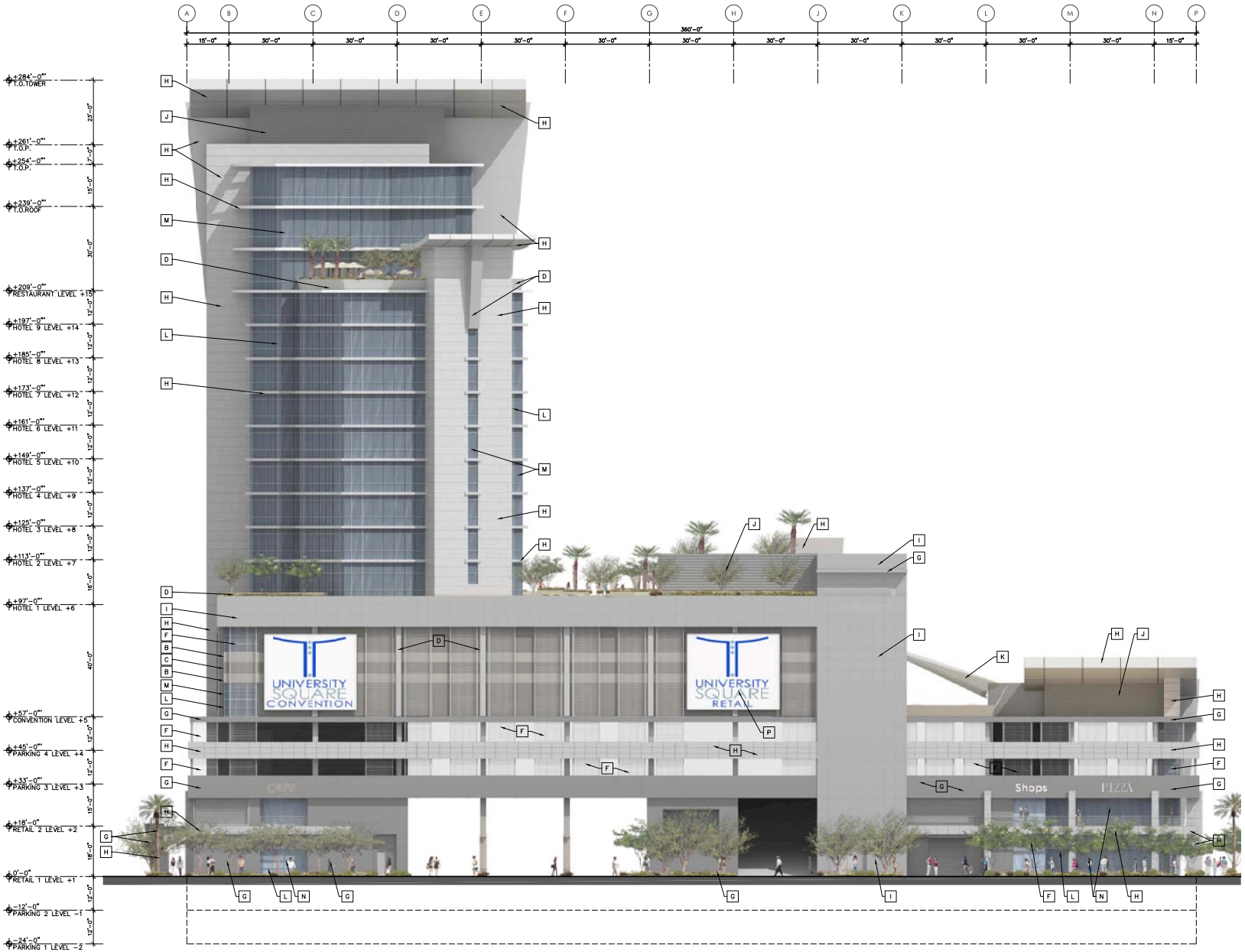
REV.	DATE	DESCRIPTION

PROJECT NO.
08-056
SHEET SCALE:
1/16" = 1'-0"
DRAWING NO.
08056 A4-01_A4-04
DRAWN / CHECKED BY:

DATE:
9.9.2008
SHEET TITLE:
EXTERIOR BUILDING ELEVATION

SHEET NO.
A4.1

ATTACHMENT 46



WEST ELEVATION

SCALE 1/16"=1'-0"

MATERIAL SCHEDULE

STANDING SEAM:

A	MFR:	ATAS INTERNATIONAL (OR EQL.)
	TYPE:	T.B.D.
	COLOR:	SLATE GREY

E.I.F.S.:

B	MFR:	SENERGY (OR EQL.)
	TYPE:	INTEGRAL COLOR, FINE SAND FINISH
	COLOR:	DEC764, "INSIDE PASSAGE"
C	MFR:	SENERGY (OR EQL.)
	TYPE:	INTEGRAL COLOR, FINE SAND FINISH
	COLOR:	DEC750, "BISON BEIGE"
D	MFR:	SENERGY (OR EQL.)
	TYPE:	INTEGRAL COLOR, FINE SAND FINISH
	COLOR:	DEC751, "ASH GRAY"

METALS:

E	MFR:	T.B.D. (OR EQUAL)
	TYPE:	STYRO-FOAM W. METAL CLAD
	COLOR:	TO MATCH CITADEL SILVER METALLIC
F	MFR:	ORSOGRIL (OR EQUAL)
	TYPE:	BRITOSTEROPE
	COLOR:	STORM
G	MFR:	CITADEL (OR EQUAL)
	TYPE:	ENVELOPE 2000
	COLOR:	GUN METAL
H	MFR:	CITADEL (OR EQUAL)
	TYPE:	ENVELOPE 2000
	COLOR:	SILVER METALIC
I	MFR:	CITADEL (OR EQUAL)
	TYPE:	ENVELOPE 2000
	COLOR:	NORTH SEA MIST
J	MFR:	ATAS (OR EQUAL)
	TYPE:	METAL PANELS – BELVEDERE GRAND 'R' PANEL
	COLOR:	SLATE GRAY

CANOPY:

K	MFR:	TRI-VANTAGE (OR EQUAL)
	TYPE:	FABRIC
	COLOR:	COOLAROO/SYNTHESIS COMMERCIAL 95 KNITTED SHADECLOTH

MULLIONS:

L	MFR:	ARCADIA (OR EQUAL)
	TYPE:	ALUMINUM
	COLOR:	CLEAR ANODIZED

GLAZING:

M	MFR:	VIRACON (OR EQUAL)
	TYPE:	1" INSULATED REFLECTIVE
	COLOR:	VS 9-08
N	MFR:	VIRACON (OR EQUAL)
	TYPE:	1" INSULATED, CLEAR, LOW-E

MESSAGE BOARDS:

P	MFR:	DAKTRONICS (OR EQUAL)
	TYPE:	ADVERTISEMENT TV

GENERAL NOTES

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

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

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UNIVERSITY SQUARE

UNIVERSITY SQUARE

110 East University Drive
Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

PROJECT NO.
08-056

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

DRAWING NO.
08056 A4-01_A4-04

DRAWN / CHECKED BY:

DATE:
9.9.2008

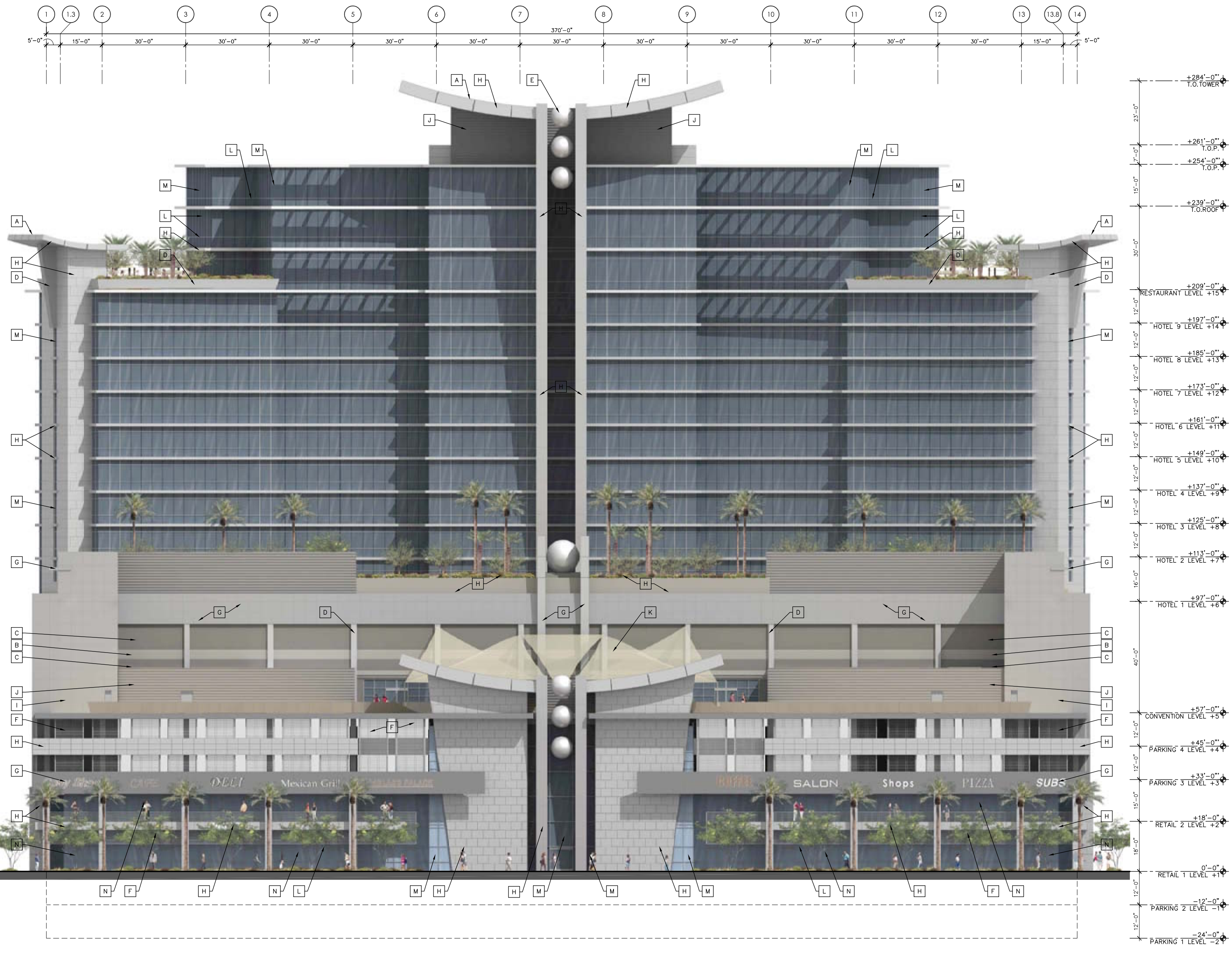
SHEET TITLE:
EXTERIOR BUILDING ELEVATION

P.A.D./D.P.R. FIRST SUBMITTAL

SHEET NO.
A4.2

ATTACHMENT 47

ATTACHMENT 48



SOUTH ELEVATION

SCALE 1/16"=1'-0"

MATERIAL SCHEDULE

STANDING SEAM:
- A — MFR: ATAS INTERNATIONAL (OR EQL.); TYPE: T.B.D.; COLOR: SLATE GREY

E.I.F.S.:
- B — MFR: SENERGY (OR EQL.); TYPE: INTEGRAL COLOR, FINE SAND FINISH; COLOR: DEC764, 'INSIDE PASSAGE'
- C — MFR: SENERGY (OR EQL.); TYPE: INTEGRAL COLOR, FINE SAND FINISH; COLOR: DEC750, 'BISON BEIGE'
- D — MFR: SENERGY (OR EQL.); TYPE: INTEGRAL COLOR, FINE SAND FINISH; COLOR: DEC751, 'ASH GRAY'

METALS:
- E — MFR: T.B.D. (OR EQUAL); TYPE: STYRO-FOAM W. METAL CLAD; COLOR: TO MATCH CITADEL SILVER METALLIC
- F — MFR: ORSOGRIL (OR EQUAL); TYPE: BRITOSTEROPE; COLOR: STORM
- G — MFR: CITADEL (OR EQUAL); TYPE: ENVELOPE 2000; COLOR: GUN METAL
- H — MFR: CITADEL (OR EQUAL); TYPE: ENVELOPE 2000; COLOR: SILVER METALIC
- I — MFR: CITADEL (OR EQUAL); TYPE: ENVELOPE 2000; COLOR: NORTH SEA MIST
- J — MFR: ATAS (OR EQUAL); TYPE: METAL PANELS - BELVEDERE GRAND 'R' PANEL; COLOR: SLATE GRAY

CANOPY:
- K — MFR: TRI-VANTAGE (OR EQUAL); TYPE: FABRIC; COLOR: COOLAROO/SYNTHESIS COMMERCIAL 95 KNITTED SHADECLOTH

MULLIONS:
- L — MFR: ARCADIA (OR EQUAL); TYPE: ALUMINUM; COLOR: CLEAR ANODIZED

GLAZING:
- M — MFR: VIRACON (OR EQUAL); TYPE: 1" INSULATED REFLECTIVE; COLOR: VS 9-08
- N — MFR: VIRACON (OR EQUAL); TYPE: 1" INSULATED, CLEAR, LOW-E

MESSAGE BOARDS:
- P — MFR: DAKTRONICS (OR EQUAL); TYPE: ADVERTISEMENT TV

GENERAL NOTES

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

P.A.D./D.P.R. FIRST SUBMITTAL

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

UNIVERSITY SQUARE

UNIVERSITY SQUARE
110 East University Drive
Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

PROJECT NO.: 08-056
SHEET SCALE: 1/16" = 1'-0"
DRAWING NO.: 08056 A4-01_A4-04
DRAWN / CHECKED BY:
DATE: 9.9.2008
SHEET TITLE: EXTERIOR BUILDING ELEVATION
SHEET NO.: A4.3

EAST ELEVATION

SCALE 1/16"=1'-0"

MATERIAL SCHEDULE

STANDING SEAM:
- A — MFR: ATAS INTERNATIONAL (OR EQL.); TYPE: T.B.D.; COLOR: SLATE GREY

E.I.F.S.:
- B — MFR: SENERGY (OR EQL.); TYPE: INTEGRAL COLOR, FINE SAND FINISH; COLOR: DEC764, 'INSIDE PASSAGE'
- C — MFR: SENERGY (OR EQL.); TYPE: INTEGRAL COLOR, FINE SAND FINISH; COLOR: DEC750, 'BISON BEIGE'
- D — MFR: SENERGY (OR EQL.); TYPE: INTEGRAL COLOR, FINE SAND FINISH; COLOR: DEC751, 'ASH GRAY'

METALS:
- E — MFR: T.B.D. (OR EQUAL); TYPE: STYRO-FOAM W. METAL CLAD; COLOR: TO MATCH CITADEL SILVER METALLIC
- F — MFR: ORSOGRIL (OR EQUAL); TYPE: BRITOSTEROPE; COLOR: STORM
- G — MFR: CITADEL (OR EQUAL); TYPE: ENVELOPE 2000; COLOR: GUN METAL
- H — MFR: CITADEL (OR EQUAL); TYPE: ENVELOPE 2000; COLOR: SILVER METALIC
- I — MFR: CITADEL (OR EQUAL); TYPE: ENVELOPE 2000; COLOR: NORTH SEA MIST
- J — MFR: ATAS (OR EQUAL); TYPE: METAL PANELS - BELVEDERE GRAND 'R' PANEL; COLOR: SLATE GRAY

CANOPY:
- K — MFR: TRI-VANTAGE (OR EQUAL); TYPE: FABRIC; COLOR: COOLAROO/SYNTHESIS COMMERCIAL 95 KNITTED SHADECLOTH

MULLIONS:
- L — MFR: ARCADIA (OR EQUAL); TYPE: ALUMINUM; COLOR: CLEAR ANODIZED

GLAZING:
- M — MFR: VIRACON (OR EQUAL); TYPE: 1" INSULATED REFLECTIVE; COLOR: VS 9-08
- N — MFR: VIRACON (OR EQUAL); TYPE: 1" INSULATED, CLEAR, LOW-E

MESSAGE BOARDS:
- P — MFR: DAKTRONICS (OR EQUAL); TYPE: ADVERTISEMENT TV

GENERAL NOTES

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

P.A.D./D.P.R. FIRST SUBMITTAL

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

UNIVERSITY SQUARE

UNIVERSITY SQUARE
110 East University Drive
Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

PROJECT NO. **08-056**
SHEET SCALE: **1/16" = 1'-0"**
DRAWING NO. **08056 A4-01_A4-04**
DRAWN / CHECKED BY:
DATE: **9.9.2008**
SHEET TITLE: **EXTERIOR BUILDING ELEVATION**
SHEET NO. **A4.4**

ATTACHMENT 49

KEYNOTES

1. RAISED LANDSCAPE PLANTER, SEE LANDSCAPE.
2. PASSENGER ELEVATORS BEYOND.
3. STRUCTURAL CONCRETE COLUMN.
4. CONCRETE RETAINING WALL.
5. DECORATIVE COLUMN WRAP O/ STRUCTURAL CONCRETE COLUMN.
6. GLAZING PER SCHEDULE.
7. CONCRETE FLOOR STRUCTURE.

MATERIAL SCHEDULE

STANDING SEAM:

A	MFR:	ATAS INTERNATIONAL (OR EQL.)
	TYPE:	T.B.D.
	COLOR:	SLATE GREY

E.I.F.S.:

B	MFR:	SENERGY (OR EQL.)
	TYPE:	INTEGRAL COLOR, FINE SAND FINISH
	COLOR:	DEC764, 'INSIDE PASSAGE'
C	MFR:	SENERGY (OR EQL.)
	TYPE:	INTEGRAL COLOR, FINE SAND FINISH
	COLOR:	DEC750, 'BISON BEIGE'
D	MFR:	SENERGY (OR EQL.)
	TYPE:	INTEGRAL COLOR, FINE SAND FINISH
	COLOR:	DEC751, 'ASH GRAY'

METALS:

E	MFR:	T.B.D. (OR EQUAL)
	TYPE:	STYRO-FOAM W. METAL CLAD
	COLOR:	TO MATCH CITADEL SILVER METALLIC
F	MFR:	ORSOGRIL (OR EQUAL)
	TYPE:	BRITOSTEROPE
	COLOR:	STORM
G	MFR:	CITADEL (OR EQUAL)
	TYPE:	ENVELOPE 2000
	COLOR:	GUN METAL
H	MFR:	CITADEL (OR EQUAL)
	TYPE:	ENVELOPE 2000
	COLOR:	SILVER METALIC
I	MFR:	CITADEL (OR EQUAL)
	TYPE:	ENVELOPE 2000
	COLOR:	NORTH SEA MIST
J	MFR:	ATAS (OR EQUAL)
	TYPE:	METAL PANELS – BELVEDERE GRAND 'R' PANEL
	COLOR:	SLATE GRAY

CANOPY:

K	MFR:	TRI-VANTAGE (OR EQUAL)
	TYPE:	FABRIC
	COLOR:	COOLAROO/SYNTHESIS COMMERCIAL 95 KNITTED SHADECLOTH

MULLIONS:

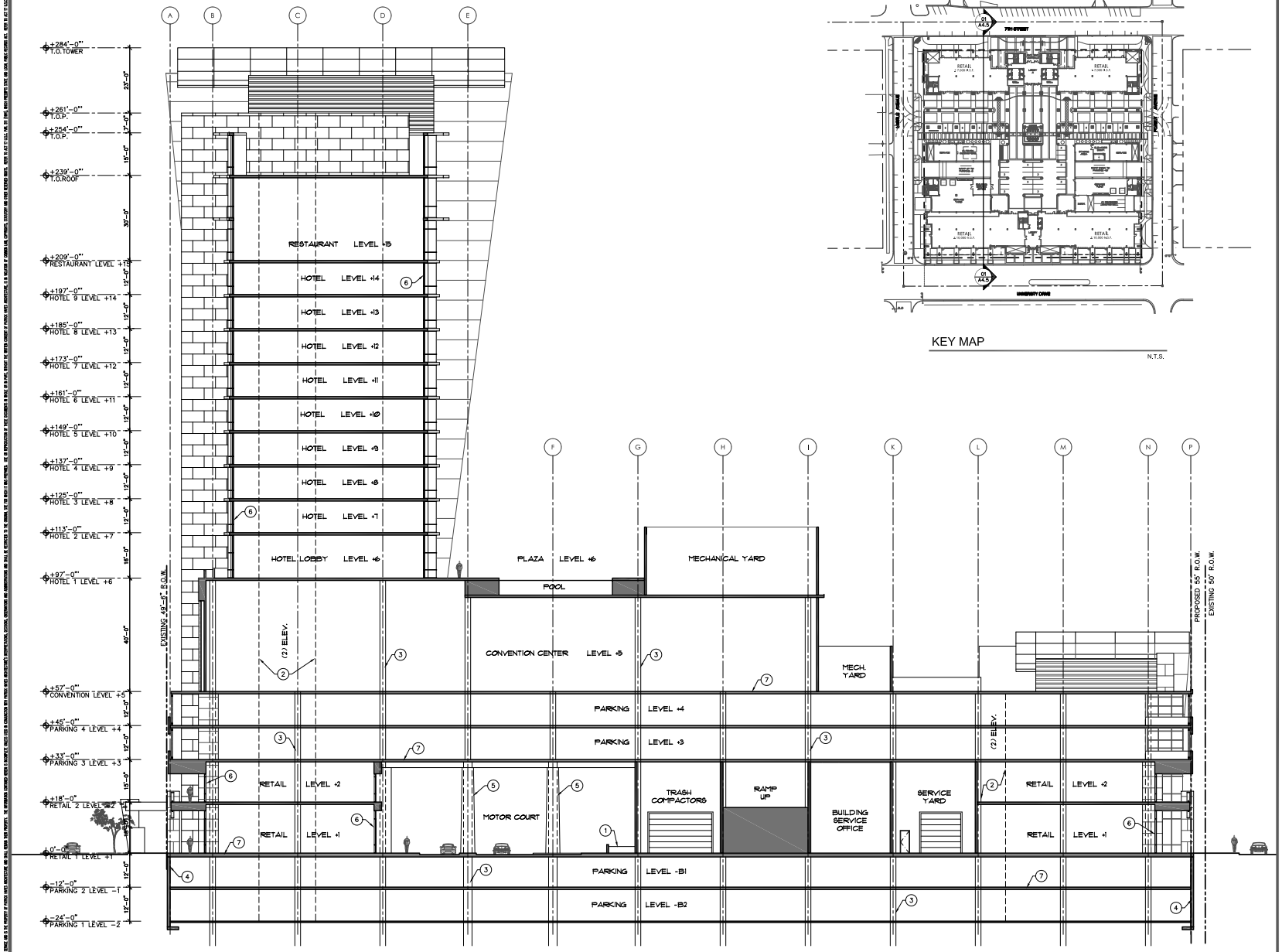
L	MFR:	ARCADIA (OR EQUAL)
	TYPE:	ALUMINUM
	COLOR:	CLEAR ANODIZED

GLAZING:

M	MFR:	VIRACON (OR EQUAL)
	TYPE:	1" INSULATED REFLECTIVE
	COLOR:	VS 9-08
N	MFR:	VIRACON (OR EQUAL)
	TYPE:	1" INSULATED, CLEAR, LOW-E

MESSAGE BOARDS:

P	MFR:	DAKTRONICS (OR EQUAL)
	TYPE:	ADVERTISEMENT TV



BUILDING SECTION DIAGRAM

SCALE 1/16"=1'-0"

KEY MAP

N.T.S.

KEYNOTES

1. RAISED LANDSCAPE PLANTER, SEE LANDSCAPE.
2. PASSENGER ELEVATORS BEYOND.
3. STRUCTURAL CONCRETE COLUMN.
4. CONCRETE RETAINING WALL.
5. DECORATIVE COLUMN WRAP O/ STRUCTURAL CONCRETE COLUMN.
6. GLAZING PER SCHEDULE.
7. CONCRETE FLOOR STRUCTURE.

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

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UNIVERSITY SQUARE

UNIVERSITY SQUARE

110 East University Drive
Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

PROJECT NO.
08-056

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

DRAWING NO.
08056 A4-05

DRAWN/ CHECKED BY:
JJ/BF

DATE:
9.9.2008

SHEET TITLE:
BUILDING SECTION DIAGRAM

SHEET NO.
A4.5

P.A.D./D.P.R. FIRST SUBMITTAL

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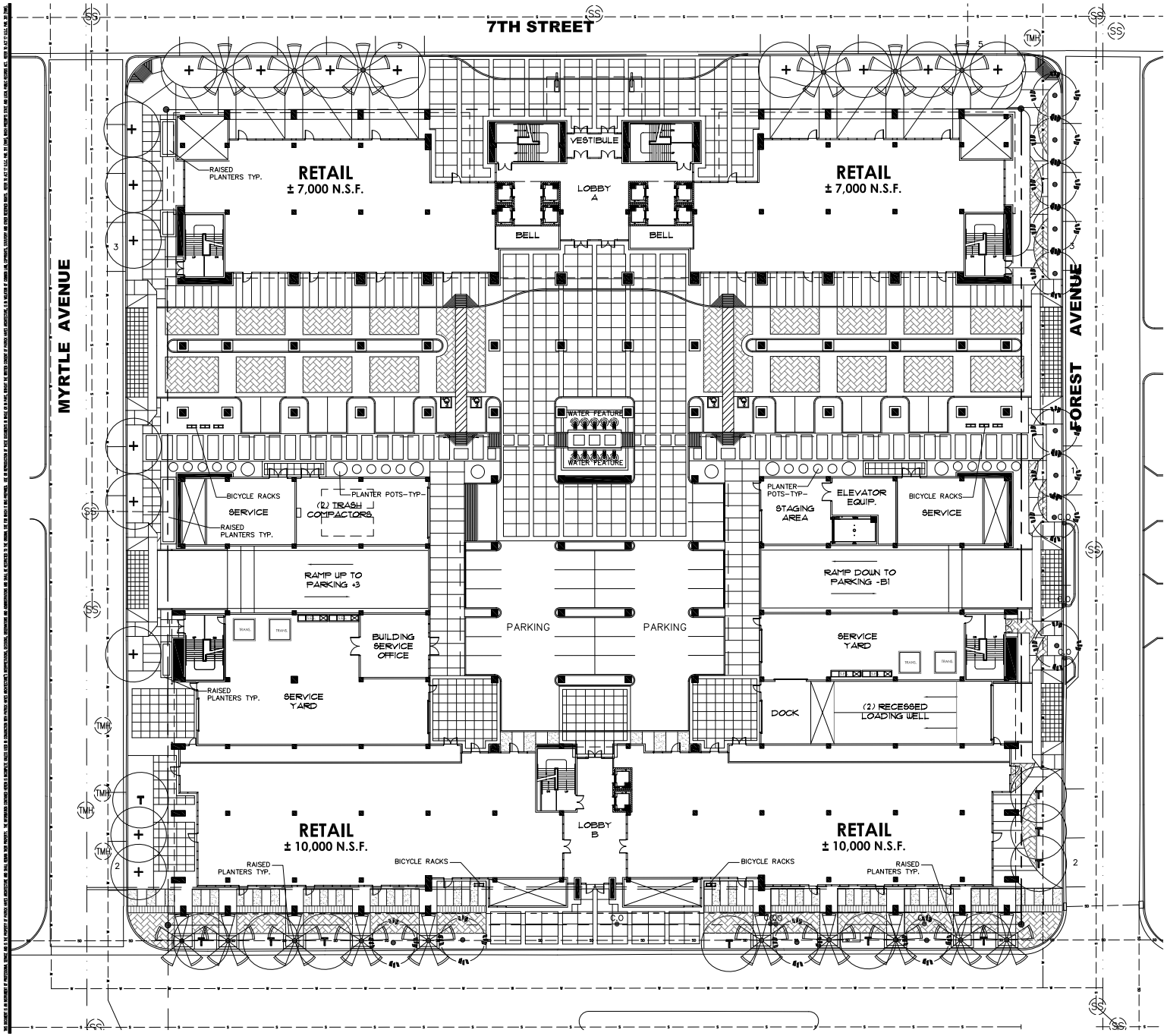
ATTACHMENT 51



PLANT LEGEND

TREES	SIZE	NOTES	QTY
*Prosopis hybrid 'Rio Solado' Rio Solado Mesquite Caliper Size: 2.00	36" Box	Matched, Upright Multi-trunk	x
*Quercus virginiana 'Heritage' Heritage Live Oak Caliper Size: 2.75	36" Box	Matched	x
Cercidium hybrid 'Desert Museum' Desert Museum Caliper Size: 3.50	48" Box	Matched, Upright Multi-trunk	x
Olneya tesota Ironwood Caliper Size: 2.75	52" Box	Matched specimens	x
Caesalpinia mexicana Mexican Bird of Paradise Caliper Size: .75	24" Box	Matched multi-trunk	x
Bauhinia variegata Orchid Tree Caliper Size: 2.5	48" Box	Matched multi-trunk	x
Chamaerops humilis Mediterranean Fan Palm Caliper Size: 8 Inch	36" Box	Matched multi-trunk	
Trachycarpus fortunei Windmill Palm Caliper Size: 8 inch	15'	Matched straight trunk, diamond cut	
Washingtonia filifera California Fan Palm	24" Box	*ADWR	12
Existing to remain	Field Verify	*ADWR	

SHRUBS, ACCENTS & GROUNDCOVERS	QTY
*Yucca rostrata Beaked Yucca	6' HT. Single trunk
*Myrtus communis 'compacta' Compact Myrtle	5 gal.
*Equisetum hemale Horsetail	5 gal.
*Rosemarinus officinalis Rosemary	1 gal.
*Lantana spp. Lantana	1 gal.
*Euphorbia spp. Euphorbia	1 gal.
*Aloe saponaria Aloe	1 gal.
*Malephora lutea Rocky Point Iceplant	1 gal.
*Agave palmeri Agave	5 gal.
*Agave palmeri Agave	5 gal.
Phoenix roebelini Pigmy Date Palm	15 gal.
Nerium Oleander Standard Oleander	15 gal.
Bougainvillea spp. 'Barbara Karst' Bougainvillea	5 gal.
Xylosma congestum 'compacta' Compact Xylosma	5 gal.
Dodonaea viscosa Green Hopbush	5 gal.
Tecomaria capensis Cape Honeysuckle	5 gal.
Carrissa microcarpa Natal Plum	5 gal.
Portulacaria afra Elephants Food	1 gal.
Agave species Agave	5 gal.
Hesperaloe parviflora Red Yucca	5 gal.
Cactaceae Cactus family	5 gal.
Acacia redolen 'Desert Carpet'	1 gal.
Myoporum parvifolia Myoporum	1 gal.
Sophora secundiflora Texas Mountain Laurel	15 gal.
Sansevieria trifasciata Sansevieria	5 gal.
Ficus spp. Ficus	5 gal.
Aptenia cordifolia Hearts and Flowers	1 gal.
Chlorophytum comosum Spiderplant	1 gal.
Ophiopogon planiscapus Mondo Grass	1 gal.
Dracaena marginata Dracaena	5 gal.
Annuals Annuals	Flats

* Streetscape Plants

All landscape areas to recieve 2" depth of $\frac{1}{4}$" Table Mesa Gold fractured rock

NORTH

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

NOT FOR CONSTRUCTION OR RECORDING

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UNIVERSITY SQUARE
110 East University Drive
Tempe, Arizona 85281

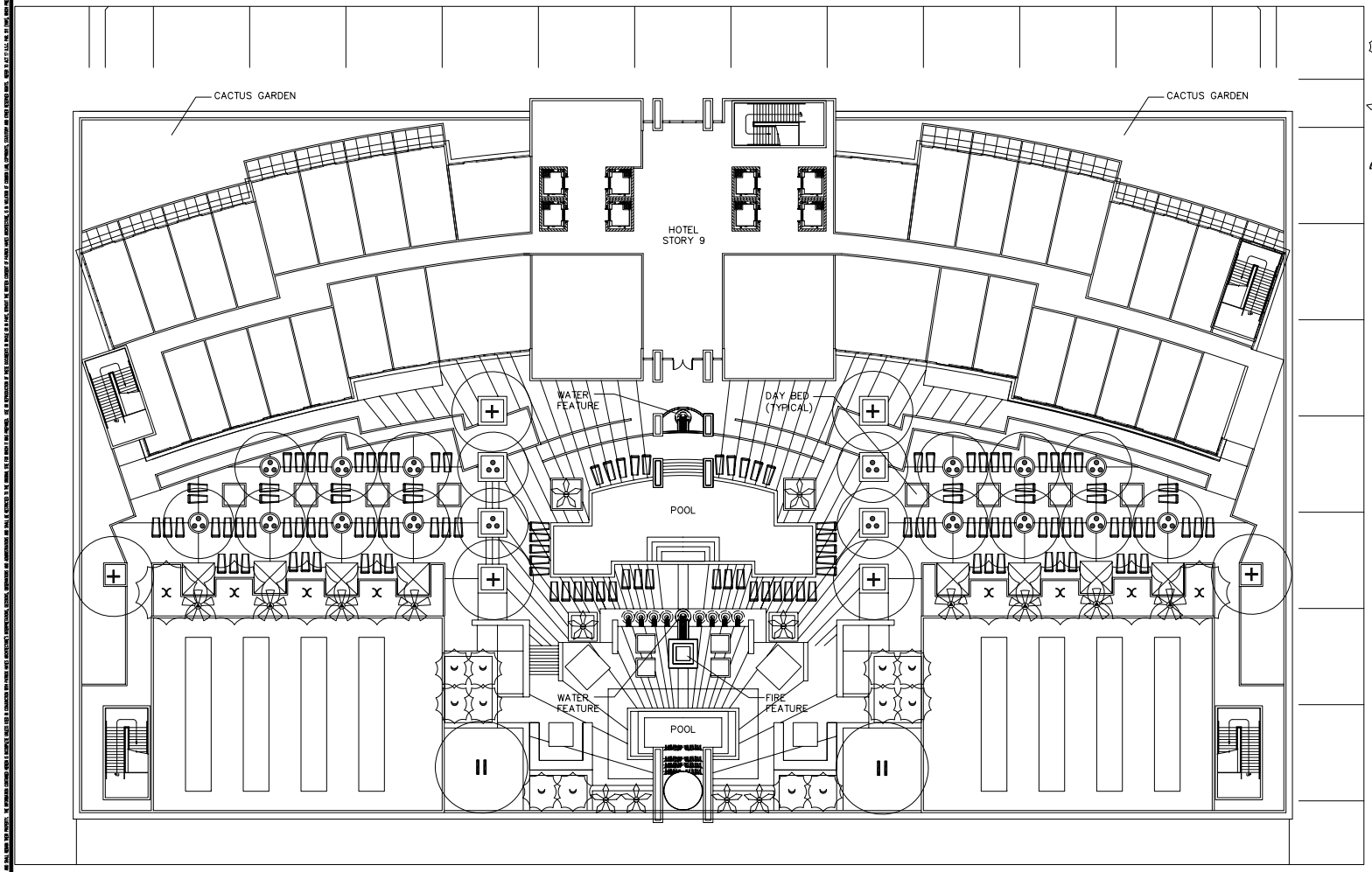
REV.	DATE	DESCRIPTION

PROJECT NO. eg - 208019
SHEET SCALE
DRAWING NO.
DRAWN / CHECKED BY: TM/LM
DATE: 9.3.2008
SHEET TITLE:

STREETSCAPE
CONCEPTUAL LANDSCAPE & HARDSCAPE PLAN

SHEET NO. L1.1

P.A.D./D.P.R. FIRST SUBMITTAL



PLANT LEGEND

TREES	SIZE	NOTES
*Prosopis hybrid 'Rio Solado' Rio Solado Mesquite Caliper Size: 2.00	36" Box	Matched, Upright Multi-trunk
*Quercus virginiana 'Heritage' Heritage Live Oak Caliper Size: 2.75	36" Box	Matched
Cercidium hybrid 'Desert Museum' Desert Museum Caliper Size: 3.50	48" Box	Matched, Upright Multi-trunk
Olneya tesota Ironwood Caliper Size: 2.75	52" Box	Matched specimens
Caesalpinia mexicana Mexican Bird of Paradise Caliper Size: .75	24" Box	Matched multi-trunk
Bauhinia variegata Orchid Tree Caliper Size: 2.5	48" Box	Matched multi-trunk
Chamaerops humilis Mediterranean Fan Palm Caliper Size: 8 Inch	36" Box	Matched multi-trunk
Trachycarpus fortunei Windmill Palm Caliper Size: 8 Inch	15'	Matched straight trunk, diamond cut
Washingtonia filifera California Fan Palm	24" Box	*ADWR
Existing to remain	Field Verify	*ADWR

SHRUBS, ACCENTS & GROUNDCOVERS

*Yucca rostrata Beaked Yucca	6' HT. Single trunk
*Myrtus communis 'compacta' Compact Myrtle	5 gal.
*Equisetum hemale Horsetail	5 gal.
*Rosemarinus officinalis Rosemary	1 gal.
*Lantana spp. Lantana	1 gal.
*Euphorbia spp. Euphorbia	1 gal.
*Aloe saponaria Aloe	1 gal.
*Malephora lutea Rocky Point Iceplant	1 gal.
*Agave palmeri Agave	5 gal.
*Agave palmeri Agave	5 gal.
Phoenix roebellini Pigmy Date Palm	15 gal.
Nerium Oleander Standard Oleander	15 gal.
Bougainvillea spp. 'Barbara Karst' Bougainvillea	5 gal.
Xylosma congestum 'compacta' Compact Xylosma	5 gal.
Dodonaea viscosa Green Hopbush	5 gal.
Tecomaria capensis Cape Honeysuckle	5 gal.
Carrissa microcarpa Natal Plum	5 gal.
Portulacaria afra Elephants Food	1 gal.
Agave species Agave	5 gal.
Hesperaloe parviflora Red Yucca	5 gal.
Cactaceae Cactus family	5 gal.
Acacia redolen 'Desert Carpet'	1 gal.
Myoporum parvifolia Myoporum	1 gal.
Sophora secundiflora Texas Mountain Laurel	15 gal.
Sansevieria trifasciata Sansevieria	5 gal.
Ficus spp. Ficus	5 gal.
Aptenia cordifolia Hearts and Flowers	1 gal.
Chlorophytum comosum Spiderplant	1 gal.
Ophiopogon planiscapus Mondo Grass	1 gal.
Dracaena marginata Dracaena	5 gal.
Annuals Annuals	Flats

* Streetscape Plants

All landscape areas to recieve 2" depth of $\frac{3}{4}$" Table Mesa Gold fractured rock

NORTH

0 8' 16' 32'
SCALE: 1"=16'-0"

P.A.D./D.P.R. FIRST SUBMITTAL

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land planning
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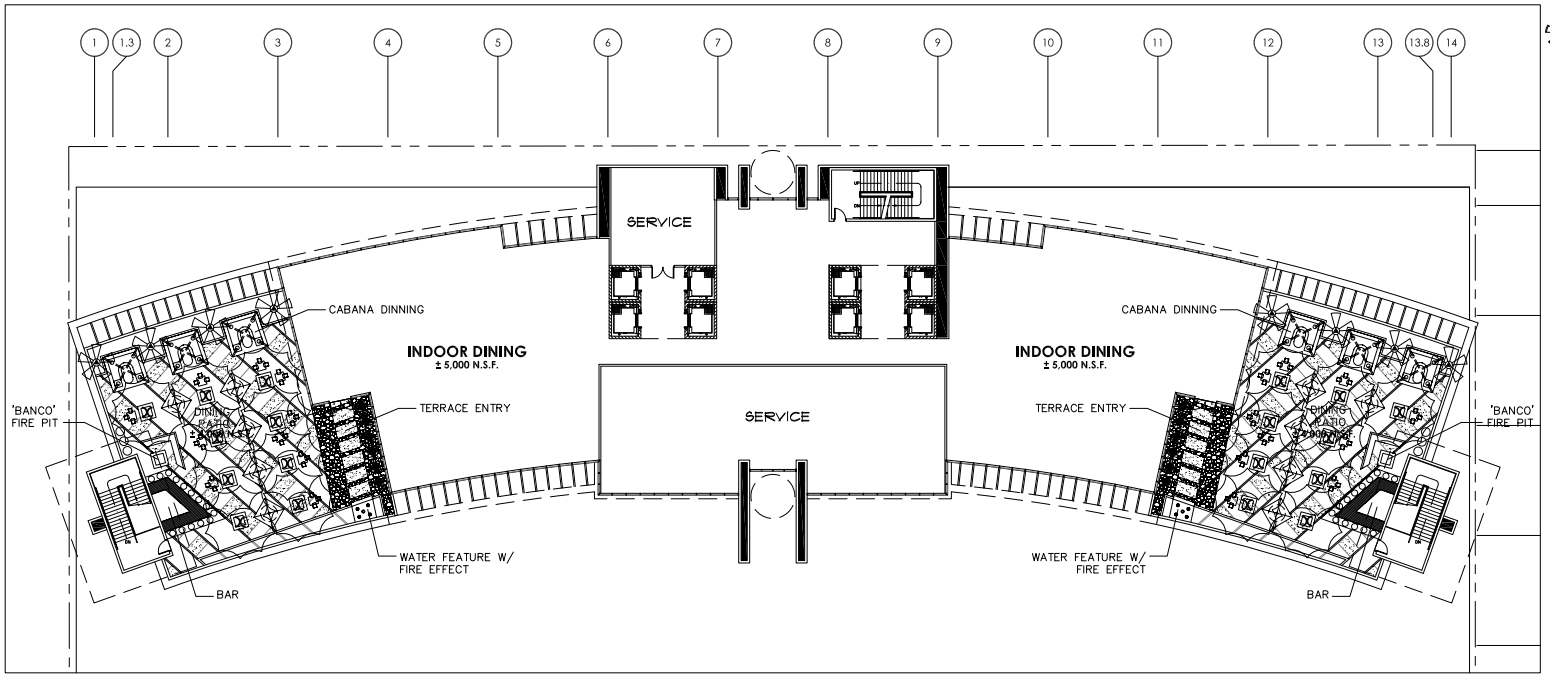
Fax: 602-462-9001
www.egroupinc.com
mail@egroupinc.com

UNIVERSITY SQUARE
110 East University Drive
Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

PROJECT NO.
eg - 208019
SHEET SCALE
DRAWING NO.
DRAWN / CHECKED BY: TM/LM
DATE:
9.3.2008
SHEET TITLE:
POOL AREA
CONCEPTUAL LANDSCAPE & HARDSCAPE PLAN
SHEET NO.
L1.2



PLANT LEGEND

TREES	SIZE	NOTES
*Prosopis hybrid 'Rio Solado' Rio Solado Mesquite Caliper Size: 2.00	36" Box	Matched, Upright Multi-trunk
*Quercus virginiana 'Heritage' Heritage Live Oak Caliper Size: 2.75	36" Box	Matched
Cercidium hybrid 'Desert Museum' Desert Museum Caliper Size: 3.50	48" Box	Matched, Upright Multi-trunk
Olneya tesota Ironwood Caliper Size: 2.75	52" Box	Matched specimens
Caesalpinia mexicana Mexican Bird of Paradise Caliper Size: .75	24" Box	Matched multi-trunk
Bauhinia variegata Orchid Tree Caliper Size: 2.5	48" Box	Matched multi-trunk
Chamaerops humilis Mediterranean Fan Palm Caliper Size: 8 inch	36" Box	Matched multi-trunk
Trachycarpus fortunei Windmill Palm Caliper Size: 8 Inch	15'	Matched straight trunk, diamond cut
Washingtonia filifera California Fan Palm	24" Box	*ADWR
Existing to remain	Field Verify	*ADWR

SHRUBS, ACCENTS & GROUNDCOVERS

*Yucca rostrata Beaked Yucca	6' HT. Single trunk
*Myrtus communis 'compacta' Compact Myrtle	5 gal.
*Equisetum hemale Horsetail	5 gal.
*Rosemarinus officinalis Rosemary	1 gal.
*Lantana spp. Lantana	1 gal.
*Euphorbia spp. Euphorbia	1 gal.
*Aloe saponaria Aloe	1 gal.
*Malephora lutea Rocky Point Iceplant	1 gal.
*Agave palmeri Agave	5 gal.
*Agave palmeri Agave	5 gal.
Phoenix roebelini Pigmy Date Palm	15 gal.
Nerium Oleander Standard Oleander	15 gal.
Bougainvillea spp. 'Barbara Karst' Bougainvillea	5 gal.
Xylosma congestum 'compacta' Compact Xylosma	5 gal.
Dodonaea viscosa Green Hopbush	5 gal.
Tecomaria capensis Cape Honeysuckle	5 gal.
Carrissa microcarpa Natal Plum	5 gal.
Portulacaria afra Elephants Food	1 gal.
Agave species Agave	5 gal.
Hesperaloe parviflora Red Yucca	5 gal.
Cactaceae Cactus family	5 gal.
Acacia redolen 'Desert Carpet'	1 gal.
Myoporum parvifolia Myoporum	1 gal.
Sophora secundiflora Texas Mountain Laurel	15 gal.
Sansevieria trifasciata Sansevieria	5 gal.
Ficus spp. Ficus	5 gal.
Aptenia cordifolia Hearts and Flowers	1 gal.
Chlorophytum comosum Spiderplant	1 gal.
Ophiopogon planiscapus Mondo Grass	1 gal.
Dracaena marginata Dracaena	5 gal.
Annuals Annuals	Flats

* Streetscape Plants

All landscape areas to recieve 2" depth of ¾" Table Mesa Gold fractured rock

NORTH

0 8' 16' 32'
SCALE: 1"=16'-0"

P.A.D./D.P.R. FIRST SUBMITTAL

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mail@egroupinc.com

UNIVERSITY SQUARE
110 East University Drive
Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

PROJECT NO.
eg - 208019
SHEET SCALE
DRAWING NO.
DRAWN / CHECKED BY: TM/LM
DATE:
9.3.2008
SHEET TITLE:
OUT DOOR DINNING
15th LEVEL
CONCEPTUAL LANDSCAPE
& HARDSCAPE PLAN
SHEET NO.
L1.3

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PLANT LEGEND

TREES	SIZE	NOTES
*Prosopis hybrid 'Rio Solado' Rio Solado Mesquite Caliper Size: 2.00	36" Box	Matched, Upright Multi-trunk
*Quercus viginiana 'Heritage' Heritage Live Oak Caliper Size: 2.75	36" Box	Matched
Cercidium hybrid 'Desert Museum' Desert Museum Caliper Size: 3.50	48" Box	Matched, Upright Multi-trunk
Olneya tesota Ironwood Caliper Size: 2.75	52" Box	Matched specimens
Caesalpinia mexicana Mexican Bird of Paradise Caliper Size: .75	24" Box	Matched multi-trunk
Bauhinia variegata Orchid Tree Caliper Size: 2.5	48" Box	Matched multi-trunk
Chamaerops humils Mediterranean Fan Palm Caliper Size: 8 inch	36" Box	Matched multi-trunk
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Existing to remain	Field Verify	*ADWR

SHRUBS, ACCENTS & GROUNDCOVERS

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Dracaena marginata Dracaena	5 gal.
Annuals Annuals	Flats

* Streetscape Plants

All landscape areas to recleve 2" depth of ½" Table Mesa Gold fractured rock

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SHADE STUDIES

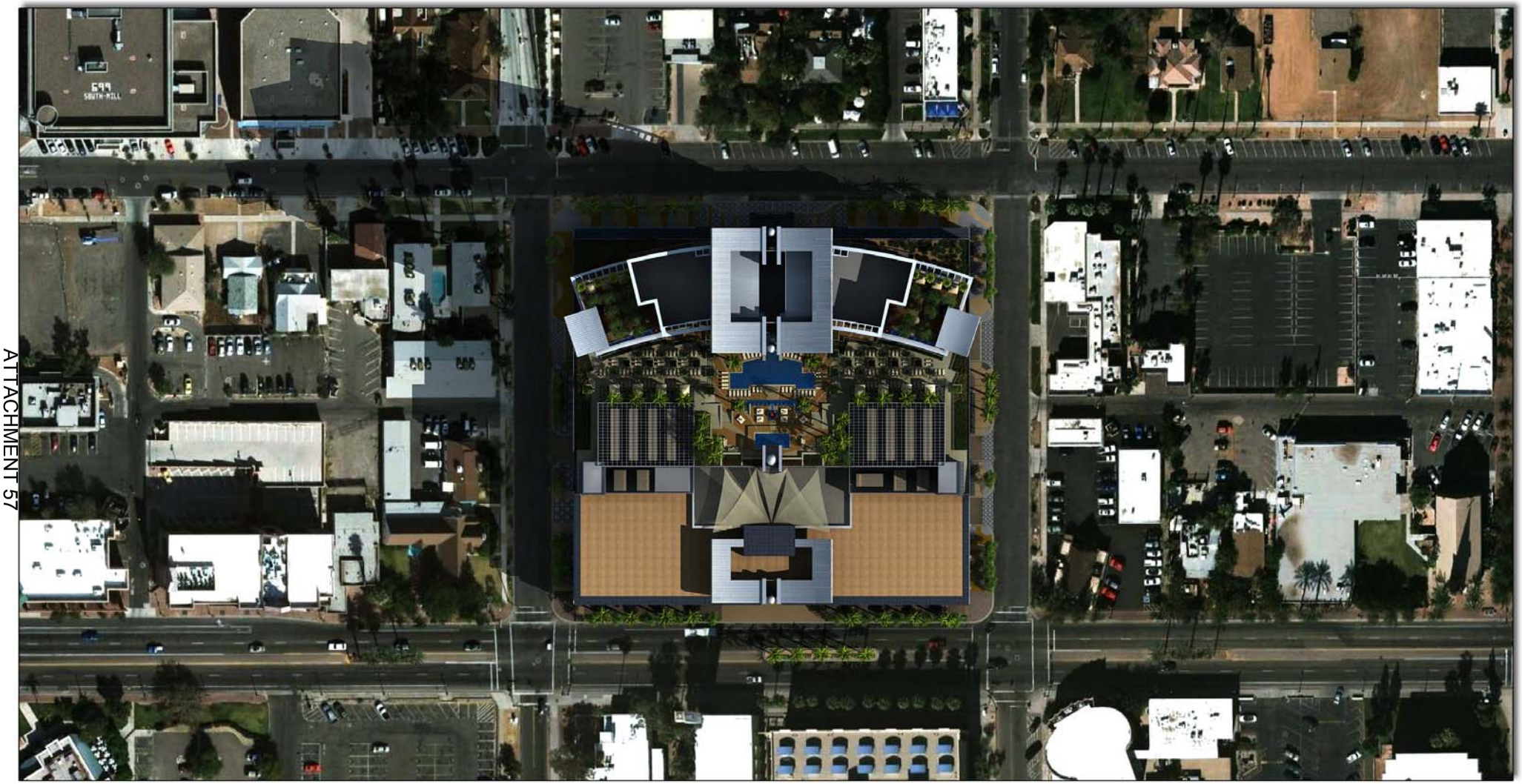
EQUINOX 4PM

N
NORTH

UNIVERSITY SQUARE

09.9.08

ATTACHMENT 56



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SHADE STUDIES

EQUINOX 9AM

N
NORTH

UNIVERSITY SQUARE

09.9.08

PHArchitecture

SHADE STUDIES

SUMMER SOLSTICE 12:30PM

UNIVERSITY SQUARE

09.9.08

PHArchitecture

SHADE STUDIES

SUMMER SOLSTICE 4PM

N
NORTH

UNIVERSITY SQUARE

09.9.08

PHArchitecture

SHADE STUDIES

SUMMER SOLSTICE 9AM

N
NORTH

UNIVERSITY SQUARE

09.9.08

ATTACHMENT 60

PHArchitecture

SHADE STUDIES

SUMMER SOLSTICE 12:30PM

UNIVERSITY SQUARE

09.9.08

ATTACHMENT 61

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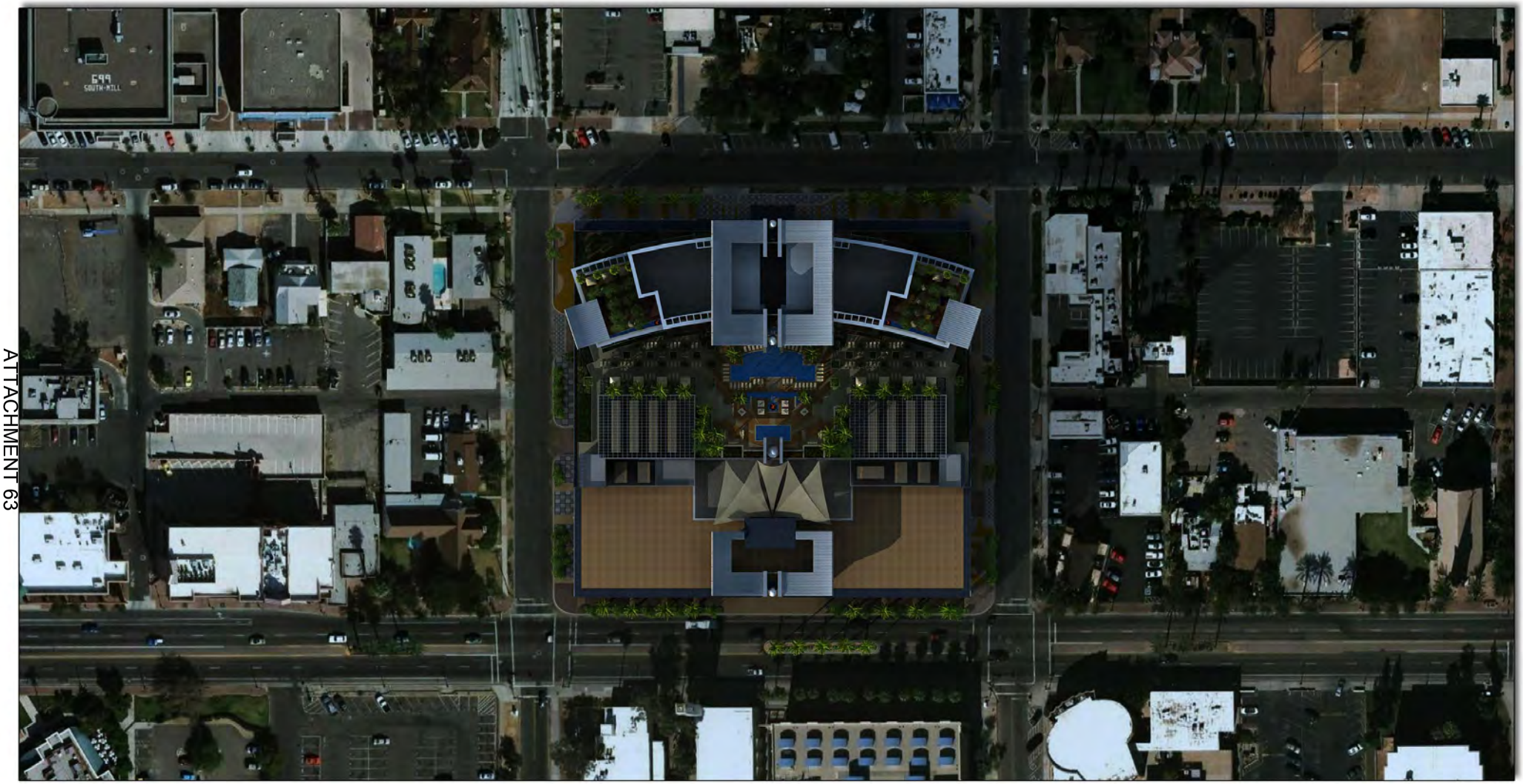
SHADE STUDIES

WINTER SOLSTICE 9AM

N
NORTH

UNIVERSITY SQUARE

09.9.08



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SHADE STUDIES

WINTER SOLSTICE 4PM

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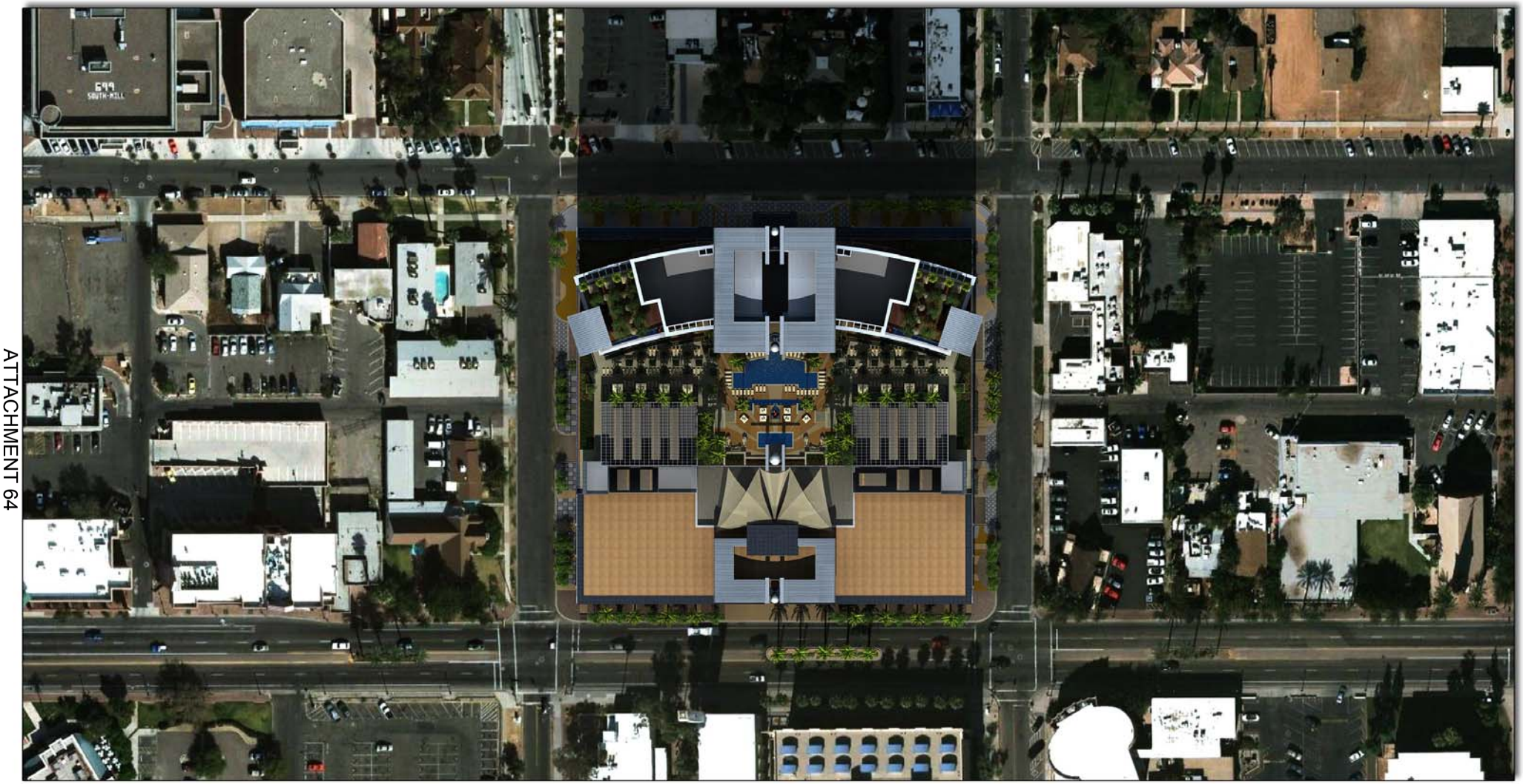
NORTH

UNIVERSITY SQUARE

09.9.08



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SHADE STUDIES

WINTER SOLSTICE 12PM

N
NORTH

UNIVERSITY SQUARE

09.9.08

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

Aeronautical Study No.
2006-AWP-1696-OE

Issued Date: 02/08/2008

Tony Wall
University Square Investors
15029 N. Thompson Peak Parkway
Scottsdale, AZ 85260

**** Extension ****

A Determination was issued by the Federal Aviation Administration (FAA) concerning:

Structure:	Building BUILDING - NE CORNER
Location:	Tempe, AZ
Latitude:	33-25-23.23N NAD 83
Longitude:	111-56-11.69W
Heights:	370 feet above ground level (AGL)
	1531 feet above mean sea level (AMSL)

In response to your request for an extension of the effective period of the determination, the FAA has reviewed the aeronautical study in light of current aeronautical operations in the area of the structure and finds that no significant aeronautical changes have occurred which would alter the determination issued for this structure.

This extension is subject to review if an interested party files a petition on or before March 09, 2008. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and should be submitted in triplicate to the Manager, Airspace Branch, Federal Aviation Administration, 800 Independence Ave SW, Washington, D.C. 20591.

This extension becomes final on March 19, 2008 unless a petition is timely filed. If so, this extension will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review.

Accordingly, pursuant to the authority delegated me, the effective period of the determination issued under the above cited aeronautical study number is hereby extended and will expire on 08/08/2009 unless otherwise extended, revised, or terminated by this office.

This extension issued in accordance with 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerns the effect of the 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 extension 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 2006-AWP-1696-OE.

ATTACHMENT 65

Signature Control No: 460113-101534579 (EXT)
Robert van Haastert
Specialist

Attachment(s)
Case Description

Case Description for ASN 2006-AWP-1696-OE

Condo residential, limited business and commercial

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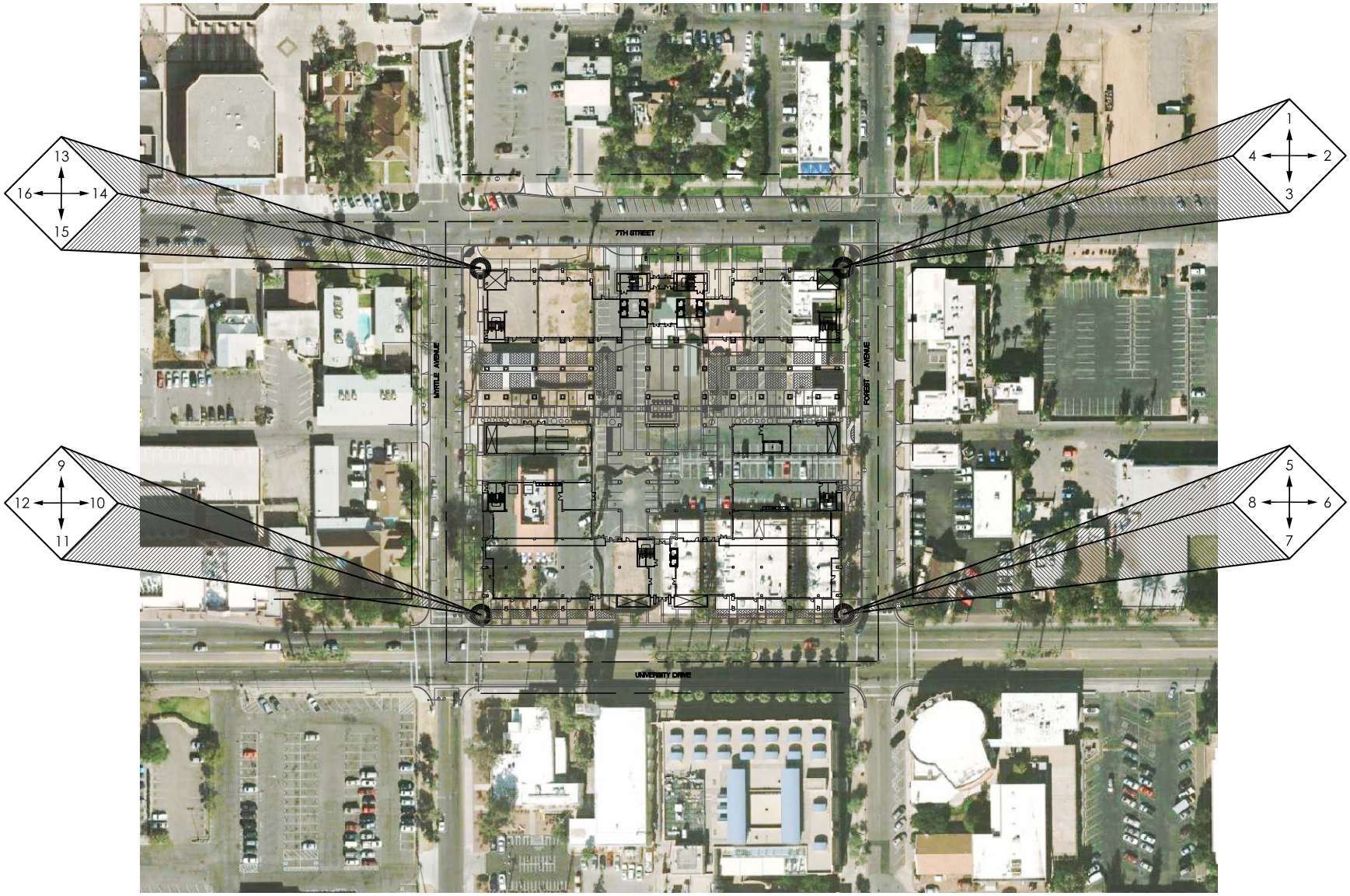


N

NORTH

Photo Exhibit Location Key

SCALE: N.T.S.

PHArchitecture

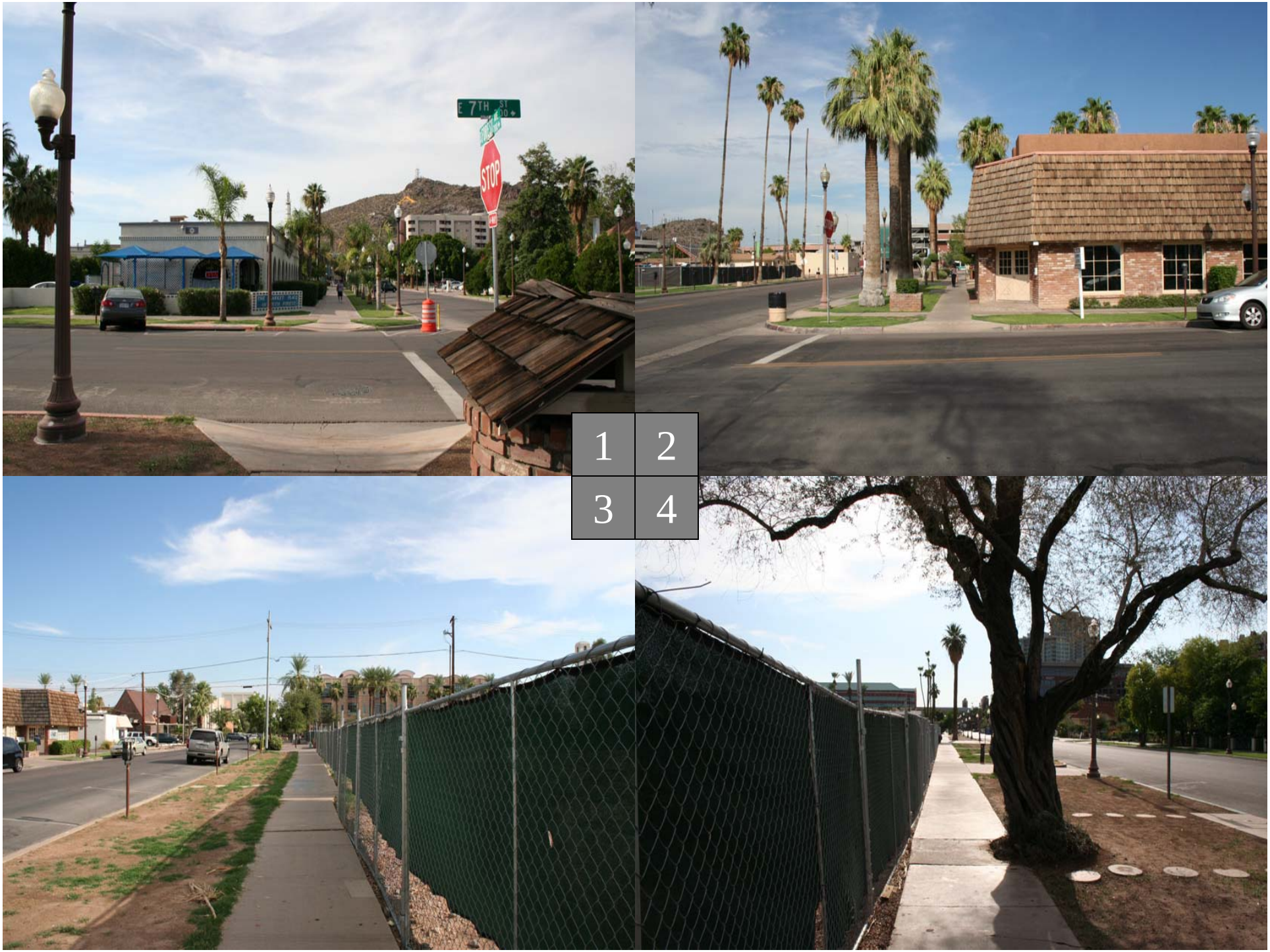
UNIVERSITY SQUARE

110 East University Drive
Tempe, Arizona 85281

08056 Site Photo Exhibit

9.9.2008

ATTACHMENT 67



ATTACHMENT 68

5
6
7
8

Susie's
Temporary Fence
602-617-3300
9
10
11
12
Myrtle Ave.
THE SALVATION ARMY
PUSH BUTTON FOR

13
14
15
16

UNIVERSITY SQUARE
110 East University Drive
Tempe, Arizona

PROJECT INFORMATON

Project Name: University Square

Project address: 110 East University Drive, Tempe, Arizona 85281

Zoning: CC / TOD / PAD Overlay

Proposed Use: Mixed Use

Project Narrative:

University Square is located midway between two of Tempe's most vibrant areas — the growing Tempe Downtown and Arizona State University. Capitalizing on this location, University Square's design captures this spirit. The project will include construction of a high-rise hotel to a maximum height of 300 feet, convention center, and retail space at street level.

The project's architecture is consistent with the newly developed, high-end buildings in and around Tempe's Downtown. Due to its close proximity to Tempe Town Lake, the materials of the building provide a sleek, modern look. High performance blue glass with three different shades of aluminum panels adorns the building's facades. Massing elements step back at the corners and step down toward University Drive to minimize the scale of the building and offer visitors landscape areas to enjoy. Architectural elements are well defined offering the building character and design.

Hotel: The core component of the newly proposed University Square is a 328-key full service hotel. The hotel's main address will be on 7th Street but will also be accessible through a mid-block motorcourt. Views in all directions will be unprecedented, with an expansive outdoor area featuring a pool, terrace and lounge area for hotel guests at the sixth floor. The hotel will provide visitors with easy access to Mill Avenue, Arizona State University, Tempe Town Lake and the light rail. Floor 15, the top floor of the hotel, will be occupied by two restaurants offering guests the most vertical dining in Tempe.

Convention Center: A 95,000 square foot convention center will act as a catalyst to drive additional guests and activity to Tempe's core area. The convention center will compete with users that have traditionally used convention center facilities in Phoenix. The convention center will be the largest facility of its kind in Tempe with a grand ballroom capable of holding up to 3,000 people. Moveable walls will enable the meeting rooms to be divided into separate spaces with various amounts of seating capacities. The convention center will host events from business conferences, to trade shows, to corporate meetings, to graduations. Additionally, it will offer generous outdoor space at the fifth floor providing outstanding views of South Mountain.

Retail/Commercial: With the goal of extending retail areas from Mill Avenue to the east, University Square will offer approximately 111,000 square feet of retail space. The retail area will serve an important role in extending the pedestrian spine and facilitating the connectivity between Mill Avenue and Arizona State. The proposed development is consistent with surrounding properties and will augment the current "look and feel" of Tempe.

Ground Entry & Parking: At grade and lower Levels 1 and 2 will be comprised of parking totaling 659 spaces. Also included on Floor 1 will be an at-grade enclosed motorcourt (bisecting the site with entrances and exits on Forest Avenue and Myrtle Avenue in order to reduce traffic on University and 7th Street). Floors 3 and 4 will be comprised of above grade parking totaling 558 spaces.

PROJECT TEAM

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Scott Turkington

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Fax: 602.462.9001
Mark Swartz
Thomas MacKenzie

SHEET INDEX

A0.0 COVER SHEET

P.A.D.
1 of 4 COVER SHEET
2 of 4 COVER SHEET
3 of 4 COVER SHEET
4 of 4 SITE PLAN

ALTA
1 of 3 ALTA/ACSM LAND TITLE SURVEY
2 of 3 ALTA/ACSM LAND TITLE SURVEY
3 of 3 ALTA/ACSM LAND TITLE SURVEY

CIVIL
1 of 1 UNDERGROUND STORMWATER RETENTION EXHIBIT

LANDSCAPE
L1.1 STREETSCAPE - CONCEPTUAL LANDSCAPE & HARDSCAPE PLAN
L1.2 POOL AREA - CONCEPTUAL LANDSCAPE & HARDSCAPE PLAN
L1.2 OUTDOOR DINING 15TH LEVEL - CONCEPTUAL LANDSCAPE & HARDSCAPE PLAN

ARCHITECTURAL
A1.1 SITE PLAN
A1.2 PEDESTRIAN / LANDSCAPE ENVIRONMENT EXHIBIT
A1.3 PEDESTRIAN SHADE STUDY EXHIBIT
A2.1 PARKING LEVEL -B2 FLOOR PLAN (SUBLEVEL 2)
A2.2 PARKING LEVEL -B1 FLOOR PLAN (SUBLEVEL 1)
A2.3 RETAIL LEVEL +1 FLOOR PLAN (AT GRADE)
A2.4 RETAIL LEVEL +2 FLOOR PLAN
A2.5 PARKING LEVEL +3 FLOOR PLAN
A2.6 PARKING LEVEL +4 FLOOR PLAN
A2.7 CONVENTION CENTER LEVEL +5 FLOOR PLAN
A2.8 HOTEL LOBBY / PLAZA LEVEL +6 FLOOR PLAN
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A2.11 RESTAURANT ROOF PLAN
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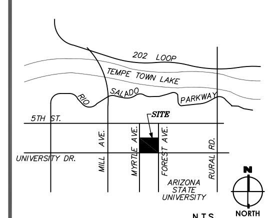
A4.2 EXTERIOR BUILDING ELEVATION
A4.3 EXTERIOR BUILDING ELEVATION
A4.4 EXTERIOR BUILDING ELEVATION
A4.5 BUILDING SECTION DIAGRAM

VICINITY MAP



CITY OF TEMPE PLAN REVIEW NUMBERS

Old Tracking: DS060366
New Tracking: DS080911
D.R.: SPR08064
P.A.D.: PAD___
R.E.C.: REC___
Native Plant:
Engineering:
Building:

P.A.D./D.P.R. FIRST SUBMITTAL

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

UNIVERSITY SQUARE
110 East University Drive
Tempe, Arizona 85281

REV.	DATE	DESCRIPTION

PROJECT NO. 08-056
SHEET SCALE: -
DRAWING NO. 08056 A0-0
DRAWN / CHECKED BY: BF
DATE: 9.9.2008
SHEET TITLE: COVER SHEET
SHEET NO. A0.0

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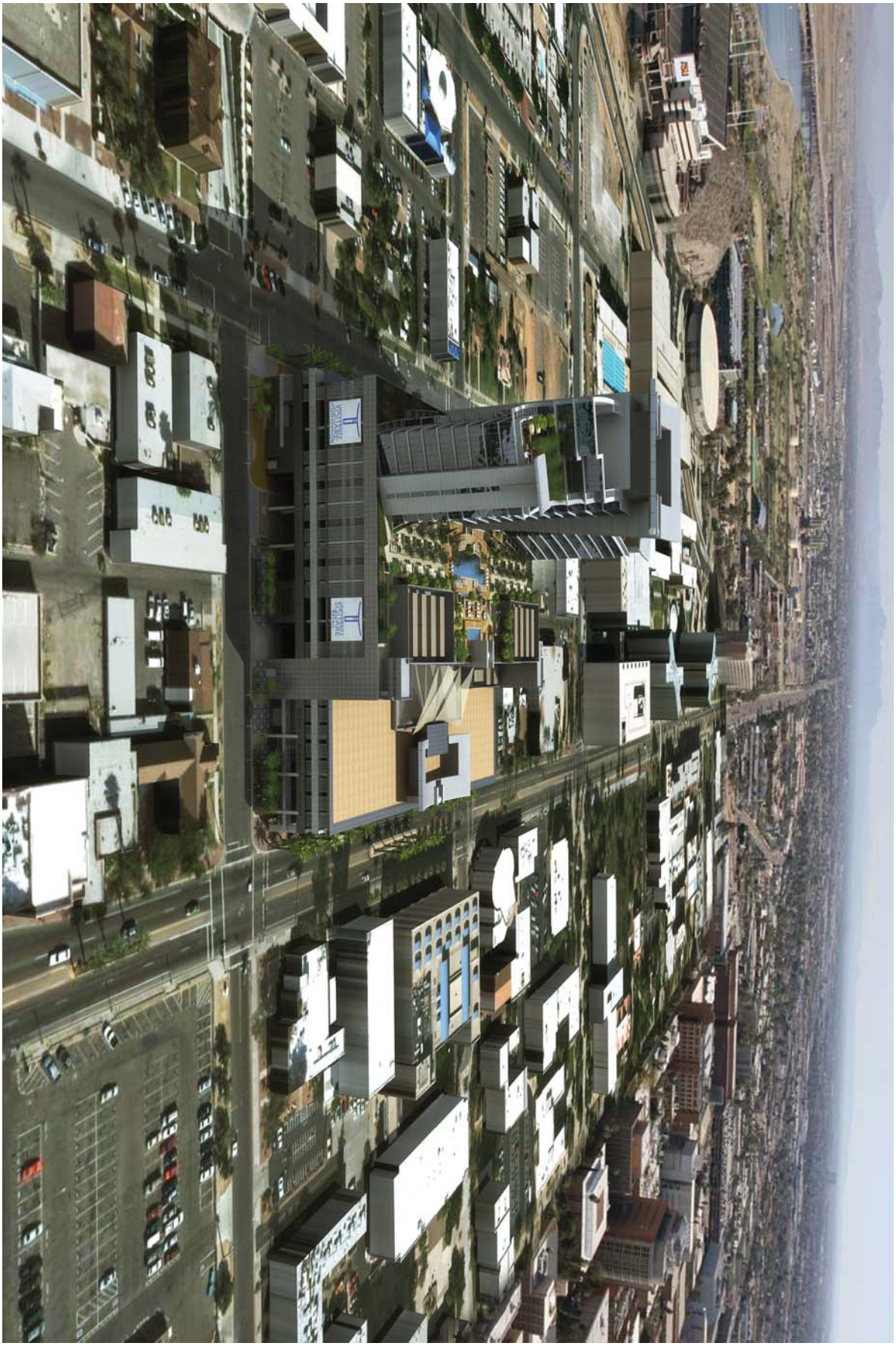

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PROJECT RENDERINGS - PERSPECTIVE 4

PHArchitecture

UNIVERSITY SQUARE

09.09.08

MEMORANDUM

Public Works Department
TRANSPORTATION DIVISION

Tempe

Date: October 14, 2008

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

From: Cathy Hollow, Sr Civil Engineer

Subject: University Square

I have reviewed the initial traffic impact analysis prepared for the University Square development located at the northeast corner of University Drive and Myrtle Ave. The analysis included trip generation for the proposed project which will includes 328 hotel rooms, 95,000 square feet of convention center, 66,000 square feet of specialty retail, and 19,000 square feet of quality restaurant. The report presented existing traffic information as well as projected traffic operating conditions for the years 2011 and 2016. The project is expected to generate over 5,000 external trips on a daily basis at full build-out with 222 AM peak hour trips and 365 PM peak trips.

The initial study includes analysis of storage queue lengths at the study intersections. Due to storage queues, the study recommends providing a separate left turn lane on southbound Forest at University Dr. The right turn demand at Myrtle and University Dr. could require providing a separate right turn lane on southbound Myrtle Ave. The study indicates that this could be accomplished by restriping the intersections; however, this would result in the loss of some of the on-street parking. Queues at Forest and 7th St and Myrtle and 7th St were not addressed in this report.

Transportation review comments indicated that the analysis needs to be revised to reflect the City's signal timings and to include College and Veteran's Way as a signalized intersection. Also, traffic from the approved development at 7th and Mill Ave was not included in the background traffic. The consultant will need to resubmit the study.

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

16 September 2008

COMMUNITY DESIGN PRINCIPLES DOWNTOWN/MILL AVENUE DISTRICT

SUMMARY/EVALUATION GUIDE: University Square

Accepted 6 April 2006 by the Tempe City Council, the ***Community Design Principles: Downtown/Mill Avenue District**** serves as a reference for design and basis for evaluation of proposed buildings within the defined area. The document is organized around four "cornerstone" principles: Integration, Innovation, Definition and Articulation, with an Appendix specifically addressing building heights. The essence of these Principles may be more particularly applied to specific building proposals by considering the following sets of questions:

INTEGRATION

- Have aspects of the natural environment, such as breezes and solar heat gain, been addressed? **Yes, the tower main axis is oriented E-W to minimize overall heat gain; the section appears to indicate overhangs on the south façade (not sure about south-facing retail); shade provided for pedestrians @ N & S (not as necessary on N), none or very little evident on E & W.**
- Are significant natural and human-made features, such as views and open space, embraced? **Yes, primary view from the tower are north to the butte and south, overlooking the pool/deck (and mechanical enclosures ?) and toward ASU campus.**
- Is the development appropriately scaled for its location (typically, smaller at the perimeter of the district, larger toward the core)? **Partially, with the tower element located toward the north side of the site; other aspects of the design (parking and retail) seem bulky and unrelated to the tower.**
- Does the building respond to its surroundings while contributing to the overall visual vitality of the district? **Architecture, although "sculptural in character, appears to be a "stand alone" statement.**
- Is the historic street grid recognized and reinforced? **Yes.**
- Are on-street parking, street trees, furnishings, public art, shade and other amenities provided to enhance the pedestrian experience? **Unknown.**
- Do the faces of the development "interactively encroach" with street corridors and public spaces via canopies, balconies, sidewalk dining, etc.? **The north and south faces seem to, but little on east & west, other than the auto court. Further detail may be required.**
- Is the street level sufficiently permeable (clear glazing, multiple entries, display windows, etc.)? **Yes at N & S; E & W appear limited.**
- Where applicable, has preservation of historically significant structures, or a complementary relationship with them, been effected? **Positioning of tower will visually impact the Governor Moeur House to the NW and the Harrington-Birchett House to the NE. Materials and forms at lower levels of the proposed building unknown (could be selected or modified for compatibility.**

INNOVATION

- Does the project allow for a mix of uses initially and anticipate changes over time? **Retail and hotel indicated, initially. Would like to know that retail space is adaptable for restaurants and that the hotel could be converted to residential in future.**
- Are forms, materials and details creatively combined for architectural interest? **Unknown at lower levels; tower seems to be "iconic" – visual relationship to rest of structure unclear; abrupt change from slender tower to bulky podium.**
- Are contemporary construction methods and materials combined with timeless quality? **Possibly.**
- Are appropriate technologies employed to maximize safety, sustainability (economic and environmental) and comfort? **Unknown.**
- Is a sense of discovery evident, with accompanying wayfinding components? **Not evident.**

- Are applicable diagrams and renderings provided, including views from street level, in sufficient detail to allow for adequate visualization and evaluation? **Need street level perspective views and large-scale elevations of lower level.**

DEFINITION

- Does the building's character contribute to that of the district, while distinguishing it from other areas? **Distinct, but compatible with rest of district?**
- Do the public faces of the development serve to define and reinforce adjoining streets and spaces as urban "rooms"? **Potentially, but more interaction needed on E & W @ street level. Deep insets @ N adjacent to stair towers may prove to be wasted space and security concerns.**
- Do building forms express or derive from the uses and functions within? **For the most part.**
- Are building entries accentuated? **Possibly – not sure.**

ARTICULATION

- Are human-scale materials and details utilized at lower building facades and streetfronts? **Unknown.**
- Are the historic patterns and proportions of bay widths (25' – 50') and façade heights (30' – 50') acknowledged? **Unknown, but it would appear that the lower levels have the potential to do so.**
- Are large expanses of glass minimized? **Not sure – possibly.**
- Are vertical and horizontal building planes interrupted occasionally by accent elements, step-backs, etc.? **Somewhat, but too abrupt @ base>tower.**
- Are towers slender and elegant, allowing for the perception of an expansive sky canopy from street level? **Mostly, but long in the E-W direction; "iconic" tower elements seem to overpower overall design; more variation/articulation needed at lower levels and transition from base to tower.**
- Does the building culminate in an interesting roofline, derived from the building's geometry, use or surroundings (not contrived)? **It is unique but seems to have no relation to rest of building or district.**
- Is the classical design principle of a vertically-oriented structure having a base, mid-section (shaft) and top (capital) applied, where appropriate? **For the most part, but further study/refinement needed.**

HEIGHT

- Is the height of the proposed building within that of the height areas, as defined in the Principles? **Yes.**
- Does the building's massing conform, at a minimum, to the suggested step-backs of its particular area? **Yes, but additional articulation desired.**

Note: While no one building will affirmatively answer every question, each should reflect the spirit of these principles and, on the whole, make a positive response.

* www.tempe.gov/comdev/communitydesignprinciples.htm (also see: www.tempe.gov/comdev/urbanopenspace/)