

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 04/10/2018
Agenda Item: 6**

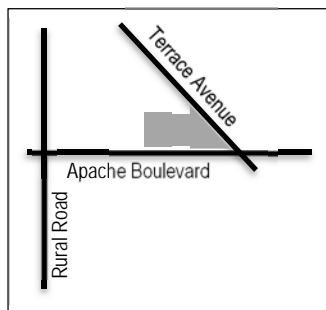
ACTION: Request a Zoning Map Amendment, Planned Area Development and Development Plan Review for a new seven-story, mixed-use development consisting of 391 dwelling units and commercial uses for MIXED-USE DEVELOPMENT AT APACHE AND TERRACE, located at 1100 East Apache Boulevard. The applicant is Snell & Wilmer, LLP.

FISCAL IMPACT: While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: MIXED-USE DEVELOPMENT AT APACHE AND TERRACE (PL180025) is located on the northwest corner of Terrace Avenue and Apache Boulevard. The site includes four lots, three with existing uses and one vacant parcel owned by the City of Tempe. As a result of the sale of City property, 55 work force housing units will be provided with a Development and Disposition Agreement (DDA), which is currently under negotiation. The request includes the following:

- ZON180012 Zoning Map Amendment from CSS, Commercial Shopping and Service to MU-4, Mixed-Use, High-Density District in the TOD, Transportation Overlay District Corridor
- PAD180001 Planned Area Development Overlay to establish density, building heights, setbacks and parking
- DPR180010 Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owners	Ten40 Church, Inc. (APN 132-73-126A) 1100 East Apache Road, LLC (APN132-73-128A) 1112 East Apache Road, LLC (APN 132-73-129F) City of Tempe (APN 132-73-130)
Future Owner	Gilbane
Applicant	Nick Wood, Snell & Wilmer, LLP
Zoning District (current/proposed)	CSS, TOD Corridor / MU-4, TOD Corridor
Gross / Net site area	5.65 gross/ 4.84 net acres
Density / Number of Units	70.3 du/ac / 391 units (including 55 workforce units)
# Bedrooms	1,024 bedrooms
Unit Types:	23 studio, 101 1-bedroom, 81 2-bedroom, 6 3-bedroom, 180 4-bedroom
Total Building Area	740,783 s.f.
Lot Coverage	63% 134,521 s.f. (75% maximum allowed in CSS)
Building Height	94' (35' maximum allowed in CSS)
Building Setbacks	1' front (east), 10' rear (west), 2' street side (south), 10' side (north) (0', 10', 0', 0' minimum in CSS)
Landscape area	19% 40,558 s.f. on ground level (25% minimum required in CSS)
Vehicle Parking	657 spaces (890 minimum required by TOD)
Bicycle Parking	430 spaces (430 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391
 Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located on the north-west corner of Apache Boulevard and Terrace Avenue within the Transportation Overlay District. The site includes Ten Forty Church, the Southwest Institute of Healing Arts, and a vacant parcel owned by the City of Tempe. There are commercial uses to the north, apartments to the northwest of the site, a hotel to the west, commercial uses across Terrace to the east, and commercial and residential uses south of Apache Boulevard. The site is approximately 950 feet from the Dorsey Lane Light Rail Station and is dedicating right of way for the construction of the Street Car on Apache Boulevard.

This request includes the following:

1. Zoning Map Amendment
2. Planned Area Development
3. Development Plan Review which includes: a five-story building with 9 market rate apartments and 55 work force residences and a six-story and a seven-story building, with 327 student housing units and approximately 12,000 s.f. of restaurant and retail uses, with structured parking, within 740,783 s.f. of building area on 4.84 net acres.

The applicant is requesting the Development Review provide recommendations to City Council for items one through three listed above. For further processing, the applicant will need approval for a Subdivision Plat, to combine the individual lots.

SITE PLAN REVIEW

The project had three Preliminary Site Plan Reviews, the first was October 6, 2016 and included the three western-most lots only, with a request for cross access and utility connections on Terrace Road through the Tempe owned triangular lot to the east. The project was put on hold until the City issued a Request for Proposal for development of workforce housing on the corner property, and the applicant of the original development to the west responded with a proposed expansion of the project to include work force housing and connection to Terrace Road. The subsequent two Preliminary Site Plan Reviews (October 20, 2017 and December 13, 2017) included a modified site plan including the triangular lot at the corner of Terrace, for redevelopment of four lots. These reviews included coordination with the Street Car project, for dedication of right of way on both Terrace Road and Apache Boulevard, to allow pedestrian improvements with landscape. The determination of the right of way line defined the setback requirements for the site. Comments from staff included:

- Provide more variation of the elevation façade along the street front, not a flat vertical façade;
- Use the upper floors to provide shade to the lower floor levels;
- Modify driveway entrances to minimize paving and enhance pedestrian experience;
- Provide podium parking that does not back up into the drive entry to the development;
- Add height at south east corner of project to increase prominence, and vary the height of the building along Apache to provide changes in the roofline, not a flat rectangular box;
- Use different plant palettes on each street front to create distinct aesthetic look in variation of colors/textures in plantings;
- Provide bike access from Terrace to commercial uses on Apache;
- Provide bike storage near commercial uses and resident bike storage in secure rooms, separate from guest bike parking;
- Provide 1 parking space per workforce housing unit, and retain the required .2 guest parking space for all residences on site;
- Provide underground or podium connection between east parking area and west parking garage to allow circulation to occur on site, and reduce traffic entering and exiting the east podium parking area when it is full, to then re-enter the site to the west garage;
- Remove one drive on Apache or separate the drives to reduce traffic conflicts.
- Provide same level of architectural detail, material and color on workforce housing structure as other structures on site to visually integrate the development;
- Provide more architectural detail at the pedestrian level, with variation of materials and building wall and break the building massing to enhance the pedestrian experience along a 600' long building front;
- Provide shade to windows, particularly south and west facing, through use of recessed windows, wraps, fins or canopies to enhance architecture and provide energy conservation to units.
- Provide integral colored concrete and cmu rather than painted surfaces;

- Consider a precast texture pattern on garage (facing workforce units) to architecturally enhance the garage;
- Make projections on building larger for more shade;
- Provide windows and material changes on the east and west ends of the northernmost building, which were blank walls;
- Provide horizontal surface change where material changes occur, not mid-wall flat transitions in material.
- Consider grass-crete for fire lane at north west end of site, to reduce the paving and provide a cooler and more aesthetic courtyard look when not in use for fire access;
- Questions about garage ventilation were asked;
- Request to reduce sidewalk widths on north and west sides for egress only areas, to allow more landscape on the perimeter;
- Increase the outdoor livable area on patios of the Workforce Housing units;
- Modify the color palette to provide more than three shades of grey with two accent colors, in response to the grey trend throughout the city, to provide more variation.

A formal submittal was made January 22, 2018, and a second submittal was made on March 1, 2018.

The majority of the above comments were addressed in the final submittal. The applicant added a subterranean level to the garage to reduce the building height for utilization of the building code and to provide a separate secured floor of parking for the workforce and market rate apartment housing units. Although driveways on Apache were not removed, due to the need for parking/delivery/pick up uses at the east end commercial use, the driveways were narrowed and met traffic engineering and planning design expectations. The applicant was unable to make an underground connection between the east podium parking area and the west garage without affecting the gated area for the apartment units. Shade was provided selectively for architectural articulation not to all windows or units; the applicant will be meeting building code requirements for energy conservation and evaluating window treatments for ambient comfort in units. The applicant chose to keep three shades of grey as the primary building color, but is using bright gold, iron rust, medium brown and beige as accents to the grey. Significant changes were made to the workforce housing and garage elevations to enhance the architecture.

PUBLIC INPUT

- A neighborhood meeting was required.
- A neighborhood meeting was held: February 20, 2018 from 6:00 p.m. to 7:20 p.m. at The Moxy Hotel located at 1333 S. Rural Road.
- See attached summary of meeting provided by the applicant.
- Community Development staff attended the meeting.
- Approximately 8 members of the public attended, the meeting included a brief overview of the project and opened up for discussion and questions. Several people asked about the timing of the project. Concern was expressed about where construction staging and parking would occur to prevent parking overflow impacts in the neighborhood from construction crews. Construction of the parking structure as phase 1 would allow onsite parking around the perimeter during phase 1, and then parking in the garage while constructing the remainder of the site that wraps the garage. Concern was expressed about the ability to attract commercial uses, and a desire to have ground floor retail and restaurant uses that functioned rather than be left vacant. The applicant was aware of the challenges and indicated that efforts were being made to attract the right tenant mix to provide a functional and vibrant first floor along Apache Boulevard.

PROJECT ANALYSIS

GENERAL PLAN

The Site is projected for a Mixed-Use Land Use with a density designation of Greater than 65 dwelling units per acre. The proposed project is a mix of uses: retail, restaurant, student housing and workforce housing with 70.3 du/ac, and meets the goals and objectives of the General Plan for redevelopment, economic development and circulation.

CHARACTER AREA PLAN

The project is located in the Downtown/ASU/Rio Salado/NW Neighborhoods Character Area Three, which is currently in review as a draft document.

ZONING

The current zoning is CSS, Commercial Shopping and Service. This request would rezone the site to MU-4, Mixed-Use High Density. The area to the north of the site is zoned CSS and R-4, the area to the west is Mixed Use, the area to the south and east are zoned CSS, R-3 and MU-4. The site is within the Apache Boulevard Redevelopment Area and the Transportation Overlay District Corridor. This area is projected to intensify to allow increased residential density along a public transit corridor. A Zoning Map Amendment to MU-4 is required to comply with the General Plan Land Use and Density map designations.

Section 6-304 C.2. Approval criteria for Zoning amendment (*in italics*):

1. *The proposed zoning amendment is in the public interest.* The proposed development provides 55 units of work force housing to support the housing objectives of the City. The proposed project includes 11,948 s.f. of commercial ground floor uses to maintain a vibrant commercial frontage along Apache and serve both residents of the site and the surrounding neighborhoods with businesses within walking and biking distance, helping to meet the goals of a 20-minute city. The project has dedicated .81 acres of land for right of way expansion to facilitate street car infrastructure and will be constructing sidewalk and pedestrian improvements including a tree-lined street frontage on both Terrace and Apache to foster a safe and comfortable pedestrian environment.
2. *The proposed zoning amendment conforms with and facilitates implementation of the General Plan.* The proposed zoning conforms to the General Plan Land Use (Mixed Use) and Density (Greater than 65 dwelling units per acre). The proposed uses include two forms of housing to help achieve housing objectives, includes commercial uses to maintain economic development objectives and redevelops a site within the Apache Redevelopment Area, implementing goals and objectives for redevelopment. The proposed project implements the Land Use, Housing, Redevelopment, Cost of Development, Growth Area, Circulation and Bicycle elements of the General Plan.

PLANNED AREA DEVELOPMENT

The Mixed-Use Zoning District requires a Planned Area Development to establish the development standards. Below is a comparison of the existing Commercial Shopping and Service (CSS) zoning standards to the proposed MU-4 PAD standards.

MIXED-USE DEVELOPMENT AT APACHE BLVD AND TERRACE RD – PAD Overlay			
Standard	CSS	PROPOSED MU-4 (PAD) in the TOD Corridor	Change
Residential Density (du/ac)	20 du/ac	71 du/ac	Increase
# of Units	97 units	327 Student Housing 55 Workforce Housing 9 Market Rate Apartments	Increase
Building Height (feet) [Exceptions, see Section 4-205(A)]			
Building Height Maximum	35 ft.	94 ft.	Increase
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	No	Yes	
Maximum Lot Coverage (% of net site area)	75%	63% (134,521 s.f.)	Decrease
Minimum Landscape Area (% of net site area)	25%	19% (40,558 s.f.) ground floor only	Decrease
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]			
Terrace Road Front (east)	20 ft	1 ft	Decrease
Parking	20 ft	20 ft	
Side (north)	0 ft	10 ft	Increase
Rear (west)	10 ft	10 ft	No Change
Apache Boulevard Street Side (south)	0 ft	2 ft	
Parking	20 ft	20 ft	Increase
Vehicle Parking			657 spaces
Bicycle Parking			430 spaces

Once the existing four lots are combined, the front yard for the project is Terrace Road. Light Rail is located on the street frontage and Street Car will be located on the street side along Apache Boulevard. Right-of-way was required on both streets for accommodation of transit and pedestrian amenities within the Transportation Overlay District, which impacted the setbacks of the site. Building One includes one level of below grade parking and seven levels of above grade parking wrapped by commercial uses along Apache Boulevard and student housing above the first floor. Building One ranges from 74-94 feet. The north Building Two is 84-89 feet including parapet and stair tower; it is seven levels of student housing. Building Three at the west end of the site is 64 feet high, providing five levels of workforce and market rate apartments. The proposed density of 71 dwelling units per acre meets the General Plan minimum of 65 dwelling units per acre, and would be the highest density proposed for Apache Boulevard, but provides a mix of housing types not found in other similar scaled developments along the Transportation Corridor. The 4.84-acre lot size determines the density and impacts the building height and the need for structured parking; this site is smaller than other projects developed in the area, some which provided surface parking. One parking level is being provided underground: this will be the first project to construct underground parking in the area. The investment in a parking structure, along with the provision of 16% of the site in workforce housing, are contributing factors to the density being requested.

Below is a comparison of other Mixed-Use developments within the area, which have a large range of densities (average of 53 du/ac) and building heights (average of 81 feet).

Project	Location	Date of entitlement used for comparison	Density (du/ac)	Building Height (ft)	Total unit #
Metro 101 Phase 1	2177 E Apache Blvd	2017	47	67	202
Fore McClintock Station	1831 E Apache Blvd	2015	32	60	423
BLVD 1900 (Campus Suites on the Rail/The Domain)	1900 E Apache Blvd	2012	41	70	299
Eastline Village	2032 E Wildermuth Ave	2016	51	90	698
Gracie's Village	1520 E Apache Blvd	2012	25	54	50
Grigio Metro	1811 E Apache Blvd	2010	37	70	408
The District on Apache	977 E Apache Blvd	2013	50	90	279
The Rise (The Retreat/The Grove)	1000 E Apache Blvd	2013	182	170	326
The Nexa (The Hayden at Dorsey Station/The Motley)	1221 E Apache Blvd	2016	60	65	399

PARKING

The applicant is requesting a 29% reduction in parking from the TOD standard ratios. The parking analysis indicates that for the combination of commercial uses and guest parking spaces, there will be a 50% internal capture to the uses on site. While 55 commercial spaces and 78 guest spaces would typically be required (134 spaces), the shared model is proposing 120 spaces for the combined guest and commercial uses. The Development Agreement requires that each of the 55 workforce housing units have their own dedicated parking space within the garage, and the standard .2 per unit guest parking. The applicant is proposing that each market rate apartment also have the same ratio of 1 dedicated parking space and .2 per unit guest parking. The student parking would be reduced from the .75 per bedroom ratio in the TOD to .5 per bedroom, a standard that has been applied to other similar student housing projects within the area. Nine surface spaces are provided between the main lobby entrance and corner commercial tenant space, to facilitate deliveries, drop-off, and customer access. The table below summarizes the required and proposed parking for the project.

Unit Type	# of Units / SF	Ratio (TOD Standards per ZDC)	Parking Required	Proposed Ratio	Proposed Parking per PAD with Shared Parking Model & DDA
1 bedroom student	74	.75 / bedroom	55.5	.5 / bedroom	37
2 bedroom student	67	.75 / bedroom	100.5	.5 / bedroom	67
3 bedroom student	6	.75 / bedroom	13.5	.5 / bedroom	9
4 bedroom student	180	.75 / bedroom	540	.5 / bedroom	360
Studio Workforce	19	.75 / bedroom	14.25	1 space per unit	19
Studio Market Apartment	5	.75 / bedroom	3.75	1 space per unit	5
1 bedroom Workforce	23	.75 / bedroom	17.25	1 space per unit	23
1 bedroom Market Apartment	2	.75 / bedroom	1.5	1 space per unit	2
2 bedroom Workforce	13	.75 / bedroom	19.5	1 space per unit	13
2 bedroom Market Apartment	2	.75 / bedroom	3	1 space per unit	2
Total # of Units	391		768.75		
Guest		.2 / unit	78.2	.2 / unit	78.2
Retail/Office/Service	8,608	1 space per 300 s.f. after subtracting 25% of total s.f.	21.52	1 space 300 s.f. (25% reduction per TOD and shared model)	10.76
Restaurant	3,340	1 space per 75 s.f. after subtracting 25% of total s.f.	33.4	1 space per 75 s.f. (25% reduction per TOD and shared model)	16.7
Outdoor Patio	915	0 spaces in TOD	0	1 space per 2000 s.f.	0
TOTAL PARKING			902		638
					657 spaces provided: 22 surface spaces 9 podium east drive 64 reserved for Workforce & Market Apartments 564 garage spaces
Bicycle Parking: Bicycle Commute Area: .2 per unit guest parking .75 per unit residential studio, 1 bedroom & 2 bedroom, 1 per unit 3 and 4 bedroom, 1 per 500 s.f. restaurant, 1 per 2,000 outdoor patio, 1 per 7,500 s.f. (4 min.)			430		430 spaces provided: 340 secure 90 publicly accessible

Section 6-305 D. Approval criteria for P.A.D. (*in italics*):

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.* The development has a development agreement to assure workforce housing as part of the housing mix. The applicant has provided a letter of explanation outlining conformance to these criteria.
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.* The site is at a key intersection of transportation services, with light rail, street car, orbit and bus service, and provides pedestrian and bicycle amenities to foster all modes of transportation.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* The project steps down to the west, and is shorter than the development further to the west.

DEVELOPMENT PLAN REVIEW

Site Plan

The 310' street frontage on Terrace Road includes a right-in/right-out gated drive entrance for residents. South of this drive is a lobby entrance to the student housing portion of the development, in alignment with the bus transit pad. The building steps back and provides a view fence into a courtyard style amenity area visible to the street front, breaking up the ground floor building wall. Special consideration was given to the street front experience; a landscape buffer is provided from the street edge to sidewalk, and from the sidewalk to the building wall. Turning the south-east corner at Apache and Terrace, the project has a patio area to support the adjacent business and create street front activity on site. The public sidewalk pulls away from the building corner on the Apache street side and is flanked by full length planting strips adjacent to the curb and building wall, creating a comfortable pedestrian experience. The Apache side is approximately 700 feet in length and has Buildings One and Three facing the street. The eastern-most drive on Apache accesses a small 9 space podium parking/loading/delivery area and bike yard, which are recessed under the building to reduce visible impact at the street front. The main lobby has an on-site pick-up area to facilitate shared-ride and valet use if necessary for the commercial uses. The main garage entry, the middle drive on Apache is right and left turn in and right out only due to the future street car infrastructure. This drive breaks up the building massing at the ground level into two sections of 175 and 155 feet in length, the drive includes hardscape and landscape with enhanced paving to create a shaded court-yard style entry. The western-most drive is right-in and right-out only, and allows a secondary access to the garage for residents, guests and customers. This drive also provides fire and refuse circulation from the back of the site, where refuse is located at the north-east corner of the property. Residential units line the internal drive. The north-west fire lane has concrete pavers with grass cells to reduce paving on site and provide a larger landscape area. The site has 63% ground floor lot coverage and 19% landscape area.

Building Elevations

Building One has a varied height from 73 to 94 feet, depending on building function. Wrap elements vary the horizontal surface plane to create shade on the lower level. The building has a taller tower element with glazing flanking the Apache and Terrace corner where study rooms are provided on each housing level. The Terrace frontage has a varied roofline, change in materials and façade depth, and an open first floor that breaks the wall plane with view fence into a water feature and landscape area within the amenity courtyard. The west elevation is the only exposed end of the parking structure, which has been enhanced with upgraded precast patterned concrete. The top floor amenity area is also visible from this elevation. The south and north elevations are relatively long, approximately 580' in length. The south side first floor massing is broken up by three drive entrances. Storefront along the Apache Boulevard street side is broken up by masonry columns and stucco pop-outs in a rust accent color. Upper floors have large wraps, bracketed fin shades and pop-out elements that create shade and elevation change. The stucco panel system is three shades of grey, accented by gold in a playful random pattern. Building Two at the north end has similar design elements to the first building, although masonry was reserved for the stair tower elements on the east and west elevations, the north and south being predominantly stucco and cement panel board. Building Three is the workforce housing and market rate apartments; the colors are more reserved. Windows on the south side are slot and clerestory to allow light but mitigate heat impact on the units. The ground floor has a lounge/amenity area that leads in to the leasing office for this building. The form of this building is simplified, with less building wraps; however, these units have private balconies on the east and west elevations. The materials for all three buildings include integral colored masonry block and integral colored cast in place and precast concrete in a desert sand (tan) color. The primary building material is a stucco panel system and cement board panel siding that are field painted and metal elements are pre-painted or natural metal. This combination provides permanence and continuity in the integral colored and greater flexibility to repaint some elements of the building when color trends change. The placement of the buildings provides variation in the street front, shade to the pedestrian areas and natural surveillance throughout the property.

Landscape Plan

The nearly five-acre site has twelve varieties of trees, ranging in size, color and texture attributes suited for specific site conditions. In lieu of heavily-paved pedestrian areas with trees confined to tree grates wedged between utilities, the design provides larger planting strips for sustainable tree growth. The street front tree on Terrace is Red Push Pistache, accented with yellow flowering Chitalpa trees with trees staggered on both sides of the street for a shaded pedestrian zone. Densely planted understory plants buffer pedestrians from the street edge and soften the building wall. The street side on Apache has Ghost Gum on the south side of the sidewalk, providing year- round shade and a contrasting bark color. Accents of Red Push Pistache provide fall color and winter sun through deciduous branches. On the north side of the sidewalk, closer to the

buildings are Plumaria and Palm accents and Crepe Myrtle and Eucalyptus Torquata which both have pink flowers. The covered entry drive courts use shade tolerant plants to soften the edge of the building and drive. The 10' rear (west) and side (north) building setbacks provide a narrow planting strip for Willow Acacia. Although a buffer is not required between commercial and mixed-use properties, this provides filtered shade and sunlight for residents of Buildings Two and Three, and screens views for privacy from developments to the west and north. A variety of vines and smaller understory plants are densely planted along the 8' masonry walls on the north and west perimeter. The interior drive is lined with Heritage Oak and accented with purple flowering Sophora, both slower growing species appropriate to the location. Ash trees are used along the north-eastern perimeter of the site adjacent to the fire lane. The west end of the fire lane is a grass crete area that will support fire access in emergencies but serve as a landscape courtyard most of the time, with a grove of Oak trees and flowering plants on the south side. As the trees mature, the landscape will provide shade and privacy to the first few floors of the development. The variety and density of shrubs, ground covers and accent plants will provide a lushly landscaped property with year-round color, texture and visual interest.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* although the south elevation along Apache is repetitive in massing and form, the ground floor presents variation in materials, location of the sidewalk and landscape elements, and is broken by the drive entry courts providing articulation in the façade and variety in the streetfront. The applicant has outlined the design in the attached letter of explanation.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* although shade canopies were not included on all the south facing windows, the applicant will be meeting building code requirements for energy conservation and heat transmission. Based on the design as presented in the letter of explanation and the above analysis, the design meets this criterion.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* the design includes a variety of materials that meet the surrounding building context, style and level of detail. The contemporary design is complimentary to the newer buildings along Apache and Terrace.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* 19% of the ground floor is dedicated to landscape, and incorporates plants appropriate to the size of the area and amount of sun or shade that each area gets. As described in the letter of explanation and analysis above, the design meets this criterion.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;* the building mass is broken up into three separate buildings on site, and the largest building has unique corner designs and two internal drive courts where the building recesses to allow light into a landscaped entry, while other sites have created mega-blocks of solid building wall ranging from 200-580-foot long elevations, the building is broken into smaller sections. As described in the letter of explanation and analysis above, the design meets this criterion.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;* the project creates a strong rhythm along the Apache Boulevard elevation and changes materials from ground floor to upper floors. The garage is screened from street front and enhanced on the internal drive. As presented in the letter of explanation and plans, the design meets this criterion.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the design takes into account vehicle, bicycle, pedestrian, street car, light rail and bus transportation in and around the site, providing a bus loading bay on Terrace and secured bike and vehicle parking on site, and extensive shade and landscape for pedestrians; the design meets this criterion.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* sidewalks are separated from the curb and buffered by landscape for a safe and comfortable pedestrian experience. The recessed building at the drive entries provide more light for pedestrians and drivers to minimize visibility

issues in a dark area. Several areas for ride share pick up and drop off are provided on site, reducing conflicts with traffic flow on the public streets. As presented, the design meets this criterion.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the site has been designed to provide a secure environment for both students and the workforce and market rate apartment tenants. Internal areas have windows overlooking the walkways and drives, lighting and landscape are coordinated to provide shade and privacy without impeding critical view angles. As presented, the design meets this criterion.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* Based on the above analysis and the landscape plan presented, the design meets this criterion.
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;* signage will be addressed by a separate application and is not a part of this request.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects;* lighting has been reviewed for code requirements for security of the site, details will be addressed during plan review of the construction documents.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility, to allow for establishment of development standards for the mixed-use district.
4. The proposed project redevelops an underutilized site within the Apache Boulevard Redevelopment Area.
5. The proposed project provides 55 units of work force housing.
6. The proposed design addresses a uniquely shaped corner lot with significant transportation infrastructure requirements on both streets.
7. The applicant has addressed comments made during the preliminary and formal site plan review processes.
8. The project design meets the general requirements of the interdepartmental review.
9. The proposed project meets the approval criteria for a Zoning Amendment and Development Plan Review.

Based on the information provided and the above analysis, staff recommends approval of the requested Zoning Amendment, Planned Area Development and Development Plan Review. This request meets the required criteria and will conform to the conditions.

ZONING AMENDMENT AND PLANNED AREA DEVELOPMENT

CONDITIONS OF APPROVAL:

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

General

1. A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the Zoning Map Amendment and PAD approval shall be null and void.

3. The Planned Area Development Overlay for MIXED-USE DEVELOPMENT AT APACHE AND TERRACE shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval and prior to issuance of building permits.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)

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

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations and landscape plan dated March 27, 2018. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. The Planned Area Development Overlay for MIXED-USE DEVELOPMENT AT APACHE AND TERRACE is required and shall be submitted within sixty (60) days of Development Plan Review approval. The amendment shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
3. The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit or as otherwise determined by the Public Works, Transportation Division.
4. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
5. The development shall prepare, at the time of initial building permits, gray shell commercial space for tenant leasing. The permit submittal shall include the following: adequate roof space, evidence of roof structural support, and internal set lines for future adequate commercial space air conditioning (HVAC); provide a shaft to ventilate to the roof for commercial cooking exhaust; and a designated location for potential grease trap interceptor if needed.

Site Plan

6. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
7. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
8. Provide upgraded paving at each driveway consisting of integral colored unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
9. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
10. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
11. The above grade amenity deck adjacent to Apache Boulevard shall be designed with a minimum 6'-0" high wall, measured from floor grade, with the top 2'-0" designed with glazing. Landscape planters shall be located on either the exterior or interior of the wall to act as a buffer from the building edge.

Floor Plans

12. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
13. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by automatic sensors, key or remote-control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side
14. Garage Security:
 - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
 - b. Provide exit stairs that are open to the exterior as indicated on the floor plan.
 - c. Paint interior wall and overhead surfaces with a highly reflective color, minimum LRV of 75 percent.
 - d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.
15. Parking Garage:
 - a. Minimum required parking dimensions shall be clear of any obstructions.
 - b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
 - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

Building Elevations

16. The materials and colors are approved as presented:

MATERIAL SCHEDULE	MARK	MATERIAL	COLOR	MARK	MATERIAL	COLOR
	C1	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'COLD MORNING' (DE6365) LRV 73	C12	STOREFRONT DOOR	MILL / ALUMINUM
	C2	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'COVERED IN PLATINUM' (DE6367) LRV 46	C13	SPANDREL PANEL	WHITE
	C3	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards CASTLEROCK' (DE6375) LRV 37	C14	CAST IN PLACE CONCRETE COLUMN	Dunn-Edwards 'IRON ORE' (DE5153) LRV 16
	C4	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'LIONS MANE' (DE5319) LRV 45	C15	PAINTED HM DOOR	MATCH ADJACENT
	C5	PANELIZED 6" LAP SIDING	Dunn-Edwards 'CARVED WOOD' (DE6125) LRV 20	C16	INTEGRAL COLOR PRECAST CONCRETE GARAGE	Davis Color 'WESTERN GOLD' 641
	C6	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'QUICKSAND (DEC754) LRV 60	C17	ENTRY FEATURE - REVEAL PANEL SYSTEM CEMENT PANEL/STUCCO	Dunn-Edwards 'IRON ORE' (DE5153) LRV 16
	C7	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'IRON ORE' (DE5153) LRV 16	C18	SIGNAGE	UNDER SEPERATE PERMIT
	C8	4" X 16" JUMBO BRICK VENEER - STACKED BOND	Interstate Brick 'OCHRE BUFF'	C20	18" DEEP METAL WINDOW AWNING	Dunn-Edwards 'IRON ORE' (DE5153) LRV 16
	C9	TRENDSTONE - SITE WALLS	SOUTHWEST GOLD	C21	PAINTED METAL SHADE CANOPY	Dunn-Edwards 'COVERED IN PLATINUM' (DE6367) LRV 46
	C10	RESIDENTIAL WINDOW	MILL / ALUMINUM	C22	INTEGRAL COLOR PRECAST CONCRETE WITH TEXTURE	Davis Color 'WESTERN GOLD' 641 Reckli 2/32 Inn
C11	STOREFRONT SYSTEM	MILL / ALUMINUM	C23	PAINTED LOUVER	Dunn-Edwards 'QUICKSAND (DEC754) LRV 60	
			C24	METAL SHADE FINS	Dunn-Edwards 'IRON ORE' (DE5153) LRV 16	

Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.

17. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
18. Conceal roof drainage system within the interior of the building and coordinate the location of the outlets to disperse water within landscape areas and out of the path of doorways.
19. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
20. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

21. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

22. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
23. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

24. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
25. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
26. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
27. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Building Address Numerals

28. Provide address numbers on the south, west and north elevations of Building One, on the south and east elevations of Building 2, and the south, east and north elevations of Building 3.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) Do not affix numbers or letters to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
 - c. Provide one address number on the roof of the building. Orient numbers to be read from the south.
 - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - 2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
 - 3) Do not illuminate roof address.

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.

SITE PLAN REVIEW: Verify all comments by all departments on each Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

DEADLINE: Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

COMMUNICATIONS:

- Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: <http://www.tempe.gov/home/showdocument?id=30871>. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
- For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.

WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian

environments and places of concealment.

- Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
- The Owner is required to prepare a security plan for the residences of the project with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

TRAFFIC ENGINEERING:

- Provide 8'-0" wide public sidewalk along Terrace and Apache, as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

FIRE:

- Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:

- Enclosure indicated on site plan and refuse plan is exclusively for refuse.
- Construct walls, pad and bollards in conformance with standard detail DS-116.
- Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site with Sanitation. Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property

manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

ZONING AND DEVELOPMENT CODE:

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.

LIGHTING:

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm. Follow the link to "applications to move a native plant" to "notice of intent to clear land".

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

1040 E Apache Boulevard:

1930-1953	Per historic aerials, this site was vacant.
1953	Structure added to site for Veterans of Foreign Wars
1959	Pool added to site

1990 DRB90130 for building adaption for The Gathering Place at 1040 E Apache Blvd
1998-2015 DRB98420 for City in the Desert Metro Church
2015-present The building was purchased by Ten40 Church

1100 E Apache Boulevard:

1930-1940s Per historic aerials, this site was an agricultural use.
1949 Structures were added to the site.
1959-2000 The site was used as a bowling alley.
2001-present The building was adapted into the Southwest Institute for Healing Arts.

1112 E Apache Boulevard:

1930--1975 Per historic aerials, the site remained a vacant lot until construction of a structure in 1975.
1975-2003 The building was used as a restaurant, bar and billiards hall.
2003-2005 The building was later adapted into the New School for the Arts
2005-present The building was then adapted into the Southwest Institute for Healing Arts.

1120 E Apache Boulevard:

1930-1949 Per historic aerials, the site was an agricultural use; during this time a structure was built.
1959-1986 The building was used as a restaurant.
1986-2004 The building was used as a bar with entertainment.
2005 City of Tempe acquired this property for the construction of light rail. The parcel has remained a vacant remnant after completion of the light rail on Terrace and Apache.

July 5, 2017 The City issued a Request for Proposals for the purchase and development of a city parcel at the northwest corner of Terrace and Apache for workforce housing.

September 28, 2017 City Council adopted a resolution authorizing the City Manager to negotiate with Gilbane Development for an agreement to purchase the City-owned land for the construction of workforce housing (Resolution No. R2017.116).

April 10, 2018 Development Review Commission is scheduled to hear a Request for a Zoning Map Amendment, Planned Area Development and Development Plan Review consisting of a seven-story Mixed-Use project with retail, restaurant and student and workforce housing for MIXED-USE DEVELOPMENT AT APACHE BLVD AND TERRACE RD, located at 1100 East Apache Boulevard. The applicant is Snell & Wilmer, LLP.

April 26, 2018 City Council is scheduled for an introduction and first hearing of the above request.

May 17, 2018 City Council is scheduled for a second and final hearing of the above request.

ZONING AND DEVELOPMENT CODE REFERENCE:

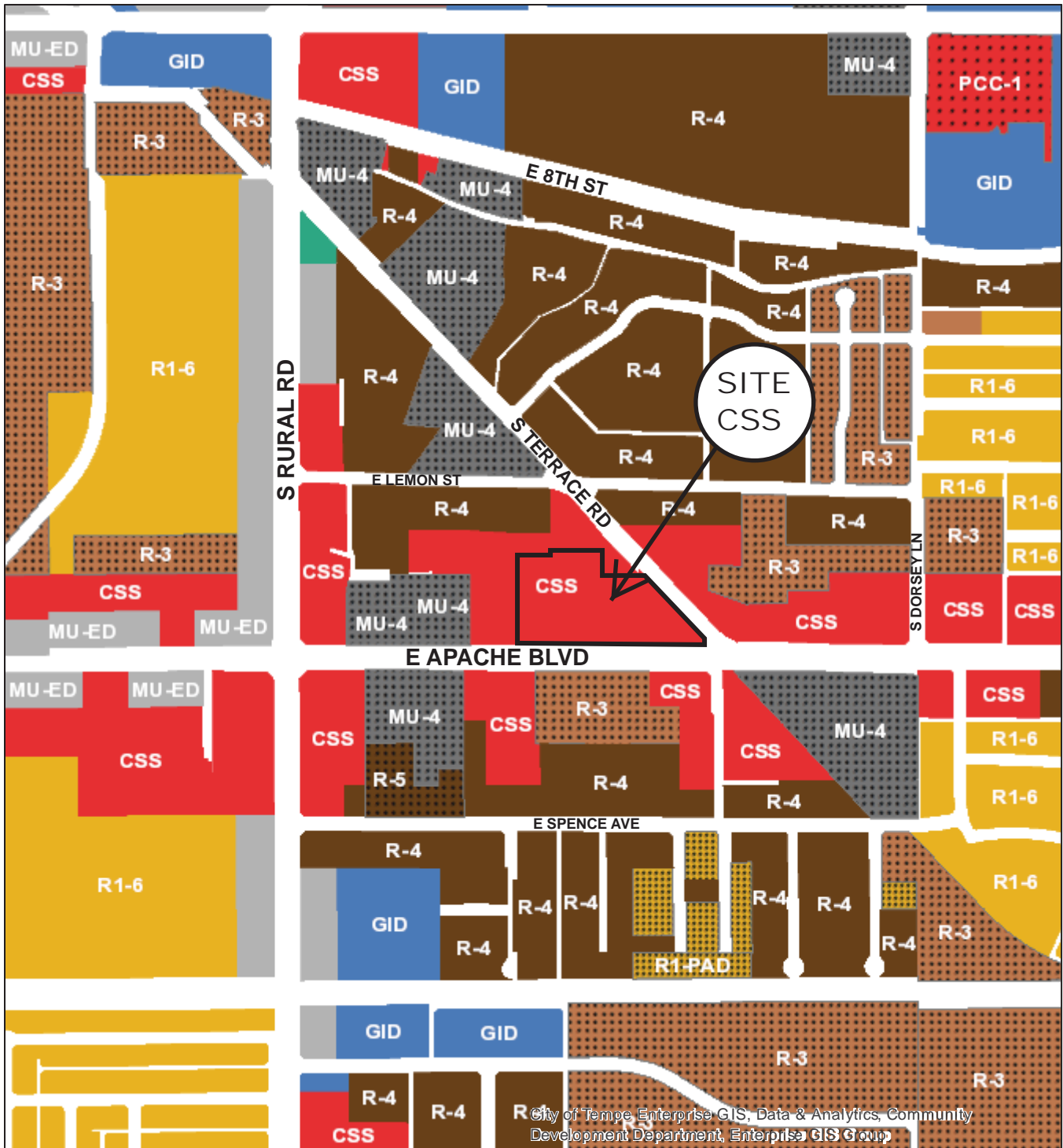
Section 6-304, Zoning Map Amendment
Section 6-305, Planned Area Development (PAD) Overlay districts
Section 6-306, Development Plan Review
Section 6-311, Shared Parking













DEVELOPMENT PROJECT FILE

for
MIXED-USE DEVELOPMENT AT APACHE BLVD AND TERRACE RD
(PL180025)

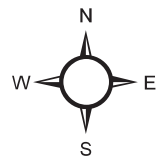
ATTACHMENTS:

1. Location Map
2. Aerial
- 3-11. Letter of Explanation (for ZON, PAD and DPR)
12. A1-2 Context site plan with aerial overlay
13. A0-1 PAD Cover Page
14. A1-0 PAD Site Plan
15. A1-1 DPR Site Plan
- 16-17. L-01 Landscape Plan BW & Color
- 18-19. L-03 Rooftop BW & Color
20. L-04 Wall & Fence details
- 21-22. Garage Floor Plans and Ventilation Details A2-0-1 through A2.02
- 23-28. A2.1.1 through A2.2.2 Floor Plans
- 29-31. A6-1 through A6-3 Unit Plans
32. A4-4-1 Building Sections
- 33-53. A4-1-1 through A3-2 and A5-101 through A5-3-2c All Elevations
54. A4-0 Perspectives
55. Material Board (electronic copy)
- 56-57. Neighborhood Meeting Summary
- 58-64. Site Context Photos
- 65-66. Waiver of Rights and Remedies Template



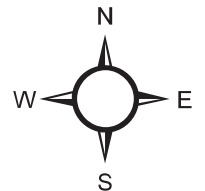
- | | |
|--|---|
|  General Industrial District (GID) |  Single-Family Residential (R1-6) |
|  Mixed Use High (MU-4) |  Single-Family Residential Planned Area Dev (R1-PAD) |
|  Mixed Use Educational (MU-ED) |  Multi-Family Residential (R-2) |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential Limited (R-3) |
|  Planned Commercial Center Neighborhood (PCC-1) |  Multi-Family Residential General (R-4) |
|  Residential/Office (RO) |  Multi-Family Residential High (R-5) |

City of Tempe Enterprise GIS, Data & Analytics, Community Development Department, Enterprise GIS Group





Aerial Map



Snell & Wilmer

L.L.P.

LAW OFFICES

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

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

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

January 22, 2018

BY HAND DELIVERY

Diana Kaminski
Senior Planner
Planning Division
City of Tempe
31 E. 5th Street
Tempe, AZ 85281

Re: Planned Area Development (“PAD”) Overlay Letter of Explanation

Dear Diana:

The 1100 East Apache Boulevard project is a unique opportunity to develop several underutilized parcels and to incorporate a vacant City owned property into a quality mixed-use development that will enhance the livability of the this area of the City of Tempe by forward a number of goals and objectives of the General Plan and via increase transit use (which supports future local transit investments).

With its proximity to a light rail station and the future streetcar line, the site is ideal for denser, more urban development in a form as proposed. The project will add to, and support, the City’s investment in both light rail and streetcar by providing residents that are likely high transit users. The project also provides an opportunity to include “workforce” housing units, increasing housing options for residents in this part of the City.

This project is truly transformational for the immediate area as it (i) removes underutilized and vacant properties from Apache Boulevard, a critical east/west route, (ii) adds significant density in close proximity to both a light rail station and the future streetcar, and (iii) provides a workforce housing option not typically found in the area.

Because this project is mixed-use and provides denser development than what is typically permitted under the standard zoning districts in the Zoning and Development Code (the “Code”), a Planned Area Overlay District (“PAD”) is appropriate to provide custom development

Snell & Wilmer

L.L.P.

Diana Kaminski

January 22, 2018

Page 2

standards to permit the proposal (as has been utilized with adjoining redevelopment projects in the immediate area).

The following is a summary as to how this project will meet the purpose of the PAD Overlay District as codified in Section 6-305 of the Code.

Section 6-305.D.1 – *“The development fulfills certain goals and objectives in the General Plan, and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.”*

The General Plan provides guidance on the development of the City of Tempe. This project will meet the objectives of the Land Use Map by developing a mixed-use project in an area identified for mixed-use development. In addition, the Projected Density Map goal of more than 65 du/ac will be achieved, as this project reaches a total density of 70.3 du/ac.

In addition to the land use and density goals, the project will also achieve many of the goals of the General Plan. Two (2) key goals addressed are Land Use and Housing Goals, with the implementation of key strategies as noted below.

Land Use Goal LU2 – Promote land use patterns that encourage long-term sustainability

There are a number of strategies associated with this goal. Strategy #1 supports development of projects in a manner that “facilitate[s] pedestrian travel and access to transit”. Located close to a primary destination (ASU’s campus) as well as key local (streetcar) and regional transit (light rail), this project will provide an environment that supports both pedestrian and transit transportation modes.

Strategy #3 encourages the development of sites that are “infill”, have “current or anticipated infrastructure capacity” as well as “sites near transit” that are of a “high level of...service”. This project is an infill location, will redevelop underdeveloped property near a light rail station (which provides a high level of service) and has ample access to infrastructure (water, sewer, power, etc.) to support the new, more intensive development.

This Land Use Goal also encourages development to “balance the community with a range of housing types...” This project will provide both student focused housing as well as workforce housing (as defined in RFP 18-018, Resolution R2017-116), providing a variety of housing types and a different household structures (singles, students, families) meeting this objective.

Housing Goal H6 – Increase affordable rental housing and rehabilitation of existing rental housing

Housing Goal H7 – Support affordable housing initiatives...

By providing workforce housing in this area, this important goal of the General Plan is implemented. These units will add to the affordable rental housing stock in the community, in an area close to transit and a part of Tempe where students will often “bid up” the rents in order to locate close to campus (which limits rental opportunities for non-students in the area).

A key strategy of Goal H7 is #4, which recommends that the City “[l]everage private investment in affordable housing and accessible housing in...multi-family developments”. This project will provide workforce housing units that will provide for an affordable housing option by a private sector developer and housing manager. Private development of such dwelling units achieves both the increase and support of affordable dwellings in Tempe.

The above examples demonstrate how this proposed PAD will comply with the above criteria. Because this is a single phase project and includes a Development Plan Review (“DPR”) approval, the performance considerations are included in the provided plans for the project to ensure a dense, mixed-use, transit focused built environment as well as the provision of the workforce housing units as required under the approved RFP.

Section 6-305.D.2 – *“Standards requested through the PAD Overlay District shall take into consideration the location and context for the site for which the project is proposed.”*

The development standards proposed for this project reflect careful site planning that respects adjacent properties while supporting the areas transition from auto-focused highway development to an urban, pedestrian focused form. The site is separated from its southern and eastern neighbors by Apache Boulevard (about 100 feet in width) and Terrace Road (about 80 feet in width) rights-of-way. These roads provide a separation between these sites that make a taller façade appropriate at the edge of the street, as is proposed in the project plans. The buildings frontage on Apache Boulevard continues the lot frontage treatment of other newer developments to the west, such as the Rise and 922 E Apache.

A similar transition is made at the northeast corner of the project where it abuts a smaller retail building. By placing a 20 foot wide fire lane adjacent to this parcel (and the inclusion of landscaping in this area), there is a transition from the taller structures of the project to the single-story retail structure. There is some setback for the west and north property lines, with future redevelopment anticipated for these projects in the near future, likely with development of a similar scale.

Beyond reflecting an appropriate urban transition/separation amongst surrounding parcels, the project will include a strong streetscape to encourage pedestrian activity on adjacent roads. Retail space at the corner of Apache and Terrace will offer both a destination for residents and neighbors, but also provides a unique opportunity for a business to become a landmark with excellent visibility to both traffic on Apache as well as the numerous light rail trains that will pass by on Terrace.

Snell & Wilmer

L.L.P.

Diana Kaminski
January 22, 2018
Page 4

This project's development standards, as reflected in the proposed PAD, were developed with the location and its context as key considerations in the final design, meeting this criterion.

Section 6-305.D.3 – *“The development appropriately mitigates transitional impacts on the immediate surroundings.”*

As discussed above, the development standards carefully considered adjoining properties. In addition to setbacks and building placement, trash enclosures and service areas are located to minimize impacts on neighboring properties. Furthermore, sufficient parking is provided to reduce the likelihood of residents or visitors parking unlawfully on adjoining properties. This proposed PAD satisfies this important criteria.

Area Policy Plans

In 1997 the City of Tempe adopted the **Apache Boulevard Redevelopment Project** (and associated plan) via Resolution No. 97.75. This plan states that the “overall aim of this plan is to encourage reinvestment and redevelopment in the Project Area” (Section A, Page 7).

The Mission Statement (Section B, Page 7) states that, for Apache Boulevard, the goal is to “[u]pgrade commercial development by introducing viable long-term businesses and mixed-use project, creating a sense of place with an aesthetically pleasing theme. Increase the residential and tourist-oriented development.”

A number of Development Objectives are identified in Section C on Page 8, including a number that this project specifically achieves. Those include:

- 1. Increase the utilization of undeveloped or under-developed property in the area.*
- 5. Encourage shared parking which serves several groups of users during various times of the day.*
- 7. Create safer pedestrian and bicycle circulation with appropriate amenities and conveniences.*
- 11. Encourage transit-oriented development which clusters higher density development around transit stations.*

The project will redevelop underutilized and vacant land as well as utilize a shared parking model for the retail and residential tenants. Final designs include a quality streetscape for pedestrians and bicyclists, as well as supporting parking for those that bike. Further, having the Light Rail, future bus and streetcar stops at the property's doorsteps will help increase the ridership of these mass transits. Overall, this will be a very transit-oriented development of higher density, clearly achieving many of the goals of the Apache Boulevard Redevelopment Plan.

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L.L.P.

Diana Kaminski

January 22, 2018

Page 5

Draft Character Area 3, Downtown/ASU/Rio Salado/NW Neighborhoods, is currently under development by the City of Tempe. While not complete, the draft plan includes a number of contemporary proposed guidelines for building design, shade, street level treatment and other place making tools. Final project designs will feature many of the concepts found in this draft document.

For example, the draft document includes a "Getting the Ground Floor Right" that provides design suggestions such as an active ground floor, use of structural shade and inclusion of outdoor seating areas. Final plans will include such features, as well as the careful use of quality materials as suggested by the draft plan.

In summary, the application meeting all of the above criteria and will be an appropriate use of the PAD Overlay District as it meets the purpose of the zone by (i) permitting development of an attractive, transit proximate mixed-use development; (ii) adding critical workforce housing units to the housing stock in the area; and (iii) results in a quality streetscape that encourages pedestrian activity on adjacent streets, all of which fulfills key objectives of the General Plan.

Respectfully submitted,

Snell & Wilmer



Noel J. Griemsmann, AICP
Senior Urban Planner

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

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

DENVER
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PHOENIX
RENO
SALT LAKE CITY
TUCSON

February 23, 2018

Diana Kaminski
Senior Planner
Planning Division
City of Tempe
31 E. 5th Street
Tempe, AZ 85281

Re: Development Plan Review (“DPR”) Letter of Explanation

Dear Diana:

The 1100 East Apache Boulevard project proposed by Gilbane Development Company (“Gilbane”) is a residential and neighborhood servicing commercial mixed-use development on approximately 5.56 gross acres located at the northwest corner of Apache Boulevard and Terrace Road. This development is planned to cater to two unique resident groups, with the major focus being the Arizona State University student population. The secondary focus is the provision of work force housing that will be attractive to the broader community by providing residential apartment rentals at a lower than typical market rental rate for this population.

The design of the project is planned to provide a unified development while avoiding a monolithic appearance. As all major projects of this nature are subject to development plan approval, this project is to be evaluated under the criteria as codified in Section 6-306.D of the Zoning and Development Code (the “Code”).

The following is a summary of the criteria and how each is met, as applicable.

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

The buildings are placed close to the street, as is desired by the Code for urban, TOD proximate projects. The buildings are broken down into individual “blocks” that reduce the scale of the building relative to the site and add interest to the street elevations. The blocks are supported by a well-defined brick base with recessed storefront windows at the street level further articulating the façade. The corners of the buildings are emphasized with “storefront” style glass and a change in materials/colors to add to the visual interest of the structures.

Building entrances are emphasized with “Frame” elements with a distinctive accent color, adding additional detail. The diversity in façade frontage (accomplished with projections of the façade details) and the articulation of the roofline illustrate a design solution that creates the variety in the streetscape desired by the Code.

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

Shade is an important part of the proposed design. The site plan provides for underbuilding outdoor dining for the corner retail space, as well as a fully covered outdoor seating and primary entry area off the main lobby. Landscaping will be provided at the adjacent public sidewalks to provide pedestrian shading. By wrapping the parking garage with dwelling units, there is an energy savings by reducing the number of exterior walls that each of those units would otherwise have exposed to the environment (unlike those in a typical courtyard design). Given the geometry of the site, the orientation of the structures is somewhat limited as to alternative placement; however the building design and landscaping provide some mitigation of anticipated heat gain/retention. With the use of overhangs and strategically placed landscaping materials, this project will provide for a comfortable outdoor environment.

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

The project utilizes modern materials with a contemporary appearance. A panelized siding and/or stucco panel system will be utilized, complimented with the use of lap siding on the primary façade. Metal details and the use of masonry veneer at the base of the structure further express quality and detail. A variety in window sizing, the use of “storefront” style glass at key locations as well as inclusion of window awning details result in a quality appearance desired by the Code.

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

The entire project is based upon an urban/pedestrian area focus. The ground level provides a quality pedestrian experience, with landscaping providing shading and buffering from Apache Boulevard. Above the ground plain, the structure rises to 6 stories along Apache, locating the tallest elements (at 7 stories) in the rear of the site. Nearby new development is either in the 5 to 7 story range or is of a taller mid-rise height (such as the Rise to the west). This project is designed to “fit” the area.

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

The larger building mass of the primary building along Apache Boulevard provides articulation in its upper levels, as well as at the ground level with the unique corner treatment at Terrace acting as a larger under structure plaza area. As illustrated in the elevations, the base is treated with a masonry veneer, defining this area differently than the upper floors. At the top, the roofline is designed to express the upper amenity area while providing a clean roof line for those inactive areas of the rooftops. This design creates the movement and monotony avoidance that the Code desires.

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

The elevations express detail in the design, with a number of material and color changes combined with movements in the façade, as discussed above. The entirety of the ground floor includes detailed glazing systems that provide both detail and visual interest for the pedestrian.

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

The project will support transit use with its close proximity to both light rail and the future street car. The public rights-of-way adjacent to the site will be enhanced with modern landscaping, making the walk to access these stations pleasant for those that live beyond the site.

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

As designed, the primary access to the site is via the middle of the site along Apache Boulevard, with this area being the location of the parking garage entry. This placement, with its limited movement driveway and narrow (11 foot wide) drive lanes, will limit conflicts with pedestrians by providing a narrow crossing and plenty of visibility for both pedestrian and drivers. There are no directly adjacent residential uses, but future nearby redevelopment is anticipated. Driveway placement factored in locations to minimize impacts on surrounding development by avoiding turning conflicts and including the final proposed location of streetcar tracks.

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

The operation of any project that includes a large student population requires the careful design for the project to ensure safety, particularly as many residents will be “new” to living on their own and in an urban area. Access control is key; the project will include the latest in

security access, surveillance and monitoring. The building and its landscape plans includes careful consideration of visibility to access doors and paths to avoid creation of “hiding spots” or other problem spaces.

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

As an urban site, the careful use of both hardscape and landscape to accent the various areas of the site is required to provide a visually interesting environment. Hardscape details define pathways around and through the site, while the pedestrian areas along the adjacent streets are landscaped to provide both shade and separation from the traffic on the adjoining roadway.

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

While the exact nature and location of the signage is not yet determined, final signage will comply with Code expectations.

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

Lighting will have a similar character as what is found on other modern projects in the area. Final lighting plans will feature neighborhood appropriate lighting and will not shine into adjacent properties; negative effects are not anticipated.

In conclusion, this project as currently proposed meets and/or exceeds the base criteria for approval of the provided Development Plan Review package.

Respectfully submitted,

Snell & Wilmer


Noel J. Griemsmann, AICP
Senior Urban Planner



CONTEXTUAL AERIAL SITE PLAN OVERLAY
1" = 60'-0"



PROJECT
NO. 16-2026-02
MIXED-USE DEVELOPMENT at APACHE AND TERRACE

1100 E. Apache Blvd.
Tempe, AZ 85281



100 Penn Square East Suite 1040
Philadelphia, PA, 19107
(267) 256-4516P



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Grand Planning • Creative Design
Architecture Planning
Landscape Architecture
4019 North 44th Street
Phoenix, AZ 85018
602-952-8280p | 602-952-8995f
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DATA
03-27-18
3RD PAD
SUBMITAL

Proj Mgr: JF
Dwn By: Op

Rev. Date: Description:

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CONTEXTUAL AERIAL SITE PLAN OVERLAY

A1.2

PLANNED AREA DEVELOPMENT OVERLAY FOR MIXED-USE DEVELOPMENT at APACHE AND TERRACE

A PORTION OF THE SOUTH 350.00 FEET OF THE FOLLOWING: PART OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

GILBANE DEVELOPMENT COMPANY

BY: _____ DATE _____
SIGNATURE _____

ITS: REPRESENTATIVE

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2018 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ OWNER, 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 HERETO SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC _____

LEGAL DESCRIPTION

TITLE COMMITMENT DESCRIPTION [08062254-857-JXC-TR]

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

PARCEL NO. 1:

The South 350.00 feet of the following:

Part of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being part of Lot 44, of the Southwest quarter of the Northwest quarter of said Section, described as follows: Beginning at a point on the South line of the Northwest quarter, 23 chains West of the Southeast corner of said Northwest quarter, and running West along said South line, 5 chains to a point which is 11 1/2 chains East of the Southwest corner of the Northwest quarter, said point being identical with the Southeast corner of land conveyed by Garrison to Mathews, as set forth in Deed recorded in Book 208 of Deeds, page 21, records of Maricopa County, Arizona; Thence North 10 1/2 chains to road; Thence East 5 chains along said road to a point due North of the Point of Beginning; and Thence South 10 1/2 chains to Point of Beginning; EXCEPTING any portion along the South side thereof within the right of way of the Mesa-Tempe State Highway, U.S. # 80; and EXCEPTING the West 200.00 feet of the South 350.00 feet thereof; and EXCEPT any portion thereof, if any, lying within the parcels of land set forth in Deeds recorded in Docket 2391, page 517, and in Docket 2391, page 519, records of Maricopa County, Arizona.

PARCEL NO. 2:

Commencing for a tie at the Southwest corner of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence East (assumed) along the South line of said Northwest quarter, 959.00 feet; Thence North 00 degrees 41 minutes West, 350.00 feet to the Point of Beginning, said point being the Northwest corner of the property described in Docket 770, page 124, records of Maricopa County, Arizona; Thence East along the North line of said property, 136.76 feet to the Northeast corner of said property; Thence North 00 degrees 03 minutes West, 75.00 feet; Thence West 136.79 feet; Thence South 00 degrees 04 minutes East, 75.00 feet to the Point of Beginning; EXCEPT any portion thereof, if any, lying within the parcels of land set forth in Deeds recorded in Docket 2391, page 517, and in Docket 2391, page 519, records of Maricopa County, Arizona.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS _____ DAY OF _____, 2018.

DS 160812

OWNER/DEVELOPER

GILBANE DEVELOPMENT COMPANY

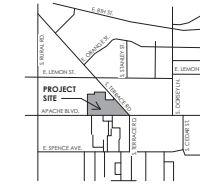
ANDREW ANG
100 Penn Square East Suite 1040
Philadelphia, PA 19107
267-256-4516

PROJECT DATA

Standards	Provided
2040 GENERAL PLAN LAND USE	Mixed-Use
2040 GENERAL PLAN DENSITY (Maximum Density)	Greater than 65 D.U./AC.
ZONING	MU-4 PAD TOD Corridor
SITE AREA:	±5.58 Gross Acres (±242,277 sq ft) ±4.84 Net Acres (±211,043 sq ft)
DWELLING QUANTITY:	Student Apartments Work Force
Number of units:	327 D.U. 9 D.U. 55 D.U.
Number of Bedrooms:	946 Beds 11 Beds 67 Beds
MAXIMUM BUILDING HEIGHT (CORRIDOR):	94 feet
DENSITY:	391.5/58.58 Acres = 70.32 or 71 DU/ ACRE
BUILDING HEIGHT STEP-BACK REQUIRED	Not Applicable since Site not located adjacent to SF District
BUILDING LOT COVERAGE:	63% (134,521 s.f./211,043 s.f.)
% of Net Lot Area:	
SITE LANDSCAPE COVERAGE (% of Net Lot Area)	(40,558 s.f./211,043 s.f.) = 19% At grade only.
BUILDING SETBACK:	1 feet
Front (Terrace Road):	2 feet
Street Side (Apache Blvd.):	10 feet
Side (North property line):	10 feet
Rear: (West property line)	10 feet
Perkins & Manservicing	NA
PEDESTRIAN DESIGN STANDARDS	Yes. Min. 6' furnishing & landscape; Min. 6' clear pedestrian thru zone; Min. 5' seating/standing/gathering and building entry area.
VEHICULAR PARKING (per Parking Model):	
Residential (Student):	0.5 P.S./Bedroom; 0.5 x 946 = 473 P.S.
Residential (Work Force Housing):	1 P.S./Unit; 1 x 55 = 55 P.S.
Residential (Apartment):	.75 P.S./Bedroom; .75 x 11 = 8.25 P.S.
SHARED PARKING	
Residential (Student - Guest):	0.2 Guest P.S./Unit 0.2 x 327 = 65.4 P.S.
Residential (Work Force Housing - Guest):	0.2 Guest P.S./Unit 0.2 x 55 = 11 P.S.
Residential (Apartment - Guest):	0.2 Guest P.S./Unit 0.2 x 9 = 1.8 P.S.
Retail: (8,608 SF)	1.0 space per 300 SF (25% reduction per TOD) (50% Internal Capture) = 10.76 P.S. (In-door) 1.0 Space/ 75 SF (25% reduction per TOD) = 25.05 (50% Internal Capture) = 16.7 P.S.
Restaurant: (Indoor - 3,340 SF)	(Outdoor) 1.0 Space/ 2,000 SF = 6P.S. No parking required in TOD
Restaurant: (Outdoor - 915 SF)	-4.53 P.S.
Reduction for Commercial and Guest Parking Shared by Time of Day:	536.25 P.S. 101.53 P.S.
COMMERCIAL & GUEST (WITH INTERNAL CAPTURE):	
TOTAL Code with TOD - Shared Parking Reductions PER MODEL:	637.38 or 638 P.S.
TOTAL PROVIDED:	657 P.S. Provided Vehicular Parking (9 Guest/customer under podium parking in east lot 13 Surface parking behind gates (student housing) 95 Garage parking behind gates (guest/customer) 64 Garage parking below ground behind gates (workforce and market rate apartments) 475 Garage parking above ground behind gates (student housing))
BICYCLE PARKING (TOD Corridor): Site is located in the Bicycle Commute Area.	
Residential (Student):	0.75 bicycle/143 bedroom units 0.75 x 143 = 107.25 bicycle P.S. 1 bicycle/384 bedroom units 1 x 196 = 196 bicycle P.S.
Residential (Student - Guest):	0.2 bicycle per unit 0.2 x 327 = 65.4 bicycle P.S.
Residential (Apartment) Work Force Housing:	0.75 bicycle P.S./Unit 0.75 x 64 = 48 bicycle P.S. 0.2 Guest bicycle P.S./Unit 0.2 x 64 = 12.8 P.S.
Retail: (8,608 SF)	1.0 bicycle/7,500 SF = 4 "Per Bicycle Commute Area"; 8,608 SF = 4
Restaurant (Indoor - 3,340 SF)	1.0 bicycle/500 SF; 3,340/500 = 6.68
Restaurant (Outdoor - 915 SF)	1.0 bicycle/2,000 SF; 915/2000 = .46
Total Required Bicycle Parking:	430 Total Required Bicycle P.S.
Total Provided Bicycle Parking:	430 Total Provided Bicycle P.S. 340 Secure and 90 Publicly Accessible
Uses:	Residential: (Student Housing): 466,186 SF (Apartment) Work Force Housing): 59,581 SF Retail: 8,608 SF Restaurant: 3,340 SF Restaurant Patio: 915 SF Structured Parking: 250,340 SF Roof Deck Amenity: 2,128 SF Outdoor Roof Deck Amenity: 22,102 SF 740,783 SF (includes Outdoor Restaurant Patio & Outdoor Roof Deck Amenity)
Total Square Feet	

PL 180025

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PL 180025

GENERAL NOTES

NONE.

REC 18012

CLIENT

SEAL

CONTACT

PL 180025

DATA

DS 160812

NO. 16-2026-02

MIXED-USE DEVELOPMENT at APACHE AND TERRACE

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Tempe, AZ 85281



100 Penn Square East Suite 1040
Philadelphia, PA. 19107
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03-27-18

3RD PAD
SUBMITTAL

Proj Mgr. JF
Dwn By: Op

Rev. Date: Description:



PAD/DPR
COVER SHEET

A0.1

MIXED-USE DEVELOPMENT at APACHE AND TERRACE

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Tempe, AZ 85281



100 Penn Square East Suite 1040
Philadelphia, PA. 19107
(267) 256-4516P



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03-27-18

3RD PAD SUBMITTAL

Proj Mgr.: JF

Dwn By: Author

Rev. Date: Description:

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PAD SITE PLAN

A1.0

UNIT MIX

Project Data, Net and Gross Square Feet of D.U.

Unit Type	Units	Percentage
1 Bedroom/1 Bath	47	25%
2 Bedroom/2 Bath	43	23%
3 Bedroom/3 Bath	10	5%
4 Bedroom/4 Bath	10	5%
Total Units	180	100%

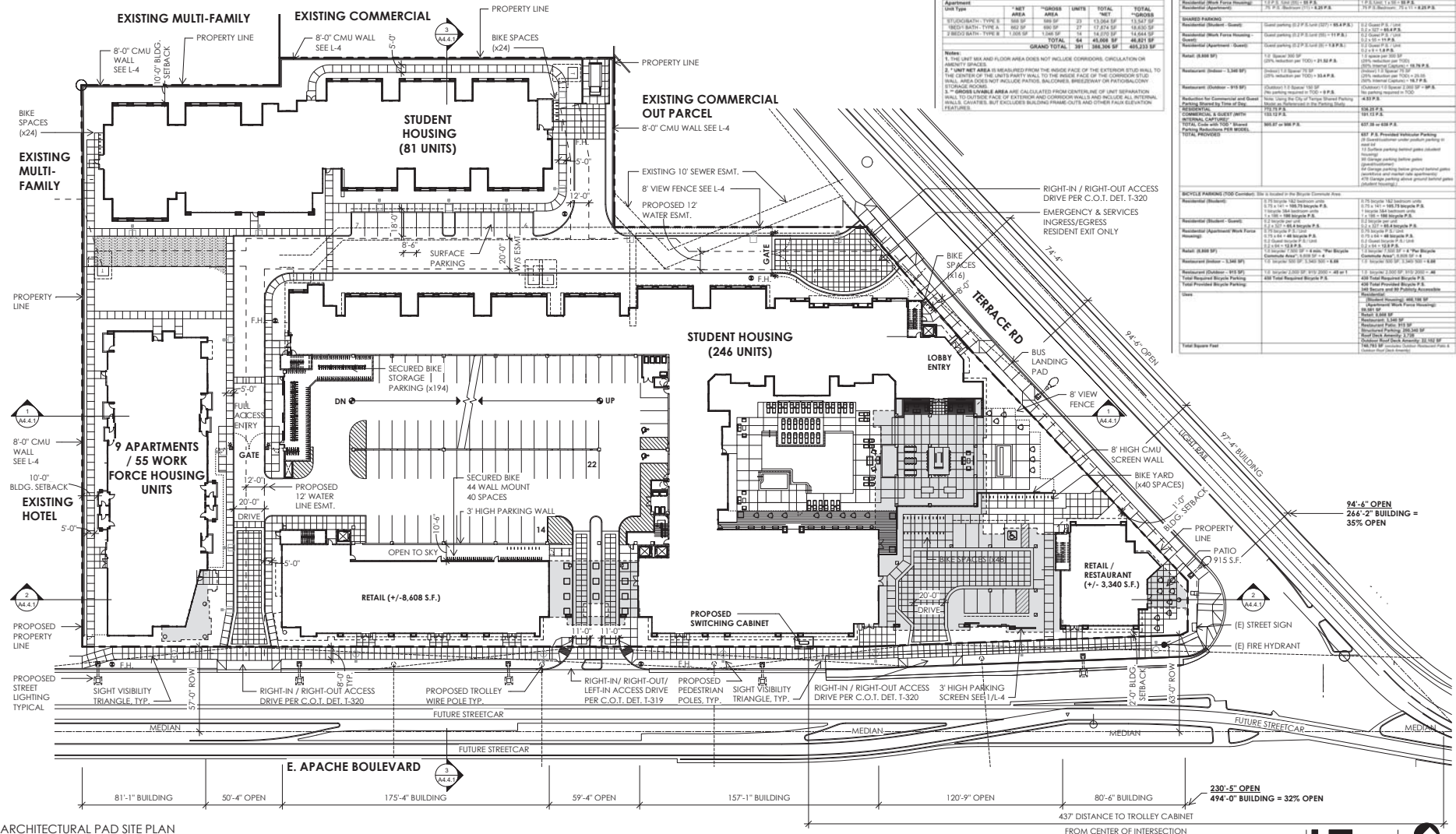
Unit Type	Units	Percentage
1 Bedroom/1 Bath	27	15%
2 Bedroom/2 Bath	34	19%
3 Bedroom/3 Bath	45	25%
4 Bedroom/4 Bath	74	41%
Total Units	180	100%

NET AND GROSS SQUARE FEET

Unit Type	*NET AREA	*GROSS AREA	UNITS	TOTAL *NET	TOTAL *GROSS
1 Bedroom/1 Bath	535 SF	568 SF	27	14,445 SF	15,336 SF
2 Bedroom/2 Bath	627 SF	661 SF	34	21,518 SF	22,574 SF
3 Bedroom/3 Bath	867 SF	901 SF	45	39,015 SF	40,655 SF
4 Bedroom/4 Bath	1,133 SF	1,167 SF	74	83,762 SF	86,366 SF
TOTAL	3,162 SF	3,297 SF	180	138,740 SF	144,931 SF

PROJECT DATA

Item	Existing	Proposed
Site Area	120,000 sq ft	120,000 sq ft
Building Area	100,000 sq ft	150,000 sq ft
Site Coverage	83%	125%
Number of Units	180	180
Number of Floors	4	4
Number of Stories	4	4
Number of Levels	4	4
Number of Levels Below Grade	0	0
Number of Levels Above Grade	4	4
Number of Levels Below Ground	0	0
Number of Levels Above Ground	4	4
Number of Levels Total	4	4
Number of Levels Below Ground	0	0
Number of Levels Above Ground	4	4
Number of Levels Total	4	4



ARCHITECTURAL PAD SITE PLAN
T=307

BUILDING CODES

ASSOCIATED CODES AND REGULATIONS:

- 2012 TEMPE BUILDING SAFETY ADMINISTRATIVE CODE W/AMENDMENTS
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/AMENDMENTS
- 2012 INTERNATIONAL BUILDING CODE (IBC) W/AMENDMENTS
- 2012 INTERNATIONAL MECHANICAL CODE (IMC) W/AMENDMENTS
- 2011 NATIONAL ELECTRICAL CODE (NEC) W/AMENDMENTS
- 2012 INTERNATIONAL PLUMBING CODE (IPC) W/AMENDMENTS
- 2012 INTERNATIONAL FUEL GAS CODE (IFGC) W/AMENDMENTS
- 2012 INTERNATIONAL FIRE CODE (IFC) W/AMENDMENTS

GENERAL BUILDING CODE ANALYSIS:

PROPOSED USE: DORMITORY/APARTMENT

OCCUPANCIES: R-2 (RESIDENTIAL UNITS), A-2 = RETAIL, A-3 & B (COMMUNITY CENTER / FITNESS), S-2 = OPEN PARKING GARAGE, S-1 = MAINTENANCE

CONSTRUCTION TYPE:

- BUILDING 1..... IIIA OVER 2 LEVELS OF IA PODIUM W/ NFPA 13
- BUILDING 2..... IIIA OVER 2 LEVELS OF IA PODIUM W/ NFPA 13
- BUILDING 3..... IIIA W/ NFPA 13
- OPEN PARKING GARAGE..... IA W/ NFPA 13

PROJECT NAME & ADDRESS:

MIXED-USE DEVELOPMENT AT APACHE AND TERRACE, 1100 EAST APACHE, TEMPE, ARIZONA

PROJECT DESCRIPTION:

MIXED-USE PROJECT THAT INCLUDES STUDENT HOUSING, WORK FORCE/ APARTMENT DWELLING UNITS AND RETAIL/ RESTAURANT USES, 5, 6, AND 7 LEVEL TYPE III-A AND 6.5 LEVEL TYPE I-A PRE-CAST GARAGE, SITE AMENITIES INCLUDE POOL/ SPA AND VARIOUS OUTDOOR LOUNGE AREAS.

APPLICANT TEAM

DEVELOPER: GILBANE DEVELOPMENT COMPANY, 100 PENN SQUARE EAST, SUITE 1040 PHILADELPHIA, PA. 19107, ANDREW ANG - DEVELOPMENT DIRECTOR 602-256-4516

ARCHITECT: TODD & ASSOCIATES, INC. 4019 NORTH 44TH STREET PHOENIX, AZ. 85018, JAMES FAVATA - PROJECT MANAGER 602-952-8928

LANDSCAPE ARCHITECT: TODD & ASSOCIATES, INC. 4019 NORTH 44TH STREET PHOENIX, AZ. 85018, BRAD WINKLER - PROJECT MANAGER 602-952-8928

CIVIL ENGINEER: WOOD PAEL & ASSOCIATES, INC. 2051 WEST NORTHERN AVENUE PHOENIX, AZ. 85021, JOHN RITCHIE - PROJECT MANAGER 602-335-8500

UNIT MIX

Project Data, Net and Gross Square Feet of D.U.

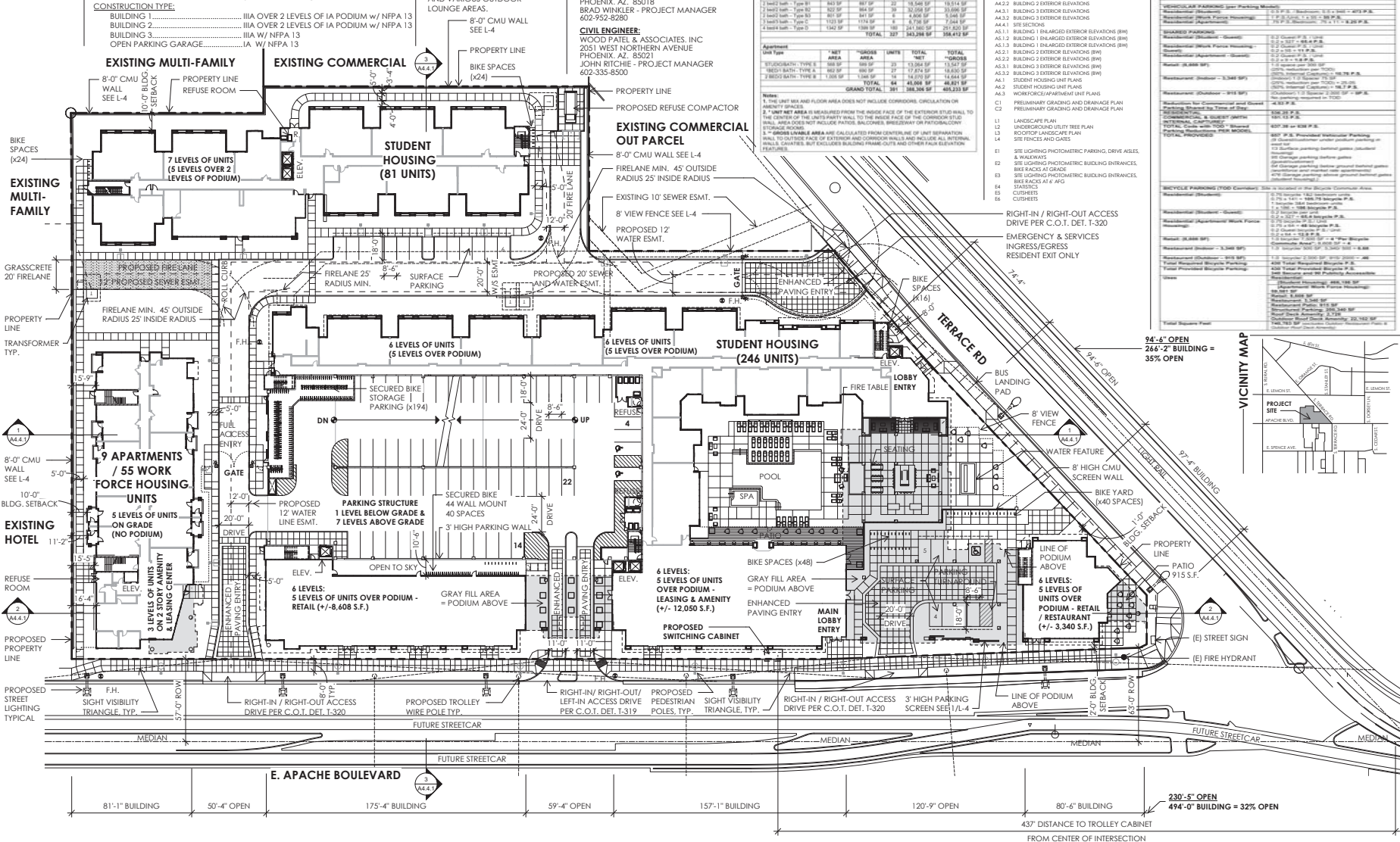
Unit Type	Count	Percentage
1-Bedroom 1 Bath	12	14%
1-Bedroom 1.5 Bath	12	14%
1-Bedroom 2 Bath	12	14%
2-Bedroom 2 Bath	327	38%
3-Bedroom 2 Bath	12	1%
4-Bedroom 2 Bath	12	1%
5-Bedroom 2 Bath	12	1%
Total Units	387	100%

Unit Type	Area	Units	Total Area	Total Gross
1-Bedroom 1 Bath	588 SF	12	7,056 SF	13,527 SF
1-Bedroom 1.5 Bath	588 SF	12	7,056 SF	13,527 SF
1-Bedroom 2 Bath	633 SF	12	7,596 SF	15,114 SF
2-Bedroom 2 Bath	841 SF	327	707,070 SF	1,281,321 SF
3-Bedroom 2 Bath	1,041 SF	12	12,492 SF	22,482 SF
4-Bedroom 2 Bath	1,041 SF	12	12,492 SF	22,482 SF
5-Bedroom 2 Bath	1,041 SF	12	12,492 SF	22,482 SF
GRAND TOTAL	3,816 SF	387	744,354 SF	1,378,835 SF

- SHEET INDEX**
- A0.1 PADDLE COVER SHEET
 - A1.1 ARCHITECTURAL SITE PLAN
 - A1.2 CONTEXTUAL AERIAL SITE PLAN OVERLAY
 - A1.3 SITE REFUSE PLAN
 - A1.4 SITE REFUSE PLAN
 - A1.5 SCULPTURE STUDIES
 - A2.0.1 Garage - Fit Through Fifth Levels
 - A2.0.2 Garage - Safety/Armory Levels and Vent Cais
 - A2.1.1 Building 1 - First Level Plan
 - A2.1.2 Building 1 - Second Level Plan
 - A2.1.3 Building 2 - First & Second Levels
 - A2.2.1 Building 2 - Third Level
 - A2.2.2 Building 2 - Sixth & Seventh Levels
 - A2.2.3 Building 3 - First & Second Levels
 - A2.3.1 Building 3 - Third Level
 - A4.0 PREDICTIVE
 - A4.1.1 BUILDING 1 ENLARGED EXTERIOR ELEVATIONS
 - A4.1.2 BUILDING 1 ENLARGED EXTERIOR ELEVATIONS
 - A4.1.3 BUILDING 1 ENLARGED EXTERIOR ELEVATIONS
 - A4.2.1 BUILDING 2 EXTERIOR ELEVATIONS
 - A4.2.2 BUILDING 2 EXTERIOR ELEVATIONS
 - A4.2.3 BUILDING 2 EXTERIOR ELEVATIONS
 - A4.3.1 BUILDING 3 EXTERIOR ELEVATIONS
 - A4.3.2 BUILDING 3 EXTERIOR ELEVATIONS
 - A4.3.3 BUILDING 3 EXTERIOR ELEVATIONS
 - A4.4.1 SITE SECTIONS
 - A5.1.1 BUILDING 1 ENLARGED EXTERIOR ELEVATIONS (RM)
 - A5.1.2 BUILDING 1 ENLARGED EXTERIOR ELEVATIONS (RM)
 - A5.1.3 BUILDING 1 ENLARGED EXTERIOR ELEVATIONS (RM)
 - A5.2.1 BUILDING 2 EXTERIOR ELEVATIONS (RM)
 - A5.2.2 BUILDING 2 EXTERIOR ELEVATIONS (RM)
 - A5.2.3 BUILDING 2 EXTERIOR ELEVATIONS (RM)
 - A5.3.1 BUILDING 3 EXTERIOR ELEVATIONS (RM)
 - A5.3.2 BUILDING 3 EXTERIOR ELEVATIONS (RM)
 - A5.3.3 BUILDING 3 EXTERIOR ELEVATIONS (RM)
 - A6.1 STUDENT HOUSING UNIT PLANS
 - A6.2 STUDENT HOUSING UNIT PLANS
 - A6.3 WORKFORCE/APARTMENT UNIT PLANS
 - C1 PRELIMINARY GRADING AND DRAINAGE PLAN
 - C2 PRELIMINARY GRADING AND DRAINAGE PLAN
 - L1 LANDSCAPE PLAN
 - L2 UNDERGROUND UTILITY TRAIL PLAN
 - L3 ROOFTOP LANDSCAPE PLAN
 - L4 SITE FENCES AND GATES
 - E1 SITE LIGHTING PHOTOMETRIC PARKING, DRIVE AISLES & WALKWAYS
 - E2 SITE LIGHTING PHOTOMETRIC BUILDING ENTRANCES, BIKE RACKS AT GRACE
 - E3 SITE LIGHTING PHOTOMETRIC BUILDING ENTRANCES, BIKE RACKS AT AFG
 - E4 STATISTICS
 - E5 CURBSIDES
 - E6 CURBSIDES

PROJECT DATA

Item	Description
1	GENERAL PLAN LAYOUT
2	CONTEXTUAL AERIAL SITE PLAN OVERLAY
3	SITE REFUSE PLAN
4	SCULPTURE STUDIES
5	Garage - Fit Through Fifth Levels
6	Garage - Safety/Armory Levels and Vent Cais
7	Building 1 - First Level Plan
8	Building 1 - Second Level Plan
9	Building 2 - First & Second Levels
10	Building 2 - Third Level
11	Building 2 - Sixth & Seventh Levels
12	Building 3 - First & Second Levels
13	Building 3 - Third Level
14	PREDICTIVE
15	Building 1 Enlarged Exterior Elevations
16	Building 1 Enlarged Exterior Elevations
17	Building 1 Enlarged Exterior Elevations
18	Building 2 Exterior Elevations
19	Building 2 Exterior Elevations
20	Building 2 Exterior Elevations
21	Building 3 Exterior Elevations
22	Building 3 Exterior Elevations
23	Building 3 Exterior Elevations
24	Site Sections
25	Building 1 Enlarged Exterior Elevations (RM)
26	Building 1 Enlarged Exterior Elevations (RM)
27	Building 1 Enlarged Exterior Elevations (RM)
28	Building 2 Exterior Elevations (RM)
29	Building 2 Exterior Elevations (RM)
30	Building 2 Exterior Elevations (RM)
31	Building 3 Exterior Elevations (RM)
32	Building 3 Exterior Elevations (RM)
33	Building 3 Exterior Elevations (RM)
34	Student Housing Unit Plans
35	Student Housing Unit Plans
36	Workforce/Apartment Unit Plans
37	Preliminary Grading and Drainage Plan
38	Preliminary Grading and Drainage Plan
39	Landscape Plan
40	Underground Utility Trail Plan
41	Rooftop Landscape Plan
42	Site Fences and Gates
43	Site Lighting Photometric Parking, Drive Aisles & Walkways
44	Site Lighting Photometric Building Entrances, Bike Racks at Grace
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46	Statistics
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48	Curbsides



PROJECT

NO. 16-2026-02

MIXED-USE DEVELOPMENT at APACHE AND TERRACE

1100 E. Apache Blvd.
Tempe, AZ 85281

CLIENT

Gilbane

100 Penn Square East Suite 1040
Philadelphia, PA. 19107
(267) 256-4516P

SEAL

13467
GARY D. TODD
3-27-18
Professional Engineer
State of Arizona

CONTACT

TODD & ASSOCIATES, INC.
Gracie Hittinger - Creative Designer

Architecture Planning
Landscape Architecture
4019 North 44th Street
Phoenix, AZ 85018
602-952-8928p, 602-952-8995f
www.toddassoc.com

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DATA

03-27-18
3RD PAD
SUBMITTAL

Proj Mgr. JF
Dwn By: DSS

Rev. Date: Description:
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ARCHITECTURAL SITE PLAN

230'-5" OPEN
494'-0" BUILDING = 32% OPEN

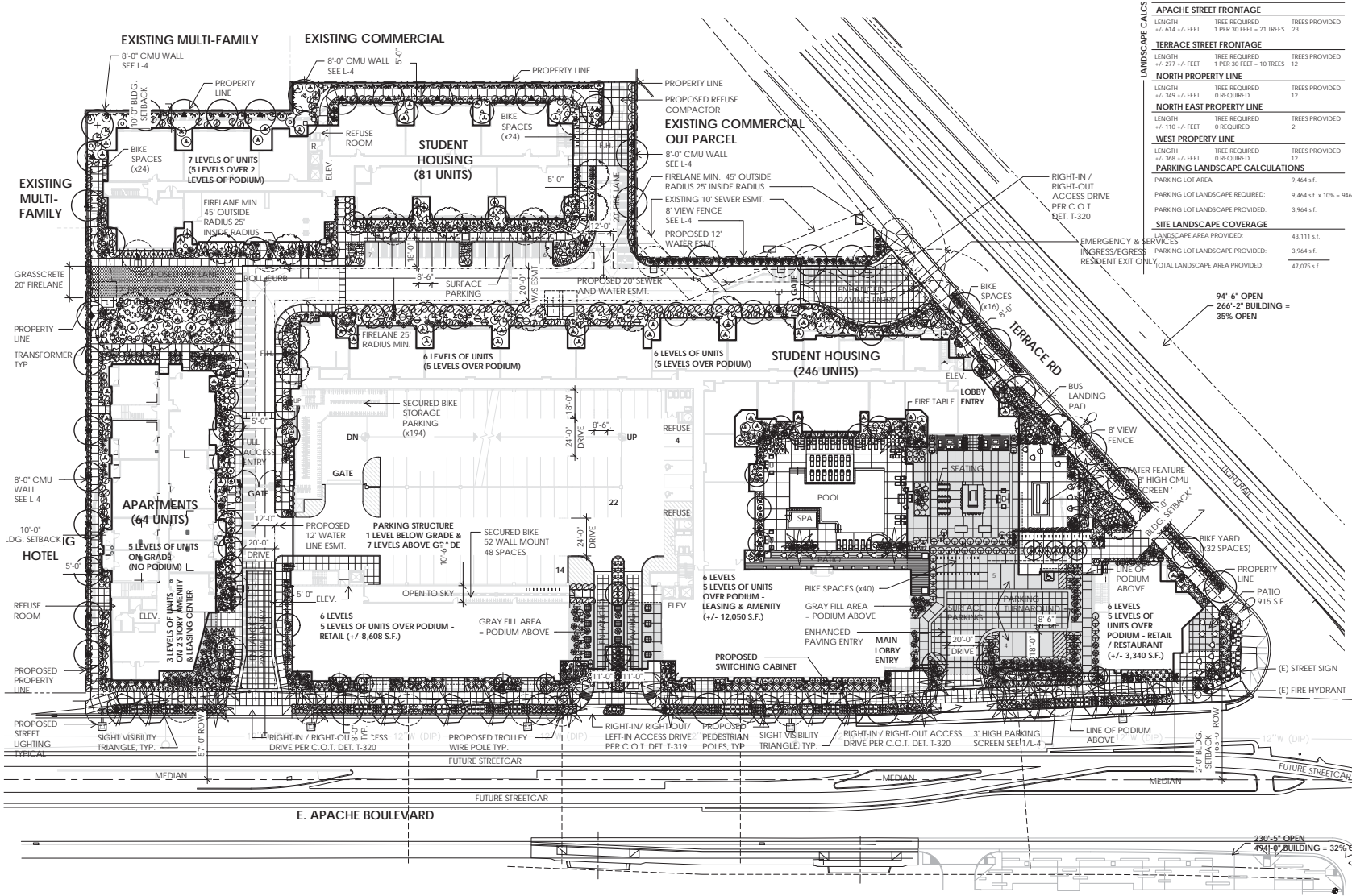
437' DISTANCE TO TROLLEY CABINET
FROM CENTER OF INTERSECTION

A1.1

0 10 15 30 60
Scale: 1"=30'-0"

1 ARCHITECTURAL SITE PLAN
T=30' 0"

3/26/2018 2:36:54 PM D:\Todd\Projects\16-2026-02 - Apache & Terrace\16-2026-02-01.rvt



LANDSCAPE CALCULATIONS

FRONTAGE	LENGTH	TREES REQUIRED	TREES PROVIDED
APACHE STREET FRONTAGE	+/- 614 +/- FEET	1 PER 30 FEET = 21 TREES	23
TERRACE STREET FRONTAGE	+/- 271 +/- FEET	1 PER 30 FEET = 10 TREES	12
NORTH PROPERTY LINE	+/- 349 +/- FEET	0 REQUIRED	12
NORTH EAST PROPERTY LINE	+/- 115 +/- FEET	0 REQUIRED	2
WEST PROPERTY LINE	+/- 368 +/- FEET	0 REQUIRED	12
PARKING LANDSCAPE CALCULATIONS			
PARKING LOT AREA:	9,464 S.F.		
LANDSCAPE AREA REQUIRED:	9,464 S.F. x 10% = 946 S.F.		
PARKING LOT LANDSCAPE PROVIDED:	3,964 S.F.		
SITE LANDSCAPE COVERAGE			
LANDSCAPE AREA PROVIDED:	43,111 S.F.		
PARKING LOT LANDSCAPE PROVIDED:	3,964 S.F.		
TOTAL LANDSCAPE AREA PROVIDED:	47,075 S.F.		

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
○	ACACIA SALICINA	WILLOW ACACIA	1.5" CAL/24" BOX	11
○	BRACHYCHION POPULNEUS	BOTTLE TREE	1.5" CAL/24" BOX	8
○	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	1.5" CAL/24" BOX	8
○	CHITALPA TASHKENTENSIS	CHITALPA TREE	1.5" CAL/24" BOX	14
○	EUCALYPTUS PARLANIA	GHOST GUM	2.5" CAL/36" BOX	11
○	EUCALYPTUS TORQUATA	COOLGARDIE GUM	1.5" CAL/24" BOX	6
○	FRANKLINIA VELUTINA	TAN TEX ASH	2.5" CAL/36" BOX	6
○	LAGERSTROEMIA	CRAPE MYRTLE	1.5" CAL/24" BOX	10
○	PISTACIA CHINENSIS	RED PISH PISTACHE	2.5" CAL/36" BOX	18
○	PLUMBAGO RUBRA	PLUMBER	1.5" CAL/24" BOX	4
○	QUERCUS VIRGINIANA	LIVE OAK	1.5" CAL/24" BOX	27
○	SOPHORA SECUNDFLORA	MESCAL BEAN	1.5" CAL/36" BOX	20
PALMS				
○	PHOENIX DACTYLIFERA	DATE PALM	24 FT	18
○	PHOENIX ROBEURNI	PYGMY DATE PALM	15 CAL	76
SHRUBS				
○	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL	72
○	CALLANDRA HYBRID	SIERRA STARR CALLANDRA	5 GAL	102
○	CORDIA PARVIFOLIA	LITTLE LEAF CORDIA	5 GAL	15
○	EREMOPHILA HYDROPHANEA	BLUE BELLS	5 GAL	77
○	EREMOPHILA MACULATA	VALENTINE BUSH	5 GAL	15
○	EREMOPHILA GLABRA	CARNOSA WINTER BLAZE	5 GAL	39
○	EUPHORBIA BICIDA	GOPHER PLANT	5 GAL	170
○	GOSSYPIUM HARKNESSII	SAN MARCOS Hibiscus	5 GAL	58
○	JUSTICIA SPIGOCERA	MEXICAN HONEYBUCKLE	5 GAL	33
○	RUSSELLIA EUCHESTERFORMIS	CORAL FOUNTAIN	5 GAL	23
○	SMYRNONIDA CHINENSIS	COMPACT JOJOBA	5 GAL	39
○	TECOMA HYBRID	SIERRA APRICOT	5 GAL	60
ACCENTS / CACTUS				
○	ASCLEPIAS SUBULATA	MILKWEED	1 GAL	40
○	AGAVE SUBULATA	SMOOTH AGAVE	5 GAL	125
○	AGAVE PARVIFLORUS	PARRY AGAVE	5 GAL	95
○	ALOE DAVEYI	DAVEY'S ALOE	15 GAL	63
○	ALOE FEROX	CAFE ALOE	15 GAL	25
○	AGAVE AMERICANA V. 'MEXICOPARVA'	VAREGATED	15 GAL	52
○	AGAVE MURPHYI	CENTURY PLANT	15 GAL	24
○	AGAVE MURPHYI	VAREGATED MURPHY AGAVE	15 GAL	52
○	AGAVE OVATIFOLIA	WHALE TONGUE AGAVE	15 GAL	39
○	ALOE 'BLUE ELF'	BLUE ELF ALOE	5 GAL	95
○	BOULDERIA GRACILIS	BLONDE AMBITION	5 GAL	21
○	BLONDE AMBITION	BLONDE AMBITION	5 GAL	30
○	CYCAZUS REVOLUTA	SAGGO PALM	15 GAL	80
○	DASYLIRION TEXANUM	GREEN DESERT SPOON	5 GAL	46
○	DIETES VEGETA	FORNINGHT LEY HYBRID (PURPLE FLOWERS)	5 GAL	46
○	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	223
○	MULLENBERGIA CAPILLARIS	REGAL MILK MULLENBERGIA	5 GAL	25
○	MULLENBERGIA RIGIDA	NASHVILLE MILK GRASS	5 GAL	73
○	'NASHVILLE'	NASHVILLE MILK GRASS	15 GAL	40
○	NANDINA DOMESTICA	HEAVENLY BAMBOO	1 GAL	368
○	PORTULACARIA AFRA	ELEPHANT'S FOOT	5 GAL	179
○	PRICKLY PEAR	LADY SLIPPER	5 GAL	53
○	MACROCARPA	PURPLE FOUNTAIN GRASS	1 GAL	46
○	PENSTEMON SETACEUM	PURPLE FOUNTAIN GRASS	1 GAL	46
○	PENSTEMON LAXUS	FIRE CRACKER PEDESTAL	5 GAL	300
○	SETICHEA ASEA PALLIDA	PURPLE HEART	5 GAL	300
GROUNDCOVERS				
○	BIRLANDIERIA LYRATA	CHOCOLATE FLOWER	5 GAL	75
○	HEDERA HELIX	ENGLISH IVY	5 GAL	100
○	LANTANA CAMARA	NEW GOLD LANTANA	5 GAL	29
○	'NEW GOLD'	PURPLE LANTANA	5 GAL	296
○	LANTANA MONTEVIDENSIS	PURPLE LANTANA	5 GAL	115
○	ROSMARINUS OFFICINALIS	TRAILING ROSEMARY	5 GAL	115
○	RUELLIA BRITANNICA	KATE RUELLIA	5 GAL	110
○	'KATE'	KATE RUELLIA	5 GAL	41
○	SPHAGNETICOLA TRILOBATA	YELLOW DOTS	5 GAL	41
○	TRADESCANTIA SPATHACEA	MOSES-IN-A-BASKET	5 GAL	-
VINES				
○	ANTIGONON LEPTOPUS	CORAL VINE	5 GAL	49
○	HARDENBERGIA VIOLACEA	PURPLE LILAC VINE	15 GAL	22
○	PARTHENOCISSUS	HACIENDA CREEPER	5 GAL	4
○	PODRANEA RICCOLOMANA	PINK TRUMPET VINE	15 GAL	4
GROUNDPLANE				
○	PLANTING: RECOMPOSED GRANITE, 2" DEPTH, 3/4" BEDS			
○	WASHED, EXPRESS BROWN BY GRANITE EXPRESS			

CONCEPTUAL LANDSCAPE PLAN

MIXED-USE DEVELOPMENT at APACHE BLVD AND TERRACE ROAD

TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 602.952.8280p www.toddasoc.com

Tempe, Arizona
 Project No. 16-2026-02 Date 3-27-18
 3rd PAD Submittal

Gilbane L1



LANDSCAPE CALCULATIONS

APACHE STREET FRONTAGE	TREES REQUIRED	TREES PROVIDED
LENGTH: 7'-814 +/- FEET	1 PER 30 FEET = 21 TREES	23

TERRACE STREET FRONTAGE	TREES REQUIRED	TREES PROVIDED
LENGTH: 4'-277 +/- FEET	1 PER 30 FEET = 10 TREES	12

NORTH PROPERTY LINE	TREES REQUIRED	TREES PROVIDED
LENGTH: 4'-349 +/- FEET	0 REQUIRED	12

NORTH EAST PROPERTY LINE	TREES REQUIRED	TREES PROVIDED
LENGTH: 4'-110 +/- FEET	0 REQUIRED	2

WEST PROPERTY LINE	TREES REQUIRED	TREES PROVIDED
LENGTH: 4'-348 +/- FEET	0 REQUIRED	12

PARKING LANDSCAPE CALCULATIONS

PARKING LOT AREA:	9,464 S.F.
PARKING LOT LANDSCAPE REQUIRED:	9,464 S.F. x 10% = 946 S.F.
PARKING LOT LANDSCAPE PROVIDED:	3,964 S.F.

SITE LANDSCAPE COVERAGE

LANDSCAPE AREA PROVIDED:	43,111 S.F.
PARKING LOT LANDSCAPE PROVIDED:	3,964 S.F.
TOTAL LANDSCAPE AREA PROVIDED:	47,075 S.F.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
▲	ACACIA SALICINA	WILLOW ACACIA	1.5' CAL/24" BOX	11
○	BRACHYCHTON POPULNEA	BOTTLE TREE	1.5' CAL/24" BOX	8
○	CAESALPINA MEXICANA	MEXICAN BIRD OF PARADISE	1.5' CAL/24" BOX	14
○	CHITRALPA TASHKENTENSIS	CHITRALPA TREE	1.5' CAL/24" BOX	11
○	EUCALYPTUS PARSIANA	GHOST GUM	2.5' CAL/36" BOX	14
○	FRAXINUS TORQUATA	COLOGARDE GUM	1.5' CAL/24" BOX	4
○	FRAXINUS VELUTINA	YAN TEX ASH	2.5' CAL/36" BOX	4
○	LACERSTROBIA	CRAPE MYRTLE	1.5' CAL/24" BOX	10
○	PISTACIA CHINENSIS	RED PISH PISTACHO	2.5' CAL/36" BOX	18
○	PLUMBERIA RUBRA	PLUMBERIA	1.5' CAL/24" BOX	4
○	QUERCUS VIRGINIANA	LIVE OAK	1.5' CAL/24" BOX	27
○	SOPHORA SECONDFLORA	MESCAL BEAN	1.5' CAL/36" BOX	20
★	PHOENIX DACTYLOPERA	DATE PALM	24 FT	18
★	PHOENIX ROSEODORA	PIGGY DATE PALM	15 GAL	76
○	CAESALPINA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL	72
○	CALLANDRA HYBRID 'SERRA STARR'	SERRA STARR CALLANDRA	5 GAL	102
○	CORDA PARVIFOLIA	LITTLE LEAF CORDA	5 GAL	15
○	EREMOPHILA HYDROPHANA	BLUE BELLS	5 GAL	77
○	EREMOPHILA MACULATA 'VALENTINE'	VALENTINE BUSH	5 GAL	15
○	EREMOPHILA GLABRA 'CARNOSA WINTER BLAZE'	WINTER BLAZE	5 GAL	39
○	EUPHORBIA BIGIDA	GOPEY PLANT	5 GAL	170
○	GOSYPIUM HARKNESSII	SAN MARCOS HIBISCUS	5 GAL	58
○	JUSTICIA SPICIFERA	MEXICAN HONEYBUCKLE	5 GAL	33
○	RUSSELLIA EQUISETIFORMIS	CORAL FOUNTAIN	5 GAL	23
○	SIAMONDISIA CHINENSIS	COMPACT JOJOBA	5 GAL	39
○	TECOMA HYBRID 'SERRA APRICOT'	SERRA APRICOT	5 GAL	40
○	ACLEPAS SUBULATA	MIKWEED	1 GAL	40
○	AGAVE DESAMERTIANA	SMOOTH AGAVE	5 GAL	126
○	AGAVE PARRYI	PARRY AGAVE	5 GAL	95
○	ALOE DAWBI	DAWBI'S ALOE	15 GAL	43
○	ALOE FURCOSA	CAFE ALOE	15 GAL	25
○	AGAVE AMERICANA 'V. 'MIDCROFT'	VAREGATED PURNIP	15 GAL	52
○	AGAVE MURPHEI	AGAVE	15 GAL	24
○	AGAVE OVARIFOLIA	WHALE TONGUE AGAVE	15 GAL	39
○	ALOE A 'BLUE ELF'	BLUE ELF ALOE	5 GAL	95
○	BOUTELOA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION	5 GAL	21
○	CYCAS REVOLUTA	SAGO PALM	15 GAL	80
○	DASYSPORA TERANUM	GREEN DESERT SPOON	5 GAL	30
○	DIETES VEGETA	FORTNIGHT LILY HYBRID (PURPLE FLOWERS)	5 GAL	46
○	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	223
○	TRIPLODENDRON BICOLORIS	REGAL MIST	5 GAL	25
○	MULHENBERGIA CAPILLARIS	REGAL MIST MULHENBERGIA	5 GAL	25
○	MULHENBERGIA BIGIDA	NASHVILLE MISTY GRASS	5 GAL	73
○	NASHVILLE	NASHVILLE BAMBOO	15 GAL	40
○	NANDINA DOMESTICA	HEAVENLY BAMBOO	1 GAL	368
○	PORTULACARIA AFRA	ELPHANT'S FOOT	5 GAL	179
○	PEDALANTHUS	LADY RUPPER	5 GAL	57
○	HACIENDOCISSUS	PURPLE FOUNTAIN GRASS	1 GAL	46
○	PENNINGTON SETACEUM	PURPLE FOUNTAIN GRASS	5 GAL	57
○	PENTSTEMON ELEGANS	PINK TRUMPET VINE	15 GAL	4
○	SETCRESEA PALLIDA	PURPLE HEART	5 GAL	300
○	BERLANDIERA LYRATA	CHOCOLATE FLOWER	5 GAL	75
○	HEDERA HELIX	ENGLISH IVY	5 GAL	100
○	BALFOURIA	NEW GOLD LANTANA	5 GAL	29
○	LANTANA CAMARA	NEW GOLD LANTANA	5 GAL	29
○	LANTANA MONTEVIDENSIS	PURPLE LANTANA	5 GAL	296
○	ROSMARINUS OFFICINALIS	TRADING ROSEMARY	5 GAL	115
○	HURDINCHON CARPET	KATE RUELIA	5 GAL	110
○	RUELIA BRITANNICA 'KATE'	KATE RUELIA	5 GAL	110
○	SPHAEROCYCLA TROLOBATA	YELLOW DOTS	5 GAL	41
○	TRADESCANTIA SPATHACEA	MOSES-IN-A-BASKET	5 GAL	-
○	ANTICORNUS LEPTOPUS	CORAL VINE	5 GAL	49
○	HARDENBERGIA VIOLESCA	PURPLE LEAC VINE	15 GAL	22
○	PARHENSOCISSUS	HACIENDA CREEPER	5 GAL	4
○	PODOPHYLLUM RICINIFOLIUM	PINK TRUMPET VINE	15 GAL	4
○	PODOPHYLLUM RICINIFOLIUM	PINK TRUMPET VINE	15 GAL	4

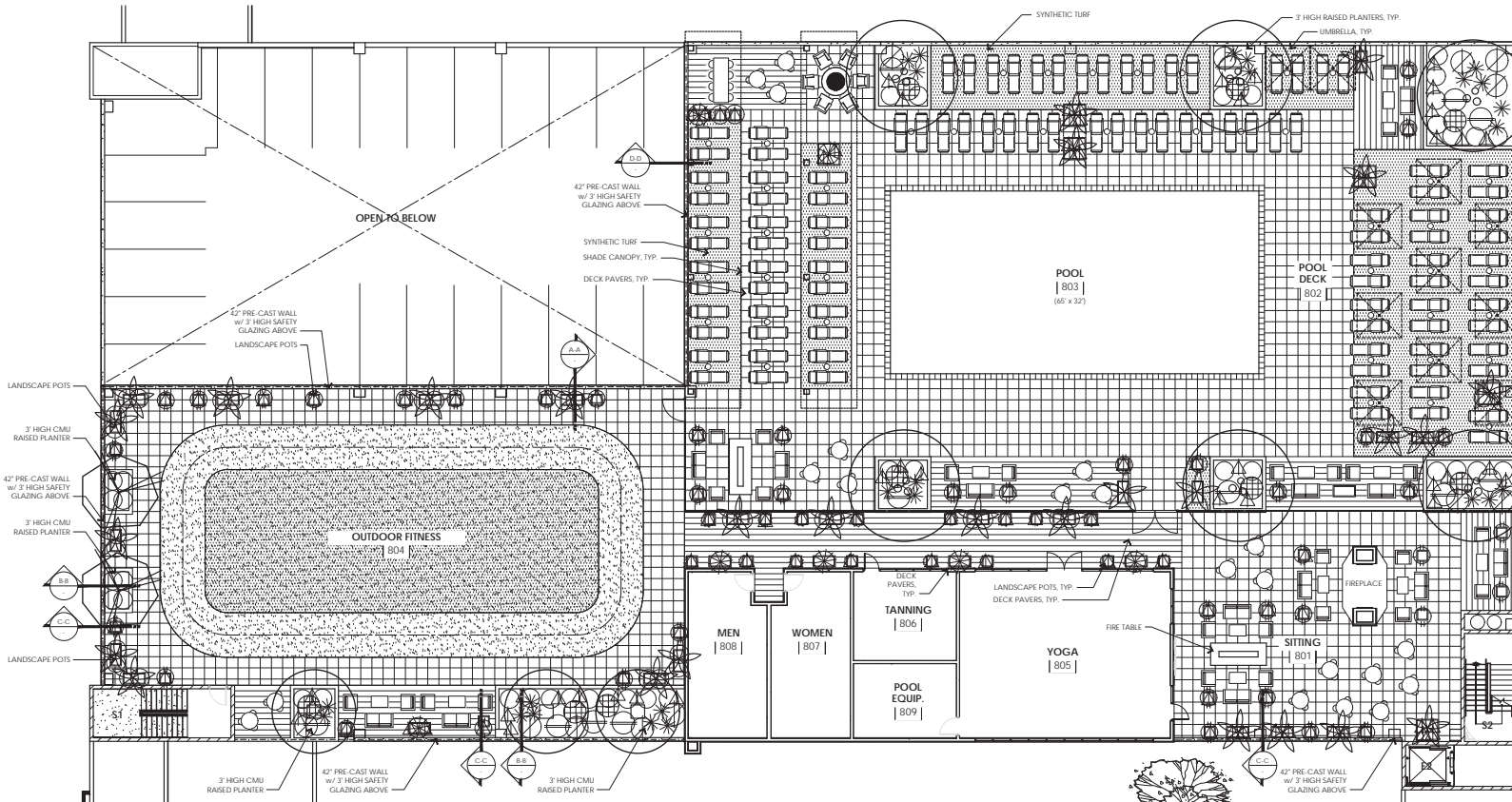
CONCEPTUAL LANDSCAPE PLAN

MIXED-USE DEVELOPMENT at APACHE BLVD AND TERRACE ROAD

TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 602.952.8290p www.toddassoc.com

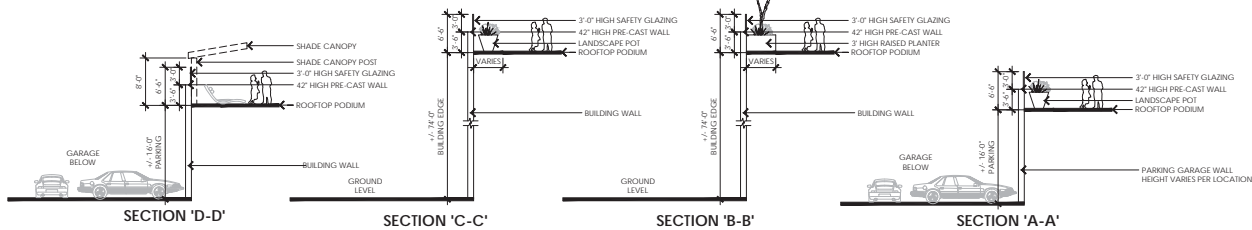
Tempe, Arizona
 Project No. 16-2026-02 Date 3-27-18
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ROOFTOP PLANT LEGEND

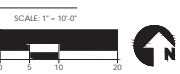
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
○	CHITRALPA TASHKENTENSIS	CHITRALPA TREE	1.5" CAL/24" BOX	3
○	FRAXINUS VELITINA FAN TEX	FAN TEX ASH	2.5" CAL/36" BOX	6
○	CITRUS MEDICA VAR. SARCOCODACTYLUS	BUDDHA HAND CITRUS	2" CAL/36" BOX	2
PALMS				
✱	PHOENIX DACTYLOFERA	DATE PALM	24 FT	180
✱	PHOENIX ROEBELIINI	PYGMY DATE PALM	15 GAL	27
SHRUBS				
○	CALLIANDRA HYBRID SIERRA STARR	SIERRA STARR CALLIANDRA	5 GAL	12
ACCENTS / CACTUS				
○	AGAVE DESMETTIANA AGAVE PARRYI	SMOOTH AGAVE PARRY AGAVE	5 GAL	70
○	AGAVE AMERICANA V. MEDIOPECTATA	VAREGATED CENTURY PLANT	15 GAL	9
○	AGAVE MURPHEI RODNEY	VAREGATED MURPHEY AGAVE	15 GAL	12
○	CYCAS REVOLUTA	SAGO PALM	15 GAL	7
○	DIETES VEGETA	FORTNIGHT LILY HYBRID (PINK FLOWER)	5 GAL	16
✱	HESPERALOE PARVIFLORA 'PINK BRASSLIGHTS'	RED YUCCA	5 GAL	25
△	PORTULACABIA AFRA	ELEPHANTS FOOT	1 GAL	124
GROUNDPLANE				
■	PLANTING BEDS: DECOMPOSED GRANITE, 3" DEPTH, 24" WASHED, EXPRESS BROWN BY GRANITE EXPRESS			
■	SYNTHETIC TURF			



2 ROOF TOP SECTIONS

CONCEPTUAL ROOF TOP LANDSCAPE PLAN

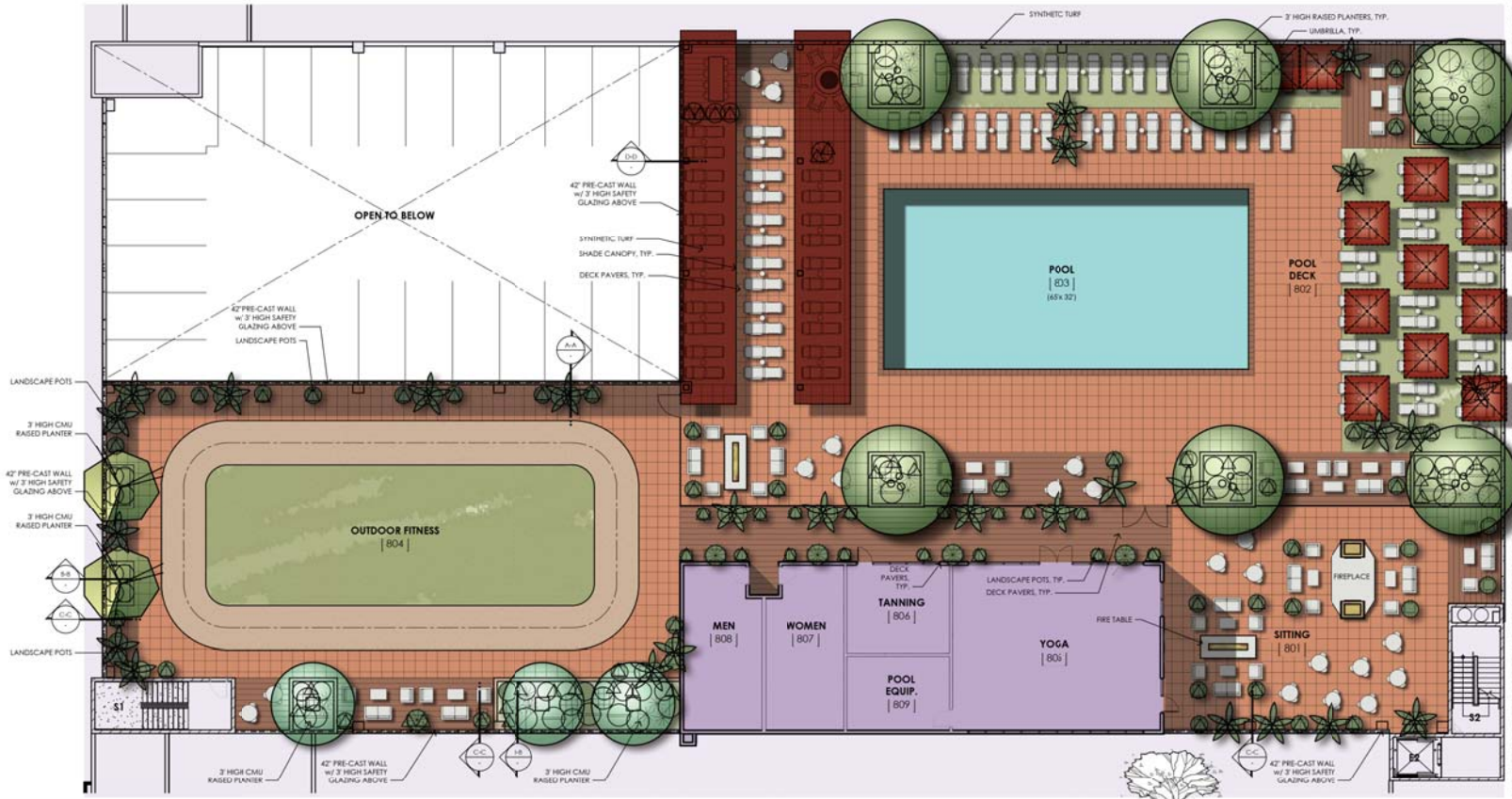
MIXED-USE DEVELOPMENT at APACHE BLVD AND TERRACE ROAD



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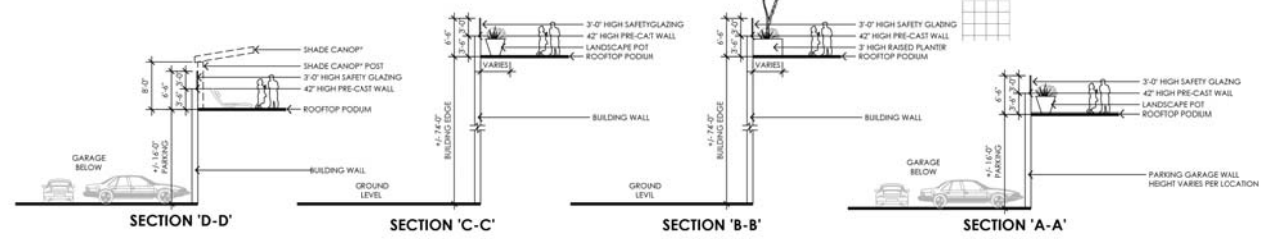
Tempe, Arizona
 Project No. 16-2026-02 Date 3-27-18
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ROOFTOP PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
①	CHETAIPA TASHKENTENSIS	CHETAIPA TREE	1.5' CAL/24" BOX	3
②	FRANKLINUS VELUTINA FAN-TEX	FAN TEX ASH	2.5' CAL/36" BOX	4
③	CITRUS MEDICA VAR. SARCOODACTYLUS	BUDDHA HAND CITRUS	2' CAL/36" BOX	2
PALMS				
④	PHOENIX DACTYLIFERA	DATE PALM	24 FT	180
⑤	PHOENIX ROEBELNI	PYGMY DATE PALM	15 GAL	27
SHRUBS				
⑥	CALLIANDRA HYBRID 'SIERRA STARR'	SIERRA STARR CALLIANDRA	5 GAL	12
ACCENTS / CACTUS				
⑦	AGAVE DESAMETRANA	SMOOTH AGAVE	5 GAL	70
⑧	AGAVE PARREI	PARRY AGAVE	5 GAL	42
⑨	AGAVE AMERICANA V. 'MEDICOPACTA'	VAREGATED CANNERY PLANT	15 GAL	9
⑩	AGAVE MURPHEI 'ROONEY'	VAREGATED MURPHEY AGAVE	15 GAL	12
⑪	CYCAS REVOLUTA	SAGO PALM	15 GAL	7
⑫	DIETES VEGETA	FORENIGHT LILY HYBRID (PURPLE FLOWER)	5 GAL	14
⑬	HESPERALOE PARVIFLORA 'FERPA' BRAKELIGHTS	RED YUCCA	5 GAL	25
⑭	PORTULACARIA AFRA	ELEPHANT FOOD	1 GAL	124
GROUNDPLANE				
FLANDING: DECOMPOSED GRANITE, 2" DEPTH, 3/4"				
MEDS: [Hatched] EXPRESS BROWN BY 'GRANITE EXPRESS'				
[Dotted] SYNTHETIC TURF				



2 ROOF TOP SECTIONS

CONCEPTUAL ROOF TOP LANDSCAPE PLAN

MIXED-USE DEVELOPMENT at APACHE BLVD AND TERRACE ROAD

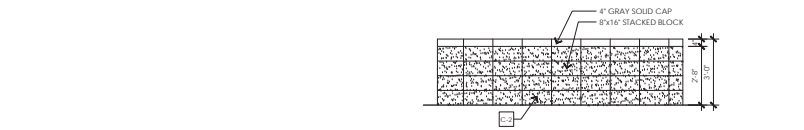
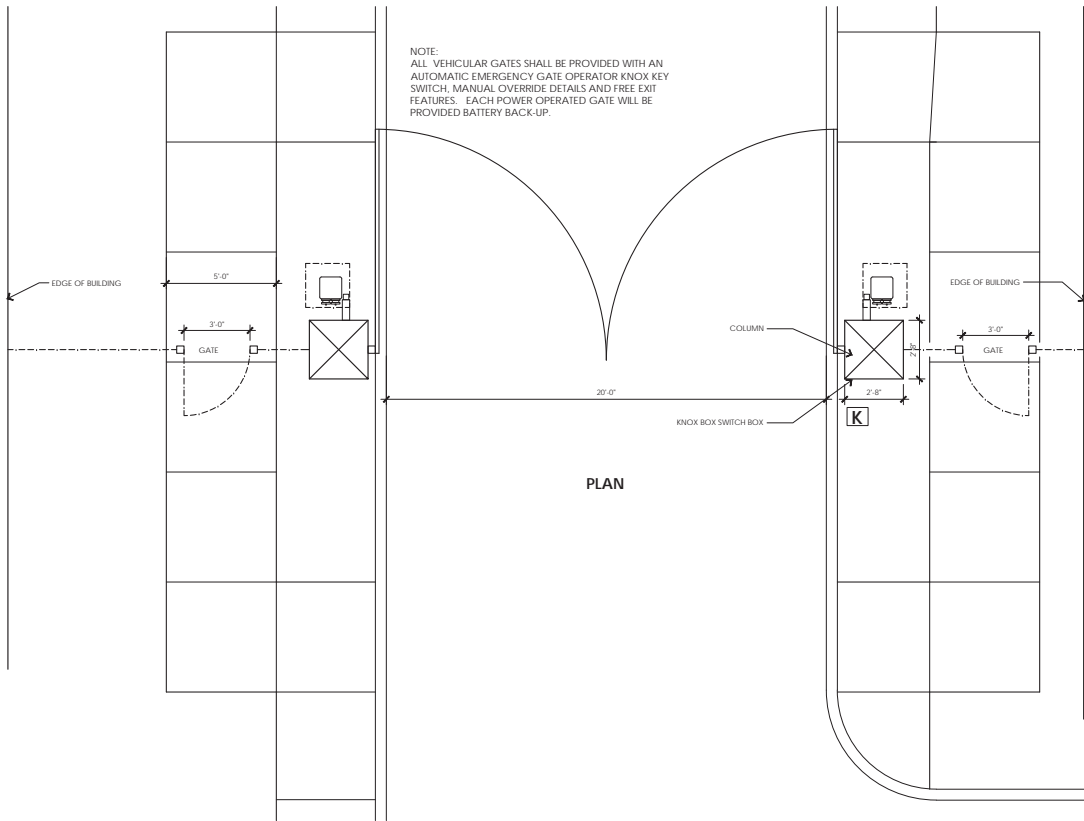
SCALE: 1" = 10'-0"



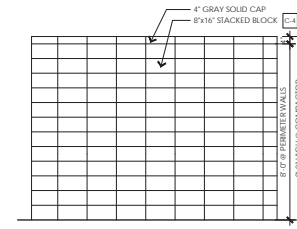
TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 602.952.8280p www.toddasoc.com

Tempe, Arizona
 Project No. 16-2026-02 Date 3-27-18
 3rd PAD Submittal

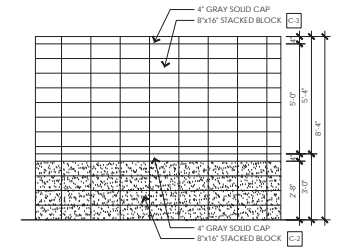
Gilbane L3



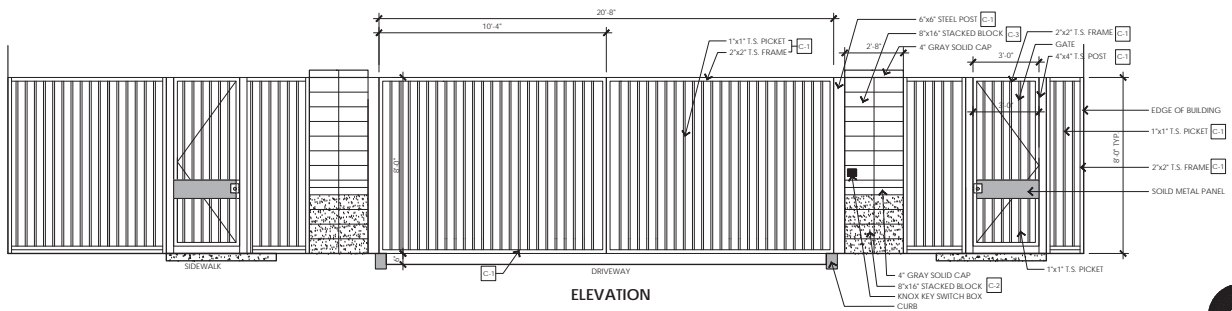
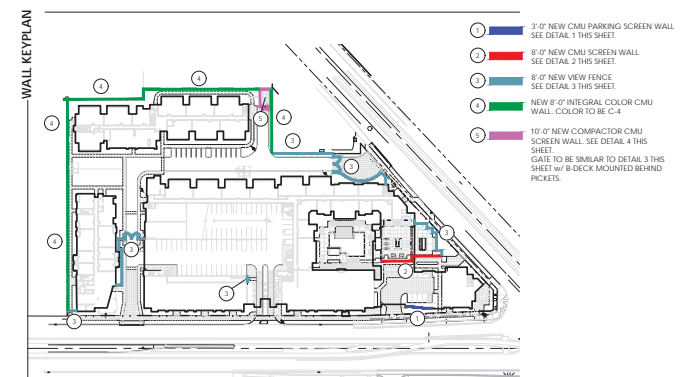
1 TYPICAL PARKING SCREEN WALL 3/8" = 1'-0"



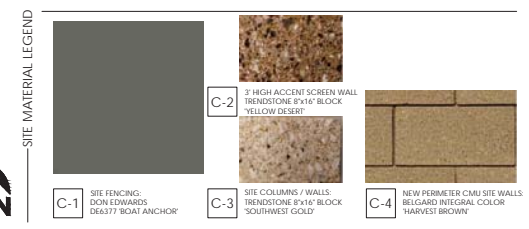
4 TYPICAL PERIMETER CMU SCREEN WALL 3/8" = 1'-0"



2 TYPICAL CMU SCREEN WALL 3/8" = 1'-0"

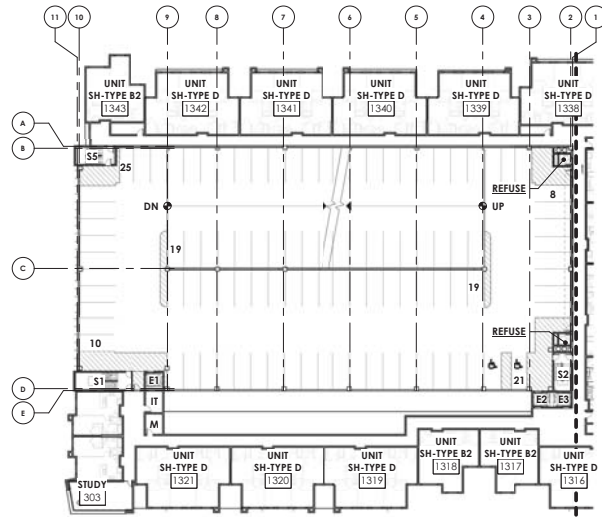


3 TYPICAL SITE FENCING & GATES 3/8" = 1'-0"

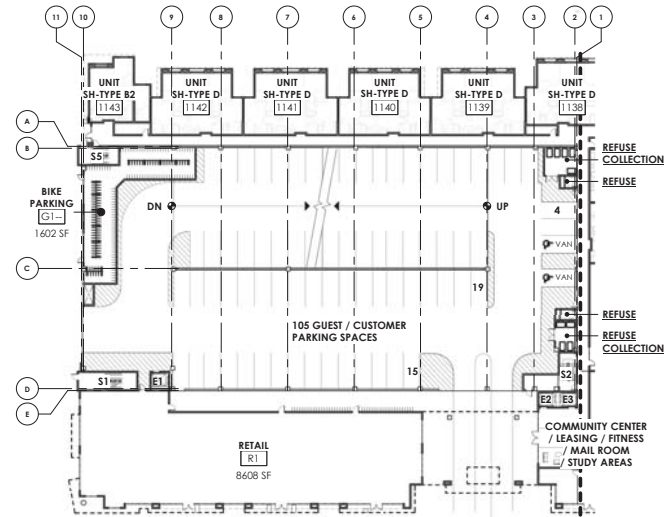


MIXED-USE DEVELOPMENT at APACHE BLVD AND TERRACE ROAD

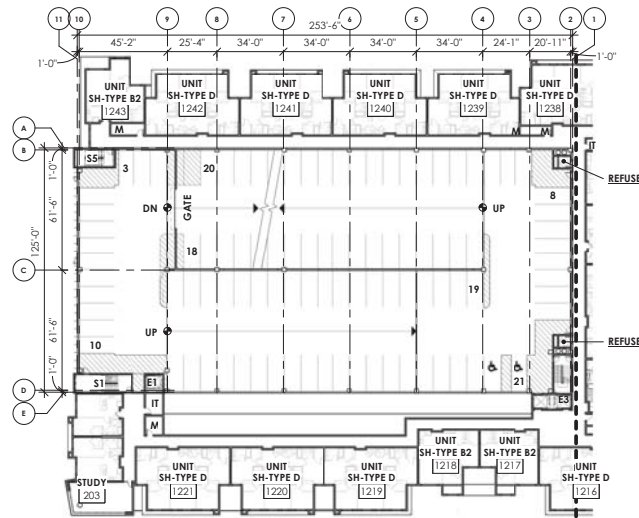




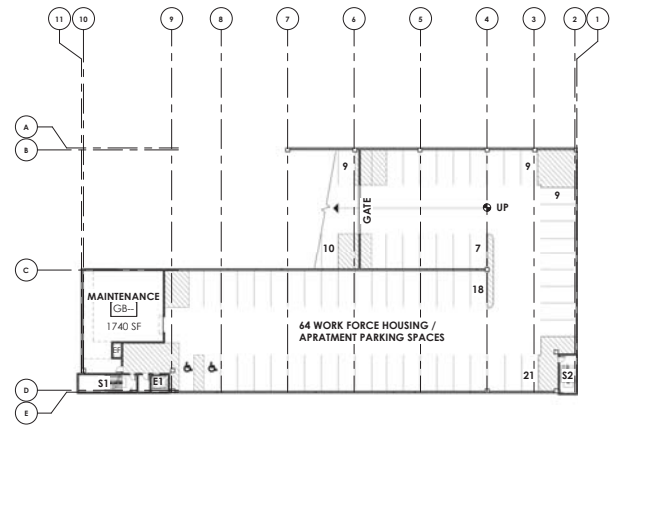
GARAGE LEVEL 3 (LEVELS 4 & 5 SIMILAR)
102 Parking Spaces
1" = 30'-0"



GARAGE LEVEL 1
38 Parking Spaces
1" = 30'-0"



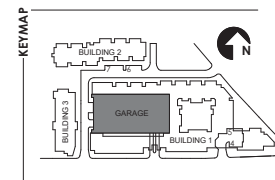
GARAGE LEVEL 2
98 Parking Spaces
1" = 30'-0"



Garage Basement
85 Parking Spaces
1" = 30'-0"

KEYMAP

Parking Count:	
Garage Level 6:	109 P.S.
Garage Level 5:	102 P.S.
Garage Level 4:	102 P.S.
Garage Level 3:	102 P.S.
Garage Level 2:	99 P.S.
Garage Level 1:	38 P.S.
Garage Basement:	83 P.S.
On Site:	22 P.S.
Total Parking:	657 P.S.



PROJECT NO. 16-2026-02
MIXED-USE DEVELOPMENT at APACHE AND TERRACE
1100 E. Apache Blvd.
Tempe, AZ 85281

CLIENT **Gilbane**
100 Penn Square East Suite 1040
Philadelphia, PA. 19107
(267) 256-4516P



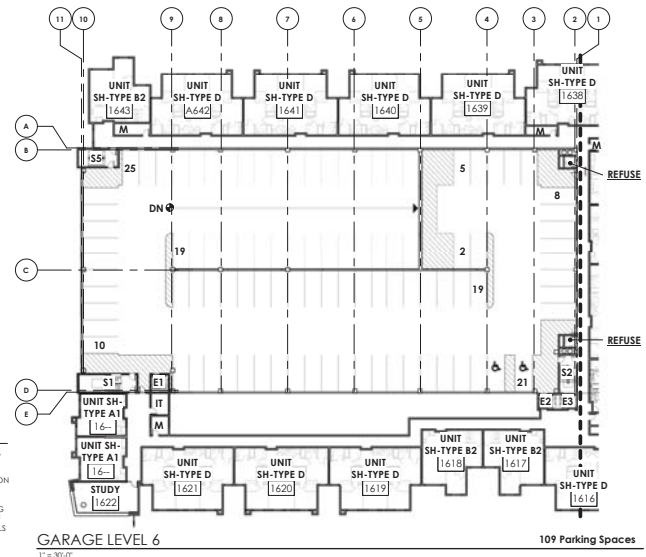
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Rev. Date: Description:
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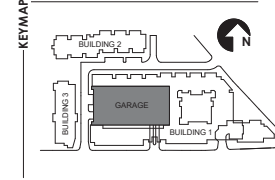
Garage - First Through Fifth Levels
A2.0.1



GARAGE LEVEL AMENITY DECK
 REFER TO L-3 FOR ADDITIONAL INFORMATION.
 1" = 30'-0"



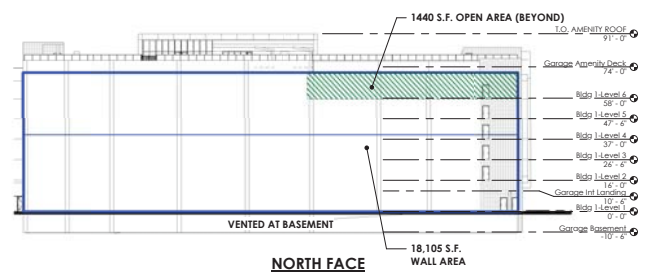
GARAGE LEVEL 6
 109 Parking Spaces
 1" = 30'-0"



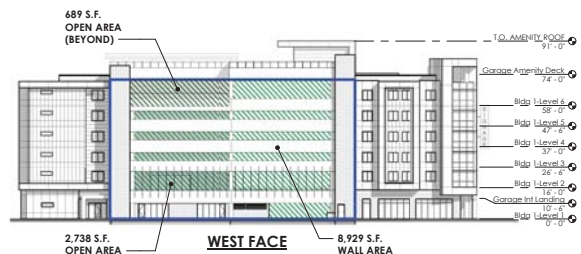
KEY MAP

Parking Count:

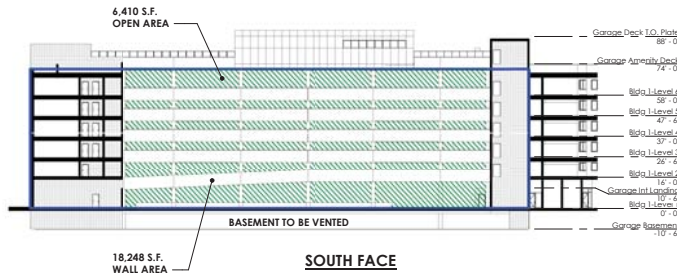
Garage Level 6:	109 P.S.
Garage Level 5:	102 P.S.
Garage Level 4:	102 P.S.
Garage Level 3:	102 P.S.
Garage Level 2:	99 P.S.
Garage Level 1:	38 P.S.
Garage Basement:	83 P.S.
On Site:	22 P.S.
Total Parking:	657 P.S.



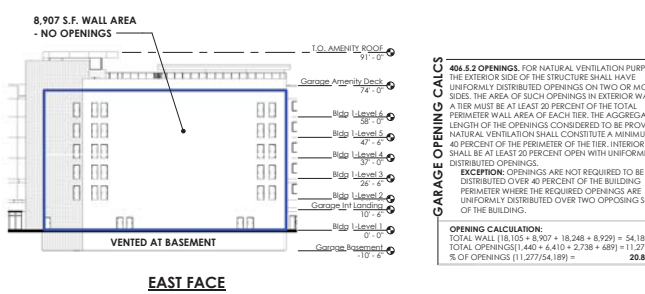
NORTH FACE
 1440 S.F. OPEN AREA (BEYOND)
 18,105 S.F. WALL AREA



WEST FACE
 689 S.F. OPEN AREA (BEYOND)
 8,929 S.F. WALL AREA



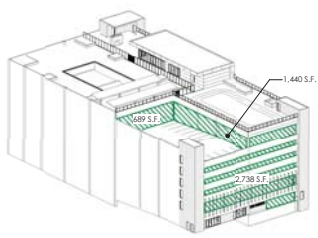
SOUTH FACE
 6,410 S.F. OPEN AREA
 18,248 S.F. WALL AREA



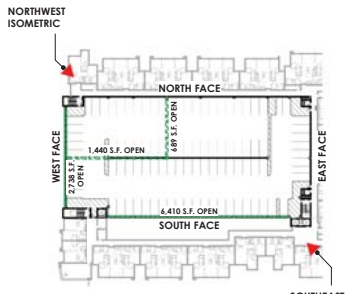
EAST FACE
 8,907 S.F. WALL AREA - NO OPENINGS
 VENTED AT BASEMENT

GARAGE OPENING CALCS
 406.5.2 OPENINGS. FOR NATURAL VENTILATION PURPOSES, THE EXTERIOR SIDE OF THE STRUCTURE SHALL HAVE UNIFORMLY DISTRIBUTED OPENINGS ON TWO OR MORE SIDES. THE AREA OF SUCH OPENINGS IN EXTERIOR WALLS ON A TIER MUST BE AT LEAST 20 PERCENT OF THE TOTAL PERIMETER WALL AREA OF EACH TIER. THE AGGREGATE LENGTH OF THE OPENINGS CONSIDERED TO BE PROVIDING NATURAL VENTILATION SHALL CONSTITUTE A MINIMUM OF 40 PERCENT OF THE PERIMETER OF THE TIER. INTERIOR WALLS SHALL BE AT LEAST 20 PERCENT OPEN WITH UNIFORMLY DISTRIBUTED OPENINGS.
 EXCEPTION: OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40 PERCENT OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING.

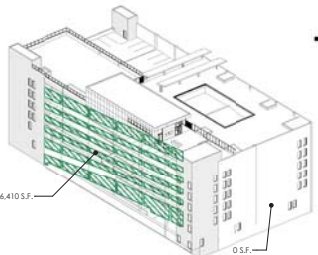
OPENING CALCULATION:
 TOTAL WALL (18,105 + 8,907 + 18,248 + 8,929) = 54,189 S.F.
 TOTAL OPENINGS (1,440 + 6,410 + 2,738 + 489) = 11,277 S.F.
 % OF OPENINGS (11,277/54,189) = **20.81%**



NORTHWEST ISOMETRIC



KEY PLAN



SOUTHEAST ISOMETRIC

GARAGE - NATURAL VENTILATION CALCULATIONS
 1" = 30'-0"

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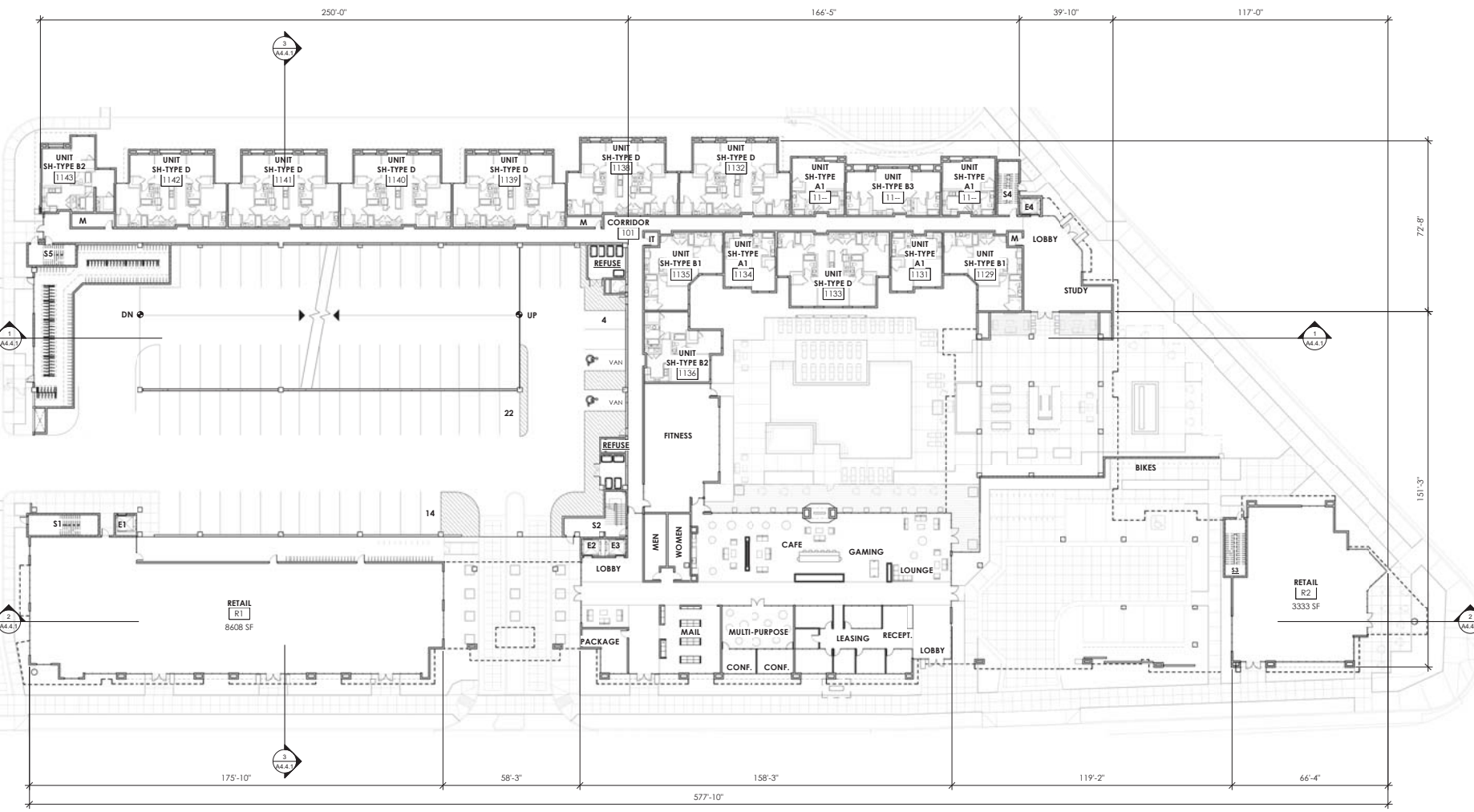
DATE 03-27-18

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Dwn By: Op

Rev. Date: Description:

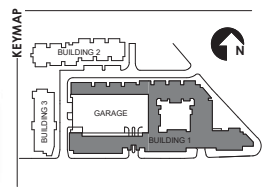
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Building 1 - Level 1 Composite Plan
1" = 20'-0"

UNIT MIX

Building/Level	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
Building 1 / 1st Level	4 units	9 units	3 units	2 units	16 units	34 units
Building 1 / 2nd Level	14 units	11 units	1 unit	20 units	46 units	50 units
Building 1 / 3rd Level	14 units	11 units	1 unit	20 units	46 units	50 units
Building 1 / 4th Level	14 units	11 units	1 unit	20 units	46 units	50 units
Building 1 / 5th Level	14 units	11 units	1 unit	20 units	46 units	50 units
Building 1 / 6th Level	14 units	11 units	1 unit	20 units	46 units	50 units
Building 1 Totals	74 units	66 units	8 units	102 units	346 units	546 units



Building 1 - First Level Plan

A2.1.1

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 at APACHE
 AND TERRACE**

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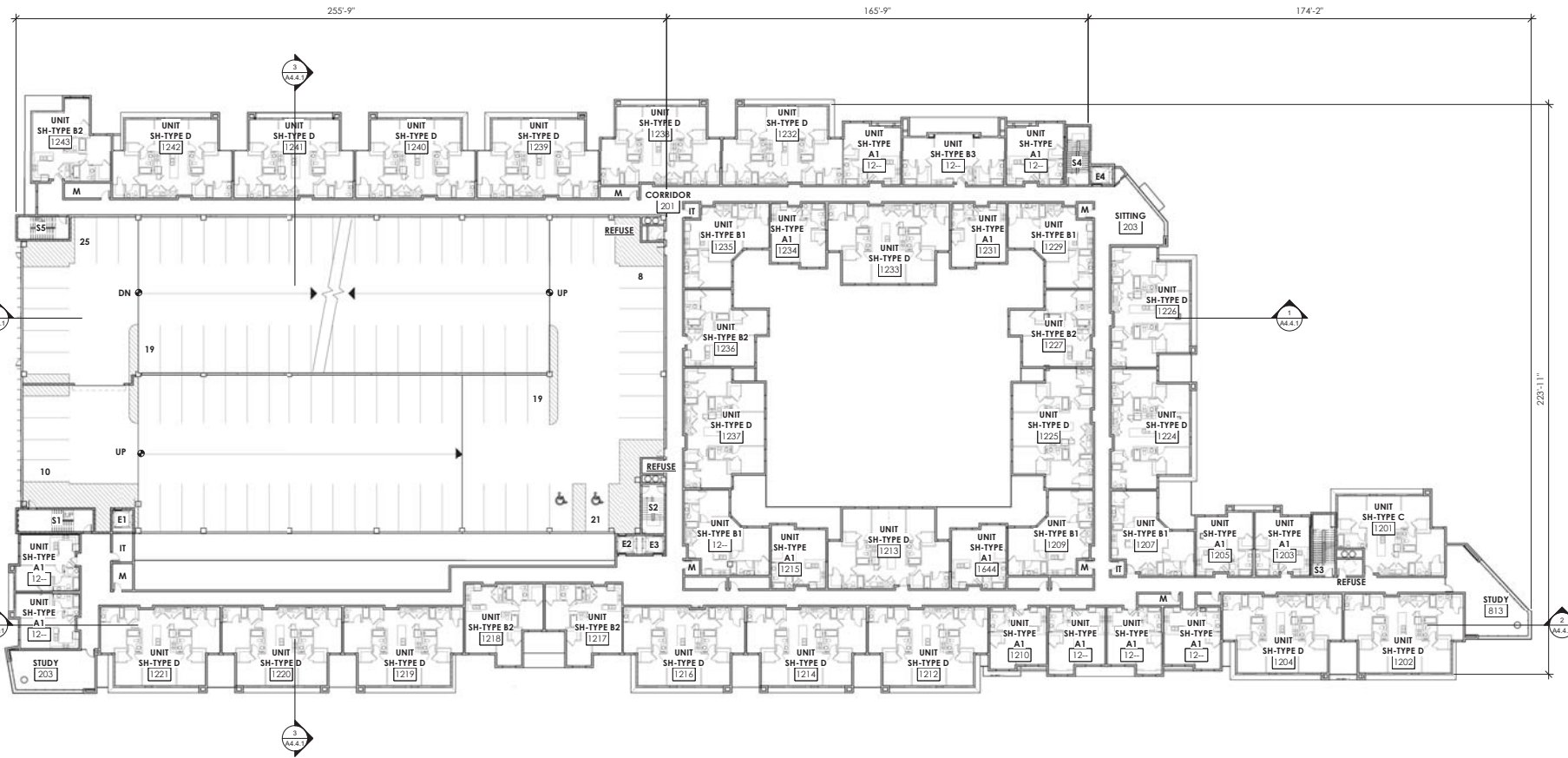
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Rev. Date: Description:

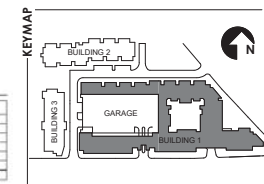
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Building 1 - Level 2 Plan (Levels 3-4 Similar)
 1" = 20'-0"

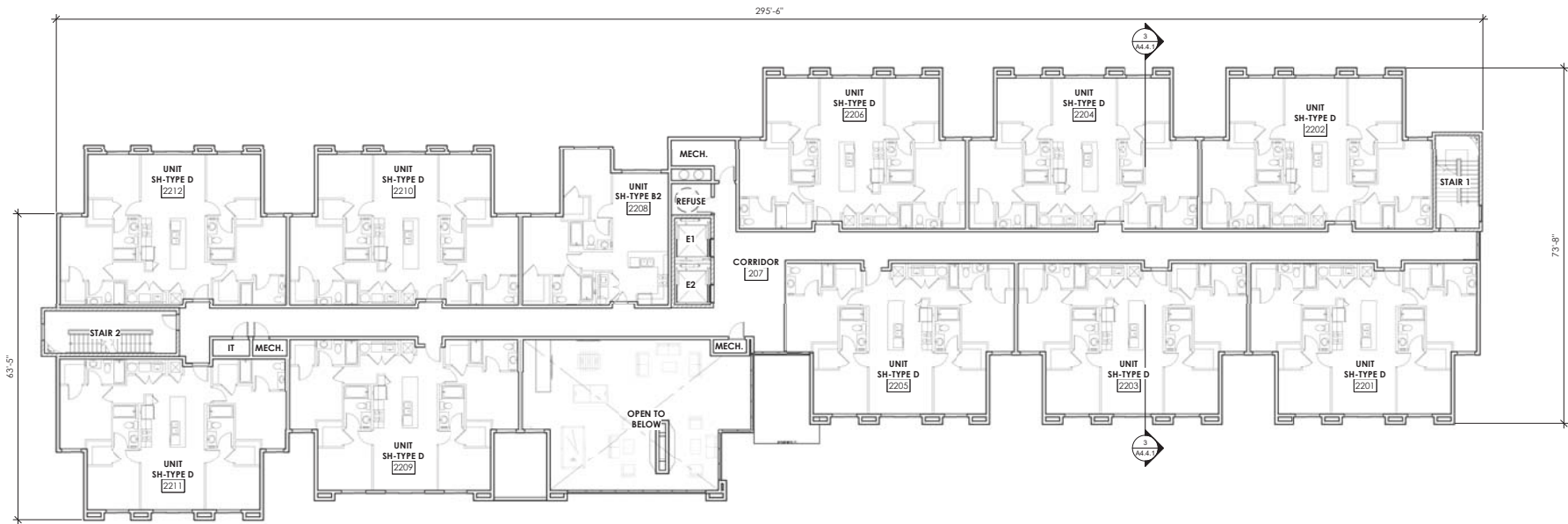
UNIT MIX

Building/Level	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
Building 1.1 1st Level	4 units	5 units	5 units	1 unit	1 unit	16 units
Building 1.1 2nd Level	14 units	11 units	1 unit	20 units	46 units	
Building 1.1 3rd Level	14 units	11 units	1 unit	20 units	46 units	
Building 1.1 4th Level	14 units	11 units	1 unit	20 units	46 units	
Building 1.1 5th Level	14 units	11 units	1 unit	20 units	46 units	
Building 1.1 6th Level	14 units	11 units	1 unit	20 units	46 units	
Building 1 Totals:	74 units	60 units	5 units	107 units	246 units	



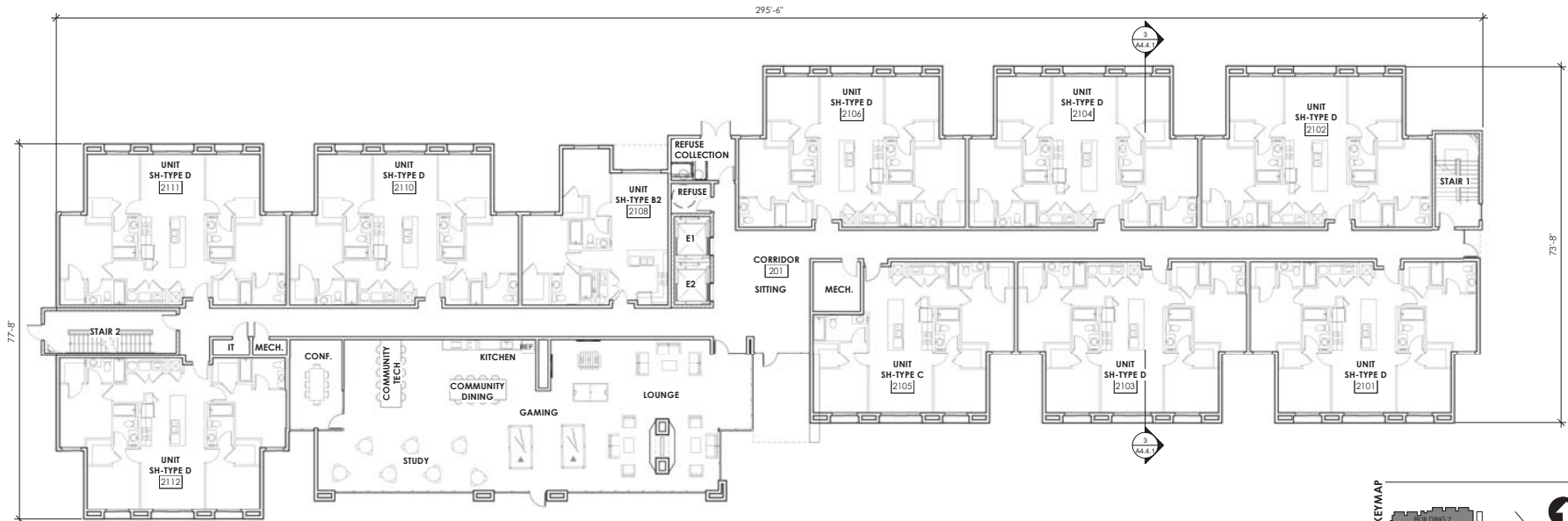
Building 1 -
 Second Level
 Plan

A2.1.2



Building 2 - Level 2 Plan

3/32" = 1'-0"

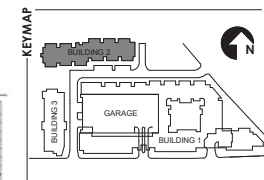


Building 2 - Level 1 Plan

3/32" = 1'-0"

UNIT MIX

Building/Level	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
Building 1 - 1st Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 2nd Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 1st Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 2nd Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 3rd Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 4th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 5th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 6th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 7th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 8th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 9th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 10th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 11th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 12th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 13th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 14th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 15th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 16th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 17th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 18th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 19th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 20th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 21st Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 22nd Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 23rd Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 24th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 25th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 26th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 27th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 28th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 29th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 30th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 31st Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 32nd Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 33rd Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 34th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 35th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 36th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 37th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 38th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 39th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 40th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 41st Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 42nd Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 43rd Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 44th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 45th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 46th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 47th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 48th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 49th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 50th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 51st Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 52nd Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 53rd Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 54th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 55th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 56th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 57th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 58th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 59th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 60th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 61st Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 62nd Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 63rd Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 64th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 65th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 66th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 67th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 68th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 69th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 70th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 71st Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 72nd Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 73rd Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 74th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 75th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 76th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 77th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 78th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 79th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 80th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 81st Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 82nd Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 83rd Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 84th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 85th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 86th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 87th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 88th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 89th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 90th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 91st Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 92nd Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 93rd Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 94th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 95th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 96th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 97th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 98th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 99th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units
Building 2 - 100th Level	1 unit	1 unit	1 unit	1 unit	1 unit	5 units



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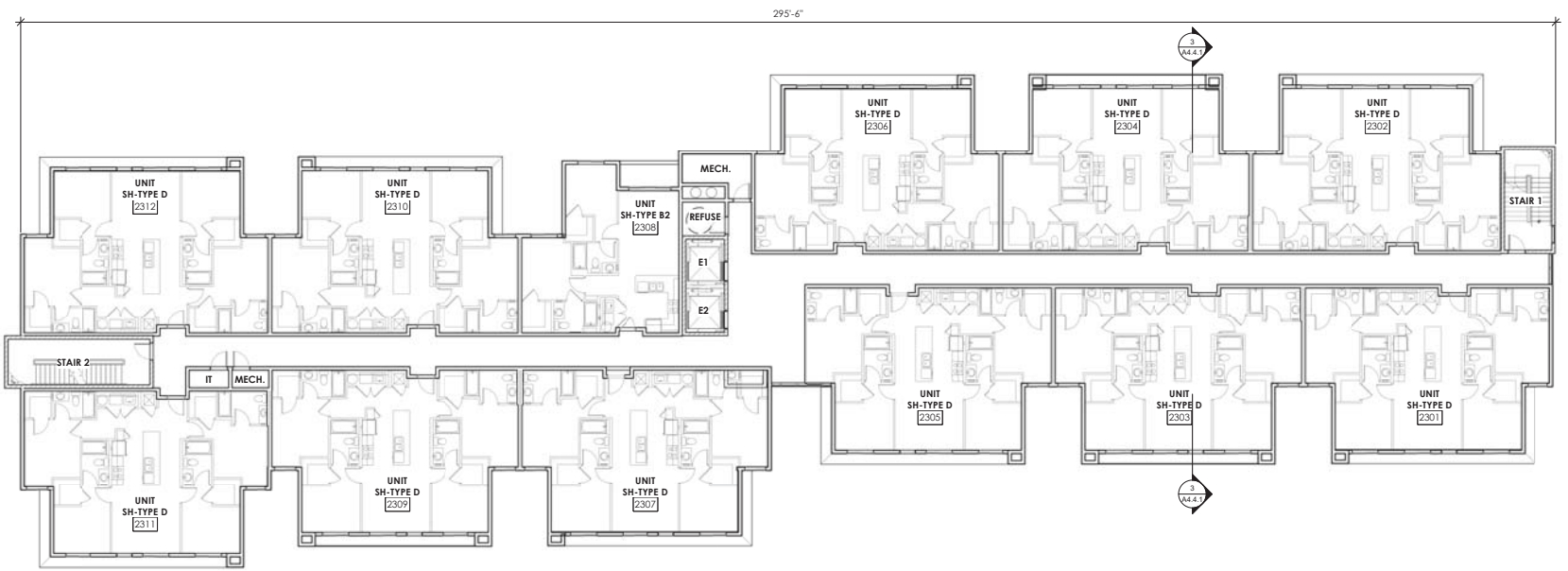
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Building 2 - First & Second Levels

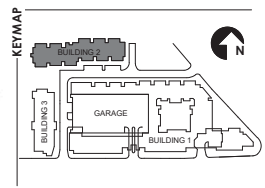
A2.2.1



Building 2 - Level 3 Plan (Levels 4-5 Similar)
 3/27/18 - 1/0

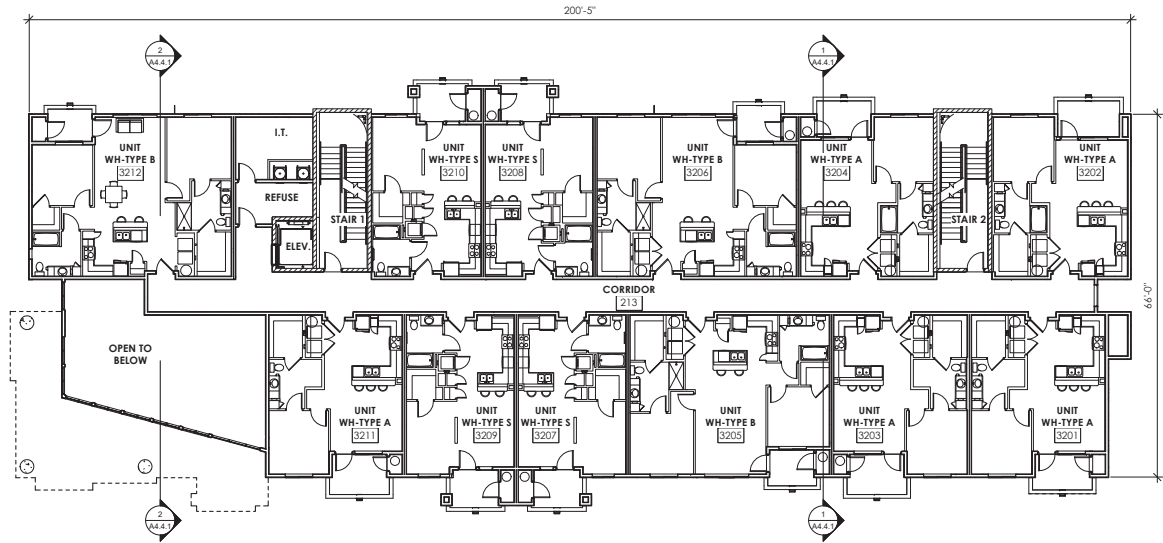
UNIT MIX

Building/Level	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
Building 1 Top Level	1 unit	1 unit	8 units	11 units	11 units	32 units
Building 2 2ND Level	1 unit	1 unit	11 units	11 units	11 units	35 units
Building 2 3RD Level	1 unit	1 unit	11 units	11 units	11 units	35 units
Building 2 4TH Level	1 unit	1 unit	11 units	11 units	11 units	35 units
Building 2 5TH Level	1 unit	1 unit	11 units	11 units	11 units	35 units
Building 2 6TH Level	1 unit	1 unit	11 units	11 units	11 units	35 units
Building 2 7TH Level	1 unit	1 unit	11 units	11 units	11 units	35 units
Building 2 Terrace	1 unit	1 unit	1 unit	11 units	11 units	25 units

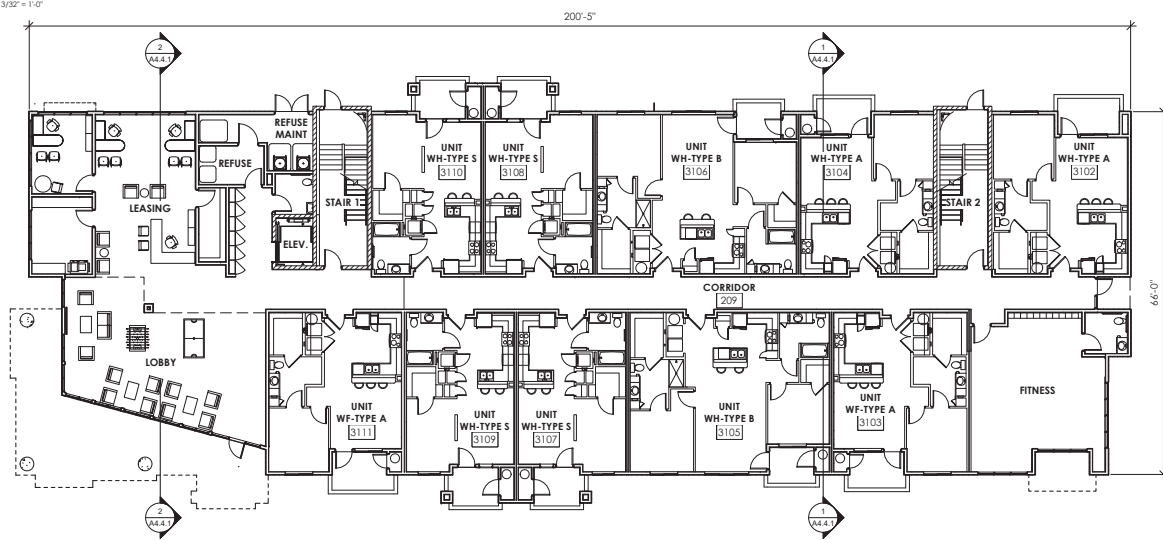


Building 2 - Third Level

A2.2.2



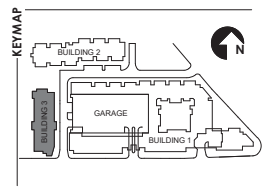
Building 3 - Level 2 Plan
3/32" = 1'-0"



Building 3 - Level 1 Plan
3/32" = 1'-0"

UNIT MIX

Building/Level	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
Building 1 1st Level	4 units	4 units	2 units			10 units
Building 2 2nd Level	4 units	4 units	3 units			11 units
Building 2 3rd Level	4 units	4 units	3 units			11 units
Building 2 4th Level	4 units	4 units	3 units			11 units
Building 3 1st Level	4 units	4 units	3 units			11 units
Building 3 Totals	20 units	20 units	14 units			54 units



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 Tempe, AZ 85281

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 (267) 256-4516P



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Building 3 - First & Second Levels

A2.3.1

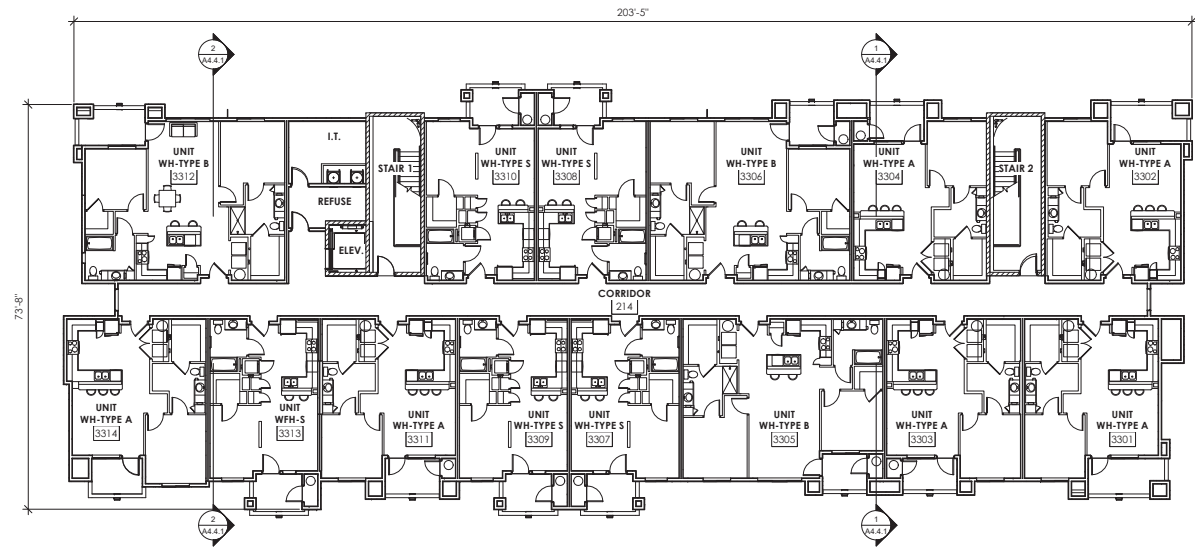
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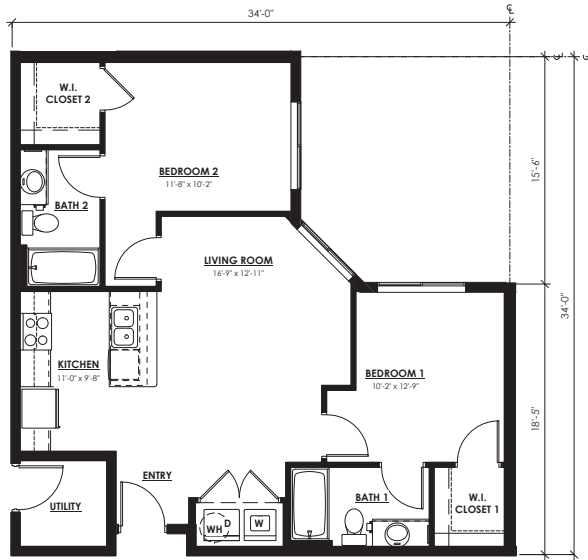


Building 3 - Level 3 Plan (Levels 4-5 Similar)
 3/27/18 = 1'-0"

Building/Level	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
Building 1 1st Level	4 units	4 units	2 units			10 units
Building 2 2nd Level	4 units	4 units	4 units			12 units
Building 2 3rd Level	4 units	4 units	4 units			12 units
Building 2 4th Level	4 units	4 units	4 units			12 units
Building 2 5th Level	4 units	4 units	4 units			12 units
Building 3 1st Level	20 units	27 units	14 units			64 units

Building 3 - Third Level

A2.3.2

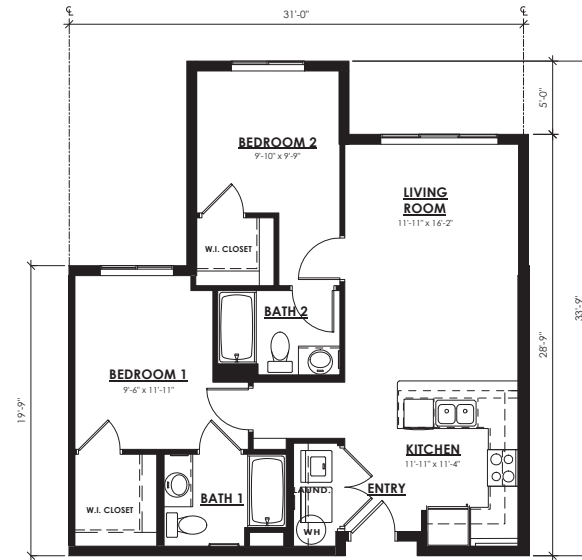


UNIT SH-TYPE B1
1/4" = 1'-0"

NET AREA = 843 S.F.
GROSS AREA = 887 S.F.

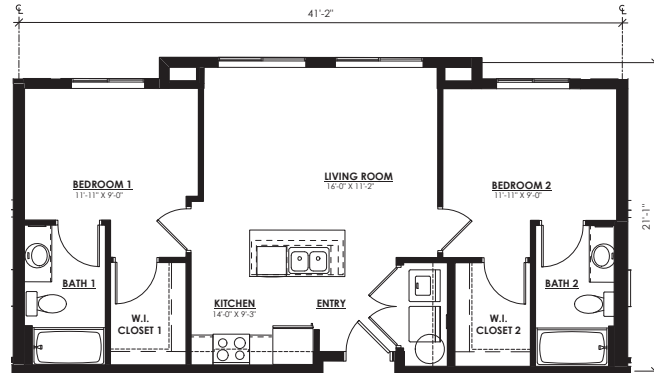
GROSS LIVABLE AREA ARE CALCULATED FROM CENTERLINE OF UNIT SEPARATION WALL TO OUTSIDE FACE OF EXTERIOR AND CORRIDOR WALLS AND INCLUDE ALL INTERNAL WALLS, CAVATIES, BUT EXCLUDES BUILDING FRAME-OUTS AND OTHER FAUX ELEVATION FEATURES.

UNIT NET AREA IS MEASURED FROM THE INSIDE FACE OF THE EXTERIOR STUD WALL TO THE CENTER OF THE UNITS PARTY WALL TO THE INSIDE FACE OF THE CORRIDOR STUD WALL. AREA DOES NOT INCLUDE PATIOS, BALCONIES, BREEZEWAY OR PATIO/BALCONY STORAGE ROOMS.



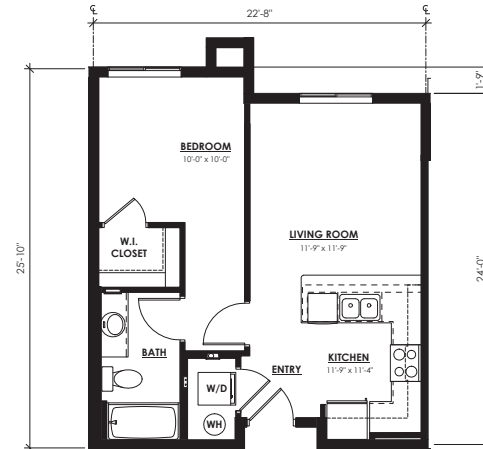
UNIT SH-TYPE B2
1/4" = 1'-0"

NET AREA = 822 S.F.
GROSS AREA = 864 S.F.



UNIT SH-TYPE B3
1/4" = 1'-0"

NET AREA = 801 S.F.
GROSS AREA = 841 S.F.



UNIT SH-TYPE A1
1/4" = 1'-0"

NET AREA = 535 S.F.
GROSS AREA = 558 S.F.

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STUDENT HOUSING UNIT PLANS

A6.1

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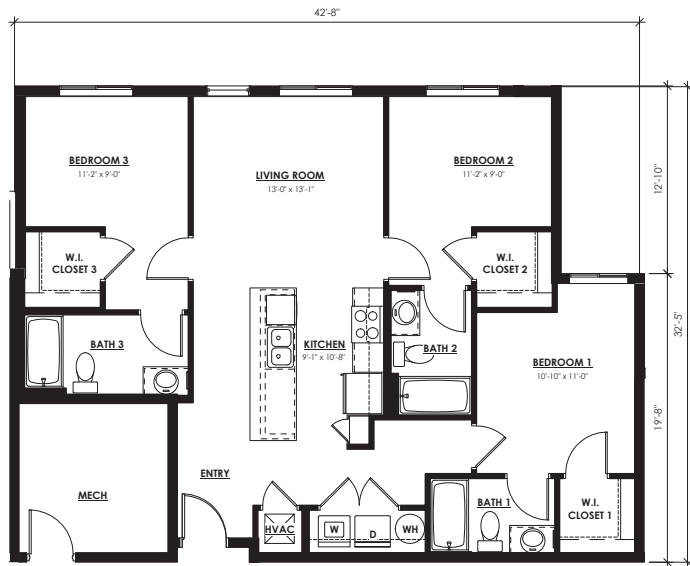
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STUDENT
 HOUSING UNIT
 PLANS

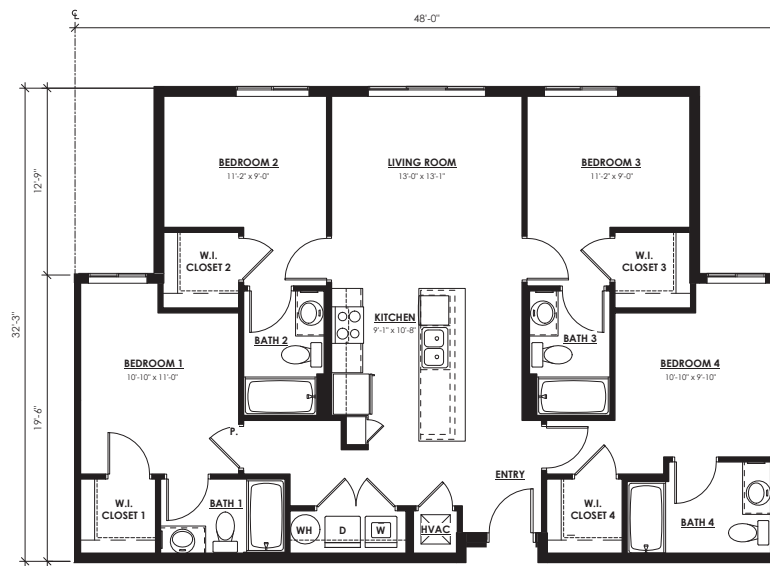
A6.2



UNIT SH-TYPE C

1/8" = 1'-0"

NET AREA = 1,123 S.F.
 GROSS AREA = 1,174 S.F.



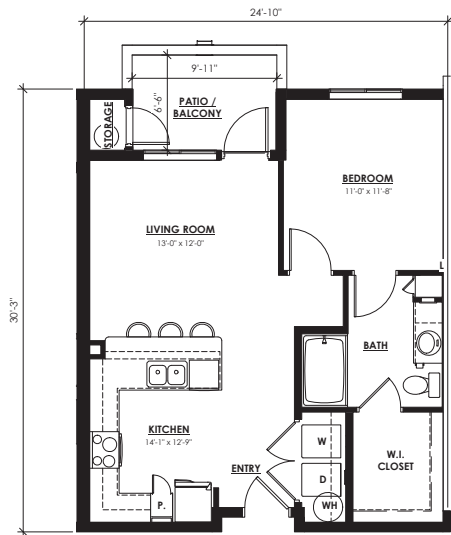
UNIT SH-TYPE D

1/8" = 1'-0"

NET AREA = 1,342 S.F.
 GROSS AREA = 1,399 S.F.

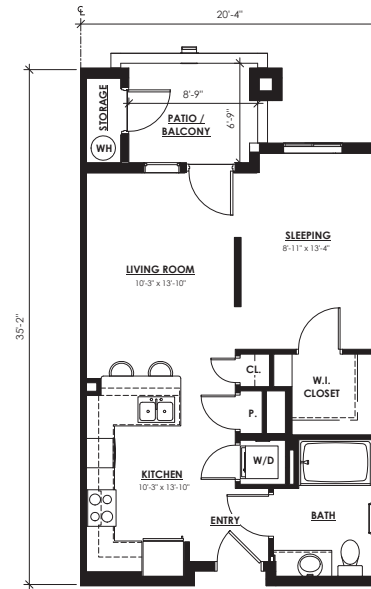
GROSS LIVABLE AREA ARE CALCULATED FROM CENTERLINE OF UNIT SEPARATION WALL TO OUTSIDE FACE OF EXTERIOR AND CORRIDOR WALLS AND INCLUDE ALL INTERNAL WALLS, CAVATIES, BUT EXCLUDES BUILDING FRAME-OUTS AND OTHER FAUX ELEVATION FEATURES.

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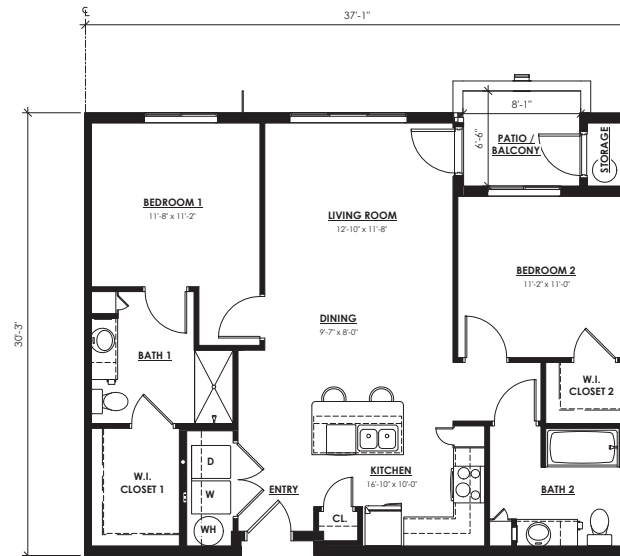
UNIT WF-TYPE A
1/4" = 1'-0"

NET AREA = 662 S.F.
GROSS AREA = 690 S.F.



UNIT WF-TYPE S
1/4" = 1'-0"

NET AREA = 548 S.F.
GROSS AREA = 589 S.F.



UNIT WF-TYPE B
1/4" = 1'-0"

NET AREA = 1,005 S.F.
GROSS AREA = 1,046 S.F.

GROSS LIVABLE AREA ARE CALCULATED FROM CENTERLINE OF UNIT SEPARATION WALL TO OUTSIDE FACE OF EXTERIOR AND CORRIDOR WALLS AND INCLUDE ALL INTERNAL WALLS, CAVITIES, BUT EXCLUDES BUILDING FRAME-OUTS AND OTHER FAUX ELEVATION FEATURES.

UNIT NET AREA IS MEASURED FROM THE INSIDE FACE OF THE EXTERIOR STUD WALL TO THE CENTER OF THE UNITS PARTY WALL TO THE INSIDE FACE OF THE CORRIDOR STUD WALL. AREA DOES NOT INCLUDE PATIOS, BALCONIES, BREEZEWAY OR PATIO/BALCONY STORAGE ROOMS.

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WORKFORCE/APARTMENT
UNIT PLANS

A6.3

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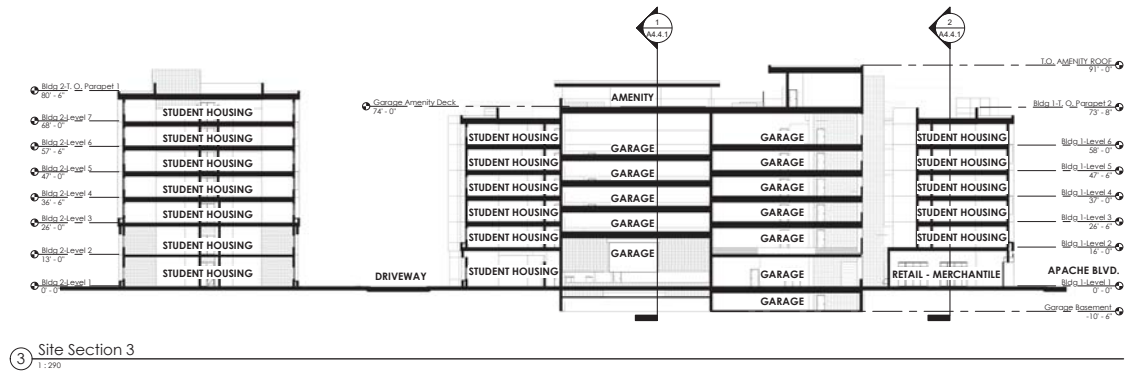
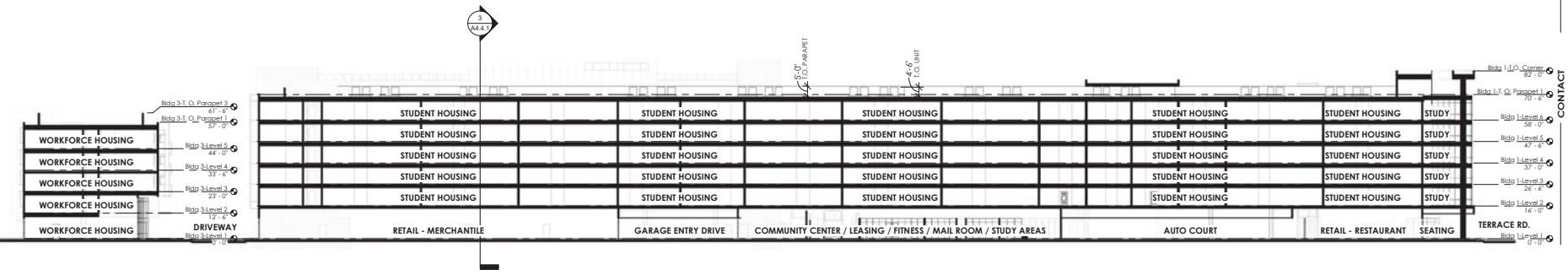
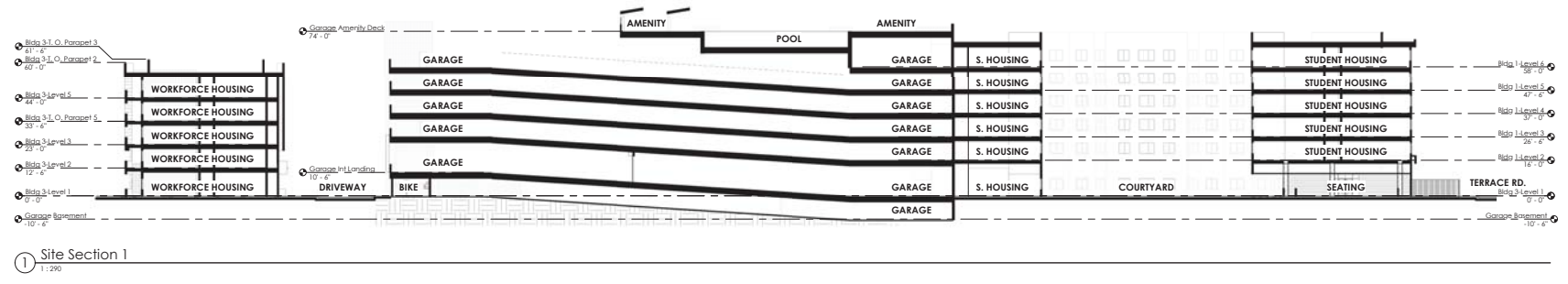
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SITE SECTIONS
A4.4.1



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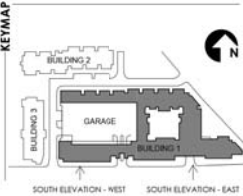
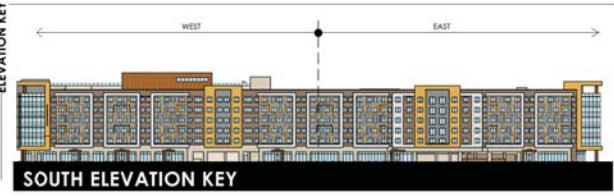
BUILDING 1 - SOUTH ENLARGED ELEVATION - EAST
 1/16" = 1'-0"



BUILDING 1 - SOUTH ENLARGED ELEVATION - WEST
 1/16" = 1'-0"

MARK	MATERIAL	COLOR	MARK	MATERIAL	COLOR
C1	REVEAL PANEL SYSTEM CEMENT PANEL / BRUSCO	Dunn-Edwards' COLO MCKINNY (20K40)	C12	CONCRETE COOR	WALL / ALUMINUM
C2	REVEAL PANEL SYSTEM CEMENT PANEL / BRUSCO	Dunn-Edwards' COVERED IN FLAME™ (20K72)	C13	BRONZE / PANE	WALL
C3	REVEAL PANEL SYSTEM CEMENT PANEL / BRUSCO	Dunn-Edwards' CALIBROCK (20K37) (LV 27)	C14	PAINTED CLING STLS COLUMN / REVEAL PANEL SYSTEM	Dunn-Edwards' WICH ORY (20K13) (LV 14)
C4	REVEAL PANEL SYSTEM CEMENT PANEL / BRUSCO	Dunn-Edwards' LONG MANE (20K39) (LV 41)	C15	PAINTED CLING COOR	MADE TO ORDER
C5	PAINTED / LAP SERR	Dunn-Edwards' CARVED WOOD (20K12) (LV 25)	C16	REVEAL COLOR BRICK / CONCRETE CALABRE	Dunn-Edwards' WESTEN (20K14)
C6	REVEAL PANEL SYSTEM CEMENT PANEL / BRUSCO	Dunn-Edwards' QUICKLAND (20K74) (LV 40)	C17	REVEAL COLOR BRICK / REVEAL PANEL SYSTEM CEMENT PANEL / BRUSCO	Dunn-Edwards' WICH ORY (20K13) (LV 14)
C7	REVEAL PANEL SYSTEM CEMENT PANEL / BRUSCO	Dunn-Edwards' WICH ORY (20K13) (LV 14)	C18	BRONZE	BRICK (MATERIAL FINISH)
C8	1/2" x 1/2" ZABRO BRACE VENEER / FINISH BOARD	Windsor Blue / COBALT BLUE	C19	REVEAL COLOR BRICK / REVEAL PANEL SYSTEM CEMENT PANEL / BRUSCO	Dunn-Edwards' WICH ORY (20K13) (LV 14)
C9	REVEAL PANEL SYSTEM CEMENT PANEL / BRUSCO	Dunn-Edwards' WICH ORY (20K13) (LV 14)	C20	PAINTED CLING COOR	Dunn-Edwards' WESTEN (20K14)
C10	REVEAL PANEL SYSTEM CEMENT PANEL / BRUSCO	Dunn-Edwards' WICH ORY (20K13) (LV 14)	C21	PAINTED METAL SPACE CANOPY	Dunn-Edwards' COVERED IN FLAME™ (20K72) (LV 40)
C11	REVEAL PANEL SYSTEM CEMENT PANEL / BRUSCO	Dunn-Edwards' WICH ORY (20K13) (LV 14)			

- GENERAL NOTES**
1. PAINT ALL VENTS, LASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR UN.O.
 2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION.
 3. VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & OWNER PRIOR TO APPLICATION.
 4. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
 5. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 6. PROVIDE SEALANT AT ALL FINISH PENETRATIONS.
 7. ALL CONTROL JOINTS AND REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
 8. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
 9. EXTERIOR DOOR AND FRAME COLORS TO MATCH, U.N.O.



BUILDING 1 ENLARGED EXTERIOR ELEVATIONS
A4.1.1

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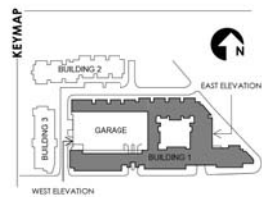
BUILDING 1 - EAST ENLARGED ELEVATION
 1/16" = 1'-0"



BUILDING 1 - WEST ENLARGED ELEVATION
 1/16" = 1'-0"

MARK	MATERIAL	COLOR	MARK	MATERIAL	COLOR
C1	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards "COOL MONKEY" (E8348) (REV 2)	C12	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	BRICK
C2	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards "COVERED IN PLASTER" (E8349) (REV 4)	C13	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	BRICK
C3	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards "CARBON" (E8350) (REV 3)	C14	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	BRICK
C4	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards "TICK MARK" (E8351) (REV 4)	C15	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	BRICK
C5	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards "CARVED WOOD" (E8423) (REV 3)	C16	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	BRICK
C6	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards "GARDEN" (E8354) (REV 4)	C17	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	BRICK
C7	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards "IRON LINE" (E8353) (REV 1)	C18	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	BRICK
C8	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards "IRON LINE" (E8353) (REV 1)			
C9	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards "IRON LINE" (E8353) (REV 1)			
C10	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards "IRON LINE" (E8353) (REV 1)			
C11	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards "IRON LINE" (E8353) (REV 1)			
C12	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards "IRON LINE" (E8353) (REV 1)			
C13	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards "IRON LINE" (E8353) (REV 1)			
C14	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards "IRON LINE" (E8353) (REV 1)			
C15	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards "IRON LINE" (E8353) (REV 1)			
C16	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards "IRON LINE" (E8353) (REV 1)			
C17	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards "IRON LINE" (E8353) (REV 1)			
C18	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards "IRON LINE" (E8353) (REV 1)			

- GENERAL NOTES**
1. PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR U.N.C.
 2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION.
 3. VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & OWNER PRIOR TO APPLICATION.
 4. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
 5. ROOFING SHALL BE INSTALLED IN ACCORDANCE W/MANUFACTURERS SPECIFICATIONS.
 6. PROVIDE SEALANT AT ALL FINISH PENETRATIONS.
 7. ALL CONTROL JOINTS AND REVEAL: TO TERMINATE ON INSIDE CORNERS ONLY.
 8. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
 9. EXTERIOR DOOR AND FRAME COLORS TO MATCH - U.N.C.



BUILDING 1 ENLARGED EXTERIOR ELEVATIONS
A4.1.2

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Gilbane
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BUILDING 1 - NORTH ENLARGED ELEVATION - WEST
 1/16" = 1'-0"



BUILDING 1 - NORTH ENLARGED ELEVATION - EAST
 1/16" = 1'-0"

MATERIAL SCHEDULE

MARK	MATERIAL	COLOR
C1	REVEAL PANEL SYSTEM CEMENT PANEL (BRICK)	DarkRichmond, COLO MORN'G' BRICKS (REV 2)
C2	REVEAL PANEL SYSTEM CEMENT PANEL (BRICK)	DarkRichmond, COVERED IN PLATINUM (REV 4)
C3	REVEAL PANEL SYSTEM CEMENT PANEL (BRICK)	DarkRichmond, CASTLEBROOK (REV 4)
C4	REVEAL PANEL SYSTEM CEMENT PANEL (BRICK)	DarkRichmond, LEARN MARK (REV 4)
C5	PAVING/EIF (CAF BEING)	DarkRichmond, CARVED ROCK (REV 4)
C6	REVEAL PANEL SYSTEM CEMENT PANEL (BRICK)	DarkRichmond, QUICKLAND (REV 4)
C7	REVEAL PANEL SYSTEM CEMENT PANEL (BRICK)	DarkRichmond, WICKONIE (REV 4)
C8	EIF (CAF BEING)	DarkRichmond, WICKONIE (REV 4)
C9	EIF (CAF BEING)	DarkRichmond, WICKONIE (REV 4)
C10	EIF (CAF BEING)	DarkRichmond, WICKONIE (REV 4)
C11	EIF (CAF BEING)	DarkRichmond, WICKONIE (REV 4)

MARK	MATERIAL	COLOR
C12	EIF (CAF BEING)	DarkRichmond, WICKONIE (REV 4)
C13	EIF (CAF BEING)	DarkRichmond, WICKONIE (REV 4)
C14	EIF (CAF BEING)	DarkRichmond, WICKONIE (REV 4)
C15	EIF (CAF BEING)	DarkRichmond, WICKONIE (REV 4)
C16	EIF (CAF BEING)	DarkRichmond, WICKONIE (REV 4)
C17	EIF (CAF BEING)	DarkRichmond, WICKONIE (REV 4)
C18	EIF (CAF BEING)	DarkRichmond, WICKONIE (REV 4)
C19	EIF (CAF BEING)	DarkRichmond, WICKONIE (REV 4)
C20	EIF (CAF BEING)	DarkRichmond, WICKONIE (REV 4)
C21	EIF (CAF BEING)	DarkRichmond, WICKONIE (REV 4)

- GENERAL NOTES**
1. PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR U.N.O.
 2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION
 3. VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & OWNER PRIOR TO APPLICATION.
 4. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
 5. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 6. PROVIDE SEALANT AT ALL FINISH PENETRATIONS
 7. ALL CONTROL JOINTS AND REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
 8. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
 9. EXTERIOR DOOR AND FRAME COLORS TO MATCH U.N.O.



BUILDING 1 ENLARGED EXTERIOR ELEVATIONS A4.1.3



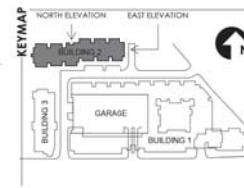
Building 2 - South Elevation
1/16" = 1'-0"



Building 2 - East Elevation
1/16" = 1'-0"

MARK	MATERIAL	COLOR	MARK	MATERIAL	COLOR
C1	SEMI-GLOSS SYSTEM CEMENT PANEL / BRUCOLI	Dunn-Edwards 'COOL BURNING' (SEAS) 80-73	C22	CONCRETE BLOCK	BLK / ALUMINUM
C2	SEMI-GLOSS SYSTEM CEMENT PANEL / BRUCOLI	Dunn-Edwards 'COVERED PLANNING' (BRUCOLI) 66	C23	SPANDREL PANEL	BLK
C3	SEMI-GLOSS SYSTEM CEMENT PANEL / BRUCOLI	Dunn-Edwards 'LASSI BROOK' (BRUCOLI) 45	C24	CONCRETE BLOCK	BLK / ALUMINUM
C4	SEMI-GLOSS SYSTEM CEMENT PANEL / BRUCOLI	Dunn-Edwards 'SANDY WOOD' (BRUCOLI) 45	C25	CONCRETE BLOCK	BLK / ALUMINUM
C5	SEMI-GLOSS SYSTEM CEMENT PANEL / BRUCOLI	Dunn-Edwards 'SANDY WOOD' (BRUCOLI) 45	C26	CONCRETE BLOCK	BLK / ALUMINUM
C6	SEMI-GLOSS SYSTEM CEMENT PANEL / BRUCOLI	Dunn-Edwards 'SANDY WOOD' (BRUCOLI) 45	C27	CONCRETE BLOCK	BLK / ALUMINUM
C7	SEMI-GLOSS SYSTEM CEMENT PANEL / BRUCOLI	Dunn-Edwards 'SANDY WOOD' (BRUCOLI) 45	C28	CONCRETE BLOCK	BLK / ALUMINUM
C8	SEMI-GLOSS SYSTEM CEMENT PANEL / BRUCOLI	Dunn-Edwards 'SANDY WOOD' (BRUCOLI) 45	C29	CONCRETE BLOCK	BLK / ALUMINUM
C9	SEMI-GLOSS SYSTEM CEMENT PANEL / BRUCOLI	Dunn-Edwards 'SANDY WOOD' (BRUCOLI) 45	C30	CONCRETE BLOCK	BLK / ALUMINUM
C10	SEMI-GLOSS SYSTEM CEMENT PANEL / BRUCOLI	Dunn-Edwards 'SANDY WOOD' (BRUCOLI) 45	C31	CONCRETE BLOCK	BLK / ALUMINUM
C11	SEMI-GLOSS SYSTEM CEMENT PANEL / BRUCOLI	Dunn-Edwards 'SANDY WOOD' (BRUCOLI) 45	C32	CONCRETE BLOCK	BLK / ALUMINUM
C12	SEMI-GLOSS SYSTEM CEMENT PANEL / BRUCOLI	Dunn-Edwards 'SANDY WOOD' (BRUCOLI) 45	C33	CONCRETE BLOCK	BLK / ALUMINUM
C13	SEMI-GLOSS SYSTEM CEMENT PANEL / BRUCOLI	Dunn-Edwards 'SANDY WOOD' (BRUCOLI) 45	C34	CONCRETE BLOCK	BLK / ALUMINUM
C14	SEMI-GLOSS SYSTEM CEMENT PANEL / BRUCOLI	Dunn-Edwards 'SANDY WOOD' (BRUCOLI) 45	C35	CONCRETE BLOCK	BLK / ALUMINUM

- GENERAL NOTES**
1. PAINT ALL VENTS, FLASHING, MISC MATERIALS TO MATCH ADJACENT BUILDING COLOR U.N.O.
 2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION.
 3. VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & OWNER PRIOR TO APPLICATION.
 4. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
 5. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 6. PROVIDE SEALANT AT ALL FRESH PENETRATIONS.
 7. ALL CONTROL JOINTS AND REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
 8. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
 9. EXTERIOR DOOR AND FRAME COLORS TO MATCH, U.N.O.



PROJECT NO. 16-2026-02
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CLIENT **Gilbane**
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(267) 256-4516P



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BUILDING 2 EXTERIOR ELEVATIONS
A4.2.1

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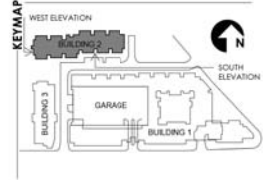
Building 2 - North Elevation
 1/16" = 1'-0"



Building 2 - West Elevation
 1/16" = 1'-0"

MATERIAL SCHEDULE			MATERIAL SCHEDULE		
MARK	MATERIAL	COLOR	MARK	MATERIAL	COLOR
C1	REVEAL PANEL SYSTEM CEMENT PANEL / BRUCO	Dunn-Edwards "COOL BURNING" (SEANS) LRV 73	C20	EXTERIOR DOOR	MIL / ALUMINUM
C2	REVEAL PANEL SYSTEM CEMENT PANEL / BRUCO	Dunn-Edwards "COVERED IN PLAIN" (SEANS) LRV 48	C21	SPANDREL PANEL	WHITE
C3	REVEAL PANEL SYSTEM CEMENT PANEL / BRUCO	Dunn-Edwards "CLASS BROOK" (SEANS) LRV 57	C22	CAST IN PLACE CONCRETE FLOORING	Dunn-Edwards "WON ORE" (EX153) LRV 14
C4	REVEAL PANEL SYSTEM CEMENT PANEL / BRUCO	Dunn-Edwards "SEAS NAME" (SEANS) LRV 45	C23	PAVEMENT CURB	MADE IN AUSTRIA
C5	PAVEMENT CURB	Dunn-Edwards "SAPRED WOOD" (EX152) LRV 39	C24	INTERIOR, COLORED PRECAST CONCRETE CURBAGE	Dunn-Edwards "WON ORE" (EX153) LRV 14
C6	REVEAL PANEL SYSTEM CEMENT PANEL / BRUCO	Dunn-Edwards "GARDIANO" (EX154) LRV 40	C25	EXTERIOR, COLORED PRECAST CONCRETE CURBAGE	Dunn-Edwards "WON ORE" (EX153) LRV 14
C7	REVEAL PANEL SYSTEM CEMENT PANEL / BRUCO	Dunn-Edwards "WON ORE" (EX153) LRV 14	C26	REPAIR	PAVEMENT
C8	REVEAL PANEL SYSTEM CEMENT PANEL / BRUCO	Dunn-Edwards "WON ORE" (EX153) LRV 14	C27	PAVEMENT METAL SHADE CANOPY	Dunn-Edwards "COVERED IN PLAIN" (SEANS) LRV 48
C9	REVEAL PANEL SYSTEM CEMENT PANEL / BRUCO	Dunn-Edwards "WON ORE" (EX153) LRV 14	C28	INTERIOR, COLORED PRECAST CONCRETE WALKWAY	Dunn-Edwards "WON ORE" (EX153) LRV 14
C10	REVEAL PANEL SYSTEM CEMENT PANEL / BRUCO	Dunn-Edwards "WON ORE" (EX153) LRV 14	C29	PAVEMENT COVER	Dunn-Edwards "GARDIANO" (EX154) LRV 40
C11	DOCKING SYSTEM	MIL / ALUMINUM	C30	METAL SHADE TRIM	Dunn-Edwards "WON ORE" (EX153) LRV 14

- GENERAL NOTES
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 2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION.
 3. VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & OWNER PRIOR TO APPLICATION.
 4. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
 5. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 6. PROVIDE SEALANT AT ALL FINISH PENETRATIONS.
 7. ALL CONTROL JOINTS AND REVEALS: TO TERMINATE ON INSIDE CORNERS ONLY.
 8. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
 9. EXTERIOR DOOR AND FRAME COLORS TO MATCH, U.N.O.



BUILDING 2 EXTERIOR ELEVATIONS
A4.2.2



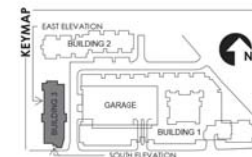
Building 3 - South Elevation
3/32" = 1'-0"



Building 3 - East Elevation
3/32" = 1'-0"

MARK	MATERIAL	COLOR
C1	REVEAL PANEL SYSTEM - CEMENT PANEL / STUCCO	Dunn-Edwards 'COLD MORNING' (DE6346) LRV 73
C2	REVEAL PANEL SYSTEM - CEMENT PANEL / STUCCO	Dunn-Edwards 'COVERED IN PLANK' (DE6347) LRV 46
C3	REVEAL PANEL SYSTEM - CEMENT PANEL / STUCCO	Dunn-Edwards 'CASTLE ROCK' (DE6375) LRV 37
C4	REVEAL PANEL SYSTEM - CEMENT PANEL / STUCCO	Dunn-Edwards 'LONG MANE' (DE6319) LRV 45
C5	PANELIZED F' LAF SIDING	Dunn-Edwards 'CARVED WOOD' (DE6351) LRV 20
C6	REVEAL PANEL SYSTEM - CEMENT PANEL / STUCCO	Dunn-Edwards 'QUICKSAND' (DE6374) LRV 40
C7	REVEAL PANEL SYSTEM - CEMENT PANEL / STUCCO	Dunn-Edwards 'IRON ORE' (DE6153) LRV 18
C8	4" X 12" JUMBO BRICK VENEER - STACKED BOND	White Brick 'OCHRE BUFF'
C9	TRENDSHINE - SEE WALLS	SOUTHWEST GOLD
C10	RESURFIN WINDOW	MILL / ALUMINUM
C11	STOREFRONT SYSTEM	MILL / ALUMINUM
C12	STOREFRONT DOOR	MILL / ALUMINUM
C13	SPANDREL PANEL	WHITE
C14	CAST IN PLACE CONCRETE COLUMN	Dunn-Edwards 'IRON ORE' (DE6153) LRV 18
C15	PAINTED HALL DOOR	MATCH ADJACENT
C16	INTEGRAL COLOR PRECAST CONCRETE GARAGE	Davis Color 'WESTERN GOLD' 441
C17	SHIRY FEATURE - REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'IRON ORE' (DE6153) LRV 18
C18	SIGNAGE	UNDER SEPARATE PERMIT
C20	18" DEEP METAL WINDOW LINING	Dunn-Edwards 'IRON ORE' (DE6153) LRV 18
C21	PAINTED METAL SHADE CANOPY	Dunn-Edwards 'COVERED IN PLANK' (DE6347) LRV 46
C22	INTEGRAL COLOR PRECAST CONCRETE WITH TEXTURE	Davis Color 'WESTERN GOLD' 441 R44 2020 20m
C23	PAINTED LOUVER	Dunn-Edwards 'QUICKSAND' (DE6374) LRV 40
C24	METAL SHADE FIN	Dunn-Edwards 'IRON ORE' (DE6153) LRV 18

- GENERAL NOTES**
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(267) 256-4516P



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BUILDING 3
EXTERIOR
ELEVATIONS
A4.3.1



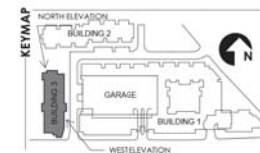
Building 3 - North Elevation
3/32" = 1'-0"



Building 3 - West Elevation
3/32" = 1'-0"

MARK	MATERIAL	COLOR
C1	REVEAL PANEL SYSTEM - CEMENT PANEL / STUCCO	Dunn-Edwards 'COLD MORNING' (DE6346) LRV 73
C2	REVEAL PANEL SYSTEM - CEMENT PANEL / STUCCO	Dunn-Edwards 'COVERED IN PLANK' (DE6347) LRV 46
C3	REVEAL PANEL SYSTEM - CEMENT PANEL / STUCCO	Dunn-Edwards 'CASTLE ROCK' (DE6375) LRV 37
C4	REVEAL PANEL SYSTEM - CEMENT PANEL / STUCCO	Dunn-Edwards 'LONG MANE' (DE6319) LRV 45
C5	PANELIZED 4" LAP SIDING	Dunn-Edwards 'CARVED WOOD' (DE6153) LRV 20
C6	REVEAL PANEL SYSTEM - CEMENT PANEL / STUCCO	Dunn-Edwards 'QUICKSAND' (DE6754) LRV 40
C7	REVEAL PANEL SYSTEM - CEMENT PANEL / STUCCO	Dunn-Edwards 'IRON ORE' (DE6153) LRV 18
C8	4" X 12" JUMBO BRICK VENEER - STACKED BOND	White Brick 'OCHRE BUFF'
C9	TRENDSHINE - SITE WALLS	SOUTHWEST GOLD
C10	RESURFIN WINDOW	MILL / ALUMINUM
C11	STOREFRONT SYSTEM	MILL / ALUMINUM
C12	STOREFRONT DOOR	MILL / ALUMINUM
C13	SPANDREL PANEL	WHITE
C14	CAST IN PLACE CONCRETE COLUMN	Dunn-Edwards 'IRON ORE' (DE6153) LRV 18
C15	PAINTED HALL DOOR	MATCH ADJACENT
C16	INTEGRAL COLOR PRECAST CONCRETE GARAGE	Davis Color 'WESTERN GOLD' 441
C17	SHIRY FEATURE - REVEAL PANEL SYSTEM CEMENT / STUCCO	Dunn-Edwards 'IRON ORE' (DE6153) LRV 18
C18	SIGNAGE	UNDER SEPARATE PERMIT
C19	18" DEEP METAL WINDOW ANNING	Dunn-Edwards 'IRON ORE' (DE6153) LRV 18
C20	PAINTED METAL SHADE CANOPY	Dunn-Edwards 'COVERED IN PLANK' (DE6347) LRV 46
C21	INTEGRAL COLOR PRECAST CONCRETE WITH TEXTURE	Davis Color 'WESTERN GOLD' 441 Rich 2/22 tm
C22	PAINTED LOUVER	Dunn-Edwards 'QUICKSAND' (DE6754) LRV 40
C24	METAL SHADE FIN	Dunn-Edwards 'IRON ORE' (DE6153) LRV 18

- GENERAL NOTES**
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BUILDING 3 EXTERIOR ELEVATIONS
A4.3.2

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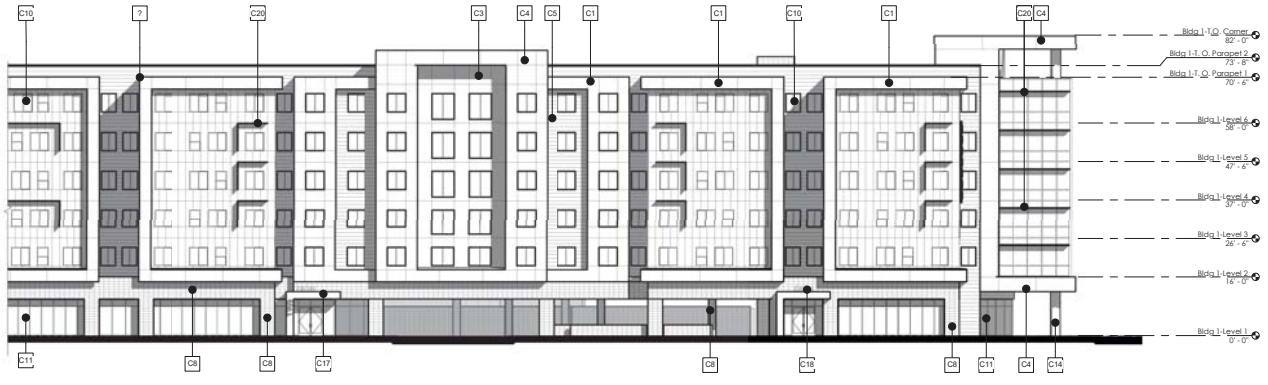


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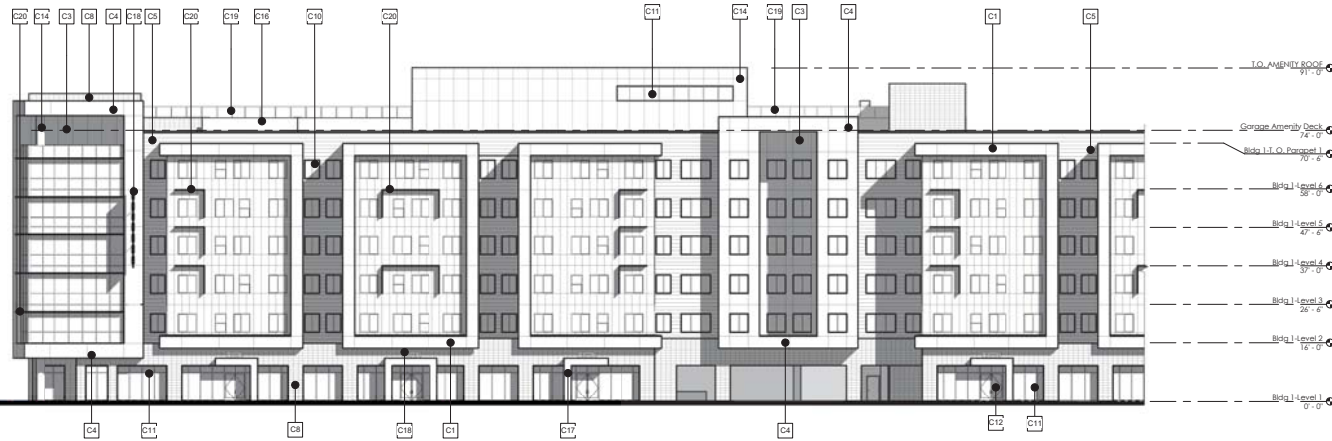


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BUILDING 1 - SOUTH ENLARGED ELEVATION - EAST (BW)
 1/16" = 1'-0"



BUILDING 1 - SOUTH ENLARGED ELEVATION - WEST (BW)
 1/16" = 1'-0"

MARK	MATERIAL	COLOR
C1	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards "COOL MORNING" (DE643)
C2	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards "COVERED IN PLATINUM" (DE647) LRV 46
C3	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards "CASTLE ROCK" (DE637) LRV 37
C4	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards "LONG MANE" (DE319) LRV 45
C5	PANELLED 8" LAP SIDING	Dunn-Edwards "CARVED WOOD" (DE412) LRV 50
C6	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards "SHACKS AND" (DE374) LRV 49
C7	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards "WICK ORE" (DE133) LRV 14
C8	8" X 16" JUMBO BRICK VENEER - STUCCO FINISH	Intimate Brick "OCHRE BUFF"
C9	TRIM/STONE - SEE WALLS	SOUTHWEST GOLD
C10	RESIDENTIAL WINDOW MILLS / ALUMINUM	MILLS / ALUMINUM
C11	ROOFING SYSTEM	MILLS / ALUMINUM

MARK	MATERIAL	COLOR
C12	SLIPSTREAM DOOR	MILLS / ALUMINUM
C13	SPANDREL PANEL	WHITE
C14	PANELLED CONCRETE COLUMN / REVEAL PANEL SYSTEM	Dunn-Edwards "WICK ORE" (DE133) LRV 14
C15	PANELLED DOOR	MATCH ADJACENT
C16	PRECAST COLOR PRECAST CONCRETE GARAGE	Dunn-Edwards "WESTERN GOLD" 441
C17	ROOF FURFURE - REVEAL PANEL SYSTEM CEMENT PANEL/STUCCO	Dunn-Edwards "WICK ORE" (DE133) LRV 14
C18	ROOFING	ASBESTOS FREE ROOF
C19	16" DEEP METAL AWNING	Dunn-Edwards "WICK ORE" (DE133) LRV 14
C20	PAINTED METAL SHADE CANOPY	Dunn-Edwards "COVERED IN PLATINUM" (DE647) LRV 46
C22	INTEGRAL COLOR PRECAST CONCRETE WITH BRUSH	Down Color "WESTERN GOLD" 441 Rock 235 80
C23	PAINTED LOUVER	Dunn-Edwards "SHACKS AND" (DE374) LRV 45
C24	TRIM SHIMS FIN	Dunn-Edwards "WICK ORE" (DE133) LRV 14
C25	PANELLED 8" LAP SIDING	Dunn-Edwards "COVERED IN PLATINUM" (DE647) LRV 46

- GENERAL NOTES**
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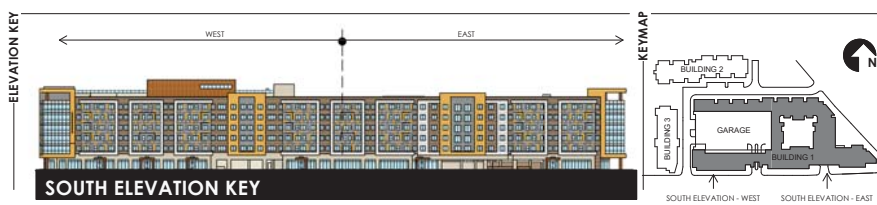
BUILDING 1 - SOUTH ENLARGED ELEVATION - EAST (BW)
1/16" = 1'-0"



BUILDING 1 - SOUTH ENLARGED ELEVATION - WEST (BW)
1/16" = 1'-0"

MARK	MATERIAL	COLOR	MARK	MATERIAL	COLOR
C1	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards "COLD MORNING" (DE645)	C12	SLIPSTREAM DOOR	MILLY / ALUMINUM
C2	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards "COVERED IN PLAINSM" (DE647) LRV 46	C13	SPANDREL PANEL	WHITE
C3	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards "CASTLE ROCK" (DE637) LRV 37	C14	PAINTED CONCRETE COLUMN / REVEAL PANEL SYSTEM	Dunn-Edwards "IRON ORE" (DE113) LRV 16
C4	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards "LONG MANE" (DE639) LRV 45	C15	PAINTED W/DOOR	MATCH ADJACENT
C5	PAINELED # LAF SIDING	Dunn-Edwards "CARVED WOOD" (DE612) LRV 50	C16	PREPARED COLOR PRECAST CONCRETE GARAGE	DUNN-EDWARDS "WESTERN GOLD" 441
C6	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards "QUICKS AND" (DE174) LRV 49	C17	ROOF TERSE - REVEAL PANEL SYSTEM CEMENT PANEL/STUCCO	DUNN-EDWARDS "IRON ORE" (DE113) LRV 16
C7	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards "IRON ORE" (DE113) LRV 16	C18	ROOFING	ASPH/FLT SHINGLE ROOF
C8	# 1/2" JUMBO BRICK VENEER - STUCCO OVER	Interstate Brick "OCHRE BUFF"	C19	DEEP METAL AWNING	DUNN-EDWARDS "IRON ORE" (DE113) LRV 16
C9	TRUSSEDONE - SEE WALLS	SOUTHWEST GOLD	C20	PAINTED METAL SHADE CANOPY	DUNN-EDWARDS "COVERED IN PLAINSM" (DE647) LRV 46
C10	RESIDENTIAL WINDOW	MILLY / ALUMINUM	C21	INTEGRAL COLOR PRECAST CONCRETE WITH BORISE	Dunn-Color "WESTERN GOLD" 441 Roca# 235 890
C11	ROOFING SYSTEM	MILLY / ALUMINUM	C22	PAINTED LOUVER	DUNN-EDWARDS "QUICKS AND" (DE174) LRV 45
			C23	REIN. SPACE FRG	DUNN-EDWARDS "IRON ORE" (DE113) LRV 16
			C24	PAINELED # LAF SIDING	DUNN-EDWARDS "COVERED IN PLAINSM" (DE647) LRV 46

- GENERAL NOTES**
1. PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR U.N.O.
 2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION
 3. VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & OWNER PRIOR TO APPLICATION.
 4. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
 5. ROOFING SHALL BE INSTALLED IN ACCORDANCE W/MANUFACTURER'S SPECIFICATIONS.
 6. PROVIDE SEALANT AT ALL FINISH PENETRATIONS
 7. ALL CONTROL JOINTS AND REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
 8. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
 9. EXTERIOR DOOR AND FRAME COLORS TO MATCH , U.N.O.



SOUTH ELEVATION KEY

NO. 16-2026-02
**MIXED-USE
 DEVELOPMENT
 at APACHE
 AND TERRACE**

1100 E. Apache Blvd.
 Tempe, AZ 85281



100 Penn Square East Suite 1040
 Philadelphia, PA, 19107
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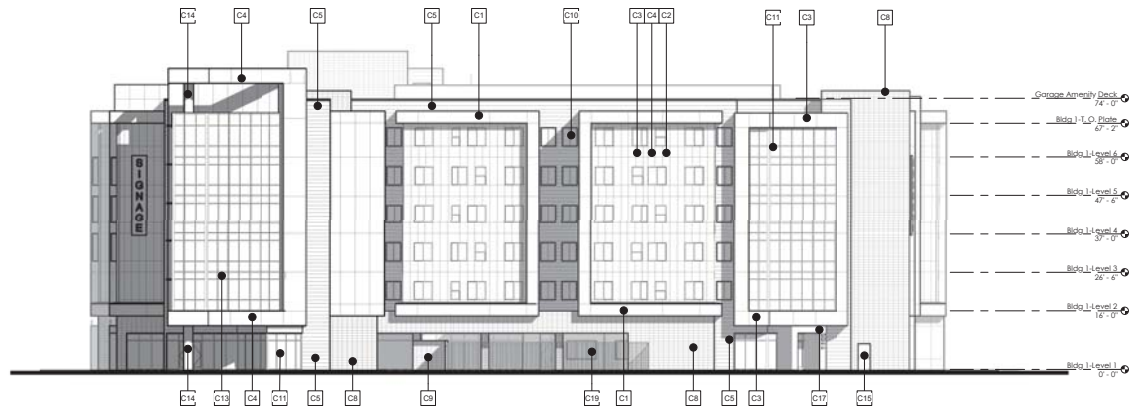
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Proj Mgr. JF
 Dwn By: Author

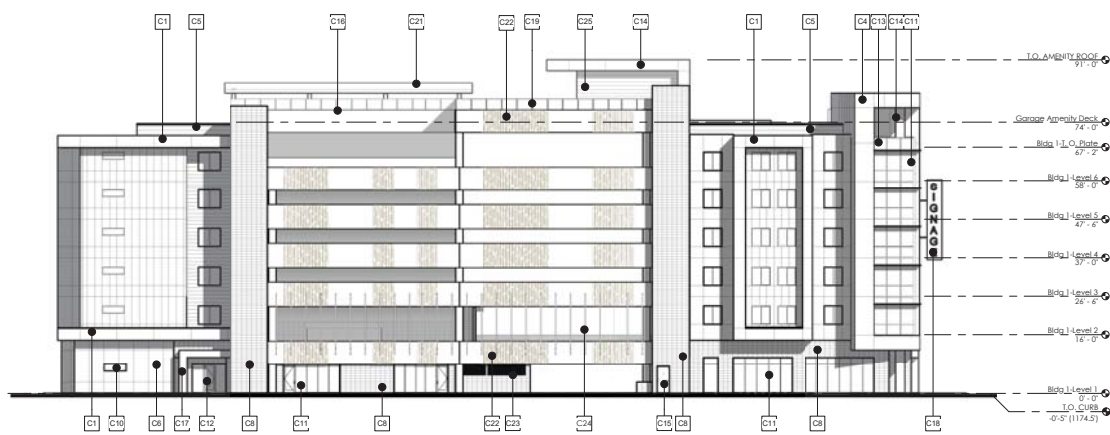
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DATA



BUILDING 1 - EAST ENLARGED ELEVATION (BW)
 1/16" = 1'-0"

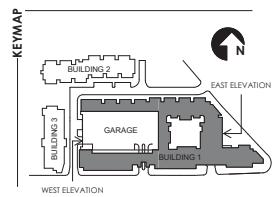


BUILDING 1 - WEST ENLARGED ELEVATION (BW)
 1/16" = 1'-0"

MARK	MATERIAL	COLOR	MARK	MATERIAL	COLOR
C1	REVEAL PANEL SYSTEM CEMENT PANEL (STUCCO)	Dunn-Edwards 'COOL MORNING' (DE630) LRV 73	C17	CONCRETE DOOR	W/ I ALUMINUM
C2	REVEAL PANEL SYSTEM CEMENT PANEL (STUCCO)	Dunn-Edwards 'COVERED IN PLASTER' (DE634) LRV 46	C18	SPANDREL PANEL	WHITE
C3	REVEAL PANEL SYSTEM CEMENT PANEL (STUCCO)	Dunn-Edwards 'CATERBROOK' (DE637) LRV 37	C19	PAINTED CONCRETE COLUMN / REVEAL PANEL SYSTEM	Dunn-Edwards 'IRON ORE' (DE615) LRV 16
C4	REVEAL PANEL SYSTEM CEMENT PANEL (STUCCO)	Dunn-Edwards 'SUNG MAH' (DE619) LRV 45	C20	PAINTED METAL DOOR	MATCH ADJACENT
C5	REVEAL PANEL SYSTEM CEMENT PANEL (STUCCO)	Dunn-Edwards 'CARVED WOOD' (DE612) LRV 20	C21	PRECAST CONCRETE PRECAST CONCRETE GARAGE	Dunn-Edwards 'WESTERN GOLD' 441
C6	PAHLELLED 6" LAP SIDING	Dunn-Edwards 'QUICKSAND' (DE675) LRV 60	C22	REVEAL FEATURE - REVEAL PANEL SYSTEM CEMENT PANEL (STUCCO)	Dunn-Edwards 'IRON ORE' (DE615) LRV 16
C7	REVEAL PANEL SYSTEM CEMENT PANEL (STUCCO)	Dunn-Edwards 'IRON ORE' (DE615) LRV 16	C23	SHOULDER	SEPARATE PERMIT
C8	4" X 10" JUMBO BRICK VENEER - SPACED BOND	Interstate Brick 'OCHRE BUFF'	C24	IF DEEP METAL AWNING	Dunn-Edwards 'IRON ORE' (DE615) LRV 16
C9	FINISHES - SITE WALLS	SCHWABEL GOLD	C25	PAINTED METAL SHED CANOPY	Dunn-Edwards 'COVERED IN PLASTER' (DE634) LRV 46
C10	RESIDENTIAL WINDOW	W/ I ALUMINUM	C26	PAINTED CONCRETE PRECAST CONCRETE WITH TEXTURE	Dunn-Edwards 'WESTERN GOLD' 441 MATCH 2/52 LRV
C11	CONCRETE SYSTEM	W/ I ALUMINUM	C27	PAINTED DOOR	Dunn-Edwards 'QUICKSAND' (DE675) LRV 60
			C28	METAL BRASS FINIS	Dunn-Edwards 'IRON ORE' (DE615) LRV 16
			C29	PAHLELLED 6" LAP SIDING	Dunn-Edwards 'COVERED IN PLASTER' (DE634) LRV 46

GENERAL NOTES

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6. PROVIDE SEALANT AT ALL FINISH PENETRATIONS
7. ALL CONTROL JOINTS AND REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
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9. EXTERIOR DOOR AND FRAME COLORS TO MATCH, U.N.O.



**BUILDING 1
 ENLARGED
 EXTERIOR
 ELEVATIONS (BW)**
A5.1.2

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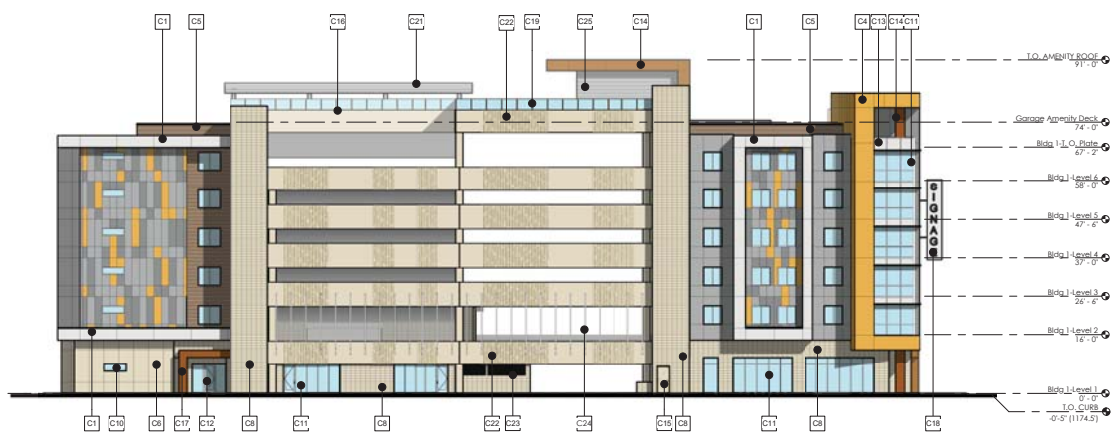
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BUILDING 1 - EAST ENLARGED ELEVATION (BW)
 1/16" = 1'-0"

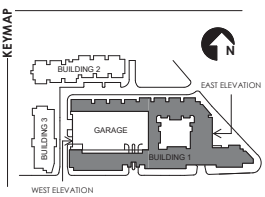


BUILDING 1 - WEST ENLARGED ELEVATION (BW)
 1/16" = 1'-0"

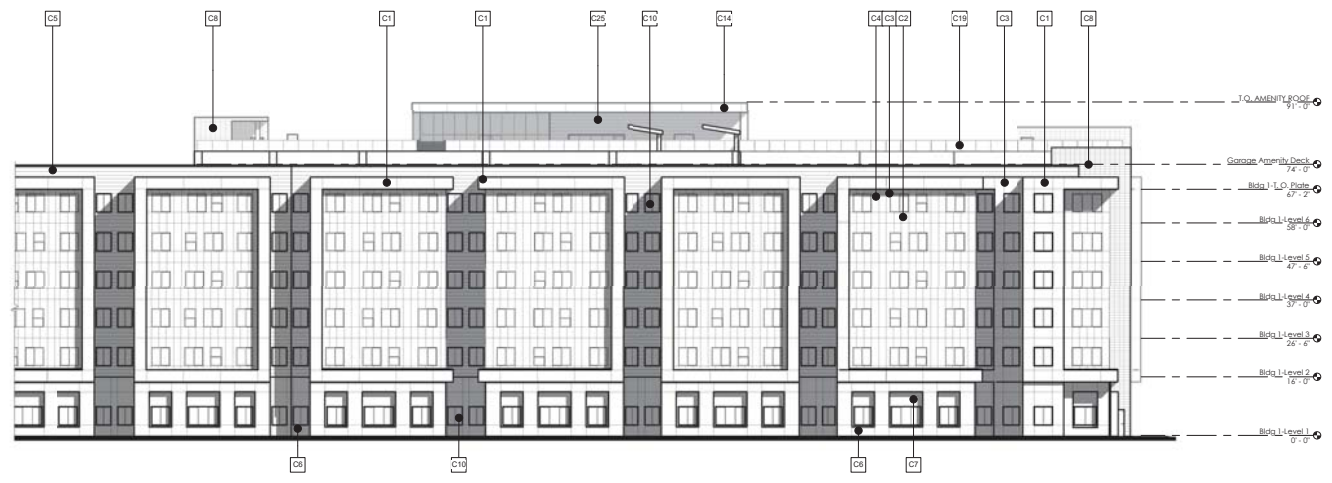
MARK	MATERIAL	COLOR
C1	REVEAL PANEL SYSTEM CEMENT PANEL (STUCCO)	Dunn-Edwards 'COOL MORNING' (DE636) LRV 73
C2	REVEAL PANEL SYSTEM CEMENT PANEL (STUCCO)	Dunn-Edwards 'COVERED IN PLASTER' (DE647) LRV 46
C3	REVEAL PANEL SYSTEM CEMENT PANEL (STUCCO)	Dunn-Edwards 'CATERBROOK' (DE678) LRV 37
C4	REVEAL PANEL SYSTEM CEMENT PANEL (STUCCO)	Dunn-Edwards 'SUNG MAH' (DE519) LRV 45
C5	PAHLELLED 6" LAF SIDING	Dunn-Edwards 'CARVED WOOD' (DE4125) 8/1-20
C6	REVEAL PANEL SYSTEM CEMENT PANEL (STUCCO)	Dunn-Edwards 'QUICKSAND (DE675) LRV 60
C7	REVEAL PANEL SYSTEM CEMENT PANEL (STUCCO)	Dunn-Edwards 'IRON ORE' (DE515) LRV 16
C8	4" X 10" JUMBO BRICK VENEER - SPACED BOND	Interstate Brick 'OCHRE BUFF'
C9	FINISHES - SITE WALLS	SCHWABEL GOLD
C10	RESIDENTIAL WINDOWS	WILLI ALUMINUM
C11	DOOR/PROB SYSTEM	WILLI ALUMINUM

MARK	MATERIAL	COLOR
C12	DOOR/PROB SYSTEM	WILLI ALUMINUM
C13	SPANDREL PANEL	WHITE
C14	PAHLELLED 6" LAF SIDING / REVEAL PANEL SYSTEM	Dunn-Edwards 'IRON ORE' (DE515) LRV 16
C15	PAHLELLED 6" LAF SIDING	MATCH ADJACENT
C16	PRECAST CONCRETE / PRECAST CONCRETE GARAGE	Dunn-Edwards 'WESTERN GOLD' 441
C17	FINISH FEATURE - REVEAL PANEL SYSTEM CEMENT PANEL (STUCCO)	Dunn-Edwards 'IRON ORE' (DE515) LRV 16
C18	FINISH FEATURE - REVEAL PANEL SYSTEM CEMENT PANEL (STUCCO)	Dunn-Edwards 'IRON ORE' (DE515) LRV 16
C19	PAHLELLED 6" LAF SIDING	Dunn-Edwards 'IRON ORE' (DE515) LRV 16
C20	PAHLELLED 6" LAF SIDING	Dunn-Edwards 'IRON ORE' (DE515) LRV 16
C21	PAHLELLED 6" LAF SIDING	Dunn-Edwards 'IRON ORE' (DE515) LRV 16
C22	PRECAST CONCRETE / PRECAST CONCRETE WITH TEXTURE	Dunn-Edwards 'WESTERN GOLD' 441 MATCH 2/52 LRV
C23	PAHLELLED 6" LAF SIDING	Dunn-Edwards 'QUICKSAND (DE675) LRV 60
C24	METAL BRACK BRIS	Dunn-Edwards 'IRON ORE' (DE515) LRV 16
C25	PAHLELLED 6" LAF SIDING	Dunn-Edwards 'COVERED IN PLASTER' (DE647) LRV 46

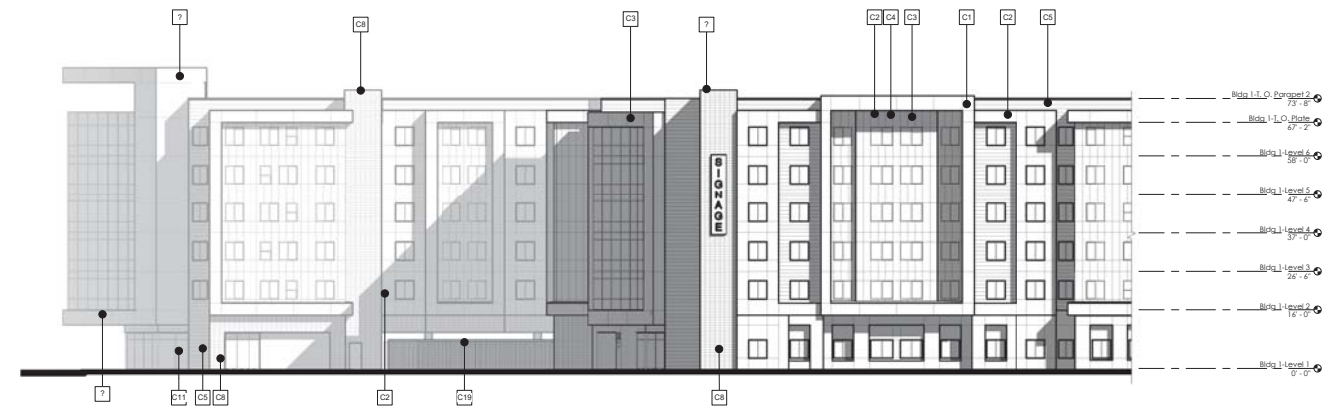
- GENERAL NOTES**
1. PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR U.N.O.
 2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION
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 9. EXTERIOR DOOR AND FRAME COLORS TO MATCH, U.N.O.



**BUILDING 1
 ENLARGED
 EXTERIOR
 ELEVATIONS COLOR
 A5.1.2c**



BUILDING 1 - NORTH ENLARGED ELEVATION - WEST (BW)
 1/16" = 1'-0"



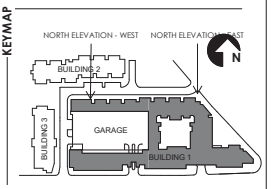
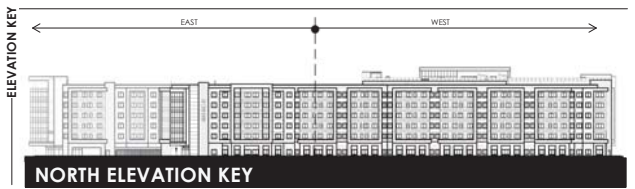
BUILDING 1 - NORTH ENLARGED ELEVATION - EAST (BW)
 1/16" = 1'-0"

MATERIAL SCHEDULE

MARK	MATERIAL	COLOR
C1	REVEAL PANEL SYSTEM CEMENT PANEL / BRISCO	Dunn-Edwards "COLD MORNING" (DE4360)
C2	REVEAL PANEL SYSTEM CEMENT PANEL / BRISCO	Dunn-Edwards "COVERED IN PLATINUM" (DE4717) LRV 46
C3	REVEAL PANEL SYSTEM CEMENT PANEL / BRISCO	Dunn-Edwards "CASTLEROCK" (DE4373) LRV 37
C4	REVEAL PANEL SYSTEM CEMENT PANEL / BRISCO	Dunn-Edwards "LOOKS MAINE" (DE4379) LRV 43
C5	PANELIZED 4" LAP SIDING	Dunn-Edwards "CARVED WOOD" (DE4125) LRV 92
C6	REVEAL PANEL SYSTEM CEMENT PANEL / BRISCO	Dunn-Edwards "IRON ORE" (DE4374) LRV 40
C7	REVEAL PANEL SYSTEM CEMENT PANEL / BRISCO	Dunn-Edwards "IRON ORE" (DE4374) LRV 14
C8	4" X 4" JAMBO BRICK VENEER / STACKED BOND	Intarsiate Brick "COBRE BLUFF"
C9	TRENDSHEET - DIE WALLS	BoltonWest GOLD
C10	RESIDENTIAL WINDOW	MIL / ALUMINUM
C11	RESIDENTIAL WINDOW	MIL / ALUMINUM

MARK	MATERIAL	COLOR
C12	SPIDERFRONT DOOR	MIL / ALUMINUM
C13	SPIDERFRONT PANEL	MIL / ALUMINUM
C14	PAINTED CONCRETE COLUMNS / REVEAL PANEL SYSTEM	Dunn-Edwards "IRON ORE" (DE4373) LRV 14
C15	PAINTED RM DOOR	MATCH ADJACENT
C16	INTERIOR DOOR / PRECAST CONCRETE GARAGE	Dunn-Edwards "WESTERN GOLD" 441
C17	INTERIOR DOOR / REVEAL PANEL SYSTEM CEMENT PANEL / BRISCO	Dunn-Edwards "IRON ORE" (DE4373) LRV 14
C18	ROOFING	WATER RESISTIVE BARRIER
C19	18" DEEP METAL AWNING	Dunn-Edwards "IRON ORE" (DE4373) LRV 14
C20	PAINTED METAL SHADE CANOPY	Dunn-Edwards "COVERED IN PLATINUM" (DE4717) LRV 46
C21	INTEGRAL COLOR PRECAST CONCRETE WITH TRENDSHEET	Dunn Color "WESTERN GOLD" 441 Raccs 202
C22	PAINTED LOUVER	Dunn-Edwards "QUICKSANDS" (DE4754) LRV 40
C24	MEDIA SHADE FINIS	Dunn-Edwards "IRON ORE" (DE4373) LRV 14
C25	PANELIZED 4" LAP SIDING	Dunn-Edwards "COVERED IN PLATINUM" (DE4717) LRV 46

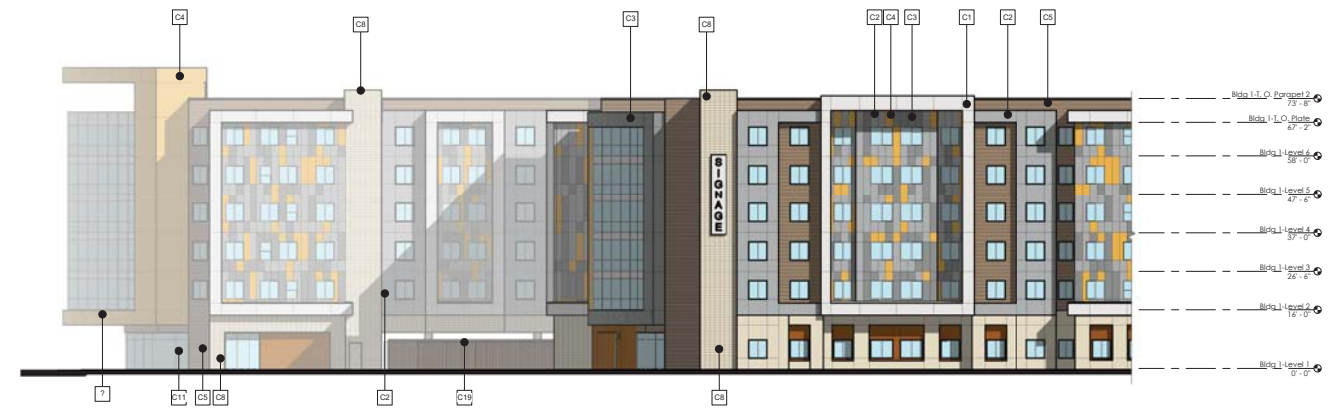
- GENERAL NOTES**
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**BUILDING 1
 ENLARGED
 EXTERIOR
 ELEVATIONS (BW)
 A5.1.3**



BUILDING 1 - NORTH ENLARGED ELEVATION - WEST (BW)
 1/16" = 1'-0"



BUILDING 1 - NORTH ENLARGED ELEVATION - EAST (BW)
 1/16" = 1'-0"

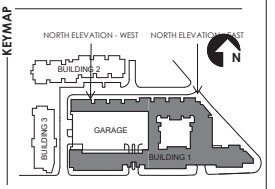
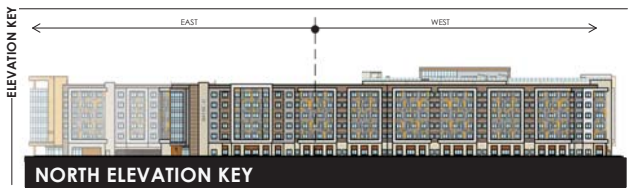
MATERIAL SCHEDULE

MARK	MATERIAL	COLOR
C1	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards 'COLD MORNING' (DE4360) (LV 3)
C2	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards 'COVERED IN PLATINUM' (DE471) (LV 46)
C3	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Sunn-Edwards CASTLEROCK (DE437) (LV 37)
C4	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Sunn-Edwards 'LOOKS MAINE' (DE319) (LV 43)
C5	PANELIZED 4" LAP SIDING	Dunn-Edwards 'CARVED WOOD' (DE412) (LV 92)
C6	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards 'QUICKLAND' (DE374) (LV 60)
C7	REVEAL PANEL SYSTEM CEMENT PANEL / BRICK	Dunn-Edwards 'IRON ORE' (DE313) (LV 14)
C8	4" X 8" JUMBO BRICK VENEER / STACKED BRICK	Intarsiate Brick 'OCHRE BLUFF'
C9	TERRAZZO - SEE WALLS	SOLARWEST GOLD
C10	RESIDENTIAL WINDOW	MILL / ALUMINUM
C11	CONCRETE SYSTEM	MILL / ALUMINUM

GENERAL NOTES

MARK	MATERIAL	COLOR
C12	CONCRETE DOOR	MILL / ALUMINUM
C13	CONCRETE DOOR	MILL / ALUMINUM
C14	PAINTED CONCRETE COLUMNS / REVEAL PANEL SYSTEM	Dunn-Edwards 'IRON ORE' (DE313) (LV 14)
C15	PAINTED CONCRETE DOOR	MATCH ADJACENT
C16	PRECAST CONCRETE / PRECAST CONCRETE GARAGE	Dunn-Edwards 'WESTERN GOLD' 441
C17	CONCRETE REVEAL PANEL SYSTEM CEMENT PANEL/BRICK	Dunn-Edwards 'IRON ORE' (DE313) (LV 14)
C18	CONCRETE REVEAL PANEL SYSTEM CEMENT PANEL/BRICK	Dunn-Edwards 'IRON ORE' (DE313) (LV 14)
C19	18" DEEP METAL AWNING	Dunn-Edwards 'IRON ORE' (DE313) (LV 14)
C20	PAINTED METAL SHADE CANOPY	Dunn-Edwards 'COVERED IN PLATINUM' (DE471) (LV 46)
C21	INTEGRAL COLOR PRECAST CONCRETE WITH TERRAZZO	Dunn-Edwards 'WESTERN GOLD' 441 Raccs 202 Red
C22	PAINTED LOUVER	Dunn-Edwards 'QUICKLAND' (DE374) (LV 60)
C23	INTEGRAL COLOR PRECAST CONCRETE WITH TERRAZZO	Dunn-Edwards 'IRON ORE' (DE313) (LV 14)
C24	PANELIZED 4" LAP SIDING	Dunn-Edwards 'COVERED IN PLATINUM' (DE471) (LV 46)
C25	PANELIZED 4" LAP SIDING	Dunn-Edwards 'COVERED IN PLATINUM' (DE471) (LV 46)

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 9. EXTERIOR DOOR AND FRAME COLORS TO MATCH - U.N.O.



BUILDING 1 ENLARGED EXTERIOR ELEVATIONS COLOR A5.1.3c

PROJECT NO. 16-2026-02
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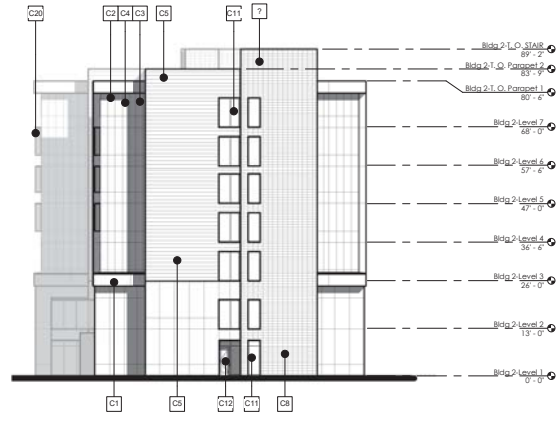
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 Dwn By: Author
 Rev. Date: Description:
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BUILDING 2 EXTERIOR ELEVATIONS (BW)
A5.2.1



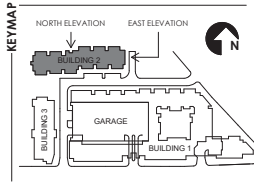
Building 2 - South Elevation (BW)
 1/16" = 1'-0"



Building 2 - East Elevation (BW)
 1/16" = 1'-0"

MARK	MATERIAL	COLOR	MARK	MATERIAL	COLOR
C1	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'COOL ROBBING' (DE436) LRV 73	C12	ROCKFACED BRICK	MILY ALUMINUM
C2	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'COVERED BY PLATINUM' (DE467) LRV 46	C13	SPANREL PANEL	WHITE
C3	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards GALLEROCK (DE473) LRV 31	C14	PAINTED CONCRETE COLUMN / REVEAL PANEL SYSTEM	Dunn-Edwards 'IRON ORE' (DE515) LRV 16
C4	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'LIVING WARE' (DE537) LRV 48	C15	PAINTED METAL ROOF	BLACK ADJACENT
C5	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'CARVED WOOD' (DE672) LRV 50	C16	INTEGRAL COLOR PRECAST CONCRETE GARAGE	DAVE COOP 'WESTERN GOLD 641'
C6	PAVELLIZO 8" LAP SIDING	Dunn-Edwards 'QUICKSAND' (DE074) LRV 40	C17	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'IRON ORE' (DE515) LRV 16
C7	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'IRON ORE' (DE515) LRV 16	C18	SCISSOR	PAINTER SUPPLIER PERMIT
C8	4" X 14" JAMBIO BRICK VENEER - STUCCO BOARD	Interstate Brick 'OCHRE BUFF'	C19	8" DEEP METAL AWNING	Dunn-Edwards 'IRON ORE' (DE515) LRV 16
C9	TRENDSTONE - SIDE WALLS	SOUTHWEST GOLD	C20	PAINTED METAL SHANK CANOPY	Dunn-Edwards 'COVERED BY PLATINUM' (DE467) LRV 46
C10	RESIDENTIAL WINDOW	MILY ALUMINUM	C21	PAINTED COUSER	Dunn-Edwards 'WESTERN GOLD 641' Black 572 pin
C11	ROCKFACED SYSTEM	MILY ALUMINUM	C22	INTEGRAL COLOR PRECAST CONCRETE WITH TEXTURE	Dunn-Edwards 'QUICKSAND' (DE074) LRV 40
			C23	PAINTED COUSER	Dunn-Edwards 'IRON ORE' (DE515) LRV 16
			C24	METAL SHADE FIB	Dunn-Edwards 'IRON ORE' (DE515) LRV 16
			C25	PAVELLIZO 8" LAP SIDING	Dunn-Edwards 'COVERED BY PLATINUM' (DE467) LRV 46

- GENERAL NOTES
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 2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION
 3. VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & OWNER PRIOR TO APPLICATION.
 4. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
 5. ROOFING SHALL BE INSTALLED IN ACCORDANCE W/MANUFACTURER'S SPECIFICATIONS.
 6. PROVIDE SEALANT AT ALL FINISH PENETRATIONS
 7. ALL CONTROL JOINTS AND REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
 8. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
 9. EXTERIOR DOOR AND FRAME COLORS TO MATCH, U.N.O.





Building 2 - South Elevation (BW)
1/16" = 1'-0"



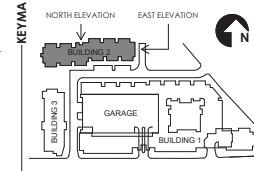
Building 2 - East Elevation (BW)
1/16" = 1'-0"

MARK	MATERIAL	COLOR	MARK	MATERIAL	COLOR
C1	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'COOL MORNING' (DE436) LRV 73	C12	ROOF/FRONT DOOR	MILLY ALUMINUM
C2	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'COVERED BY PLATINUM' (DE467) LRV 46	C13	SPANDREL PANEL	WHITE
C3	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'GALLEROCK' (DE473) LRV 33	C14	PAINTED CONCRETE COLUMN / REVEAL PANEL SYSTEM	Dunn-Edwards 'IRON ORE' (DE153) LRV 16
C4	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'LIONS WARE' (DE319) LRV 46	C15	PAINTED METAL DOOR	BLACK ADJACENT
C5	PAVELLADO 8" LAP SIDING	Dunn-Edwards 'CARVED WOOD' (DE672) LRV 50	C16	INTEGRAL COLOR PRECAST CONCRETE GARAGE	DUVE GOLD 'WESTERN GOLD 441'
C6	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'QUICKSAND' (DE074) LRV 40	C17	ENTRY FEATURE - REVEAL PANEL SYSTEM CEMENT PANEL/STUCCO	Dunn-Edwards 'IRON ORE' (DE153) LRV 16
C7	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'IRON ORE' (DE153) LRV 16	C18	SCISSOR	BLACK ADJACENT
C8	4" X 14" AVANTO BRICK VENEER - STUCCO BOARD	Interstate Brick 'OCHRE BUFF'	C19	8" DEEP METAL AWNING	Dunn-Edwards 'IRON ORE' (DE153) LRV 16
CP	TRUSSTONE - SIDE WALLS	SOUTHWEST GOLD	C20	PAINTED METAL SHANK CANOPY	Dunn-Edwards 'COVERED BY PLATINUM' (DE467) LRV 46
C10	RESIDENTIAL WINDOW	MILLY ALUMINUM	C21	PAINTED DOOR	DUNN EDWARDS 'WESTERN GOLD 441' BRICK 5726 FIN
C11	ROOF/FRONT SYSTEM	MILLY ALUMINUM	C22	INTEGRAL COLOR PRECAST CONCRETE WITH TEXTURE	Dunn-Edwards 'QUICKSAND' (DE074) LRV 40
			C23	PAINTED DOOR	Dunn-Edwards 'IRON ORE' (DE153) LRV 16
			C24	METAL SHADE FIN	Dunn-Edwards 'IRON ORE' (DE153) LRV 16
			C25	PAVELLADO 8" LAP SIDING	Dunn-Edwards 'COVERED BY PLATINUM' (DE467) LRV 46

GENERAL NOTES

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KEYMAP



PROJECT NO. 16-2026-02
MIXED-USE DEVELOPMENT at APACHE AND TERRACE
 1100 E. Apache Blvd.
 Tempe, AZ 85281

CLIENT **Gilbane**
 100 Penn Square East Suite 1040
 Philadelphia, PA. 19107
 (267) 256-4516P



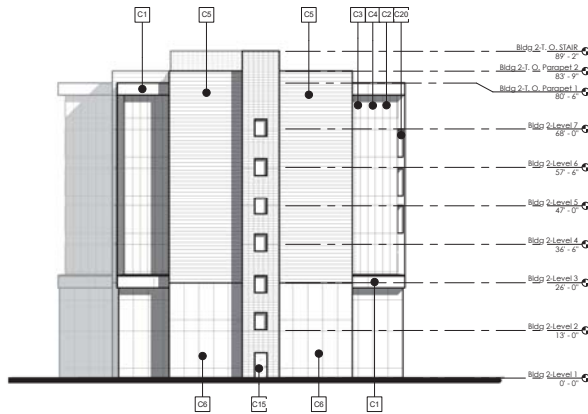
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BUILDING 2 EXTERIOR ELEVATIONS COLOR
A5.2.1c



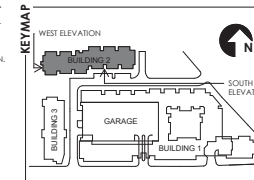
Building 2 - North Elevation - BW
1/16" = 1'-0"



Building 2 - West Elevation - BW
1/16" = 1'-0"

MARK	MATERIAL	COLOR	MARK	MATERIAL	COLOR
C1	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'COOL WORKING' (DE636)	C2	CONCRETE DOOR	MILL / ALUMINUM
C2	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'COVERED IN PLAIN' (DE640) LEV 46	C13	EXPANDED PANEL	WHITE
C3	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'CASTROCK' (DE637) LEV 45	C14	PAINTED CONCRETE COLUMN / REVEAL PANEL SYSTEM	Dunn-Edwards 'IRON ORE' (DE118) LEV 14
C4	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'TIGNS MANE' (DE631) LEV 45	C15	PAINTED IRON DOOR	MATCH ADJACENT
C5	PANELLED 6" LAP SIDING	Dunn-Edwards 'CARVED WOOD' (DE125) LEV 25	C16	MISCELLANEOUS PRECAST CONCRETE GARAGE	Dunn-Edwards 'WESTERN GOLD' 441
C6	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'QUICKSAND' (DE175) LEV 40	C17	INTER-FLOOR DIVISION PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'IRON ORE' (DE118) LEV 14
C7	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'IRON ORE' (DE118) LEV 14	C18	SCAFFOLD	BLACK SPREESATE PERMIT
C8	6" X 12" EDGEO BRICK VENEER 2" SPACED BOND	Hilandata Black Ochre BWP	C19	IF DEEP METAL AWNING	Dunn-Edwards 'IRON ORE' (DE118) LEV 14
C9	BRICKSTONE - 8" W/ WALLS	DUNN-EDWARDS	C20	PAINTED METAL SHED CANOPY	Dunn-Edwards 'COVERED IN PLAIN' (DE640) LEV 46
C10	RESIDENTIAL WINDOW	MILL / ALUMINUM	C21	MISCELLANEOUS PRECAST CONCRETE WITH TEXTURE	Dunn-Edwards 'WESTERN GOLD' 441 RACKI 2/22 011
C11	EDGE-FRONT SYSTEM	MILL / ALUMINUM	C22	PAINTED DOWNER	Dunn-Edwards 'QUICKSAND' (DE175) LEV 40
			C23	METAL HANDSERS	Dunn-Edwards 'IRON ORE' (DE118) LEV 14
			C24	PANELLED 6" LAP SIDING	Dunn-Edwards 'COVERED IN PLAIN' (DE640) LEV 46

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BUILDING 2 EXTERIOR ELEVATIONS (BW)
A5.2.2



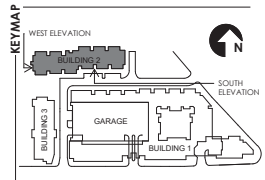
Building 2 - North Elevation - BW
1/16" = 1'-0"



Building 2 - West Elevation - BW
1/16" = 1'-0"

MARK	MATERIAL	COLOR	MARK	MATERIAL	COLOR
C1	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards "COOL WORKING" (DE636)	C2	CONCRETE DOOR	MILK ALUMINUM
C2	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards "COVERED BY PLAINTRAK" (DE640) LEV 46	C3	EXPANDED PANEL	WHITE
C3	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards "CASTROCK" (DE637) LEV 45	C4	PAINTED CONCRETE COLUMN / REVEAL PANEL SYSTEM	Dunn-Edwards "IRON ORE" (DE115) LEV 14
C4	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards "TIGNS MANE" (DE631) LEV 45	C5	PAINTED IRM DOOR	MATCH ADJACENT
C5	PANELLED 6" LAP SIDING	Dunn-Edwards "CARVED WOOD" (DE125) LEV 25	C6	MISCELLANEOUS PRECAST CONCRETE GARAGE	Dunn-Edwards "WESTERN GOLD" #41
C6	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards "QUICKSAND" (DE175) LEV 40	C7	DOOR FRAME - REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards "IRON ORE" (DE115) LEV 14
C7	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards "IRON ORE" (DE115) LEV 14	C8	SCAFFOLD	BLACK SPERSEATE PERMIT
C8	6" X 12" EDGEO BRICK VENEER 2" SPACED BOND	Harlequin Black Ochre BWP	C9	8" DEEP METAL AWNING	Dunn-Edwards "IRON ORE" (DE115) LEV 14
C9	BRENDORNE - SIB WALLS	DUNNEDWARDS GOLD	C10	PAINTED METAL SHED CANOPY	Dunn-Edwards "COVERED BY PLAINTRAK" (DE640) LEV 46
C10	RESIDENTIAL WINDOW	MILK ALUMINUM	C11	MISCELLANEOUS PRECAST CONCRETE WITH TEXTURE	Dunn-Edwards "WESTERN GOLD" #41 RACKI 2/22 011
C11	EDGE-FRONT SYSTEM	MILK ALUMINUM	C12	PAINTED DOWNER	Dunn-Edwards "QUICKSAND" (DE175) LEV 40
			C13	METAL HANDSERS	Dunn-Edwards "IRON ORE" (DE115) LEV 14
			C14	PANELLED 6" LAP SIDING	Dunn-Edwards "COVERED BY PLAINTRAK" (DE640) LEV 46

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BUILDING 2 EXTERIOR ELEVATIONS COLOR
A5.2.2c

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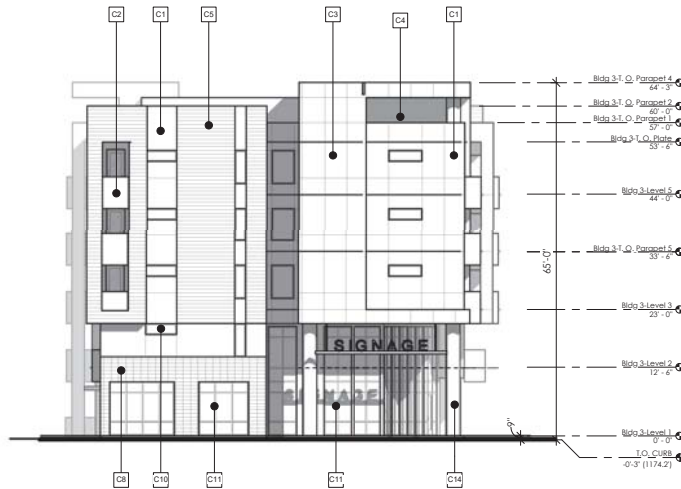
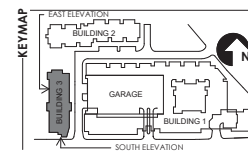


BUILDING 3
EXTERIOR
ELEVATIONS (BW)

A5.3.1

MARK	MATERIAL	COLOR
C1	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'COLD WORKING' (DE6345) LRV 73
C2	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'COVERED IN PLATINUM' (DE6367) LRV 46
C3	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'CASTLE ROCK' (DE6375) LRV 37
C4	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'NONE MANE' (DE5191) LRV 45
C5	PANELIZED 6" LAP SIDING	Dunn-Edwards 'CARVED WOODY' (DE6120) LRV 20
C6	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'QUICKSAND (DEC754) LRV 60
C7	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'IRON ORE (DE5153) LRV 16
C8	4" X 16" JUMBO BRICK VENUE STACKED BOND	Interstate Brick 'OCHRE BUFF'
C9	TRENDSSTONE - SITE WALLS	SOUTHWEST GOLD
C10	RESIDENTIAL WINDOW	MILL / ALUMINUM
C11	STOREFRONT SYSTEM	MILL / ALUMINUM
C12	STOREFRONT DOOR	MILL / ALUMINUM
C13	SPANDREL PANEL	WHITE
C14	PAINTED CONCRETE COLUMN / REVEAL PANEL SYSTEM	Dunn-Edwards 'IRON ORE (DE5153) LRV 16
C15	PAINTED HRM DOOR	MATCH ADJACENT
C16	INTEGRAL COLOR PRECAST CONCRETE GARAGE	Dunn Color 'WESTERN GOLD' 641
C17	'ENVY' FEATURE - REVEAL PANEL SYSTEM CEMENT PANEL/STUCCO	Dunn-Edwards 'IRON ORE (DE5153) LRV 16
C18	SIGNAGE	UNSER SEPERATE PERMIT
C20	1/8" DEEP METAL AWNING	Dunn-Edwards 'IRON ORE (DE5153) LRV 16
C21	PAINTED METAL SHADE CANOPY	Dunn-Edwards 'COVERED IN PLATINUM' (DE6367) LRV 46
C22	INTEGRAL COLOR PRECAST CONCRETE WITH FEATURE	Dunn Color 'WESTERN GOLD' 641 Rec-48 2/52 1mm
C23	PAINTED LOUVER	Dunn-Edwards 'QUICKSAND' (DEC754) LRV 60
C24	METAL SHADE FNS	Dunn-Edwards 'IRON ORE' (DE5153) LRV 16
C25	PANELIZED 6" LAP SIDING	Dunn-Edwards 'COVERED IN PLATINUM' (DE6367) LRV 46

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Building 3 - South Elevation (BW)
3/32" = 1'-0"



Building 3 - East Elevation (BW)
3/32" = 1'-0"



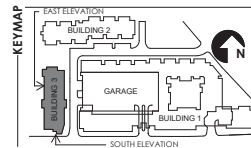
Building 3 - South Elevation (BW)
3/32" = 1'-0"



Building 3 - East Elevation (BW)
3/32" = 1'-0"

MARK	MATERIAL	COLOR
C1	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'COLD WORKING' (DE6345) LRV 73
C2	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'COVERED IN PLATINUM' (DE6367) LRV 46
C3	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards CASTLEBOCK (DE6375) LRV 37
C4	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'NONE MANE' (DE5191) LRV 45
C5	PANELIZED 4" LAP SIDING	Dunn-Edwards 'CARVED WOODY' (DE4120) LRV 20
C6	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards QUICKSAND (DEC754) LRV 60
C7	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards 'IRON ORE' (DE5153) LRV 16
C8	4" X 16" JUMBO BRICK VENUE STACKED BOND	Interstate Brick 'OCHRE BUFF'
C9	TRENDSSTONE - SITE WALLS	SOUTHWEST GOLD
C10	RESIDENTIAL WINDOW	MILL / ALUMINUM
C11	STOREFRONT SYSTEM	MILL / ALUMINUM
C12	STOREFRONT DOOR	MILL / ALUMINUM
C13	SPANDREL PANEL	WHITE
C14	PAINTED CONCRETE COLUMN / REVEAL PANEL SYSTEM	Dunn-Edwards 'IRON ORE' (DE5153) LRV 16
C15	PAINTED HRM DOOR	MATCH ADJACENT
C16	INTEGRAL COLOR PRECAST CONCRETE GARAGE	Dunn Color 'WESTERN GOLD' 641
C17	'ENVY' FEATURE - REVEAL PANEL SYSTEM CEMENT PANEL/STUCCO	Dunn-Edwards 'IRON ORE' (DE5153) LRV 16
C18	SIGNAGE	UNSER SEPERATE PERMIT
C20	1/2" DEEP METAL AWNING	Dunn-Edwards 'IRON ORE' (DE5153) LRV 16
C21	PAINTED METAL SHADE CANOPY	Dunn-Edwards 'COVERED IN PLATINUM' (DE6367) LRV 46
C22	INTEGRAL COLOR PRECAST CONCRETE WITH FEATURE	Dunn Color 'WESTERN GOLD' 641 Rec-48 2/32 1/2 in
C23	PAINTED LOUVER	Dunn-Edwards QUICKSAND (DEC754) LRV 60
C24	METAL SHADE FNS	Dunn-Edwards 'IRON ORE' (DE5153) LRV 16
C25	PANELIZED 4" LAP SIDING	Dunn-Edwards 'COVERED IN PLATINUM' (DE6367) LRV 46

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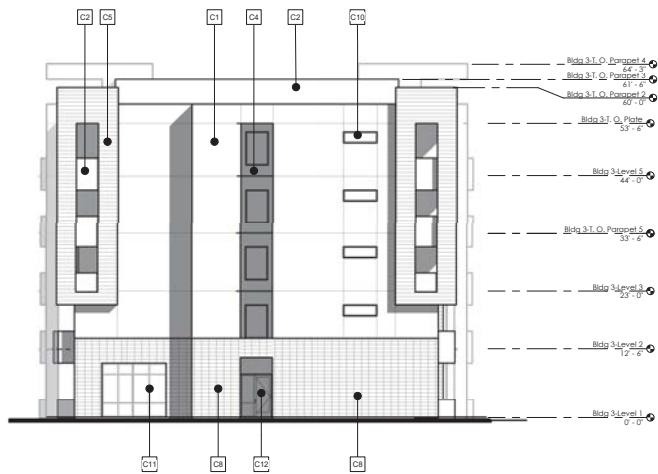
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**BUILDING 3
EXTERIOR
ELEVATIONS COLOR**
A5.3.1c



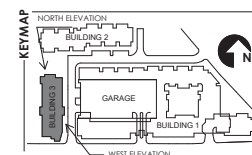
Building 3 - North Elevation - BW
3/32" = 1'-0"



Building 3 - West Elevation - BW
3/32" = 1'-0"

MARK	MATERIAL	COLOR
C1	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards' COOL MORNING (DE6365) LRV 73
C2	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards' COVERED IN PLATINUM (DE6367) LRV 44
C3	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards' CASTLEROCK (DE6375) LRV 57
C4	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards' UOHS MANE (DE5191) LRV 45
C5	PANELLED 4" LAP SIDING	Dunn-Edwards' CARVED WOODY (DE4123) LRV 50
C6	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards' QUICKSAND (DEC754) LRV 60
C7	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards' IRON ORE (DE5153) LRV 16
C8	4" X 16" JUMBO BRICK VENEER - STACKED BOND	Inferstate Brick 'OCHRE BUFF
C9	BRICKSTONE - SITE WALLS	SOUTHWEST GOLD
C10	RESIDENTIAL WINDOW	MILL / ALUMINUM
C11	STOREFRONT SYSTEM	MILL / ALUMINUM
C12	STOREFRONT DOOR	MILL / ALUMINUM
C13	SPANDREL PANEL	WHITE
C14	PAINTED CONCRETE COLUMN / REVEAL PANEL SYSTEM	Dunn-Edwards' IRON ORE (DE5153) LRV 16
C15	PAINTED IRM DOOR	MATCH ADJACENT
C16	INTEGRAL COLOR PRECAST CONCRETE GARAGE	Devis Color 'WESTERN GOLD 641
C17	ENTRY FEATURE - REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards' IRON ORE (DE5153) LRV 16
C18	ROOFING	UNDER SEPARATE PERMIT
C20	18" DEEP METAL AWNING	Dunn-Edwards' IRON ORE (DE5153) LRV 16
C21	PAINTED METAL SHADE CANOPY	Dunn-Edwards' COVERED IN PLATINUM (DE6367) LRV 44
C22	INTEGRAL COLOR PRECAST CONCRETE WITH TEXTURE	Devis Color 'WESTERN GOLD 641 Reck 2/22 Irm
C23	PAINTED LOUVER	Dunn-Edwards' QUICKSAND (DEC754) LRV 60
C24	METAL SHADE FINS	Dunn-Edwards' IRON ORE (DE5153) LRV 16
C25	PANELLED 4" LAP SIDING	Dunn-Edwards' COVERED IN PLATINUM (DE6367) LRV 44

- GENERAL NOTES**
1. PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR U.N.O.
 2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION.
 3. VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & OWNER PRIOR TO APPLICATION.
 4. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
 5. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 6. PROVIDE SEALANT AT ALL FINISH PENETRATIONS.
 7. ALL CONTROL JOINTS AND REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
 8. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
 9. EXTERIOR DOOR AND FRAME COLORS TO MATCH U.N.O.



NO. 16-2026-02
MIXED-USE DEVELOPMENT at APACHE AND TERRACE
1100 E. Apache Blvd.
Tempe, AZ 85281

Gilbane
100 Penn Square East Suite 1040
Philadelphia, PA, 19107
(267) 256-4516P



TODD & ASSOCIATES, INC.
Architectural Planning
Landscape Architecture
4019 North 44th Street
Phoenix, AZ 85018
602-952-8280p, 602-952-8995f
www.toddassoc.com
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03-27-18
3RD PAD
SUBMITTAL

Proj Mgr: JF
Dwn By: Author
Rev. Date: Description:
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BUILDING 3 EXTERIOR ELEVATIONS (BW)
A5.3.2



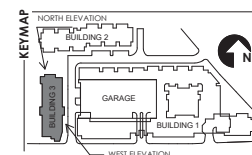
Building 3 - North Elevation - BW
3/32" = 1'-0"



Building 3 - West Elevation - BW
3/32" = 1'-0"

MARK	MATERIAL	COLOR
C1	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards' COOL MORNING (DE6365) LRV 73
C2	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards' COVERED IN PLATINUM (DE6367) LRV 44
C3	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards' CASTLEROCK (DE6375) LRV 37
C4	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards' UOHS MANE (DE5191) LRV 45
C5	PANELLED 4" LAP SIDING	Dunn-Edwards' CARVED WOOD (DE4123) LRV 50
C6	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards' QUICKSAND (DEC754) LRV 60
C7	REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards' IRON ORE (DE5153) LRV 16
C8	4" X 16" JUMBO BRICK VENEER - STACKED BOND	Inferstate Brick 'OCHRE BUFF
C9	BRICKSTONE - SITE WALLS	SOUTHWEST GOLD
C10	RESIDENTIAL WINDOW	MILL / ALUMINUM
C11	STOREFRONT SYSTEM	MILL / ALUMINUM
C12	STOREFRONT DOOR	MILL / ALUMINUM
C13	SPANDREL PANEL	WHITE
C14	PAINTED CONCRETE COLUMN / REVEAL PANEL SYSTEM	Dunn-Edwards' IRON ORE (DE5153) LRV 16
C15	PAINTED RM DOOR	MATCH ADJACENT
C16	INTEGRAL COLOR PRECAST CONCRETE GARAGE	Devis Color 'WESTERN GOLD 441
C17	ENTRY FEATURE - REVEAL PANEL SYSTEM CEMENT PANEL / STUCCO	Dunn-Edwards' IRON ORE (DE5153) LRV 16
C18	ROOFING	UNDER SEPARATE PERMIT
C20	18" DEEP METAL AWNING	Dunn-Edwards' IRON ORE (DE5153) LRV 16
C21	PAINTED METAL SHADE CANOPY	Dunn-Edwards' COVERED IN PLATINUM (DE6367) LRV 44
C22	INTEGRAL COLOR PRECAST CONCRETE WITH TEXTURE	Devis Color 'WESTERN GOLD 641 Reack 2/22 tm
C23	PAINTED LOUVER	Dunn-Edwards' QUICKSAND (DEC754) LRV 60
C24	METAL SHADE FINS	Dunn-Edwards' IRON ORE (DE5153) LRV 16
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- GENERAL NOTES**
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03-27-18
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Proj Mgr: JF
 Dwn By: Author
 Rev. Date: Description:
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BUILDING 3 EXTERIOR ELEVATIONS COLOR
A5.3.2c



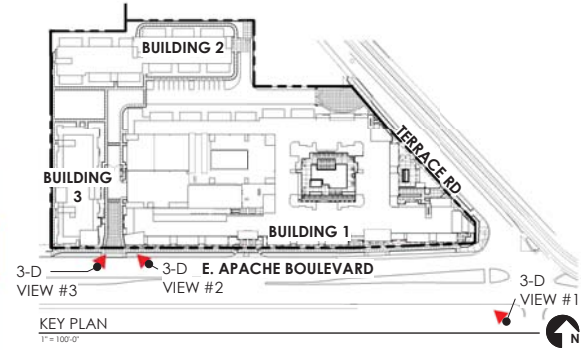
③ PERSPECTIVE - GARAGE WEST ENTRY.



② PERSPECTIVE - EAST END ALONG APACHE BLVD.

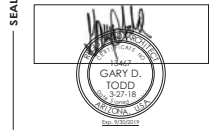


① PERSPECTIVE - ALONG APACHE BLVD.



PROJECT NO. 16-2026-02
MIXED-USE DEVELOPMENT at APACHE AND TERRACE
 1100 E. Apache Blvd.
 Tempe, AZ 85281

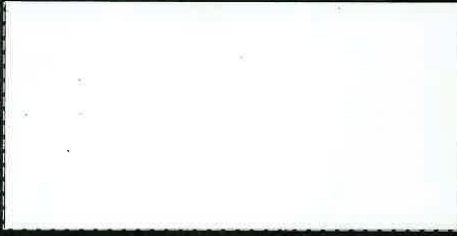
CLIENT **Gilbane**
 100 Penn Square East Suite 1040
 Philadelphia, PA. 19107
 (267) 256-4516P



CONTACT **TODD & ASSOCIATES, INC.**
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DATA 03-27-18
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 Rev. Date: Description:
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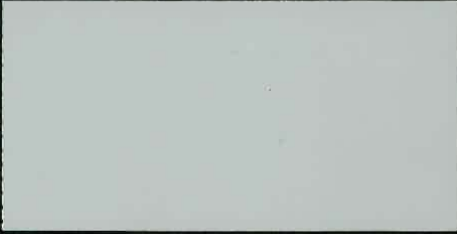
PERSPECTIVES
A4.0



C1 COLOR: COLD MORNING (DE6365) LRV 73
MFR: DUNN-EDWARDS



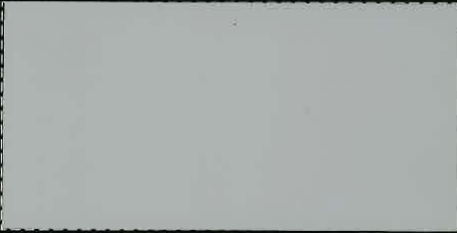
C6 COLOR: QUICKSAND (DEC754) LRV 60
MFR: DUNN EDWARDS



C2 COLOR: COVERED IN PLATINUM (DE6367) LRV 46
MFR: DUNN-EDWARDS



C7 COLOR: IRON ORE (DE5153) LRV 16
MFR: DUNN-EDWARDS



C3 COLOR: CASTLEROCK (DE6375) LRV 37
MFR: DUNN-EDWARDS



C8 COLOR: DESERT SAND
MFR: INTERSTATE BRICK



C4 COLOR: LIONS MANE (DE5319) LRV 45
MFR: DUNN-EDWARDS



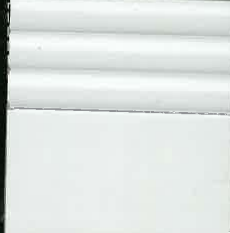
C16 COLOR: SAN DIEGO BUFF (5237)
MFR: DAVIS COLOR



C22 COLOR: WESTERN GOLD (641)
MFR: DAVIS COLOR



C5 COLOR: CARVED WOOD (DE6125) LRV 20
MFR: DUNN EDWARDS



C10 COLOR: CLEAR ANODIZED ALUMINUM
MFR: TBD



Exp. 9/30/2019

Material Sample Board

TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.todaassoc.com

Mixed Use @ Apache Blvd. & Terrace rd. • Tempe, Arizona

Project Number: 16-6026-02 • Date: 03-27-18

SD Phase • PAD Submittal

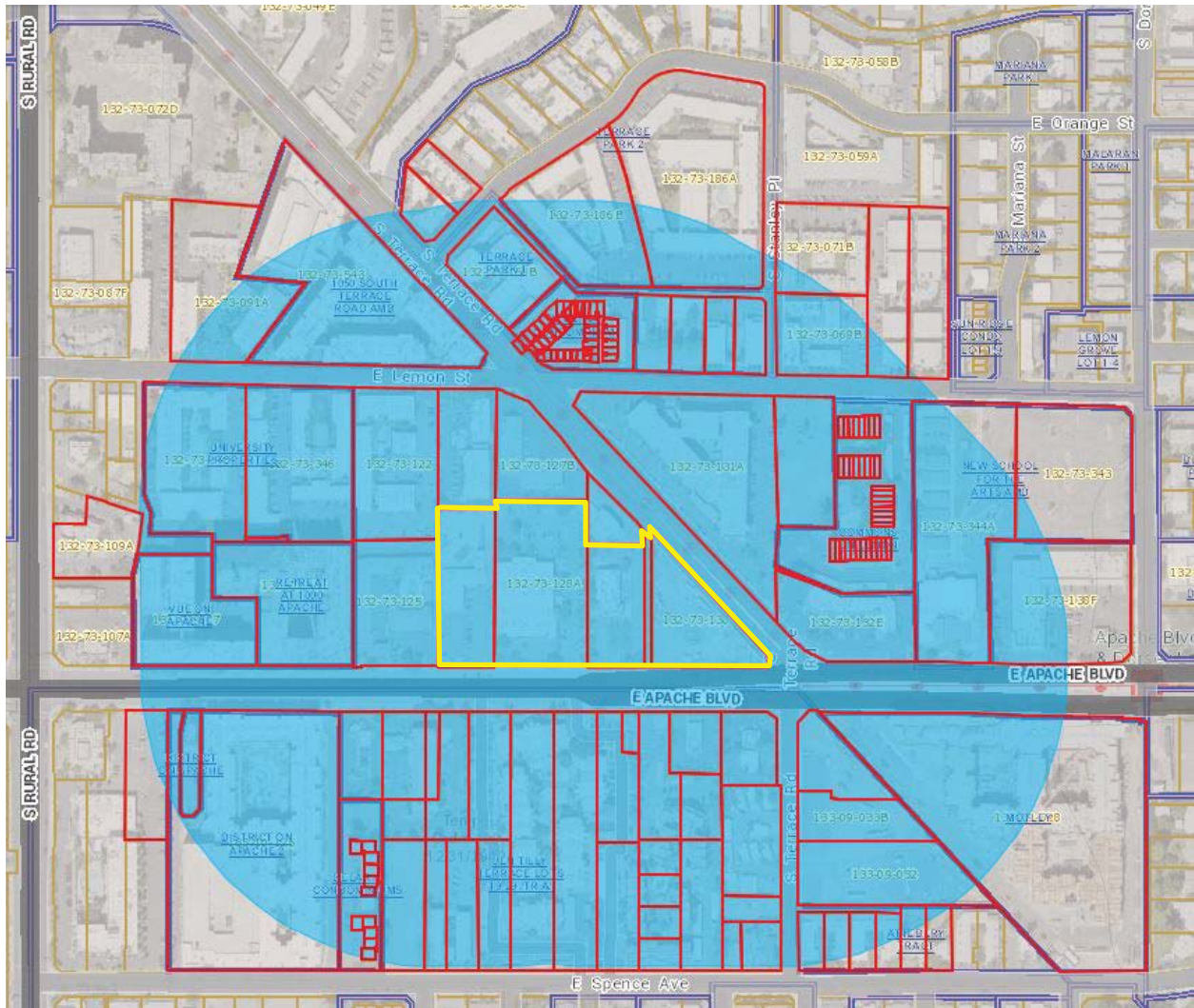
The purpose of this PIFR is to summarize the implementation of the approved Public Involvement Plan (“PIP”) for the 1100 East Apache Boulevard Project (the “Project”), as required by the City of Tempe Zoning and Development Code.

2. Notification

Notification letters were mailed out by the applicant to those parties shown on Exhibit A on February 22, 2018. Project notification signs were posted to the site on February 5, 2018. The affidavit of posting and sign photograph are provided as Exhibit B. As part of the stakeholder outreach process, notification of the Project was also sent to Arizona State University (Exhibit C).

3. Notification Area Map

The property owner notification area was voluntarily expanded to 700 feet from 600 feet, as illustrated below:



4. Registered Neighborhood and Homeowners' Associations

The following registered neighborhood and homeowners' associations were notified:

Phil Amorosi
Hudson Manor Neighborhood Association
1432 E Cedar Street
Tempe, AZ 85281

Holly Bowers
Jen Tilly Association
1426 S Rita Lane
Tempe, AZ 85281

Chuck Buss
University Heights Neighborhood Assoc.
1364 E Lemon Street
Tempe, AZ 85281

Matt Salenger
Citizens for Vibrant Apache Corridor
1614 E Cedar Street
Tempe, AZ 85281

Phil Amorosi
Citizens for Vibrant Apache Corridor
1432 E Cedar Street
Tempe, AZ 85281

Newberry Terrace HOA
1418 S Newberry Lane
Tempe, AZ 85281

5. Meeting Date and Location

The neighborhood meeting for the Project was held on February 20, 2018 at 6:00 PM at the Moxy Tempe Hotel, located at 1333 South Rural Road in Tempe.

6. Participants

There were 114 property owners and 6 associations that were directly noticed via United States First Class Mail. As noted on the sign-in sheet for the neighborhood meeting (Exhibit D), there were seven (7) neighborhood meeting attendees. There were no written comments or telephone calls received regarding the Project at the time of this PIFR.

7. Concerns/Issues

There was a general discussion regarding retail space and activation of Apache Boulevard by the Project, ongoing development in the area, the future streetcar, workforce housing, and parking during construction. These topics were discussed in detail. The neighborhood meeting lasted approximately one (1) hour.

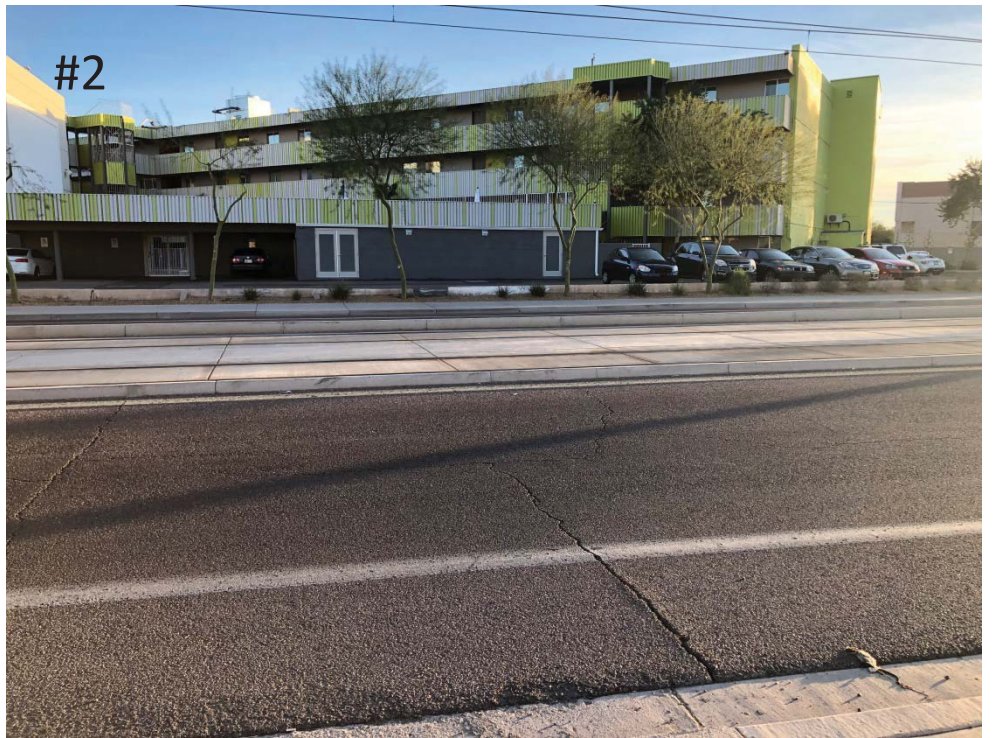
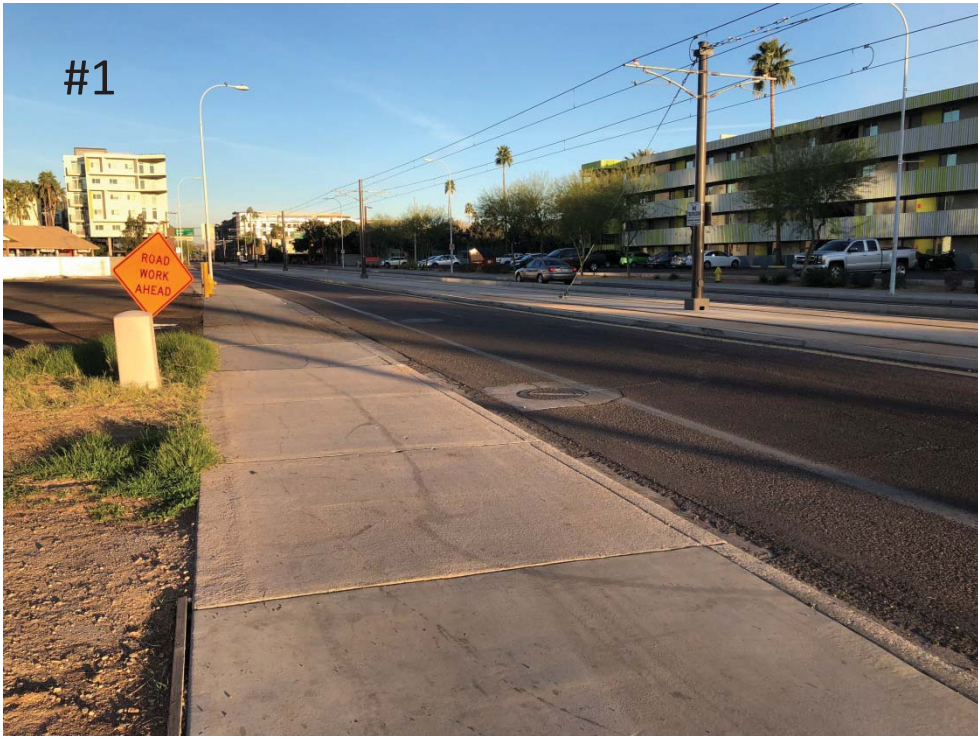
8. Materials

In addition to the sign-in sheet provided at the neighborhood meeting, comment cards were provided (Exhibit E). No comment cards were returned to us by the attendees. There are no additional materials from the public involvement process to add to this PIFR at this time.

9. Planner Review

This PIFR has been submitted to the City of Tempe for review.





#5



#6



#7



#8





#13



14



#15



#16





#17



#18



#19



#20

#21



#22



#23



#24



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

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

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

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. **PL00000 – PROJECT NAME**, to the City requesting that the City approve the following:

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

(Identify Action Requested))

for development of the following real property (Property):

Insert Property Address:

Parcel No. or legal description:

