



# City Council

**Date:** January 7, 2019  
**To:** City Council  
**Through:** Christopher J. Brady, City Manager  
**From:** Jeffrey McVay, Manager of Downtown Transformation

**Subject:** Consider proposed Purchase and Development Agreements that will facilitate the development of The Residences on Main; a mixed-use commercial and residential, project on privately-owned and City-owned property generally located at the northwest corner of Main Street and Country Club Drive.  
**District 4**

## Purpose and Recommendation

Consider the proposed Purchase and Development Agreements between the City of Mesa and Main and Country Club, LLC (an affiliate of Chicanos Por La Causa). The Agreement facilitates the development of The Residences on Main (Exhibit A – Concept Plans). The Residences on Main is a proposed \$49M redevelopment, generally located at the northwest corner of Main Street and Country Club Drive. As shown on the attached Exhibit B, the project site consists of a total of approximately 2.5 acres, of which approximately 1.3 acres is City-owned land and 1.25 acres is privately-owned land recently purchased by Main and Country Club, LLC.

## Background

City Staff and the Chicanos Por La Causa (CPLC) development team have been negotiating the redevelopment and sale of City-owned land since the selection of CPLC from a 2016 Request for Proposals for development the site. The development proposal includes a new five-story, approximately 190,000 rentable square-foot (250,000 gross square-feet) mixed-use building that includes 198 market-rate apartments, approximately 20,000 square feet of commercial/retail space, and approximately 200 structured and surface parking spaces.

The property was acquired in the late 1990s for a development project that was never completed. Since that time, the City has been maintaining the entire site, excluding Bailey's Brakes, at an average cost of \$1,800/year for the past five years.

## Discussion

The following provides a summary of the primary deal points of the Purchase and Development Agreements.



**Description of Project:**

1. Developer will construct the following minimum private improvements:
  - a. 198 market-rate apartments (16 studio, 72 one-bedroom, 91 two-bedroom, and 19 three-bedroom)
  - b. 20,000 SF of retail/restaurant/commercial space
  - c. 200 parking spaces
  - d. Reconstruction as needed, and maintenance of a shared-access drive from Pepper Place with the Palm Court retail center to the west
2. Developer will design and construct public improvements within the Main Street, Country Club, and Pepper rights-of-way with an estimated design and construction cost of \$550,000. Public improvements include:
  - a. Reconstructed sidewalks along Main Street and Country Club Drive
  - b. Pedestrian improvements, including street trees, raised planters, and irrigation
  - c. Installation of a new bus shelter on Main Street
  - d. Relocation of existing street lights and traffic control
3. Developer will comply with project and unit amenity quality standards and exterior quality standards, i.e., LEED Gold, fitness center, pool, smart thermostats, and exterior “neon-like” project sign.
4. Construction will commence no later than August 31, 2019
5. Completion of project and all public improvements no later than March 31, 2021.

**Economic Benefit Analysis**

An economic and revenue impact analysis was completed for the project by Applied Economics in January 2018. That analysis projects \$4.9 million in revenues (sales and secondary property tax) to the City in the first 25 years. Direct and indirect economic benefit of the new businesses to the City would be \$206.8 million in the first 25 years, in addition to supporting approximately 100 jobs. In addition, the City will receive one-time permit and impact fees estimated at \$860,000. The full economic benefit to the City, described above is based upon the development parameters described above on the full 2.5 acre site, and would not be realized with a reduced scale project.

**Terms of Agreements:**

1. Sale of nine City-owned parcels totaling approximately 1.3 acres for \$400,000. Four City-owned parcels totaling approximately 0.82 acres are located adjacent to Pepper Place and five City-owned parcels totaling approximately 0.47 are located adjacent to Main Street.
  - a. The City-owned land was appraised at \$700,000. This appraisal, however, treated all nine City-owned parcels as part of the overall development site, including the privately held land. The City’s sale price reflects the reality that the City-owned parcels have greatly reduced development potential without consolidation with the privately-owned land. The purchase price



further reflects a number of encumbrances on the land that impact the development, but were not considered in the appraisal, which include:

- i. Irregular right-of-way boundary along Main Street reduces the amount of functionally buildable land area and increases the area devoted to public improvement.
  - ii. The limited amount of right-of-way along Country Club Drive is not sufficient to provide a walkable, pedestrian environment and the buildable area was decreased to provide an enhanced pedestrian environment.
  - iii. Maintenance of a shared driveway from Pepper Place with adjacent Palm Court retail Center. 90 percent of the shared drive is on land that will be sold for the project but will not be developable for buildable area.
  - iv. Elimination of City maintenance responsibility for the site, which has averaged \$1800/year for the past five years.
2. City design and construction of a new sewer line to serve the project, currently estimated at \$200,000. Existing sewer infrastructure adjacent to the site does not have sufficient capacity to serve the project.
3. City design and construction of a new median in Country Club Drive from Main Street north to Pepper Place, currently estimated at \$100,000. The new median will require right-in and right-out turning movements on Country Club Drive, which will prevent unsafe vehicular conflicts into and out of the project.
4. City reimbursement for public improvements completed with the project. The reimbursement is capped at \$100,000.
5. Allow architectural elements of the building, such as shade elements, and vertical elements of the streetscape, such as raised planters and sidewalk ramps to encroach into the ROW.

## **Alternatives**

Modify terms to the proposed Purchase and Development Agreements.

Denial of the proposed agreements.

## **Attachments**

Exhibit A: Concept Plans

Exhibit B: Project Site



EXHIBIT A  
CONCEPT PLANS





# RESIDENCES ON MAIN

MIXED USE BUILDING ON NW CORNER OF NORTH COUNTRY CLUB DRIVE AND WEST MAIN STREET, MESA, AZ





ACCESSIBILITY GENERAL NOTES:

- [illegible]

## CODE GENERAL NOTES:

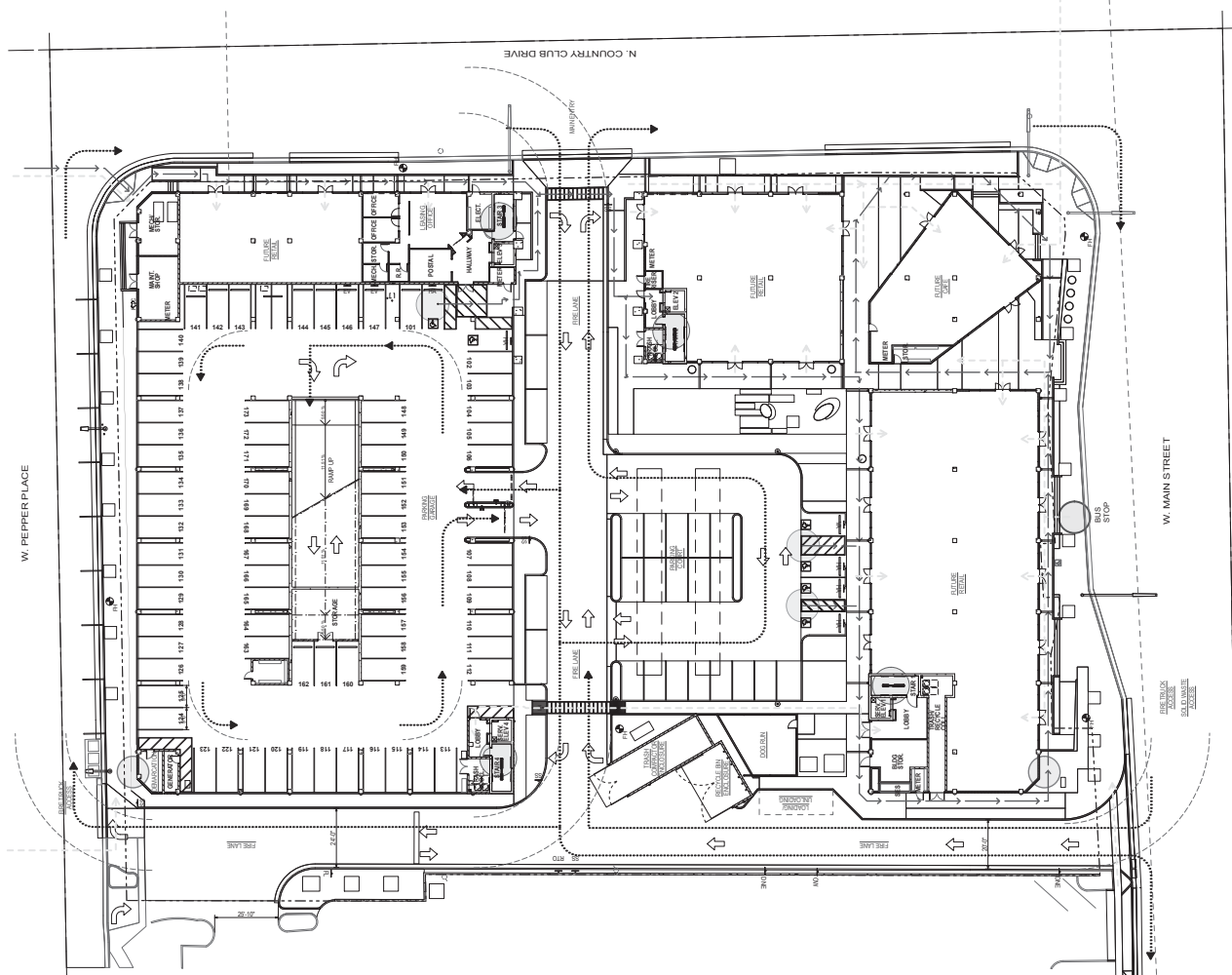
- A. See the GDT for Code Summary.
- B. After project is required to be completed with HFA-13, alternate further project may be required.
- C. In standard treated soil is below the building. For standard treated soil is to be provided by approved method of treated present natural ground.
- D. Measured cross total distance per 100 ft: 250 ft @ 6.3, 300 ft @ 6.4, 400 ft @ 6.2.
- E. Measured in a single surface together per 100 ft: 310 ft @ 6.1.
- F. Provide 2-way communication of double language per 100 ft.
- G. For the average 420 ft @ 6.2, measure as required for the 430 ft @ 6.2, 440 ft @ 6.1, 450 ft @ 6.2, 460 ft @ 6.1, 470 ft @ 6.2, 480 ft @ 6.1, 490 ft @ 6.2, 500 ft @ 6.1, 510 ft @ 6.2, 520 ft @ 6.1, 530 ft @ 6.2, 540 ft @ 6.1, 550 ft @ 6.2, 560 ft @ 6.1, 570 ft @ 6.2, 580 ft @ 6.1, 590 ft @ 6.2, 600 ft @ 6.1, 610 ft @ 6.2, 620 ft @ 6.1, 630 ft @ 6.2, 640 ft @ 6.1, 650 ft @ 6.2, 660 ft @ 6.1, 670 ft @ 6.2, 680 ft @ 6.1, 690 ft @ 6.2, 700 ft @ 6.1, 710 ft @ 6.2, 720 ft @ 6.1, 730 ft @ 6.2, 740 ft @ 6.1, 750 ft @ 6.2, 760 ft @ 6.1, 770 ft @ 6.2, 780 ft @ 6.1, 790 ft @ 6.2, 800 ft @ 6.1, 810 ft @ 6.2, 820 ft @ 6.1, 830 ft @ 6.2, 840 ft @ 6.1, 850 ft @ 6.2, 860 ft @ 6.1, 870 ft @ 6.2, 880 ft @ 6.1, 890 ft @ 6.2, 900 ft @ 6.1, 910 ft @ 6.2, 920 ft @ 6.1, 930 ft @ 6.2, 940 ft @ 6.1, 950 ft @ 6.2, 960 ft @ 6.1, 970 ft @ 6.2, 980 ft @ 6.1, 990 ft @ 6.2, 1000 ft @ 6.1, 1010 ft @ 6.2, 1020 ft @ 6.1, 1030 ft @ 6.2, 1040 ft @ 6.1, 1050 ft @ 6.2, 1060 ft @ 6.1, 1070 ft @ 6.2, 1080 ft @ 6.1, 1090 ft @ 6.2, 1100 ft @ 6.1, 1110 ft @ 6.2, 1120 ft @ 6.1, 1130 ft @ 6.2, 1140 ft @ 6.1, 1150 ft @ 6.2, 1160 ft @ 6.1, 1170 ft @ 6.2, 1180 ft @ 6.1, 1190 ft @ 6.2, 1200 ft @ 6.1, 1210 ft @ 6.2, 1220 ft @ 6.1, 1230 ft @ 6.2, 1240 ft @ 6.1, 1250 ft @ 6.2, 1260 ft @ 6.1, 1270 ft @ 6.2, 1280 ft @ 6.1, 1290 ft @ 6.2, 1300 ft @ 6.1, 1310 ft @ 6.2, 1320 ft @ 6.1, 1330 ft @ 6.2, 1340 ft @ 6.1, 1350 ft @ 6.2, 1360 ft @ 6.1, 1370 ft @ 6.2, 1380 ft @ 6.1, 1390 ft @ 6.2, 1400 ft @ 6.1, 1410 ft @ 6.2, 1420 ft @ 6.1, 1430 ft @ 6.2, 1440 ft @ 6.1, 1450 ft @ 6.2, 1460 ft @ 6.1, 1470 ft @ 6.2, 1480 ft @ 6.1, 1490 ft @ 6.2, 1500 ft @ 6.1, 1510 ft @ 6.2, 1520 ft @ 6.1, 1530 ft @ 6.2, 1540 ft @ 6.1, 1550 ft @ 6.2, 1560 ft @ 6.1, 1570 ft @ 6.2, 1580 ft @ 6.1, 1590 ft @ 6.2, 1600 ft @ 6.1, 1610 ft @ 6.2, 1620 ft @ 6.1, 1630 ft @ 6.2, 1640 ft @ 6.1, 1650 ft @ 6.2, 1660 ft @ 6.1, 1670 ft @ 6.2, 1680 ft @ 6.1, 1690 ft @ 6.2, 1700 ft @ 6.1, 1710 ft @ 6.2, 1720 ft @ 6.1, 1730 ft @ 6.2, 1740 ft @ 6.1, 1750 ft @ 6.2, 1760 ft @ 6.1, 1770 ft @ 6.2, 1780 ft @ 6.1, 1790 ft @ 6.2, 1800 ft @ 6.1, 1810 ft @ 6.2, 1820 ft @ 6.1, 1830 ft @ 6.2, 1840 ft @ 6.1, 1850 ft @ 6.2, 1860 ft @ 6.1, 1870 ft @ 6.2, 1880 ft @ 6.1, 1890 ft @ 6.2, 1900 ft @ 6.1, 1910 ft @ 6.2, 1920 ft @ 6.1, 1930 ft @ 6.2, 1940 ft @ 6.1, 1950 ft @ 6.2, 1960 ft @ 6.1, 1970 ft @ 6.2, 1980 ft @ 6.1, 1990 ft @ 6.2, 2000 ft @ 6.1, 2010 ft @ 6.2, 2020 ft @ 6.1, 2030 ft @ 6.2, 2040 ft @ 6.1, 2050 ft @ 6.2, 2060 ft @ 6.1, 2070 ft @ 6.2, 2080 ft @ 6.1, 2090 ft @ 6.2, 2100 ft @ 6.1, 2110 ft @ 6.2, 2120 ft @ 6.1, 2130 ft @ 6.2, 2140 ft @ 6.1, 2150 ft @ 6.2, 2160 ft @ 6.1, 2170 ft @ 6.2, 2180 ft @ 6.1, 2190 ft @ 6.2, 2200 ft @ 6.1, 2210 ft @ 6.2, 2220 ft @ 6.1, 2230 ft @ 6.2, 2240 ft @ 6.1, 2250 ft @ 6.2, 2260 ft @ 6.1, 2270 ft @ 6.2, 2280 ft @ 6.1, 2290 ft @ 6.2, 2300 ft @ 6.1, 2310 ft @ 6.2, 2320 ft @ 6.1, 2330 ft @ 6.2, 2340 ft @ 6.1, 2350 ft @ 6.2, 2360 ft @ 6.1, 2370 ft @ 6.2, 2380 ft @ 6.1, 2390 ft @ 6.2, 2400 ft @ 6.1, 2410 ft @ 6.2, 2420 ft @ 6.1, 2430 ft @ 6.2, 2440 ft @ 6.1, 2450 ft @ 6.2, 2460 ft @ 6.1, 2470 ft @ 6.2, 2480 ft @ 6.1, 2490 ft @ 6.2, 2500 ft @ 6.1, 2510 ft @ 6.2, 2520 ft @ 6.1, 2530 ft @ 6.2, 2540 ft @ 6.1, 2550 ft @ 6.2, 2560 ft @ 6.1, 2570 ft @ 6.2, 2580 ft @ 6.1, 2590 ft @ 6.2, 2600 ft @ 6.1, 2610 ft @ 6.2, 2620 ft @ 6.1, 2630 ft @ 6.2, 2640 ft @ 6.1, 2650 ft @ 6.2, 2660 ft @ 6.1, 2670 ft @ 6.2, 2680 ft @ 6.1, 2690 ft @ 6.2, 2700 ft @ 6.1, 2710 ft @ 6.2, 2720 ft @ 6.1, 2730 ft @ 6.2, 2740 ft @ 6.1, 2750 ft @ 6.2, 2760 ft @ 6.1, 2770 ft @ 6.2, 2780 ft @ 6.1, 2790 ft @ 6.2, 2800 ft @ 6.1, 2810 ft @ 6.2, 2820 ft @ 6.1, 2830 ft @ 6.2, 2840 ft @ 6.1, 2850 ft @ 6.2, 2860 ft @ 6.1, 2870 ft @ 6.2, 2880 ft @ 6.1, 2890 ft @ 6.2, 2900 ft @ 6.1, 2910 ft @ 6.2, 2920 ft @ 6.1, 2930 ft @ 6.2, 2940 ft @ 6.1, 2950 ft @ 6.2, 2960 ft @ 6.1, 2970 ft @ 6.2, 2980 ft @ 6.1, 2990 ft @ 6.2, 3000 ft @ 6.1, 3010 ft @ 6.2, 3020 ft @ 6.1, 3030 ft @ 6.2, 3040 ft @ 6.1, 3050 ft @ 6.2, 3060 ft @ 6.1, 3070 ft @ 6.2, 3080 ft @ 6.1, 3090 ft @ 6.2, 3100 ft @ 6.1, 3110 ft @ 6.2, 3120 ft @ 6.1, 3130 ft @ 6.2, 3140 ft @ 6.1, 3150 ft @ 6.2, 3160 ft @ 6.1, 3170 ft @ 6.2, 3180 ft @ 6.1, 3190 ft @ 6.2, 3200 ft @ 6.1, 3210 ft @ 6.2, 3220 ft @ 6.1, 3230 ft @ 6.2, 3240 ft @ 6.1, 3250 ft @ 6.2, 3260 ft @ 6.1, 3270 ft @ 6.2, 3280 ft @ 6.1, 3290 ft @ 6.2, 3300 ft @ 6.1, 3310 ft @ 6.2, 3320 ft @ 6.1, 3330 ft @ 6.2, 3340 ft @ 6.1, 3350 ft @ 6.2, 3360 ft @ 6.1, 3370 ft @ 6.2, 3380 ft @ 6.1, 3390 ft @ 6.2, 3400 ft @ 6.1, 3410 ft @ 6.2, 3420 ft @ 6.1, 3430 ft @ 6.2, 3440 ft @ 6.1, 3450 ft @ 6.2, 3460 ft @ 6.1, 3470 ft @ 6.2, 3480 ft @ 6.1, 3490 ft @ 6.2, 3500 ft @ 6.1, 3510 ft @ 6.2, 3520 ft @ 6.1, 3530 ft @ 6.2, 3540 ft @ 6.1, 3550 ft @ 6.2, 3560 ft @ 6.1, 3570 ft @ 6.2, 3580 ft @ 6.1, 3590 ft @ 6.2, 3600 ft @ 6.1, 3610 ft @ 6.2, 3620 ft @ 6.1, 3630 ft @ 6.2, 3640 ft @ 6.1, 3650 ft @ 6.2, 3660 ft @ 6.1, 3670 ft @ 6.2, 3680 ft @ 6.1, 3690 ft @ 6.2, 3700 ft @ 6.1, 3710 ft @

CODE LEGEND



### LOCK BOX PROCEDURES:

1. The first step in the design of a new building is to determine the client's requirements. This involves a thorough discussion with the client to understand their needs, budget, and timeline. The client's requirements are then translated into a set of design briefs, which serve as the foundation for the design process.
2. The second step is to conduct a site analysis. This involves visiting the site to assess the terrain, climate, and surrounding environment. The site analysis also includes a review of local regulations and zoning laws. The information gathered from the site analysis is used to inform the design and to identify potential challenges.
3. The third step is to develop a conceptual design. This involves creating a series of sketches and diagrams that illustrate the overall form and function of the building. The conceptual design also includes a preliminary site plan and a section through the building. The conceptual design is then presented to the client for review and feedback.
4. The fourth step is to develop a preliminary design. This involves creating a more detailed set of drawings, including floor plans, sections, and elevations. The preliminary design also includes a more detailed site plan and a more comprehensive section through the building. The preliminary design is then presented to the client for review and feedback.
5. The fifth step is to develop a final design. This involves creating a final set of drawings, including floor plans, sections, and elevations. The final design also includes a final site plan and a final section through the building. The final design is then presented to the client for review and feedback.
6. The sixth step is to obtain planning permission. This involves submitting the final design to the local planning authority for review and approval. The planning authority will consider the design in the context of the surrounding environment and local regulations. Once planning permission has been granted, the design can proceed to the construction phase.
7. The seventh step is to construct the building. This involves hiring a contractor to build the building according to the final design. The construction process includes the foundation, the structure, and the interior and exterior finishes. The construction process is closely monitored by the architect to ensure that the building is constructed according to the design.
8. The eighth step is to hand over the building to the client. This involves a final inspection of the building to ensure that it meets the client's requirements. Once the building has been handed over, the architect's role is complete.

COUNTRY CLUB AND MAIN  
LIGHT RAIL STATION



General Note:  
The information on this drawing is based on the information provided by the client and is not to be used for any other purpose without the written consent of Winslow + Partners.



Winslow + Partners  
architectural planning interior design

112 N. Central Avenue, Suite 300, Phoenix, AZ  
602.296.7860 phone 602.680.4923 fax

consultants  
**TRUEFORM**  
ARCHITECTS  
PO BOX 85206  
3000 W. 7th Street  
MESA, AZ 85201  
www.trueform.com

Chicanos Por La Causa, Inc  
**RESIDENCES ON MAIN**  
424 W MAIN STREET MESA, AZ 85201



project number  
WPP 2016.0033  
date of issue  
10/20/2016  
City Final Plan Review  
revisions

project team  
TP team  
project phase  
100% CD Set  
sheet contents  
Planting Plan  
Level 1  
sheet number

**L-201**



SCALE 1" = 20'-0"

**PLANT LEGEND:**

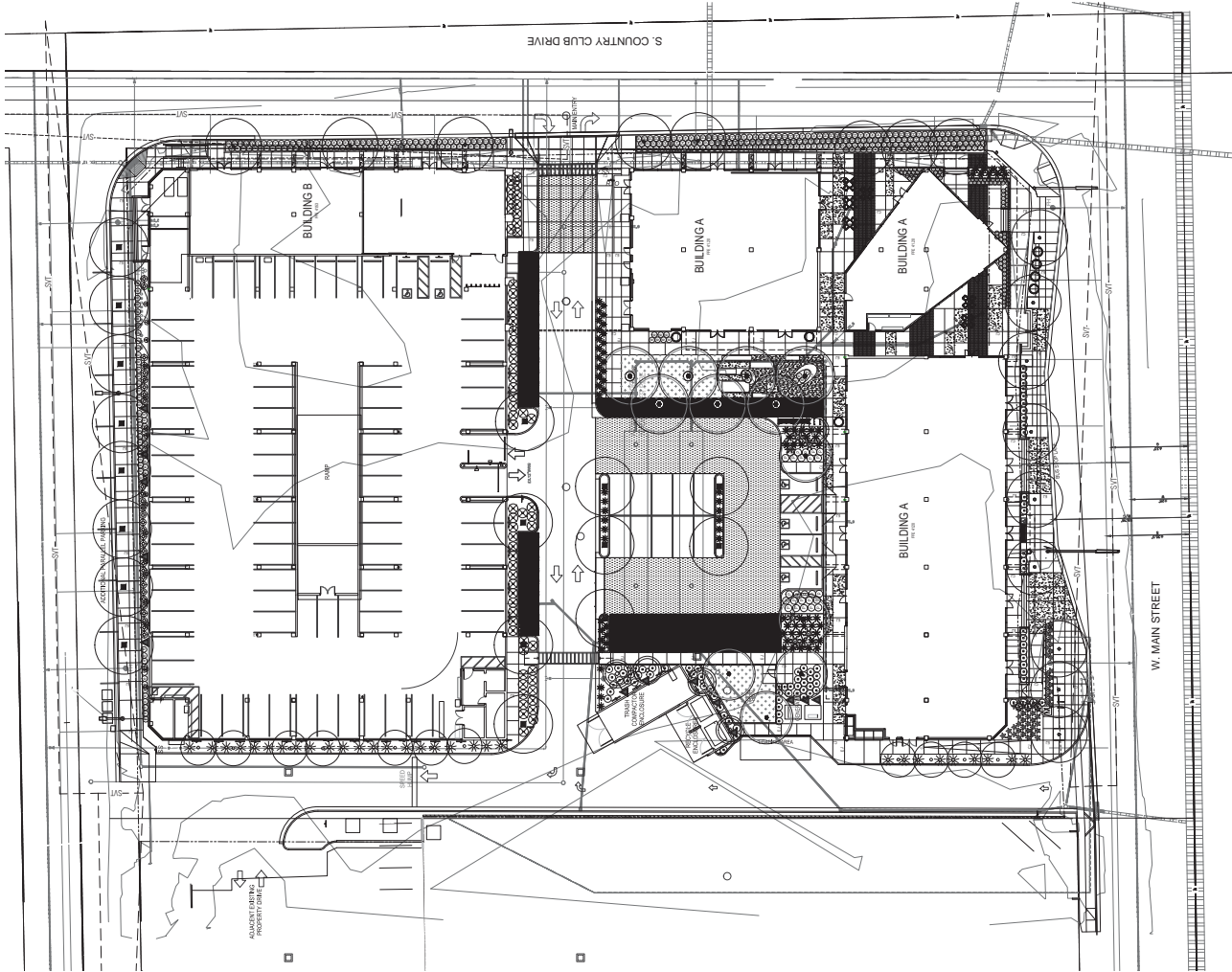
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•	Quercus agrifolia	Quercus agrifolia	24" Box	11	Multi Trunk	5.0-7.0 35.4-0 1.57 min.
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•	Quercus agrifolia	Quercus agrifolia	30" Box	0		10.0-12.0 50.7-0 2.27 min.
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SYMBOL	Reference Name	Common Name	SIZE	LEVEL 1 QTY	REMARKS	HEIGHT WIDTH CALIBER
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•	Platanus	Platanus	5 Gallon	68		5 Gallon
•	Platanus	Platanus	5 Gallon	298		5 Gallon
•	Platanus	Platanus	5 Gallon	68		5 Gallon
•	Platanus	Platanus	5 Gallon	64		5 Gallon
•	Platanus	Platanus	5 Gallon	34		5 Gallon
•	Platanus	Platanus	5 Gallon	18		5 Gallon
•	Platanus	Platanus	5 Gallon	0		5 Gallon
•	Platanus	Platanus	5 Gallon	7		5 Gallon
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PRECAST CONCRETE POTPLANTERS  
PLANTING LEGEND:

SYMBOL	Reference Name	Common Name	SIZE	LEVEL 1 QTY	REMARKS
•	Platanus	Platanus	4" Pot	0	
•	Platanus	Platanus	5 Gallon	0	
•	Platanus	Platanus	1 Gallon	0	
•	Platanus	Platanus	3 Pots	0	
•	Platanus	Platanus	5 Gallon	0	
•	Platanus	Platanus	1 Gallon	0	







### General Note:

environmental planning interior design

602.296.7860 phone 602.680.4923 fax

consultants

TRIFORM

landscape architecture studio  
2009 north 7th street  
phoenix, az 85006  
480.382.4244  
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480.382.4244  
www.translitas.com

Chicanos Por La Causa, Inc  
**RESIDENCES ON MAIN**

Chicanos Por La Causa, Inc



used must be

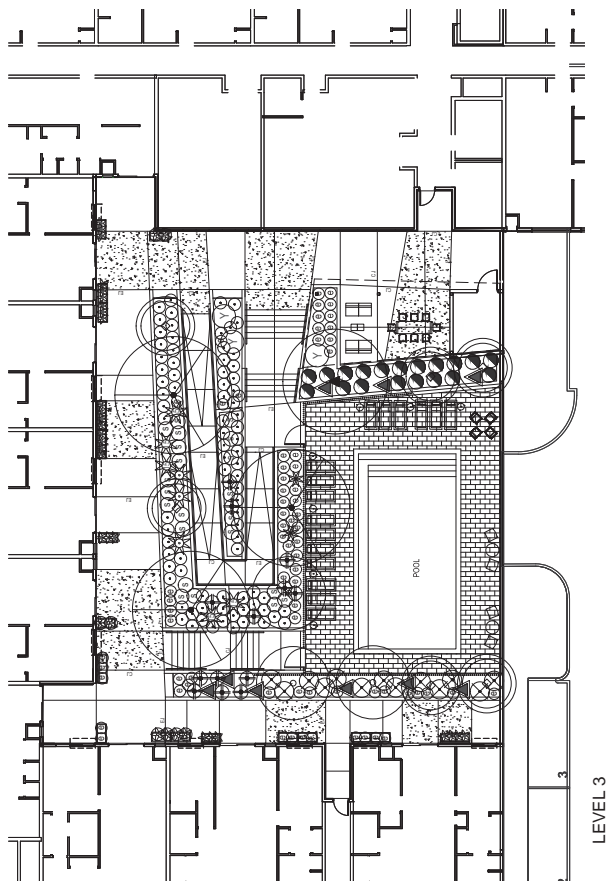
project number  
WP 2016.0033

date of issue  
10.25.2018

City First Plan Review  
revisions

project team  
TF team  
project phase  
100% CD Set  
sheet contents  
Planting Plan  
Level 3  
sheet number

L-202



### LEVEL 3



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**PIANT I LEGEND:**

PROJECT			PROJECT			PROJECT		
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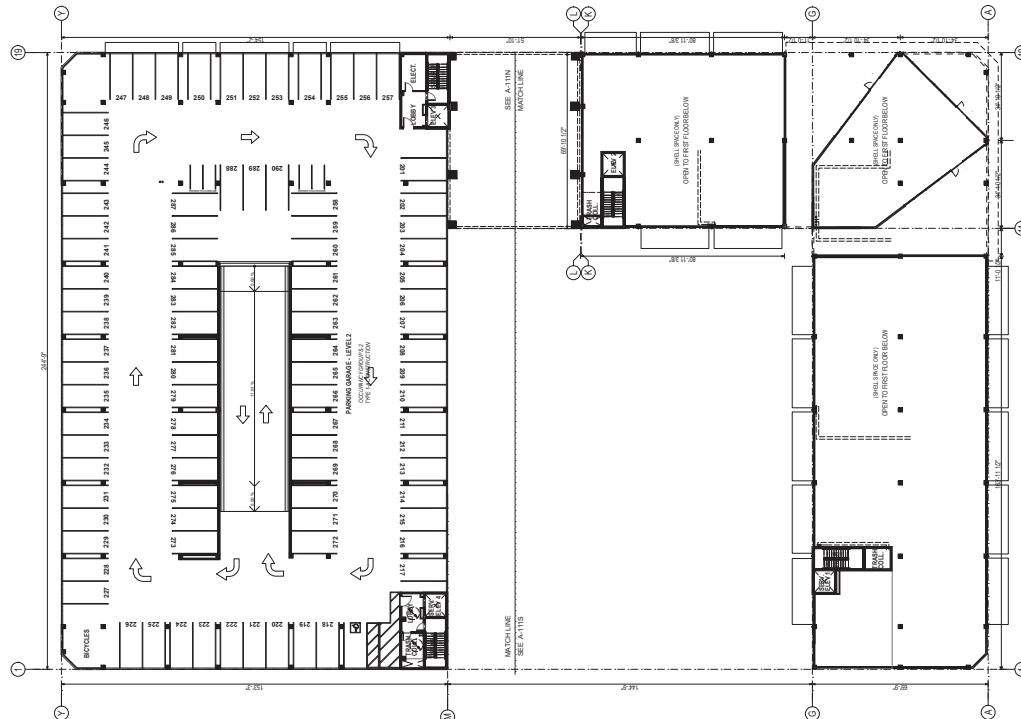




- 
- Diagram illustrating the specimen for testing, showing a concrete column with a central core and a surrounding grout fill. The specimen is labeled with 'GROUT FILL CONCRETE COLUMNS' at the top and bottom, and 'CENTER OF CONCRETE COLUMNS' in the middle. The specimen is supported by a base labeled 'PERMETER SAMPLE AT CONCRETE COLUMNS'.

(

4A)



## SECOND FLOOR PLAN



consultants

## RESIDENCES ON MAIN

424 W MAIN STREET MESA, AZ 85201

Chicanos For La Causa, Inc



Project number	016.0033
Date of issue	1.05.2018
Revisions	

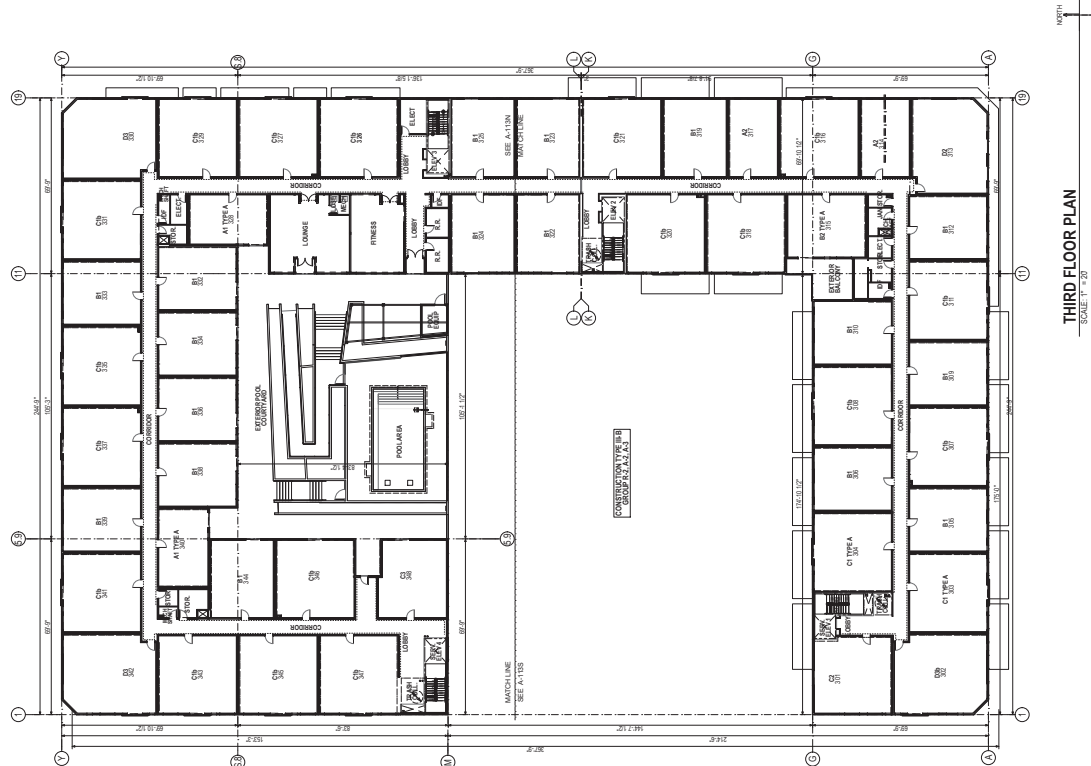
**Project team**  
w, md, ia, kds, mm, pm, gr,

Project phase  
 100% CONSTRUCTION  
 DOCUMENTS SET  
 Sheet contents  
 Overall 3rd & 4th floor  
 plans  
 Sheet number

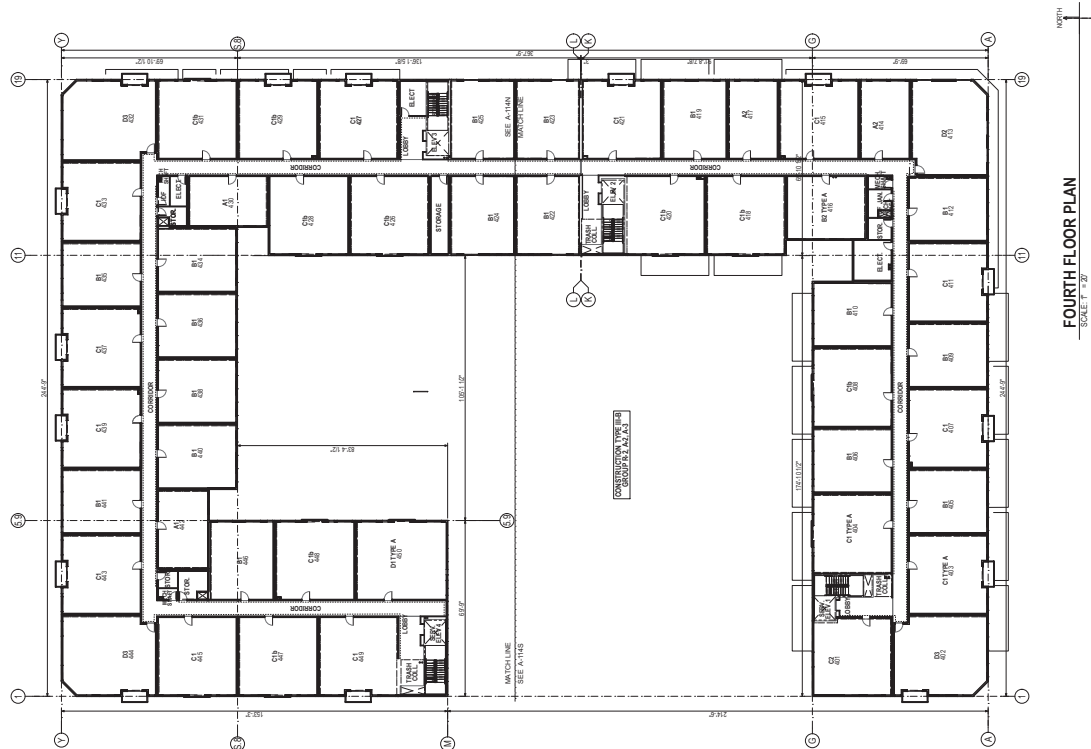
Sheet number  
**A-102**

FLOOR PLAN GENERAL NOTES:

- |   |  |  |
|---|--|--|
| <p>We require an explicit label for all the data points, and assign it a unique label.</p> <p>Dimensions in the <i>data</i> of memory and data consist of all of the units within each channel.</p> <p>Size averaged for time and data, for specific locations in planning.</p> | <p>Physical dimensions specify the location of any category, frame, or object.</p> <p>Physical dimensions specify the location of any category, frame, or object, such as in vision, touch, audition, smell, taste, touch, etc. and the other dimensions are used to specify the location of any category, frame, or object.</p> <p>Allocated and used, together, and the behavior and the data in accordance with the physical dimensions.</p> <p>Size of a population in the data is specified as a property of all applicable data.</p> | <p>Memory is a coordinated representation for the user (memory, with a memory of a memory) that is implemented as memory with a memory of a memory.</p> <p>All ranges are increments of 5 degrees within each channel.</p> <p>Color used includes from blue to red to avoid of memory.</p> |
|---|--|--|



**THIRD FLOOR PLAN**  
SCALE: 1" = 20'



**FOURTH FLOOR PLAN**  
SCALE: 1" = 20'



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project number	2016.0033
date of issue	11.05.2018
revisions	

project team

**project phase**  
100% CONSTRUCTION  
DOCUMENTS SET  
sheet contents  
overall 5th and 6th floor

sheet number  
**A-103**

**FLOOR PLAN GENERAL NOTES:**

- |    |   |
|----|---|
| 1  | Apply to each leg as equal to a four year lease, and may be renewed for another four years.   |
| 2  | Commence on the date of maturity and include a certificate of closure on the date of closure.   |
| 3  | Be exempted from fees and duties for specific industrial planning purposes.   |
| 4  | Excluded of documentary payment of any royalty, patent, trademark or other fees.  |
| 5  | Provided capital spent in sub-leasehold of a commercial lease, such as sales, installations, contracts, matters, etc., and any other expenses incurred by the lessee, shall be borne independently by the lessee and not by the lessor. |
| 6  | All capital and benefits shall be included and added in accordance with applicable laws, regulations, and related provisions.   |
| 7  | Such a provision in the stated statute is required in all applicable conditions.  |
| 8  | They are confirmed to requirements to meet applicable laws, but are exempted from any tax that is not applicable in relation to such a provision.   |
| 9  | At the expiration of the period of the lease, the lessee shall be able to continue the lease.   |
| 10 | Excluded from taxation by the law to be used for residents.   |
- Source: "Investment Incentives to Equal to a 40-Year Lease." Ministry of Economy and Finance, 2007.



## FIFTH FLOOR PLAN

## SIXTH FLOOR PLAN





project number	2016.0033
date of issue	11.05.2018
revisions	

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sheet contents  
building elevati  
sheet number










## ELEVATION GENERAL NOTES:

- All exposed steel walls shall be of masonry type indicated for wall above roof line.
  - Schedules at building and store doors shall match finish for all doors and door ways.
  - Paint all exposed metal that is not specified to receive a factory finish.
  - All exposed flooring shall be factory finished.
  - Schedules and schedule for door and window types and sizes.
- Con to Metal Panel elevators shall occur at Grid lines, typical as shown on exterior elevations.

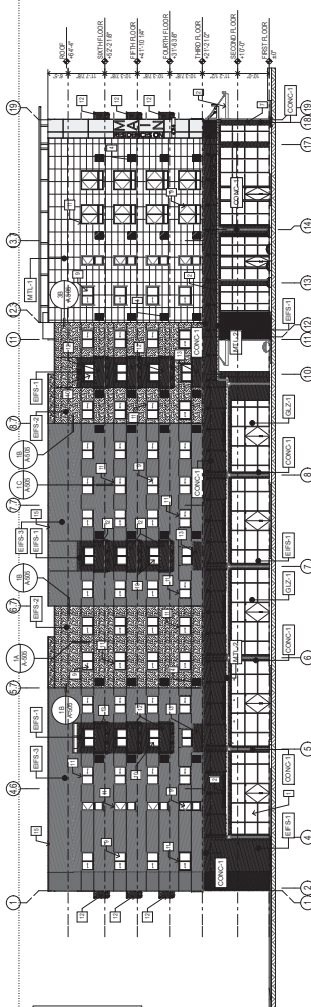
### EVALUATION KEYNOTES:

- [illegible]

### EVALUATION | LEGEND

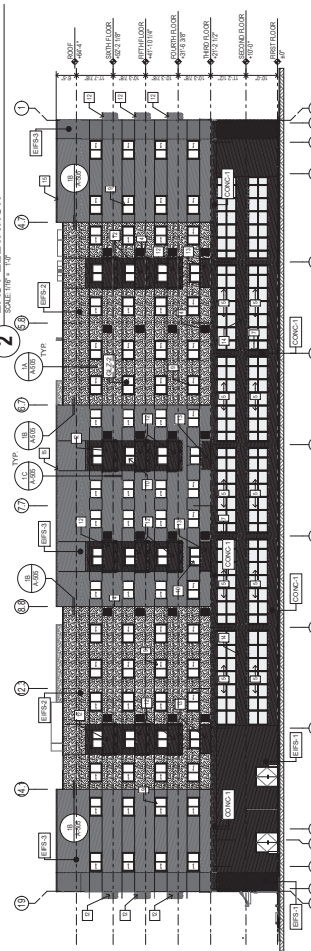
- |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |                                       |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---------------------------------------|
|  | <p><b>MET-1</b><br/>POLYESTER METAL</p> |  | <p><b>MET-2</b><br/>POLYESTER METAL<br/>FALGUNGSLÄNGE<br/>BESCHÜSSIGUNG</p> |  | <p><b>MET-3</b><br/>POLYESTER METAL<br/>BESCHÜSSIGUNG</p> |  | <p><b>MET-4</b><br/>POLYESTER METAL<br/>BESCHÜSSIGUNG</p> |  | <p><b>EFF-1</b><br/>FIBERGLASSTREIFEN<br/>FALGUNGSLÄNGE<br/>BESCHÜSSIGUNG</p> |  | <p><b>EFF-2</b><br/>FIBERGLASSTREIFEN<br/>FALGUNGSLÄNGE<br/>BESCHÜSSIGUNG</p> |  | <p><b>CON-1</b><br/>BETON<br/>FALGUNGSLÄNGE<br/>BESCHÜSSIGUNG</p> |  | <p><b>GL-1</b><br/>GLAS<br/>FALGUNGSLÄNGE<br/>BESCHÜSSIGUNG</p> |  | <p><b>METAL</b><br/>BESCHÜSSIGUNG</p> |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---------------------------------------|

**SOUTH ELEVATION**



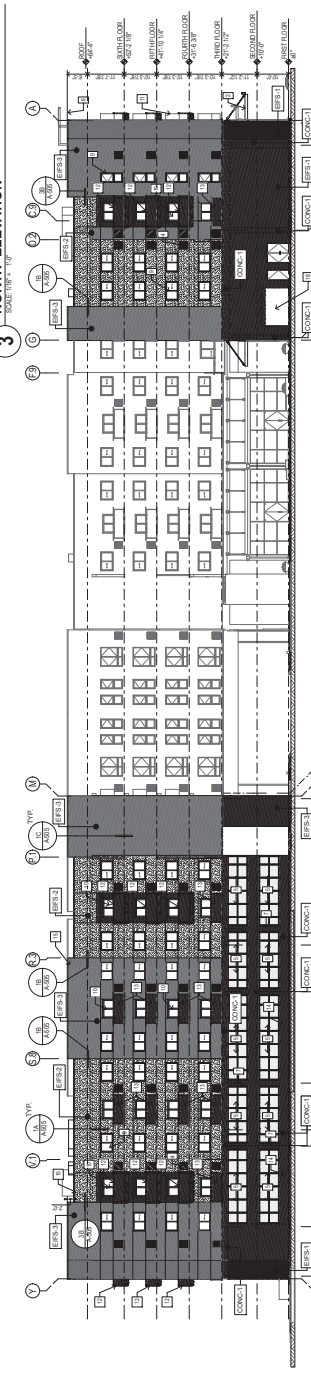
ALL WINDOW GLAZING ON SOUTH ELEVATION SHALL BE DOUBLE FRAME INSULATED GLASS, U-SHAPE WINDOW UNITS SHALL BE PROVIDED ABOVE ALL WINDOWS.

## EAST ELEVATION



ALL GLAZING AT WINDOWS AND SLIDING DOORS ON NORTH ELEVATION SHALL BE DOUBLE INSULATED GLASS. NO WINDOW SHADES ON NORTH FACADE SHALL BE

## NORTH ELEVATION



ALL GLAZING AT WINDOWS AND SLIDING DOORS ON WEST ELEVATION SHALL BE LOW-E GLASS. NO WINDOW SHADES ON WEST FACADE SHALL BE PROVIDED.

## WEST EVALUATION



ALL WINDOW GLAZING ON EAST ELEVATION SHALL BE DOUBLE PANE INSULATED GLASS, I-SHAPE WINDOW HANDLES SHALL BE PROVIDED ABOVE ALL WINDOWS.



EXHIBIT B  
PROJECT SITE



# Exhibit B Project Site

