

FORTY600

SWC Central Avenue & Coolidge Street
Planned Unit Development
PUD Narrative

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CITY OF PHOENIX

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**Planning & Development
Department**



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Purpose and Intent

The purpose of this PUD is intended to be a stand-alone document of zoning regulations for this particular project. Provisions not specifically regulated by the PUD are governed by the Phoenix Zoning Ordinance. If there are conflicts between specific provisions of this PUD, and the Phoenix Zoning Ordinance or design guidelines, the terms of this PUD shall apply. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. The purpose and intent statements are not requirements that will be enforced by the City.

A PUD is intended to be a stand-alone set of zoning regulations for a particular project or property. Uses and standards that the PUD does not specifically regulate are governed by the Phoenix Zoning Ordinance and City Code. This PUD includes information to illustrate its purpose and intent; the purpose and intent statements are not necessarily requirement that Phoenix will enforce. The PUD modifies only zoning regulations that address the unique character of the subject project/property, site characteristics and location. The PUD does not modify other City Code requirements or other Phoenix regulations.

A. Project Overview and Goals

The subject site for the proposed project is approximately 1.71 gross acres generally located at the southwest corner of Central Avenue and Coolidge Street in Phoenix, Arizona (the “Property”). See Aerial Map at **Exhibit 1**. To the north and west of the Property are multi-family residential developments - Elevation on Central and Icon on Central, respectively. East of the Property is Central Avenue. South of the Property is the Arizona Grand canal and the sprawling multi-family residential development Lex on Central.

The City of Phoenix 2015 General Plan Land Use Map indicates that the Property has a combination of land use designations - Commercial and Higher Density Multi-Family Residential 15+ du/ac. See General Plan Map at **Exhibit 2**. The majority of the site is currently zoned R-5, with a small area on the hard southeast corner zoned R-3. See Zoning Map at **Exhibit 3**. Finally, the Property is located within the Uptown Transit Oriented Development District. See Uptown TOD Plan Map at **Exhibit 4**.

The Property consists of four (4) parcels. The two parcels abutting Central Avenue were previously a retail lighting business called Hinkley’s Lighting Factory. The two remaining parcels to the west are currently medium-density single-story apartments. Approval of the PUD will benefit the Property and the surrounding community as follows:

- Creating development standards that allow for a development that is compatible with the surrounding neighborhood while meeting the urban-oriented development goals of the Uptown TOD Plan.
- Providing a multi-family residential development of superior quality and compatibility that could not be achieved with conventional development standards given the unique characteristics of the site.
- Supporting the goals and policies of the Uptown Transit Oriented Development Plan by providing canal-oriented development that will activate and engage the Arizona Grand Canal Trail.

- The high-quality development will provide residential density and housing diversity in an urban, infill area with ease of access to multi-modal transportation and major employment centers.

A PUD is the appropriate zoning mechanism for the Property given the unique size and location of the site. Although the WU Code, which serves as the base zoning district for this PUD, provides some of the tools necessary to execute the proposed development, some of the design considerations cannot be accommodated by the base T5:6 zoning district. In order to make the most efficient use of the site to meet the Uptown TOD's goals for a more walkable Central Corridor and development that is urban in form and character, deviation from the WU Code development standards via a Planned Unit Development is necessary.

B. Overall Design Concept

Forty600 is a modern mixed-use mid-rise development situated in the heart of Uptown Central Phoenix at the crossroads of the Arizona Grand Canal and Central Avenue. See Site Plan at **Exhibit 5**. Using the Walkable Urban Code and Uptown TOD Plan as guideposts, the proposed project has been designed to engage with the surrounding community on three frontages - Central Avenue, Coolidge Street, and the Arizona Grand Canal. The seven-story development will offer ground-floor commercial, retail, and office opportunities with 155 luxury multi-family residential units above. Along all three frontages, the project will offer pedestrian-scaled urban design with two-story storefront glazing, abundant shade and landscaping, seating opportunities, and pedestrian/bicycle amenities. Forty600 was designed from the ground up to meet the City's goals of creating a more urban, pedestrian/bicycle-friendly, and vibrant light rail corridor as envisioned by the Uptown TOD Plan.

Land Use Plan

The proposed mixed-use development will consist of a single building with five to six floors of residences (depending on which part of the building) over a ground floor leasing office/lobby and approximately 7,100 square feet of commercial/retail space. See Elevations at **Exhibit 6** and Conceptual Renderings at **Exhibit 7**. The residences and retail will be wrapped around a parking structure completely enclosed within the building, screening the parking area for the surrounding neighborhood both visually and audibly.

Canal Frontage

As the site plan illustrates, all three frontages of the project are activated with commercial/retail space and other active uses as intended by the Uptown TOD Plan. See Uptown TOD Plan Conceptual Imagery at **Exhibit 9**. The canal (south) frontage offers four two-story ground-floor live/work units and a restaurant/retail space extending all the way to the southeast corner of the building, punctuated by a small restaurant terrace at the intersection of the Grand Canal Trail and the western sidewalk of Central Avenue. This space is ideally suited for a café, bistro, or coffee shop and provides a first-of-its-kind amenity for patrons of the Grand Canal Trail to stop for a refreshment and a bite to eat in the shade of the canopies extending off the southern face of the building.

To further enhance the pedestrian environment along the Grand Canal Trail, an urban plaza with shaded seating and an opportunity for public art is provided in the southwest corner of the site. A second public

art site is located at the southeast corner of the Property, providing a unique opportunity for “gateway” art adjacent to the pedestrian entryway to the Grand Canal Trail.

The four live/work units to the west of the restaurant space provide a unique opportunity for solo small business owners such as artists, architects, and consultants to maintain their workplace and residence in a walkable environment convenient for both the occupant and their patrons/customers. Each modern two-story unit will offer a residence over a workspace with floor-to-ceiling windows, an individual patio, and direct pedestrian access to the Grand Canal Trail. Residents will also be able to access the centralized parking structure from the rear of each unit via an internal hallway.

Central Avenue

The Central Avenue elevation features a large retail storefront space with two-story glazing, prominently placed in the middle of the frontage. With the largest floor area of the ground-floor retail spaces, the Central Avenue suite is tailored toward a retail boutique, artist gallery/studio, café, or active lifestyle use (yoga studio, cycle bar, etc.). With high multi-modal traffic and excellent visibility, this will be a sought-after, signature retail space for not only this project, but for the Uptown Corridor.

Coolidge Street

As the building wraps around the corner at Central Avenue and heads down Coolidge Street, the frontage will feature similar two-story glazing for the lobby/leasing office space located on the hard corner and the adjacent mail room and office/retail space. From there, it will taper down to single-story glazing for the indoor bike parking area and the remainder of the façade with residential units above. This gradual tapering to a more residential façade along the Coolidge Street frontage will provide an appropriate transition away from the commercial intensity of Central Avenue toward the neighboring developments to the west that are more residential in nature.

Landscape and Open Space

Due to the urban infill nature of the development and undersized site, landscaping for the project is limited, but generous. Large-canopy shade trees, shrubs, and ground cover will be strategically provided to offer adequate shade, comfort, and visual interest along the three perimeter frontages. See Conceptual Landscape Plan at **Exhibit 10**. Because ground floor open space is in short supply, Forty600 will feature multiple elevated open space/common areas for residents and guests as illustrated in the Floor Plans at **Exhibit 8**.

On the third level, a south-facing rooftop terrace accessed from the fitness center and indoor common areas will overlook the Grand Canal and offer seating areas and shade for guests and residents. On the fourth level, an interior pool courtyard and amenity deck will feature an outdoor kitchen and barbeque area, gardens, and seating areas. On the sixth level, a south-facing roof deck will showcase unmatched views of Uptown and Midtown Phoenix with seating areas, gardens, and an outdoor kitchen/barbeque amenity.

Access

The Property/parking structure is accessed via a single driveway on Central Avenue to minimize the traffic impact on the adjacent Pierson Place Historic District. The proposed driveway location was a product of extensive discussions between the developer and numerous stakeholders in the Pierson Place neighborhood, all of whom prioritized traffic mitigation on Coolidge Street as the most important issue relative to the proposed development. Providing a right-in/right-out driveway as the sole point of vehicular access to the Property ensures that outgoing traffic will not be able to use Coolidge Street as a cut-through to reach 7th Avenue. Appropriate visual (signage, lighting) and physical measures (truncated domes, speed humps, differentiated paving materials) will be implemented to ensure safe operation of the driveway relative to pedestrian and bike traffic along Central Avenue.

Forty600 is the type of mixed-use, multi-modal, urban infill redevelopment that is envisioned and encouraged by the Uptown TOD plan. It is the kind of development that needs to occur along the Central Corridor if Phoenix is to become a more walkable, less vehicle-dependent city. Efficient use of land, high-quality design, and creative implementation of multiple uses are the core design elements of this project that will become the standard for future redevelopment in the Uptown TOD.

List of Uses

Unless modified herein, the provisions of Section 1306 of the Phoenix Zoning Ordinance as applicable to Transect T5:6 shall govern.

A. Permitted Uses

This PUD allows all uses permitted in the T5:6 zoning district in Section 1306 of the Phoenix Zoning Ordinance.

B. Temporary Uses

Temporary uses shall be subject Sections 708 and 1306 of the Phoenix Zoning Ordinance.

C. Accessory Uses

Accessory uses shall be subject to Section 1306 of the Phoenix Zoning Ordinance.

Development Standards

Unless modified herein, the provisions of Chapter 13 of the Phoenix Zoning Ordinance for Transect T5:6 shall govern. This provision shall not limit the ability of the applicant or end user to apply for use permits which can be requested per Section 623 of the Phoenix Zoning Ordinance and not identified by this PUD. If there are conflicts between specific provisions of this PUD, and the Phoenix Zoning Ordinance or design guidelines, the terms of this PUD shall apply. This PUD only modifies Phoenix Zoning Ordinance regulations and does not modify other Phoenix City Codes or requirements.

Deviations from T5:6 in the Development Standards Table below are indicated in **bold**.

A. Development Standards Table

	Planned Unit Development Requirements
Maximum Dwelling Units	No maximum.
Building Setbacks	<p><u>Central Avenue (Primary Frontage): 12-foot maximum</u></p> <p><u>Coolidge Street (Secondary Frontage): 10-foot maximum</u></p> <p><u>Canal (South): 0 foot minimum</u></p> <p>Interior (West): 0 foot minimum</p>
Minimum Landscape Setbacks	<p><u>Central Avenue (Primary Frontage): 5 feet</u></p> <p><u>Coolidge Street (Secondary Frontage): 5 feet</u></p> <p><u>Canal (South): 0 feet</u></p> <p>Interior (West): 0 feet</p>
Maximum Height	80 feet
Maximum Lot Coverage	100%
Minimum Open Space/Common Areas	<p>20 percent of net site area.</p> <p>Common open space shall include all open space areas on the ground floor and on top of any building floor with outdoor space. This area shall be exclusive of landscape setbacks, areas open to vehicular traffic and parking areas. Common open space areas are not required to be publicly accessible.</p> <ul style="list-style-type: none"> • Level 3 Outdoor Terrace: Minimum 1,500 square feet with landscape planters, shading, and seating areas. • Level 5 Pool Deck: Minimum 5,500 square feet with BBQ area, shading, seating areas, fire pit, and lawn games area. • Level 7 Roof Deck: Minimum 2,500 square feet combined (South Deck + Southeast Deck) with landscape planters, shading, and seating areas.
Central Avenue (Primary) Frontage	The frontage along Central Avenue shall conform to Common Entry, Storefront, Arcade, or Gallery frontage type standards as described in Section 1305 of the Phoenix Zoning Ordinance for a minimum 70% of the building face.
Coolidge Street (Secondary) Frontage	The frontage along Coolidge Street shall conform to Common Entry, Storefront, Arcade, Gallery, or Patio frontage type standards as described in Section 1305 of the Phoenix Zoning Ordinance for a minimum 65% of the building face.
Canal (South) Frontage	The frontage along Coolidge Street shall conform to Common Entry, Storefront, Arcade, Gallery, or Patio frontage type standards as

	described in Section 1305 of the Phoenix Zoning Ordinance for a minimum 40% of the building face.
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Ground Floor Uses	<ul style="list-style-type: none"> • The development shall provide a minimum 2,000 square feet of ground-floor space for commercial uses consistent with the Assembly Uses, Animal Care, General Retail, and Services sections of Table 1306.1. This area shall not be utilized for commercial uses related to the multi-family residential component of the project (leasing office, resident fitness center, etc.). • The development shall provide a minimum three (3) ground floor “live/work” units on the Canal (South) frontage with direct pedestrian access to canal.
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B. Canal Development Standards

In addition to the site-specific standards prescribed below, all relevant WU Code T5:6 standards and all canal bank guidelines from Section 507 Tab A.II.E.2 shall apply.

Canal (South) Frontage	The south-facing mass of the building(s) oriented to the Grand Canal shall incorporate Walkable Urban Code Frontage Types described in Section 1305 for a minimum 50% of the building face(s).
Canal (South) Building Stepback	<p>The building mass shall be stepped back from the south footprint as described below and illustrated in the Canal Stepback Exhibit at Exhibit 11:</p> <ul style="list-style-type: none"> • 60% minimum of canal frontage shall be stepped by a minimum of 14'-9" horizontal by 22'-9" vertical. And then minimum 10'-0" horizontal by 42'-7" Vertical. • Secondary frontage areas at right and left sides of the building shall be stepped by a minimum of 14'-9" horizontal by 22'-9" vertical. And then minimum 5'-7" horizontal by 33'-11" Vertical.

C. Landscape and Streetscape

Landscaping and streetscape shall be provided according to Chapter 13 of the Phoenix Zoning Ordinance and the Central Avenue Design Standards (CADS) unless modified below.

Central Avenue	<ul style="list-style-type: none"> • Minimum sidewalk width: 8 feet • Minimum landscape width: 13 feet
Coolidge Street	<ul style="list-style-type: none"> • Minimum sidewalk width: 5 feet

	<ul style="list-style-type: none"> • Minimum landscape width (if no conflict with public utilities): 5 feet, except the portion of the sidewalk adjacent to the loading zone.
Landscape Area	<ul style="list-style-type: none"> • Minimum 10% net site area
Shading	<ul style="list-style-type: none"> • Central Avenue/Coolidge Street: Pursuant to Section 1304.F, minimum 75% shade of all public sidewalks. • Canal (South): All walks, amenity areas and gathering spaces to receive 50% shade utilizing both trees and rigid shade canopies, assuming 5 years of tree canopy growth on the summer solstice at noon.

D. Parking

Off-Street Parking	<ul style="list-style-type: none"> • Parking shall be provided in accordance with requirements for Transect 5 zoned properties within Section 1307 of the Phoenix Zoning Ordinance. • All off-street parking shall be located in the internal parking structure identified in the site plan.
Loading Zones	<ul style="list-style-type: none"> • One loading zone shall be provided adjacent to Coolidge Street. The loading zone shall not encroach into the Coolidge Street right-of-way.
Bicycle Parking and Amenities	<ul style="list-style-type: none"> • All required bicycle parking for multifamily use, per Section 1307.H.6.d. of the Phoenix Zoning Ordinance, shall be secured parking. • Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 spaces near entrances of buildings and installed per the requirements of Section 1306.H. of the Phoenix Zoning Ordinance. • Indoor secured bicycle parking room shall be provided. The location of the bike room may be modified as necessary. The indoor bicycle parking shall include a bicycle repair station (“fix it station”). The repair station shall include: standard repair tools affixed to the station; a tire gauge and pump affixed to the base of the station or the ground; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

E. Fences/Walls

All fences and walls shall comply with Chapter 13 of the Phoenix Zoning Ordinance.

F. Lighting

Lighting shall comply with lighting standards as provided in Phoenix Zoning Ordinance Sections 704 and 507 Tab A, as well as Section 23-100 of the Phoenix City Code.

G. Access

Vehicular Access: The Property shall be limited to one (1) driveway, located on the Central Avenue frontage. Vehicular access to the Property via Coolidge Street is prohibited.

Traffic Calming: The developer shall provide speed bumps, speed humps, truncated domes, or a similar traffic calming device at the egress point of the vehicular driveway for traffic exiting onto Central Avenue.

Design Guidelines

The Property shall comply with Sections 1311-1313 of the Phoenix Zoning Ordinance, and, as applicable, Section 507. The goal of the proposed Forty600 PUD is to create a project for the Uptown TOD corridor that is superior to that otherwise attainable by conventional zoning. The proposed mixed-use project offers 155 residential units, 7,100 square feet of ground floor commercial/retail space oriented toward the street frontages and the Arizona Grand Canal. The first-of-its-kind canal-oriented restaurant/retail suite will become a regional amenity for patrons of the Grand Canal Trail and gathering place for the surrounding community.

Forty600 is a seven-story, urban-focused, single-building development incorporating multi-family residences, ground-floor commercial/retail uses, elevated open space areas, and an internal parking structure. The massing and scale of the building is broken up by repetition of elements and articulation of the building elevations. Horizontal building planes along the two street frontages are broken up by vertical elements including massing walls, pop-outs, and changes in color and texture/materials. Horizontal articulation along these frontages is provided by a mix of cantilevered balconies and recessed balconies to create push and pull along the facades. Rigid shade canopies along the frontages provide additional visual interest. On the canal (south) frontage, the step-back created by the third-level terrace and sixth-level roof deck provide considerable relief in the vertical building plane while alternating window pop-outs and recessed balconies provide breaks in the horizontal plane. See Elevations at **Exhibit 6** and Conceptual Renderings at **Exhibit 7**.

A. Building Architecture

- Four-sided architecture shall be required.
- All sides of a structure shall exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability.
- All ground floor units fronting Arizona Grand Canal will have exterior doors facing the canal frontage and may therefore function as “Live-Work” units.
- Visible side and rear building facades shall have a level of trim and finish compatible with the front façade.

- Monotonous building elevations shall be avoided, building accents shall be expressed through differing materials or architectural detailing rather than applied finishes such as paint, graphics, or forms of plastic or metal panels.
- Material requirements and undulation standard. At least three (3) finish materials are required for the exterior skin of the building. Finish materials may include stucco, brick, metal or aluminum cladding, cementitious composite panels, large expanses of glass, wood, etc.
- High Performance Insulated Glazing will be used throughout the project. No mirrored or excessively reflective glazing will be permitted.

B. Landscape

- All sidewalks to receive 75% shade assuming 5 years of tree canopy growth on the summer solstice at noon. If tree canopy shade is not sufficient, other shading methods identified in Section 1304.F are permissible.
- Between sidewalk and building face, a mix of drought-resistant vegetation to include accent plants, vines, shrubs and ground cover plants to achieve 75% living groundcover coverage.

C. Building Amenities

- Provide an elevated outdoor common area terrace above the live/work units along the canal frontage as indicated on the Conceptual Plan Level 3 at **Exhibit 8**. Incorporate plantings along the deck perimeter to create elevated visual interest on the Grand Canal (south) frontage. See Conceptual Renderings at **Exhibit 7**.
- Provide a fitness center/indoor amenity area with access to the third-level terrace.
- Provide a courtyard amenity deck and pool area for building residents as indicated on the Conceptual Plan Level 5 at **Exhibit 8**. The pool area amenity deck should include seating areas, an outdoor kitchen/barbeque and dining area, gardens, and shaded areas.
- Provide a rooftop amenity deck as indicated on the Conceptual Plan Level 7 at **Exhibit 8**. The rooftop amenity deck should incorporate seating, tables, and shaded areas.
- Provide a minimum 500 square-foot urban plaza in the southwest corner of the site as indicated on the Site Plan at **Exhibit 5**. The urban plaza will be a community open space with benches on the west, north and east sides in a 'U' configuration, allowing visitors to enjoy art exhibits displayed at its center. The Plaza will be constructed using enduring stone floors with the benches fabricated in-place with UV resistant materials and incorporated with landscape shrubs to provide an enjoyable environment.

D. Canalscape

- All landscape beds to be planted with a mix of drought-resistant vegetation to include accent plants, vines, shrubs and ground cover plants to achieve 50% living groundcover coverage.
- All walks, amenity areas and gathering spaces to receive 50% shade utilizing both trees and rigid shade canopies, assuming 5 years of tree canopy growth on the summer solstice at noon.
- Provide an urban plaza in the southwest corner of the site as noted in the "Building Amenities" section above.

- The commercial suite and live/work units along the canal frontage shall have direct pedestrian access from the Grand Canal Trail as illustrated by the Site Plan at **Exhibit 5**. The live/work units should include landscaped private ground floor patios oriented toward the canal.
- The commercial suite along the canal frontage shall incorporate an outdoor patio/seating area oriented toward the canal. Shade for the outdoor seating area should be provided by a rigid building-mounted canopy, and where possible, shade trees.

Signs

Signs shall be provided in accordance with Phoenix Zoning Ordinance Section 1308.

Sustainability

The Applicant incorporates sustainability features in all of their projects they develop. This project will include many design features that help increase energy efficiency and reduce waste.

A. City Enforced Standards

- a. Minimum nine (9) electric vehicle charging stations
- b. High efficiency HVAC - 14 SEER units or equivalent
- c. Unit separation assemblies with STC 50 or greater for enhanced sound separation and energy retention
- d. High-performance LED building lighting
- e. Low-voltage LED landscape lighting
- f. City of Phoenix Green Construction Code
- g. Participation in Green Waste Program as part of Zero Waste Phoenix initiative

B. Developer Enforced Standards

- a. Compliance with 2020 National Green Building Standard (NGBS) (ICC-700) Bronze level or equivalent sustainable building standard.
- b. Low E insulated glass
- c. Recycling program for residents and office/common areas
- d. Low-flow water fixtures
- e. Energy Star appliances
- f. An irrigation design that employs low flow drip irrigation to maximize efficiency, and a smart controller with weather sensing technology

Infrastructure

A. Circulation

Access to the Property will be provided from a single driveway on Central Avenue.

B. Grading & Drainage

This parcel is in a Special Flood Hazard Area (SFHA) called Zone A, on panel 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department:

1. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3); this includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
2. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements.
3. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.

C. Water Services

Development of the site may require infrastructure improvements based on proposed uses and capacity demand at that time. The improvements will be designed and constructed in accordance with city Code requirements and Water Service Department Design Standards and Policies.

Complete Streets

The development, as outlined in this PUD, improves the connectivity and thermal comfort of the Site. The existing Site is vacant and has no trees on it. The new development will bring in updates on the right-of-way along Dobbins Road, 63rd and 65th Avenues and Olney Avenue. There will be meaningful landscaping along each of the aforementioned rights-of-way to provide thermal comfort to pedestrians.

While the uses are industrial in nature, there will be bicycle parking available in case employees would rather bike commute to work.

Trees and pedestrian scale amenities, such as benches and ramadas will be provided throughout the development and in central locations to the businesses. In addition, shaded pedestrian sidewalks will be provided throughout the Site and connected to open space amenities.

The City of Phoenix Complete Streets Design Guidelines provides “design guidance” for all projects within the public right-of-way and all streets accepted by the City. Some of the guidelines are applicable to the proposed development as follows:

Design for Context / Connectivity:

“Bicycle treatments should be considered along all roadways...”

- The project will include bike infrastructure as described in Subsection D (“Parking”) of the Development Standards section above.

Design for Safety:

“Design streets safely for all users...”

- For Central Avenue, the development will incorporate pedestrian safety features/traffic calming devices at and around the vehicular access to the site as described in Subsection G (“Access”) of the Development Standards section above.
- For Coolidge Street, the development will provide a five-foot-wide detached sidewalk with a five-foot-wide landscape strip as described in Subsection C (“Landscape and Streetscape”) of the Development Standards section above.

Design for Comfort and Convenience:

“Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists.”

- Shading for the pedestrian pathways adjacent to Central Avenue and Coolidge Street will be provided consistent with Section 1304.F, which requires 75% shading through a combination of shade trees and attached/freestanding shade structures.

Design for Sustainability:

“Reduce streets’ rate of heat absorption by maximizing tree canopy cover, reducing asphalt, and using high reflectivity materials or lighter colors.”

- As described above, shading for the pedestrian pathways adjacent to Central Avenue and Coolidge Street will be provided consistent with Section 1304.F, which requires 75% shading through a combination of shade trees and attached/freestanding shade structures.
- Landscaped areas will be provided on Central Avenue and Coolidge Street as described in Subsection C (“Landscape and Streetscape”) of the Development Standards section above and Subsection B (“Landscape”) of the Design Guidelines section above to reduce paved and impermeable areas in the pedestrian realm.

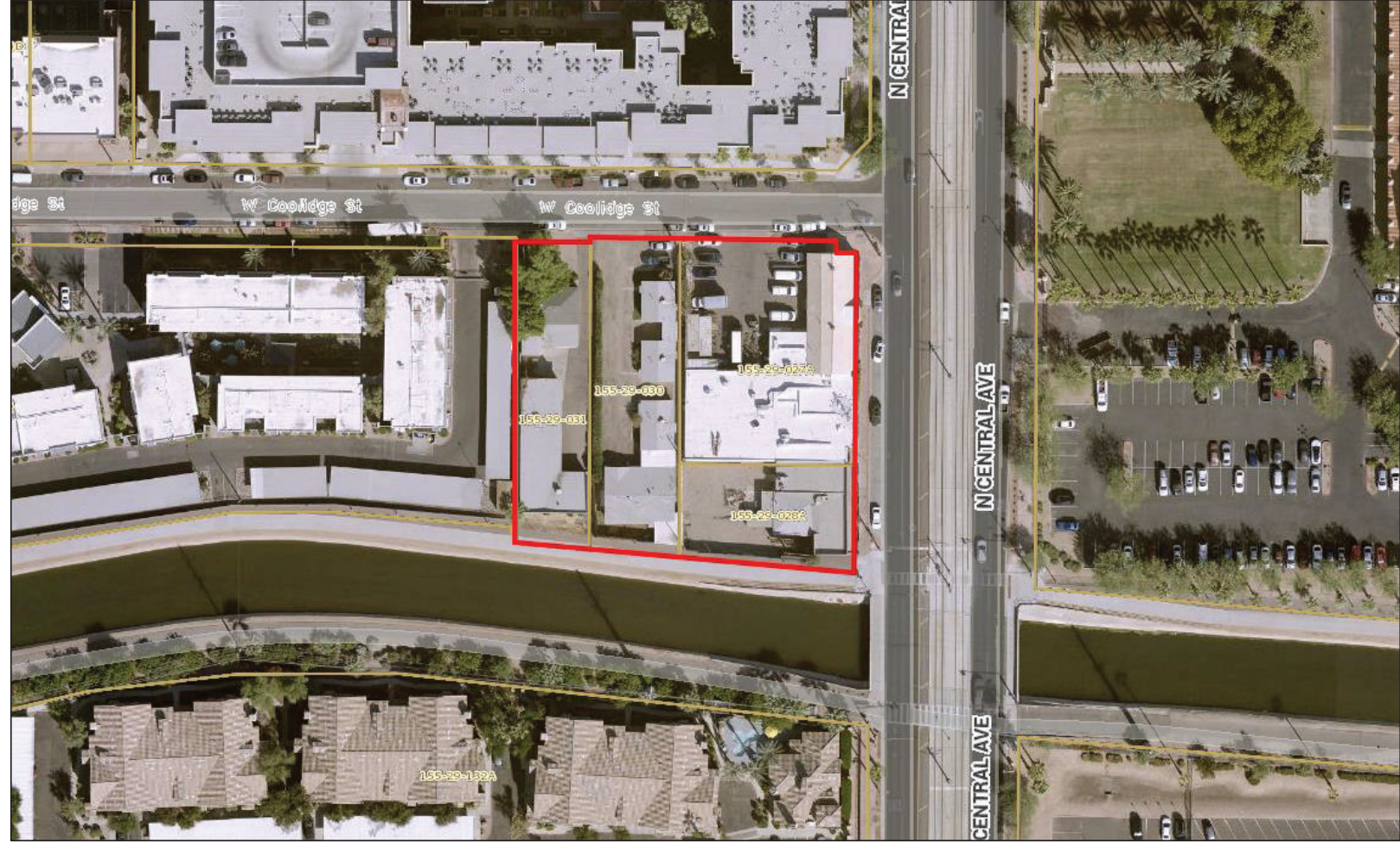
Design for Connectivity:

“Design and connect neighborhoods via streets, sidewalks and trails, and discourage the abandonment of streets, sidewalks, and alleys that compromise connectivity.”

- The utilization of and orientation toward the Arizona Grand Canal is one of the core design elements of Forty600. In addition to the first-of-its-kind canal-oriented retail/food and beverage space provided on the ground floor, the developer is committing funds via development agreement to additional canalscape improvements in collaboration with the City of Phoenix and SRP.

EXHIBIT 1

Aerial Map

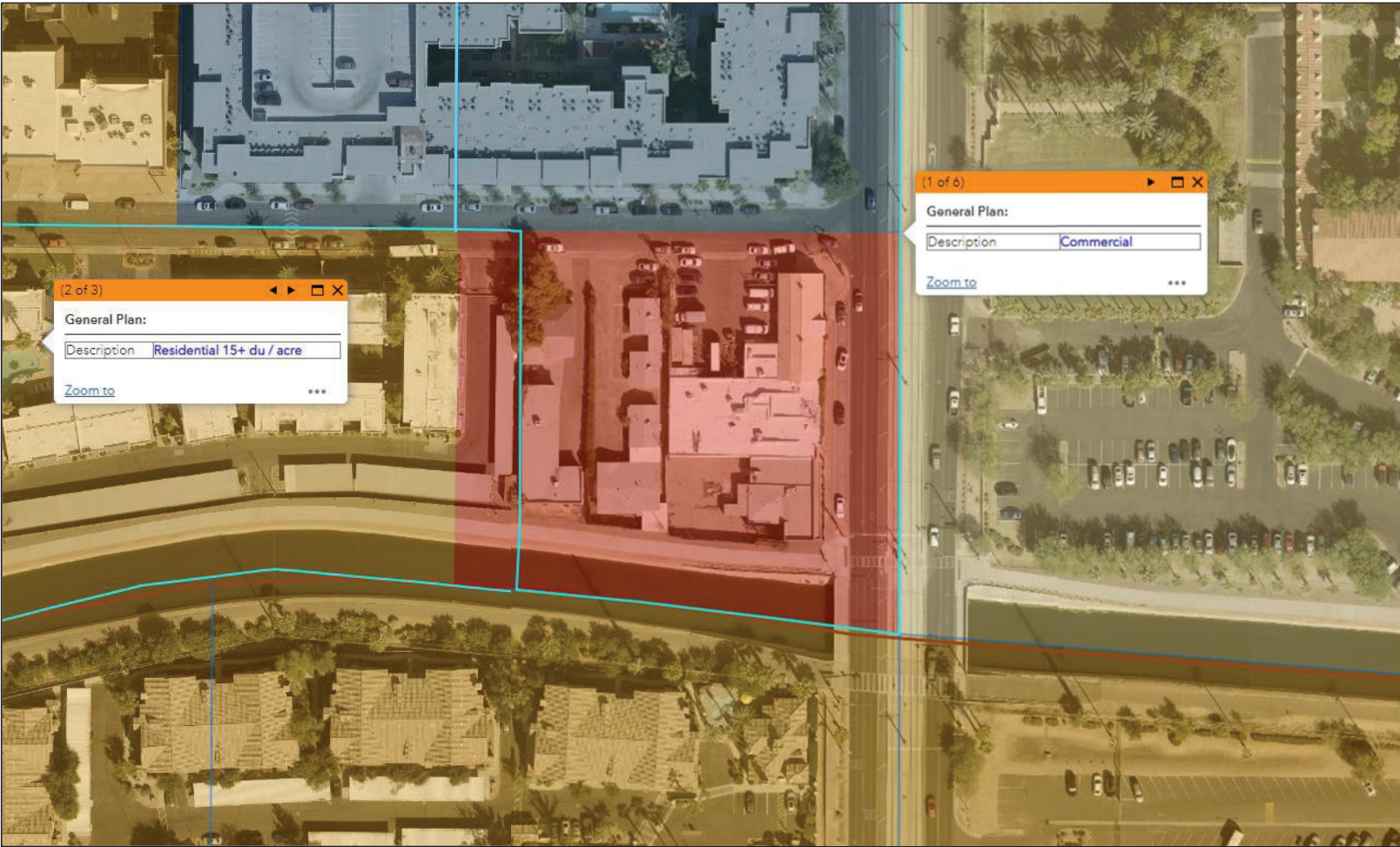


SWC Central Avenue and Coolidge Street – Phoenix, AZ



EXHIBIT 2

General Plan Map

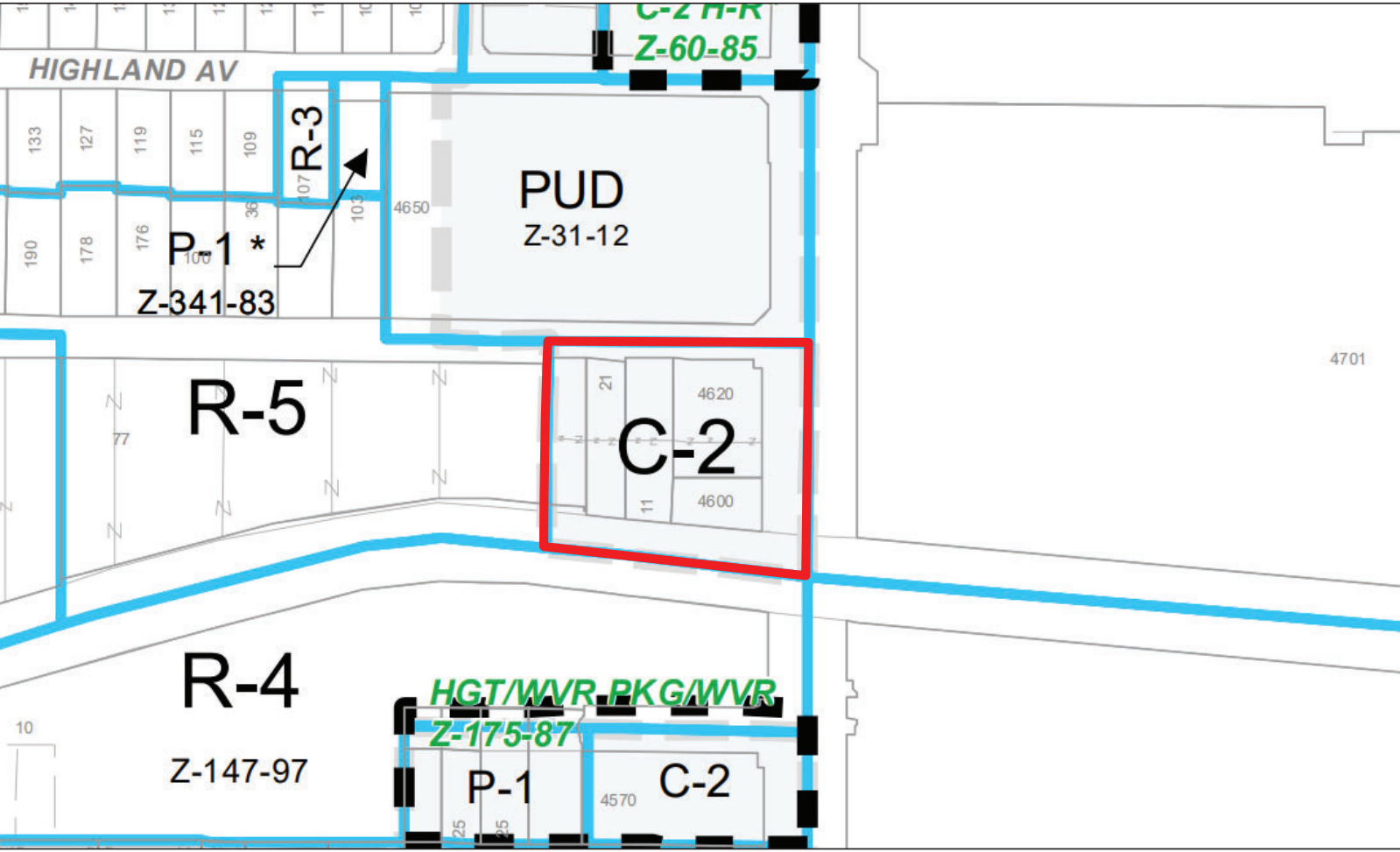


SWC Central Avenue and Coolidge Street – Phoenix, AZ



EXHIBIT 3

Zoning Map

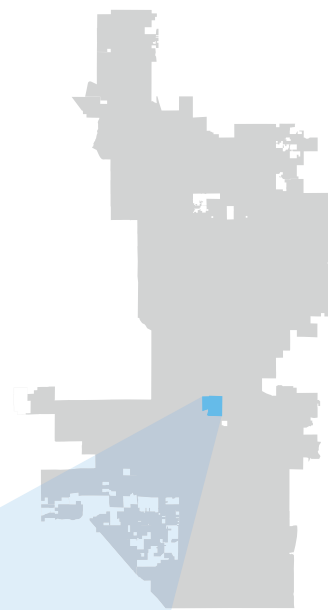
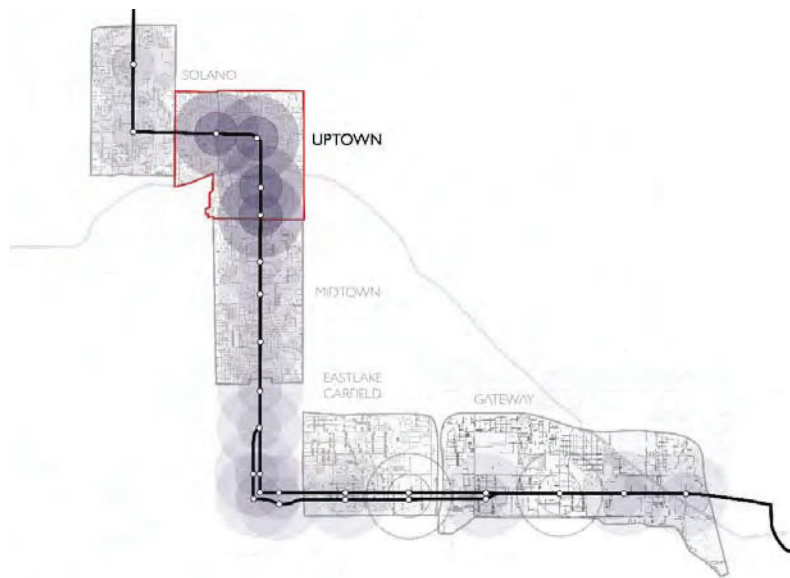


SWC Central Avenue and Coolidge Street – Phoenix, AZ

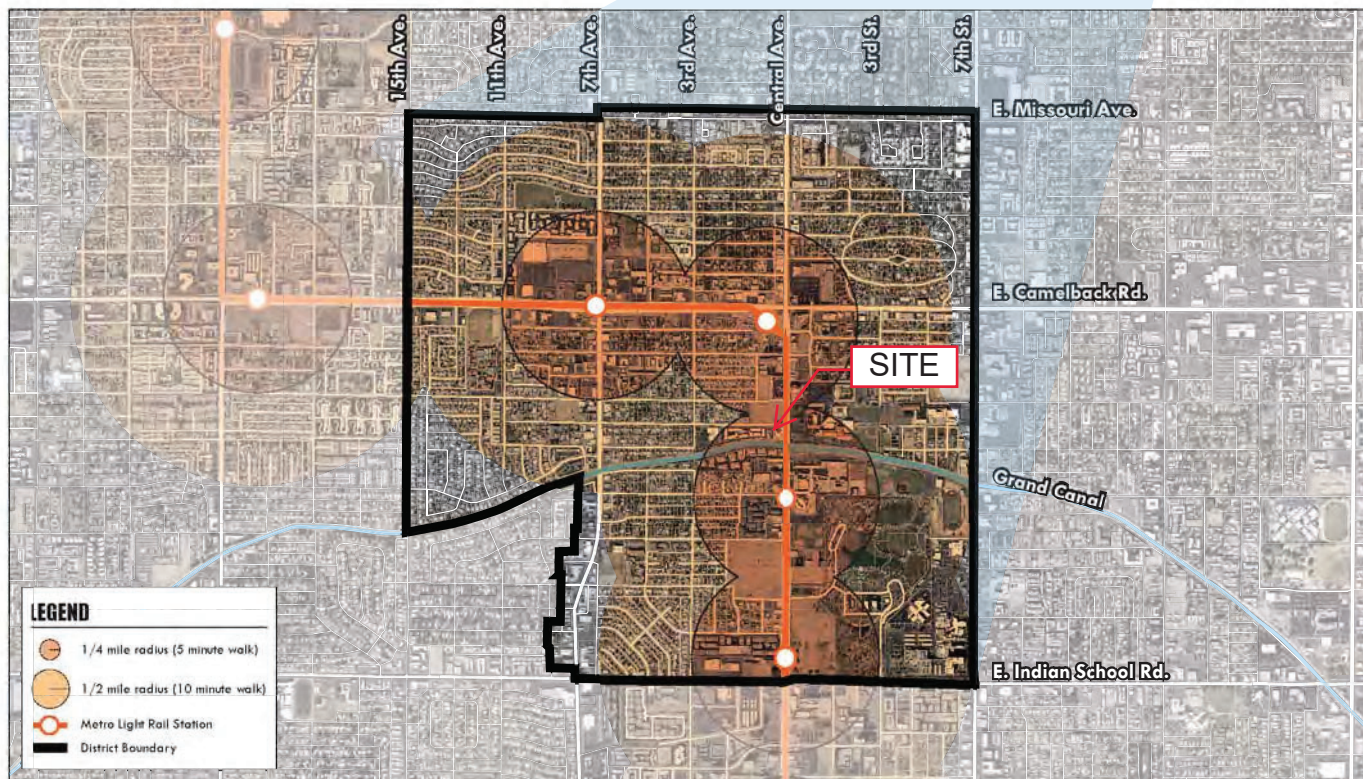


EXHIBIT 4

Uptown in Context



ReinventPHX Districts



Uptown District

EXHIBIT 5

EXHIBIT 6



BUILDING ELEVATION - NORTH 1



BUILDING ELEVATION - EAST 2

MATERIAL LEGEND

- SC 1 EPS SOFT STORY
- SC 2 EPS WHITE SAND
- SC 3 EPS WHITE SAND
- GL 1 NON-REFLECTIVE SOLAR CONTROL LOW-E
- MT 1 METAL FLAT PANEL - BRONZE
- MT 2 METAL PANEL FLUTED - ANTIQUE BRONZE
- MT 3 MECHANICAL SCREEN METAL PANELS - CHARCOAL
- MT 4 METAL PANEL FLAT - AMBER
- MT 5 CUSTOM DECORATIVE METAL SCREEN PANELS
- CT 1 CONCRETE - DARK GREY
- CT 2 TEXTURED CONCRETE - DARK GREY

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RAS Development, LLC
 400 N 4th St, Suite 112
 PHOENIX ARIZONA 85004
FORTY600 MULTIFAMILY



NO.	REVISION	DESCRIPTION	DATE
1			

EXTERIOR ELEVATIONS
 SHEET **A401**



BUILDING ELEVATION 1
WF - 1/2"



BUILDING ELEVATION 2
WF - 1/2"

MATERIAL LEGEND

- SC 1 EPS SOFT ACRYL
- SC 2 EPS WHITE SAND
- GL 1 NON-REFLECTIVE SOLAR CONTROL LOWE
- MT 1 METAL FLAT PANEL - BRONZE
- MT 2 METAL PANEL FLUTED - ANTIQUE BRONZE
- MT 3 MECHANICAL SCREEN METAL PANELS - CHARCOAL
- MT 4 METAL PANEL FLAT - AMBER
- MT 5 CUSTOM DECORATIVE METAL SCREEN PANELS
- CT 1 CONCRETE - DARK GREY
- CT 2 TEXTURED CONCRETE - DARK GREY

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Phoenix, AZ 85004
FORTY600 MULTIFAMILY



REVISION	DESCRIPTION	DATE

EXTERIOR ELEVATIONS
DATE: _____
SHEET: _____

A402

EXHIBIT 7

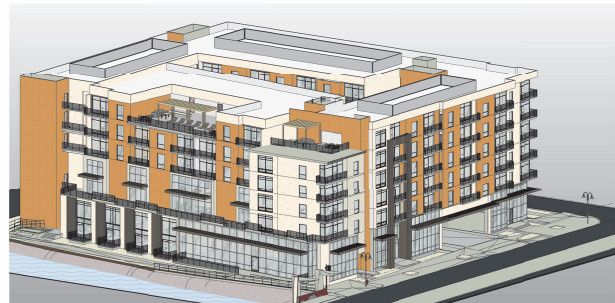








NE CORNER 1



SE CORNER 2



NW CORNER 3



SW CORNER 4

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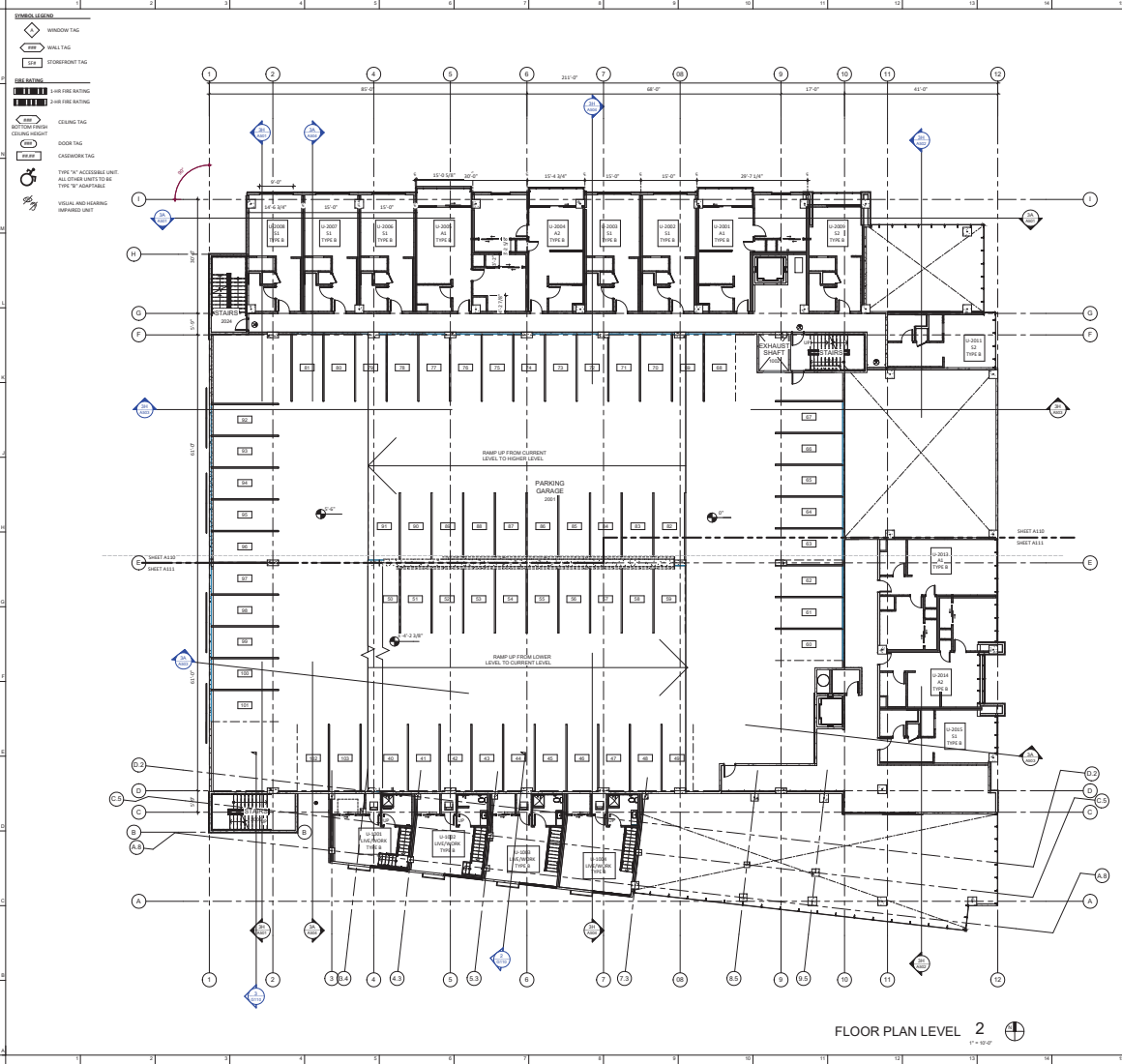
OWNER: RAS Development, LLC
ARCHITECT: MERGE ARCHITECTURAL GROUP, LLC
PROJECT: FORTY600 MULTIFAMILY



REVISION	NUMBER	DESCRIPTION	DATE

PROJECT NO: 230-000
COPYRIGHT: 2020 MERGE ARCHITECTURAL GROUP, LLC
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SHEET TITLE: AMENITIES - 3D VIEWS
DATE: 10/20/2020
SHEET: PA005

EXHIBIT 8



FLOOR PLAN LEVEL 2

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS, ELEVATIONS AND DETAILS ARE TO FACE UNLESS OTHERWISE NOTED OR OTHERWISE NOTED OTHERWISE.
2. DIMENSIONS NOT SHOWN ON FLOOR PLANS FOR DRAWING CLARITY, REFER TO WALL TYPE SCHEDULE FOR FLOOR FINISHES AND IDENTIFICATION OF INSULATION REQUIREMENTS.
3. REFER TO CODE BOOK FOR FIRE RATING REQUIREMENTS BETWEEN THE DIFFERENT SPACES AT LEVELS.
4. COORDINATE WITH CIVIL DRAWINGS AND/OR STRUCTURAL DRAWINGS FOR FLOOR FINISHES.
5. REFER TO ROOM FINISH SCHEDULES FOR FURTHER DETAIL ON FLOOR FINISHES.
6. ALL INTERIOR WALLS SHALL BE FINISHED ON FACE. STRUCTURAL NOTES AND WALL ASSEMBLY SCHEDULES.
7. FOR INTERIOR WALLS REFER TO WALL ASSEMBLY SCHEDULES.
8. ALL INTERIOR WALLS SHALL BE FINISHED ON FACE. STRUCTURAL NOTES AND WALL ASSEMBLY SCHEDULES.
9. FOR INTERIOR WALLS REFER TO WALL ASSEMBLY SCHEDULES.
10. ALL INTERIOR WALLS SHALL BE FINISHED ON FACE. STRUCTURAL NOTES AND WALL ASSEMBLY SCHEDULES.
11. FOR INTERIOR WALLS REFER TO WALL ASSEMBLY SCHEDULES.
12. ALL INTERIOR WALLS SHALL BE FINISHED ON FACE. STRUCTURAL NOTES AND WALL ASSEMBLY SCHEDULES.

WALL GENERAL NOTES

1. INTERIOR WALLS SHALL BE FINISHED ON FACE. STRUCTURAL NOTES AND WALL ASSEMBLY SCHEDULES.
2. FOR INTERIOR WALLS REFER TO WALL ASSEMBLY SCHEDULES.
3. ALL INTERIOR WALLS SHALL BE FINISHED ON FACE. STRUCTURAL NOTES AND WALL ASSEMBLY SCHEDULES.
4. FOR INTERIOR WALLS REFER TO WALL ASSEMBLY SCHEDULES.
5. ALL INTERIOR WALLS SHALL BE FINISHED ON FACE. STRUCTURAL NOTES AND WALL ASSEMBLY SCHEDULES.
6. FOR INTERIOR WALLS REFER TO WALL ASSEMBLY SCHEDULES.
7. ALL INTERIOR WALLS SHALL BE FINISHED ON FACE. STRUCTURAL NOTES AND WALL ASSEMBLY SCHEDULES.
8. FOR INTERIOR WALLS REFER TO WALL ASSEMBLY SCHEDULES.
9. ALL INTERIOR WALLS SHALL BE FINISHED ON FACE. STRUCTURAL NOTES AND WALL ASSEMBLY SCHEDULES.
10. FOR INTERIOR WALLS REFER TO WALL ASSEMBLY SCHEDULES.
11. ALL INTERIOR WALLS SHALL BE FINISHED ON FACE. STRUCTURAL NOTES AND WALL ASSEMBLY SCHEDULES.
12. FOR INTERIOR WALLS REFER TO WALL ASSEMBLY SCHEDULES.

SOUND TRANSMISSION GUIDELINES & PARTITION NOTES

1. INTERIOR WALLS SHALL BE FINISHED ON FACE. STRUCTURAL NOTES AND WALL ASSEMBLY SCHEDULES.
2. FOR INTERIOR WALLS REFER TO WALL ASSEMBLY SCHEDULES.
3. ALL INTERIOR WALLS SHALL BE FINISHED ON FACE. STRUCTURAL NOTES AND WALL ASSEMBLY SCHEDULES.
4. FOR INTERIOR WALLS REFER TO WALL ASSEMBLY SCHEDULES.
5. ALL INTERIOR WALLS SHALL BE FINISHED ON FACE. STRUCTURAL NOTES AND WALL ASSEMBLY SCHEDULES.
6. FOR INTERIOR WALLS REFER TO WALL ASSEMBLY SCHEDULES.
7. ALL INTERIOR WALLS SHALL BE FINISHED ON FACE. STRUCTURAL NOTES AND WALL ASSEMBLY SCHEDULES.
8. FOR INTERIOR WALLS REFER TO WALL ASSEMBLY SCHEDULES.
9. ALL INTERIOR WALLS SHALL BE FINISHED ON FACE. STRUCTURAL NOTES AND WALL ASSEMBLY SCHEDULES.
10. FOR INTERIOR WALLS REFER TO WALL ASSEMBLY SCHEDULES.
11. ALL INTERIOR WALLS SHALL BE FINISHED ON FACE. STRUCTURAL NOTES AND WALL ASSEMBLY SCHEDULES.
12. FOR INTERIOR WALLS REFER TO WALL ASSEMBLY SCHEDULES.

PARTITION HEAD CONDITIONS

1. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE.
2. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE.
3. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE.
4. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE.

WALL TYPE SCHEDULE

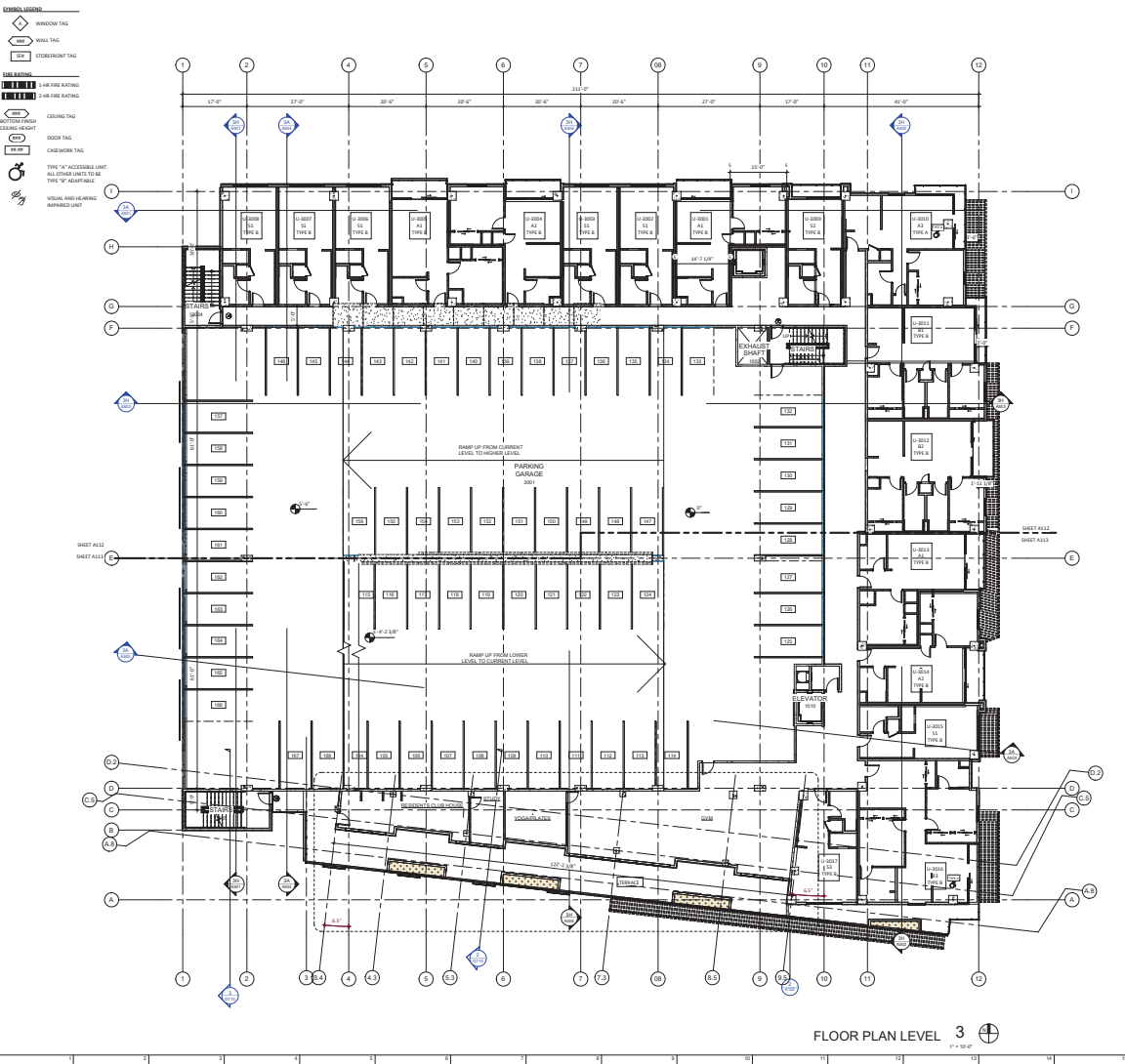
NO.	DESCRIPTION	FIRE RATING	SIC RATING
CSA-1	CONCRETE WALL		
CSA-2	CONCRETE WALL		
CSA-3	CONCRETE WALL		
CSA-4	CONCRETE WALL		
CSA-5	CONCRETE WALL		
CSA-6	CONCRETE WALL		
CSA-7	CONCRETE WALL		
CSA-8	CONCRETE WALL		
CSA-9	CONCRETE WALL		
CSA-10	CONCRETE WALL		
CSA-11	CONCRETE WALL		
CSA-12	CONCRETE WALL		
CSA-13	CONCRETE WALL		
CSA-14	CONCRETE WALL		
CSA-15	CONCRETE WALL		
CSA-16	CONCRETE WALL		
CSA-17	CONCRETE WALL		
CSA-18	CONCRETE WALL		
CSA-19	CONCRETE WALL		
CSA-20	CONCRETE WALL		
CSA-21	CONCRETE WALL		
CSA-22	CONCRETE WALL		
CSA-23	CONCRETE WALL		
CSA-24	CONCRETE WALL		
CSA-25	CONCRETE WALL		
CSA-26	CONCRETE WALL		
CSA-27	CONCRETE WALL		
CSA-28	CONCRETE WALL		
CSA-29	CONCRETE WALL		
CSA-30	CONCRETE WALL		
CSA-31	CONCRETE WALL		
CSA-32	CONCRETE WALL		
CSA-33	CONCRETE WALL		
CSA-34	CONCRETE WALL		
CSA-35	CONCRETE WALL		
CSA-36	CONCRETE WALL		
CSA-37	CONCRETE WALL		
CSA-38	CONCRETE WALL		
CSA-39	CONCRETE WALL		
CSA-40	CONCRETE WALL		
CSA-41	CONCRETE WALL		
CSA-42	CONCRETE WALL		
CSA-43	CONCRETE WALL		
CSA-44	CONCRETE WALL		
CSA-45	CONCRETE WALL		
CSA-46	CONCRETE WALL		
CSA-47	CONCRETE WALL		
CSA-48	CONCRETE WALL		
CSA-49	CONCRETE WALL		
CSA-50	CONCRETE WALL		
CSA-51	CONCRETE WALL		
CSA-52	CONCRETE WALL		
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CSA-54	CONCRETE WALL		
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CSA-56	CONCRETE WALL		
CSA-57	CONCRETE WALL		
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CSA-59	CONCRETE WALL		
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CSA-62	CONCRETE WALL		
CSA-63	CONCRETE WALL		
CSA-64	CONCRETE WALL		
CSA-65	CONCRETE WALL		
CSA-66	CONCRETE WALL		
CSA-67	CONCRETE WALL		
CSA-68	CONCRETE WALL		
CSA-69	CONCRETE WALL		
CSA-70	CONCRETE WALL		
CSA-71	CONCRETE WALL		
CSA-72	CONCRETE WALL		
CSA-73	CONCRETE WALL		
CSA-74	CONCRETE WALL		
CSA-75	CONCRETE WALL		
CSA-76	CONCRETE WALL		
CSA-77	CONCRETE WALL		
CSA-78	CONCRETE WALL		
CSA-79	CONCRETE WALL		
CSA-80	CONCRETE WALL		
CSA-81	CONCRETE WALL		
CSA-82	CONCRETE WALL		
CSA-83	CONCRETE WALL		
CSA-84	CONCRETE WALL		
CSA-85	CONCRETE WALL		
CSA-86	CONCRETE WALL		
CSA-87	CONCRETE WALL		
CSA-88	CONCRETE WALL		
CSA-89	CONCRETE WALL		
CSA-90	CONCRETE WALL		
CSA-91	CONCRETE WALL		
CSA-92	CONCRETE WALL		
CSA-93	CONCRETE WALL		
CSA-94	CONCRETE WALL		
CSA-95	CONCRETE WALL		
CSA-96	CONCRETE WALL		
CSA-97	CONCRETE WALL		
CSA-98	CONCRETE WALL		
CSA-99	CONCRETE WALL		
CSA-100	CONCRETE WALL		

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 fort600@mgag.com
 mgag.com

OVERALL FLOOR PLAN LEVEL 2
 SHEET A102



- ### FLOOR PLAN GENERAL NOTES
1. DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS, ELEVATIONS AND DETAILS ARE TO FACE UNLESS OTHERWISE NOTED OR SPECIFICALLY NOTED OTHERWISE.
 2. DIMENSIONS NOT SHOWN ON FLOOR PLANS FOR DRAWING CLARITY, REFER TO WALL TYPE SCHEDULE FOR FINISH REQUIREMENTS BETWEEN THE DIFFERENT FINISHES.
 3. REFER TO CODE SPECIFICATIONS FOR FINISH REQUIREMENTS BETWEEN THE DIFFERENT FINISHES.
 4. COORDINATE WITH ALL DRAWINGS AND/OR STRUCTURAL DRAWINGS FOR FLOOR FINISHES.
 5. REFER TO ROOM FINISH SCHEDULES FOR FURTHER DETAIL ON FLOOR FINISHES.
 6. ALL FINISHES TO BE SET WITH REFERENCE TO FINISH FLOOR FINISHES OF ADJACENT WALL UNLESS OTHERWISE SPECIFIED. SEE FINISH SCHEDULE FOR FINISHES AND FINISH REQUIREMENTS FOR LOCATIONS NOT LISTED.
 7. FLOOR FINISHES AND FINISH REQUIREMENTS FOR LOCATIONS NOT LISTED PROVIDE DOOR THRESHOLDS AT ANY ROOM WITH FLOOR FINISHES.
 8. COORDINATE ALL FLOOR FINISHES WITH RESPECTIVE TRADES ALL FLOOR FINISHES REQUIRE ONE-HOUR FIRE RESISTIVE ASSEMBLY.
- ### WALL GENERAL NOTES
1. REFER TO WALL TYPE SCHEDULE FOR FINISHES, STRUCTURAL NOTES AND WALL ASSEMBLY SCHEDULE.
 2. FOR FINISHES AND SCHEDULES REFER TO WALL ASSEMBLY SCHEDULE.
 3. ALL WALLS TO BE FINISHED WITH FINISHES AS SHOWN IN THE BOTTOM AND TOP PLATES. PROVIDE ADDITIONAL BEAD OF SEALANT AT BOTTOM OF ANY WALL TYPE SCHEDULE.
 4. REFER TO WALL TYPE SCHEDULE FOR FINISHES AND WALL ASSEMBLY SCHEDULE.
 5. ALL UNFINISHED WALLS SHALL BE FINISHED WITH THE EXTERIOR ENVIRONMENT TO RECEIVE FINISHES IN PLACE INSULATION.
 6. INSULATION SHALL BE PROVIDED AS FOLLOWS: SEE EXTERIOR WALL TYPE SCHEDULE FOR FINISHES AND WALL ASSEMBLY SCHEDULE. INSULATION SHALL BE PROVIDED AS FOLLOWS: SEE EXTERIOR WALL TYPE SCHEDULE FOR FINISHES AND WALL ASSEMBLY SCHEDULE.
 7. ALL INTERIOR EXPOSED CORNERS AND CORNERS AND WATER STOPPING AREAS TO BE FINISHED WITH FINISHES AS SHOWN IN THE BOTTOM AND TOP PLATES. PROVIDE ADDITIONAL BEAD OF SEALANT AT BOTTOM OF ANY WALL TYPE SCHEDULE.
 8. ALL INTERIOR EXPOSED CORNERS AND CORNERS AND WATER STOPPING AREAS TO BE FINISHED WITH FINISHES AS SHOWN IN THE BOTTOM AND TOP PLATES. PROVIDE ADDITIONAL BEAD OF SEALANT AT BOTTOM OF ANY WALL TYPE SCHEDULE.
 9. ALL INTERIOR EXPOSED CORNERS AND CORNERS AND WATER STOPPING AREAS TO BE FINISHED WITH FINISHES AS SHOWN IN THE BOTTOM AND TOP PLATES. PROVIDE ADDITIONAL BEAD OF SEALANT AT BOTTOM OF ANY WALL TYPE SCHEDULE.
 10. REFER TO ROOM FINISH SCHEDULE FOR FINISHES AND WALL FINISHES.
 11. REFER TO ROOM FINISH SCHEDULE FOR FINISHES AND WALL FINISHES.
 12. REFER TO ROOM FINISH SCHEDULE FOR FINISHES AND WALL FINISHES.
- ### SOUND TRANSMISSION GUIDELINES & PARTITION NOTES
1. WHERE FIRE RATED PARTITIONS ARE REQUIRED BY SPECIFICATIONS, SOUND TRANSMISSION CLASSIFICATION (STC) SHALL BE PROVIDED AS FOLLOWS: SEE SOUND TRANSMISSION CLASSIFICATION (STC) REQUIREMENTS FOR PARTITIONS.
 2. ALL PARTITIONS SHALL BE FINISHED WITH FINISHES AS SHOWN IN THE BOTTOM AND TOP PLATES. PROVIDE ADDITIONAL BEAD OF SEALANT AT BOTTOM OF ANY WALL TYPE SCHEDULE.
 3. ALL PARTITIONS SHALL BE FINISHED WITH FINISHES AS SHOWN IN THE BOTTOM AND TOP PLATES. PROVIDE ADDITIONAL BEAD OF SEALANT AT BOTTOM OF ANY WALL TYPE SCHEDULE.
 4. ALL PARTITIONS SHALL BE FINISHED WITH FINISHES AS SHOWN IN THE BOTTOM AND TOP PLATES. PROVIDE ADDITIONAL BEAD OF SEALANT AT BOTTOM OF ANY WALL TYPE SCHEDULE.
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 6. ALL PARTITIONS SHALL BE FINISHED WITH FINISHES AS SHOWN IN THE BOTTOM AND TOP PLATES. PROVIDE ADDITIONAL BEAD OF SEALANT AT BOTTOM OF ANY WALL TYPE SCHEDULE.
 7. ALL PARTITIONS SHALL BE FINISHED WITH FINISHES AS SHOWN IN THE BOTTOM AND TOP PLATES. PROVIDE ADDITIONAL BEAD OF SEALANT AT BOTTOM OF ANY WALL TYPE SCHEDULE.
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 12. ALL PARTITIONS SHALL BE FINISHED WITH FINISHES AS SHOWN IN THE BOTTOM AND TOP PLATES. PROVIDE ADDITIONAL BEAD OF SEALANT AT BOTTOM OF ANY WALL TYPE SCHEDULE.
- ### PARTITION HEAD CONDITIONS
1. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE UNLESS OTHERWISE NOTED.
 2. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE UNLESS OTHERWISE NOTED.
 3. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE UNLESS OTHERWISE NOTED.
- ### WALL TYPE SCHEDULE
- | NO. | DESCRIPTION | FIRE RATING | SOUND RATING |
|---------|-----------------------------|-------------|--------------|
| CSA-1 | CONCRETE WALL | 2 | 40 |
| CSA-2 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-3 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-4 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-5 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-6 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-7 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-8 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-9 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-10 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-11 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-12 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-13 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-14 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-15 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-16 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-17 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-18 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-19 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-20 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-21 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-22 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-23 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-24 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-25 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-26 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-27 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-28 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-29 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-30 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-31 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-32 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-33 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-34 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-35 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-36 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-37 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-38 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-39 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-40 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-41 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-42 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-43 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-44 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-45 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-46 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-47 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-48 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-49 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-50 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-51 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-52 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-53 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-54 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-55 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-56 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-57 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-58 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-59 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-60 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-61 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-62 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-63 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-64 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-65 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-66 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-67 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-68 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-69 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-70 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-71 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-72 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-73 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-74 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-75 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-76 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-77 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-78 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-79 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-80 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-81 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-82 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-83 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-84 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-85 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-86 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-87 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-88 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-89 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-90 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-91 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-92 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-93 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-94 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-95 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-96 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-97 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-98 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-99 | CONCRETE WALL WITH FINISHES | 2 | 40 |
| CSA-100 | CONCRETE WALL WITH FINISHES | 2 | 40 |

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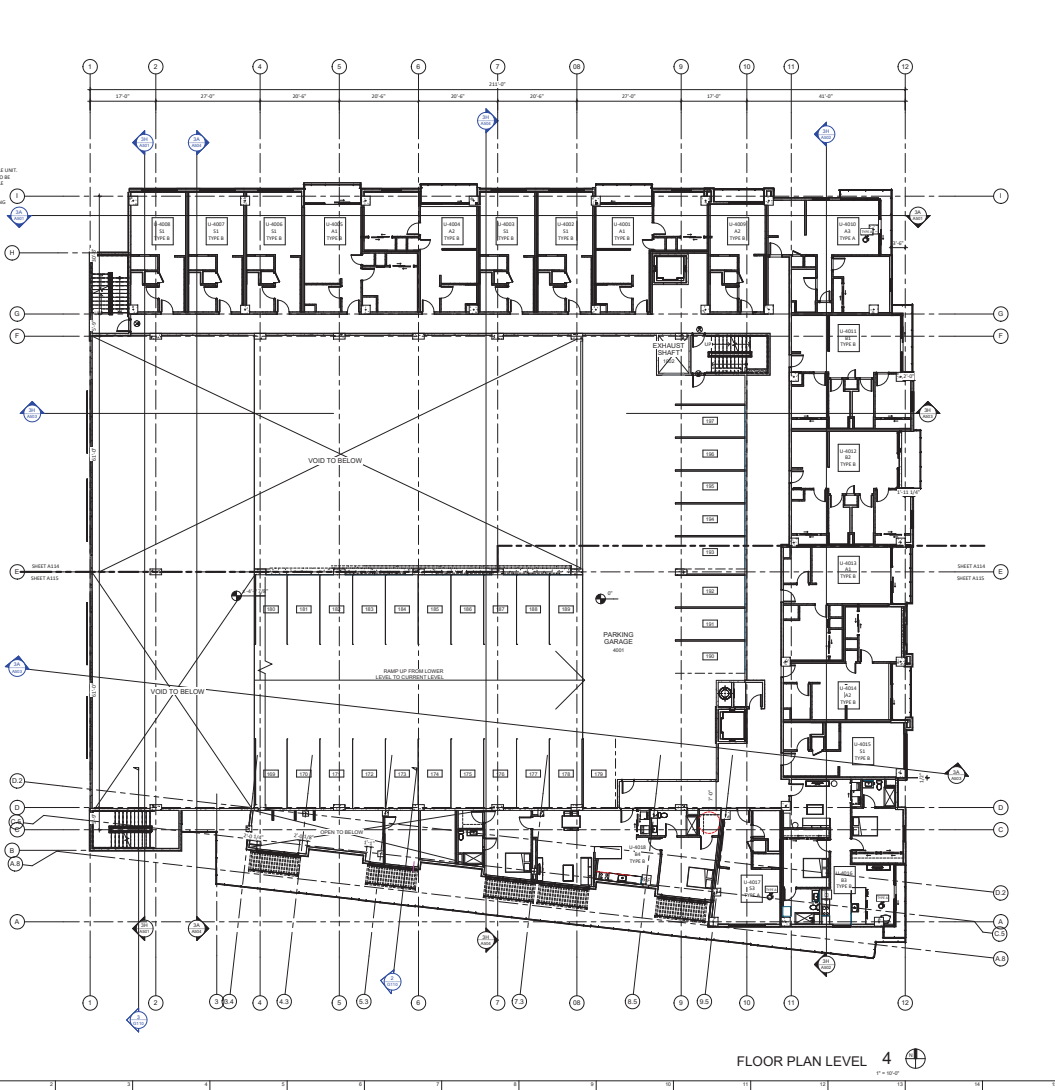
FORTY600 MULTIFAMILY
 PROJECT LOCATION: 400 N 4th ST, SUITE 112
 PHOENIX, ARIZONA 85004

OVERALL FLOOR PLAN LEVEL 3
 SHEET: **A103**

LEGEND

WINDOW TAG
WALL TAG
STORAGE TAG
FIRE RATING
CEILING TAG
DOOR TAG
CASEWORK TAG
VISOR AND HEARING IMPAIRED UNIT

THIS "X" ACCESSIBLE UNIT
ALL OTHER UNITS TO BE
THIS "X" ADAPTABLE



- FLOOR PLAN GENERAL NOTES**
1. DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS, ELEVATIONS AND DETAILS ARE THE BASIS OF ALL WORK. VERIFY CONDITIONS ON SITE. VERIFY CONDITIONS NOTED OTHERWISE.
 2. DIMENSIONS NOT SHOWN ON FLOOR PLANS FOR DRAWING CLARITY, REFER TO WALL TYPE SCHEDULE FOR DIMENSIONS AND FINISHES.
 3. REFER TO CODE SCHEDULES FOR FIRE RATING REQUIREMENTS BETWEEN THE DIFFERENT SPACES AT LEVEL.
 4. COORDINATE WITH ALL DRAWINGS AND/OR STRUCTURAL DRAWINGS FOR FLOOR FINISHES.
 5. REFER TO ROOM FINISH SCHEDULES FOR FURTHER DETAIL ON FLOOR FINISHES.
 6. ALL UNITS ARE TO BE FINISHED WITH FLOOR FINISH TO COVER FRAME TRACKS OF ADJACENT WALL UNLESS OTHERWISE SPECIFIED. REFER TO FINISHES SCHEDULE FOR FINISHES AND FINISHES TO BE USED FOR UNITS LISTED.
 7. FLOOR FINISHES AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTED FINISHES AND FINISHES TO BE USED FOR UNITS LISTED.
 8. COORDINATE ALL FLOOR FINISHES WITH THE TRADES ALL FLOOR FINISHES REQUIRE ONE-HOUR FIRE RESISTIVE ASSEMBLY.

- WALL GENERAL NOTES**
1. FOR FINISHES AND DIMENSIONS ON WALLS, STRUCTURAL NOTES AND WALL ASSEMBLY SCHEDULES.
 2. FOR FINISHES AND DIMENSIONS REFER TO WALL ASSEMBLY SCHEDULES TO RECEIVE FINISHES TO RECEIVE FINISHES.
 3. FOR FINISHES AND DIMENSIONS REFER TO WALL ASSEMBLY SCHEDULES TO RECEIVE FINISHES TO RECEIVE FINISHES.
 4. ALL UNITS ARE TO BE FINISHED WITH FLOOR FINISH TO COVER FRAME TRACKS OF ADJACENT WALL UNLESS OTHERWISE SPECIFIED. REFER TO FINISHES SCHEDULE FOR FINISHES AND FINISHES TO BE USED FOR UNITS LISTED.
 5. REFER TO ROOM FINISH SCHEDULES FOR FURTHER DETAIL ON FLOOR FINISHES.
 6. ALL UNITS ARE TO BE FINISHED WITH FLOOR FINISH TO COVER FRAME TRACKS OF ADJACENT WALL UNLESS OTHERWISE SPECIFIED. REFER TO FINISHES SCHEDULE FOR FINISHES AND FINISHES TO BE USED FOR UNITS LISTED.
 7. FLOOR FINISHES AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTED FINISHES AND FINISHES TO BE USED FOR UNITS LISTED.
 8. COORDINATE ALL FLOOR FINISHES WITH THE TRADES ALL FLOOR FINISHES REQUIRE ONE-HOUR FIRE RESISTIVE ASSEMBLY.

- SOUND TRANSMISSION GUIDELINES & PARTITION NOTES**
1. PARTITION TYPE SHALL BE AS SPECIFIED IN PARTITION DESCRIPTION. SOUND TRANSMISSION CLASSIFICATION (STC) SHALL BE AS SPECIFIED IN PARTITION DESCRIPTION. PARTITION TYPES SHALL BE AS SPECIFIED IN PARTITION DESCRIPTION.
 2. PARTITION TYPES SHALL BE AS SPECIFIED IN PARTITION DESCRIPTION. SOUND TRANSMISSION CLASSIFICATION (STC) SHALL BE AS SPECIFIED IN PARTITION DESCRIPTION.
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 9. PARTITION TYPES SHALL BE AS SPECIFIED IN PARTITION DESCRIPTION. SOUND TRANSMISSION CLASSIFICATION (STC) SHALL BE AS SPECIFIED IN PARTITION DESCRIPTION.
 10. PARTITION TYPES SHALL BE AS SPECIFIED IN PARTITION DESCRIPTION. SOUND TRANSMISSION CLASSIFICATION (STC) SHALL BE AS SPECIFIED IN PARTITION DESCRIPTION.

- PARTITION HEAD CONDITIONS**
1. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE.
 2. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE.
 3. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE.
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 9. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE.
 10. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE.

WALL TYPE SCHEDULE

WT	DESCRIPTION	FIRE RATING	USE
WTA.1	CONCRETE WALL	2	WALL
WTA.2	CONCRETE WALL	2	WALL
WTA.3	CONCRETE WALL	2	WALL
WTA.4	CONCRETE WALL	2	WALL
WTA.5	CONCRETE WALL	2	WALL
WTA.6	CONCRETE WALL	2	WALL
WTA.7	CONCRETE WALL	2	WALL
WTA.8	CONCRETE WALL	2	WALL
WTA.9	CONCRETE WALL	2	WALL
WTA.10	CONCRETE WALL	2	WALL
WTA.11	CONCRETE WALL	2	WALL
WTA.12	CONCRETE WALL	2	WALL
WTA.13	CONCRETE WALL	2	WALL
WTA.14	CONCRETE WALL	2	WALL
WTA.15	CONCRETE WALL	2	WALL
WTA.16	CONCRETE WALL	2	WALL
WTA.17	CONCRETE WALL	2	WALL
WTA.18	CONCRETE WALL	2	WALL
WTA.19	CONCRETE WALL	2	WALL
WTA.20	CONCRETE WALL	2	WALL

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OVERALL FLOOR PLAN LEVEL 4
SHEET A104



- FLOOR PLAN GENERAL NOTES**
1. DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS, ELEVATIONS AND DETAILS ARE TO FACE UNLESS OTHERWISE SPECIFIED OR NOTED OTHERWISE.
 2. FOR DIMENSIONS NOT SHOWN ON FLOOR PLANS FOR DRAWING CLARITY, REFER TO THE DIMENSIONS SHOWN ON THE WALL AND PARTITION DETAILS.
 3. REFER TO CODE SPECIFICATIONS FOR FIRE RATING REQUIREMENTS BETWEEN THE DIFFERENT TYPES OF WALLS.
 4. COORDINATE WITH ALL DRAWINGS AND/OR STRUCTURAL DRAWINGS FOR FLOOR FINISHES.
 5. REFER TO ROOM FINISH SCHEDULES FOR FURTHER DETAIL ON FLOOR FINISHES.
 6. ALL INTERIOR EXPOSED CONCRETE CORNERS AND CORNERS AND WATER SUPPLYING AREAS TO BE COVERED WITH FIRE PROTECTION. SEE SCHEDULES FOR FINISHES AND MATERIALS TO BE USED.
 7. FLOOR FINISHES AND PARTITION FINISHES FOR LOCATIONS NOT LISTED IN THE SCHEDULES SHALL BE AS SHOWN ON THE DRAWINGS.
 8. COORDINATE ALL FLOOR FINISHES WITH THE TRADES AND FLOOR FINISHES SCHEDULES FOR FURTHER DETAIL ON WALL FINISHES.

- WALL GENERAL NOTES**
1. FOR FINISHES, WALLS, PARTITIONS, PARTITION WALLS, PARTITION WALLS AND WALL ASSEMBLY SCHEDULES.
 2. FOR FINISHES, WALLS, PARTITIONS, PARTITION WALLS, PARTITION WALLS AND WALL ASSEMBLY SCHEDULES.
 3. FOR FINISHES, WALLS, PARTITIONS, PARTITION WALLS, PARTITION WALLS AND WALL ASSEMBLY SCHEDULES.
 4. FOR FINISHES, WALLS, PARTITIONS, PARTITION WALLS, PARTITION WALLS AND WALL ASSEMBLY SCHEDULES.
 5. FOR FINISHES, WALLS, PARTITIONS, PARTITION WALLS, PARTITION WALLS AND WALL ASSEMBLY SCHEDULES.
 6. FOR FINISHES, WALLS, PARTITIONS, PARTITION WALLS, PARTITION WALLS AND WALL ASSEMBLY SCHEDULES.
 7. FOR FINISHES, WALLS, PARTITIONS, PARTITION WALLS, PARTITION WALLS AND WALL ASSEMBLY SCHEDULES.
 8. FOR FINISHES, WALLS, PARTITIONS, PARTITION WALLS, PARTITION WALLS AND WALL ASSEMBLY SCHEDULES.
 9. FOR FINISHES, WALLS, PARTITIONS, PARTITION WALLS, PARTITION WALLS AND WALL ASSEMBLY SCHEDULES.
 10. FOR FINISHES, WALLS, PARTITIONS, PARTITION WALLS, PARTITION WALLS AND WALL ASSEMBLY SCHEDULES.

- SOUND TRANSMISSION GUIDELINES & PARTITION NOTES**
1. REFER TO THE SCHEDULES FOR SOUND TRANSMISSION CLASSIFICATION (STC) AND SOUND ATTENATION COEFFICIENT (SAC) REQUIREMENTS.
 2. REFER TO THE SCHEDULES FOR SOUND TRANSMISSION CLASSIFICATION (STC) AND SOUND ATTENATION COEFFICIENT (SAC) REQUIREMENTS.
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 8. REFER TO THE SCHEDULES FOR SOUND TRANSMISSION CLASSIFICATION (STC) AND SOUND ATTENATION COEFFICIENT (SAC) REQUIREMENTS.
 9. REFER TO THE SCHEDULES FOR SOUND TRANSMISSION CLASSIFICATION (STC) AND SOUND ATTENATION COEFFICIENT (SAC) REQUIREMENTS.
 10. REFER TO THE SCHEDULES FOR SOUND TRANSMISSION CLASSIFICATION (STC) AND SOUND ATTENATION COEFFICIENT (SAC) REQUIREMENTS.

- PARTITION HEAD CONDITIONS**
1. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE.
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 10. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE.

WALL TYPE SCHEDULE

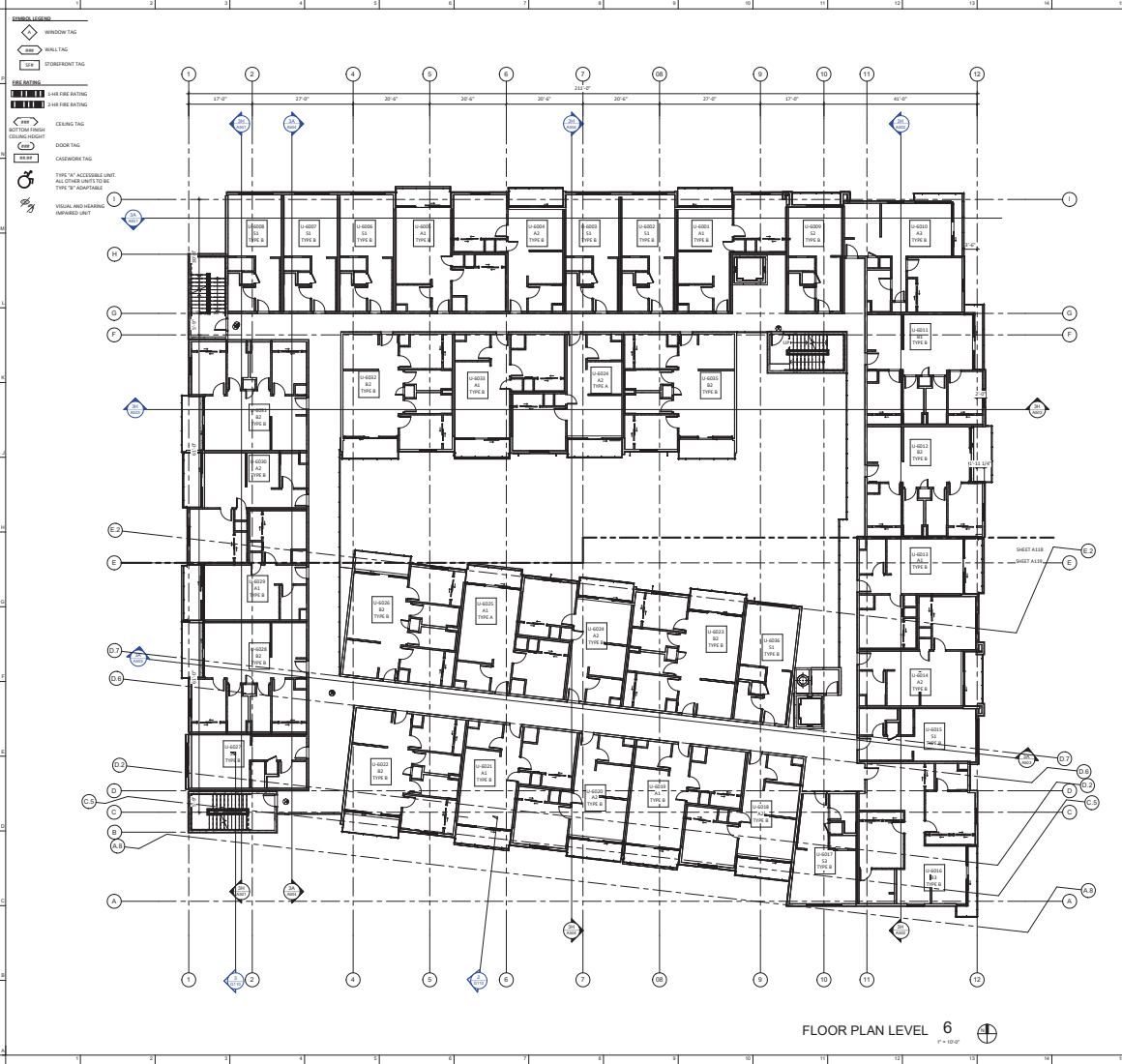
WT	DESCRIPTION	FIRE RATING	SIC RATING
CSA.1	CONCRETE WALL		
CSA.2	CONCRETE WALL		
CSA.3	CONCRETE WALL		
CSA.4	CONCRETE WALL		
CSA.5	CONCRETE WALL		
CSA.6	CONCRETE WALL		
CSA.7	CONCRETE WALL		
CSA.8	CONCRETE WALL		
CSA.9	CONCRETE WALL		
CSA.10	CONCRETE WALL		
CSA.11	CONCRETE WALL		
CSA.12	CONCRETE WALL		
CSA.13	CONCRETE WALL		
CSA.14	CONCRETE WALL		
CSA.15	CONCRETE WALL		
CSA.16	CONCRETE WALL		
CSA.17	CONCRETE WALL		
CSA.18	CONCRETE WALL		
CSA.19	CONCRETE WALL		
CSA.20	CONCRETE WALL		
CSA.21	CONCRETE WALL		
CSA.22	CONCRETE WALL		
CSA.23	CONCRETE WALL		
CSA.24	CONCRETE WALL		
CSA.25	CONCRETE WALL		
CSA.26	CONCRETE WALL		
CSA.27	CONCRETE WALL		
CSA.28	CONCRETE WALL		
CSA.29	CONCRETE WALL		
CSA.30	CONCRETE WALL		
CSA.31	CONCRETE WALL		
CSA.32	CONCRETE WALL		
CSA.33	CONCRETE WALL		
CSA.34	CONCRETE WALL		
CSA.35	CONCRETE WALL		
CSA.36	CONCRETE WALL		
CSA.37	CONCRETE WALL		
CSA.38	CONCRETE WALL		
CSA.39	CONCRETE WALL		
CSA.40	CONCRETE WALL		
CSA.41	CONCRETE WALL		
CSA.42	CONCRETE WALL		
CSA.43	CONCRETE WALL		
CSA.44	CONCRETE WALL		
CSA.45	CONCRETE WALL		
CSA.46	CONCRETE WALL		
CSA.47	CONCRETE WALL		
CSA.48	CONCRETE WALL		
CSA.49	CONCRETE WALL		
CSA.50	CONCRETE WALL		
CSA.51	CONCRETE WALL		
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CSA.58	CONCRETE WALL		
CSA.59	CONCRETE WALL		
CSA.60	CONCRETE WALL		
CSA.61	CONCRETE WALL		
CSA.62	CONCRETE WALL		
CSA.63	CONCRETE WALL		
CSA.64	CONCRETE WALL		
CSA.65	CONCRETE WALL		
CSA.66	CONCRETE WALL		
CSA.67	CONCRETE WALL		
CSA.68	CONCRETE WALL		
CSA.69	CONCRETE WALL		
CSA.70	CONCRETE WALL		
CSA.71	CONCRETE WALL		
CSA.72	CONCRETE WALL		
CSA.73	CONCRETE WALL		
CSA.74	CONCRETE WALL		
CSA.75	CONCRETE WALL		
CSA.76	CONCRETE WALL		
CSA.77	CONCRETE WALL		
CSA.78	CONCRETE WALL		
CSA.79	CONCRETE WALL		
CSA.80	CONCRETE WALL		
CSA.81	CONCRETE WALL		
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CSA.83	CONCRETE WALL		
CSA.84	CONCRETE WALL		
CSA.85	CONCRETE WALL		
CSA.86	CONCRETE WALL		
CSA.87	CONCRETE WALL		
CSA.88	CONCRETE WALL		
CSA.89	CONCRETE WALL		
CSA.90	CONCRETE WALL		
CSA.91	CONCRETE WALL		
CSA.92	CONCRETE WALL		
CSA.93	CONCRETE WALL		
CSA.94	CONCRETE WALL		
CSA.95	CONCRETE WALL		
CSA.96	CONCRETE WALL		
CSA.97	CONCRETE WALL		
CSA.98	CONCRETE WALL		
CSA.99	CONCRETE WALL		
CSA.100	CONCRETE WALL		

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OVERALL FLOOR PLAN LEVEL 5
 SHEET A105



LEGEND

- WINDOW TAG
- WALL TAG
- STANDARD TAG

FINISHING

- 1/8" FIRE RATING
- 2 HR FIRE RATING

NOTES

- 1. ALL OTHER UNITS TO BE 75% W/ SLOTTING
- 2. VISUAL AND HEARING IMPAIRED UNIT

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS, ELEVATIONS AND DETAILS ARE TO FACE UNLESS OTHERWISE NOTED OR OTHERWISE SPECIFIED.
2. DIMENSIONS NOT SHOWN ON FLOOR PLANS FOR DRAWING CLARITY, REFER TO THE WALL TYPE SCHEDULE FOR DIMENSIONS AND REQUIREMENTS.
3. REFER TO THE WALL TYPE SCHEDULE FOR DIMENSIONS AND REQUIREMENTS BETWEEN THE DIFFERENT TYPES OF WALLS.
4. COORDINATE WITH CIVIL DRAWINGS AND/OR STRUCTURAL DRAWINGS FOR FLOOR FLOOR FINISHES.
5. REFER TO ROOM FINISH SCHEDULES FOR FURTHER DETAIL ON FLOOR FINISHES.
6. REFER TO ROOM FINISH SCHEDULES FOR FURTHER DETAIL ON FLOOR FINISHES.
7. FLOOR FINISHES AND ROOM FINISHES FOR LOCATIONS NOT LISTED PROVIDE DOOR THRESHOLD AT ANY ROOM WITH FLOOR FINISH.
8. COORDINATE ALL FLOOR FINISHES WITH RESPECT TO THE TRADES ALL FLOOR FINISHES SHOULD BE ONE HOUR FIRE RESISTIVE ASSEMBLY.

WALL GENERAL NOTES

1. FOR ALL WALLS, SEE SECTION ON FINISHES, STRUCTURAL NOTES AND WALL ASSEMBLY SCHEDULE.
2. FOR INTERIOR WALLS, REFER TO WALL ASSEMBLY SCHEDULE FOR DIMENSIONS AND REQUIREMENTS. FOR EXTERIOR WALLS, REFER TO WALL ASSEMBLY SCHEDULE FOR DIMENSIONS AND REQUIREMENTS. PROVIDE ADDITIONAL BEAD OF SEALANT AT BOTTOM OF ANY EXTERIOR WALL.
3. ALL INTERIOR WALLS SHALL BE FINISHED TO FACE WITH FINISHES AS LISTED IN THE FINISH SCHEDULE.
4. REFER TO WALL TYPE SCHEDULE FOR DIMENSIONS AND REQUIREMENTS. PROVIDE ADDITIONAL BEAD OF SEALANT AT BOTTOM OF ANY EXTERIOR WALL.
5. ALL INTERIOR EXPOSED CORNERS AND CORNERS AND WATER DRAINAGE AREAS TO BE FINISHED TO FACE AS SPECIFIED. SEE FINISH SCHEDULE FOR FINISHES TO BE USED FOR ALL WALLS.
6. INTERIOR CORNERS SHALL BE FINISHED TO FACE AS SPECIFIED. SEE FINISH SCHEDULE FOR FINISHES TO BE USED FOR ALL WALLS.
7. REFER TO ROOM FINISH SCHEDULE FOR FINISHES TO BE USED FOR ALL WALLS.
8. REFER TO ROOM FINISH SCHEDULE FOR FINISHES TO BE USED FOR ALL WALLS.
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11. REFER TO ROOM FINISH SCHEDULE FOR FINISHES TO BE USED FOR ALL WALLS.
12. REFER TO ROOM FINISH SCHEDULE FOR FINISHES TO BE USED FOR ALL WALLS.

SOUND TRANSMISSION GUIDELINES & PARTITION NOTES

1. REFER TO THE WALL TYPE SCHEDULE FOR DIMENSIONS AND REQUIREMENTS. PROVIDE ADDITIONAL BEAD OF SEALANT AT BOTTOM OF ANY EXTERIOR WALL.
2. REFER TO THE WALL TYPE SCHEDULE FOR DIMENSIONS AND REQUIREMENTS. PROVIDE ADDITIONAL BEAD OF SEALANT AT BOTTOM OF ANY EXTERIOR WALL.
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19. REFER TO THE WALL TYPE SCHEDULE FOR DIMENSIONS AND REQUIREMENTS. PROVIDE ADDITIONAL BEAD OF SEALANT AT BOTTOM OF ANY EXTERIOR WALL.
20. REFER TO THE WALL TYPE SCHEDULE FOR DIMENSIONS AND REQUIREMENTS. PROVIDE ADDITIONAL BEAD OF SEALANT AT BOTTOM OF ANY EXTERIOR WALL.

PARTITION HEAD CONDITIONS

1. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE UNLESS OTHERWISE NOTED.
2. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE UNLESS OTHERWISE NOTED.
3. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE UNLESS OTHERWISE NOTED.
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18. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE UNLESS OTHERWISE NOTED.
19. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE UNLESS OTHERWISE NOTED.
20. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE UNLESS OTHERWISE NOTED.

WALL TYPE SCHEDULE

WT	DESCRIPTION	FIN RATING	SEC RATING
W1	1/2" CONCRETE WALL	1	2
W2	1/2" CONCRETE WALL	1	2
W3	1/2" CONCRETE WALL	1	2
W4	1/2" CONCRETE WALL	1	2
W5	1/2" CONCRETE WALL	1	2
W6	1/2" CONCRETE WALL	1	2
W7	1/2" CONCRETE WALL	1	2
W8	1/2" CONCRETE WALL	1	2
W9	1/2" CONCRETE WALL	1	2
W10	1/2" CONCRETE WALL	1	2
W11	1/2" CONCRETE WALL	1	2
W12	1/2" CONCRETE WALL	1	2
W13	1/2" CONCRETE WALL	1	2
W14	1/2" CONCRETE WALL	1	2
W15	1/2" CONCRETE WALL	1	2
W16	1/2" CONCRETE WALL	1	2
W17	1/2" CONCRETE WALL	1	2
W18	1/2" CONCRETE WALL	1	2
W19	1/2" CONCRETE WALL	1	2
W20	1/2" CONCRETE WALL	1	2

MERGE ARCHITECTURAL GROUP

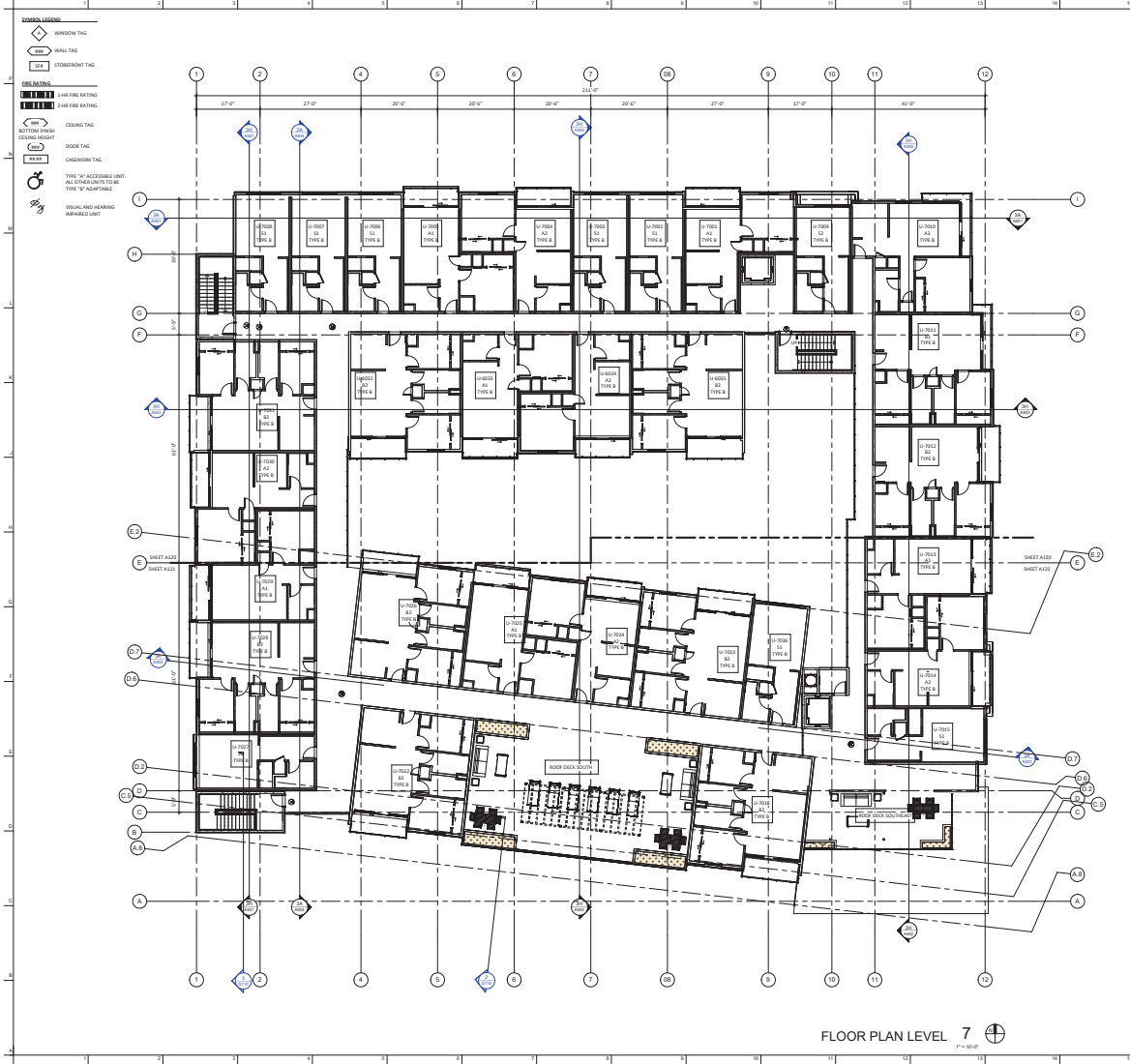
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P: (602) 635-1581
info@mergeag.com
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RAS Development, LLC

FORTY600 MULTIFAMILY

PROJECT LOCATION: CHANDLER, AZ
PROJECT NO: 238000
SHEET NO: A106

FLOOR PLAN LEVEL 6



- FLOOR PLAN GENERAL NOTES**
1. DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS, ELEVATIONS AND DETAILS ARE TO FACE UNLESS OTHERWISE NOTED OR SPECIFIED.
 2. DIMENSIONS NOT SHOWN ON FLOOR PLANS FOR DRAWING CLARITY, REFER TO WALL TYPE SCHEDULE FOR DIMENSIONS AND FINISHES.
 3. REFER TO CODE SPECIFICATIONS FOR FINISH REQUIREMENTS BETWEEN THE DIFFERENT SPECIES AT ALL.
 4. COORDINATE WITH ALL DRAWINGS AND OR STRUCTURAL DRAWINGS FOR FLOOR FINISHES.
 5. REFER TO ROOM FINISH SCHEDULES FOR FURTHER DETAIL ON FLOOR FINISHES.
 6. ALL DOORS TO BE OPENED BY PUSH OR PULL FROM THE FACE OF ADJACENT WALL UNLESS OTHERWISE SPECIFIED.
 7. FLOOR FINISHES AND ROOM FINISHES FOR LOCATIONS NOT LISTED PROVIDE DOOR THRESHOLDS AT ANY ROOM WITH FLOOR FINISH.
 8. COORDINATE ALL FLOOR FINISHES WITH RESPECT TO THE TRADES ALL FLOOR FINISHES REQUIRE ONE-HOUR FIRE RESISTIVE ASSEMBLY.

- WALL GENERAL NOTES**
1. FOR FINISH WALLS, SEE SECTION ON FINISHES, STRUCTURAL NOTES AND WALL ASSEMBLY SCHEDULE.
 2. FOR FINISH WALLS, SEE SECTION ON FINISHES, STRUCTURAL NOTES AND WALL ASSEMBLY SCHEDULE.
 3. ALL FINISHES TO BE APPLIED TO THE BOTTOM AND TOP SURFACES. PROVIDE ADDITIONAL BEAD OF SEALANT AT BOTTOM OF ANY FINISH.
 4. SEE SECTION ON FINISHES FOR FINISH INFORMATION. SEE CEILING PLANS AND FINISHES FOR FINISH INFORMATION.
 5. ALL INTERIOR EXPOSED CORNERS AND CORNERS AND WATER DRAINAGE AREAS TO BE CORNER RADIUS AS SPECIFIED. SEE FINISHES AND WATER DRAINAGE FOR CORNER RADIUS INFORMATION.
 6. ALL INTERIOR EXPOSED CORNERS AND CORNERS AND WATER DRAINAGE AREAS TO BE CORNER RADIUS AS SPECIFIED. SEE FINISHES AND WATER DRAINAGE FOR CORNER RADIUS INFORMATION.
 7. ALL INTERIOR EXPOSED CORNERS AND CORNERS AND WATER DRAINAGE AREAS TO BE CORNER RADIUS AS SPECIFIED. SEE FINISHES AND WATER DRAINAGE FOR CORNER RADIUS INFORMATION.
 8. ALL INTERIOR EXPOSED CORNERS AND CORNERS AND WATER DRAINAGE AREAS TO BE CORNER RADIUS AS SPECIFIED. SEE FINISHES AND WATER DRAINAGE FOR CORNER RADIUS INFORMATION.
 9. ALL INTERIOR EXPOSED CORNERS AND CORNERS AND WATER DRAINAGE AREAS TO BE CORNER RADIUS AS SPECIFIED. SEE FINISHES AND WATER DRAINAGE FOR CORNER RADIUS INFORMATION.
 10. ALL INTERIOR EXPOSED CORNERS AND CORNERS AND WATER DRAINAGE AREAS TO BE CORNER RADIUS AS SPECIFIED. SEE FINISHES AND WATER DRAINAGE FOR CORNER RADIUS INFORMATION.

- SOUND TRANSMISSION GUIDELINES & PARTITION NOTES**
1. PARTITION WALLS ARE TO BE CONSTRUCTED AS SHOWN. PARTITION WALLS TO MEET OR EXCEED MINIMUM STC OF 50. PARTITION WALLS TO MEET OR EXCEED MINIMUM STC OF 50. PARTITION WALLS TO MEET OR EXCEED MINIMUM STC OF 50.
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 8. PARTITION WALLS ARE TO BE CONSTRUCTED AS SHOWN. PARTITION WALLS TO MEET OR EXCEED MINIMUM STC OF 50. PARTITION WALLS TO MEET OR EXCEED MINIMUM STC OF 50.
 9. PARTITION WALLS ARE TO BE CONSTRUCTED AS SHOWN. PARTITION WALLS TO MEET OR EXCEED MINIMUM STC OF 50. PARTITION WALLS TO MEET OR EXCEED MINIMUM STC OF 50.
 10. PARTITION WALLS ARE TO BE CONSTRUCTED AS SHOWN. PARTITION WALLS TO MEET OR EXCEED MINIMUM STC OF 50. PARTITION WALLS TO MEET OR EXCEED MINIMUM STC OF 50.

- PARTITION HEAD CONDITIONS**
1. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE.
 2. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE.
 3. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE.
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 8. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE.
 9. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE.
 10. PARTITIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE ABOVE.

WALL TYPE SCHEDULE

WT	DESCRIPTION	FIN	STC	USE
CSA-1	CONCRETE WALL			
CSA-2	CONCRETE WALL			
CSA-3	CONCRETE WALL			
CSA-4	CONCRETE WALL			
CSA-5	CONCRETE WALL			
CSA-6	CONCRETE WALL			
CSA-7	CONCRETE WALL			
CSA-8	CONCRETE WALL			
CSA-9	CONCRETE WALL			
CSA-10	CONCRETE WALL			
CSA-11	CONCRETE WALL			
CSA-12	CONCRETE WALL			
CSA-13	CONCRETE WALL			
CSA-14	CONCRETE WALL			
CSA-15	CONCRETE WALL			
CSA-16	CONCRETE WALL			
CSA-17	CONCRETE WALL			
CSA-18	CONCRETE WALL			
CSA-19	CONCRETE WALL			
CSA-20	CONCRETE WALL			
CSA-21	CONCRETE WALL			
CSA-22	CONCRETE WALL			
CSA-23	CONCRETE WALL			
CSA-24	CONCRETE WALL			
CSA-25	CONCRETE WALL			
CSA-26	CONCRETE WALL			
CSA-27	CONCRETE WALL			
CSA-28	CONCRETE WALL			
CSA-29	CONCRETE WALL			
CSA-30	CONCRETE WALL			
CSA-31	CONCRETE WALL			
CSA-32	CONCRETE WALL			
CSA-33	CONCRETE WALL			
CSA-34	CONCRETE WALL			
CSA-35	CONCRETE WALL			
CSA-36	CONCRETE WALL			
CSA-37	CONCRETE WALL			
CSA-38	CONCRETE WALL			
CSA-39	CONCRETE WALL			
CSA-40	CONCRETE WALL			
CSA-41	CONCRETE WALL			
CSA-42	CONCRETE WALL			
CSA-43	CONCRETE WALL			
CSA-44	CONCRETE WALL			
CSA-45	CONCRETE WALL			
CSA-46	CONCRETE WALL			
CSA-47	CONCRETE WALL			
CSA-48	CONCRETE WALL			
CSA-49	CONCRETE WALL			
CSA-50	CONCRETE WALL			

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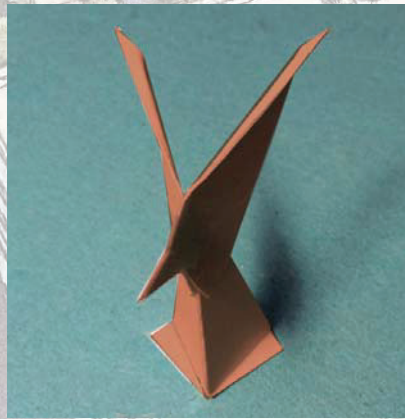
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OVERALL FLOOR PLAN LEVEL 7
 SHEET A107

EXHIBIT 9

2040 Vision

- 3** A Phoenix bird origami provides inspiration for a **Public Art**-infused shade structure at the Central Avenue crossing



- 1** **Mixed use Development** at Central Avenue and Grand Canal provides activity at an important crossing. Outdoor dining takes advantage of the cooling aspects of the canal.

- 2** Colored and textured paving signals the importance of the canal crossing, and induces **Traffic Calming** at this **Safe Intersection**.

- 3** **Engineered Shade and Cooling** over bridge sidewalks

- 4** A proposed canal observation pier provides **Public Art** and is on tracks and can be retracted when the canal is serviced.

- 5** New development creates an **Active Frontage** along the canal and enhances the edge with landscaping outside of the canal right-of-way.

- 6** A Sculpture garden displays local **Public Art**

- 7** **Paseos** (pedestrian passages) provide access to the canal from the neighborhood

- 8** **Public Parking Facility** provides shared parking to surrounding businesses.



5

4

Grand Canal

6

1

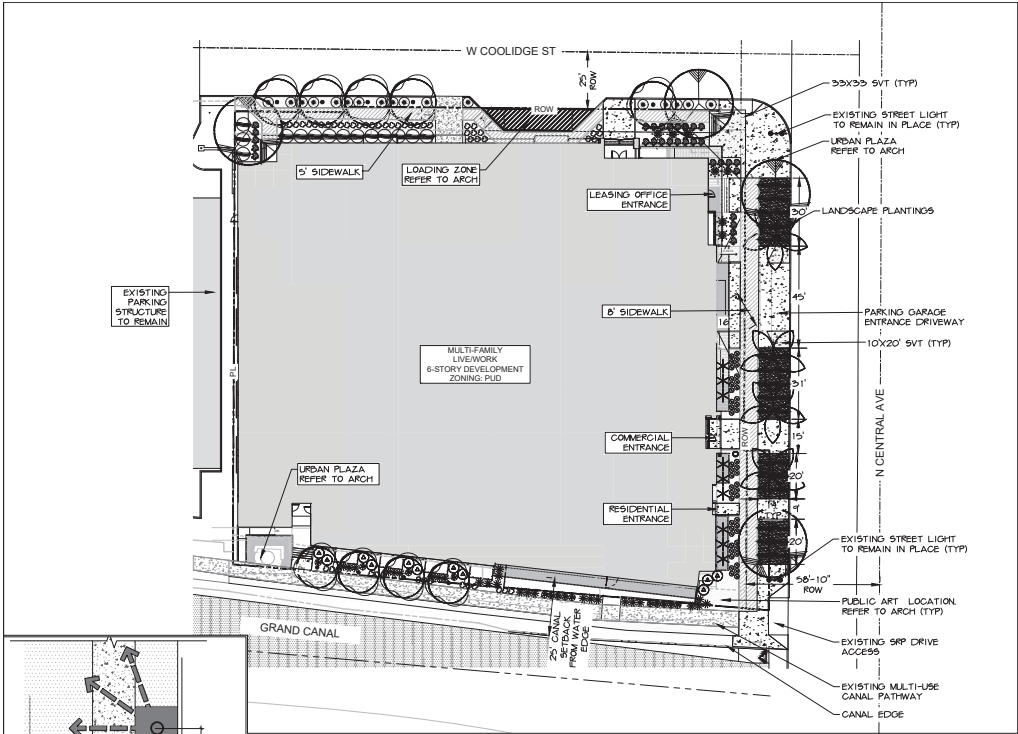
Central Avenue

3

2

3

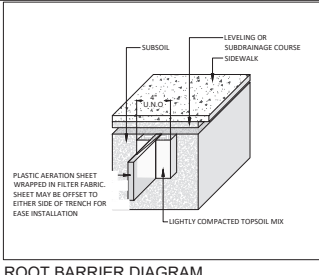
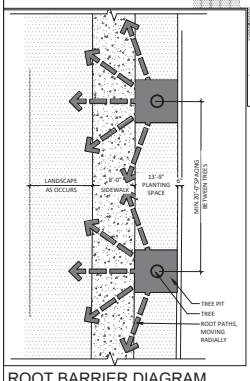
EXHIBIT 10



LANDSCAPE LEGEND			
SYMBOL	NAME	SIZE	QTY.
TREES	Phoenix dactylifera PHOENIX DATE PALM	20' Trunk Height	4
	Quercus virginiana SOUTHERN LIVE OAK	36" Box	4
	Chilopsis linearis 'Desert Diva' DESERT DIVA@ DESERT WILLOW	36" Box	9
SHRUBS	Lantana camara 'Irene' IRENE LANTANA	5 Gallon	17
	Leucophyllum X 'Convent' CONVENT SAGE	5 Gallon	11
	Muhlenbergia capillaris REGAL MIST®	5 Gallon	14
	Olea europaea 'Montra' LITTLE OLLIE® DWARF OLIVE	5 Gallon	46
	Ruellia brittoniana 'Katie' DWARF RUELLIA 'KATIE'	5 Gallon	47
ACCENTS	Hesperaloe X 'MSWNivory Swan' NITE LIGHTS®	5 Gallon	27
	Furcraea macdougallii MACDOUGALL'S CENTURY PLANT	15 Gallon	9
	Pedicularis bracteatus LADYSLIPPER	10 Gallon	7
GROUNDCOVER	Lantana montevidensis 'Purple' PURPLE TRAILING LANTANA	3 Gallon	X
	Teucrium chamaedrys GERMANDER	3 Gallon	X
MATERIALS	Decomposed Granite @ 2" Depth In all planting spaces Color: Mahogany Size: 1/2" Screened		

- NOTES:
1. THERE ARE NO EXISTING TREES ON SITE
 2. THERE ARE NO OVERHEAD UTILITY LINES
 3. CENTRAL AVENUE DECORATIVE LIGHTS TO REMAIN IN PLACE

URBAN PLAZA:
 THE URBAN PLAZA PROPOSED ON THE SWC OF THE PROPERTY WITH 500 GSF (18'-0" x 28'-10") IS BEING PROVIDED AS A COMMUNITY OPEN SPACE AND CONSISTS OF 50 LINEAR FEET OF BENCHES ON THE WEST, NORTH AND EAST ORIENTATIONS. THE NEW SPACE ALLOWS UP TO 25 PERSONS THROUGH A 'U' CONFIGURATION ALLOWING THEM TO EXPERIENCE ART EXHIBITS FROM FEATURED LOCAL ARTISTS, DISPLAYED AT ITS CENTER. THE PLAZA WILL BE CONSTRUCTED USING ENDURING STONE FLOORS WHILE THE BENCHES WILL BE FABRICATED IN-PLACE WITH UV RESISTANT MATERIALS AND INCORPORATED WITH LANDSCAPE SHRUBS TO PROVIDE AN ENJOYABLE ENVIRONMENT. THIS URBAN PLAZA WILL PROVIDE AN ARCHITECTURALLY PLEASING SPACE WHILE USING THE CANAL LANDSCAPE AS A BACKGROUND.



Revisions

Key Map

FOURTY600 MIXED USE DEVELOPMENT

OWNER/CLIENT

Waibel & Associates Landscape Architecture

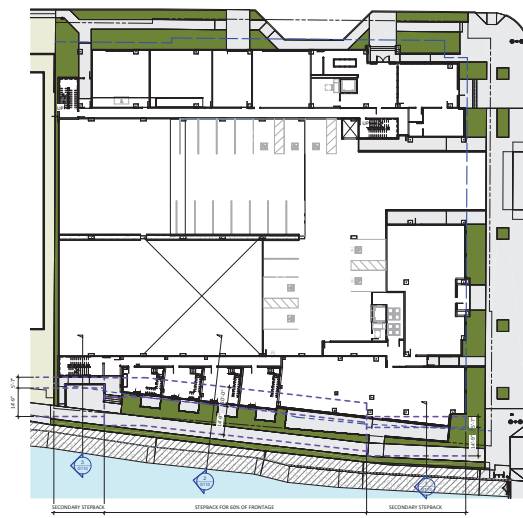
CONCEPTUAL LANDSCAPE PLAN

SHEET NUMBER

1 of 1

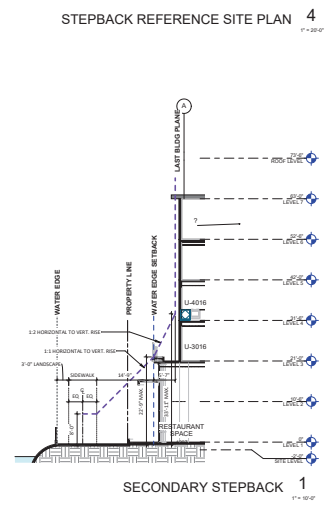
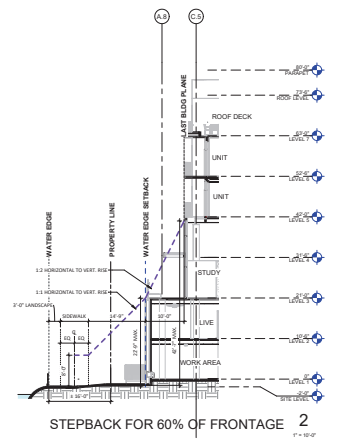
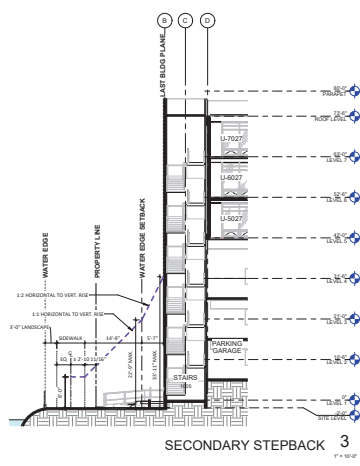
Date: 5/15/2023

EXHIBIT 11



- CANAL
- ▨ CANAL EDGE
- ▨ SIDEWALK - 5' SET IMPACT AND BUFFER ZONE
- ▨ SIDEWALK BUILDING
- ▨ SIDEWALK
- PROPERTY LINE
- BUILDING SETBACK
- CANAL SETBACK
- STEPBACK LINES
- WATER EDGE

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STEPBACK REFERENCE SITE PLAN 4
F=20'-0"

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CANAL STEPBACK STUDY

G110

EXHIBIT 12

**LEGAL DESCRIPTION
RE-ZONING BOUNDARY**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF NORTH CENTRAL AVENUE AND COOLIDGE STREET, AS SHOWN ON THE FINAL PLAT OF SUBURBAN ACRES, BOOK 13 OF MAPS, PAGE 22, MARICOPA COUNTY RECORDS;

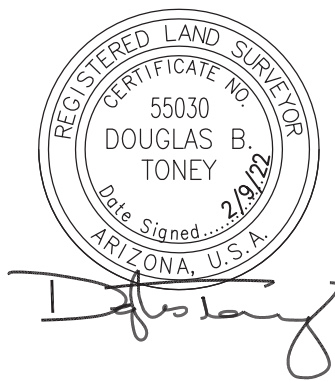
THENCE SOUTH 00°14'54" WEST (BASIS OF BEARINGS), ALONG THE CENTERLINE OF SAID NORTH CENTRAL AVENUE, A DISTANCE OF 271.69 FEET TO A POINT ON THE EASTERLY PROJECTION OF A LINE THAT IS PARALLEL WITH AND 25 FEET SOUTH OF, AS MEASURED BY RIGHT ANGLES, THE SOUTH LINE OF LOT 1 OF SAID SUBURBAN ACRES;

THENCE NORTH 85°05'23" WEST, ALONG SAID PARALLEL LINE AND ITS EASTERLY PROJECTION, A DISTANCE OF 286.24 FEET TO A POINT ON THE SOUTHERLY AND NORTHERLY PROJECTION OF THE EAST LINE OF THE WEST 50 FEET OF LOTS 1 AND 2 OF SAID SUBURBAN ACRES;

THENCE NORTH 00°14'54" EAST, ALONG SAID EAST LINE AND ITS SOUTHERLY AND NORTHERLY PROJECTION, A DISTANCE OF 249.95 FEET TO THE CENTERLINE OF SAID COOLIDGE STREET;

THENCE SOUTH 89°26'38" EAST, ALONG THE CENTERLINE OF SAID COOLIDGE STREET, A DISTANCE OF 285.30 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 74,411 SQ.FT. OR 1.7082 ACRES, MORE OR LESS.





PIERSON STREET

997.83'

POINT OF BEGINNING

S89°26'38"E 285.30'

COOLIDGE STREET

N00°14'54"E 249.95'

EAST LINE
WEST 50'
LOTS 1 & 2

NORTH CENTRAL AVENUE

271.69'

S00°14'54"W 1497.13'
(BASIS OF BEARINGS)

SOUTH LINE
LOT 1

GRAND
CANAL
R/W

25'

N85°05'23"W 286.24'

GRAND CANAL

227.62'

MINNEZONA AVENUE

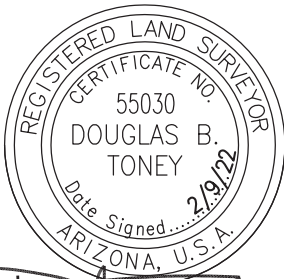


EXHIBIT
RE-ZONING BOUNDARY

BY: DT	CHK:	QC:	
BCG PROJECT NO: 9999-01		TASK: 001	
CLIENT REF NO:			

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CONSULTING

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www.bowman.com

SHEET 1 OF 1
DATE: 2/9/22