

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 9/13/2016
Agenda Item: 4**

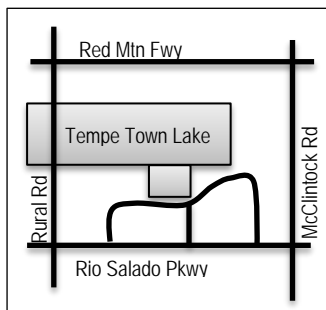
ACTION: Request for an Amended Planned Area Development Overlay and Development Plan Review for two new 24-story buildings consisting of a mixed-use 586-unit multi-family with retail and restaurant uses, and a Use Permit to allow 216 tandem parking spaces for THE PIER (PL160248), located at 1190 East Vista Del Lago Drive. The applicant is Sender Associates Chtd.

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

RECOMMENDATION: Staff – Approval subject to conditions

BACKGROUND INFORMATION: THE PIER (PL160248) is located on the south side of Tempe Town Lake, west of Tempe Marketplace, east of Arizona State University within an original Planned Area Development approved in 2007 and an amended PAD approved in January 2016. The development was subdivided and street improvements installed; the lots have remained undeveloped. Lot 5 of the development was originally proposed for a hotel use, the most recent approval was to allow 551 units within a new mixed-use development of residential, retail and restaurant uses along the lakefront. A pedestrian tract to the east would be developed by the owner of the lot to the east, and the shared access drive on the west adjoins with a lot owned by the City of Tempe. The proposed building would contain four levels of underground structured parking under the footprint of the site with market rate apartments over first floor retail and restaurant use. While drafting the construction documents, the structural system of the building changed, resulting in a re-evaluation of the plan. The floorplate for parking changed with the structural modifications, which, in combination with proposed changes to increase the unit and bedroom count, impacted the required and provided parking. The applicant is seeking to add an additional floor and 35 units, reduce parking and increase in tandem parking. The request includes the following:

1. Planned Area Development Overlay Amendment from 551 to 586 units, with 18,511 s.f. of retail, 8,094 s.f. of restaurant and 3,995 s.f. of outdoor dining, 1,061 parking spaces (including tandem), and development standards for 293 foot maximum building height, 221 dwelling units per acre density, 31' front setback, 14' side setback and 17' rear setback on 2.6 acres.
2. Use Permit to increase the number of allowed tandem parking spaces from 90 to 216 tandem parking spaces within a parking structure.
3. Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Rob Fransway, Springbrook Development
Applicant	Darin Sender, Sender Associates, Chtd.
Zoning District	MU-4, Rio Salado Overlay District, Pier PAD
Gross/Net site area	2.624 acres (115,395)
Density / # of Units	221 du/ac / 586
Number of Bedrooms	800 bedrooms (103 studio, 273 1-bedroom, 206 2-bedroom, 4 3-bedroom)
Total Building Area	1,345,926 s.f.
Lot Coverage	61.48% (70,947 s.f.) (61.15% maximum allowed existing PAD)
Building Height	283 ft (292'6" maximum allowed existing PAD)
Building Setbacks	31' front, 27' west side, 14' east side, 17' rear (31.5' front, 28.75' west, 15.29' east, 18.42' rear existing PAD)
Landscape area	12.26% (14,156 s.f.) (11%, 12,643 s.f. existing PAD)

Vehicle Parking

1061 spaces, including 216 tandem (1246 code required, existing PAD allowed 1,106 with 90 tandem allowed by use permit and 26 compact)
626 spaces (580 code required)

Bicycle Parking

ATTACHMENTS: Ordinance, Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Jeff Tamulevich, Interim Community Development Director

Review by: Suparna Dasgupta, Principal Planner

Prepared by: Diana Kaminski, Senior Planner

COMMENTS:

Lot 5 is bordered by Tempe Town Lake on the north side, Vista Del Lago Drive on the south side, a City owned parcel to the west and a privately owned tract dedicated for a pedestrian plaza on the east. The property is within the existing Pier 202 Subdivision east of Rural Road, west of McClintock Drive, and north of Rio Salado Parkway. Nearby uses include Tempe Marketplace to the east, Karsten Golf Course to the south, ASU to the south east and State Farm offices to the west. The area is located within an existing 2007 Planned Area Development of nine lots ranging in height from 187 to 310 feet within the Rio Salado Overlay District. The proposed building consists of two 24 story towers, each approximately 283 feet in height to the top of the mechanical equipment screening, connected at levels 3 through 6 by a bridge of units and an amenity deck. The building is oriented with the towers on the east and west sides of the lot, with the center of the structure shaded by the towers and allowing views through to the Town Lake. The first floor includes entrance to the garage centered on the lot, restaurant and retail uses wrapping the interior first floor court yard amenity area that is publicly accessible between the street and Town Lake. The project is proposed to be phased, with the first phase being the 4 levels of underground parking, the podium level and the eastern tower. Phase two would be the second tower.

This request includes the following:

1. Amended Planned Area Development to modify the standards for density from 208 du/ac to 221 du/ac, number of units from 551 to 586, with a maximum of 800 bedrooms, modify setbacks to reduce the west and east side yard setbacks by one foot on each side, and the north rear setback by one foot and to reduce vehicle parking from 1,246 required to 1,061 including 216 tandem spaces (16 compact spaces not included in parking calculation).
2. Use Permit for 216 tandem parking spaces
3. Development Plan Review which includes: a 24 story building with proposed uses that include residential apartments, restaurant and retail with below grade parking, within 1,345,926 s.f. of building area on 2.6 net acres.

The applicant is requesting the Development Review Commission take action on item 2 listed above, and provide recommendations to City Council for items one and three listed above. By separate request, the applicant will be required to purchase property that is currently within the City right of way along Vista Del Lago. The applicant wishes to incorporate street parking on site, and obtain full use of the land underground for parking structure. Conditions of approval have been included to address this request.

PRELIMINARY SITE PLAN REVIEW

Below are the comments from the original site plan review process that are applicable to the new request, prior comments that were resolved in process have been removed:

8/5/2015 first review comments:

- Reminder about Federal Aviation Administration Review, Flood Control District Review, Encroachment Permit and Public Utility Easement requirements and other technical details.

9/16/2015 second review comments:

- Public Utility Easement on south side of lot needs to be maintained.
- Provide shade trees along south and west side of site, and where possible along the north side (subsequent review of the proposed design determined that trees are not possible on the north side).
- Referred to the existing landscape masterplan for plants along lakefront, pedestrian corridors and street front.

10/28/15 third review comments:

- Technical details of the public utility easement on south side.
- All trees had been removed from the landscape plan on the south side, new comment to add street trees and landscape islands at ends of 2 parking rows along street front. 14 trees originally proposed/approved in Pier 202.
- Required street trees or landscape island trees could not be palm trees.
- Recommendation to remove south row of tandem spaces on first subterranean level of garage, to accommodate required public utility easement, private utilities and street trees.

11/9/15 revised submittal response to Site Plan Review Comments

- Comments related to water/sewer/stormwater and utilities had not yet been addressed.
- Landscape trees were directed to be put in soil, not in pots, and to be Ash Trees to match the existing PAD masterplan for the overall development. The Ash tree was a condition of approval on the adjacent site.
- Staff provided the design guidelines for the Pier 202 masterplan as well as the Rio Salado landscape masterplan, and requested a landscape design inclusive of the levee portion in front of this project.

11/18/15 revised submittal

- Public Utility Easement was proposed to be located inside the garage for dry utilities. This solution was reviewed by Development Services staff and determined potentially feasible although less than ideal. This concept will require review and written approval by all public dry utility providers. Staff has provided analysis of the project in terms of impacts if permission is not granted and the PUE must be maintained in soil, outside of the parking garage.
- The landscape plan included 2 forms of fountain grass and turf along the levee, but no additional vegetation. Although the levee is restricted in allowed plant material by the U.S. Army Corps of Engineers and Flood Control District of Maricopa County, staff will be conditioning that further plant material be incorporated into the public park area. Staff forwarded the landscape plans to Flood Control District of Maricopa County for review of the proposed levee improvements and has not yet received comments on the proposed design.
- Street trees and landscape island trees are provided in planters that are 2' above grade and 2' below grade, providing a 4' soil depth to meet street tree requirements (staff included a condition for the prior entitlement that trees be planted in ground, not in boxes).
- A solid waste solution was proposed that Solid Waste Services agreed to but did not consider an ideal solution. The applicant does not wish to use compactors, a standard mechanism for refuse collection in larger scale buildings. All refuse collection for tower 1 (east side) will be delivered by chute to the basement (parking level) to a 3 yard recycle bin and a 3 yard refuse bin. Refuse bins from Tower 1 will be hand pushed to the service elevator in tower 2, and be taken up to the ground floor storage room for solid waste service collection from the drive on west side. Restaurant food service delivery will use same west drive entrance and same service elevator down to the parking garage and back up into Tower 1 to access east side. All residents will move in and out using the west side drive and service elevator in each tower.
- Sanitation services has accepted the proposed plan, with the modification to sheet RP-02: refuse is not to be wheeled up the center drive aisle to the first floor, it is all to follow the shortest, safest path of travel within the

garage to the elevator per earlier conversations. Due to the proposed refuse solution, a condition has been added that requires the service elevator and refuse storage room portion of phase two tower to be constructed as part of phase one. The refuse transport and storage solution cannot be left unresolved until a future phase of development. If phase two does not occur, then the service core will need to be designed aesthetically and functionally without the second tower.

Another condition was included in the prior entitlement that phase one be designed with infrastructure and space to accommodate a compactor, in the event that after operations commence refuse collection warrants a different solution. Staff consulted with Maricopa County Health Department Environmental Services Division regarding the proposed refuse transport, storage and removal solution with the use of one service elevator for all solid waste on site and the deliveries of restaurant food. The County staff strongly advised that "the owner/developer of the premises/project provide a separate/alternative service entrance/ means for the proposed restaurant in order to accommodate all operational food and beverage deliveries, proper refuse removal, and thereby minimizing potential health concerns and the creation of hazards and nuisances." Based on this advice a condition was added to design the building to accommodate separate food delivery for the restaurant.

At all of these reviews, issues were raised that were technical details, provided in advance for the benefit of the development team to address early in the construction document phase to avoid potential unforeseen costs and delays. These issues were not required to be addressed through the prior Planning entitlement process because they were largely underground infrastructure needs that aren't handled at a conceptual design stage. However, the expectation in the planning entitlement process is that all issues would be addressed prior to construction documents being submitted for review and building permits issued. These issues included the location of all utilities on site, the existing easements on site, coordination with other property owners and jurisdictions for permissions to construct as proposed, and engineering standard requirements for retention, utilities, etc. There were many meetings to discuss engineering issues, and compromises were made to facilitate a proposed development that maximized the use of the site by pushing the underground garage to the property boundaries. An assumption was made by the development team that the easements could be moved off site. Staff agreed to reduce the 12' public utility corridor to 5' to be held for all future public utilities, with the understanding that all private utilities and landscape material would be outside of this 5' easement. In July 2016, six months after approval of the project, a new application was made for minor modifications to the project, including an increase in the number of units from 551 to 586.

Below is a summary of the preliminary site plan review comments for the new submittal:

July 13, 2016:

- Requested update to refuse plan, parking study and traffic impact study.
- Required removal of an alternate plan shown on the Tract to the east, which did not have owner authorization to process an entitlement, even as an optional design solution.
- Fountain/water feature on north side encroached in existing water utility easement and was required to be removed.
- Grading and Drainage modifications needed.
- Plans were oriented in a different direction than the earlier entitlement, staff requested reorientation of images for consistency in presentation and to facilitate comparative review of the plans for all changes.

August 10, 2016:

- North side: The reflecting pool and potted trees were shown on the original presented plans and remained over the existing water line, within an existing easement. Concerns about emergency access to the waterline require protection of the waterline and the easement for public health, safety and welfare. The easement and waterline may be moved, if there is sufficient room to install the site drainage pipe outside the easement, and not impact other existing utilities and access requirements for this north side. The simplest solution is removal of the reflecting pool and potted trees from the easement; which would affect the northern elevation of the project from what has been presented. If the intention is to provide the water feature and potted trees, then the engineering issues need to be resolved prior to the entitlement process, to assure that an agreed upon solution has been made and that the drawings as submitted to Council, represent the design of the project expected to be built.
- South side: The public utility easement has been reduced to the absolute minimum allowed, 5' located within the parking spaces on the south side of the lot. Per prior communications, the water meter vaults, 2' storm drain catch basins and sewer manhole covers for this project may not be located within this easement. These private

development infrastructure requirements must be outside the public utility easement and not interfere with the required street trees on this frontage. This may require modification to the garage (per prior discussions) to set back the first floor of the structure to allow this equipment room on the site. This may impact the parking calculations and must be addressed prior to entitlements of the revised plans. Due to the requested increase in units and decrease in parking, these infrastructure needs now impact the planning entitlements and must be addressed.

- Parking Study, revisions are necessary, coordinate all floors of parking garage for accurate parking counts and revise plan as needed so that all numbers match; this is critical due to the reduction requested in parking and the increase in units and tandem parking that must be justified by this analysis.
- Changes to rooftop mechanical equipment was not discussed with staff and does not comply with original entitlement conditions, revise drawings to represent what was presented or revise all color renderings to match the new design, and provide letter of explanation why this change is being requested as part of the DPR.
- A new waterfront feature was added that had not been previously submitted, a floating dock concept in the lake. Staff directed the applicant to remove this item, as it was too late in the process to provide sufficient review and clearances to modifications off-site and in the lake. The plans should reflect the entitlement request on property only, as other clearances would be needed by Flood Control District of Maricopa County and other staff involved in lake operations.
- Staff requested that no further changes be made that hadn't been part of the original submittal or discussion, due to the complexity of the project and the timing of the entitlement process.

Response from the applicant on issues still in discussion, with staff response in *italics*:

- The meter vaults are now 2" meter boxes which are allowed in the PUE. *Staff will accept encroachment of the private water utility meter vaults as proposed within the PUE.*
- The sewer manholes and 2' drainage catch basins are being moved out of the PUE and inside the garage, utilizing the private utility area you referenced below, but without moving the walls. *Engineering will review this with the construction document submittal to verify feasibility of design.*
- Details of proposed 'movable' planters on the north side were provided. *Potted Trees shown as removable by forklift within the dedicated easement. Staff does not use and maintain forklifts as part of utility field operations; the proposed solution does not meet emergency response requirements. Because we need to access our infrastructure at a moment's notice (24-7) we cannot plan on renting a forklift or crane as part of our normal operations. The potted trees will hinder the ability to maintain our infrastructure utilizing standard equipment and methods, as well as, impair our ability to restore water as quickly as possible to customers and to provide full available fire protection in the timeliest means possible. Because of these issues and additional risk to public health and safety remove potted trees from the north elevation. In-ground non-invasive ground cover, vines and shrubs would be allowed, oleander will not be allowed.*
- Details of the reflecting pool on the north side were provided. *Staff cannot accept structures within a dedicated waterline easement that will hinder our ability to operate and maintain an existing waterline. Any structure that will affect infrastructure utilizing standard equipment and methods, impairs the ability to quickly restore water to customers or impacts fire response times or fire protection cannot be allowed. Because of these issues and additional risk to public health and safety this solution does not meet requirements; remove structures from waterline easement or relocate the water line and easement with resolution to other utility and infrastructure requirements.*
- Storm water runoff coming from the public parking spaces and surrounding sidewalk and hardscape areas along Vista Del Lago is proposed to drain to the street instead of being collected onsite and then piped to the very same storm drain system. *Engineering is reviewing the calculations to determine what may be allowed, since the parking spaces are being conveyed from right of way to private property, however all on-site storm water is required to be collected on site.*
- The storm drain on the north side of the property was moved out of the Water easement.

- A new sidewalk easement has been added along the north side of vista del lago.
- Design team determined that 4 ft of a custom soil type and tree bracing was adequate for the street trees on the south side.
- The architect added parking numbers to all of the parking spaces.
- The lakeside floating dock was removed.

August 31, 2016 Review:

- Parking report was updated, architectural plan numbers did not correspond with parking study, staff asked for plans to match data in report.
- New trellises with curtains were added to the rooftop amenity decks, which had not been previously identified on plans; due to the timing of this review and the report completion, staff requested that all new items, previously not on the initial submittal, be removed due to the lack of time allowed for full review. Additional information would be required to fully review these additions. The applicant left the trellises on the plan, and staff has conditioned that these be reviewed during construction document development.
- Staff asked for further landscape details on the boxed street tree solution, a detail was provided.
- Plans were not rotated with north to the top of the page, some sheets were and others were not, staff requested that all submitted pages match the original orientation for comparison between existing entitlement and requested changes.

PUBLIC INPUT

- Neighborhood meeting was required
- The original PAD neighborhood meeting was held: November 4, 2015 from 6:00 p.m. to 7:00 p.m. at 464 S Farmer Ave #101, Tempe.
- A second neighborhood meeting, for this new request, was held: July 21, 2016 from 6:00 p.m. to 7:00 p.m. at 464 S Farmer Ave #101, Tempe.
- At both of the neighborhood meetings, no members of the public attended.
- The applicant development team attended.
- Community Development staff attended both meetings.
- At the completion of this report, there was one inquiry from the adjacent property owner who did not receive notification for the request. Staff verified that the County Assessor's site did not correctly list the owner address. The applicant was notified and communications were held between the applicant and the adjacent property owner.

PROJECT ANALYSIS

RIO SALADO MASTERPLAN

The land surrounding the Town Lake is part of the Rio Salado Overlay District and part of a multi-decade master plan for improvements to the area. The goals of the master plan are to:

- provide flood control
- encourage development
- promote recreation
- utilize sensitive environmental planning
- improve regional quality of life
- provide educational opportunities
- maintain regional and historical context
- attain the best economic and social benefits for citizens.

These goals drive all projects within the area. Flood Control District of Maricopa County, and the U.S. Army Corps of Engineers have final approval of any landscape within the flood channel on the banks of the Town Lake. This impacts the potential for shade and use of vegetation. This site was originally planned for a Peabody Hotel and mixed uses surrounding the project in 1998. Subsequent economic events resulted in multiple entitlements without development being realized. As a long range project covering some of the last vacant property in Tempe, the development that occurs is intended to be long-standing rather than short-lived in nature. The use of appropriate landscape material, including non-invasive plants, native species, and vegetation that provides habitat value is encouraged. Shade, public access, open space, and opportunities for different forms of recreation, entertainment, amenities and education are encouraged. The proposed project helps energize the east end of the lake, respective of flood control requirements, appropriate development in terms of scale and intensity for the location, uniquely landscaped, with a sustainable operation plan that provides opportunities to educate residents and guests about environmentally sensitive lifestyles. The proposed project substantially meets the goals of the Rio Salado Masterplan, and would set the design standard within the Pier development.

PLANNED AREA DEVELOPMENT

The existing Planned Area Development consists of 9 individually platted lots around existing public street infrastructure, existing light fixtures, hydrants and street tree designations. The site was originally identified as Lot 4A in Pier 202, a 285 room hotel lot. The property is now identified as Lot 5, entitled for 551 apartments. The applicant is proposing to modify the standards to increase the number of units and make minor development standard changes. The result of these changes would be a phased 586-unit apartment community within two 24-story towers wrapped on the lower level by a large restaurant tenant and retail/commercial uses surrounding the ground floor. The applicant has provided a letter of intent explaining the need for the modifications to the existing development standards. The traffic impact statement has been updated and reviewed and accepted by traffic engineering staff. A summary of the July 25, 2016 Traffic Impact Study traffic generation is provided below:

Table 1: Trip Generation for The Pier Development

Land Use	ITE LUC	Size		Weekday Generated Trips						
				Daily		AM Peak Hour		PM Peak Hour		
		Quantity	Units	Total	Enter	Exit	Total	Enter	Exit	Total
High Rise Residential Condominium/ Townhouse	232	586	DU	2,450	38	162	200	138	85	223
Specialty Retail Center	826	15,511	SF	702				19	24	43
Quality Restaurant	931	12,089	SF	1,088	8	2	10	61	30	91
TOTAL				4,240	46	164	210	218	139	357

The purpose of the Planned Area Development is to facilitate development of a project and design that could not be built with the existing development standards, either the standards within the Zoning and Development Code, or within the PAD. Lot 5 is a relatively square property, with a public plaza planned to the east. The original site was designed with standards to accommodate a 251 foot tall 285 room hotel with a 15, 000 s.f. spa, 19,000 s.f. of restaurant space, 7,000 s.f. of retail space and a 20,000 s.f. conference center. This site had a significant parking reduction that appeared to rely on the overall parking scheme of the Pier 202 masterplan to meet parking demand. Although building mass and form and some of the on-site

amenities may be similar, the parking demands and site functions vary with the change of use from hotel to residential. The proposed plan also takes into account that there is no guaranteed reliance on adjacent sites for parking provision or customer cross-over, since there are no existing developments within Pier 202. Although other projects have been entitled, like the Peabody Hotel (a 1,000 room 315 foot tall building with 2,269 parking spaces) proposed in 1998, none of these have been built. The proposed development assumes a long-term investment that anticipates development without assuming a timeframe for built capacity. It is designed to be self-reliant but fit within the larger programmed vision of Pier 202. A summary of existing and proposed development standards is provided below:

THE PIER – PAD Overlay			
Standard	EXISTING 1/2016 ENTITLED PAD	PROPOSED 9/2016 PAD	Change Compared to Lot 5
Residential Density (du/ac)	210	221	Increase
Residential Units / Hotel Rooms	551	586	Increase
Building Height Maximum	293	293	No Change
Maximum Lot Coverage (% of net site area)	60%	61.48%	Increase
Minimum Landscape Area (% of net site area)	11%	12.26%	Increase
Setbacks (feet)			
Front (south)	31'6"	31' 6"	No Change
Side (west side)	28'9"	27' 7.5"	Decrease
Side (east side)	15'3"	14' 5.5"	Decrease
Rear (north, lakefront)	18'5"	17' 9"	Decrease
Vehicle Parking Required/Provided	1,197 spaces required/ 1,106 spaces provided	1,246 spaces required / 1,061 provided	Decrease in provided parking
Tandem Parking	90 Tandem	216 Tandem	Increase in Tandem
Compact Spaces	26 Compact	16 Compact	
Motorcycle/Scooter Parking	33 spaces	33 spaces	
Bicycle Parking Required/Provided	548 required / 626 provided	580 required / 456 provided	Decrease
Breakout of Uses:	17,309 s.f. 8,245 s.f. 3,959 s.f. 88 studio 247 1-bdrm 208 2-bdrm 8 3-bdrm	18,511 s.f. 8,094 s.f. 3,959 s.f. 103 studio 273 1-bdrm 206 2-bdrm 4 3-bdrm	Total Building Area for Retail, Restaurant, Residential: 1,345,926 s.f.

PARKING REDUCTION

The parking demand, both required and provided, are almost one third of the entire Pier 202 parking provisions for all nine lots. The applicant has provided a parking study to justify a 185 space reduction from 1,246 spaces to 1,061 spaces inclusive of 216 tandem, and an additional 16 compact spaces (not counted in the parking total).

Parking by use	Zoning Code Required	TOD Allowed (if this area were added to the TOD for future street car)	Proposed PAD Parking Provided
Multi-family residential	934.5 spaces	600 spaces	803 spaces (including 178 tandem)
Guest	117.20 spaces	117.2 spaces	95
Restaurant	107.92 spaces	91.25 spaces	38 valet , 21 on-street (public spaces) + shared w/ retail
Restaurant Patio	24.63 spaces	24.63 spaces	Not separated out
Retail	61.70 spaces	46.28 spaces	104 shared with restaurant
TOTAL REQUIRED	1,246 spaces	880 spaces	1,061 + 16 compact

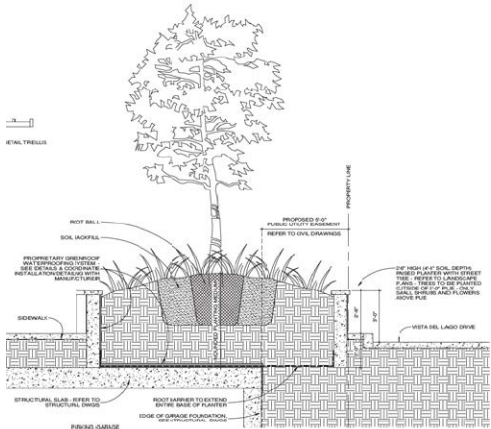
Staff has reviewed the submitted parking study and provided analysis of existing entitlements around the Tempe Town Lake for comparison. The proposed 185 space reduction is appropriate to the surrounding area and existing parking standards.

COMPARISON OF UNIT MIX, PARKING RATIOS AND COMMERCIAL COMPONENTS OF ENTITLED DEVELOPMENTS WITHIN THE RIO SALADO OVERLAY AREA.

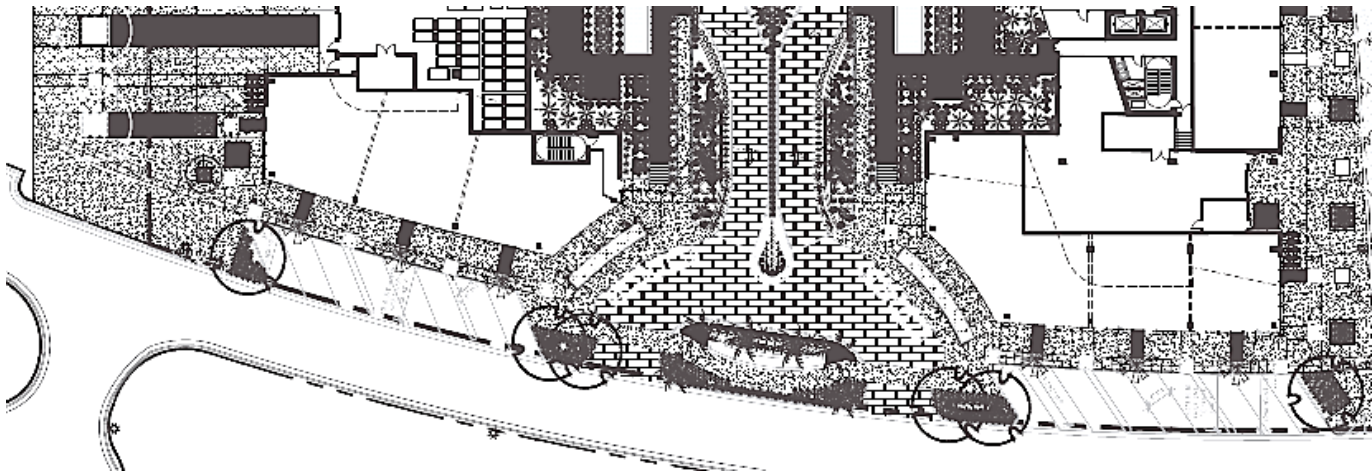
Project	# of Live/Work	# of Studio	# of 1 bedroom	# of 2 bedroom	# of 3 bedroom	Total unit #	Parking Required by Code	Parking Provided by Entitlement	Parking Ratio/ Unit	Square Footage of Commercial	Parking Required by Code for Commercial Uses	Parking Allowed IF Site were in TOD	TOTAL PARKING REQUIRED ON SITE	TOTAL PARKING PROVIDED ON SITE
Regatta Point	10	11	73	68	0	162	307	275	.85 per bedroom	5828 s.f. (commercial portion only of the live work units)	included as guest parking	212	288	275
Riverwalk (Trillium)	0	86	152	164	64	466	895	892 (+ 23 RV)	1.91	NOT MIXED USE	N/A	662	882	903
Sotello Lofts	0		36	98	36	170	357	365	.93 per bedroom	NOT MIXED USE	N/A	289		
Archstone	0		97	116	21	234	477	432	.9 per bedroom	NOT MIXED USE	N/A	341	479	432
Argo	9	32	135	136	16	328	631	564 (guest parked at .2 per unit)	1.16 per bedroom	7,172 sf retail/restaurant/office + 6,068 s.f. live work = 13,240 s.f.	24	456 (7,172 sq ft counted as retail)	631	564
Tempe Townlake Residential	3	40	171	76	0	290	534	420 (guest parked at .1 per bedroom)	1.1 per bedroom	4,490 s.f.	15	358	549	410
The Pier Lot 1		Information not itemized in PAD				105	184	194	1.85	17,000 s.f. Retail and 7,000 s.f. Restaurant and 230,000 Office	916	879 + residential	1,100	1,124 garage 54 tandem
The Pier Lot 9		Information not itemized in PAD				384	672	710	1.85	13,000 s.f. Retail and 15,000 s.f. Restaurant and 15,000 s.f. Retail and 5,000 s.f. Restaurant and	243	183 + residential	915	1,077 garage 42 tandem 72 compact
The Pier Lot 6		Information not itemized in PAD				302	529	559	1.85	5,000 s.f. Restaurant and	118	87.5 + residential	647	680 Garage 50 tandem
The Pier Lot 4		Information not itemized in PAD				79	138	146	1.85	NOT MIXED USE	N/A		138	146 garage 10 tandem
The Pier Lot 5	0	103	273	206	4	586	1,052	803	1.00 per bedroom	18,511 s.f. Retail and 8,095 s.f. Restaurant and 3,995 Outdoor Dining	194 spaces	162 spaces + residential	1,246	845 standard spaces 216 tandem spaces 16 compact spaces for a total of 1,077 spaces.

The proposed 1,061 parking spaces may require further reduction due to landscape requirements on the street front. There is a requirement for street trees outside of the Public Utility Easement (PUE) and 20' from water utilities and hydrants. The proposed underground garage leaves limited surface soil on site for trees. The original Planned Area Development had 39% landscape area and 14 Velvet Ash street trees lining the north side of Vista Del Lago Drive. With the current layout, the 11% landscape area has all trees on site in containers, limiting their size, structural stability and longevity. Staff previously identified 8 tree locations as a compromise to the approved 14, although the plans only showed 6 street trees (four of these clustered in shared containers), the remainder were palms in the January entitlement.

The proposed design solution (Attachment 44) is shown below. The tree planters are adjacent to the public utility easement and provide approximately 4.5' of soil depth (2 feet below grade) in planters approximately 9 feet wide by 9 feet long (5 feet of the planter box is over the public utility easement, requiring a root barrier). This solution would provide limited soil for a tree to grow. Until the understory plants mature, the mounded soil would potentially wash out during heavy rains. The trees would be limited in root area and require replanting prior to maturity, always appearing as a newly planted tree.

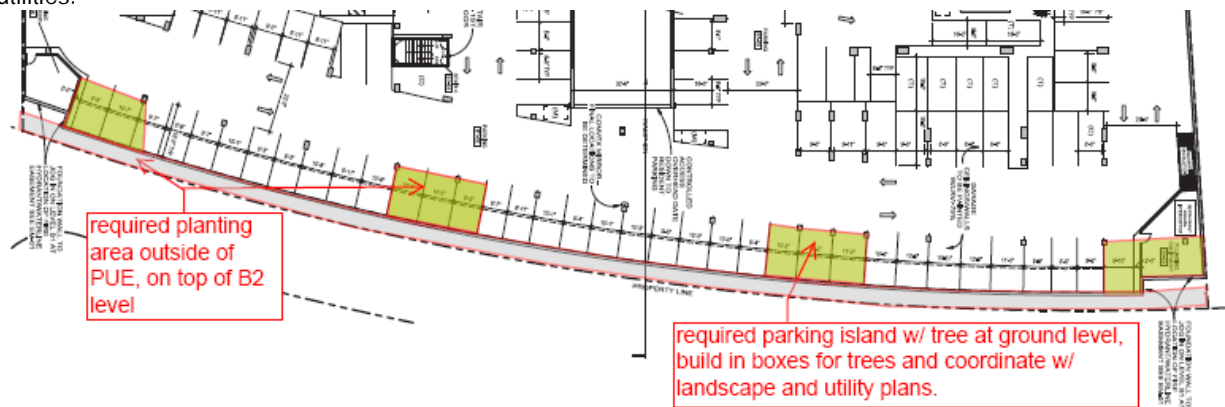


There is a condition of approval which would potentially impact 10 parking spaces located on the south side of Level B-1 in the garage, reducing the parking to 1,051 spaces. This reduction would allow street trees to be planted in a larger soil base, with approximately 18'x17' of surface area and 9' of soil depth, creating built in planters the full depth of the first floor of the garage, rather than the 4 foot root zone proposed in the landscape plan. This solution would require removal of parking spaces on Level B1 of the garage, for recessed (in ground) planters large enough to meet the minimum square footage area to sustain required trees to a mature size.



Below is an illustration of the approximate underground basement level impacts to parking, with the PUE shown in the first 5'

as grey. This PUE was reduced from 9' to 5' with engineering approval that no private utilities or trees be located within this area. The green areas are proposed to address requisite street tree planting areas as described below the image. This solution would allow parking spaces between 'planter' walls; subsequent lower floors would retain full use of the area for parking as proposed. Other design solutions may be feasible; therefore the condition supports other solutions that may not have been considered, as long as the public utility easement is maintained in a manner that functions for requisite public utilities.



Since this project has reduced the number of street trees from 14 to 6 (by prior entitlement), staff has kept prior condition #23: Street trees shall be located in ground on the south side of the development along Vista del Lago Drive. These street trees shall be a minimum of 36" box specimens and a minimum of 1 1/2" caliper trunk. However, to assure that the design solution meets the intent for sustainable mature shade trees, further specificity is provided to the condition, which is now #26 of this report: Street trees shall be located in ground on the south side of the development along Vista del Lago Drive. These street trees shall be a minimum of 36" box specimens and a minimum of 1 1/2" caliper trunk. This requirement would allow the reduction of 10 spaces located on the south side of Level B-1 in the garage, reducing the parking to 1,051 spaces. This reduction would allow street trees to be planted in a larger soil base, creating built-in planters the full depth of the first floor of the garage, rather than the 4 foot root zone proposed in the landscape plan. This condition may be modified if an alternative solution is presented to staff that sufficiently meets the intent to sustain mature street trees. .

The landscape plan has six Chinese Pistache and four Palm Trees. The street tree within Pier 202 is Velvet Ash, which was an approved tree within the Rio Salado Landscape Masterplan. A condition from the prior entitlement remains, to conform to the Pier 202 street tree palette unless the entire plant landscape plan is reviewed and revised as part of a comprehensive masterplan.

Regarding the utilities for the site, the details of on site private and public utilities will be reviewed by Engineering during construction documentation. The applicant must obtain separate approval from each utility and also meet any building code requirements prior to submittal of construction documents for permit review. Per the prior entitlement, there is a condition of approval requiring that if the public utilities do not provide written approval of the proposed design solution prior to submittal of construction documents, the parking spaces shall be removed from the PUE and provided in soil. Accommodations made for the purpose of the utility provision to this site may impact the total parking for the property. By comparison to other projects around the lake, the parking ratio for resident parking is appropriate, and a reduction by shared parking for the guest and commercial uses is appropriate. However, the proposed parking of 1,061 is below the 85th percentile standards of the Institute for Traffic Engineers, and loss of all of the south row of parking on the B1 level (36 total spaces) would affect the commercial and guest parking and reduce the provided parking to 1,025 spaces. A condition has been added that if the utilities cannot be accommodated as proposed by this design, parking must either comply with the PAD standards proposed,

or a reduction in units and bedrooms will be necessary to reduce parking requirements and allow more parking for the commercial uses.

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

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.*
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.*
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.*

USE PERMIT

The proposed use requires a use permit, to allow tandem parking.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The development proposes a 185 space parking reduction from code required parking ratios, and is requesting that 216 tandem spaces be allowed within the garage. These spaces would be managed on site for the use of residents based on lease agreements. The function of these spaces would not increase vehicular traffic within the area, as circulation is contained entirely within the garage.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The design of the site has four levels of underground parking, fully ventilated and illuminated for compliance with codes. There are no known nuisances attributed to residential tandem spaces within an underground parking structure.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The proposed project meets the goals and objectives of the General Plan, the Rio Salado Masterplan, and the long range vision for this level of intensity and quality surrounding the lake. As an urban development adjacent to a lake, the parking is subterranean, with a significant investment in construction to build the structures. The use of 45 tandem spaces within the four levels of underground parking allows residents to own vehicles they may use less frequently, appealing to higher income residents desiring an urban lakefront residence. The tandem parking will not contribute to the deterioration of the surrounding area.
4. *Compatibility with existing surrounding structures and uses.* There currently are no existing surrounding structures and uses within the immediate area. The existing PAD entitled 42 tandem spaces to Lot 9, 50 tandem spaces to Lot 6, 10 tandem spaces to Lot 4 and 39 tandem spaces for this Lot 5 in 2007. The request would increase the number of tandem from 90 tandem to 216 tandem for Lot 5 and does not change or impact the calculations for the other lots. The proposed use of tandem is compatible with the anticipated development within this area.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The parking is to be maintained and managed on site within the garage and controlled by lease agreement with tenants.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and the use of tandem spaces will be in full conformity to conditions, requirements or standards prescribed therefore by this code.

DEVELOPMENT PLAN REVIEW

Site Plan

Lot Five is located in the middle of the existing street infrastructure of Pier 202. The site layout is oriented to maximize views of the lake both to residents on site and to adjacent properties. The footprint is a podium structure over four subterranean floors of parking. The east and west sides of the site vary from 322' to 257' deep, the north side is 308' wide along the lake front, and the south side street front is approximately 402' in a slight curve along Vista Del Lago Drive. The applicant would like the opportunity to work with the adjacent property owner to the east to design and develop the pedestrian plaza area facing the eastern side of the proposed building, which is lined with retail shops and a large restaurant space at the north east corner. At this time there is an existing conceptual design for this area, but no changes are proposed with this request. A separate Development Plan Review would be necessary with the adjacent property owner to modify the eastern tract. The north side has outdoor dining, a zero edge swimming pool. One challenge with this site is that due to the underground parking structure proposed at the property lines, and the existing utility restrictions and the levee location, there is no room on site for in-ground trees. All trees on the west, east and south side are contained within planter boxes either above ground or partially recessed; there is no room for trees on the north side. There is a bank of large transformers in an existing utility easement at the north east corner of the site. The applicant is proposing to reduce the size of the easement, and utilize the area to landscape and screen the existing transformers in place if they cannot be relocated within the parking structure (discussions regarding the existing utility infrastructure relocation are ongoing). The existing levee serves as a part of a required fire access lane around the development and lake. The west side is adjacent to a property owned by the City of Tempe, planned for future development. The applicant is proposing a shared access drive to allow refuse and delivery access to the site as well as fire access. This drive would be developed as part of phase one of the project, and would terminate approximately half way up the west side of the sites. The remainder of the west side would be pedestrian plaza space. The existing parallel parking spaces on the street front are being proposed to be redesigned as angled parking to accommodate more on-street public parking. These spaces are currently within the right of way. The applicant is proposing to purchase the land for incorporation into Lot Five, through an amended Subdivision Plat. This agreement would require that the parking be built and maintained by the property owner but accessible to the public and managed by the City of Tempe, not included in the parking calculation for this site. The circulation to the site is from one public entry between the two towers, overlooking a pedestrian courtyard and leading to a glass enclosed amenity space below on the first floor parking level. The towers are off-set to maximize views, and provide sunlight between the towers. The first floor of the parking garage has a landscaped courtyard that serves as a light well to the garage, the courtyard has a reflecting pool, outdoor lounge and seating area with fire pit and a fountain surrounded by curtain walls of glazing looking into the fitness center, club room, lounge and leasing office. Behind this amenity area is a bicycle storage and repair room. This activation of the first floor parking area is a unique design feature that increases security with staff, guests and residents having surveillance of the garage. From the street front, the public can walk along the east and west sides where retail lines the first floor under a shaded awning. The south side street front has retail flanking the main drive entry, and is set back with a trellised canopy shading a 12 foot sidewalk along the south side. Entering the site between the towers leads to a raised podium level that passes under an upper level bridge between the towers. The bridge is lined with plants and creates a pedestrian scale between the towers before opening up to the vista of the lake, and looking down into the courtyard below on the parking level. This courtyard includes a swimming pool and hot tub secured for residents, large outdoor lounge areas with seating, grills and fire pits, reflecting pools and fountains. It does not appear that accommodations were provided for residents to store boats or have access to boats on site. Bike parking now provided in a lockable room inside the garage; providing secured bike storage encourages bicycle use. Pedestrians can access the restaurant or pass through to the Town Lake path system. The restaurant includes a large outdoor seating area overlooking the lake. At the third floor level, the bridge connection adds residences between the towers for the next three floors. The retail space along the street front has high ceiling storefront in a single story, with rooftop gardens above. Plants can be viewed from the street front, from the public plaza level, and from the residences above. Additional rooftop gardens with amenities are located on the fifth floor on the north side. The site has unique building form and a complex three dimensionality, crossing layers between floors, both above and below ground. The site is designed to maximize sustainability, with unique features such as proposed rooftop solar panels, edible landscape on terraced rooftop gardens, and balcony-level integrated hanging gardens internally irrigated through a proposed greywater system that would recycle water from the towers. A proposed on-site recycling program is proposed to collect items to be recycled or donated to reduce landfill material. The lease agreement includes resident education for sustainable living. The operational functions of the proposed development are a unique element that impacts every part of the site and building design.

Building Elevations

The building form and construction type define the architectural skin of the structure. Designed as a 24-story podium building split into two juxtaposed towers and connected by a bridge of residences between the third through fifth floors on the south end, the building uses solar controlled low-e glazing in a light green as the primary building material, floating between structural floors that surface as an exterior stucco system painted white. The angles of the building will reflect the sunlight and sky colors differently off of the panes of glass, changing throughout the day. The balconies wrap all four sides of the building, shading the glass while allowing panoramic views in all directions. Each unit has an outdoor balcony, separated from adjacent apartments by a translucent wall of glass to provide privacy while letting light transmit through the space within the 8' deep recesses of the patios. The elevations use a combination of green low-e glazing, fritted glass and translucent glass. The soft curved lines of the building respect the Rio Salado Masterplan design intent for curvilinear forms reflective of wind and water patterns along the lake and nautical references with rounded forms. The Pier embraces the unique locality to project as an iconic image visible from the sky, the freeway, the streets and the lakefront which creates a sense of place. Staff had recommended providing more architectural interest with base building materials at the pedestrian level, which is largely storefront glazing. The use of fritted glass (reference key note E-5 on architectural elevations) is used at the top of the retail storefronts and could be used at the wainscot level of the restaurant seating area for privacy under table tops rather than floor to ceiling glazing. The applicant is proposing two balcony design options on sheet A4—03. Staff prefers alternate 2, which provides a unique curvilinear form to the balcony, reinforcing the fluid movement of the structure in a unique design solution. The specified key note E-7 in the conditions remains open to either proposed design solution. The simplicity of the building materials forms the backdrop for the landscape on site.

The Rio Salado color scheme, as built in Hayden Ferry Lakeside, includes greys, blues, greens, cool tones in character with a waterfront image. The proposed building is off-white, a neutral tone toward the warm spectrum, similar to limestone. The proposed building materials would have a light reflectivity is 77%, which is greater than the standard 75% light reflectance value allowed. However, the addition of plants lining the balconies and hanging from the floor level will shade the bands of white between floors and add color and texture to the clean simple lines of the structure. The material was not specified for the plant facing panels, only that the color would be white. Staff has conditioned that this white be no greater than the 77% shown on the materials board.

The original Pier 202 proposed a warm color palette of copper and earth tones, which did not necessarily reflect the original color scheme within Rio Salado but was more in character with the Papago Park area, which was intended for warm earth tones reflective of the buttes and natural desert. The first floor of The Pier uses a honed sandstone block in a copper tone that ties into the Pier 202 color palette. The stone is used as a monumental base to the building, and breaks into smaller bands floated in front of glass to allow light to penetrate the masonry units. The material adds a warmth, texture and interest to the reflective glass and stark white of the structure above, grounding the building in a tone similar to Papago Park.

In the prior design, staff requested that the mechanical screening at the rooftop not be painted in the high reflective white, which will not be screened with plants, and will stand out in the sunlight, drawing attention to the structure visible from the freeway, the butte, the golf course and offices to the west. The north and south views are narrow portions of the mechanical screen and are fritted glass, architecturally integrating the screen into the building elements.

The original condition that the mechanical screening element be natural aluminum (silver) finish has not been changed with this request. The natural metal finish will blend more with the colors in the sky, drawing less attention to the building roof equipment room, which is not an architectural feature but a functional necessity.

The trellis structures added on the south elevation storefront are proposed to be painted white. Staff is conditioning that the trellis either be painted to match the color of the stone panel system, or patina rust finished and clear sealed for a more natural material finish. The white painted metal will detract from the warm tones of the ground level stone.

Additional white trellises with curtains were added to upper amenity decks were added without sufficient detail to provide review. A condition has been added that these items are not approved through this request and must be reviewed with the submittal of construction documents for review by planning, fire and development services staff.

Landscape Plan

The landscape palette for The Pier is a unique combination of plants used to address eco-system conditions within the site. The applicant is proposing Chinese Pistache as the street tree for Vista Del Lago, however the existing plant masterplan specifies Arizona Ash, in deference to the Rio Salado Masterplan and an attempt to restore native plants along the lakefront as a transitional riparian zone. If the Pier 202 masterplan is changed to supplant the current street tree species, the Chinese Pistache is an ideal tree for shade, fall color, and winter sun, allowing bare branches to be lighted for the holiday season. The Ash tree has similar properties and a slightly different form, but may not aesthetically endure over time, when they may look rangy. Ficus Nitida is proposed for the eastern edge of the site, typically used as a houseplant, this variety requires a sheltered environment with afternoon shade. The applicant is proposing Cordia boissieri on the north and west sides as small patio trees. A variety of palm trees are used in the interior courtyard, and the upper levels of roof gardens add edible plants such as Clementine orange, Medjool date palm, Natal plum, Chives, Tarragon, Rosemary, Lemongrass, Malabar spinach, Barbados cherry, Prickly Pear cactus, Sweet potato, Kale, Pansy flower, Passion vine, Marjoram, Nasturtium and Strawberry Guava. Loofa vine is also proposed. The Jabuticaba tree is related to the myrtle plant, and comes from Brazil. It is a slow-growing small evergreen tree with simple leaves similar to a Ficus. The flowers bloom from the trunk, where large black thick-skinned berries resembling grapes or olives grow from the trunk. The fruit is eaten from the tree or used to make jelly. Malunggay a fast-growing, drought-resistant tree, native to the southern foothills of the Himalayas in northwestern India. The bi-pinnate leaf structure and thin trunk give it a delicate airy look. It is cultivated in tropical and subtropical areas where its young seed pods and leaves are used as vegetables. Due to the exotic origin and fast growth pattern of this plant, a condition has been added to maintain the tree to prevent the spread of seed within the Town Lake, to protect the waterway from potentially invasive species. Ground covers, shrubs and vines are used extensively around the terraced gardens, courtyards and within the balcony planter boxes. The balconies have a combination of vertical growing and draping plants that cascade below to the next level. The planter boxes are also designed with plants that thrive in the sun located on the south and west exposures, and shade tolerant plants within the courtyard and north and east elevations. Each area was considered for the specific site condition to assure a healthy landscape design with color, texture and movement to accent the building form as it curves around corners. The variety of plants may also provide needed habitat value for butterflies, bees, and birds in an area that is currently devoid of flowering plants or vegetation other than turf at the lakefront. The combination of native and exotic plants is a unique palette.

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

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the building is set back 31 feet from the street front, with a 12 foot landscaped trellis in front, and steps back after the first level to reduce the visual impact of the tower at the street level. The building is placed to maximize use of the site, maintain views to the lake and to provide pedestrian movement in and around the site. The changes of elevation plane, turns at the corners the bridged residences on three floors and projected balconies provide variety.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the area has a natural westward wind in the morning and eastward wind at night along the lakefront, the building towers are staggered on the upper floors to capture air currents as they circulate around the building and balconies and through the courtyard and rooftop gardens. The combined building height an orientation, use of light colors, heavy shade overhangs, shade trellises and extensive landscape material, will mitigate heat gain on site and provide ample pedestrian shade and energy conservation to residents within the apartments. Extensive design detail was given to addressing the environmental conditions of the site and the building design.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the proposed material palette is simple yet meets the design threshold of development around the Town Lake. Stucco is minimized and the structural members are clad in planter boxes that are integrally irrigated from the floor structure of the building. Different forms of glazing are used for privacy, transparency, screening and visual variation. The metaquartzite stone is superior to other quartz based Sandstones for the purposes of exterior façade systems due to the durability of the product. The dense honed surface of silica-bonded quartz holds up to extreme temperatures without the erosion of conventional sandstone.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the building uses setbacks, overhangs, and a bridge element to de-emphasize the height of the building at the pedestrian level, landscape is appropriately scaled and utilized on every floor level.*
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the building is broken up by planting containers, balconies, stairs and ramps, changes in materials from solid stone to suspended stone panels over glass, the use of light and shadow, the use of different forms of glass, the curved corners of the structure and the repetitive patterning of the balconies and planters create a strong base and creates a sense of movement and procession through and around the site.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; the building facades at the street level are primarily storefront window systems, but fritted glass and introductions of sandstone provide a change in material.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the site is limited on access to alternative modes of transportation due to location and lack of surrounding development. The site is designed to provide ideal pedestrian connectivity from the lake to Rio Salado Parkway, where bus and eventual street car service will be available. The on-site experience is designed for pedestrian use, however bicycle facilities are not secured rooms but open racks and no boat storage accommodations have been made for residents.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the site is designed to deemphasize vehicle use by restricting it to a small ramp into the lower garage where drop off occurs out of site adjacent to a lightwell courtyard. All service vehicles enter from the west side of the site, into a small entry in the building, reducing conflicts with pedestrians during busy move-in periods, food and commercial delivery times, and refuse collection.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the site provides visibility in a well-lit, highly activated site plan, including the first level of the parking garage into the primary design experience with enhanced surveillance provided by the uses on this lower level.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the landscape provides shade to pedestrians, creates small micro-climates within different nodes of the building and promotes an interactive landscape experience with edible and sensorial plants to enhance the environment.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; Not applicable to this request, signage to be handled by separate process.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. The site design will meet code requirements for safety while providing a light level appropriate to the surrounding area while utilizing technology to provide creative architectural enhancements to the site.*

Conclusion

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

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility resulting in a unique project that would otherwise not be feasible with conventional zoning codes.
4. The proposed project meets the approval criteria for a Use Permit and for a Development Plan Review.

ZONING AMENDMENT AND PLANNED AREA DEVELOPMENT CONDITIONS OF APPROVAL:

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

All conditions below were part of the prior January 2016 entitlement approval, unless otherwise noted by "NEW" or "MODIFIED" as part of this request. Date and number specific conditions have been updated with new dates and numbers underlined but are not noted as modified, as the content of the condition has not changed.

General

1. Except as modified by conditions, The Pier development shall be in substantial conformance with the site plan and building elevations and landscape plans dated August 30, 2016. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of an amended Planned Area Development.
2. A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
3. The property owner shall sign a waiver of rights and remedies form. By signing the form, the Owner voluntarily waives any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the PAD approval shall be null and void.
4. The Planned Area Development Overlay for The Pier shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval.
5. New construction shall be sound mitigated resulting with indoor noise levels not to exceed a day night-level (DNL) of 45 decibels.
6. The applicant shall apply for the abandonment of the existing Vista Del Lago right-of-way currently used for public parking. City will complete the abandonment in accordance with its usual procedures, and thereafter will sell the abandoned ROW to developer to be incorporated into Lot 5 via an amendment to the existing plat, concurrent with the issuance of building permits.
7. Parking spaces on the south side street-front are to be maintained as public parking spaces, not restricted. A permanent recorded public access easement and maintenance agreement for these parking spaces shall be recorded concurrently with the deed conveying title to the right of way.
8. The developer shall provide the City with a performance bond guaranteeing the completion of the parking spaces referenced in condition #7 concurrently with recording of the deed to the ROW.

9. Should the applicant be unable to secure written approval from all utility providers for the proposed Public Utility Easement to be located within the airspace of the garage, or reach an alternative solution acceptable to Engineering Staff, prior to submittal of plans for construction document review, the existing Public Utility Easement will be separated physically from the garage within soil within the first 9' from the property line north with a soil depth to be determined by Engineering staff but no greater than the depth of one basement parking floor level. This solution, or any other design solution approved by Engineering Staff, may remove up to 40 parking spaces on the south side of Level B1 as needed to meet the PUE requirements, parking must either comply with the PAD standards proposed, or a reduction in units and bedrooms will be necessary to reduce parking requirements and allow more parking for the commercial uses.
10. The proposed service elevator and refuse storage room portion of phase two tower shall be constructed as part of phase one. If phase two does not occur, the service core will need to be designed aesthetically and functionally without the second tower.
11. Phase one structure shall be designed with infrastructure and space to accommodate a solid waste compactor, in the event that after operations commence waste collection warrants a different solution.
12. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
13. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Community Development Department no later than one year from the date of City Council approval. Failure to record the plat within one year of City Council approval shall make the plat null and void.
14. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.
15. A parking affidavit shall be filed with the Community Development Department for the use of shared parking supported by the parking analysis. If any proposed change or intensification of uses requires additional parking greater than proposed, a revised parking model shall be submitted.
16. The property owner, at the completion of the development construction, shall bear the cost of any necessary street pavement improvements resulting from construction traffic in the area.

USE PERMIT CONDITIONS OF APPROVAL:

1. A building permit application shall be made on or before two years from the date of the final approval of planning entitlements; the Use Permit will be null and void unless the required inspections for the certificate of occupancy are completed.
2. The Use Permit for 216 tandem spaces is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
3. Level B1 of the parking garage shall maintain no more than 38 parking spaces in tandem reserved for restaurant valet only, 148 of the B1 spaces shall be reserved for the commercial uses, employees and customers for the duration of business hours of all commercial tenants. (New condition by staff)
4. Levels B2& B3 shall maintain no more than 58 parking spaces in tandem, and Level B4 shall maintain no more than 62 tandem spaces as shown on the plans submitted with this request, with these spaces designated for residential tenants only, and not split/shared between units. (New condition by staff)

5. Any intensification or expansion of tandem spaces shall require a new Use Permit.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General

1. Any modifications to the conceptual plans submitted on August 30, 2016 for this entitlement, which were not explicitly identified in the letter of intent or by written communication with staff, are not approved with this request and will require further development plan review approval. (New condition by staff)
2. Development Plan Review Approval of the conceptual plans for this project do not supercede engineering or other department or code requirements necessary for construction document approval for building permits. Except as modified by conditions and code requirements, the development shall be in substantial conformance with the conceptual site plan and building elevations and landscape plans. Minor modifications may be review through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review. (New condition by staff)

Site Plan

3. Provide service yard and mechanical yard walls that are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
4. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
5. Provide upgraded paving at each driveway consisting of integral colored unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
6. Provide public sidewalks along roadways consistent with the improvement district plans for the Pier, and as required by Traffic Engineering Design Criteria and Standard Details. Standard concrete detail shall be maintained through the sidewalk easement areas.
7. Utility equipment boxes for this development shall be finished in a neutral color or in a decorative design that compliments the coloring of the buildings, subject to utility provider and Community Development Department approval.
8. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

9. Provide a separate/alternative service entrance for the proposed restaurant in order to accommodate all operational food and beverage deliveries separate from proper refuse removal to minimize potential health hazards and nuisances.
10. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
 - b. In instances where an elevator or stair exit is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.

11. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by automatic sensors, key or remote control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side

12. Garage Security:
 - a. Minimize interior partitions or convert these to semi-opaque screens to inhibit hiding behind these features.
 - b. Provide exit stairs that are open to the exterior as indicated.
 - c. Paint interior wall and overhead surfaces in garage floor levels with a highly reflective white color, minimum LRV of 75 percent.
 - d. Maximize openness at the elevator entrances and stair landings to facilitate visual surveillance from these pedestrian circulation areas to the adjacent parking level.

13. Parking Garage:
 - a. Minimum required parking dimensions shall be clear of any obstructions.
 - b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
 - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.
 - d. Provide a striped pedestrian walkway between the service elevators of the towers on the second (B2) subterranean level of parking to increase pedestrian visibility when transporting refuse, restaurant deliveries and unit furnishings through the parking circulation area.

Building Elevations

14. The materials and colors are approved as presented and annotated on the plans dated November 16, 2015:
 - E-1 Primary Building Material – Low-E glazed window system with butt-glazed joints, light blue color
 - E-2 Planter Box Facing Panels – material not specified, white color to match material E26, synthetic stucco system.
 - E-3 Swimming Pool waterfall edge with integrated decorative illumination approved with this request. Any lettering or signage shall be submitted separately for sign review and approval
 - E-4 Mechanical screening – metal grating on steel frame finished in a natural metal (aluminum/silver), not white
 - E-5 Screened building sections, upper portion of retail windows and mechanical screening – fritted glass window system with butt-glazed joints
 - E-6 Full-lite aluminum swinging terrace door with clear anodized aluminum frame and fixed transom window
 - E-7 Horizontal guard rail system on balconies – either option in a natural metal finish
 - E-8 Translucent glass balcony divider with lockable operable portion for balcony planter box maintenance.
 - E-9 Green roof called out on elevations, planting details in landscape plans
 - E-10 Optional rooftop pool terrace over bridge portion of structure - if the pool is omitted from the plan, submit revised landscape and roof plan to staff for a rooftop garden. Vegetation may be xeric material, but shall include plants visible from the street front either in vertical or hanging form.
 - E-11 Slab edge facing to match balcony planter box facing material.
 - E-12 Colored cast in place concrete, color to match material E-13 (copper sandstone)
 - E-13 Wall panels joining to align with window system mullions - Meta-Quartzite Stone – desert blend honed finish, copper/brick color
 - E-14 Aluminum frame attachment system over obscure glazing - Meta-Quartzite Stone – desert blend honed finish, copper/brick color (keynote reference to Sheet A4-3 detail should be Sheet A402 detail 2 storefront section)
 - E-15 Steel framed canopy system trellis either be painted to match the color of the stone panel system, or patina rust finished and clear sealed for a more natural material finish.
 - E-16 2" high stone cap with drip edge – no material specification provided – product shall match color of adjacent material
 - E-17 Anodized aluminum frame and polycarbonate overhead garage door system with semi-transparent white panels

- E-18 Cast in place concrete column – specified to be painted – shall not be painted, retain natural concrete color, or stain or sand blast finish
- E-19 Sandstone clad planter box with stone cap to match
- E-20 Tempered glass fence with aluminum framed access gates (finish per plan)
- E-21 Cast in place colored concrete steps and ramp, broom finished, color to resemble E-13, desert blend (copper/brick)
- E-22 Signs are not approved with this request, submit separate sign package for sign approval
- E-23 Signs are not approved with this request, submit separate sign package for sign approval
- E-24 Steel header painted white
- E-25 10' high side folding glass partitions clear anodized aluminum frame
- E-26 Synthetic finish stucco system – painted Dunn Edwards Frostbite DE6274 (off-white) No greater than 77% LRV – finish either Limestone texture (smooth) or Sand texture per material board (not specified in key note)
- E-27 Mechanical cooling towers identified on elevations to be fully screened
- E-28 Full-lite clear glass swinging storefront door in clear anodized aluminum window system.
- E-29 Exterior horizontal louver system finished anodized aluminum
- E-30 Roof parapet to conceal photovoltaic panels to match planter boxes E-2 material and color
- E-31 Signs are not approved with this request, submit separate sign package for sign approval
- E-32 FDC equipment note not a part, to be approved by fire department in construction document review
- E-33 Siamese fire stand pipe note not a part, to be approved by fire department in construction document review
- E-34 Cabana typical – no details or specifications provided – all building code and fire code standards apply, fabric to be linen color unless otherwise reviewed by planning staff during construction document review.
- E-35 Fritted tempered glass fence with aluminum framed access gates
- E-36 Anodized aluminum finish generator exhaust louvre

Provide primary building colors and materials with a light reflectance value of 77 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.

- 15. Cabanas and trellises added to the plans are not approved through this request and require review with details and materials during the submittal of construction documents, for review by planning, fire and development services staff. (New condition by staff)
- 16. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
- 17. Conceal roof drainage system within the interior of the building.
- 18. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
- 19. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
- 20. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

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

Landscape

23. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
24. Exotic species within the plant palette shall be maintained to prevent the spread of seeds transferring to the Town Lake (either by wind or bird) by removal of seeds before maturation. This condition is for the protection of the surrounding park and downstream habitat from potentially invasive non-native species.
25. Street trees shall be located in ground on the south side of the development along Vista del Lago Drive. These street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk. This requirement would allow the reduction of 10 spaces located on the south side of Level B-1 in the garage, reducing the parking to 1,051 spaces. This reduction would allow street trees to be planted in a larger soil base, creating built in planters the full depth of the first floor of the garage, rather than the 4 foot root zone proposed in the landscape plan. (Modified by staff)
26. Street trees shall be Fraxinus velutina, Arizona Ash, unless the comprehensive Pier 202 landscape masterplan is approved with a revised plant palette incorporating the proposed Chinese Pistache.
27. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape (on site or in these frontages) for period of time that irrigation system is out of repair. Design irrigation so (existing plants on site or in frontages) is irrigated as part of the reconfigured system at the conclusion of this construction.
28. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
29. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
30. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

31. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

- c. Provide one address sign on the roof of the building. Orient sign to be read from the south.
 - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - 2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
 - 3) Do not illuminate roof address.

CODE/ORDINANCE REQUIREMENTS:

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

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **COMMUNICATIONS:**
 - Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: www.tempe.gov/index.aspx?page=949. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
 - For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this

project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- SECURITY REQUIREMENTS:
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
 - The Owner is required to prepare a security plan for the project with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
 - In conjunction with the security plan, Crime Free Multi-Housing status for this property may be required.
 - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
 - Provide a fire command room on the ground floor of the phase one tower, facing the front (Vista Del Lago). Verify size and location with Fire Department.
- ENGINEERING:
 - The water meters along the north side of the project are required to be installed along the site frontage of Vista del Lago Drive; they will need to be in an exclusive water line easement.
 - Runoff generated onsite along the frontage of the site must be retained or collected on site and not drained to the city right of way
 - The two existing storm drain laterals to the site not being used and 3 new manholes and laterals being installed. If this is being requested the entire Vista del Lago street pavement along the site frontage will be required to be removed and replaced.
 - New 10" sewer taps to main will require a 5' diameter manhole at the right of way line on property for each connection.
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.

- The site is within an Alternative Retention Criteria Area. Verify specific design considerations with the Engineering Department.
- REFUSE:
 - Refuse enclosures and circulation to be fully contained within the building.
 - Sheet RP-02 Refuse Diagram plan shows a refuse path up the center ramp for pick up on first floor, this is not an approved refuse collection solution. All refuse shall be collected in bins and transported to the service elevator in tower 2 for collection at the service entrance to the building.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Sanitation.
 - Bay doors for the refuse staging area are required; the property manager must arrange for doors to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- LANDSCAPE:
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to "applications to move a native plant" to "notice of intent to clear land".
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

- September 10, 1998 City Council approved the request for CIUDAD DEL LAGO-RIO EAST for a Final Planned Area Development consisting of the Peabody Hotel, located at 1200 East Rio Salado Parkway. The project included Phase 1 on 20.83 acres, 315' building height, 1,000 room hotel, 120,000 sf. conference center, 9,300 s.f. restaurants, 1,600 s.f. bar, outdoor dining for 80 seats, 9,200 hotel office, 6,000 hotel retail, 9,000 hotel spa, within 285,000 s.f. within 32.3% lot coverage, and providing 2,269 parking spaces. Phase 2 was 4.88 acres, 50' building height, with 85,000 s.f. of retail, 10,000 sf. of restaurant, 5,000 s.f. bar, outdoor dining for 80 seats and providing 581 parking spaces.
- May 17, 2007 City Council approved the request of an Amended Planned Area Development Overlay for PIER 202 (PL060548) consisting of nine (9) new buildings up to 310 feet in height for commercial, 285 room hotel and 1,484 residential units on +/-27.4 acres, located at 1200 East Rio Salado Parkway, in the MU-4, Mixed-Use High Density District.
- August 14, 2007 Development Review Commission approved a Preliminary Subdivision Plat and a Development Plan Review consisting of a landscape plan for street frontage, requested by PIER 202 located at 1200 East Rio Salado Parkway.
- May 8, 2012 Development Review Commission approved the request for VILLAS AT SOUTH BANK (PL120046) (City of Tempe, property owner; MDT Development Partners LLC, applicant) consisting of 262 units within a 17-story senior living facility (including assisted living and memory care components) and a 2-story commercial building, totaling 367,896 sf. in building area on 2.23 net acres, located at 1122 East Vista del Lago Drive in the MU-4 (PAD), Mixed-Use High Density District with a Planned Area Development Overlay and the Rio Salado Overlay District. The request includes the following:
ZUP12025 – Use Permit to allow tandem parking.
DPR12032 – Development Plan Review including site plan, building elevations and landscape plan.
- June 14, 2012 City Council approved the request for VILLAS AT SOUTH BANK (PL120046) (City of Tempe, property owner; MDT Development Partners LLC, applicant) consisting of 262 units within a 17-story senior living facility (including assisted living and memory care components) and a 2-story commercial building, totaling 367,896 sf. in building area on 2.23 net acres, located at 1122 East Vista del Lago Drive. The request includes the following:
PAD12002 (Ordinance No. 2012.23) – An Amended Planned Area Development Overlay to establish development standards of 118 dwelling units per acre; a maximum building height of 211'-0"; reduce the required vehicle parking from 458 to 187 spaces, and reduce the required bicycle parking from 182 to 53 spaces.
- January 12, 2016 A request to amend the Planned Area Development for Lot 5 and establish development standards for 551 apartments, 17,309 s.f. of retail, 8,245 s.f. of restaurant and 3,959 s.f. of outdoor dining, 1,106 parking spaces, development standards for 293 foot maximum building height, 210 dwelling units per acre density, 31' front setback, 15' side setback and 18' rear setback on 2.6 acres. The request also includes Use Permit to allow tandem parking spaces within a parking structure and a Development Plan Review including site plan, building elevations, and landscape plan, and a Subdivision Plat to relocate the south property line to include public on street parking on site.
- January 14, 2016 City Council introduced and held a first public hearing for the above request.
- January 28, 2016 City Council held a second and final public hearing for the above request.

- September 13, 2016 Request for an Amended Planned Area Development Overlay to modify the development standards, a Development Plan Review for modified site plan, landscape plan and elevations for two new 24-story buildings consisting of a mixed-use 586-unit multi-family with retail and restaurant uses, and a Use Permit to allow 216 tandem parking spaces for **THE PIER (PL160248)**, located at 1190 East Vista Del Lago Drive.
- September 22, 2016 City Council is scheduled for an introduction and first public hearing for the Amended Planned Area Development and Development Plan Review, subject to the Development Review Commission recommendation.
- October 27, 2016 City Council is scheduled for a second public hearing for this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development (PAD) Overlay districts

Section 6-306, Development Plan Review

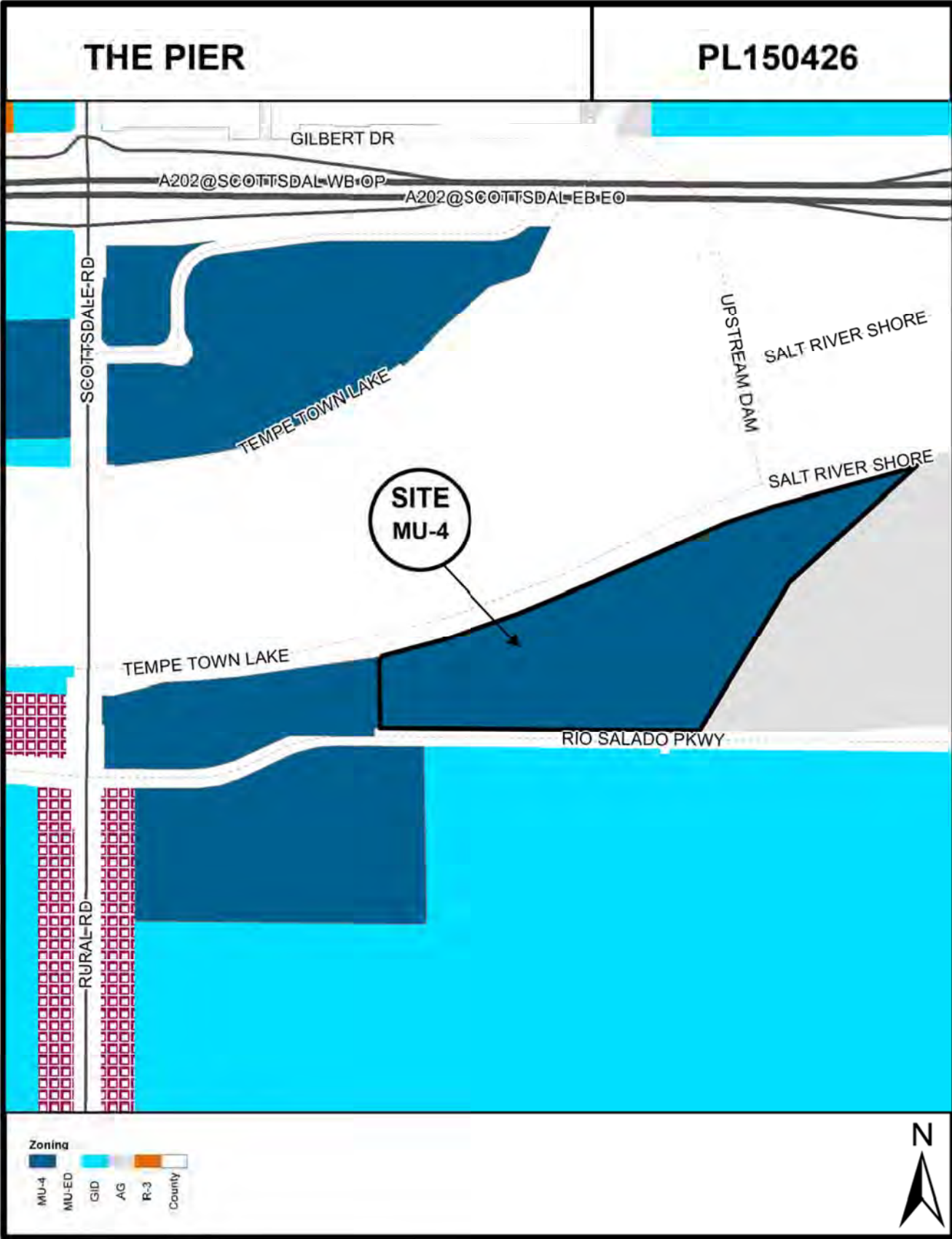
Section 6-308 Use Permit

DEVELOPMENT PROJECT FILE

for
THE PIER
(PL160248)

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-7. Letter of Explanation
8. Pier 202 Lot Diagram Sheet EX-01
- Proposed New Plans:**
9. Planned Area Development Cover Sheet T1-01
10. Site Plan Sheet T1-02
- 11-12. Refuse Diagram and Basement Refuse Transport Plan Sheets RP-01 and PR-02
13. Easement Modification Diagram Sheet EM-01
14. Concept Site Plan Showing Hardscape Sheet A1-00
- 15-18. Below Grade Parking Garage Floor Plan Sheets A1-00-03
(ordered from B4 lowest level up to B1 first level below street level)
19. First Floor Plan Sheet A1-05
20. Plinth Level Sheet A1-06
21. Second Floor Plan Sheet A1-07
22. Third-Fifth Floor Plans Sheet A1-08
23. Sixth Floor Plan Sheet A1-09
24. Seventh-Twenty-Fourth Floor Plans Sheet A1-10
25. Roof Plan Sheets A1-11
26. Landscape Plan Sheets L1.1 (upper floor landscape not changed)
- 27-41. Black and White Elevations Sheets A3-08 through A3-14.9
42. Building Section Sheet A4-01
- 43-44. Section Details and Street Tree Planting Section Sheet A4-02 & A4-03



Location Map

THE PIER	PL150426
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Aerial Map

THE PIER
ENTITLEMENT APPLICATION
PAD, DPR, & Use PERMIT MODIFICATIONS

PREPARED FOR:
SPRINGBROOK DEVELOPMENT, L.L.C.
ROBERT FRANSWAY
MEMBER

LOT 5, PIER 202
E OF NEC RIO SALADO PKWY & RURAL RD.
TEMPE, ARIZONA

APPLICANT:
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July 5, 2016

SPRINGBROOK DEVELOPMENT, LLC



**THE PIER
LETTER OF EXPLANATION**

Springbrook Development, LLC respectfully submits the following entitlement request for amendments to The Pier, an approved mixed-use, high-rise development proposed for Lot 5 within the Pier 202 Masterplan - east of the northeast corner of Rio Salado Parkway and Rural Road (the "Site"). The requested amendments are the result of transitioning from design development drawings used during initial entitlement approval to the construction documents used for building permitting and physical construction.

Changes from the design phase to the construction phase are not unique to this project, yet require minor adjustments to the approved PAD. Specifically, Springbrook seeks an Amended Planned Area Development overlay (PAD) to modify development standards in the existing approved PAD; a Development Plan Review (DPR) for modifications to the approved buildings, landscaping, and site plan; and a Use Permit to increase the number of tandem parking stalls.

I. APPLICATION REQUESTS

The purpose of this Application is to amend the existing PAD overlay for the Pier to accommodate changes made during creation of construction documents. The PAD modifications will allow The Pier to establish new development standards that will reflect the changes necessary for construction. The DPR request is for minor changes to elevations at an area of ground level retail, building height, and a small portion of landscaping. Additionally, certain conditions of approval have presented conflicts in terms of timing and must be amended accordingly. Finally, a Use Permit to increase the amount of tandem parking stalls from 90 to 108 is also requested.

A. PLANNED AREA DEVELOPMENT OVERLAY AMENDMENT

The approved Pier PAD set development standards for The Pier that matched the project as drafted during the design development phase. Subsequent to the approval process, the structural floor system changed from composite steel joists and concrete to a post-tensioned concrete system. The new structural system yields a much thinner floor plate, therefore, over the approved 23 stories, approximately 20 feet in building height was lost. To mitigate the loss in height and bring the towers closer to the original approved height, an additional floor was added to each tower, thereby increasing the number of residential units. In addition, the change in structural system resulted in a different mix of units throughout the project. The net result is an increase in overall residential units, an increase from 23-stories to 24-stories, but an overall decrease in building height by approximately 10 feet.

To accommodate the changes, the amendments to the PAD are requested:

- 1)** Springbrook seeks to increase the number of residential units by 35 units from 551 to 586. As discussed above, the change in structural systems added an additional floor of residential to each tower with 12 units each. Additionally, two and three-bedroom units on the 2nd through

6th floors have been revised to be more in line with market trends. Finally, the complex geometry of the base level of the building plans allowed a more efficient layout of smaller residential units. As a result, the number of residential units has increased. At just 6.25% above the currently approved PAD, this increase in residential units is relatively minor.

- 2) The proposed addition of 35 residential units equates to a 6.25% increase in residential density from 208dua to 221dua. This density complies with the Site’s General Plan 2040 Projected Residential Density designation of “High Density Urban Core (>65 dua) and is in line with the vision of the Pier 202 PAD Masterplan, which anticipated high-rise, high-density mixed-use development.
- 3) The building height is proposed to be decreased by ±10’ from about ±292’-6” to ±282’-6.5” (to top of mechanical). As discussed above, the new structural system creates a much thinner floor plate. The resulting height loss over the 23 stories resulted in a 20-foot reduction in building height, which had an impact on the proportions and aesthetics of the towers. To mitigate this impact, one floor was added to each tower, resulting in a smaller and more proportionate decrease in building height. This requested 3.50% reduction in building height is a minor adjustment to the approved PAD.
- 4) The landscape coverage is proposed to increase from 11% to 12.26%, another minor adjustment from the approved standard, and a welcome addition to the overall landscaping.
- 5) The Pier PAD amendment will establish new standards for required parking based on an updated parking study. Using the zoning ordinance required parking ratios, the Pier currently requires 1,217 parking spaces. The updated parking study included with the application submittal indicates that 1,071 spaces (see below for calculation) is appropriate for this project. Again, this is a minor reduction at a 3.16% decrease in provided parking.
- 6) Conditions of approval regarding the abandonment of the existing Vista del Lago right-of-way and plat requirements have presented conflicts in terms of timing and must be amended to resolve any conflicts.

PAD Proposed Development Standards Table

PAD PROJECT DATA COMPARISON

DEVELOPMENT STANDARD	EXISTING PAD APPROVAL (LOT 5 (old Lot 4A))	PAD PROPOSED (LOT 5)	CHANGE REQUESTED
GENERAL PLAN LAND USE	MIXED-USE	MIXED-USE	<i>No change</i>
GENERAL PLAN DENSITY	HIGH DENSITY - URBAN CORE (>65dua)	HIGH DENSITY - URBAN CORE (>65dua)	<i>No change</i>
SITE AREA	115,395 S.F. (2.649 AC)	115,395 S.F. (2.649 AC)	<i>No change</i>
DWELLING QUANTITY	551 units	551 units	(+)35 units
DENSITY	208 DUA (551/2.649 AC)	221.00 DUA (586/2.649 AC)	(+)13 DUA

BUILDING HEIGHT	±292'-6" (mechanical)	±282'-6.5" (mechanical)	(-)9'11"
BUILDING LOT COVERAGE	61.48% (floor 1 & Podium)	61.48% (floor 1 & Podium)	<i>No change</i>
SITE LANDSCAPE COVERAGE	11% (114,311 S.F. / 12,643 S.F.)	12.26% (14,156 S.F./115,395 S.F.)	(+)1.26%
BUILDING SETBACKS			
FRONT (Vista del Lago)	31'-6"	31'-6"	<i>No change</i>
SIDE (E & W)	28'-9" (W), 15'-3 1/2" (E)	27'-7 1/2" (W), 14'-5 1/2" (E)	(-)1'-1 1/2" (W) (-)0'-10" (E)
REVERSE FRONT (Lake)	18'-5"	17'-9" to raised courtyard	(-)0'-8"
VEHICLE PARKING			
Retail	Retail 57.69 (17,309 S.F./300)	Retail 61.70 (18,511 S.F./300)	<i>Standard Set</i>
Restaurant	Restaurant 109.93 (8,245 S.F./75)	Restaurant 77.27 (5,795 S.F./75)	<i>Standard Set</i>
		Restaurant Kitchen 7.66 (2,299 S.F./300)	<i>Standard Set</i>
Dining Patio	Dining Patio 24.39 ((3,959 S.F.-300)/150)	Dining Patio 24.63 ((3,995 S.F.-300)/150)	<i>Standard Set</i>
Studio	Studio 88.00 (88 * 1/unit)	Studio 103.00 (103 * 1/unit)	<i>Standard Set</i>
1-Br	1-Br 370.50 (247 * 1.5/unit)	1-Br 409.50 (273 * 1.5/unit)	<i>Standard Set</i>
2-Br	2-Br 416.00 (208 * 2/unit)	2-Br 412.00 (206 * 2/unit)	<i>Standard Set</i>
3-Br	3-Br 20.00 (8 * 2.5/unit)	3-Br 10.00 (4 * 2.5/unit)	<i>Standard Set</i>
Guest	Guest 110.20 (551 * 0.2/unit)	Guest 117.20 (586 * 0.2/unit)	<i>Standard Set</i>
TOTAL PARKING REQUIRED	1197	1223	(+)26spaces
TOTAL PARKING PROVIDED	1106 (per parking study)	1071 (per parking study)	(-)35 spaces
	<i>90 tandem</i>	<i>108 tandem</i>	(+)18 stalls
	<i>26 compact</i>	<i>16 compact</i>	(-)10 spaces
	<i>23 on-street</i>	<i>23 on-street</i>	<i>No change</i>
BICYCLE PARKING **			
Retail	Retail 4.00 (17,309 S.F./7,500)	Retail 4.00 (18,511 S.F./7,500)	<i>Standard Set</i>
Restaurant	Restaurant 16.49 (8,245 S.F./500)	Restaurant 11.59 (5,795 S.F./500)	<i>Standard Set</i>
Dining Patio	Dining Patio 1.98 (3,959 S.F./2,000)	Dining Patio 2.00 (3,995 S.F./2,000)	<i>Standard Set</i>
Studio	Studio 66.00 (88 * 0.75/unit)	Studio 77.25 (103 * 0.75/unit)	<i>Standard Set</i>
1-Br	1-Br 185.25 (247 * 0.75/unit)	1-Br 204.75 (273 * 0.75/unit)	<i>Standard Set</i>
2-Br	2-Br 156.00 (208 * 0.75/unit)	2-Br 154.50 (206 * 0.75/unit)	<i>Standard Set</i>
3-Br	3-Br 8.00 (8 * 1/unit)	3-Br 4.00 (4 * 1/unit)	<i>Standard Set</i>
Guest	Guest 110.20 (551 * 0.2/unit)	Guest 117.20 (586 * 0.2/unit)	<i>Standard Set</i>
TOTAL BIKE PARKING REQ.	548	580	(+)32 spaces
TOTAL BIKE PARKING PROV.	626	626	<i>No change</i>
** <i>Bicycle Commute Area</i>			

Table 2.1 – PAD Development Standards Table

B. DEVELOPMENT PLAN REVIEW

Aesthetically, the design of the project has not changed. The overall design, including building materials, remains the same. As previously discussed, the overall building height is reduced by ± 10 feet. Other small adjustments have created a slight shift in building setbacks and landscape coverage as illustrated in Table 2.1 above. Additionally, a small area of a ground-level retail elevation has been modified. The requested modifications to the buildings, site plan, and landscape plan are inherently minor and would typically be addressed administratively if not for the requested PAD amendments.

C. USE PERMIT TO ALLOW TANDEM PARKING

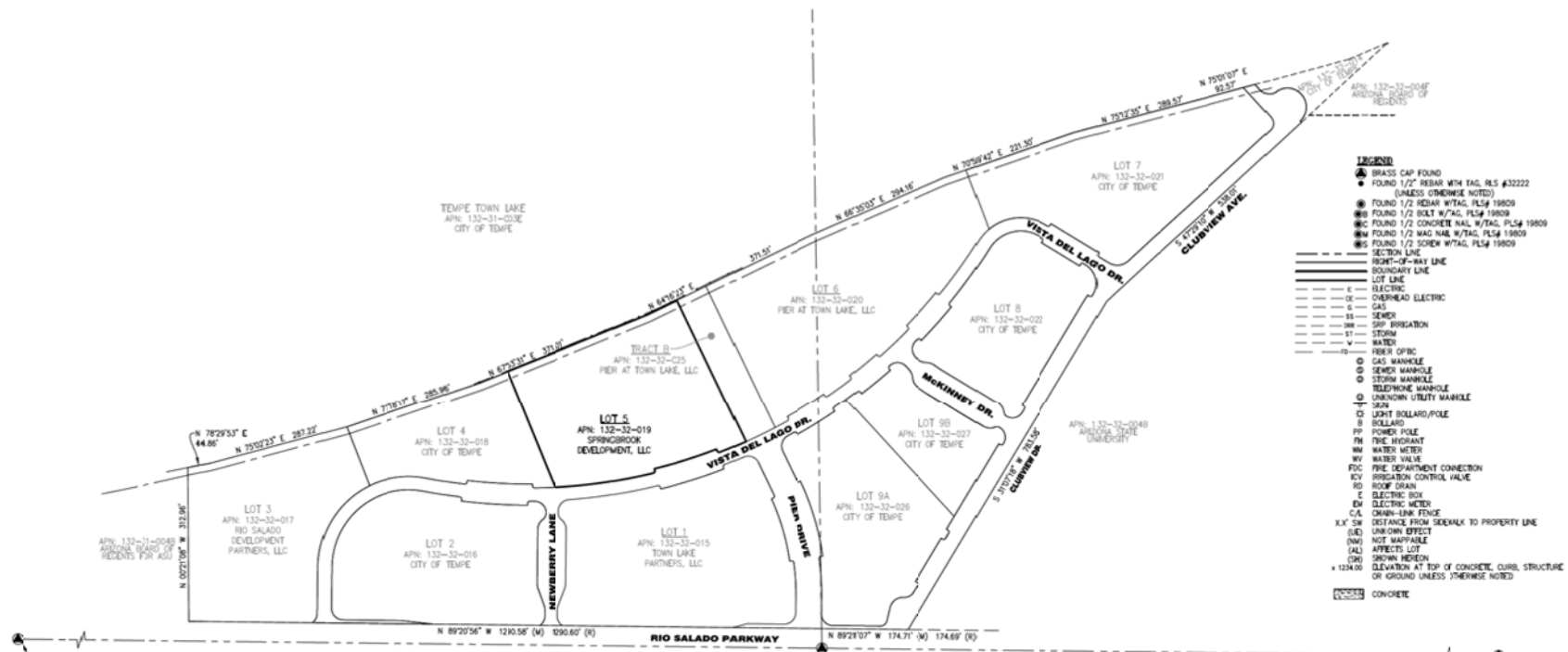
A Use Permit for an increase in tandem parking spaces from 90 residential stalls to 108 residential stalls is requested. Expansion of the number of tandem stalls beyond the original approved amount requires approval of a new Use Permit. The request will increase the number of tandem stalls by 18, for a total of 216 total residential parking spaces (108 standard spaces with 108 tandem spaces in front).

The increase in tandem parking is the result of the garage structural system, column placements, and small increase in residential units. The adjustment to parking is another unavoidable consequence of transitioning from the development design drawings used for entitlement approvals to the more accurate construction documents for permitting and actual construction. As with the original approval, tandem parking is an effective method for maximizing provided parking in an urban infill project. The majority of the tandem spaces will be reserved for residential parking and will be managed by a proprietary software system that assigns the stalls based on specific requests and unit size. A small amount of tandem parking may be used for restaurant valet.

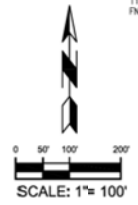
II. CONCLUSION

For the reasons discussed above, Springbrook respectfully requests approval of the Amended PAD, DPR modifications, and updated Use Permit to keep this exciting Lakefront development moving forward.

EXTERIOR BOUNDARY



- LEGEND**
- ▲ BRASS CAP FOUND
 - FOUND 1/2" REBAR WITH TAG, PLS #32222 (UNLESS OTHERWISE NOTED)
 - FOUND 1/2" REBAR W/TAG, PLS# 19809
 - FOUND 1/2" BOLT W/TAG, PLS# 19809
 - FOUND 1/2" CONCRETE NAIL W/TAG, PLS# 19809
 - FOUND 1/2" MAG NAIL W/TAG, PLS# 19809
 - FOUND 1/2" SCREW W/TAG, PLS# 19809
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - LOT LINE
 - E ELECTRIC
 - OE OVERHEAD ELECTRIC
 - G GAS
 - SS SEWER
 - SW SFP IRRIGATION
 - ST STORM
 - W WATER
 - FO FIBER OPTIC
 - GAS MANHOLE
 - SEWER MANHOLE
 - STORM MANHOLE
 - TELEPHONE MANHOLE
 - UNKNOWN UTILITY MANHOLE
 - LIGHT BOLLARD/POLE
 - BOLLARD
 - P POWER POLE
 - F FIRE HYDRANT
 - W WATER METER
 - V VALVE
 - FDC FIRE DEPARTMENT CONNECTION
 - ICV IRRIGATION CONTROL VALVE
 - RD ROOF DRAIN
 - E ELECTRIC BOX
 - EM ELECTRIC METER
 - C/A CROWN-LINK FENCE
 - X'X' DISTANCE FROM SIDEWALK TO PROPERTY LINE
 - (SE) UNKNOWN EFFECT
 - (NM) NOT MAPPABLE
 - (AL) AFFECTS LOT
 - (SH) SHOWN HEREIN
 - + 124.00 ELEVATION AT TOP OF CONCRETE CURB, STRUCTURE OR GRAVING UNLESS OTHERWISE NOTED
 - CONCRETE



SHEET 2 OF 4

Aulerich Associates, Inc.
 Surveying & Engineering
 1864 E. Stephen Dr. - Tempe, Arizona 85283
 Phone: (480) 838-8000 • Fax: (480) 345-8259
 CHRISTOPHER S. AUERICH P.L.L.C.

ALL T.A.J.C.S.M. LAND TITLE SURVEY LOT 5 OF PIER 202

DATE: 10/25/2015	SCALE: 1"=100'	DRAWN: LEO	CHECKED: CEA	JOB NO: 141102
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FORMAL SITE PLAN REVIEW SUBMITTAL

The PIER

LOT 5
 APN: 132-32-019
 TEMPE, ARIZONA, 85281
 Issue Date: OCTOBER 19, 2015

EXISTING
 CONDITIONS PLAN

CONCEPTUAL - NOT FOR CONSTRUCTION

Sheet No. **EX-01**

SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE PIER

A PORTION OF THE NORTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, COUNTY OF MARICOPA, ARIZONA

RINKA|CHUNG ARCHITECTURE INC.
754 NORTH AVENUE, SUITE 100
MESA, ARIZONA 85201
PH: 480.941.1111
WWW.RINKACHUNG.COM

RINKA|CHUNG ARCHITECTURE INC.

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____ 20____ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED ROBERT FRANSWAY OWNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____
SPRINGBROOK DEVELOPMENT, LLC, A WISCONSIN LIMITED LIABILITY COMPANY
BY _____ OWNER DATE _____

OWNER/DEVELOPER

SPRINGBROOK DEVELOPMENT, LLC, 1111 N MISSION PARK BLVD,
CHANDLER, AZ 85224
CONTACT: ROBERT FRANSWAY
(414) 788-6125
ROFRANSWAY@GMAIL.COM

PROJECT DATA

	PAD PROVIDED
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY - URBAN CORE (+65du/a)
SITE AREA	115,395 S.F. (2.649 AC)
DWELLING QUANTITY	586
DENSITY	221.00 DUA (586/2.649 AC)
BUILDING HEIGHT	±292'-6" (Top of Mechanicals)
BUILDING LOT COVERAGE	61.48% (Footprint at 1st floor & Podium)
SITE LANDSCAPE COVERAGE	12.26% (14,156 S.F./115,395 S.F.)
BUILDING SETBACKS	
FRONT (Vista del Lago)	31'-6" to retail storefront
SIDE EAST	14'-0-1/2" to lower balcony
SIDE WEST	27'-7-1/2" to lower balcony
REVERSE FRONT (Lake frontage)	17'-9" to raised courtyard
VEHICLE PARKING QUANTITY	
TOTAL PARKING REQUIRED	
Retail (18,511 S.F./300)	61.70
Restaurant (8,094 S.F./75)	107.92
Dining Patio (3,995 S.F./2,000)	24.63
Studio (102 * 1.5unit)	153.00
1-BR (273 * 1.5unit)	409.50
2-BR (206 * 2.0unit)	412.00
3-BR (4 * 2.0unit)	10.00
Guest (565 * 0.2unit)	117.20
TOTAL PARKING REQUIRED	1,246
TOTAL PARKING PROVIDED	
Standard Parking Stall (Min. 6'-0" W x 18'-0" D)	800
Tandem Parking Stall	216
Compact Parking Stall	16
Handicap Accessible Parking Stall (Includes Van Accessible)	22
Drop-Off Stall	6
Street Angle Parking Stall	17
TOTAL PARKING PROVIDED	1,077
MOTORCYCLE/SCOOTER PARKING	
TOTAL PROVIDED	33
BICYCLE PARKING QUANTITY**	
Retail (18,511 S.F./7,500-4 MIN)	4.00
Restaurant (8,094 S.F./500)	16.19
Dining Patio (3,995 S.F./2,000)	2.00
Studio (102 * 0.2unit)	77.25
1-BR (273 * 0.75unit)	204.75
2-BR (206 * 0.75unit)	154.50
3-BR (4 * 1unit)	4.00
Guest (565 * 0.2unit)	117.20
TOTAL BIKE PARKING REQ.	580
TOTAL BIKE PARKING PROV.	626
** Bicycle Commute Area	
USES	
Retail (18,511 S.F.)	
Restaurant (8,094 S.F.)	
Residential (586 units)	
Use Permits Required	(216) tandem parking spaces for residential and/or restaurant valet (T&O)

SITE VICINITY MAP



REC16148

PL160248

DS150687

CONDITIONS OF APPROVAL: PL150426

- A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
- The property owner shall sign a waiver of rights and remedies form. By signing the form, the Owner voluntarily waives any right to claim compensation for diminution of Property value under A.R.S. § 12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval or the PAD approval shall be null and void.
- The Planned Area Development Overlay for The Pier shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval.
- New construction shall be sound mitigated resulting with indoor noise levels not to exceed a day night-level (DNL) of 45 decibels.
- The applicant shall apply for the abandonment of the existing Vista Del Lago right-of-way currently used for public parking. The abandonment will be completed in accordance with its usual procedures, for the sale of the abandoned ROW to the developer to be incorporated into Lot 5 via an amendment to the existing plat, before building permits may be issued.
- Parking spaces on the south side street-front are to be maintained as public parking spaces, not restricted. A permanent recorded public access easement and maintenance agreement for these parking spaces shall be recorded concurrently with the deed conveying title to the right of way.
- The developer shall obtain a certificate of occupancy prior to the conveyance of the right of way.
- Should the applicant be unable to secure written approval from all utility providers for the proposed Public Utility easement to be located within the airspace of the garage, or reach an alternative solution acceptable to Engineering Staff, prior to submittal of plans for construction document review, the existing Public Utility easement will be separated physically from the garage within soil within the first 9' from the property line north with a soil depth to be determined by Engineering staff but no greater than the depth of one basement parking floor level. This solution, or any other design solution approved by Engineering Staff, may remove up to 40 parking spaces on the south side of the lot, as needed to meet the PUE requirements, thereby reducing the overall required parking.
- The proposed service elevator and refuse storage room portion of phase two tower shall be constructed as part of phase one. If phase two does not occur, the service core will need to be designed aesthetically and functionally without the second tower.
- Phase one structure shall be designed with infrastructure and space to accommodate a solid waste compactor, in the event that after operations commence waste collection warrants a different solution.
- An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
- The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Community Development Department no later than one year from the date of City Council approval. Failure to record the plat within one year of City Council approval shall make the plat null and void.
- All property owners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.
- A parking affidavit shall be filed with the Community Development Department for the use of shared parking supported by the parking analysis. If any proposed change or intensification of uses requires additional parking greater than proposed, a revised parking model shall be submitted.
- The property owner, at the completion of the development construction, shall bear the cost of any necessary street pavement improvements resulting from construction traffic into area.

FORMAL SITE PLAN REVIEW SUBMITTAL

The PIER

NOT FOR CONSTRUCTION

RCA Project No. 150407.01
Sheet Title

PAD COVER SHEET

Sheet No. T1-01

LEGAL DESCRIPTION

NEW LOT 5
A PORTION OF LOT 5 AND VISTA DEL LAGO DRIVE, PIER 202, SECOND AMENDED, AS RECORDED IN BOOK 1052, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5 SAID POINT BEING ON A CIRCLE THE CENTER OF WHICH BEARS NORTH 24° 04' 11" WEST, A DISTANCE OF 1086.50 FEET, AND IS THE NORTH LINE OF THE AFOREMENTIONED VISTA DEL LAGO DRIVE;

THENCE, ALONG THE AFOREMENTIONED NORTH LINE OF VISTA DEL LAGO DRIVE THROUGH A CURVED ANGLE OF 21° 12' 41", A DISTANCE OF 402.23 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE, NORTH 21° 57' 28" WEST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 257.12 FEET TO THE NORTHWEST CORNER OF SAID LOT 5;

THENCE, NORTH 67° 53' 31" EAST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 308.44 FEET;

THENCE, CONTINUING ALONG THE NORTH LINE OF SAID LOT 5 NORTH 64° 16' 29" EAST, A DISTANCE OF 66.23 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;

THENCE, SOUTH 29° 42' 05" EAST ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 252.03 FEET TO THE POINT OF BEGINNING.

DESCRIBED PROPERTY BEING IN AND FORMING A PART OF THE CITY OF TEMPE AND COMPRISING AN AREA OF 115,395 SQUARE FEET, OR 2.649 ACRES, MORE OR LESS.

APPROVAL

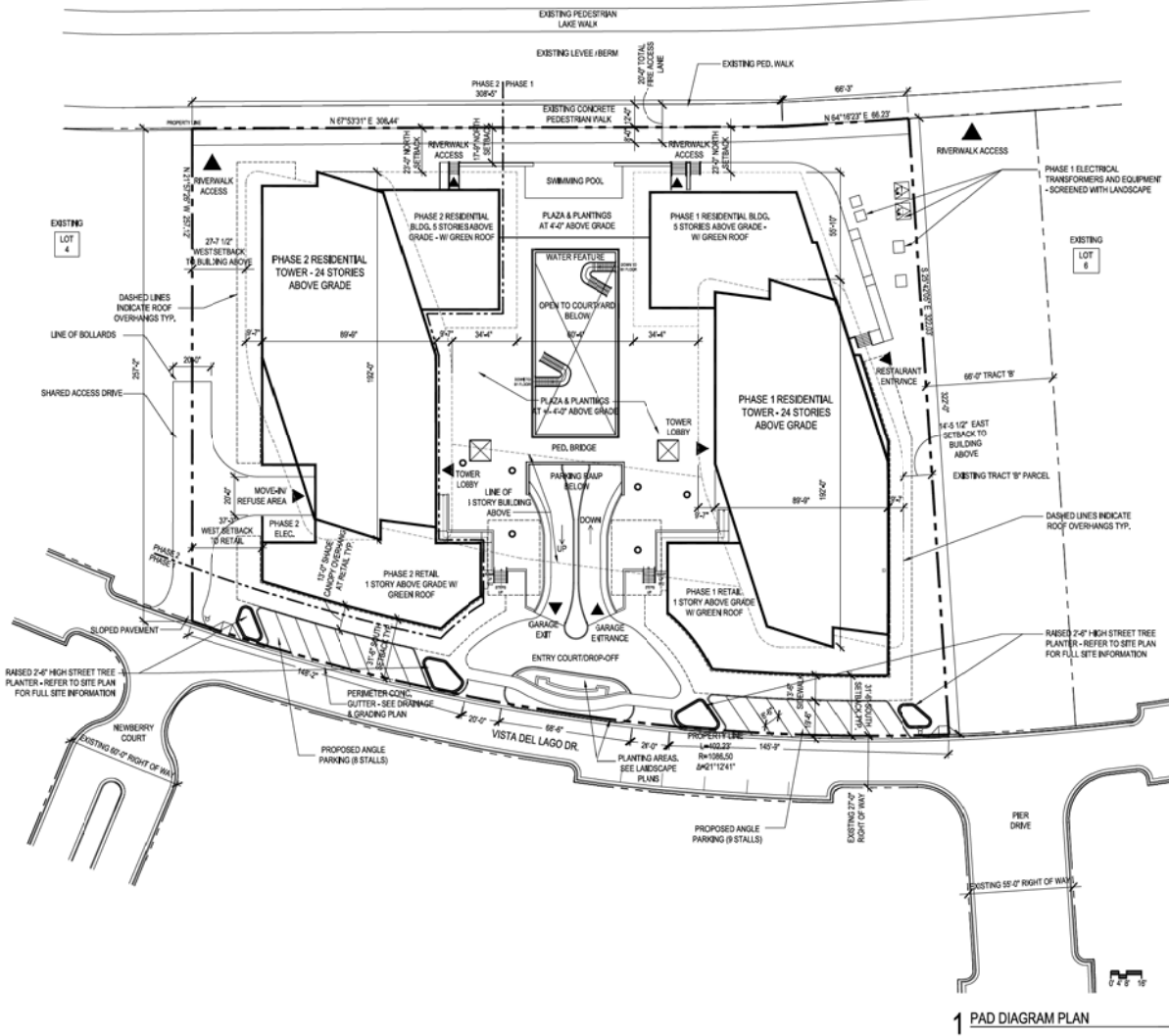
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 28TH DAY OF JANUARY, 2016

DS150687

PL160248

REC16148

SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE PIER



1 PAD DIAGRAM PLAN

PROJECT DATA

ZDC MU-4 STANDARDS	EXISTING PAD (LOT 5)	PAD PROPOSED (LOT 6)
GENERAL PLAN LAND USE	N/A	MIXED-USE
GENERAL PLAN DENSITY	N/A	HIGH DENSITY - URBAN CORE (4-6500)
SITE AREA	N/A	115,395 S.F. (2.649 AC)
DWELLING QUANTITY	N/A	551
DENSITY	NO STANDARD	206 DUA (551/2.649 AC)
BUILDING HEIGHT	NO STANDARD	232'-0" (Top of Mechanicals)
BUILDING LOT COVERAGE	NO STANDARD	61.48% (Footprint at 1st floor & Podium)
SITE LANDSCAPE COVERAGE	NO STANDARD	17% (12,643 S.F. / 115,395 S.F.)
BUILDING SETBACKS		
FRONT (Vista del Lago)	NO STANDARD	31'-6"
SIDE (W & E)	NO STANDARD	28'-9" (W), 15'-3" (E)
REVERSE FRONT (Lake frontage)	NO STANDARD	18'-5"
VEHICLE PARKING QUANTITY		
Retail	1,300	57.69
Restaurant	1.75	109.93
Dining Patio	1:150 (minus first 300 S.F.)	24.39
Studio	1.0/UNIT	68.00
1-Br	1.5/UNIT	370.50
2-Br	2.0/UNIT	416.00
3-Br	2.5/UNIT	20.00
Guest	0.2/UNIT	110.20
Hotel Keys	1/KEY	N/A
Hotel Meeting	N/A	N/A
Hotel Spa	N/A	N/A
TOTAL PARKING PROVIDED	1,125	1,197
TOTAL PARKING REQUIRED		
Standard Parking Stall		448
Tandem Parking Stall		90
Compact Parking Stall		26
Handicap Accessible Stall		22
Drop-Off Stall		9
Street Angle Parking Stall		17
TOTAL PARKING PROVIDED		1,106
BICYCLE PARKING QUANTITY**		
Retail	1:7,500 (4 min.)	4.00
Restaurant	1:500	16.49
Dining Patio	1:2,000	1.98
Studio	0.75/UNIT	66.00
1-Br	0.75/UNIT	185.25
2-Br	0.75/UNIT	166.00
3-Br	1.0/UNIT	9.00
Guest	0.2/UNIT	110.20
Hotel Keys	1:20 KEYS	N/A
Hotel Meeting	1:20 KEYS	N/A
Hotel Spa	1:20 KEYS	N/A
TOTAL BIKE PARKING REQ.		548
TOTAL BIKE PARKING PROV.		626
** Bicycle Commute Area		
USES		
N/A	Retail (17,309 S.F.)	Retail (18,511 S.F.)
N/A	Restaurant (8,425 S.F.)	Restaurant (8,094 S.F.)
N/A	Dining Patio (3,959 S.F.)	Dining Patio (3,995 S.F.)
N/A	Residential (551 units)	Residential (566 units)
Use Permit Required	N/A	(80) tandem parking Use Permit approved

DS150687

PL160248

REC16148

REC16148

PL160248

DS150687

NOT FOR CONSTRUCTION

FORMAL SITE PLAN REVIEW SUBMITTAL

The PIER

RCA Project No. 150407.01
Sheet Title

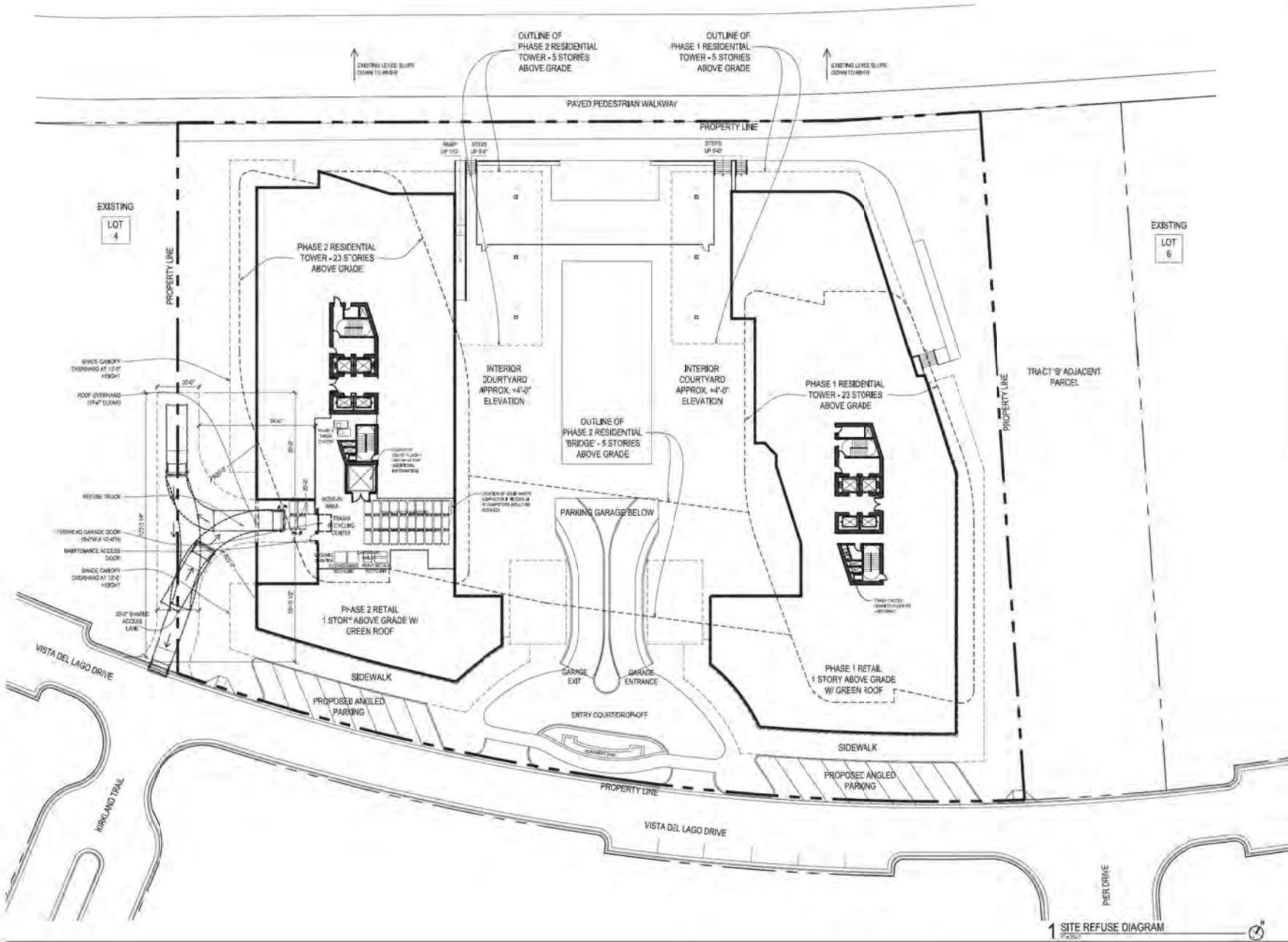
PROJECT DATA & PAD DIAGRAM

Sheet No. T1-02

RINKA|CHUNG ARCHITECTURE, INC.
754 North Central Expressway, Suite 200
Mesa, Arizona 85201
Phone: 480.933.1321

RINKA|CHUNG ARCHITECTURE, INC.

LOT 5
APN: 3132-32-019
TEMPE, ARIZONA, 85281
Issue Date: July 5th, 2016



1 SITE REFUSE DIAGRAM

CONCEPTUAL - NOT FOR CONSTRUCTION

UNIVERSAL ARCHITECTURE INC.
 1001 North Central Expressway, Suite 1000
 Tempe, Arizona 85281
 Telephone: (480) 831-1100

RINKA | CHUNG
 RINKA | CHUNG ARCHITECTURE, INC.

The PIER
 LOT 5
 APN: 319-32-019
 TEMPE, ARIZONA, 85281
 Issue Date: JULY 5TH, 2016

PCA Project No: 150407.01
 Sheet Title
SITE REFUSE DIAGRAM

Sheet No: **RP-01**



1 B2 REFUSE DIAGRAM

CONCEPTUAL - NOT FOR CONSTRUCTION

PC: Architect (15047) (1)
 Sheet Title

B2 REFUSE
 DIAGRAM

The PIER

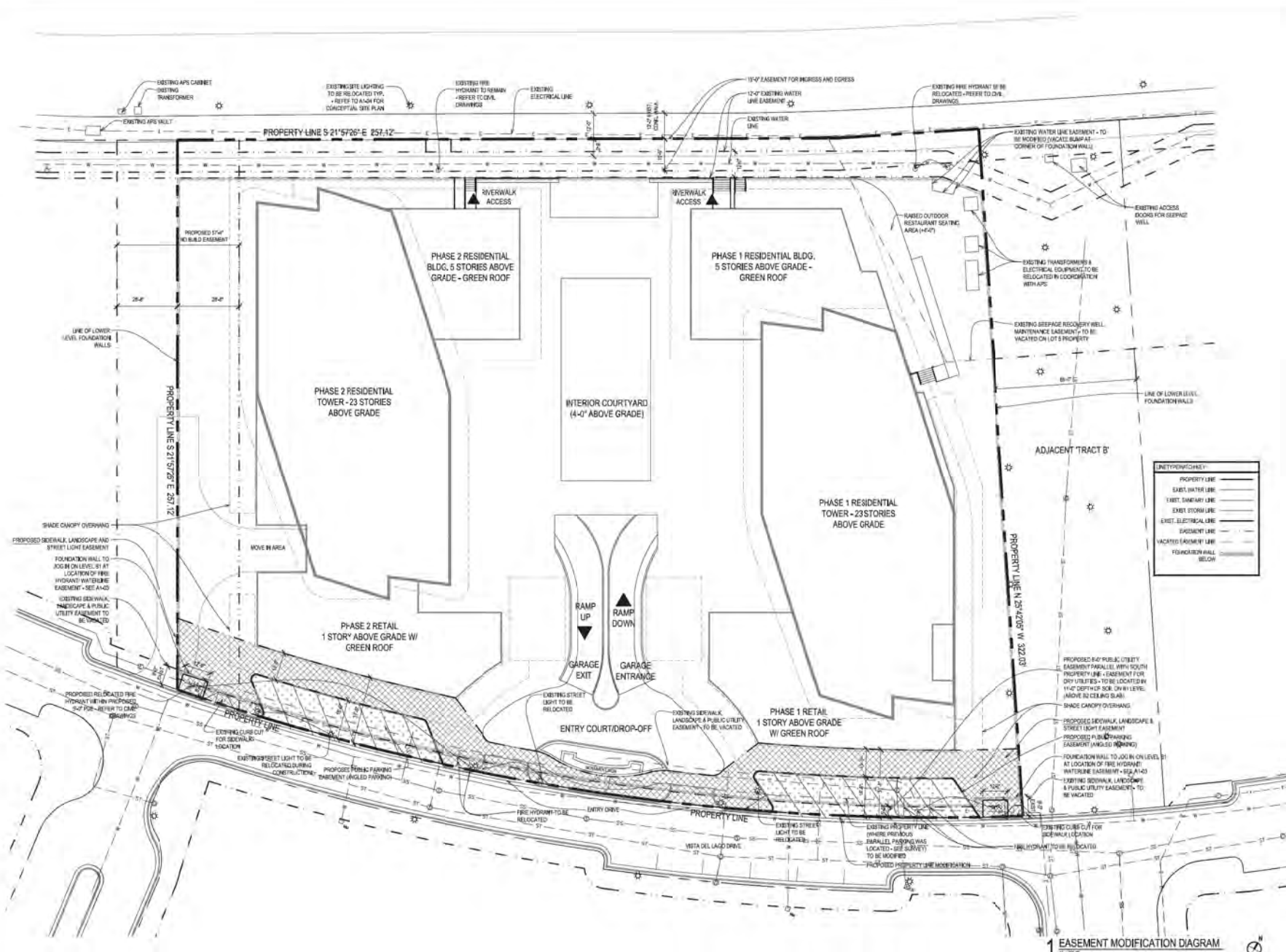
LOT 5
 APN: 319-32-019
 TEMPE, ARIZONA, 85281
 Issue Date - JULY 5TH, 2016

Sheet No.

RP-02

INTERNATIONAL ARCHITECTURE
 701 North Central Avenue, Suite 1000
 Tempe, Arizona 85281
 Telephone: (480) 831-1100

RINKA | CHUNG
 RINKA | CHUNG ARCHITECTURE, INC.



UTILITY EASEMENT

PROPERTY LINE
EXIST. WATER LINE
EXIST. SEWER LINE
EXIST. STORM LINE
EXIST. ELECTRICAL LINE
EASEMENT LINE
VACATED EASEMENT LINE
FOUNDATION WALL BELOW

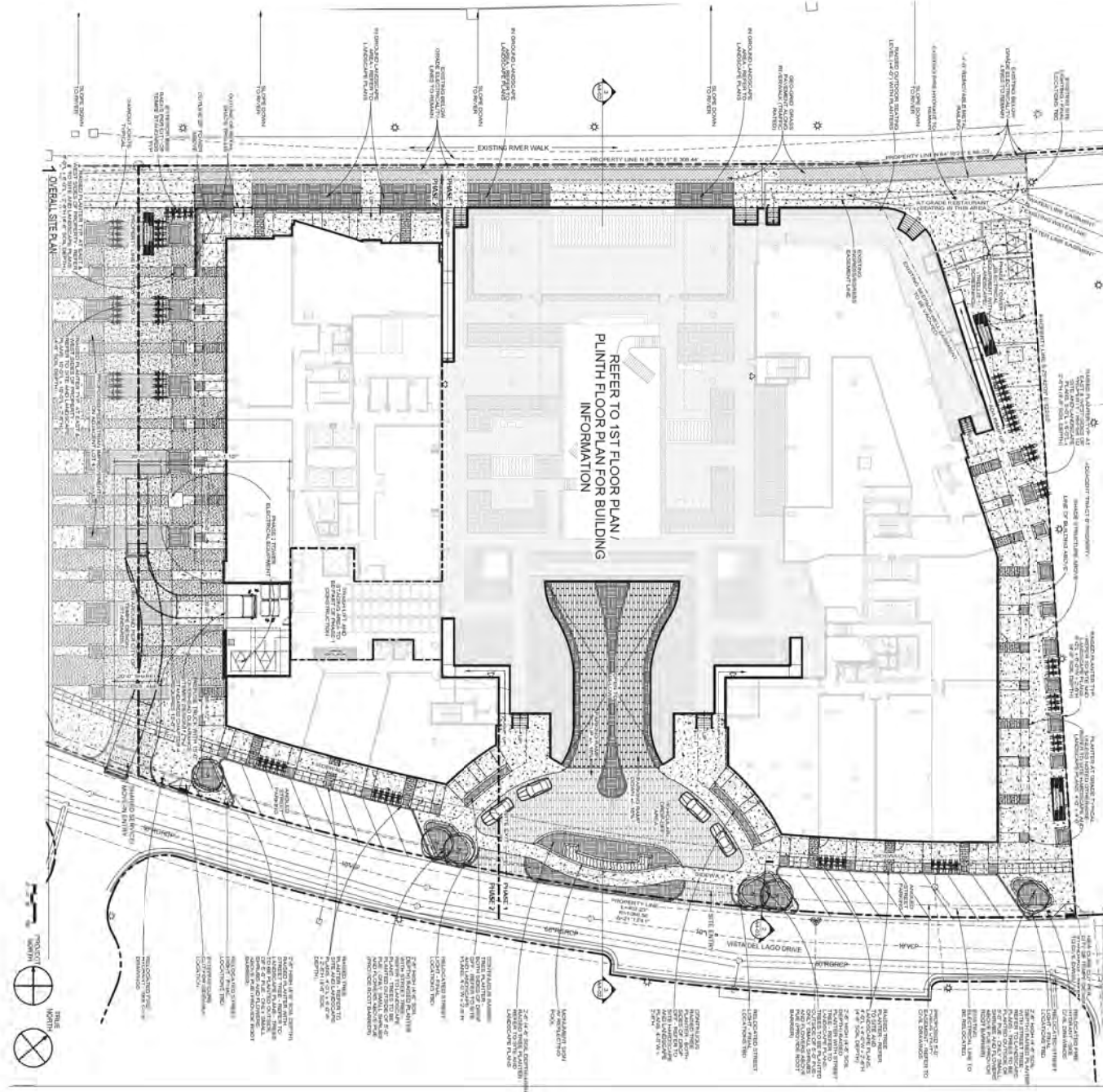
CONCEPTUAL - NOT FOR CONSTRUCTION

RINKA | CHUNG
 RINKA | CHUNG ARCHITECTURE, INC.
 1111 EAST WASHINGTON AVENUE, SUITE 100
 PHOENIX, ARIZONA 85012
 PHONE: 602.498.1111

The PIER
 LOT 5
 APN: 319-32-019
 TEMPE, ARIZONA, 85281
 Issue Date: JULY 5TH, 2016

PCA Project No: 150407.01
 Sheet Title
EASEMENT MODIFICATION DIAGRAM
 Sheet No. **EM-01**

MATERIAL IDENTIFICATION	
COLOR CONCRETE WITH BROWN MARBLE-LIKE FINISH	
COOL COLOR CONCRETE WITH LIGHT MARBLE-LIKE FINISH	
SEMI-GLOSS COOL COLOR CONCRETE	
COLOR CONCRETE WITH SANDPAPER FINISH	
BRUSH-LAPPAKED AREA	
COARSE-SERIES POLYPROPYLENE FIBER REINFORCED CONCRETE WITH 8 mm TRUCK ACCESS	
BRUSH-LAPPAKED AREA	
STRETCH-TIGHT 1.2" x 4" FIBER REINFORCED POLYMER FIBER FABRIC WITH 1/2" STITCH	
LARGE POLYMER FIBER FABRIC	
WOOD	
LANDSCAPE AFTER - REFER TO LANDSCAPE PLAN	



NOT FOR CONSTRUCTION

SCOPE CONSTRUCTION DOCUMENT SET

THE PIER

1100 E VISTADELLAGO DRIVE
TEMPERANCE, AZ

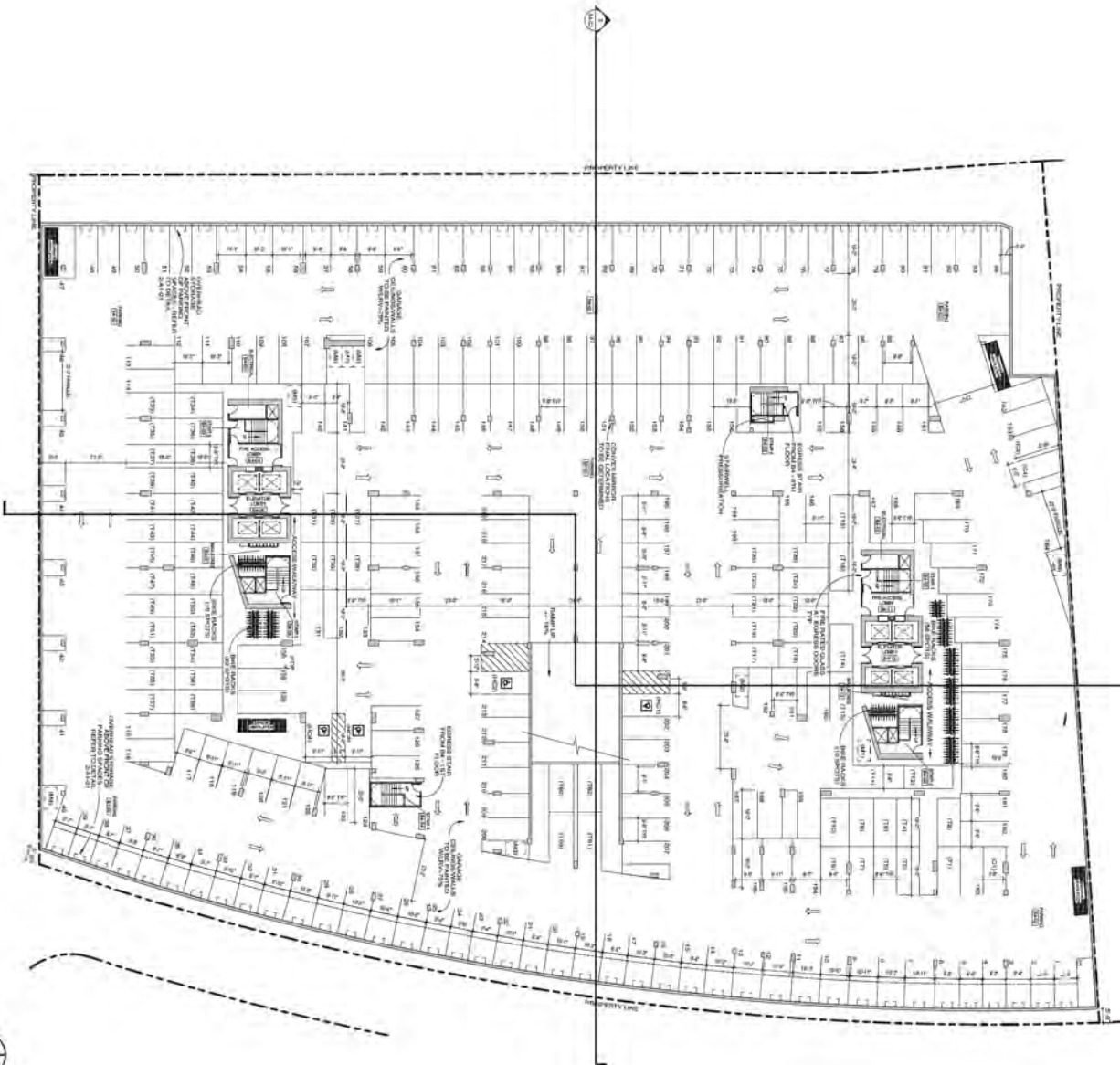
ISSUE DATE: 09/20/19

REV: 01/20/19 13/04/19

Sheet: 01
CONCEPT SITE PLAN

Sheet No.: A1-00

ORIENTAL BLDG FLOOR PLAN



FLOOR PLAN SYMBOL IDENTIFICATION			
STRUCTURAL GRIDLINE REFERENCE	NUMBER OF LETTERS - GRID LINE	CILING HEIGHT REFERENCE	CILING ASSEMBLY TYPE - REFER TO SHEET AS-01 CILING HEIGHT
STRUCTURAL WALL/FLOOR ASSEMBLY	STRUCTURAL WALL/FLOOR REFER TO STRUCTURAL DWG	DETAIL REFERENCE	SM - DRAWING NUMBER ATC - SHEET NUMBER
FINISH FLOOR REFLECT TO SUPPORT TAG	ELEVATION IN RESTROOMS	SECTION REFERENCE	SM - DRAWING NUMBER ATC - SHEET NUMBER
ROOM REFERENCE	ROOM NAME - ROOM NUMBER ROOM NUMBER	WINDOW TYPE TAG	SM - DRAWING NUMBER ATC - SHEET NUMBER
VIEW DOOR	DOOR TAG REFER TO SHEET AS-02	ELEVATION REFERENCE	SM - DRAWING NUMBER ATC - SHEET NUMBER
ARCHITECTURAL WALL ASSEMBLY PARTITION TYPE REFERENCE	PARTITION TYPE REFER TO SHEET AS-01 ARCHITECTURAL WALL	FIRE EXTINGUISHER	FE - FIRE EXTINGUISHER & CABINET FECS - FIRE EXTINGUISHER & BRACKET FE - TYPE
APARTMENT UNIT DIMENSION	UNIT TYPE (NUMBER) UNIT TYPE UNIT TYPE		

MATERIAL IDENTIFICATION	
COLOR CONCRETE WITH HEAVY SANDS AT F FINISH	VENETIAN PAPER AREA
COLOR CONCRETE WITH LIGHT SANDS AT F FINISH	MORTAR JOINT TYP
STANDARD COLOR CONCRETE	LINEAR STONE PAPER MATCH BUILDING SIDE
COLOR CONCRETE WITH EXPOSED AGGREGATE	LINEAR PAPER AT TERRACE
VENETIAN PAPER AREA	WATER
GEOTECH SOIL REINFORCEMENT PLATE FOR FIRE TRUCK ACCESS	LANDSCAPE AREA REFER TO LANDSCAPE PLAN

SITE PLAN REVIEW GENERAL NOTE:
ALL PARKING SPACES TO BE A MINIMUM OF 8'-6" X 18'-0" PER CITY OF TEMPE DESIGN STANDARDS CHAPTER 4 UNLESS NOTED OTHERWISE
(C) = COMPACT STALL
(T) = TANDEM STALL
(M) = MOTORCYCLE/SCOOTER
(HC) = HANDICAP SPACE
(VAN) = HANDICAP VAN SPACE

ENTIRE BELOW GRADE PARKING GARAGE TO BE PART OF PHASE 1 CONSTRUCTION

B4 PARKING COUNTS
219 STANDARD PARKING SPACES
62 TANDEM SPACES
4 COMPACT SPACES
4 HANDICAP SPACES
9 MOTORCYCLE/SCOOTER SPACES
96 BIKE PARKING SPACES



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SCOPE CONSTRUCTION DOCUMENT SET

THE PIER

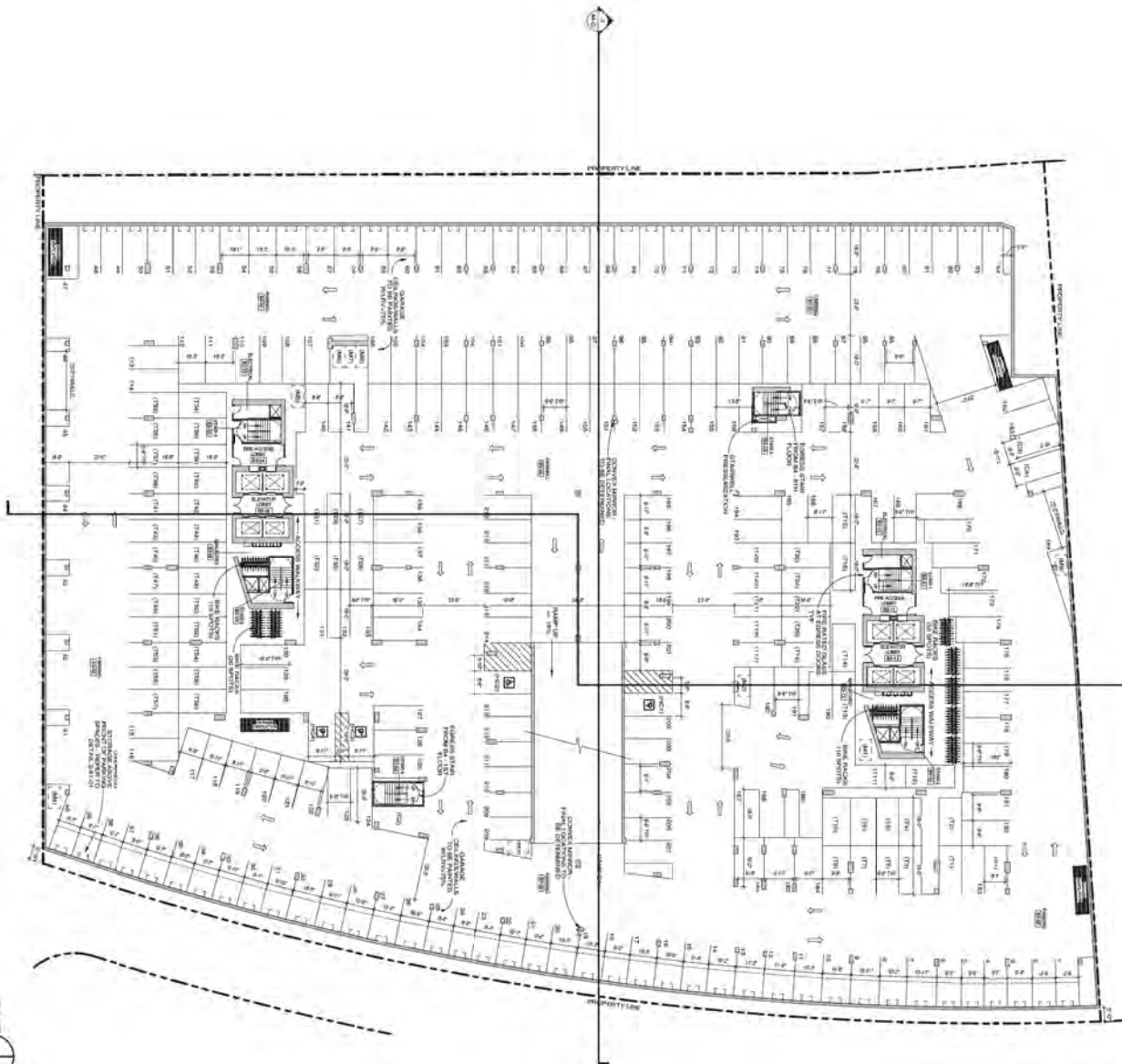
1190 E VISTA DEL LAGO DRIVE
TEMPE AZ 85281

Issue Date: 8/10/2016

REA (16/01/16) 15949.01
Sheet Title: B4 FLOOR PLAN

Sheet No.: A1-D1

OVERALL B3 FLOOR PLAN



FLOOR PLAN SYMBOL IDENTIFICATION

STRUCTURAL GRIDLINE REFERENCE	NUMBER OF LETTERS - GRID LINE	CILING HEIGHT REFERENCE	CILING ASSEMBLY TYPE - REFER TO SHEET A1-01 CILING HEIGHT
STRUCTURAL WALL/FLOOR ASSEMBLY	STRUCTURAL WALL/FLOOR REFER TO SHEET A1-01 DWG	DETAIL REFERENCE	SM - DRAWING NUMBER ATC - SHEET NUMBER
FINISH FLOOR REFLECTED HEIGHT TAG	F.F. ELEV. - FINISH FLOOR ELEVATION IN RESTROOMS	SECTION REFERENCE	SEF - DRAWING NUMBER ATC - SHEET NUMBER
ROOM REFERENCE	ROOM NAME - ROOM NUMBER R101 - ROOM NUMBER	WINDOW TYPE TAG	WT - DRAWING NUMBER ATC - SHEET NUMBER
VIEW DOOR	DOOR TAG REFER TO SHEET A1-02	ELEVATION REFERENCE	ELEV - DRAWING NUMBER ATC - SHEET NUMBER
ARCHITECTURAL WALL ASSEMBLY PARTITION TYPE REFERENCE	PARTITION TYPE REFER TO SHEET A1-01 ARCHITECTURAL WALL	FIRE EXTINGUISHER	FE - FIRE EXTINGUISHER & CABINET FECS - FIRE EXTINGUISHER & BRACKET FE - TYPE
APARTMENT UNIT NUMBER	UNIT TYPE NUMBER 1 - 1 BEDROOM 2 - 2 BEDROOM 3 - 3 BEDROOM S - STUDIO		

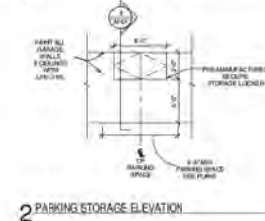
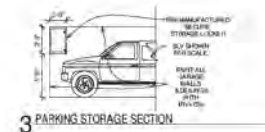
MATERIAL IDENTIFICATION

COLOR CONCRETE WITH HEAVY SANDS AT F.F. FINISH	VENETIAN PAVEMENT AREA	MORTAR JOINT TYP
COLOR CONCRETE WITH LIGHT SANDS AT F.F. FINISH	LINEAR STONE PAVEMENT TOUCH UP PAINTS & COATINGS	LINEAR PAVERS AT TERRACES
STANDARD COLOR CONCRETE	COLOR CONCRETE WITH EXPOSED AGGREGATE	WATER
COLOR CONCRETE WITH EXPOSED AGGREGATE	VENETIAN PAVEMENT AREA	LANDSCAPE AREA REFER TO LANDSCAPE PLANS
VENETIAN PAVEMENT AREA	GEOTECH SOIL REINFORCEMENT PLATE FOR FIRE TRUCK ACCESS	

SITE PLAN REVIEW GENERAL NOTE:
ALL PARKING SPACES TO BE A MINIMUM OF 8'-6" X 18'-0" PER CITY OF TEMPE DESIGN STANDARDS CHAPTER 4 UNLESS NOTED OTHERWISE
(C) = COMPACT STALL
(T) = TANDEM STALL
(M) = MOTORCYCLE/SCOOTER
(HC) = HANDICAP SPACE
(VAN) = HANDICAP VAN SPACE

ENTIRE BELOW GRADE PARKING GARAGE TO BE PART OF PHASE 1 CONSTRUCTION

B3 PARKING COUNTS
219 STANDARD PARKING SPACES
58 TANDEM SPACES
4 COMPACT SPACES
4 HANDICAP SPACES
9 MOTORCYCLE/SCOOTER SPACES
90 BIKE PARKING SPACES



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SCOPE CONSTRUCTION DOCUMENT SET

THE PIER

1190 E VERTIGO LAGO DRIVE
TEMPE, AZ 85281

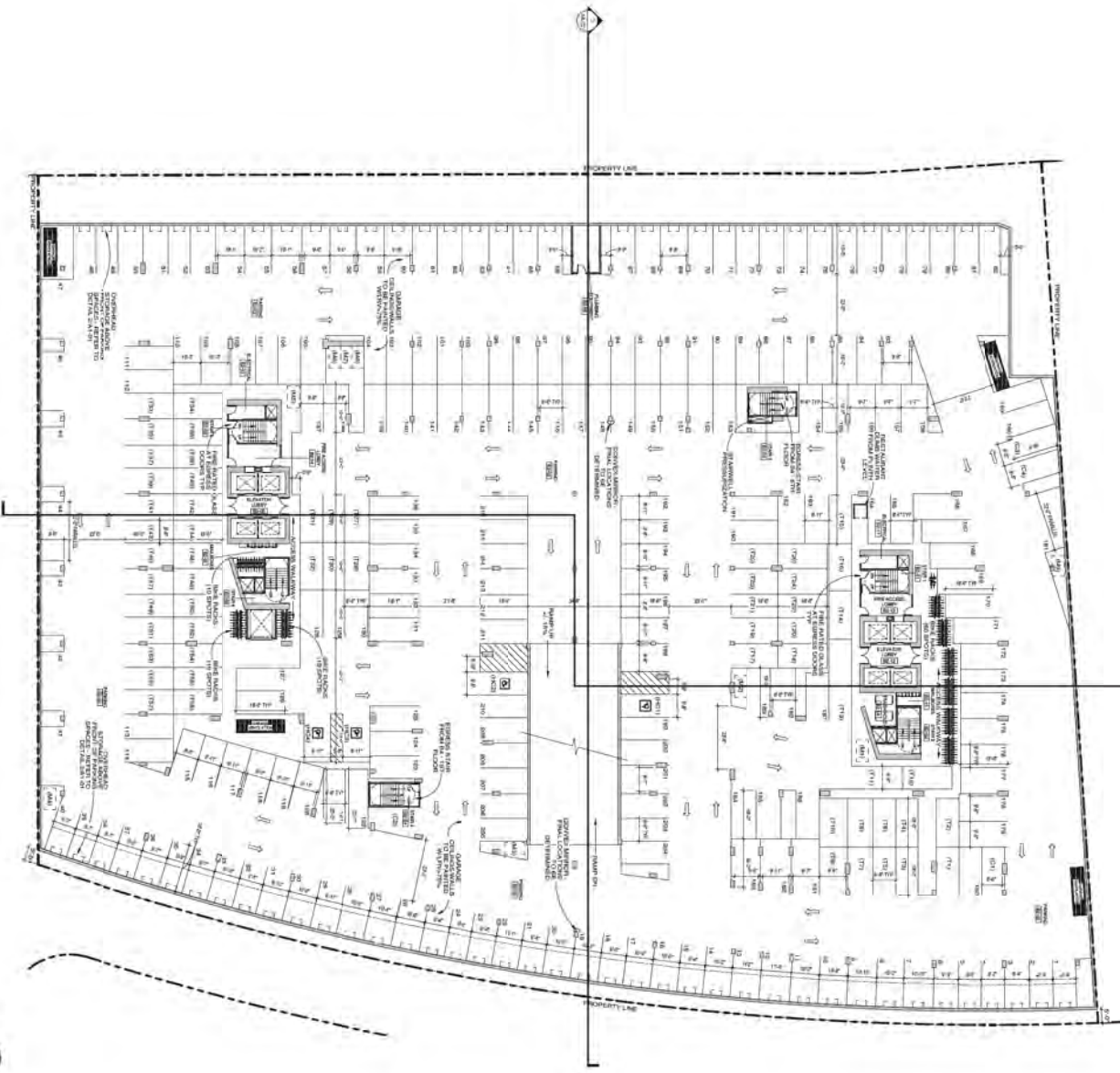
Issue Date: 8/12/2016

104-194011-1 15492.01
Sheet Title: B3 FLOOR PLAN

Sheet No: A1-02

RINKA/CHUNG
RINKA/CHUNG ARCHITECTURE INC.

OVERALL B2 FLOOR PLAN



FLOOR PLAN SYMBOL IDENTIFICATION

STRUCTURAL GRIDLINE REFERENCE	NUMBER OF LETTERS - GRID LINE	CILING HEIGHT REFERENCE	CILING ASSEMBLY TYPE - REFER TO SHEET A3-01 CILING HEIGHT
STRUCTURAL WALL/FLOOR ASSEMBLY	STRUCTURAL WALL/FLOOR REFER TO TYPICAL DWG	DETAIL REFERENCE	SM - DRAWING NUMBER ATC - SHEET NUMBER
FINISH FLOOR REFLECT TAG	ELEVATION IN RESTROOMS	SECTION REFERENCE	ESP - DRAWING NUMBER SHP - SHEET NUMBER
ROOM REFERENCE	ROOM NAME - ROOM NUMBER R101 - ROOM NUMBER	WINDOW TYPE TAG	AWP - DRAWING NUMBER ATP - SHEET NUMBER
VIEW DASH	DOOR TAG REFER TO SHEET A3-02	ELEVATION REFERENCE	A1A - DRAWING NUMBER A1B - SHEET NUMBER
ARCHITECTURAL WALL ASSEMBLY PARTITION TYPE REFERENCE	PARTITION TYPE REFER TO SHEET A3-01 ARCHITECTURAL WALL	FIRE EXTINGUISHER	FE - FIRE EXTINGUISHER & CABINET FECS - FIRE EXTINGUISHER & BRACKET FE - TYPE
APARTMENT UNIT SYMBOL	UNIT TYPE NUMBER 1 - 1 BEDROOM 2 - 2 BEDROOM 3 - 3 BEDROOM S - STUDIO		

MATERIAL IDENTIFICATION

COLOR CONCRETE WITH HEAVY SANDS AT F-FINISH	VENETIAN PAPER AREA	MORTAR/JOBTY TYP
COLOR CONCRETE WITH LIGHT SANDS AT F-FINISH	LINEAR STONE PAPER MATCH BUILDING EXTERIOR	LINEAR PAPER AT TERRACE
STANDARD COLOR CONCRETE	COLOR CONCRETE WITH EXPOSED AGGREGATE	WATER
COLOR CONCRETE WITH EXPOSED AGGREGATE	VENETIAN PAPER AREA	LANDSCAPE AREA REFER TO LANDSCAPE PLAN
VENETIAN PAPER AREA	GEOTECH SOIL REINFORCEMENT PLATE FOR FIRE TRUCK ACCESS	

SITE PLAN REVIEW GENERAL NOTE:
ALL PARKING SPACES TO BE A MINIMUM OF 8'-6" X 18'-0" PER CITY OF TEMPE DESIGN STANDARDS CHAPTER 4 UNLESS NOTED OTHERWISE
(C) = COMPACT STALL
(T) = TANDEM STALL
(M) = MOTORCYCLE/SCOOTER
(HC) = HANDICAP SPACE
(VAN) = HANDICAP VAN SPACE

ENTIRE BELOW GRADE PARKING GARAGE TO BE PART OF PHASE 1 CONSTRUCTION

B2 PARKING COUNTS
216 STANDARD PARKING SPACES
58 TANDEM SPACES
4 COMPACT SPACES
4 HANDICAP SPACES
9 MOTORCYCLE/SCOOTER SPACES
90 BIKE PARKING SPACES

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SCOPE CONSTRUCTION DOCUMENT SET

THE PIER

1700 E VERTIGO LAGO DRIVE
TEMPE, AZ 85281

Issue Date: 4/10/21

1700 VERTIGO LAGO DRIVE
Tempe, AZ 85281

Sheet Title: B2 FLOOR PLAN

Sheet No: A1-03

RINKA/CHUNG
RINKA/CHUNG ARCHITECTURE INC.

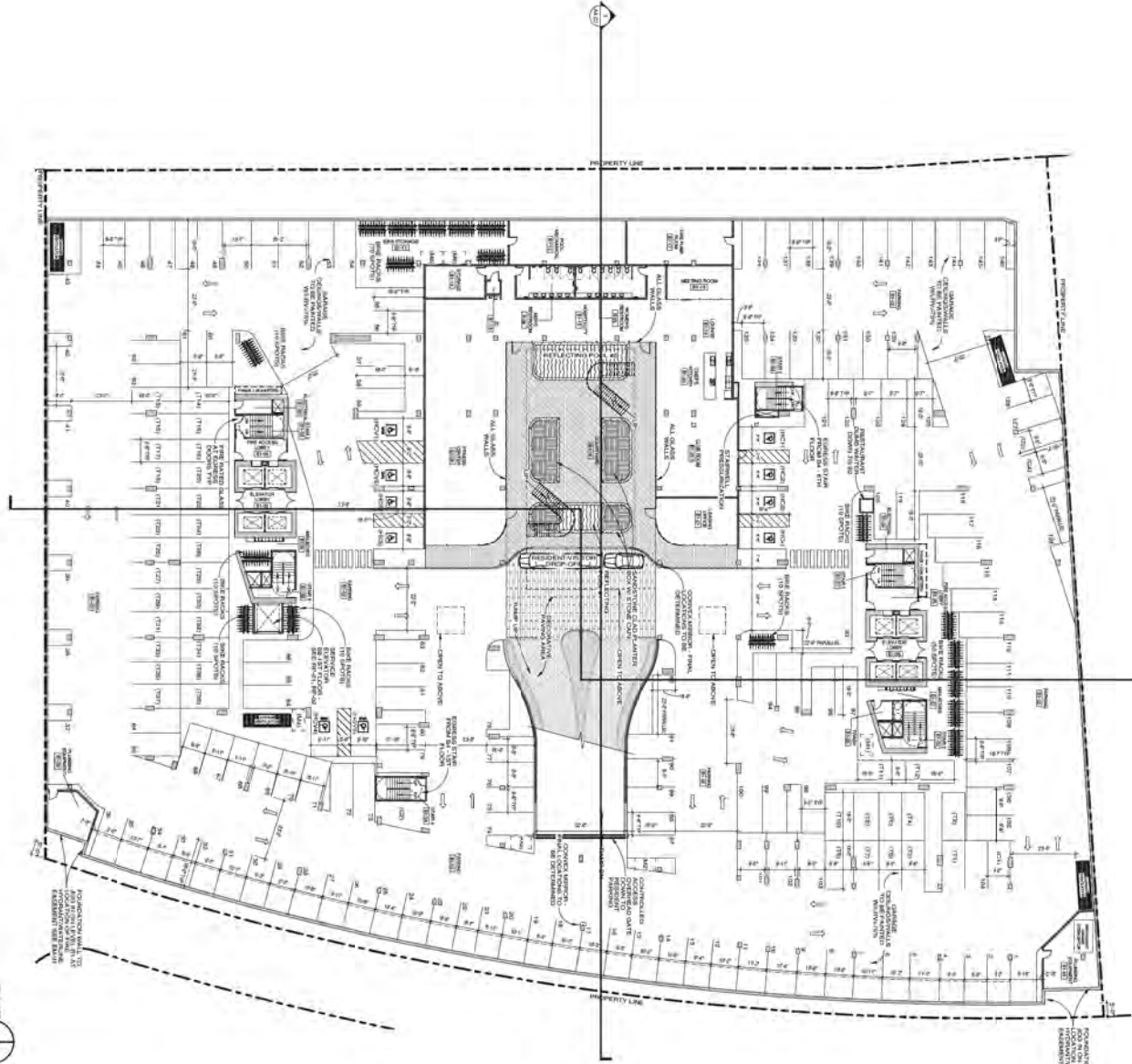
FLOOR PLAN SYMBOL IDENTIFICATION			
STRUCTURAL GRIDLINE REFERENCE	NUMBER OF LETTERS - GRID LINE	CILING HEIGHT REFERENCE	CILING ASSEMBLY TYPE - REFER TO SHEET A0-01 CILING HEIGHT
STRUCTURAL WALL/FLOOR ASSEMBLY	STRUCTURAL WALL/FLOOR REFER TO SHEET A0-02	DETAIL REFERENCE	SM - DRAWING NUMBER ATC - SHEET NUMBER
FINISH FLOOR REFLECTED HEIGHT TAG	ELEVATION IN FEET/INCHES	SECTION REFERENCE	SM - DRAWING NUMBER ATC - SHEET NUMBER
ROOM REFERENCE	ROOM NAME - ROOM NUMBER ROOM NUMBER	WINDOW TYPE TAG	SM - DRAWING NUMBER ATC - SHEET NUMBER
VIEW DASH	DOOR TAG REFER TO SHEET A0-02	ELEVATION REFERENCE	SM - DRAWING NUMBER ATC - SHEET NUMBER
ARCHITECTURAL WALL ASSEMBLY REFERENCE	PARTITION TYPE REFER TO SHEET A0-01 ARCHITECTURAL WALL	FIRE EXTINGUISHER	FE - FIRE EXTINGUISHER & CABINET FECS - FIRE EXTINGUISHER & BRACKET FE - TYPE
APARTMENT UNIT SYMBOLS	UNIT TYPE (NUMBER) UNIT TYPE (NUMBER) UNIT TYPE (NUMBER)		
MATERIAL IDENTIFICATION			
COLOR CONCRETE WITH HEAVY SANDS AT F FINISH	VERMICULAR FIBER AREA	MODIFIED JOINT	
COLOR CONCRETE WITH LIGHT SANDS AT F FINISH	LINEAR STONE PAVES TO MATCH BUILDING EXTERIOR	LINEAR PAVES AT TERRACE	
STANDARD COLOR CONCRETE	WATER	LANDSCAPE AREA REFER TO LANDSCAPE PLAN	
COLOR CONCRETE WITH EXPOSED AGGREGATE	VERMICULAR FIBER AREA		
GEOTECH SOIL REINFORCEMENT PLATE FOR FIRE TRUCK ACCESS			

SITE PLAN REVIEW GENERAL NOTE:
ALL PARKING SPACES TO BE A MINIMUM OF 8'-6" X 18'-0" PER CITY OF TEMPE DESIGN STANDARDS CHAPTER 4 UNLESS NOTED OTHERWISE
(C) = COMPACT STALL
(T) = TANDEM STALL
(M) = MOTORCYCLE/SCOOTER
(HC) = HANDICAP SPACE
(VAN) = HANDICAP VAN SPACE

ENTIRE BELOW GRADE PARKING GARAGE TO BE PART OF PHASE 1 CONSTRUCTION

B1 PARKING COUNTS
146 STANDARD PARKING SPACES
38 TANDEM SPACES
4 COMPACT SPACES
6 HANDICAP SPACES
4 HANDICAP VAN SPACES
2 DROP-OFF SPACES
6 MOTORCYCLE/SCOOTER SPACES
180 BIKE PARKING SPACES

GENERAL B1 FLOOR PLAN



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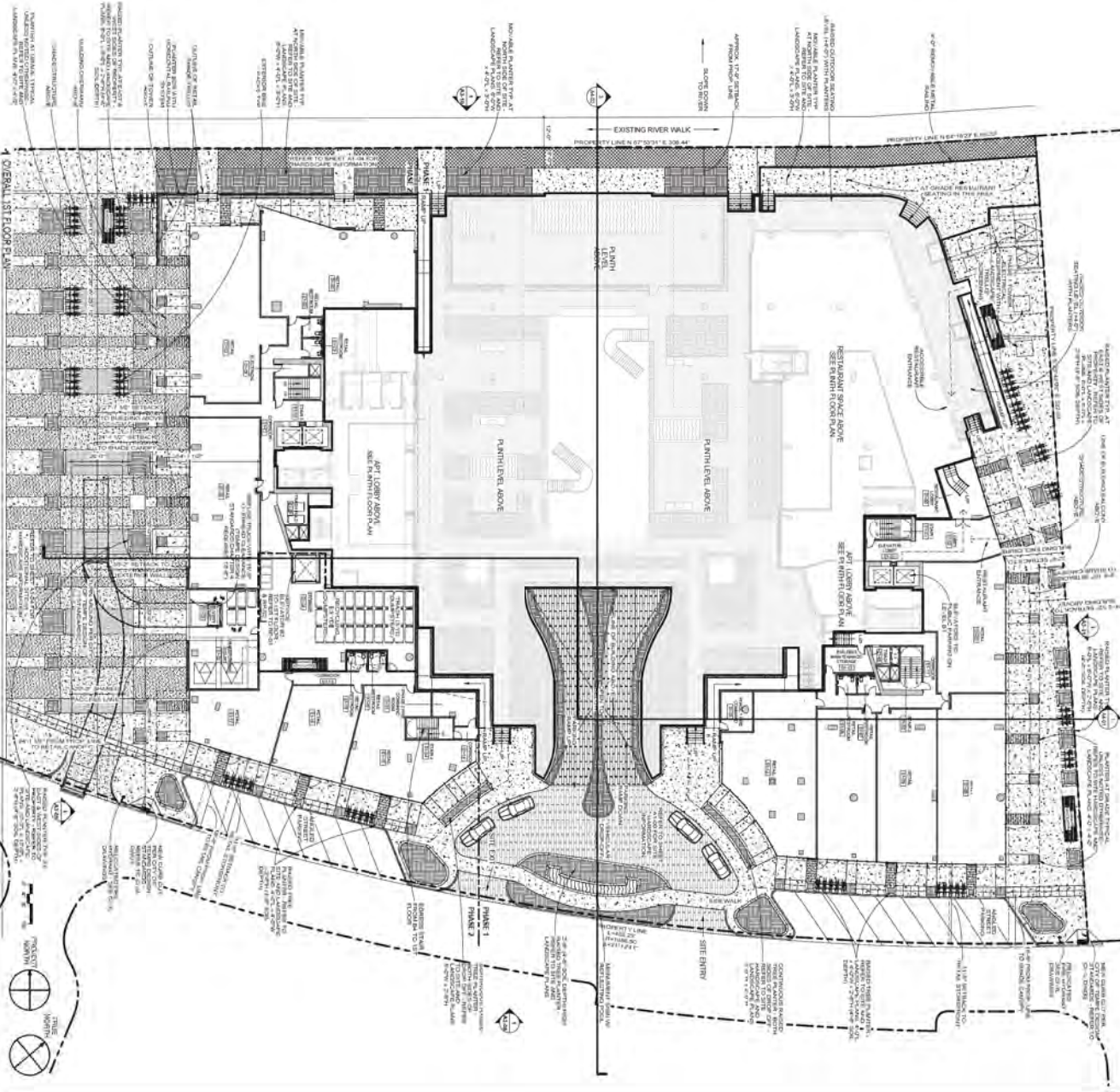
1160 S VERTIGO LAGO DRIVE
TEMPE, AZ 85281

Issue Date: 01/20/21

RCA (16/01/21) 1504/21
Sheet No.

B1 FLOOR PLAN

Sheet No. A1-04



FLOOR PLAN SYMBOL IDENTIFICATION			
STRUCTURAL SYMBOL REFERENCE	NUMBER OF LETTERS GRID LINE	CILING HEIGHT REFERENCE	CILING ASSEMBLY TYPE - REFER TO SHEET #0101 CILING HEIGHT
STRUCTURAL WALL/DOOR/SLAB/STAIR/STAIR OVERS	STRUCTURAL WALL/DOOR/SLAB/STAIR/STAIR OVERS	SEAL REFERENCE	DRAWING NUMBER SHEET NUMBER
FRAMER ELEVATION TAG	ELEVATION REFERENCE	SECTION REFERENCE	DRAWING NUMBER SHEET NUMBER
ROOM REFERENCE	ROOM NAME ROOM NUMBER	WINDOW TYPE TAG	DRAWING NUMBER SHEET NUMBER
NEW DOOR	DOOR TAG REFER TO SHEET #0101	ELEVATION REFERENCE	DRAWING NUMBER SHEET NUMBER
ARCHITECTURAL SYMBOL REFERENCE	ARCHITECT TYPE REFER TO SHEET #0101	FIRE EXTINGUISHER TAG	FIRE EXTINGUISHER TYPE REFER TO SHEET #0101
ADJUSTABLE LIGHT NUMBER	LIGHT TYPE LIGHT NUMBER SCHEDULE NO.	ARCHITECTURAL WALL	ARCHITECTURAL WALL

MATERIAL IDENTIFICATION			
COLOR CONCRETE WITH LIGHT SAND (S1 F-Finish)	COLOR CONCRETE WITH LIGHT SAND (S1 F-Finish)	VEGETABLE PLANT AREA	VEGETABLE PLANT AREA
COLOR CONCRETE WITH LIGHT SAND (S1 F-Finish)	COLOR CONCRETE WITH LIGHT SAND (S1 F-Finish)	WATER	WATER
COLOR CONCRETE WITH EXPONDED POLYSTYRENE	COLOR CONCRETE WITH EXPONDED POLYSTYRENE	LANDSCAPE AREA	LANDSCAPE AREA
VEGETABLE PLANT AREA	VEGETABLE PLANT AREA	VEGETABLE PLANT AREA	VEGETABLE PLANT AREA
GEOTECHNICAL SYMBOL REFERENCE	GEOTECHNICAL SYMBOL REFERENCE	GEOTECHNICAL SYMBOL REFERENCE	GEOTECHNICAL SYMBOL REFERENCE

1ST FLOOR/SITE PARKING COUNTS
 17 ON-STREET ANGLED PARKING SPACES
 4 DROP-OFF PARKING SPACES
 160 BIKE PARKING SPACES

RINKAICHUNG
RINKAICHUNG ARCHITECTURE INC.

SCOPE CONSTRUCTION DOCUMENT SET

THE PIER

1100 E. VISTA DEL LAGO DRIVE
TEMPE, AZ 85281

ISSUE DATE: 04/20/21

RCA PROJECT NO.: 15049-01
SHEET NO.: 1ST FLOOR PLAN

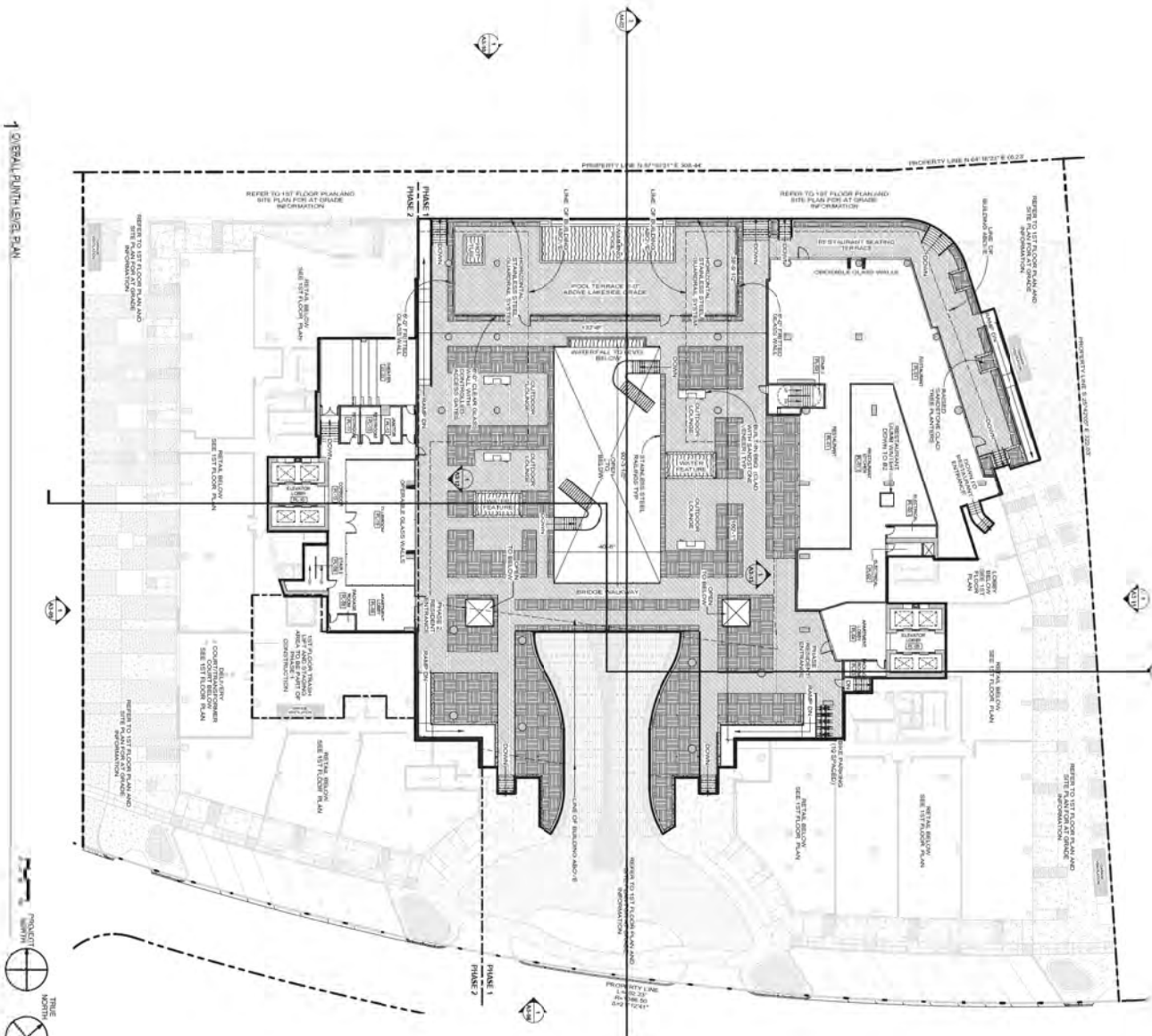
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Sheet No.: A1-05

FLOOR PLAN SYMBOL IDENTIFICATION		
STRUCTURAL SYMBOL REFERENCE	NUMBER OF LETTERS GRID LINE	CILING HEIGHT REFERENCE CILING ASSEMBLY TYPE - REFER TO SHEET A-01 CILING HEIGHT
STRUCTURAL WALL/DOOR/USE MARK	STRUCTURAL WALL/DOOR - REFER TO STRUCTURAL OVERS	SEAL REFERENCE DRAWING NUMBER SHEET NUMBER
FURNISH ELEM. ELEM. FROM SUPPLIERS TAG	ELEM. NUMBER ELEM. DIMENSIONS RESTRAINTS	SECTION REFERENCE DRAWING NUMBER SHEET NUMBER
ROOM REFERENCE	ROOM NAME ROOM NUMBER	WINDOW TYPE TAG DRAWING NUMBER SHEET NUMBER
DOOR TAG	DOOR TAG REFER TO SHEET A-02	ELEVATION REFERENCE DRAWING NUMBER SHEET NUMBER
ARCHITECTURAL FINISH, MATERIAL TYPE REFERENCE	MATERIAL TYPE REFER TO SHEET A-01 ARCHITECTURAL WALL	FIRE EXTINGUISHER TYPE - REFER TO SHEET B-01 FIRE EXTINGUISHER & BRACKET TYPE
LOBBY/STAIR/LIFT NUMBER	LIFT TYPE NUMBER ELEVATION	

MATERIAL IDENTIFICATION		
COLOR CONCRETE WITH LIGHT SANDS (S.F. FINISH)	BRICK	VEHICULAR DRIVEWAY AREA
COLOR CONCRETE WITH LIGHT SANDS (S.F. FINISH)	BRICK	BIOTRILLOJANT
STANDARD COLOR CONCRETE	BRICK	LINEAR STONE PAVING TO MATCH BUILDING CURB
COLOR CONCRETE WITH EXPONDED AGGREGATE	BRICK	LINEAR PAVING AT TERRACES
VEHICULAR DRIVEWAY AREA	BRICK	WATER
GEOTECHNICAL RETENTION WALL MATERIAL FOR FIRE TRUCK ACCESS	BRICK	LANDSCAPE AREA - REFER TO LANDSCAPE PLAN

PLINTH LEVEL PARKING COUNTS TO DIKE PARKING SPACES



↑ OVERALL PLINTH LEVEL PLAN



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1190 E VISTA DEL LAGO DRIVE
TEMPE, AZ 85281

ISSUE DATE: 04/20/21

REV. DESCRIPTION: 1/28/21

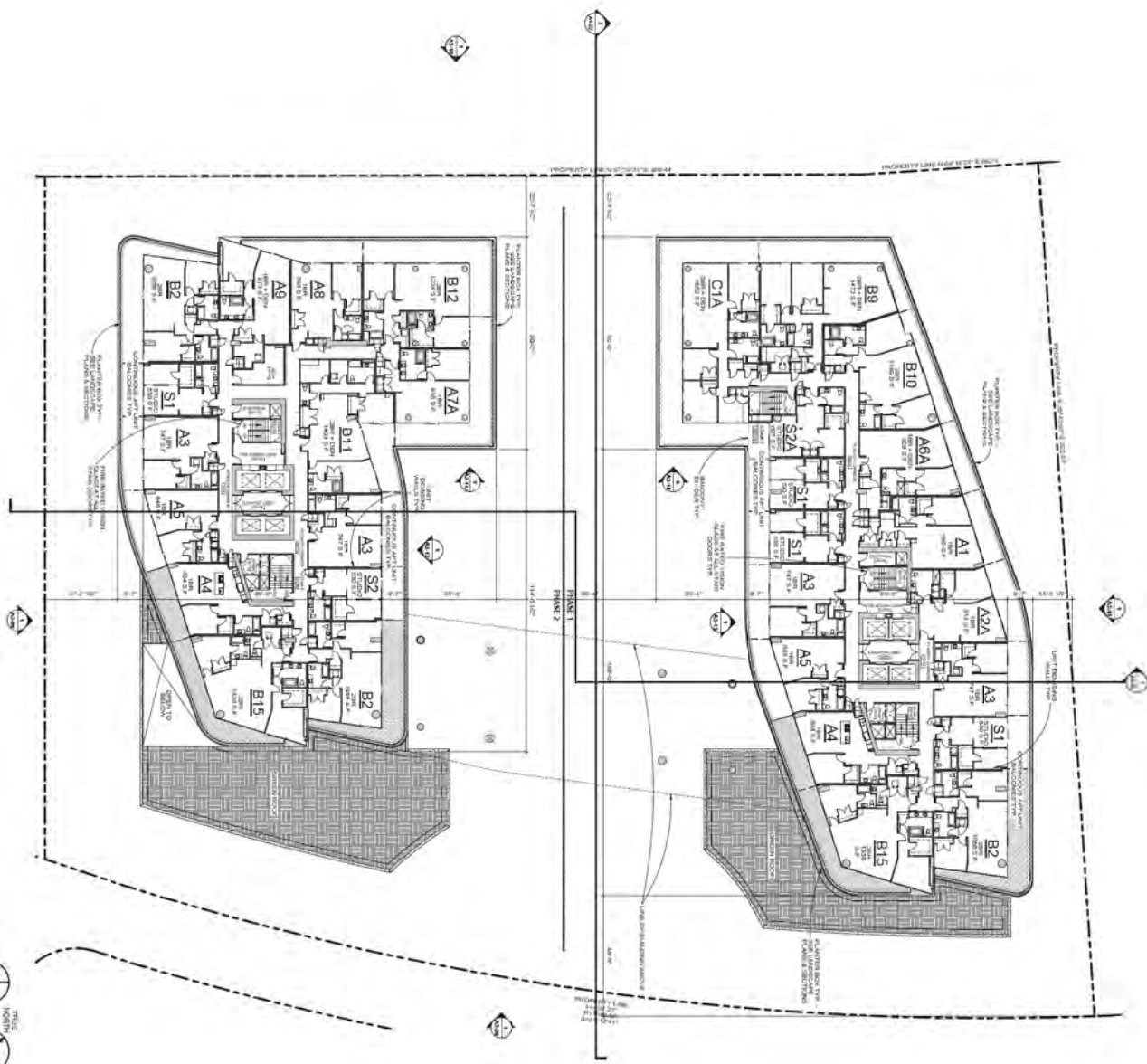
Sheet Title: PLINTH LEVEL PLAN

Sheet No.: A1-06

FLOOR PLAN SYMBOL IDENTIFICATION			
STRUCTURAL SYMBOL REFERENCE	NUMBER OF LETTERS GRID LINE	COLUMN HEIGHT REFERENCE	COLUMN ASSEMBLY TYPE - REFER TO SHEET A-01
STRUCTURAL WALL/LOC. USE ONLY	STRUCTURAL WALL/LOC. - REFER TO TYPICAL OVERS	DETAIL REFERENCE	DRAWING NUMBER SHEET NUMBER
FLOOR ELEVATION	ELEVATION BY RESTRAINED	SECTION REFERENCE	DRAWING NUMBER SHEET NUMBER
ROOM REFERENCE	ROOM NAME ROOM NUMBER	WINDOW TYPE TAG	DRAWING NUMBER SHEET NUMBER
DOOR TAG	DOOR TAG - REFER TO SHEET A-02	ELEVATION REFERENCE	DRAWING NUMBER SHEET NUMBER
ARCHITECTURAL SYMBOL REFERENCE	SECTION TYPE REFER TO SHEET A-01	FIRE EXTINGUISHER	TYPE
ADVERTISMENT UNIT NUMBER	UNIT TYPE A - 1 BEDROOM B - 2 BEDROOM C - 3 BEDROOM S - STUDIO	ARCHITECTURAL WALL	

MATERIAL IDENTIFICATION			
COLOR CONCRETE WITH LEADY FINISH	CELLULAR CONCRETE AREA	MOISTURE JOINT	
COLOR CONCRETE WITH LEADY FINISH	LINEAR STONE FINISH TO MATCH BUILDING & CURB	WATER	
STANDARD COLOR CONCRETE	LINEAR FINISH AT TERRACES	LANDSCAPE AREA REFER TO LANDSCAPE PLAN	
COLOR CONCRETE WITH EXPOSED AGGREGATE			
CELLULAR CONCRETE AREA			
SECTION FOR REFERENCE ONLY MATERIAL FOR FINISH TRUCK ACCESS			

GENERAL 2ND FLOOR PLAN



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TEMPE, AZ 85281

ISSUE DATE: 04/20/16

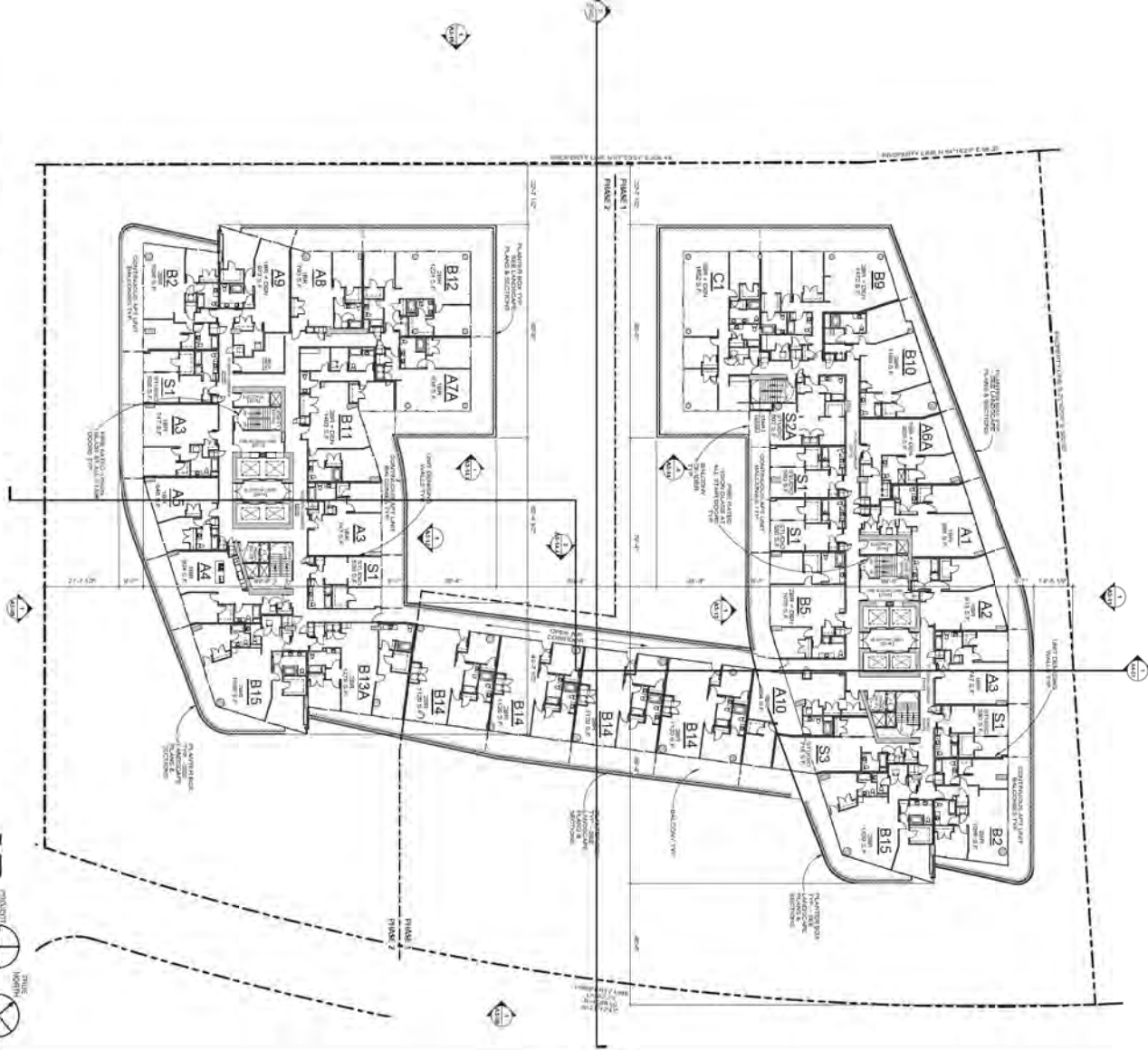
REV: 01/20/16: 1/20/16
Sheet 01

2ND FLOOR PLAN

Sheet No. A1-07

FLOOR PLAN SYMBOL IDENTIFICATION			
STRUCTURAL SYMBOL REFERENCE NUMBER OF LETTERS - OVER LINE	CEILING HEIGHT REFERENCE CEILING HEIGHT TYPE - REFER TO SHEET ABOUT CEILING HEIGHT	CEILING HEIGHT REFERENCE CEILING HEIGHT TYPE - REFER TO SHEET ABOUT CEILING HEIGHT	CEILING HEIGHT REFERENCE CEILING HEIGHT TYPE - REFER TO SHEET ABOUT CEILING HEIGHT
STRUCTURAL SYMBOL REFERENCE STRUCTURAL WALL LOCATION - REFER TO OVERLINE OVERLINE	CEILING REFERENCE DRAWING NUMBER SHEET NUMBER	SECTION REFERENCE DRAWING NUMBER SHEET NUMBER	WINDOW TYPE TAG DRAWING NUMBER SHEET NUMBER
ROOM REFERENCE ROOM NAME ROOM NUMBER	ELEVATION REFERENCE DRAWING NUMBER SHEET NUMBER	FIRE EXTRUSOR FIRE EXTRACTOR FLOOR EXTRACTOR FIRE EXTRACTOR FIRE EXTRACTOR & BRACKET	FIRE EXTRUSOR FIRE EXTRACTOR FLOOR EXTRACTOR FIRE EXTRACTOR FIRE EXTRACTOR & BRACKET
ARCHITECTURAL SYMBOL REFERENCE ARCHITECTURAL SYMBOL REFERENCE	ARCHITECTURAL SYMBOL REFERENCE ARCHITECTURAL SYMBOL REFERENCE	FIRE EXTRUSOR FIRE EXTRACTOR FLOOR EXTRACTOR FIRE EXTRACTOR FIRE EXTRACTOR & BRACKET	FIRE EXTRUSOR FIRE EXTRACTOR FLOOR EXTRACTOR FIRE EXTRACTOR FIRE EXTRACTOR & BRACKET
ADJUSTMENT UNIT UNIT TYPE NUMBER UNIT NUMBER	FIRE EXTRUSOR FIRE EXTRACTOR FLOOR EXTRACTOR FIRE EXTRACTOR FIRE EXTRACTOR & BRACKET	FIRE EXTRUSOR FIRE EXTRACTOR FLOOR EXTRACTOR FIRE EXTRACTOR FIRE EXTRACTOR & BRACKET	FIRE EXTRUSOR FIRE EXTRACTOR FLOOR EXTRACTOR FIRE EXTRACTOR FIRE EXTRACTOR & BRACKET

MATERIAL IDENTIFICATION			
COLOR CONCRETE WITH HEAVY SANDING (S.F. FINISH)	LINEAR STONE PAVERS (TOM-100) IN-DRIVE & CURB	LINEAR PAVERS AT TERRACE	WATER
STANDARD COLOR CONCRETE	LANDSCAPE AREA REFER TO LANDSCAPE PLAN	WATER	WATER
COLOR CONCRETE WITH EXPOSED AGGREGATE	LANDSCAPE AREA REFER TO LANDSCAPE PLAN	WATER	WATER
VENETIAN PLASTER AREA	LANDSCAPE AREA REFER TO LANDSCAPE PLAN	WATER	WATER
SECTION FOR WATERPROOFING MATERIALS FOR FLOOR TRUCK ACCESS	LANDSCAPE AREA REFER TO LANDSCAPE PLAN	WATER	WATER



OVERALL 3RD-5TH FLOOR PLAN

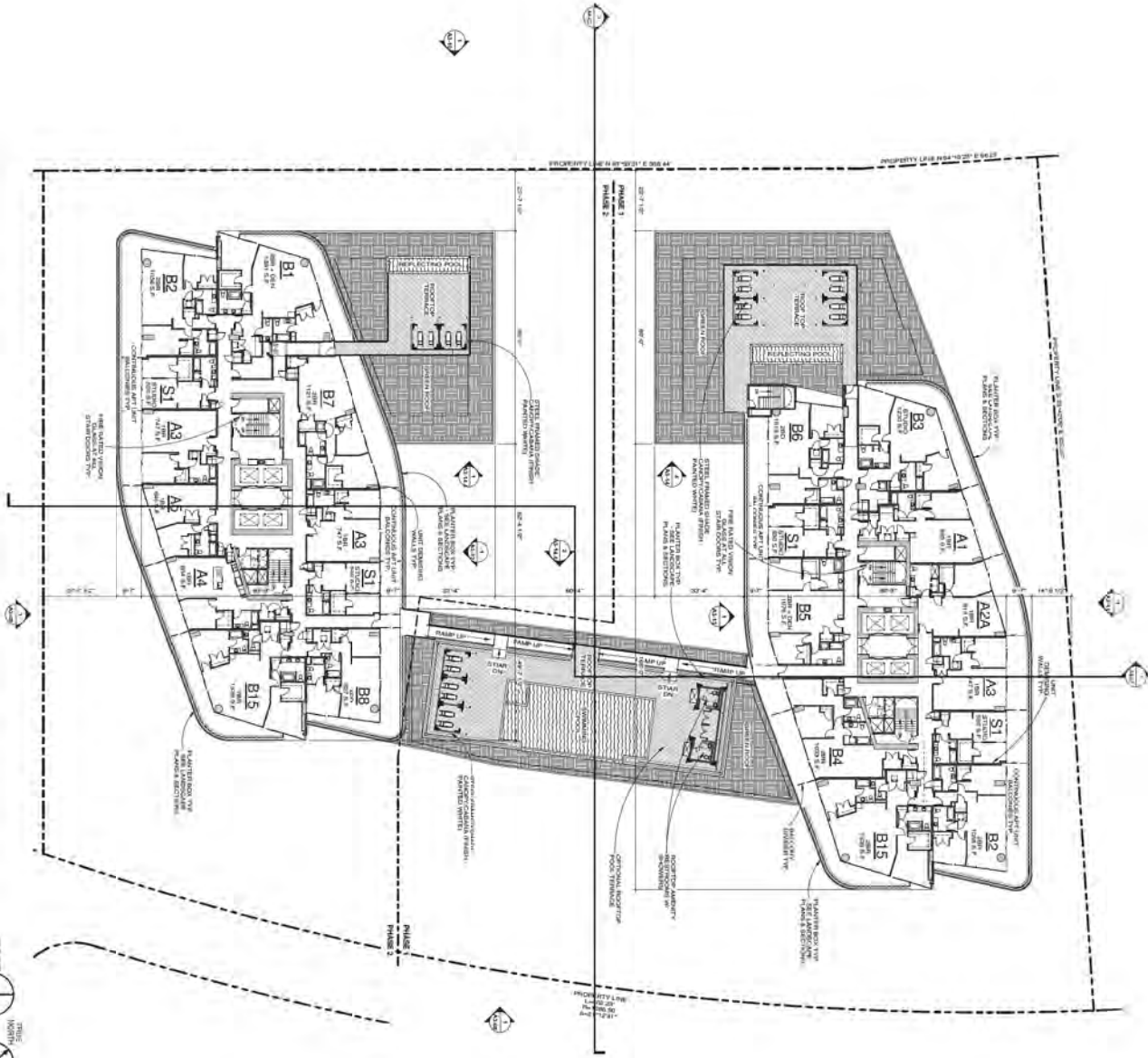
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THE PIER

1100 S VISTA DEL LAGO DRIVE
 TEMPE AZ 85281
 408-945-8400

RCA PROJECT: 15047-01
 SHEET NO: 3RD-5TH FLOOR PLAN
 SHEET NO: A1-08

GENERAL STRONGROOM PLAN



FLOOR PLAN SYMBOL IDENTIFICATION			
STRUCTURAL GRIDLINE REFERENCE	NUMBER OF LETTERS - GRID LINE	CILING HEIGHT REFERENCE	CILING ASSEMBLY TYPE - REFER TO SHEET A0-01 CILING HEIGHT
STRUCTURAL WALL/FLOOR ASSEMBLY	STRUCTURAL WALL/FLOOR ASSEMBLY TO STRUCTURAL GRID	DETAIL REFERENCE	SM - DRAWING NUMBER ATC - SHEET NUMBER
FLOOR FINISH REFERENCE TAG	F.F. FINISH REFERENCE TAG	SECTION REFERENCE	SEF - DRAWING NUMBER SEF - SHEET NUMBER
ROOM REFERENCE	ROOM NAME - ROOM NUMBER R01 - ROOM NUMBER	WINDOW TYPE TAG	W01 - DRAWING NUMBER W01 - SHEET NUMBER
VIEW DOOR	DOOR TAG REFER TO SHEET A0-02	ELEVATION REFERENCE	E01 - DRAWING NUMBER E01 - SHEET NUMBER
ARCHITECTURAL WALL ASSEMBLY REFERENCE	PARTITION TYPE REFER TO SHEET A0-01 ARCHITECTURAL WALL	FIRE EXTINGUISHER REF - FIRE EXTINGUISHER & CABINET FES - FIRE EXTINGUISHER & BRACKET	FE - TYPE
APARTMENT UNIT NUMBER	UNIT TYPE (NUMBER)	UNIT TYPE (NUMBER)	UNIT TYPE (NUMBER)
UNIT TYPE (NUMBER)	1 - 1 BEDROOM 2 - 2 BEDROOM 3 - 3 BEDROOM 4 - STUDIO		
MATERIAL IDENTIFICATION			
COLOR CONCRETE WITH HEAVY SANDS AT F-FINISH		VENETIAN PAPER AREA	
COLOR CONCRETE WITH LIGHT SANDS AT F-FINISH		MODIFIED JOINT TYP	
STANDARD COLOR CONCRETE		LINEAR STONE PAPER MATCH BUILDING SCHE	
COLOR CONCRETE WITH EXPOSED AGGREGATE		LINEAR PAPER AT TERRACE	
VENETIAN PAPER AREA		WATER	
GEOTEXTILE SOIL REINFORCEMENT SLAT/GRID FOR FIRE TRUCK ACCESS		LANDSCAPE AREA - REFER TO LANDSCAPE PLAN	

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THE PIER

1700 S VETAGO LAGO DRIVE
TEMPERANCE, AZ

Issue Date: 05/20/21

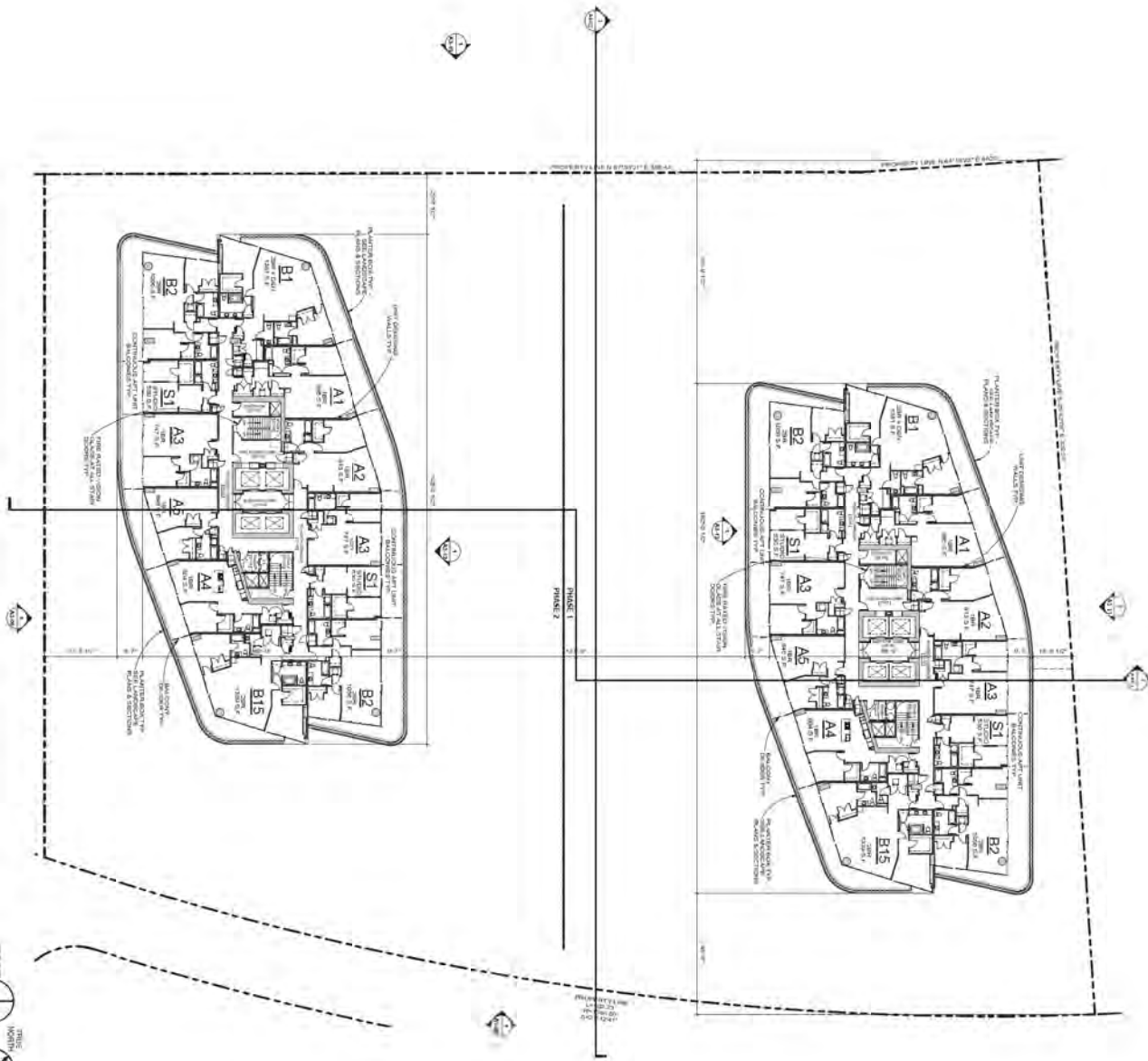
1700 S VETAGO LAGO DRIVE
TEMPERANCE, AZ

6TH FLOOR PLAN

Sheet No. A1-09

RINKA CHUNG
RINKACHUNG ARCHITECTURE INC.

GENERAL 7TH-FLOOR PLAN



FLOOR PLAN SYMBOL IDENTIFICATION			
STRUCTURAL SYMBOL REFERENCE	NUMBER OF LETTERS - GRID LINE	COLUMN HEIGHT REFERENCE	COLUMN ASSEMBLY TYPE - REFER TO SHEET A-01 COLUMN HEIGHT
STRUCTURAL WALL/DOOR/USE MARK	STRUCTURAL WALL/DOOR - REFER TO STRUCTURAL OVERS	DETAIL REFERENCE	DRAWING NUMBER SHEET NUMBER
FLOOR FINISH	FLOOR FINISH TAG	SECTION REFERENCE	DRAWING NUMBER SHEET NUMBER
ROOM REFERENCE	ROOM NAME - ROOM NUMBER ROOM NUMBER	WINDOW TYPE TAG	DRAWING NUMBER SHEET NUMBER
VIEW (DOOR)	DOOR TAG - REFER TO SHEET A-02	ELEVATION REFERENCE	DRAWING NUMBER SHEET NUMBER
ARCHITECTURAL WALL ASSEMBLY / PARTITION TYPE REFERENCE	PARTITION TYPE REFER TO SHEET A-01 ARCHITECTURAL WALL	FIRE EXTINGUISHER TAG	FIRE EXTINGUISHER TYPE - REFER TO SHEET A-01 FIRE EXTINGUISHER & BRACKET
ADVERTISING UNIT NUMBER	UNIT TYPE S1		
	UNIT TYPE A - 1 BEDROOM B - 2 BEDROOM C - 3 BEDROOM S - STUDIO		
MATERIAL IDENTIFICATION			
COLOR CONCRETE WITH LIGHT SAND (S1 FINISH)		VEHICULAR DRIVE AREA	
COLOR CONCRETE WITH LIGHT SAND (S1 FINISH)		MOISTURE JOINT	
STANDARD COLOR CONCRETE		LANDSCAPE AREA - REFER TO LANDSCAPE PLAN	
COLOR CONCRETE WITH EXPANDED POLYSTYRENE			
VEHICULAR DRIVE AREA			
SECTION FOR REPAIR (CONCRETE) MATERIAL FOR FIRE TRUCK ACCESS			

NOT FOR CONSTRUCTION

SCOPE CONSTRUCTION DOCUMENT SET

THE PIER

1100 E VISTA DEL LAGO DRIVE
TEMPE, AZ 85281

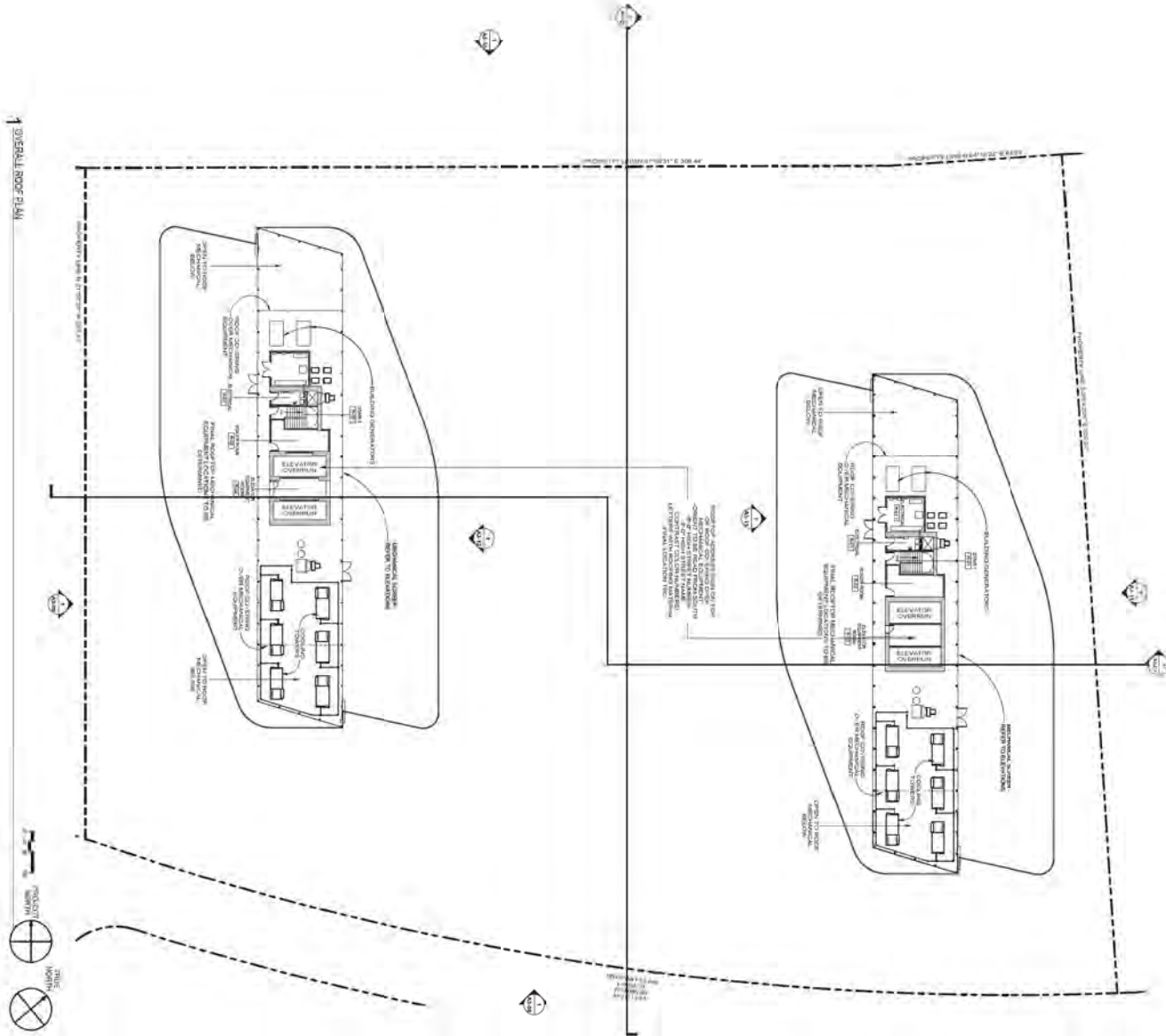
ISSUE DATE: 04/20/16

BY: [Signature]

7TH-24TH FLOOR PLAN

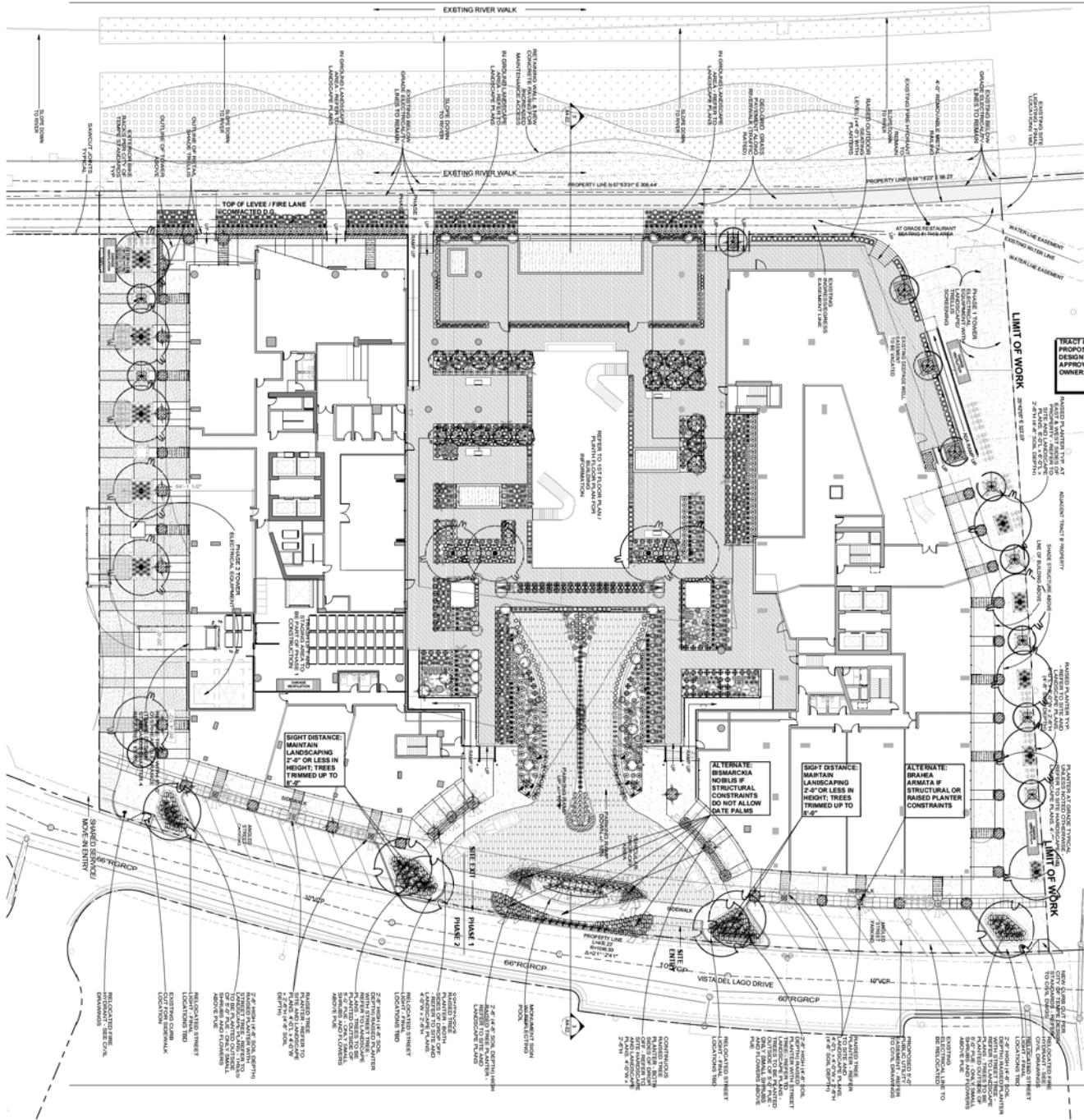
Sheet No. A1-10

RINKAICHUNG
RINMACHING ARCHITECTURE INC.



FLOOR PLAN SYMBOL IDENTIFICATION			
STRUCTURAL SYMBOL REFERENCE	NUMBER OF LETTERS OVER LINE	COLUMN HEIGHT REFERENCE	COLUMN ASSEMBLY TYPE - REFER TO SHEET HEIGHT
STRUCTURAL WALL/DOOR/USE MARK	STRUCTURAL WALL/DOOR/USE TO STRUCTURAL OVERS	SEAL REFERENCE	DRAWING NUMBER SHEET NUMBER
FLOOR ELEVATION	ELEVATION BY RESTRAINED	SECTION REFERENCE	DRAWING NUMBER SHEET NUMBER
ROOM REFERENCE	ROOM NAME ROOM NUMBER	WINDOW TYPE TAG	DRAWING NUMBER SHEET NUMBER
DOOR	DOOR TAG REFER TO SHEET TAG ID	ELEVATION REFERENCE	DRAWING NUMBER SHEET NUMBER
ARCHITECTURAL WALL ASSEMBLY REFERENCE	WALL TYPE REFER TO SHEET TAG ID	FIRE EXTINGUISHER	TYPE
ADJUSTMENT UNIT NUMBER	UNIT TYPE NUMBER		
MATERIAL IDENTIFICATION			
COLOR CONCRETE WITH LIGHT SANDS (S1 FINISH)		VENUELARE FLOOR AREA	
COLOR CONCRETE WITH LIGHT SANDS (S1 FINISH)		MOISTURE JOINT	
ETAWARDED COLOR CONCRETE		LINEAR STONE FLOOR TO MATCH BUILDING CORE	
COLOR CONCRETE WITH EXPOSED AGGREGATE		LINEAR FLOOR AT TERRACE	
VENUELARE FLOOR AREA		WATER	
SECTION FOR REPAIR (S1) MATERIAL FOR FIRE TRUCK ACCESS		LANDSCAPE AREA REFER TO LANDSCAPE PLAN	

NOT FOR CONSTRUCTION
 SCOPE CONSTRUCTION DOCUMENT SET
 THE PIER
 1190 E VISTA DEL LAGO DRIVE TEMPE AZ 85281
 ISSUE DATE: 04/20/11
 RCP PROJECT#: 1190P01
 SHEET NO.: ROOF PLAN
 SHEET NO.: A1-11



1ST FLOOR LANDSCAPE LEGEND SEE L17 FOR MASTER LANDSCAPE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES			
RISTADA RED PUSH	RED PUSH	4"Ø BOX	6
FICUS BENJAMINA	WEeping FIG	24"Ø BOX	15
PROSOPIA VELUTINA	NATIVE MESQUITE	24"Ø BOX	-
CORDIA BOISSIERI	TEXAS OLIVE	24"Ø BOX	12
TRACHYCARPUS FORTUNEI	WINDMILL PALM	24"Ø BOX	-
PHOENIX DACTYLIFERA	MEDJOOUL HYBRID DATE PALM	15" CLR	11
CYCAS REVOLUTA	SAGO PALM	APICAL MERISTEM	106
SYAGRUS ROMANOFFIANUM	QUEEN PALM	12 CLR	11

GROUNDCOVERS AND SHRUBS (MAX. 2'-0" @ MATURITY)			
ALOE VERA	ALOE VERA	1 GALLON	712
ASPARAGUS DENSIFLORUS	MYERS ASPARAGUS	1 GALLON	174
ARTEMESIA LUDOVICIANA	WHITE SAGE	1 GALLON	87
ARTEMESIA GRACILICLAS	FRENCH TARRAGON	1 GALLON	166
CARISSA GRANDIFLORA	NATAL PLUM BOXWOOD BEAUTY	1 GALLON	194
CARISSA GRANDIFLORA	NATAL PLUM FANCY	1 GALLON	146
CARISSA GRANDIFLORA	NATAL PLUM	1 GALLON	80
CURPEA HYSORPOLIA	MEXICAN HEATHER	1 GALLON	49
IRIS HYBRIDA	BEARDED IRIS	1 GALLON	134
LYCORIS RADATA	SPIDER LILLY	1 GALLON	204
PORTULACARIA AFRA	ELEPHANT FOOT	1 GALLON	37
VIOLA COORATA	SWEET VIOLA	1 GALLON	221
WEDELIA BIFLORA	MELANTHERA	1 GALLON	-
ZEPHYRANTHE CANDIDA	RAIN LILY	1 GALLON	125

SHRUBS (MAX. 3'-0" @ MATURITY)			
CYMBOPOGON CITRATUS	LEMONGRASS	1 GALLON	394
YUCCA WHIPPLEI	OUR LORDS CANDLE	1 GALLON	46

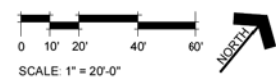
LARGE SHRUBS (+3'-0')			
BABELIA ALBA	MALABAR SPIRINCH	1 GALLON	14
HESPERALOE PARVIFLORA	RED YUCCA	1 GALLON	70
PHYLLOSTACHYS AUREA	GOLDEN BAMBOO	1 GALLON	30
PLUMA CALIFLORA	JABUTICABA	1 GALLON	19

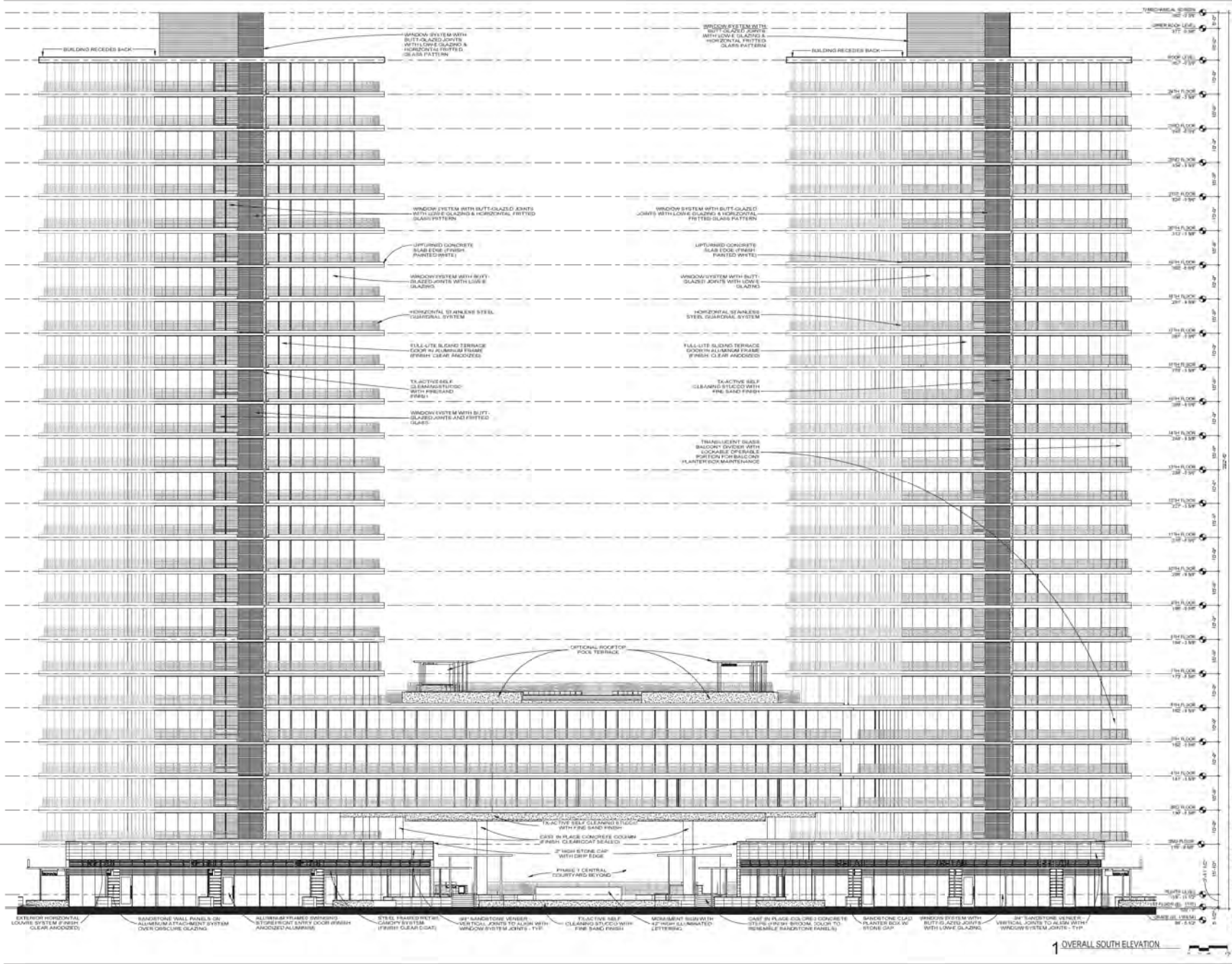
VINES			
BOUGAINVILLEA SPP.	BOUGAINVILLEA	1 GALLON	20
JACARANDA OFFICINALIS	JACARANDA	1 GALLON	65
TRACHELOSPERMUM	STAR JASMINE	1 GALLON	15
JASMINODES	LADY BANKS ROSE	1 GALLON	41
ROSA BANKSIAE			

ANNUALS			
TAETTES ERECTA	AMERICAN MARIGOLD	1 GALLON	1,047 S.F.
VIOLA TRICOLOR SUBSP. TRICOLOR	PANSY	1 GALLON	

TOWN LAKE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	QTY.
MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GALLON	4,378.02 S.F. / 486
MUHLENBERGIA RIGIDA	NASHVILLE	5 GALLON	4,096.0 S.F. / 1,520
TURF - AS SPECIFIED BY PARKS AND REC.		500	8,000.14 S.F.





TECHNICAL SHEET
NO. 2 OF 2
DATE: 11/14/2014
SCALE: AS SHOWN

KEY PLAN

SCOPE CONSTRUCTION DOCUMENT SET

THE PIER

1100 E VISTA OCEANO DRIVE
TEMPERANCE, CA 94028

ISSUE DATE: 04/15/2015

REV. NO. DATE: 10/01/15
SHEET NO.

NOT FOR CONSTRUCTION

1 OVERALL SOUTH ELEVATION

SOUTH ELEVATION

Sheet No. A3-08



KEY PLAN

SCOPE CONSTRUCTION DOCUMENT SET

THE PIER

1100 E VISTA DEL LAGO DRIVE
TEMPERANCE, AZ 85281

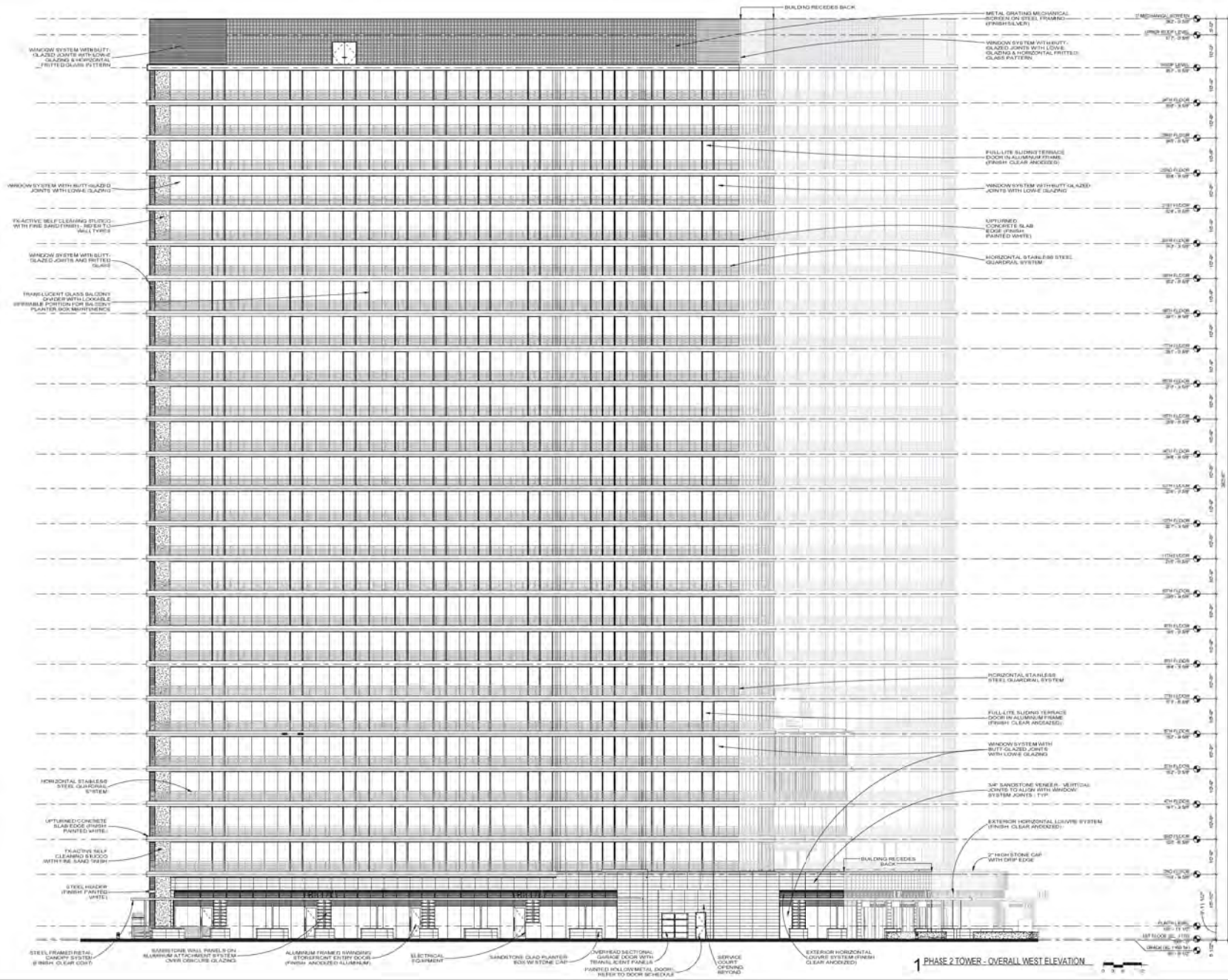
ISSUE DATE: 8/10/2011

REV: 01/2012M: 1/2012
SHEET NO.

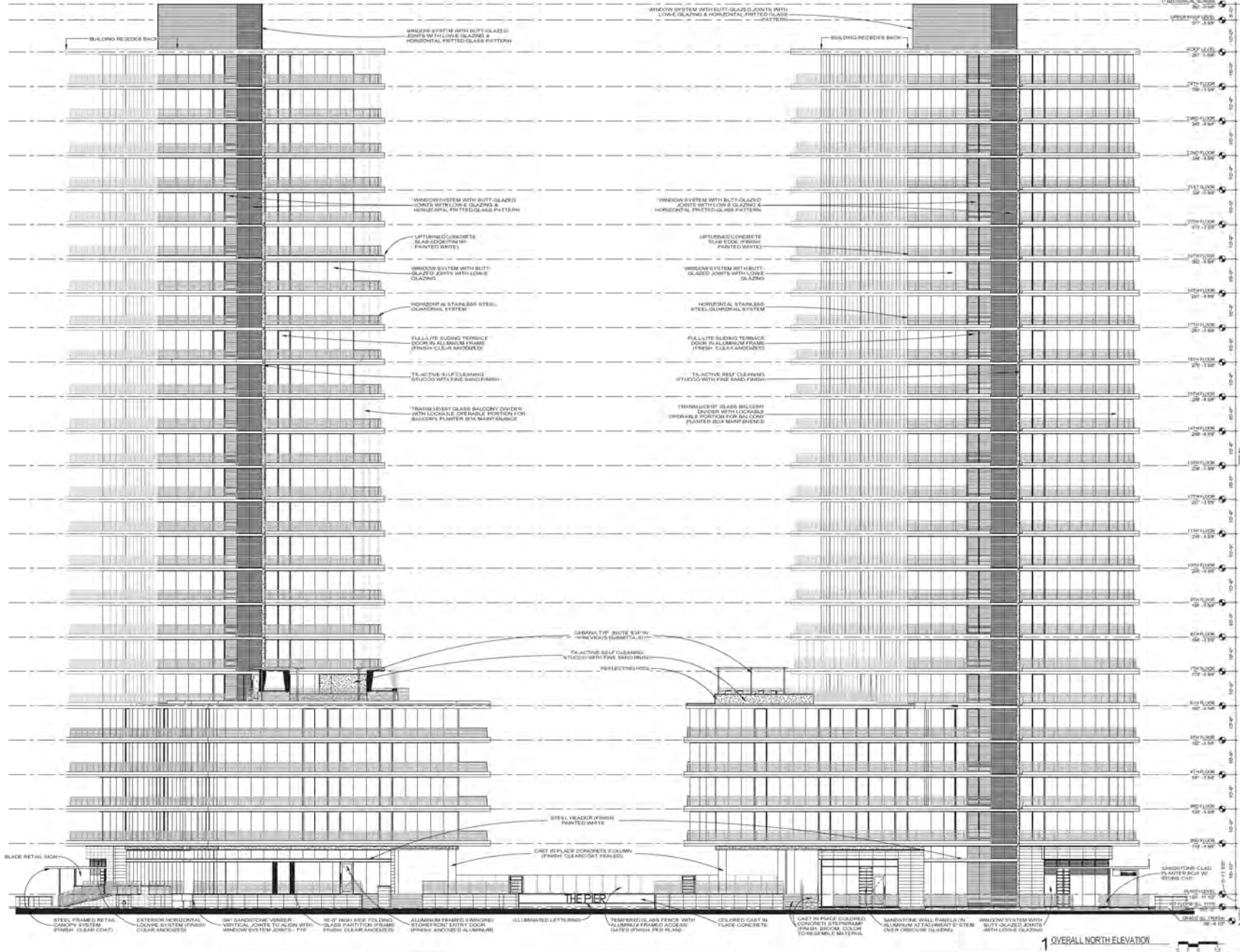
WEST
ELEVATION -
PHASE 2
TOWER

SHEET NO. A3-09

NOT FOR CONSTRUCTION



PHASE 2 TOWER - OVERALL WEST ELEVATION



KEY PLAN

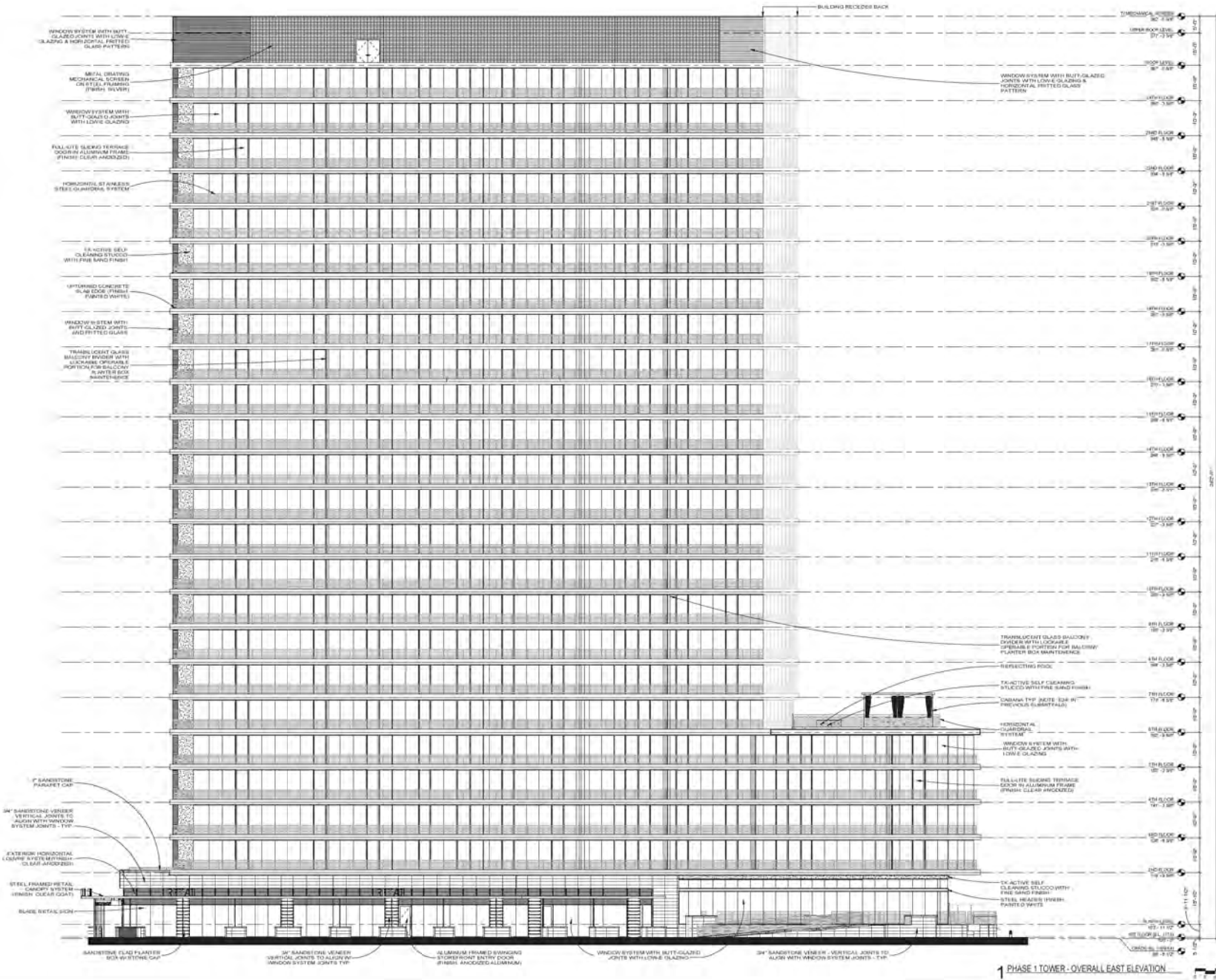
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THE PIER

1100 E VISTA DEL LAGO DRIVE
TEMPE AZ 85281
ISSUE DATE: 8/16/2016
RCA PROJECT: 150407-01
SHEET NO: 01
NORTH ELEVATION

NOT FOR CONSTRUCTION

Sheet No: A3-10



KEY PLAN

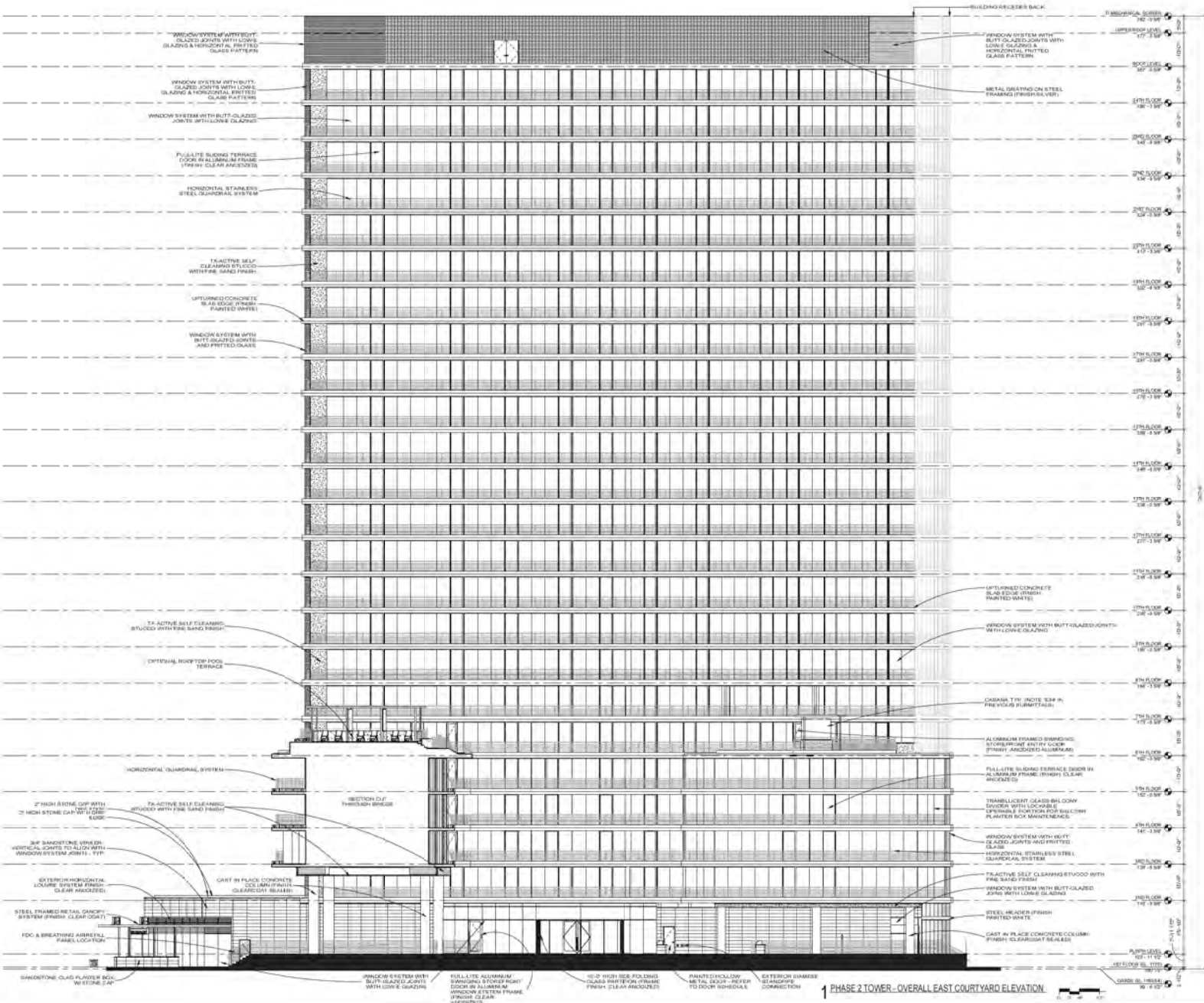
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THE PIER

1100 E VISTA DEL LAGO DRIVE
TEMPERANCE, AZ 85281
ISSUE DATE: 04/20/21
RCA PROJECT: 13047-01
SHEET NO.: EAST ELEVATION - PHASE 1 TOWER

NOT FOR CONSTRUCTION

1 PHASE 1 TOWER - OVERALL EAST ELEVATION



KEY PLAN

SCOPE CONSTRUCTION DOCUMENT SET

THE PIER

1100 E VISTA DEL LAGO DRIVE
TEMPERANCE, AZ 85288

DATE: 8/10/2011

REV: 10/11/2011 - 10/11/2011

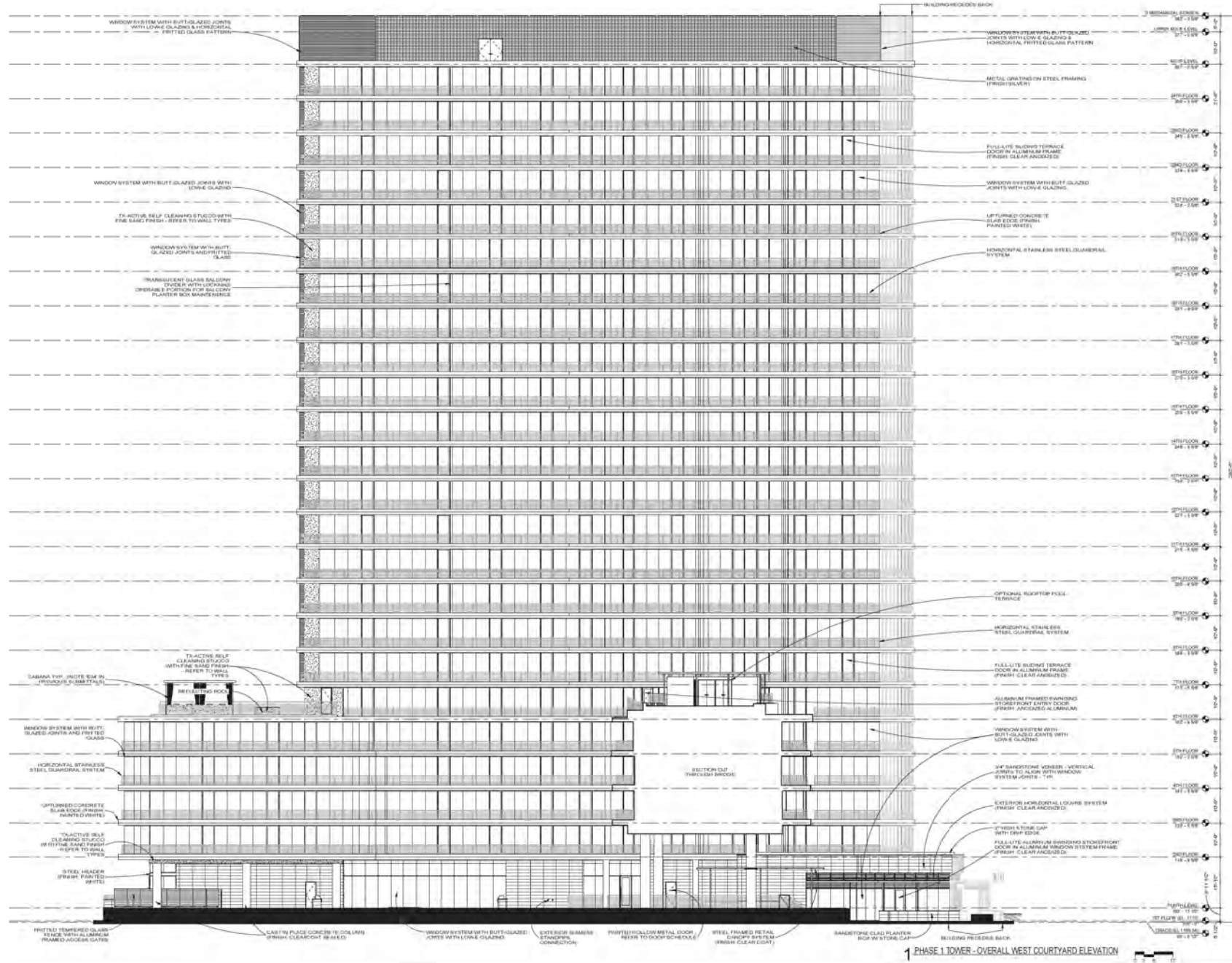
EAST ELEVATION - PHASE 2 TOWER

Sheet No. A3-12

NOT FOR CONSTRUCTION

1 PHASE 2 TOWER - OVERALL EAST COURTYARD ELEVATION





KEY PLAN

SCOPE CONSTRUCTION DOCUMENT SET

THE PIER

1100 E VISTA DEL LAGO DRIVE
TEMPERAZCO, NM

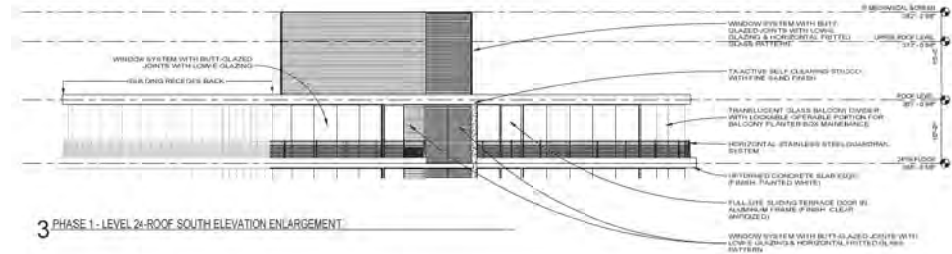
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REV: 01/2017 1/2017

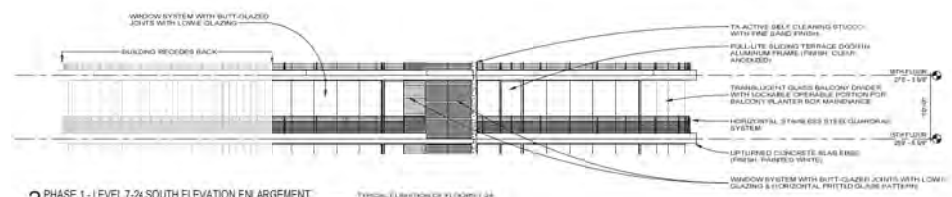
WEST ELEVATION - PHASE 1 TOWER

Sheet No. A3-13

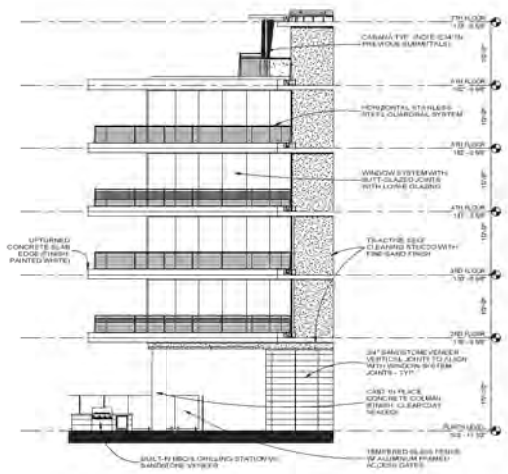
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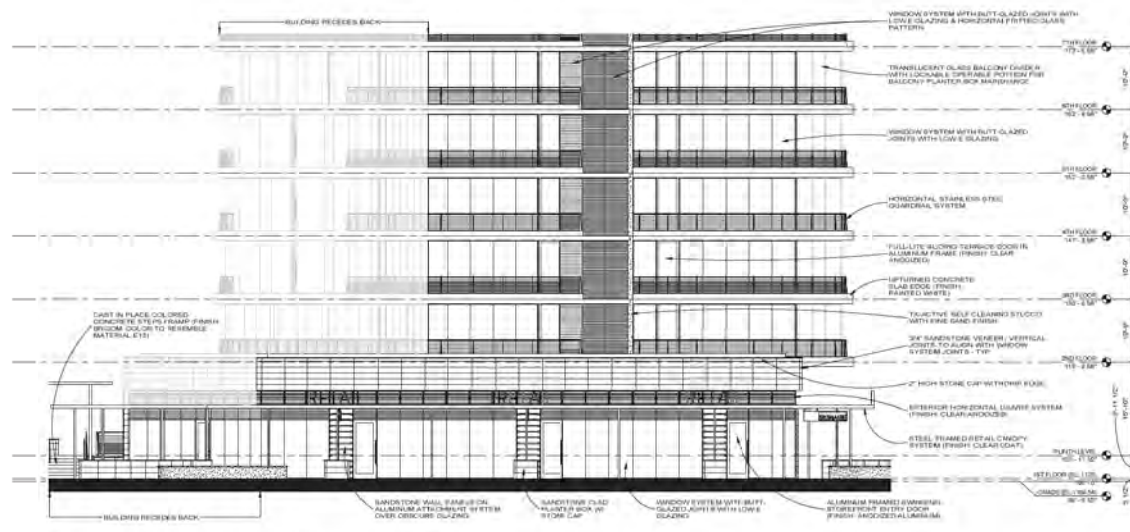
3 PHASE 1 - LEVEL 2: ROOF SOUTH ELEVATION ENLARGEMENT



2 PHASE 1 - LEVEL 7: 2x SOUTH ELEVATION ENLARGEMENT



4 PHASE 1 - LEVEL 1 & SOUTH WING ELEVATION ENLARGEMENT



1 PHASE 1 - LEVEL 1 & SOUTH ELEVATION ENLARGEMENT



KEY PLAN

SCOPE CONSTRUCTION DOCUMENT SET

THE PIER

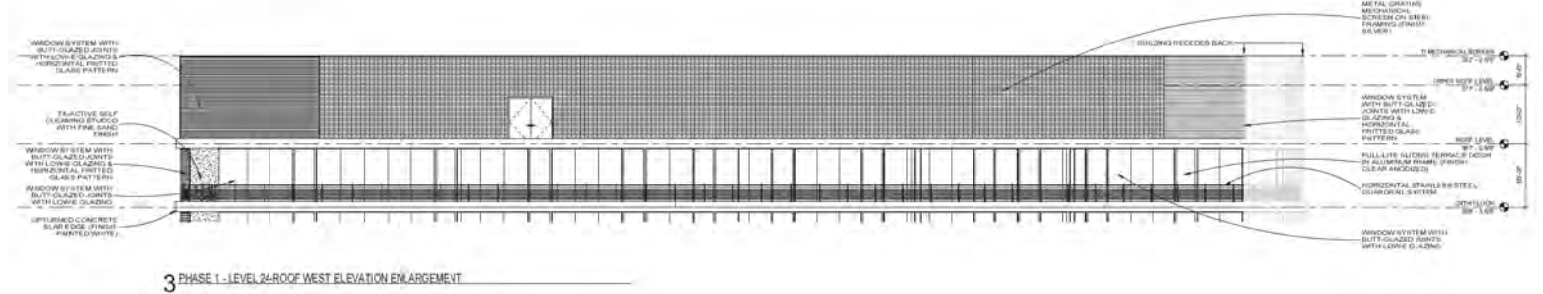
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TEMPERAZA, AZ

DATE: 08/11/2011

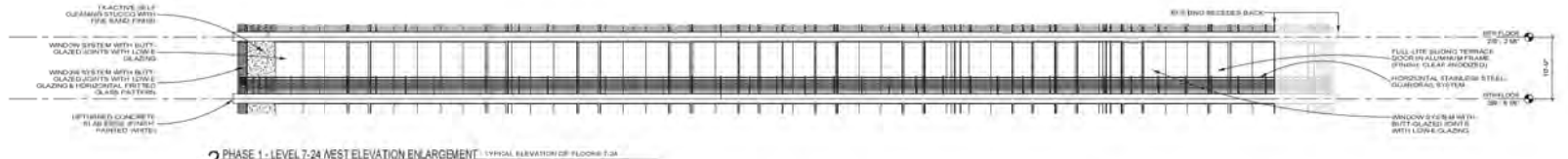
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PHASE 1 - ENLARGED SOUTH ELEVATIONS

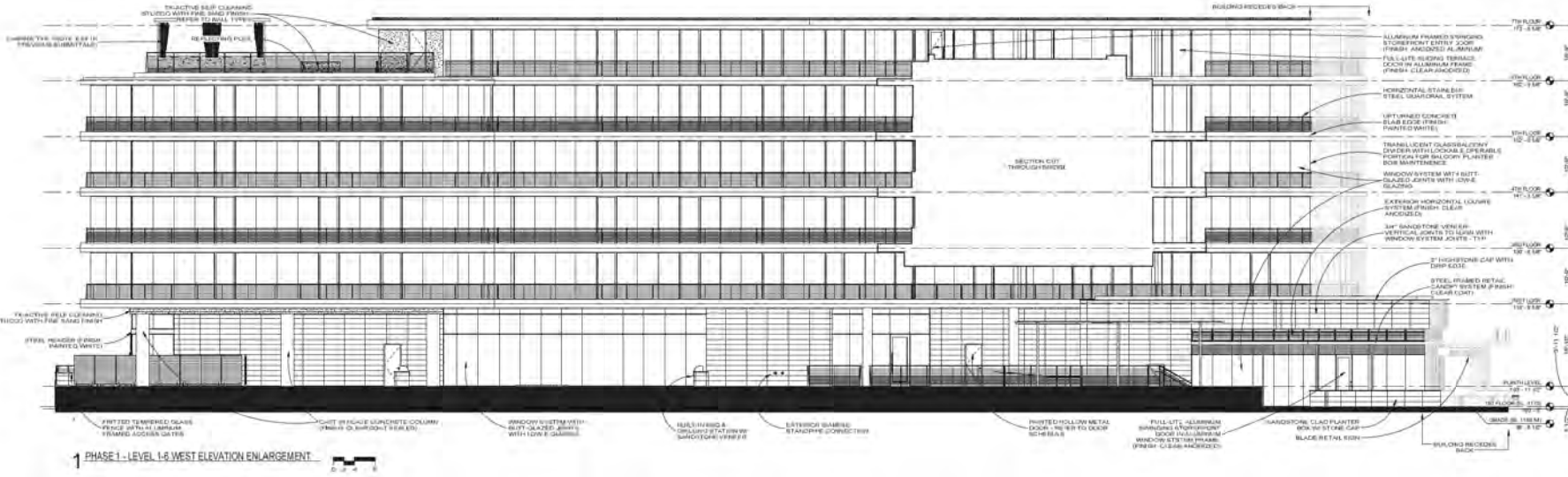
Sheet No.: A3-14



3 PHASE 1 - LEVEL 24 ROOF WEST ELEVATION ENLARGEMENT



2 PHASE 1 - LEVEL 7-24 WEST ELEVATION ENLARGEMENT - TYPICAL ELEVATION OF FLOORS 7-24



1 PHASE 1 - LEVEL 1-6 WEST ELEVATION ENLARGEMENT



KEY PLAN

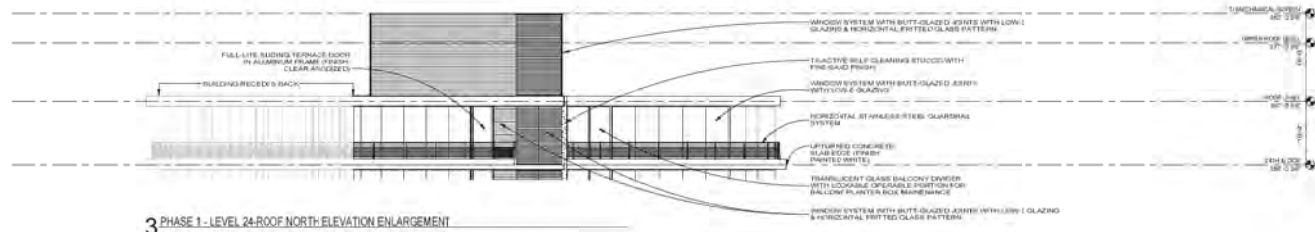
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THE PIER

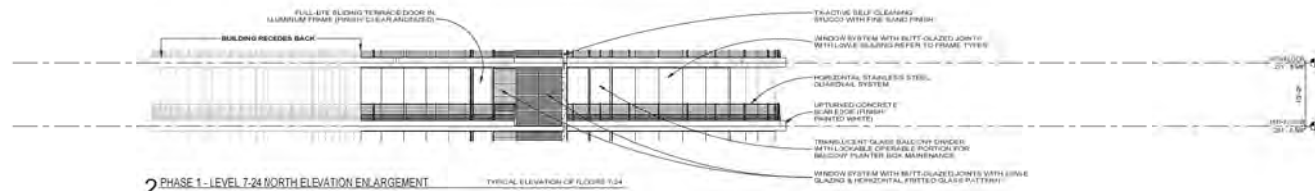
1100 E VISTA DEL LAGO DRIVE
TEMPE, AZ 85281
9488 DMS 8/15/2016

PHASE 1 - ENLARGED WEST ELEVATIONS

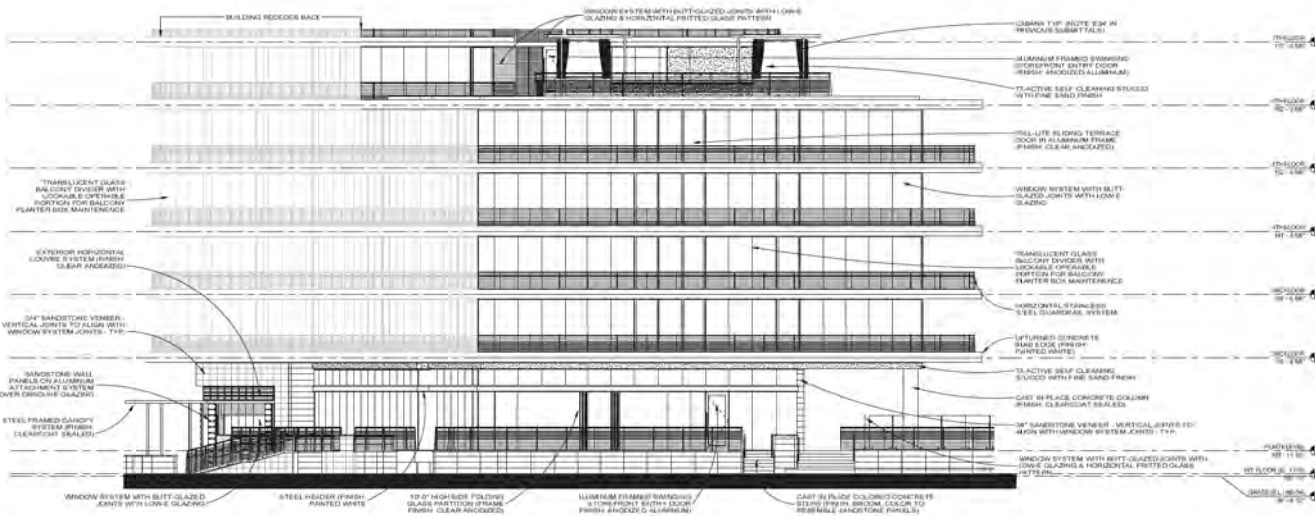
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3 PHASE 1 - LEVEL 24 ROOF NORTH ELEVATION ENLARGEMENT



2 PHASE 1 - LEVEL 7-24 NORTH ELEVATION ENLARGEMENT



1 PHASE 1 - LEVEL 1-6 NORTH ELEVATION ENLARGEMENT



KEY PLAN

SCOPE CONSTRUCTION DOCUMENT SET

THE PIER

1100 E VISTA DEL LAGO DRIVE
TEMPERANCE, CA 94591

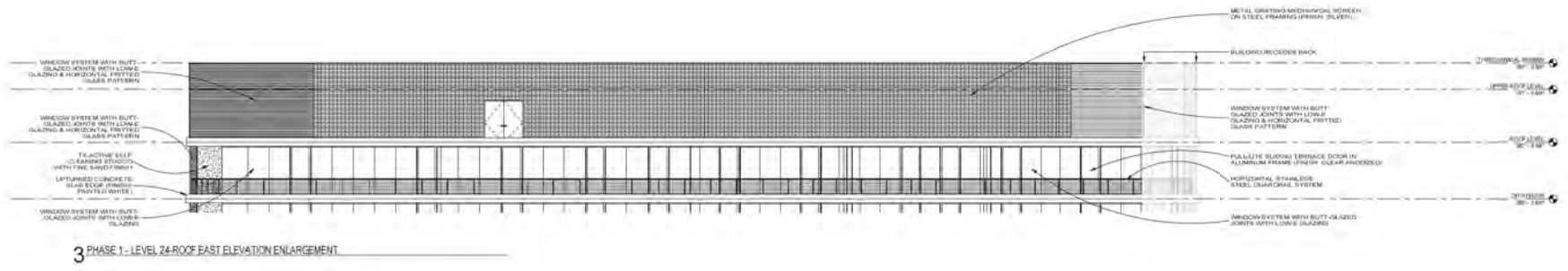
DATE: 08/20/21

PROJECT: 1100E01

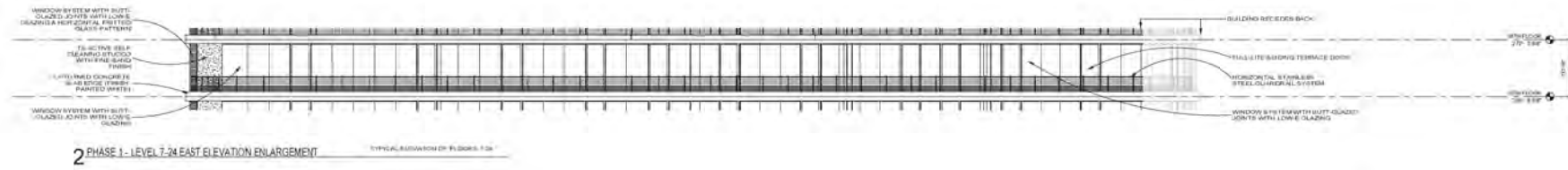
PHASE 1 - ENLARGED NORTH ELEVATIONS

Sheet No. A3-14.2

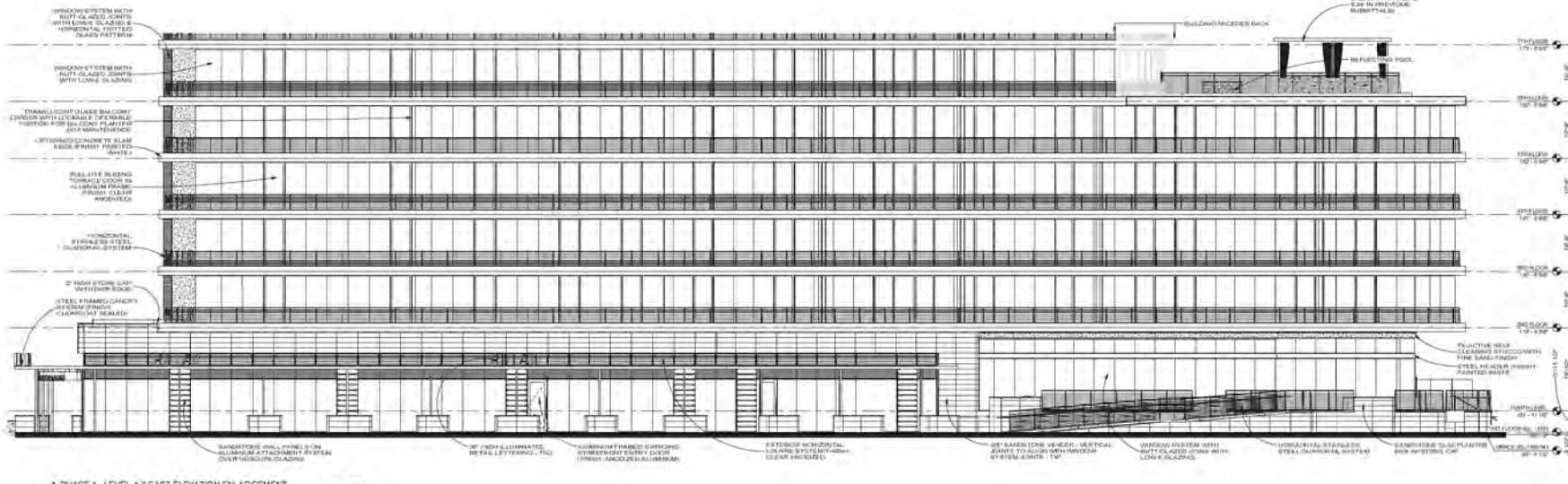
NOT FOR CONSTRUCTION



3 PHASE 1 - LEVEL 24-ROOF EAST ELEVATION ENLARGEMENT



2 PHASE 1 - LEVEL 7-24 EAST ELEVATION ENLARGEMENT



1 PHASE 1 - LEVEL 1-6 EAST ELEVATION ENLARGEMENT



KEY PLAN

SCOPE CONSTRUCTION DOCUMENT SET

THE PIER

100 E VISTA DEL LAGO DRIVE
TEMPERANCE, CA 94591

REV: 01/24/21 15/04/21
SHEET 01

PHASE 1 - ENLARGED EAST ELEVATIONS

SHEET NO. A3-14.3



KEY PLAN

SCOPE CONSTRUCTION DOCUMENT SET

THE PIER

1190 E VISTA DEL LAGO DRIVE
TEMPERANCE, CA 94591

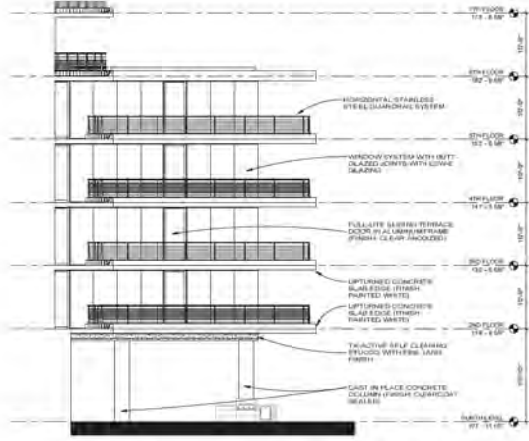
ISSUE DATE: 8/10/2016

REV: 01/10/2016 13/04/2017

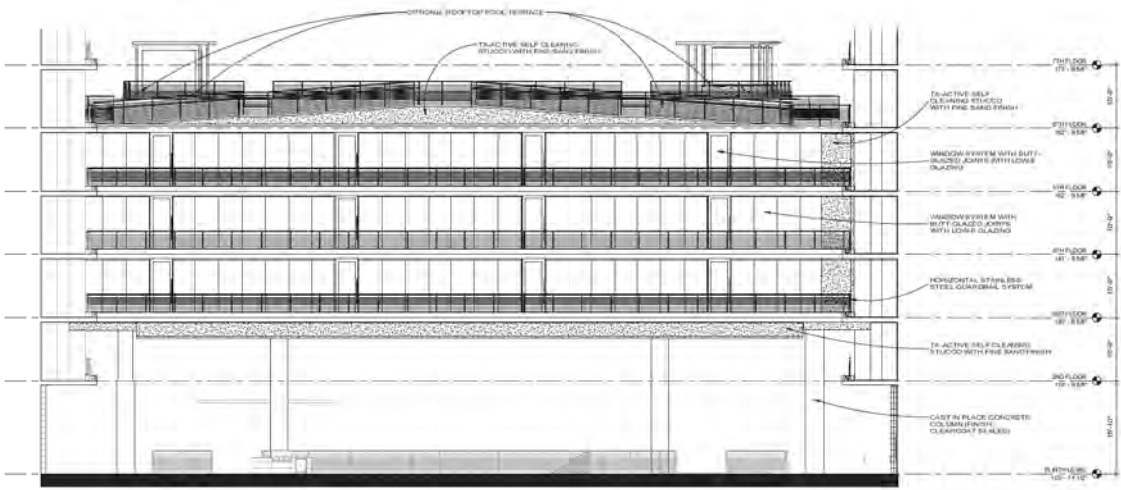
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NOT FOR CONSTRUCTION



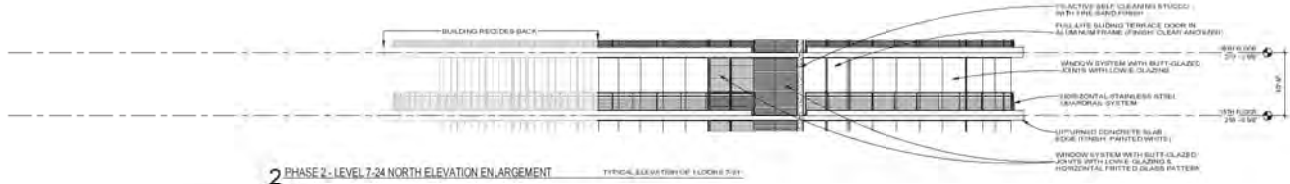
1 PHASE 2 - LEVEL 14 EAST WING ELEVATION ENLARGEMENT



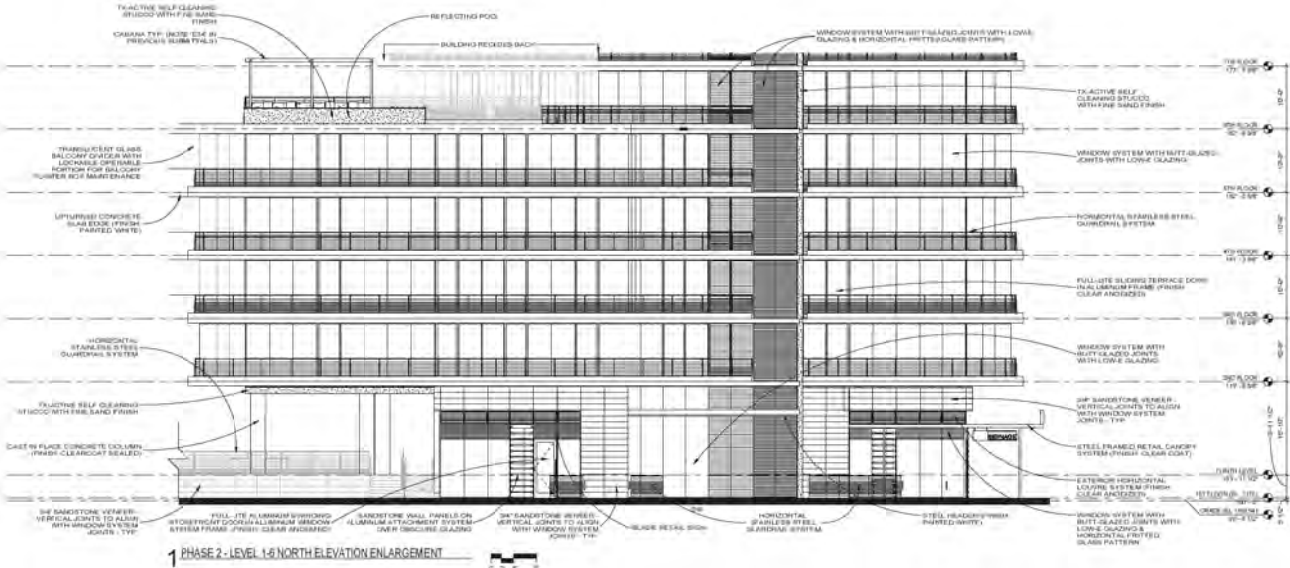
2 PHASE 2 - LEVEL 1-6 WEST BRIDGE ELEVATION ENLARGEMENT



3 PHASE 2 - LEVEL 24-ROOF NORTH ELEVATION ENLARGEMENT



2 PHASE 2 - LEVEL 7-24 NORTH ELEVATION ENLARGEMENT



1 PHASE 2 - LEVEL 1-6 NORTH ELEVATION ENLARGEMENT



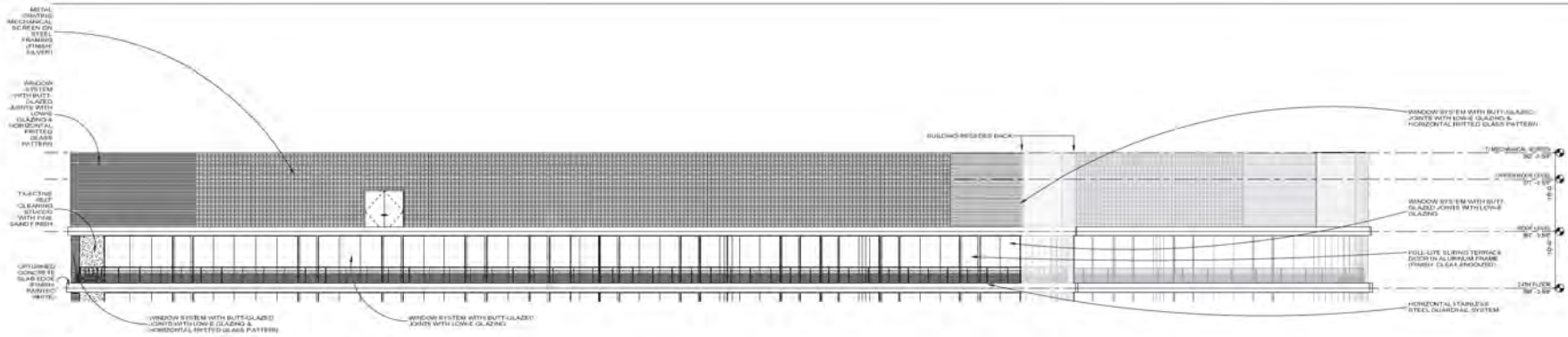
KEY PLAN

SCOPE CONSTRUCTION DOCUMENT SET

THE PIER

1100 E VISTA DEL LAGO DRIVE
TEMPERAZOHI, AZ
85284-0400
RCA PROJECT: 13047-01
SHEET: 16
PHASE 2 - ENLARGED NORTH ELEVATIONS
Sheet No. A3-14.5

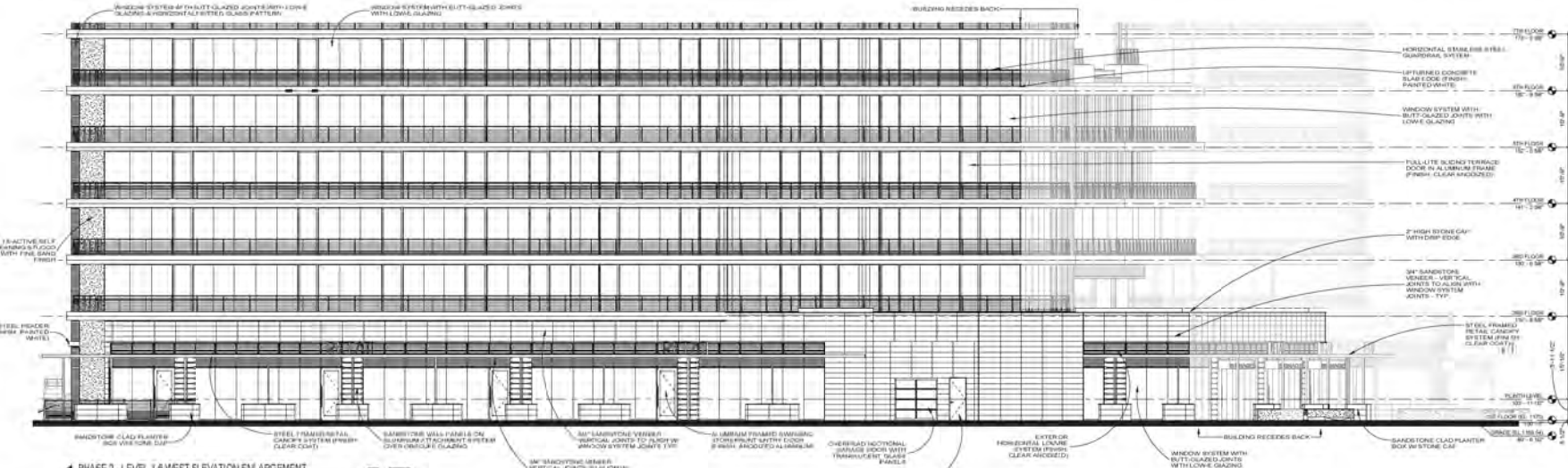
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3 PHASE 2 - LEVEL 24 ROOF WEST ELEVATION ENLARGEMENT



2 PHASE 2 - LEVEL 7-24 WEST ELEVATION ENLARGEMENT



1 PHASE 2 - LEVEL 1-6 WEST ELEVATION ENLARGEMENT



KEY PLAN

SCOPE CONSTRUCTION DOCUMENT SET

THE PIER

1100 E VISTA DEL LAGO DRIVE
TEMPE, AZ 85281

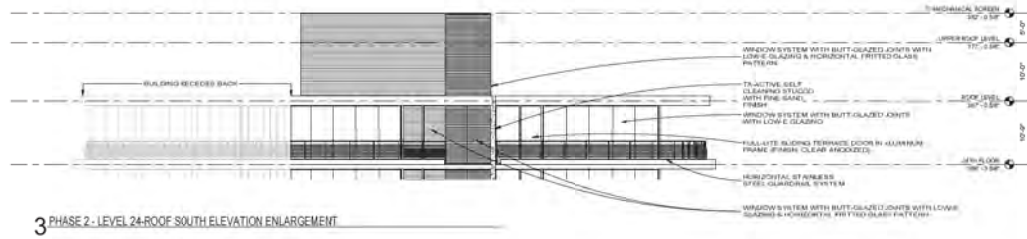
ISSUE DATE: 04/20/21

REV: 01/21/21 1/24/21

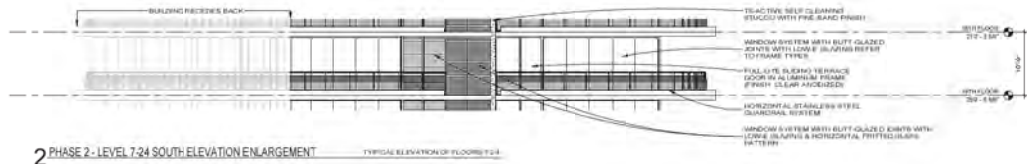
SHEET NO. 16

PHASE 2 - ENLARGED WEST ELEVATIONS

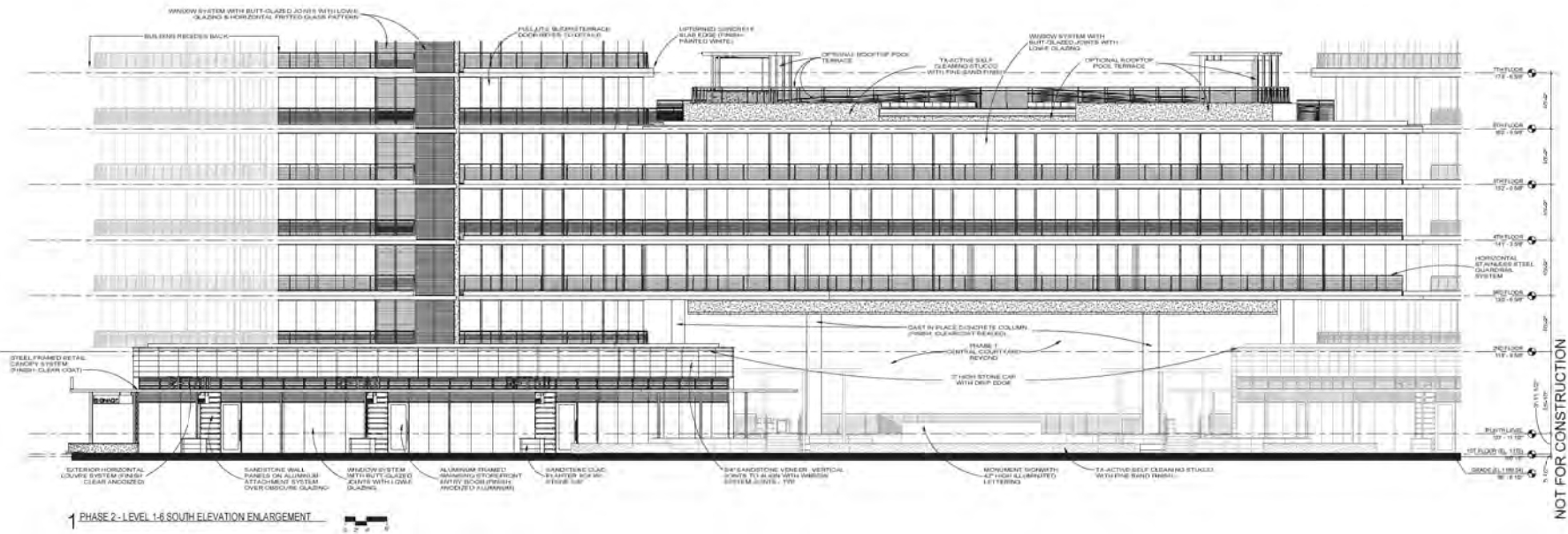
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3 PHASE 2 - LEVEL 24-ROOF SOUTH ELEVATION ENLARGEMENT



2 PHASE 2 - LEVEL 7-24 SOUTH ELEVATION ENLARGEMENT



1 PHASE 2 - LEVEL 1-6 SOUTH ELEVATION ENLARGEMENT



KEY PLAN

SCOPE CONSTRUCTION DOCUMENT SET

THE PIER

1100 E VISTA DEL LAGO DRIVE
TEMPERANCE, AZ 85288

ISSUE DATE: 04/20/21

DCR PROJECT#: 13047-01

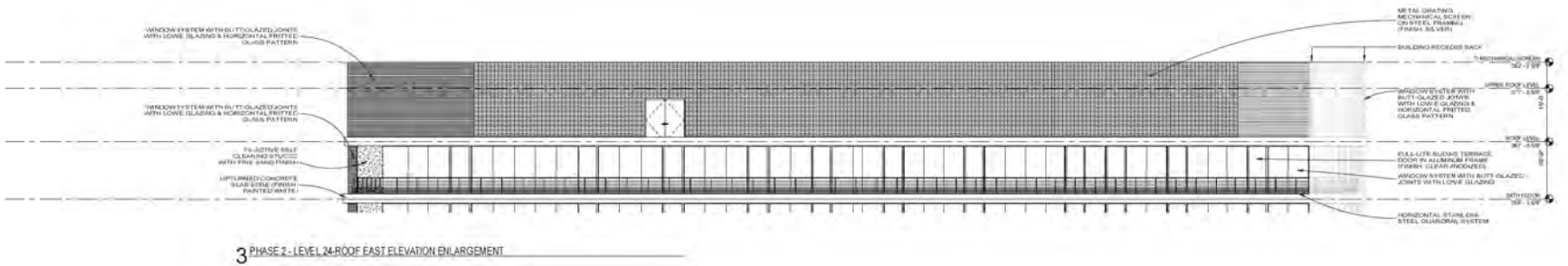
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PHASE 2 - ENLARGED SOUTH ELEVATIONS

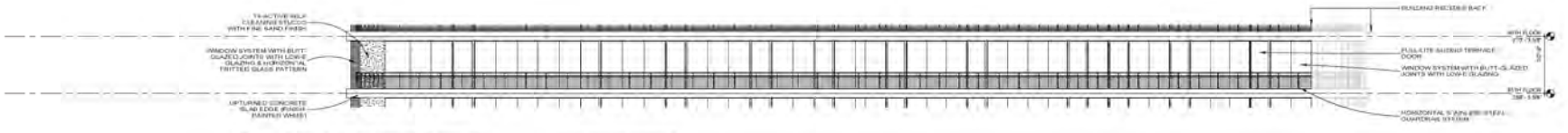
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A3-14.7

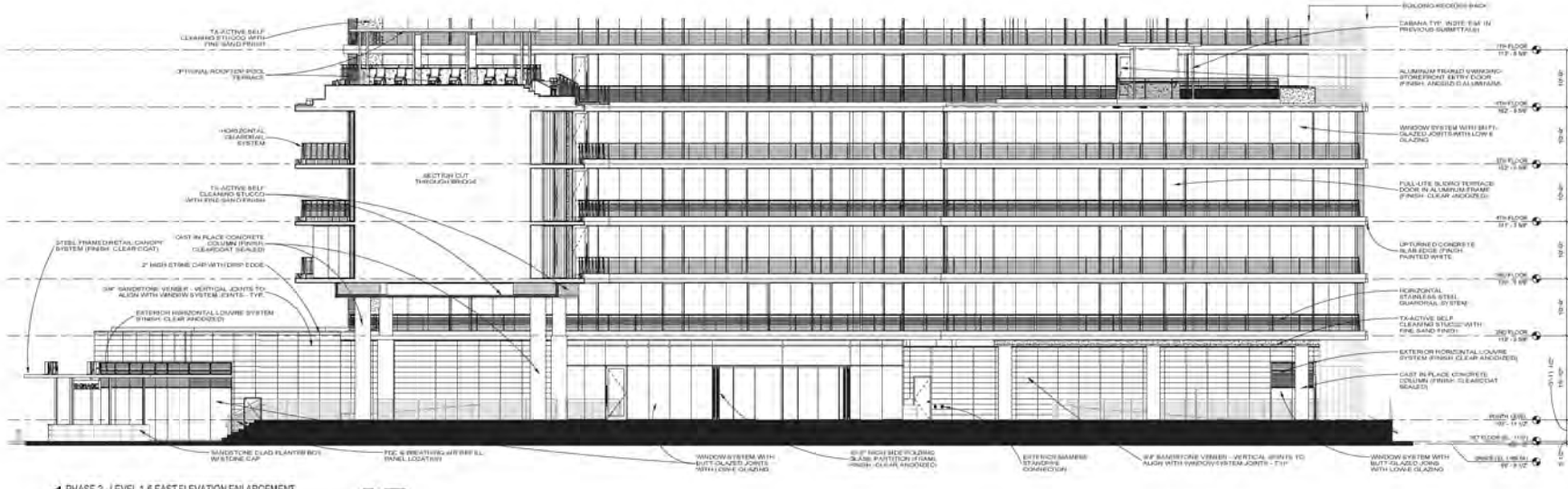
NOT FOR CONSTRUCTION



3 PHASE 2 - LEVEL 24 ROOF EAST ELEVATION ENLARGEMENT



2 PHASE 2 - LEVEL 7-24 EAST ELEVATION ENLARGEMENT



1 PHASE 2 - LEVEL 1-6 EAST ELEVATION ENLARGEMENT



KEY PLAN

SCOPE CONSTRUCTION DOCUMENT SET

THE PIER

1100 E VISTA DEL LAGO DRIVE
TEMPERANCE, AZ

ISSUE DATE: 04/20/21

REV: 01/21/21 - 13/24/21

PHASE 2 - ENLARGED EAST ELEVATIONS

Sheet No. A3-14.8

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

SCOPE CONSTRUCTION DOCUMENT SET

THE PIER

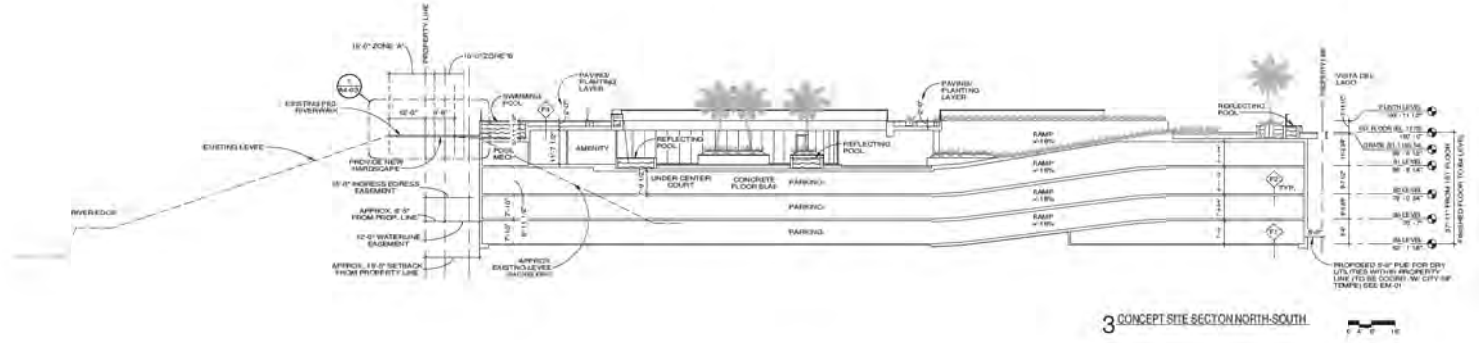
1100 E VISTA DEL LAGO DRIVE
TEMPE, AZ 85281

ISSUE DATE: 8/16/2016

874.104.0116 - 1504P.01
Sheet Title

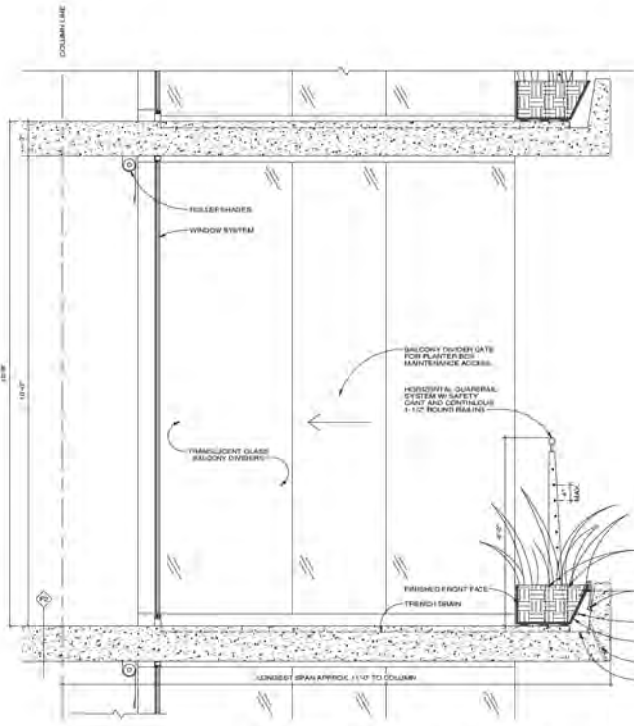
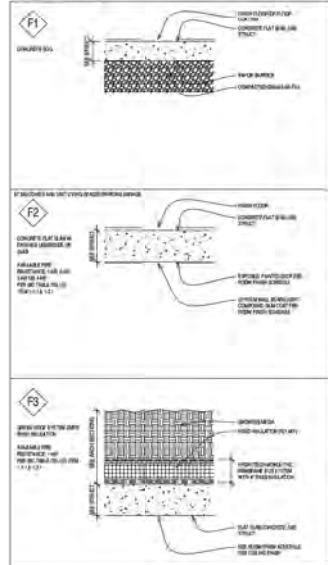
BUILDING SECTIONS

Sheet No.: A4-01.

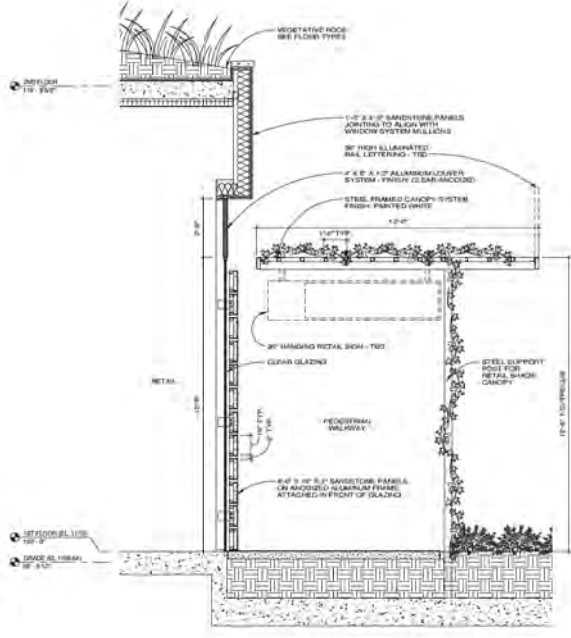


3 CONCEPT SITE SECTION NORTH-SOUTH

FLOOR TYPES



2 TYPICAL BALCONY & PLANTERBOX SECTION



1 TYPICAL RETAIL STOREFRONT SECTION

NOT FOR CONSTRUCTION

SCOPE CONSTRUCTION DOCUMENT SET

THE PIER

196 E VINTAGE LAGO DRIVE
TEMPA, AZ 85288

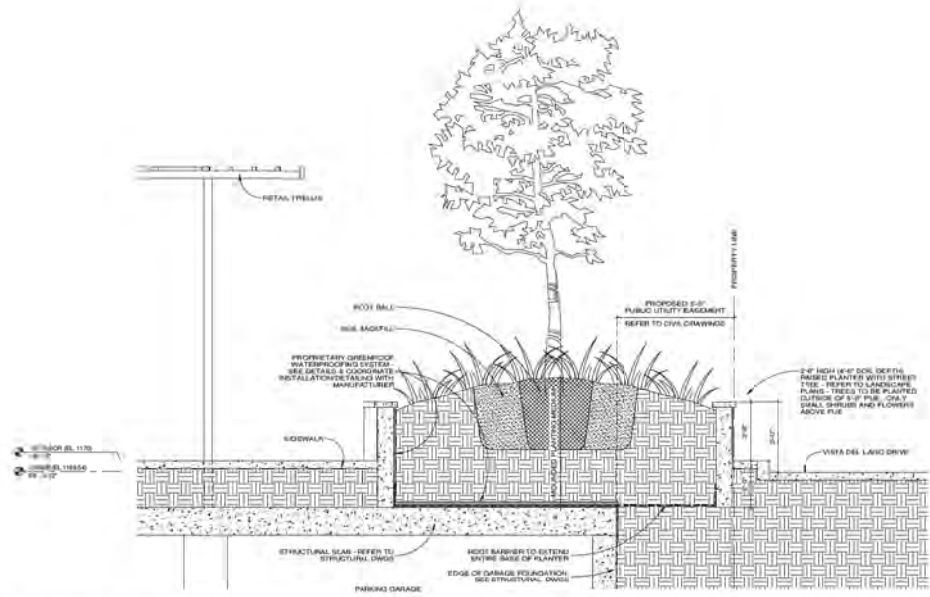
Issue Date: 8/19/2011

Project No: 15949-01

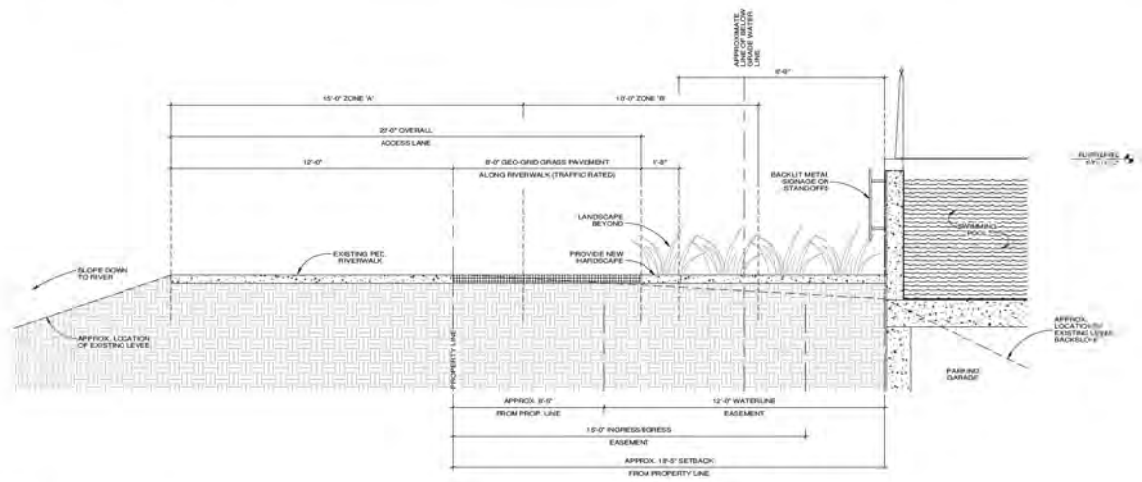
Sheet Title:

BUILDING SECTIONS & DETAILS

Sheet No: A4-02



2 SECTION AT PLANTER - SOUTH SIDE OF SITE



1 RIVER WALK WATER FEATURE DIAGRAM

SCOPE CONSTRUCTION DOCUMENT SET
 THE PIER
 1700 E. VENTURA BLVD DRIVE
 TAMPA, FL 33601
 813.271.1111
 RINKA | CHUNG
 RIMACHING ARCHITECTURE INC.
 1500 P.01
 SHEET TITLE
 LANDSCAPE SECTIONS
 SHEET NO.
 A4-03

NOT FOR CONSTRUCTION

DEVELOPMENT PROJECT FILE

for
THE PIER
(PL150426)

Existing Entitled Conceptual Plans for Reference:

- 46. Planned Area Development Cover Sheet T1-01
- 47. Site Plan Sheet T1-02
- 48. Refuse Diagram Sheet RP-01
- 49. Concept Site Plan Showing Hardscape Sheet A1-00
- 50-53. Below Grade Parking Garage Floor Plans Sheets A1-01-04 (ordered from B4 lowest level up to B1 first level below street level)
- 54. First Floor Plan Sheet A1-05

Note: structural changes within the floorplans did not affect the exterior design or PAD, therefore the existing entitled floor plans are not included, only the new sheets representing the proposed floorplans utilizing the new structural system.

- 55-61. Landscape Plans Sheets L1.1 through L1.7
- 62-67. Colored Elevations Sheets A3-01 through A3-06
- 68-75. Color Renderings

PLANNED AREA DEVELOPMENT OVERLAY FOR THE PIER

BEING A PORTION OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER MERIDIAN, CITY OF PHOENIX, COUNTY OF MARICOPA, ARIZONA

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____ 20____ BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED ROBERT FRANSWAY OWNER, WHO
ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED
TO THE INSTRUMENT WITHIN AND WHO EXECUTED THE FOREGOING
INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: _____ DATE _____
OWNER DATE

OWNER/DEVELOPER

SPRINGBROOK DEVELOPMENT, LLC, 1111 N MISSION PARK BLVD.
CHANDLER, AZ 85224

CONTACT: ROBERT FRANSWAY
(414) 788-6125
ROFRANSWAY@GMAIL.COM

PROJECT DATA

GENERAL PLAN LAND USE	PAD PROVIDED
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY - URBAN CORE (>65du/ac)
SITE AREA	114,311 S.F. (2.624 AC)
DWELLING QUANTITY	551
DENSITY	209 98 DUA (551/2.624 AC)
BUILDING HEIGHT	±292'-6" (Top of Mechanicals)
BUILDING LOT COVERAGE	59.8% (Footprint at 1st floor & Podium)
SITE LANDSCAPE COVERAGE	11% (114,311 S.F. / 12,643 S.F.)
BUILDING SETBACKS	
FRONT (Vista del Lago)	31'-6" to retail storefront
SIDE EAST	15'-3-1/2" to lower balcony
SIDE WEST	18'-0" to lower balcony
REVERSE FRONT (Lake frontage)	18'-5" to raised courtyard
VEHICLE PARKING QUANTITY	
TOTAL PARKING REQUIRED	
Retail (17,309 S.F./500)	57.69
Restaurant (8,245 S.F./75)	109.93
Dining Patio (3,959 S.F./300/150)	24.39
Studio (88' x 11unit)	88.00
1-BR (207' x 1.5unit)	370.50
2-BR (208' x 2unit)	416.00
3-BR (8' x 2.5unit)	20.00
Guest (551' x 0.2unit)	110.20
TOTAL PARKING REQUIRED	1,197
TOTAL PARKING PROVIDED	
Standard Parking Stall (Min. 8'-0" W x 18'-0" D)	945
Tandem Parking Stall	90
Compact Parking Stall	28
Handicap Accessible Parking Stall (Includes Van Accessible)	22
Drop-off Stall	6
Street Angle Parking Stall	17
TOTAL PARKING PROVIDED	1,106
MOTORCYCLE/SCOOTER PARKING	
TOTAL PROVIDED	33
BICYCLE PARKING QUANTITY**	
Retail (17,309 S.F./2,500, 4 MIN)	4.00
Restaurant (8,245 S.F./500)	16.49
Dining Patio (3,959 S.F./2,000)	1.98
Studio (88' x 0.75unit)	66.00
1-BR (207' x 0.75unit)	165.25
2-BR (208' x 0.75unit)	156.00
3-BR (8' x 1unit)	8.00
Guest (551' x 0.2unit)	110.20
TOTAL BIKE PARKING REQ.	548
TOTAL BIKE PARKING PROV.	626
** Bicycle Commute Area	
USES	
Retail (17,309 S.F.)	
Restaurant (8,245 S.F.)	
Dining Patio (3,959 S.F.)	
Residential (551 units)	
Use Permit Required	(90) tandem parking spaces for residential and/or restaurant valet (T&D)

SITE VICINITY MAP



CONDITIONS FOR APPROVAL: PL150426

LEGAL DESCRIPTION

LOT 5, PIER 202-2ND AMENDED, ACCORDING TO BOOK 1052 AT PAGE 16,
RECORDS OF MARICOPA COUNTY ARIZONA

DS150687

PL150426

REC00000

REC00000

PL150426

DS150687

CONCEPTUAL - NOT FOR CONSTRUCTION

RINKA|CHUNG ARCHITECTURE, INC.
754 North Central Expressway, Suite 2000
Phoenix, Arizona 85004
Telephone: (414) 633-8331

RINKA|CHUNG
RINKA|CHUNG ARCHITECTURE, INC.

FORMAL SITE PLAN REVIEW SUBMITTAL

The PIER

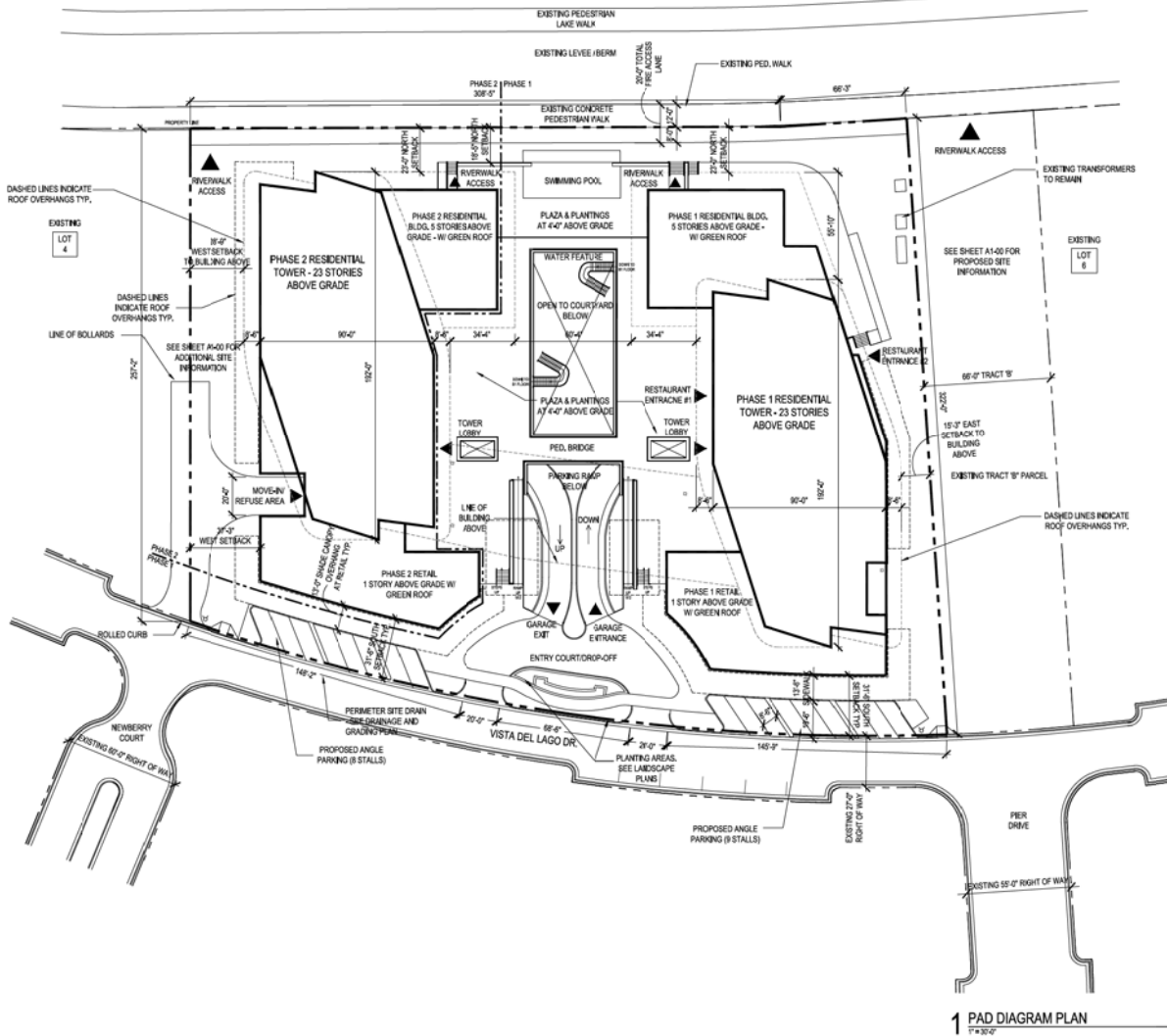
RCA Project No. 150407.01
Sheet Title

TITLE SHEET
& PROJECT DATA

LOT 5,
PIER 202-2ND AMENDED,
TEMPE ARIZONA, 85281
Issue Date: OCTOBER 19, 2015

Sheet No. **T1-01**

PLANNED AREA DEVELOPMENT OVERLAY FOR THE PIER



DS150687

PL150426

REC00000

PROJECT DATA

	ZDC MU-4 STANDARDS	EXISTING PAD (LOT 4A - LOT 6)	PAD PROPOSED (LOT 9)
GENERAL PLAN LAND USE	N/A	N/A	MIXED-USE
GENERAL PLAN DENSITY	N/A	N/A	HIGH DENSITY - URBAN CORE (1-65 du/ac)
SITE AREA	N/A	121,096.80 S.F. (2.78 AC)	114,311 S.F. (2.624 AC)
DWELLING QUANTITY	N/A	N/A	551
DENSITY	NO STANDARD	0.00	209.9t DU/A (551/2.624 AC)
BUILDING HEIGHT	NO STANDARD	251'-0"	±292'-0" (Top of Mechanicals)
BUILDING LOT COVERAGE	NO STANDARD	57%	59.8% (Footprint at 1st floor & Podium)
SITE LANDSCAPE COVERAGE	NO STANDARD	39%	11% (14,311 S.F. / 12,643 S.F.)
BUILDING SETBACKS			
FRONT (Vista del Lago)	NO STANDARD	20'-0"	31'-6"
SIDE (W & E)	NO STANDARD	30'-11" (W), 18'-10" (E)	28'-9" (W), 15'-3-1/2" (E)
REVERSE FRONT (Lake frontage)	NO STANDARD	34'-3"	18'-5"
VEHICLE PARKING QUANTITY			
Retail	1,300	(Per parking study)	Retail 17.69 (17,309 S.F./300)
Restaurant	1,75	(Per parking study)	Restaurant 109.93 (8,245 S.F./75)
Dining Patio	1,150 (minus first 300 S.F.)	N/A	Dining/Patio 24.39 (3,959 S.F./300/150)
Studio	1.0/UNIT	N/A	Studios 50.00 (88 * 1.0unit)
1-Br	1.0/UNIT	N/A	1-Br 370.50 (247 * 1.5units)
2-Br	2.0/UNIT	N/A	2-Br 416.00 (208 * 2.0unit)
3-Br	2.5/UNIT	N/A	3-Br 24.00 (8 * 2.5unit)
Guest	0.2/UNIT	N/A	Guest 110.20 (551 * 0.2unit)
Hotel Keys	1/KEY	(Per parking study)	N/A
Hotel Meeting	1,300	(Per parking study)	N/A
Hotel Spa	1,125	(Per parking study)	N/A
TOTAL PARKING REQUIRED	453		1,197
TOTAL PARKING PROVIDED		565 (incl. 78 tandem stalls)	1,106
Standard Parking Stall			845
Tandem Parking Stall			60
Compact Parking Stall			29
Handicap Accessible Stall			22
Drop-Off Stall			9
Street Angle Parking Stall			17
TOTAL PARKING PROVIDED			1,106
BIicycle PARKING QUANTITY**			
Retail	1:7,500 (4 min.)	NO STANDARD	Retail 1.00 (17,309 S.F./7,500 4 MIN)
Restaurant	1:500	NO STANDARD	Restaurant 16.49 (8,245 S.F./500)
Dining Patio	1:2,000	NO STANDARD	Dining/Patio 1.98 (3,959 S.F./2,000)
Studio	0.75/UNIT	NO STANDARD	Studios 66.00 (88 * 0.75unit)
1-Br	0.75/UNIT	NO STANDARD	1-Br 185.25 (247 * 0.75unit)
2-Br	0.75/UNIT	NO STANDARD	2-Br 166.00 (208 * 0.75unit)
3-Br	1.0/UNIT	NO STANDARD	3-Br 8.00 (8 * 1.0unit)
Guest	0.2/UNIT	NO STANDARD	Guest 110.20 (551 * 0.2unit)
Hotel Keys	1:20 KEYS	NO STANDARD	N/A
Hotel Meeting	1:20 KEYS	NO STANDARD	N/A
Hotel Spa	1:20 KEYS	NO STANDARD	N/A
TOTAL BIcycle PARKING PROV.		NO STANDARD	548
TOTAL BIcycle PARKING PROV.		NO STANDARD	626
** Bicycle Commute Area			
USES			
	N/A	Retail (7,000 S.F.)	Retail (17,309 S.F.)
	N/A	Restaurant (17,000 S.F.)	Restaurant (8,245 S.F.)
	N/A	Hotel Keys (255)	Dining/Patio (3,959 S.F.)
	N/A	Hotel Meeting (20,000 S.F.)	Residential (551 units)
	N/A	Hotel Spa (15,000 S.F.)	
Use Permit Required	N/A	N/A	90 tandem parking

REC00000

PL150426

DS150687

CONCEPTUAL - NOT FOR CONSTRUCTION

FORMAL SITE PLAN REVIEW SUBMITTAL

The PIER

RCA Project No. 150407.01
Sheet Title

PROJECT DATA & PAD DIAGRAM

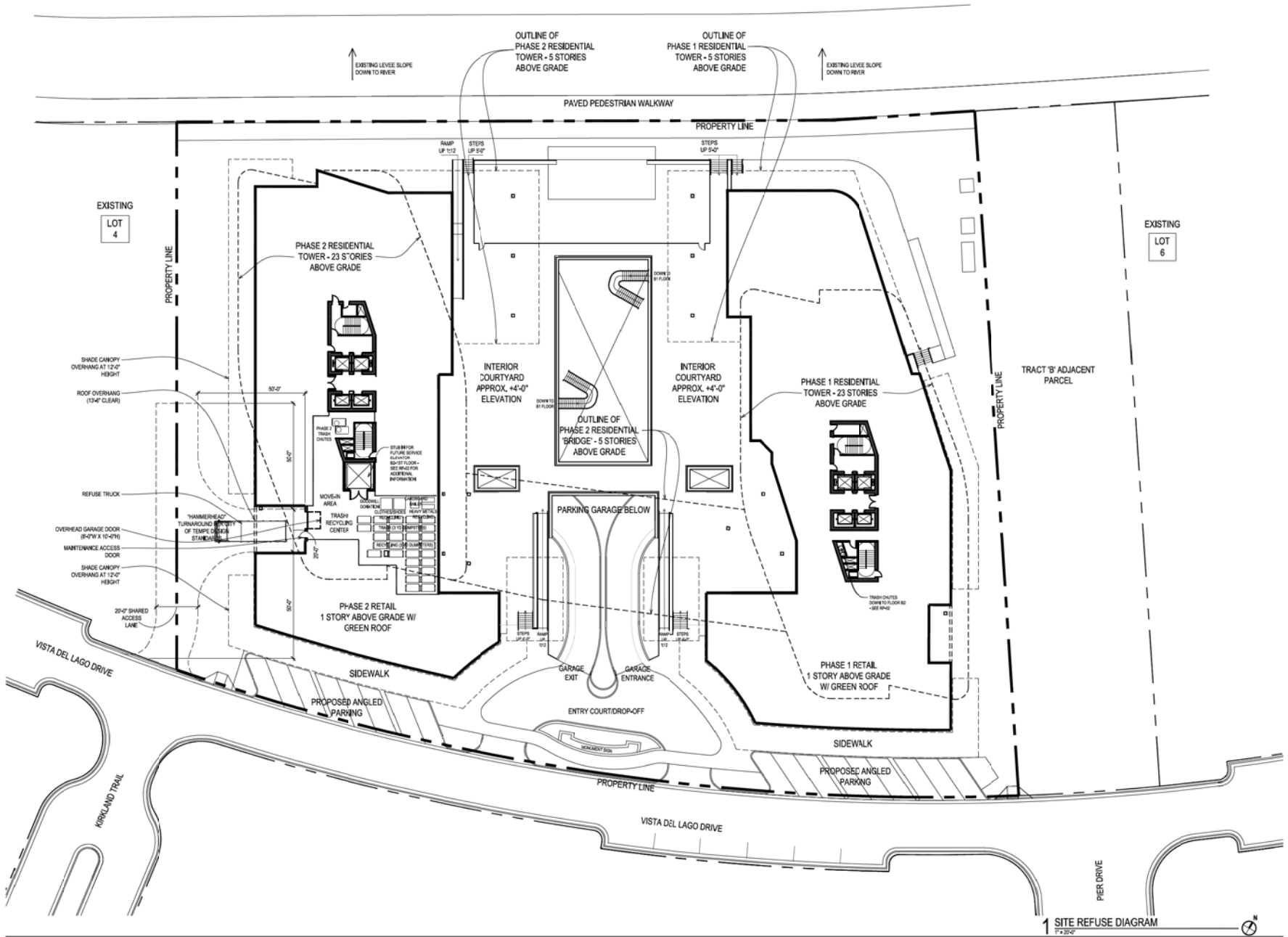
Sheet No.

T1-02

RINKA|CHUNG ARCHITECTURE INC.
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RINKA|CHUNG ARCHITECTURE INC.

LOT 5
APN: 319-32-019
TEMPE, ARIZONA, 85281
Issue Date: OCTOBER 19, 2015



1 SITE REFUSE DIAGRAM
1:250'

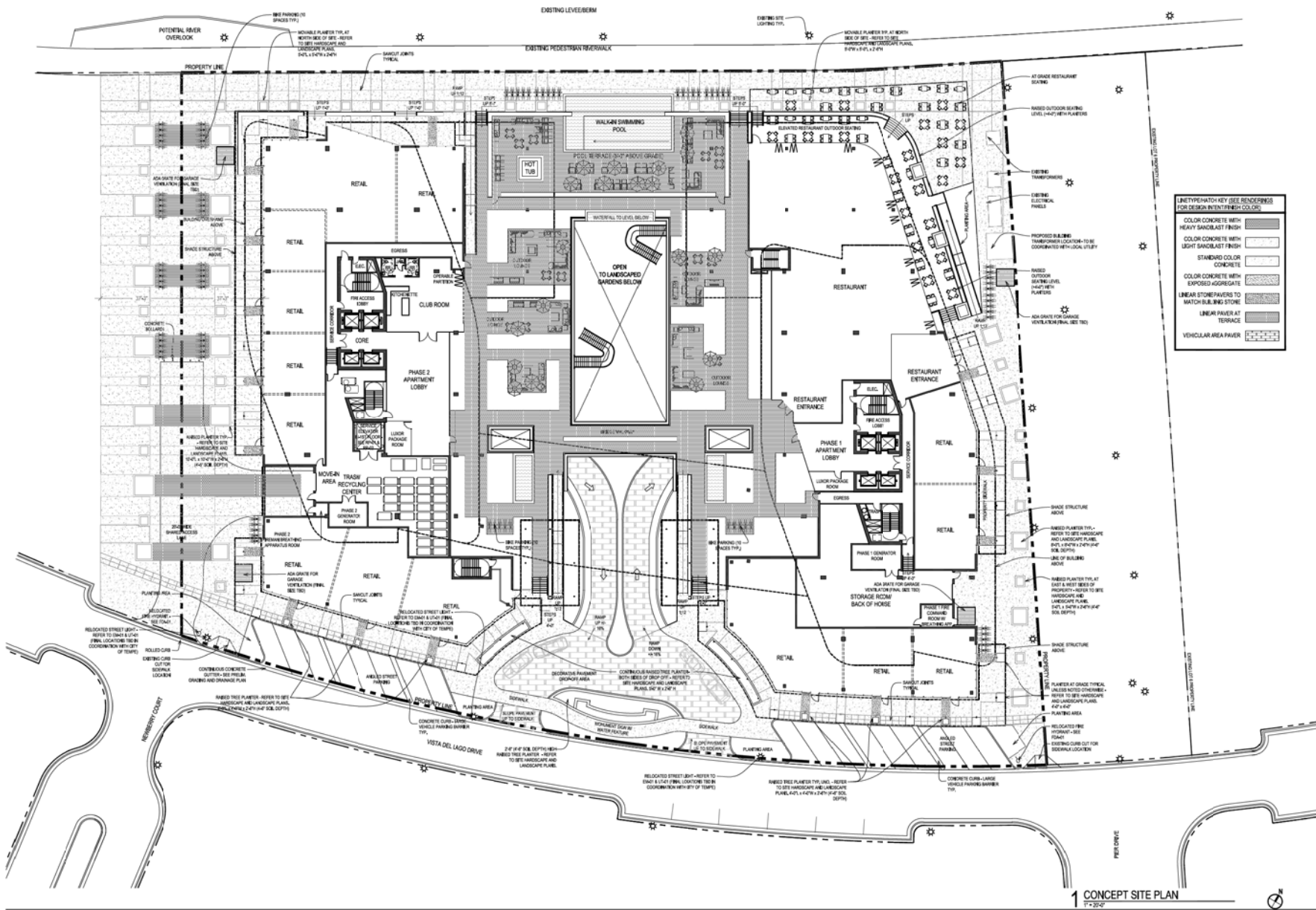
CONCEPTUAL - NOT FOR CONSTRUCTION

RINKA | CHUNG
 RINKA | CHUNG ARCHITECTURE, INC.
 754 NORTH WASHINGTON AVENUE, SUITE 200
 CHANDLER, ARIZONA 85226
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FORMAL SITE PLAN REVIEW SUBMITTAL

The PIER
 LOT 5
 APN: 319-32-019
 TEMPE, ARIZONA, 85281
 Issue Date: OCTOBER 19, 2015

RCA Project No. 150407.01
 Sheet Title
SITE REFUSE DIAGRAM
 Sheet No. **RP-01**



LINE TYPE/KEY (SEE RENDERINGS FOR DESIGN INTENT/FINISH/COLOR)

[Pattern]	COLOR CONCRETE WITH HEAVY SANDBLAST FINISH
[Pattern]	COLOR CONCRETE WITH LIGHT SANDBLAST FINISH
[Pattern]	STANDARD COLOR CONCRETE
[Pattern]	COLOR CONCRETE WITH EXPOSURE AGGREGATE
[Pattern]	LINEAR STONEPAVERS TO MATCH BUILDING STONE
[Pattern]	LINEAR PAVEMENT AT TERRACE
[Pattern]	VEHICULAR AREA PAVEMENT

1 CONCEPT SITE PLAN
17-202

CONCEPTUAL - NOT FOR CONSTRUCTION

FORMAL SITE PLAN REVIEW SUBMITTAL

The PIER

RCA Project No. 150407.01
Sheet Title

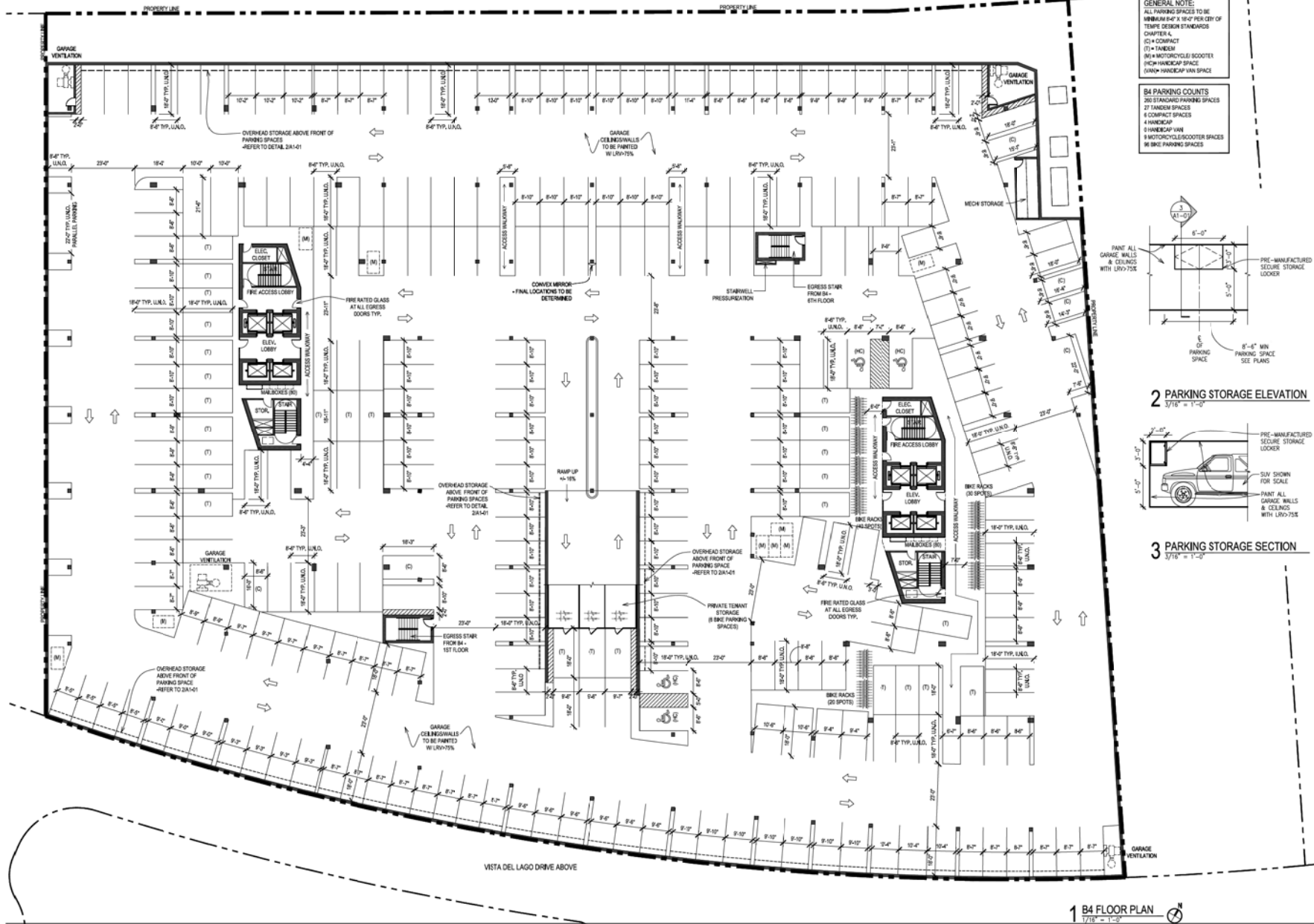
CONCEPT SITE PLAN

Sheet No.

A1-00

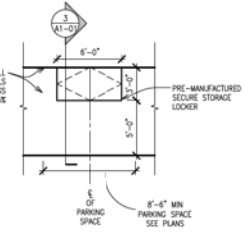
LOT 5
APN: 319-32-019
TEMPE, ARIZONA, 85281
Issue Date: OCTOBER 19, 2015

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RINKA|CHUNG ARCHITECTURE, INC.
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WWW.RINKACHUNG.COM

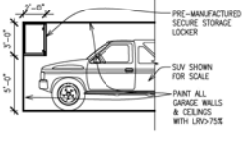


GENERAL NOTE:
 ALL PARKING SPACES TO BE MINIMUM 8'-0" X 18'-0" PER CITY OF TEMPE DESIGN STANDARDS CHAPTER 4.
 (C) = COMPACT
 (T) = TRUCK
 (M) = MOTORCYCLE/SCOOTER
 (H) = HANDICAP SPACE
 (V) = VAN/HANDICAP VAN SPACE
 (B) = BIKE PARKING SPACES

B4 PARKING COUNTS
 200 STANDING PARKING SPACES
 27 HANDICAP SPACES
 8 COMPACT SPACES
 4 HANDICAP VAN
 5 HANDICAP VAN
 9 MOTORCYCLE/SCOOTER SPACES
 86 BIKE PARKING SPACES



2 PARKING STORAGE ELEVATION
 3/16" = 1'-0"



3 PARKING STORAGE SECTION
 3/16" = 1'-0"

1 B4 FLOOR PLAN
 1/16" = 1'-0"

CONCEPTUAL - NOT FOR CONSTRUCTION

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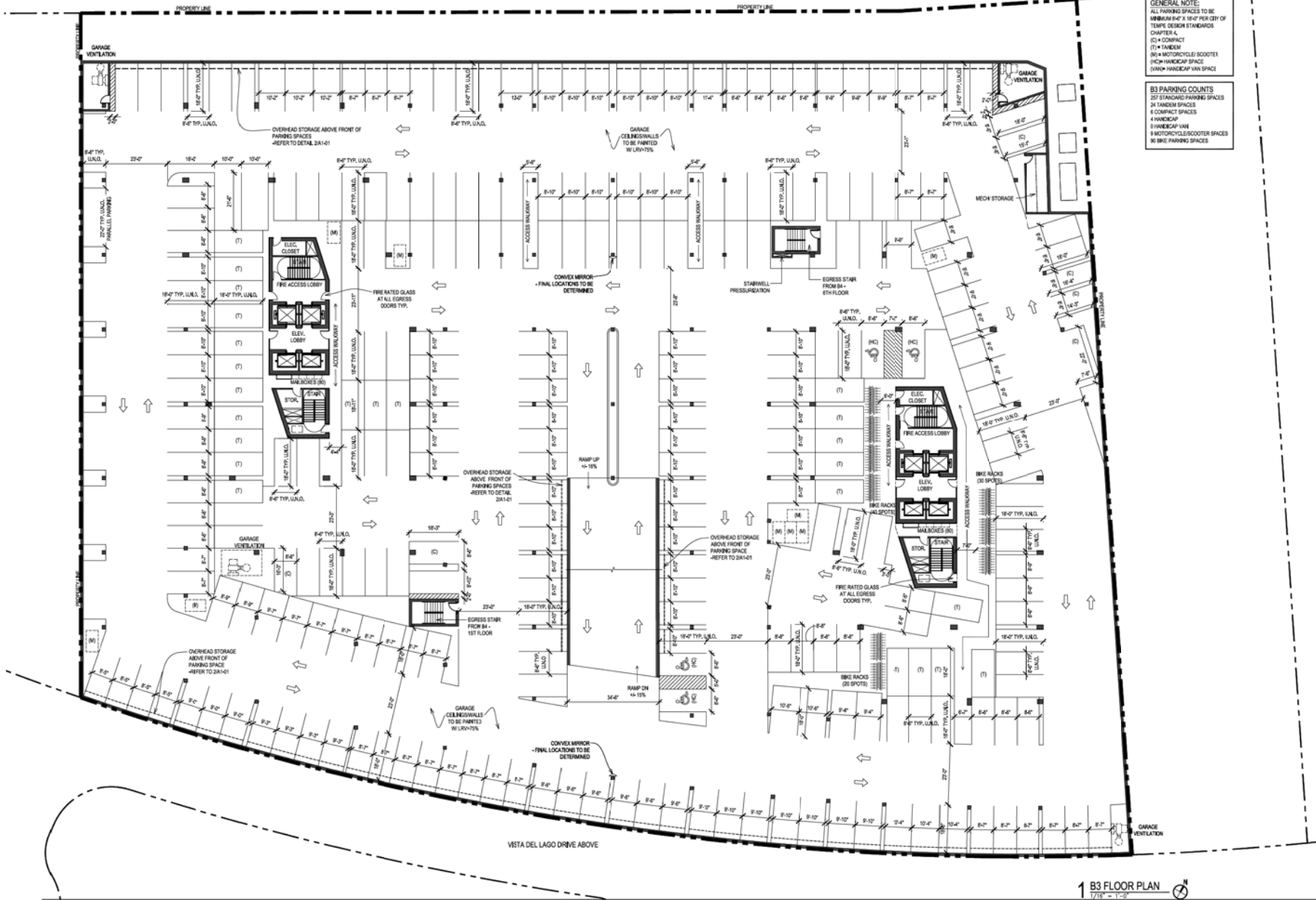
FORMAL SITE PLAN REVIEW SUBMITTAL

The PIER

RCA Project No. 150407.01
 Sheet Title
B4 FLOOR PLAN

LOT 5
 APRN. 3 192-32-019
 TEMPE, ARIZONA, 85281
 Issue Date OCTOBER 19, 2015

Sheet No. **A1-01**



GENERAL NOTE:
 ALL PARKING SPACES TO BE MINIMUM 8'-0" X 18'-0" PER CITY OF TEMPE DESIGN STANDARDS CHAPTER 4.
 (C) = COMPACT
 (T) = TRUCKS
 (M) = MOTORCYCLE/SCOOTER
 (H) = HANDICAP SPACE
 (V) = HANDICAP VAN SPACE

B3 PARKING COUNTS
 237 STANDING PARKING SPACES
 24 TRUCK SPACES
 8 COMPACT SPACES
 4 HANDICAP
 5 HANDICAP VAN
 9 MOTORCYCLE/SCOOTER SPACES
 50 BIKE PARKING SPACES

1 B3 FLOOR PLAN
 1/18 - 1/19

CONCEPTUAL - NOT FOR CONSTRUCTION

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RINKA|CHUNG ARCHITECTURE INC.

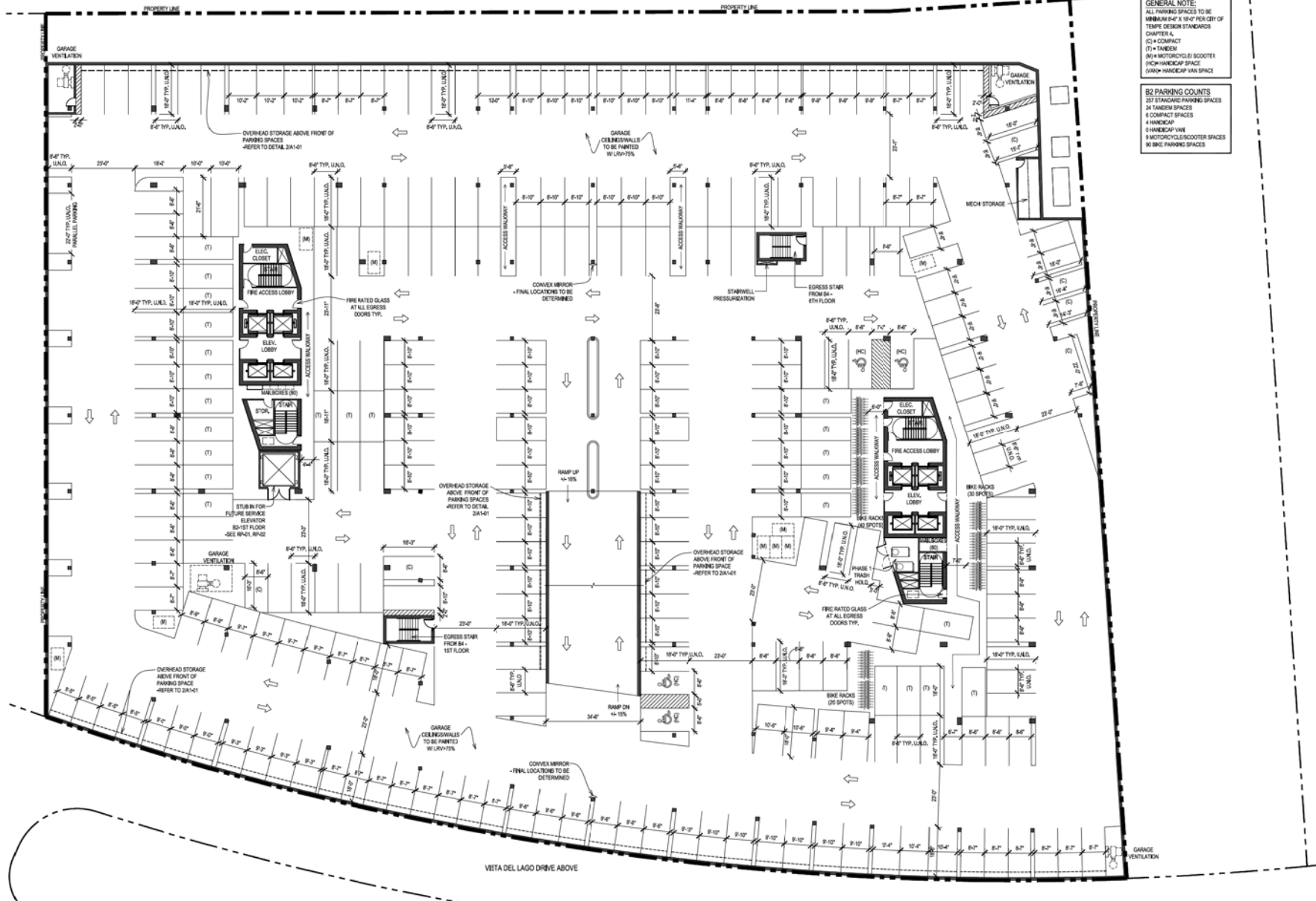
FORMAL SITE PLAN REVIEW SUBMITTAL

The PIER

LOT 5
 APN: 319-32-019
 TEMPE, ARIZONA, 85281
 Issue Date: OCTOBER 19, 2015

RCA Project No. 150407.01
 Sheet Title
B3 FLOOR PLAN

Sheet No. **A1-02**



GENERAL NOTE:
 ALL PARKING SPACES TO BE MINIMUM 8'-0" X 18'-0" PER CITY OF TEMPE DESIGN STANDARDS CHAPTER 4.
 (C) = COMPACT
 (T) = TRUCKS
 (M) = MOTORCYCLE/SCOOTER
 (H) = HANDICAP SPACE
 (V) = HANDICAP VAN SPACE
 (S) = MOTORCYCLE/SCOOTER SPACES
 (B) = BIKE PARKING SPACES

B2 PARKING COUNTS
 237 STANDING PARKING SPACES
 24 TRUCK SPACES
 8 COMPACT SPACES
 4 HANDICAP
 5 HANDICAP VAN
 9 MOTORCYCLE/SCOOTER SPACES
 50 BIKE PARKING SPACES

1 B2 FLOOR PLAN
 1/16" = 1'-0"

CONCEPTUAL - NOT FOR CONSTRUCTION

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RINKA|CHUNG

RINKA|CHUNG ARCHITECTURE, INC.

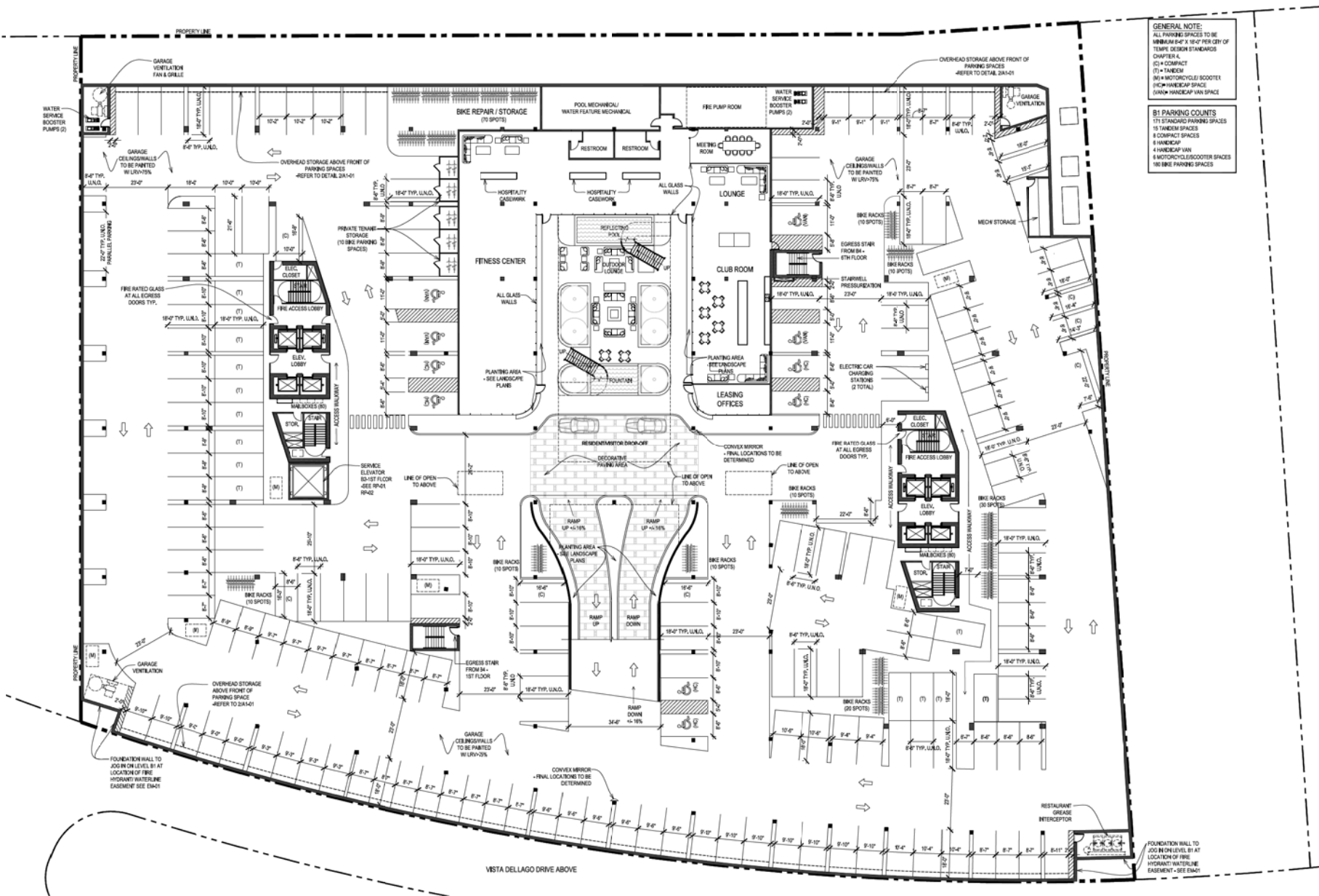
FORMAL SITE PLAN REVIEW SUBMITTAL

The PIER

LOT 5
 APN: 319-32-019
 TEMPE, ARIZONA, 85281
 Issue Date: OCTOBER 19, 2015

RCA Project No. 150407.01
 Sheet Title
B2 FLOOR PLAN

Sheet No. **A1-03**



GENERAL NOTE:
 ALL PARKING SPACES TO BE MINIMUM 8'-0" X 18'-0" PER CITY OF TEMPE DESIGN STANDARDS CHAPTER 4.
 (C) = COMPACT
 (T) = TRUCK
 (M) = MOTORCYCLE SCOOTER
 (H) = HANDICAP SPACE
 (V) = HANDICAP VAN SPACE
 (B) = BIKE PARKING SPACES

B1 PARKING COUNTS
 171 STANDING PARKING SPACES
 15 TRUCK SPACES
 8 COMPACT SPACES
 4 HANDICAP
 4 HANDICAP VAN
 4 MOTORCYCLE/SCOOTER SPACES
 10 BIKE PARKING SPACES

1 B1 FLOOR PLAN
 1/16" = 1'-0"

CONCEPTUAL - NOT FOR CONSTRUCTION

RINKA|CHUNG ARCHITECTURE INC.
 RINKA|CHUNG ARCHITECTURE INC.

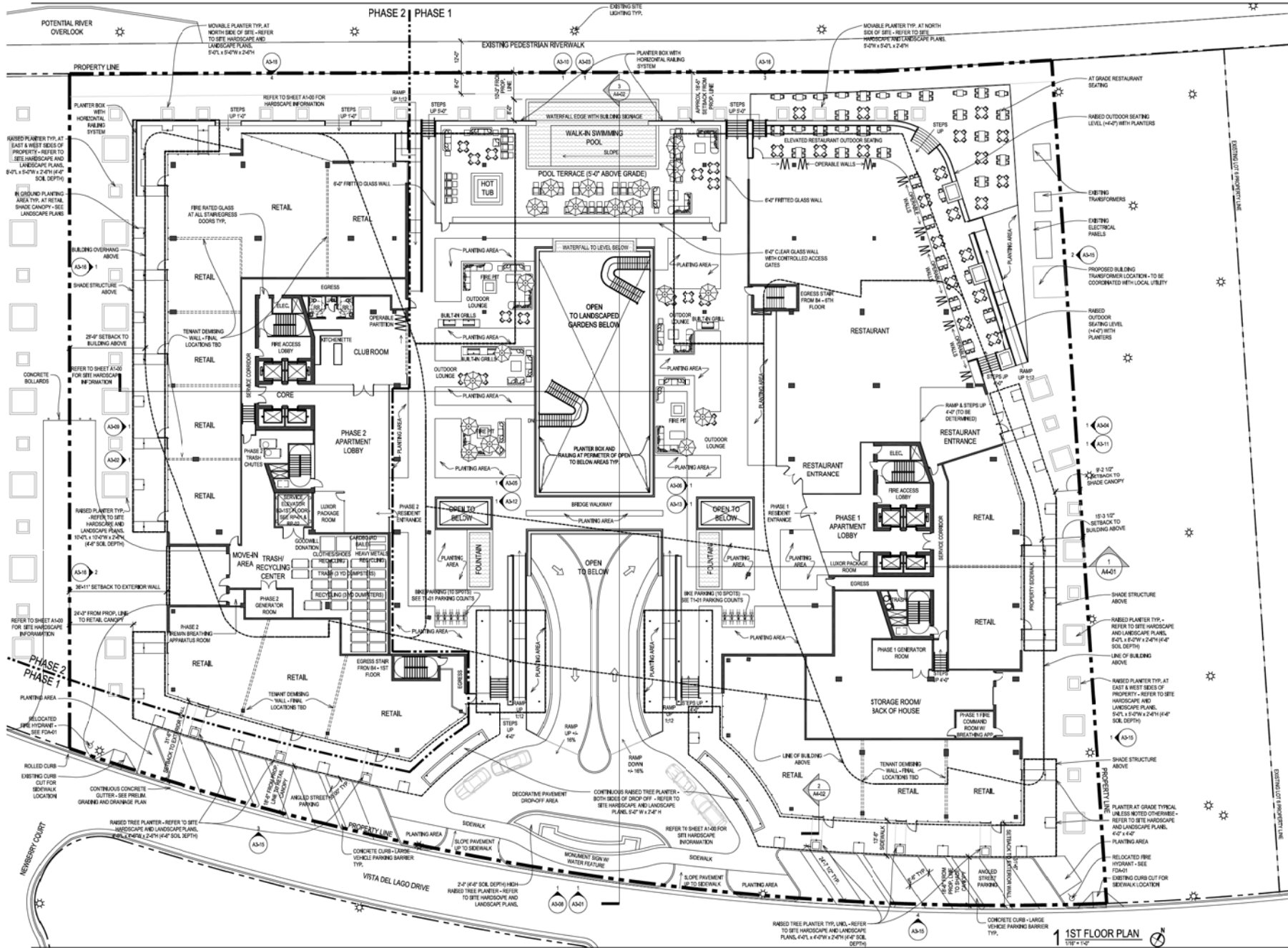
FORMAL SITE PLAN REVIEW SUBMITTAL

The PIER

RCA Project No. 150407.01
 Sheet Title
B1 FLOOR PLAN

LOT 5
 APRIL 3, 1992-019
 TEMPE, ARIZONA, 85281
 Issue Date OCTOBER 19, 2015

Sheet No. **A1-04**



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RINKA/CHUNG
 RINKA/CHUNG ARCHITECTURE INC.

FORMAL SITE PLAN REVIEW SUBMITTAL

The PIER
 LOT 5
 APN: 319-32-019
 TEMPE, ARIZONA, 85281
 Issue Date: OCTOBER 19, 2015

RCA Project No: 150407.01
 Sheet Title
1ST FLOOR PLAN

Sheet No. **A1-05**

CONCEPTUAL - NOT FOR CONSTRUCTION

TEMPE TOWN LAKE

EXISTING D.G. BOARDWALK TO REMAIN

EXISTING CONCRETE TO REMAIN

STEEL HEADER D.G. COLOR CHANGE

TOP OF LEVEE / FIRE LANE
COMPACTED D.G.

LIMIT OF WORK

LIMIT OF WORK

TRACT B
PROPOSED
DESIGN FENCING
APPROVAL FROM
OWNER

LIMIT OF WORK

ALTERNATE
BRINCKIA
NOBILIS IF
STRUCTURAL
CONSTRAINTS
DO NOT ALLOW
DATE PALMS

ALTERNATE
BRINCKIA
ARMATA IF
STRUCTURAL OR
RAISED PLANTER
CONSTRAINTS

SIGHT DISTANCE
BARRIERS
LANDSCAPING
2'-0" OR LESS IN
HEIGHT; TREES
TRIMMED UP TO
6'-0"

1ST FLOOR LANDSCAPE LEGEND SEE L1.7 FOR MASTER LANDSCAPE LEGEND

BOTANICAL NAME COMMON NAME SIZE QTY.

TREES			
	RISTADIA RED PUS	RED PUS	4" BOX 9
	FICUS BENAMINA	WEeping FIG	24" BOX 16
	PROSOPIS VELUTNA	NATIVE MESQUITE	24" BOX 3
	CORDIA BOISSIERI	TEXAS OLIVE	24" BOX 26
	TRACHYCARPUS FORTUNEI	WINDMILL PALM	24" BOX 3
	PHOENIX DACTYLIFERA MEDJOO'	MEDJOO' HYBRID DATE PALM	18" CLR APICAL MERI STEM 24" BOX 10 AL: BRINCKIA NOBILIS WHITE NOTED ON PLANS
	CYCAS REVOLUTA	SAGO PALM	24" BOX 74
	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	12" CLR APICAL MERI STEM 10 AL: BRINCKIA ARMATA WHITE NOTED ON PLANS

GROUNDCOVERS AND SHRUBS (MAX. 2'-0" @ MATURITY)

	ALOE VERA	1 GALLON	539
	ASPARAGUS DENSIFLORUS	1 GALLON	169
	ARTEMISIA LUDOVICIANA	1 GALLON	122
	ARTEMISIA GRACILIFLORA	1 GALLON	25
	CARISSA GRANDIFLORA	1 GALLON	131
	CARISSA GRANDIFLORA BEAUTY	1 GALLON	159
	CARISSA GRANDIFLORA GREEN CARPET	1 GALLON	121
	CURPEA HYSSOPIFOLIA	1 GALLON	21
	LYCOORIS RADATA	1 GALLON	134
	PORTULACARIA AFRA	1 GALLON	90
	VIOLA ODORATA	1 GALLON	314
	WEDELIA BIFLORA	1 GALLON	21
	ZEPHYRANTHES CANDIDA	1 GALLON	125

SHRUBS (MAX. 3'-0" @ MATURITY)

	CYMBOPOGON CITRATUS	LEMONGRASS	1 GALLON	200
	YUCCA WHIPPLEI	OUR LORD'S CANDLE	1 GALLON	46

LARGE SHRUBS (+3'-0')

	BABELIA ALBA	MALABAR SPIRACH	1 GALLON	22
	HESPERALOE PARVIFLORA	RED YUCCA	1 GALLON	68
	PHYLLOSTACHYS AUREA	GOLDEN BAMBOO	1 GALLON	30
	PLINIA CAULIFLORA	JABUTICABA	1 GALLON	13

VINES

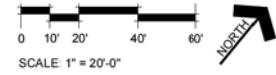
	BOUGAINVILLEA SPP.	BOUGAINVILLEA	1 GALLON	26
	JASMINUM OFFICINALE	JASMINE	1 GALLON	26
	TRACHELOSPERUM	STAR JASMINE	1 GALLON	14
	JASMINODES	LADY BANKS ROSE	1 GALLON	40
	ROSA BANKSAE			

ANNUALS

	TAGETES ERECTA	AMERICAN MARIGOLD	1 GALLON	696.53 S.F.
	VIOLA TRICOLOR SUBSP. TRICOLOR	PANSY	1 GALLON	

TOWN LAKE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GALLON 4,378.02 S.F. / 486
	MUHLENBERGIA RIGIDA	NASHVILLE	5 GALLON 4,096.0 S.F. / 1,520
	TURF - AS SPECIFIED BY PARKS AND REC.		500 8,035.14 S.F.



COMPANY
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Fax: 480.244.1971

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the design element
landscape architecture

the design element, plc
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suite 100
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fax 602.244.1971
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PROFESSIONAL LANDSCAPE ARCHITECTURE
318A
4277
ANDREWS
AVENUE
PHOENIX, ARIZONA 85018
EXPIRES: 09/30/2017

PRELIMINARY SITE PLAN SUBMITTAL

CONCEPTUAL - NOT FOR CONSTRUCTION

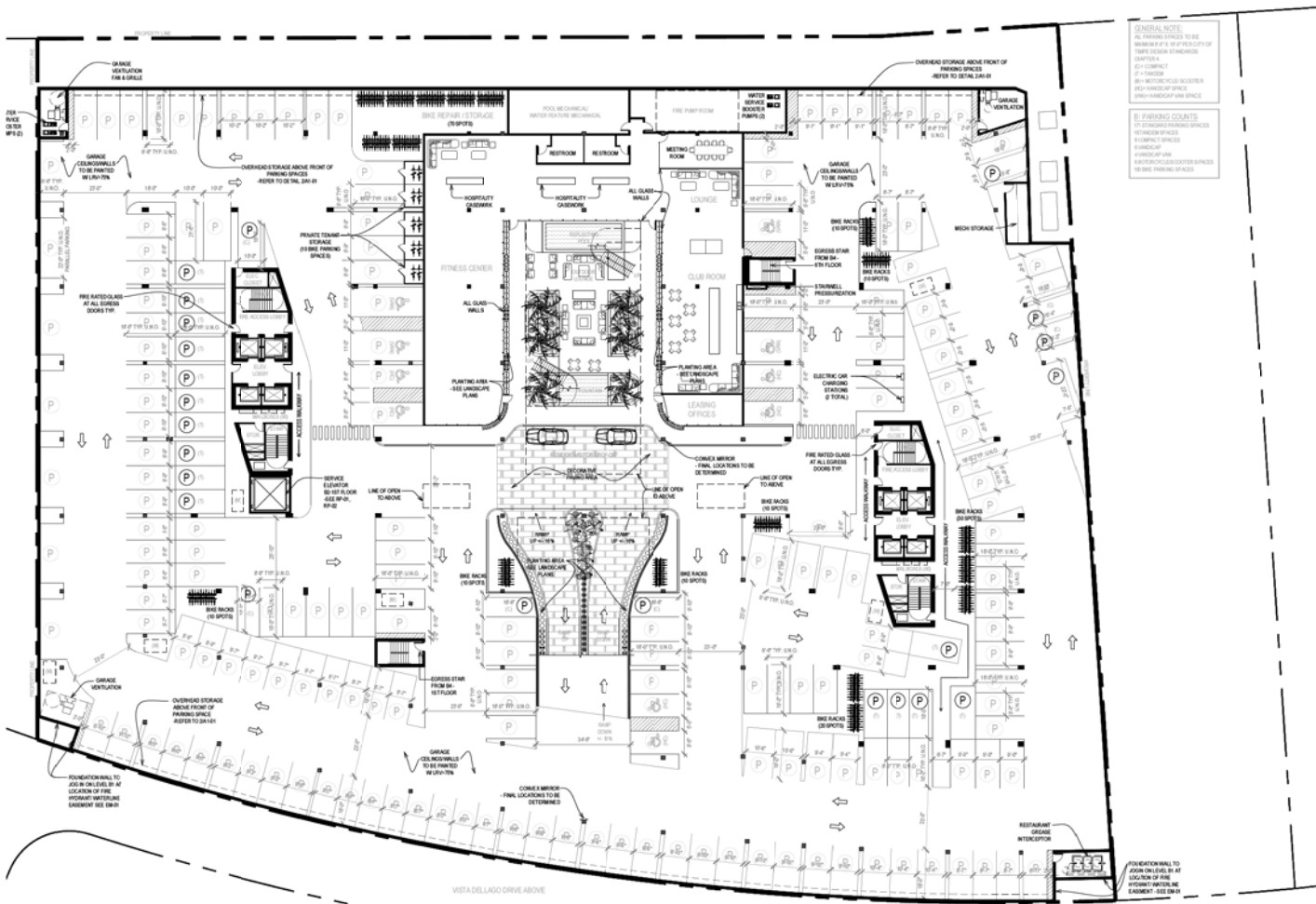
The PIER

PIES NO. 15330
RCA Project No. 15330
Sheet Title

PRELIMINARY LANDSCAPE PLAN
1ST FLOOR

Sheet No. L1.1

LOT 5
APN: 132-32-019
TEMPE, ARIZONA, 85281
Issue Date: SEPT. 8TH, 2015



B1 FLOOR LANDSCAPE LEGEND SEE L1.7 FOR MASTER LANDSCAPE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES			
PHOENIX DACTYLIFERA	DATE PALM	24"Ø BOX	6
CYCAS REVOLUTA	SAGO PALM	24"Ø BOX	28
GROUNDCOVERS AND SHRUBS (MAX 2'-0" @ MATURITY)			
ASPARAGUS DENSIFLORUS	MYERS ASPARAGUS	1 GALLON	34
CHARISMA GRANDIFLORA	NATAL PALM YACNY	1 GALLON	82
LYCORIS RADATA	SPIDER LILLY	1 GALLON	84
LARGE SHRUBS (+3'-0")			
PHYLLOSTACHYS AUREA	GOLDEN BAMBOO	1 GALLON	14
VINES			
JASMINUM OFFICINALE	JASMINE	1 GALLON	43
ANNUALS			
TADETS ERRECTA	AMERICAN MARRIGOLD	1 GALLON	41.38 S.F.
VIOLA TRICOLOR SUBSP. TRICOLOR	PANSY	1 GALLON	

GENERAL NOTE:
 1. PARKING SPACES TO BE MAINTAINED TO A MINIMUM OF 10' CLEARANCE FROM CURB AND DRIVEWAYS.
 2. CONFLICT WITH EXISTING UTILITIES TO BE DETERMINED BY FIELD SURVEY.
 3. ALL PLANTINGS TO BE INSTALLED WITH PROPER SPACING AND MAINTENANCE SPACES TO BE PROVIDED.
 4. PLANTINGS TO BE INSTALLED WITH PROPER SPACING AND MAINTENANCE SPACES TO BE PROVIDED.



PRELIMINARY SITE PLAN SUBMITTAL

CONCEPTUAL - NOT FOR CONSTRUCTION

The PIER

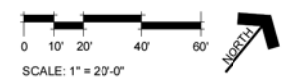
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 RICA Project No.
 Sheet Title

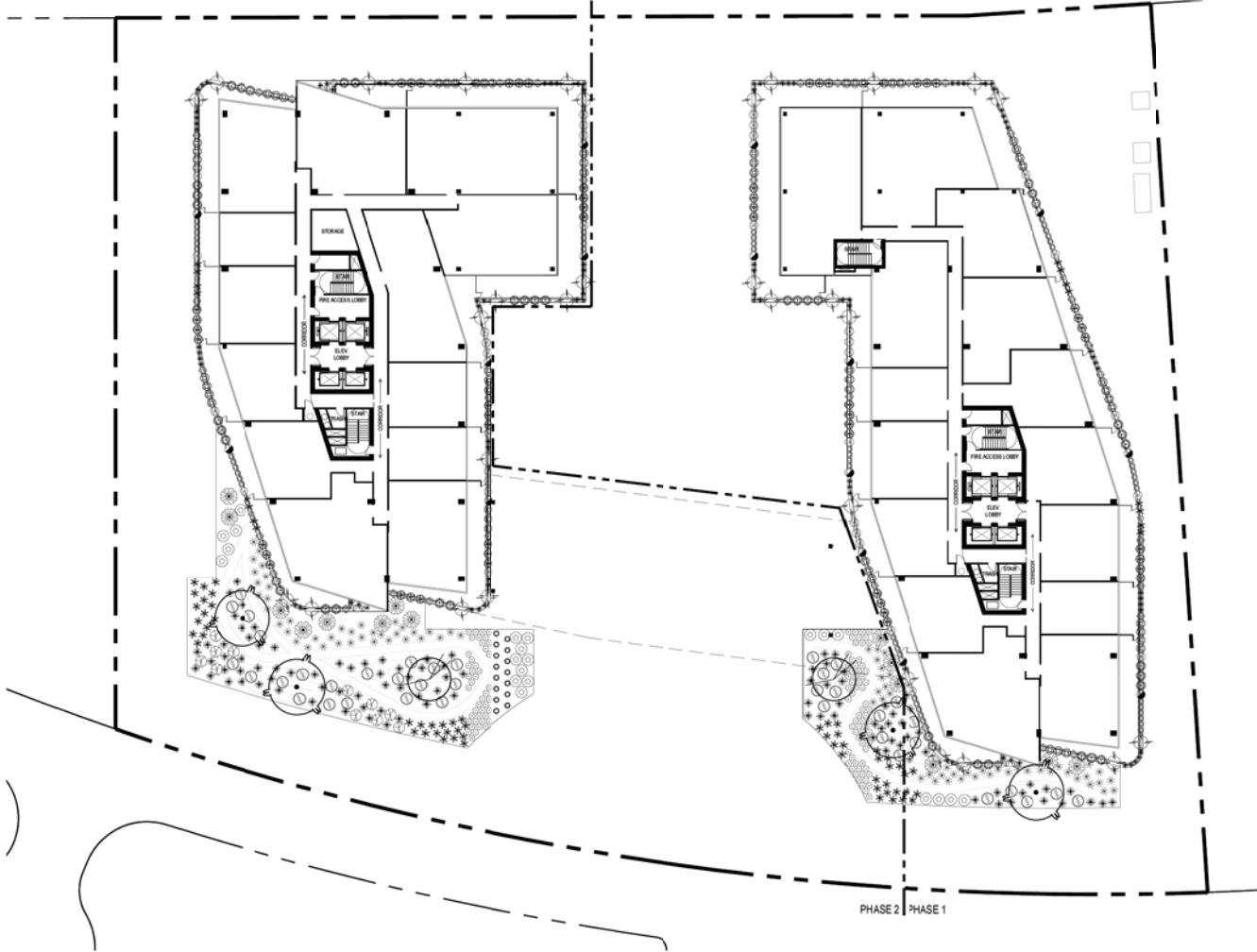
PRELIMINARY
 Landscape Plan
 B1 Floor

Sheet No.

L1.2

LOT 5
 APN: 132-32-019
 TEMPE, ARIZONA, 85281
 Issue Date: SEPT. 8TH, 2015

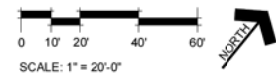




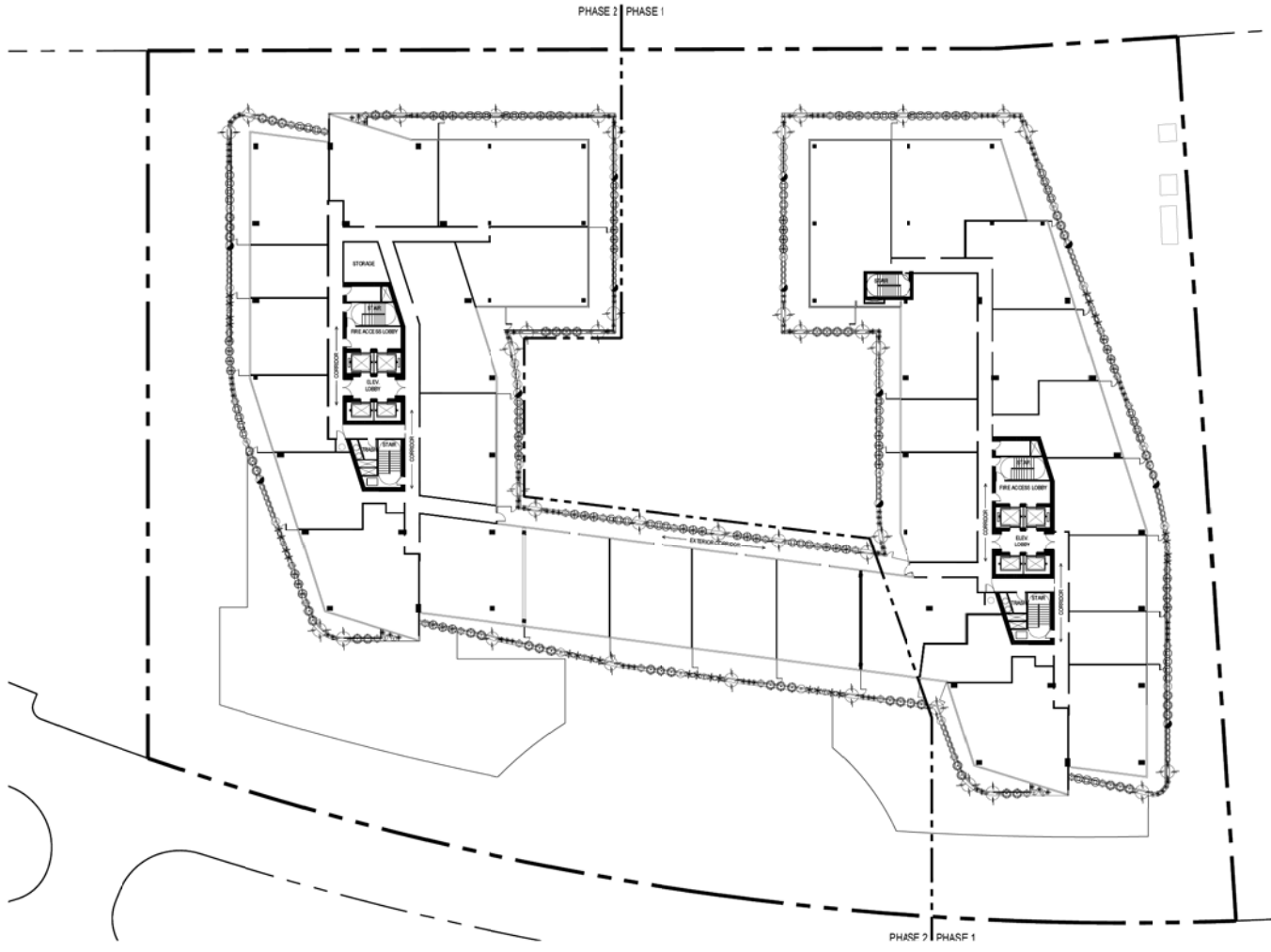
PHASE 2 PHASE 1

2ND FLOOR LANDSCAPE LEGEND SEE L17 FOR MASTER LANDSCAPE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES			
EBENOPSIS EBAYO	TEXAS EBONY	24"Ø BOX	2
PARKINSONIA FLORIDA	BLUE PALM VERDE	24"Ø BOX	4
GROUNDCOVERS AND SHRUBS (MAX. 2'-0" @ MATURITY)			
ARTEMESIA LUDOUICIANA	WHITE SAGE	1 GALLON	56
CARISSA GRANDIFLORA	NATAL PLUM FANCY	1 GALLON	18
CUPHEA HYSSOPIFOLIA	MEXICAN HEATHER	1 GALLON	82
DALEA GREGGII	TRAILING REDDO BUSH	1 GALLON	38
LANTANA MORTEVIDENSIS	PURPLE LANTANA	1 GALLON	16
FORTILICARIA AFRA	ELEPHANT FOOT	1 GALLON	20
ROSMARINUS OFFICINALIS	CREEPING ROSEMARY	1 GALLON	15
PROSTRATUS			
WEDELIA BIFLORA	MELANTHERA	1 GALLON	72
SHRUBS (MAX. 3'-0" @ MATURITY)			
AGAVE PARRYII	PARRY'S AGAVE	1 GALLON	187
CYBISPOON CITRATUS	LEMONGRASS	1 GALLON	51
ECHINOCACTUS GRUSONI	GOLDEN BARREL	1 GALLON	109
MULHBERGIA RIGIDA	NASHVILLE	1 GALLON	82
YUCCA WHIPPLEI	OUR LORDS CANDLE	1 GALLON	75
LARGE SHRUBS (+3'-0")			
DASYLIRION WHEELERI	DESERT SPOON	1 GALLON	41
EPILOBIUM DANUM	CALIFORNIA FUCHSIA	1 GALLON	21
FEROCACTUS WISLIZENI	FISHHOOK BARREL	1 GALLON	15
OPUNTIA FICUS-INDICA	PRICKLY PEAR CACTUS	1 GALLON	14
VINES			
BOUGHNVILLEA SPP.	BOUGHNVILLEA	1 GALLON	30

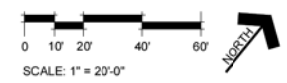


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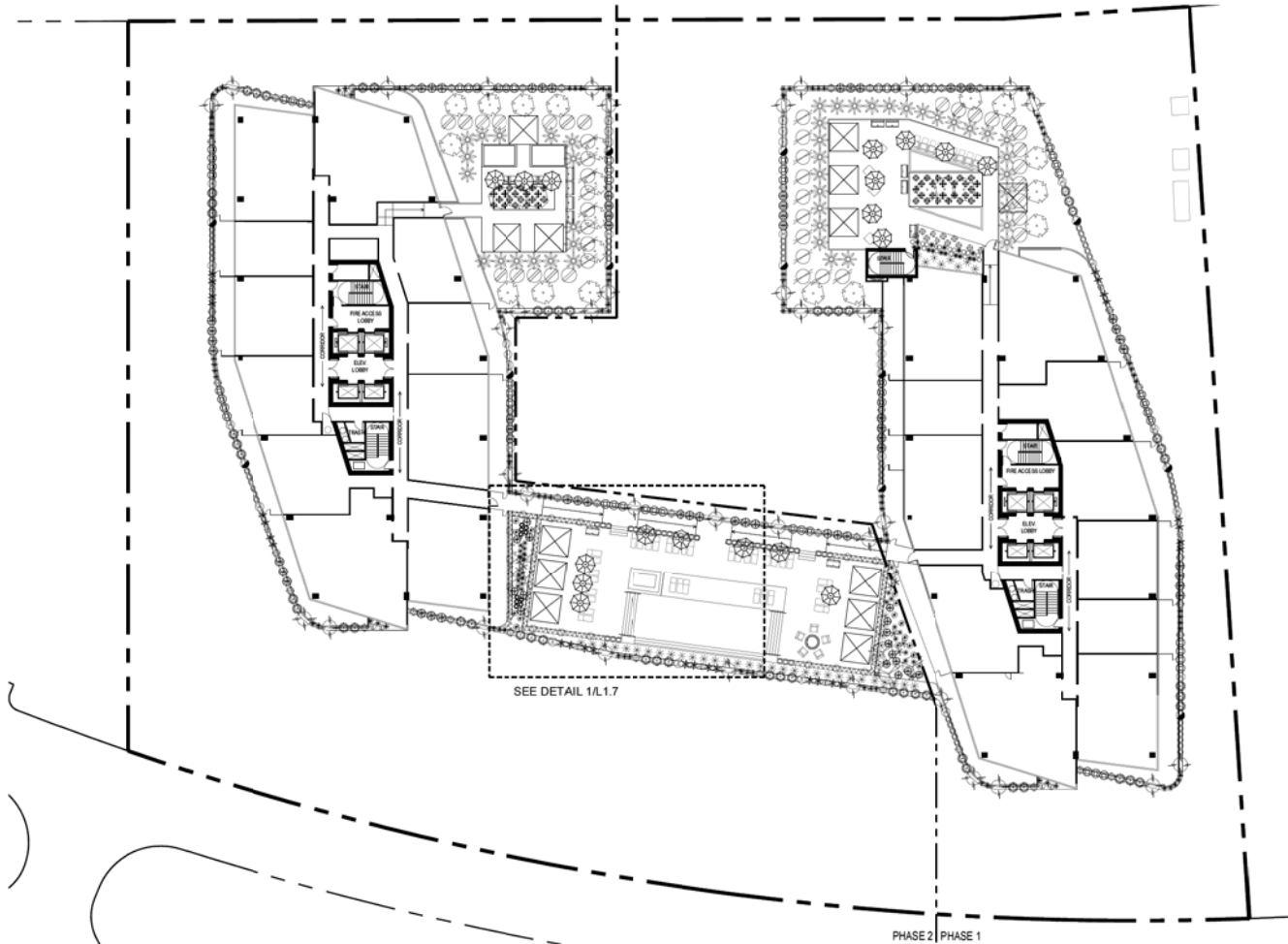


3RD-5TH FLOOR LANDSCAPE LEGEND SEE L17 FOR MASTER LANDSCAPE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	QTY.
GROUNDCOVERS AND SHRUBS (MAX. 2'-0" @ MATURITY)			
⊕ ARTEMISA LUDOVICIANA	WHITE SAGE	1 GALLON	59
⊕ CARISSA GRANDIFLORA	NATAL PLUM FANCY	1 GALLON	12
⊕ CUPHEA HYSSOPOLIA	MEXICAN HEATHER	1 GALLON	57
⊕ LANTANA MONTEVIDENSIS	PURPLE LANTANA	1 GALLON	17
⊕ FORTULACARIA AFRA	ELEPHANT FOOT	1 GALLON	12
⊕ ROSMARRINUS OFFICINALIS PROSTRATUS	CREEPING ROSEMARY	1 GALLON	12
⊕ WEDELIA BIFLORA	MELANTHERA	1 GALLON	44
SHRUBS (MAX. 3'-0" @ MATURITY)			
⊕ AGAVE PARRYI	PARRY'S AGAVE	1 GALLON	103
⊕ CYMBOPOGON CITRATUS	LEMONGRASS	1 GALLON	47
⊕ YUCCA WHIPPLEI	OUR LORD'S CANDLE	1 GALLON	28
LARGE SHRUBS (+3'-0")			
⊕ DASYLIRION WHEELERI	DESERT SPOON	1 GALLON	54
VINES			
⊕ BOUGHAINVILLEA SPP.	BOUGHVILLEA	1 GALLON	37

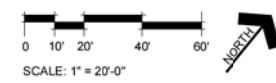


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6TH FLOOR LANDSCAPE LEGEND SEE L17 FOR MASTER LANDSCAPE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	QTY.
GROUNDCOVERS AND SHRUBS (MAX. 2'-0" @ MATURITY)			
☼	ALOE VERA	ALOE VERA	1 GALLON 21
⊕	ARTEMESIA LUDOVICIANA	WHITE SAGE	1 GALLON 99
⊕	CARISSA GRANDIFLORA	NATAL PLUM 'FANCY'	1 GALLON 12
⊕	CUPHEA HYSSOPIOLIA	MEXICAN HEATHER	1 GALLON 73
⊕	LANTANA MONTEVIDENSIS	PURPLE LANTANA	1 GALLON 17
⊕	LYCORSIS RADATA	SPIRDER LULLY	1 GALLON 15
⊕	PORTULACARIA AFRA	ELEPHANT FOOD	1 GALLON 12
⊕	ROSMARINUS OFFICINALIS	CREEPING ROSEMARY	1 GALLON 12
⊕	TRICOSTRATIS	SWEET VIOLA	1 GALLON 57
⊕	VIOLA ODORATA	SWEET VIOLA	1 GALLON 57
⊕	WEDELIA BIFLORA	MELANTHERA	1 GALLON 44
SHRUBS (MAX. 3'-0" @ MATURITY)			
☼	AGAVE PARRYI	PARRYI'S AGAVE	1 GALLON 121
☼	CYMBOPOGON CITRATUS	LEMONGRASS	1 GALLON 85
☼	MUNLEBERGIA RIGIDA	NASHVILLE	1 GALLON 48
☼	TARGETES LUCIDA	MEXICAN TARRAGON	1 GALLON 10
☼	YUCCA WHIPPLEI	OUR LORD'S CANDLE	1 GALLON 37
LARGE SHRUBS (+3'-0")			
☼	BASELLA ALBA	MALABAR SPINACH	1 GALLON 48
☼	DASYLIRION WHEELERI	DESERT SPOON	1 GALLON 54
☼	LYCULUM BARBARUM	WOLFBERRY	1 GALLON 3
☼	MALPIGHIA EMARGINATA	BARBADOS CHERRY	1 GALLON 19
☼	PERUVIAN CATTLESLANIM	STRAWBERRY GUAVA	1 GALLON 28
☼	PLINA CAULIFLORA	JABUTICABA	1 GALLON 21
VINES			
☼	BOUGHAINVILLEA SPP.	BOUGHAINVILLEA	1 GALLON 37
ANNUALS			
☼	IPOMOEA BATATAS	SWEET POTATO VINE	1 GALLON 23
☼	PENTUNA X HYBRIDA	WAVE PETUNIA	1 GALLON 1
☼	PORTULACA OLERACEA	PURSLANE	1 GALLON 10



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PRELIMINARY SITE PLAN SUBMITTAL

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PRELIMINARY LANDSCAPE PLAN
6TH FLOOR

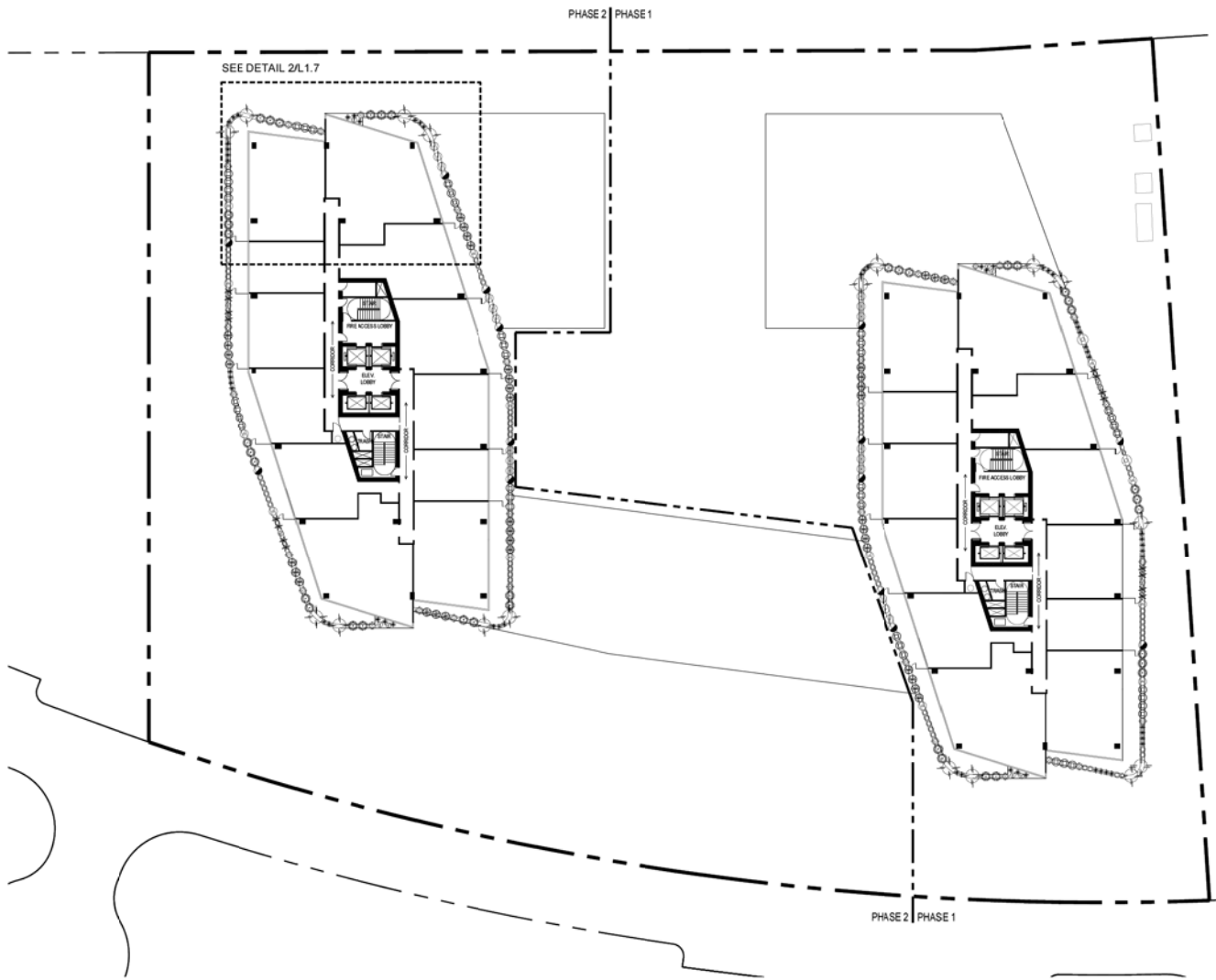
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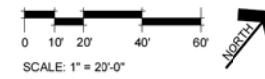
LOT 5
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7TH - 22ND FLOOR LANDSCAPE LEGEND SEE L17 FOR MASTER LANDSCAPE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	QTY.
GROUNDCOVERS AND SHRUBS (MAX. 2'-0" @ MATURITY)			
⊕ ARTEMESIA LUDOUICIANA	WHITE SAGE	1 GALLON	40
⊕ CARISSA GRANDIFLORA	NATAL PLUM "FANCY"	1 GALLON	18
⊕ CARISSA GRANDIFLORA	NATAL PLUM "GREEN CARPET"	1 GALLON	2
⊕ CUPHEA HYSSOROLIA	MEXICAN HEATHER	1 GALLON	37
⊕ LANTANA MONTEVIDENSIS	PURPLE LANTANA	1 GALLON	14
⊕ FORTULICARIA AFRA	ELEPHANT FOOT	1 GALLON	12
⊕ ROSMARINUS OFFICINALIS "PROSTRATUS"	CREeping ROSEMARY	1 GALLON	14
⊕ WEDDIA BIFLORA	MELANTHERA	1 GALLON	30
SHRUBS (MAX. 3'-0" @ MATURITY)			
⊕ AGAVE PARURI	PARRY'S AGAVE	1 GALLON	58
⊕ CYMODOPODON CITRATUS	LEMONGRASS	1 GALLON	57
⊕ YUCCA WHIPPLEI	OUR LORD'S CANDLE	1 GALLON	16
LARGE SHRUBS (4'-0")			
⊕ DASYLIRON WHEELERI	DESERT SPOON	1 GALLON	38
VINES			
⊕ BOUGAINVILLEA SPP.	BOUGAINVILLEA	1 GALLON	17



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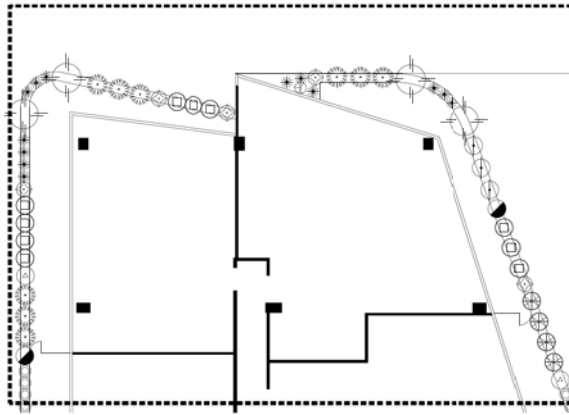
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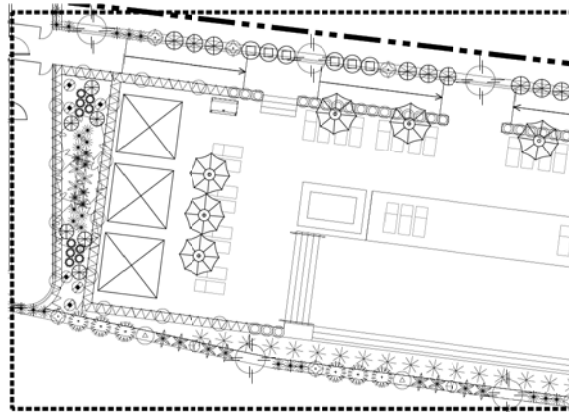
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7TH-22ND FLOOR

LOT 5
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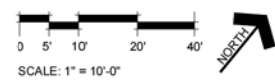
Sheet No. **L1.6**



2 ENLARGE TYP. PLANTER AT 7TH FLOOR
SCALE: 1" = 12'



1 ENLARGE TYP. PLANTER AT 6TH FLOOR
SCALE: 1" = 12'



SCALE: 1" = 10'-0"

MASTER LANDSCAPE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES			
BALHINA LUNARIOIDES (B. CONGESTA)	ANACACHO ORCHID	24" BOX	-
RSTACIA RED PUSH	RED PUSH	48" BOX	9
CITRUS RETICULATA 'CLEMENTINE'	MANDARIN ORANGE	24" BOX	-
EBENOPSIS EBANO	TEXAS EBONY	24" BOX	2
FIGUS MICROCARPA NITIDA	INDIAN LABEL FIG	24" BOX	-
MORINGA OLEIFERA LAMK	MALUNGAY	24" BOX	-
FIGUS BENAMINA	WEeping FIG	24" BOX	15
PROSOPIS VELUTINA	NATIVE MESQUITE	24" BOX	3
CORDIA BOISSIERI	TEXAS OLIVE	24" BOX	25
TRACHYCARPUS FORTUNEI	WINDMILL PALM	24" BOX	3
PHENIX DACTYLIFERA MEDJOL	DATE PALM	18" CLR APICAL MERSTEM	10
CYCAS REVOLUTA	SAGO PALM	24" BOX	109
SYAGRUS ROMANOFFIANUM	QUEEN PALM	12" CLR APICAL MERSTEM	10
GROUNDCOVERS AND SHRUBS (MAX. 2'-0" @ MATURITY)			
ALLIUM SCHWENOPRASMUM	CYRUS	1 GALLON	-
ALOE VERA	ALOE VERA	1 GALLON	405
ASPARAGUS DENSIFLORUS	MYERS ASPARAGUS	1 GALLON	203
ARTEMESIA LUDOLVICIANA	WHITE SAGE	1 GALLON	319
ARTEMESIA GRACILICULAS	FRENCH TURBAGON	1 GALLON	25
CARSSA GRANDIFLORA	NATAL PLUM 'BOXWOOD BEAUTY'	1 GALLON	131
CARSSA GRANDIFLORA	NATAL PLUM 'FANCY'	1 GALLON	202
CARSSA GRANDIFLORA	NATAL PLUM	1 GALLON	-
CARSSA GRANDIFLORA	NATAL PLUM	1 GALLON	123
CARSSA GRANDIFLORA	'GREEN GYFT'	1 GALLON	-
CURPEA HYSSORHOLA	MEXICAN HEATHER	1 GALLON	240
DALEA GREGGII	TRAILING INDIGO BUSH	1 GALLON	38
EROGONIUM FASCICULATUM	FLATTOP BUCKWEAT	1 GALLON	-
HEMERICALLIS	DAYLILY	1 GALLON	-
HIBISCUS DENIGATUS	PALEFACE ROSE MALLOW	1 GALLON	-
HIBISCUS ROSA-SINENSIS	HYBISCUS	1 GALLON	-
IRIS HYBRIDA	BEARDED IRIS	1 GALLON	134
LANTANA MONTEVIDENSIS	PURPLE LANTANA	1 GALLON	64
LYCORIS RADATA	SPIDER LILY	1 GALLON	99
PORTULACARIA AFRA	ELEPHANTFOOD	1 GALLON	34
ROSEMARINUS OFFICINALIS 'PROSTRATUS'	CREPENTHORSEMARY	1 GALLON	53
VIOLA COORATA	SWEET VIOA	1 GALLON	144
WEDELIA BIFLORA	MELANTHERA	1 GALLON	258
ZEPHYRANTHES CANDIDA	RAIN LILY	1 GALLON	45
SHRUBS (MAX. 3'-0" @ MATURITY)			
AGAVE PARRYI	PARRYYS AGAVE	1 GALLON	409
CARSSA MACROCARPA	NATAL PLUM 'TURTLE'	1 GALLON	-
CARSSA MACROCARPA	NATAL PLUM 'TURTLE'	1 GALLON	-
CYMOPOGON CITRATUS	LEMONGRASS	1 GALLON	434
DALEA FRUTESCENS	SIERRA NEGRA	1 GALLON	-
ECHINOCACTUS GRUSONI	GOLDEN BARRREL	1 GALLON	109
LONCERIS X-HECHYRITTE	FLAME KETCHUPKLE	1 GALLON	-
MUNLENBERGIA RIGIDA	NASHVILLE	1 GALLON	130
TAGETES ERRECTA	AMERICAN MARI GOLD	1 GALLON	-
TAGETES LUCIDA	MEXICAN MRRAGON	1 GALLON	10
SPHAERALCEA AMBIGUA	DESERT MALLOW	1 GALLON	-
YUCCA WHIPPLEI	OUR LORDS CANDLE	1 GALLON	132
LARGE SHRUBS (+3'-0")			
BASELIA ALBA	MALABAR SPINACH	1 GALLON	70
CAESALPINA MEXICANA	MEXICAN BRD OF PARADISE	1 GALLON	-
DASYLIRION WHEELERI	DESERT SPOON	1 GALLON	157
EPILOBUM CANUM	CALIFORNIA FUCHSIA	1 GALLON	21
FEROCACTUS WILDENI	FINHOOKBARREL	1 GALLON	15
GARDENIA JASMINOIDES	GARDENIA	1 GALLON	-
HESPERALOE PARVIFLORA	RED YUCCA	1 GALLON	39
LYCUM BARBARUM	LYCBERRY	1 GALLON	3
MALPIGHIA EMARGINATA	BARBADOS CHERRY	1 GALLON	19
OPUNTHA FIGUS-INDICA	PRICKLY PEAR CATUS	1 GALLON	14
PHYLLISTACHYS ALBERA	GOLDEN BAMBOO	1 GALLON	44
PLUNIA CALIFLORA	JABUTICABA	1 GALLON	13
PSIDIUM CATTLEIANUM	STRAWBERRY GUAVA	1 GALLON	28
VINES			
BOUGAINVILLEA SPP.	BOUGAINVILLEA	1 GALLON	147
JASMINUM OFFICINALE	JASMINE	1 GALLON	102
TRACHELOSPERMUM	STAR JASMINE	1 GALLON	13
JASMINOIDES	JASM	1 GALLON	-
ROSA BANKSIAE	LADY BANKS ROSE	1 GALLON	40
ANNUALS			
IPOMOEA BATATAS	SWEET POTATO VINE	1 GALLON	23
PENTINIA X HYBRIDA	WAVE PETJINA	1 GALLON	23
PORTULACA OLERACEA	PURSLANE	1 GALLON	10
TAGETES ERRECTA	AMERICAN MARI GOLD	1 GALLON	109.08 S.F.
VIOLA TRICOLOR SUBSP. TRICOLOR	FANSY	1 GALLON	-
ANTIRRHINUM	SNAPDRAGON	1 GALLON	-
BAJA PASSION VINE	PASSIFLORA FOETIDA V. LONGIPEDUNCULATA	1 GALLON	-
BRASSICA OLERACEA	KALE	1 GALLON	-
CALENDULA OFFICINALIS	CALENDULA	1 GALLON	-
COREOPSIS LANCEOLATA	COREOPSE	1 GALLON	-
LUFFA AEDYPTACA	LOOFAN	1 GALLON	-
MONARDA DIDYMA	SCHALLET BEEBALM	1 GALLON	-
ORIGANUM MAJORANA	MARJORAM	1 GALLON	-
TROPAEOLUM MINOR	NASTURTIUM TRAILING	1 GALLON	-

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Sheet Title

PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS

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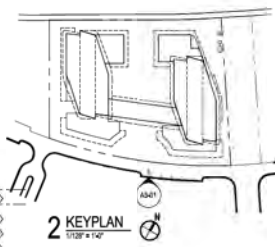
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PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS

Sheet No. **L1.7**

EXTERIOR KEY NOTES:

- E1 WINDOW SYSTEM WITH BUTT-GLAZED JOINTS WITH LOW-E GLAZING
- E2 PLANTER BOX FACING PANELS (TBD, REFER TO BALCONY SECTION A403 (FINISH COLOR - WHITE))
- E3 SWIMMING POOL, WATERFALL EDGE WITH INTEGRATED ILLUMINATED LETTERING
- E4 METAL GRATING MECHANICAL SCREEN ON STEEL FRAMING (FINISH: WHITE PAINTED)
- E5 WINDOW SYSTEM WITH BUTT-GLAZED JOINTS WITH FRITTED GLASS
- E6 FULL-LIFE ALUMINUM SWINGING TERRACE DOOR IN ALUMINUM FRAME WITH FIXED TRANSOM WINDOW ABOVE. (FINISH: CLEAR ANODIZED)
- E7 HORIZONTAL GUARDRAIL SYSTEM (REFER TO SECTION)
- E8 TRANSLUCENT GLASS BALCONY ENDELS WITH LOCKABLE OPERABLE PORTION FOR BALCONY PLANTER BOX MAINTENANCE
- E9 GREEN ROOF
- E10 OPTIONAL ROOFTOP POOL TERRACE
- E11 SLAB EDGE FACING TO MATCH BALCONY PLANTER BOX FACING MATERIAL (FINISH COLOR: WHITE)
- E12 COLORED CAST IN PLACE CONCRETE - COLOR TO MATCH MATERIAL E13
- E13 SANDSTONE WALL PANELS - JOINTING TO ALIGN WITH WINDOW SYSTEM MULLIONS
- E14 SANDSTONE WALL PANELS ON ALUMINUM ATTACHMENT SYSTEM COVER OBSOLETE GLAZING. SEE SECTION ON SHEET A403
- E15 STEEL FRAMED CANOPY SYSTEM (FINISH: PAINTED WHITE)
- E16 2" HIGH STONE CAP WITH DRIP EDGE
- E17 ALUMINUM FRAME & POLYCARBONATE OVERHEAD GARAGE DOOR (FINISH: ANODIZED ALUMINUM)
- E18 CAST IN PLACE CONCRETE COLUMN (FINISH: PAINT)
- E19 SANDSTONE CLAD PLANTER BOX WITH STONE CAP
- E20 TEMPERED GLASS FENCE WITH ALUMINUM FRAMED ACCESS GATES (FINISH: POLY PLAN)
- E21 CAST IN PLACE COLORED CONCRETE STEPS / RAMP (FINISH: BROOK COLOR TO RESSEMBLE MATERIAL E13)
- E22 30" HIGH ILLUMINATED RETAIL LETTERING - TBD
- E23 MONUMENT SIGN WITH 4" HIGH ILLUMINATED LETTERING
- E24 STEEL HEADER (FINISH: PAINTED WHITE)
- E25 10'-0" HIGH SIDE FOLDING GLASS PARTITIONS (FRAME FINISH: CLEAR ANODIZED)
- E26 SYNTHETIC STUCCO FINISH SYSTEM
- E27 MECHANICAL COOLING TOWERS
- E28 FULL-LIFE ALUMINUM SWINGING STOREFRONT DOOR IN ALUMINUM WINDOW SYSTEM FRAME. (FINISH: CLEAR ANODIZED)
- E29 EXTERIOR HORIZONTAL LOUVER SYSTEM (FINISH: ANODIZED ALUMINUM)
- E30 ROOF PARAPET TO CONCEAL PV PANELS TO MATCH MATERIAL E2
- E31 BLADE RETAIL SIGN
- E32 FCC & BREATHING AIR REFILL PANEL LOCATION, SEE SHEET F04-01
- E33 EXTERIOR SWAIVE STANDPIPE CONNECTION, SEE SHEET F04-01
- E34 CABANA TYP.
- E35 FRITTED TEMPERED GLASS FENCE WITH ALUMINUM FRAMED ACCESS GATES (FINISH: POLY PLAN)
- E36 PROPOSED LOCATION OF GENERATOR EXHAUST LOUVER - (FINISH: ANODIZED ALUMINUM)



APPROVED 1/28/16

*(Subject to 2016 PAD amendment revisions)

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FORMAL SITE PLAN REVIEW SUBMITTAL

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RCA Project No: 150407-01
Sheet Title: COLOR EXTERIOR ELEVATIONS

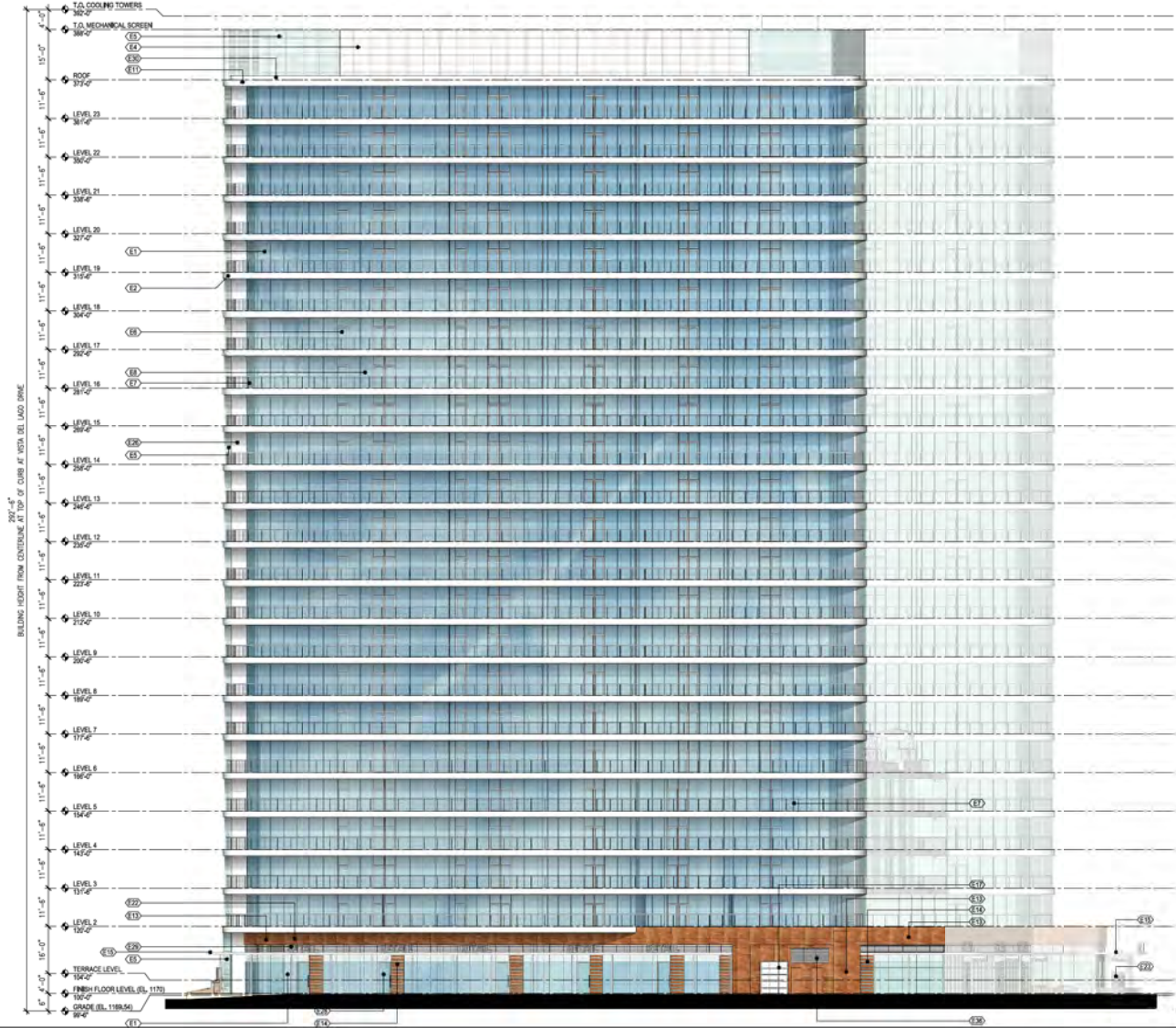
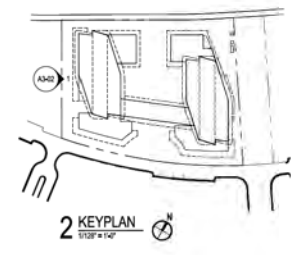
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Sheet No: **A3-01**

EXTERIOR KEY NOTES:

- (E1) WINDOW SYSTEM WITH BUTT-GLAZED JOINTS WITH LOW GLAZING
- (E2) PLANTER BOX FACING PANELS (TWO, REFER TO BALCONY SECTION A40) (FINISH COLOR - WHITE)
- (E3) SWIMMING POOL WATERFALL EDGE WITH INTEGRATED ILLUMINATED LETTERING
- (E4) METAL GRATING MECHANICAL SCREEN ON STEEL FRAMING (FINISH: WHITE PAINTED)
- (E5) WINDOW SYSTEM WITH BUTT-GLAZED JOINTS WITH FRITTED GLASS
- (E6) FULL-GLAZED ALUMINUM TERRACE DOOR IN ALUMINUM FRAME WITH FIXED TRANSOM WINDOW ABOVE. (FINISH: CLEAR ANODIZED)
- (E7) HORIZONTAL GUARDRAIL SYSTEM (REFER TO SECTION)
- (E8) TRANSLUCENT GLASS BALCONY ENCASED WITH LOCKABLE OPERABLE PORTION FOR BALCONY PLANTER BOX MAINTENANCE
- (E9) GREEN ROOF
- (E10) OPTIONAL ROOFTOP POOL, TERRACE
- (E11) SLAB EDGE FACING TO MATCH BALCONY PLANTER BOX FACING MATERIAL (FINISH COLOR: WHITE)
- (E12) COLORED CAST-IN PLACE CONCRETE - COLOR TO MATCH MATERIAL E10
- (E13) SANDSTONE WALL PANELS - JOINTING TO ALIGN WITH WINDOW SYSTEM MULLIONS
- (E14) SANDSTONE WALL PANELS ON ALUMINUM ATTACHMENT SYSTEM COVER OCCURREASING. SEE SECTION ON SHEET A40.
- (E15) STEEL FRAMED CANOPY SYSTEM (FINISH: PAINTED WHITE)
- (E16) 2" HIGH STONE CAP WITH DRIP EDGE
- (E17) ALUMINUM FRAME & POLYCARBONATE OVERHEAD GARAGE DOOR (FINISH: ANODIZED ALUMINUM)
- (E18) CAST-IN PLACE CONCRETE COLUMN (FINISH: PAINT)
- (E19) SANDSTONE CLAD PLANTER BOX WITH STONE CAP
- (E20) TEMPERED GLASS FENCE WITH ALUMINUM FRAMED ACCESS GATES (FINISH: PER PLAN)
- (E21) CAST-IN PLACE COLORED CONCRETE STEPS / RAMP (FINISH: BROOK COLOR TO RESSEMBLE NATURAL E10)
- (E22) 30" HIGH ILLUMINATED RETAIL LETTERING - T10
- (E23) MONUMENT SIGN WITH 4" HIGH ILLUMINATED LETTERING
- (E24) STEEL HEADER (FINISH: PAINTED WHITE)
- (E25) 10'-0" HIGH SIDE FOLDING GLASS PARTITIONS (FRAME FINISH: CLEAR ANODIZED)
- (E26) SYNTHETIC STUCCO FINISH SYSTEM
- (E27) MECHANICAL COOLING TOWERS
- (E28) FULL-GLAZED ALUMINUM SWINGING STOREFRONT DOOR IN ALUMINUM WINDOW SYSTEM FRAME. (FINISH: CLEAR ANODIZED)
- (E29) EXTERIOR HORIZONTAL LOUVER SYSTEM (FINISH: ANODIZED ALUMINUM)
- (E30) ROOF PARAPET TO CONCEAL PV PANELS TO MATCH MATERIAL E2
- (E31) BLADE RETAIL SIGN
- (E32) FCC & BREATHING AIR RETAIL PANEL LOCATION, SEE SHEET F0A-1
- (E33) EXTERIOR SHAWNEE STANDPIPE CONNECTION, SEE SHEET F0A-1
- (E34) CASINA TYP.
- (E35) FRITTED TEMPERED GLASS FENCE WITH ALUMINUM FRAMED ACCESS GATES (FINISH: PER PLAN)
- (E36) PROPOSED LOCATION OF GENERATOR EXHAUST LOUVER. (FINISH: ANODIZED ALUMINUM)



APPROVED 1/28/16

***(Subject to 2016 PAD amendment revisions)**

1 WEST ELEVATION - PHASE 2 TOWER

FORMAL SITE PLAN REVIEW SUBMITTAL

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 LOT 5
 APN: 319-32-019
 TEMPE, ARIZONA, 85281
 Issue Date: OCTOBER 19, 2015

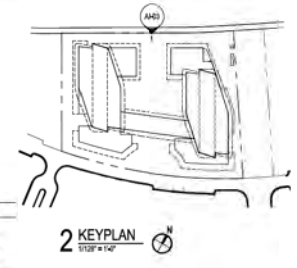
RCA Project No: 150407-01
 Sheet Title:
COLOR EXTERIOR ELEVATIONS

Sheet No: **A3-02**

CONCEPTUAL - NOT FOR CONSTRUCTION

EXTERIOR KEY NOTES:

- (E1) WINDOW SYSTEM WITH BUTT-GLAZED JOINTS WITH LOW-E GLAZING
- (E2) PLANTER BOX FACING PANELS (TBD, REFER TO BALCONY SECTION A403 (FINISH COLOR - WHITE))
- (E3) SWIRLING POOL WATERFALL EDGE WITH INTEGRATED ILLUMINATED LETTERING
- (E4) METAL GRATING MECHANICAL SCREEN ON STEEL FRAMING (FINISH: WHITE PAINTED)
- (E5) WINDOW SYSTEM WITH BUTT-GLAZED JOINTS WITH FRITTED GLASS
- (E6) FULL-HEIGHT ALUMINUM SWINGING TERRACE DOOR IN ALUMINUM FRAME WITH FIXED TRANSOM WINDOW ABOVE. (FINISH: CLEAR ANODIZED)
- (E7) HORIZONTAL GUARDRAIL SYSTEM (REFER TO SECTION)
- (E8) TRANSLUCENT GLASS BALCONY ENDESK WITH LOCKABLE OPERABLE PORTION FOR BALCONY PLANTER BOX MAINTENANCE
- (E9) GREEN ROOF
- (E10) OPTIONAL ROOFTOP POOL TERRACE
- (E11) SLAB EDGE FACING TO MATCH BALCONY PLANTER BOX FACING MATERIAL (FINISH COLOR - WHITE)
- (E12) COLORED CAST-IN PLACE CONCRETE - COLOR TO MATCH MATERIAL E12
- (E13) SANDSTONE WALL PANELS - JOINTING TO ALIGN WITH WINDOW SYSTEM MULLIONS
- (E14) SANDSTONE WALL PANELS ON ALUMINUM ATTACHMENT SYSTEM COVER DRIPPING GLAZING. SEE SECTION ON SHEET A403
- (E15) STEEL FRAMED CANOPY SYSTEM (FINISH: PAINTED WHITE)
- (E16) 2" HIGH STONE CAP WITH DRIP EDGE
- (E17) ALUMINUM FRAME & POLYCARBONATE OVERHEAD GARAGE DOOR (FINISH: ANODIZED ALUMINUM)
- (E18) CAST-IN PLACE CONCRETE COLUMN (FINISH: PAINT)
- (E19) SANDSTONE CLAD PLANTER BOX WITH STONE CAP
- (E20) TEMPERED GLASS FENCE WITH ALUMINUM FRAMED ACCESS GATES (FINISH: POLYURETHANE)
- (E21) CAST-IN PLACE COLORED CONCRETE STEPS / RAMP (FINISH: BROOK COLOR TO RESSEMBLE MATERIAL E13)
- (E22) 30" HIGH ILLUMINATED RETAIL LETTERING - TBD
- (E23) MONUMENT SIGN WITH 4" HIGH ILLUMINATED LETTERING
- (E24) STEEL HEADER (FINISH: PAINTED WHITE)
- (E25) 10'-0" HIGH SIDE FOLDING GLASS PARTITIONS (FRAME FINISH: CLEAR ANODIZED)
- (E26) SYNTHETIC STUCCO FINISH SYSTEM
- (E27) MECHANICAL COOLING TOWERS
- (E28) FULL-HEIGHT ALUMINUM SWINGING STOREFRONT DOOR IN ALUMINUM WINDOW SYSTEM FRAME. (FINISH: CLEAR ANODIZED)
- (E29) EXTERIOR HORIZONTAL LOUVER SYSTEM (FINISH: ANODIZED ALUMINUM)
- (E30) ROOF PARAPET TO CONCEAL PV PANELS TO MATCH MATERIAL E2
- (E31) BLADE RETAIL SIGN
- (E32) FCC & BREATHING AIR REFILL PANEL LOCATION. SEE SHEET FDA01
- (E33) EXTERIOR SWAISE STANDPIPE CONNECTION. SEE SHEET FDA01
- (E34) CABANA TYP.
- (E35) FRITTED TEMPERED GLASS FENCE WITH ALUMINUM FRAMED ACCESS GATES (FINISH: POLYURETHANE)
- (E36) PROPOSED LOCATION OF GENERATOR EXHAUST LOUVER. (FINISH: ANODIZED ALUMINUM)



APPROVED 1/28/16

*(Subject to 2016 PAD amendment revisions)

CONCEPTUAL - NOT FOR CONSTRUCTION

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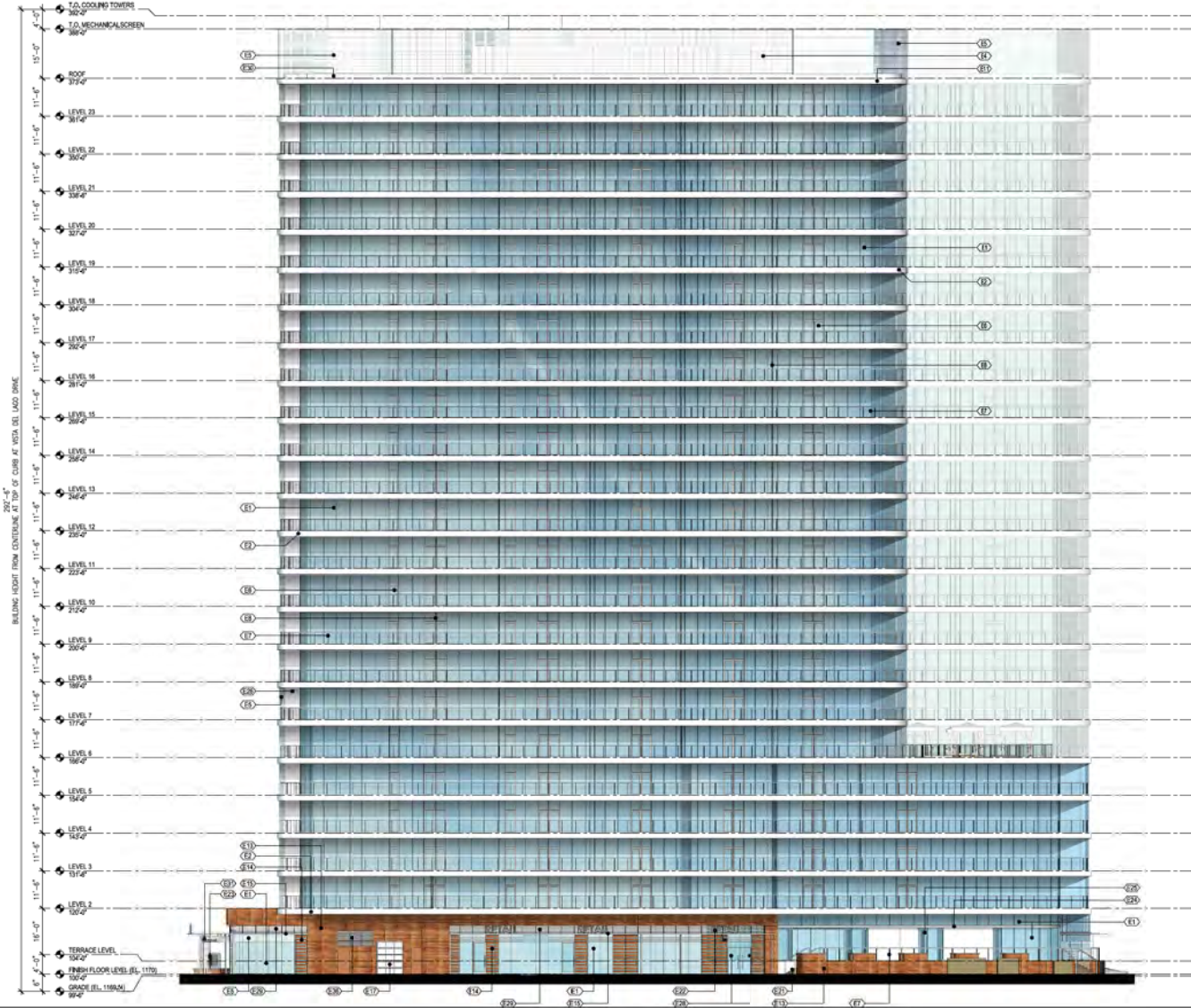
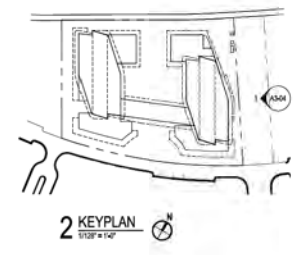
LOT 5
APN: 319-32-019
TEMPE, ARIZONA, 85281
Issue Date: OCTOBER 19, 2015

PCA Project No: 150407-01
Sheet Title:
COLOR EXTERIOR ELEVATIONS

Sheet No. **A3-03**

EXTERIOR KEY NOTES:

- (E1) WINDOW SYSTEM WITH BUTT-GLAZED JOINTS WITH LOW-E GLAZING
- (E2) PLANTER BOX FACING PANELS (TYP, REFER TO BALCONY SECTION A40) (FINISH COLOR - WHITE)
- (E3) SWIMMING POOL WATERFALL EDGE WITH INTEGRATED ILLUMINATED LETTERING
- (E4) METAL GRATING MECHANICAL SCREEN ON STEEL FRAMING (FINISH: WHITE PAINTED)
- (E5) WINDOW SYSTEM WITH BUTT-GLAZED JOINTS WITH FRITTED GLASS
- (E6) FULL-DEPTH ALUMINUM FINISHING TERRACE DOOR IN ALUMINUM FRAME WITH FIXED TRANSOM WINDOW ABOVE. (FINISH: CLEAR ANODIZED)
- (E7) HORIZONTAL GUARDRAIL SYSTEM (REFER TO SECTION)
- (E8) TRANSLUCENT GLASS BALCONY ENDELS WITH LOCKABLE OPERABLE PORTION FOR BALCONY/PLANTER BOX MAINTENANCE
- (E9) GREEN ROOF
- (E10) OPTIONAL ROOFTOP POOL TERRACE
- (E11) SLAB EDGE FACING TO MATCH BALCONY PLANTER BOX FACING MATERIAL (FINISH COLOR - WHITE)
- (E12) COLORED CAST-IN PLACE CONCRETE - COLOR TO MATCH MATERIAL E10
- (E13) SANDSTONE WALL PANELS - JOINTING TO ALIGN WITH WINDOW SYSTEM MULLIONS
- (E14) SANDSTONE WALL PANELS ON ALUMINUM ATTACHMENT SYSTEM COVER OCCURED GLAZING. SEE SECTION ON SHEET A41-1
- (E15) STEEL FRAMED CANOPY SYSTEM (FINISH: PAINTED WHITE)
- (E16) 2" HIGH STONE CAP WITH DRIP EDGE
- (E17) ALUMINUM FRAME & POLYCARBONATE OVERHEAD GARAGE DOOR (FINISH: ANODIZED ALUMINUM)
- (E18) CAST-IN PLACE CONCRETE COLUMN (FINISH: PAINT)
- (E19) SANDSTONE CLAD PLANTER BOX WITH STONE CAP
- (E20) TEMPERED GLASS FENCE WITH ALUMINUM FRAMED ACCESS GATES (FINISH: PER PLAN)
- (E21) CAST-IN PLACE COLORED CONCRETE STEPS / RAMP (FINISH: BROOK COLOR TO RESSEMBLE NATURAL E10)
- (E22) 30" HIGH ILLUMINATED RETAIL LETTERING - T10
- (E23) MONUMENT SIGN WITH 4" HIGH ILLUMINATED LETTERING
- (E24) STEEL HEADER (FINISH: PAINTED WHITE)
- (E25) 10'-0" HIGH SIDE FOLDING GLASS PARTITIONS (FRAME FINISH: CLEAR ANODIZED ALUMINUM)
- (E26) SYNTHETIC STUCCO FINISH SYSTEM
- (E27) MECHANICAL COOLING TOWERS
- (E28) FULL-DEPTH ALUMINUM SWINGING STOREFRONT DOOR IN ALUMINUM WINDOW SYSTEM FRAME. (FINISH: CLEAR ANODIZED)
- (E29) EXTERIOR HORIZONTAL LOUVER SYSTEM (FINISH: ANODIZED ALUMINUM)
- (E30) ROOF PARAPET TO CONCEAL PV PANELS TO MATCH MATERIAL E2
- (E31) BLADE RETAIL SIGN
- (E32) FCC & BREATHING AIR REFILL PANEL LOCATION. SEE SHEET F04-1
- (E33) EXTERIOR SWAGGE STANDPIPE CONNECTION. SEE SHEET F04-1
- (E34) CABANA TYP.
- (E35) FRITTED TEMPERED GLASS FENCE WITH ALUMINUM FRAMED ACCESS GATES (FINISH: PER PLAN)
- (E36) PROPOSED LOCATION OF GENERATOR EXHAUST LOUVER. (FINISH: ANODIZED ALUMINUM)



APPROVED 1/28/16

***(Subject to 2016 PAD amendment revisions)**

1 EAST ELEVATION - PHASE 1 TOWER
1/8" = 1'-0"

CONCEPTUAL - NOT FOR CONSTRUCTION

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754 North Central Expressway, Suite 3000
Mesa, Arizona 85205
Telephone: 480.833.8331
RINKA|CHUNG
RINKA|CHUNG ARCHITECTURE INC.

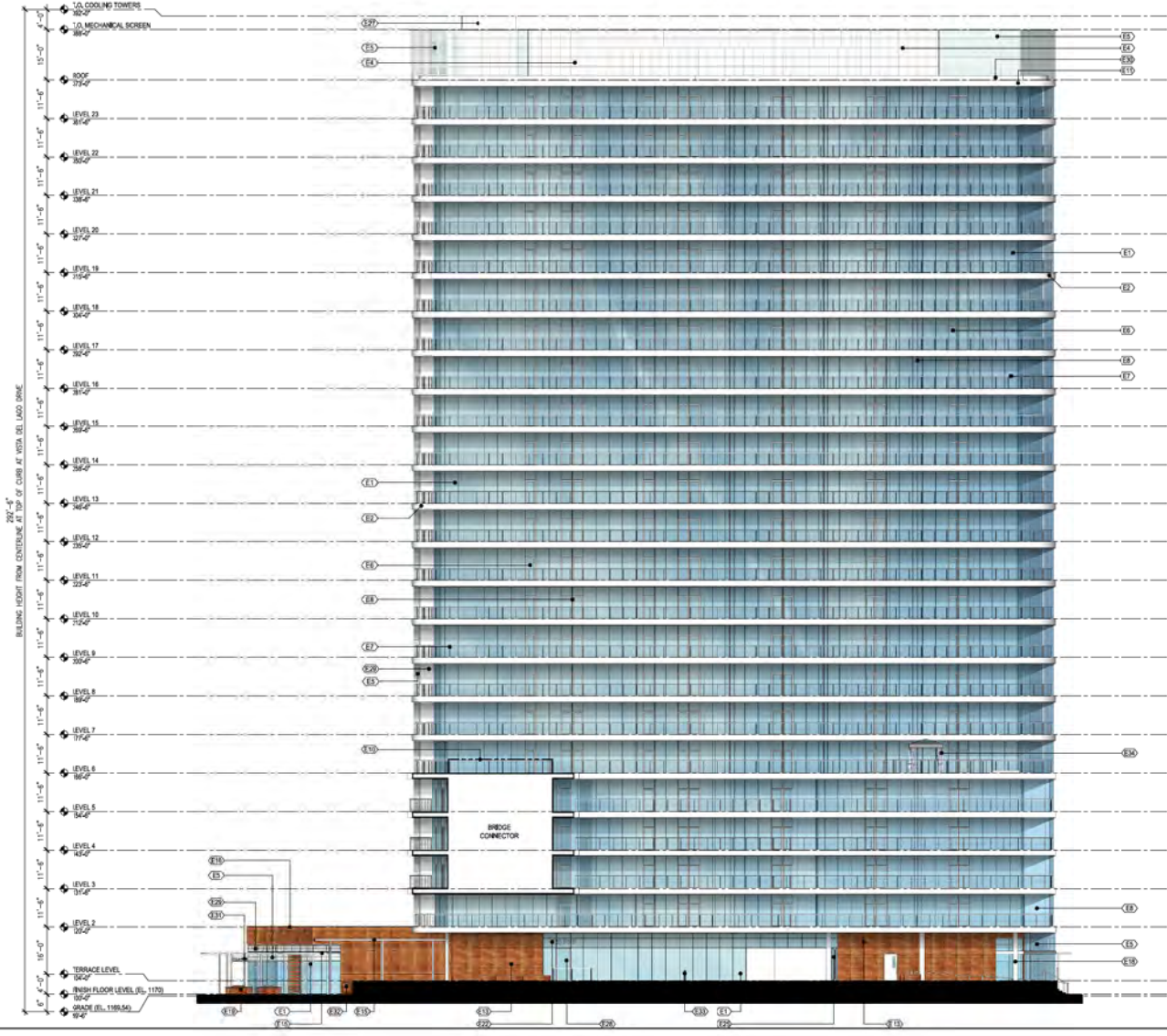
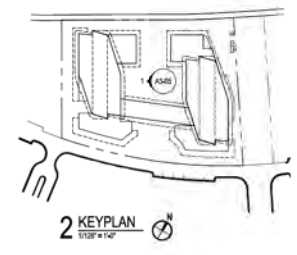
The PIER
Lot 5
APN: 319-32-019
TEMPE, ARIZONA, 85281
Issue Date: OCTOBER 19, 2015

Project No: 150407-01
Sheet Title:
COLOR EXTERIOR ELEVATIONS

Sheet No:
A3-04

EXTERIOR KEY NOTES:

- (E1) WINDOW SYSTEM WITH BUTT-GLAZED JOINTS WITH LOW-E GLAZING
- (E2) PLANTER BOX FACING PANELS (TDS), REFER TO BALCONY SECTION A403 (FINISH COLOR - WHITE)
- (E3) SWIMMING POOL WATERFALL EDGE WITH INTEGRATED ILLUMINATED LETTERING
- (E4) METAL GRATING MECHANICAL SCREEN ON STEEL FRAMING (FINISH: WHITE PAINTED)
- (E5) WINDOW SYSTEM WITH BUTT-GLAZED JOINTS WITH FRITTED GLASS
- (E6) FULL-LEAF ALUMINUM SWINGING TERRACE DOOR IN ALUMINUM FRAME WITH FIXED TRANSOM WINDOW ABOVE. (FINISH: CLEAR ANODIZED)
- (E7) HORIZONTAL GUARDRAIL SYSTEM (REFER TO SECTIONS)
- (E8) TRANSLUCENT GLASS BALCONY ENDESK WITH LOCKABLE OPERABLE PORTION FOR BALCONY PLANTER BOX MAINTENANCE
- (E9) GREEN ROOF
- (E10) OPTIONAL ROOFTOP POOL TERRACE
- (E11) SLAB EDGE FACING TO MATCH BALCONY PLANTER BOX FACING MATERIAL (FINISH COLOR: WHITE)
- (E12) COLORED CAST-IN PLACE CONCRETE - COLOR TO MATCH MATERIALS KEY
- (E13) SANDSTONE WALL PANELS - JOINTING TO ALIGN WITH WINDOW SYSTEM MULLION
- (E14) SANDSTONE WALL PANELS ON ALUMINUM ATTACHMENT SYSTEM COVER DRIPPING GLAZING. SEE SECTION ON SHEET A443
- (E15) STEEL FRAMED CANOPY SYSTEM (FINISH: PAINTED WHITE)
- (E16) 2" HIGH STONE CAP WITH DRIP EDGE
- (E17) ALUMINUM FRAME & POLYCARBONATE OVER-HEAD GARAGE DOOR (FINISH: ANODIZED ALUMINUM)
- (E18) CAST-IN PLACE CONCRETE COLUMN (FINISH: PAINT)
- (E19) SANDSTONE CLAD PLANTER BOX WITH STONE CAP
- (E20) TEMPLERED GLASS FENCE WITH ALUMINUM FRAMED ACCESS GATES (FINISH: POLY PLUM)
- (E21) CAST-IN PLACE COLORED CONCRETE STEPS / RAMP (FINISH: BROOK COLOR TO RESSEMBLE MATERIAL E1)
- (E22) 30" HIGH ILLUMINATED RETAIL LETTERING - TDS
- (E23) MONUMENT SIGN WITH 2" HIGH ILLUMINATED LETTERING
- (E24) STEEL HEADER (FINISH: PAINTED WHITE)
- (E25) 10'-0" HIGH SIDE FOLDING GLASS PARTITIONS (FRAME FINISH: CLEAR ANODIZED)
- (E26) SYNTHETIC STUCCO FINISH SYSTEM
- (E27) MECHANICAL COOLING TOWERS
- (E28) FULL-LEAF ALUMINUM SWINGING STOREFRONT DOOR IN ALUMINUM WINDOW SYSTEM FRAME. (FINISH: CLEAR ANODIZED)
- (E29) EXTERIOR HORIZONTAL LOUVER SYSTEM (FINISH: ANODIZED ALUMINUM)
- (E30) ROOF PARAPET TO CONCEAL PV PANELS TO MATCH MATERIAL E2
- (E31) BLADE RETAIL SIGN
- (E32) FCC & BREATHING AIR REFILL PANEL LOCATION, SEE SHEET FDA01
- (E33) EXTERIOR SAMBLE STANDPIPE CONNECTION, SEE SHEET FDA01
- (E34) CASABA TYP.
- (E35) FRITTED TEMPERED GLASS FENCE WITH ALUMINUM FRAMED ACCESS GATES (FINISH: POLY PLUM)
- (E36) PROPOSED LOCATION OF GENERATOR EXHAUST LOUVER - (FINISH: ANODIZED ALUMINUM)



APPROVED 1/28/16

***(Subject to 2016 PAD amendment revisions)**

1 EAST ELEVATION - PHASE 2 TOWER
1/8" = 1'-0"

CONCEPTUAL - NOT FOR CONSTRUCTION

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RINKA|CHUNG ARCHITECTURE, INC.

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RDCA Project No: 150407-01
 Sheet Title:

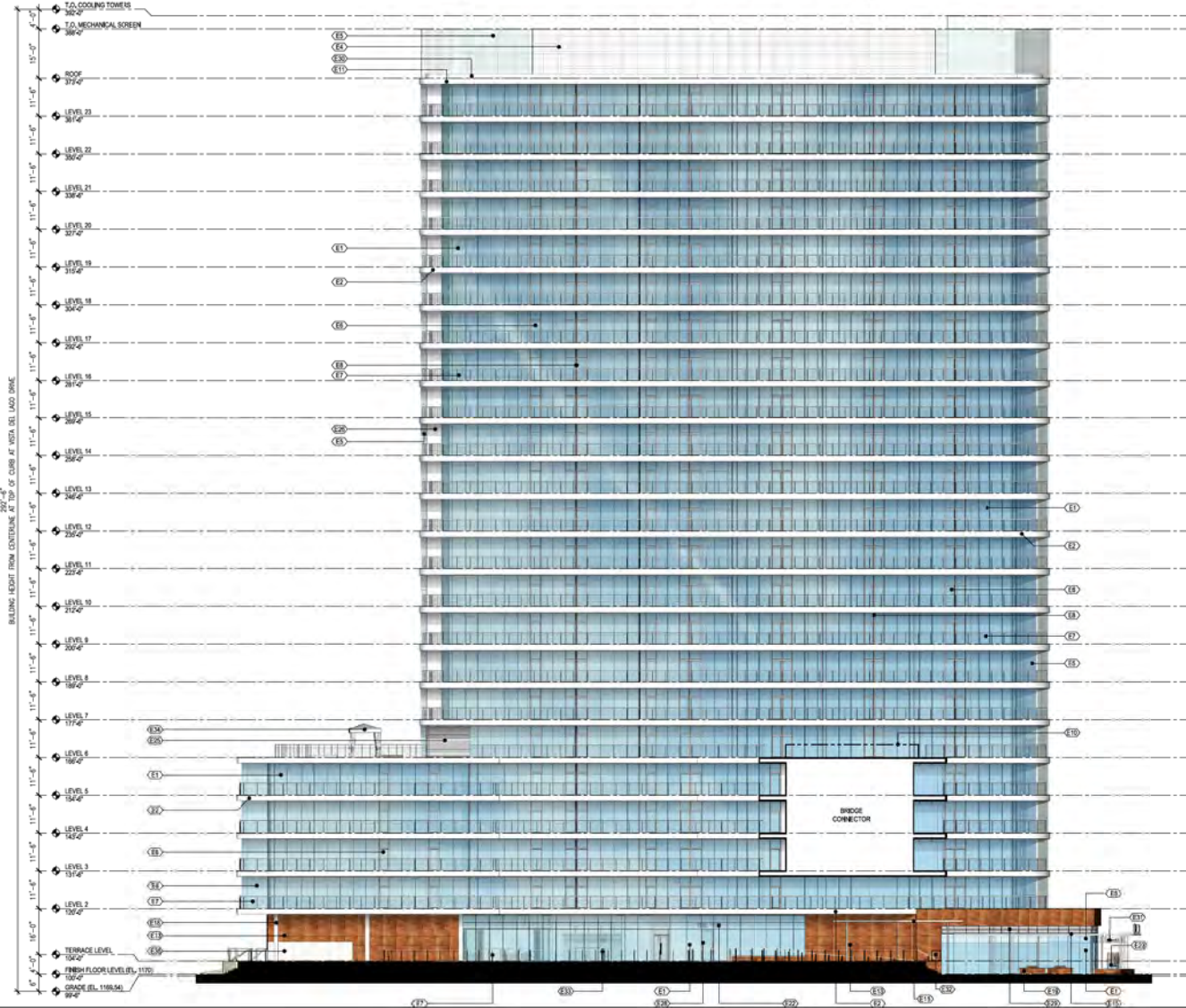
COLOR EXTERIOR ELEVATIONS

LOT 5
 APN: 319-32-019
 TEMPE, ARIZONA, 85281
 Issue Date: OCTOBER 19, 2015

Sheet No: **A3-05**

EXTERIOR KEY NOTES:

- (E1) WINDOW SYSTEM WITH BUTT-GLAZED JOINTS WITH LOW-E GLAZING
- (E2) PLANTER BOX FACING PANELS (TDS, REFER TO BALCONY SECTION A40) (FINISH COLOR - WHITE)
- (E3) SWIMMING POOL WATERFALL EDGE WITH INTEGRATED ILLUMINATED LETTERING
- (E4) METAL GRATING MECHANICAL SCREEN ON STEEL FRAMING (FINISH: WHITE PAINT)
- (E5) WINDOW SYSTEM WITH BUTT-GLAZED JOINTS WITH FRITTED GLASS
- (E6) FULL-DEPTH ALUMINUM SWINGING TERRACE DOOR IN ALUMINUM FRAME WITH FIXED TRANSOM WINDOW ABOVE. (FINISH: CLEAR ANODIZED)
- (E7) HORIZONTAL GUARDRAIL SYSTEM (REFER TO SECTION)
- (E8) TRAVELLER-GLOSS GLASS BALCONY ENDELS WITH LOCKABLE OPERABLE PORTION FOR BALCONY PLANTER BOX MAINTENANCE
- (E9) GREEN ROOF
- (E10) OPTIONAL ROOFTOP POOL TERRACE
- (E11) SLAB EDGE FACING TO MATCH BALCONY PLANTER BOX FACING MATERIAL (FINISH COLOR: WHITE)
- (E12) COLORED CAST-IN PLACE CONCRETE - COLOR TO MATCH MATERIAL E12
- (E13) SANDSTONE WALL PANELS - JOINTING TO ALIGN WITH WINDOW SYSTEM MULLIONS
- (E14) SANDSTONE WALL PANELS ON ALUMINUM ATTACHMENT SYSTEM COVER OBSOLETE GLAZING. SEE SECTION ON SHEET A40
- (E15) STEEL FRAMED CANOPY SYSTEM (FINISH: PAINTED WHITE)
- (E16) 2" HIGH STONE CAP WITH DRIP EDGE
- (E17) ALUMINUM FRAME & POLYCARBONATE OVERHEAD GARAGE DOOR (FINISH: ANODIZED ALUMINUM)
- (E18) CAST-IN PLACE CONCRETE COLUMN (FINISH: PAINT)
- (E19) SANDSTONE CLAD PLANTER BOX WITH STONE CAP
- (E20) TEMPERED GLASS FENCE WITH ALUMINUM FRAMED ACCESS GATES (FINISH: POLYURETHANE)
- (E21) CAST-IN PLACE COLORED CONCRETE STEPS / RAMP (FINISH: BROOK COLOR TO RESSEMBLE NATURAL E13)
- (E22) 30" HIGH ILLUMINATED RETAIL LETTERING - T190
- (E23) MONUMENT SIGN WITH 2" HIGH ILLUMINATED LETTERING
- (E24) STEEL HEADER (FINISH: PAINTED WHITE)
- (E25) 10'-0" HIGH SIDE FOLDING GLASS PARTITIONS (FRAME FINISH: CLEAR ANODIZED)
- (E26) SYNTHETIC STUCCO FINISH SYSTEM
- (E27) MECHANICAL COOLING TOWERS
- (E28) FULL-DEPTH ALUMINUM SWINGING STOREFRONT DOOR IN ALUMINUM WINDOW SYSTEM FRAME. (FINISH: CLEAR ANODIZED)
- (E29) EXTERIOR HORIZONTAL LOUVER SYSTEM (FINISH: ANODIZED ALUMINUM)
- (E30) ROOF PARAPET TO CONCEAL PV PANELS TO MATCH MATERIAL E2
- (E31) BLADE RETAIL SIGN
- (E32) FCC & BREATHING AIR REFILL PANEL LOCATION. SEE SHEET F0A-01
- (E33) EXTERIOR SAMUEL STANDPIPE CONNECTION. SEE SHEET F0A-01
- (E34) CABANA TYP.
- (E35) FRITTED TEMPERED GLASS FENCE WITH ALUMINUM FRAMED ACCESS GATES (FINISH: PER PLAN)
- (E36) PROPOSED LOCATION OF GENERATOR EXHAUST LOUVER - (FINISH: ANODIZED ALUMINUM)



APPROVED 1/28/16

***(Subject to 2016 PAD amendment revisions)**

1 WEST ELEVATION - PHASE 1 TOWER
1/8" = 1'-0"

THE PIER - TEMPE, ARIZONA



CONCEPTUAL RENDERING: OVERALL VIEW LOOKING WEST

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CONCEPTUAL RENDERING: PEDESTRIAN VIEW SITE ENTRANCE

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CONCEPTUAL RENDERING: PEDESTRIAN VIEW LOOKING WEST

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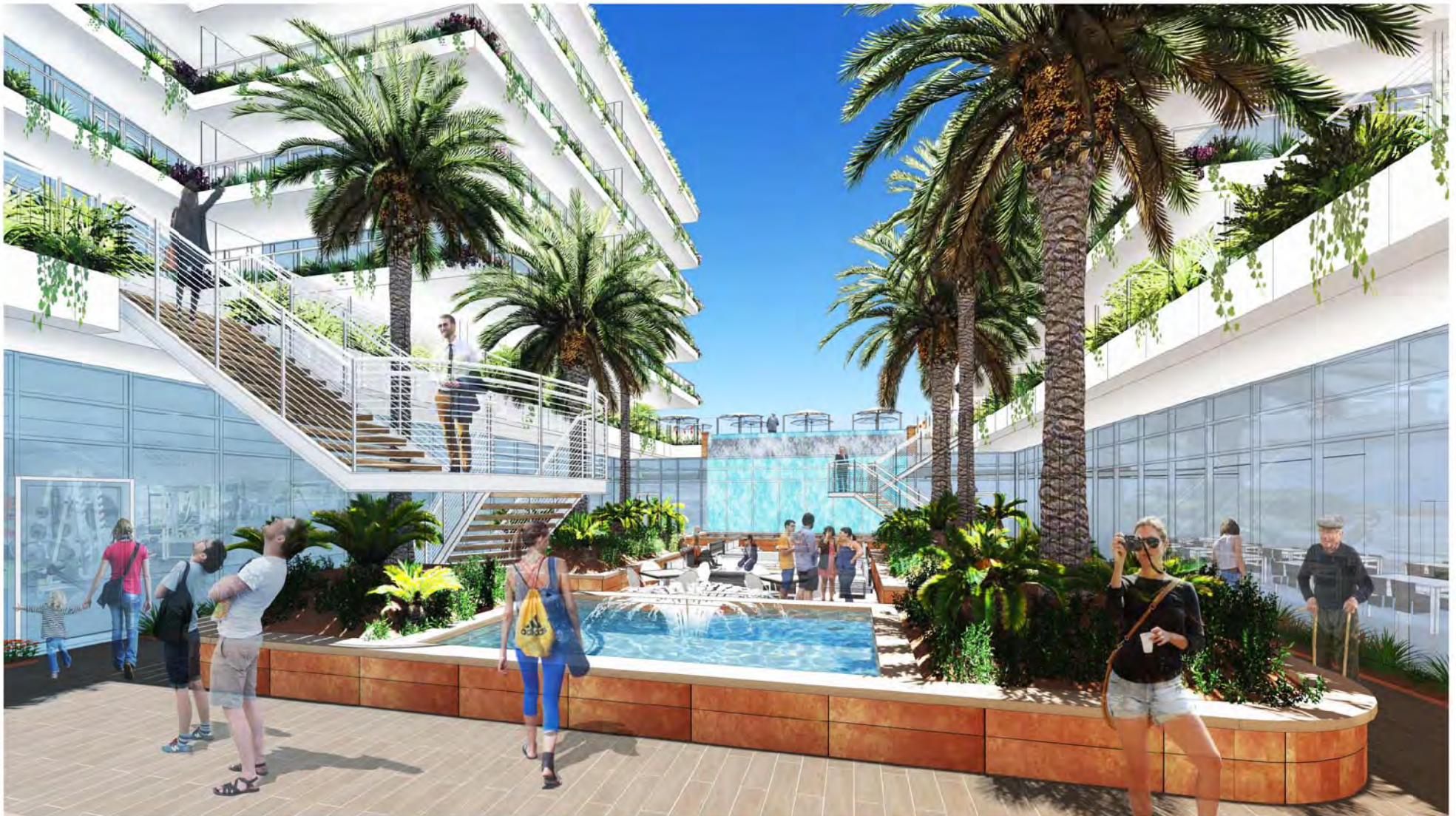
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CONCEPTUAL RENDERING: LOWER LEVEL COURTYARD VIEW

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CONCEPTUAL RENDERING: CENTRAL COURTYARD VIEW

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CONCEPTUAL RENDERING: AERIAL VIEW LOOKING NORTHWEST

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CONCEPTUAL RENDERING: PEDESTRIAN VIEW LOOKING NORTH

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CONCEPTUAL RENDERING: AERIAL VIEW LOOKING WEST

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APPROVED 1/28/16

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