

CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION

Meeting Date: 11/27/2018
Agenda Item: 2

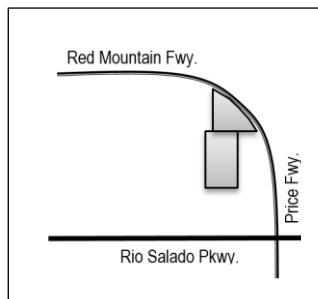
ACTION: Request a Development Plan Review for two new four-story office buildings for FREEDOM RIO PHASE III & RIO 2100 EAST, located at 2128 and 2132 East Rio Salado Parkway. The applicant is Berry Riddell LLC. (PL180044)

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: FREEDOM RIO PHASE III & RIO 2100 EAST (PL180044) are proposed office developments located within the larger Rio Salado development area east of Tempe Marketplace. The developments include four-story office buildings (139,000 s.f. and 174,000 s.f.) with associated parking garages. On October 16, 2018, the Hearing Officer approved a Variance to increase the permitted building height from 35 feet and 40 feet to 100 feet on both properties. The request includes the following:

DPR180110 Development Plan Review including site plan, building elevations, and landscape plan



Property Owners Applicant	Tellurian Development Company and PG Investments 1, LC Wendy Riddell, Berry Riddell LLC
Freedom Rio Phase III	
Zoning District	GID, General Industrial District
Net Site Area	4.61 acres
Gross Building Area	139,000 s.f. (office), 235,508 s.f. (garage) / 374,508 total s.f.
Lot Coverage	42.9% (no standard)
Building Height	80' proposed, (85' maximum allowed by variance)
Building Setbacks	56'-2" front (south), 28'-3" west side, 35'-5" rear (25', 0', 0', 0' required)
Landscape Area	33% (min. 10% required)
Vehicle Parking	802 spaces (min. 463 required)
Bicycle Parking	20 spaces (17 min. required)
Rio 2100 East	
Zoning District	HID, Heavy Industrial District
Net Site Area	6.54 acres
Gross Building Area	174,000 (office), 257,840 s.f. (garage) / 431,840 total s.f.
Lot Coverage	60.3 % (no standard)
Building Height	73'-4" proposed (79' maximum allowed by variance)
Building Setbacks	25'-1" front (south), 8' west side, 53'-2" east side, 20'-10" rear (25', 0', 0', 0' required)
Vehicle Parking	989 spaces (min. 547 required)
Bicycle Parking	22 spaces (min.21 required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A
Prepared by: Karen Stovall, Senior Planner
Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

The two sites are located between Rio Salado Parkway and the Red Mountain Freeway, at the curve just south of the Salt River. The 2100 Rio Salado Planned Area Development (PAD) is located to the west of Rio 2100 East, and currently includes two hotels and an office building. Freedom Rio Phases I and II are located west of Phase III. To the east are the Red Mountain Freeway and existing industrial uses.

Freedom Rio Phase III is part of the three-phase Freedom Rio office development. Development of Phase I is complete, Phase II is currently under construction, and Phase III rests on the decision made for the subject DPR request.

A portion of the properties included in Rio 2100 East were previously processed as Millennium at Rio Salado, a proposed mixed-use development with commercial and residential buildings. That application was withdrawn by the applicant when the owner of Freedom Rio purchased the property and additional land to the east.

Both of the subject sites are currently vacant, and the applicant proposes to construct a four-story office building and parking garage on each. Both sites received approval of a height variance by the Hearing Officer in October 2016.

This request includes the following:

1. Development Plan Review which includes two new four-story office buildings (139,000 s.f. and 174,000 s.f.) and associated parking garages.

The applicant is requesting the Development Review Commission take action on the item listed above. For further processing, the applicant will need approval for a Subdivision Plat to subdivide the land included in Rio 2100 East.

SITE PLAN REVIEW

2/21/18, 6/20/18, and 8/8/18: preliminary and one formal reviews of Freedom Rio Phase III were completed. Significant comments from staff included: provide a 10-foot wide easement for multi-use path (including an eight-foot wide sidewalk) along south property line connecting the existing and proposed sidewalk network within the development to a future path along the south side of the Loop 202 Freeway within Arizona Department of Transportation (ADOT) right-of-way; provide a 10-foot wide public access easement on the proposed fire lane running along the rear of the garage and office building to allow a multi-modal connection from west to east sides of Freeway; and provide architectural enhancement on south elevation of parking garage where approached from drive to the south.

7/25/18 and 8/22/18: preliminary reviews of Rio 2100 East were completed. Significant comments from staff included: dedicate public access easement along entire length of private drive, including vehicle travel lanes and sidewalk; record cross-access easements with the property to the north for access into garage and parking lot as shown on plan; address possible security issue created by eight-foot wide gap between garage and west property line; provide a west-bound deceleration lane on Rio Salado Parkway; provide a pork chop at the intersection of Rio Salado Parkway and the private drive to prevent left-out movements onto Rio Salado; dedicate a 14-foot transit easement along the north side of Rio Salado Parkway; construct six-foot wide sidewalks on both sides of private street; recommended incorporation of rusted metal on other building elevations, since it was only used on the east; emphasize center glass element on east elevation to tie left and right sides together; and recommend use of a tree other than Southern Live Oak along private drive.

9/19/18 and 10/31/18: projects were submitted as a single DPR application, and formal review occurred simultaneously. Significant comments from staff repeated previous comments regarding the right-of-way improvements along Rio Salado, 14-foot transit easement; public access easements along the private street and to connect to ADOT right-of-way; and to better coordinate utility easements with landscaping along the private street and on the site. The applicant addressed all comments excluding those which are included as stipulations in the report. Stipulations address:

- Provision of a 10-foot sidewalk easement along the south property line at the southeast corner of Freedom Rio Phase III to connect to the east property line.

- Recordation of cross access agreements between the two subject sites.
- Dedication of a public access easement where the vehicular drive and sidewalk are proposed along the south side of Freedom Rio Phase III.
- Completion of the deceleration lane on Rio Salado before the private street is open to public access.
- Dedication of a 14-foot transit easement on the north side of Rio Salado to accommodate the future street car.
- Construction of a pork chop at the intersection of Rio Salado and the private street to prevent left-out movements onto Rio Salado.
- Approval of a Final Traffic Impact Study prior to issuance of permits for either office building.

PUBLIC INPUT

- Neighborhood meeting not required.
- As of completion of this report, staff has not received any public input.

PROJECT ANALYSIS

CHARACTER AREA PLAN

This site is located within the boundaries of the Apache Character Area Plan. The plan encourages projects that recognize the diversity of the community, are unique, incorporate public art, provide appropriate transitions between existing neighborhoods and new developments, engage pedestrians, and create destinations through mixed-use design and public amenities. The proposed development will comply with the following Character Area principles:

- *Landscape Treatments:* plans incorporate plants listed in the Historic Plant Palette, including Chinese Evergreen Elm, Bougainvillea, Yucca, Agave, and Rosemary.
- *Shade:* A private street runs north from Rio Salado and connects with the private street to the west and loops back to Rio Salado along the Rockford Drive alignment. This street will have an eight-foot wide sidewalk on the west side shaded by a row of trees. Trees will also be planted on the east side of the street, shading the future sidewalk that will be constructed when development occurs to the east. Construction of a two-level parking garage versus a parking lot will reduce the amount of paved area and reduce heat gain.
- *Mobility:* the private street connecting to Rio Salado Parkway will have an eight-foot wide sidewalk to serve as a multi-use path. A condition is included to require a public access easement on the private street and sidewalk. Additionally, a condition is included that requires a 10-foot sidewalk easement near the southeast corner of the Freedom Rio Phase III development to connect to the future multi-use path that will run along the south side of the Loop 202, within ADOT right-of-way. Once completed, this path will connect with the existing path to the north, which runs under the freeway and continues to the east valley.
- *Streetscapes:* The landscape plan includes a 20-foot deep landscape buffer along Rio Salado Parkway and landscaping on the east and west sides of the private street. A condition is included to require the dedication of a 14-foot wide transit easement on the north side of Rio Salado Parkway to accommodate the future street car extension.
- *Public Art:* Art in Private Development (AIPD) is required for these developments. Property owners will coordinate with the Public Art Office to receive approval of artwork and install prior to Certificate of Occupancy of the buildings.

DEVELOPMENT PLAN REVIEW

Site Plan

The sites are 11.15 acres combined and are located between Rio Salado Parkway and the Loop 202 Freeway. A private street is proposed at the River Drive alignment. This street will run north and turn west to connect to the private street that exists south of Freedom Rio Phases I and II. That street continues west and heads south, intersecting with Rio Salado at the Rockford Drive alignment.

The Freedom Rio Phase III plans identify a four-story office building and four-level parking structure. Fourteen surface vehicle parking spaces are also provided on the south side of the building.

Rio 2100 East includes a four-story office building and a two-story parking structure with approximately 100 surface parking spaces located between the garage and building. There is an approximate 12-foot drop in finished grade from the parking lot of the property to the west and this site. The parking garage is setback eight feet from the west property line, and eight-foot high steel picket fencing is proposed between the garage and the west property line to secure the area.

Access to both developments is provided along the proposed private street. A subdivision plat has been submitted for Rio 2100 East, and a condition of that plat will require that Tract A of the plat, which includes the private street, allows public access. The property on which Freedom Rio Phase III is being developed is part of an existing subdivision plat and does not have a tract for public access in the area of the private street. Therefore, a condition of approval is included **with staff's** recommendation to require the dedication of a public access easement along the area of the private street shown on the site plan. Cross access easements are also necessary between the two lots for vehicles to enter and exit the surface parking lot and parking garage of Rio 2100 East from the south end of Freedom Rio Phase III.

Building Elevations

The Freedom Rio Phase III building is 80 feet high and finished with Exterior Insulation and Finish System (EIFS) and both smooth and ground face masonry. The design, colors, and materials match those used on the two office buildings for Phases I and II. The building is oriented, just as those in Phases I and II, so that the larger expanses of glass face north and the south elevation has more EIFS and smaller windows. The parking garage includes precast concrete and masonry which match the colors and materials of the building. Perforated metal panels with decorative design will be mounted at the exterior of the garage to enhance its appearance.

The office building proposed for Rio 2100 East is **73'-4" high**. It is **primarily finished with** low-e glass along with EIFS and ground face masonry in earth tones. Metal panels with an Antique Rustic finish are used as an accent on the east elevation and at the canopy in front of the main entrance on the west elevation. The two-level concrete parking garage includes ground face masonry at the stairs and perforated metal panels on the north elevation. Paint colors match those used on the building.

Landscape Plan

Plant species used on the Freedom Rio Phase II site match those used in Phases I and II, including Thornless Mesquite, Desert Museum Palo Verde, and Southern Live Oak. Adjacent to the building and parking garage, Desert Willow and Oleander trees are identified. Dense groupings of Hesperaloe, Yucca, and Desert Spoon are proposed in the courtyard between the building and garage, and large (**54" and 72" box**) Desert Ironwood trees are planted on the west elevation of the garage. Willow Acacia trees line the east side of the property and the rear of the building.

Primary trees on the Rio 2100 East landscape plan include Desert Museum Palo Verde and Mesquite. Shoestring Acacia trees are located adjacent to the garage, and Southern Live Oak are adjacent to the west building elevation. Both the east and west sides of the private street are lined with groupings of Palo Brea and Evergreen Elm to provide shade for users of the sidewalk on the west and future sidewalk on the east side of the street. Along the Rio Salado street frontage, plans show a 20-foot deep landscape buffer primarily planted with Desert Museum Palo Verde and Palo Brea.

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 site layout and building forms are suitable for the size and shape of the existing sites and their context. Buildings are articulated with a variety of materials, parapet heights, and wall planes, providing variety in the streetscapes.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; buildings are designed with most of the glass on the north and east elevations. The Freedom Rio Phase III building will be shaded on the northwest by the building in Phase II. The building in Rio 2100 East is lined with Southern Live Oak and Mesquite trees on the west elevation to shade from western sun. Both buildings have canopies at entrances to provide protection from the elements for those entering and leaving the building. Low-e glazing is used for energy conservation.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; both buildings incorporate insulated stucco systems and integrally colored masonry units, which are more sustainable than other building material options. These materials are similar to or higher in quality than materials used in developments surrounding the sites.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the buildings are of similar height and design of those approved in Phases I and II of the Freedom Financial development. Buildings and landscaping are appropriate for the site and surroundings.*
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; building architecture is broken up both vertically and horizontally through the use EIFS, masonry, and metal panels. Darker earth tones and heavier materials are used at lower areas of the buildings, creating a well-defined base. Along the north and south elevations of the garage, the plan identifies trellises with Bougainvillea planted adjacent to them to break up the base.*
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; architectural details are appropriate to the scale and context of the development. The design incorporates tinted glass, EIFS, masonry, and metal panels for a contemporary appearance.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; site design provides for convenient access to the primary building entrances. Eight-foot wide sidewalks will be provided along the private streets, which lead south to Rio Salado and west to Tempe Marketplace. Through a condition of approval, the Freedom Rio Phase III site will provide an easement that allows a connection to the future multi-use path along the south side of the Loop 202 Freeway.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; vehicular circulation, which mostly occurs intern to the garages, is designed to minimize conflicts with pedestrian access and circulation. Where drives and surface parking exist, pedestrian paths are clearly delineated.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design complies with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; areas are delineated with the required landscape for the project as well as additional landscaping in front of and adjacent to building walls.*
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.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses and does not create negative effects. Lighting will comply with code requirements.*

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site. The properties are within the University / Hayden Butte Redevelopment Area and the 101/202 Interchange Growth Area, both identified in the 2040 General Plan. The plan encourages stimulation of private investment, attracting new development, supporting development that produces revenue to the City, and promoting pedestrian, bike, and transit connections within the interchange area. The proposed development would implement these goals of the General Plan.
2. The project will meet the development standards required under the Zoning and Development Code. With the October 2018 variance approval for increased building height, the proposal complies with the code.

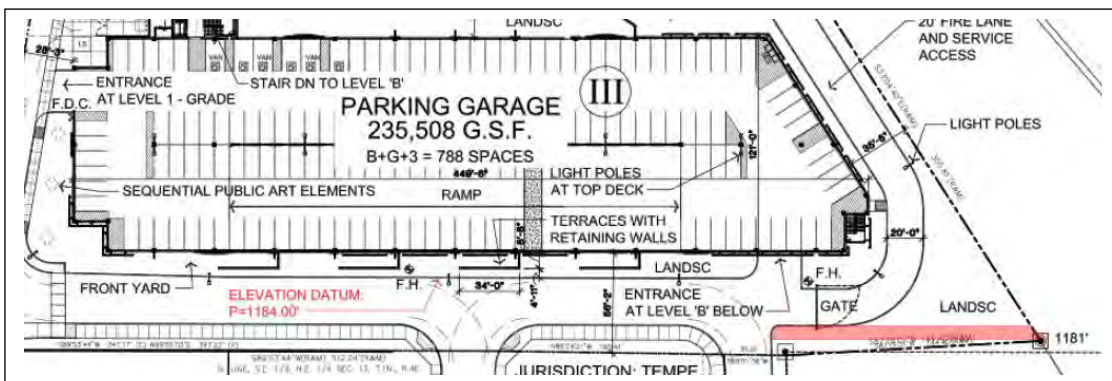
- The proposed project meets the approval criteria for a Development Plan Review.

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

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)
EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

- Except as modified by conditions, development shall be in substantial conformance with the site plans, landscape plans, and building elevations dated October 22, 2018. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
- A preliminary and final subdivision plat is required for the development of Rio 2100 East and shall be recorded prior to issuance of building permits for the office building. **Alternatively, the Owner's execution of a Covenant and Agreement to Hold Property as One Parcel** may be permitted in lieu of recording the subdivision plat while the plat is being finalized. If this occurs, the final plat must be recorded prior to issuance of the first Certificate of Occupancy.
- Art in Private Development is required. The developer may elect to install on-site artwork or provide an Arts Fund contribution. If the property owner elects to install on-site artwork, the Preliminary Art Project Plan is required before a building permit is issued.
- The developer must receive approval of the final Traffic Impact Study from the Transportation Division prior to issuance of a building permit for either of the office buildings or as otherwise determined by the Public Works, Transportation Division.
- The developer of Freedom Rio Phase III shall dedicate a 10-foot wide sidewalk easement along the south property line at the southeast corner of the property to allow a public connection to the east property line. See location of easement below in red. Easement shall be dedicated prior to issuance of permits for Freedom Rio Phase III.



- The developers shall record cross access agreements between Freedom Rio Phase III and Rio 2100 East to accommodate circulation between the two sites prior to issuance of permits for either of the office buildings.
- A public access easement shall be dedicated where the vehicular drive and sidewalk are proposed along the south side of Freedom Rio Phase III prior to issuance of permits for either office building.

8. A 150-foot long westbound deceleration and right-turn lane and a 175-foot long eastbound left-turn lane shall be constructed at the Rio Salado Parkway / Private Street / River Drive intersection before the private street is open to public access or as otherwise determined by the Public Works Department, Transportation Division. Public access includes access by employees of either office building. Final design shall be approved by the Public Works Department, Transportation Division.
9. A 14-foot transit easement shall be dedicated adjacent the Rio Salado Parkway right-of-way to accommodate the future street car. Improvements that may conflict with construction of the street car may not be installed within this future easement, including but not limited to, utility poles, transformers, and cabinets. Dedication of such easement shall be placed on the subdivision plat and recorded prior to issuance of permits for the Rio 2100 East office building.
10. The developer shall construct a vehicular pork chop at the intersection of Rio Salado Parkway and the private street to prevent left-out movements onto Rio Salado Parkway before the private street is open to public access or as otherwise determined by the Public Works Department, Transportation Division. Public access includes access by employees of either office building. Final design shall be approved by the Public Works Department, Transportation Division.

Site Plan

11. **Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.**
12. 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.
13. Provide upgraded paving at driveways, as indicated on the site plan. Extend this paving in the driveway **a minimum 20'-0"** from the lot line and from curb to curb at the drive edges.
14. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
15. 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

16. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
17. 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.
 - c. Paint interior wall and overhead surfaces of enclosed garage floor levels (which do not receive exterior light) 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.
18. Parking Garage:
 - a. Minimum required parking dimensions shall be clear of any obstructions.
 - b. At the ends of dead-end drive aisles, provide a designated **turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting.** Turn-around area shall be clearly

demarcated.

- c. Provide a **minimum 2'-0"** of additional width for parking spaces when adjacent to a continuous wall.

Building Elevations

19. The materials and colors are approved as presented:

Freedom Rio Phase III

EIFS 1 – Dunn Edwards – Porous Stone DE6220

EIFS 2 – Dunn Edwards – Shaggy Barked DEC771

Metal wall panel, smooth – Alumakor, painted Dunn Edwards – Fossil DE6225

Metal wall panel, large box rib – Metal Sales, painted Dunn Edwards – Jet DE6378

Metal wall panel, large box rib – Metal Sales, Old Zinc Gray

Smooth face, 8x8x16 masonry – Superlite – integral color, Buff

Ground face, 8x8x16 masonry – Superlite – integral color, Pebble Beach Trendstone

Window frames – clear anodized aluminum

Glass 1 – Viracon – VUE1-30

Glass 2 – Viracon – VUE1-50

Glass 3 – Viracon – VUE1-63

Rio 2100 East

EIFS 1 – Dunn Edwards – Metal Fringe DET626

EIFS 2 – Dunn Edwards – Silver Bullet DE6381

XXX – Dunn Edwards – Muslin DE6227

Metal shipped lapped siding – Metal Sales – Antique Rustic

Painted metal, painted – Dunn Edwards – Spiced Hot Chocolate DET691

Metal wall panel, large box rib – Metal Sales – Old Zinc Gray

Ground face, 8x8x16 masonry – Superlite – integral color, Pebble Beach Trendstone

Window frames – clear anodized aluminum

Glass 1 – Viracon – VUE1-30

Glass 2 – Viracon – VUE1-50

Glass 3 – Viracon – VUE1-63

Primary building colors and materials shall have a light reflectance value of 75 percent or less.

20. Shade canopies for parking areas:

- a. **Provide an 8" fascia for the canopy structure.**
- b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
- c. Relate canopy in color and architectural detailing to the buildings.
- d. Conceal lighting conduit in the canopy structure and finish conduit to match.

21. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
22. Conceal roof drainage system within the interior of the building.
23. 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.
24. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
25. 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

26. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance.

Landscape

27. **Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.**
28. 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, in the adjacent public rights-of-way or on adjacent sites where damaged by work of this project.
29. 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.
30. **Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.**

Building Address Numerals

31. Provide address sign(s) on the building and garage 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) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) Do not affix numbers or letters to elevation that might be mistaken for the address.
 - b. **Utility meters shall utilize a minimum 1" number height in accordance** with the applicable electrical code and utility company standards.
 - c. Provide one address number on the roof of the building. Orient numbers to be read from the south.
 - 1) **Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.**
 - 2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
 - 3) Do not illuminate roof address.

CODE/ORDINANCE REQUIREMENTS:

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

SITE PLAN REVIEW: Verify all comments by all departments on each Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the

Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

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

STANDARD DETAILS:

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

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

FEDERAL AVIATION ADMINISTRATION: Applicant is responsible to submit Notice of Proposed Construction or Alteration - Off Airport form to the Federal Aviation Administration (FAA) and provide documentation of building height clearance prior to issuance of building permits.

COMMUNICATIONS:

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

PUBLIC ART: Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.

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: <http://www.tempe.gov/home/showdocument?id=5327>. Contact the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

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

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.

- **Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.**
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- **Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.**

TRAFFIC ENGINEERING:

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

FIRE:

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

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for the Rio 2100 East property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

PARKING SPACES:

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

ZONING AND DEVELOPMENT CODE:

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

LIGHTING:

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

LANDSCAPE:

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

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

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

HISTORY & FACTS:

2132 E. Rio Salado Pkwy.

1992

First Street Landfill closed, and site has remained vacant. The northern portion of the subject site (Freedom Rio Phase III) was part of the landfill. The southern portion (Rio 2100 East) was not.

2100 E. Rio Salado Pkwy.

January 8, 2015 City Council approved a Planned Area Development Overlay to allow increased building height to 75 feet, reduced building setbacks to zero feet on all sides, and modified parking ratios for 2100 RIO SALADO (PL140212), located at 2100 East Rio Salado Parkway. This PAD is west of the subject site, Rio 2100 East.

2108 E. Rio Salado Pkwy.

January 3, 2017 Hearing Officer approved a variance to increase building height from 35 feet to 100 feet in the General Industrial District to allow two office buildings from four- to six-stories high for BOYER RIO 2100 (PL160431), located at 2108 East Rio Salado Parkway. This site is west of the subject site, Freedom Rio Phase III.

April 25, 2017 Development Review Commission heard and approved a request for a Development Plan Review consisting of a phased office development with two four-story office buildings and parking structures for FREEDOM RIO 2100 (PL170062) located at 2108 East Rio Salado Parkway. These are the two office buildings, one complete and one under construction, to the west of the subject site for Freedom Rio Phase III.

May 25, 2017 City Council approved the request for an Amended Subdivision Plat for 2100 RIO SALADO (PL160465), located at 2100 East Rio Salado Parkway. This Subdivision plat modified the existing lot configuration and incorporated the Streetlights lots into the subdivision as Lots 9 and 10. The site of this variance for Freedom Rio Phase III is Lot 6 of this plat.

2128 E. Rio Salado Pkwy.

June 12, 2018 Development Review Commission heard a request for a Zoning Map Amendment from HID to MU-4, a Planned Area Development Overlay, a Use Permit to allow tandem parking and a Development Plan Review for a new mixed-use development consisting of a 15,000 s.f. single-story commercial center and a four-story residential development with 260 units for MILLENNIUM AT RIO SALADO (PL180051), located at 2110 East Rio Salado Parkway. The applicant was Miravista Holdings. The Commission voted to approve the Use Permit for tandem parking and recommended approval of the zoning, PAD and design request by a vote of 7 to 0.

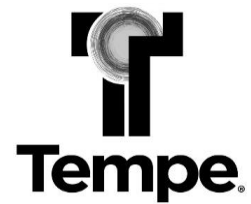
June 28, 2018 City Council held an introduction and first public hearing for a request for a Zoning Map Amendment from HID to MU-4, a Planned Area Development Overlay, and a Development Plan Review for a new mixed-use development consisting of a 15,000 s.f. single-story commercial center and a four-story residential development with 260 units for MILLENNIUM AT RIO SALADO (PL180051), located at 2110 East Rio Salado Parkway. The applicant was Miravista Holdings.

August 9, 2018 City Council was scheduled for a second and final public hearing for MILLENNIUM AT RIO SALADO (PL180051). The applicant withdrew the request after selling the property to the owner of FREEDOM RIO 2100.

2128 & 2132 E. Rio Salado Pkwy.

October 16, 2018 Hearing Officer approved a variance to increase the permitted building height from 35 feet and 40 feet to 100 feet for FREEDOM RIO PHASE III & RIO 2100 EAST (PL180044), located at 2128 and 2132 East Rio Salado Parkway. By stipulation, the heights were limited to 85 feet (Freedom Rio Phase III) and 79 feet (Rio 2100 East).

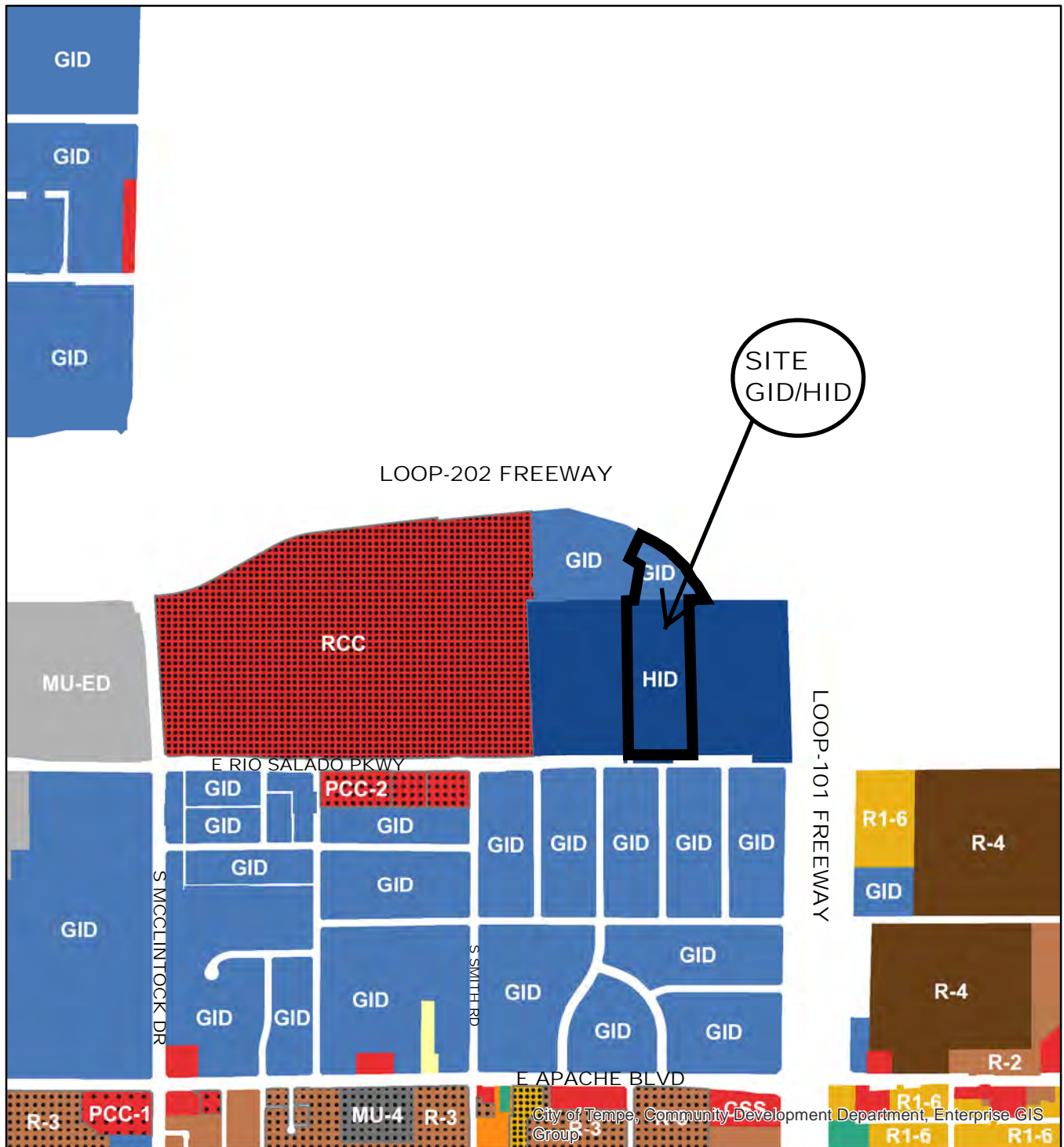
ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-306, Development Plan Review



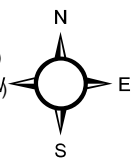
DEVELOPMENT PROJECT FILE
for
FREEDOM RIO PHASE III & RIO 2100 EAST
(PL180044)

ATTACHMENTS:

- 1-61. Site Context (Location Map, Aerial, Site Photos)
- 62-71. **Applicant's** Letter of Explanation
- 72-84. Site Design (Site Plan, Site Details and Landscape Plan)
 - Overall (Attachments 72-73)
 - Freedom Rio Phase III (Attachments 74-77)
 - Rio 2100 East (Attachments 78-84)
- 85-111. Building Design (Blackline/Color Elevations, Street Elevations, Sections, Renderings, Floor Plans, Lighting Plan, Material Samples)
 - Freedom Rio Phase III (Attachments 85-97)
 - Rio 2100 East (Attachments 98-111)



- | | | |
|--|---|--|
| General Industrial District (GID) | Planned Commercial Center General (PCC-2) | Multi-Family Residential (R-2) |
| Heavy Industrial District (HID) | Regional Commercial Center (RCC) | Multi-Family Residential Limited (R-3) |
| Mixed Use High (MU-4) | Residential/Office (RO) | Multi-Family Residential General (R-4) |
| Mixed Use Educational (MU-ED) | Agricultural (AG) | Mobile Home Residence (RMH) |
| Commercial Shopping and Services (CSS) | Single-Family Residential (R1-6) | |
| Planned Commercial Center Neighborhood (PCC-1) | Single-Family Residential Planned Area Dev (R1-PAD) | |

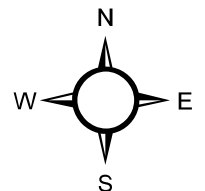


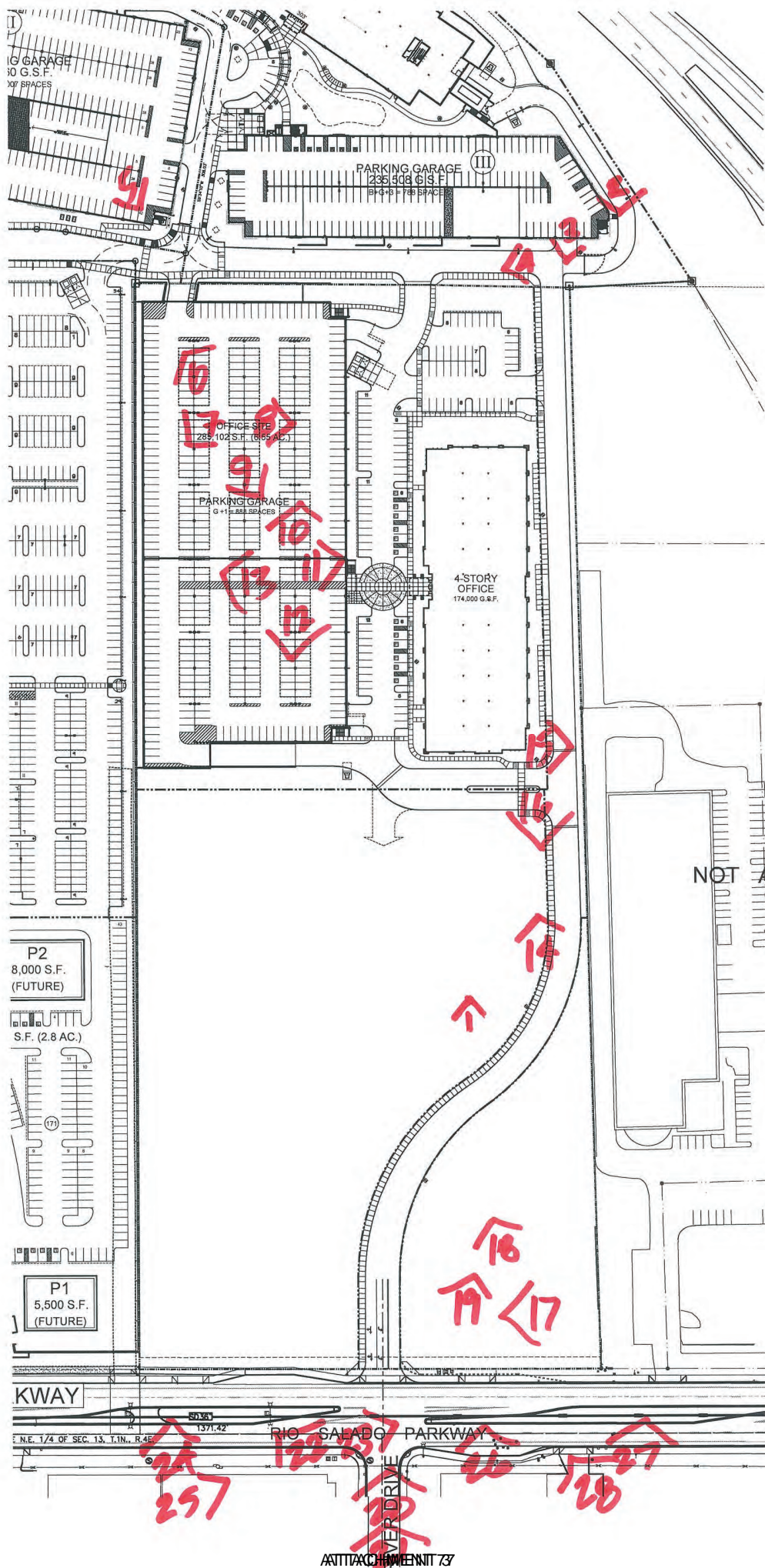
Freedom Rio Phase III & Rio 2100 East

PL 180044



Aerial Map

























































































































Freedom III / Rio East

Development Plan Review Letter of Explanation

September 10, 2018

Prepared for:

The Boyer Company
Adrian Evarkiou, Partner
4350 E Camelback Road, Suite A-250
Phoenix, Arizona 85018

Prepared by:

Berry Riddell LLC
Wendy Riddell, Esq.
Ashley Porter, Planning Assistant
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REQUEST

The purpose of this request is for Development Plan Review on an approximate 11.15-acre site located at 2128 and 2132 E Rio Salado Parkway (the "Site"). A pending application seeks a variance to increase the allowable height from 35 and 40 feet to 100 feet to be consistent with other height waivers approved for the adjacent Freedom Financial development. As shown in the rendering below, the Site is located east of the Rio 2100 project and Tempe Marketplace and southwest of the 101-202 Interchange. Two four-story office buildings are proposed each with an associated parking garage. The northern building and parking garage are referred to as Freedom III and the southern structures are referred to as Rio East.



Although this Site is designated as General Industrial and Heavy Industrial zoning, as a remnant of this area's historical use as a landfill, the General Plan identifies this Site as Mixed-Use, up to 65 dwelling units per acre, and anticipates a high-intensity employment use to complement the

rapidly developing Rio Salado Corridor. This Site is located within the 101/202 Interchange Growth Area, the Apache Character Area Plan, the University / Hayden Butte Redevelopment Area, the Marketplace/101-202 Interchange Land Use Hub and immediately north of the Smith Innovation Zone. Objectives of these long-range planning areas are to create high-intensity projects with distinct development goals that best utilize the Site's prime location and abundant transportation options. Following the pattern along Rio Salado, the Site is planned to be a destination for amenity-rich employment opportunities that will enhance Tempe's economic base.

The 11.15-acre Site is generally located within the larger 2100 Rio Salado Development area located directly southwest of the Loop 101 and 202 Freeways in Tempe, Arizona. The northern portion of the Site was part of the First Street Landfill, which closed in 1992, and has remained vacant since that time. Although the southernmost parcels were not utilized as a landfill at any time, the adjacency to the former First Street Landfill creates direct attributable costs incurred as a result of the disposal and compaction of refuse at this area. Additionally, the Site is designated as a "Projected Employment Node" and a "planned area of job growth" by the General Plan. The Site is also located within the McClintock Redevelopment Area, which promotes the primary goal of addressing environmentally impacted land through reclamation efforts.

THE BOYER COMPANY

The Boyer Company is one of the largest full-service real estate development firms in the Western United States. As such, The Boyer Company has developed over 34 million square feet of commercial space since 1972 with over 1 billion of development in progress. Tempe is a natural fit for Boyer's reputation of exceeding expectations and providing iconic centers of employment and innovation.

Construction is now complete on the first Freedom building and underway on the second of the three office buildings that will form Freedom Rio. The applicant is now prepared to commence the development of Phase III, two office buildings consistent in size and scale with the two office buildings currently under construction in Freedom Rio. Remaining cognizant of the "gateway" nature of the Site due to its prominent location adjacent to the Loop 101/Loop 202 interchange, Boyer will incorporate the same creative use of materials and building articulation utilized throughout the first two buildings within Freedom Rio.

SURROUNDING CONTEXT

Bounded on the north by the 202 Freeway and industrial zoning on the east, west, and south, this Site is surrounded by a broad mix of land uses including industrial, hotel, retail, commercial,

restaurant, gas stations, office, and entertainment. The General Plan recognizes the potential of this Site as evidenced by the existence of a land use hub centered around this proposed development. This Site is located within the Marketplace/101-202 Interchange land use hub, designated as a first-tier hub that attracts increased human activity. Strategies defined in the General Plan for these land use hubs include the intensification of higher density mixed-use redevelopment within hubs and the identification of vacant or underdeveloped commercial and industrial land to target for employment-related development. It is clear that this proposal promotes the achievement of these strategies by fulfilling the maximum potential of the Site and providing a significant number of new jobs.

GENERAL PLAN

This Site is an ideal location for employment uses and the proposal responds to many of the key components of Tempe's vision highlighted in the General Plan 2040. Tempe aspires to be a community "with a diverse, active and engaged community; a City that is visually attractive and accessible by multiple modes of transportation" and a City with a vibrant and high technology workforce. This proposal promotes the achievement of the desired land use and intensity at this Site, which is designated as Mixed-Use up to 65 dwelling units per acre. It is anticipated that the vacant land south of the Site will be developed as a mix of multi-family and commercial, which will create a horizontal mixed-use project and fulfill the General Plan land use goals.

Land Use Goal #4: *Promote land use patterns that encourage long-term sustainability.*

Strategy #3: *Identify vacant or underdeveloped commercial and industrial land to target for employment-related development.*

Response: This proposal perfectly embodies this long-range planning goal by converting an underutilized former landfill into an employment-related development in a manner that is respectful of the surrounding context. Employment land uses have been anticipated here by the General Plan as a method of fully utilizing this Site's access to multiple methods of alternate transportation and an abundance of supportive land uses. Tempe prides itself on the ability to provide a place where students can gain a valuable education, then acquire quality employment opportunities without seeking out-of-state careers.

Economic Development Goal #5: *Attract businesses and employers that provide jobs paying wages at or above the regional average.*

Strategy #1: *Attract primary employers in sectors targeted by the economic development strategy identified as appropriate for Tempe.*

Response: In identifying this Site for high-intensity employment-based land uses, the

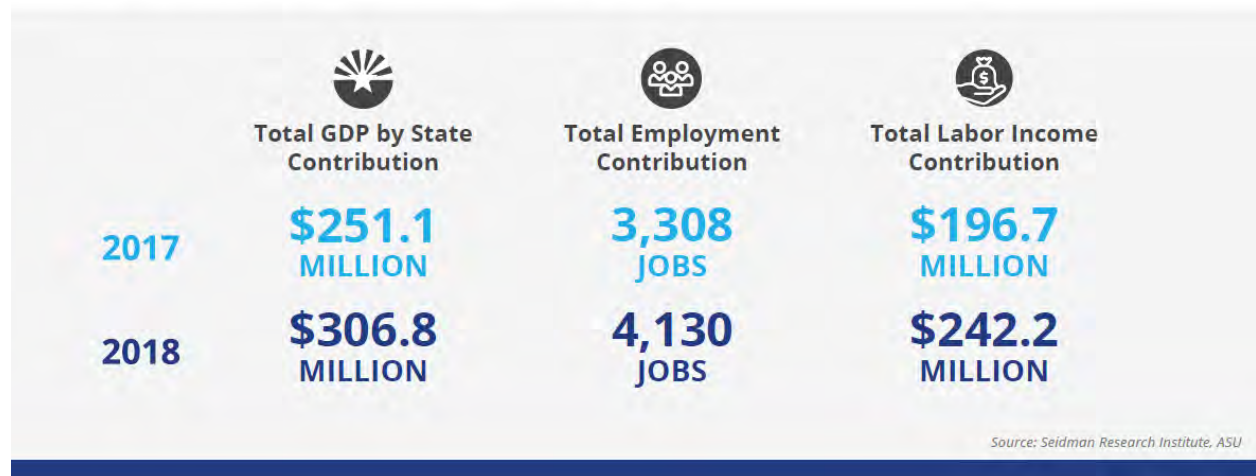
General Plan recognizes the financial potential of this vacant land as evidenced by the economic success of the Freedom Rio project. An economic impact study was conducted by the Seidman Research Institutes of ASU that concluded that Freedom Financial Network contributes hundreds of millions of dollars to Arizona’s economy as outlined below. This proposal presents an opportunity to extend that same success to Freedom Phase III and Rio East with a design that achieves the level of intensity required to fulfill Tempe’s economic land use goals.

Freedom Financial Network’s Economic Impact in the State of Arizona



Freedom Financial Network’s Tempe-based operations have a significant, growing impact on the Arizona economy. Key takeaways include:

- A **30% growth** in Tempe-based employees between 2017 and 2018.
- For every 1 person employed in Tempe in 2018, a **further 1.08 jobs** will be created elsewhere in Arizona.
- A **\$110 million** investment in a new 100,000-square-foot building, opening May 2018.



APACHE CHARACTER AREA PLAN

Identified within a commercial corridor of the Apache Character Area Plan, this Site is ideally situated to bring the Apache principles to fruition including the vision to create a seamless patchwork of destinations supported by a healthy and vibrant mixed-use corridor / Light Rail Station Areas with a walkable ground floor. This Site is accessed by a broad network of transportation options and the interconnected circulation plan integrates holistically with the overall Rio 2100 project. Freedom III / Rio East promotes the achievement of many of the policies and guidelines established through the character area plan as outlined below.

Goal #4 Mobility: Tempe's Vision as a 20-minute City – Design and maintain a network of “Complete Streets” which are safe, accessible, convenient, and comfortable for all ages, abilities, and transportation modes at all times. **Goal 4.4:** Coordinate local and regional land use and transportation decisions to create a more balanced, multi-modal transportation system to reduce reliance on the automobile.

Response: Through an interconnected design that links to the surrounding transportation options, this proposal promotes Tempe’s vision as a 20-minute City. Recognizing the wealth of transportation alternatives that connect directly to the Site, the design emphasizes safe and comfortable pedestrian travel to encourage the use of Tempe’s multi-modal transportation system. Shaded pathways throughout the Site connect east to the Freedom Financial complex, north to the Rio Salado Pathway multi-modal trail, and south to Rio Salado Parkway, which provides access to Valley Metro bus routes, Orbit, bike lanes, and the future Tempe streetcar. Additionally, the Transportation Master Plan 2020 + 2040 includes a plan to construct a BIKEit Boulevard “Reflector” path the connects the Rio Salado Pathway to Rio Salado Parkway and beyond to the City’s network of improved bicycle paths.



Goal #17 Public/Private Art: Neighborhood Identity + Expression – Promote outdoor art as community infrastructure in transportation, neighborhoods, parks, and commercial / office / mixed-use projects.

Response: Pursuant to Tempe Zoning Ordinance Section 4-407, the proposed project is subject to the requirements of Art in Private Development (“AIPD”) that property owner(s) of any project that contains more than 50,000 square feet of net floor area of commercial or office use shall contribute to AIPD. At this time, the conceptual plan for the AIPD requirement consists of creative reuse of reclaimed steel from the Site into abstract desert plant sculptures and decorative metal enclosures for the northeast stairwell. This idea parallels the resurrection that is occurring surrounding the Site, where life and vitality are emerging from otherwise dead land.

SMITH INDUSTRIAL INNOVATION HUB

As shown in the graphic on the following page, the Site is located north of the Smith Industrial Innovation Hub (“SIIH”). This proposal provides the opportunity to advance the long-range planning goals of this hub to attract redevelopment and employment opportunities. The proposed office use complements the desired reinvented land uses that include additional residential, light industrial, and office. Many of the goals that are identified for SIIH are achieved in the Freedom III / Rio East proposal such as a walkable ground-floor, screened parking and well-connected multi-modal transportation options. Additionally, improved pedestrian connections will be established throughout the SIIH to allow the land uses to work synergistically with those within Rio 2100.



DEVELOPMENT PLAN REVIEW

New development should conform to a set of guidelines and standards, pursuant to Section 6-306.D of the Zoning and Development Code. This proposal meets those standards and, in some areas, exceeds the expectations set forth by the Zoning and Development Code, as outlined below.

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

Response: The building placement appropriately adapts to the unusual lot layout while complementing the building orientation of the adjacent Freedom Financial buildings. Pop-out window features, vertical wall elements, and decorative masonry brick pillars create visual interest and a create building articulation that is consistent with the surrounding

architecture.

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

Response: Architectural features of the building both create visual interest but also shade the windows to provide energy conservation and mitigate heat gain. An abundance of landscaping is provided to enhance the pedestrian scale and promote human comfort at the ground level. Over 20% of the Site is landscaped where only 10% is required.

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

Response: High-quality building materials are used such as metal canopies, masonry veneer, and low-e windows. These materials complement the Freedom Financial buildings and are superior to those used in the nearby vicinity, which is predominantly stucco.

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

Response: The proposed four-story office buildings match the scale and form of the Freedom Financial office buildings and are appropriately articulated in relation to their surroundings. Similarly, the landscape plan utilizes plants and materials used in the overall Rio 2100 project to create consistency.

- 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.*

Response: Varying materials are used in vertical and horizontal accents to break up the façade and create interest at the pedestrian level. High-quality metal features provide articulation in the building that both create shade and architectural variation.

- 6. Building façades provide architectural detail and interest overall with visibility at street level while responding to varying climatic and contextual conditions.*

Response: Four-sided architecture is used to enhance visual interest and visibility at street level. Climatic conditions are recognized through building orientation and metal canopies that provide shade to the windows.

- 7. Plans take into account pleasant and convenient access to multi-modal transportation*

options and support the potential for transit patronage.

Response: The pedestrian experience is emphasized throughout the design to encourage visitors to utilize the abundance of alternative transportation options that surround the Site. An interconnected network of sidewalks links the Site to the adjacent developments, the Rio Salado Pathway multi-use trail, Rio Salado Parkway and Tempe Marketplace. These pathways, coupled with an abundance of landscaping, creates human comfort at the ground level and supports the potential for transit patronage. Additionally, bicycle parking is provided in quantities that exceed the requirement and these parking areas are shaded by trees to create comfort and encourage their use.

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

Response: Safe and comfortable access for pedestrians is encouraged by wide sidewalks that are generously shaded by trees. The Site is accessed from a private drive that aligns with River Drive or vehicles can connect to the Site from the private drive that runs through Rio 2100.

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

Response: The CPTED principles are promoted through this request by the use of limited access points into the building, a well-lit parking lot and pedestrian pathways, and abundant windows on all four sides of the building that provide natural surveillance to the surrounding areas.

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

Response: The design uses draught-tolerant, contextually appropriate landscaping to create a distinction between parking areas, buildings, pedestrian pathways and vehicular corridors. Landscaping materials are consistent with those use throughout the overall Rio 2100 project.

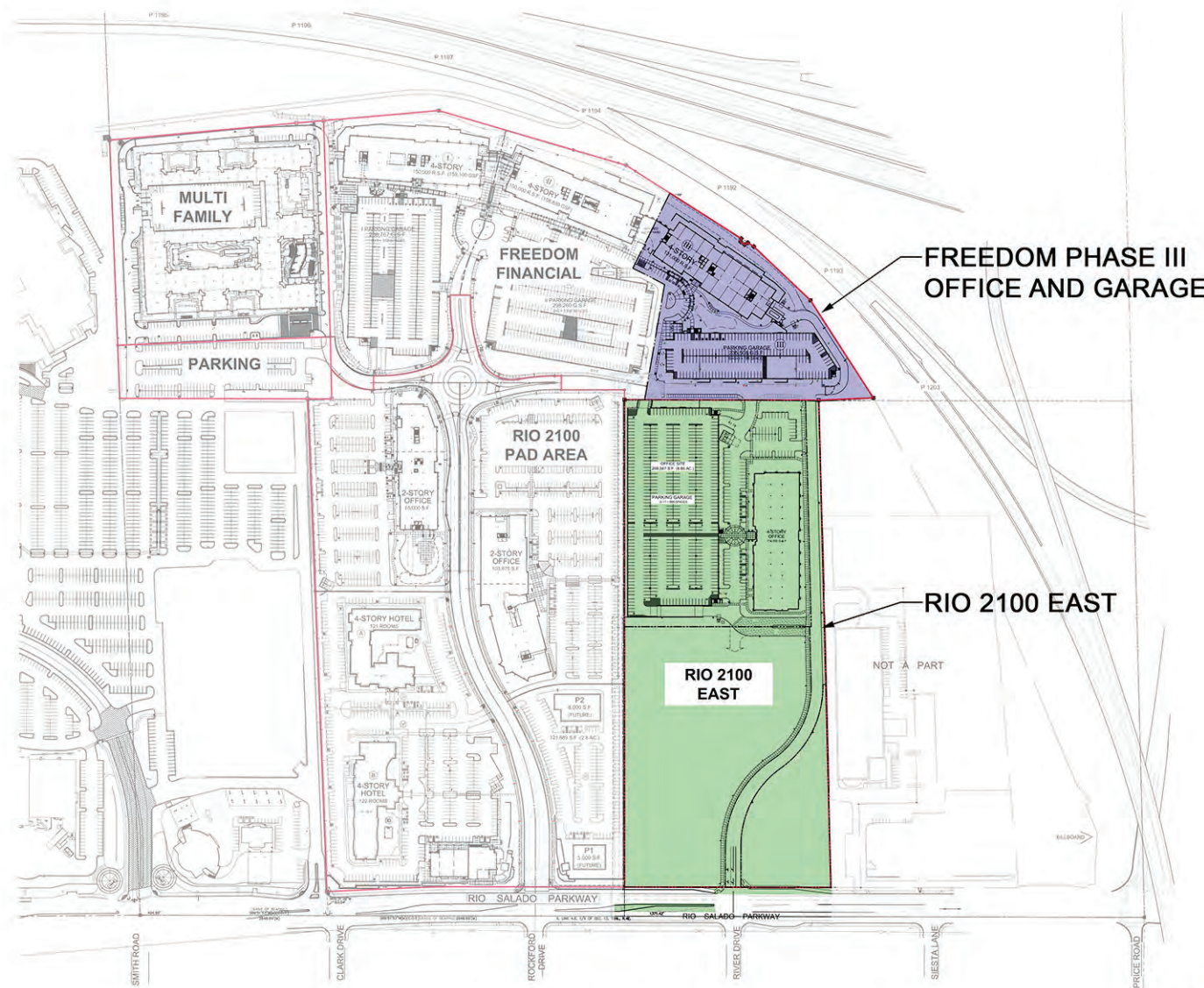
11. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation, and materials of the building or site on which they are located.

Response: Signage is consistent in scale and form to the existing signage for Freedom Financial and will provide visibility from the 101 and 202 Freeways, which will promote the

economic viability of the development.

12. Lighting is compatible with the proposed buildings and adjoining buildings and uses and does not create negative effects.

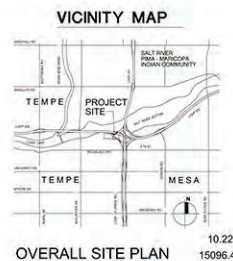
Response: LED lighting will be used throughout the development, which is consistent with the surrounding structures and will create a safe experience for pedestrians.



FREEDOM PHASE III
OFFICE AND GARAGE

RIO 2100 EAST

RIO 2100
EAST

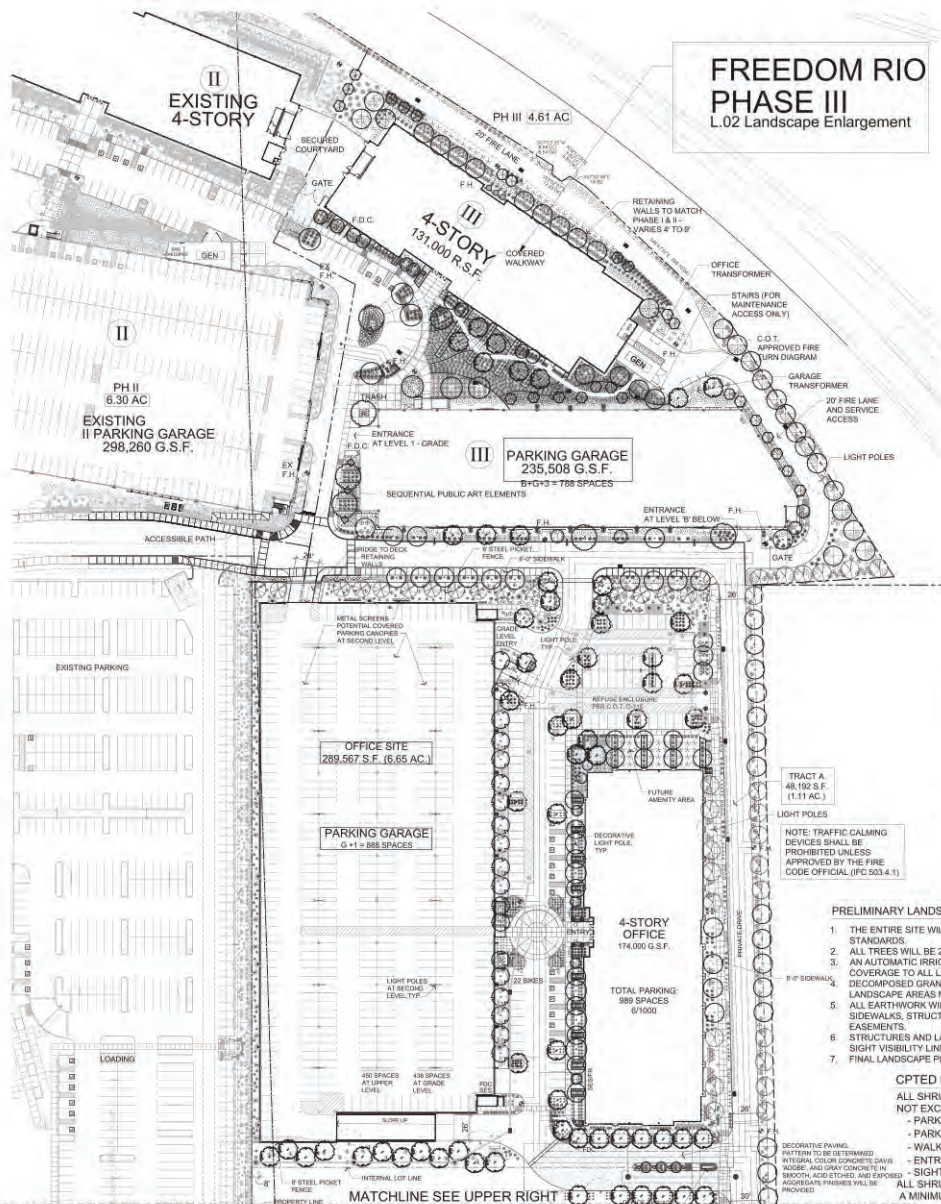


OVERALL SITE PLAN 10.22.18
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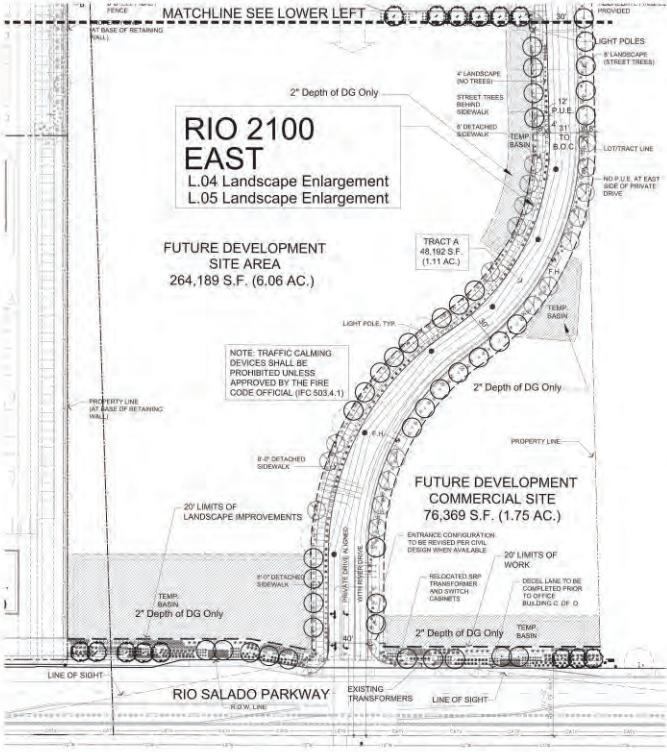


OVERALL SITE PLAN
Rio 2100 East / Freedom III
2128 & 2132 East Rio Salado Blvd.
Tempe, Arizona





**FREEDOM RIO
PHASE III
L.02 Landscape Enlargement**



**RIO 2100
EAST
L.04 Landscape Enlargement
L.05 Landscape Enlargement**

**RIO 2100
EAST
L.03 Landscape Enlargement**

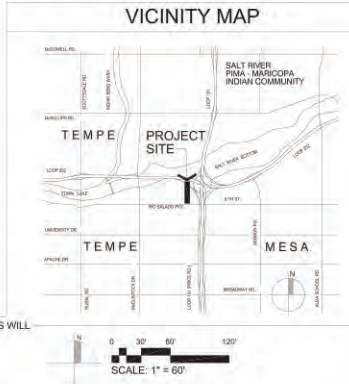
- PRELIMINARY LANDSCAPE PLAN GENERAL NOTES:**
1. THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF TEMPE STANDARDS.
 2. ALL TREES WILL BE 24" BOX OR LARGER.
 3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
 4. DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP OR LAWN.
 5. ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
 6. STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
 7. FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.

- CPED NOTES:**
- ALL SHRUBS AND GROUNDCOVERS USED IN THE FOLLOWING LOCATIONS WILL NOT EXCEED 24" IN HEIGHT WHEN MATURE.
- PARKING LANDSCAPE ISLANDS
 - PARKING BOARDERS FROM 0'-6"
 - WALKS FROM 0'-6"
 - ENTRY 15' RADIUS
 - SIGHT TRIANGLES
- ALL SHRUBS AND GROUNDCOVERS USED IN PARKING ISLANDS SHALL BE A MINIMUM SIZE OF 5 GALLON, PER CITY OF TEMPE STANDARDS.

LANDSCAPE LEGEND:
ALL TREES TO MEET OR EXCEED A SPECIFICATIONS (U.O.N. UNLESS OTHERWISE NOTED) QUANTITIES ARE NOT SHOWN HERE, SEE SHEET L.04E

TREES:	SIZE	QTY
Quercus virginiana 'Herzog'	24" box Standard	25
Southern Live Oak		
Carya gypsifolia	8" diam. NO TRUNK NO SUNK	10
Sycamore		
Platanus byzantina 'Desert Museum'	30" box Standard	71
Desert Museum		
Prosopis 'Coccol'	30" box Multi-Trunk	25
Coccol's Thorns Mesquite		
Prosopis juliflora	10" diam. min. 10' Tall min.	32
Coccol		
Acacia salicina	24" box Standard	31
Willow Acacia		
Chilopsis linearis 'Hubb'	24" box Multi-Trunk	28
Desert Willow 'Hubb'		
Callisiphia monnina	30" box Multi-Trunk	6
Morcom Bird of Paradise		
Nerium Oleander 'Standard'	24" box Multi-Trunk	8
Oleander Tree White		
Tylosia 'Bai'	30" box Standard	15
Ti Tree		
Parsonsia pacifica	24" box Standard to High Branching	58
Palo Verde		
Ona compacta 'Whisper'	48" box Multi-Trunk	25
Wilson's Fruitless Olive		
Sprinkler Tree	22" box 5' tall Multi-Trunk	1
Prosopis juliflora		
Prosopis juliflora	24" box Multi-Trunk	45
Prosopis juliflora		
Acacia salicina	24" box Standard	19
Shawnee Acacia		
Prosopis 'Coccol'	48" box Multi-Trunk	06
Coccol's Thorns Mesquite		

SHRUBS / ACCENTS / VINES	SIZE	QTY
Yucca glauca	5 gallon	754
Turkey Tail		
Mesquite parviflora 'Bristlelight'	5 gallon	661
Bristlelight Yucca		
Desert Iron cholla	5 gallon	277
Desert Iron		
Agave Americana	5 gallon	317
Century Plant		
Turkey Tail 'Orange Jubilee'	5 gallon	164
Orange Jubilee		
Callisiphia monnina 'Little John'	5 gallon	223
Desert Bittersweet		
Ruellia peninsularis	5 gallon	263
Desert Heath		
Eriogonum fasciculatum	8" diameter 12" gallon center	118
Golden Cholla		
Biocyanopsis Barbara Kant'	9 gallon	221
Barbara Kant Biocyanopsis		
Malvastrum coccineum	10 gallon	08
Malvastrum		
Calliopsis 'Bai'	5 gallon	286
Calliopsis		
Biocyanopsis 'Torch Glow'	5 gallon	212
Torch Glow		
Biocyanopsis Barbara Kant'	15 gallon	24
Barbara Kant Biocyanopsis		
Malvastrum coccineum	5 gallon	74
Malvastrum		
Royal Mail Grass	5 gallon	20
Royal Mail Grass		
Homocarpus crinitus 'Purshianus'	5 gallon	23
Purshianus		
Crucian Fig	10 gal.	12
Crucian Fig		
Convolvulus creponae	5 gallon	173
Bush Morning Glory		
Homocarpus X Puffin 215/228	5 gallon	200
Puffin		
Agave peninsularis	5 gallon	30
Tam Flower Agave		
Eriogonum fasciculatum 'Yuccifolium'	5 gallon	38
Yuccifolium		
Erva 'Vanderbilt' Bush	5 gallon	38
Vanderbilt Bush		



OVERALL PRELIMINARY LANDSCAPE PLAN

DATE: 10/22/2018
PROJECT NO: 15096.001-ST28



Freedom Ph. III / Rio East
2132 & 2128 East Rio Salado Blvd.
Tempe, Arizona



L.01

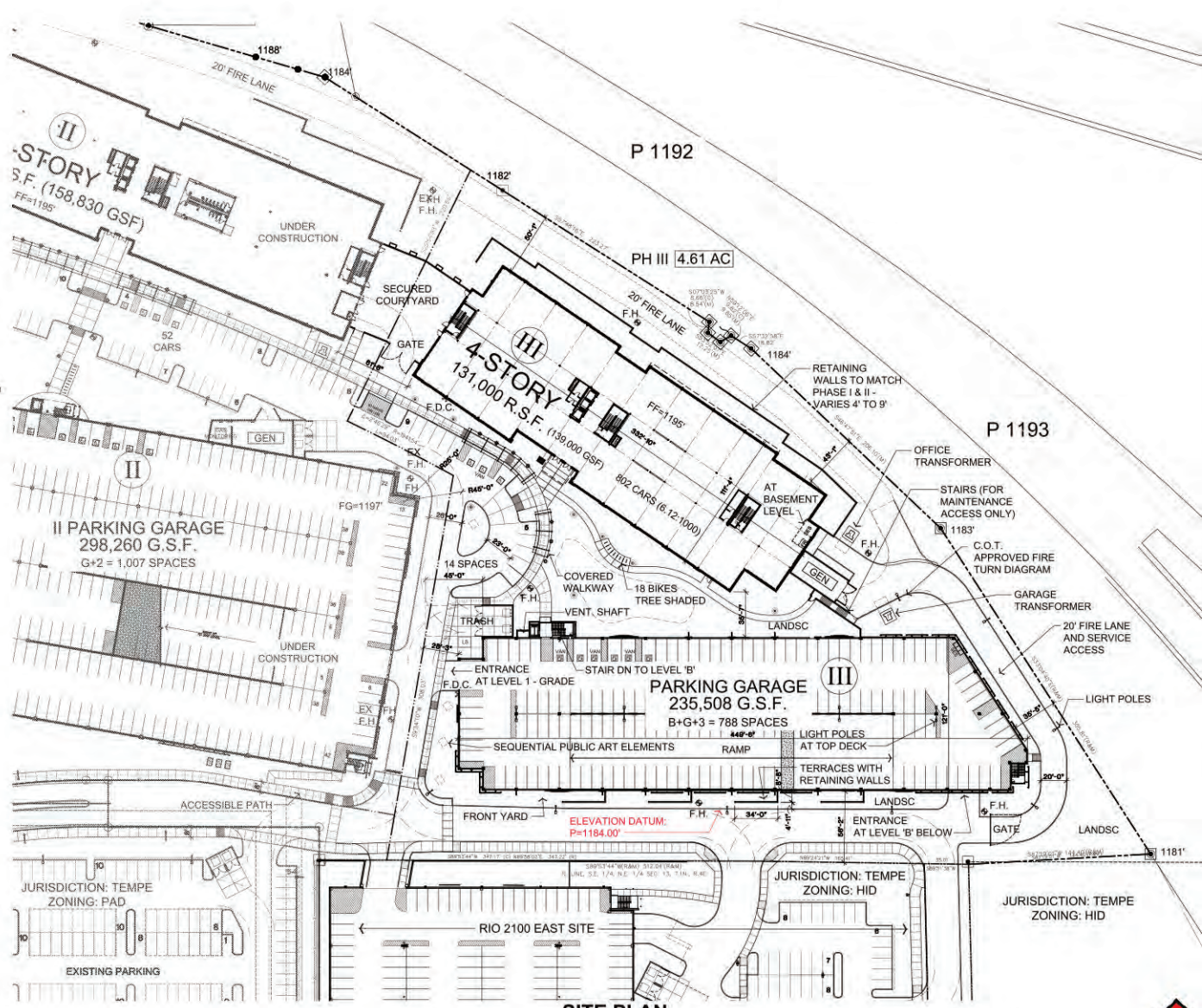
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PROJECT DATA

SITE & BUILDING INFORMATION

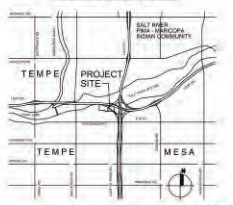
PARCEL NUMBER	132-36-030
EXISTING ZONING	= G10
PROPOSED ZONING	= G10
GENERAL PLAN USE	MIXED USE, PROJECTED EMPLOYMENT NODE, PLANNED AREA OF JOB GROWTH
ALLOWABLE BUILDING HEIGHT	= 35'-0"
ALLOWABLE BUILDING HEIGHT WITH PENDING VARIANCE	= 100'-0"
PROPOSED BUILDING HEIGHT (FROM DATUM AT CURB GRADE 1184' TO TOP OF PARAPET)	= 80'-0"
OCCUPANCY	= B (1,310 OCCUPANTS - OFFICE USE)
CONSTRUCTION TYPE	= I-B FIRE SPRINKLER/ALARMED

SITE AREA	200,875 S.F. (4.61 AC)
OFFICE BUILDING AREA	139,000 G.S.F.
GARAGE BUILDING AREA	235,508 G.S.F.
PARKING REQUIRED (GENERAL OFFICE (1 / 300 S.F.))	484 SPACES
PROVIDED PARKING (GARAGE + SURFACE)	802 SPACES
ACCESSIBLE PARKING REQUIRED	16 SPACES
PROVIDED	16 SPACES
COVERED PROVIDED	14 SPACES
BICYCLE PARKING REQUIRED (1 PER 100 S.F. / COMMUTE 4 MIN.)	= 18 BIKE STALLS
PROVIDED BICYCLE PARKING	= 20 BIKE STALLS
LOT COVERAGE	OFFICE III = 34,500 G.S.F. GARAGE III = 23,508 G.S.F. TOTAL = 58,008 G.S.F.
LANDSCAPE AREA (59,885 S.F.)	= 29.8 % PROVIDED
SETBACKS	REQUIRED 25 FT. PROVIDED 27 FT.
FRONT PARKING	20 FT. N/A
SIDE PARKING	5 FT. WEST 36 FT. SOUTH 56 FT.
REAR PARKING	5 FT. EAST 34 FT.
STREET SIDE PARKING	25 FT. N/A (PRIVATE DRIVE)
PARKING	20 FT. N/A

GOVERNING CODES - TEMPE, ARIZONA

- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2011 NATIONAL ELECTRICAL CODE
- 2012 INTERNATIONAL FIRE CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND IBC CHAP. 11 AMENDMENTS

VICINITY MAP

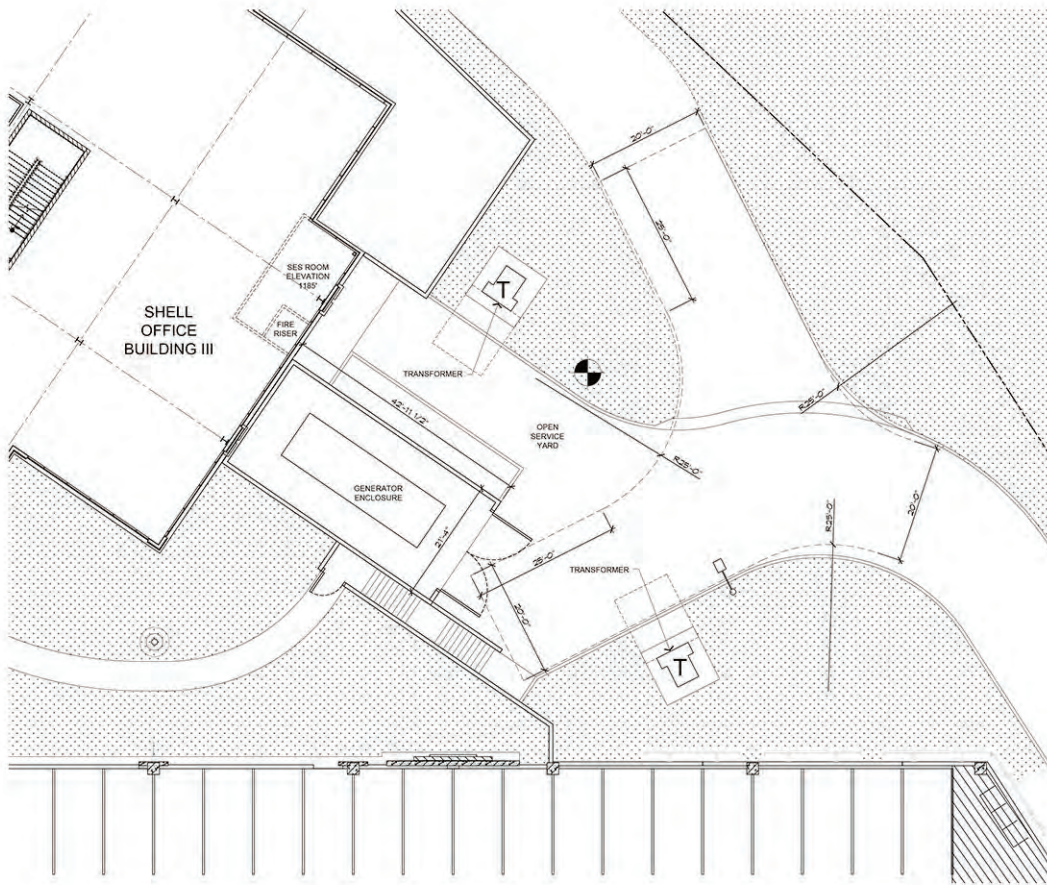


SITE PLAN 10.22.18
 15096.400

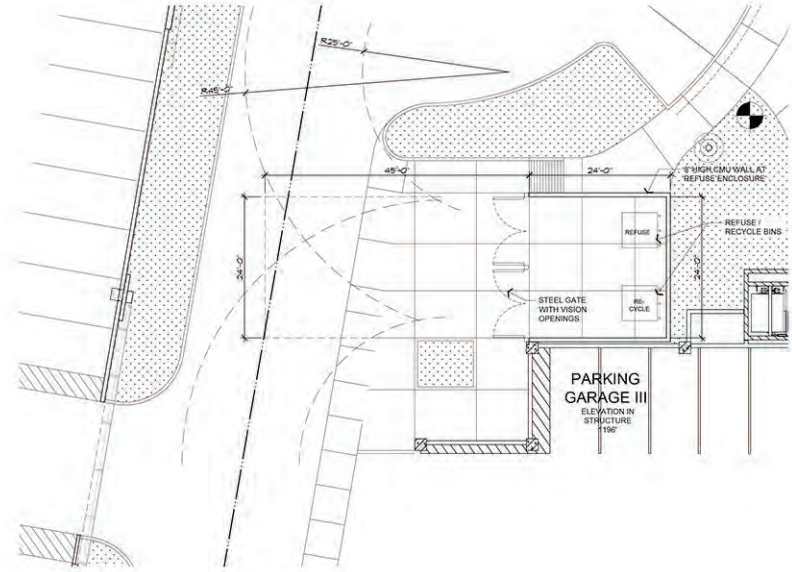
SITE PLAN
Freedom Rio Phase III
 2132 East Rio Salado Blvd.
 Tempe, Arizona



Butler Design Group, Inc.
 architects + planners



2 ENLARGED SITE PLAN
SCALE: 1" = 10'



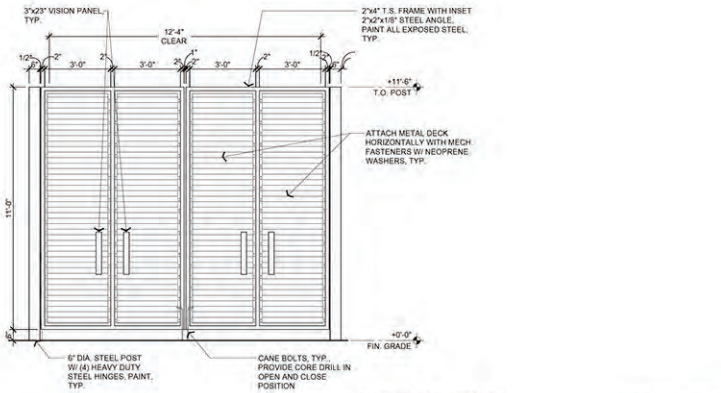
1 ENLARGED SITE PLAN
SCALE: 1" = 10'

SITE PLAN ENLARGEMENTS 07.30.18
15096.001

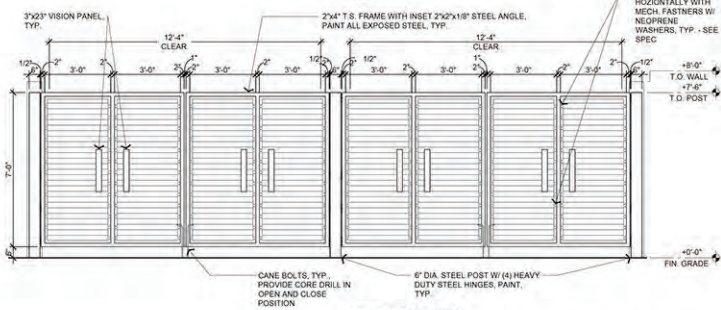


SITE PLAN
Freedom Rio Phase III
2132 East Rio Salado Blvd.
Tempe, Arizona



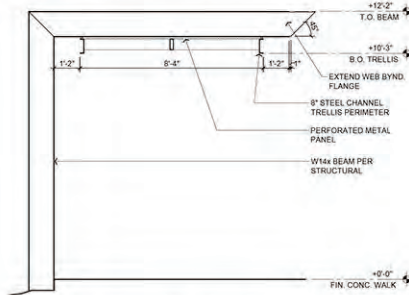


A. GENERATOR ENCLOSURE GATES

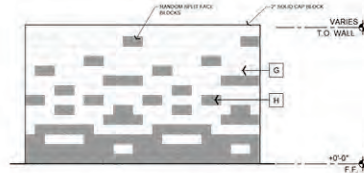


B. TRASH ENCLOSURE

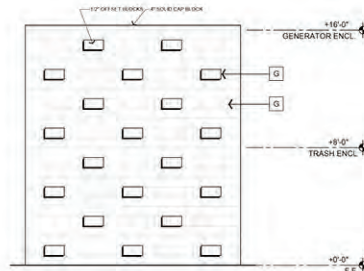
3. TRASH ENCLOSURE ELEVATIONS
SCALE: 3/8" = 1'-0"



B. SECTION



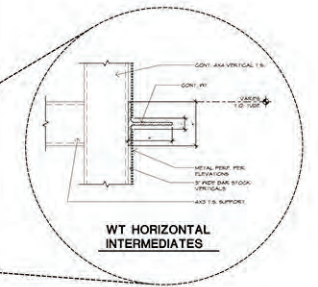
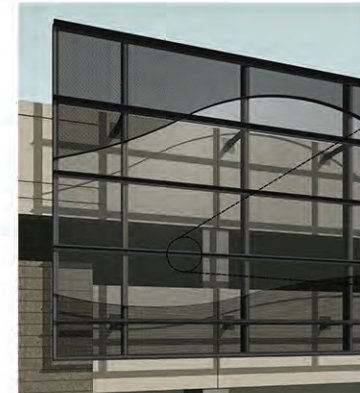
A. SITE RETAINING WALLS



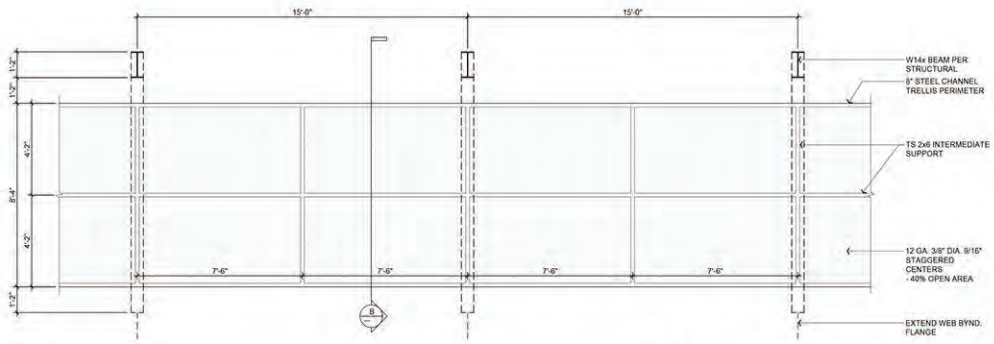
B. TRASH/GENERATOR ENCLOSURES

2. SITE MASONRY WALL PATTERNS
SCALE: 1/4" = 1'-0"

COLOR AND MATERIAL LEGEND			
SYMBOL	NAME	BRAND	FINISH/DETAIL
1	CONCRETE	CONCRETE	CONCRETE
2	PAVING	PAVING	PAVING
3	ASPH/FLY	ASPH/FLY	ASPH/FLY
4	GRAVEL	GRAVEL	GRAVEL
5	GRAVEL	GRAVEL	GRAVEL
6	GRAVEL	GRAVEL	GRAVEL
7	GRAVEL	GRAVEL	GRAVEL
8	GRAVEL	GRAVEL	GRAVEL
9	GRAVEL	GRAVEL	GRAVEL
10	GRAVEL	GRAVEL	GRAVEL
11	GRAVEL	GRAVEL	GRAVEL
12	GRAVEL	GRAVEL	GRAVEL
13	GRAVEL	GRAVEL	GRAVEL
14	GRAVEL	GRAVEL	GRAVEL
15	GRAVEL	GRAVEL	GRAVEL
16	GRAVEL	GRAVEL	GRAVEL
17	GRAVEL	GRAVEL	GRAVEL
18	GRAVEL	GRAVEL	GRAVEL
19	GRAVEL	GRAVEL	GRAVEL
20	GRAVEL	GRAVEL	GRAVEL
21	GRAVEL	GRAVEL	GRAVEL
22	GRAVEL	GRAVEL	GRAVEL
23	GRAVEL	GRAVEL	GRAVEL
24	GRAVEL	GRAVEL	GRAVEL
25	GRAVEL	GRAVEL	GRAVEL
26	GRAVEL	GRAVEL	GRAVEL
27	GRAVEL	GRAVEL	GRAVEL
28	GRAVEL	GRAVEL	GRAVEL
29	GRAVEL	GRAVEL	GRAVEL
30	GRAVEL	GRAVEL	GRAVEL
31	GRAVEL	GRAVEL	GRAVEL
32	GRAVEL	GRAVEL	GRAVEL
33	GRAVEL	GRAVEL	GRAVEL
34	GRAVEL	GRAVEL	GRAVEL
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45	GRAVEL	GRAVEL	GRAVEL
46	GRAVEL	GRAVEL	GRAVEL
47	GRAVEL	GRAVEL	GRAVEL
48	GRAVEL	GRAVEL	GRAVEL
49	GRAVEL	GRAVEL	GRAVEL
50	GRAVEL	GRAVEL	GRAVEL



1. PERF. METAL PANELS AT GARAGE
SCALE: N.T.S.



4. TRELLIS AT ENTRY
SCALE: 3/8" = 1'-0"



SITE PLAN
Freedom Rio Phase III
2132 East Rio Salado Blvd.
Tempe, Arizona



SITE DETAILS 07.30.18
15096.001



Butler Design Group, Inc.
architects & planners

A5

EXISTING PHASE 2 LANDSCAPE PROTECT IN PLACE DURING NEW PHASE 3 CONSTRUCTION (typ).

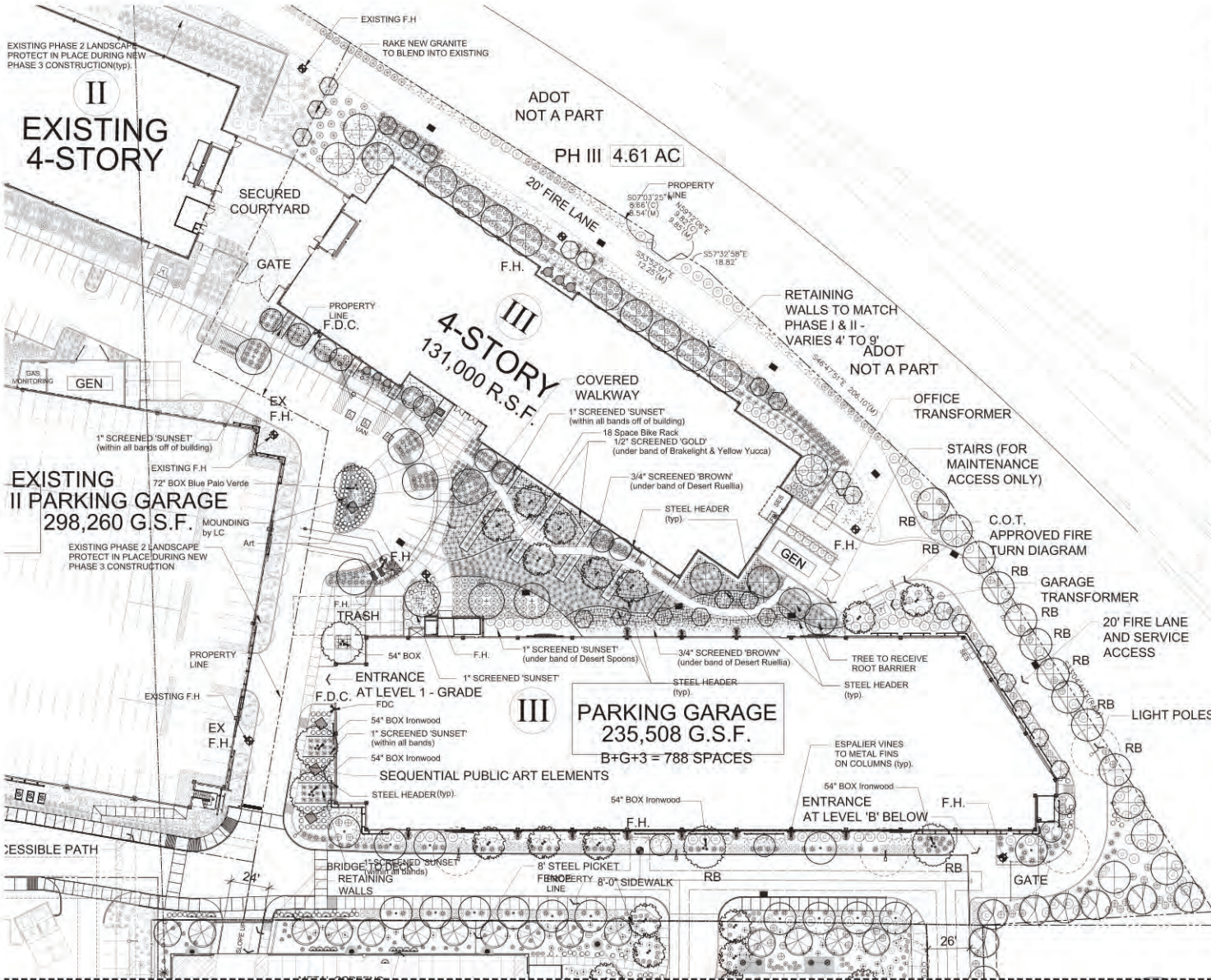
II EXISTING 4-STORY

EXISTING II PARKING GARAGE 298,260 G.S.F.

III 4-STORY 131,000 R.S.F.

III PARKING GARAGE 235,508 G.S.F. B+G+3 = 788 SPACES

PH III 4.61 AC



LANDSCAPE LEGEND
ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED). ADOT QUANTITIES ARE NOT SHOWN HERE, SEE SHEET L.08

TREES	SIZE	QTY	SHRUBS / ACCENTS / VINES	SIZE	QTY
Quercus virginiana 'Heritage'	24" box Standard	25	Yucca rostrata	5 gallon	754
Southern Live Oak			Hesperaloe parviflora 'Blosserlight'	5 gallon	661
Carnegiea gigantea Saguaro	8" csw, HO base, HO Spans	10	Bromeliad 'Yucca'	5 gallon	277
Parkinsonia hybrid 'Desert Museum'	36" box Standard	71	Desfontainia deserti	5 gallon	317
Phoenix 'Coccoloba'	36" box Multi-Trunk	25	Yucca glauca 'Orange Jubilee'	5 gallon	164
Fouquieria splendens Date Palm	10" rate min, 10" tall min	32	Callistemon ciliata 'Little John'	5 gallon	273
Acacia salicina Willow Acacia	24" box Standard	31	Desert Bluebonnet	5 gallon	253
Cholla 'Saguaro'	24" box Multi-Trunk	26	Echinocactus grusonii Desert Rutila	5 gallon	253
Dodonaea viscidiflora 'Desert Willow'	36" box Multi-Trunk	6	Ruellia germanifolia	5 gallon	118
Nerium Oleander 'Standard'	24" box Multi-Trunk	8	Bougainvillea 'Barbara Kari'	5 gallon	221
Tropicana 'Tiki'	36" box Standard	15	Bougainvillea 'Barbara Kari'	5 gallon	221
Parkinsonia praecox Pink Flower	24" box Standard	56	Bougainvillea 'Barbara Kari'	5 gallon	221
Olea europaea 'Willow'	48" box Multi-Trunk	25	Bougainvillea 'Barbara Kari'	5 gallon	221
Specimen Tree	72" box Multi-Trunk	1	Bougainvillea 'Barbara Kari'	5 gallon	221
Ulmus parviflora 'Weeping Elm'	34" box Standard	45	Bougainvillea 'Barbara Kari'	5 gallon	221
Acacia salicina 'Weeping Acacia'	24" box Standard	19	Bougainvillea 'Barbara Kari'	5 gallon	221
Phoenix 'Coccoloba'	48" box Multi-Trunk	60	Bougainvillea 'Barbara Kari'	5 gallon	221

- PRELIMINARY LANDSCAPE PLAN GENERAL NOTES:**
- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF TEMPE STANDARDS.
 - ALL TREES WILL BE 24" BOX OR LARGER.
 - AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
 - DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP OR LAWN.
 - ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
 - STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
 - FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.
- CPTD NOTES:**
- ALL SHRUBS AND GROUNDCOVERS USED IN THE FOLLOWING LOCATIONS WILL NOT EXCEED 24" IN HEIGHT WHEN MATURE.
- PARKING LANDSCAPE ISLANDS
 - PARKING BOARDERS FROM 0'-6"
 - WALKS FROM 0'-6"
 - ENTRY 15' RADIUS
 - SIGHT TRIANGLES
- ALL SHRUBS AND GROUNDCOVERS USED IN PARKING ISLANDS SHALL BE A MINIMUM SIZE OF 5 GALLON, PER CITY OF TEMPE STANDARDS.

SCALE: 1" = 30'

FREEDOM III 4 STORY OFFICE BUILDING LANDSCAPE ENLARGEMENT

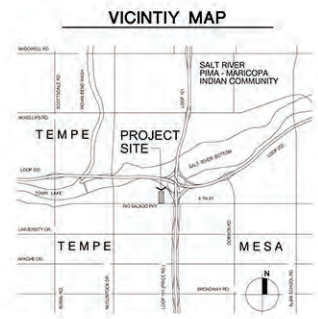
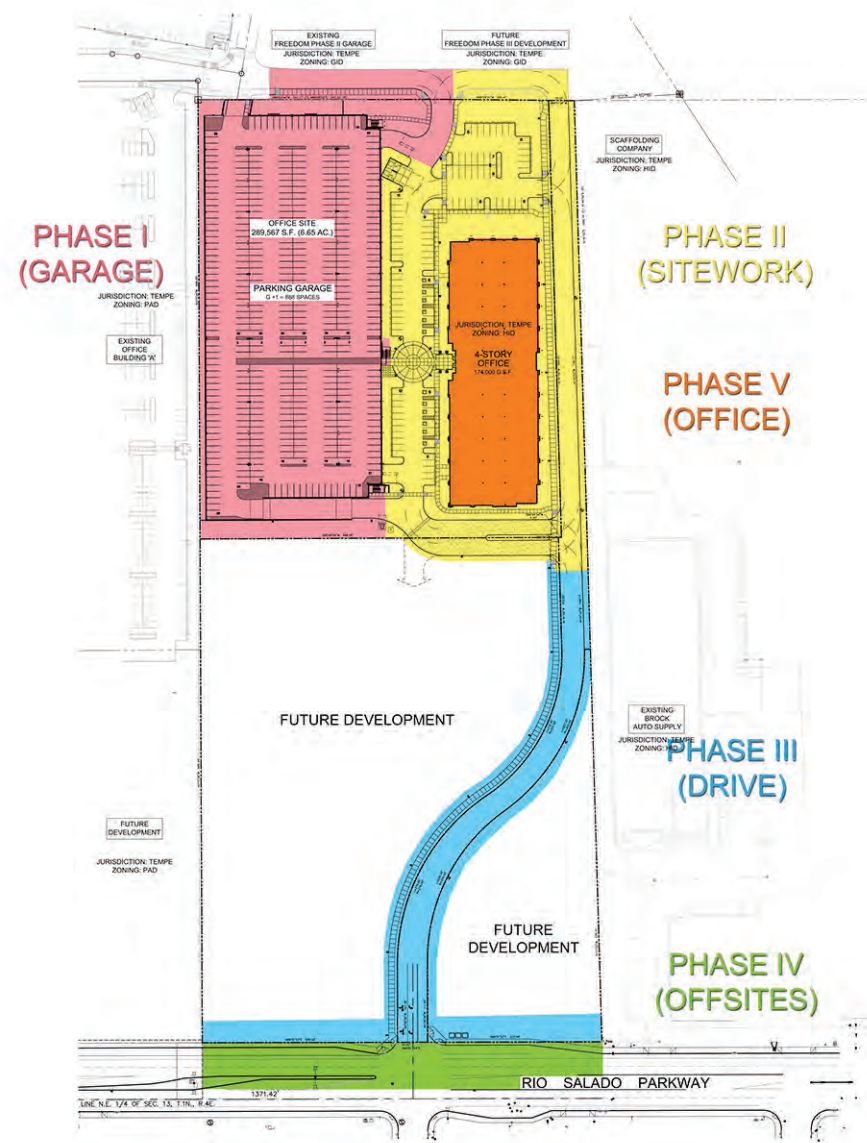
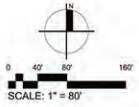
10/22/2018
15096.400



Freedom Rio Phase II
2132 East Rio Salado Blvd.
Tempe, Arizona



L.02



PHASING PLAN
RIO 2100 / EAST
 2128 E Rio Salado Parkway
 Tempe, Arizona

ATTACHMENT 78



PHASING PLAN
 10-22-18
 18020-ST16

GOVERNING CODES-TEMPE, AZ

2012 INTERNATIONAL BUILDING CODE
 2012 INTERNATIONAL MECHANICAL CODE
 2012 INTERNATIONAL PLUMBING CODE
 2011 NATIONAL ELECTRICAL CODE
 2012 INTERNATIONAL FIRE CODE WITH AMENDMENTS
 2012 INTERNATIONAL ENERGY CONSERVATION CODE
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND BDC
 CHMP, 11 AMENDMENTS

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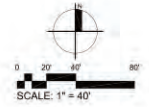
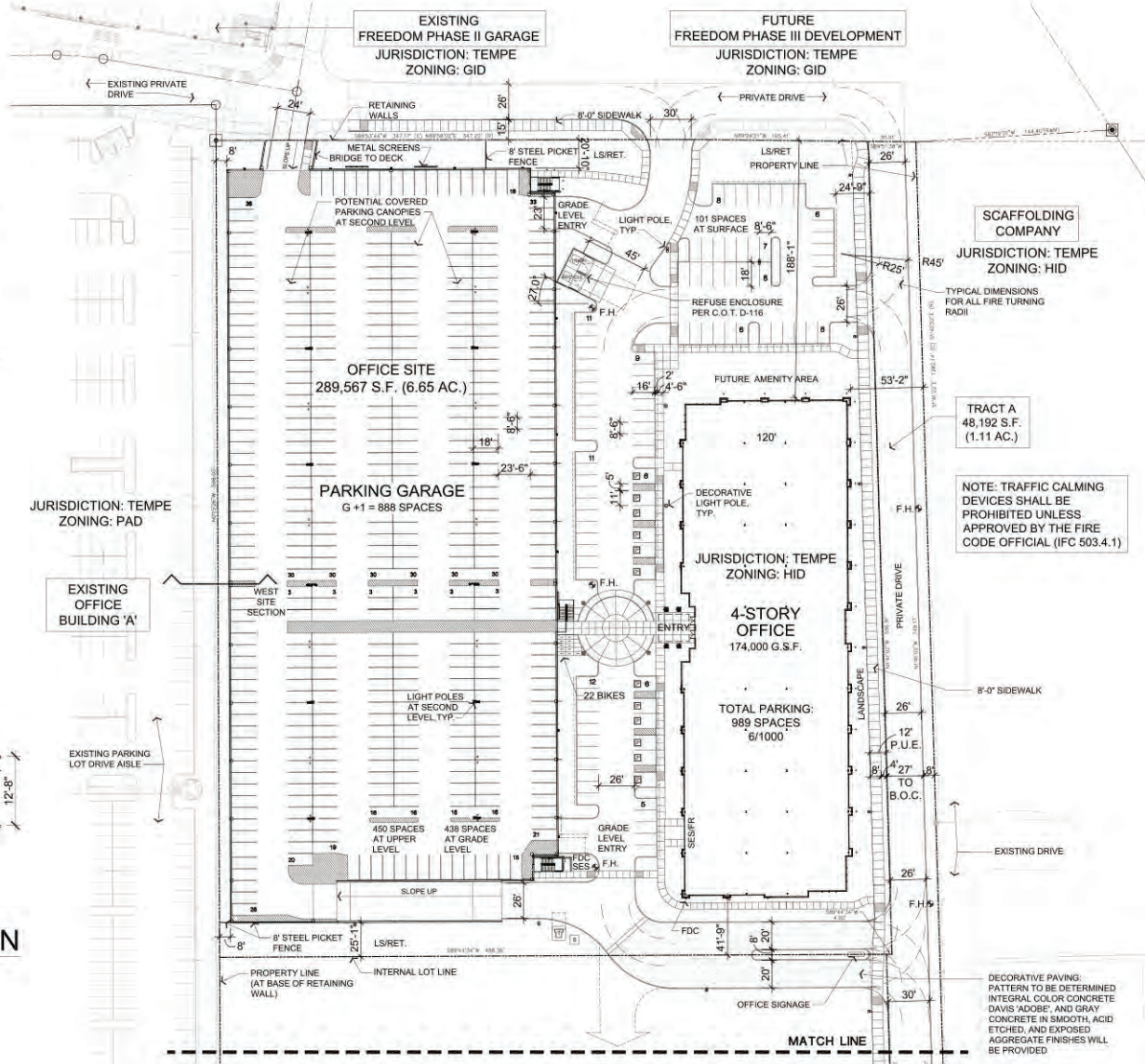
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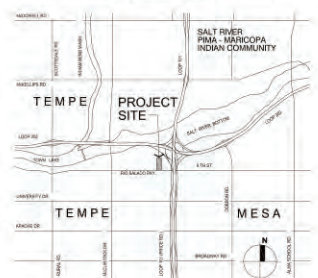


PROJECT DATA

ADDRESS:	2128 E. Rio Salado Blvd.
PARCEL NUMBER:	132-36-001A, 132-36-000D
EXISTING ZONING:	HID
PROPOSED ZONING:	HID
ALLOWABLE BUILDING HEIGHT:	40'-0"
PROPOSED BUILDING HEIGHT (OFC):	68'-0" (EXCL. MECH. SCREENS)
(HEIGHT VARIANCE REQUIRED - HEIGHT ABOVE DATUM AT TOP OF CURB AT MIDDLE OF SITE AT RIO SALADO = 1177.30)	
PROPOSED BUILDING HEIGHT (GAR.):	18'-0" (20' AT ELEV.)
SITE AREA:	285,040 S.F. (6.54 AC.)
OFFICE BUILDING AREA:	174,000 G.S.F.
GARAGE BUILDING AREA:	257,860 G.S.F.
TOTAL BUILDING AREA:	427,860 S.F.
% COVERAGE (42,960 + 128,920 = 171,880 S.F.):	60.3 %
LANDSCAPE AREA REQUIRED 10%:	28,504 S.F.
LANDSCAPE AREA PROVIDED 18%:	51,987 S.F.
OCCUPANCY:	8 OFC, 2 GAR
CONSTRUCTION TYPE:	II-B OFC, I-B GAR
REQ. BUILDING SETBACKS:	PROVIDED BUILDING SETBACKS:
FRONT: 25 FT.	FRONT: 25'-1" (S)
SIDE: 0 FT.	WEST SIDE: 8'-0" (D)
REAR: 0 FT.	EAST SIDE: 53'-2" (D)
REAR PARKING SETBACKS:	REAR: 20'-10" (D)
FRONT: 20 FT.	FRONT: N/A
STREET SIDE: 20 FT.	STREET SIDE: N/A
PARKING DATA:	
OFFICE - 164,000 N.S.F. (1 PER 1,300 S.F.):	547 STALLS
REQUIRED PARKING:	589 STALLS (INCL. 20 ADA)
PROVIDED PARKING:	
BICYCLE PARKING DATA:	
OFFICE - 164,000 N.S.F. (1 PER 6,000 S.F.):	21 STALLS
REQUIRED PARKING:	22 STALLS
PROVIDED PARKING:	

NOTE: TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL (IFC 503.4.1)

VICINITY MAP



NORTH SITE PLAN

RIO 2100 / EAST
 2128 E Rio Salado Parkway
 Tempe, Arizona



NORTH SITE PLAN
 10-22-18
 18020-ST16

GOVERNING CODES-TEMPE, AZ

2012 INTERNATIONAL BUILDING CODE
 2012 INTERNATIONAL MECHANICAL CODE
 2012 INTERNATIONAL PLUMBING CODE
 2011 NATIONAL ELECTRICAL CODE
 2012 INTERNATIONAL FIRE CODE W/ AMENDMENTS
 2012 INTERNATIONAL ENERGY CONSERVATION CODE
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND BIC
 CMP. 11 AMENDMENTS

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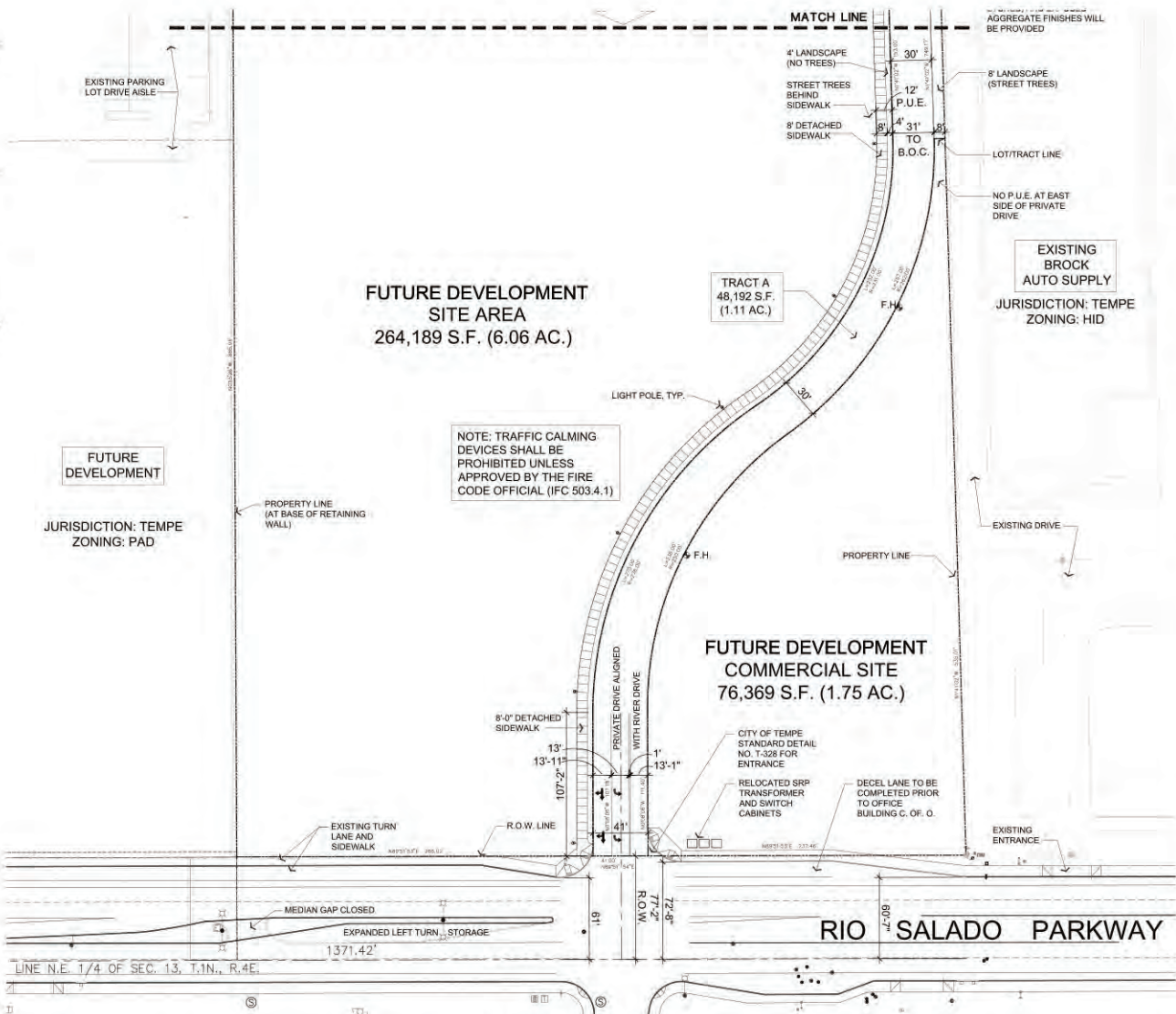
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ARCHITECT:
 BUTLER DESIGN GROUP
 5017 E WASHINGTON ST.
 SUITE 107
 PHOENIX, AZ 85034
 PH: (602) 957-1800
 CONTACT: TODD LAWRENCE
 EMAIL: TODDL@BUTLERDESIGNGROUP.COM

ELECTRICAL ENGINEER:
 MCGREW CONSULTING ENGINEERS
 23045 N. 19TH AVE.
 BLDG. 10, SUITE 2
 PHOENIX, AZ 85027
 PH: (602) 331-0314
 CONTACT: JAMES FLUNG
 EMAIL: JFLUNG@MCGREWENG.COM

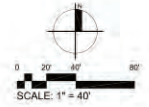
CIVIL ENGINEER:
 HUNTER ENGINEERING, INC.
 10450 N. 74TH STREET, SUITE 200
 SCOTTSDALE, AZ 85258
 PH: (480) 991-3985
 PH: (480) 991-3986
 CONTACT: LARRY TALBOT
 EMAIL: L.TALBOT@HUNTERENGINEERINGPC.COM

LANDSCAPE ARCHITECT:
 LASKIN AND ASSOCIATES, INC.
 87 EAST WELDON AVENUE
 PHOENIX, AZ 85012
 PH: (602) 840-7771
 PH: (602) 949-9021
 CONTACT: HARDY LASKIN
 EMAIL: HARDY@LASKINDSIGN.COM



SOUTH SITE PLAN

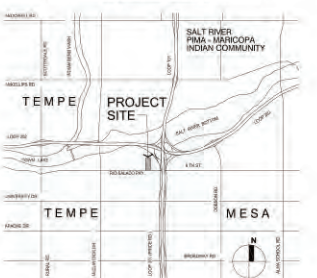
RIO 2100 / EAST
 2128 E Rio Salado Parkway
 Tempe, Arizona



PROJECT DATA

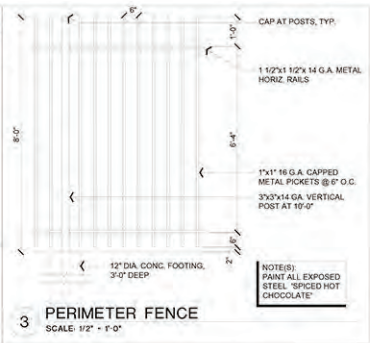
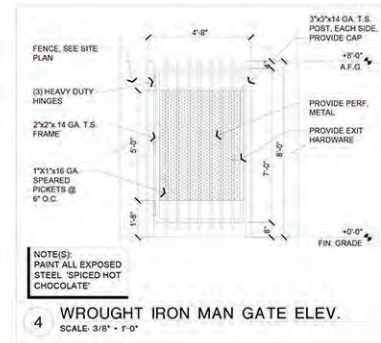
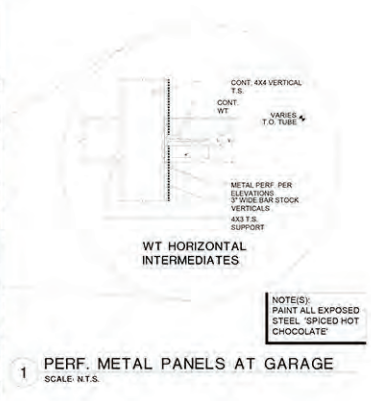
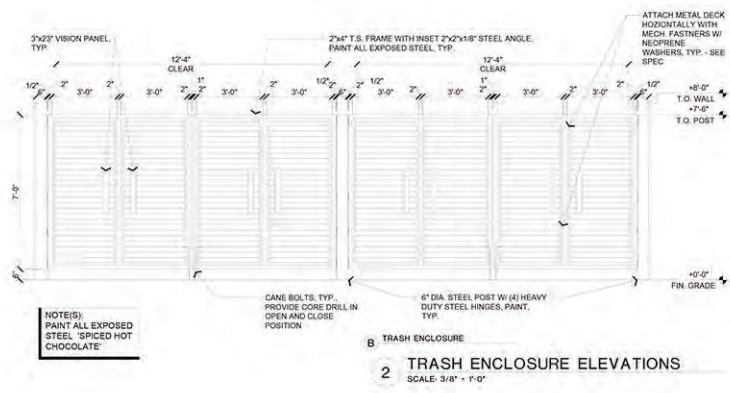
ADDRESS:	2128 E. Rio Salado Blvd
PARCEL NUMBER:	132-36-091A, 132-36-090D
EXISTING ZONING:	HID
PROPOSED ZONING:	HID
ALLOWABLE BUILDING HEIGHT:	40'-0"
PROPOSED BUILDING HEIGHT (DFC):	68'-0" (EXCL. MECH. SCREENS)
(HEIGHT VARIANCE REQUIRED - HEIGHT ABOVE DATUM AT TOP OF CURB AT MIDDLE OF SITE AT RIO SALADO = 1177.30)	
PROPOSED BUILDING HEIGHT (GAR.): 18'-0" (20' AT ELEV.)	
SITE AREA:	285,040 S.F. (6.54 AC.)
OFFICE BUILDING AREA:	174,000 G.S.F.
GARAGE BUILDING AREA:	257,840 G.S.F.
TOTAL BUILDING AREA:	427,840 S.F.
% COVERAGE (42,960 + 128,920 = 171,880 S.F.):	60.3 %
LANDSCAPE AREA REQUIRED 10%:	28,504 S.F.
LANDSCAPE AREA PROVIDED 18%:	51,987 S.F.
OCCUPANCY:	B OFC, S-2 GAR
CONSTRUCTION TYPE:	II-B OFC, I-B GAR
REQ. BUILDING SETBACKS:	PROVIDED BUILDING SETBACKS:
FRONT (SOUTH): 25 FT.	FRONT: 25'-1" (S)
SIDE: 0 FT.	WEST SIDE: 8'-0" (S)
	EAST SIDE: 85'-2" (S)
REAR: 0 FT.	REAR: 20'-10" (S)
REQ. PARKING SETBACKS:	REQ. PARKING SETBACKS:
FRONT: 20 FT.	FRONT: N/A
STREET SIDE: 20 FT.	STREET SIDE: N/A
PARKING DATA:	
OFFICE - 184,000 N.S.F. (1 PER 1,300 S.F.)	547 STALLS
REQUIRED PARKING:	589 STALLS (INCL. 20 ADA)
PROVIDED PARKING:	
BICYCLE PARKING DATA:	
OFFICE - 184,000 N.S.F. (1 PER 4,000 S.F.)	21 STALLS
REQUIRED PARKING:	22 STALLS
PROVIDED PARKING:	

VICINITY MAP



SOUTH SITE PLAN
 10-22-18
 18020-ST16



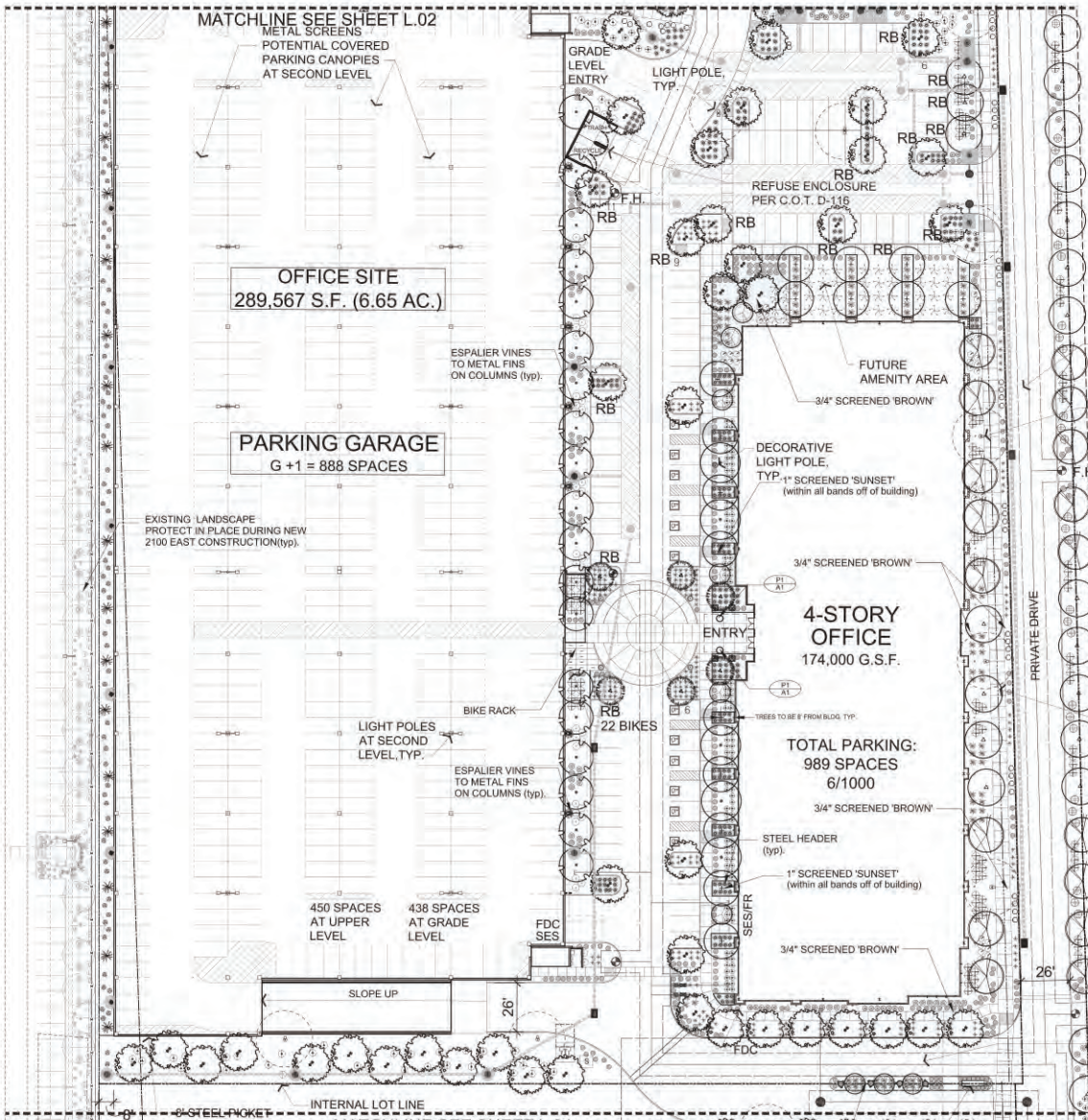


SITE DETAILS 09.10.18
15096.400



RIO 2100 / EAST
2128 E Rio Salado Parkway
Tempe, Arizona





LANDSCAPE LEGEND
 ALL TREES TO MEET OR EXCEED A.I.A. SPECIFICATIONS (I.L.O. - UNLESS OTHERWISE NOTED). ADJUST QUANTITIES AS NOT SHOWN HERE. SEE SHEET LA-01

TREES	SIZE	QTY	SHRUBS / ACCENTS / VINES	SIZE	QTY
Quercus virginiana 'Heritage'	24" box	25	Yucca glauca	5 gallon	754
Southern Live Oak	Standard		Taxodium floridum 'Broadlight'	5 gallon	261
Carex gigantea	6" x 6"	10	Desert Sycamore	5 gallon	677
Sageuro	NO SCRS		Agave Americana	5 gallon	317
Panicum hybrid 'Desert Museum'	36" box	71	Curly Palm	5 gallon	184
Desert Museum	Standard		Tecoma stans 'Orange Jubilee'	5 gallon	184
Phoenix 'Copper'	36" box	25	Orange Jubilee	5 gallon	273
Coccoloba thomasii	Multi-Trunk		Callisander robustus 'Little John'	5 gallon	273
Fourcortia splendens	10' x 10'	32	Dwarf Bottlebrush	5 gallon	283
Opuntia	Standard		Ruellia peruviana	5 gallon	283
Asclepias tuberosa	24" box	31	Desert Bumea	5 gallon	118
Wahia Acacia	Standard		Estimotechus graminifolius	8" diameter	118
Chilopsis linearis 'Bladder'	24" box	26	Solenanthe bartramia	10 gallon	221
Desert Willow 'Bladder'	Multi-Trunk		Bougainvillea 'Barbora Kant'	5 gallon	221
Ceanothus leucanthemum	36" box	6	Barbara Kant Bougainvillea Vine	5 gallon	74
Mexican Bird of Paradise	Multi-Trunk		Malvaceae coccinea	5 gallon	29
Neelum Oleander 'Standard'	24" box	6	Rosemary officinalis 'Prostrata'	5 gallon	29
Oleander 'Top White'	Multi-Trunk		Clematis montana	15 gal.	12
Thunbergia 'Tutu'	36" box	15	Convolvulus muscicola	5 gallon	173
Parsonsia praecox	24" box	58	Bush Morning Glory	5 gallon	280
Pub.Brea	Standard to High Spreading		Agave americana	5 gallon	30
Clusia alpestris 'Yellow'	48" box	25	Fern Flower Agave	5 gallon	39
Wright's Fraxinus Olive	Multi-Trunk		Erna 'Valeriana' Bush	5 gallon	39
Specimen Tree	72" box	1			
Parsonsia Florida	54" box	5			
Oryza indica	Multi-Trunk				
Ulmus parvifolia	24" box	45			
Evergreen Elm	Standard				
Acacia stricta	24" box	19			
Sheverson Acacia	Multi-Trunk				
Phoenix 'Copper'	48" box	06			
Coccoloba thomasii	Multi-Trunk				

TRACT A
 48,192 S.F.
 (1.11 AC.)

NOTE: TRAFFIC CALMING
 DEVICES SHALL BE
 PROHIBITED UNLESS
 APPROVED BY THE FIRE
 CODE OFFICIAL (IFC 503.4.1)

8'-0" SIDEWALK

- PRELIMINARY LANDSCAPE PLAN GENERAL NOTES:**
- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF TEMPE STANDARDS.
 - ALL TREES WILL BE 24" BOX OR LARGER.
 - AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
 - DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP OR LAWN.
 - ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
 - STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
 - FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.

- OPTED NOTES:**
- ALL SHRUBS AND GROUNDCOVERS USED IN THE FOLLOWING LOCATIONS WILL NOT EXCEED 24" IN HEIGHT WHEN MATURE.
- PARKING LANDSCAPE ISLANDS
 - WALKS FROM 0'-6"
 - ENTRY 15' RADIUS
 - SIGHT TRIANGLES
- ALL SHRUBS AND GROUNDCOVERS USED IN PARKING ISLANDS SHALL BE A MINIMUM SIZE OF 5 GALLON, PER CITY OF TEMPE STANDARDS.

DECORATIVE PAVING:
 PATTERN TO BE DETERMINED
 INTEGRAL COLOR CONCRETE DAVIS
 'ADOBE', AND GRAY CONCRETE IN
 SMOOTH, ACID ETCHED, AND EXPOSED
 AGGREGATE FINISHES WILL BE
 PROVIDED

POT LEGEND

POT NOTES:

- CONTRACTOR SHALL VERIFY ALL PLANTER POT QUANTITIES
- CONTRACTOR SHALL VERIFY ALL PLANTER POT ORDERS WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING
- PLANTING SCHEDULE QUANTITIES ARE PER POT
- PLANT QUANTITIES FOR THE POTS ARE NOT INCLUDED IN THE LANDSCAPE LEGEND COUNT

POT CALL OUT SYMBOL

AT - POT SCHEDULE TAG
 X - PLANTING SCHEDULE TAG

POT PLANTING DETAIL

SMALLER PLANTS EVENLY SPACED
 AROUND OUTSIDE OF POT
 LARGE PLANT CENTERED IN POT

POT SCHEDULE TAG	MODEL #	SIZE	COLOR	QTY
P1	MODEL KORINSAY 05-23			2
AT	COLOR DAVIS OR COBBLE STONE			

PLANTING SCHEDULE TAG	BOTANICAL NAME	SIZE	QTY
AT	Equisetum terreste	18 GALLON	1
	Wolstenholmeia	1 GALLON	2



RIO 2100 EAST
 LANDSCAPE ENLARGEMENT

10/22/2018
 15096.400

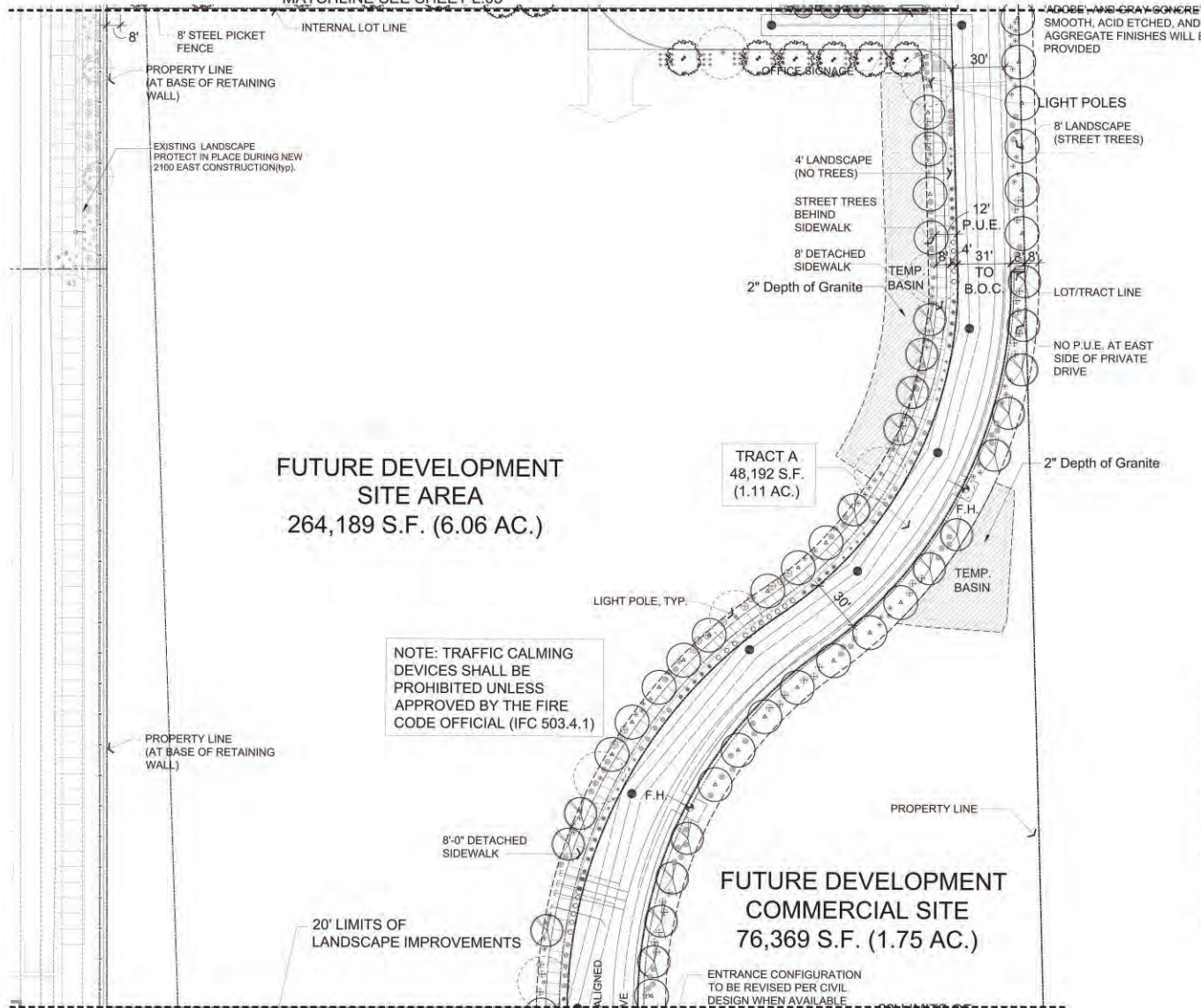


Rio 2100 East
 2128 East Rio Salado Blvd.
 Tempe, Arizona



L.03

MATCHLINE SEE SHEET L.03



LANDSCAPE LEGEND
 ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED) ADJUST QUANTITIES ARE NOT SHOWN HERE, SEE SHEET L.05

TREES	SIZE	QTY.	SHRUBS / ACCENTS / VINES	SIZE	QTY.
Quercus virginiana 'Heritage'	24" box	25	Yucca repanda	5 gallon	764
Southern Live Oak	Standard		Hesperaloe parviflora 'Blossakit'	5 gallon	681
Carretera gigante Squares	8" square NO HOLES, NO SCARS.	10	Dawson wheelset	5 gallon	277
Parkinsonia hybrid 'Desert Museum' Desert Museum	36" box Standard	71	Agave Americanus Century Plant	5 gallon	317
Prosopis 'Copper?' Cooper's Thornless Mesquite	36" box Multi-Trunk	25	Tournefortia 'Orange Jubilee' Orange Jubilee	5 gallon	164
Prosopis glandulosa	10' tall min. 18" tall min.	32	Callispermum citrinus 'Little John' Dwarf Brittonia	5 gallon	273
Acacia salicina Willow Acacia	24" box Standard	31	Hesperaloe parviflora	5 gallon	253
Chilopsis linearis 'Bubba' Desert Willow 'Bubba'	24" box Multi-Trunk	26	Echinocactus grusonii Golden Barrel Cactus	8" diameter 12 gallon minibus	116
Cholla	36" box Multi-Trunk	6	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea Vine	5 gallon	221
Nerium oleander Standard	24" box Multi-Trunk	8	MacDougalia argentea call. Calli Line Line	5 gallon	286
Tournefortia	36" box Standard	15	Bougainvillea 'Torch Glow' 'Torch Glow'	5 gallon	212
Parkinsonia acroata Palo Verde	24" box Standard to High Breaking	58	Bougainvillea Barbara Karst Barbara Karst Bougainvillea Vine	5 gallon	24
Olea europaea 'Wilson' Wilson's Fraxinus Olive	48" box Multi-Trunk	25	Staked - remove and replace to wall	5 gallon	74
Sacrowan Tree Parkinsonia ferida Olneya media	22" box 34" box Multi-Trunk	1 5	Pelletia Pink Clearstar	5 gallon	29
Ulmus parvifolia Evergreen Elm	24" box Standard	45	Bougainvillea 'Torch Glow' 'Torch Glow'	5 gallon	173
Acacia stenophylla Showstopping Acacia	24" box Standard	19	Agave geminiflora True Flower Agave	5 gallon	260
Prosopis 'Copper?' Cooper's Thornless Mesquite	48" box Multi-Trunk	66	Etiophila maculata 'Viterina' Elm Viterina Bush	5 gallon	30

GROUNDCOVERS	SIZE	QTY.
Lantana X New Gold New Gold Lantana	5 gallon	161
Lantana Carmine Carmine AZ	5 gallon	446

SITE ELEMENTS	SIZE
Steel Hoop	1/4" x 4"

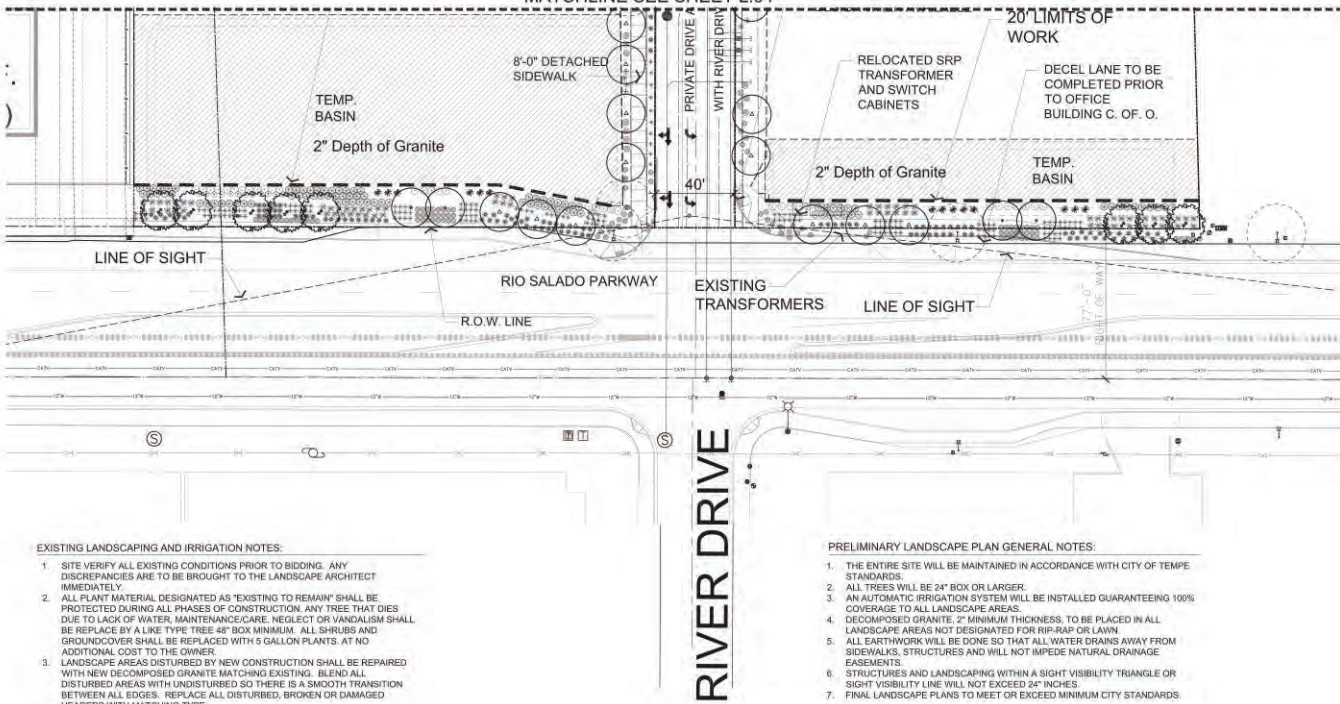
- PRELIMINARY LANDSCAPE PLAN GENERAL NOTES:**
- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF TEMPE STANDARDS.
 - ALL TREES WILL BE 24" BOX OR LARGER.
 - AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
 - DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RUB/RIP OR LAWN.
 - ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
 - STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
 - FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.
- OPTED NOTES:**
- ALL SHRUBS AND GROUNDCOVERS USED IN THE FOLLOWING LOCATIONS WILL NOT EXCEED 24" IN HEIGHT WHEN MATURE.
- PARKING LANDSCAPE ISLANDS
 - PARKING BOARDERS FROM 0'- 6'
 - WALKS FROM 0'- 6'
 - ENTRY 15' RADIUS
 - SIGHT TRIANGLES
- ALL SHRUBS AND GROUNDCOVERS USED IN PARKING ISLANDS SHALL BE A MINIMUM SIZE OF 5 GALLON, PER CITY OF TEMPE STANDARDS.



Rio 2100 East
2128 East Rio Salado Blvd.
Tempe, Arizona



MATCHLINE SEE SHEET L.04



EXISTING LANDSCAPING AND IRRIGATION NOTES:

1. SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
2. ALL PLANT MATERIAL DESIGNATED AS 'EXISTING TO REMAIN' SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE THAT DIES DUE TO LACK OF WATER, MAINTENANCE/CARE, NEGLIGENCE OR VANDALISM SHALL BE REPLACED BY A LIKE TYPE TREE 48" BOX MINIMUM. ALL SHRUBS AND GROUNDCOVER SHALL BE REPLACED WITH 5 GALLON PLANTS. AT NO ADDITIONAL COST TO THE OWNER.
3. LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPAIRED WITH NEW DECOMPOSED GRANITE MATCHING EXISTING. BLEND ALL DISTURBED AREAS WITH UNDISTURBED SO THERE IS A SMOOTH TRANSITION BETWEEN ALL EDGES. REPLACE ALL DISTURBED, BROKEN OR DAMAGED HEADERS WITH MATCHING TYPE.
4. ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UNINTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: HAND WATERING, TEMPORARY ABOVE GROUND IRRIGATION, EXISTING SYSTEM ETC.
5. EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. IF THE EXISTING SYSTEM IS TIED INTO ADJACENT PROPERTIES, ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERALS, HEADS, VALVES ETC., SHALL BE REPAIRED AND REPLACED TO MAINTAIN CONTINUOUS WATERING.
6. PROVIDE NEW SCHEDULE 40 SLEEVES AT ALL NEW DRIVES (SEE SLEEVE SCHEDULE).
7. ALL EXISTING TO REMAIN TREES AND SHRUBS, SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECTS DIRECTIONS, AND GUARANTEED 100% IRRIGATION COVERAGE DURING ALL CONSTRUCTION PHASES.
8. ALL EXISTING SHRUBS WITHIN THE SIGHT DISTANCE LINES AND VISIBILITY TRIANGLES SHALL BE SELECTIVELY PRUNED TO A MAXIMUM HEIGHT OF 30".
9. ALL EXISTING TREES WITHIN THE SIGHT DISTANCE LINES AND VISIBILITY TRIANGLES SHALL HAVE ITS CANOPY BE LIFTED TO A CLEAR HEIGHT OF 7'.
10. LANDSCAPE CONTRACTOR SHALL BORE UNDER EXISTING SIDEWALK RATHER THAN SAW CUT TO PLACE NEW SLEEVES.
11. L.C. AND G.C. ARE RESPONSIBLE FOR LOCATING ALL EXISTING IRRIGATION SLEEVES PRIOR TO SETTING ANY PAVERS AND/OR CONCRETE.

PRELIMINARY LANDSCAPE PLAN GENERAL NOTES:

1. THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF TEMPE STANDARDS.
2. ALL TREES WILL BE 24" BOX OR LARGER.
3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
4. DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP OR LAWN.
5. ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
6. STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
7. FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.

CPTD NOTES:

- ALL SHRUBS AND GROUNDCOVERS USED IN THE FOLLOWING LOCATIONS WILL NOT EXCEED 24" IN HEIGHT WHEN MATURE.
- PARKING LANDSCAPE ISLANDS
 - PARKING BOARDERS FROM 0'-6"
 - WALKS FROM 0'-6"
 - ENTRY 15' RADIUS
 - SIGHT TRIANGLES
- ALL SHRUBS AND GROUNDCOVERS USED IN PARKING ISLANDS SHALL BE A MINIMUM SIZE OF 5 GALLON, PER CITY OF TEMPE STANDARDS.

LANDSCAPE LEGEND:

ALL TREES TO MEET OR EXCEED A.L.A. SPECIFICATIONS (L.C. & G.C. UNLESS OTHERWISE NOTED). ROOT QUANTITIES ARE NOT SHOWN HERE. SEE SHEET L.08

TREES	SIZE	QTY.	SHRUBS / ACCENTS / VINES	SIZE	QTY.
Quercus virginiana Heritage	24" box Standard	25	Yucca torreyi	5 gallon	754
Sabalum Live Oak			Yucca filamentosa	5 gallon	681
Caragana gigantea Saguaro	8" spacer NO Holes NO Bark	10	Dasylirion wheeleri Desert Spoon	5 gallon	277
Parthenocissus hybrid 'Desert Museum' Desert Museum	36" box Standard	71	Yucca filifera 'Orange Jubilee' Orange Jubilee	5 gallon	314
Prosopis 'Cooperi' Cooper's Thornless Mesquite	36" box Multi-Trunk	25	Callitriche sp. 'Little Jade' Dwarf Butterflybush	5 gallon	273
Fouquieria splendens Occotillo	10 cane min 10' Tall min.	32	Ruellia peruviana Desert Ruella	5 gallon	253
Acacia salicina Willow Acacia	24" box Standard	31	Echinocactus grusoni Golden Barrel Cactus	8" diameter 1/2 gallon entire	119
Chilopsis ovata 'Subira' Desert Willow 'Subira'	24" box Multi-Trunk	26	Bougainvillea 'Barbara Kani' Barbara Kani Bougainvillea Shrub	5 gallon	221
Caesalpinia mexicana Mexican Bird of Paradise	36" box Multi-Trunk	6	Carla Clay Vine	15 gallon	88
Melium oleander 'Standard' Oleander Tree White'	24" box Multi-Trunk	8	Nerium oleander 'Phala Finx' Phala Finx Oleander	5 gallon	286
Tigaria Sp. Tree	36" box Standard	15	Bougainvillea 'Torch Glow' 'Torch Glow'	5 gallon	212
Panicum praecox Palo Shea	24" box Standard to High Draping	58	Bougainvillea Barbara Kani Barbara Kani Bougainvillea Vine	15 gallon	24
Chaetochloa 'Winston' Winston's Fruitless Olive	48" box Multi-Trunk	25	Boerhaavia diffusa Boerhaavia diffusa	5 gallon	74
Specimen Tree Pantanillo Florida Orange tree	72" box 54" box Multi-Trunk	1 5	Rosa 'Midnight' Rosa 'Midnight'	5 gallon	26
Lilium parviflorum Evergreen Elm	24" box Standard	45	Boerhaavia diffusa 'Proctor' Boerhaavia diffusa	5 gallon	26
Acacia stenophylla Shoestring Acacia	24" box Standard	19	Boerhaavia diffusa 'Proctor' Boerhaavia diffusa	5 gallon	38
Prosopis 'Cooperi' Cooper's Thornless Mesquite	48" box Multi-Trunk	06			

GROUNDCOVERS	SIZE	QTY.
Lantana X New Gold New Gold Lantana	5 gallon	161
Ficus ginseng Ficus ginseng	5 gallon	446

SITE ELEMENTS	SIZE	QTY.
Steel Hoop	14" x 8"	

RB - Root Barrier



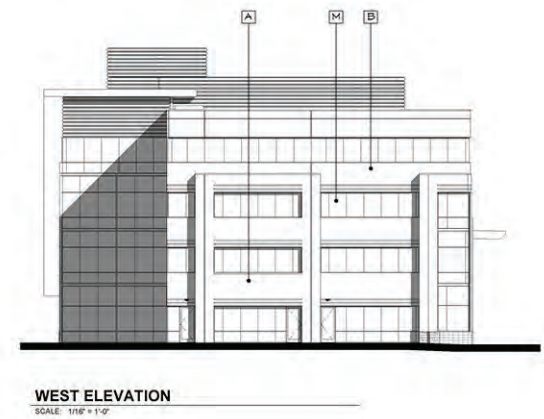
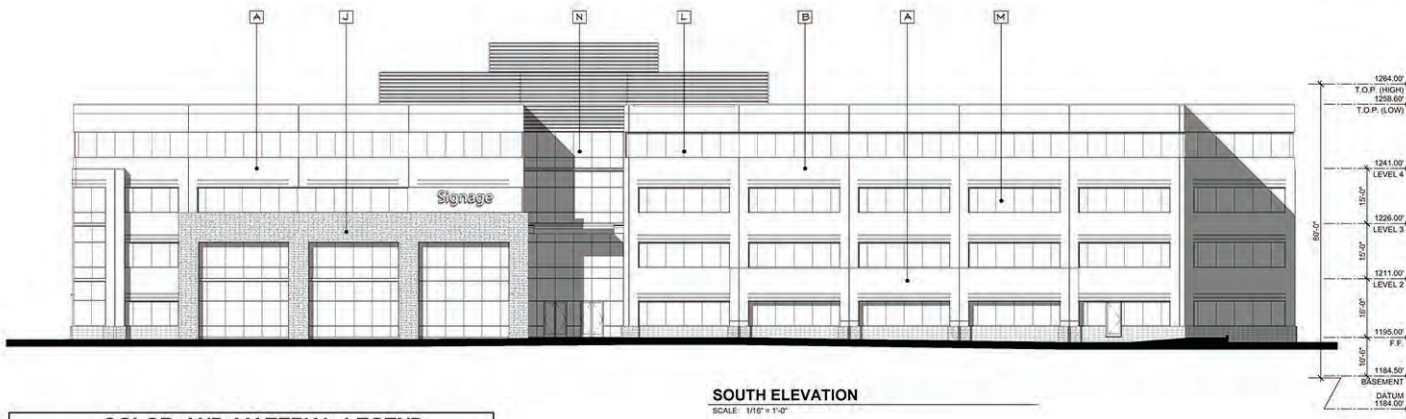
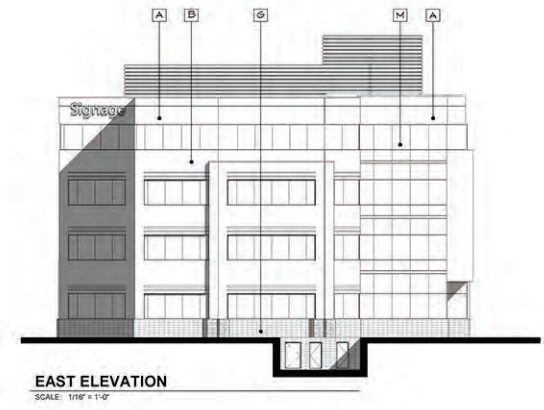
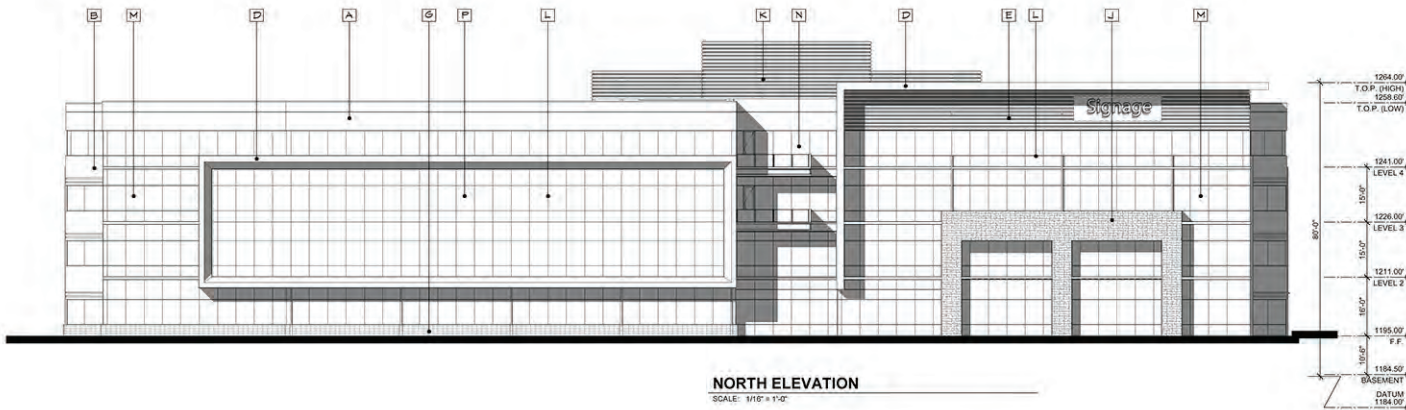
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Rio 2100 East
2128 East Rio Salado Blvd.
Tempe, Arizona



L.05



COLOR AND MATERIAL LEGEND

SYMBOL	MATERIAL	NAME	MODEL	MANUFACTURER
A	EFS	POROUS STONE	DE 6220	DUNN EDWARDS
B	EFS	SHAGGY BARKED	DEC771	DUNN EDWARDS
D	METAL WALL PANEL	FOSSIL	DR5225 / SMOOTH	ALUMAKOR
E	METAL WALL PANEL	JET	DE8378 / LARGE BOX RIB	METAL SALES
G	MASONRY	BUFF	SMOOTH FACE 8"X8"X16"	SUPERLITE
J	MASONRY	PEBBLE BEACH TRENDSSTONE	GROUND FACE 8"X8"X16"	SUPERLITE
K	METAL WALL PANEL	OLD ZINC GRAY	LARGE BOX RIB	METAL SALES
L	ALUMINUM	CLEAR ANOD. ALUMINUM		
M	GLASS	VUE1-30	GLASS	VIRACON
N	GLASS	VUE1-50	GLASS	VIRACON
P	GLASS	VUE1-63	GLASS	VIRACON

ELEVATION

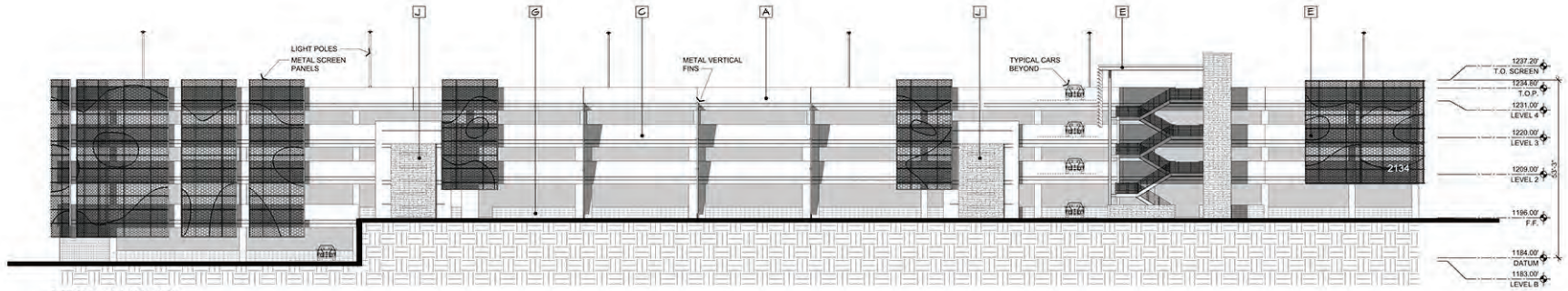
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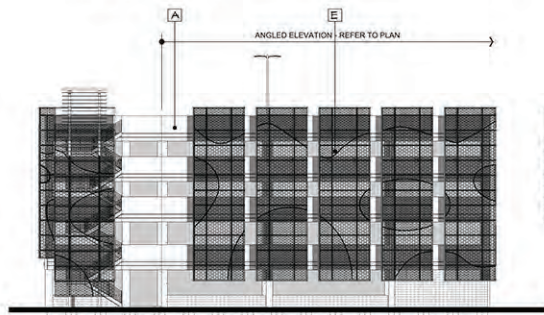
Freedom Rio Phase III
2132 East Rio Salado Blvd.
Tempe, Arizona



A6

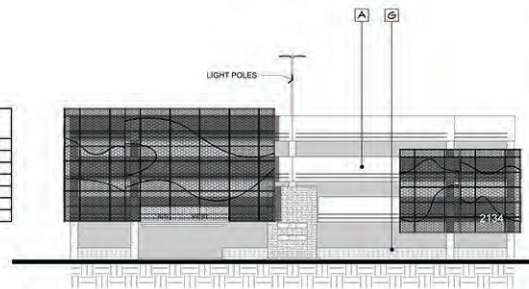


NORTH ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"

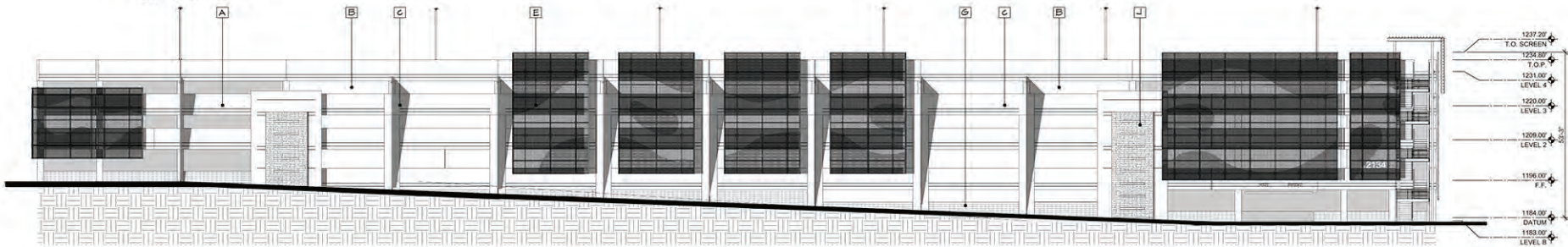
COLOR AND MATERIAL LEGEND				
SYMBOL	MATERIAL	NAME	MODEL	MANUFACTURER
A	PAINTED PRECAST	POROUS STONE	DE 6229	DUNN EDWARDS
B	PAINTED PRECAST	SHAGGY BARKED	DEC771	DUNN EDWARDS
C	PAINTED PRECAST	METAL FRINGE	DET 626	DUNN EDWARDS
E	METAL SCREENS	JET	DRE078	DUNN EDWARDS
G	MASONRY	BUFF	SMOOTH FACE 8"X8"X16"	SUPERLITE
J	MASONRY	PEBBLE BEACH TRENDSSTONE	GROUND FACE 8"X8"X16"	SUPERLITE



WEST ELEVATION
SCALE: 1/16" = 1'-0"

NOTES:

1. ALL COLORS AND MATERIALS, AND DETAILS TO MATCH THE EXISTING PHASE I & II BUILDINGS
2. ALL LIGHTS WITHIN GARAGE SHALL BE FULLY SCREENED
3. PRECAST CONCRETE SPANDREL PANELS ALL EXTEND MIN. 3'-6" ABOVE EACH DECK TO SERVE AS A GUARD, AND TO BLOCK HEADLIGHTS. CMU SCREEN WALLS SHALL BE MIN. 3'-0" HIGH AT GRADE AREAS.



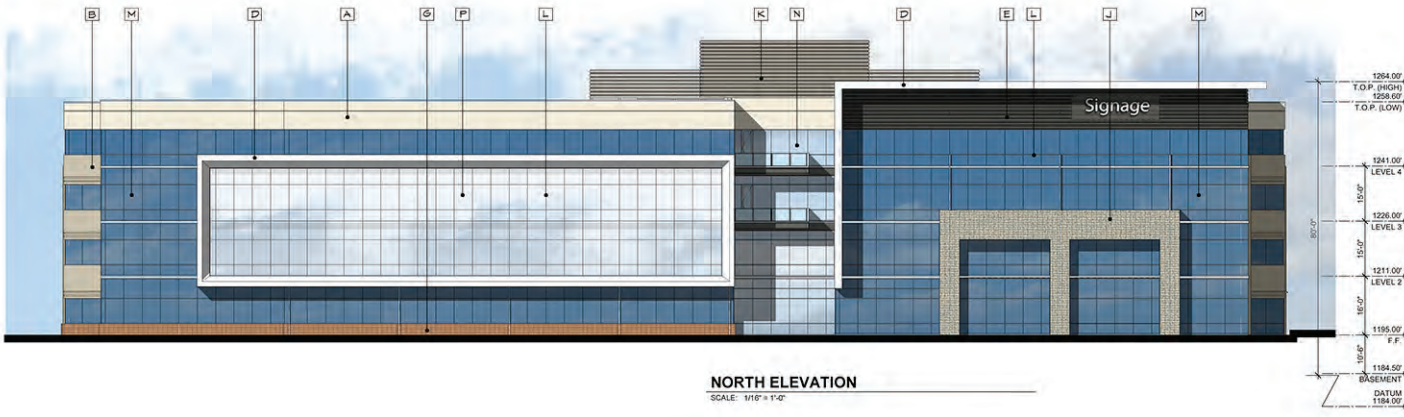
SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

ELEVATION
10-22-18
15096.001

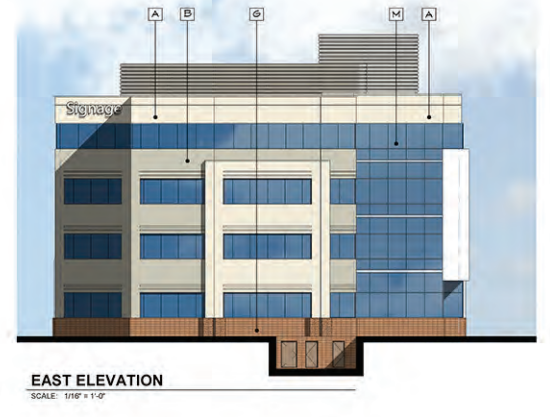


Freedom Rio Phase III
2132 East Rio Salado Blvd.
Tempe, Arizona

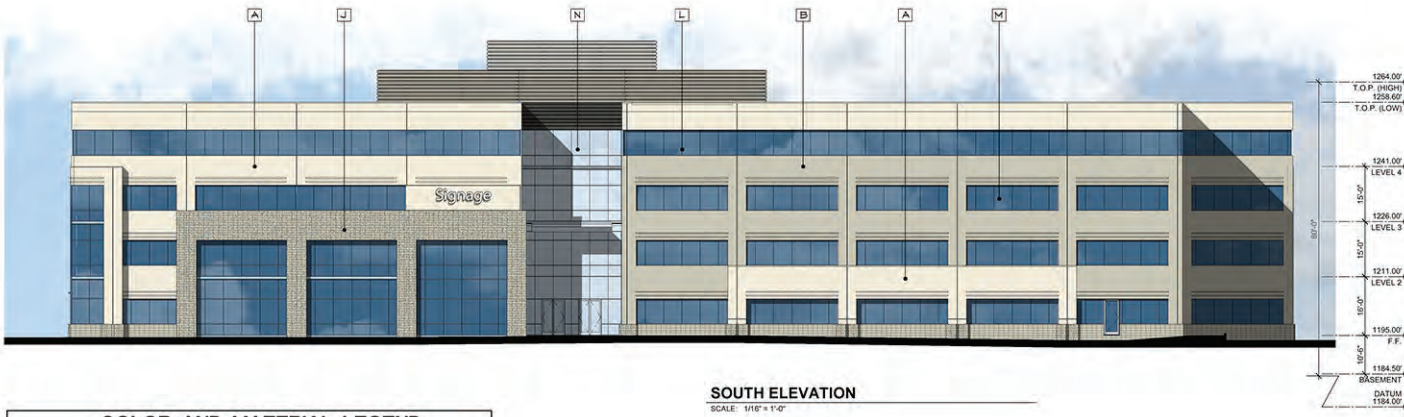




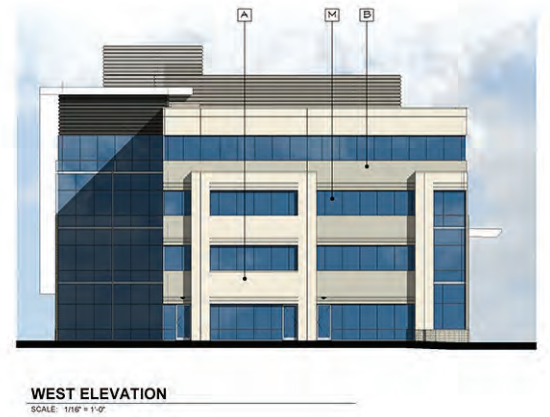
NORTH ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"

COLOR AND MATERIAL LEGEND

SYMBOL	MATERIAL	NAME	MODEL	MANUFACTURER
A	E.F.S.	POROUS STONE	DE 6220	DUNN EDWARDS
B	E.F.S.	SHAGGY BARKED	DEC771	DUNN EDWARDS
D	METAL WALL PANEL	FOSSIL	DI6225 / SMOOTH	ALUMAKOR
E	METAL WALL PANEL	JET	DE6378 / LARGE BOX RIB	METAL SALES
G	MASONRY	BUFF	SMOOTH FACE 8"X8"X16"	SUPERLITE
J	MASONRY	PEBBLE BEACH TRENDSSTONE	GROUND FACE 8"X8"X16"	SUPERLITE
K	METAL WALL PANEL	OLD ZINC GRAY	LARGE BOX RIB	METAL SALES
L	ALUMINUM	CLEAR ANOD. ALUMINUM		
M	GLASS	VUE1-30	GLASS	VIRACON
N	GLASS	VUE1-50	GLASS	VIRACON
P	GLASS	VUE1-63	GLASS	VIRACON

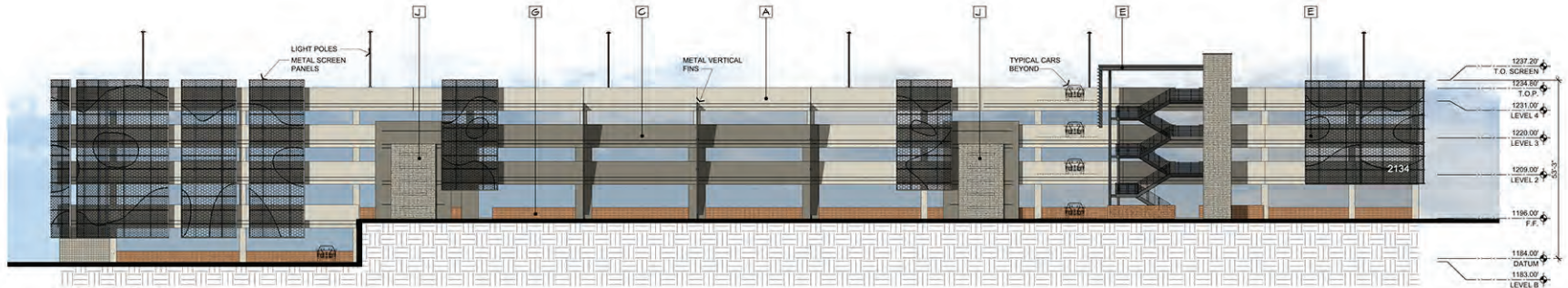
COLOR ELEVATION

10-22-18
15096.001

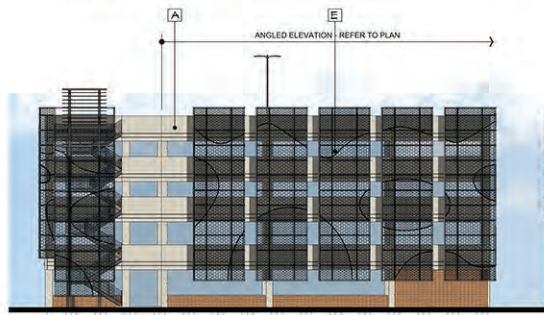


Freedom Rio Phase III
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Tempe, Arizona



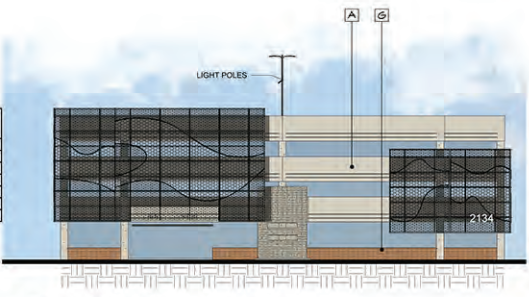


NORTH ELEVATION
SCALE: 1/16" = 1'-0"



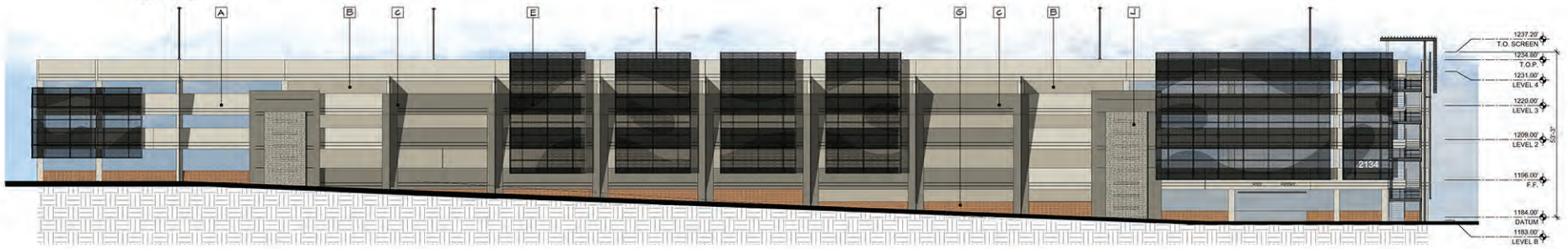
EAST ELEVATION
SCALE: 1/16" = 1'-0"

COLOR AND MATERIAL LEGEND				
SYMBOL	MATERIAL	NAME	MODEL	MANUFACTURER
A	PAINTED PRECAST	POROUS STONE	DE 6229	DUNN EDWARDS
B	PAINTED PRECAST	SHAGGY BARKED	DEC771	DUNN EDWARDS
C	PAINTED PRECAST	METAL FRINGE	DET 626	DUNN EDWARDS
E	METAL SCREENS	JET	DRE078	DUNN EDWARDS
G	MASONRY	BUFF	SMOOTH FACE 8"X8"X16"	SUPERLITE
J	MASONRY	PEBBLE BEACH TRENDSSTONE	GROUND FACE 8"X8"X16"	SUPERLITE



WEST ELEVATION
SCALE: 1/16" = 1'-0"

- NOTES:**
1. ALL COLORS AND MATERIALS, AND DETAILS TO MATCH THE EXISTING PHASE I & II BUILDINGS
 2. ALL LIGHTS WITHIN GARAGE SHALL BE FULLY SCREENED
 3. PRECAST CONCRETE SPANDREL PANELS ALL EXTEND MIN. 3'-6" ABOVE EACH DECK TO SERVE AS A GUARD, AND TO BLOCK HEADLIGHTS. CMU SCREEN WALLS SHALL BE MIN. 3'-0" HIGH AT GRADE AREAS.



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

COLOR ELEVATION
10-22-18
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EAST GARAGE III ELEVATION

NORTH OFFICE III ELEVATION

NORTH OFFICE II ELEVATION



SOUTH GARAGE II ELEVATION

SOUTH GARAGE III ELEVATION

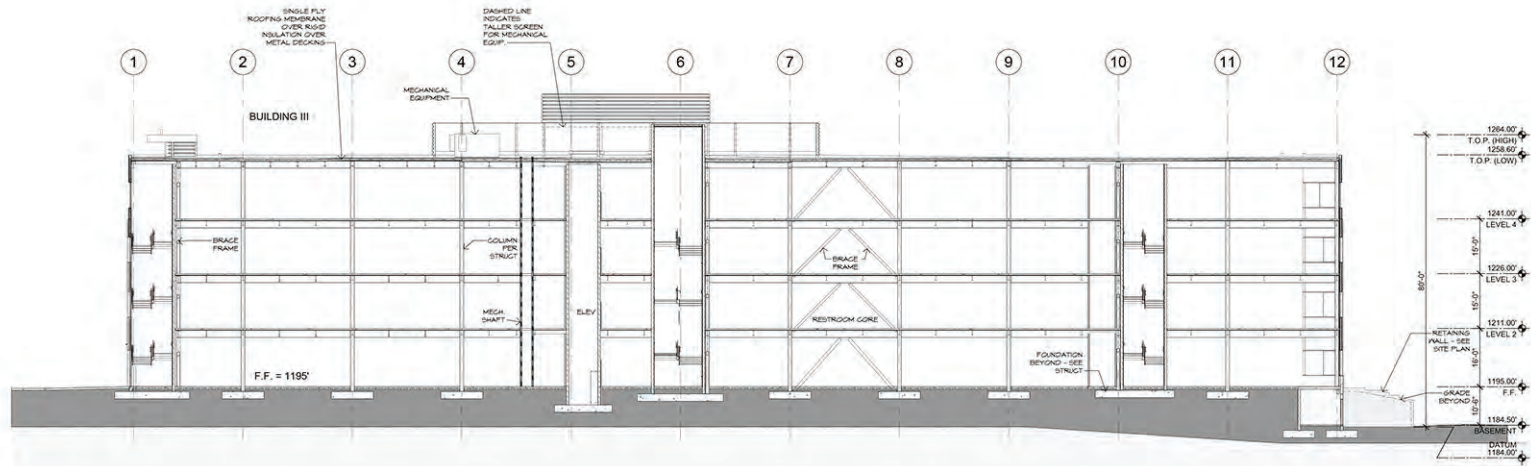


07.30.18
STREET ELEVATIONS 18096.001

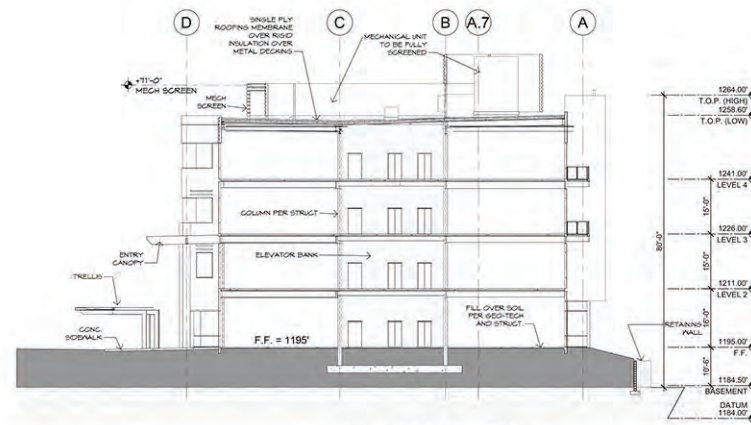


STREET ELEVATIONS
Freedom Rio Phase III
2132 East Rio Salado Blvd.
Tempe, Arizona





1 BUILDING SECTION
SCALE: 1/16" = 1'-0"



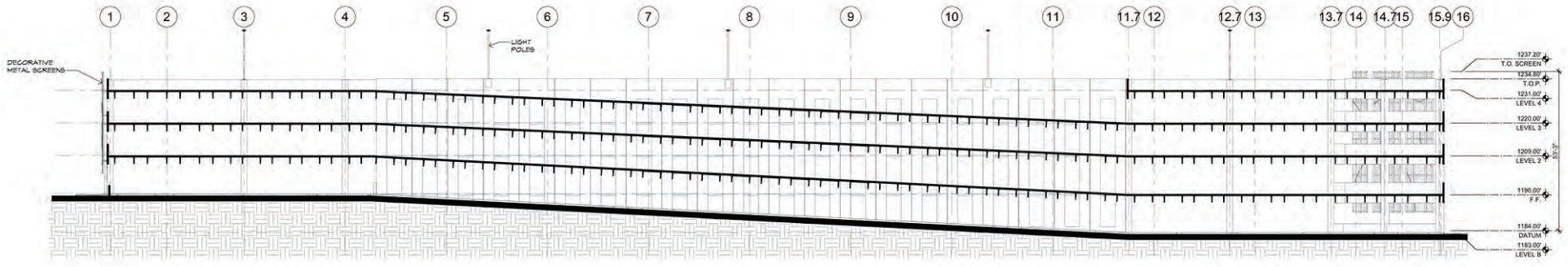
2 BUILDING SECTION
SCALE: 1/16" = 1'-0"

OFFICE BUILDING III
Freedom Rio 2100
 2132 East Rio Salado Blvd.
 Tempe, Arizona

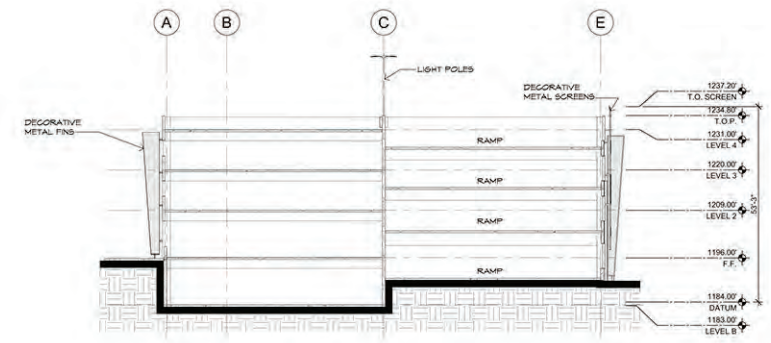


10-22-18
 15096 400 - A10
 BUILDING III - BUILDING SECTIONS





1 GARAGE SECTION 1
SCALE: 1/16" = 1'-0"



2 GARAGE SECTION 2
SCALE: 1/16" = 1'-0"

GARAGE III
Freedom Rio 2100
 2134 East Rio Salado Blvd.
 Tempe, Arizona



10-22-18
 15096 401 - A11
 GARAGE III - SECTIONS

A11

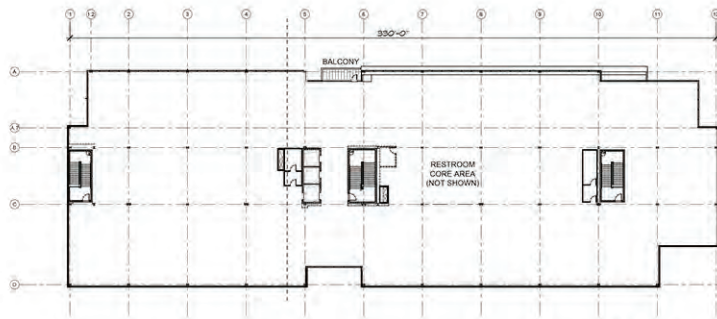


07.30.18
15096.400

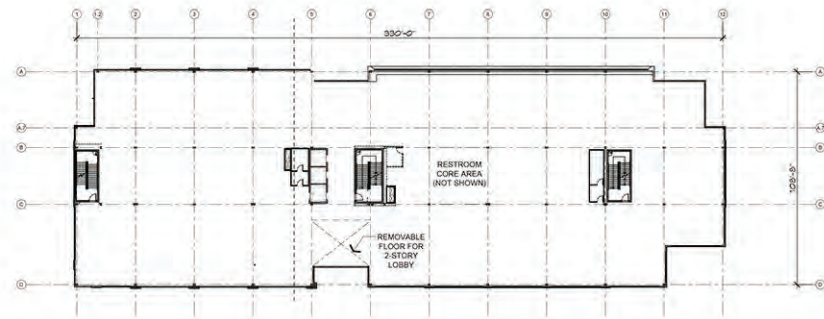


Freedom Rio Phase III
2132 East Rio Salado Blvd.
Tempe, Arizona

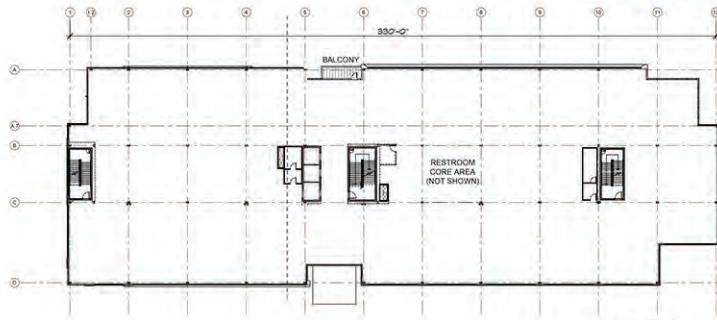




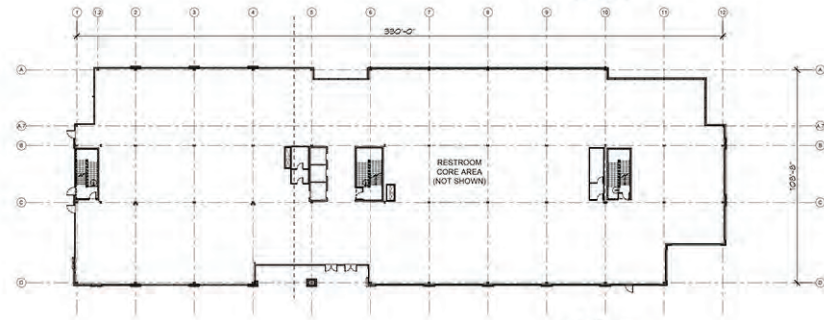
LEVEL 4
34,500 SF



LEVEL 2
35,300 SF

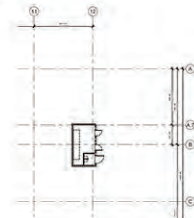


LEVEL 3
34,700 SF

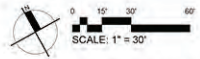


LEVEL 1
34,500 SF

TOTAL AREA = 139,000 G.S.F.



LEVEL 0
300 SF



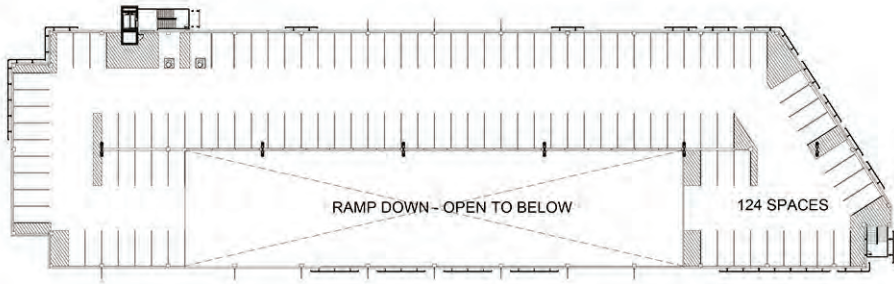
OFFICE FLOOR PLANS 07.30.18
15096.001



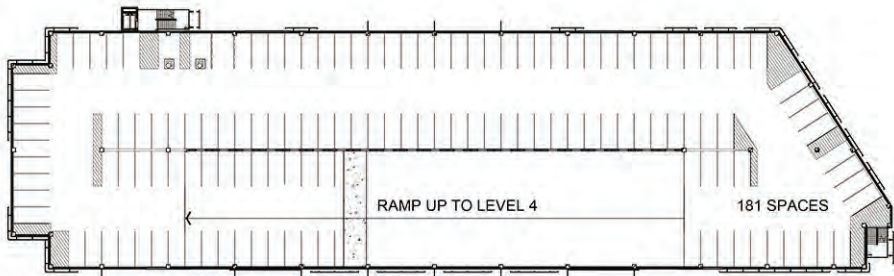
Freedom Rio Phase III
2132 East Rio Salado Blvd.
Tempe, Arizona



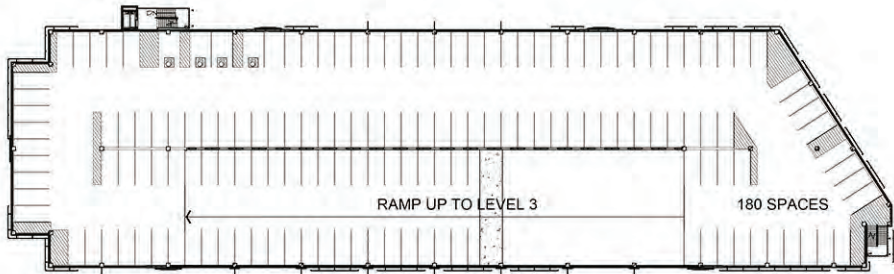
A12



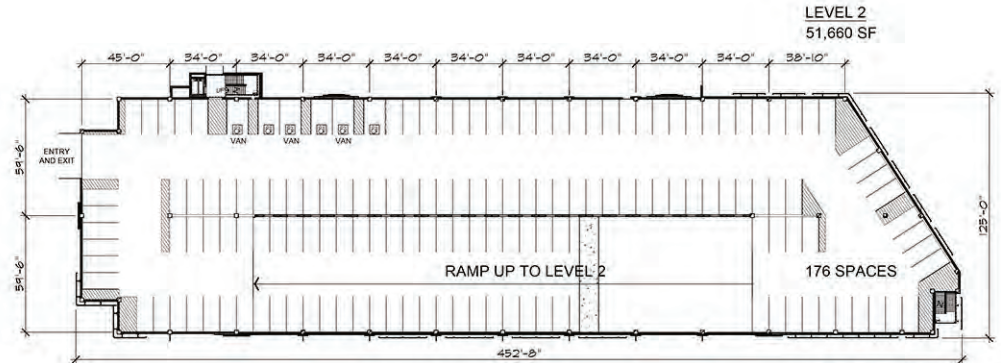
LEVEL 4
36,338 SF



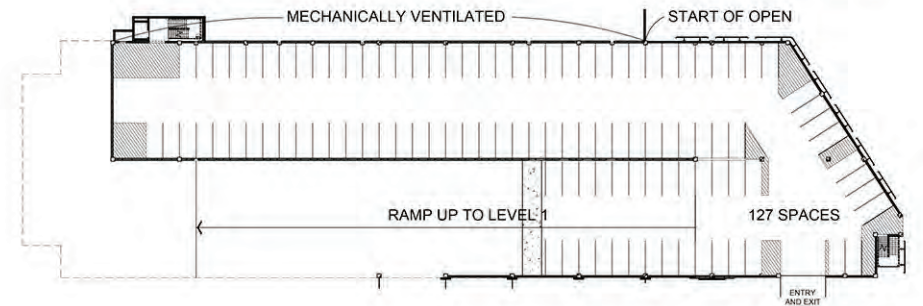
LEVEL 3
51,660 SF



LEVEL 2
51,660 SF

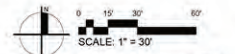


LEVEL 1 - 'SURFACE'
51,699 SF



LEVEL B
44,151 SF
235,508 SF

788 SPACES



GARAGE FLOOR PLANS 07.30.18 15096.001

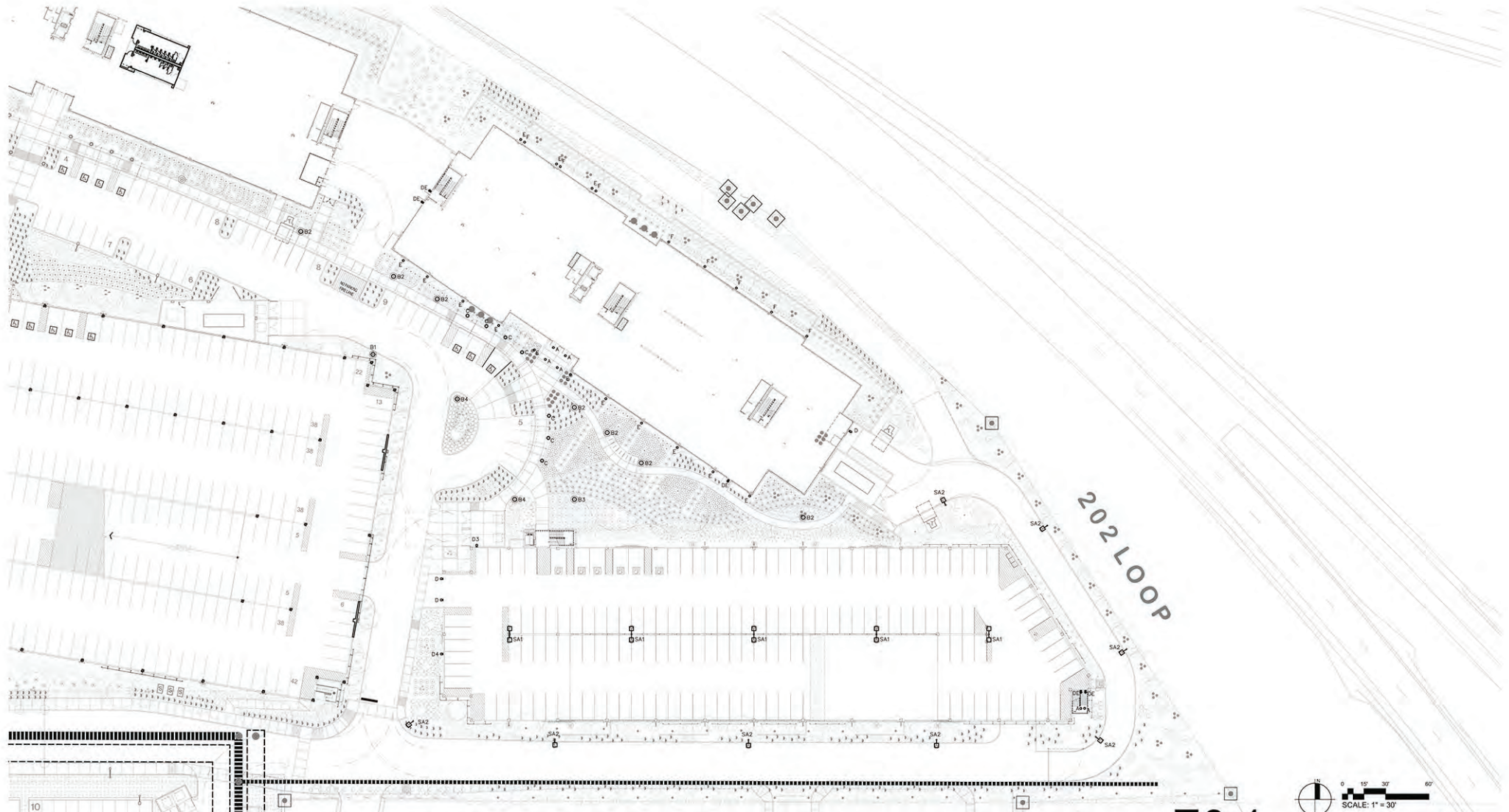


Freedom Rio Phase III

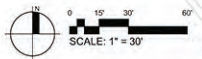
2132 East Rio Salado Blvd.
Tempe, Arizona



A13



SITE LIGHTING PLAN
SCALE: 1"=30'-0"

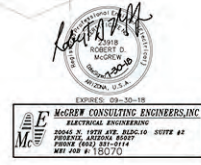


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Freedom Rio Phase III
2132 East Rio Salado Blvd.
Tempe, Arizona



D-Series Size 2 LED Wall Luminaire

Capable Luminaire

Transmits an adjustable luminaire which has been designed and tested to provide consistent color appearance and system wide compatibility.

- All applications of this luminaire meet the Authority Having Jurisdiction (AHJ) requirements.
- This luminaire is a Certified when sold with a DALI dimmer ballast.
- It is suitable for use in a Certified solution for ROAM or 20 Year Windows control networks, providing a full range of control capability with simple commissioning, when installed with a compatible control system.

To learn more about A.I., visit www.aillighting.com

1. See ordering use for details.

2. An Client Solution for ROAM may be the option of use ROAM to provide Luminaire Control System. See the ROAM User Manual for details.

Ordering Information EXAMPLE: D05W LED 30C 700 40C T3M MV0LT D05T3D

Order #	LED	Color	Temp	Beam	Power	Size	Mount	Options
D05W	30C	700	40C	T3M	MV0LT	D05T3D		
D05W	30C	700	40C	T3M	MV0LT	D05T3D		
D05W	30C	700	40C	T3M	MV0LT	D05T3D		

Accessories

Part #	Description	Notes
30C	30C LED	
700	700 LED	
40C	40C LED	
T3M	T3M LED	
MV0LT	MV0LT LED	
D05T3D	D05T3D LED	

Performance Data

Example: D05W LED 30C 700 40C T3M MV0LT D05T3D

Order #	LED	Color	Temp	Beam	Power	Size	Mount	Options
D05W	30C	700	40C	T3M	MV0LT	D05T3D		
D05W	30C	700	40C	T3M	MV0LT	D05T3D		
D05W	30C	700	40C	T3M	MV0LT	D05T3D		

PINE WINSCAPE® LED Landscape Light

DESCRIPTION

The PINE WINSCAPE LED Landscape Light is suitable for a variety of mounting applications including ground, wall, tree, sign and architectural accents.

Subtle for most occasions. Dimmable using a standard low voltage magnetic dimmer.

ORDERING INFORMATION EXAMPLE: PINE WLED35 120 ASP WBL KM JBA 19L C2 B

Order #	LED	Color	Temp	Beam	Power	Size	Mount	Options
PINE WLED35	120	ASP	WBL	KM	JBA	19L	C2	B
PINE WLED35	120	ASP	WBL	KM	JBA	19L	C2	B
PINE WLED35	120	ASP	WBL	KM	JBA	19L	C2	B

FEATURES & SPECIFICATIONS

- Material: Die Cast Aluminum
- Finish: Powder Coat
- Mounting: Ground, Wall, Tree, Sign, Architectural
- Power: 120V AC, 50/60Hz
- Beam: Adjustable
- Color: Warm White, Cool White, Amber, Red, Blue, Green, Purple, Yellow, Orange, Pink, Cyan, Magenta, Violet, Indigo, Ultraviolet
- Dimming: Compatible with standard low voltage magnetic dimmers
- Warranty: 5 Year

Specification Sheet

Client: _____ **Project name:** _____

Order#: _____ **Type:** _____ **Qty:** _____

PHYSICAL

- Mounting: Ground, Wall, Tree, Sign, Architectural
- Power: 120V AC, 50/60Hz
- Beam: Adjustable
- Color: Warm White, Cool White, Amber, Red, Blue, Green, Purple, Yellow, Orange, Pink, Cyan, Magenta, Violet, Indigo, Ultraviolet
- Dimming: Compatible with standard low voltage magnetic dimmers
- Warranty: 5 Year

PERFORMANCE

- Material: Die Cast Aluminum
- Finish: Powder Coat
- Mounting: Ground, Wall, Tree, Sign, Architectural
- Power: 120V AC, 50/60Hz
- Beam: Adjustable
- Color: Warm White, Cool White, Amber, Red, Blue, Green, Purple, Yellow, Orange, Pink, Cyan, Magenta, Violet, Indigo, Ultraviolet
- Dimming: Compatible with standard low voltage magnetic dimmers
- Warranty: 5 Year

Ordering Information

EXAMPLE: PINE WLED35 120 ASP WBL KM JBA 19L C2 B

Order #	LED	Color	Temp	Beam	Power	Size	Mount	Options
PINE WLED35	120	ASP	WBL	KM	JBA	19L	C2	B
PINE WLED35	120	ASP	WBL	KM	JBA	19L	C2	B
PINE WLED35	120	ASP	WBL	KM	JBA	19L	C2	B

lumenbeam™

WIRE & 3/16" OD

PHYSICAL

- Material: Die Cast Aluminum
- Finish: Powder Coat
- Mounting: Ground, Wall, Tree, Sign, Architectural
- Power: 120V AC, 50/60Hz
- Beam: Adjustable
- Color: Warm White, Cool White, Amber, Red, Blue, Green, Purple, Yellow, Orange, Pink, Cyan, Magenta, Violet, Indigo, Ultraviolet
- Dimming: Compatible with standard low voltage magnetic dimmers
- Warranty: 5 Year

PERFORMANCE

- Material: Die Cast Aluminum
- Finish: Powder Coat
- Mounting: Ground, Wall, Tree, Sign, Architectural
- Power: 120V AC, 50/60Hz
- Beam: Adjustable
- Color: Warm White, Cool White, Amber, Red, Blue, Green, Purple, Yellow, Orange, Pink, Cyan, Magenta, Violet, Indigo, Ultraviolet
- Dimming: Compatible with standard low voltage magnetic dimmers
- Warranty: 5 Year

Ordering Information

EXAMPLE: D05W LED 30C 700 40C T3M MV0LT D05T3D

Order #	LED	Color	Temp	Beam	Power	Size	Mount	Options
D05W	30C	700	40C	T3M	MV0LT	D05T3D		
D05W	30C	700	40C	T3M	MV0LT	D05T3D		
D05W	30C	700	40C	T3M	MV0LT	D05T3D		

Accessories

Part #	Description	Notes
30C	30C LED	
700	700 LED	
40C	40C LED	
T3M	T3M LED	
MV0LT	MV0LT LED	
D05T3D	D05T3D LED	

Performance Data

Example: D05W LED 30C 700 40C T3M MV0LT D05T3D

Order #	LED	Color	Temp	Beam	Power	Size	Mount	Options
D05W	30C	700	40C	T3M	MV0LT	D05T3D		
D05W	30C	700	40C	T3M	MV0LT	D05T3D		
D05W	30C	700	40C	T3M	MV0LT	D05T3D		

PHOTOMETRIC DIAGRAM

Beam diameter at 100 feet (30.48m) and 200 feet (60.96m) for various beam angles.

ORDERING INFORMATION

EXAMPLE: PINE WLED35 120 ASP WBL KM JBA 19L C2 B

Order #	LED	Color	Temp	Beam	Power	Size	Mount	Options
PINE WLED35	120	ASP	WBL	KM	JBA	19L	C2	B
PINE WLED35	120	ASP	WBL	KM	JBA	19L	C2	B
PINE WLED35	120	ASP	WBL	KM	JBA	19L	C2	B

Specification Sheet

Client: _____ **Project name:** _____

Order#: _____ **Type:** _____ **Qty:** _____

PHYSICAL

- Material: Die Cast Aluminum
- Finish: Powder Coat
- Mounting: Ground, Wall, Tree, Sign, Architectural
- Power: 120V AC, 50/60Hz
- Beam: Adjustable
- Color: Warm White, Cool White, Amber, Red, Blue, Green, Purple, Yellow, Orange, Pink, Cyan, Magenta, Violet, Indigo, Ultraviolet
- Dimming: Compatible with standard low voltage magnetic dimmers
- Warranty: 5 Year

PERFORMANCE

- Material: Die Cast Aluminum
- Finish: Powder Coat
- Mounting: Ground, Wall, Tree, Sign, Architectural
- Power: 120V AC, 50/60Hz
- Beam: Adjustable
- Color: Warm White, Cool White, Amber, Red, Blue, Green, Purple, Yellow, Orange, Pink, Cyan, Magenta, Violet, Indigo, Ultraviolet
- Dimming: Compatible with standard low voltage magnetic dimmers
- Warranty: 5 Year

Ordering Information

EXAMPLE: PINE WLED35 120 ASP WBL KM JBA 19L C2 B

Order #	LED	Color	Temp	Beam	Power	Size	Mount	Options
PINE WLED35	120	ASP	WBL	KM	JBA	19L	C2	B
PINE WLED35	120	ASP	WBL	KM	JBA	19L	C2	B
PINE WLED35	120	ASP	WBL	KM	JBA	19L	C2	B

lumenbeam™

WIRE & 3/16" OD

PHYSICAL

- Material: Die Cast Aluminum
- Finish: Powder Coat
- Mounting: Ground, Wall, Tree, Sign, Architectural
- Power: 120V AC, 50/60Hz
- Beam: Adjustable
- Color: Warm White, Cool White, Amber, Red, Blue, Green, Purple, Yellow, Orange, Pink, Cyan, Magenta, Violet, Indigo, Ultraviolet
- Dimming: Compatible with standard low voltage magnetic dimmers
- Warranty: 5 Year

PERFORMANCE

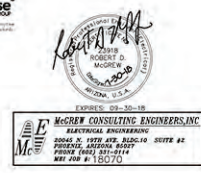
- Material: Die Cast Aluminum
- Finish: Powder Coat
- Mounting: Ground, Wall, Tree, Sign, Architectural
- Power: 120V AC, 50/60Hz
- Beam: Adjustable
- Color: Warm White, Cool White, Amber, Red, Blue, Green, Purple, Yellow, Orange, Pink, Cyan, Magenta, Violet, Indigo, Ultraviolet
- Dimming: Compatible with standard low voltage magnetic dimmers
- Warranty: 5 Year



Freedom Rio Phase III

2132 East Rio Salado Blvd.

Tempe, Arizona



D-Series Size 2 LED Area Luminaire

Specifications

- Length: 12"
- Width: 12"
- Height: 2.125"
- Weight: 3.1 lbs

Capable Luminaire

This item is an A-capable luminaire, which has been designed and tested to provide excellent color performance and system-level interoperability.

Ordering Information

EXAMPLE: DSX2 LED P7 TM MOUNT SFA DSDX

Item	Quantity	Description	Part Number	Notes
DSX2	1	LED Area Luminaire	1000000000	
DSX2	1	LED Area Luminaire	1000000000	
DSX2	1	LED Area Luminaire	1000000000	
DSX2	1	LED Area Luminaire	1000000000	
DSX2	1	LED Area Luminaire	1000000000	
DSX2	1	LED Area Luminaire	1000000000	
DSX2	1	LED Area Luminaire	1000000000	
DSX2	1	LED Area Luminaire	1000000000	
DSX2	1	LED Area Luminaire	1000000000	
DSX2	1	LED Area Luminaire	1000000000	

Ordering Information

Accessories

- DSX2-1: LED Area Luminaire
- DSX2-2: LED Area Luminaire
- DSX2-3: LED Area Luminaire
- DSX2-4: LED Area Luminaire
- DSX2-5: LED Area Luminaire
- DSX2-6: LED Area Luminaire
- DSX2-7: LED Area Luminaire
- DSX2-8: LED Area Luminaire
- DSX2-9: LED Area Luminaire
- DSX2-10: LED Area Luminaire
- DSX2-11: LED Area Luminaire
- DSX2-12: LED Area Luminaire
- DSX2-13: LED Area Luminaire
- DSX2-14: LED Area Luminaire
- DSX2-15: LED Area Luminaire
- DSX2-16: LED Area Luminaire
- DSX2-17: LED Area Luminaire
- DSX2-18: LED Area Luminaire
- DSX2-19: LED Area Luminaire
- DSX2-20: LED Area Luminaire
- DSX2-21: LED Area Luminaire
- DSX2-22: LED Area Luminaire
- DSX2-23: LED Area Luminaire
- DSX2-24: LED Area Luminaire
- DSX2-25: LED Area Luminaire
- DSX2-26: LED Area Luminaire
- DSX2-27: LED Area Luminaire
- DSX2-28: LED Area Luminaire
- DSX2-29: LED Area Luminaire
- DSX2-30: LED Area Luminaire
- DSX2-31: LED Area Luminaire
- DSX2-32: LED Area Luminaire
- DSX2-33: LED Area Luminaire
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- DSX2-35: LED Area Luminaire
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- DSX2-41: LED Area Luminaire
- DSX2-42: LED Area Luminaire
- DSX2-43: LED Area Luminaire
- DSX2-44: LED Area Luminaire
- DSX2-45: LED Area Luminaire
- DSX2-46: LED Area Luminaire
- DSX2-47: LED Area Luminaire
- DSX2-48: LED Area Luminaire
- DSX2-49: LED Area Luminaire
- DSX2-50: LED Area Luminaire

Technical Data Sheet

Beam Spread Diagrams

FIXTURE 'SA' & 'SA2'

v2 CORE 200 SX surface mount

PROJECT

Site: []
Type: []
Year: []

DESCRIPTION

Model: []
Color: []
Voltage: []
Power: []
Beam Angle: []
Mounting: []

ORDERING LOGIC

Model: []
Color: []
Voltage: []
Power: []
Beam Angle: []
Mounting: []

v2 CORE 200 SX surface mount

DESCRIPTION

Model: []
Color: []
Voltage: []
Power: []
Beam Angle: []
Mounting: []

ORDERING LOGIC

Model: []
Color: []
Voltage: []
Power: []
Beam Angle: []
Mounting: []

LED OPTIONS

Part #	Color	Power	Beam Angle	Mounting
1000000000	White	10W	60°	Surface Mount
1000000000	White	15W	60°	Surface Mount
1000000000	White	20W	60°	Surface Mount
1000000000	White	25W	60°	Surface Mount
1000000000	White	30W	60°	Surface Mount
1000000000	White	35W	60°	Surface Mount
1000000000	White	40W	60°	Surface Mount
1000000000	White	45W	60°	Surface Mount
1000000000	White	50W	60°	Surface Mount
1000000000	White	55W	60°	Surface Mount
1000000000	White	60W	60°	Surface Mount
1000000000	White	65W	60°	Surface Mount
1000000000	White	70W	60°	Surface Mount
1000000000	White	75W	60°	Surface Mount
1000000000	White	80W	60°	Surface Mount
1000000000	White	85W	60°	Surface Mount
1000000000	White	90W	60°	Surface Mount
1000000000	White	95W	60°	Surface Mount
1000000000	White	100W	60°	Surface Mount

CONTROL OPTIONS

Model: []
Color: []
Voltage: []
Power: []
Beam Angle: []
Mounting: []

FIXTURE 'A'

Specification Sheet

Environmental

Environment: Dry / damp / wet location
Operating Temperature: -40° F to 134° F
Descrption: []
Color and Color Temperature: []
Beam Angle: []
Input Power: []

Physical

Material: []
Weight: []
Dimensions: []

Performance

Output: []
Color Rendering Index: []
Color and Color Temperature: []
Beam Angle: []
Input Power: []

Warranty and Support

Warranty: []
Support: []

Specification Sheet

Environmental

Environment: Dry / damp / wet location
Operating Temperature: -40° F to 134° F
Descrption: []
Color and Color Temperature: []
Beam Angle: []
Input Power: []

Physical

Material: []
Weight: []
Dimensions: []

Performance

Output: []
Color Rendering Index: []
Color and Color Temperature: []
Beam Angle: []
Input Power: []

Warranty and Support

Warranty: []
Support: []

FIXTURE 'B1', 'B2', 'B3', 'B4'

LED Bollards with rotationally symmetrical distribution

Physical

Material: []
Weight: []
Dimensions: []

Performance

Output: []
Color Rendering Index: []
Color and Color Temperature: []
Beam Angle: []
Input Power: []

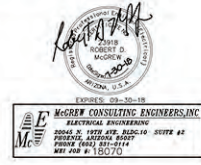
Warranty and Support

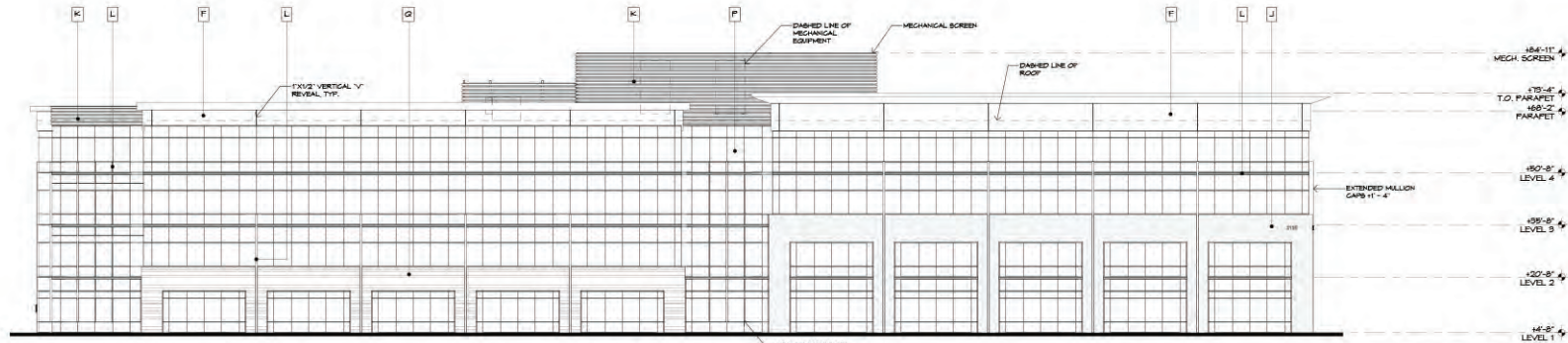
Warranty: []
Support: []

FIXTURE 'C'

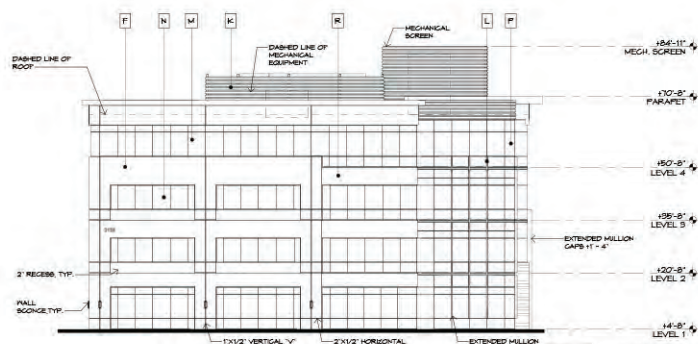


Freedom Rio Phase III
2132 East Rio Salado Blvd.
Tempe, Arizona





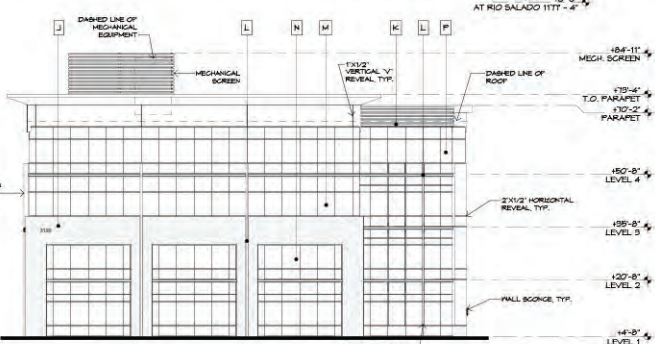
1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



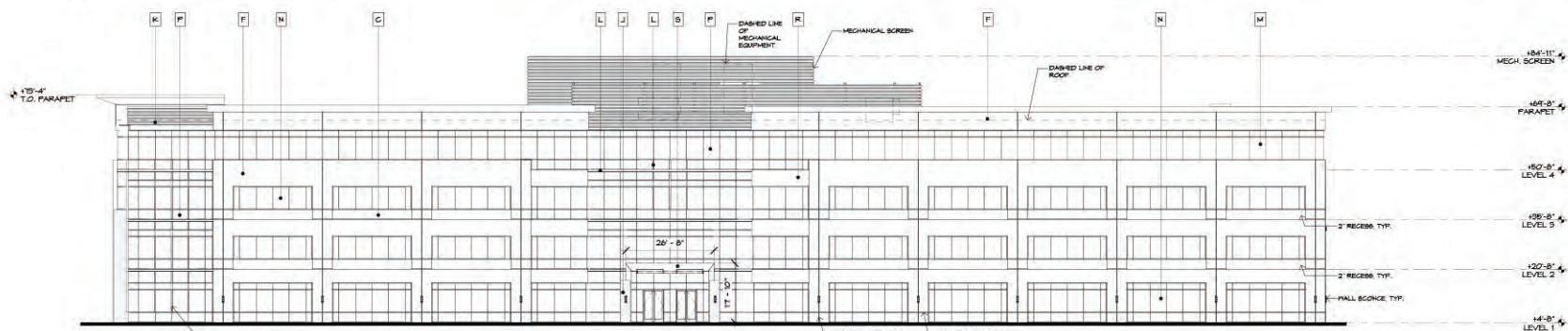
2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

COLOR AND MATERIAL LEGEND

SYMBOL	MATERIAL	NAME	MODEL	MANUFACTURER
C	EIFS	METAL FINISH	DESB8	DUNN EDWARDS
F	EIFS	SILVER BULLET	DESB8	DUNN EDWARDS
J	MASONRY	PEBBLE BEACH TRENDSSTONE	6X6X16 GROUND/FACE	SUPERLITE
K	METAL PANELS	OLD ZINC GRAY	LARGE BOX RIB	METAL SALES
L	ALUMINUM	CLEAR ANOD. ALUMINUM	---	---
M	GLASS	VUE1-30	---	VRACON
N	GLASS	VUE1-50	---	VRACON
P	GLASS	VUE1-83	---	VRACON
Q	METAL PANELS	ANTIQUE RUSTIC	SHIPPED LAPPED SIDING	METAL SALES
R	PAINT	MUSLIN	DE6227	DUNN EDWARDS
S	PAINTED METAL	SPICED HOT CHOCOLATE	DE1981	DUNN EDWARDS



3 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

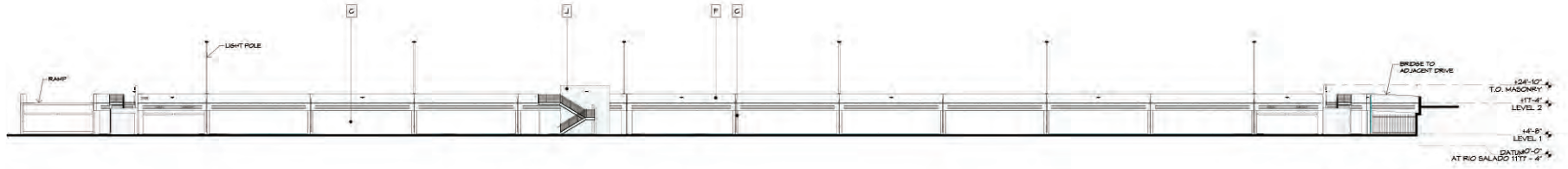


4 WEST ELEVATION
SCALE: 1/16" = 1'-0"



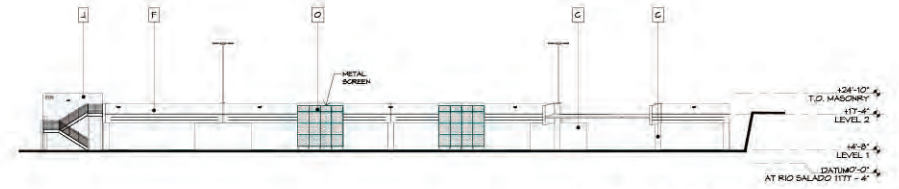
RIO 2100 EAST
2128 East Rio Salado Pkwy.
Tempe, Arizona



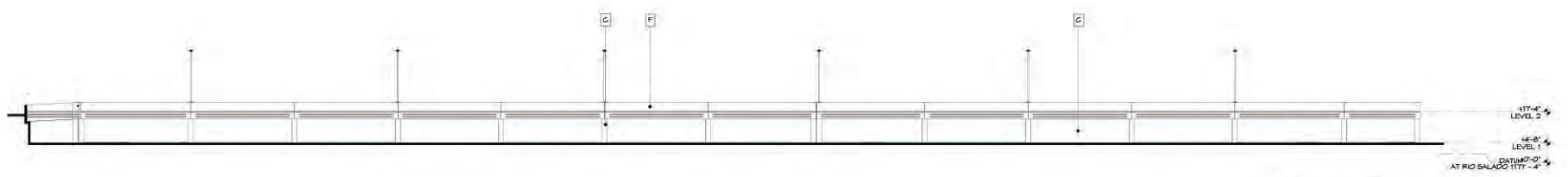


1 EAST ELEVATION
SCALE: 1" = 20'-0"

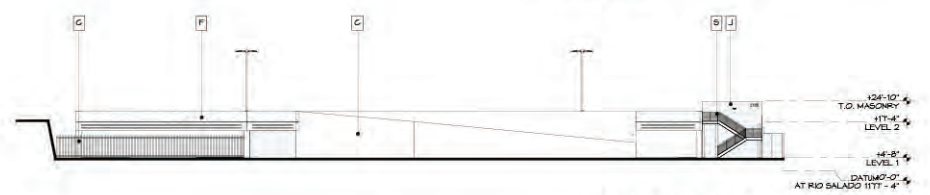
COLOR AND MATERIAL LEGEND				
SYMBOL	MATERIAL	NAME	MODEL	MANUFACTURER
C	PAINT	METAL FRINGE	DET826	DUNN EDWARDS
F	PAINT	SILVER BULLET	DE6381	DUNN EDWARDS
J	MASONRY	PEBBLE BEACH TRENDSTONE	8X8X16 GROUNDFACE	SUPERLITE
O	METAL	PERFORATED 11 GA METAL	1/2" DIA. 1/8" STG. CTRS. 40% O/A	METAL SALES
S	PAINT	SPICED HOT CHOCOLATE	DET691	DUNN EDWARDS



2 NORTH ELEVATION
SCALE: 1" = 20'-0"



3 WEST ELEVATION
SCALE: 1" = 20'-0"

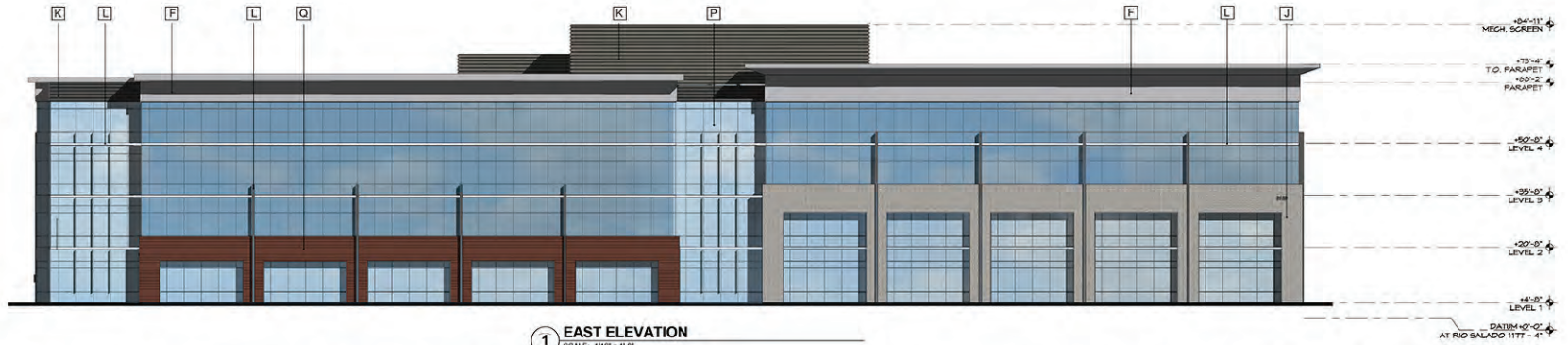


4 SOUTH ELEVATION
SCALE: 1" = 20'-0"

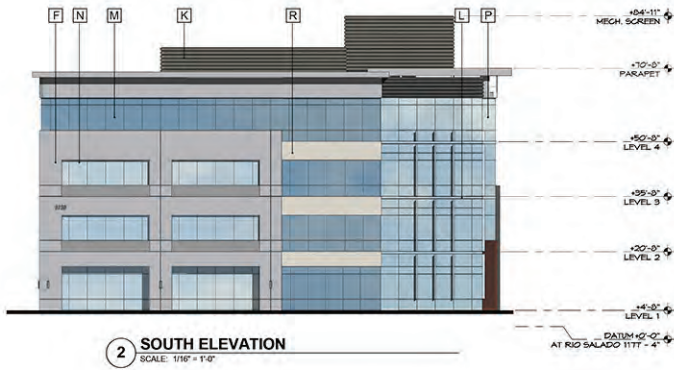


RIO 2100 EAST GARAGE
2128 East Rio Salado Pkwy.
Tempe, Arizona



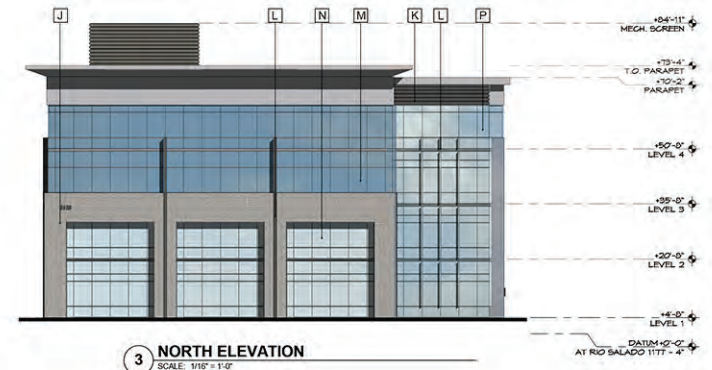


1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

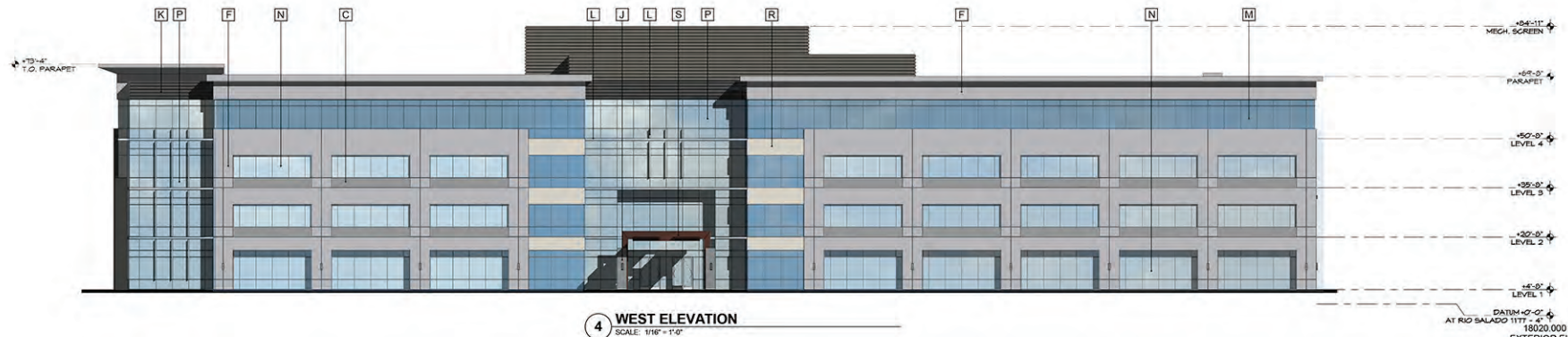


2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

COLOR AND MATERIAL LEGEND			
SYMBOL	MATERIAL	NAME	MANUFACTURER
C	EIFS	METAL FRINGS	DELTA
D	EIFS	SILVER BULLETS	DUNN EDWARDS
E	MASONRY	PERIPLUS BEACH TRINDSTONE	GENSLER
F	METAL PANELS	OLD ZINC GRAY	LARGE BOX RIB
G	ALUMINUM	CLEAR ANOD. ALUMINUM	METAL SALES
M	GLASS	VIEW-30	VIEWSON
L	GLASS	VIEW-50	VIEWSON
P	GLASS	VIEW-63	VIEWSON
O	METAL PANELS	ANTIQUE RUBSTIC	EQUIPPED LAPPED SIDING
S	EIFS	MOULDI	GENSLER
B	PAINTED METAL	SPICED HOT CHOCOLATE	DELTA



3 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

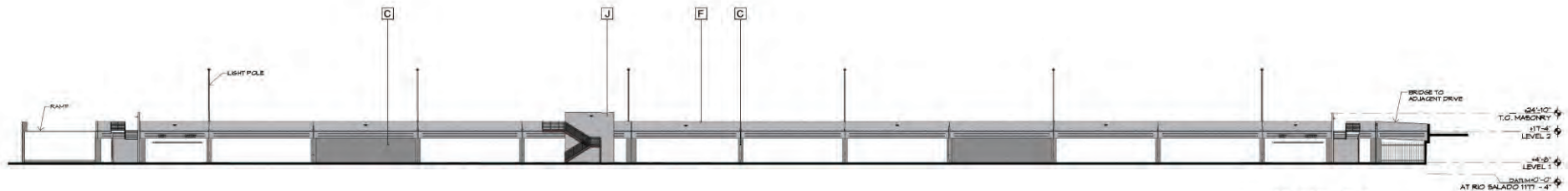


4 WEST ELEVATION
SCALE: 1/16" = 1'-0"



RIO 2100 EAST
2128 East Rio Salado Pkwy.
Tempe, Arizona

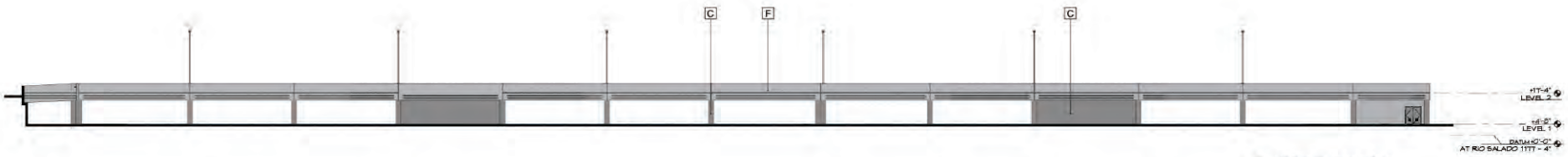




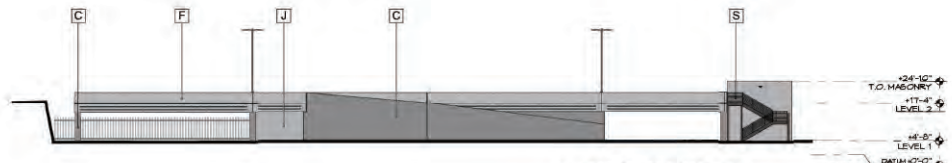
1 EAST ELEVATION
SCALE: 1" = 20'-0"



2 NORTH ELEVATION
SCALE: 1" = 20'-0"



4 WEST ELEVATION
SCALE: 1" = 20'-0"



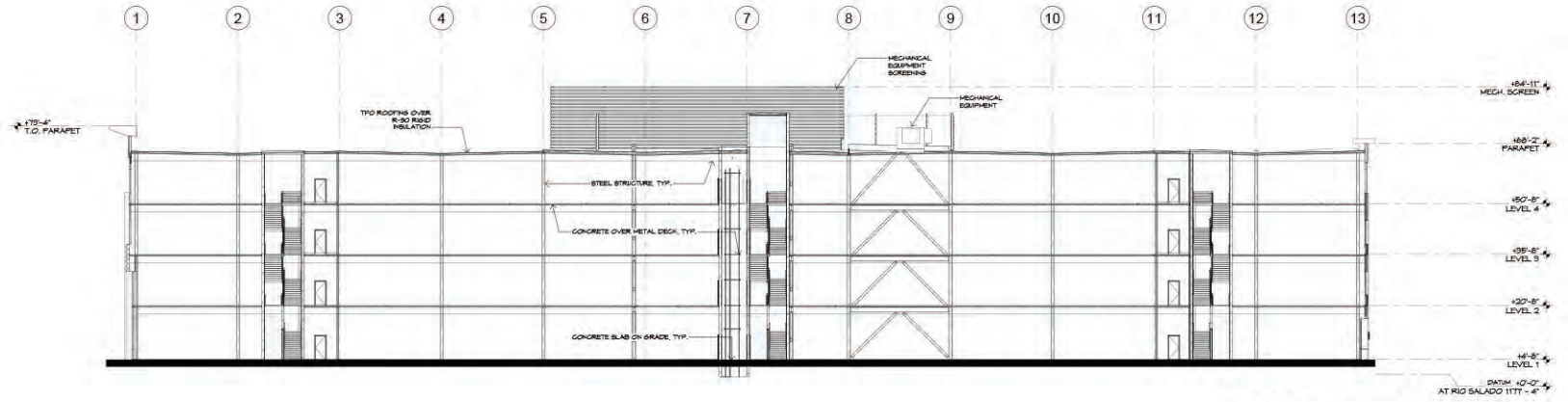
3 SOUTH ELEVATION
SCALE: 1" = 20'-0"



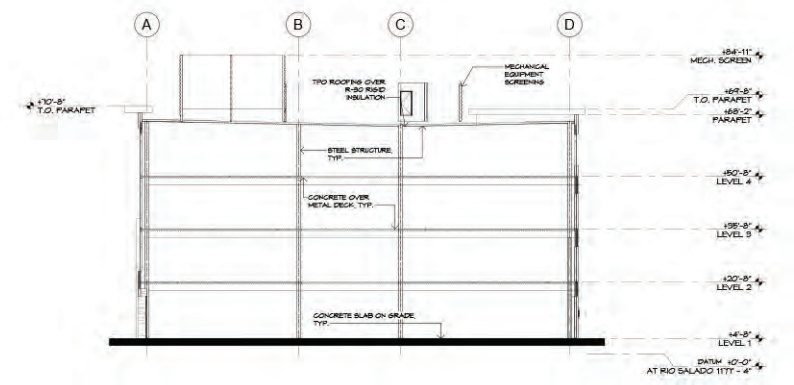
RIO 2100 EAST GARAGE
2128 East Rio Salado Pkwy.
Tempe, Arizona



10/22/18
18020 - Elevations
GARAGE ELEVATIONS



1 BUILDING SECTION (N/S)
SCALE: 1/16" = 1'-0"



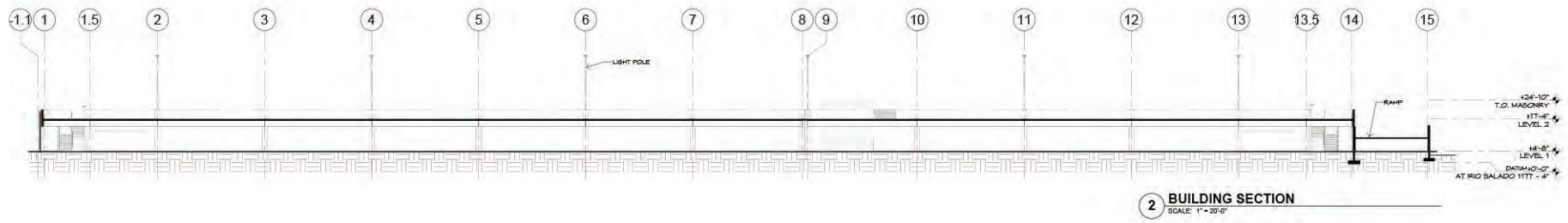
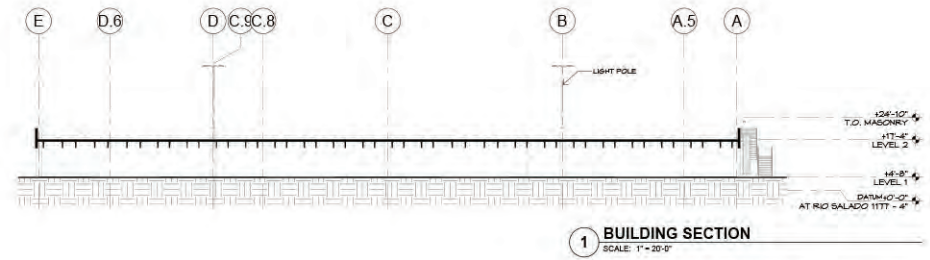
2 BUILDING SECTION (E/W)
SCALE: 1/16" = 1'-0"



RIO 2100 EAST
2128 East Rio Salado Pkwy.
Tempe, Arizona



10/22/18
18020.000 - Sections
BUILDING SECTIONS



RIO 2100 EAST GARAGE
 2128 East Rio Salado Pkwy.
 Tempe, Arizona





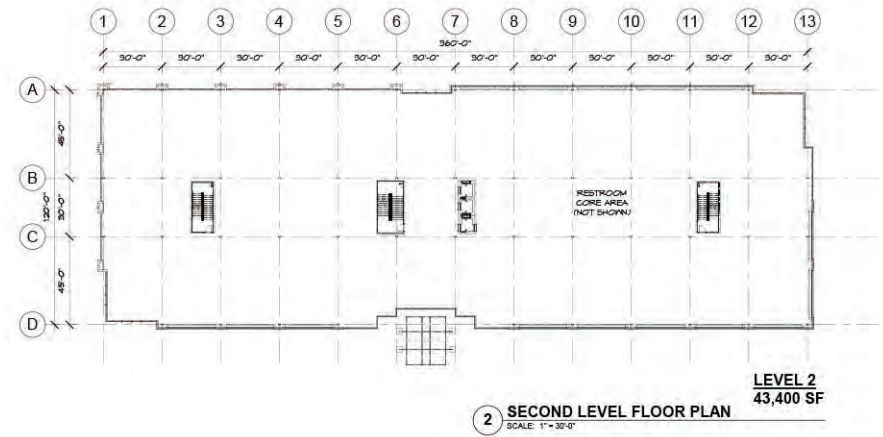
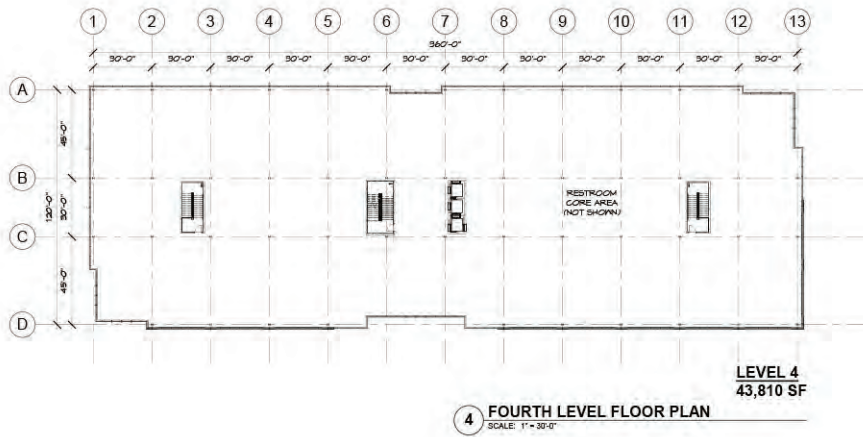
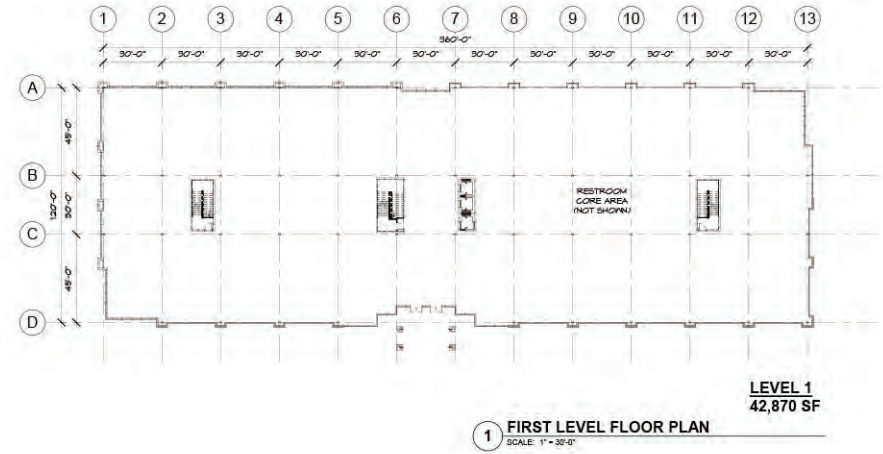
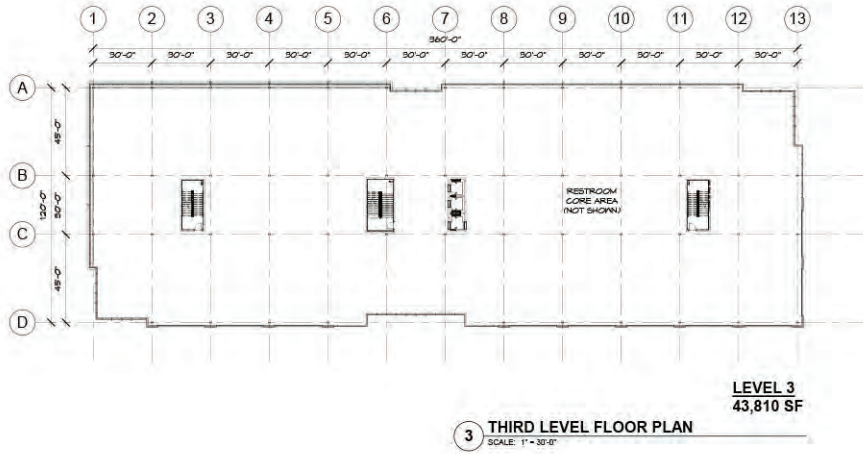
RENDERINGS 08.10.18
15096.400



RIO 2100 / EAST
2128 E Rio Salado Parkway
Tempe, Arizona



Butler Design Group, Inc.
architects & planners

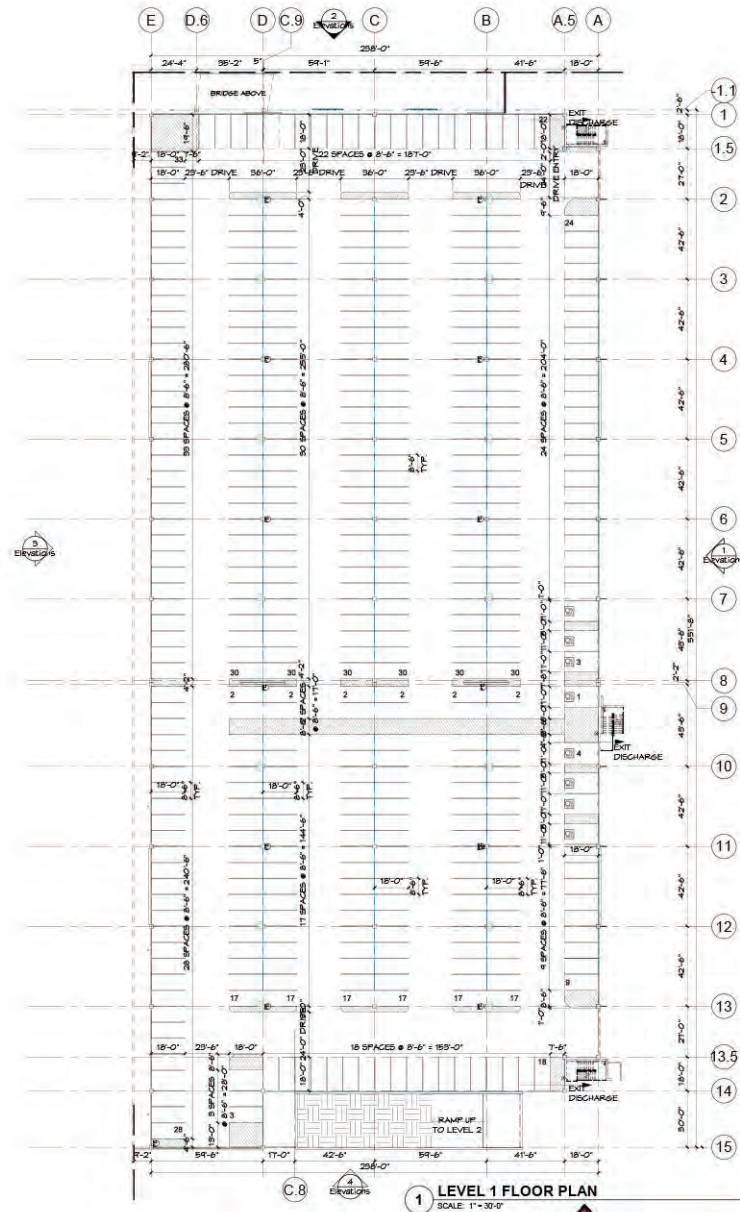
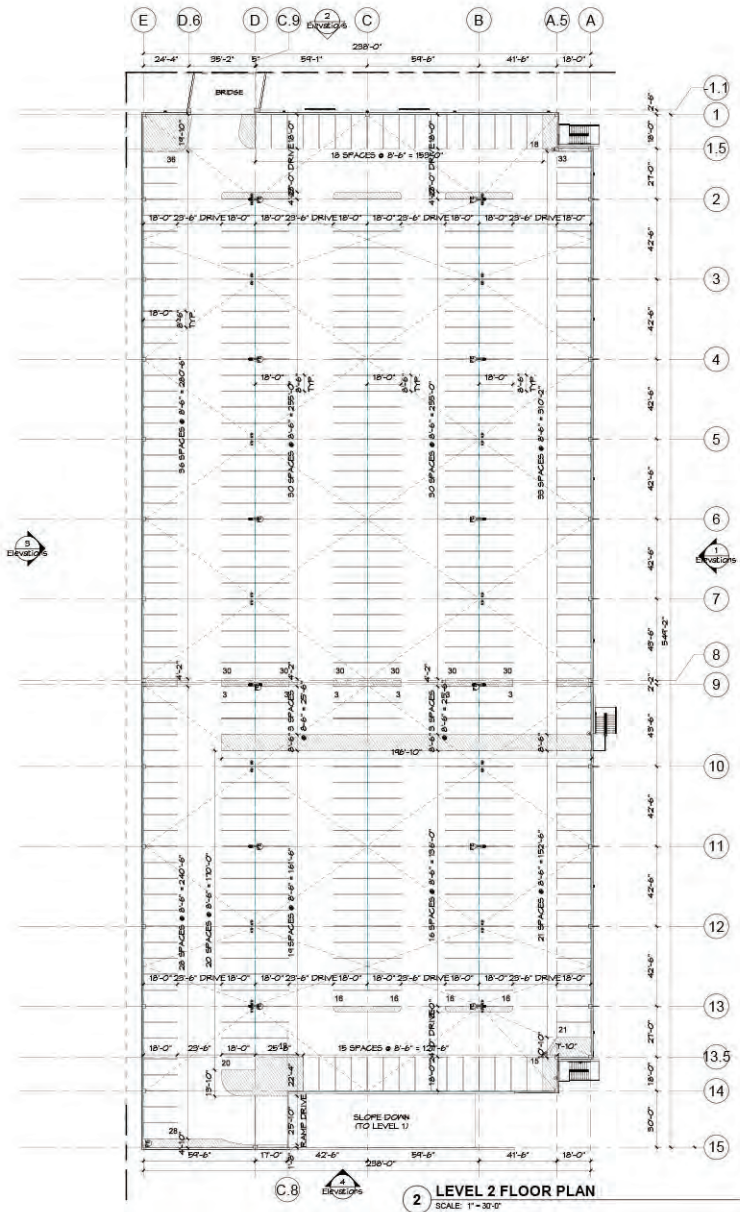


TOTAL AREA = 173,900 G.S.F.



RIO 2100 EAST
2128 East Rio Salado Pkwy.
Tempe, Arizona



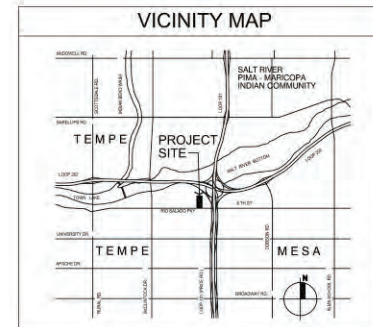
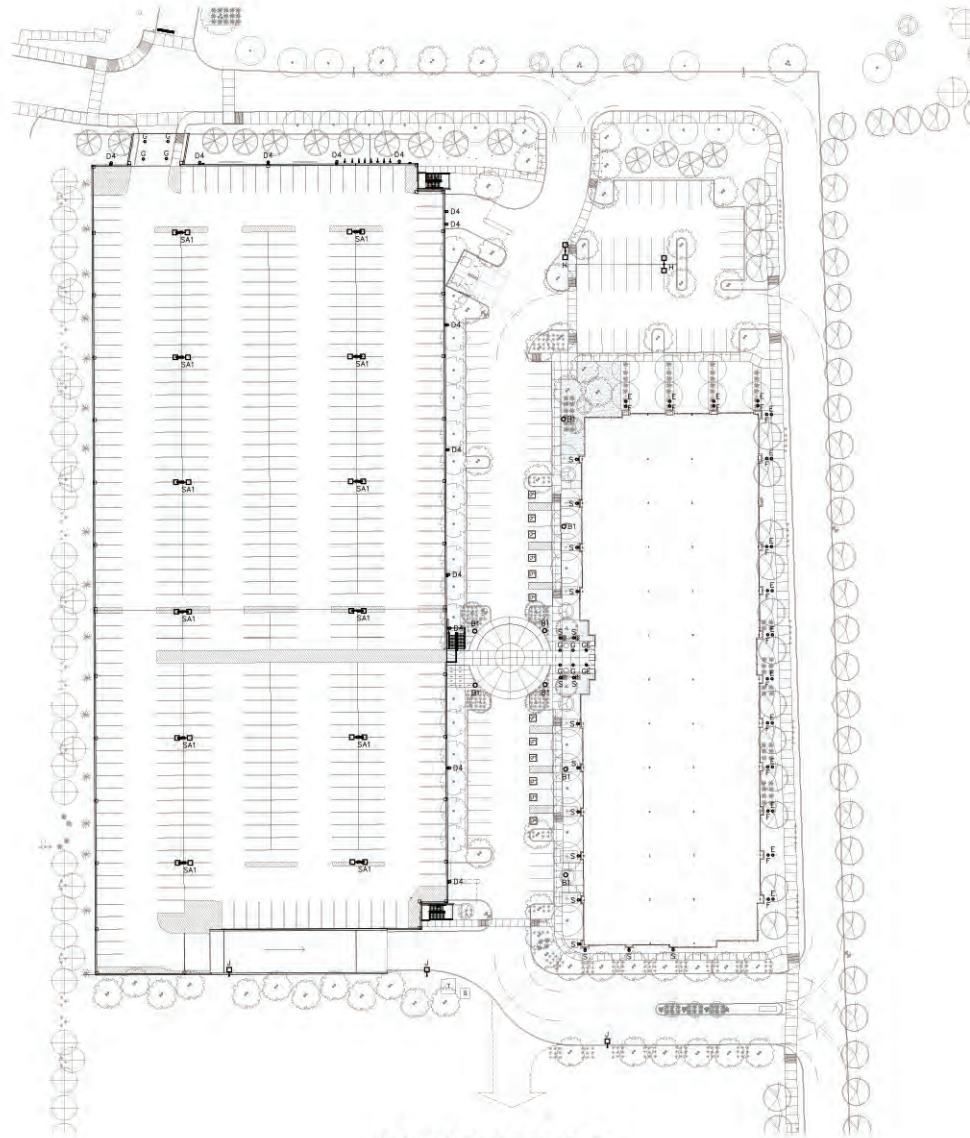


RIO 2100 EAST GARAGE
2128 East Rio Salado Pkwy.
Tempe, Arizona



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10/22/18
18200 - Floor Plans
GARAGE FLOOR PLANS



SITE LIGHTING PLAN
08-16-18
18020-ST16



SITE LIGHTING PLAN
SCALE: 1"=40'-0"
NORTH

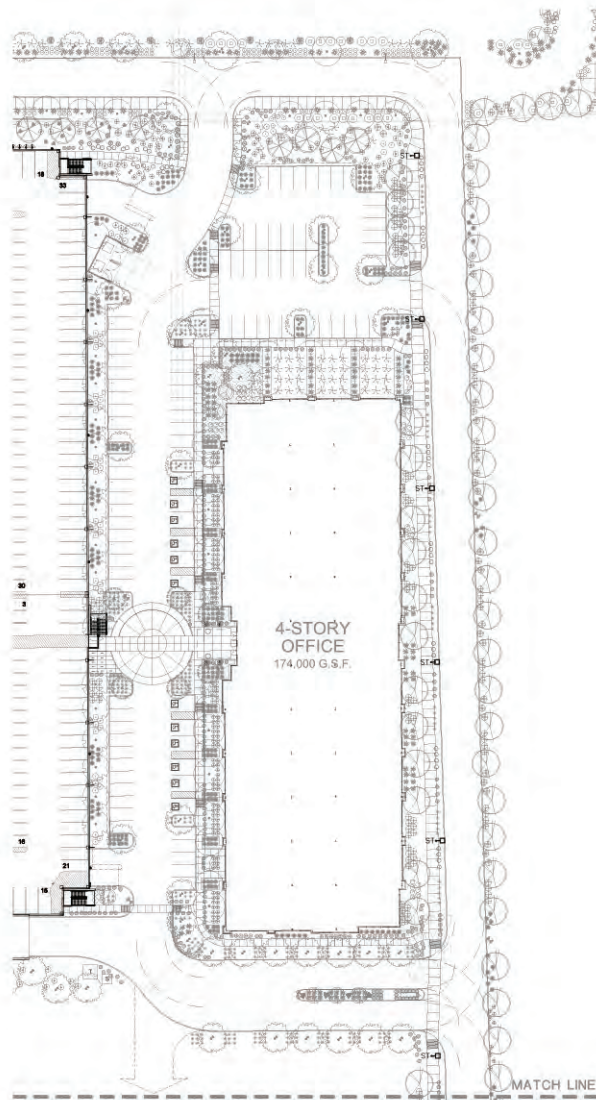
RIO 2100 / EAST
2128 E Rio Salado Parkway
Tempe, Arizona



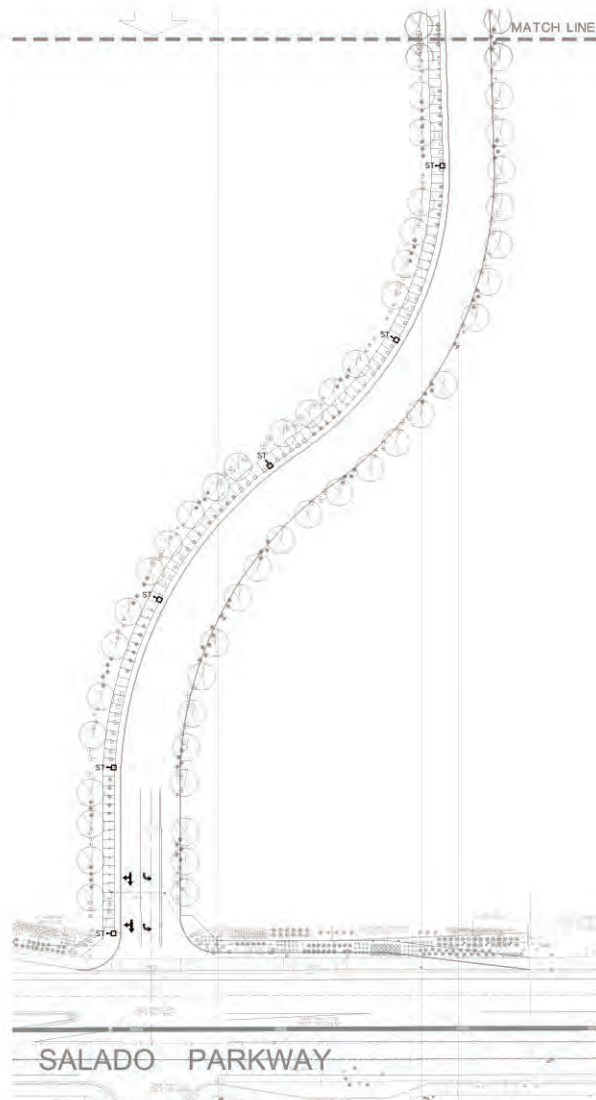
E0.1



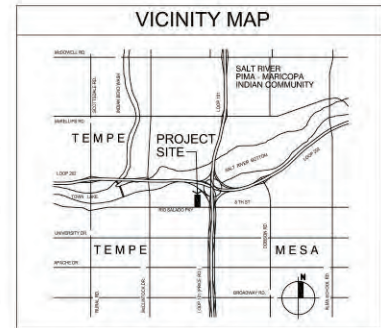
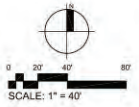
Butler Design Group, Inc
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STREET LIGHTING PLAN - NORTH
SCALE: 1"=40'-0"



STREET LIGHTING PLAN - SOUTH
SCALE: 1"=40'-0"



STREET LIGHTING PLAN
08-16-18
18020-ST16



RIO 2100 / EAST
2128 E Rio Salado Parkway
Tempe, Arizona

E0.2



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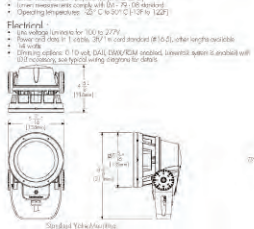
Specification Sheet

lumenbeam™ WITH AERIAL CONNECTION

Client: Project name:
Order #: Type: City:

FEATURES AND BENEFITS

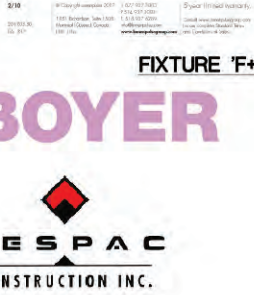
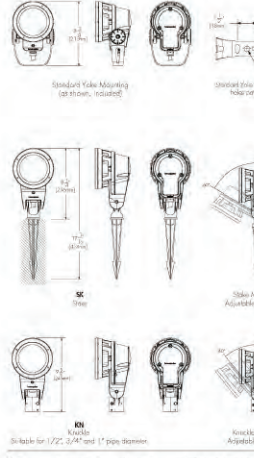
- Physical:
- Easy, simple, universal installation
- System and luminaire
- Clear tempered glass lens
- Clear aluminum extrusion for heat dissipation and ease of maintenance
- Removably adjustable for precise aiming (see below)
- 2.2-2.4" x 2.2-2.4" in
- 180° beam
- 2.2" diameter
- Mount: 7/32" x 1/8" (31.75) x 3.0" (76.2)
- 1/2" hole
- 1/2" hole
- 1/2" hole
- 1/2" hole
- 1/2" hole
- 1/2" hole
- 1/2" hole
- 1/2" hole



Specification Sheet

lumenbeam™ WITH AERIAL CONNECTION

Mounting Options



gotham™ LUMINAIRES with AERIAL CONNECTION
Gotham Architectural Downlighting
LED Downlights



- OPTICAL SYSTEM:
- 90° Beam Angle
- 90° Beam Angle
- 90° Beam Angle
- 90° Beam Angle
- 90° Beam Angle
- 90° Beam Angle
- 90° Beam Angle
- 90° Beam Angle
- 90° Beam Angle
- 90° Beam Angle

Table with 7 columns: Color Temperature, Beam Angle, Approx. Foot-candle, Type, Distribution, Finish, Voltage. Rows include 2700K, 3000K, 3500K, 4000K, 5000K, 6000K, 7000K, 8000K, 9000K, 10000K.



gotham™ 8" EYE Downlight
Gotham Architectural Lighting

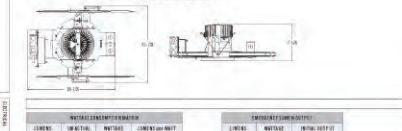
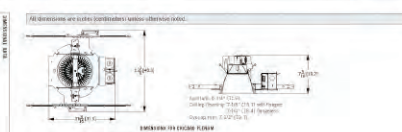


Table with 2 columns: METRIC DIMENSIONS (WxHxD) and IMPERIAL DIMENSIONS (WxHxD). Rows include 800, 1000, 1200, 1500, 1800, 2000, 2500, 3000, 3500, 4000, 4500, 5000, 6000, 7000, 8000, 9000, 10000, 12000, 15000, 20000, 30000, 40000, 50000, 60000, 70000, 80000, 90000, 100000.

D-Series Size 2 LED Area Luminaire
D-Series



- Specifications:
- Height: 1.5"
- Width: 8.5"
- Depth: 3.5"
- Weight: 1.5 lbs
- Voltage: 120V
- Power: 10W

Capable Luminaires

Table with columns: Luminaire Model, Beam Angle, Foot-candle, Distribution, Finish, Voltage. Rows include various luminaire models and their specifications.

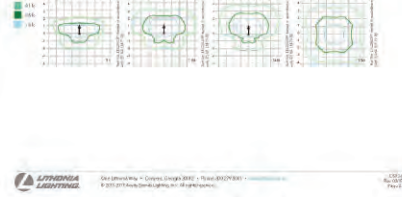
Ordering Information

Table with columns: Part Number, Description, Price, Quantity. Rows include various luminaire part numbers and descriptions.

Technical Specifications

Table with columns: Category, Specification, Value. Rows include various technical specifications for the luminaire.

Photometric Diagrams



v2™ CORE 300 LX up + down sconce
Lighting Group



- Specifications:
- Height: 8.5"
- Diameter: 3.0"
- Weight: 1.5 lbs
- Voltage: 120V
- Power: 10W

Table with columns: Luminaire Model, Beam Angle, Foot-candle, Distribution, Finish, Voltage. Rows include various luminaire models and their specifications.

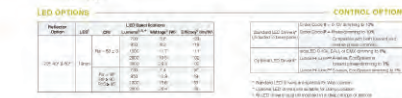
Ordering Logic

Table with columns: Part Number, Description, Price, Quantity. Rows include various luminaire part numbers and descriptions.

v2™ CORE 300 LX up + down sconce
Lighting Group



Dimensions



LED Options

Table with columns: Part Number, Description, Price, Quantity. Rows include various luminaire part numbers and descriptions.

BOYER WESTPAC CONSTRUCTION INC. logo and branding.

FIXTURE 'F' | FIXTURE 'G' & 'GE' | FIXTURE 'J' & 'ST' | FIXTURE 'S'

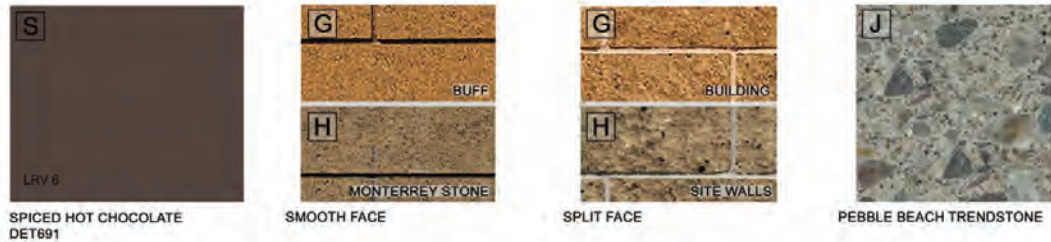
RIO 2100 / EAST 2128 E Rio Salado Parkway Tempe, Arizona

McGREG CONSULTING ENGINEERS, INC. logo, address, and contact information.

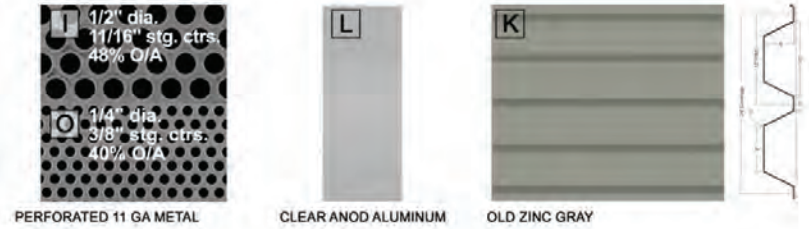
PAINT COLOR PALETTE by Dunn Edwards



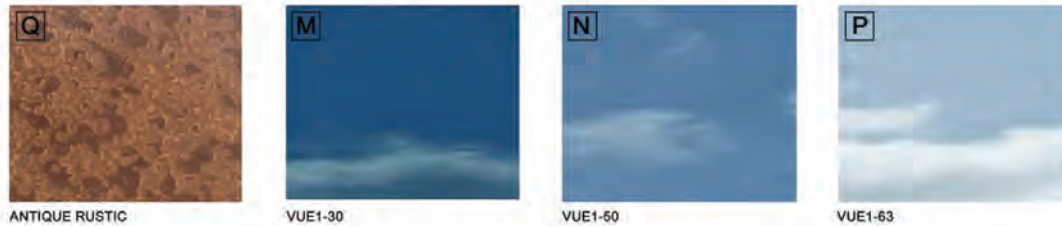
MASONRY by Superlite



METAL PANEL by Metal Sales



GLASS by Viracon



COLOR AND MATERIAL LEGEND

SYMBOL	NAME	MODEL	MANUFACTURER
A	POROUS STONE	DE 6220	DUNN EDWARDS
B	SHAGGY BARKED	DEC771	DUNN EDWARDS
C	METAL FRINGE	DET 626	DUNN EDWARDS
D	FOSSIL	DE6225	DUNN EDWARDS
E	JET	DE6378	DUNN EDWARDS
F	SILVER BULLET	DE6381	DUNN EDWARDS
G	MASONRY BUFF	BUFF	SUPERLITE
H	MASONRY STONE	SPLIT FACE	SUPERLITE
I	PERFORATED 11 GA METAL	METAL	—
J	PEBBLE BEACH TRENDSTONE	MASONRY	SUPERLITE
K	OLD ZINC GRAY	METAL	METAL SALES
L	CLEAR ANOD ALUMINUM	—	—
M	VUE1-30	GLASS	VIRACON
N	VUE1-50	GLASS	VIRACON
O	PERFORATED 11 GA METAL	METAL	METAL SALES
P	VUE1-63	GLASS	VIRACON
Q	ANTIQU RUSTIC	METAL	METAL SALES
R	MUSLIN	DE6227	DUNN EDWARDS
S	SPICED HOT CHOCOLATE	DET691	DUNN EDWARDS

09/10/18
16020.000

COLORS AND MATERIAL BOARD
RIO 2100 EAST
2128 East Rio Salado Pkwy.
Tempe, Arizona

