

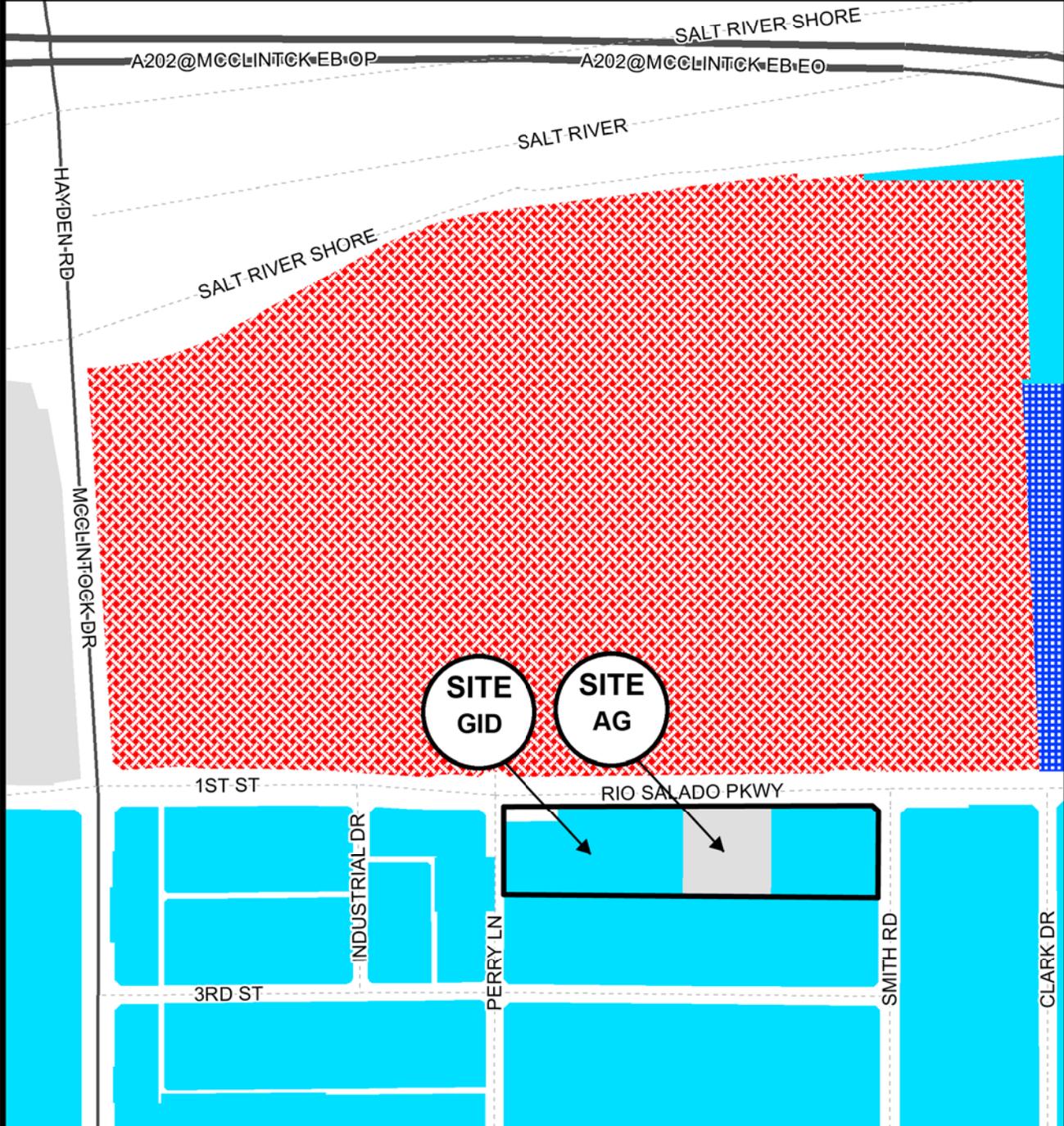
**REVISED**

**DEVELOPMENT PROJECT FILE**  
for  
**RIO SALADO RETAIL**  
**(PL160241)**

**ATTACHMENTS:**

1. Location Map
2. Aerial
- 3-15. Letter of Explanation
16. Planned Area Development Cover Sheet
17. Site Plan – Sheet PAD-2
- 18-20. Landscape Plans – Sheets PL.01-PL.03
- 21-22. Floor Plans – Sheets A21 & A22
- 23-24. Elevations (Blackline)– Sheets A3.1 & A3.2
25. Building Sections – Sheet A41
- 26-28. Building Elevations (Color)
- 29-31. Renderings
- 32-33. Design Elements and Materials
- 34-46. Site Context Photos
- 47. Revised Materials and Colors**
- 48-54. New Color Elevations and Renderings**

<b>RIO SALADO RETAIL</b>	<b>PL160241</b>
--------------------------	-----------------



**Location Map**

**RIO SALADO RETAIL**

**PL160241**



**Aerial Map**

# **SJJ Development Project Narrative**

## **Rio Salado Retail**

Location: SWC Rio Salado Parkway & Smith Road

Prepared by:

Berry Riddell, LLC

Wendy Riddell, Esq.

Ashley Porter, Planning Assistant

6750 East Camelback Road, Suite 100

Scottsdale, Arizona 85251

Prepared for:

SJJ Development

Jeff Scanlon

17929 North 99<sup>th</sup> Street

Scottsdale, Arizona 85255

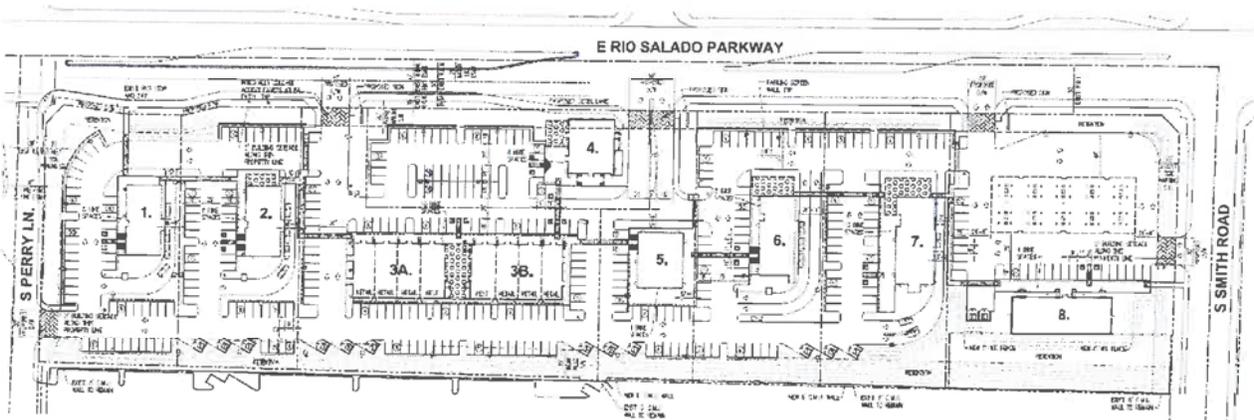
## I. Purpose of Request

This request is for a Zoning Map Amendment from AG (Agricultural) and GID (General Industrial) to PCC-2 (Planned Commercial Center General) with a Planned Area Development overlay (PAD) on an approximate 8.43 +/- acre property located at the southwest corner of E Rio Salado Parkway and S Smith Road (the "Site"). The request also includes a Development Plan Review and a Use Permit for fuel sales. Approval of these entitlements will allow for redevelopment of the Site into an 8 lot commercial and retail center by SJJ Development. The Site is designated as Commercial on the 2040 General Plan land use map. The property location is shown in the aerial below.



## II. About the Development

The Site is located adjacent to Tempe Marketplace, and within close proximity to the Highway 101-202 interchange. This new commercial center infuses the existing commercial and industrial to establish an activity center that offers convenient goods and services to the surrounding developments. Pictured below, lots 1, 2, 6 and 7 are proposed locations for drive-thru restaurants, lot 4 is planned for a sit-down restaurant, lots 3 and 5 will contain a mix of retail, commercial and restaurants and lot 8 is the future site of a convenience store and fuel station. Because fuel sales are proposed here, a Use Permit is required.



### III. Context & Circulation

The long street frontage of the Site and the spacious orientation of the buildings lend to efficient circulation. Vehicular circulation is further enhanced by Rio Salado, which is a four-lane, principle arterial with two protected center left-hand turn lanes serving the Site. Special attention has been given to improving this Site's circulation pattern. A 51 foot wide driveway with a center island aligns with the existing entrance to Tempe Marketplace, to provide a convenient connection between the two commercial centers. Two additional driveways and a deceleration lane along Rio Salado Parkway further enhance vehicular circulation.

Additionally, the Site's convenient location near supportive uses, such as residential, industrial and other commercial land uses makes this development an ideal choice within the existing context. The appropriateness of this use at this location will reduce trips, promote sustainability and reinforce the importance of land use and transportation relationships.

The proposal is consistent with the land use plan articulated in the 2040 Tempe General Plan that stresses connectivity, higher-density mixed-use retail development within hubs and land use patterns that encourage long-term sustainability.

The project site is surrounded by the following uses and zoning:

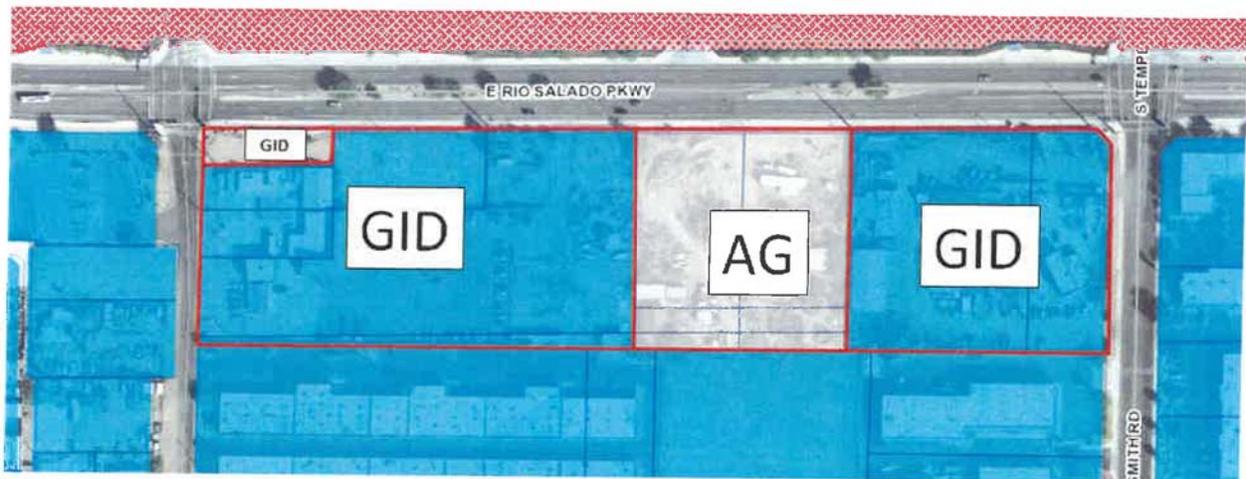
**North:** Tempe Marketplace. RCC Zoning.

**East:** Mixed commercial and light industrial uses including Caliber Collision, Spinato's Pizzeria and Xtreme Motorsports. GID Zoning.

**South:** Office, retail, restaurant and light industrial uses including Lost Dutchman Coffee Roasters, Arizona Bread wholesale bakery, and Dos Gringos corporate offices. GID Zoning.

**West:** Light industrial, office and commercial uses such as Firebird Fuel, District Tire Town and Arizona Collision Center. GID Zoning.

The distribution of zoning districts on site is shown in the graphic below.



As evidenced in the site aerial below, this property is cluttered and has fallen into disarray, while high-quality developments have flourished around it over the years. Given the close proximity to Tempe Marketplace and other mixed-use, commercial and light industrial uses, the development proposed for this Site will revitalize an underutilized location while serving the neighboring uses and nearby residential development in a way that is harmonious with Tempe's General Plan goals.

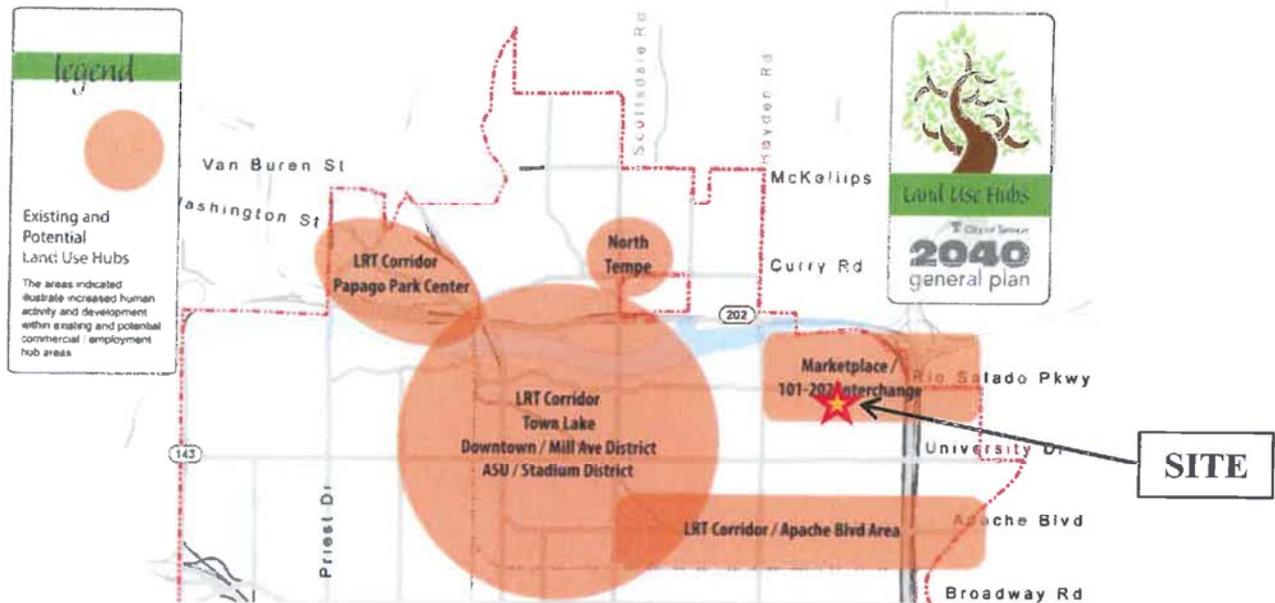


#### **IV. General Plan**

Completed in 2013, the 2040 Tempe General Plan establishes a framework for future development that, through its implementation, will help the city achieve its long range planning goals. The vision defined by the city includes central themes such as designing distinctive communities that are safe, vibrant and pedestrian-friendly. Guiding Principles such as increased economic vitality, greater accessibility, balanced land use and sustainability were indicated in the plan in order to accomplish a city structure that is efficient and desirable. Designated as Commercial on the General Plan land use map, this Site is intended to promote the full range of commercial, including retail, service and light industrial. This category contains many types of buildings, such as offices, restaurants and regional and neighborhood retail. This proposal conforms to the overall vision established by the Tempe General Plan and provides for the achievement of a number of specific goals and principles of the plan, as discussed below.

***Land Use Objective #1:** Establish development of multiple hubs with higher density cores serving neighborhoods as its mixed-use urban activity center.*

***Strategy #2:** Promote development within the hubs to provide housing, access to open space, goods, services and activities that reflect the neighboring areas served and support the 20-minute city.*



**Response:** As shown in the graphic above, this Site is located within an existing land use hub. The Marketplace/101-202 Interchange is designated as a first-tier hub. These hubs experience increased human activity and development here needs to cater to the needs of the surrounding residential neighborhoods. This Site is located within a ten-minute walk from several high-density multi-family developments and the proposed uses within this development respond to the needs of these communities. The ease of access to this Site from vehicles and alternative modes of transportation accentuates Tempe as a 20-minute city. The proposed development will activate this commercial and employment activity center as a mixed-use hub supplying daily needs, supportive services and social gathering places. Additionally, the General Plan identifies Rio Salado Parkway, from east of the 101 Freeway to Mill Avenue and further, as a future potential Streetcar route, further adding to the available modes of transportation to visitors of this development.

**Land Use Objective #3:** *Seek balance and compatibility of new land use development with established residential neighborhoods.*

**Strategy #4:** *Support a variety of uses such as food, retail, community-serving retail, services and civic/community facilities within walking distance of nearby residences.*

**Response:** This proposal emphasizes land use balance and the development is compatible with the established residential neighborhoods to the south as well as the existing commercial and light industrial uses that currently surround the Site. The development is buffered from the nearby multi-family residential communities, while still being located near enough to allow for alternative modes of transportation.

**Land Use Objective #4:** *Encourage a balanced community with a diversity of uses and employment opportunities.*

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

**Response:** Redevelopment of this underdeveloped and deteriorating Site as Commercial will build on the City's goal of strengthening community balance while further enhancing the economic stability of Tempe by providing employment opportunities near abundant supportive uses such as entertainment, retail, light industrial and commercial.

**Land Use Objective #6:** *Promote compact, efficient infill development.*

**Strategy #3:** *Encourage appropriate mix of land uses, building orientation, parking supply and location and access to transit to increase pedestrian travel in and around neighborhoods.*

**Response:** A critical consideration in the architectural design is human scale which provides for a higher-quality pedestrian environment created by a variety of small-scale buildings elements rather than a single large unarticulated building. Additionally, this location in relation to the surrounding context is ideal for pedestrians utilizing a variety of transportation methods.

Vehicular circulation has also been given special attention. In total, among the 8 lots, 366 parking spaces have been provided. This represents 109% of the total requirement of 335 spaces. This nearly 10% abundance from the requirement is provided here in order to create a more pleasant experience for visitors and mitigate any potential overflow into the surrounding developments. Access to public transit is encouraged here and a bus stop along Rio Salado Parkway will provide a convenient transportation link between this Site and the broader community.

**Land Use Objective #9:** *Promote neighborhood enhancement and livability.*

**Strategy #3:** *Support placement of new commercial and commercial revitalization that enhances vitality and livability at neighborhood and community hubs.*

**Response:** The existing context encourages further commercial development at this Site and revitalization of this underutilized space will enhance the vitality and livability of this community. New commercial development here will balance the existing mix of land uses.

**Community Design Objective #4:** *Encourage and enhance pedestrian movement.*

**Strategy #1:** Provide pedestrian facilities that encourage people to walk to provide residents the opportunity to be more physically active and lead a healthy lifestyle.

**Response:** The Site is located within a six-minute bike ride from the nearest light rail stop, connecting this site to the greater Phoenix metropolitan area through alternative modes of transportation. Walkability is encouraged here as well, given that several multi-family residential developments are located within a ten-minute walk of the Site.

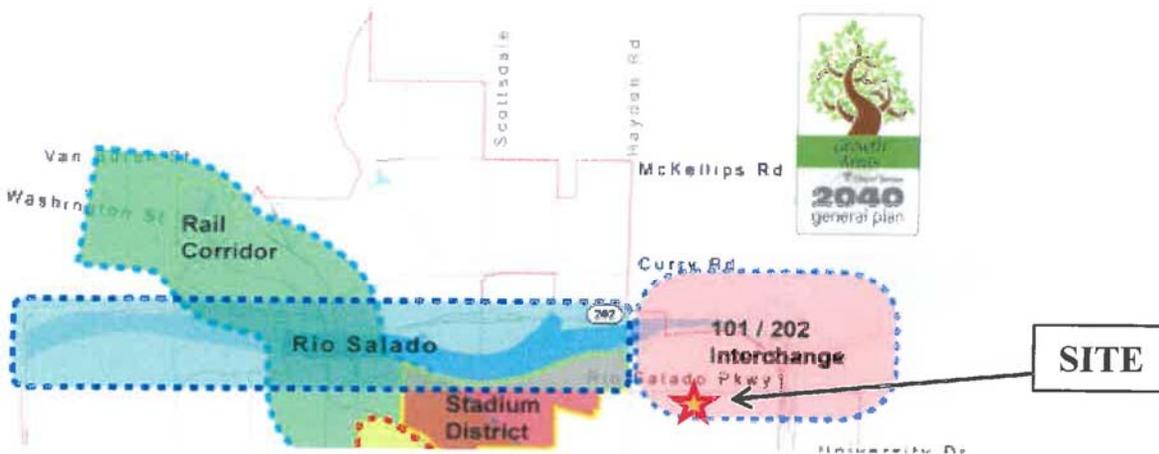
**Redevelopment Goal:** Sustain or maximize the efficiency of land uses within areas of stagnation or decline by promoting the greatest economic, social and cultural potential.

**Objective #1:** Encourage reinvestment, rehabilitation, redevelopment or reuse.

**Response:** This Site is in a declining state and the ideal location for redevelopment for several reasons. This project exemplifies this redevelopment goal by turning an underutilized property into a thriving commercial and retail center that will provide supportive goods and services to the community.

**101/202 Interchange Growth Area Goal:** Remove blighted conditions and reclaim the area for reuse and redevelopment with mixed use and regional business.

**Objective #4:** Encourage employment and mixed-use development.



**Response:** As shown in the graphic above, this Site lies within the 101/202 Interchange, a growth area identified as an opportunity for reuse of underutilized property into employment and mixed-use developments. This proposal responds to this objective and the redevelopment of this Site will enliven the area and promote further economic growth.

**Circulation Objective #1:** Develop a functional relationship between the diverse land uses in Tempe and the transportation system that serves them.

**Strategy #1:** Enhance circulation connecting activity centers and their high-density hubs and develop land uses that support the ability to provide multi-modal circulation options.

**Response:** The proposed development is located adjacent to Rio Salado Road, within close proximity to McClintock Road and within one-mile of the nearest light rail stop. Additionally, the proposed development includes a bus stop with direct access to the local and regional transportation systems. The site is located within an established commercial, retail and light industrial core and promotes the land use balance.

**Air Quality Improvement Strategy #2:** Reduce the number of vehicle miles traveled locally and regionally.

**Strategy #1:** Encourage transit oriented and mixed-use development that reduces vehicle miles traveled.

**Response:** Given this site's appropriateness with the surrounding uses, and the availability of multiple modes of transportation, this proposal perfectly embodies this strategy. Providing a more diverse range of commercial and retail services will encourage fewer trips and help create a highly functional mixed-use center.

## V. Planned Area Development (PAD)

The purpose of the Planned Area Development overlay here is to seek a variation in the Side Building Wall setback. The long and narrow layout of this Site makes developing an attractive, functional development with logical separate parcels difficult. The developer is requesting a reduction in the Side Building Wall setback from 30 feet to 3 feet, in order to create a development with efficient circulation and site design.

RIO SALADO RETAIL PLANNED AREA DEVELOPMENT				
STANDARD	EXISTING AG	EXISTING GID	PCC-2	PROPOSED PAD
DENSITY (DU/ACRE)	1	N/A	25 (U)	25 (U)
MINIMUM NET SITE AREA (SQUARE FEET) PER DWELLING	43,560 SF	N/A	N/A	N/A
MINIMUM LOT WIDTH (FEET)	115 FT	N/A	N/A	N/A
MINIMUM LOT LENGTH (FEET)	150 FT	N/A	N/A	N/A
MAXIMUM HEIGHT (FEET)	30 FT	35 FT	40 FT	40 FT
MAXIMUM LOT COVERAGE (% OF NET SITE AREA)	25%	NS	50%	50%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	N/A	10%	15%	15%
SETBACKS (FEET) (C): [EXCEPTIONS, SEE SECTION 4-205(B)]				
FRONT BUILDING	40 FT	25 FT	0 FT	10 FT
FRONT PARKING	N/A	20 FT	20 FT	20 FT
SIDE BUILDING WALL	20 FT	0 FT	30 FT	3 FT
SIDE COMMON WALL	N/A	N/A	0 FT	0 FT
REAR BUILDING WALL	35 FT	0 FT	30 FT	30 FT
STREET SIDE BUILDING	25 FT	25 FT	0 FT	0 FT
STREET SIDE PARKING	N/A	20 FT	20 FT	20 FT

Although a reduction in the Side Building Wall setback is requested here, the developer is also proposing a voluntary 10 foot Front Building setback, where none is required. This is done to accomplish a building layout that is attractive and functional, while enhancing the circulation of the site.

Pursuant to Zoning and Development Code Section 6-305 D, several criteria must be met in order for a PAD to be approved. The proposal satisfies the three requirements, as demonstrated below.

1. *The development fulfills certain goals and objectives in the General Plan, and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.*

**Response:** As outlined in Section IV of this narrative, this proposal is compatible with the General Plan and provides for the achievement of a number of specific goals and principles of the plan. The proposal most strongly responds to the goals of economic vitality, land use compatibility and the promotion of walkability and healthy lifestyles.

2. *Standards requested through the PAD Overlay District shall take into consideration the location and context for the site for which project is proposed.*

**Response:** When creating these standards, special consideration was given to achieving compatibility with the surrounding context. The sole request here is appropriate, given the long and narrow layout of the property. By requesting this deviation, a more functional layout will be achieved.

3. *The development appropriately mitigates transitional impacts on the immediate surroundings.*

**Response:** The development appropriately mitigates transitional impacts on the immediate surroundings. As demonstrated in Section III of this narrative, the proposal is an improvement over current conditions and will better serve the surrounding residential and commercial developments. No deviation is requested from the perimeter setbacks, and though there will be individual parcels, the overall development will nonetheless appear seamless.

## **VI. Use Permit**

Here, a Use Permit is requested to allow for fuel sales. In order for a Use Permit to be deemed appropriate, five criteria must be met, pursuant to Section 3-608 E of the Zoning and Development Code. This proposal meets all five criteria for the approval of a Use Permit, as demonstrated below.

- a. *The proposed use does not cause any significant vehicular or pedestrian traffic in adjacent areas.*

**Response:** In many ways, the proposal reduces congestion and improves the vehicular and pedestrian traffic. The site plan is a drastic improvement over current conditions. An abundance of parking has been provided in every area, in order to further mitigate any potential vehicular traffic through adjacent areas. As shown in the table below, the total site parking exceeds the requirements. The proposed use, fuel sales, does not cause any levels of traffic that are higher than normal for this high-density area. Additionally, given that two fuel stations exist within one block of this proposed development, this use is appropriate for the existing context.

Parking required	335 spaces
Parking provided	<b>366 spaces (109%)</b>
Accessible parking required	8 spaces
Accessible parking provided	<b>19 spaces (237%)</b>
Bicycle parking required	50 spaces
Bicycle parking provided	<b>60 spaces (120%)</b>

- b. *The proposed use does not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat or glare, etc.) exceeding that of ambient conditions.*

**Response:** The proposed use does not cause any nuisance beyond that of ambient conditions. Surrounding the Site, in addition to two existing fuel stations, is a mixture of light-industrial and commercial development. With that in mind, a fuel station is not out of character from the current conditions.

- c. *The proposed use does not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City.*

**Response:** Redevelopment of this deteriorating Site would be a vast improvement over current conditions. As outlined previously, this proposal helps the City achieve the goals, objectives and policies laid out in the General Plan. This specific use, fuel sales, will provide a needed service to the surrounding community in a location that is appropriate in scale.

- d. *The proposed use is compatible with existing surrounding structures.*

**Response:** The proposed use is compatible with the existing commercial, mixed-use retail and industrial development that exists today. Redevelopment of this Site, which is currently in need of repair, will add value to the surrounding structures.

- e. *The proposed use does not result in any disruptive behavior which may create a nuisance to the surrounding area or general public.*

**Response:** The proposed use is in character with the surrounding context and is not disruptive to the area or general public. Fuel sales is an existing use within the close proximity to this Site and is compatible with the General Industrial and Regional Commercial Center zoning districts that border the property.

## VII. 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 responds to these standards, where applicable, and in many ways exceeds the requirements.

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

**Response:** The overall site organization is based on the big idea of an urban streetscape concept that provides the user with a convenient shopping experience. Rio Salado Parkway is the major traffic access point for the Site. A majority of the structures are positioned to take advantage of excellent visual exposure to motorists passing the Site. The articulation of individual buildings and varying architectural features among units provides variety and interest to the visual scope.

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

**Response:** Most of the main exterior facades face north minimizing heat gain and providing shade and comfort for pedestrians. Outdoor patios will be shaded by intentional building orientation in addition to shade covers as well as landscaping and trees.

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

**Response:** Durability, sustainability and aesthetic treatment will be incorporated on the building exteriors. High-quality Eldorado Stone accents will be added to add interest and variation to the building façade. The nature of the existing context is commercial, which sets the tone for the exterior design. Provided in the submittal materials are the materials board as well as photocopies of the board. While the materials board includes samples of the materials and is accurate in color tone, the photocopies do not accurately portray the exact colors and quality of the materials.

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

**Response:** The site is located in a predominantly low-rise neighborhood. The project design concept elevations reflect the neighboring structural scale as well as providing a pleasant visual texture and friendly feel.

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:** Careful consideration is given to building placement with proximity to Rio Salado Parkway. The exterior design represents ordered variety offering a playful rhythm of color and materials.

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.*

**Response:** Comfortable pedestrian scale is balanced with elevated upper façades that offer visibility for merchant and business signage.

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

**Response:** The site layout incorporates convenient access and the promotion of pleasant patronage through utilization of available multi-modal transportation options. Careful consideration of vehicular circulation is reflected in the site plan layout. On-site circulation as well as site ingress-egress is organized to facilitate smooth and safe pedestrian and vehicular movement.

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

**Response:** Visibility and safety considerations are incorporated in the layout as well as environmental design considerations such as lighting, activity support, maintenance etc.

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

**Response:** Crime prevention is an important component to the site design and deterrent measures have been incorporated, including maintenance, surveillance and lighting patterns.

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

**Response:** Foliage and landscape elements that are climate appropriate and pedestrian friendly will be incorporated in the project design. These elements will facilitate delineation of parking, building, driveways, and paths.

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:** Merchant / Business as well as directional signage and graphics will be scaled and color coordinated with the overall project design character and consistent with neighborhood context.

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

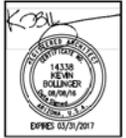
**Response:** Consideration has been given to lighting design that is compatible with the neighboring buildings and compatible with safety and aesthetic concerns. The lighting is in-scale with the surrounding developments and does not create negative effects.

## **VIII. Conclusion**

Support of this development, through the approval of a Zoning Map Amendment from AG (Agricultural) and GID (General Industrial) to PCC-2 (Planned Commercial Center General) with a Planned Area Development overlay (PAD) with Development Plan Review and a Use Permit for fuel sales will create an abundance of benefits for the City. Some of these benefits include increased pedestrian activity, the creation of additional employment opportunities, diversification of the available commercial and retail services and compatible design. The proposal is compatible with the surrounding context and the General Plan land use designation of Commercial. With ground level activity, human-scale architecture, abundant parking and connectivity around and through the project, this development increases the functional land use relationships on a currently underdeveloped site while strengthening the economic stability of the City and enhancing its critical infrastructure.



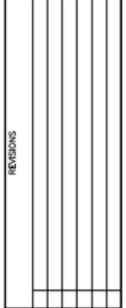
# PLANNED AREA DEVELOPMENT OVERLAY FOR RIO SALADO RETAIL SITE PLAN



**bca**  
companies

**BOLLINGER CONSULTING ARCHITECTS, INC.**  
Architectural Planning, Building, Project Management, Historic Preservation, Surveying  
Phoenix, Arizona 85016  
Phone: (602) 955-0206  
Fax: (602) 955-0277

**RIO SALADO RETAIL - RETAIL DEVELOPMENT -**  
S.W.C. OF E RIO SALADO PARKWAY & S SMITH ROAD  
TEMPE, ARIZONA 85281



REVISIONS

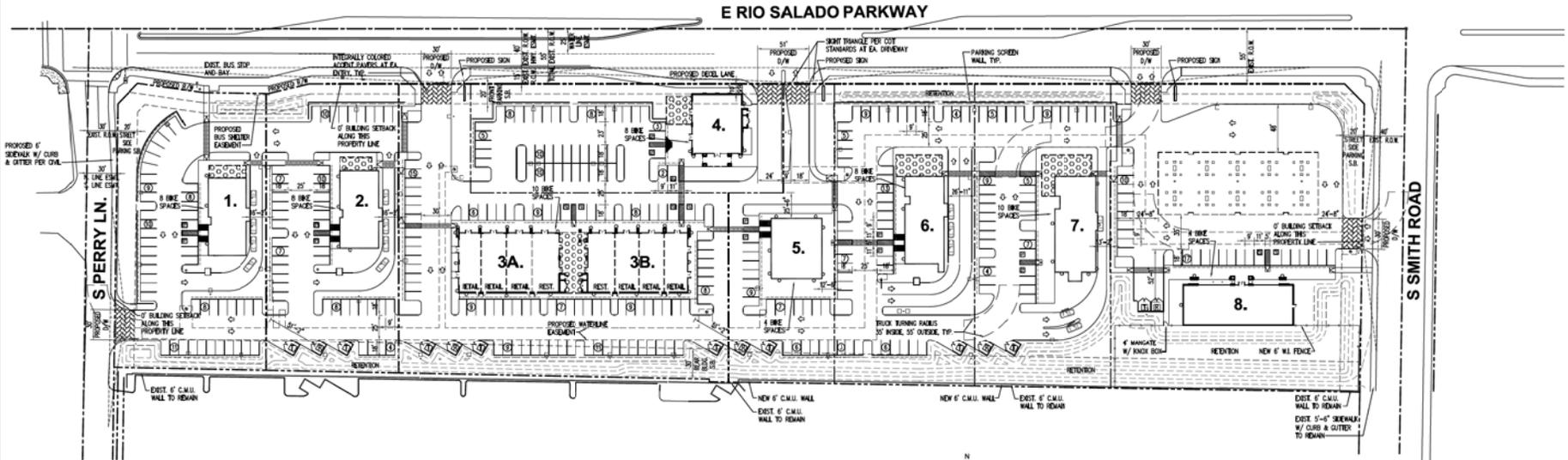
DATE	08/08/2016
PRO.#	156816
DESIGN	-
DRAWN	BC
CHECK	KB
SCALE	1" = 50'-0"

**PLANNED AREA DEVELOPMENT OVERLAY**  
**PAD-2**

REC16150

PL160241

DS160579



**SITE PLAN**  
SCALE: 1"=50'-0"

**PARKING CALCULATION**

\*PARKING REQUIRED WAS CALCULATED AS FOLLOWS:

RESTAURANT (INDOOR) = 1 SPACE PER 75 S.F.  
30,070 S.F. / 75 S.F. = 400 SPACES REQUIRED

RESTAURANT (OUTDOOR PATIO) = 1 SPACE PER 150 S.F., DOLLING THE FIRST 300 S.F.  
4,872 S.F. = 5 x 300 = 3,372 S.F. / 300 S.F. = 12 SPACES REQUIRED

RETAIL (INDOOR) = 1 SPACE PER 300 S.F.  
12,020 S.F. / 300 S.F. = 40 SPACES REQUIRED

VEHICLES / SERVICE STATION = 1 SPACE PER 300 S.F. (4 SPACES MIN.)  
4,500 S.F. / 300 S.F. = 15 SPACES REQUIRED

TOTAL PARKING SPACE REQUIRED: 335

\*BIKECYCLE PARKING REQUIRED WAS CALCULATED AS FOLLOWS:

RESTAURANT (INDOOR) = 1 SPACE PER 500 S.F.  
120,070 S.F. / 500 S.F. = 4 SPACES REQUIRED

RESTAURANT (OUTDOOR PATIO) = 1 SPACE PER 2,000 S.F.  
3,302 S.F. / 2,000 S.F. = 3 SPACES REQUIRED

RETAIL (INDOOR) = 1 SPACE PER 2,500 S.F. (4 SPACES MIN.)  
12,020 S.F. / 2,500 S.F. = 2 SPACES REQUIRED

VEHICLES / SERVICE STATION = 4 SPACES REQUIRED

TOTAL BIKECYCLE PARKING SPACE REQUIRED: 30

**BUILDING USES & AREAS**

1. DRIVE THRU RESTAURANT	83,096 S.F.
OUTDOOR PATIO	4,480 S.F.
2. DRIVE THRU RESTAURANT	21,086 S.F.
OUTDOOR PATIO	4,429 S.F.
3A. COMMERICAL / RETAIL	84,543 S.F.
OUTDOOR PATIO	21,640 S.F.
3B. COMMERICAL / RETAIL	21,722 S.F.
OUTDOOR PATIO	21,840 S.F.
4. RESTAURANT	7,722 S.F.
OUTDOOR PATIO	8,143 S.F.
5. COMMERICAL / RETAIL	4,998 S.F.
OUTDOOR PATIO	8,309 S.F.
6. DRIVE THRU RESTAURANT	83,481 S.F.
OUTDOOR PATIO	2,884 S.F.
7. DRIVE THRU RESTAURANT	84,097 S.F.
OUTDOOR PATIO	21,339 S.F.
8. FUEL / CONVENIENCE STORE	84,500 S.F.
FUEL CANOPY	19,875 S.F.
<b>TOTAL BUILDING AREA</b>	<b>835,999 S.F.</b>

NOTE: TOTAL BUILDING AREA DOES NOT INCLUDE PATIOS OR FUEL CANOPY

**PROJECT DESCRIPTION**

THE PROJECT SITE IS A 84 ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF RIO SALADO PARKWAY & SPERRY LANE. THIS PROJECT WILL CONSIST OF MULTIPLE RETAIL, SHOP SPACES, DRIVE THRU RESTAURANTS, A CONVENIENCE MARKET AND A FUEL STATION.

**SITE DATA (COMBINED)**

EXISTING ZONING: GD (GENERAL INDUSTRIAL DISTRICT), AG (AGRICULTURAL)  
PROPOSED ZONING: POC-2 (PLANNED COMMERCIAL CENTER CONCEPTS)  
W/ PAD AND USE PERMIT

PROPOSED USE: COMMERICAL / RETAIL, RESTAURANTS

GROSS SITE AREA: 2,967,006 S.F. (68.43 AC.)  
NET SITE AREA: 2,967,006 S.F. (68.43 AC.)  
BUILDING AREA: 835,999 S.F.  
LANDSCAPE AREA: 8816  
BUILDING COVERAGE: 28.18%  
LANDSCAPE COVERAGE: 0.30%  
PARKING PROVIDED: 381 SPACES (100% ACCESSIBLE PARKING REQUIRED)  
BIKECYCLE PARKING PROVIDED: 30 SPACES

STANDARD	EXISTING AG	EXISTING GD	PCC-2	PROPOSED PAD
DENSITY (DU/ACRE)	1	N/A	25 (U)	25 (U)
MINIMUM NET SITE AREA (SQUARE FEET)	43,560 SF	N/A	N/A	N/A
PER DWELLING	115 FT	N/A	N/A	N/A
MINIMUM LOT WIDTH (FEET)	150 FT	N/A	N/A	N/A
MINIMUM LOT LENGTH (FEET)	30 FT	35 FT	40 FT	40 FT
MAXIMUM HEIGHT (FEET)	25%	NS	50%	50%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	N/A	10%	15%	15%
SETBACKS (FEET) (C)				
EXCEPTIONS, SEE SECTION 4-205(B)				
FRONT BUILDING	40 FT	25 FT	0 FT	10 FT
FRONT PARKING	N/A	20 FT	20 FT	20 FT
SIDE BUILDING WALL	20 FT	0 FT	30 FT	3 FT
SIDE COMMON WALL	N/A	N/A	0 FT	0 FT
REAR BUILDING WALL	35 FT	0 FT	30 FT	30 FT
STREET SIDE BUILDING	25 FT	25 FT	0 FT	0 FT
STREET SIDE PARKING	N/A	20 FT	20 FT	20 FT

DS160579

PL160241

REC16150

# preliminary landscape plan

## project consultants

**civil engineering**  
**3ENGINEERING**  
 2929 E. CAMELBACK RD., SUITE # 116  
 PHOENIX, ARIZONA 85016  
 PROJECT CONTACT: KEVIN BOLLINGER  
 PHONE: 602.334.4387  
 EMAIL: dan@3engineering.com

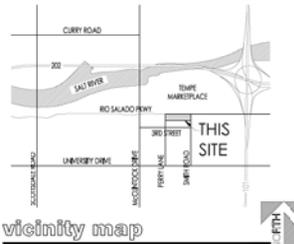
**architectural**  
**BOLLINGER CONSULTING ARCHITECTS, INC.**  
 3428 E. INDIAN SCHOOL RD.  
 PHOENIX, ARIZONA 85018  
 PROJECT CONTACT: BRANDON BOLLINGER  
 PHONE: 480.957.9205  
 EMAIL: kb@bcaarch.com

**landscape architecture**  
**DESIGN ETHIC, LLC**  
 7201 EAST CAMELBACK #250  
 SCOTTSDALE, ARIZONA 85251  
 PROJECT CONTACT: BRANDON PAUL  
 PHONE: 480.225.7077  
 EMAIL: bpaul@designethic.net

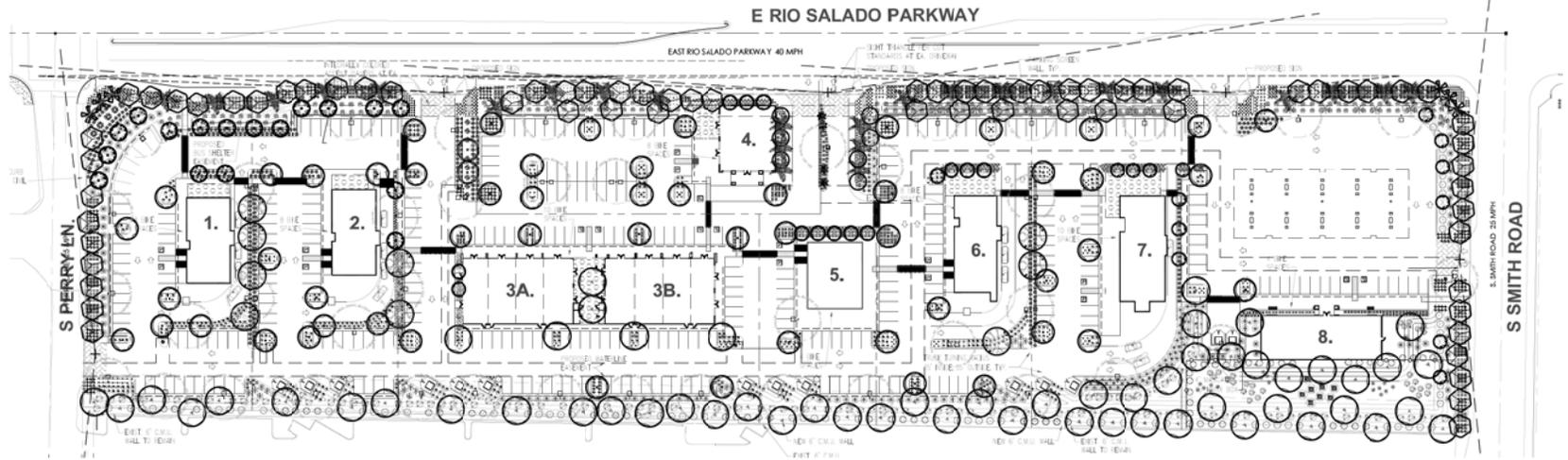
**engineers**  
**BERRY RIDDELL LLC**  
 6750 E. CAMELBACK ROAD, SUITE 100  
 SCOTTSDALE, ARIZONA 85251  
 CONTACT: WENDY R. RIDDELL ESQ.  
 PHONE: 480.682.3902  
 EMAIL: wr@berryriddell.com

## city of tempe notes

- DE-COMPACT SOIL AND PULL ASPHALT AND CONSTRUCTION DEBRIS OUT OF PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
- DECOMPOSED GRANITE IS TO BE USED THROUGHOUT PUBLIC SITE LANDSCAPE EXCEPT AT LAWN, AND AT ADJACENT OFF-SITE PUBLIC LANDSCAPE AREAS. PRE-EMERGENT HERBICIDE WILL BE USED ON ALL DECOMPOSED GRANITE. PLASTIC UNDERLAY IS NOT TO BE USED AT ALL.
- IF RIVER ROCK, STONES OR SIMILAR MATERIALS ARE USED AS A GROUND TOP-DRESSING, EMBED ROCK IN CONCRETE SO THAT ONLY ONE THIRD OF THE ROCK IS EXPOSED ABOVE GROUND, TO PREVENT ITS REMOVAL BY HAND AND USE FOR VANDALISM OR INJURY.

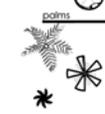


OWNERSHIP OF DOCUMENTS: Design and specifications for the project are the property of Design Ethic, LLC. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Design Ethic, LLC.



## proposed plant pallet

botanica name	common name	size	qty	botanica name	common name	size	qty	botanica name	common name	size	qty	botanica name	common name	size	qty
<b>trees</b>				<b>shrub</b>				<b>succulents</b>				<b>groundcover</b>			
ACACIA AEMULA	MULGA	24" BOX	17	BOUGAINVILLEA 'ROYAL PURPLE'	ROYAL PURPLE BOUGAINVILLEA	5 GAL	71	DASYLIRON WHEELERI	DESERT SPOON	5 GAL	27	SEICREASIA PALLIDA	PURPLE HEART PLANT	1 GAL	272
CASALPINA CACALACO	SMOOTH THORNLESS-CASCALOTE	24" BOX	14	ERICAMEA LARICIFOLIA	TURPENTINE BUSH	5 GAL	134	ECHINOCACTUS GRISONI	GOLDEN BARREL	5 GAL	433	LANTANA MONTEVIDENSIS	PURPLE LANTANA	1 GAL	240
DAUBERGERIA SISSOO	SISSOO TREE	24" BOX	56	CORDEA PARVIFOLIA	LITTLELEAF CORDIA	5 GAL	80	EUPHORBIA ANTISYPHILICA	CANDELLA	5 GAL	339	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	240
PHYTELLOCEUM FLOIDAULE	TEXAS BROW	24" BOX	7	LEUCOPHYLLUM ZYGOPHYLLUM	CIMARRON	5 GAL	81	FOUQUERIA SPLENDENS	COCOTILO	5 GAL	21	SPHAGNETICOLA TRILOBATA	YELLOW DOT	1 GAL	104
PARKINSONIA HYBRID 'AZT'	'AZT THORNLESS PALM VERDE	24" BOX	57	CIMARRON SAGE	CIMARRON SAGE	5 GAL	8	MURLENERGIA CAPELLARIS	REGAL MIST	5 GAL	448	DECOMPOSED GRANITE	1/2" MINUS EXPRESS BROWN	118,974 SF	
PARKINSONIA PRAECOX	PALO BREA	36" BOX	46	TECOMA ALATA	ORANGE APRILE	5 GAL	8	OPUNTIA SANTA-REIA	PURPLE PRICKLY PEAR	5 GAL	229				
PROSOPIS SEEDLESS	HYBRID 'AZT™'	24" BOX	9	AGAVE AMERICANA	MEDIA PICTA 'ALBA'	5 GAL	78	OPUNTIA FICUS INDICA	INDIAN FIG	5 GAL	8				
AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	126	AGAVE DESMETIANA	VARIEGATA	5 GAL	76	PACHYRHEZUS MARGINATUS	MEXICAN FENCE POST	5 GAL	9				
AGAVE PARVIFLORA	FERRY'S AGAVE	5 GAL	395	AGAVE GEMINFLOEA	TWIN FLOWERED AGAVE	5 GAL	17	PORTULACABIA ALBA	ELEPHANT'S FOOT	5 GAL	253				
AGAVE VICTORIAE	QUEEN VICTORIA AGAVE	5 GAL	42	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	126	YUCCA ROSTRATA	BEAKED YUCCA	5 GAL	5				
ALOE BARBADENSIS	ALOE VERA	5 GAL	53	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	126	YUCCA PALLIDA	PALM LEAF YUCCA	5 GAL	347				
ALOE X BLUE ELF	BLUE ELF ALOE	5 GAL	379	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	126	YUCCA RUPICOLA	TWISTED LEAF YUCCA	5 GAL	172				
DASYLIRON ACROTRICHE	GREEN DESERT SPOON	5 GAL	20												
DASYLIRON QUADRANGULATUM	MEXICAN GRASS TREE	5 GAL	28												



**RIO SALADO RETAIL - RETAIL DEVELOPMENT -**  
 S.W.C. OF E RIO SALADO PKWY & S SMITH ROAD  
 TEMPE, ARIZONA 85281



REVISIONS


DATE: 06/29/2016  
 PROJ.#: 16-029  
 DESIGN: -  
 DRAWN: BTP  
 CHECK: BP  
 SCALE:

PL01 OF PL.03





















**bcd**  
companies

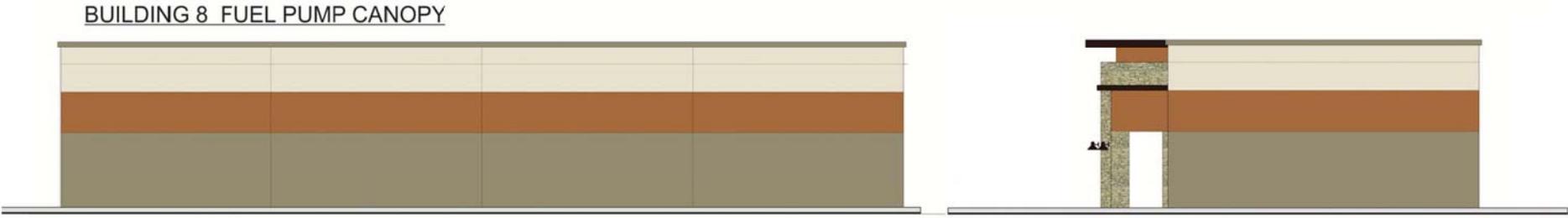
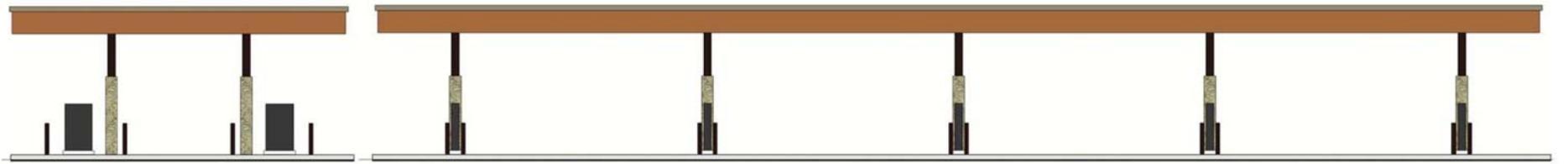
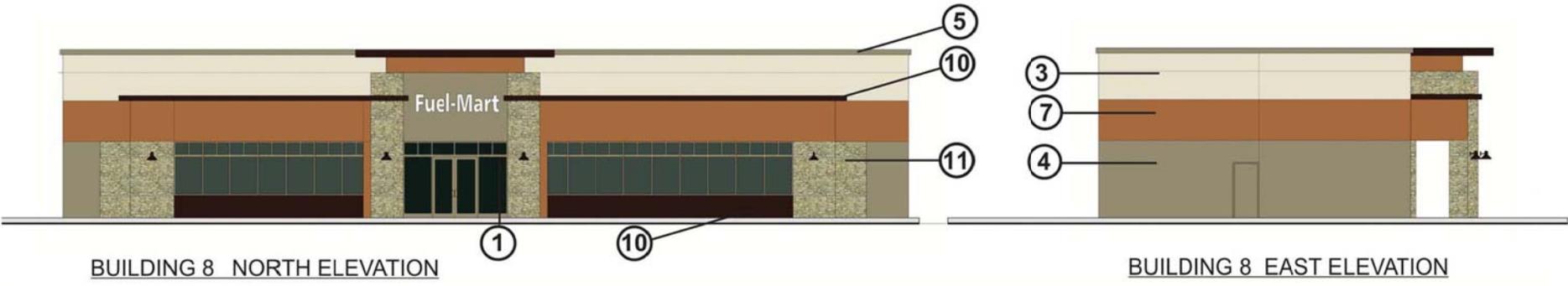
**BOLLINGER CONSULTING ARCHITECTS, INC.**  
Architecture Planning Interiors Project Management S.C.E. Interior School of Art  
Phoenix, Arizona 85018  
Phone: (602) 954-8209 Fax: (602) 954-8077

**RIO SALADO RETAIL - RETAIL DEVELOPMENT -**  
S.W.C. OF E RIO SALADO PARKY & S SMITH ROAD  
TEMPE, ARIZONA 85281

REVISIONS


DATE: 06/30/2016  
PROJ.# 156816  
DESIGN: -  
DRAWN: BG  
CHECK: KB  
SCALE: AS NOTED

COLOR ELEVATIONS  
BLDG. 8  
**A5.3**



**EXTERIOR COLOR AND MATERIAL LEGEND**

COLOR AND MATERIAL INDICATION MAY VARY FROM ACTUAL COLOR AND MATERIAL SAMPLES DUE TO GRAPHIC LIMITATIONS AND VARIABLE PRINT AND PRINT MEDIA OUTPUT

- |  |  |   |   |   |  |
|--|--|---|---|---|--|
| <p>① ALUMINUM STORE-FRONT "HICKORY"<br/>DEC-759-LRV35<br/>KYNAR MATCH TO DUNN-EDWARDS</p> <p>⑥ TEXTURED STUCCO "WEATHERED SADDLE"<br/>DE-5187 LRV44<br/>DUNN-EDWARDS</p> | <p>② TEXTURED STUCCO "MINERS DUST"<br/>DEC-786 LRV58<br/>DUNN-EDWARDS</p> <p>⑦ TEXTURED STUCCO "COYOTE"<br/>DE-5244 LRV37<br/>DUNN-EDWARDS</p> | <p>③ TEXTURED STUCCO "STEVEARENO BEIGE"<br/>DEC-766 LRV44<br/>DUNN-EDWARDS</p> <p>⑧ TEXTURED STUCCO "MEDALLION"<br/>DEC-729LRV38<br/>DUNN-EDWARDS</p> | <p>④ TEXTURED STUCCO "GRAHAM CRACKER"<br/>DE-6144 LRV37<br/>DUNN-EDWARDS</p> <p>⑨ TEXTURED STUCCO "NEWBURY PORT"<br/>DEC-705-LRV10<br/>DUNN-EDWARDS</p> | <p>⑤ TEXTURED STUCCO "FALLEN ROCK"<br/>DE-6389 LRV23<br/>DUNN-EDWARDS</p> <p>⑩ PAINTED METAL "GARNET EVENING"<br/>DEA-147 LRV7<br/>DUNN-EDWARDS</p> | <p>⑪ CULTURED STONE VENEER "ALDERWOOD"<br/>DRYSTACKED<br/>ELDORADO STONE CO.</p> |
|--|--|---|---|---|--|

**BUILDING 8 WEST ELEVATION**



OWNERSHIP OF DOCUMENTS: Issued and maintained for the use of the project. Any further use, reproduction, or distribution of this document without the written consent of the architect is prohibited. © 2016 BOLLINGER CONSULTING ARCHITECTS, INC.



OWNERSHIP OF DOCUMENTS: Issuance and registration for all related plans, drawings, reports and documents shall remain the property of BOLLINGER CONSULTING ARCHITECTS, INC. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of BOLLINGER CONSULTING ARCHITECTS, INC.



bcd  
companies

BOLLINGER  
CONSULTING  
ARCHITECTS, INC.  
Architecture Planning Interiors Project  
Management 1438 E. Indian School Rd.  
Phoenix, Arizona 85016  
Tel: (602) 954-8209 Fax: (602) 954-8077

RIO SALADO RETAIL  
- RETAIL DEVELOPMENT -  
S.W.C. OF E RIO SALADO PARKY & S SMITH ROAD  
TEMPE, ARIZONA 85281

REVISIONS

DATE:	06/30/2016
PROJ.#	156816
DESIGN:	-
DRAWN:	BG
CHECK:	KB
SCALE:	AS NOTED

RENDERINGS  
BLDG. 3A & 3B  
**A6.1**







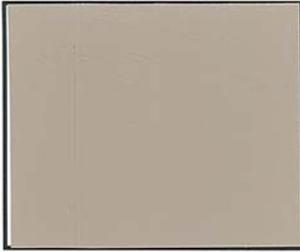
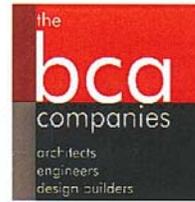
# MATERIAL SAMPLE BOARD

RIO SALADO RETAIL

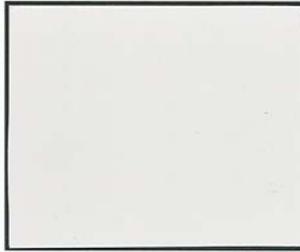
RETAIL DEVELOPMENT

S.W.C. OF E. RIO SALADO PKWY. & S. SMITH ROAD

TEMPE, AZ 85281



1) Kynar Finished Aluminum  
Dunn Edwards  
DEC759 'Hickory'



2) Stucco  
Dunn Edwards  
DEC786 'Miners Dust'



3) Stucco  
Dunn Edwards  
DEC766 'Steveareno Beige'



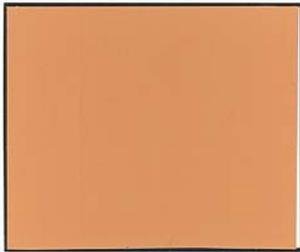
4) Stucco  
Dunn Edwards  
DF6144 'Graham Cracker'



5) Stucco  
Dunn Edwards  
DF6389 'Fallen Rock'



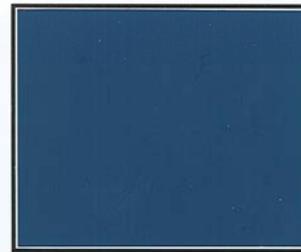
6) Stucco  
Dunn Edwards  
DE5187 'Weathered Saddle'



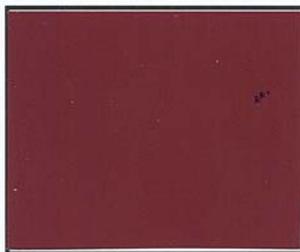
7) Stucco  
Dunn Edwards  
DE5249 'Coyote'



8) Stucco  
Dunn Edwards  
DEC729 'Medallion'



9) Stucco  
Dunn Edwards  
DE5881 'Newbury Port'



10) Painted Metal  
Dunn Edwards  
DEA147 'Garnet Evening'



11) Stone  
Eldorado Stone  
Alderwood



Stucco Finish

# COLOR PHOTOGRAPHS OF SITE

## **Project**

Rio Salado Retail - Retail Center  
S.W.C. Of E Rio Salado Pkwy & S Smith Road  
Tempe, Arizona 85281

## **Applicant**

Berry Riddell Llc  
Contact: Wendy R. Riddell, Esq.  
6750 E. Camelback Road, Suite 100  
Scottsdale, Arizona 85251  
Phone: (480) 682-3902  
Mobile: (602) 616-8771  
Fax: (480) 385-2757  
Email: wr@berryriddell.com

## **Developer / Owner**

Contact: Jeff Scanlon  
17929 N. 99th Street  
Scottsdale, Arizona 85255  
Phone: (602) 618-5205  
Email: jeffscanlon@stevejohnsondevelopment.com

## **Architect**

Bollinger Consulting Architects, Inc.  
Contact: Kevin Bollinger  
3428 E. Indian School Rd.  
Phoenix, Arizona 85018  
Tel: (602) 957-9205  
Fax: (602) 954-9577  
Email: info@bcaarch.com

Date: 06/30/2016



01. Northwest corner of subject site, looking North



02. Northwest corner of subject site, looking East



03. Northwest corner of subject site, looking South



04. Northwest corner of subject site, looking West



05. Midway between Northwest and Northeast corners of subject site, looking North



06. Midway between Northwest and Northeast corners of subject site, looking East



07. Midway between Northwest and Northeast corners of subject site, looking South



08. Midway between Northwest and Northeast corners of subject site, looking West



09. Northeast corner of subject site, looking North



10. Northeast corner of subject site, looking East



11. Northeast corner of subject site, looking South



12. Northeast corner of subject site, looking West



13. Southeast corner of subject site, looking North



14. Southeast corner of subject site, looking East



15. Southeast corner of subject site, looking South



16. Southeast corner of subject site, looking West



17. Midway between Southeast and Southwest corners of subject site, looking North



18. Midway between Southeast and Southwest corners of subject site, looking East



19. Midway between Southeast and Southwest corners of subject site, looking South



20. Midway between Southeast and Southwest corners of subject site, looking West



21. Southwest corner of subject site, looking North



22. Southwest corner of subject site, looking East



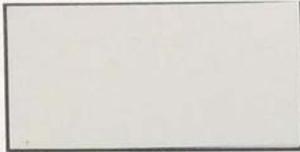
23. Southwest corner of subject site, looking South



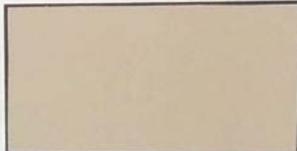
24. Southwest corner of subject site, looking West

# MATERIAL SAMPLE BOARD

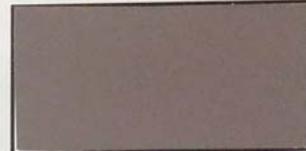
RIO SALADO RETAIL  
RETAIL DEVELOPMENT  
S.W.C. OF E. RIO SALADO PKWY. & S. SMITH ROAD  
TEMPE, AZ 85281



A) Stucco - Dunn Edwards  
DEC786 'Miners Dust'



B) Stucco - Dunn Edwards  
DEC766 'Steveareno Beige'



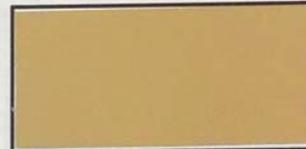
C & D) Stucco - Dunn Edwards  
DEC6389 'Fallen Rock'



E) Stucco - Dunn Edwards  
DE5187 'Weathered Saddle'



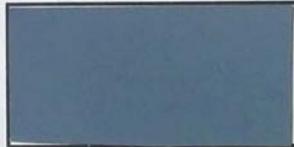
F) Stucco - Dunn Edwards  
DE5249 'Coyote'



G) Stucco - Dunn Edwards  
DEC729 'Medallion'



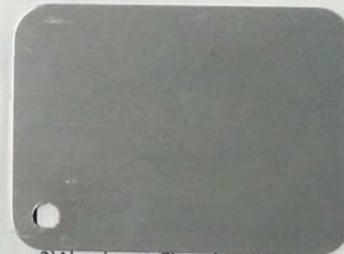
H) Stucco - Dunn Edwards  
DE5936 'Graphite'



I) Stucco - Dunn Edwards  
DE5823 'Mica Creek'



Stucco Finish



3) Aluminum, Clear Anodized

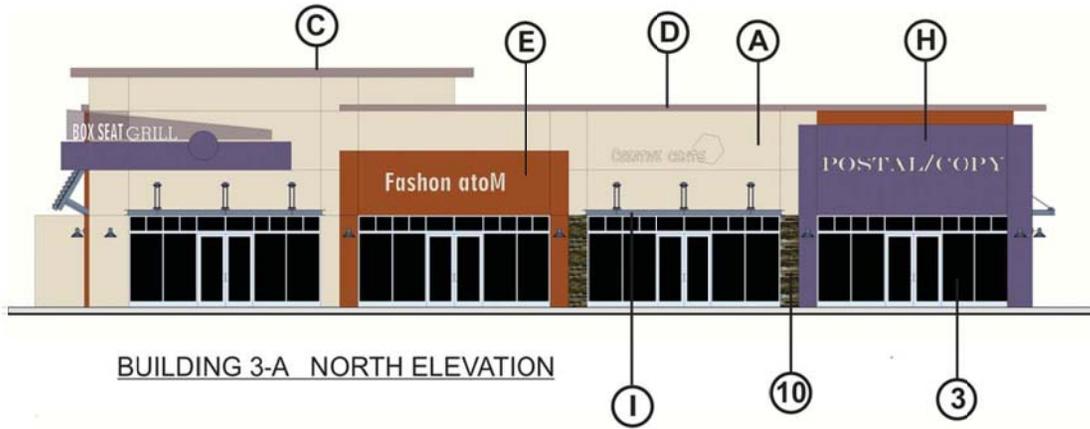
10&11) Daltile, River Marble  
Collection, Smokey River RM94,  
Polished (10) or Unpolished (11)



Color: Huntington Gray



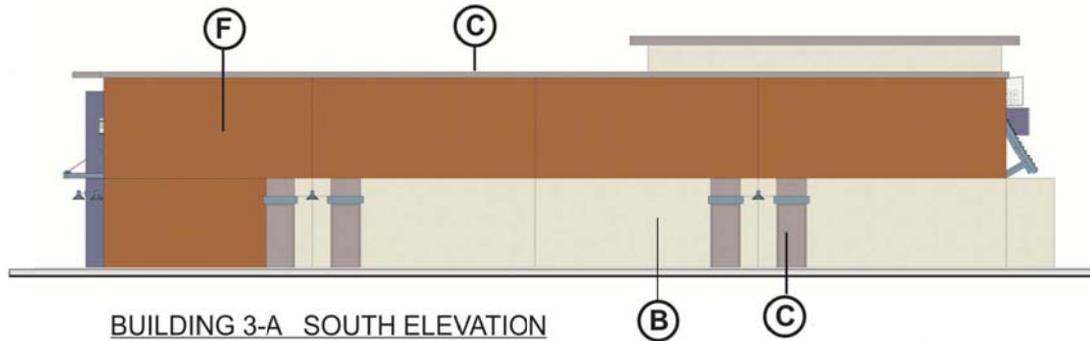
2)  
Color: Huntington Gray



BUILDING 3-A NORTH ELEVATION



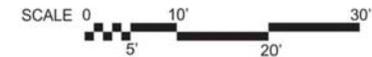
BUILDING 3-A EAST ELEVATION



BUILDING 3-A SOUTH ELEVATION



BUILDING 3-A WEST ELEVATION



**EXTERIOR COLOR AND MATERIAL LEGEND**

COLOR AND MATERIAL INDICATION MAY VARY FROM ACTUAL COLOR AND MATERIAL SAMPLES DUE TO GRAPHIC LIMITATIONS AND VARIABLE PRINT AND PRINT MEDIA OUTPUT

- (A)** TEXTURED STUCCO "MINERS DUST" DEC-786 LRV58 DUNN-EDWARDS
- (B)** TEXTURED STUCCO "STEVEARENO BEIGE" DEC-766 LRV44 DUNN-EDWARDS
- (C)(D)** TEXTURED STUCCO "FALLEN ROCK" DE-6389 LRV23 DUNN-EDWARDS
- (E)** TEXTURED STUCCO "WEATHERED SADDLE" DE-5187 LRV44 DUNN-EDWARDS
- (F)** TEXTURED STUCCO "COYOTE" DE-5244 LRV37 DUNN-EDWARDS
- (G)** TEXTURED STUCCO "MEDALLION" DEC-729LRV38 DUNN-EDWARDS
- (H)** TEXTURED STUCCO "GRAPHITE" DE-5936-LRV13 DUNN-EDWARDS
- (I)** TEXTURED STUCCO "MICA CREEK" DE-5823-LRV20 DUNN-EDWARDS
- (3)** ALUMINUM STORE-FRONT CLEAR ANODIZED FINISH WITH ARCHITECTURAL CLEAR GLAZING
- (2)** MASONRY VENEER OVER EXTERIOR WALL MFR: TRENWYTH, COLOR: "HUNTINGTON GRAY" (2) COURSES RUNNING BOND 4"X8"X16" 'TRENSTONE' GROUND FACE MASONRY VENEER (1) COURSE RUNNING BOND 4"X4"X16" 'MESASTONE' TEXTURED FACE MASONRY VENEER
- (10)** COLOR BODY CERAMIC TILE PLANK SIZE 6"X24" MFR: DAL TILE, 'RIVER MARBLE' COLLECTION, COLOR: 'SMOKY RIVER' POLISHED, APPLIED HORIZONTALLY WITH RANDOM VERTICAL JOINTS
- (11)** COLOR BODY CERAMIC TILE PLANK SIZE 6"X24" MFR: DAL TILE, 'RIVER MARBLE' COLLECTION, COLOR: 'SMOKY RIVER' UNPOLISHED.

OWNERSHIP OF DOCUMENTS: The undersigned and their successors shall retain the ownership of the architectural drawings and specifications for the project. Any copies, reproduction, or distribution of these drawings and specifications without the written consent of the undersigned is strictly prohibited. The undersigned shall not be held responsible for any errors or omissions in these drawings and specifications. The undersigned shall not be held responsible for any construction delays or cost overruns caused by the owner or any third party. The undersigned shall not be held responsible for any construction defects or damage to the project. The undersigned shall not be held responsible for any construction safety issues. The undersigned shall not be held responsible for any construction environmental issues. The undersigned shall not be held responsible for any construction legal issues. The undersigned shall not be held responsible for any construction insurance issues. The undersigned shall not be held responsible for any construction tax issues. The undersigned shall not be held responsible for any construction other issues.

**bcd**  
companies

**BOLLINGER CONSULTING ARCHITECTS, INC.**  
Architecture Planning Interior Project Management 3425 E. Indian School Rd. Phoenix, Arizona 85018  
Tel: (602) 954-8209 Fax: (602) 954-8077

RIO SALADO RETAIL - RETAIL DEVELOPMENT - S.W.C. OF E RIO SALADO PARKY & S SMITH ROAD TEMPE, ARIZONA 85281

REVISIONS

DATE:	09/02/2016
PROJ.#:	156816
DESIGN:	-
DRAWN:	BG
CHECK:	KB
SCALE:	AS NOTED

**COLOR ELEVATIONS BLDG. 3A**

# A5.1





Design Element-1

Design Element-2

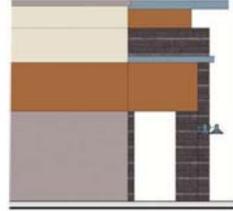
Design Element-3

Design Element-4

Design Element-5



Design Element-6



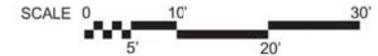
Design Element-7



Design Element-8



Design Element-9



**EXTERIOR COLOR AND MATERIAL LEGEND**

COLOR AND MATERIAL INDICATION MAY VARY FROM ACTUAL COLOR AND MATERIAL SAMPLES DUE TO GRAPHIC LIMITATIONS AND VARIABLE PRINT AND PRINT MEDIA OUTPUT

**Design Theme Elements for Rio Salado Retail Development**

<p><b>(A)</b> TEXTURED STUCCO "MINERS DUST" DEC-786 LRV58 DUNN-EDWARDS</p>	<p><b>(C)(D)</b> TEXTURED STUCCO "FALLEN ROCK" DE-6389 LRV23 DUNN-EDWARDS</p>	<p><b>(F)</b> TEXTURED STUCCO "COYOTE" DE-5244 LRV37 DUNN-EDWARDS</p>	<p><b>(H)</b> TEXTURED STUCCO "GRAPHITE" DE-5936-LRV13 DUNN-EDWARDS</p>	<p><b>(3)</b> ALUMINUM STORE-FRONT CLEAR ANODIZED FINISH WITH ARCHITECTURAL CLEAR GLAZING</p>	<p><b>(2)</b> MASONRY VENEER OVER EXTERIOR WALL MFR: TRENWYTH, COLOR: "HUNTINGTON GRAY" (2) COURSES RUNNING BOND 4"X8"X16" 'TRENSTONE' GROUND FACE MASONRY VENEER (1) COURSE RUNNING BOND 4"X4"X16" 'MESASTONE' TEXTURED FACE MASONRY VENEER</p>	<p><b>(10)</b> COLOR BODY CERAMIC TILE PLANK SIZE 6"X24" MFR: DAL TILE, 'RIVER MARBLE' COLLECTION, COLOR: 'SMOKY RIVER' POLISHED, APPLIED HORIZONTALLY WITH RANDOM VERTICAL JOINTS</p>	<p><b>(11)</b> COLOR BODY CERAMIC TILE PLANK SIZE 6"X24" MFR: DAL TILE, 'RIVER MARBLE' COLLECTION, COLOR: 'SMOKY RIVER' UNPOLISHED.</p>
<p><b>(B)</b> TEXTURED STUCCO "STEVEARENO BEIGE" DEC-766 LRV44 DUNN-EDWARDS</p>	<p><b>(E)</b> TEXTURED STUCCO "WEATHERED SADDLE" DE-5187 LRV44 DUNN-EDWARDS</p>	<p><b>(G)</b> TEXTURED STUCCO "MEDALLION" DEC-729LRV38 DUNN-EDWARDS</p>	<p><b>(I)</b> TEXTURED STUCCO "MICA CREEK" DE-5823-LRV20 DUNN-EDWARDS</p>				

OWNERSHIP OF DOCUMENTS: All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.

**bcd**  
companies

**BOLLINGER CONSULTING ARCHITECTS, INC.**  
Architecture Planning Interior Project Management 5412 E. Indian School Rd. Phoenix, Arizona 85018  
Tel: (602) 954-9229 Fax: (602) 954-9277

RIO SALADO RETAIL - RETAIL DEVELOPMENT - S.W.C. OF E RIO SALADO PARKY & S SMITH ROAD TEMPE, ARIZONA 85281

DATE:	09/02/2016
PROJ.#:	156816
DESIGN:	-
DRAWN:	BG
CHECK:	KB
SCALE:	AS NOTED

**DESIGN THEME ELEMENTS**

**A7.1**







