

PLANNED AREA DEVELOPMENT OVERLAY RIO & MCCLINTOCK

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

OWNER AUTHORIZATION

AZIZ LLC:

BY: _____
SIGNATURE

DATE _____

ITS: _____

ACKNOWLEDGEMENT

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

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

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

OWNER AUTHORIZATION

DA-OB LLC:

BY: _____
SIGNATURE

DATE _____

ITS: _____

ACKNOWLEDGEMENT

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

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

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13, FROM WHICH A BRASS CAP FLUSH, MARKING THE INTERSECTION OF RIO SALADO PARKWAY AND INDUSTRIAL DRIVE, BEARS NORTH 89 DEGREES 33 MINUTES 00 SECONDS EAST, A DISTANCE OF 870.14 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 00 SECONDS EAST, ALONG THE CENTERLINE OF SAID RIO SALADO PARKWAY, A DISTANCE OF 220.01 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 09 SECONDS WEST, DEPARTING SAID CENTERLINE OF RIO SALADO PARKWAY, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF RIO SALADO PARKWAY AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 33 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 509.04 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY, SOUTH 00 DEGREES 36 MINUTES 14 SECONDS EAST, A DISTANCE OF 286.80 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 46 SECONDS WEST, A DISTANCE OF 502.42 FEET; THENCE NORTH 45 DEGREES 16 MINUTES 03 SECONDS WEST, A DISTANCE OF 14.06 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 09 SECONDS EAST, A DISTANCE OF 277.98 FEET THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 146.674 SQUARE FEET OR 3.367 ACRES, MORE OR LESS.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE
ON THIS _____ DAY OF _____, 20__.

DS 220725

OWNERS

AZIZ LLC
1817 E. RIO SALADO PKWY
TEMPE, AZ 85281

DA-OB LLC
650 N. 6TH AVE. STE. B
PHOENIX, AZ 85003

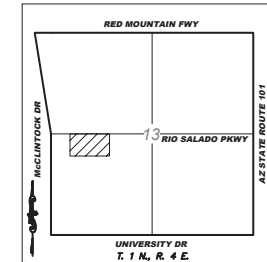
DEVELOPER

FORE GREEN DEVELOPMENT
16427 N SCOTTDALE RD, STE 250
SCOTTDALE, AZ 85254

PROJECT DATA

DEVELOPMENT STANDARDS	MU-4 PAD PROVIDED
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY - URBAN CORE (>65 DU/AC)
SITE AREA (GROSS)	146,673 SF, 3.37 AC
SITE AREA (NET)	146,673 SF, 3.37 AC
DENSITY	101.8 DU/AC
DWELLING QUANTITY	243
BEDROOMS	469
BUILDING HEIGHT	88 FT
BUILDING STEEPBACK	NO
BUILDING LOT COVERAGE	87%
SITE LANDSCAPE COVERAGE	12% ON G+1F (+19% ON 3RD FLOOR)
BUILDING SETBACKS	
FRONT (NORTH, RIO SALADO PKWY)	22 FT
SIDE (WEST)	13 FT
SIDE (EAST)	33 FT
REAR (SOUTH)	9 FT
FRONT-PARKING	NOT APPLICABLE
VEHICLE PARKING QUANTITY	
STUDIO (13)	41 SPACES (3/UNIT)
1-BED UNIT (191 INCL. 5 LIVE-WORK)	196 SPACES (2/UNIT)
2-BED UNIT (86)	172 SPACES (2/UNIT)
3-BED UNIT (20)	42 SPACES (2.1/UNIT)
GUEST (343)	53.9 SPACES (0.157/UNIT)
RETAIL	11.1 SPACES (1/300SF)
LIVE WORK UNITS (OFFICE AREA)	6.1 SPACES (1/300SF)
TOTAL	522 SPACES
BICYCLE PARKING QUANTITY	
STUDIO (13)	30.8 SPACES (0.75/UNIT)
1-BED UNIT (191 INCL. 5 LIVE-WORK)	147 SPACES (0.75/UNIT)
2-BED UNIT (86)	64.5 SPACES (0.75/UNIT)
3-BED UNIT (20)	20 SPACES (1/UNIT)
GUEST (343)	68.6 SPACES (0.2/UNIT)
RETAIL	4 SPACES (1/7,500SF, 4 MIN.)
LIVE WORK UNITS (OFFICE AREA)	4 SPACES (1/7,500SF, 4 MIN.)
TOTAL	339
USES	
RETAIL	3,324 NSF / 3,642 GSF
DWELLING UNITS	202,893 NSF / 357,916 GSF
LIVE-WORK UNITS (RESIDENTIAL)	4,203 NSF / 8,427 GSF
LIVE-WORK UNITS (OFFICE)	1,830 SF NET & GROSS
LEASING & AMENITIES	17,623 NET & GROSS
GARAGE	193,009 NSF / 193,343 GSF
CS SERVICE ROOMS	85,179 SF NET & GROSS
TOTAL	529,061 NSF / 598,960 SF

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD 220014

GENERAL NOTES:

1. PARKING ANALYSIS DATED AUGUST __, 2022 USED TO JUSTIFY VEHICLE PARKING RATIOS.

REC 220092

PAD 220014

DS 220725



EDI International, PC.
3250 Briarpark Dr.
Suite 140
Houston, TX 77042
Phone: (713) 375-1400
Fax: (713) 375-1600
www.EDI-International.com
TEXAS CALIFORNIA NEW YORK

RIO & MCCLINTOCK
001 E RIO SALADO PKWY, TEMPE, AZ
FORE GREEN DEVELOPME



EXPIRES: 06/30/2023
ARCHITECT: Britten L. Perkins
LICENSE NO.: 43347
COMPANY: EDI International, Inc.
CORP. ID #: 16645-0

[illegible]

Project No. 22024
Issued: CITY SUBMITTAL

DRAWING TITLE

AD COVER SHEET

Scale:

DRAWING NUMBER.

G010

COVER SHEET

EDI International, PC.
3250 Briarpark Dr.
Suite 140
Houston, TX 77042
Phone: (713) 375-1400
Fax: (713) 375-1600
www.EDI-International.com
TEXAS CALIFORNIA NEW YORK



REC 220092

FORE GREEN DEVELOPMENT

EXPIRES: 06/30/2023
ARCHITECT: Britten L. Perkins
LICENSE NO.: 43347
COMPANY: EDI International, Inc.
CORP. ID #: 16645-0

[illegible]

Project No.	22024
Issued:	CITY SUBMITTAL
Issue Date:	08/29/2022
DRAWING TITLE	

PAD OVERLAY SITE PLAN

scale: 1" = 30'-0"

G011

ROAD OVERLAY SITE PLAN

THE PROJECT IS A "PODIUM" STYLE BUILDING, WITH 1 STORY BASEMENT AND 6 STORIES ABOVE GROUND. TYPE IA CONSTRUCTION ON BASEMENT, FIRST AND SECOND LEVEL, TYPE VA CONSTRUCTION ON THIRD TO SIXTH LEVEL.

APPLICANT:
FORE GREEN DEVELOPMENT
ADDRESS: 16427 N Scottsdale Rd, Ste 250
Scottsdale, AZ 85254
PHONE NUMBER: 480-588-0884
CONTACT: Jeff Kern
E-MAIL: jkern@foreproperty.com

PROJECT ADDRESS AND PARCEL NUMBER:
1817 E RIO SALADO PKWY, TEMPE, AZ, 85281
132-41-036A; 132-41-037A; 132-41-038; 132-41-039; 132-41-040

GENERAL PLAN PROJECTED LAND USE:
MIXED-USE

GENERAL PLAN PROJECTED DENSITY:
HIGH DENSITY - URBAN CORE (>65DU/AC)

LOT COVERAGE	
REQUIRED:	87%
PROPOSED:	COVERAGE: 76% (111,464 / 146,673)

UNIT MIX	
STUDIO	41
1 BED	191
2 BED	86
3 BED	20
LIVE-WORK	5
TOTAL UNIT	343
TOTAL BEDROOM	469
TOTAL LW OFFICE	5

VEHICLE PARKING			
REQUIRED:	NO. OF UNITS	REQ. RATIO	REQ. SPACE
STUDIO	41	1/UNIT	41
1 BED	196	1/UNIT	196
2 BED	86	2/UNIT	172
3 BED	20	2.1/UNIT	42
GUEST	343	0.157/UNIT	53.9
RETAIL (NET)	3,324 SF	1/300 SF	11.1
OFFICE IN LW UNITS (NET)	1,830 SF	1/300 SF	6.1
TOTAL REQUIRED			522

PARKING RATIO PER UNIT	1,52
PARKING RATIO PER BED	1,11

PROVIDED:	
PARKING GARAGE	174@GF; 153@2F
SURFACE	12
TOTAL PROVIDED	339

RESIDENTIAL: VA
PODIUM: IA

RESIDENTIAL	NPFA 13
GARAGE	NPFA 13

RESIDENTIAL BUILDING:	385,796 SF
GARAGE & SERVICES:	201,522 SF
RETAIL:	3,642 SF
TOTAL:	590,960 SF

REQUIRED: 88
PROPOSED: 79' 10" (TO HIGHEST POINT)

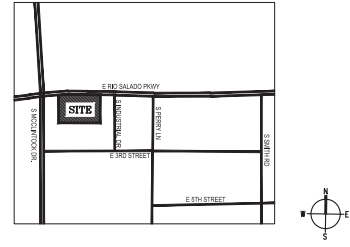
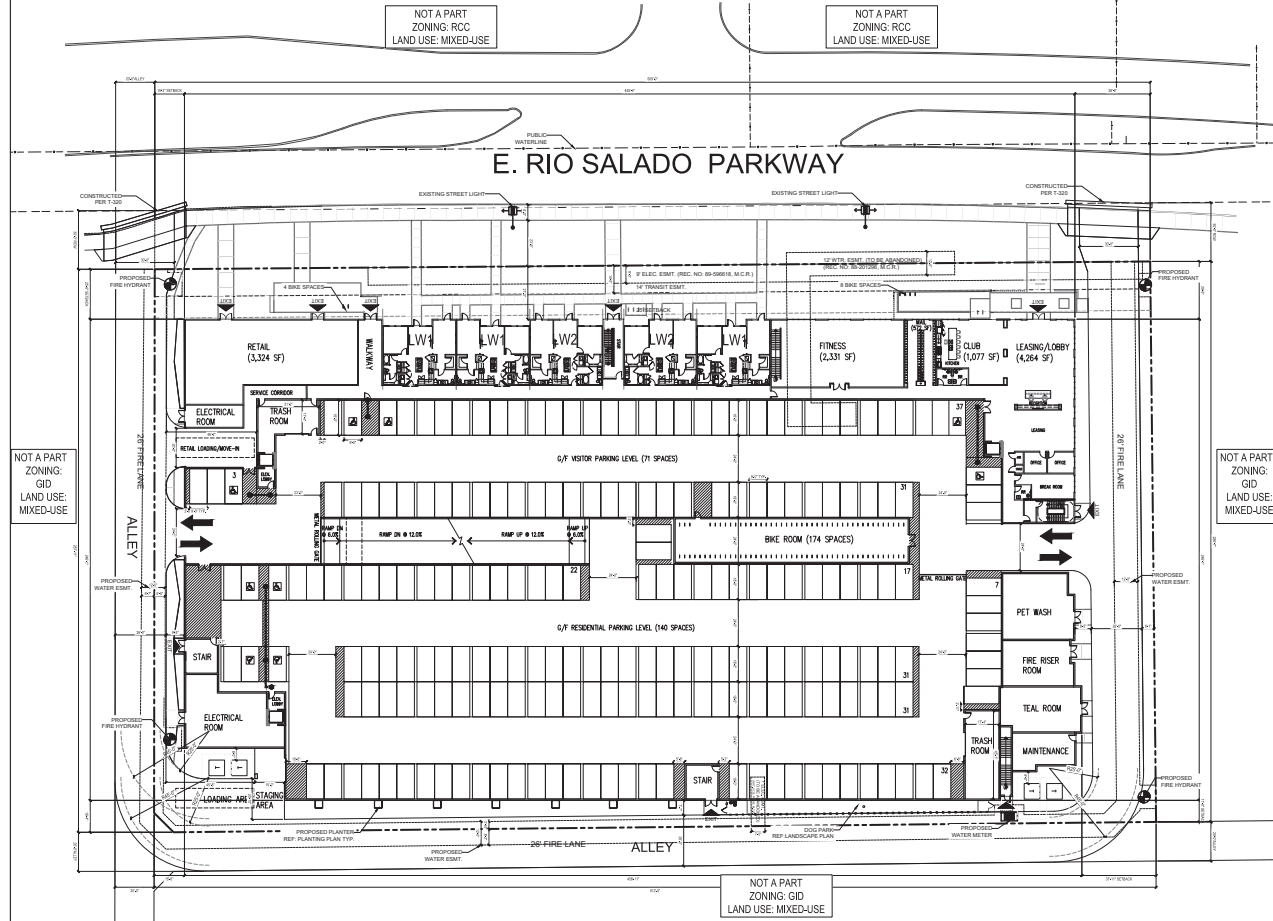
REQUIRED: 12%
PROPOSED: 14% (20,633/ 146,673 SF)
+19.3% @ 3F (28,368/ 146,673 SF)
33.3% IN TOTAL (49,001/146,673 SF)

RETAIL:	3,642 SF
DWELLING UNITS:	366,343 SF
OFFICE IN LW UNITS:	1,830 SF
LEASING &AMENITIES:	17,623 SF
GARAGE&SERVICES:	201,522 SF
TOTAL:	590,960 SF

RESIDENTIAL BUILDING: NFPA 13 SPRINKLER SYSTEM PROVIDED
GARAGE: NFPA 13 SPRINKLER SYSTEM PROVIDED
RETAIL: NFPA 13 SPRINKLER SYSTEM PROVIDED

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 27 NORTH, RANGE 10 EAST OF THE 6TH AND 5TH
RIVER BASES AND MERIDIAN, MARICOPA COUNTY, ARIZONA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID
SECTION 13, FROM WHICH A BRASS CAP FLUSH, MARKING THE
WEST QUARTER CORNER OF SAID SALADO PARKWAY AND INDUSTRIAL
DRIVE, BEARS NORTH 89 DEGREES 33 MINUTES 00 SECONDS EAST,
A DISTANCE OF 87.014 FEET;
THENCE NORTH 89 DEGREES 33 MINUTES 00 SECONDS EAST,
ALONG THE CENTERLINE OF SAID RIO SALADO PARKWAY, A
DISTANCE OF 220.01 FEET;
THENCE SOUTH 00 DEGREES 04 MINUTES 09 SECONDS WEST,
DEPARTING SAID CENTERLINE OF RIO SALADO PARKWAY, A
DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT
WAY OF RIO SALADO PARKWAY AND THE POINT OF
BEGINNING;
THENCE NORTH 89 DEGREES 33 MINUTES 00 SECONDS EAST,
ALONG SAID SOUTHERLY RIGHT WAY, A DISTANCE OF 50.094
FEET;
THENCE DEPARTING SAID SOUTHERLY RIGHT WAY, SOUTH 00
DEGREES 36 MINUTES 14 SECONDS EAST, A DISTANCE OF 286.60
FEET;
THENCE SOUTH 89 DEGREES 23 MINUTES 46 SECONDS WEST, A
DISTANCE OF 502.42 FEET;
THENCE NORTH 45 DEGREES 16 SECONDS 03 SECONDS WEST, A
DISTANCE OF 14.06 FEET;
THENCE NORTH 00 DEGREES 04 MINUTES 09 SECONDS EAST,
A DISTANCE OF 27.86 FEET TO THE POINT OF BEGINNING. SAID
PARCEL CONTAINS 145.674 SQUARE FEET OR 3,367 ACRES,
MORE OR LESS.

 PROPERTY LINE
 EASEMENT
 ACCESSIBLE PARKING
 BUILDING ENTRANCE/EXIT
 ACCESSIBLE ROUTE
 EXISTING FIRE HYDRANT
 PROPOSED FIRE HYDRANT



VICINITY MAP



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TEXAS CALIFORNIA NEW YORK

RIO & MCCLINTOCK
1001 E RIO SALADO PKWY, TEMPE, AZ
FORE GREEN DEVELOPMENT



EXPIRES: 06/30/2023
ARCHITECT: Britten L. Perkins
LICENSE NO.: 43347
COMPANY: EDI International, Inc.
CORP. ID #: 16645-0

[illegible]

Project No. 22024
Issued: CITY SUBMITTAL
Issue Date: 08/29/2023

DRAWING TITLE

SITE PLAN

Scale: 1" = 30'-0"

A100
SITE PLAN



RIO & MCCLINTOCK
1801 E RIO SALADO PKWY, TEMPE, AZ 85281
FORE GREEN DEVELOPMENT



EXPIRES: 06/30/2023
ARCHITECT: Britten L. Perkins
LICENSE NO.: 43347
COMPANY: EDI International, Inc.
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[illegible]

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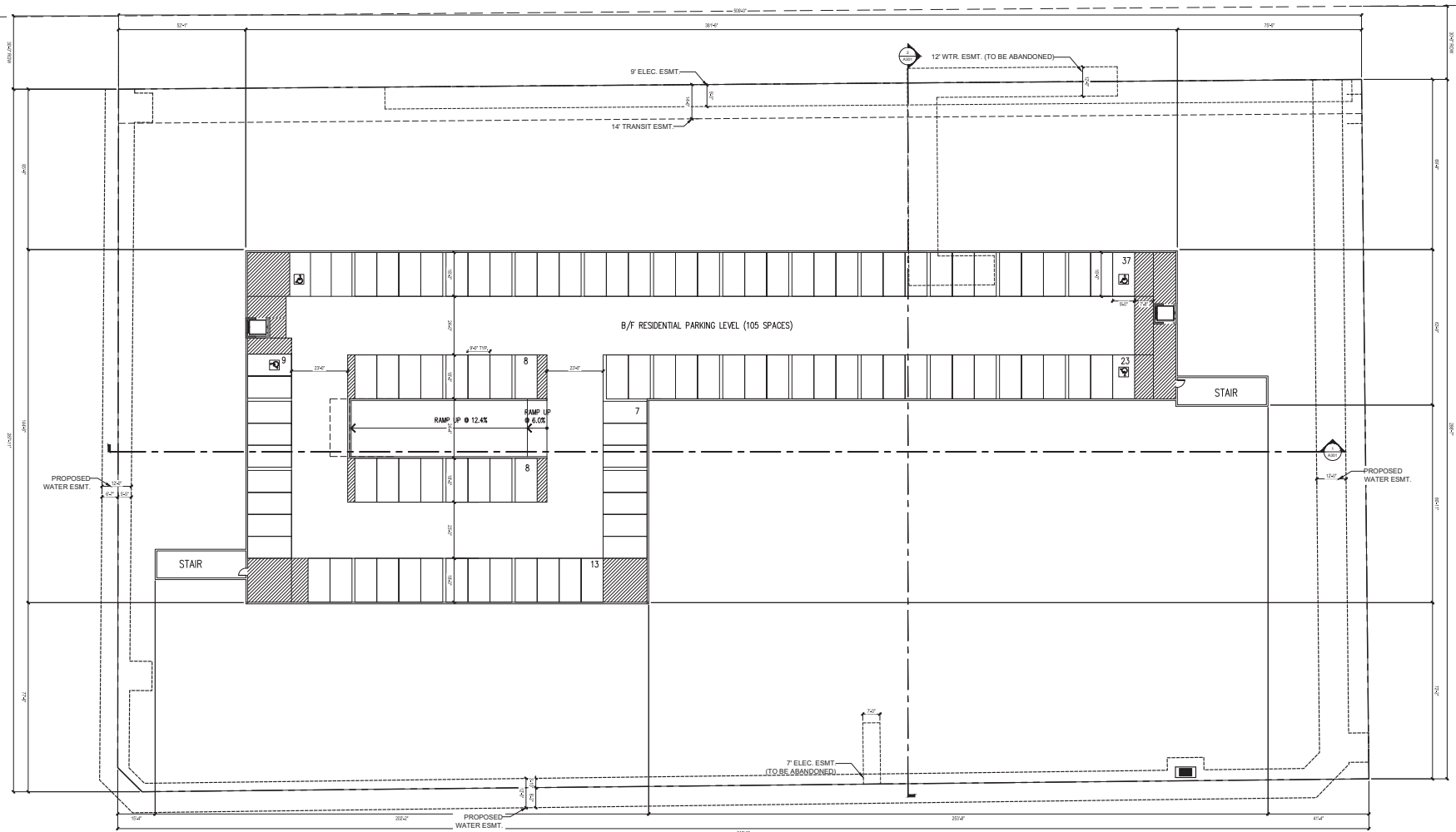
DRAWING TITLE

BUILDING PLAN

Scale: 1" = 20'-0"

A101

BUILDING PLAN



BASEMENT FLOOR PLAN	1
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RIO & MCCLINTOCK
1801 E RIO SALADO PKWY, TEMPE, AZ
FORE GREEN DEVELOPME



EXPIRES: 06/30/2023
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LICENSE NO.: 43347
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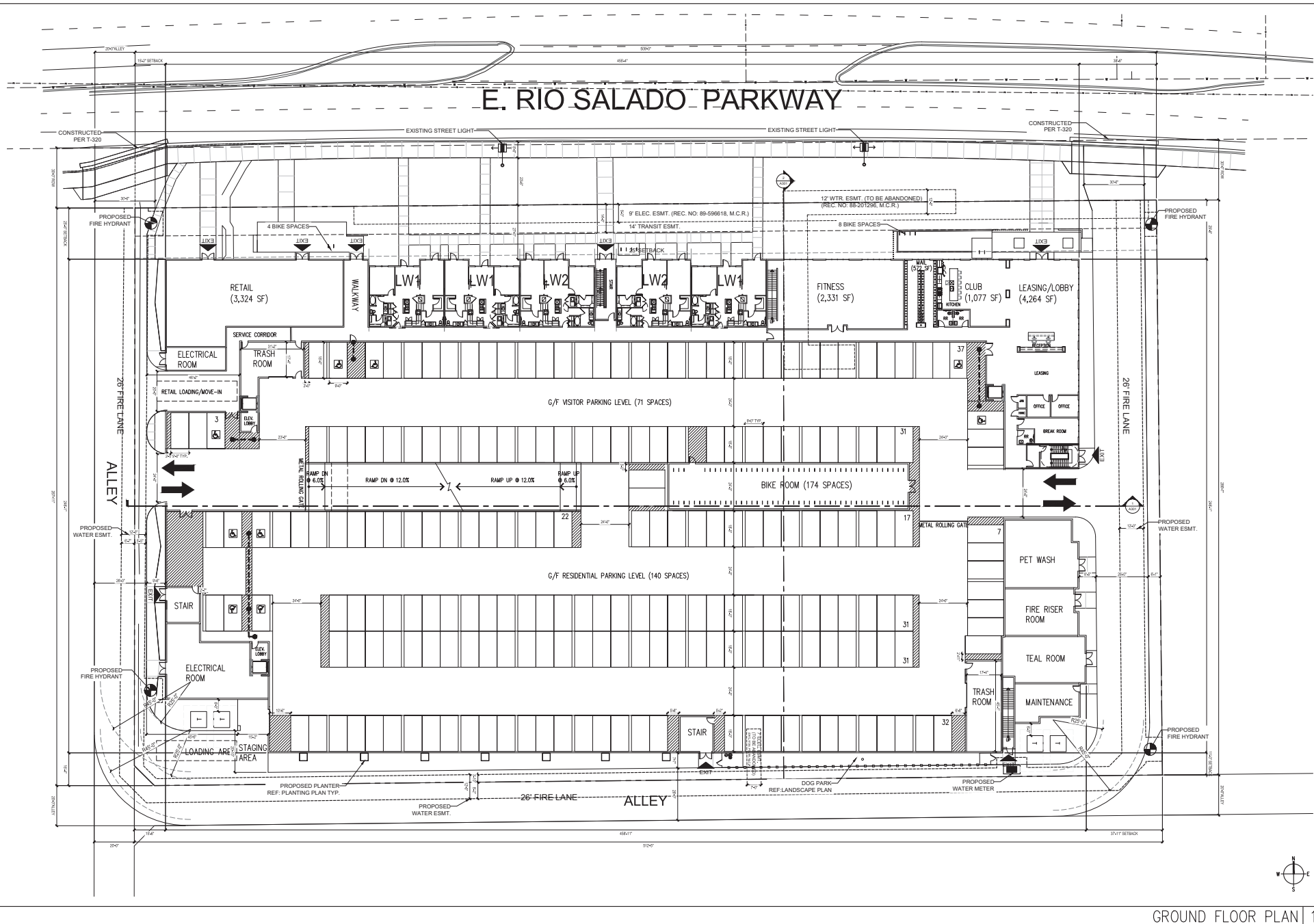
Project No.	22024
Issued:	CITY SUBMITTAL
Issue Date:	08/29/2022
DRAWING TITLE	

BUILDING PLAN

Scale: 1" = 20'-0"

A102

BUILDING PLAN





001 E RIO SALADO PKWY , TEMPE, AZ 85281

FORE GREEN DEVELOPMENT



EXPIRES: 06/30/2023
ARCHITECT: Britten L. Perkins
LICENSE NO.: 43347
COMPANY: EDI International, Inc.
CORP. ID #: 16645-0

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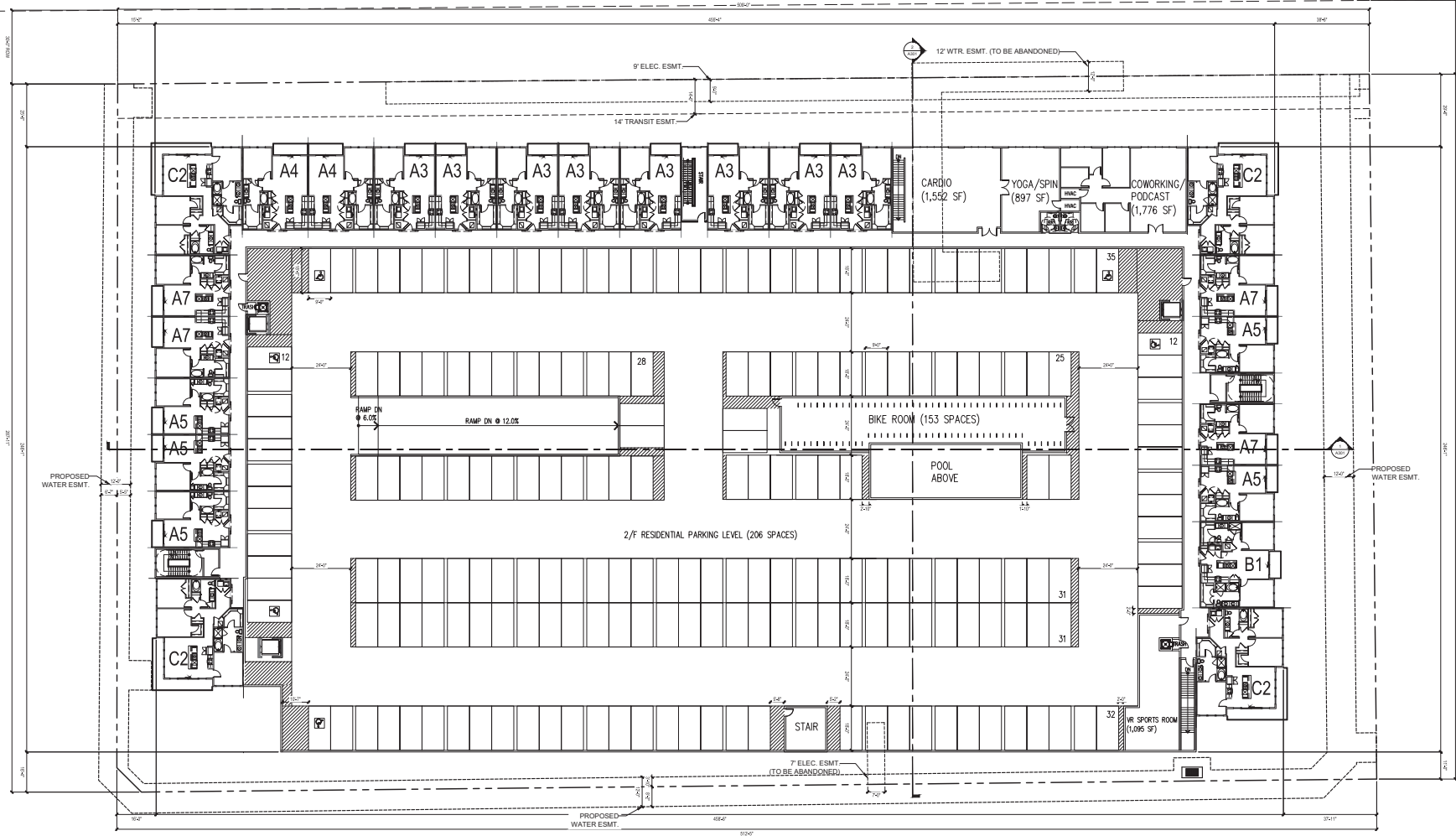
Project No. 22024
Issued: CITY SUBMITTAL
Issue Date: 08/29/2022

DRAWING TITLE

BUILDING PLAN

Scale: 1" = 20'-0"

A103
BUILDING PLAN



2ND FLOOR PLAN	1
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FORE GREEN DEVELOPMENT



EXPIRES: 06/30/2023
ARCHITECT: Britten L. Perkins
LICENSE NO.: 43347
COMPANY: EDI International, Inc.
EXP. D #: 16645-0

[illegible]

Project No.	22024
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DRAWING TITLE

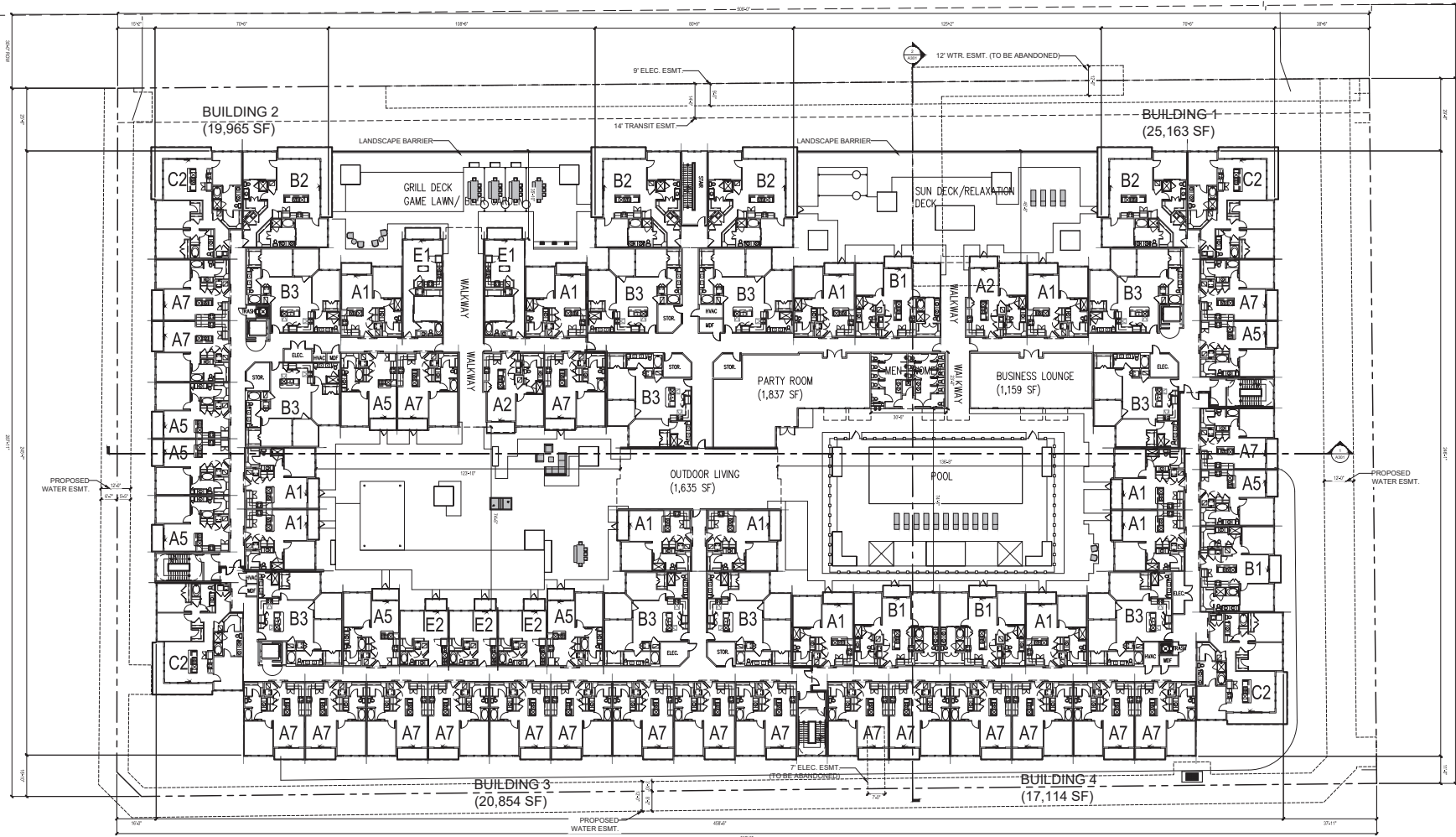
BUILDING PLAN

Scale: 1" = 20'-0"

A104



3RD FLOOR PLAN	1
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RIO & MCCLINTOCK
1801 E RIO SALADO PKWY, TEMPE, AZ 85281
FORE GREEN DEVELOPMENT



EXPIRES: 06/30/2023
 ARCHITECT: Britten L. Perkins
 LICENSE NO.: 43347
 COMPANY/ED: International, Inc.
 ORP, D #: 16645-0

[illegible]

Project No. 22024
Issued: CITY SUBMITTAL
Issue Date: 08/29/2022

DRAWING TITLE

BUILDING PLAN

Scale: 1" = 20'-0"

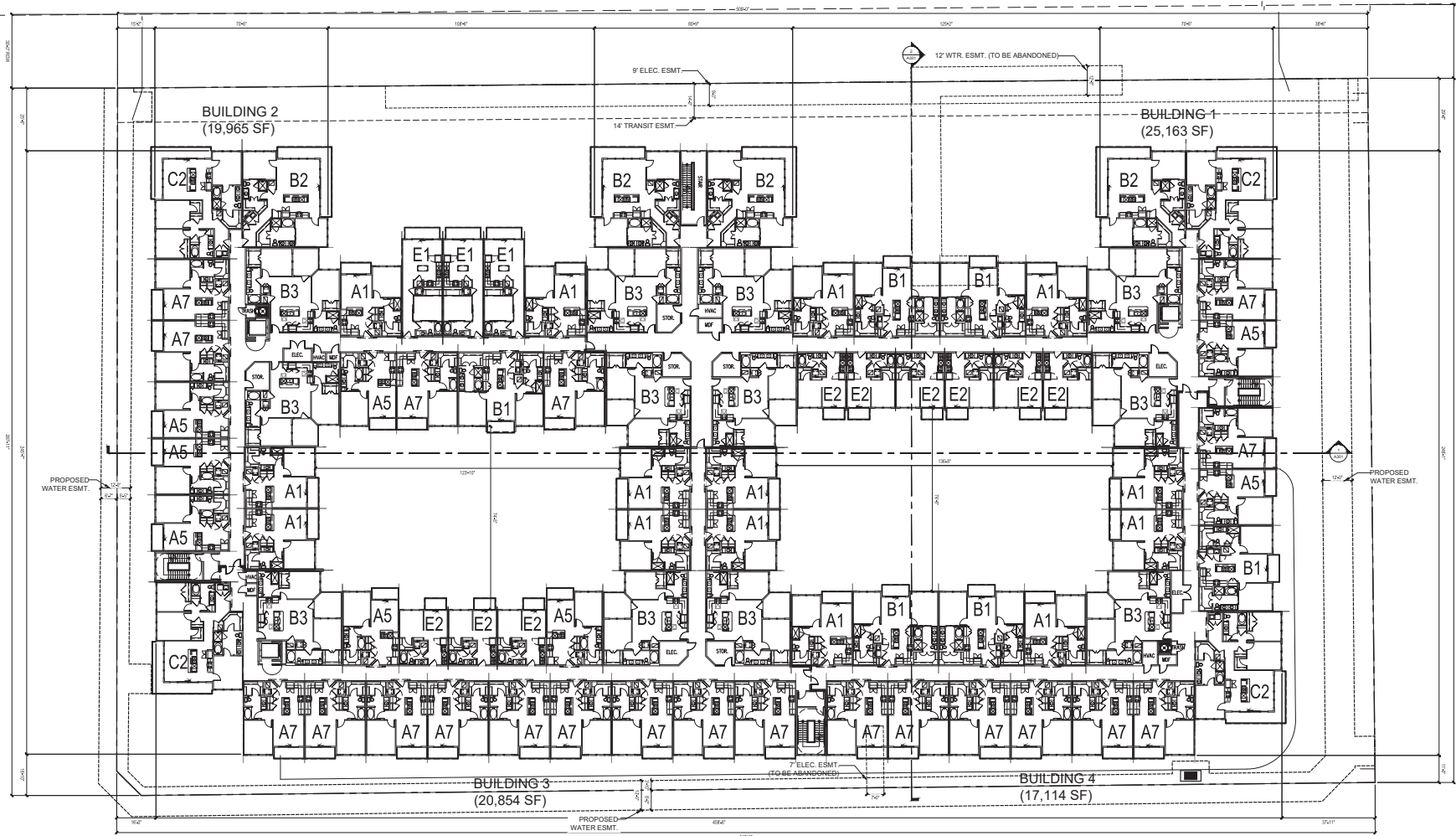
A105

A105

BUILDING PLAN



4-6TH FLOOR PLAN | 1





RIO & MCCLINTOCK
1801 E RIO SALADO PKWY, TEMPE, AZ 85281
FORE GREEN DEVELOPMENT



EXPIRES: 06/30/2023
 ARCHITECT: Britten L. Perkins
 LICENSE NO.: 43347
 COMPANY/ED: International, Inc.
 ORP, D #: 16645-0

[illegible]

Project No.	22024
Issued:	CITY SUBMITTAL
Issue Date:	08/29/2022

DRAWING TITLE

BUILDING PLAN

scale: 1" = 20'-0"

A107

ROOF PLAN



ROOF PLAN	1
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BUILDING SIZE:
588,723 SF

BUILDING HEIGHT FROM SURFACE OF FIRE LANE:
79'-10"

FIRE SPRINKLER:
- R-2 (APARTMENTS), CONST. TYPE VA, NFPA 13 SPRINKLER
- A-3 (LEASING/AGENCIES), CONST. TYPE IA, NFPA 13 SPRINKLER
- S-2 (OPEN PARKING GARAGE), NFPA 13 SPRINKLER

STANDPIPE SYSTEM: YES



LEGEND



FIRE ACCESS PLAN 1" = 30'-0"



RIO & MCCLINTOCK
1801 E RIO SALADO PKWY, TEMPE, AZ 85281
FORE GREEN DEVELOPMENT



EXPIRES: 06/30/2023
ARCHITECT: Britten L. Perkins
LICENSE NO.: 43347
COMPANY: EDI International, Inc.
CORP. ID #: 16645-0

[illegible]

Project No.	22024
Issued:	CITY SUBMITTAL
Issue Date:	08/29/2022
DRAWING TITLE	

DRAWING TITLE

FIRE ACCESS PLAN

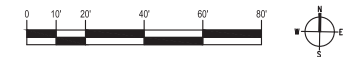
Scale: 1" = 30'-0"

DRAWING NUMBER

A110

FIRE ACCESS PLAN

TRASH EQUIPMENT SCHEDULE				
TYPE MARK	MANUFACTURER	MODEL	COUNT	COMMENTS
COMP-1		TRASH COMPACTOR	2	
TCHU-1		TRASH CHUTE	2	
ON-1		ORDER NEUTRALIZER	2	
TUG-1		WASTE CADDY GARBAGE CONTAINER MOVER	2	
TCON-1		2 CY BIN	14	



SOLID WASTE PLAN 1" = 20'-0"

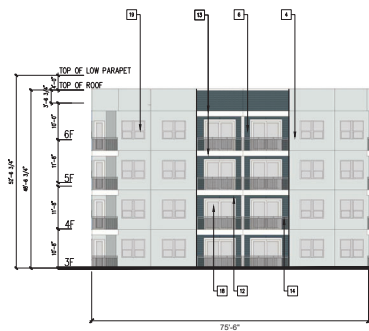


TRASH EQUIPMENT SCHEDULE			
TYPE MARK	MANUFACTURER	MODEL	COUNT
COMP-1		TRASH COMPACTOR	2
TCHU-1		TRASH CHUTE	2
ON-1		ORDER NEUTRALIZER	2
TUG-1		WASTE CADDY GARBAGE CONTAINER MOVER	2
TCON-1		2 CY BIN	14

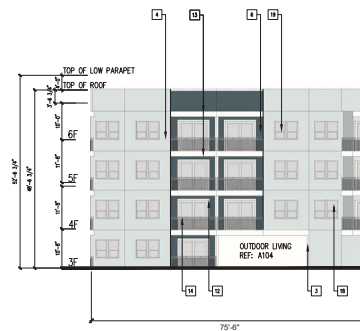




COLORED ELEVATIONS
Scale:
DRAWING NUMBER
A201
COLORED ELEVATIONS



POOL COURTYARD EAST BUILDING ELEVATION | 4



POOL COURTYARD WEST BUILDING ELEVATION | 2



POOL COURTYARD NORTH BUILDING ELEVATION | 3



POOL COURTYARD SOUTH BUILDING ELEVATION | 1

MATERIAL AND FINISH SCHEDULE

- BRICK VENEER: SUMMIT -BLACK CANYON, DISTRESSED TUMBLED TEXTURE (QUEEN SIZE)
- STUCCO COLOR #1: SW6146 UMBER
- STUCCO COLOR #2: SW7011 NATURAL CHOICE
- STUCCO COLOR #3: SW7663 MONORAIL SILVER
- STUCCO COLOR #4: SW0048 BUNGLEHOUSE BLUE
- WOODSTONE RUSTIC SERIES FIBER CEMENT SIDING WITH JAMES HARDIE SUBSTRATE: STONE BLUE
- 14" CONCRETE SLAB PAINTED WITH COLOR #2: SW7011 NATURAL CHOICE
- CONCRETE PAINTED WITH COLOR #2: SW7011 NATURAL CHOICE
- ROOF TERRACE
- BRICK SOLDIER
- NOT USED
- WINDOW/DOOR TRIM COLOR #2: SW7011 NATURAL CHOICE
- WOOD BALCONY/CANOPY WITH STUCCO FINISH COLOR #2: SW7011 NATURAL CHOICE
- METAL RAILING COLOR #3: SW7663 MONORAIL SILVER
- METAL CANOPY/awning COLOR #2: SW7011 NATURAL CHOICE
- FOAM TRIM AT PARAPET COLOR #2: SW7011 NATURAL CHOICE
- GARAGE OPENING
- DOOR
- WINDOW
- STOREFRONT SYSTEM
- BUILDING SIGNAGE
- WALL-MOUNTED LIGHT FIXTURE LOCATION

NOTE:

- ROOFTOP DRAINS SHALL BE INTERNALLY PIPED
- ALL ROOF TOP MECHANICAL EQUIPMENTS SCREENED BY PARAPET

ED I
INTERNATIONAL

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TEXAS, CALIFORNIA, NEW YORK

RIO & MCCLINTOCK
1801 E RIO SALADO PKWY., TEMPE, AZ 85281
FORE GREEN DEVELOPMENT

EXPIRES: 06/30/2023
ARCHITECT: Brian L. Perkins
LICENSE NO.: 6247
COMPANY: ED I International, Inc.
CORP. E.P. 198452

PROJECT NO. 22024
ISSUED: CITY SUBMITTAL
ISSUE DATE: 08/29/2022

DRAWING TITLE

COLOR ELEVATIONS

Scale: 1/16" = 1'-0"

DRAWING NUMBER

A204

COLOR ELEVATIONS



- 22 WALL-MOUNTED LIGHT FIXTURE LOCATION

COLORED ELEVATIONS
Scale: $1/16" = 1'-0"$
DRAWING NUMBER
A205
COLORED ELEVATIONS



RIO & MCCLINTOCK
1801 E RIO SALADO PKWY, TEMPE, AZ 85281
FORE GREEN DEVELOPMENT



EXPIRES: 06/30/2023
 ARCHITECT: Britten L. Perkins
 LICENSE NO.: 43347
 COMPANY: EDI International, Inc.
 RP. ID #: 16645-0

[illegible]

Project No.	22024
Issued:	CITY SUBMITTAL

DRAWING TITLE

COLORED ELEVATIONS

Scale: $1/16" = 1'-0"$

A205

COLORED ELEVATIONS



- NOTE:**
1. ROOFTOP DRAINS SHALL BE INTERNALLY PIPED
2. ALL ROOF TOP MECHANICAL EQUIPMENTS SCREENED BY PARAPET



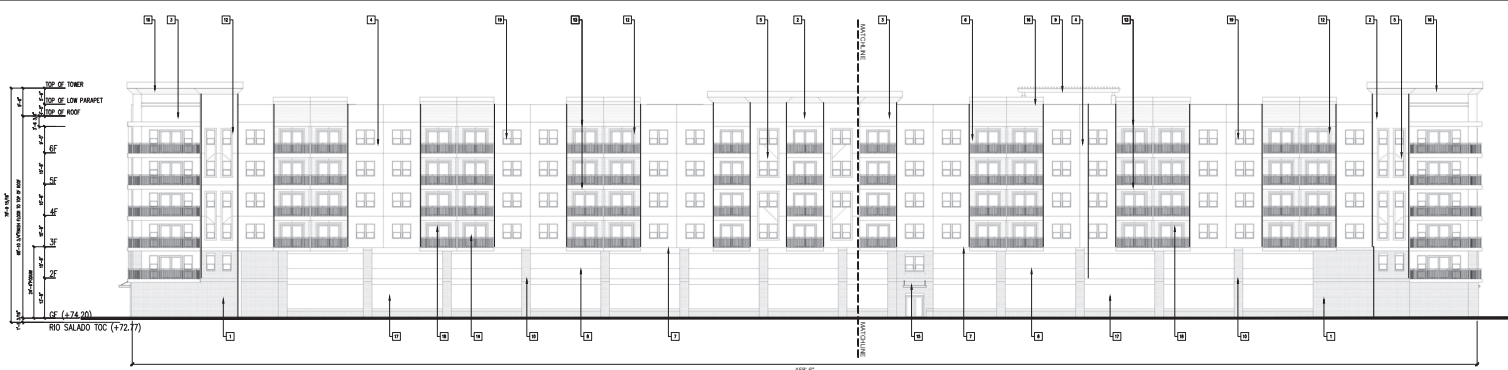
COLORED ELEVATIONS



ENLARGED SOUTH BUILDING ELEVATION – LEFT 1/16" = 1'-0" 3



ENLARGED SOUTH BUILDING ELEVATION – RIGHT 1/16" = 1'-0" 2



SOUTH BUILDING ELEVATION 1" = 20'-0" 1

MATERIAL AND FINISH SCHEDULE		
1	BRICK VENEER: SUMMIT -BLACK CANYON, DISTRESSED TUMBLED TEXTURE (QUEEN SIZE)	
2	STUCCO COLOR #1: SW6146 UMBER	
3	STUCCO COLOR #2: SW7011 NATURAL CHOICE	
4	STUCCO COLOR #3: SW7663 MONORAIL SILVER	
5	STUCCO COLOR #4: SW0048 BUNGLEHOUSE BLUE	
6	WOODTONE RUSTIC SERIES FIBER CEMENT SIDING WITH JAMES HARDIE SUBSTRATE: STONE BLUE	
7	14" CONCRETE SLAB PAINTED WITH COLOR #2: SW7011 NATURAL CHOICE	
8	CONCRETE PAINTED WITH COLOR #2: SW7011 NATURAL CHOICE	
9	ROOF TERRACE	
10	BRICK SOLDIER	
11	NOT USED	
12	WINDOW/DOOR TRIM COLOR #2: SW7011 NATURAL CHOICE	
13	WOOD BALCONY/CANOPY WITH STUCCO FINISH COLOR #2: SW7011 NATURAL CHOICE	
14	METAL RAILING COLOR #3: SW7663 MONORAIL SILVER	
15	METAL CANOPY/AWNING COLOR #2: SW7011 NATURAL CHOICE	
16	FOAM TRIM AT PARAPET COLOR #2: SW7011 NATURAL CHOICE	
17	GARAGE OPENING	
18	DOOR	
19	WINDOW	
20	STOREFRONT SYSTEM	
21	BUILDING SIGNAGE	
22	WALL-MOUNTED LIGHT FIXTURE LOCATION	

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RIO & MCCLINTOCK
1801 E RIO SALADO PKWY., TEMPE, AZ 85281
FORE GREEN DEVELOPMENT

EXPIRES: 06/30/2022
ARCHITECT: Brian L. Perkins
ENGINEER: MC - GEM
COMPANY: EDI International, Inc.
CORP. E.P. 198452

PROJECT NO. 22024
ISSUED: CITY SUBMITTAL
ISSUE DATE: 08/29/2022

DRAWING TITLE

BLACKLINE ELEVATIONS

Scale: DRAWING NUMBER
A201a

BLACKLINE ELEVATIONS

NOTE:
1. ROOFTOP DRAINS SHALL BE INTERNALLY PIPED
2. ALL ROOF TOP MECHANICAL EQUIPMENTS SCREENED BY PARAPET



ENLARGED NORTH BUILDING ELEVATION - LEFT $1/16" = 1'-0"$ 3



ENLARGED NORTH BUILDING ELEVATION - RIGHT $1/16" = 1'-0"$ 2



NORTH BUILDING ELEVATION 1" = 20'-0"	1
--------------------------------------	---

MATERIAL AND FINISH SCHEDULE	
1	BRICK VENEER: SUMMIT -BLACK CANYON, DISTRESSED TUMBLED TEXTURE (QUEEN SIZE)
2	STUCCO COLOR #1: SW6146 UMBER
3	STUCCO COLOR #2: SW7011 NATURAL CHOICE
4	STUCCO COLOR #3: SW7663 MONORAIL SILVER
5	STUCCO COLOR #4: SW0048 BUNGLEHOUSE BLUE
6	WOODTONE RUSTIC SERIES FIBER CEMENT SIDING WITH JAMES HARDIE SUBSTRATE: STONE BLUE
7	14" CONCRETE SLAB PAINTED WITH COLOR #2: SW7011 NATURAL CHOICE
8	CONCRETE PAINTED WITH COLOR #2: SW7011 NATURAL CHOICE
9	ROOF TERRACE
10	BRICK SOLDIER
11	NOT USED
12	WINDOW/DOOR TRIM COLOR #2: SW7011 NATURAL CHOICE
13	WOOD BALCONY/CANOPY WITH STUCCO FINISH COLOR #2: SW7011 NATURAL CHOICE
14	METAL RAILING COLOR #3: SW7663 MONORAIL SILVER
15	METAL CANOPY/awning COLOR #2: SW7011 NATURAL CHOICE
16	FOAM TRIM/T PARAPET COLOR #2: SW7011 NATURAL CHOICE
17	GARAGE OPENING
18	DOOR
19	WINDOW
20	STOREFRONT SYSTEM
21	BUILDING SIGNAGE
22	WALL-MOUNTED LIGHT FIXTURE LOCATION



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FORE GREEN DEVELOPMENT



EXPIRES: 06/30/2023
ARCHITECT: Britten L. Perkins
LICENSE NO.: 43347
COMPANY: EDI International, Inc.
CORP. ID #: 16645-0

[illegible]

Project No.	22024
Issued:	CITY SUBMITTAL
Issue Date:	08/29/2022
DRAWING TITLE	

BLACKLINE ELEVATIONS

Scale:

A202a

BLACKILNE ELEVATIONS



EAST BUILDING ELEVATION	2
-------------------------	---



WEST BUILDING ELEVATION | 1

MATERIAL AND FINISH SCHEDULE	
1	BRICK VENEER: SUMMIT -BLACK CANYON, DISTRESSED TUMBLED TEXTURE (QUEEN SIZE)
2	STUCCO COLOR #1: SW1646 UMBER
3	STUCCO COLOR #2: SW7011 NATURAL CHOICE
4	STUCCO COLOR #3: SW7663 MONORAIL SILVER
5	STUCCO COLOR #4: SW0648 BUNGLEHOUSE BLUE
6	WOODTONE RUSTIC SERIES FIBER CEMENT SIDING WITH JAMES HARDIE SUBSTRATE: STONE BLUE
7	14" CONCRETE SLAB PAINTED WITH COLOR #2: SW7011 NATURAL CHOICE
8	CONCRETE PAINTED WITH COLOR #2: SW7011 NATURAL CHOICE
9	ROOF TERRACE
10	BRICK SOLDIER
11	NOT USED
12	WINDOW/DOOR TRIM COLOR #2: SW7011 NATURAL CHOICE
13	WOOD BALCONY/CANOPY WITH STUCCO FINISH COLOR #2: SW7011 NATURAL CHOICE
14	METAL RAILING COLOR #3: SW7663 MONORAIL SILVER
15	METAL CANOPY/RAINING COLOR #2: SW7011 NATURAL CHOICE
16	FOAM TRIM AT PARAPET COLOR #2: SW7011 NATURAL CHOICE
17	GARAGE OPENING
18	DOOR
19	WINDOW
20	STOREFRONT SYSTEM
21	BUILDING SIGNGNAGE

22 WALL-MOUNTED LIGHT FIXTURE LOCATION

NOTE:
1. ROOFTOP DRAINS SHALL BE INTERNALLY PIPED
2. ALL ROOF TOP MECHANICAL EQUIPMENTS SCREENED BY PARAPET



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EXPIRES: 06/30/2023
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CORP. ID #: 16645-0

[illegible]

Project No.	22024
Issued:	CITY SUBMITTAL

DRAWING TITLE

BLACKLINE ELEVATIONS

Scale: $1/16" = 1'-0"$

A203a

BLACKLINE ELEVATIONS



- 22 WALL-MOUNTED LIGHT FIXTURE LOCATION



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EXPIRES: 06/30/2023
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CORP. ID #: 16645-0

[illegible]

Project No.	22024
Issued:	CITY SUBMITTAL

DRAWING TITLE

BLACKLINE ELEVATIONS

Scale: $1/16" = 1'-0"$

A204a

BLACKLINE ELEVATIONS



22 WALL-MOUNTED LIGHT FIXTURE LOCATION

BLACKLINE ELEVATIONS
Scale: $1/16" = 1'-0"$
DRAWING NUMBER
A205a
BLACKLINE ELEVATIONS



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FORE GREEN DEVELOPMENT

[illegible]

Project No.	22024
Issued:	CITY SUBMITTAL
Issue Date:	08/20/2023

DRAWING TITLE

BLACKLINE ELEVATIONS

Scale: $1/16" = 1'-0"$

A205a

BLACKLINE ELEVATIONS



- NOTE:
1. ROOFTOP DRAINS SHALL BE INTERNALLY PIPED
2. ALL ROOF TOP MECHANICAL EQUIPMENTS SCREENED BY PARAPET



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EXPIRES: 06/30/2023
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COMPANY: EDI International, Inc.
CORP. ID #: 18645-0

[illegible]

Project No.	22024
Issued:	CITY SUBMITTAL

	DRAWING TITLE
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COLORED ELEVATIONS

Scale: $1/16" = 1'-0"$

A206a

COLORED ELEVATION:



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EXPIRES: 06/30/2023
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 COMPANY: EDI International, Inc.
 ORP, ID #: 16645-0

[illegible]

Project No. 22024
Issued: CITY SUBMITTAL
Issue Date: 08/29/2022

DRAWING TITLE

STREET ELEVATIONS

Scale: $1/16" = 1'-0"$

A207

STREET ELEVATIONS



WEST BUILDING ELEVATION	2
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SOUTH BUILDING ELEVATION	1
--------------------------	---



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[illegible]

Project No. 22024
Issued: CITY SUBMITTAL
Issue Date: 08/20/2022

DRAWING TITLE

STREET ELEVATIONS

scale: $1/16'' = 1'-0''$

A208

STREET ELEVATIONS



EAST BUILDING ELEVATION	2
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NORTH BUILDING ELEVATION	1
--------------------------	---



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[illegible]

Project No. 22024
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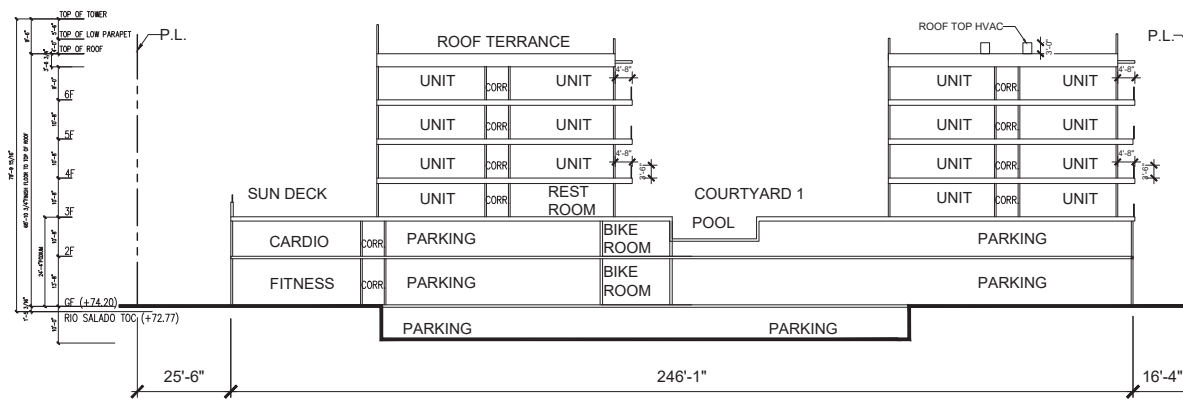
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BUILDING SECTIONS

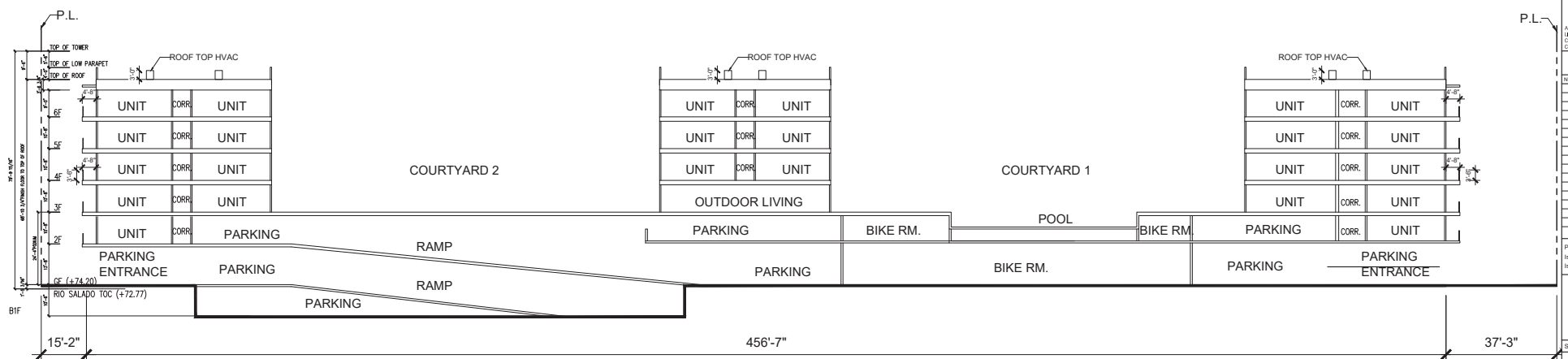
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DRAWING NUMBER
A301

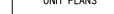
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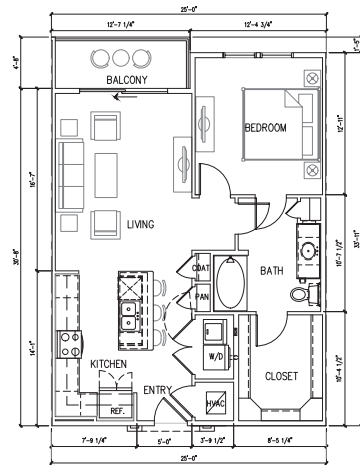


BUILDING SECTIONS	2
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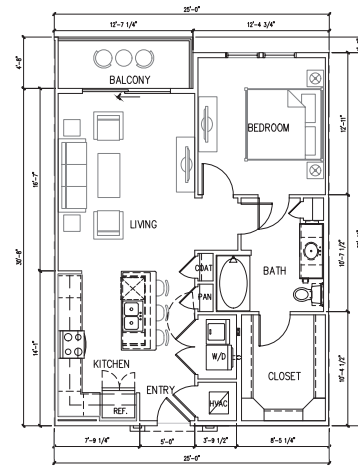


BUILDING SECTIONS	1
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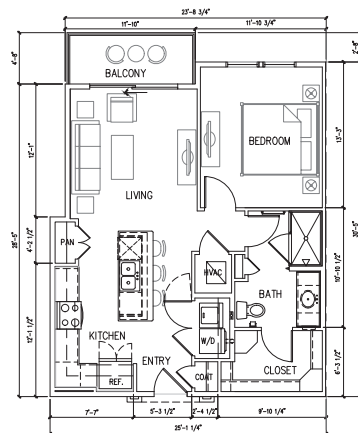




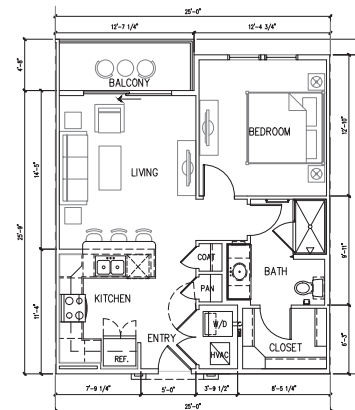
UNIT A4	4
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UNIT A3	3
---------	---



UNIT A2	2
---------	---



UNIT A1	1
---------	---



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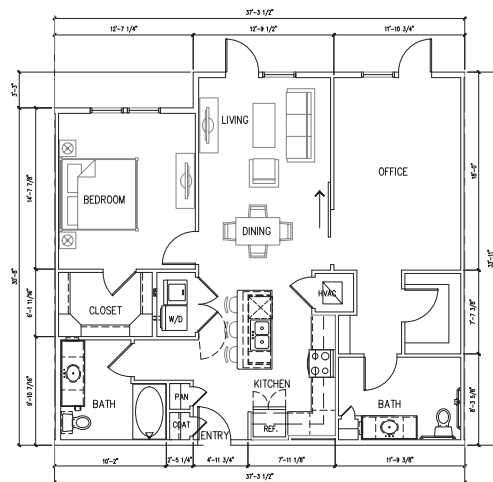
Project No.	22024
Issued:	CITY SUBMITTAL
Issue Date:	08/29/2022

UNIT PLANS

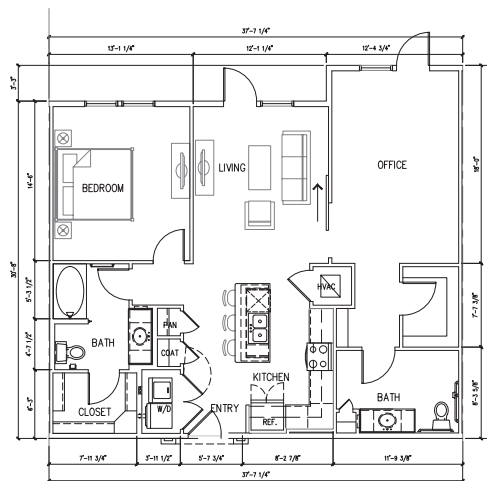
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A402

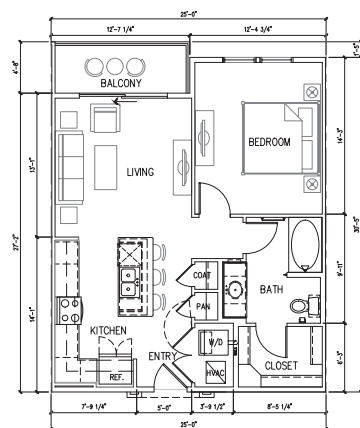
UNIT PLANS



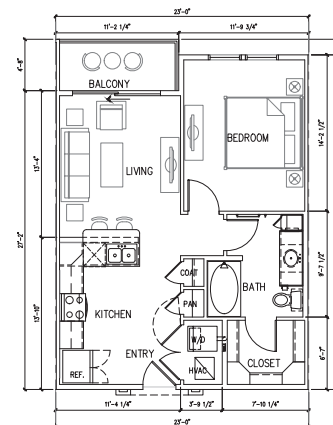
UNIT LW2	4
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UNIT LW1	3
----------	---



UNIT A7	2
---------	---



UNIT A6	1
---------	---



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[illegible]

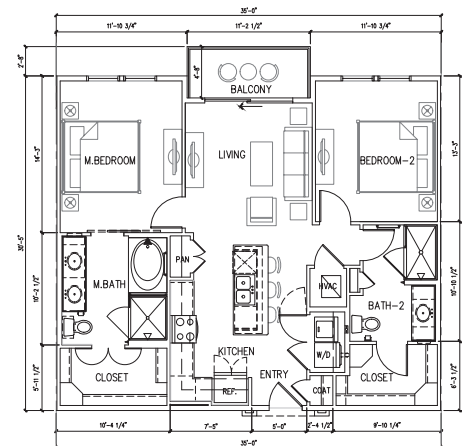
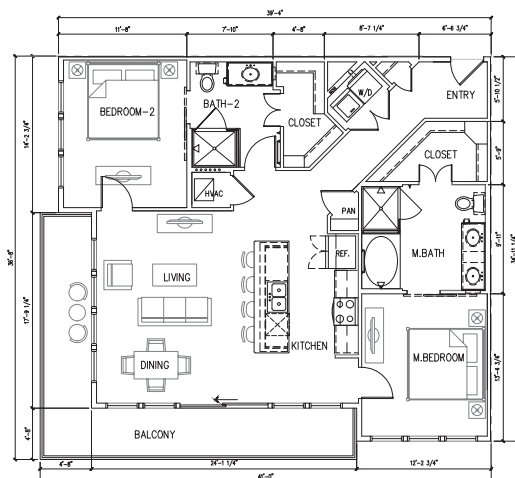
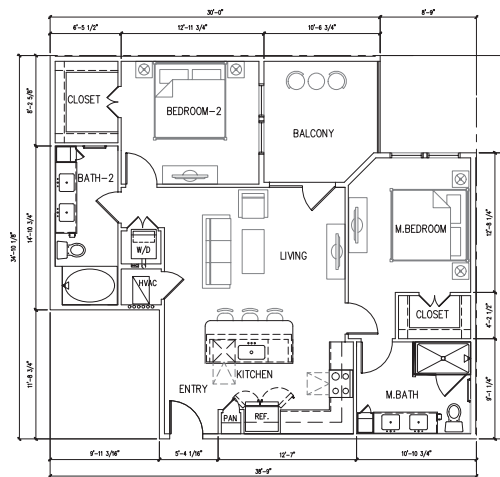
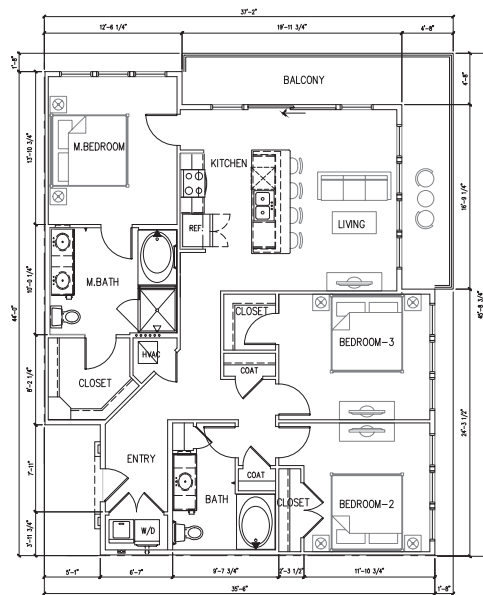
Project No.	22024
Issued:	CITY SUBMITTAL
Issue Date:	08/29/2022

UNIT PLANS

Scale: $3/16" = 1'-0"$

A403

UNIT PLANS



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[illegible]

Project No.	22024
Issued:	CITY SUBMITTAL
Issue Date:	08/29/2022

DRAWING TITLE

UNIT PLANS

Scale: $3/16" = 1'-0"$

A404

UNIT PLANS



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FORE GREEN DEVELOPMENT

[illegible]

Project No. 22024
Issued: CITY SUBMITTAL
Issue Date: 08/20/2022

DRAWING TITLE

EXTERIOR VIEWS

scale:

G104

EXTERIOR VIEWS



PERSPECTIVE FROM NORTHWEST CORNER | 1



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[illegible]

Project No. 22024
Issued: CITY SUBMITTAL
Issue Date: 08/29/2022

DRAWING TITLE

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EXTERIOR VIEWS

RAWING NUMBER

G106

0100

TERIOR VIEW

PERSPECTIVE FROM SOUTHWEST CORNER | 1



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FORE GREEN DEVELOPMENT



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 COMPANY/ED: International, Inc.
 ORP, D #: 16645-0

[illegible]

Project No. 22024
Issued: CITY SUBMITTAL
Issue Date: 08/20/2022

DRAWING TITLE

EXTERIOR VIEWS

scale:

G108

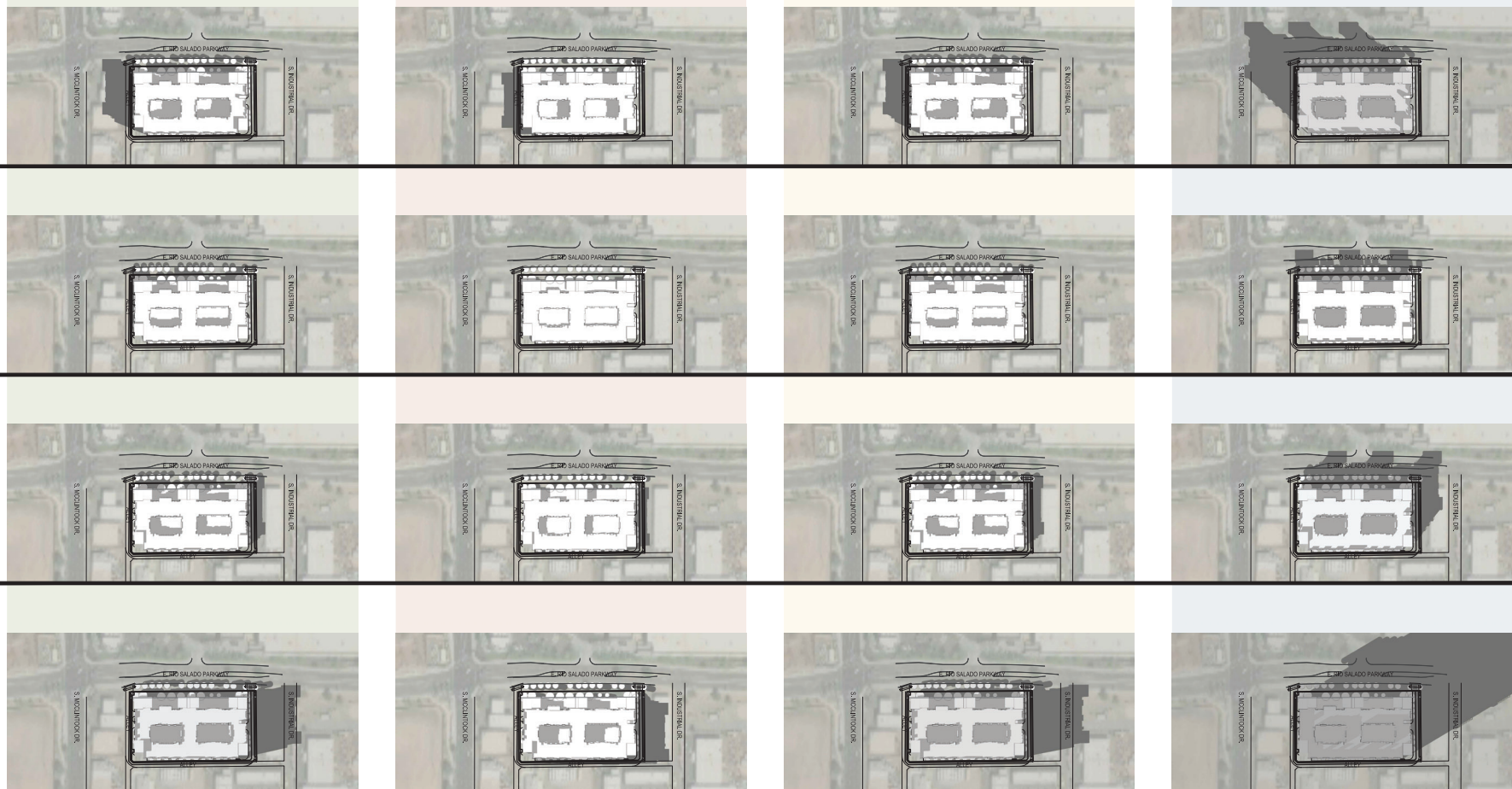
EXTERIOR VIEWS



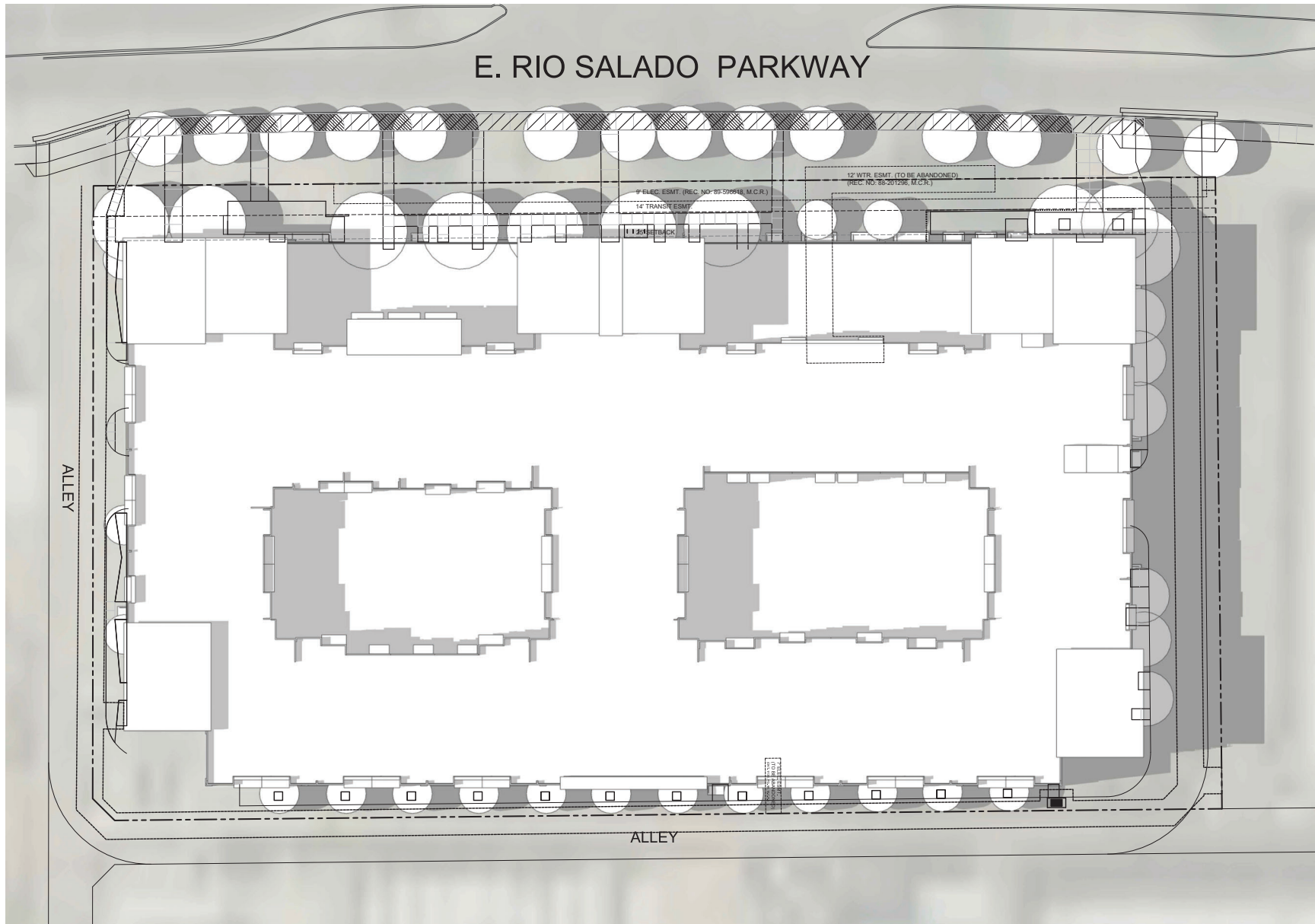
PERSPECTIVE FROM SOUTHEAST CORNER | 1

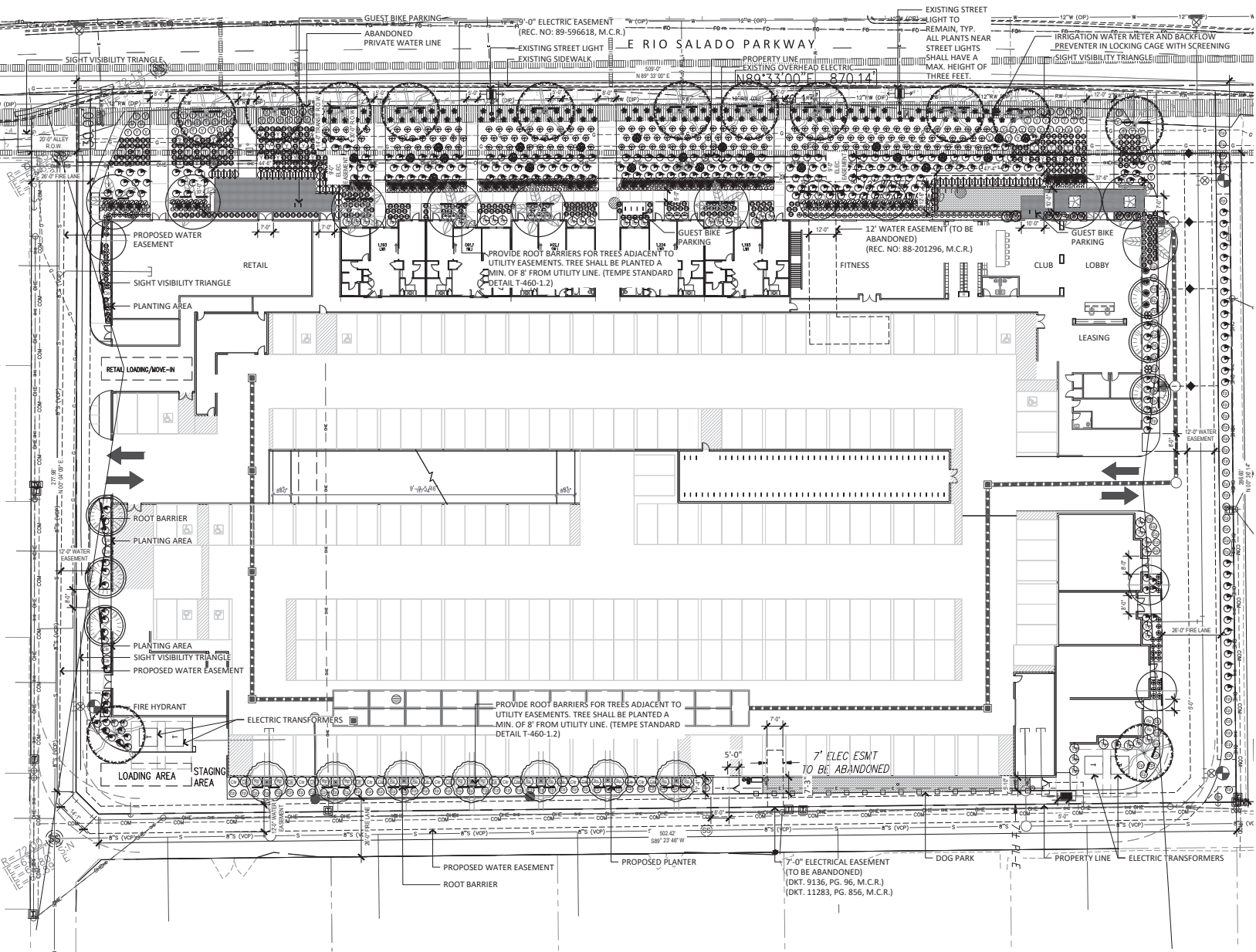
WINTER SOLSTICE

5 PM



SHADED
PERCENTAGE:
39.7%

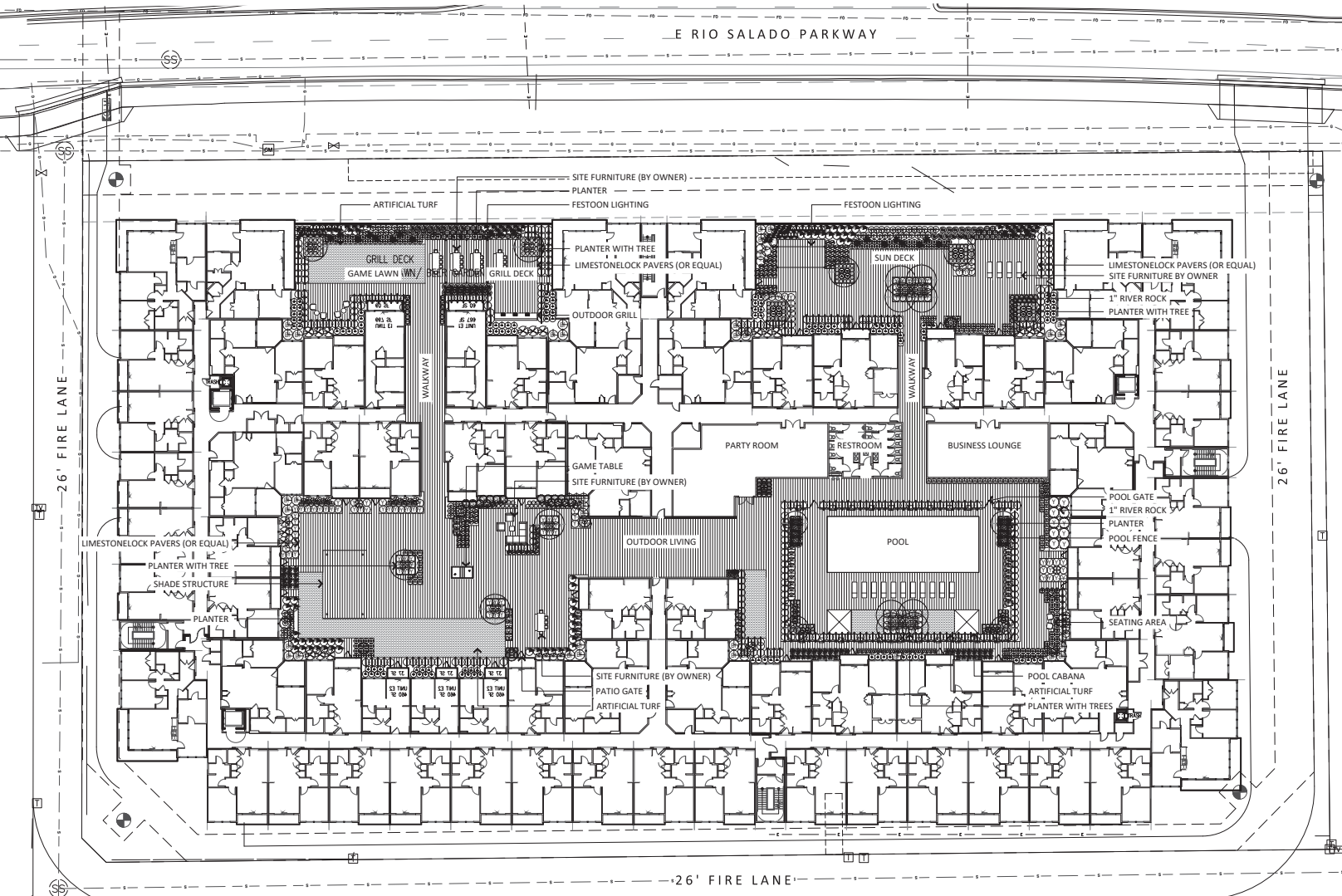
SHADOW STUDY $1'' = 20'-0''$ 1



PLANT MATERIALS LEGEND

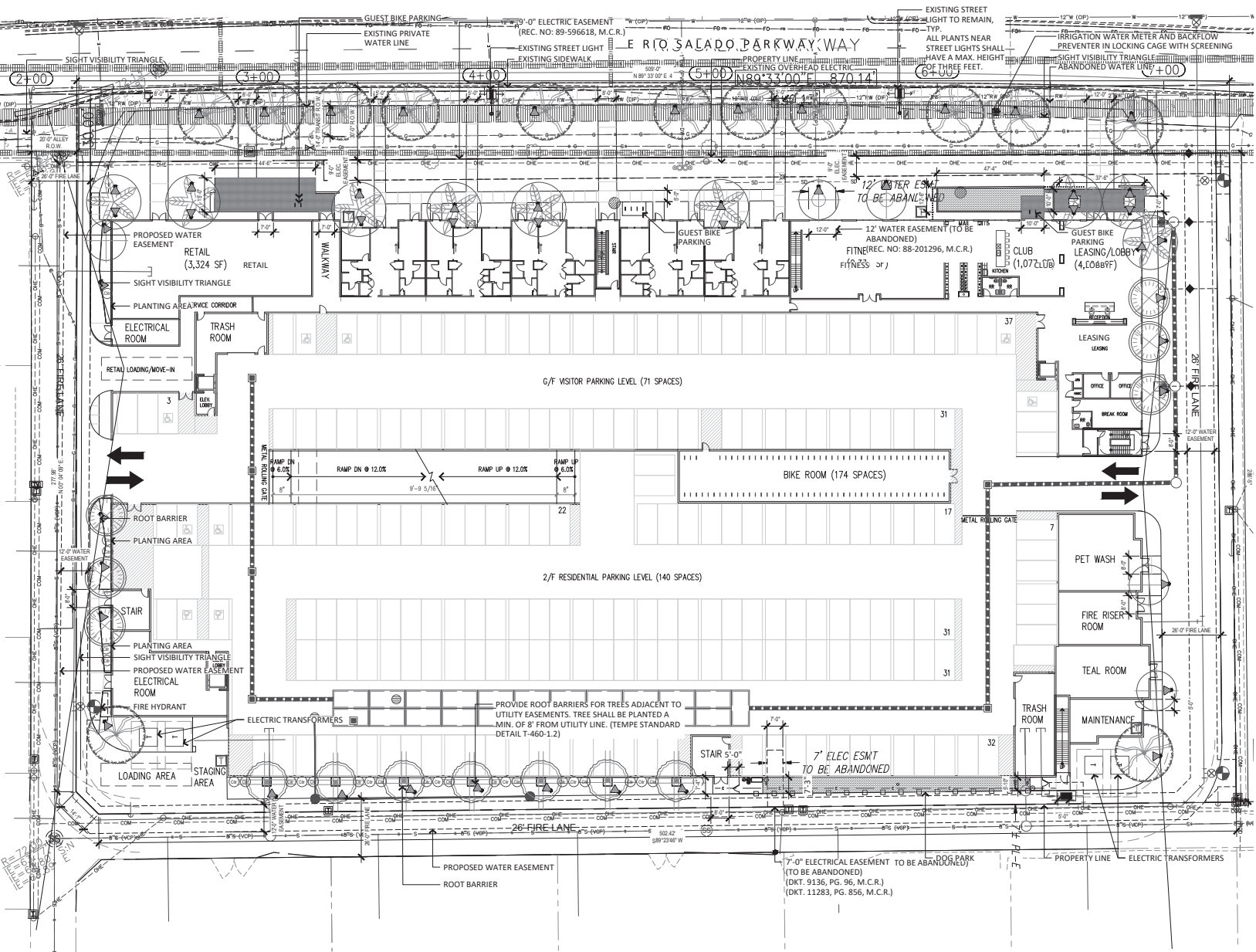
Tree	Size	Quantity	Notes
Acacia salicina	24" box	6	0.0 0.0
Willow Yucca	24" box	7	0.0 0.0
Acacia stenophylla	24" box	7	0.0 0.0
Shoestring Acacia	24" box	7	0.0 0.0
Ceanothus laevis	24" box	2	0.0 0.0
Thornless Ceanothus	24" box	3	0.0 0.0
Ceanothus laevis	24" box	3	0.0 0.0
Callistemon viminalis	24" box	26	0.0 0.0
Phoradendron	24" box	7	0.0 0.0
Phoradendron	24" box	11	0.0 0.0
Phoenix dactylifera	20"	9	0.0 0.0
Diamond Cut	20"	9	0.0 0.0
Extra Large Shrub	Size	Quantity	Notes
Tecoma sp. Spiky	5 gal.	34	0.0 0.0
Medium Shrub	Size	Quantity	Notes
Emopilia hyemalis Blue Balls	5 gal.	200	0.0 0.0
Blue Balls	5 gal.	16	0.0 0.0
Rubia peruviana	5 gal.	16	0.0 0.0
Desert Shrub	Size	Quantity	Notes
Small Shrub	Size	Quantity	Notes
Olea europaea 'Little Olea'	5 gal.	54	0.0 0.0
Olea olea 'Olea Olea'	5 gal.	78	0.0 0.0
Russelia aquifolium	5 gal.	78	0.0 0.0
Coral Form	5 gal.	78	0.0 0.0
Groundcover	Size	Quantity	Notes
Emopilia prostrata	1 gal.	99	0.0 0.0
Outback Sunrise Emopilia	1 gal.	80	0.0 0.0
Lantana sp.	1 gal.	80	0.0 0.0
New Golf Lantana	1 gal.	46	0.0 0.0
Sambucus chameaeranthus	5 gal.	46	0.0 0.0
Lavender Cotton	5 gal.	46	0.0 0.0
Cacti/ Accents	Size	Quantity	Notes
Agave ovatifolia	5 gal.	53	0.0 0.0
White Tongue Agave	5 gal.	53	0.0 0.0
Aloe barbadensis	5 gal.	38	0.0 0.0
Medicinal Aloe	5 gal.	422	0.0 0.0
Aloe hybrid 'Blue Elf'	5 gal.	166	0.0 0.0
Bouteloua gracilis	1 gal.	166	0.0 0.0
Blond Andromeda	5 gal.	29	0.0 0.0
Euphorbia antipathoides	15 gal. - 8 arm, 4 min.	9	0.0 0.0
Cardella	15 gal.	9	0.0 0.0
Euphorbia rhyssalis	15 gal.	9	0.0 0.0
Chives	15 gal.	9	0.0 0.0
Furcraea macdougallii	5 gal.	24	0.0 0.0
MacDougal's Giant Century Plant	5 gal.	7	0.0 0.0
Opuntia senta rita	5 gal.	24	0.0 0.0
Purple Fuchsia Plant	5 gal.	7	0.0 0.0
Pachyramphus marginatus	5 gal.	248	0.0 0.0
Mexican Fence Post Cactus	5 gal.	2	0.0 0.0
Portulacaria afra minima	15 gal.	106	0.0 0.0
Deer Elephant Food	20 gal.	30	0.0 0.0
Stenocereus thurberi	20 gal.	30	0.0 0.0
Oregon Pipe Cactus	20 gal.	30	0.0 0.0
Yucca pallida	20 gal.	30	0.0 0.0
Pale Leaf Yucca	20 gal.	30	0.0 0.0
Yucca rostrata	20 gal.	30	0.0 0.0
Beaked Yucca	20 gal.	30	0.0 0.0
Grass	Size	Quantity	Notes
Decomposed Granite - All Planting Areas	5/8" Screened Asphalt Brown, 2" Deep	28,076 sf	
Artificial Turf	1,185 sf		
Pavers	1,228 sf		

NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.
4. STREET TREES LOCATED ALONG A BUS OR STREETCAR ROUTE WHERE THERE IS LESS THAN 5 FEET FROM THE FACE OF CURB TO THE TREE TRUNK SHALL BE SINGLE TRUNK TREES WITH THE CANOPY PRUNED TO PROVIDE 12' OF CLEAR SPACE FROM THE TOP OF THE CURB TO THE BOTTOM OF THE CANOPY. AT ALL TIMES, 12' OF CLEAR SPACE BETWEEN THE TOP OF CURB AND BOTTOM OF TREE CANOPY MUST BE MAINTAINED TO NOT INTERFERE WITH TRANSIT OPERATIONS ON RIO SALADO PKWY.



PLANT MATERIALS LEGEND				
Trees				
Symbol	Species	Size	Quantity	Notes
⊙	Casapina calacina "Smoothie"	30" box, 1.5' cal.	23	1/10" Caliper
⊙	Thornless Catalpa	24" box	17	24" Box 1.0" 0.0
⊙	Casapina calacina "Smoothie"	24" box	17	24" Box 1.0" 0.0
⊙	Eucalyptus pauciflora	24" box	12	24" Box 1.0" 0.0
⊙	Gladiolus	24" box	10	24" Box 1.0" 0.0
⊙	Parsonsia h. "Dawn Maroon" Pale Verde	24" box	10	24" Box 1.0" 0.0
⊙	Phoenix dactylifera	20"	6	20" Box 1.0" 0.0
⊙	Date Palm	Diamond Cut	6	20" Box 1.0" 0.0
Extra Large Shrubs				
Symbol	Species	Size	Quantity	Notes
⊙	Yucca sp. "Spiky"	5 gal.	28	5 Gal. 0.0 0.0
⊙	Spiky	5 gal.	28	5 Gal. 0.0 0.0
Medium Shrubs				
Symbol	Species	Size	Quantity	Notes
⊙	Emaphila hyphandra Blue Bells	5 gal.	291	5 Gal. 0.0 0.0
⊙	Blue Bells	5 gal.	291	5 Gal. 0.0 0.0
⊙	Ruellia peninsularis	5 gal.	73	5 Gal. 0.0 0.0
⊙	Desert Shrub	5 gal.	73	5 Gal. 0.0 0.0
Small Shrubs				
Symbol	Species	Size	Quantity	Notes
⊙	Olea europaea "Little Olea"	5 gal.	48	5 Gal. 0.0 0.0
⊙	Little Olea	5 gal.	48	5 Gal. 0.0 0.0
⊙	Ruellia peninsularis	5 gal.	72	5 Gal. 0.0 0.0
⊙	Desert Shrub	5 gal.	72	5 Gal. 0.0 0.0
Groundcovers				
Symbol	Species	Size	Quantity	Notes
⊙	Emaphila hyphandra	1 gal.	149	1 Gal. 0.0 0.0
⊙	Outback Sunrise Emaphila	1 gal.	98	1 Gal. 0.0 0.0
⊙	Lantana sp.	1 gal.	98	1 Gal. 0.0 0.0
⊙	New Gold Lantana	1 gal.	98	1 Gal. 0.0 0.0
⊙	Santolina chamaecyparissus	5 gal.	48	5 Gal. 0.0 0.0
⊙	Lavender Cotton	5 gal.	48	5 Gal. 0.0 0.0
Cacti/ Accents				
Symbol	Species	Size	Quantity	Notes
⊙	Agave ornatifolia	5 gal.	54	5 Gal. 0.0 0.0
⊙	White's Tongue Agave	5 gal.	54	5 Gal. 0.0 0.0
⊙	Alca b. "Blue Elf"	5 gal.	38	5 Gal. 0.0 0.0
⊙	Blue Elf Aloe	5 gal.	38	5 Gal. 0.0 0.0
⊙	Bouteloua gracilis	1 gal.	153	1 Gal. 0.0 0.0
⊙	Blond Ambition	1 gal.	153	1 Gal. 0.0 0.0
⊙	Euphorbia antiochensis	5 gal.	52	5 Gal. 0.0 0.0
⊙	Candelabra	5 gal.	52	5 Gal. 0.0 0.0
⊙	Euphorbia nymphaea	15 gal. - 8 arm, 4' min.	9	15 Gal. 0.0 0.0
⊙	Chrysanthemum	15 gal.	4	15 Gal. 0.0 0.0
⊙	MacDougal's Giant Century Plant	15 gal.	4	15 Gal. 0.0 0.0
⊙	Opuntia santa rita	5 gal.	24	5 Gal. 0.0 0.0
⊙	Purple Pinyon Pine	5 gal.	24	5 Gal. 0.0 0.0
⊙	Pachyrhizus marginatus	5 gal.	8	5 Gal. 0.0 0.0
⊙	Mexican Fence Post Cactus	5 gal.	8	5 Gal. 0.0 0.0
⊙	Portulacaria afra minima	5 gal.	239	5 Gal. 0.0 0.0
⊙	Desert Caper Ficus	5 gal.	239	5 Gal. 0.0 0.0
⊙	Stenocarpus burtonii	15 gal.	5	15 Gal. 0.0 0.0
⊙	Oregon Pine Cactus	15 gal.	5	15 Gal. 0.0 0.0
⊙	Yucca pallida	5 gal.	94	5 Gal. 0.0 0.0
⊙	Pale Leaf Yucca	5 gal.	94	5 Gal. 0.0 0.0
⊙	Yucca rostrata	20 gal.	30	20 Gal. 0.0 0.0
⊙	Beech Yucca	20 gal.	30	20 Gal. 0.0 0.0
Insets				
Symbol	Material	Quantity	Notes	
⊙	Decomposed Granite - All Planting Areas	28,075 sf		
⊙	Artificial Turf	515 sf		
⊙	Pavers	1,280 sf		

NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.
4. STREET TREES LOCATED ALONG A BUS OR STREETCAR ROUTE WHERE THERE IS LESS THAN 5 FEET FROM THE FACE OF CURB TO THE TREE TRUNK SHALL BE SINGLE TRUNK TREES WITH THE CANOPY PRUNED TO PROVIDE 12' OF CLEAR SPACE FROM THE TOP OF THE CURB TO THE BOTTOM OF THE CANOPY. AT ALL TIMES, 12' OF CLEAR SPACE BETWEEN THE TOP OF CURB AND BOTTOM OF TREE CANOPY MUST BE MAINTAINED TO NOT INTERFERE WITH TRANSIT OPERATIONS ON RIO SALADO PKWY.



LOW VOLTAGE LIGHTING LEGEND		
SYMBOL	MODEL NUMBER	DESCRIPTION
	LUXOR 300 WATT	LED LIGHTING CONTROLLER
	PB-3LED-85	LED UP LIGHT

WIRE SPLICES TO BE SPEARS DS-400 OR 3M DBRY OR APPROVED EQUAL.

NOTE:
ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

E RIO SALADO PARKWAY

ALLEY

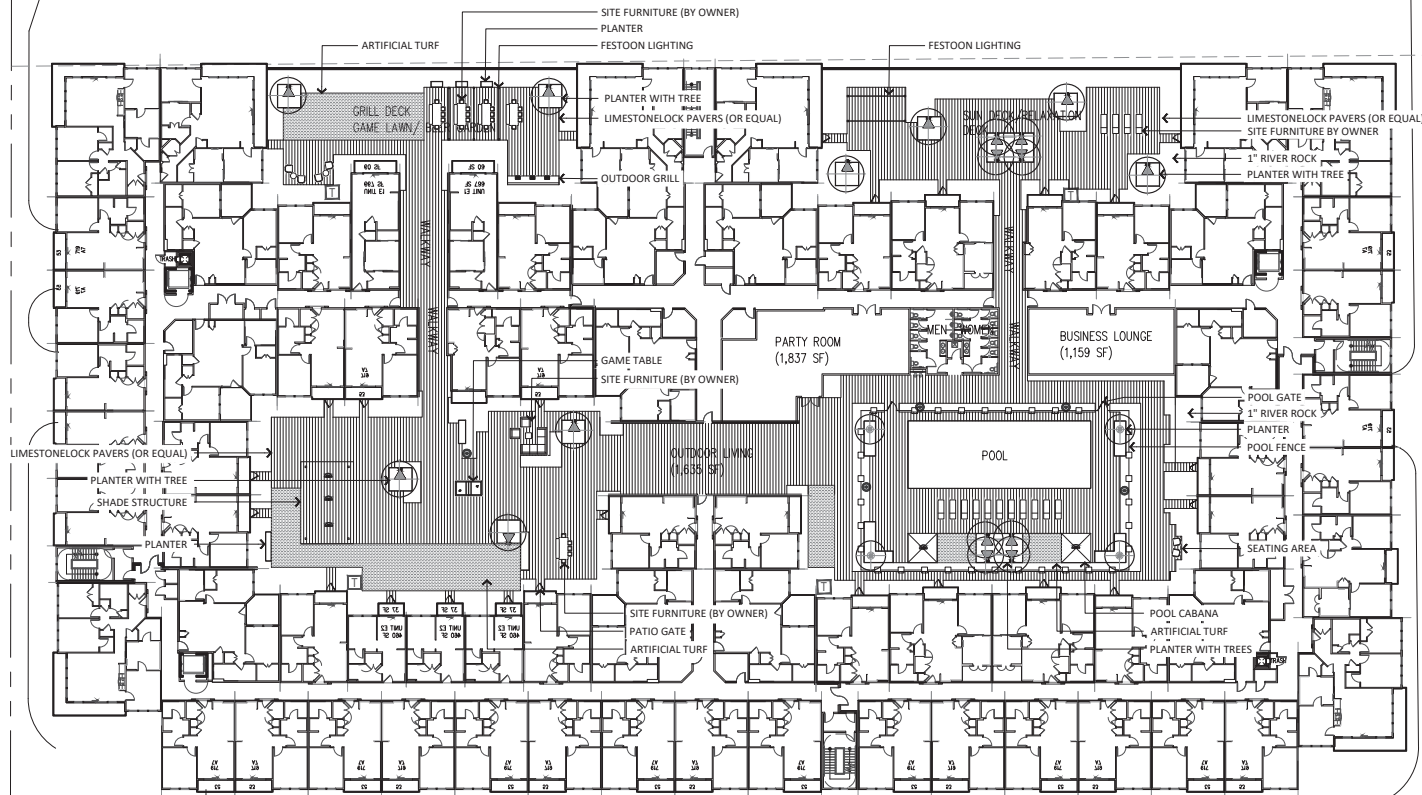
ALLEY

LOW VOLTAGE LIGHTING LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
	LUXOR 300 WATT	LED LIGHTING CONTROLLER
	PB-3LED-85	LED UP LIGHT
	PS-ZDC-85AB	LED DOWN LIGHT
	SD-ZDC-8Z	POLE-MOUNTED LED DOWN LIGHT
	CALIFORNIA ML200-24-2.7K-GSFL-WET	FESTOON LIGHTS

WIRE SPLICES TO BE SPEARS DS-400 OR 3M DBRY OR APPROVED EQUAL

NOTE:
ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.



LEGEND

---	PROPERTY LINE
---	CENTER LINE
---	EASEMENT LINE
→	OUTFALL ARROW
---	PROPOSED PAVEMENT GRADE BREAK
○	PROPOSED DRYWELL
---	PROPOSED STORM DRAIN PIPE
■	CATCH BASIN
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
W	EX. WATERLINE
S	EX. SEWERLINE
G	EX. GASLINE
E	EX. ELECTRIC LINE
○	ELECTRIC MANHOLE
○	ELECTRIC VAULT
○	ELECTRIC PULL BOX
○	LIGHT POLE W/ARM
○	SIGN
○	TELEPHONE PULL BOX
○	FIBER OPTIC PULL BOX
○	FIBER OPTIC VAULT
○	CABLE TV PULL BOX
○	STORM DRAIN MANHOLE
○	IRRIGATION CONTROL VALVE
○	WATER VALVE
○	WATER STUB OUT
○	SANITARY SEWER MANHOLE
○	PALO VERDE TREE
○	TREE (UNKNOWN TYPE)
→	PROPOSED FLOW ARROW
TC=	TOP OF CURB
C=	CONCRETE
P=	PAVEMENT
G=	GUTTER
GR=	GRATE
FF=	FINISHED FLOOR
TF=	TOP OF FENCE
TRW=	TOP OF RETAINING WALL
FG=	FINISH GRADE
Vp	VOLUME PROVIDED
PUE	PUBLIC UTILITY EASEMENT
CL	CENTER LINE
PL	PROPERTY LINE
ROW	RIGHT OF WAY
DW	DOMESTIC WATER
FL	FIRE LINE
SD	STORM DRAIN

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13, FROM WHICH A BRASS CAP FLUSH, MARKING THE INTERSECTION OF RIO SALADO PARKWAY AND INDUSTRIAL DRIVE, BEARS NORTH 89 DEGREES 33 MINUTES 00 SECONDS EAST, A DISTANCE OF 870.14 FEET;

THENCE NORTH 89 DEGREES 33 MINUTES 00 SECONDS EAST, ALONG THE CENTERLINE OF SAID RIO SALADO PARKWAY, A DISTANCE OF 220.01 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 09 SECONDS WEST, DEPARTING SAID CENTERLINE OF RIO SALADO PARKWAY, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF RIO SALADO PARKWAY AND THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 33 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 509.04 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY, SOUTH 00 DEGREES 36 MINUTES 14 SECONDS EAST, A DISTANCE OF 286.60 FEET;

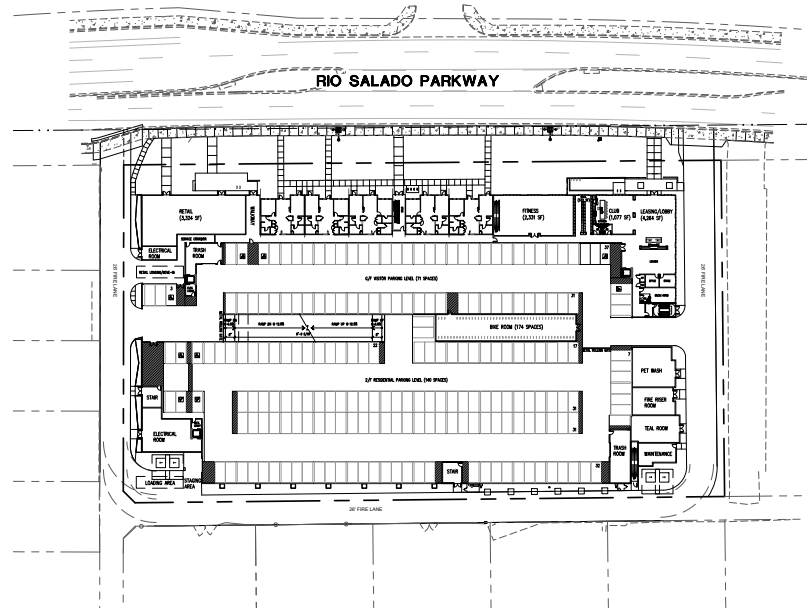
THENCE SOUTH 89 DEGREES 23 MINUTES 46 SECONDS WEST, A DISTANCE OF 502.42 FEET; THENCE NORTH 45 DEGREES 16 MINUTES 03 SECONDS WEST, A DISTANCE OF 14.06 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 09 SECONDS EAST, A DISTANCE OF 277.98 FEET THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 146,674 SQUARE FEET OR 3.367 ACRES, MORE OR LESS.

PRELIMINARY IMPROVEMENT PLANS

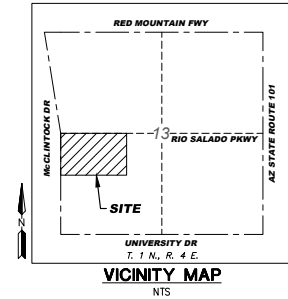
RIO & MCCLINTOCK 1803 E. RIO SALADO PARKWAY TEMPE, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



Sheet List Table

Sheet Title	Sheet Description
C0.0	PRELIMINARY IMPROVEMENT PLANS
C1.0	PRELIMINARY DEMOLITION PLAN
C2.0	PRELIMINARY GRADING & DRAINAGE PLAN
C3.0	PRELIMINARY UTILITY PLAN



DEVELOPER

FORE GREEN DEVELOPMENT
16427 N. SCOTTSDALE RD., SUITE 250
SCOTTSDALE, ARIZONA 85254
CONTACT: JEFF KERN
PHONE: (480) 888-0884
EMAIL: JKERN@FOREPROPERTY.COM

CIVIL ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVE. SUITE 250
PHOENIX, ARIZONA 85016
CONTACT: PAUL HAAS
PHONE: (602) 490-0535

ARCHITECT

ED INTERNATIONAL PC
3250 BRIARPARK DR., SUITE 140
HOUSTON, TX 77042
CONTACT: BRIT PERKINS, AIA
PHONE: (713) 375-1410
EMAIL: BRIT@ED-INTERNATIONAL.COM

SITE DATA

EXISTING ZONING = GD

AREA = 146,673± SQFT, OR 3.367± ACRES

BASIS OF BEARING

THE NORTH LINE OF THE SOUTH HALF OF SECTION 13,
SAID LINE BEARS NORTH 89 DEGREES 33 MINUTES 00 SECONDS EAST.

BENCHMARK

FOUND 3" CITY OF TEMPE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF RIO SALADO PARKWAY AND MCCLINTOCK DRIVE.

ELEVATION = 1171.71' CITY OF TEMPE, NGVD '29

FLOOD PLAIN DESIGNATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2245 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

RETENTION CALCULATIONS

RETENTION CALCULATIONS TABLE

Project: RIO & MCCLINTOCK
Prepared by: HC
Date: Apr. 2022

Retention Volume Required (100 Year, 2-Hour) = $C * (P/12) * A$

P = 2.20 in. Precipitation depth associated with the 100-year, 2-hour storm event
A = Plan view area of an individual drainage area
C = average runoff coefficient

Drainage Area	Retention Basin ID	Concentration Point	Area (ft ²)	Runoff Coefficient (100-YR)	Runoff Volume Required for 100 Year, 2 Hour (ft ³)	Total Retention (ft ³)	Storm Capture Blocks 8'x16'x14'	TOTAL Underground Ret. Volume Provided (ft ³)	Surface Retention Volume Provided (ft ³)	TOTAL Retention Volume Provided (ft ³)	Number of Drywells **
A	TANK A	TANK A	146,674	0.95	25,546	25,546	21	32,928	0	32,928	3
OFF-A	TANK A	TANK A	32,967	0.95	5,724	5,724					
TOTAL:			179,641		31,270	31,270	21	32,928	0	32,928	3

(1) City of Tempe Engineering Design Criteria (100-year, 2-hour).

** N = (total Retention Volume Provided)/(0.1 cfs/sq ft)(36 in³/3600 sec²/hr)



RIO & MCCLINTOCK
1803 E. RIO SALADO PARKWAY
TEMPE, ARIZONA

PRELIMINARY IMPROVEMENT PLANS

PROJ. NO.: 2433.01
DATE: 8/26/22
SCALE: N.T.S.
DRAWN: MF,AD
DESIGNED: LK,AD
APPROVED: LK,PH

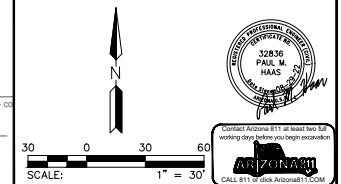
DWG. NO.
C0.0

SHT. 1 OF 4

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[illegible]

- 1 SAWCUT & REMOVE EXISTING AC PAVEMENT.
- 2 DEMOLISH & REMOVE EXISTING BUILDING.
- 3 SAWCUT & REMOVE EXISTING SINGLE CURB.
- 4 SAWCUT & REMOVE EXISTING CONCRETE PAVEMENT.
- 5 SAWCUT & REMOVE EXISTING DRIVEWAY.
- 6 REMOVE EXISTING WALL.
- 7 REMOVE EXISTING UNDERGROUND UTILITY.
- 8 ABANDON EXISTING EASEMENT.
- 9 REMOVE EXISTING DRYWELL PER ADEQ STANDARDS.
- 12 REMOVE EXISTING GATE.
- 13 REMOVE EXISTING STRUCTURE.
- 14 REMOVE EXISTING OVERHEAD UTILITY.

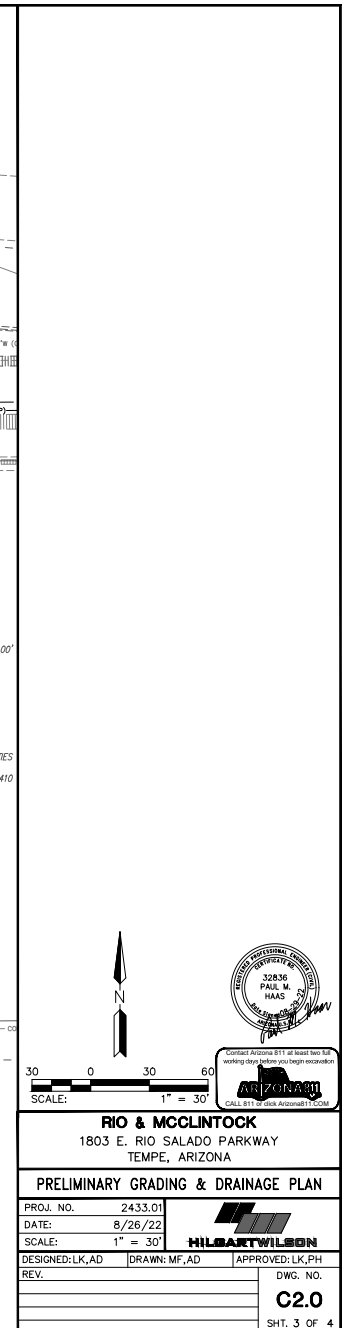


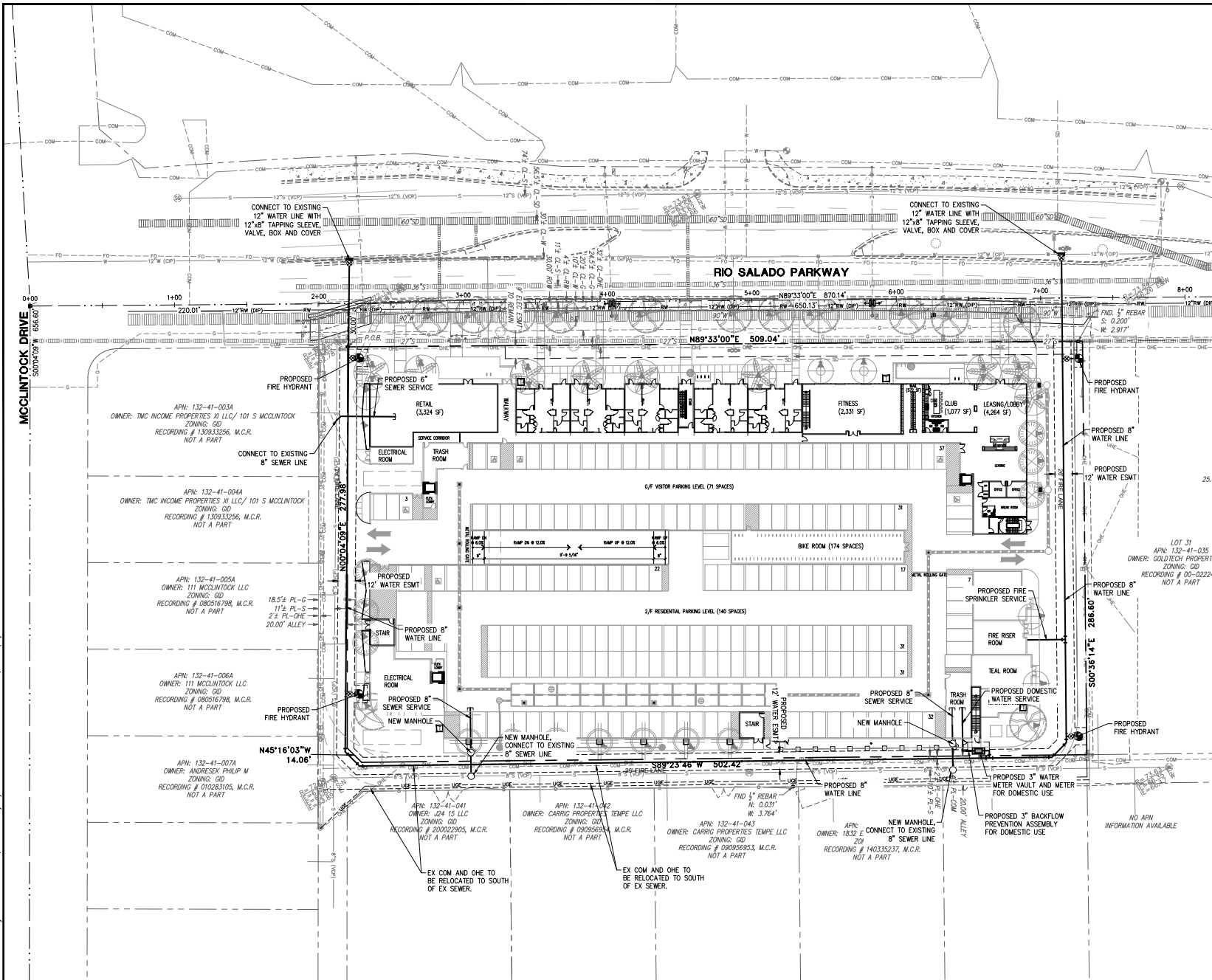
PRELIMINARY DEMOLITION PLAN



HILB & WILSON

C1.0
SHT. 2 OF 4





30 0 30 60
SCALE: 1" = 30'

Contact Arizona B11 or local B11 for working days before you begin excavation.
ANFORM
CALL: 602.954.8800 or 602.954.8801

RIO & MCCLINTOCK
1803 E. RIO SALADO PARKWAY
TEMPE, ARIZONA

PRELIMINARY UTILITY PLAN

PROJ. NO.	2433.01
DATE:	8/26/22
SCALE:	1" = 30'
DESIGNED: LK, AD	DRAWN: MF, AD
REV.	
	DWG. NO.
	C3.0
	SHT. 4 OF 4

APPROVED: LK, PH

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