

# PLANNED AREA DEVELOPMENT OVERLAY FOR 250 RIO

A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST,  
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## OWNER AUTHORIZATION

BY: \_\_\_\_\_  
SIGNATURE DATE

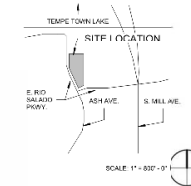
## OWNER AUTHORIZATION

BY: \_\_\_\_\_  
SIGNATURE DATE

## OWNER(S) / DEVELOPER:

**Owner / Developer: Hines**  
2375 E. Camelback Road, Suite 150 Phoenix, AZ 85016  
**Owner: City of Tempe**  
31 E 5th St, Tempe, AZ 85281

## SITE VICINITY MAP



## 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 HERETO SET MY HAND AND OFFICIAL SEAL  
BY: \_\_\_\_\_  
NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

## 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 HERETO SET MY HAND AND OFFICIAL SEAL  
BY: \_\_\_\_\_  
NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

## PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S) TABLE	PAD PROVIDED
4-20 (insert ZDC table reference)	
<b>ZONING</b>	CC, PAD, TOD (CORRIDOR), RSOD
<b>GENERAL PLAN LAND USE</b>	MIXED USE
<b>SITE AREA</b>	
<b>BUILDING HEIGHT</b>	210'
<b>BUILDING STEPBACK</b>	NO
<b>BUILDING LOT COVERAGE</b>	70%
<b>SITE LANDSCAPE COVERAGE</b>	20%
<b>BUILDING SETBACKS</b>	
FRONT/STREET SIDE (RIO SALADO PARKWAY)	10' max
SIDE (NORTH)	40' min
SIDE (EAST)	0
SIDE (SOUTH)	40' min
INTERIOR SIDES	20' min
<b>USES</b>	
OFFICE	216,000
COMMERCIAL	4,500
GARAGE	243,000
<b>TOTAL USES</b>	<b>463,500</b>

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 15, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 15 BEARS NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 2637.37 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 159.63 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 15 SECONDS EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 286.24 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF ASH AVENUE AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, OF WHICH THE RADIUS POINT LIES NORTH 50 DEGREES 31 MINUTES 08 SECONDS EAST;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF ASH AVENUE THE FOLLOWING 7 COURSES AND DISTANCES:

THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIAL DISTANCE OF 73.42 FEET, THROUGH A CENTRAL ANGLE OF 13 DEGREES 39 MINUTES 11 SECONDS, A DISTANCE OF 17.52 FEET;

THENCE NORTH 45 DEGREES 31 MINUTES 14 SECONDS WEST, A DISTANCE OF 64.30 FEET;

THENCE NORTH 27 DEGREES 22 MINUTES 28 SECONDS WEST, A DISTANCE OF 49.61 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, WITH A CHORD BEARING OF NORTH 04 DEGREES 57 MINUTES 39 SECONDS WEST, A CHORD DISTANCE OF 47.49 FEET;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 562.00 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 50 MINUTES 3 SECONDS, A DISTANCE OF 47.50 FEET;

THENCE NORTH 67 DEGREES 05 MINUTES 50 SECONDS EAST, A DISTANCE OF 3.54 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE EAST, WITH A CHORD BEARING OF NORTH 11 DEGREES 14 MINUTES 14 SECONDS WEST, A CHORD DISTANCE OF 144.49 FEET;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 455.00 FEET, THROUGH A CENTRAL ANGLE OF 18 DEGREES 16 MINUTES 2 SECONDS, A DISTANCE OF 145.11 FEET;

THENCE NORTH 02 DEGREES 03 MINUTES 42 SECONDS WEST, A DISTANCE OF 165.27 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 41 SECONDS EAST, DEPARTING SAID EASTERLY RIGHT OF WAY OF ASH AVENUE, A DISTANCE OF 153.81 FEET;

THENCE SOUTH 05 DEGREES 10 MINUTES 24 SECONDS EAST, A DISTANCE OF 23.25 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 32 SECONDS EAST, A DISTANCE OF 18.00 FEET;

## PREVIOUS APPROVALS

CONDITIONS OF APPROVAL: PAD210008

## GENERAL NOTES

## APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

REC21050

PAD210008

DS180711



RSP Architects  
362 S. College Avenue  
Suite 202  
Tempe, Arizona 85281  
480.289.2090  
480.885.2098 fax  
www.rsparch.com



Consultants

Project For **Hines**  
**250 RIO**  
250 W. Rio Salado Pkwy,  
Tempe, AZ 85281

Project No. 1281.035.01  
Drawn By BS  
Checked By MD

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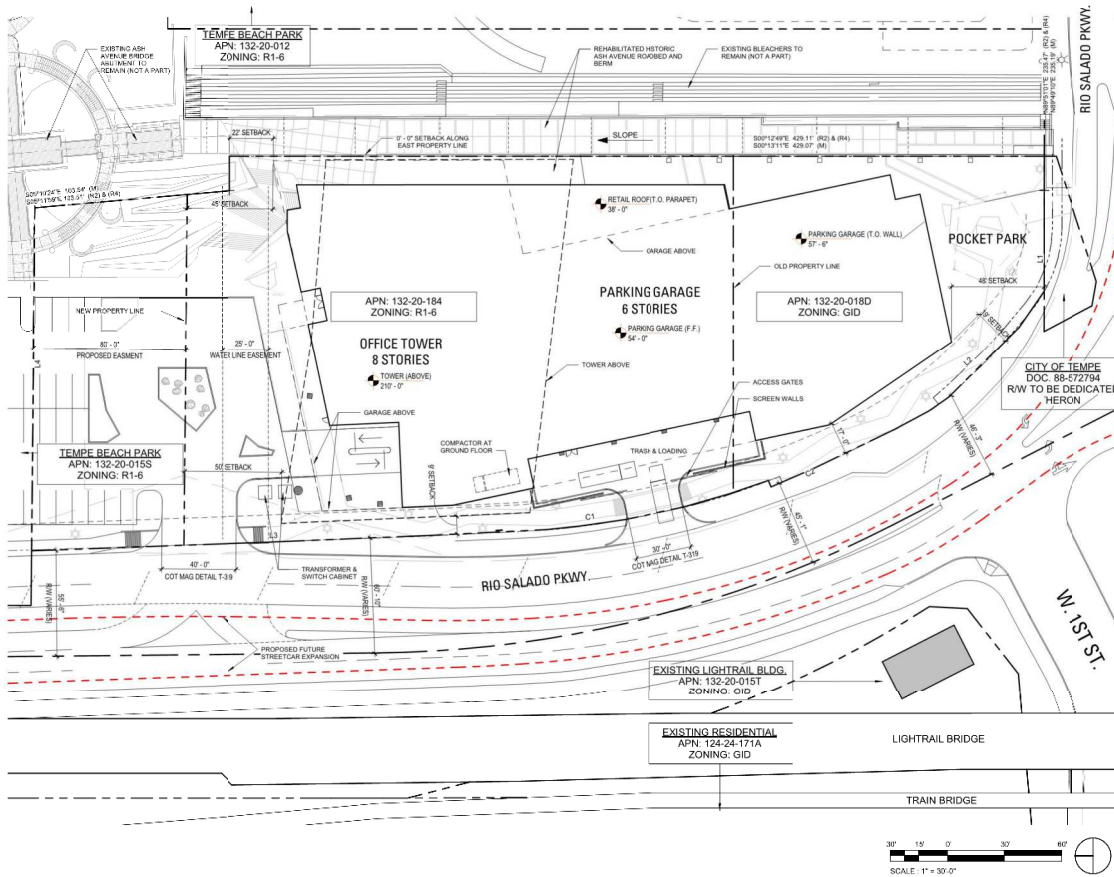
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No.	Date	Description
	2016-02-09	City PDP SUBMITTAL
	2021-04-19	City DPR SUBMITTAL
	2021-06-29	City DPR SUBMITTAL

PAD COVER PAGE

G000

# PLANNED AREA DEVELOPMENT OVERLAY FOR 250 RIO SITE PLAN



ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-20 (Insert ZDC table reference)	ZDC STANDARDS FOR UNDERLYING DISTRICT	PAD PROPOSED
ZONING	CC, PAD, TOD (CORRIDOR), RSOD	CC, PAD, TOD (CORRIDOR), RSOD
GENERAL PLAN LAND USE	MIXED USE	MIXED USE
SITE AREA	85,823	79,031
BUILDING HEIGHT	50	210'
BUILDING SETBACK	YES	NO
BUILDING LOT COVERAGE	NS	70%
SITE LANDSCAPE COVERAGE	NS	20%
BUILDING SETBACKS		
FRONT/STREET SIDE (RIO SALADO PARKWAY)	0	10' max
SIDE (NORTH)	0	40' min
SIDE (EAST)	0	0
SIDE (SOUTH)	0	40' min
INTERIOR SIDES	0	20' min
VEHICLE PARKING QUANTITY REQUIRED		
OFFICE	1 space / 500 sf (first 5,000 sf waived)	211,000sf / 500 = 422
COMMERCIAL	1 space / 500 sf	4500sf / 500 = 9
TOTAL		431
VEHICLE PARKING PROVIDED (IN GARAGE)		549
BICYCLE PARKING QUANTITY REQUIRED		
OFFICE	1 space / 10,000 sf	216,000 sf / 10,000 sf = 22
COMMERCIAL	1 space / 500 sf	4,500 / 500 SF = 9
TOTAL REQUIRED		31
BICYCLE PARKING PROVIDED (IN GARAGE)		32
USES		
OFFICE		216,000
COMMERCIAL		4,500
GARAGE		243,000
TOTAL USES		463,500

DS180711

PAD210008

REC21050

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RSP Architects  
382 S. College Avenue  
Suite 202  
Tempe, Arizona 85281  
480.299.2099  
480.885.2099 fax  
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Project For **Hines**  
**250 RIO**  
250 W. Rio Salado Pkwy,  
Tempe, AZ 85281

Project No. 1281.035.01  
Drawn By \_\_\_\_\_ Author \_\_\_\_\_  
Checked By \_\_\_\_\_ Checker \_\_\_\_\_

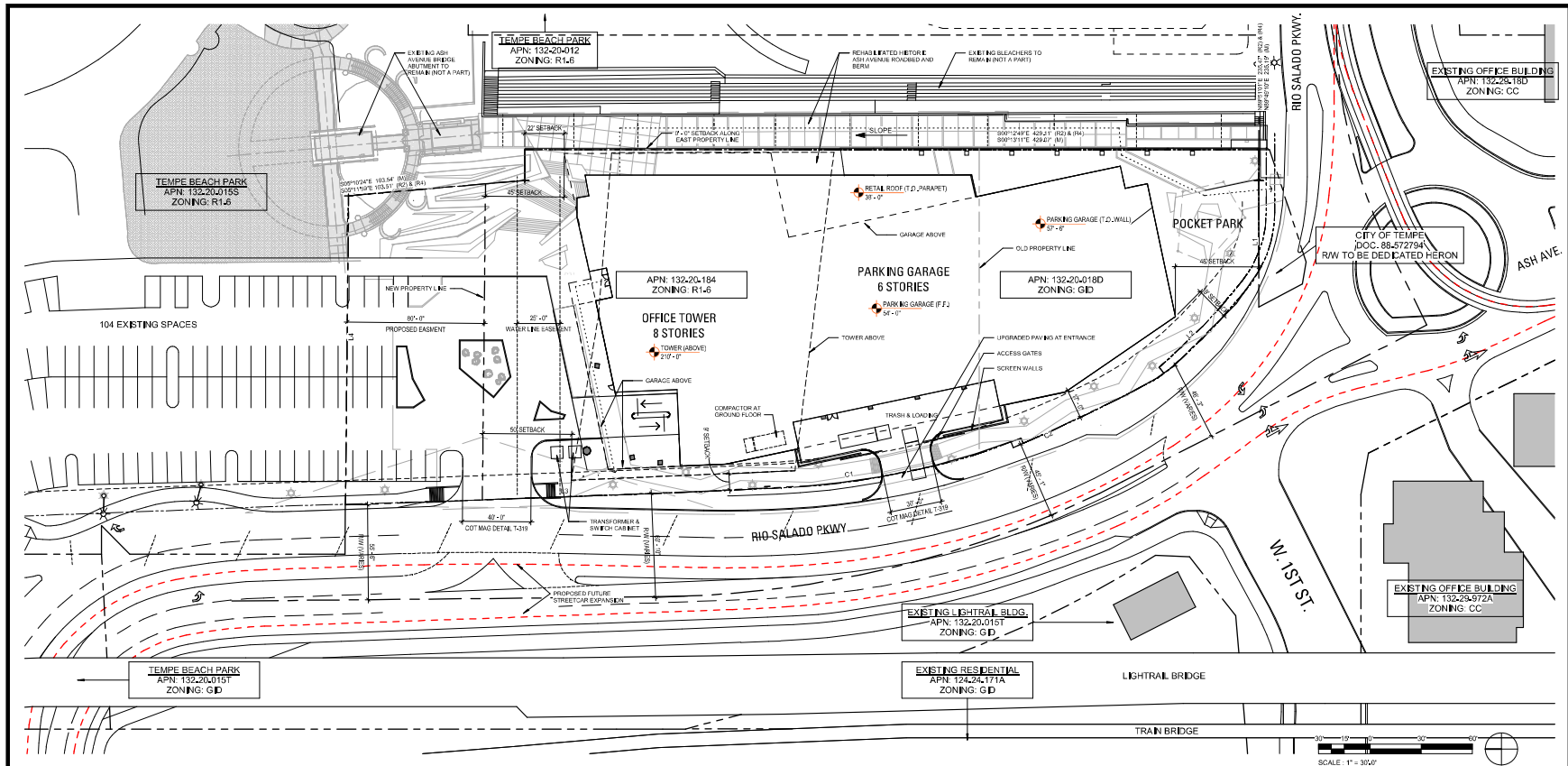
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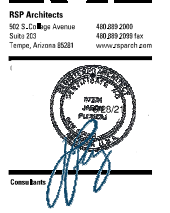
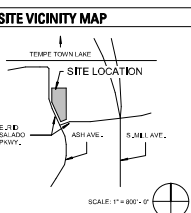
Revisions	No.	Date	Description
	1	2021-06-28	Got OPR SUBMITTAL

PAD SITE PLAN

G001



PROJECT TEAM	PROJECT NARRATIVE	PROJECT DATA	SITE LANDSCAPE AREA	USES	LEGAL DESCRIPTION	LEGEND	LINE TABLE																		
<b>OWNER</b> Hines 2075 E Camelback Road, Suite 150 Phoenix, AZ 85016 Phone: 602.385.8000 Chris Anderson Email: cchristanderson@hines.com  <b>ARCHITECT</b> RSP Architects, LLC 502 S. Camelback Avenue, Suite 203 Tempe, AZ 85281 Phone: 480.899.2000 Mike Duffy Phone: 480.899.2001 Email: mike.duffy@rsparch.com  <b>LANDSCAPE ARCHITECT</b> SUE & BILLY CUFFEY 7144 E. Shoshone Drive, Suite 205 Scottsdale, AZ 85251 Phone: 480.609.0089 Basil Green Email: bgreen@scueffey.com  <b>PLANNING SERVICES</b> City of Tempe 7742 N 18th Street, Suite 330 Phoenix, AZ 85020 Phone: 602.371.4533 Curt Brown Phone: 602.371.4530 Email: curt.brown@cityoftempe.com	A 100% REUSE PROJECT CONSISTING OF REHABILITATION OF EXISTING OFFICE BUILDING AND CONSTRUCTION OF NEW 8-STORY OFFICE TOWER, 6-STORY PARKING GARAGE, AND 6-STORY PARKING GARAGE. THE PROJECT IS BEING UNDERTAKEN TO REDEVELOP THE EXISTING OFFICE BUILDING AND THE ADJACENT OFFICE BUILDING AND TRANSFORM THE INTERSECTION OF RIO SALADO PARKWAY AND TEMPE TOWNSHIP. THE PROPOSED INTERSECTION IMPROVEMENTS INCLUDE A NEW STREET LIGHTING AND TRANSFORM THE INTERSECTION ALTERNATIVE AS A POINT OF INTEREST WITHIN THE LANDSCAPE OF RIO SALADO PARKWAY.	<b>PROJECT NAME:</b> 250 RIO <b>SITE ADDRESS:</b> 209 N Rio Salado Parkway, Tempe, AZ 85281 <b>PARCELS:</b> 132-20-184, 132-20-185, 132-20-186 (CITY OF TEMPE), 132-20-187 (CITY OF TEMPE) <b>ZONING:</b> R1.5 (SINGLE-FAMILY) <b>EXISTING:</b> GENERAL INDUSTRIAL GENERAL INDUSTRIAL OVERLAY TRANSPORTATION OVERLAY DETRIE (CORRIDOR) <b>PROPOSED:</b> CC (CITY CENTER) TR (TRANSIT OVERLAY) DETRIE TRANSPORTATION OVERLAY DETRIE (CORRIDOR)	<b>ON SITE:</b> 16,278 SF (73,081 +22% <b>NET:</b> = 5,330 SF <b>TOTAL:</b> = 21,608 SF <b>REQUIRED:</b> = 70%  <b>BUILDING SETBACKS:</b> FRONT STREET: 17' (MAX.) SIDE (NORTH): 47' (MIN.) SIDE (EAST): 47' SIDE (SOUTH): 47' (MIN.) REAR (WEST): 22' (MIN.) CORNER: 22'  <b>VEHICLE PARKING:</b> <b>REQUIRED:</b> FIRST 5,000 SF OF OFFICE IS HI RISED AND THEN 1 SPACE / 500 SF AFTER 211,000 SF / 500 = 422 <b>PROVIDED:</b> 431 PARKING SPACES  <b>NOTE:</b> A DISCREET PLAN AMENDMENT IS REQUIRED FOR THE 16.278 SF OF CITY PROPERTY SHOWN AS BEING ACQUIRED BY THE PROJECT. THE CITY WILL GO FROM PUBLIC OPEN SPACE TO HI RISED USE.	<b>OFFICE (OFFICE USE ONLY):</b> 216,000 GSF <b>COMMERCIAL (SHOP TO PUBLIC):</b> 4,500 GSF <b>GARAGE:</b> 363,000 GSF <b>TOTAL:</b> 683,500 GSF  <b>OCCUPANCY CLASSIFICATION:</b> A2, D, S-2 FULLY SPRINKLERED  <b>TYPE OF CONSTRUCTION:</b> TYPE 1A  <b>RECYCLE PARKING:</b> <b>REQUIRED:</b> 1 SPACE / 10,000 SF OFFICE 216,000 SF / 10,000 SF = 22 <b>PROVIDED:</b> 32 SPACES (IN GARAGE)	A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SEABOARD RAIL ROAD AND MERRIMAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 15 BEARS NORTH 90 DEGREES 00 MINUTES 59 SECONDS WEST A DISTANCE OF 305.27 FEET; THENCE NORTH 05 DEGREES 10 MINUTES 49 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 189.02 FEET; THENCE NORTH 10 DEGREES 41 MINUTES 19 SECONDS WEST, DEPARTING SAID WEST LINE A DISTANCE OF 362.24 FEET TO A POINT ON THE EASTERN RIGHT OF WAY OF ASH AVENUE AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, OF WHICH THE RADIAL POINT LIES NORTH 30 DEGREES 31 MINUTES 58 SECONDS EAST; THENCE ALONG THE EASTERN RIGHT OF WAY OF ASH AVENUE THE FOLLOWING 7 COURSES AND DISTANCES: THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIAL DISTANCE OF 73.40 FEET, THROUGH A CENTRAL ANGLE OF 73 DEGREES 59 MINUTES 19 SECONDS, A DISTANCE OF 17.52 FEET; THENCE NORTH 10 DEGREES 31 MINUTES 14 SECONDS WEST, A DISTANCE OF 64.24 FEET; THENCE NORTH 10 DEGREES 41 MINUTES 19 SECONDS WEST, DEPARTING SAID WEST LINE TO THE POINT OF AN ANCHOR TANGENT CURVE CONCAVE TO THE NORTHEAST, WITH A CHORD BEARING OF NORTH 44 DEGREES 18 MINUTES 19 SECONDS WEST, A CHORD DISTANCE OF 41.46 FEET; THENCE NORTHWESTERLY ALONG SAID NON TANGENT CURVE, HAVING A RADIUS OF 362.00 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 59 MINUTES 59 SECONDS, A DISTANCE OF 27.25 FEET; THENCE NORTH 10 DEGREES 41 MINUTES 19 SECONDS EAST, A DISTANCE OF 3.24 FEET TO THE POINT OF AN ANCHOR TANGENT CURVE CONCAVE TO THE EAST, WITH A CHORD BEARING OF NORTH 11 DEGREES 14 MINUTES 14 SECONDS WEST, A CHORD DISTANCE OF 144.00 FEET; THENCE NORTHERLY ALONG SAID NON TANGENT CURVE, HAVING A RADIUS OF 488.00 FEET, THROUGH A CENTRAL ANGLE OF 18 DEGREES 19 MINUTES 22 SECONDS, A DISTANCE OF 145.11 FEET; THENCE NORTH 10 DEGREES 10 MINUTES 49 SECONDS WEST, A DISTANCE OF 162.77 FEET; THENCE NORTH 60 DEGREES 30 MINUTES 4 SECONDS EAST, DEPARTING SAID EASTERN RIGHT OF WAY OF ASH AVENUE, A DISTANCE OF 183.81 FEET; THENCE SOUTH 05 DEGREES 10 MINUTES 24 SECONDS EAST, A DISTANCE OF 23.28 FEET; THENCE NORTH 05 DEGREES 48 MINUTES 32 SECONDS EAST, A DISTANCE OF 18.20 FEET;		<table border="1"> <thead> <tr> <th>LINE TABLE</th> <th>LINE TABLE</th> </tr> </thead> <tbody> <tr> <td>L1 589°11'01"W 84.20' (DC) &amp; (R4)</td> <td>LINE TABLE</td> </tr> <tr> <td>589°11'01"W 84.20' (R4)</td> <td>L1 589°11'01"W 84.20' (DC) &amp; (R4)</td> </tr> <tr> <td>L2 423°20'59"W 112.27' (R5) &amp; (R4)</td> <td>L2 423°20'59"W 112.27' (R5) &amp; (R4)</td> </tr> <tr> <td>423°20'59"W 112.27' (R4)</td> <td>L3 423°20'59"W 112.27' (R5) &amp; (R4)</td> </tr> <tr> <td>L3 423°20'59"W 245.57' (R4)</td> <td>L4 423°20'59"W 245.57' (R4)</td> </tr> <tr> <td>423°20'59"W 245.57' (R4)</td> <td>423°20'59"W 245.57' (R4)</td> </tr> <tr> <td>L4 423°20'59"W 172.20' (R4)</td> <td>423°20'59"W 172.20' (R4)</td> </tr> <tr> <td>423°20'59"W 172.20' (R4)</td> <td></td> </tr> </tbody> </table>	LINE TABLE	LINE TABLE	L1 589°11'01"W 84.20' (DC) & (R4)	LINE TABLE	589°11'01"W 84.20' (R4)	L1 589°11'01"W 84.20' (DC) & (R4)	L2 423°20'59"W 112.27' (R5) & (R4)	L2 423°20'59"W 112.27' (R5) & (R4)	423°20'59"W 112.27' (R4)	L3 423°20'59"W 112.27' (R5) & (R4)	L3 423°20'59"W 245.57' (R4)	L4 423°20'59"W 245.57' (R4)	423°20'59"W 245.57' (R4)	423°20'59"W 245.57' (R4)	L4 423°20'59"W 172.20' (R4)	423°20'59"W 172.20' (R4)	423°20'59"W 172.20' (R4)	
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Project for **Hines**  
**250 RIO**  
250 W. Rio Salado Parkway,  
Tempe, AZ 85281

Project No. 1281.025.01  
Drawn By: BSG, KR, MD  
Checked By: MD

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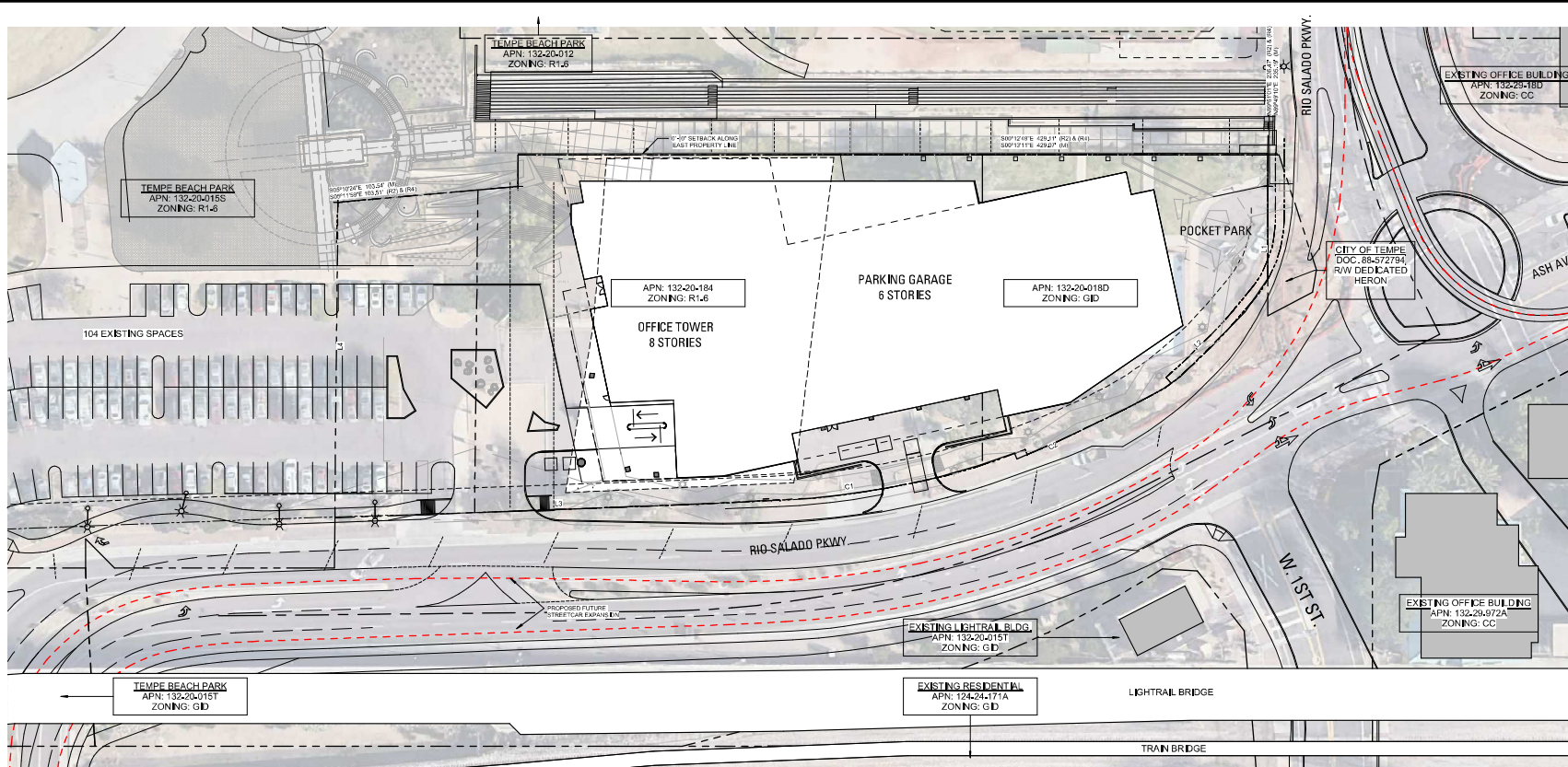
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No.	Date	Description
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2	12/24/2021	102 E: RSP ARCHITECTS
3	12/24/2021	103 E: RSP ARCHITECTS
4	12/24/2021	104 E: RSP ARCHITECTS
5	12/24/2021	105 E: RSP ARCHITECTS
6	12/24/2021	106 E: RSP ARCHITECTS
7	12/24/2021	107 E: RSP ARCHITECTS
8	12/24/2021	108 E: RSP ARCHITECTS
9	12/24/2021	109 E: RSP ARCHITECTS
10	12/24/2021	110 E: RSP ARCHITECTS

DPR SITE PLAN

A001





**RSP**

RSP Architects  
 502 S. 2nd Ave, Suite 203  
 Tempe, Arizona 85281  
 480.293.2099  
 480.893.2999 fax  
 www.rsparch.com



Project for **Hines**  
**250 RIO**  
 250 W. Rio Salado Pkwy,  
 Tempe, AZ 85281

Project No. 1281.035.01  
 Drawn By: MD  
 Checked By: MD

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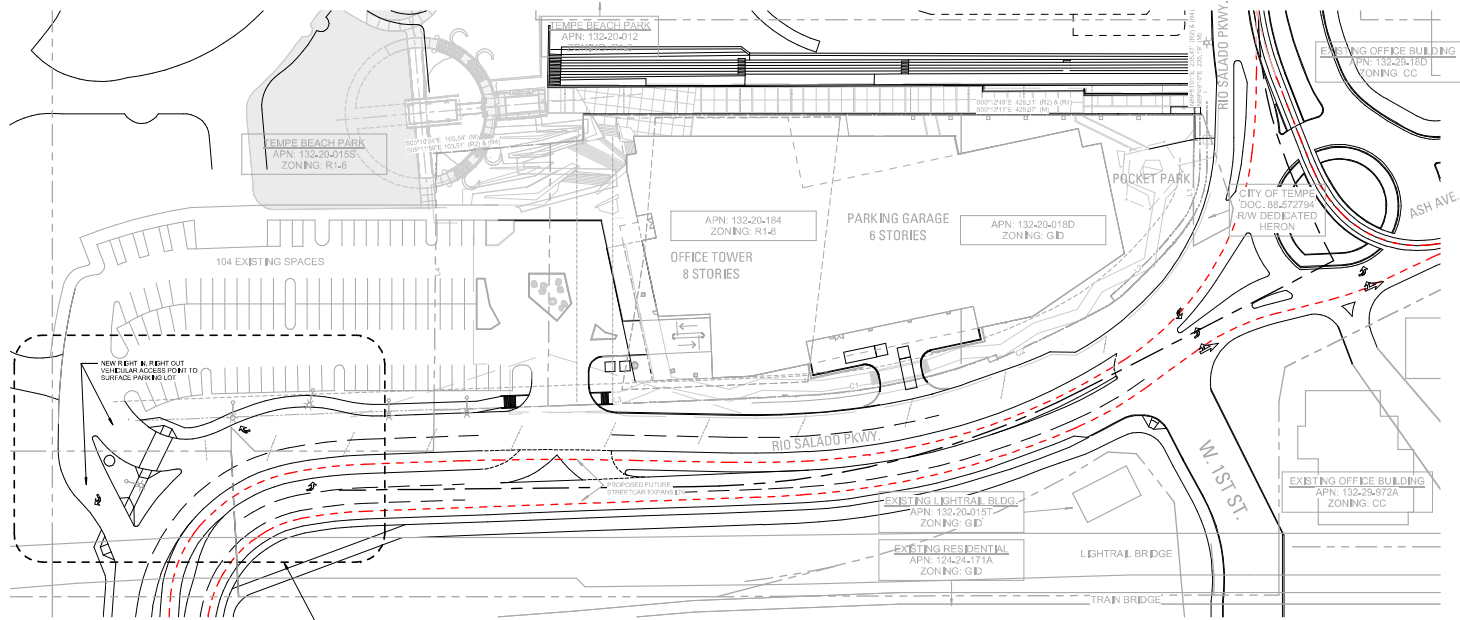
Revisions

No.	Date	Description
001	04-18	1st D.R.SUBMITAL
002	05-20	2nd D.R.SUBMITAL

CONTEXTUAL AERIAL  
 MAP

**A002**





NEW RIGHT IN RIGHT OUT  
VEHICULAR ACCESS POINT TO  
SURFACE PARKING LOT

OFFSITE IMPROVEMENTS LIMITED TO THIS AREA  
ONLY AND LIMITED TO THE NEW VEHICULAR  
ACCESS TO THE EXISTING SURFACE PARKING  
LOT.

NOTE:  
OFFSITE IMPROVEMENTS TO BE IMPLEMENTED  
UNDER SEPARATE PROCESS REVIEW OR A  
MAJOR DEVELOPMENT PLAN REVIEW SUBMITTAL  
AND APPROVAL.



RSP Architects  
502 S. 2nd Ave. Suite 203  
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480.200.2099  
480.883.2999 fax  
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**250 RIO**  
250 W. Rio Salado Pkwy.  
Tempe, AZ 85281

Project No. 1281.025.01  
Drawn By: Author  
Checked By: Checker

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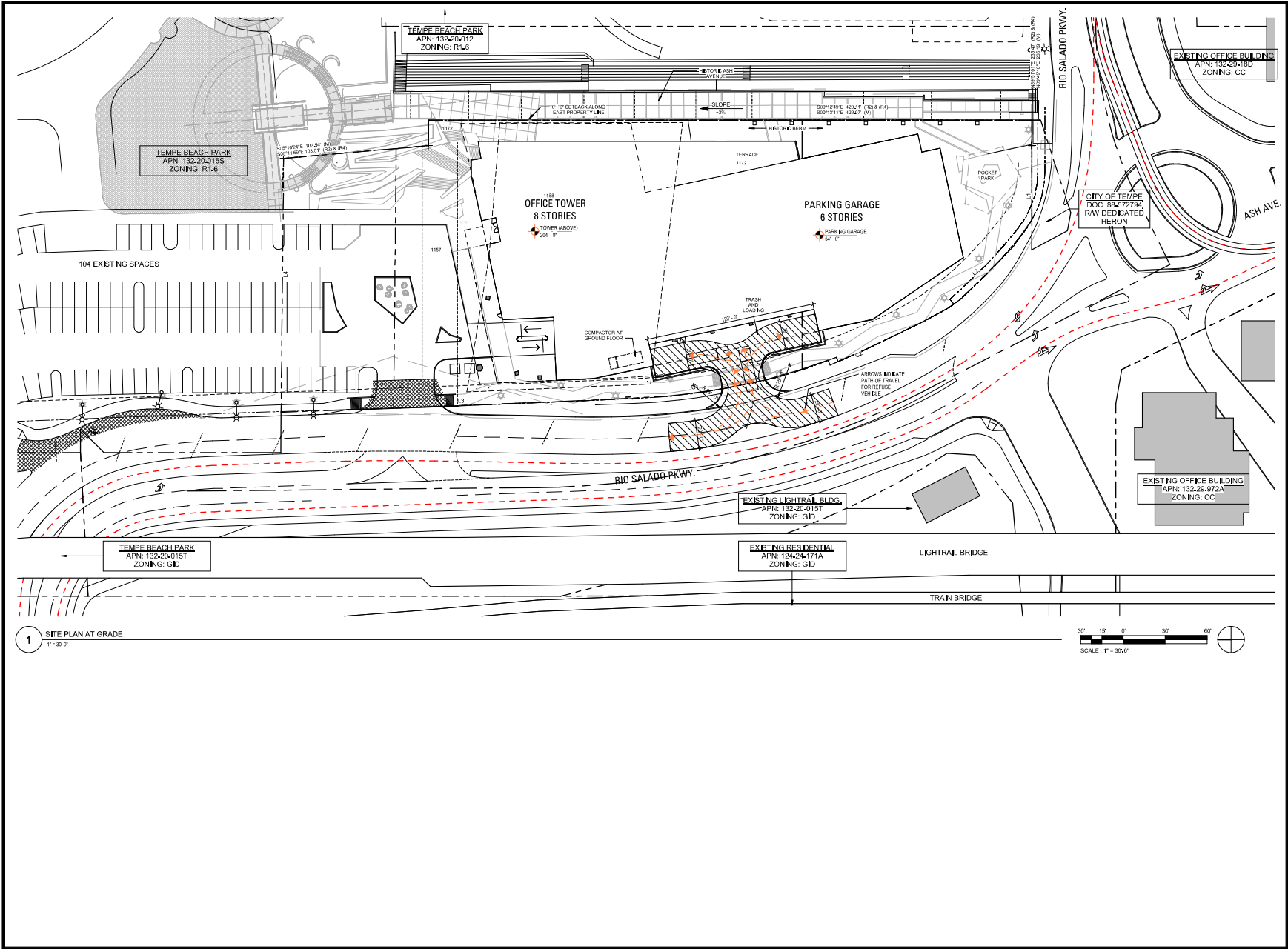
Revisions

No.	Date	Description
01	08/20/2018	ISSUE FOR SUBMITTAL

OFFSITE  
IMPROVEMENTS  
EXHIBIT

A003





1 SITE PLAN AT GRADE  
1" = 30'-0"



RSP Architects  
562 S. 2nd Ave. Suite 202  
Tempe, Arizona 85281

480.233.2089  
480.893.2099 fax  
www.rsparch.com



Project for **Hines**  
**250 RIO**

250 W. Rio Salado Pkwy,  
Tempe, AZ 85281

Project No.	1281.035.01
Drawn By	Author
Checked By	Checker

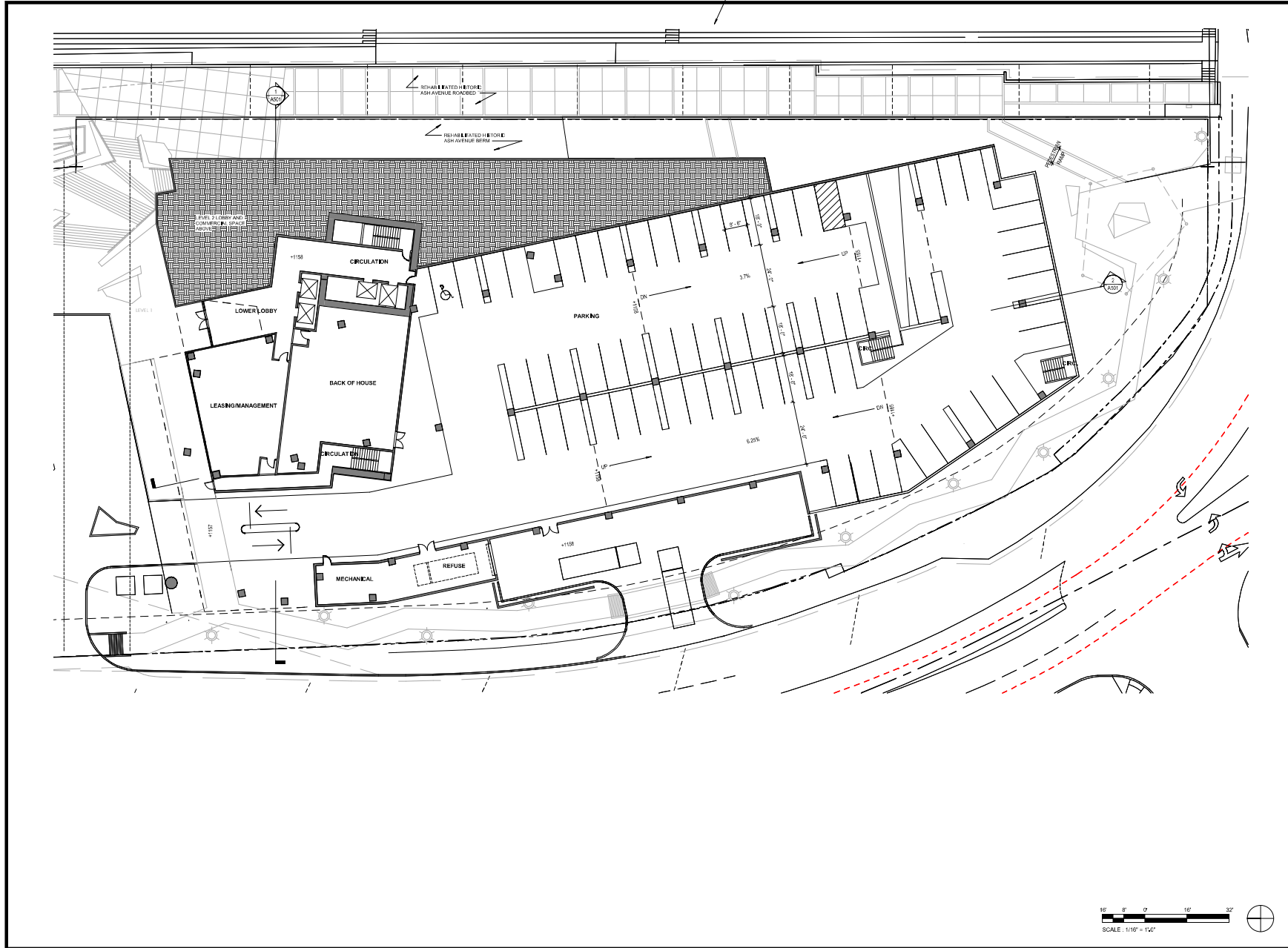
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Revisions

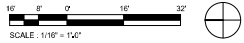
No.	Date	Description
01	02/08/20	Issued FOR PERMIT

SOLID WASTE PLAN





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Project for **Hines**  
**250 RIO**

250 W. Rio Salado Pkwy,  
 Tempe, AZ 85281

Project No. 1281.025.01  
 Drawn By: RSG, KR, MD  
 Checked By: MD

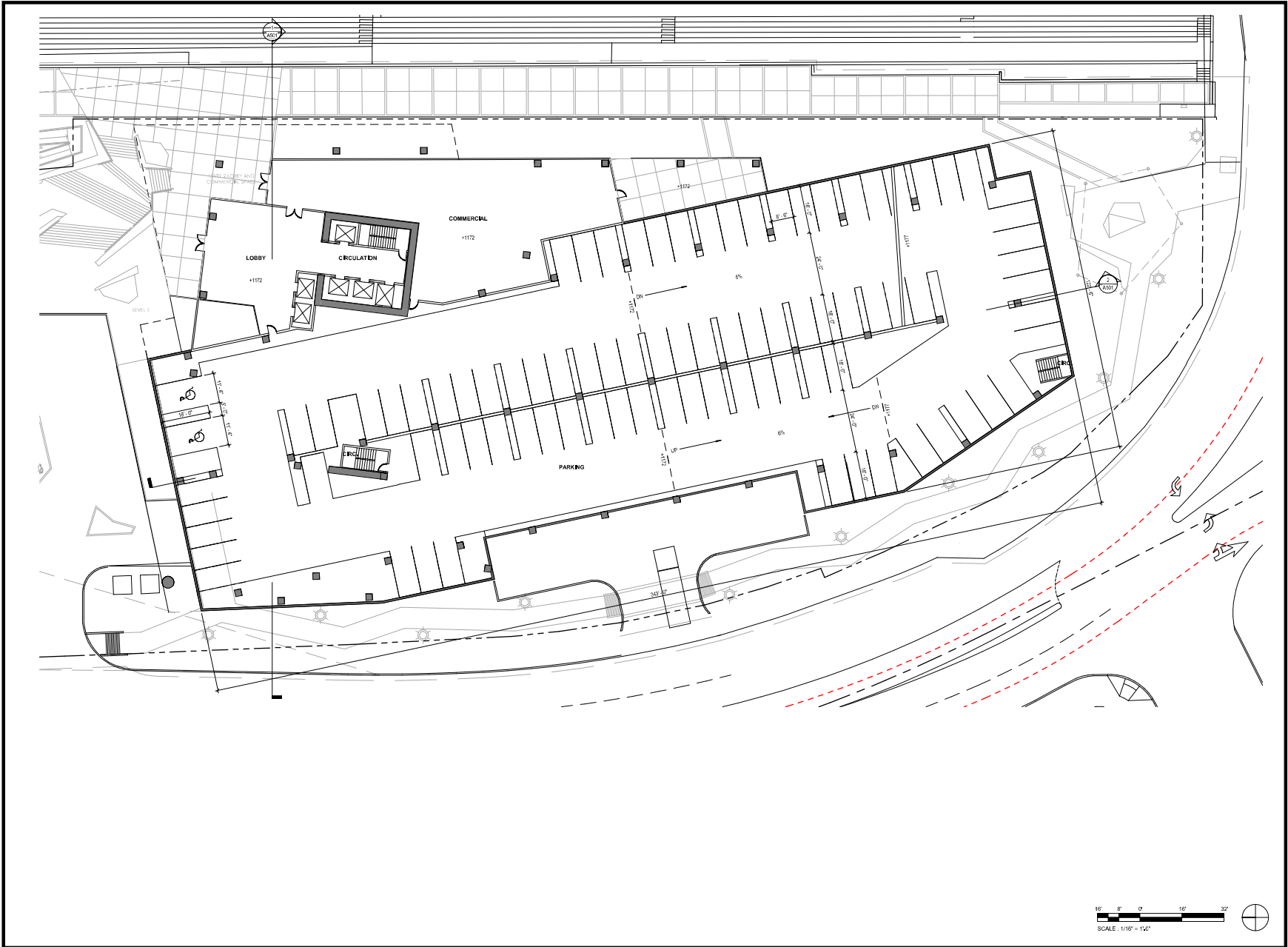
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Revisions

No.	Date	Description
01	04-19	INITIAL DESIGN
02	05-10	REVISED DESIGN

LEVEL 1 FLOOR PLAN

**A101**



\\BM\366\Hines - 250 Rio Salado Pkwy\Site\219.dwg  
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Chris Burtis

Project for **Hines**  
**250 RIO**  
250 W. Rio Salado Pkwy,  
Tempe, AZ 85281

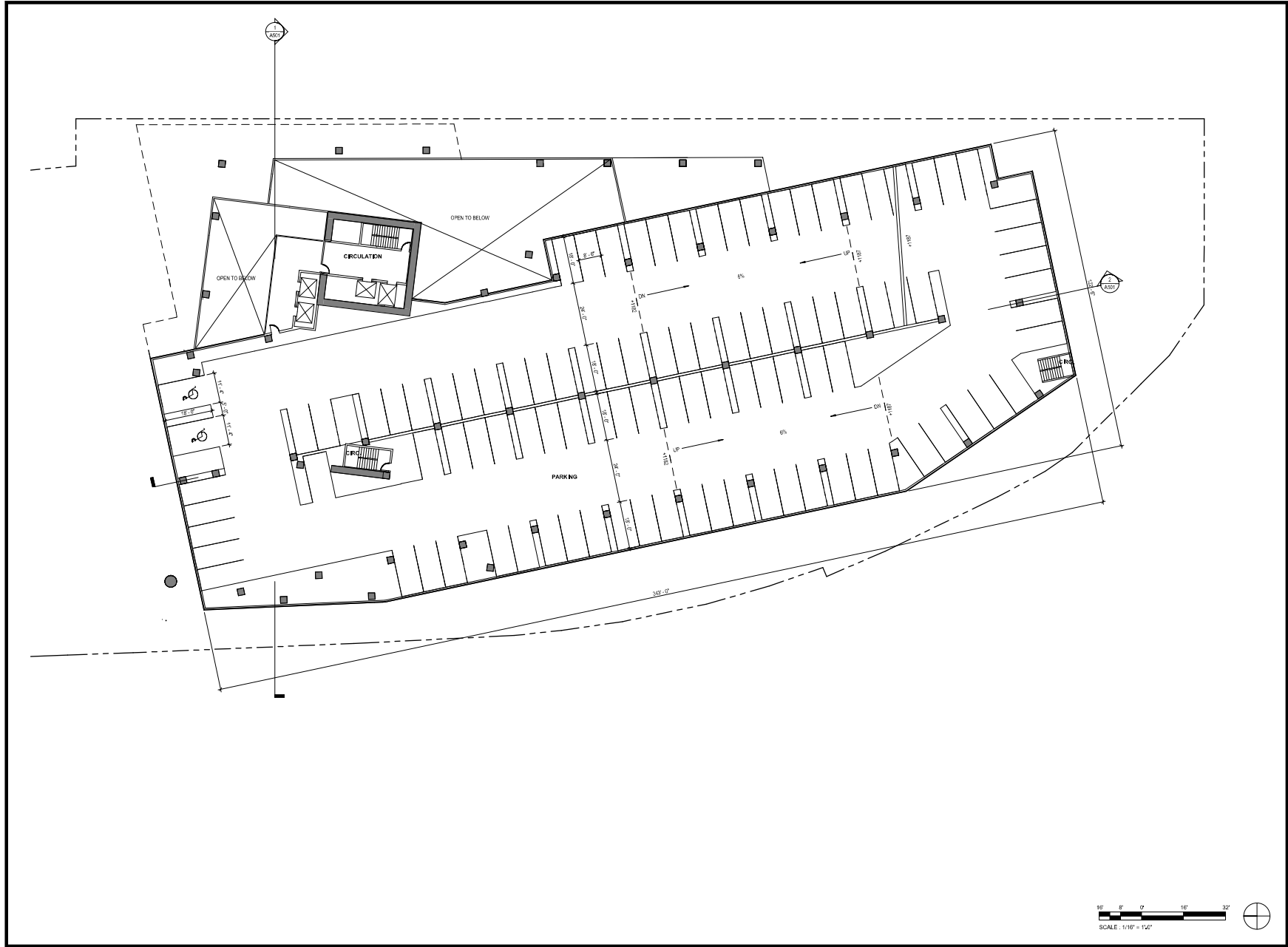
Project No. 1281.025.01  
Drawn By: BSG, KR, MD  
Checked By: MD

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No.	Date	Description
021	04-18	1st EIR SUBMITTAL
022	05-28	1st EIR SUBMITTAL

LEVEL 2 FLOOR PLAN

**A102**



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16' 8' 0' 16' 32'  
 SCALE: 1/16" = 1'-0"



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Project for **Hines**  
**250 RIO**  
 250 W. Rio Salado Pkwy,  
 Tempe, AZ 85281

Project No. **1281.025.01**  
 Drawn By: **BSC, KIS, MJD**  
 Checked By: **MJD**

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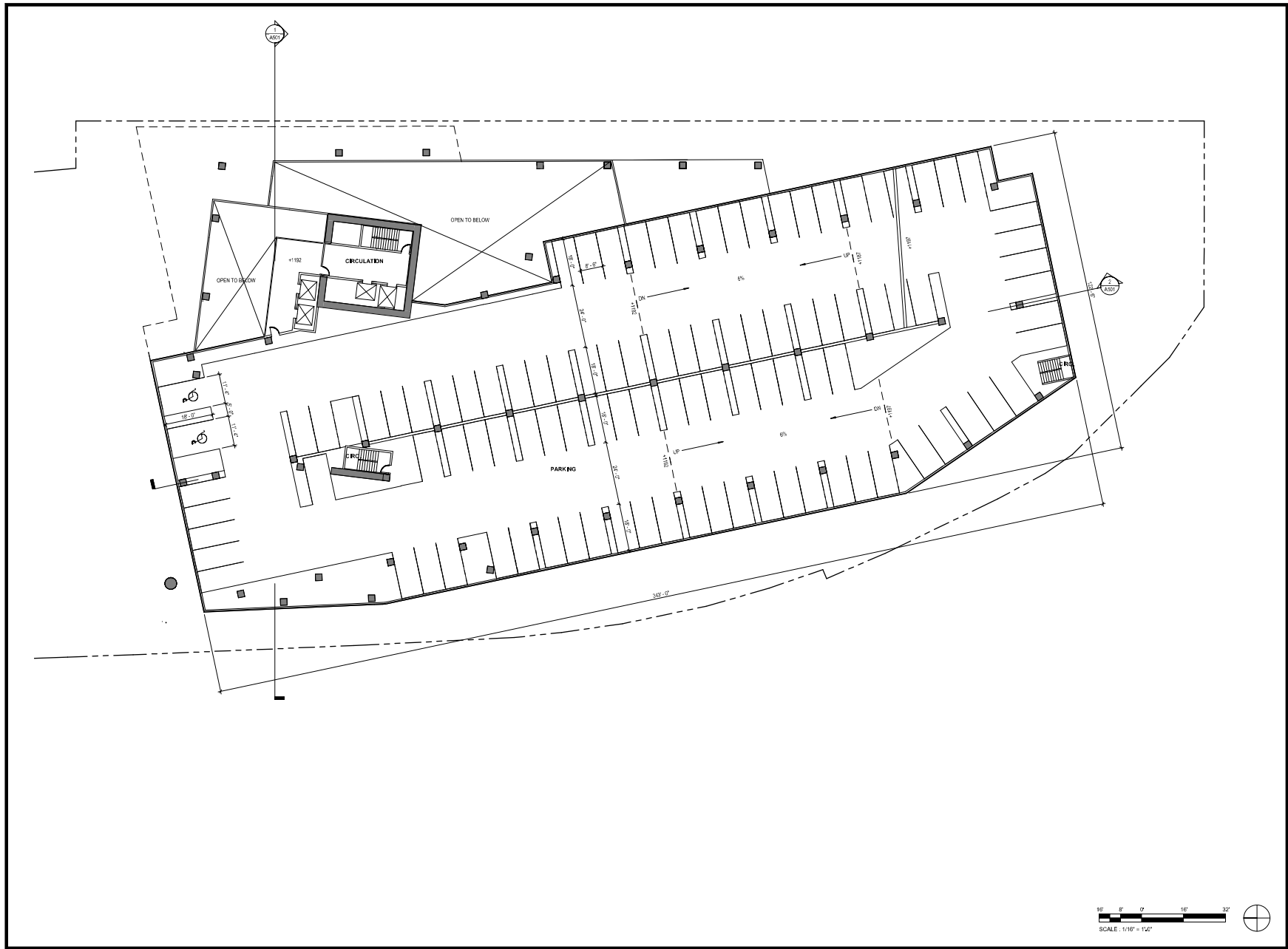
Revisions

No.	Date	Description
01	05-18	01 PER SUBMITTAL
02	05-20	02 PER SUBMITTAL

LEVEL 3 FLOOR PLAN

A103





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Chris Batts

Project for **Hines**  
**250 RIO**  
 250 W. Rio Salado Pkwy,  
 Tempe, AZ 85281

Project No. 1281.025.01  
 Drawn By: BSC, KR, MD  
 Checked By: MD

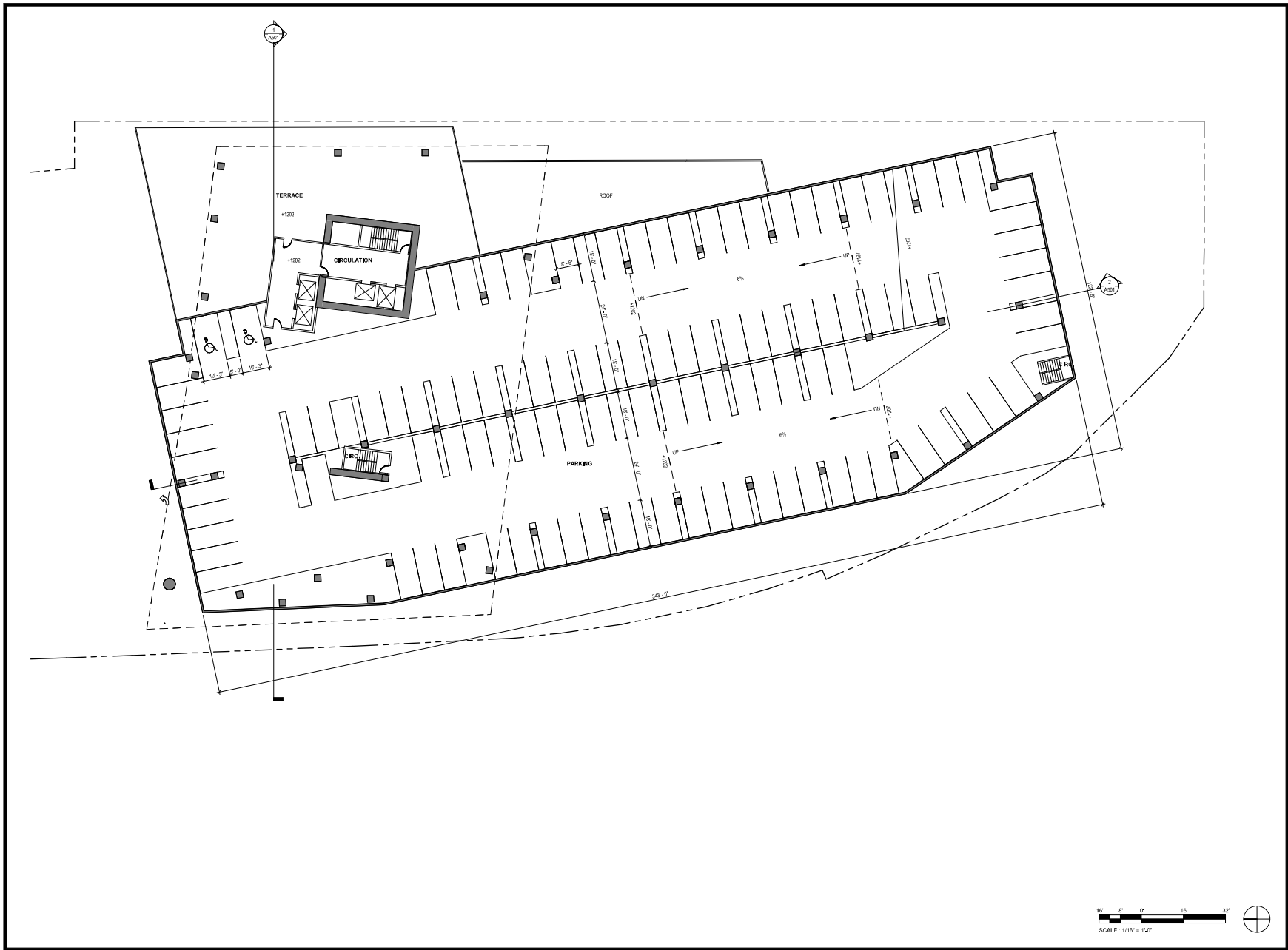
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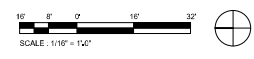
No.	Date	Description
001	04-18	011 EIR SUBMITTAL
002	05-28	011 EIR SUBMITTAL

LEVEL 4 FLOOR PLAN

A104



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Chris Ballew

Project for **Hines**  
**250 RIO**  
250 W. Rio Salado Pkwy,  
Tempe, AZ 85281

Project No. 1281.025.01  
Drawn By: RSC, KR, MD  
Checked By: MD

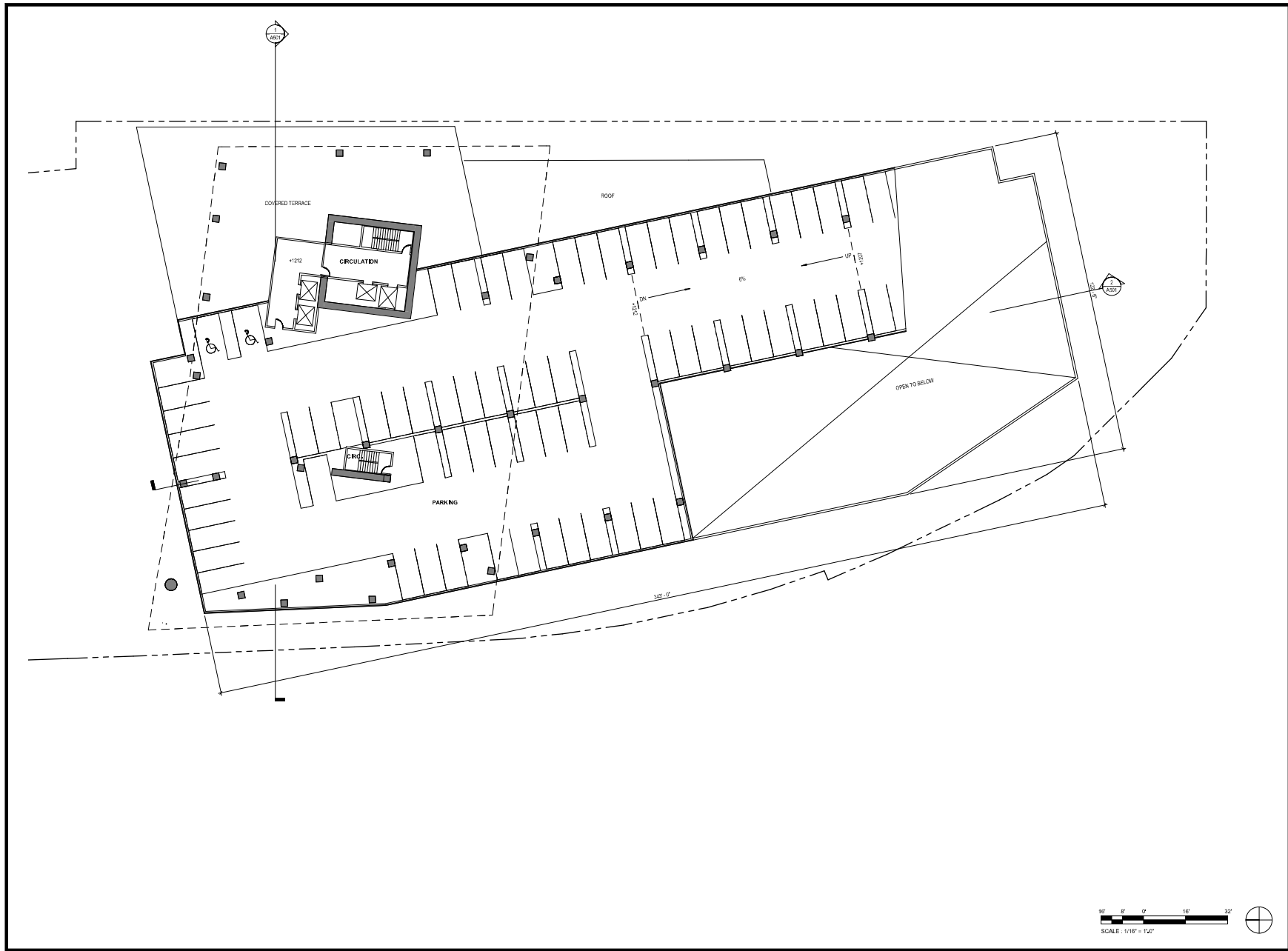
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No.	Date	Description
001	04-19	1st PER SUBMITTAL
002	05-28	2nd PER SUBMITTAL

LEVEL 5 FLOOR PLAN

A105



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Chris Burt

Project for **Hines**  
**250 RIO**

250 W. Rio Salado Pkwy,  
Tempe, AZ 85281

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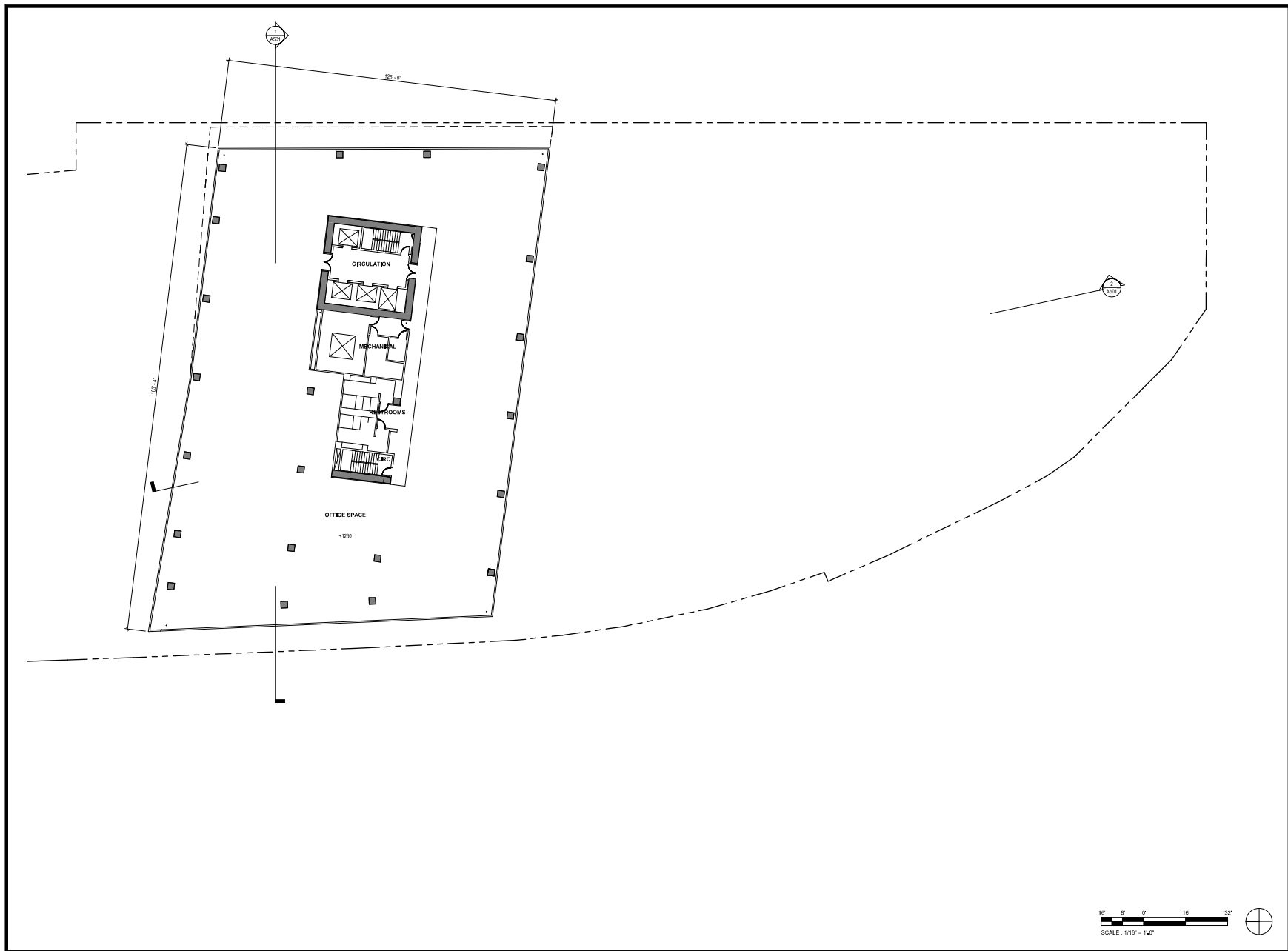
Revisions

No.	Date	Description
01	04-18	Initial Design
02	05-28	Final Design

**LEVEL 6 FLOOR PLAN**

## A106





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Chris Barth

Project for **Hines**  
**250 RIO**  
 250 W. Rio Salado Pkwy,  
 Tempe, AZ 85281

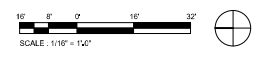
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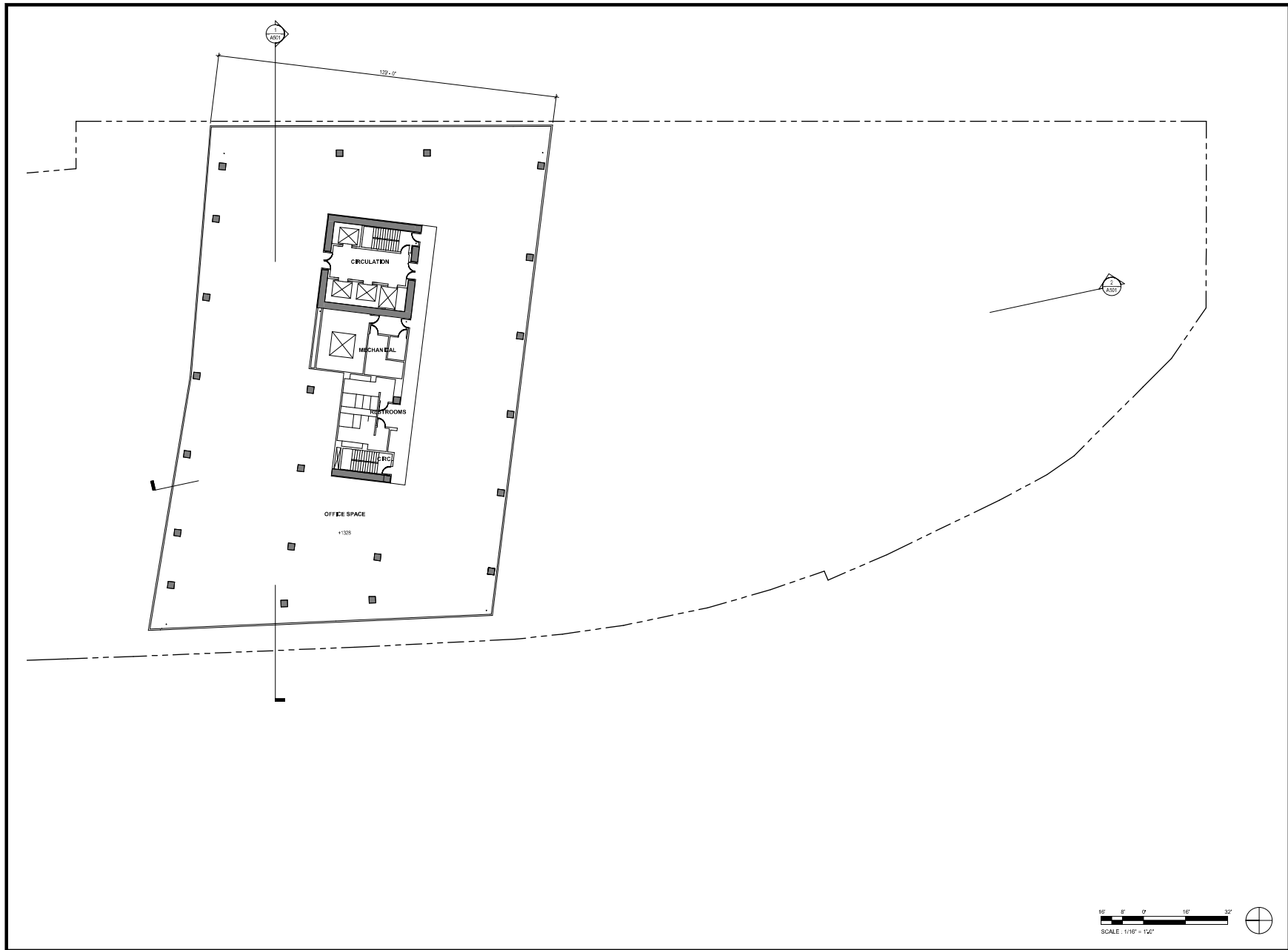
Revisions

No.	Date	Description
01	04-08	01 D R S, 01 D F A L
02	05-20	01 D R S, 01 D F A L



LEVEL 7-13 FLOOR  
 PLAN

## A107



\\01-360\Hines-20 RioSalido\RioSalido\_#19.dwg  
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Contract No.

Project No. **1281.025.01**  
Project Name: **Hines 250 RIO**  
250 W. Rio Salido Pkwy,  
Tempe, AZ 85281

Drawn By: ESS, KR, MD  
Checked By: MD

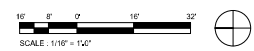
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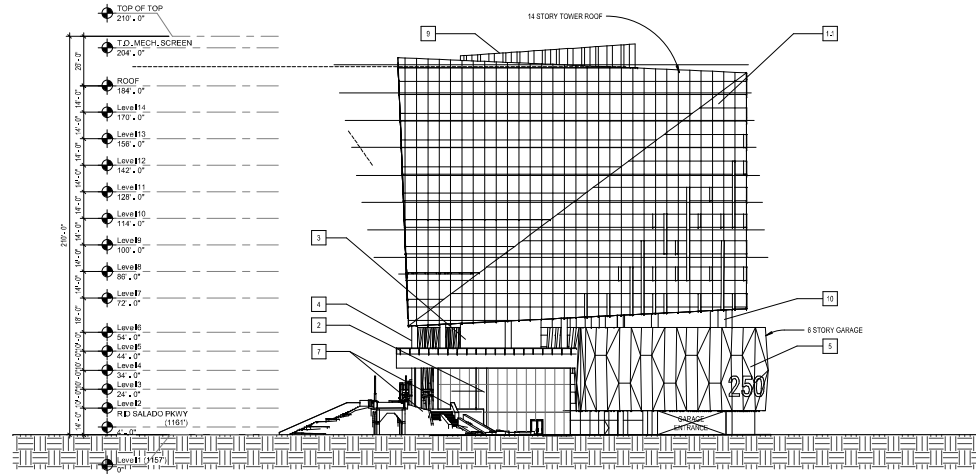
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02	05-28	01 D.R. S. 0117.01

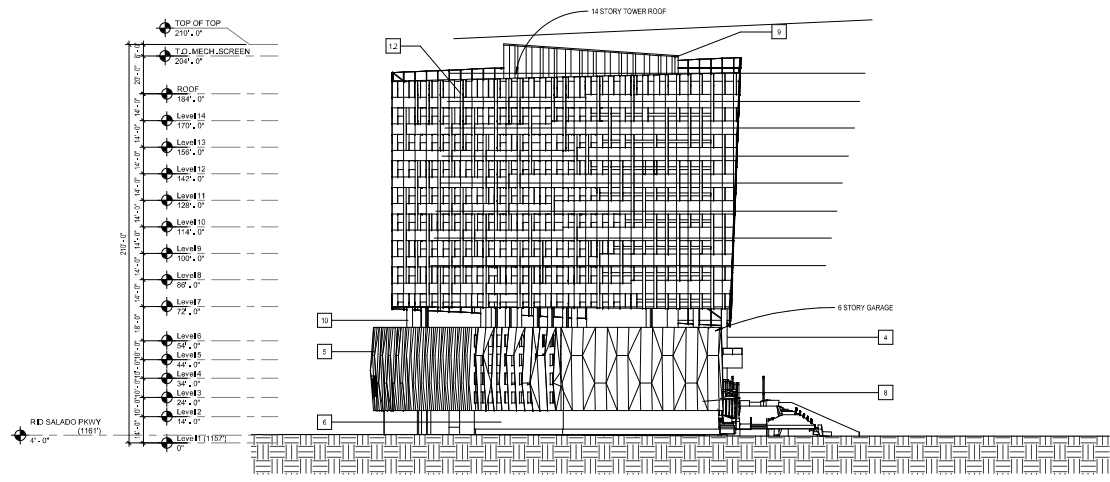
LEVEL 14 FLOOR PLAN

# A114





1 NORTH ELEVATION  
1" = 30'



2 SOUTH ELEVATION  
1" = 30'

KEYNOTES - EXTERIOR ELEVATION	
NO.	DESCRIPTION
1,3	CURTAIN WALL GLAZING (TOWER) SOLARBAN 60 PACIFIC + CLEAR ECL
1,2	WINDOW WALL GLAZING (TOWER) SOLARBAN 60 PACIFIC + CLEAR ECL
2	STOREFRONT GLAZING (COMMERCIAL) SOLARBAN 60 SOLARGRAY + CLEAR ECL
3	100% POLYCARBONATE GLASS FACADE PANELS COLOR GUARD/AMMO
4	METAL PANEL CLADDING METAL SALES TUGA CONCEALED FASTENER WALL PANELS COLORS: OCEAN BLUE, CHARCOAL, ASH GREY
5	GARAGE FACADE SCREENING - SHADE CANOPY FABRIC WEATHERMAX 80 - MET
6	CORTEN STEEL PANEL WALL UNFINISHED RAW STEEL LEFT TO RUST AND WEATHER
7	CORTEN STEEL PANEL WALL UNFINISHED RAW STEEL LEFT TO RUST AND WEATHER
8	METAL SHADING FIN METAL SALES TUGA CONCEALED FASTENER WALL PANELS - ASH GREY
9	MECHANICAL SCREENING METAL SALES CORRUGATED C72/PANEL COLOR: OCEAN BLUE
10	EXPOSED CONCRETE DAMP COLORS LIGHT GRAY 8084
11	GROUND FACE CAL TRENDSTONE SOUTHWEST GOLD

ALL SEND UNDER SEPARATE PERM



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Project for **Hines**  
**250 RIO**  
250 W. Rio Salado Pkwy,  
Tempe, AZ 85281

Project No. 1281.035.01  
Drawn By: BSG, KR, MD  
Checked By: MD

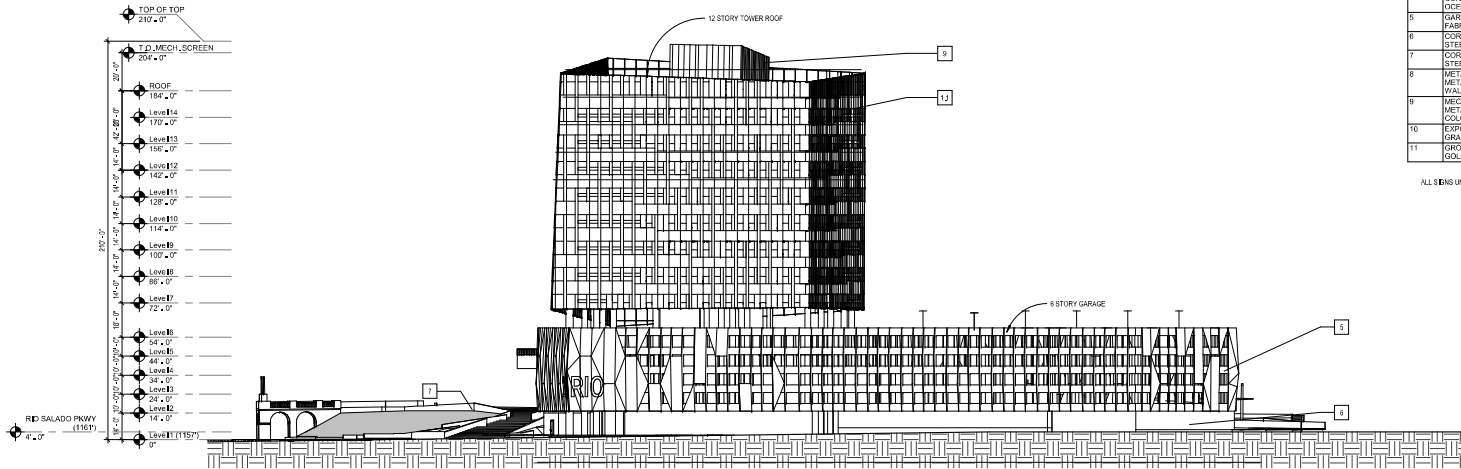
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No.	Date	Description
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002	04/10/2020	002 PER SUBMITTAL
003	05/05/2020	003 PER SUBMITTAL

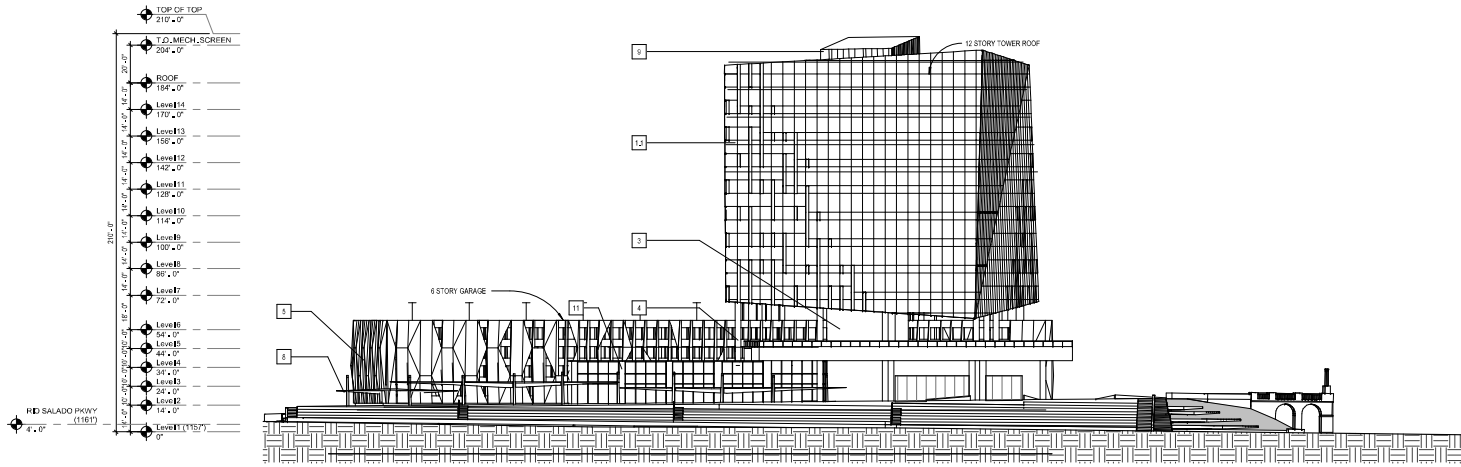
NORTH AND SOUTH ELEVATIONS

A401





1 WEST ELEVATION  
1" = 32'-0"



2 EAST ELEVATION  
1" = 32'-0"

KEYNOTES - EXTERIOR ELEVATION	
NO.	DESCRIPTION
1.1	CURTAIN WALL GLAZING (TOWER) SOLARBAN 60 (FACE) & CLEAR (E)
1.2	WINDOW WALL GLAZING (TOWER) SOLARBAN 60 (FACE) & CLEAR (E)
2	STOREFRONT GLAZING (COMMERCIAL) SOLARBAN 60 SOLARBAN 60 - CLEAR (E)
3	NO BACKPAINTED GLASS FACADE PANELS COLOR GUARANTEE
4	METAL PANEL COLORING METAL SALES T/C4 (CONCEALED FASTENER WALL PANELS COLORS: OXFORD BLUE, CHARCOAL, ASH GREY)
5	GARAGE FACADE SCREENING - SHADE CANOPY FABRIC WEATHERMAX 60 - MET
6	CURTAIN STEEL PANEL WALL UNFINISHED RAW STEEL LEFT TO RUST AND WEATHER
7	CURTAIN STEEL PANEL WALL UNFINISHED RAW STEEL LEFT TO RUST AND WEATHER
8	METAL SHADING FIN METAL SALES T/C4 (CONCEALED FASTENER WALL PANELS - ASH GREY)
9	MECHANICAL SCREENING METAL SALES CORRUGATED 172-PANEL COLOR - OCEAN BLUE
10	EXPOSED CONCRETE DAVE COLORS LIGHT GRAY 004
11	GROUND FACE (CA) TRENDSSTONE SOUTHWEST GOLD

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**250 RIO**  
 250 W. Rio Salado Pkwy,  
 Tempe, AZ 85281

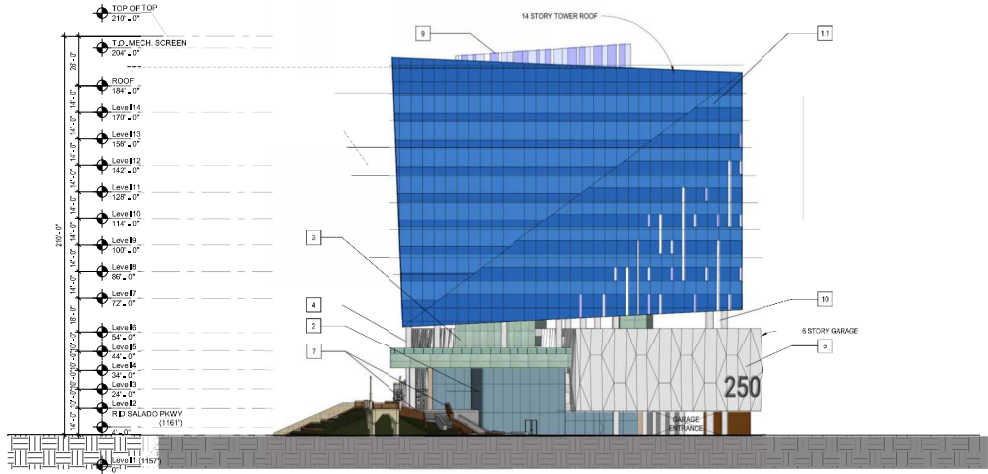
Project No. **1281.025.01**  
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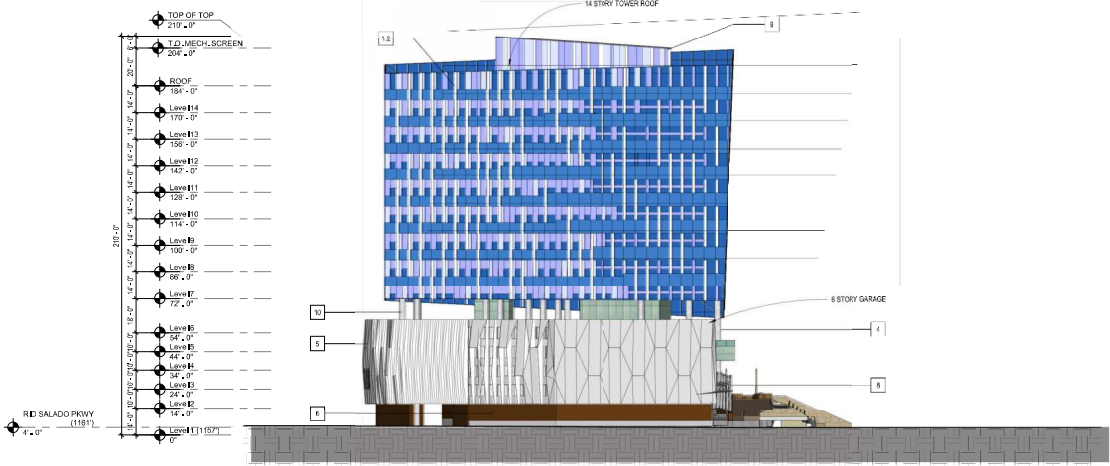
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1281-025-01	05/14/24	CONCEPTUAL
1281-025-01	06/14/24	CONCEPTUAL
1281-025-01	07/14/24	CONCEPTUAL
1281-025-01	08/14/24	CONCEPTUAL
1281-025-01	09/14/24	CONCEPTUAL
1281-025-01	10/14/24	CONCEPTUAL
1281-025-01	11/14/24	CONCEPTUAL
1281-025-01	12/14/24	CONCEPTUAL

EAST AND WEST ELEVATIONS

**A402**



1 NORTH ELEVATION  
T = 32'-0"



2 SOUTH ELEVATION  
T = 32'-0"

KEYNOTES - EXTERIOR ELEVATION	
NO.	DESCRIPTION
1,3	CURTAIN WALL GLAZING (TOWER) SOLARBAN 60 POLYFLA - CLEAR EU
1,2	WINDOW WALL GLAZING (TOWER) SOLARBAN 60 POLYFLA - CLEAR EU
2	STOREFRONT GLAZING (COMMERCIAL) SOLARBAN 60 SOLARGRAY - CLEAR EU
3	NO SACRIFICED GLASS FACADE PANELS COLOR GUARDACOLOR
4	METAL PANEL GLAZING METAL SALES TILCA CONCEALED FASTENER WALL PANELS COLORS: OCEAN BLUE, CHARCOAL, ASH GREY
5	GARAGE FACADE SCREENING - SHADE CANOPY FABRIC WEATHERMAX 60 - NET
6	CORTEN STEEL PANEL WALL UNFINISHED RAW STEEL - LEFT TO RUST AND WEATHER
7	CORTEN STEEL PANEL WALL UNFINISHED RAW STEEL - LEFT TO RUST AND WEATHER
8	METAL SHADING FINISH METAL SALES TILCA CONCEALED FASTENER WALL PANELS - ASH GREY
9	MESH/METAL SCREENING METAL SALES CORRUGATED 772/PANEL COLOR - OCEAN BLUE
10	EXPOSED CONCRETE PAVERS COLORS LIGHT GRAY 3094
11	GROUND FACE CMU TRENDSSTONE SOUTHWEST GOLD

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*[Signature]*

Project For **Hines**  
**250 RIO**  
250 W. Rio Salado Pkwy, Tempe, AZ 85281

Project No. **1281.235.01**  
Drawn By **SSS ER, MD**  
Checked By **MD**

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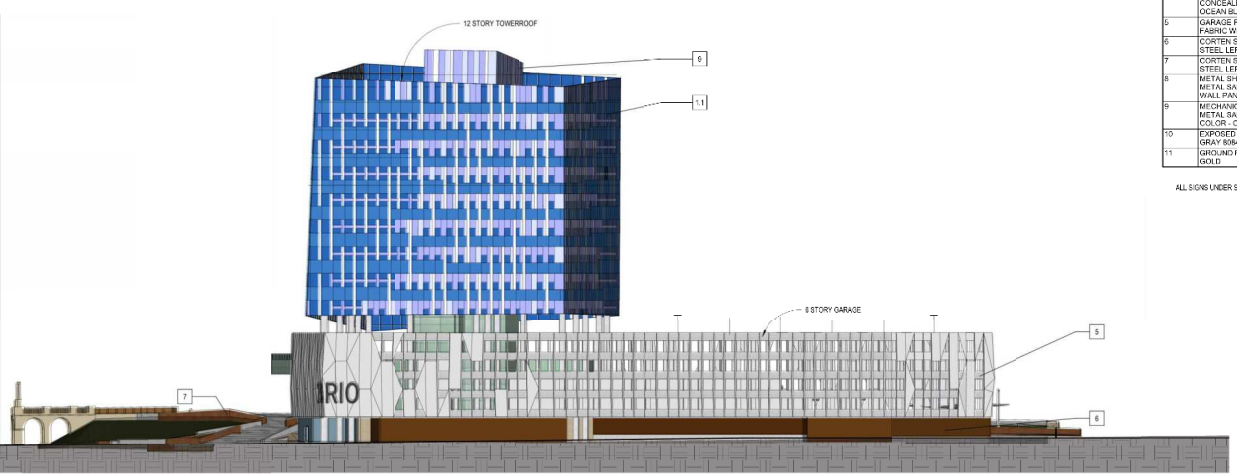
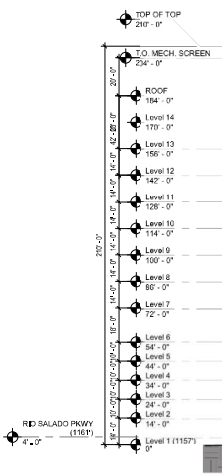
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**Revisions**

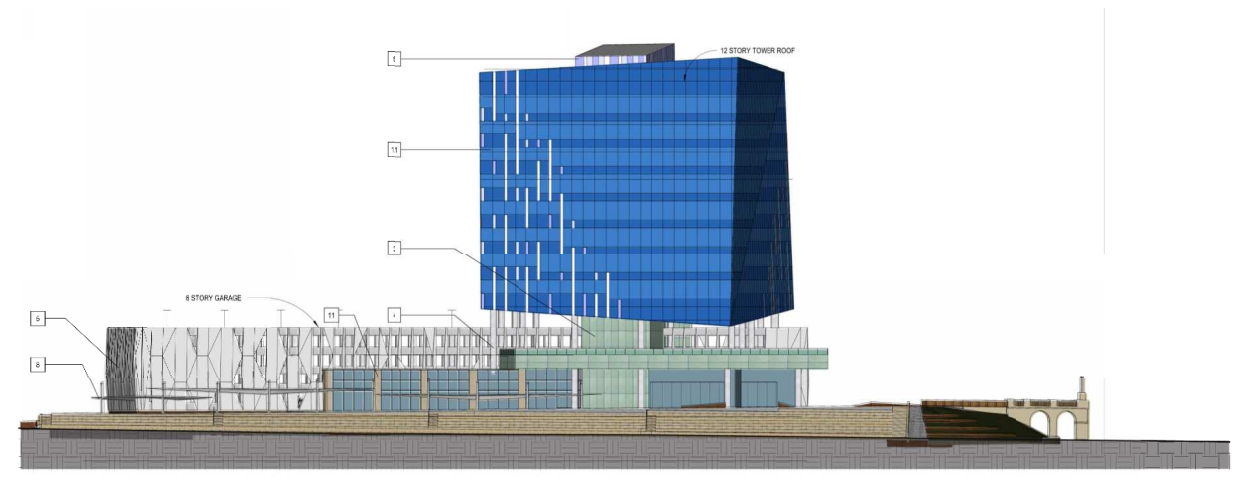
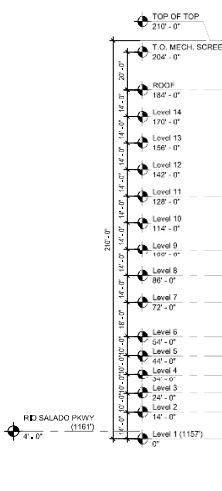
No.	Date	Description

**NORTH AND SOUTH ELEVATIONS**

A403



1 WEST ELEVATION  
1" = 32'



2 EAST ELEVATION  
1" = 32'

KEYNOTES - EXTERIOR ELEVATION	
NO.	DESCRIPTION
1,1	CURTAIN WALL GLAZING (TOWER) SOLARBAN 60 (PANELS) + CLEAR 80
1,2	W. RIGID WALL GLAZING (TOWER) SOLARBAN 60 (PANELS) + CLEAR 80
2	STORE FRONT GLAZING (COMMERCIAL) SOLARBAN 60 (PANELS) + CLEAR 80
3	NO BACKGROUND GLASS FACADE PANELS COLOR GLAZING
4	METAL PANEL COATING METAL SALES T-104 CONCEALED FASTENER WALL PANELS COLORS: OCEAN BLUE, CHARCOAL, ASH GREY
5	GARAGE FACADE SCREENING - SHIMDE CANOPY FABRIC WEATHERMAX 80, MET
6	CORTEN STEEL PANEL WALL LIN IN BIED RAW STEEL LEFT TO RUST AND WEATHER
7	CORTEN STEEL PANEL WALL LIN IN BIED RAW STEEL LEFT TO RUST AND WEATHER
8	METAL SHADING FN METAL SALES T-104 CONCEALED FASTENER WALL PANELS - ASH GREY
9	MECHANICAL SCREENING METAL SALES CORRUGATED T-72 PANEL COLOR - OCEAN BLUE
10	EXPOSED CONCRETE DAUB COLORS LEFT GRAY 8084
11	GROUND FACE CMU TRENDSONE SOUTHWEST GOLD

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Consultants

Project For **Hines**  
**250 RIO**  
 250 W. Rio Saado Pkwy,  
 Tempe, AZ 85281

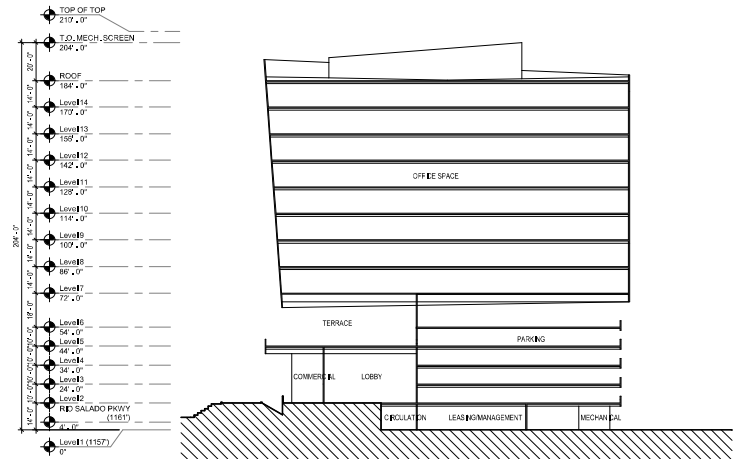
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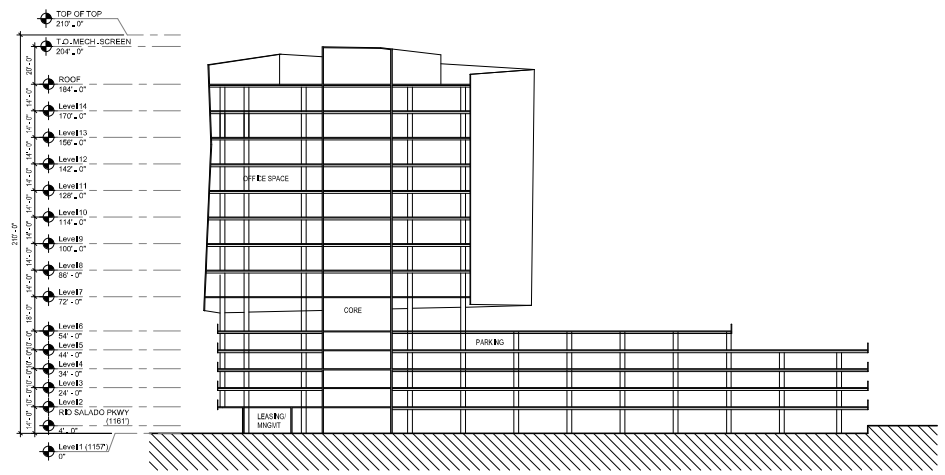
No.	Date	Description
03/04/20	001 RFP SUBMITTAL	
07/04/20	001 RFP SUBMITTAL	
08/04/20	001 RFP SUBMITTAL	

EAST AND WEST ELEVATIONS

**A404**



1 TRANSVERSE SECTION  
1" = 30'



2 LONGITUDINAL SECTION  
1" = 30'



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480.893.2999 Fax  
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Project for **Hines**  
**250 RIO**  
250 W. Rio Salado Pkwy,  
Tempe, AZ 85281

Project No. 1281.025.01  
Drawn By BSG, KR, MD  
Checked By MD

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Revisions

No.	Date	Description
021-04-18	04/18/18	1.01 PER SUBMITTAL
021-05-20	05/20/18	1.01 PER SUBMITTAL

BUILDING SECTION

A501



VIEW FROM THE PARK - NORTHEAST

**RSP**

RSP Architects  
 505 S. Mill Avenue  
 Suite 200  
 Tempe, Arizona 85281  
 480.899.2300  
 480.899.2369 fax  
 www.rsparch.com



Cover Sheet

Project For **Hines**

**250 RIO**

250 W. Rio Salado Pkwy,  
 Tempe, AZ 85281

Project No. **1281.035.01**

Drawn By **SES, WJ, MD**

Checked By **MD**

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Revisions

No.	Date	Description
001	05-14-15	01 EIR SUBMITTAL
002	05-20-15	01 EIR SUBMITTAL

EXTERIOR  
 RENDERINGS

**A531**

01.01.2016 // Hines - 250 Rio Salado Pkwy - 2015.rvt  
 6/27/2021 11:46:57 PM





VIEW FROM ASH AVENUE - SOUTHEAST

**RSP**

**RSP Architects**  
 500 S. Mill Avenue  
 Suite 200  
 Tempe, Arizona 85281  
 480.899.2200  
 480.899.2289 fax  
 www.rsparch.com



Chris Burt

Project For **Hines**  
**250 RIO**  
 250 W. Rio Salado Pkwy,  
 Tempe, AZ 85281

Project No. **128123521**  
 Drawn By: **BES, M, MD**  
 Checked By: **MD**

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Revisions

No.	Date	Description
01	2/27/21	1.01 EXR SUBMITTAL
02	2/27/21	1.02 EXR SUBMITTAL

**EXTERIOR  
 RENDERINGS**

**A532**





VIEW FROM SOUTHWEST

**RSP**

RSP Architects  
365 S. 10th Avenue Suite 300  
Tempe, Arizona 85281  
480.839.2200  
480.839.2289 fax  
www.rsparch.com



Project For **Hines**  
**250 RIO**  
250 W. Rio Salado Pkwy,  
Tempe, AZ 85281

Project No. 1281.0305.01  
Drawn By: BSS, KL, MD  
Checked By: MD

NOTE: This design shows and describes the  
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and approval of the architect.

Revisions

No.	Date	Description
01	02/28/24	CDR SUBMITTAL
02	02/28/24	CDR SUBMITTAL

**EXTERIOR RENDERINGS**

**A533**



Revisions

No.	Date	Description
01	2024-04-01	CD EIR SUBMITTAL
02	2024-04-28	CD EIR SUBMITTAL



MAIN ENTRANCE - NORTHEAST



MAIN ENTRANCE - VIEW FROM THE NORTH

# RSP

**RSP Architects**  
 985 S. College Avenue  
 Suite 200  
 Tempe, Arizona 85281  
 480.898.2200  
 480.898.2288 fax  
 www.rsparch.com



Chris Bond

Project For **Hines**  
**250 RIO**  
 250 W. Rio Salado Pkwy.  
 Tempe, AZ 85281

Project No. 1281.0305.01  
 Drawn By: SES, AIA, MD  
 Checked By: MD

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Revisions

No.	Date	Description
02	08-09	1) EIR SUBMITTAL
03	08-20	2) EIR SUBMITTAL

EXTERIOR  
 RENDERINGS

**A535**





VIEW FROM ASH AVENUE



RSP Architects  
503 S. Duquesne Avenue  
Suite 300  
Tempe, Arizona 85281  
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480.899.2269 fax  
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Chris B...  
MO

Project For **Hines**

**250 RIO**

250 W. Rio Salado Pkwy,  
Tempe, AZ 85281

Project No. 1281.035.01  
Drawn By: BGS, KJ, MD  
Checked By: MD

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It is not a contract. It is not a warranty. It is not a  
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Revisions

No.	Date	Description
01	06-24-21	SET FOR SUBMITTAL
02	06-24-21	SET FOR SUBMITTAL

EXTERIOR  
RENDERINGS



VIEW FROM ACROSS THE LAKE - NORTHEAST

# RSP

**RSP Architects**  
 905 S. 24th Avenue  
 Suite 202  
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Project For **Hines**  
**250 RIO**  
 250 W. Rio Salado Pkwy,  
 Tempe, AZ 85281

Project No. 1281.0305.01  
 Drawn By BSS, KI, MD  
 Checked By MD

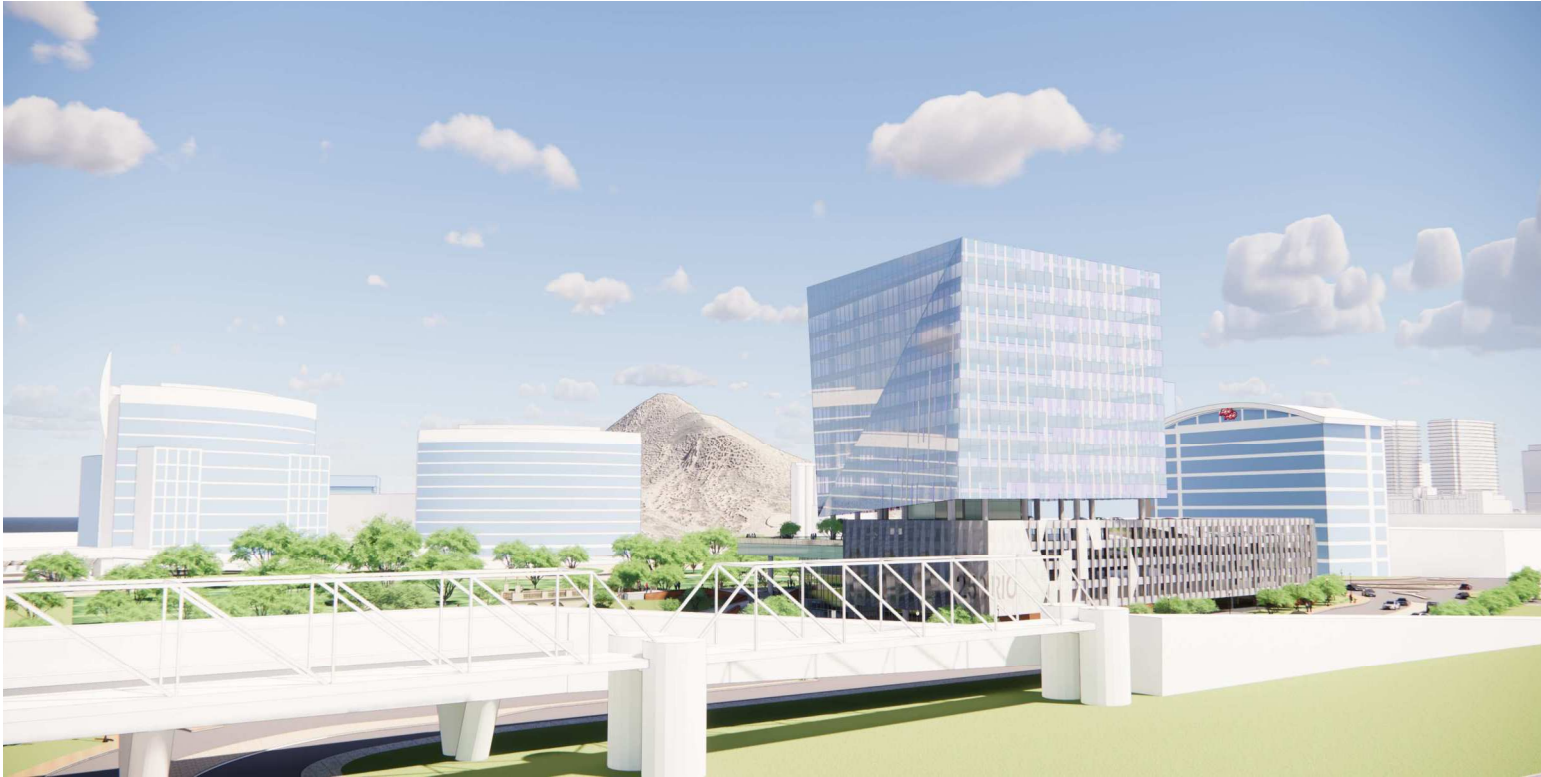
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Revisions

No.	Date	Description
001	08-14-15	01 EIR SUBMITTAL
002	08-20-15	01 EIR SUBMITTAL

**EXTERIOR RENDERINGS**

# A537



VIEW FROM ACROSS THE LAKE - NORTHWEST



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 Suite 200  
 Tempe, Arizona 85281  
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Chris Burt

Project For **Hines**  
**250 RIO**

250 W. Rio Salado Pkwy,  
 Tempe, AZ 85281

Project No. 1281.035.01  
 Drawn By: BGS, M, MD  
 Checked By: MD

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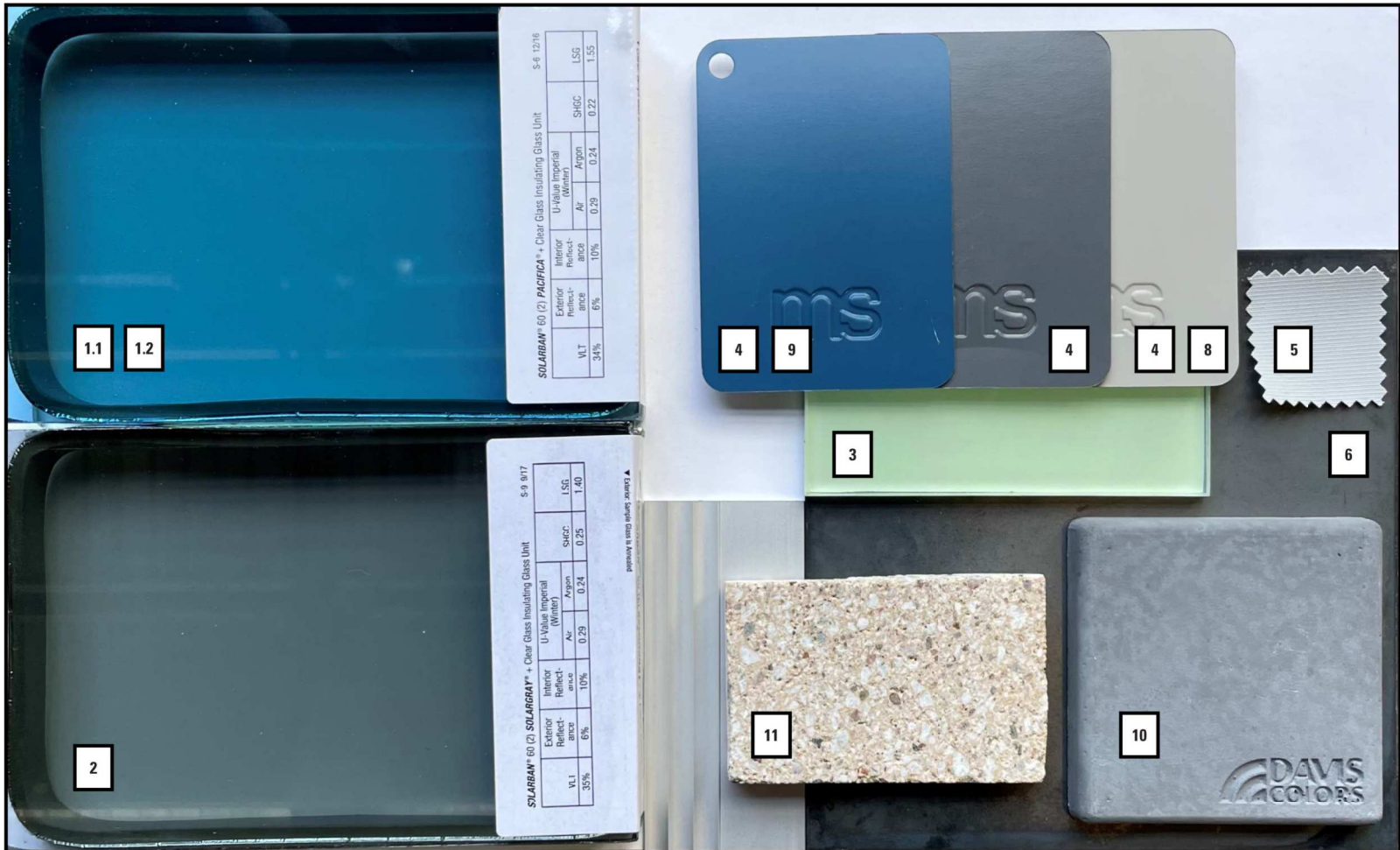
Revisions:

No.	Date	Description
001	06-01-15	1.01 EIR SUBMITTAL
002	06-01-15	1.01 EIR SUBMITTAL

EXTERIOR  
 RENDERINGS

**A538**





SOLARBAN® 60 (2) PACIFICA™ - Clear Glass Insulating Glass Unit 5-6 12/16

Exterior Reflectance	U-Value Imperial (Winters)		SHGC	LSG
	Argon	Ar		
6%	0.29	0.24	0.22	1.55
34%				

SOLARBAN® 60 (2) SOLARGRAY™ - Clear Glass Insulating Glass Unit 5-9 9/17

Exterior Reflectance	U-Value Imperial (Winters)		SHGC	LSG
	Argon	Ar		
6%	0.29	0.24	0.25	1.40
35%				



**RSP Architects**  
502 S. College Avenue  
Suite 203  
Tempe, Arizona 85281  
480.893.2000  
480.893.2099 fax  
www.rsparch.com



Consultants

Project For **Hines**  
**250 RIO**  
250 W. Rio Salado Pkwy,  
Tempe, AZ 85281

Project No. **1281.035.01**  
Drawn By **BSS, KR, MD**  
Checked By **MD**

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Revisions

No.	Date	Description
	2023-08-19	IGT DPM SUBMITTAL

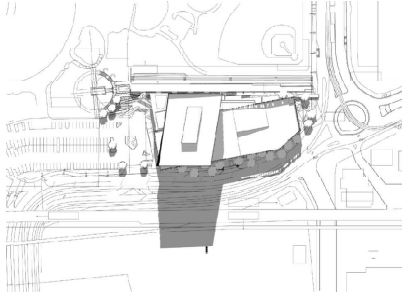
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- 1.2 - WINDOW WALL GLAZING (TOWER) SOLARBAN 60 PACIFICA + CLEAR IGU
- 2 - STOREFRONT GLAZING SOLARBAN 60 SOLARGRAY + CLEAR IGU
- 3 - M3 BACKPAINTED GLASS FACADE PANELS COLOR GUACAMOLE
- 4 - METAL PANEL CLADDING METAL SALES TLC-1 CONCEALED FASTENER WALL PANELS COLORS: OCEAN BLUE, CHARCOAL, ASH GREY
- 5 - SHADE CANOPY SCREENING WEATHERMAX 80 - MIST
- 6 - RAW STEEL CLADDING UNFINISHED RAW STEEL LEFT TO RUST AND WEATHER
- 8 - METAL SHADING FIN METAL SALES TLC-1 CONCEALED FASTENER WALL PANELS - ASH GREY
- 9 - MECHANICAL SCREENING METAL SALES CORRUGATED IC72-PANEL COLOR - OCEAN BLUE
- 10 - EXPOSED CONCRETE DAVIS COLORS LIGHT GRAY 8084
- 11 - GROUND FACE CMU TRENDSTONE SOUTHWEST GOLD

**MATERIAL BOARD**

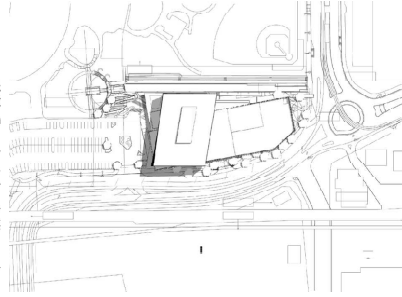
**A539**

SUMMER SOLSTICE

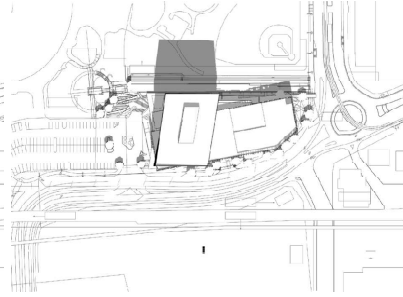
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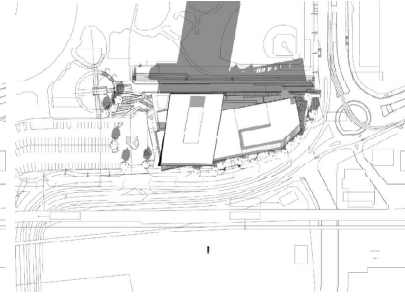
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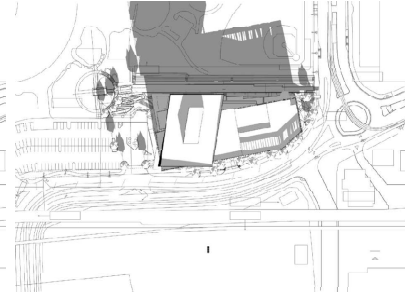
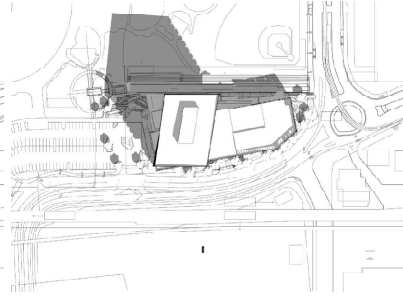
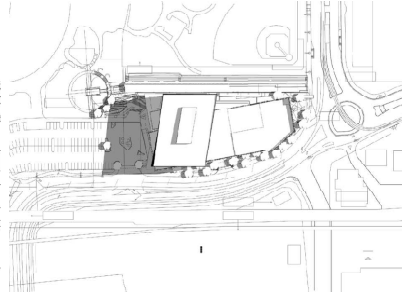
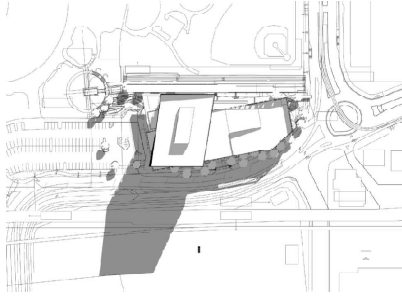
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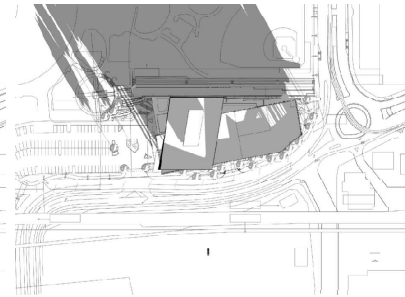
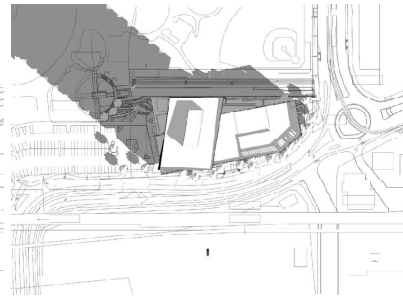
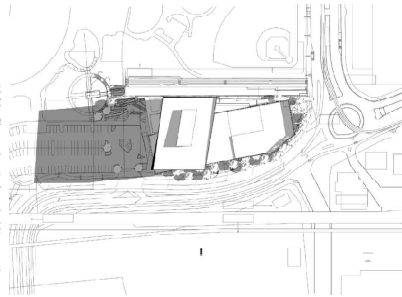
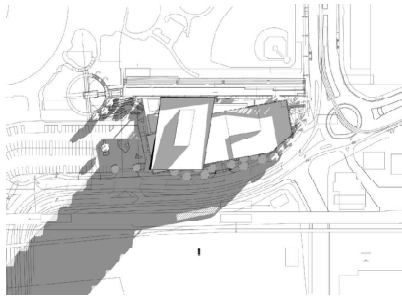
5 PM



EQUINOX



WINTER SOLSTICE



RSP

RSP Architects  
302 S. 2nd Street, Suite 302  
Tempe, Arizona 85281  
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Chris Burrell

Project For **Hines**  
**250 RIO**  
250 W. Rio Salado Pkwy,  
Tempe, AZ 85281

Project No. **1281\_A25.01**  
Drawn By *Arthur*  
Checked By *Chukir*

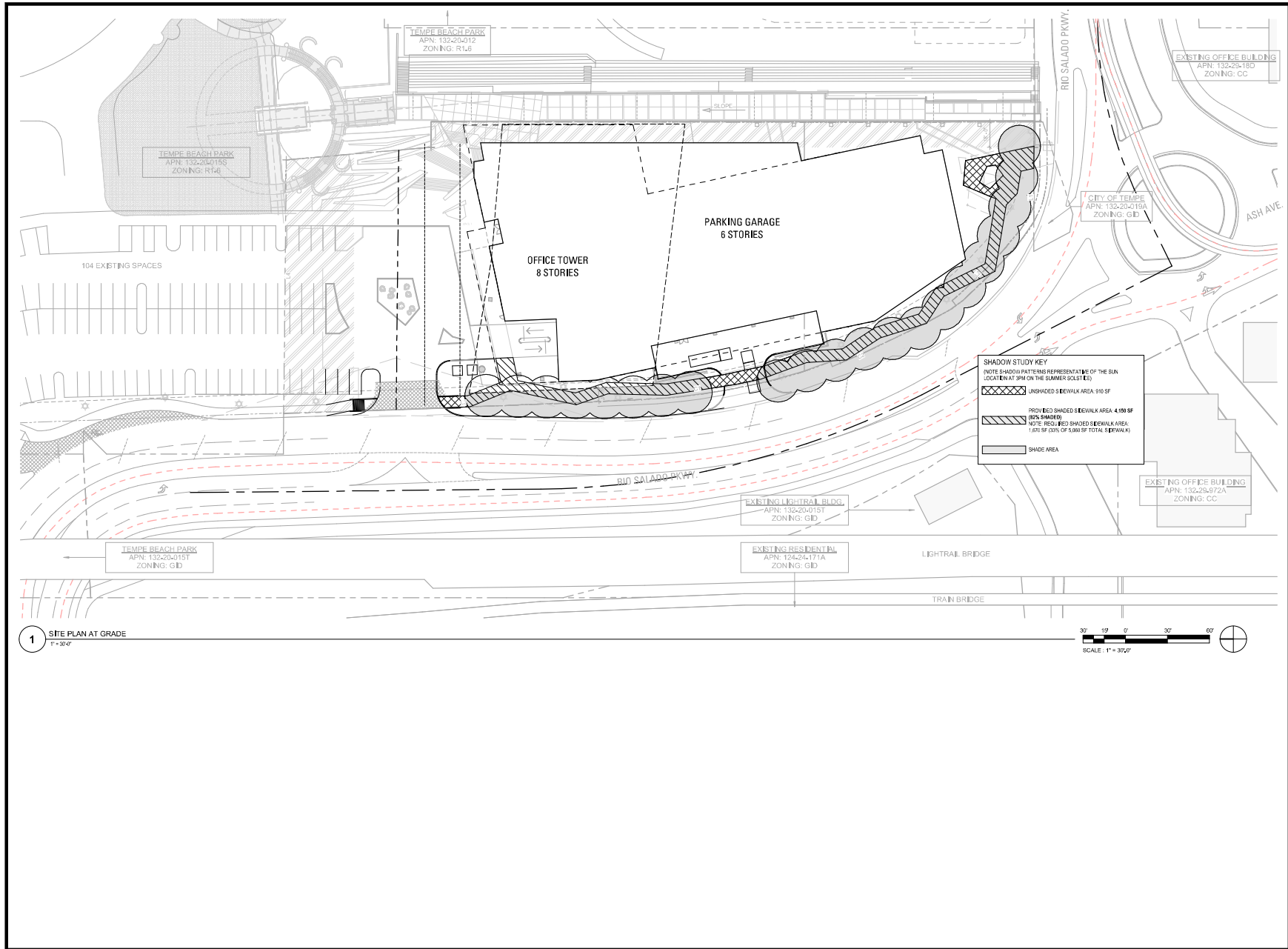
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Revisions		
No.	Date	Description
1	2012-06-18	1st REVISION

SOLAR STUDY

**A540**



RSP Architects  
302 S. 2nd Ave. Suite 202  
Tempe, Arizona 85281  
480.293.2999  
480.893.2999 fax  
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Project for **Hines**  
**250 RIO**  
250 W. Rio Salado Pkwy.  
Tempe, AZ 85281

Project No. 1281.025.01  
Drawn By: [Signature] Author  
Checked By: [Signature] Checker

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Revisions

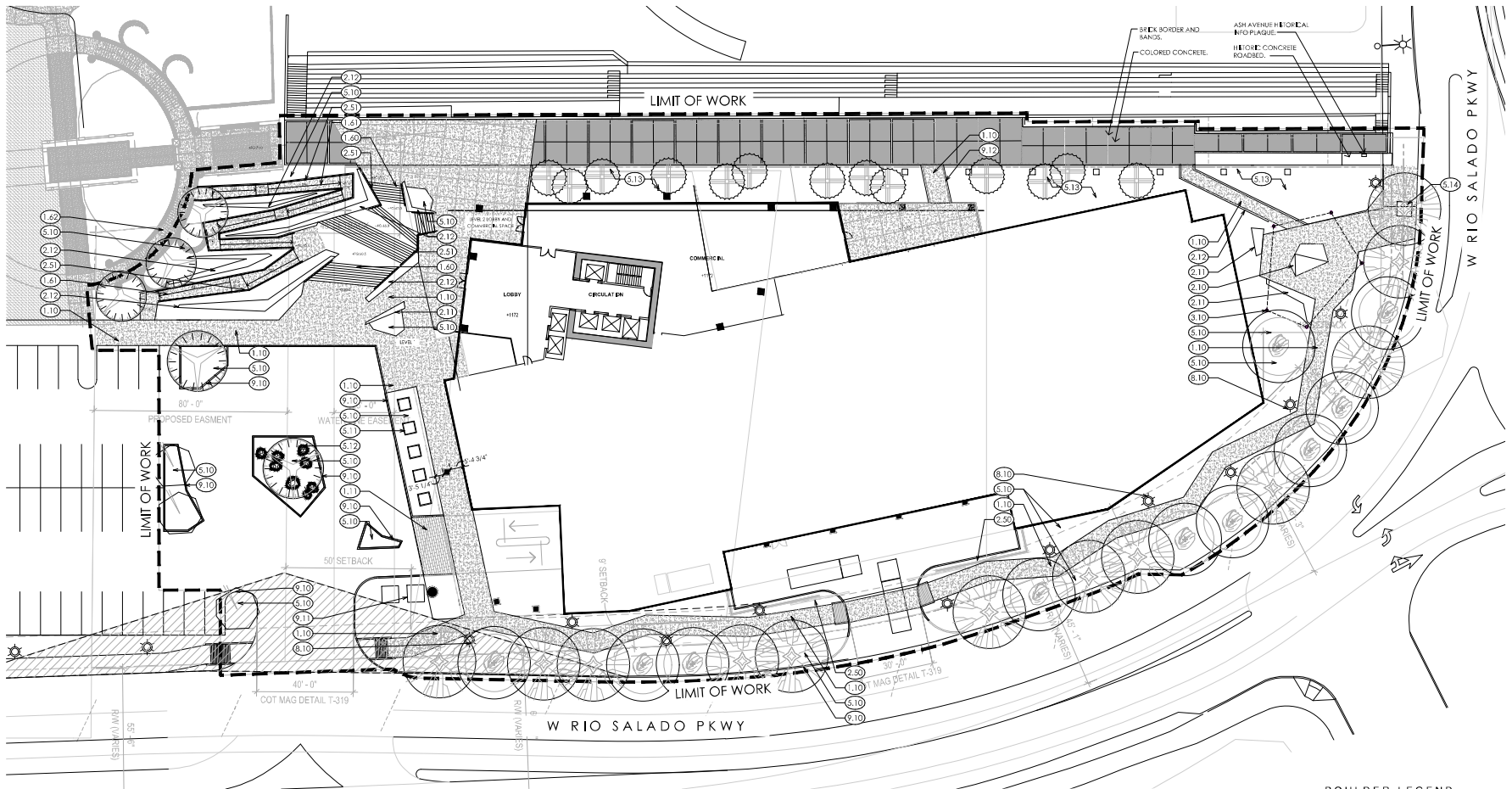
No.	Date	Description
001	02-08-20	ISSUE FOR PERMIT

SHADOW STUDY

A541







**GREY PICKETT**  
 landscape architectural community design  
 7700 West Camelback Road, Suite 1122  
 Phoenix, Arizona 85019  
 480.488.8939 fax 480.488.0167



NOT FOR CONSTRUCTION

**250 RIO**  
 250 West Rio Salado Parkway  
 Tempe, Arizona 85281

**KEY NOTES**

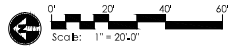
- 11 NATURAL GRAY CONCRETE SIDEWALK. SEE CIVIL ENGINEERING PLANS.
- 12 CONCRETE PAVERS IN VEHICULAR APPLICATION. BELGARD MODULINE SERIES - 50% GRAPHTE COLOR AND 50% FOUNDRY COLOR. SEE CIVIL ENGINEERING PLANS.
- 26 CONCRETE STEPS - NATURAL GRAY COLOR, 6" RISE, 12" TREAD.
- 16 ADA RAMP PER CIVIL ENGINEERING PLANS.
- 29 EXISTING STAIRS TO REMAIN. PROTECT IN PLACE.
- 10 FOLDED CONCRETE ACCENT WALL.
- 11 FOLDED CONCRETE SEAT WALL.
- 17 FOLDED CONCRETE RETAINING WALL.
- 25 6'-0" HIGH STEEL SCREEN WALL.
- 5 LIGHTED HANDRAIL. SEE LIGHTING PLAN.
- 11 MULTILAYER TENSILE SHADE STRUCTURE.
- 10 AT GRADE LANDSCAPE PLANNING AREA.
- 11 PLANTER POT - SET ON CONCRETE PAD.
- 13 SURFACE SELECT BOULDERS. SEE BOULDER LEGEND FOR SIZING. CONTRACTOR TO COORDINATE PLACEMENT WITH LANDSCAPE ARCHITECT.
- 13 LANDSCAPE BERM TO REMAIN. SEE CIVIL ENGINEERING PLANS.
- 13 TREE GRATE.
- 10 EXISTING CITY OF TEMPE POST LIGHTS - RELOCATED, TYPICAL.
- 10 CONCRETE CURB AND GUTTER PER CIVIL ENGINEERING PLANS.
- 11 ELECTRICAL EQUIPMENT PER CIVIL ENGINEERING PLANS.
- 13 ACCESS BRIDGE PER ARCHITECTURAL PLANS.

**BOULDER LEGEND**

Sym.	Size	Qty.
1	1 ton	1
2	2 ton	5
3	3 ton	1
4	4 ton	1
6	6 ton	1

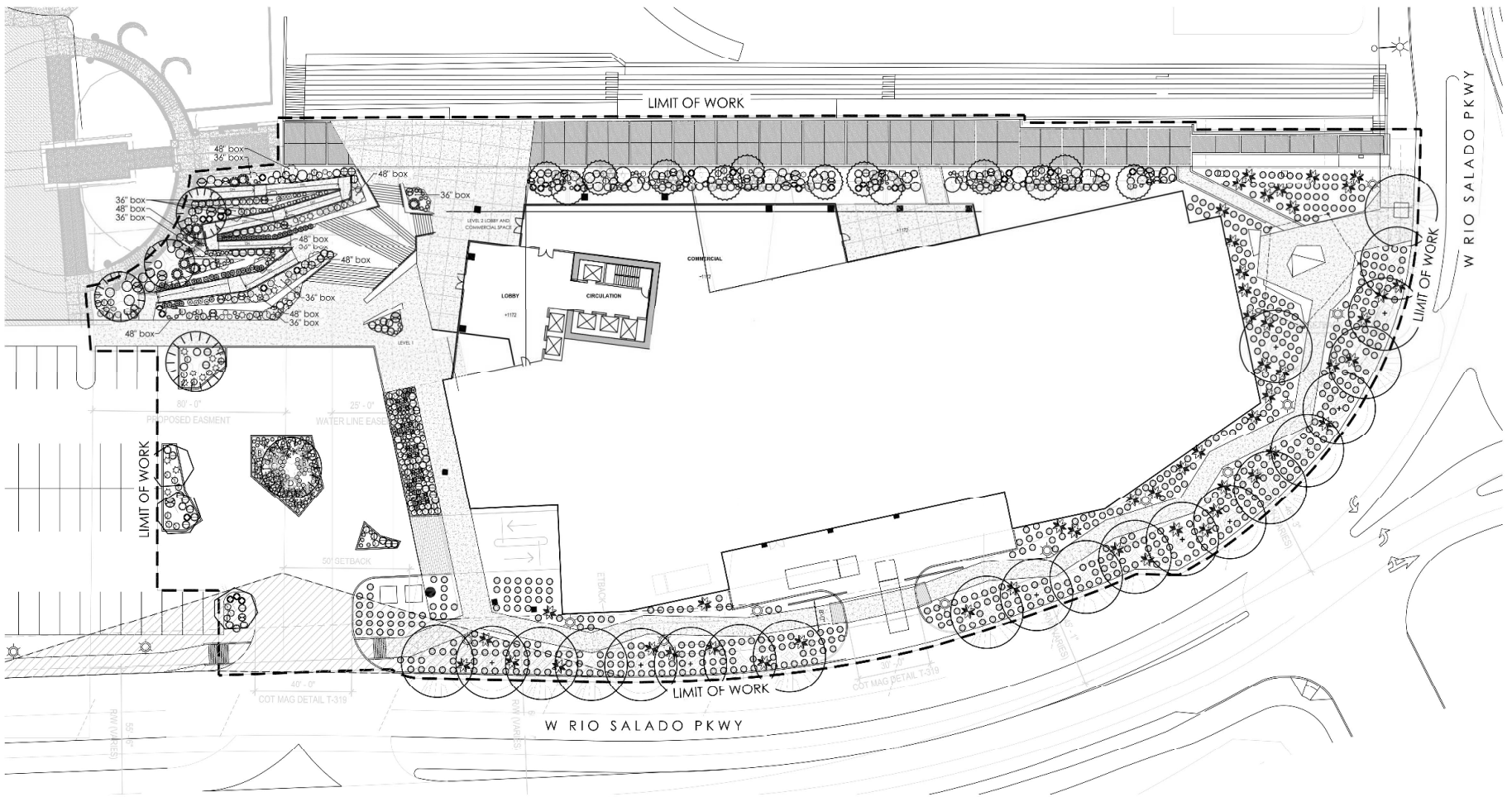
**BOULDER NOTES:**

BOULDER SYMBOLS ARE SHOWN FOR REFERENCE ONLY. SEE BOULDERS BASED ON TONNAGE ONLY, BUT INCLUDE A VARIETY OF SHAPES AND SIZES



project #:  
 1" = 20'-0"  
 issued for:  
 date:  
 drawn by:  
 TEAM 6/25/2021  
 drawing:  
 Layout Plan

**L2.1**  
 of



**GREEBY PICKETT**  
 Landscape Architecture | Community Design  
 1000 West Rio Salado Parkway, Suite 100  
 Tempe, Arizona 85281  
 480.656.0800 | 480.656.0804

DATE: 6/25/2021  
 DRAWN BY: TEAM  
 CHECKED BY: [Signature]

NOT FOR CONSTRUCTION

**250 RIO**  
 250 West Rio Salado Parkway  
 Tempe, Arizona 85281

**PLANTING LEGEND**

Sym.	Plant Name	Size	Qty	Remarks
<b>Trees</b>				
	Acacia willardiana	24" box	13	ADWR
	Palo Blanco	24" box, 5.2' Hg, 2.8" Dia, 1.0-1.5 Caliper	13	ADWR
	Olneya tesota	40" box	3	ADWR
	Ironwood	48" box, 6.0-10.0' Hg, 7.2" Dia, 2.0-3.0 Caliper	3	ADWR
	Pistacia chinensis	36" box	10	ADWR
	Chinese Pistache	36" box, 12.0-14.0' Hg, 6.0-8.0" Wdb, 3.0-4.0 Caliper	10	ADWR
	Prosopis X Phocitix	48" box	5	ADWR
	Ironwood	48" box, 10-14.0' Hg, 9-11.2" Wdb, 2.75-3.5 Caliper	5	ADWR
	Ulmus parvifolia 'True Green'	34" box	12	ADWR
	True Green Elm	36" box, 12.0' Hg, 6.0-8.0" Wdb, 1.75-2.5 Caliper	12	ADWR
<b>Groundcovers</b>				
	Chrysothamnus mexicanus	1 gal.	88	ADWR
	Dissotis pentacheta	5 gal.	37	ADWR
	Glandularia goodkingii	1 gal.	112	ADWR
	Goodking Verbena	1 gal.	63	ADWR
	Hymenocys acutis	1 gal.	63	ADWR
	Angelita Daisy	1 gal.	208	ADWR
	Melampodium leucanthum	1 gal.	208	ADWR
	Blackfoot Daisy	1 gal.	20	
	Setoresea pallida	1 gal.	20	
	Purple Trailing Heart	1 gal.	20	

Sym.	Plant Name	Size	Qty	Remarks
<b>Shrubs</b>				
	Bouteloua gracilis 'Blonde Ambition'	5 gal.	573	ADWR
	Blonde Ambition Blue Gramma	5 gal.	11	ADWR
	Calliandra californica	5 gal.	19	ADWR
	Red Fairy Duster	5 gal.	11	ADWR
	Calliandra eriophylla	5 gal.	9	ADWR
	Pink Fairy Duster	5 gal.	9	ADWR
	Cordia alliodora	5 gal.	35	ADWR
	Mexican Olive	5 gal.	16	ADWR
	Dalea frutescens	5 gal.	16	ADWR
	Black Opale	5 gal.	16	ADWR
	Eriocaulon lanuginosum	5 gal.	8	ADWR
	Biflora	5 gal.	8	ADWR
	Eriocaulon lanuginosum	5 gal.	8	ADWR
	Turpentine Burn	5 gal.	8	ADWR
	Chihuahuan Sage	5 gal.	8	ADWR
	Perovskia atriplicifolia	5 gal.	5	ADWR
	Russian Sage	5 gal.	16	ADWR
	Salvia greggii	5 gal.	16	ADWR
	Autumn Sage	5 gal.	16	ADWR
	Sphaeralcea ambigua	1 gal.	45	ADWR
	Globe Willow	1 gal.	45	ADWR

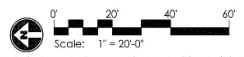
Sym.	Plant Name	Size	Qty	Remarks
<b>Accents and Cacti</b>				
	Agave americana	15 gal.	52	ADWR
	Century Plant	5 gal.	15	ADWR
	Agave deserti	5 gal.	15	ADWR
	Desert Agave	5 gal.	35	ADWR
	Agave parryi	5 gal.	15	ADWR
	Pony's Agave	5 gal.	15	ADWR
	Agave scabrata	10 gal.	2	ADWR
	Rough Agave	5 gal.	22	ADWR
	Aloe barbadensis	5 gal.	22	ADWR
	Medicinal Aloe	5 gal.	9	ADWR
	Aloe makooke	5 gal.	9	ADWR
	Little Red Riding Hood Aloe	5 gal.	9	ADWR
	Asclepias tuberosa	5 gal.	16	ADWR
	Desert Milkweed	10-12" dia.	30	ADWR
	Echinocactus grusonii	10-12" dia.	30	ADWR
	Golden Barrel Cactus	10-12" dia.	30	ADWR
	Jas Gawleria antisiphilitica	10-12" dia.	30	ADWR
	Cardinalis	5 gal.	2	ADWR
	Opuntia engelmannii	5 gal.	23	ADWR
	Engelmann's Picky Pear	7-34" tall	35	ADWR
	Pachycarpus schottii E. monstrosus	7-34" dia.	35	ADWR
	Toren Pole Cactus	7-48" dia.	35	ADWR
	Yucca brevifolia	see plan	17	ADWR
	Jojoba Tree	see plan	17	ADWR

**INERTS**

Sym.	Description
	1/2" SCREENED DECOMPOSED GRANITE. COLOR - "MAHOGANY". ROCK PROS USA, 2" DEPTH MINIMUM.

**NOTES:**

- ALL PLANT SHOWN IS APPROVED UNDER THE ADWR LOW WATER USE - DROUGHT TOLERANT PLANT LIST.
- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
- ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH 2" THICK MINIMUM CRUSHED ROCK LAYER.
- LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
- ALL SHRUBS TO BE PLANTED 3'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
- ALL TREES TO BE PLANTED 5'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
- WHERE POSSIBLE, ALL TREES AND SHRUBS TO BE PLANTED 2'-0" MINIMUM AWAY FROM WALKS AND CURBS.
- PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.
- ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 7'-0" CURB ELEVATION, ALL SHRUBS IN THIS AREA MAY NOT REACH A MATURE HEIGHT OVER 24".



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revision:

project #: \_\_\_\_\_ scale: 1" = 20'-0"  
 issued for: \_\_\_\_\_  
 drawn by: TEAM date: 6/25/2021  
 checked by: [Signature]  
 drawing: Landscape Plan  
**L3.1**  
 of \_\_\_\_\_



**DRAINAGE STATEMENT**

THIS SITE HAS ONE UNDERGROUND RETENTION BASIN/VAULT TO RETAIN THE 2-YEAR, 1-HOUR STORM EVENT GENERATED ON-SITE ACCORDING TO THE CITY OF TEMPE ALTERNATIVE RETENTION CRITERIA AREA POLICY. THE BASIN WILL DISCHARGE INTO AN ON-SITE DRYWELL AND DRAIN WITHIN 36 HOURS. STORM EVENTS THAT EXCEED THE DESIGN EVENT WILL OVERFLOW FROM THE UNDERGROUND VAULT AND SHEET FLOW TO THE NORTH TO CONFORM TO EXISTING DRAINAGE PATTERNS.

NO OFF-SITE FLOWS ARE ANTICIPATED TO IMPACT THE SITE.

ALL RIGHT OF WAY RUNOFF IS CAPTURED BY EXISTING STORM DRAIN INFRASTRUCTURE AND WAS NOT ACCOUNTED FOR ON THIS PLAN.

**RETENTION REQUIRED**

BASIN CLASSIFICATION	AREA	C-VALUE	VOLUME REQUIRED
BUILDING/PAVEMENT	86,626 SF	0.95	6,172 CF

1. ALL RETENTION CALCULATIONS ARE BASED ON A 2-YEAR, 1-HOUR RAINFALL RUNOFF OF 0.9 INCHES FROM CITY OF TEMPE DRAINAGE MANUAL FOR ALTERNATIVE RETENTION CRITERIA AREA.
2. RETENTION CALCULATIONS DO NOT INCLUDE RUNOFF FROM ADJACENT HALF-STREET RIGHT OF WAY DUE TO EXISTING PUBLIC STORM DRAINS IN THE STREET.

**RETENTION PROVIDED**

BASIN A	VOLUME REQUIRED	VAULT DEPTH	VAULT AREA	VOLUME PROVIDED
(CONCRETE VAULT)	6,172 CF	10'	25'x25'	6,250 CF

**DISPOSAL CALCULATIONS**

DISPOSAL VOLUME	DISPOSAL RATE	DISPOSAL TIME
6,250 CF	0.1 CFS	17.4 HRS

**FLOOD PLAN**

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON THE FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013/2240A, DATED OCTOBER 16, 2013. ZONE "X" IS DESIGNATED AS BEING 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 AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

**BENCHMARK**

COTTON PICKER SPINDLE IN ASPHALT DRIVEWAY AT SOUTHWEST CORNER OF PROPERTY:  
 N: 863070.850  
 E: 692131.148  
 ELEV: 1161.31 (NAVD88)

**BASIS OF BEARING**

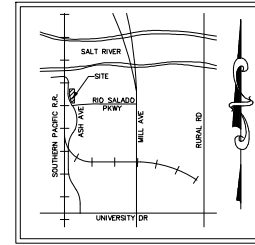
GRID NORTH, NAD 83 STATE PLANE, ARIZONA CENTRAL ZONE AS ESTABLISHED BY GPS.

**NOTES**

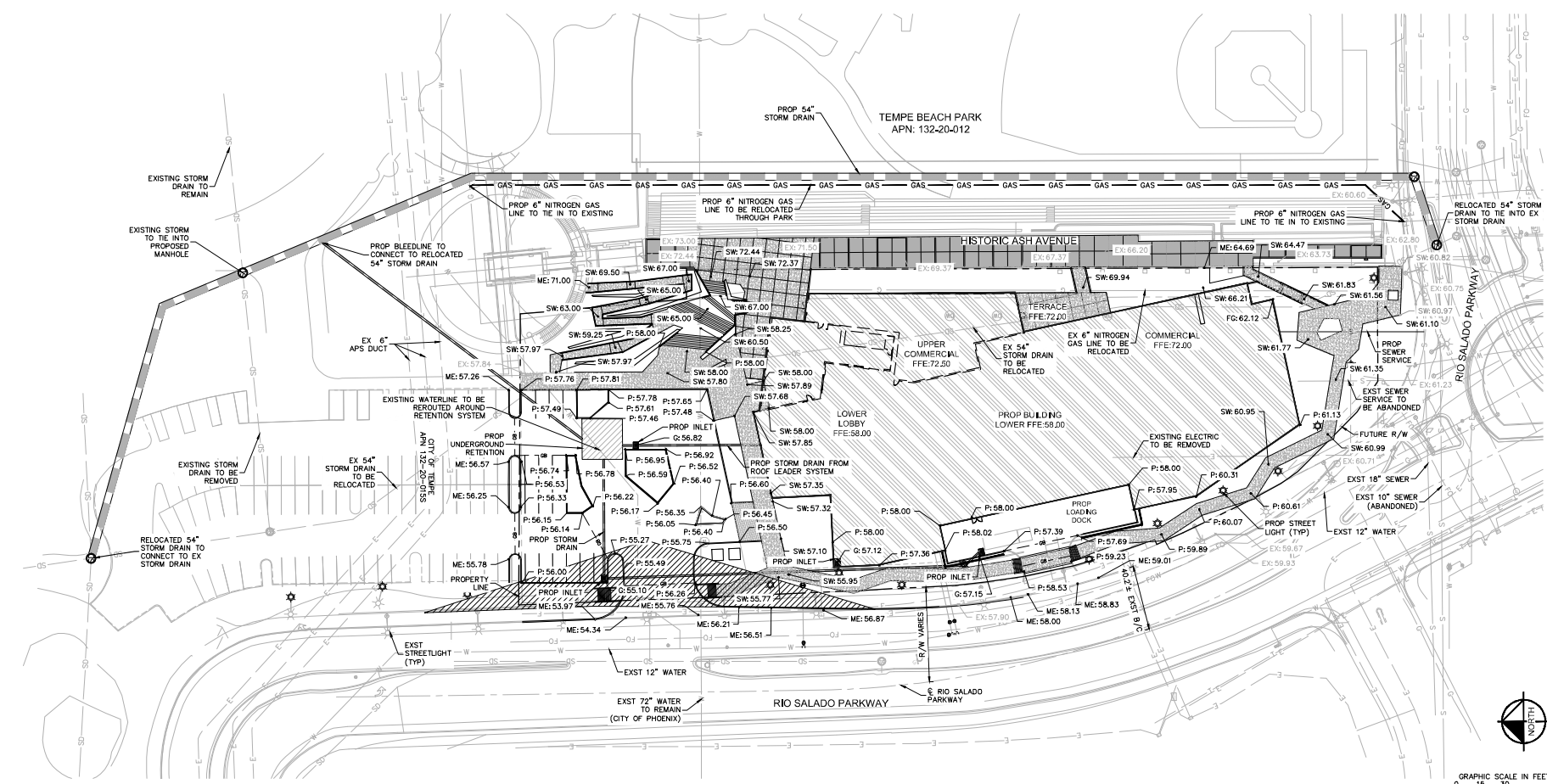
1. ADD 1100' TO ALL 2 DIGIT ELEVATIONS.
2. ALL SPOT ELEVATIONS ARE FINISHED GRADE PAVEMENT (P), GUTTER/GRATE (G), TOP OF CURB (TC), OR SIDEWALK (SW) ELEVATIONS UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL USE SPOT ELEVATIONS, PROPOSED CONTOURS, AND SLOPES TO ESTABLISH GRADES.
4. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% AND LONGITUDINAL SLOPE SHALL NOT EXCEED 3%.

**GRADING LEGEND**

- PROPERTY LINE
- EASEMENT LINE
- - - - - PROPOSED GRADE BREAK
- PROPOSED STORM DRAIN PIPE
- PROPOSED MAXWELL PLUS DRYWELL
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- MATCH EXISTING PAVEMENT
- EXISTING SIDEWALK
- FINISHED GRADE
- PROPOSED CONCRETE SIDEWALK



VICINITY MAP  
N.T.S.



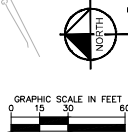
DATE: 06/25/2021	BY: DATE: 06/25/2021
DESIGNED BY: ART	CHECKED BY: CLP
DRAWN BY: KER	SCALE: 300
PROJECT NO. 291102013.dwg	PROJECT NO. 291102013.dwg
DRAWING NAME	DATE: 06/25/2021
1 OF 1	BY: DATE: 06/25/2021

**Kimley-Horn**  
 CONSULTING ENGINEERS, INC.  
 7740 North 16th Street, Suite 300  
 Phoenix, Arizona 85020 (602) 944-1600

250 RIO SALADO PARKWAY  
 PRELIMINARY GRADING PLAN  
 TEMPE, AZ



PROJECT NO. 291102013.dwg  
 DRAWING NAME  
 DATE: 06/25/2021  
 1 OF 1



A:\Projects\291102013 - 250 Rio Salado Parkway.dwg - 291102013.dwg, Jun 25, 2021, 10:48 AM  
 User: jthomas  
 Plot: 291102013.dwg, Jun 25, 2021, 10:48 AM  
 Plot Device: HP DesignJet 5000 Series  
 Plot Path: \\server\plotters\HP DesignJet 5000 Series\291102013.dwg  
 Plot Scale: 1"=30'-0"

WATER CONSTRUCTION NOTES

- CONNECT TO BUILDING DOMESTIC WATER SYSTEM, REF PLUMBING PLANS FOR CONTINUATION.
- INSTALL 3" DOMESTIC WATER LINE, LENGTH PER PLAN.
- INSTALL 3" BACKFLOW ASSEMBLY PER COT STD DTL T-214.
- CONNECT TO BUILDING FIRE SYSTEM, REF PLUMBING PLANS FOR CONTINUATION.
- INSTALL 12" X 8" CUT IN TEE WITH THRUST BLOCKS PER MAG STD DET 380.
- INSTALL 12" GATE VALVE, BOX, AND COVER PER MAG STD DTL 391-1, TYPE C.
- INSTALL 6" GATE VALVE, BOX, AND COVER PER MAG STD DTL 391-1, TYPE C.
- RELOCATE EXISTING FIRE HYDRANT TO LOCATION SHOWN.

SEWER CONSTRUCTION NOTES

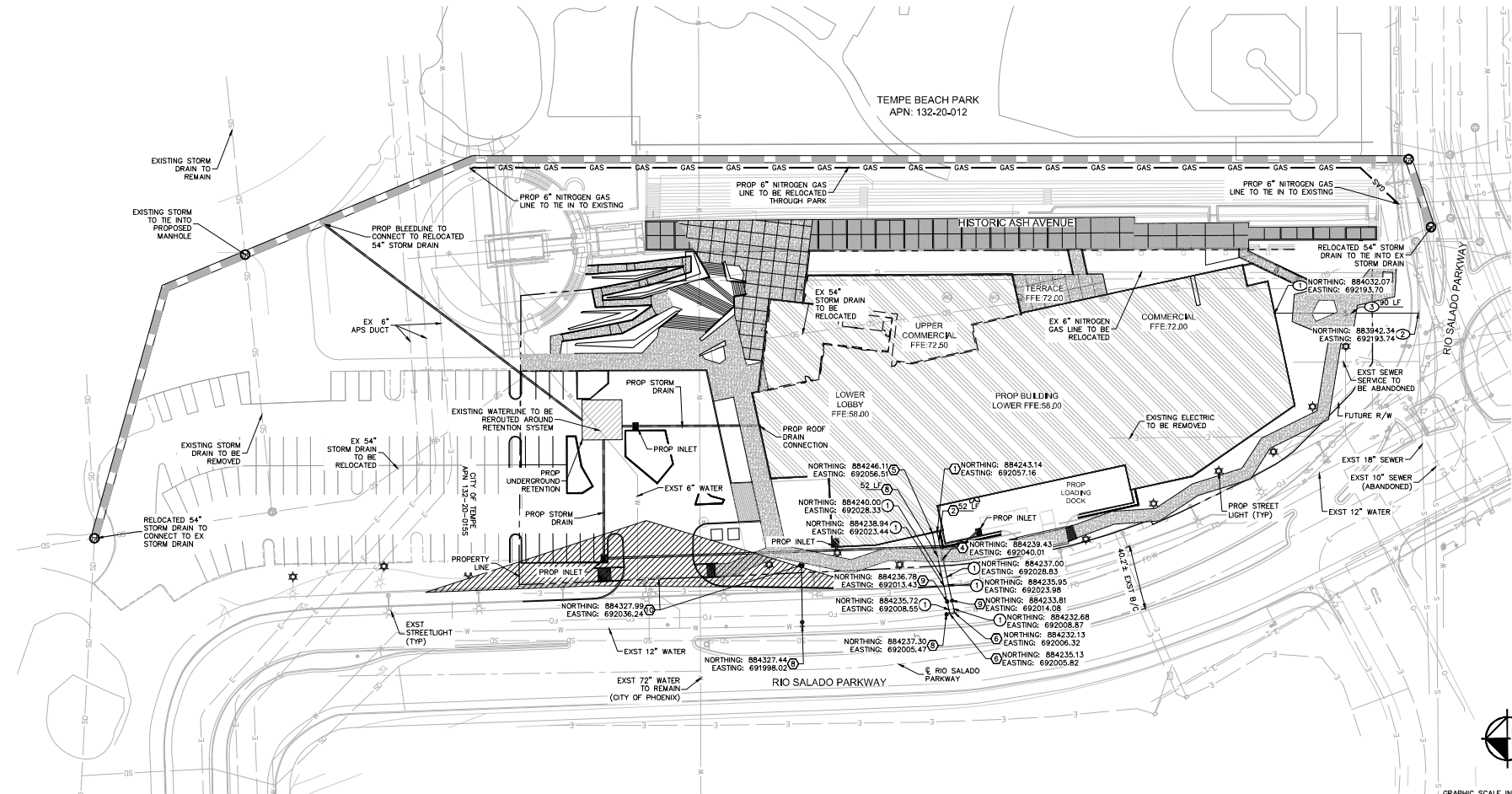
- CONNECT TO BUILDING SEWER SYSTEM, REF PLUMBING PLANS FOR CONTINUATION.
- INSTALL 6" SEWER BUILDING CONNECTION PER MAG STD 440-1, TYPE A.
- INSTALL 6" SDR 35 SEWER PIPE, BEDDING AND BACKFILL PER COT STD DTL T-450. LENGTH PER PLAN.

DRY UTILITY CONSTRUCTION NOTES

- UTILITY CROSSING, MAINTAIN 2" VERTICAL SEPARATION BETWEEN WET AND DRY UTILITIES. VERTICALLY REALIGN WATER LINE AS NECESSARY TO MAINTAIN CLEARANCE.

LEGEND

	PROPERTY LINE/TRACT LINE		EXISTING SANITARY SEWER MANHOLE
	RIGHT OF WAY LINE		PROPOSED SEWER MANHOLE
	STREET CENTERLINE		EXISTING FIRE HYDRANT
	EASEMENT LINE		PROPOSED FIRE HYDRANT
	PROPOSED BUILDING PAD		FIRE DEPARTMENT CONNECTION
	EXISTING OVERHEAD ELECTRIC		TOP OF CURB ELEVATION (4" CURB)
	EXISTING FIBER OPTIC LINE		GRADE BREAK
	EXISTING SANITARY SEWER MAIN		SCARP/SLOPE
	EXISTING PUBLIC WATER MAIN		EXISTING SIGN
	EXISTING CABLE TV LINE		EXISTING STREET LIGHT
	EXISTING ELECTRIC LINE		EXISTING GATE VALVE
	PROPOSED PUBLIC WATER MAIN		EXISTING POWER PIPE
	PROPOSED PUBLIC SEWER MAIN		EXISTING BLUE STAKE MARKER
	PROPOSED CONTOUR		EXISTING SURVEY MONUMENT
	EXISTING CONTOURS		
	PROPOSED SIGHT VISIBILITY TRIANGLE		
	PROPOSED STORM DRAIN		



**Kimley-Horn**  
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 7740 North 16th Street, Suite 300  
 Phoenix, Arizona 85020 (602) 944-1500

SCALE: 1/4" = 1'-0"  
 SCALE (AS SHOWN)  
 DESIGNED BY: ART  
 DRAWN BY: KER  
 CHECKED BY: CLP  
 DATE: 01/25/2021

250 RIO SALADO PARKWAY  
 PRELIMINARY UTILITY PLAN  
 TEMPE, AZ



PROJECT NO.  
 291102013  
 DRAWING NAME  
 UT-291102013.dwg  
 1 OF 1

LED bollard - asymmetric

BEGA

**Application:** LED bollard with 1.8" diameter, asymmetric light distribution. The glass lens, emission of light, emission is suitable for various applications and architectures as well as many areas of garden and landscape architecture.

**Type:** BEGA Product.  
**Project:** Modified.

**Material:** Luminaires housing and base constructed of diecast and anodized zinc alloy. Capless lens with 2.0 copper colored ALU glass lens. By choice, delivery with clear glass. Base made of cast aluminum. High performance LED components.

**Electrical:** Operating voltage 120-277VAC. Minimum ambient temperature -40° C. LED driver - 250W. System voltage 24VDC. Control: DALI, 0-10V dimmer. Cable connecting cable: 10m, 20m. Luminaires: 120° beam, 120° beam, 120° beam. Lifetime at Ta=25° C: 100,000 h, L70. Lifetime at Ta=50° C: 200,000 h, L70.

**LED color temperature:** 3000K - Product number - K4. 4000K - Product number - K6. 5000K - Product number - K3. 7000K - Product number - K01. BEGA can supply you with suitable LED components mod. to suit up to 30 years after the purchase of LED luminaires - see website for details.

**Finish:** BEGA standard finishes: textured powder coat with aluminum effect. Anodized: black, silver, bronze, blue, grey, white, yellow.



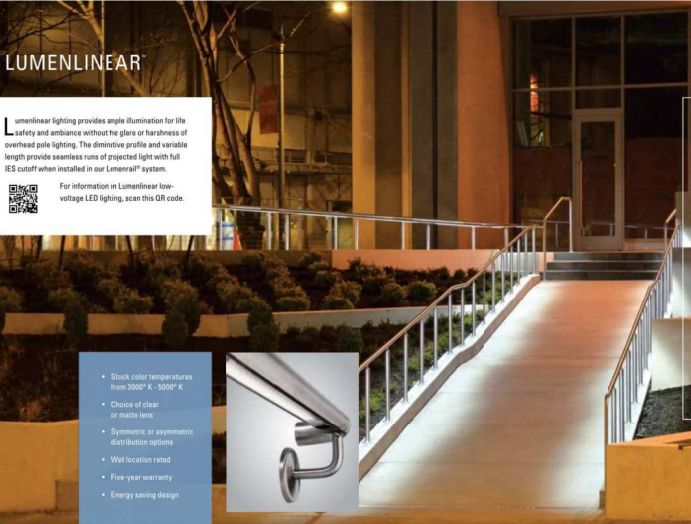
BEGA 1800 Biega Way, Covington, GA 30013 770.949.4200 info@bega.com

### LUMENLINEAR™

Lumenlinear lighting provides ample illumination for safety and ambience without the glare or harshness of overhead pole lighting. The diminutive profile and variable length provides seamless runs of projected light with full IES cutoff when installed in our Lumenlineal system.



For information on Lumenlinear low-voltage LED lighting, scan this QR code.



LUMENLINEAR | 10

- Stock color temperatures from 3000° K - 5000° K
- Choice of clear or frosted lens
- Symmetric or asymmetric distribution options
- Wet location rated
- Five-year warranty
- Energy saving design



HOB SEVENTH BUILDING  
PHOTO: CENTRAL BUSINESS DISTRICT  
BY STEVE WOOD  
DESIGN: HOB LANDSCAPE ARCHITECTURE

### LUMENPOST™

INTEGRATED LED DRIVER ENCLOSURE

Lumenpost is a cast stainless steel enclosure designed to house an LED driver for any Lumenlineal post-mounted application. It provides easy installation, service convenience and the durability for withstand harsh environments and vandalism. The enclosure integrates into a standard 1.80" diameter post for aesthetic uniformity throughout the Lumenlineal system.

- Use with Lumenlineal "Standard" or Lumenlineal "Slimline"
- Tamper-proof 316 stainless steel hardware
- Industry leading 100W, 24VDC output
- Code-compliant structure and appearance
- High-quality craftsmanship and appearance

For information on Lumenpost, scan this QR code.



LUMENPOST™ | PRODUCT INFORMATION SYSTEMS | WWW.BEGA.COM | INFO@BEGA.COM



RSP Architects  
365 S. 24th Avenue  
Suite 202  
Tempe, Arizona 85281

480.209.2000  
480.889.2099 fax  
www.rsparch.com

Project No. 1281.005.01  
Project For Hines  
250 RIO  
250 W. Rio Saado Pkwy,  
Tempe, AZ 85281

Drawn By BSS, KR, M3  
Checked By M3

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Revisions

No.	Date	Description
001	02/01/2021	01:1 P&P S, B&P, J&A
002	02/01/2021	01:1 P&P S, B&P, J&A
003	02/01/2021	01:1 P&P S, B&P, J&A