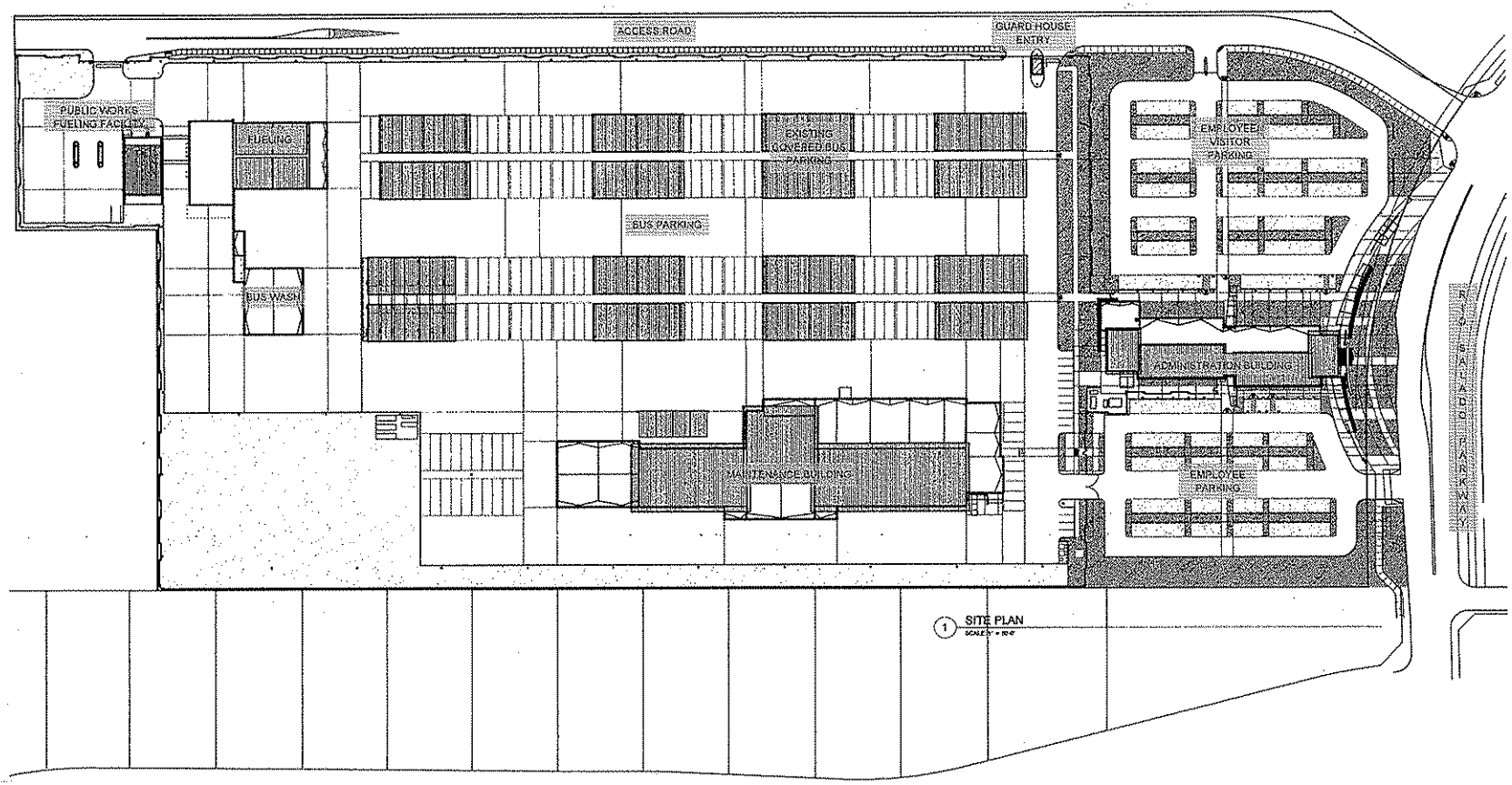
EXHIBIT B



1 SITE PLAN
SCALE: 1" = 100'

PROJECT INFORMATION

PROJECT	-	EAST VALLEY BUS OPERATIONS AND MAINTENANCE FACILITY
OWNER	-	CITY OF TEMPE CITY OF SCOTTSDALE EAST VALLEY METRO
ADDRESS	-	2050 WEST RIO SALADO PARKWAY TEMPE, ARIZONA
ZONING	-	I-1 (LIGHT INDUSTRIAL)
NET SITE AREA	-	24 ACRES (1,047,015 SF)
ADMINISTRATION AND OPERATIONS BUILDING AREA	-	34,027 SF (CANOPIES INCLUDED)
MAINTENANCE BUILDING GROUND FLOOR AREA MEZZANINE AREA LOWER LEVEL	- - -	37,643 SF (CANOPIES INCLUDED) 10,523 SF 5,509 SF
FUEL BUILDING	-	7,800 SF (CANOPIES INCLUDED)
WASH BUILDING	-	5,416 SF (CANOPIES INCLUDED)
GUARD HOUSE	-	195 SF
NATURAL GAS FUELING STATION	-	3,060 SF (CANOPIES INCLUDED)
OTHER CANOPIES (BUS PARKING)	-	78,553 SF
TOTAL BUILDING AREA	-	118,174 SF
SITE/BUILDING COVERAGE	-	11.4%
BUS PARKING	-	371 SPACES
LANDSCAPE AREA	-	202,815 SF
SITE/LANDSCAPE COVERAGE	-	19.4%

PARKING CALCULATION (NON-FLEET VEHICLES)

ADMINISTRATION/OPERATIONS BUILDING

PASSENGER CAR SPACES REQUIRED PER ENTIRE OFFICE USE @ 1 SPACE PER 300 S.F.	=	63 SPACES
PASSENGER CAR SPACES PROVIDED	=	243 SPACES
BICYCLE PARKING REQUIRED PER GENERAL OFFICE USE @ 1 PER 10,000 S.F.	=	3 RACKS
BICYCLE PARKING PROVIDED	=	3 RACKS
VISITOR PARKING PROVIDED	=	12 SPACES
ACCESSIBLE SPACES (ADA COMPLIANT) PROPOSED (NON ACCESSIBLE SPACE 1:N)	=	8 SPACES

MAINTENANCE YARD AND FACILITIES

PASSENGER CAR SPACES REQUIRED PER WAREHOUSE, TENANT SPECIFIC USE @ 1 SPACE PER 500 S.F. FOR FIRST 10,000 S.F. + 1 SPACE PER 5,000 S.F. FOR REMAINDER	=	35 SPACES
PASSENGER CAR SPACES PROVIDED	=	15 + ADJCN LOT
SERVICE TRUCK SPACES PROVIDED	=	9 SPACES
PARKING FOR TRUCKS	=	1 TRUCK SPACE
SIZE OF CANOPIES TO INCORPORATE SPRINKLERS	=	4200 SQ. FT.
DESIGNED CANOPY AREA NO SPRINKLER SYSTEM IS NEEDED FOR CANOPIES	=	4725 SQ. FT.

BUILDING CODE DATA

CODES IN EFFECT

Uniform Building Code 1994
Uniform Fire Code 1997
Uniform Mechanical Code 1991
Uniform Plumbing Code 1991
National Electric Code 1996

BUILDING TYPE

TYPE II-N

AUTHORITY JURISDICTION

City of Tempe Building Dept.
Valley Metro Fire Marshal

ZONING DATA

ZONING REGULATIONS

City of Tempe Zoning and Development Code, 2005

Zoning District: I-1 (LIGHT INDUSTRIAL)
RIO SALADO OVERLAY DISTRICT

Loading Docks Required: N/A
Height Restrictions: 35'-0"

Redevelopment Review Commission Approval: #RRC04046

Variances Obtained: #ZVR03001

1. Variance to increase the maximum allowable building height to 45'-0" for the bus maintenance building.
2. Variance to allow non-masonry building(s) within the I-1 Light Industrial zoning district for this site.

EXHIBIT B

RNL
4450 N. 12TH STREET
SUITE 260
PHOENIX, ARIZONA 85014
602.212.1044 t
602.212.0964 f

RNL DESIGN, ARCHITECT
MAINTENANCE DESIGN GROUP, MAINTENANCE PLANNING
OSMANI, STRUCTURAL, MECHANICAL, ELECTRICAL ENGINEER
STANTEC CONSULTING, CIVIL AND TRAFFIC ENGINEER
FLOOR & ASSOCIATES, LANDSCAPE ARCHITECT
FUEL SOLUTIONS, LNG FUELING CONSULTANT

CDT PROJECT NO: 5000561

East Valley
Bus Operations and Maintenance Facility
2050 WEST RIO SALADO PARKWAY
TEMPE, ARIZONA

No	REVISION/SUBMISSION	DATE
1	PERMIT REVISIONS	11/13/06
02	PERMIT SET	09/21/06

PROJECT No: 1310-1121-01
DATE: 09/21/06
SCALE: AS NOTED

CODE ANALYSIS
SITE PLAN
G0.03