

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 07/23/2013  
Agenda Item: 6**

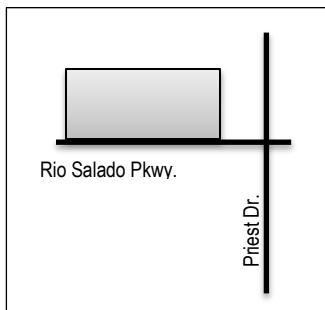
**ACTION:** Request for a Planned Area Development Overlay and a Development Plan Review for six (6) new 2-story office development complex consisting of 600,000 sf. of total building area for LIBERTY CENTER AT RIO SALADO, located at 1850 West Rio Salado Parkway. The applicant is RSP Architects.

**FISCAL IMPACT:** While this development does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

**RECOMMENDATION:** Staff – Approval, subject to conditions

**BACKGROUND INFORMATION:** LIBERTY CENTER AT RIO SALADO (PL130192) consists of six (6) office buildings two-stories in height, and a future warehouse building. The request includes the following:

- PAD13009 Planned Area Development Overlay for development standard modifications for maximum building heights from 35 feet up to 80 feet, and modified bicycle parking standards.
- DPR13124 Development Plan Review for six (6) office buildings including site plan, building elevations, and landscape.



Property Owner	City of Tempe
Applicant	Shane Lucero, RSP Architects
Current Zoning District	GID, General Industrial District and within Rio Salado Overlay District
Net site area	76.30 acres
Total Building area	810,000 sf.
Office	600,000 sf.
Warehouse	210,000 sf.
Lot Coverage	36% (NS)
Building Height	45 ft. – 80 ft. (35 ft. max. allowed)
Building Setbacks	25' front, 0' sides, 0' rear (25', 0, 0 min. required)
Parking Setback	20' front (20' min. required)
Landscape area	46% (10% min. required)
Vehicle Parking	3,746 spaces (3,526 min. required)
Bicycle Parking	85 spaces (582 min. required)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT:** Ryan Levesque, Senior Planner (480) 858-2393

Department Director: Lisa Collins, Interim Community Development Director  
 Legal review by: N/A  
 Prepared by: Ryan Levesque, Senior Planner



**COMMENTS:**

The site is located north of Rio Salado Parkway and west of Priest Drive. The site is currently vacant with no past development entitlements. Near the western portion of the site exists the DVORTAC, defined as the Doppler VHF Omni-directional Range Tactical Air Controller. This equipment is used to offer bearing information to pilots. Directly north of the site is the flood control levee for the dry riverbed portion of the Salt River. Directly south of the site is the East Valley Bus Operations Maintenance Facility. Along the other side of Rio Salado Parkway is an office complex (Rio West Business Park).

The overall site is conveniently accessible to the 202 freeway and less than five minutes from Downtown Tempe and Sky Harbor Airport. The plan is to provide a master plan development for a corporate office complex with warehouse integrated. The request includes a Planned Area Development Overlay for six (6) new office buildings and one (1) warehouse building, and to establish taller building heights, as contemplated in the development agreement by City Council, and to modify the bicycle parking ratios for the complex. This submittal will also be processing a Development Plan Review, for site plan, building elevations and landscape plan, consisting six (6) new office buildings with the following:

Office Building I	120,000 sf.	44'	2-stories
Office Building II	145,000 sf.	44'	2-stories
Office Building III	115,000 sf.	44'	2-stories
Office Building IV	75,000 sf.	44'	2-stories
Office Building V	75,000 sf.	44'	2-stories
Office Building VI	70,000 sf.	44'	2-stories
Warehouse	210,000 sf.	(future)	

A future submittal of a Subdivision Plat is also required.

**Public Input**

A neighborhood meeting is not required for this Planned Area Development Overlay. There is no residential within 600 feet of the subject property. At the time this report was generated staff has not received any public input. Postcards were sent out to property owners within 300 feet of the site and the site was posted with hearing schedule.

**PROJECT ANALYSIS**

**PLANNED AREA DEVELOPMENT OVERLAY**

As agreed in the development agreement with the City Council, the applicant "Liberty Property" is proceeding with a request for a Planned Area Development Overlay (PAD). The specifics of the PAD are intended to address height and bicycle parking requirements. The GID, General Industrial District has a maximum building height of 35'. The applicant requests an increase to 35 – 80 feet. This height increase is based on constraints identified by the FAA restrictions, as a result of the proximity to the DVORTAC located near the site. The proposed height will stay beneath the 1182 elevation, within 750' of the center of the DVORTAC, and increase at a 1.2 degree slope from the top of the plateau at the center of the DVORTAC. This ranges from a maximum 1182 to 1217 feet above sea level or approximately 45'-80'. The site plan shows the rings radiating from the center of the DVORTAC, indicating the maximum proposed height envelope in that would be allowed in that area.

The other request in the PAD includes a reduction in the minimum required bicycle parking from 582 to 85 spaces. Due to the mix of office and call center uses, the applicant is requesting a reduction in bicycle parking standards for "call center" to use the standard office parking ratio within the bicycle commute area of 1 space per 8,000 sf. This will allow more landscape around buildings to create a highly attractive business park and avoid over building a vast amount of under-utilized bicycle parking. This would result in a minimum parking ratio requirement of 80 bike parking spaces. The applicant is proposing to provide 85 spaces.

Below is a chart identifying the differences proposed for the modified development standards for Liberty Center at Rio Salado:

<b>LIBERTY CENTER AT RIO SALADO – PAD Overlay</b>				
<b>Standard</b>		<b>GID (3)</b>	<b>PROPOSED GID (PAD)</b>	
Building Height (feet) [Exceptions, see Section 4-205(A)]				
Building Height Maximum		35 ft.	<b>45 – 80 ft.</b>	Buildings shown at 44.5 ft.
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]		Yes	Yes	
Maximum Lot Coverage (% of net site area)		100%	100%	
Minimum Landscape Area (% of net site area)		10%	10%	
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]				
Front		25 ft	25 ft	
Parking		20 ft	20 ft	
Side		0 ft	0	
Rear		0 ft	0	
Street Side		25 ft	25 ft	
Parking		20 ft	20 ft	
Bicycle Parking (Office & Call Center)		Office (1/8,000 sf.)  Call Center (1/750 sf.)	Office (1/8,000 sf.)  Call Center <b>(1/8,000 sf.)</b>	Total Proposed: 85 spaces

## DEVELOPMENT PLAN REVIEW

### Site Plan

The site will have access from Rio Salado Parkway with four new driveways and use of one existing signalized intersection used by the East Valley Bus Operations. A potential future access connection is considered from Priest Drive on the East. The west portion of the site will consist of the warehouse building and the majority of the site to the east consisting of six (6) new flex buildings for an office/industrial business park. The main entry drive is aligned with the main entry for the Rio West Business Park just south of the project site. The main drive will act as a gateway with enhanced landscaped with views to Camelback Mountain, and then circulating throughout the rest of the business park. The secondary access point will also encourage a strong vehicular connection to the north buildings and will be heavily screened similar to the main drive but with a more modest landscape buffer. The other 2 existing entries will function primarily as employee entries and exits to relieve traffic on the main entry drives. The guest parking will be located along the front with employee parking spread throughout the site. This development layout is surface parking only, with the integration of landscape islands and option to incorporate canopy shade parking. The design team has developed a shadow plan that identifies the amount of area within the parking lot that will be shaded without parking canopies (23% of the total parking lot areas).

### Building Elevations

The first phase of the project will consist of building 1, a two-story “flex” office building with a ground level of 80k sf. and the potential for a second level of 40k sf. - totaling 120k .f. Building I will be completed to a grey-shell condition with the infrastructure flexibility to accommodate the future tenant. The front facades will have a north and southern entrance to the building, along with potential loading bays within the site. The buildings’ long dimension will run east/west direction to

optimize solar shade control, allowing more flexibility openings along the façade. The six (6) buildings share a complementary color and material palette, consisting of integral color concrete “Sandstone”, spandrel green tint window glazing, metal canopies and painted concrete. Each building will have a metal shade fin at the primary entrance and corners of the building. A dark brown color connects the second level windows across the building, defining the base of the building from the upper mechanical top. Each building will provide uniformity and consistency for a complementary business campus feel. Each building will vary in building length and form based on the location site.

### **Landscape Plan**

The master plan will include several landscaped amenities for the users, including a pedestrian path that connects to the existing City of Tempe’s bike and walking trail along the Rio Salado connecting back to the Tempe Town lake and Beach park, an outdoor stepped amphitheater at the north end of the site, and widened sidewalks with planted trees for shade to enhance the walkability. The main entry drive and street frontage along Rio Salado Parkway will have an enhance amount of landscape lining the street to help screen the buildings and provide plenty of shade for pedestrian paths.

#### Section 6-306 D Approval criteria for Development Plan Review:

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape;
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;
3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;
5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;
6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;
7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;
9. Plans appropriately integrate *Crime Prevention Through Environmental Design* principles such as territoriality, natural surveillance, access control, activity support, and *maintenance*;
10. *Landscape* accents and provides delineation from *parking, buildings, driveways and pathways*;
11. *Signs* have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the *building* or site on which they are located; and
12. Lighting is compatible with the proposed *building(s)* and adjoining *buildings* and uses, and does not create negative effects.

**Conclusion**

Based on the information provided and the above analysis, staff recommends approval of the requested Planned Area Development Plan Review. This request meets the required criteria and will be in conformance with the proposed conditions.

**REASONS FOR APPROVAL:**

1. The project is located within the Rio Salado Overlay District, which this development furthers the goals and objectives for the district and is an appropriate use.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay was specifically created to allow for greater flexibility and for increased heights and modified parking standards as proposed in the project design.
4. The proposed project meets the approval criteria for a Development Plan Review.

**PAD13009****CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. A building permit application shall be made on or before August 22, 2015, or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than September 21, 2013, or the approval shall be null and void.
3. The Planned Area Development shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.

**DPR13124****CONDITIONS OF APPROVAL:**

4. A Final Subdivision Plat is required for this development and shall be recorded prior to building permits, or unless authorized by the Building Official, prior to occupancy permit.
5. The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit.
6. Art in Private Development is required for this development. Coordinate with staff the parameters of the public art elements and include all components as a part of the building permit submittal for the hardscape plaza and buildings permit packages, upon approval by the Tempe Arts Commission.

**Site Plan**

7. Provide 8'-0" wide public sidewalk matching the existing sidewalk along Rio Salado Parkway adjacent to the site, or as required by Traffic Engineering Design Criteria and Standard Details.
8. If service yard and mechanical (cooling tower/generator) yard are provided, then construct walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.

9. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
10. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
11. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214, or provide either screening with metal walls and landscape treatment or enclosures, subject to arts commission review, that are part of the public art component when designed by the artist as thematic elements.
12. Shade canopies for parking areas located at the roof of the above grade parking structures:
  - a. Provide an 8" fascia for the canopy structure.
  - b. Maximum 75% light reflectance value shall also apply to the top of the canopy or option to have solar photo-voltaic panels as the canopy.
  - c. Relate canopy in color and architectural detailing to the buildings.
  - d. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match.

### **Building Elevations**

13. The materials and colors are approved as presented:
  - Window Frame – Clear Anodized aluminum fram
  - Concrete – Integral Color Concrete with Formliner – Sandstone 5237
  - Spandrel Glass – Opaci Coat 300 "Sunset Green"
  - Metal Trellis – Paint DEA157 "Cellar Door"
  - Metal Shade Fin – Paint DEA157 "Cellar Door"
  - Metal B-Deck Screen – Paint DEC774 "Shady"
  - Painted Concrete – DEC774 "Shady"
  - Painted Concrete – DEA157 "Cellar Door"Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.
14. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
15. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
16. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

### **Lighting**

17. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

### **Landscape**

18. The plant palette is approved as proposed and specified on the landscape plan, unless otherwise noted. Any additions or modifications may be submitted for further review during building plan check process.

19. Irrigation notes:
  - a. Provide dedicated landscape water meter.
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water distribution system.
  - c. Locate valve controller in a vandal resistant housing.
  - d. Hardwire power source to controller (a receptacle connection is not allowed).
  - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
20. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
21. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
22. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.
23. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

### **Signage**

24. Provide address sign(s) on all four sides of each office building elevations.
  - a. Conform to the following for building address signs, subject to final determination during plan check review:
    - 1) Address numeral locations shall not exceed the height of the second floor.
    - 2) Provide street number only, not the street name
    - 3) Compose of 12" high, individual mount, metal reverse pan channel characters.
    - 4) Internally illuminated.
    - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 6) Do not affix number or letter to elevation that might be mistaken for the address.
  - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

## CODE/ORDINANCE REQUIREMENTS:

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

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
  - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: [www.tempe.gov/index.aspx?page=2147](http://www.tempe.gov/index.aspx?page=2147) or purchase book from the Public Works Engineering Division.
  - Access to refuse enclosure details and other Building Safety forms at this link: [www.tempe.gov/index.aspx?page=1033](http://www.tempe.gov/index.aspx?page=1033). The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **COMMUNICATIONS:**
  - Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: [www.tempe.gov/index.aspx?page=949](http://www.tempe.gov/index.aspx?page=949). Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
  - For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.
- **PUBLIC ART:** Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: [www.tempe.gov/modules/showdocument.aspx?documentid=5327](http://www.tempe.gov/modules/showdocument.aspx?documentid=5327). Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **FIRE:**
  - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance



from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.

- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- ENGINEERING:
  - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
  - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
  - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
  - Verify specific design considerations with the Engineering Department.
- REFUSE:
  - Enclosure indicated on site plan is exclusively for refuse.
  - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
  - Develop strategy for recycling collection and pick-up from site with Sanitation.
  - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
  - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
  - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](http://www.tempe.gov/index.aspx?page=801). Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
  - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
  - At parking areas, provide demarcated accessible aisle for disabled parking.
  - Distribute bike parking areas nearest to main entrance(s). Provide parking loop racks. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
  - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
  - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

**HISTORY & FACTS:**

February 14, 2013	City Council approved and entered into a Development Agreement with Liberty Property Limited Partnership.
July 23, 2013	Scheduled Development Review Commission hearing for this request.
July 30, 2013	City Council introduction and first public hearing for this request.
August 22, 2013	City Council 2 <sup>nd</sup> and final public hearing for this request.



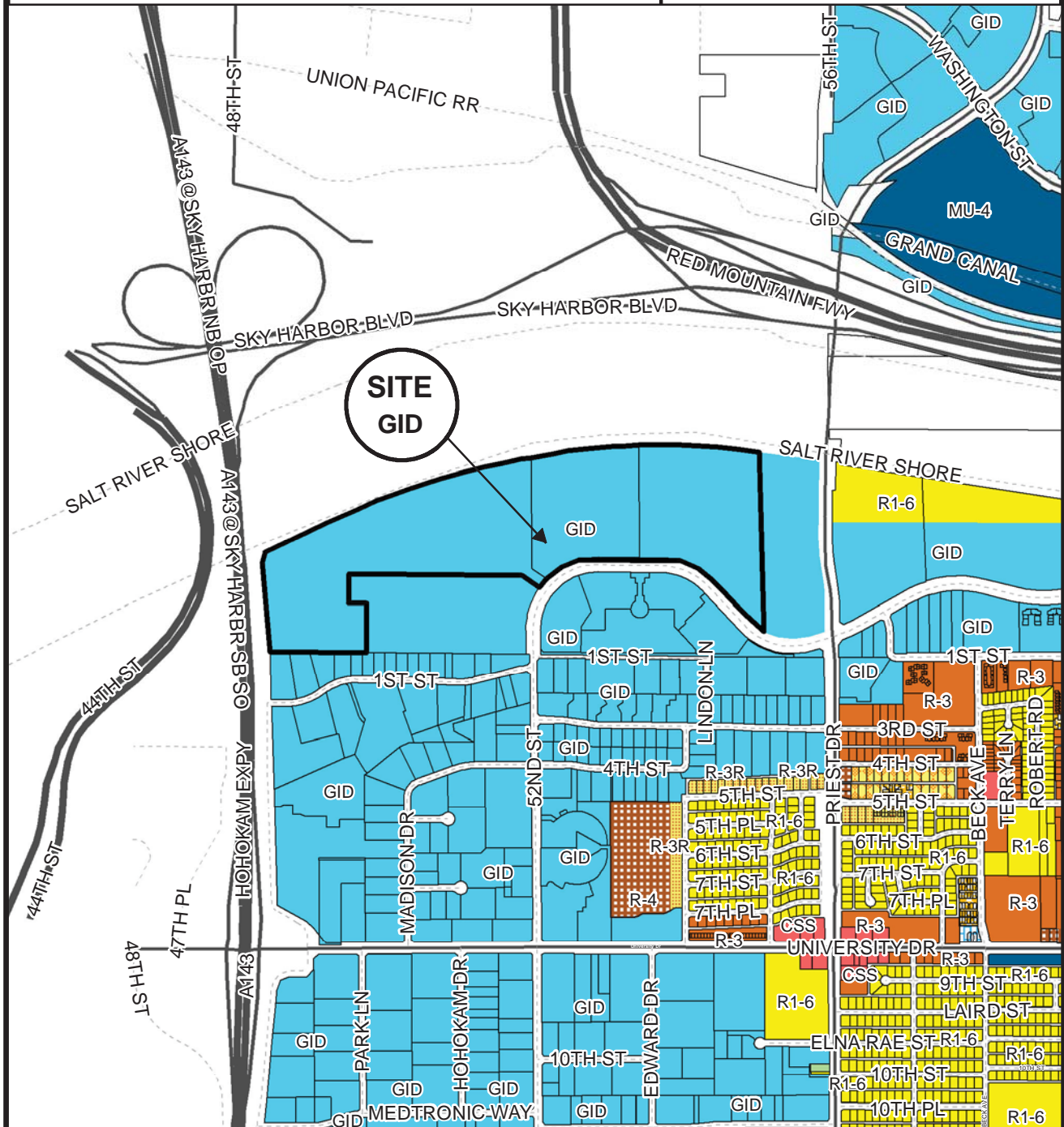
**DEVELOPMENT PROJECT FILE**  
for  
Liberty Center at Rio Salado

**ATTACHMENTS:**

1. Location Map
2. Aerial Photo
- 3-4. Letter of Explanation
5. PAD Cover Sheet
- 6-7 Site Plan
8. Shade Plan
- 9-14. Floor Plan
- 15-18. Building Elevations
19. Color Elevations
- 20-22. Landscape Plans
23. Material Board
- 24-27. Rendering

# LIBERTY CENTER AT RIO SALADO

PL130192



Location Map



**LIBERTY CENTER AT RIO SALADO (PL130192)**

**LIBERTY CENTER at RIO SALADO**  
Tempe, AZ

Letter of Explanation

Liberty Property Trust (the "Applicant") is submitting a planned area development (PAD) overlay and Development Plan review (DPR) as part of its application for the development of the site. The development consists of a multi-phased Office/Industrial Business Park located just west of the northwest corner of Rio Salado and Priest in Tempe, AZ. The total site acreage consists of 76.4 acres with a phased master plan of 600,000 square feet of 'Flex' office/call center/industrial space, and 210,000 square feet of office / warehouse space. The site is currently zoned GID with a building height of 35'. Due to the existing depressed grading conditions onsite the applicant must import a considerable amount of fill to bring the finished floor height above the outfall at the northwest corner. The DVORTAC antenna sitting adjacent to the site requires a plateau that encroaches approximately 6 acres on the project site. These conditions combined with strong market demand for high ceiling 2-story flex-office the applicant is requesting an increase in height to provide flexibility to address current and future market demands to ensure success of the project. This height increase is constrained by the FAA restrictions to stay beneath 1182 within 750' of the center of the DVORTAC & a 1.2 degree slope from the top of the plateau at the center of the DVORTAC. This ranges from a max 1182 to 1217' above sea level or approximately 44'-80'. This has been identified with concentric rings on the site plan indicating the proposed height envelope and distance from the center of the antenna. Due to the hybrid nature of the intended use as a mix of office and call center the applicant is requesting a reduction in bicycle parking standards for call center to use the office standard within the bicycle commute area of 1/8000. This will allow more landscape around buildings to create a highly attractive business park and avoid over building a vast amount of under-utilized bicycle parking.

**Overall Site Layout**

The overall site design strategy is to capitalize on the views north to the Camelback & Papago Mountains while providing excellent visibility to the office buildings for corporate brand visibility from the 202 freeway as well as Priest Drive and Riosalado Parkway. The northern office building front facades will face outward to the north and southern to the south locating the employee parking and potential loading bays inward within the site. The buildings' long dimension will run east/west direction to optimize solar shade control, allowing more flexibility for glass openings along the façade and providing optimal thermal comfort for the tenants occupying the office space. The guest parking will be located along the front

**Site Access & Circulation**

The site will be accessed primarily from Rio Salado Parkway with a potential future connection to Priest Drive on the East. The west portion of the site will consist of the warehouse building and the majority of the site retention including the additional offsite retention requirement while the east portion of the site will consist of the flex office/industrial business park. The west industrial building will be accessed from an existing signalized driveway that currently services the East Valley Transportation facility. This drive configuration is proposed to be modified to accommodate access into both sites. The eastern flex office park will be primarily accessed from the other 4 driveway entrances: 2 existing and 2 new proposed entries. The main entry drive is a new curb cut located in the center of the site and organized to line up with the main entry to the Rio West Business Park just south of the project site. The main drive will act as a signage gateway and will be heavily landscaped on both sides to act as a visual screen and buffer to the employee parking areas while focusing your view directly to Camelback mountain and encourage circulation to the north buildings. The secondary access point is also a new proposed curb cut located just east of building I. This drive will also encourage a strong vehicular connection to the north buildings and will be heavily screened similar to the main drive but with a more modest landscape

buffer. The other 2 existing entries will function primarily as employee entries and exits to relieve traffic on the main entry drives.

stepped amphitheater at the north end acting as a visual terminus and pedestrian connection to the top of the levee and access to the trail system.

### **Landscape**

The master plan will include several landscaped amenities for the users, including a pedestrian path that connects to the existing City of Tempe's bike and walking trail along the Riosalado connecting back to the Tempe Town lake and Beach park, an outdoor stepped amphitheater at the north end of the site, and widened sidewalks with planted trees for shade to enhance the walkability. The main entry drive will be the signage gateway with monument signs located at the south entrance with a traffic signal. It will have a robust amount of landscape lining the street to help screen the buildings and will provide plenty of shade for pedestrian paths.

Landscaped area will approximately consist of 18% of the total site acreage; including site retention, landscape amenities, and landscaped entry drives to enhance the users experience through the site

### **Building Design**

#### **Phasing**

The first phase of the project will consist of building 1, a two-story "flex" office building with a ground level of 80k s.f. and the potential for a second level of 40k s.f. - totaling 120k s.f. Building 1 will be completed to a grey-shell condition with the infrastructure flexibility to accommodate the future tenant. The first phase of construction will include the main entry drive and landscape / signage features, along with a sufficient number of parking stalls to accommodate the office tenant. At this time the traffic signal at the main entry will also be constructed, along with proper retention at the north end of the site.

The later phase(s) of construction will be the additional 480k s.f. of "flex" office space along with the 210k s.f. office/warehouse building at the west end of the site. The rest of the site-related construction including parking, extension of main entry drive, and site amenities, will be constructed during the later phases of the project.

# PLANNED AREA DEVELOPMENT OVERLAY FOR LIBERTY CENTER AT RIO SALADO

A PARCEL OF LAND LYING WITHIN SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## ACKNOWLEDGEMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013 BEFORE  
ME, THE UNDERSIGNED, PERSONALLY  
APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED  
HIMSELF TO BE THE PERSON WHOSE NAME IS  
SUBSCRIBED TO THE INSTRUMENT WITHIN, AND  
WHO EXECUTED THE FOREGOING INSTRUMENT FOR  
THE PURPOSED THEREIN CONTAINED.

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

BY: \_\_\_\_\_  
NOTARY PUBLIC MY COMMISSION EXPIRES

LIBERTY PROPERTY TRUST  
BY: JOHN DIVALL DATE: \_\_\_\_\_

## LEGAL DESCRIPTION

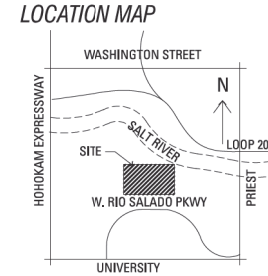
A PARCEL OF LAND LYING WITHIN SECTION 17,  
TOWNSHIP 1 NORTH, RANGE 4 EAST  
OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, MARICOPA COUNTY, ARIZONA

## OWNER/DEVELOPER

Liberty Property Trust  
2390 E. Camelback Rd. Ste. 318  
Phoenix, AZ 85016  
Contact: John DiVall  
(602) 808-3500

## PROJECT DATA

PROJECT ADDRESS:	1850 W. RIO SALADO PARKWAY TEMPE, AZ 85281	BICYCLE PARKING REQUIRED BICYCLE PARKING - OFFICE TOTAL REQUIRED TOTAL PROVIDED BICYCLE PARKING - WAREHOUSE OFFICE AREA TOTAL PROVIDED: BIKE PARK TOTAL: OFFICE BUILDINGS WAREHOUSE BUILDINGS TOTAL BICYCLE PARKING REQUIRED: TOTAL BICYCLE PROVIDED :
GENERAL PLAN ZONING:	INDUSTRIAL/PUBLIC OPEN SPACE	600,000 @ 1/8,000 S.F. = 75 = 85 BIKES
PROJECTED LAND USE:	GID	42,000 @ 1/10,000 = 5 = 5
EXISTING ZONING:	GID	75
PROPOSED ZONING:	GID	5
GROSS PARCEL SIZE:	79.67 Acres 3,470,459 S.F.	85
NET PARCEL SIZE:	76.30 Acres 3,323,739 S.F.	
TOTAL DEVELOPMENT:	810,000 GSF	
LANDSCAPE COVERAGE:	46% (1,485,874 / 3,251,687)	
TOTAL NUMBER OF STORIES:	5	
TOTAL BUILDING HEIGHT:	80'	
CONSTRUCTION TYPE:	III PER IBC 2009 SPRINKLERED	
TOTAL DEVELOPMENT OFFICE	600,000 GSF	
WAREHOUSE	210,000 GSF	
TOTAL	810,000 GSF	
VEHICLE PARKING REQUIRED		
FLEX OFFICE	600,000 GSF @ 1/300 = 2,000	
WAREHOUSE BUILDING		
OFFICE AREA	42,000 S.F. @ 1 / 300 = 140 SPACES	
WAREHOUSE:	10,000 S.F. @ 1 / 500 = 20 SPACES	
WAREHOUSE:	158,000 S.F. @ 1 / 5,000 = 31.6 SPACES	
TOTAL REQUIRED:	= 191.6 SPACES	
TOTAL PROVIDED:	= 192 SPACES	
OFFICE BUILDINGS PARKING REQ'D	= 2,000	
WAREHOUSE BUILDING PARKING REQ'D	= 192	
TOTAL PARKING REQUIRED	= 2,192	
TOTAL PROVIDED:		
OFFICE:	3,554 SPACE	
WAREHOUSE:	192 SPACES	
TOTAL VEHICLE PARKING PRV'D.	3,746 SPACES	



CONDITIONS OF APPROVAL : P.A.D. 00000

## GENERAL NOTES

## APPROVAL

BY: \_\_\_\_\_, DATE: \_\_\_\_\_  
DEVELOPMENT SERVICES

DS000000

PAD000000

REC000000

REC000000

PAD000000

DS000000



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Suite 203  
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### Consultants

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C: chris@civtech.com

**LANDSCAPE ARCHITECT**  
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Phoenix, AZ 85012  
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T: (480) 385-6144  
C: david@transforml.com

### CIVIL ENGINEER

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201 W. Northern Ave.  
Phoenix, AZ 85011  
Contact: John Pallas  
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C: j.pallas@woodpatel.com

### Certification



### Project For

**LIBERTY**  
PROPERTY TRUST

**LIBERTY CENTER  
AT RIO SALADO**

### Project No.

### Drawn By

### Checked By

### Date

NOTES: The design shown and associated items including all technical drawings, profiles, and model thereof, are prepared and owned by subject. Engineer or architect retained, in whole or in part, without express written permission of RSP Architects. These are available to other parties only by written consent of RSP Architects. These are available to other parties only by written consent of RSP Architects. These are available to other parties only by written consent of RSP Architects.

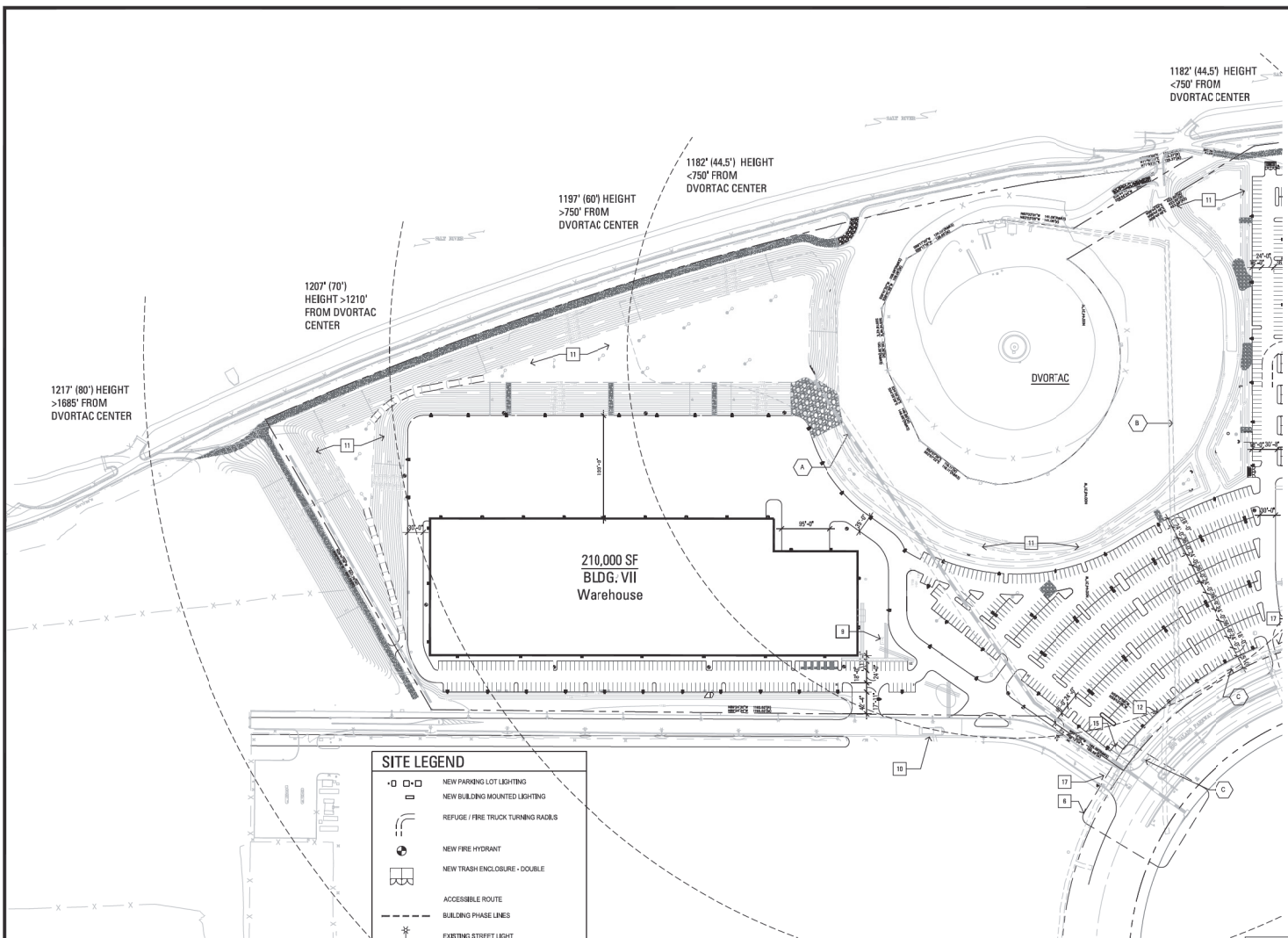
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Mark	Date	Description

PAD COVER SHEET

GO





**PROJECT DATA**

<b>PROJECT NAME:</b> LIBERTY CENTER AT RIO SALADO	
<b>PROJECT ADDRESS:</b> 1820 W. RIO SALADO PARKWAY TEMPE, AZ 85281	
<b>PARCEL SITE:</b> 76.30 ACRES 3,237,759 N.S.F., 75,677 ACRES 3,470,459 G.S.F.	
<b>EXISTING ZONING:</b> CID (GENERAL INDUSTRIAL)	
<b>PROPOSED USE:</b> OFFICE / INDUSTRIAL	
<b>VARIANCE REQUEST:</b> BUILDING HEIGHT, BICYCLE PARKING REDUCTION	
<b>TYPE OF CONSTRUCTION:</b> BI	
<b>AFES:</b> YES	
<b>OFFICE/CALL CENTER BUILDING AREA:</b>	
1ST FLOOR: 100,000 S.F.	0.15 AC.
BUILDING I: 85,000 S.F.	45,000 S.F., 9.14 AC.
BUILDING II: 80,000 S.F.	60,000 S.F., 10.22 AC.
BUILDING III: 70,000 S.F.	45,000 S.F., 7.90 AC.
BUILDING IV: 85,000 S.F.	70,000 S.F., 13.70 AC.
BUILDING V: 80,000 S.F.	50,000 S.F., 8.88 AC.
BUILDING VI: 50,000 S.F.	20,000 S.F., 4.23 AC.
BUILDING VII: 100,000 S.F.	100,000 S.F., 19.00 AC.
<b>TOTAL:</b> 600,000 S.F.	42.27 AC.
<b>WAREHOUSE BUILDING AREA:</b>	
BUILDING VIII: OFFICE	0.15 AC.
BUILDING VIII: WAREHOUSE	189,000 S.F., 34.41 AC.
<b>TOTAL:</b> 210,000 S.F.	12.1 AC.
<b>RETENTION AREA:</b> 13.22 AC.	
<b>DVORTAC AREA:</b> 6.71 AC.	
<b>SITE AREA:</b> 78.3 AC.	
<b>TOTAL BUILDING:</b> 810,000 S.F.	
<b>HEIGHT OF BUILDING PARAPET:</b> 44'	
<b>NUMBER OF STOREYS:</b> 2	
<b>VEHICLE PARKING:</b>	
CALL CENTER: 400,000 S.F. @ 1/150' = 2,667 SPACES	
OFFICE: 200,000 S.F. @ 1/300' = 667 SPACES	
OFFICE: 42,000 S.F. @ 1/300' = 140 SPACES	
WAREHOUSE: 10,000 S.F. @ 1/1500' = 66 SPACES	
WAREHOUSE: 180,000 S.F. @ 1/15,000' = 32 SPACES	
<b>TOTAL VEHICLE PARKING REQUIRED:</b> 3,528 SPACES	
<b>TOTAL VEHICLE PARKING PROVIDED:</b> 3,748 SPACES	
<b>ACCESSIBLE PARKING REQUIRED:</b> 48	
<b>ACCESSIBLE PARKING PROVIDED:</b> 51	
<b>BICYCLE PARKING - CALL CENTER &amp; OFFICE</b>	
<b>TOTAL REQUIRED:</b> 600,000 @ 18,000 S.F. = 75	
<b>TOTAL PROVIDED:</b> 600,000 @ 18,000 S.F. = 75	
<b>BICYCLE PARKING - WAREHOUSE</b>	
<b>OFFICE AREA:</b> 42,000 @ 110,000 = 5	
<b>TOTAL PROVIDED:</b> 80	
<b>BIKE PARK TOTAL:</b>	
OFFICE BUILDING: 75	
WAREHOUSE BUILDING: 5	
<b>TOTAL REQUIRED:</b> 80	
<b>TOTAL PROVIDED:</b> = 85	
<b>SITE LANDSCAPE AREA:</b>	
<b>REQUIRED MINIMUM 10%:</b> 1,485,824 S.F.	
<b>WAREHOUSE OFFICE SURFACE PARKING LOT:</b> 3,251,887 S.F.	
<b>LANDSCAPE AREA IN PARKING LOT:</b> 1,485,824 S.F.	
<b>LANDSCAPE 48% (1,485,824 / 3,251,887):</b>	
<b>PARKING LOT LANDSCAPE AREA REQUIRED MINIMUM:</b> 20%	
<b>PARKING LOT AREA:</b> 1,432,882 S.F.	
<b>TREE CANOPY SHADED AREA:</b> 324,011 S.F.	
<b>TOTAL % OF LOT SHADED:</b> 23%	



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E: JBalbo@woodpanel.com

**Conformation**



Expire: 08/30/19

**Project For**



**LIBERTY CENTER AT RIO SALADO**

Project No. **6364.032.00**

Drawn By **TA**

Checked By **SL/JP**

Date **06/03/2013**

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Mark	Date	Description

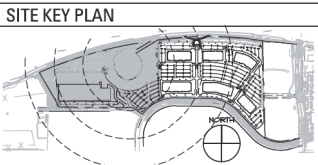
**PARTIAL SITE PLAN - WEST**

**A001**

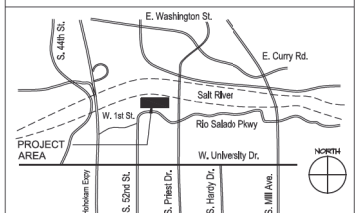
1 PARTIAL SITE PLAN - WEST  
SCALE: 1" = 100'

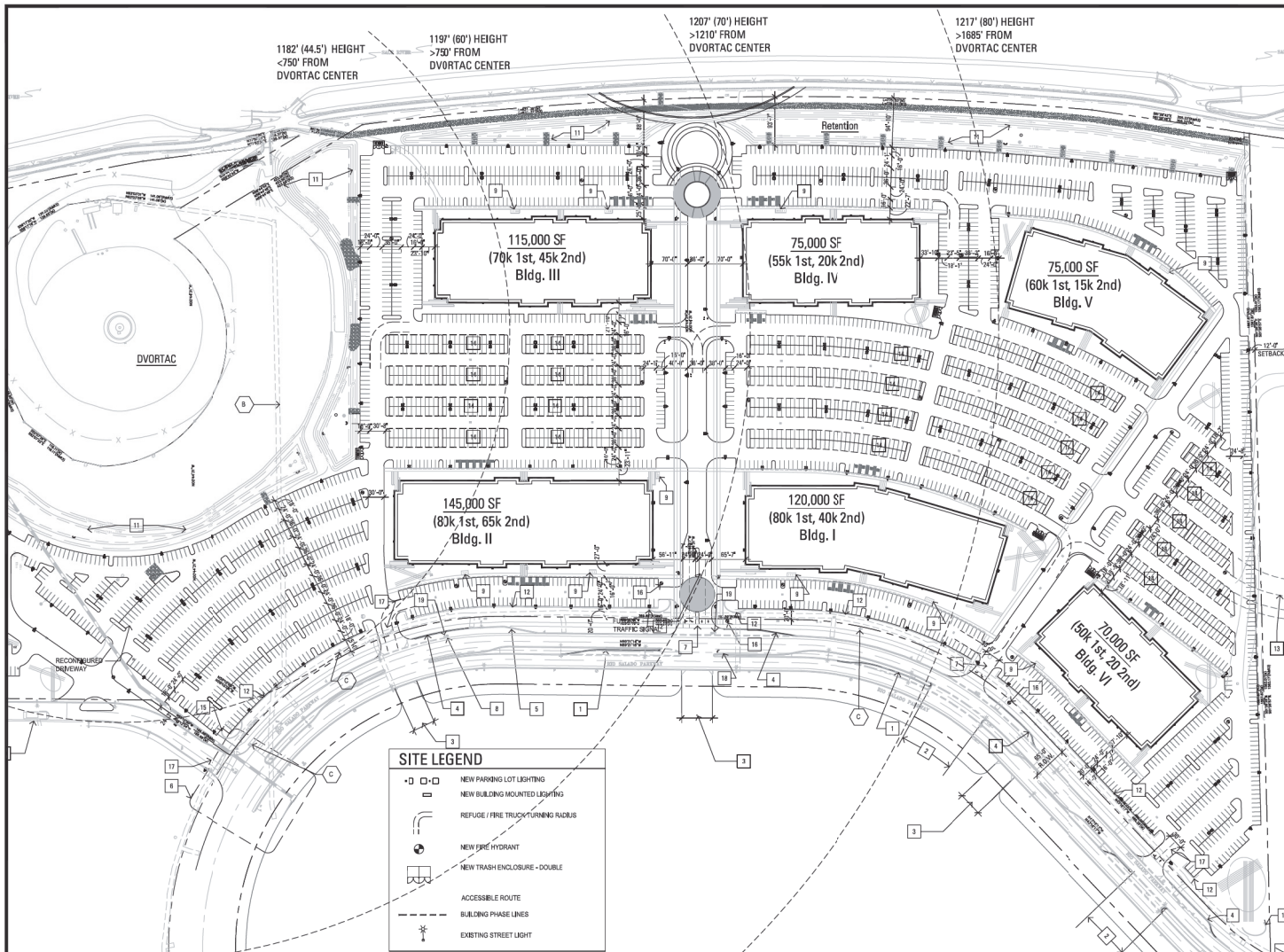
- SITE PLAN KEYNOTES:**
- |   |  |   |
|---|--|---|
| 1 REMOVE A PORTION OF EXISTING MEDIAN FOR EAST BOUND TRAFFIC LEFT TURN LANE INTO DRIVE. | 7 NEW DRIVE.                             | 14 POSSIBLE LOCATION FOR COVERED PARKING. |
| 2 REMOVE A PORTION OF EXISTING MEDIAN.  | 8 EXISTING FIRE HYDRANT.                 | 15 SITE WALL - SEE LANDSCAPE DRAWINGS.    |
| 3 EXISTING 44'-0" DRIVEWAY  | 9 BIKE PARKING.                          | 16 RELOCATED FIRE HYDRANT.                |
| 4 NEW WEST BOUND DECELERATION LANE.   | 10 EXISTING GUARD SHACK.                 | 17 EXISTING DRIVEWAY.                     |
| 5 EXISTING BUS STOP.  | 11 LANDSCAPE AND RETENTION.              | 18 EXISTING LEFT TURN LANE.               |
| 6 EXISTING LIGHTED INTERSECTION.  | 12 SCREEN WALL - SEE LANDSCAPE DRAWINGS. | 19 REMOVE EXISTING FIRE HYDRANT.          |
|   | 13 FUTURE ROADWAY CONNECTION TO PRIEST.  |   |

- EASEMENT KEYNOTES**
- |   |
|---|
| A RECORDING NO; DOCUMENT NO, 2004-100345, FIRST AMENDMENT IN 2006-1041710, SECOND AMENDMENT IN 2007-274926, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLOT IN BOOK 962 OF MAPS, PAGE 18. |
| B PURPOSE; POWER DISTRIBUTION, RECORDING NO; DOCUMENT NO, 2005-091222, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLOT IN BOOK 962 OF MAPS, PAGE 18.                                      |
| C PURPOSE; POWER DISTRIBUTION, RECORDING NO; DOCUMENT NO, 2005-091222.  |



**LOCATION MAP**





**PROJECT DATA**

PROJECT NAME: LIBERTY CENTER AT RIO SALADO  
 PROJECT ADDRESS: 1650 W. RIO SALADO PARKWAY  
 TEMPE, AZ 85281

PARCEL SITE: 76.30 ACRES 3,323.78 N.S.F.  
 74.71 ACRES 3,474.48 S.S.F.

EXISTING ZONING: QD (GENERAL INDUSTRIAL)

PROPOSED USE: OFFICE, INDUSTRIAL  
 VARIANCE REQUEST: BUILDING HEIGHT, BICYCLE PARKING REDUCTION  
 TYPE OF CONSTRUCTION: BB  
 AFFER: YES

OFFICIAL CALL CENTER BUILDING AREA:  
 1ST FLOOR: 260,000 S.F. GROUND FLOOR  
 BUILDING I: 160,000 S.F., 45,000 S.F., 1.4 AC.  
 BUILDING II: 80,000 S.F., 65,000 S.F., 10.32 AC.  
 BUILDING III: 70,000 S.F., 45,000 S.F., 1.90 AC.  
 BUILDING IV: 60,000 S.F., 20,000 S.F., 4.70 AC.  
 BUILDING V: 60,000 S.F., 15,000 S.F., 1.88 AC.  
 BUILDING VI: 50,000 S.F., 20,000 S.F., 1.25 AC.  
 BUILDING VII: 88,000 S.F., 25,000 S.F.  
 TOTAL: 600,000 S.F. - 45.27 AC.

WAREHOUSE BUILDING AREA:  
 BUILDING VIII: 42,000 (200'), 168,000 (800')  
 TOTAL: 210,000 S.F. 92.3 AC.

RETENTION AREA:  
 DVORTAC AREA: 13.22 AC.  
 SITE AREA: 70.3 AC.

TOTAL BUILDING: 610,000 G.S.F.  
 HEIGHT OF BUILDING PARAMETER: 44'  
 NUMBER OF STOREYS: 2

VEHICLE PARKING  
 CALL CENTER: 400,000 S.F. @ 1/150 = 2,667 SPACES  
 OFFICE: 200,000 S.F. @ 1/300 = 667 SPACES  
 OFFICE: 42,000 S.F. @ 1/200 = 210 SPACES  
 WAREHOUSE: 10,000 S.F. @ 1/1000 = 10 SPACES  
 WAREHOUSE: 158,000 S.F. @ 1/1,500 = 105 SPACES  
 TOTAL VEHICLE PARKING REQUIRED: 3,528 SPACES  
 TOTAL VEHICLE PARKING PROVIDED: 2,748 SPACES

ACCESSIBLE PARKING REQUIRED: 48  
 ACCESSIBLE PARKING PROVIDED: 51

BICYCLE PARKING - CALL CENTER & OFFICE  
 TOTAL REQUIRED: 400,000 @ 1/18,000 SF = 75  
 TOTAL PROVIDED: 5

BICYCLE PARKING - WAREHOUSE  
 OFFICE AREA: 42,000 @ 1/10,000 = 5  
 TOTAL PROVIDED: 5

BIKE PARK TOTAL:  
 OFFICE BUILDINGS: 75  
 WAREHOUSE BUILDINGS: 5  
 TOTAL REQUIRED: 80  
 TOTAL PROVIDED: 85

SITE LANDSCAPE AREA:  
 REQUIRED MINIMUM 10%  
 WAREHOUSE / OFFICE SURFACE PARKING LOT - 3,251,687 S.F.  
 LANDSCAPE AREA IN PARKING LOT = 1,465,874 S.F.  
 LANDSCAPE AREA = 1,465,874 (1,251,687)

PARKING LOT LANDSCAPE AREA  
 REQUIRED MINIMUM: 25%  
 PARKING LOT AREA: 1,142,982 S.F.  
 TREE CANOPY SHADED AREA: 324,911 S.F.  
 TOTAL % OF LOT SHADING: 23%

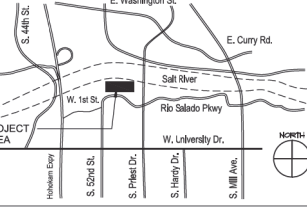
**OWNER / DEVELOPER**

LIBERTY PROPERTY TRUST  
 2390 E. CAMELBACK RD. STE. 318  
 PHOENIX, AZ 85016  
 CONTACT: RICK WEIBLEN  
 PHONE: (602) 608-3500

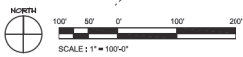
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:  
 A parcel of land lying within Section 17, Township 11 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

**LOCATION MAP**



**PARTIAL SITE PLAN - EAST**  
 SCALE: 1"=100'



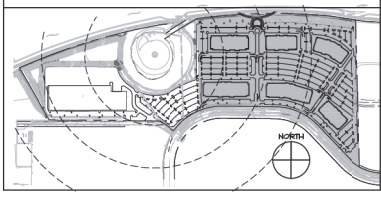
**SITE PLAN KEYNOTES:**

- |   |  |   |
|---|--|---|
| 1 REMOVE A PORTION OF EXISTING MEDIAN FOR EAST BOUND TRAFFIC LEFT TURN LANE INTO DRIVE. | 7 NEW DRIVE.                             | 14 POSSIBLE LOCATION FOR COVERED PARKING. |
| 2 REMOVE A PORTION OF EXISTING MEDIAN.  | 8 EXISTING FIRE HYDRANT.                 | 15 SITE WALL - SEE LANDSCAPE DRAWINGS.    |
| 3 EXISTING 44'-0" DRIVEWAY  | 9 BIKE PARKING.                          | 16 RELOCATED FIRE HYDRANT.                |
| 4 NEW WEST BOUND DECELERATION LANE.   | 10 EXISTING GUARD SHACK.                 | 17 EXISTING DRIVEWAY.                     |
| 5 EXISTING BUS STOP.  | 11 LANDSCAPE AND RETENTION.              | 18 EXISTING LEFT TURN LANE.               |
| 6 EXISTING LIGHTED INTERSECTION.  | 12 SCREEN WALL - SEE LANDSCAPE DRAWINGS. | 19 REMOVE EXISTING FIRE HYDRANT.          |
|   | 13 FUTURE ROADWAY CONNECTION TO PREEST.  |   |

**EASEMENT KEYNOTES**

- A RECORDING NO. DOCUMENT NO. 2004-002348, FIRST AMENDMENT IN 2004-011710, SECOND AMENDMENT IN 2007-074254, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLOT IN BOOK 982 OF MAPS, PAGE 18.
- B PURPOSE: POWER DISTRIBUTION, RECORDING NO. DOCUMENT NO. 2005-092221, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLOT IN BOOK 982 OF MAPS, PAGE 18.
- C PURPOSE: POWER DISTRIBUTION, RECORDING NO. DOCUMENT NO. 2005-092221.

**SITE KEY PLAN**

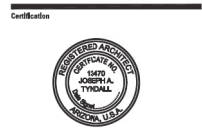


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**Consultants**

<b>TRAFFIC ENGINEER</b> CivTech 11000 N. Hayden Road, Ste. 110 Phoenix, AZ 85028 Contact: Jay Willet J.Willett@CivTech.com E: jwillett@CivTech.com	<b>LANDSCAPE ARCHITECT</b> Transform Landscape 3025 North 15th Street Phoenix, AZ 85018 Contact: Roger Smith R.Smith@Transform.com E: rsmith@Transform.com
--	--

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E: JBaska@WoodPail.com



**Project for**  
**LIBERTY**  
 PROPERTY TRUST

**LIBERTY CENTER AT RIO SALADO**

Project No. 6364.032.00  
 Drawn By TA  
 Checked By SL/JP  
 Date 07/17/2013

NOTES: The landscape shown and described herein including technical drawings, graphics, and models prepared, are preliminary and cannot be used for construction or commercial purposes. It is made and used without express written permission of RSP Architects. There are available to third parties and evaluation by them, consultants, contractors, government agencies, owners and other personnel, in accordance with the terms.

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Mark	Date	Description

**PARTIAL SITE PLAN - EAST**

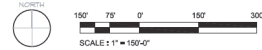
**A002**



**SHADE CALCULATION** 3:00 PM June 21st

TOTAL PARKING LOT AREA PAVED	1432282 SF.
TOTAL SHADED AREA	324981 SF.
percentage of shaded area	22%

1 SHADE STUDY  
SCALE: 1"=50'



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**CIVIL ENGINEER**  
Wood Patel  
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Phoenix, AZ 85011  
Contact: Greg Wilkes  
T: (602) 732-6860  
E: g.wilkes@woodpatel.com



Project For  
**LIBERTY**  
PROPERTY TRUST

**LIBERTY CENTER  
AT RIO SALADO**

Project No. 6384.032.00  
Drawn By SL, TA, BW  
Checked By JP  
Date 6/03/13

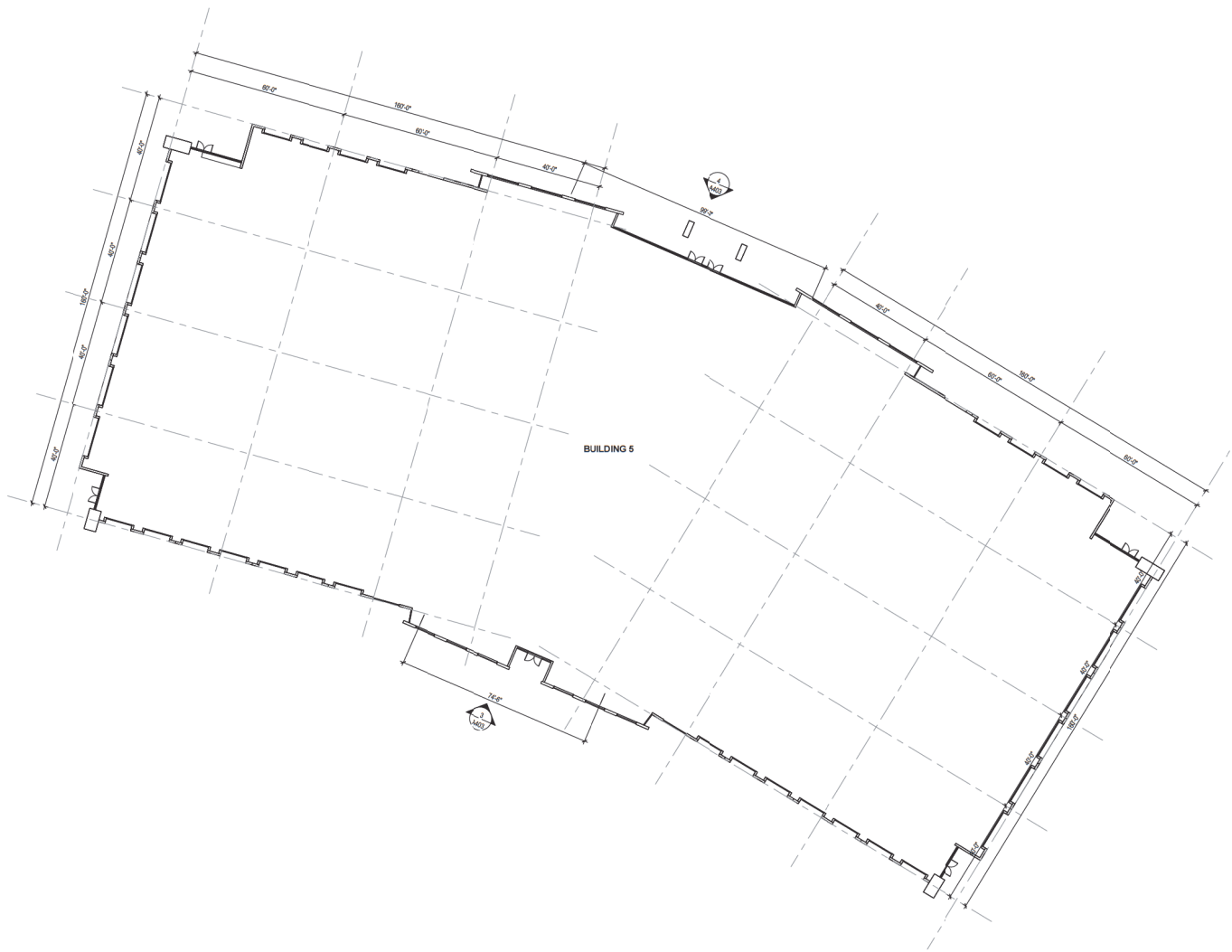
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Mark	Date	Description

**SHADE STUDY**

**A003**



NORTH  
 1 FLOOR PLAN  
 1" = 20'-0"

C:\Bw\Projects\RIO SALADO\_BUILDING\_CENTRAL\_bwp\_basemap.dwg 6/17/2013 4:47:58 PM



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**Consultants**  
**TRAFFIC ENGINEER** LANDSCAPE ARCHITECT  
**CivTech** **Trueform Landscape**

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**CIVIL ENGINEER**  
**Wood Patel**  
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 Phoenix, AZ 85021  
 Contact: John Bakula T: (602)235-4600 E: jbakula@woodpatel.com

**Certifications**



Project For **LIBERTY**  
 PROPERTY TRUST

**LIBERTY CENTER**  
**AT RIO SALADO**

Project No. **6364.032.00**  
 Drawn By **Author**  
 Checked By **Checker**  
 Date **6/3/2013**

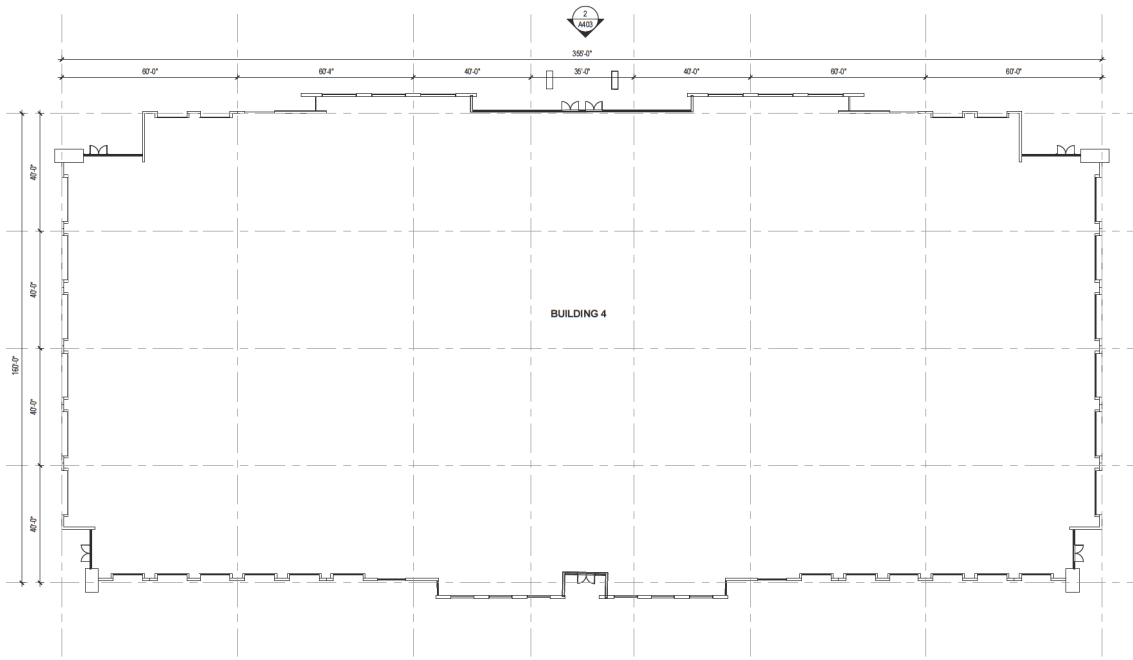
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Revisions		
No.	Date	Description

**BUILDING 5 FLOOR PLAN**

**A105**



1 FLOOR PLAN  
1" = 20'-0"  
NORTH



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Project For **LIBERTY PROPERTY TRUST**

**LIBERTY CENTER AT RIO SALADO**

Project No. **6364.032.00**  
Drawn By **Author**  
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Date **6/3/2013**

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**BUILDING 4 FLOOR PLAN**

**A104**

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**LIBERTY CENTER**  
**AT RIO SALADO**

Project No. **6364.032.00**  
 Drawn By **Author**  
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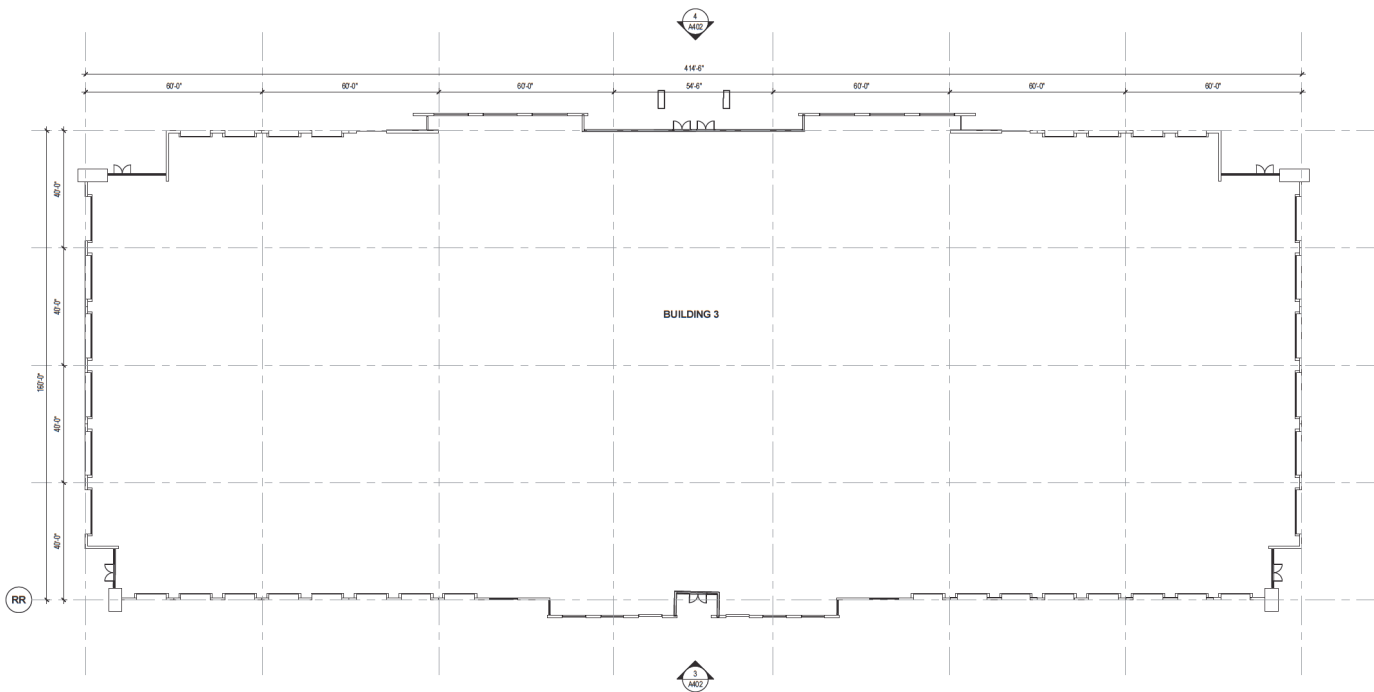
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**BUILDING 3 FLOOR PLAN**

**A103**



**1** BLDG. 3 - FLOOR PLAN  
 1"=20'-0"

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Project For



**LIBERTY CENTER AT RIO SALADO**

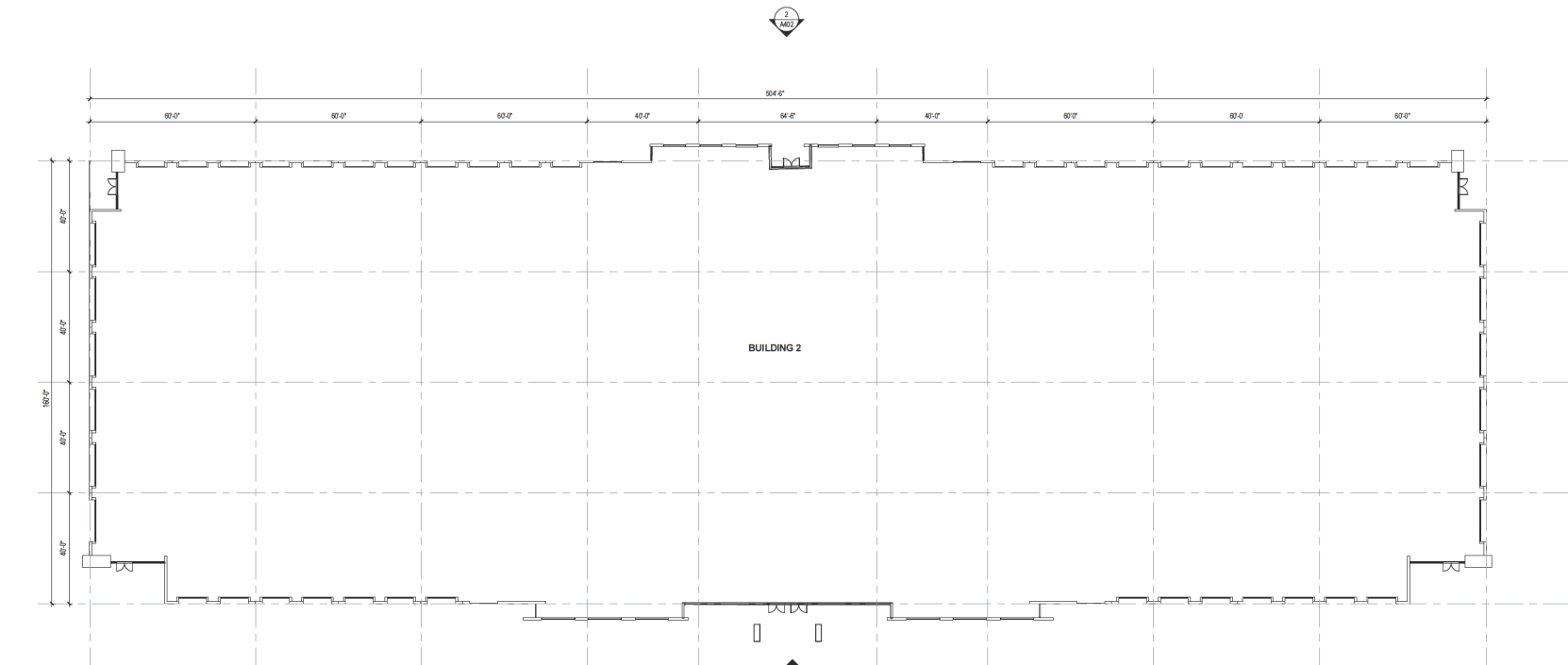
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No.	Date	Description



**1 FLOOR PLAN**  
 1\"/>

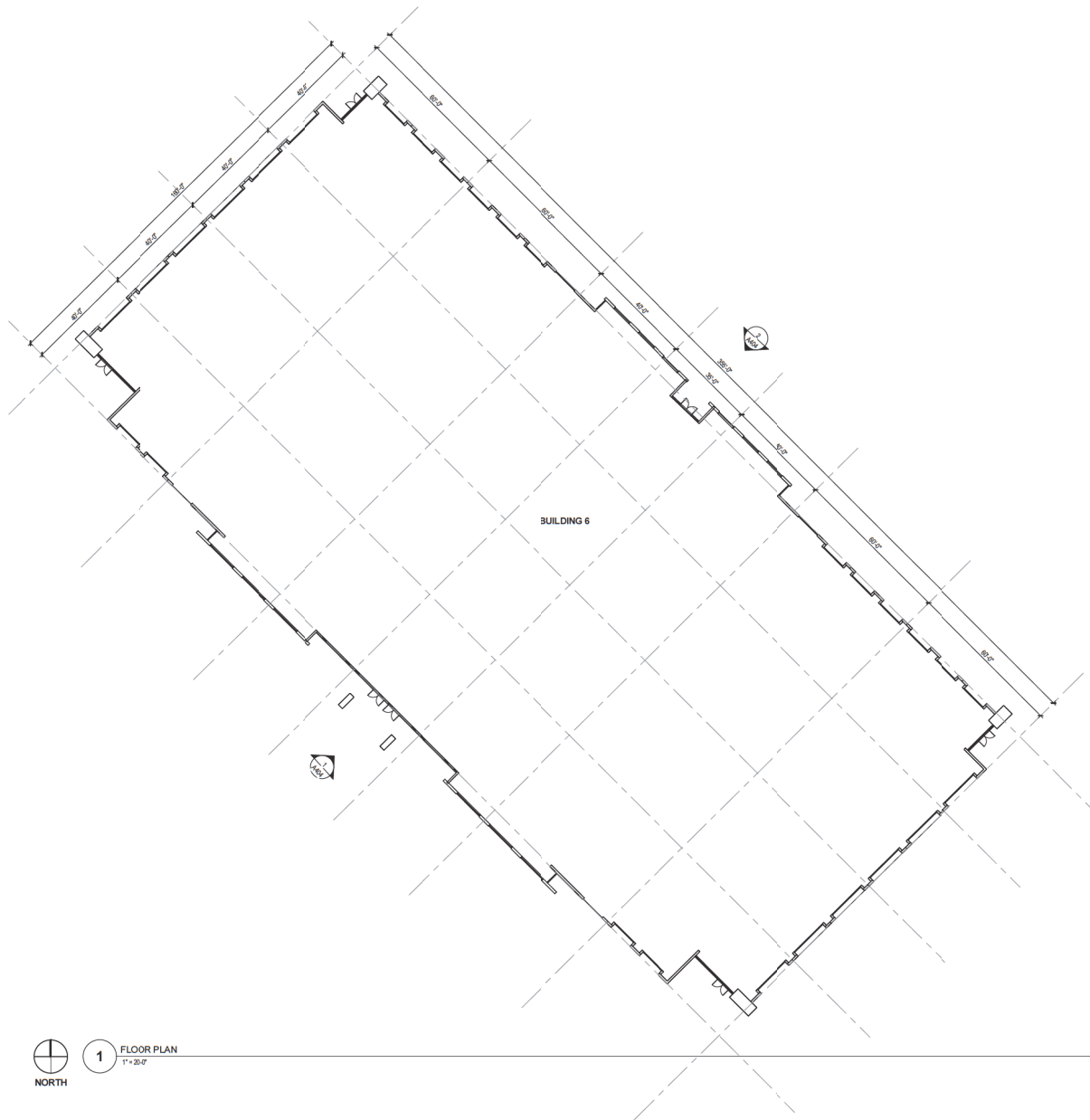
**BUILDING 2 FLOOR PLAN**

**A102**

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 FLOOR PLAN  
 1" = 20'-0"



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Project For: **LIBERTY PROPERTY TRUST**

**LIBERTY CENTER AT RIO SALADO**

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No.	Date	Description

**BUILDING 6 FLOOR PLAN**

**A106**

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Material Legend	
Material Number	Description
AL-1	CLEAR ANODIZED ALUMINUM FRAME
CON-1	INTEGRAL COLOR CONCRETE WITH FORMLINER - SANDSTONE 5237
GL-1	CLEAR GLASS - SOLARBAN 60 "GREEN TINT"
GL-2	SPANDREL GLASS - OPACI COAT 300 "SUNSET GREEN"
MTL-1	METAL TRELLIS - PAINT DEA157 CELLAR DOOR
MTL-2	METAL SHADE FIN - PAINT DEA157 CELLAR DOOR
MTL-3	METAL B-DECK MECHANICAL SCREEN - PAINT DEC774 SHADY (LRV 63)
PT-1	PAINTED CONCRETE - DEC774 SHADY (LRV 63)
PT-2	PAINTED CONCRETE - DEA157 CELLAR DOOR (LRV 10)



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Project No. **LIBERTY**  
 PROPERTY TRUST

**LIBERTY CENTER  
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Project No. **6364.032.00**  
 Drawn By **Author**  
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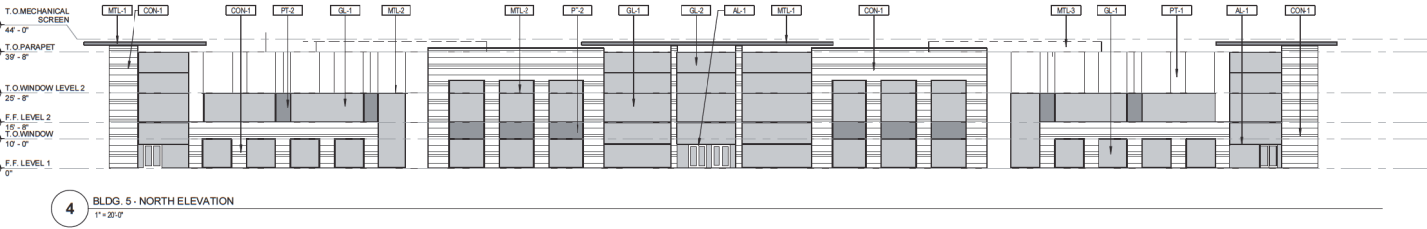
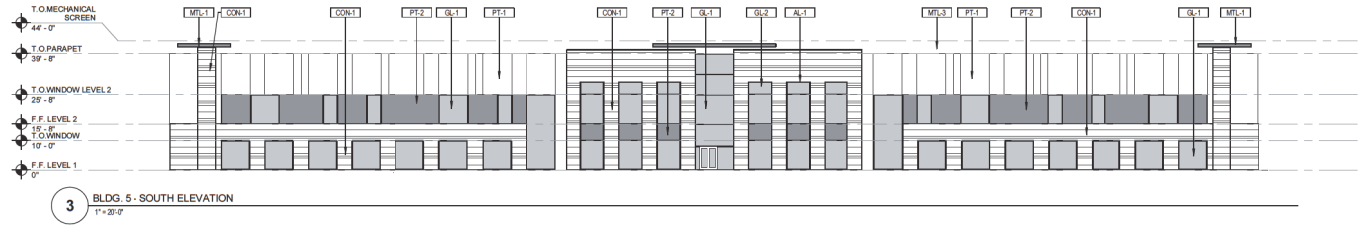
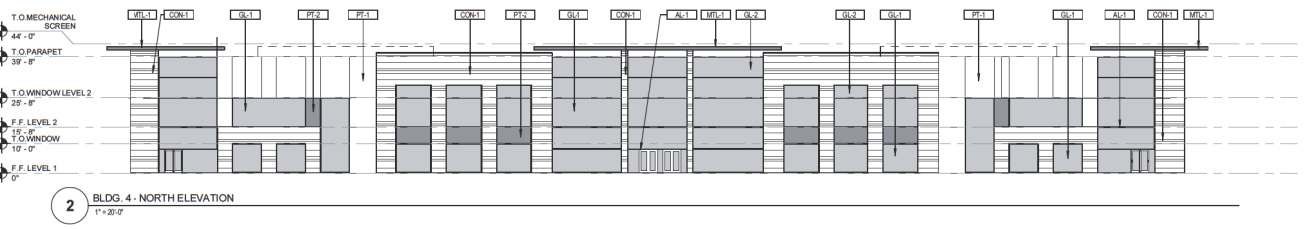
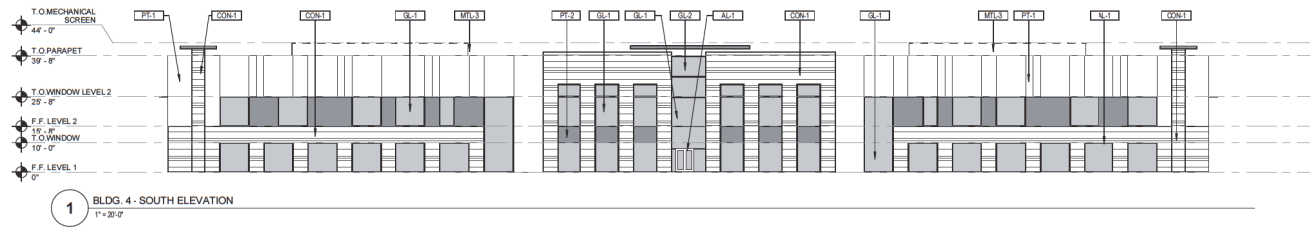
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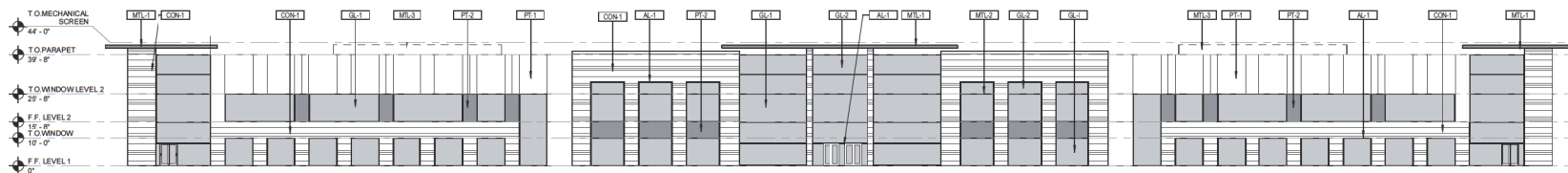
Revisions		
No.	Date	Description

**BUILDING 4 & 5 ELEVATIONS**

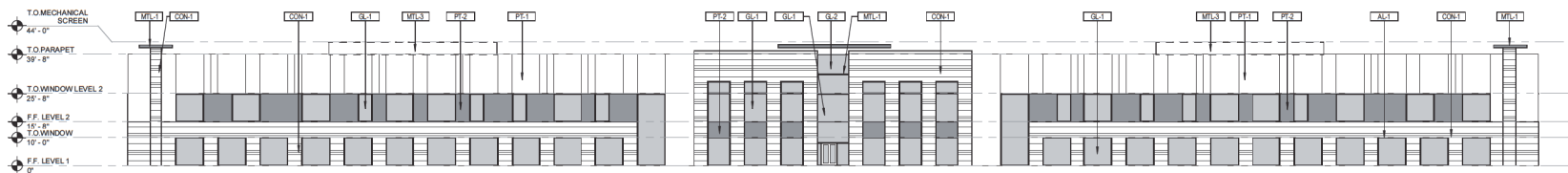
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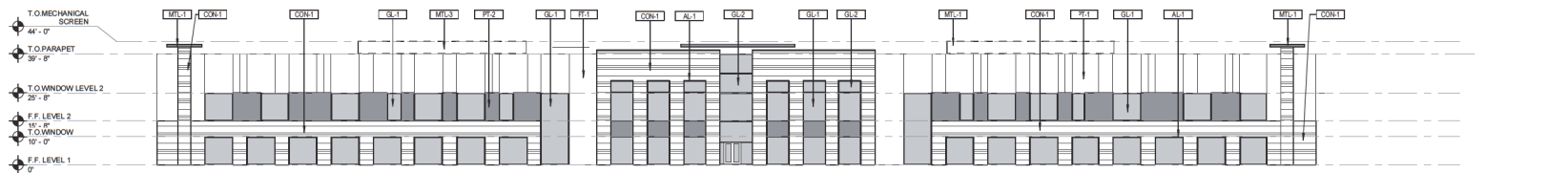
Material Legend	
Material Number	Description
AL-1	CLEAR ANODIZED ALUMINUM FRAME
CON-1	INTEGRAL COLOR CONCRETE WITH FORMLINER - SANDSTONE 5237
GL-1	CLEAR GLASS - SOLARBAN 60 "GREEN TINT"
GL-2	SPANDREL GLASS - OPACI COAT 300 "SUNSET GREEN"
MTL-1	METAL TRELLIS - PAINT DEA157 CELLAR DOOR
MTL-2	METAL SHADE FIN - PAINT DEA157 CELLAR DOOR
MTL-3	METAL 3-DECK MECHANICAL SCREEN - PAINT DEC774 SHADY (LRV 63)
PT-1	PAINTED CONCRETE - DEC774 SHADY (LRV 63)
PT-2	PAINTED CONCRETE - DEA157 CELLAR DOOR (LRV 10)



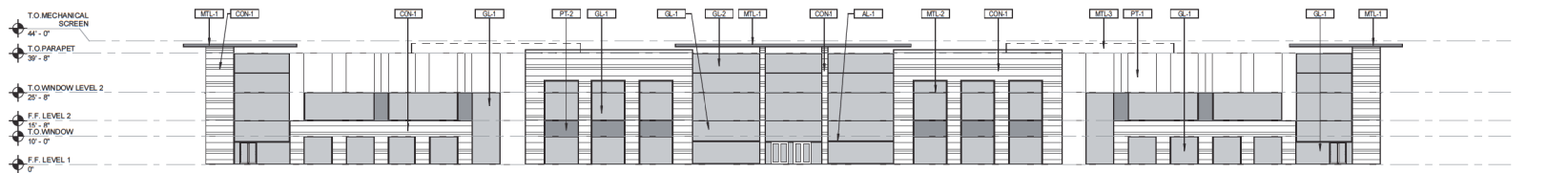
1 BLDG. 2 - SOUTH ELEVATION  
T = 20'



2 BLDG. 2 - NORTH ELEVATION  
T = 20'



3 BLDG. 3 - SOUTH ELEVATION  
T = 20'



4 BLDG. 3 - NORTH ELEVATION  
T = 20'



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Project No. **LIBERTY**  
PROPERTY TRUST

LIBERTY CENTER AT RIO SALADO

Project No.	6364.032.00
Author	Author
Checked By	Checker
Date	6/3/2013

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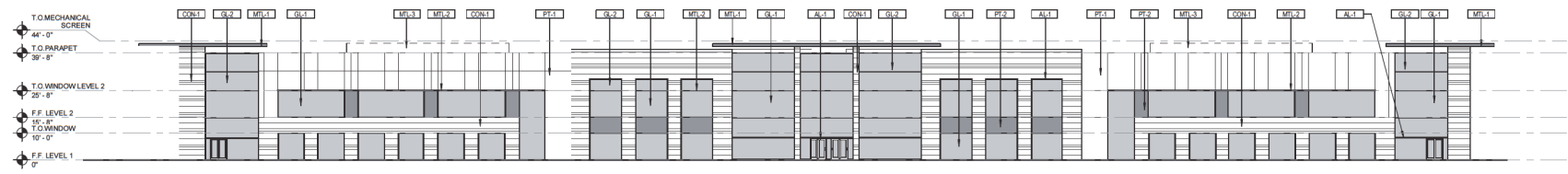
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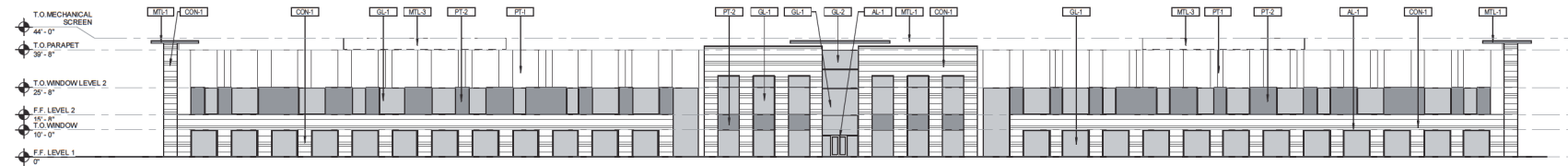
BUILDING 2 & 3 ELEVATIONS

A402

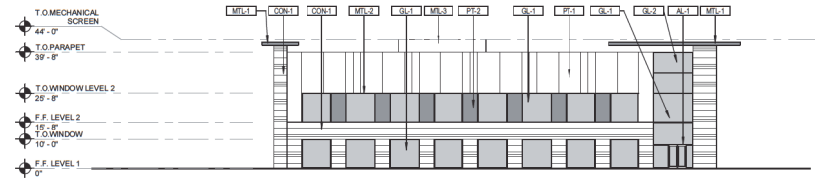
Material Legend	
Material Number	Description
AL-1	CLEAR ANODIZED ALUMINUM FRAME
CON-1	INTEGRAL COLOR CONCRETE WITH FORMLINER - SANDSTONE 6237
GL-1	CLEAR GLASS - SOLARBAN 80 'GREEN TINT'
GL-2	SPANDREL GLASS - OPACI COAT 300 'SUNSET GREEN'
MTL-1	METAL TRELLIS - PAINT DEA157 CELLAR DOOR
MTL-2	METAL SHADE FIN - PAINT DEA157 CELLAR DOOR
MTL-3	METAL B-DECK MECHANICAL SCREEN - PAINT DEC774 SHADY (LRV 63)
PT-1	PAINTED CONCRETE - DEC774 SHADY (LRV 63)
PT-2	PAINTED CONCRETE - DEA157 CELLAR DOOR (LRV 10)



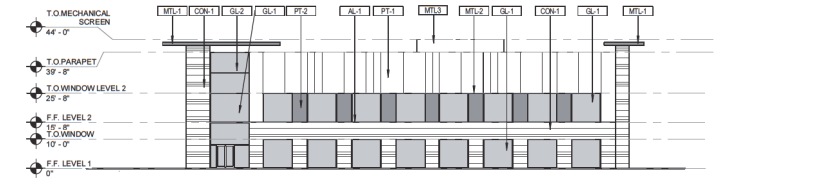
1 BLDG. 1 - SOUTH ELEVATION  
1" = 20'0"



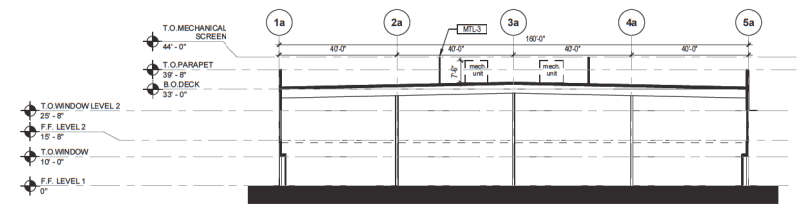
2 BLDG. 1 - NORTH ELEVATION  
1" = 20'0"



3 TYP. EAST ELEVATION (FOR ALL BUILDINGS)  
1" = 20'0"



4 TYP. WEST ELEVATION (FOR ALL BUILDINGS)  
1" = 20'0"



A TYP. CROSS SECTION (FOR ALL BUILDINGS)  
1" = 20'0"



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Project For: **LIBERTY PROPERTY TRUST**

**LIBERTY CENTER AT RIO SALADO**

Project No. 6364.032.00  
Drawn By SL, TA, BW  
Checked By JP  
Date 6/3/2013

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BUILDING 1 ELEVATIONS

**A401**

Material Legend	
Material Number	Description
AL-1	CLEAR ANODIZED ALUMINUM FRAME
CON-1	INTEGRAL COLOR CONCRETE WITH FORMLINER - SANDSTONE 5237
GL-1	CLEAR GLASS - SOLARBAN 80 "GREEN TINT"
GL-2	SPANDREL GLASS - OPACI COAT 300 "SUNSET GREEN"
MTL-1	METAL TRELLIS - PAINT DEA157 CELLAR DOOR
MTL-2	METAL SHADE FIN - PAINT DEA157 CELLAR DOOR
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PT-1	PAINTED CONCRETE - DEC774 SHADY (LRV 63)
PT-2	PAINTED CONCRETE - DEA157 CELLAR DOOR (LRV 10)



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**Certifications**



Project For

**LIBERTY CENTER  
AT RIO SALADO**

Project No. **6364.032.00**

Drawn By **Author**

Checked By **Checker**

Date **6/3/2013**

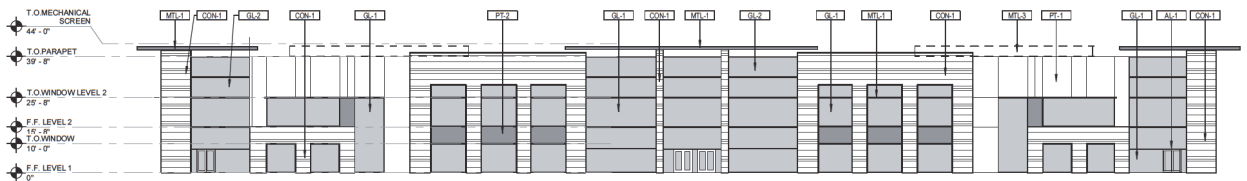
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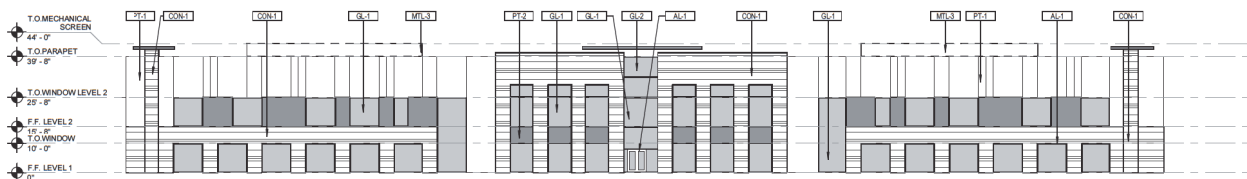
Revisions		
No.	Date	Description

**BUILDING 6 ELEVATIONS**

**A404**



1 BLDG. 6 - SOUTH ELEVATION  
1" = 20' 0"

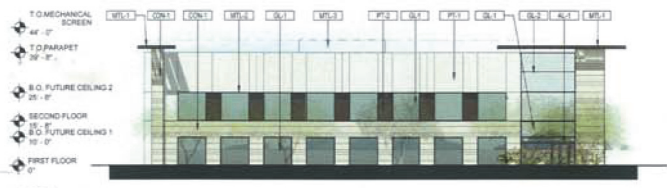


2 BLDG. 6 - NORTH ELEVATION  
1" = 20' 0"

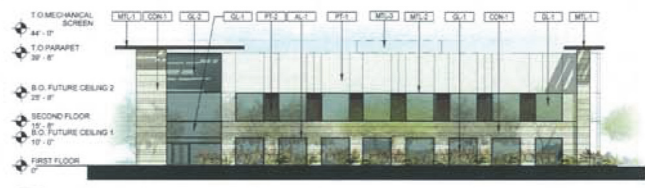
Material Legend	
Material Number	Description
AL-1	CLEAR ANODIZED ALUMINUM FRAME
CON-1	INTEGRAL COLOR CONCRETE WITH FORMLINER - SANDSTONE 5237
GL-1	CLEAR GLASS - SOLARBAN 60 "GREEN TINT"
GL-2	SPANDREL GLASS - OPACI COAT 300 "SUNSET GREEN"
MTL-1	METAL TRELLIS - PAINT DEA157 CELLAR DOOR
MTL-2	METAL SHADE FIN - PAINT DEA157 CELLAR DOOR
MTL-3	METAL B-DECK MECHANICAL SCREEN - PAINT DEC774 SHADY (LRV 63)
PT-1	PAINTED CONCRETE - DEC774 SHADY (LRV 63)
PT-2	PAINTED CONCRETE - DEA157 CELLAR DOOR (LRV 10)



1 SOUTH ELEVATION  
T = 25'-0"



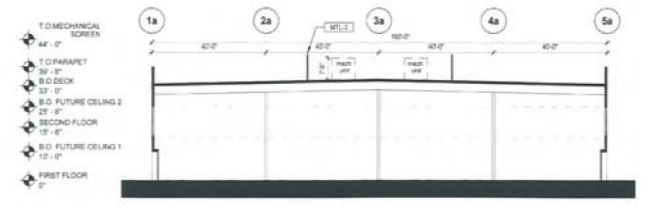
2 EAST ELEVATION  
T = 25'-0"



4 WEST ELEVATION  
T = 25'-0"



3 NORTH ELEVATION  
T = 25'-0"



A CROSS SECTION  
T = 25'-0"



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Project For  
**LIBERTY**  
PROPERTY TRUST

LIBERTY CENTER  
AT RIO SALADO

Project No: 6364.032.00  
Drawn By: SL, TA, BW  
Checked By: JP  
Date: 6/3/2013

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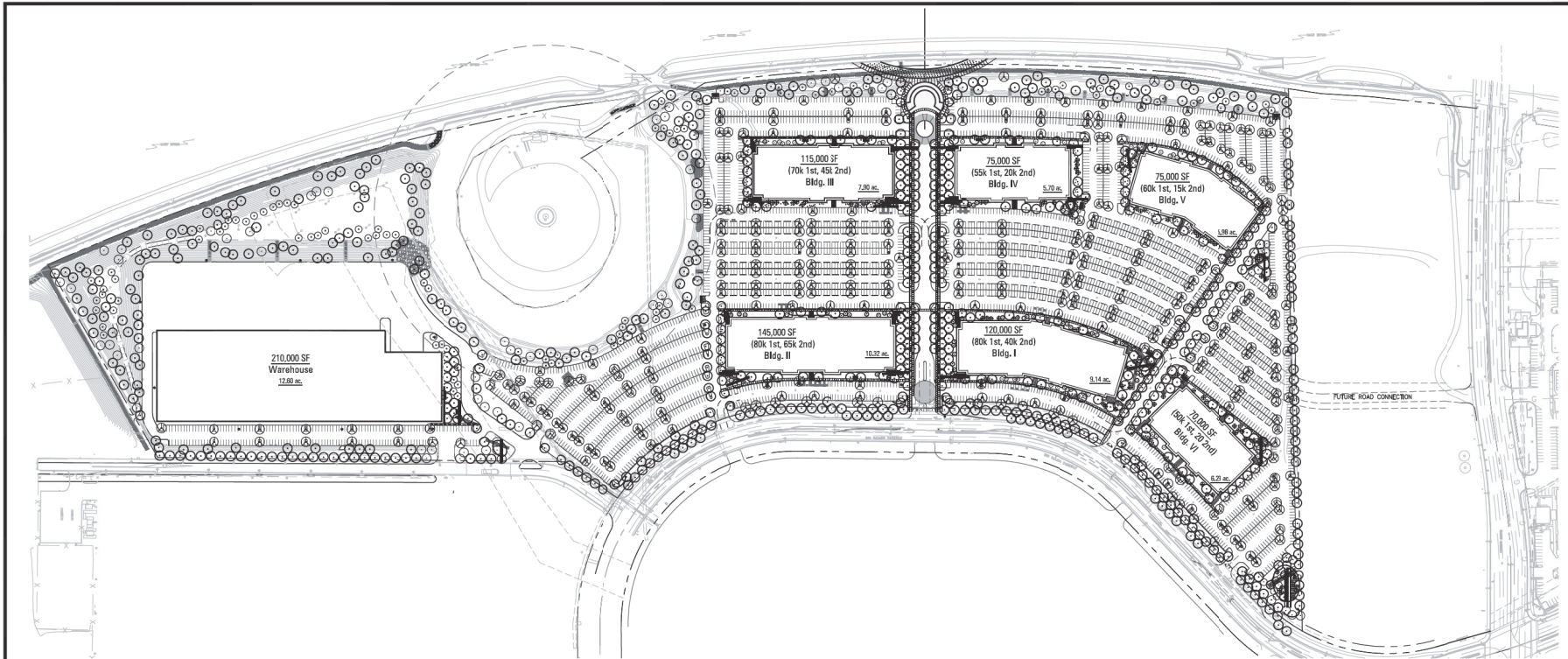
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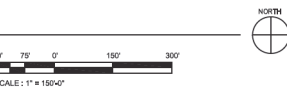
ELEVATIONS

A401

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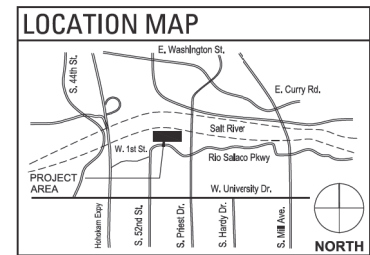


1 MASTER SITE PLAN  
SCALE: 1"=150'



PLANT LEGEND:

SYMBOL	TYPE	SIZE	PROJECT TOTAL QTY.	REMARKS - HEIGHT X WIDTH - CALIPER SIZE
<b>TREES</b>				
	<i>Acacia willardiana</i>	24" Box	68	5.0-8.0 2.5-3.5 1.0-1.5
	Palo blanco	15 gallon	65	multi-trunk/ low break 3.0-4.0 1.5-2.0 0.5-0.75
	<i>Bauhinia lunarioides</i>	36" Box	49	multi-trunk/ low break 8.0-10.0 5.0-6.0 1.75-2.25
	Anacacho Orchid	24" Box	92	multi-trunk/ low break 5.0-7.0 3.0-4.0 1.0-1.5
	<i>Cercidium floridum</i>	24" Box	15	8.0-9.0 3.0-4.0 1.0-1.5
	Blue Palo Verde	48" Box	6	multi-trunk 8.0-10.0 7.0-9.0
	Desert Willow	36" Box	9	multi-trunk 7.0-9.0 5.0-6.9
	Sissoo Tree	36" Box	723	multi-trunk/ low break 8.0-10.0 7.0-9.0 1.75-2.25
	Ironwood	36" Box	341	multi-trunk/ low break 8.0-9.0 6.0-7.0 1.75-2.25
	Texas Ebony			
	<i>Prosopis hybrid 'Phoenix'</i>			
	<i>Parkinsonia praecox 'AZT'</i>			
	Sonoran Palo Verbe			



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Signature \_\_\_\_\_  
Registration No. \_\_\_\_\_  
Date \_\_\_\_\_  
Project For

**LIBERTY**  
PROPERTY TRUST

LIBERTY CENTER  
AT RIO SALADO

Project No. 6364.032.00  
Drawn By \_\_\_\_\_  
Checked By \_\_\_\_\_  
Date 05/24/2013

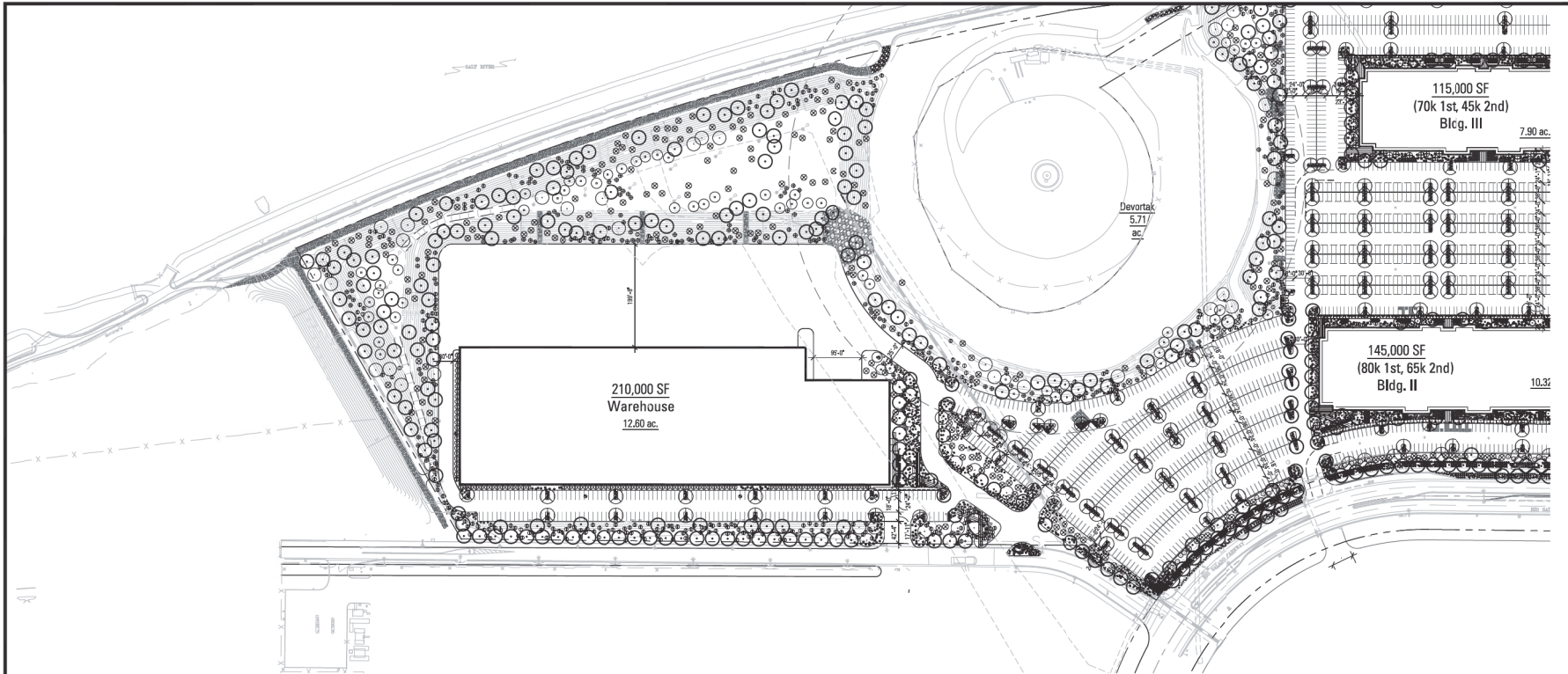
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Mark	Date	Description

LANDSCAPE SITE PLAN

L001



1 WEST SITE PLAN  
SCALE: 1"=100'

PLANT LEGEND:

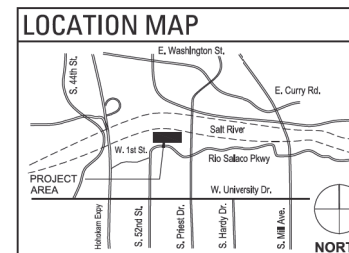
SYMBOL	TYPE	SIZE	PROJECT TOTAL QTY.	REMARKS
<b>TREES</b>				
(Symbol)	Acacia willardiana	24" Box	68	
(Symbol)	Palo blanco	15 gallon	65	multi-trunk/ low break
(Symbol)	Bauhinia lunarioides	36" Box	49	multi-trunk/ low break
(Symbol)	Atacocha Orchid	24" Box	92	multi-trunk/ low break
(Symbol)	Cardium floridum	48" Box	6	
(Symbol)	Black Palo Verde	36" Box	9	multi-trunk
(Symbol)	Chilopsis linearis	36" Box	723	multi-trunk/ low break
(Symbol)	Desert Willow	36" Box	341	multi-trunk/ low break
(Symbol)	Dalbergia sissoo	24" Box	15	
(Symbol)	Sissoo Tree	48" Box	6	
(Symbol)	Olneya tesota	36" Box	9	multi-trunk
(Symbol)	Ironwood	36" Box	723	multi-trunk/ low break
(Symbol)	Pithecolobium flexicaule	36" Box	9	multi-trunk
(Symbol)	Texas Ebony	36" Box	723	multi-trunk/ low break
(Symbol)	Prosopis hybrid 'Phoenix'	36" Box	723	multi-trunk/ low break
(Symbol)	Thornless Hybrid Mesquite	36" Box	341	multi-trunk/ low break
(Symbol)	Ferocactus wislizeni 'AZT'	36" Box	341	multi-trunk/ low break
(Symbol)	Sonoran Palo Verde	36" Box	341	multi-trunk/ low break

SYMBOL	TYPE	SIZE	PROJECT TOTAL QTY.
(Symbol)	Shrub		
(Symbol)	Ambrosia deltoidea	1 Gallon	677
(Symbol)	Bursage	1 Gallon	221
(Symbol)	Calliandra eriophylla	5 Gallon	86
(Symbol)	Holly Fairy Custer	1 Gallon	96
(Symbol)	Cordia alliodora	1 Gallon	338
(Symbol)	Dodonaea viscosa	1 Gallon	2689
(Symbol)	Neop Bush	1 Gallon	481
(Symbol)	Eriocaulis farinosa	1 Gallon	00
(Symbol)	Bitiskbush	1 Gallon	2041
(Symbol)	Erigeron lanifolia	5 Gallon	404
(Symbol)	Turquoise Bush	1 Gallon	175
(Symbol)	Justicia californica	5 Gallon	58
(Symbol)	Chuparosa	1 Gallon	00
(Symbol)	Justicia spicigera	1 Gallon	00
(Symbol)	Medican Ironwood	1 Gallon	00
(Symbol)	Lantana montevidensis	1 Gallon	00
(Symbol)	New Gold	1 Gallon	00
(Symbol)	Lantana montevidensis	1 Gallon	00
(Symbol)	Purple Trailing Lantana	1 Gallon	00
(Symbol)	Lama tridentata	5 Gallon	00
(Symbol)	Crocoate	1 Gallon	00
(Symbol)	Ruellia perinularis	5 Gallon	00
(Symbol)	Baja Ruella	5 Gallon	00
(Symbol)	Simmondsia chinensis	1 Gallon	00
(Symbol)	Jopita	1 Gallon	00
(Symbol)	Sphaeralcea ambigua	1 Gallon	00
(Symbol)	Globe Mallow	1 Gallon	00
(Symbol)	Tecoma stans x 'Yellow bell's'	5 Gallon	00
(Symbol)	Esperanza	1 Gallon	00

SYMBOL	TYPE	SIZE	PROJECT TOTAL QTY.
<b>Accents</b>			
(Symbol)	Agave angustifolia	5 Gallon	00
(Symbol)	Agave desertiana	5 Gallon	00
(Symbol)	Agave bovicornuta	5 Gallon	00
(Symbol)	Coccoloba Agave	5 Gallon	1152
(Symbol)	Alce barbadensis	1 Gallon	201
(Symbol)	Yellow Blooming Aloe	1 Gallon	348
(Symbol)	Asclepias subulata	1 Gallon	431
(Symbol)	Desert Milkweed	1 Gallon	1166
(Symbol)	Bouteloua curtipendula	1 Gallon	23
(Symbol)	Sideoats Grama	5 Gallon	1455
(Symbol)	Daylily	5 Gallon	00
(Symbol)	Green Desert Spoon	5 Gallon	00
(Symbol)	Euphorbia antrophylla	5 Gallon	00
(Symbol)	Candleilla	6-8" Height	00
(Symbol)	Fouquieria splendens	3 Gallon	189
(Symbol)	Ocotillo	5 Gallon	73
(Symbol)	Hesperaloe parviflora	5 Gallon	400
(Symbol)	Red Yucca	5 Gallon	196
(Symbol)	Hesperaloe gigantea	5 Gallon	00
(Symbol)	Claret Hesperaloe	5 Gallon	00
(Symbol)	Opuntia engelmannii	5 Gallon	00
(Symbol)	Engelmann's Pinyon Pear	5 Gallon	00
(Symbol)	Pedicularis macrocarpa	5 Gallon	00
(Symbol)	Slipper Plant	5 Gallon	00
(Symbol)	Yucca baccata	5 Gallon	00
(Symbol)	Barro Colorado Yucca	5 Gallon	00
(Symbol)	Yucca elata	5 Gallon	00
(Symbol)	Scopetree Yucca	5 Gallon	00
(Symbol)	Yucca pallida	5 Gallon	00
(Symbol)	Pale Leaf Yucca	5 Gallon	00

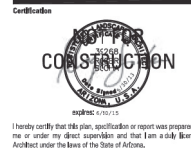
SYMBOL	TYPE	SIZE	PROJECT TOTAL QTY.
<b>Groundcovers/Finis</b>			
(Symbol)	Baileya multirifata	1 Gallon	988
(Symbol)	Desert Marigold	1 Gallon	250
(Symbol)	Pennisetum purpure	1 Gallon	00
(Symbol)	Panicum polyanthum	1 Gallon	00
(Symbol)	Portulaca oleracea	5 Gallon	00
(Symbol)	Purple Heart	1 Gallon	00
(Symbol)	Portulaca oleracea	5 Gallon	00
(Symbol)	Hedera Creper	1 Gallon	00
(Symbol)	Verbena goodii	1 Gallon	00
(Symbol)	Gooding Verbena	1 Gallon	00
(Symbol)	Salvia greggii	1 Gallon	00
(Symbol)	Autumn sage	1 Gallon	00

150' 75' 0' 150' 300'  
SCALE: 1" = 100'-0"



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Signature \_\_\_\_\_  
Registration No. \_\_\_\_\_  
Date \_\_\_\_\_  
Project For \_\_\_\_\_

**LIBERTY CENTER  
AT RIO SALADO**

Project No. **6364.032.00**

Checked By \_\_\_\_\_  
Date **05/24/2013**

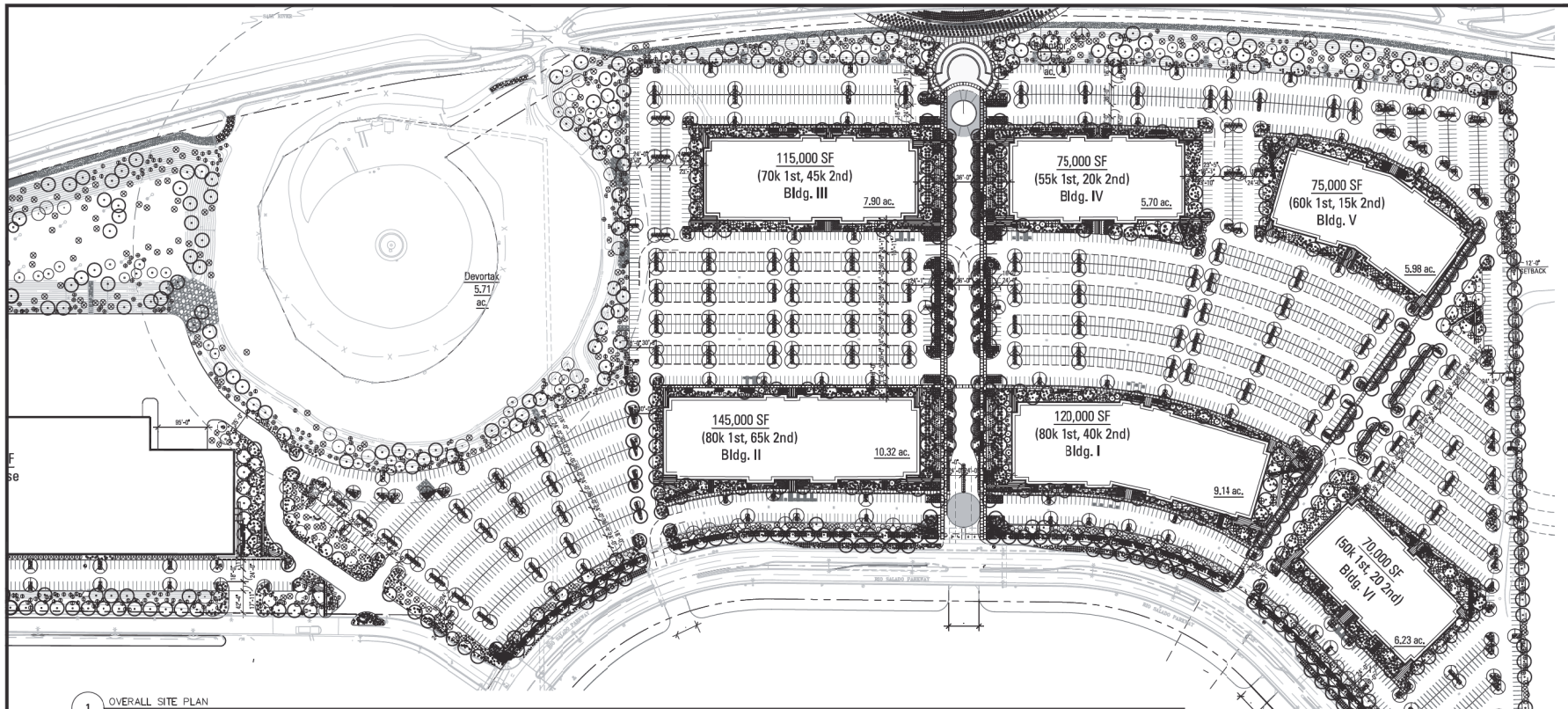
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Mark	Date	Description

ENLARGED  
LANDSCAPE SITE PLAN-WEST

**L002**

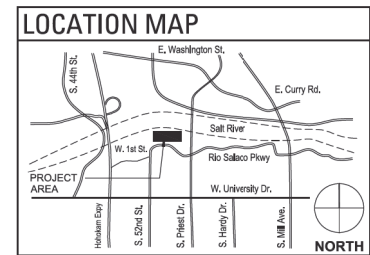
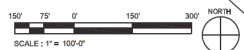




1 OVERALL SITE PLAN  
SCALE: 1"=100'

PLANT LEGEND:

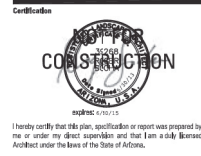
SYMBOL	TYPE	SIZE	PROJECT TOTAL QTY.	REMARKS	SYMBOL	TYPE	SIZE	PROJECT TOTAL QTY.	SYMBOL	TYPE	SIZE	PROJECT TOTAL QTY.
[Symbol]	TREES											
[Symbol]	Acacia willardiana	24" Box	68		[Symbol]	Shrub			[Symbol]	Groundcovers/Ines		
[Symbol]	Palo blanco	15 gallon	65	multi-trunk/ low break	[Symbol]	Ambrosia deltoidea	1 Gallon	677	[Symbol]	Baiyera multiflora	1 Gallon	988
[Symbol]	Bauhinia linearis	36" Box	49	multi-trunk/ low break	[Symbol]	Bursage	1 Gallon	221	[Symbol]	Desert Mariposa	1 Gallon	250
[Symbol]	Blue Palo Verde	24" Box	92	multi-trunk/ low break	[Symbol]	Calliandra eriophylla	5 Gallon	86	[Symbol]	Flammaria junyifl	5 Gallon	00
[Symbol]	Chilopsis linearis	24" Box	15	multi-trunk/ low break	[Symbol]	Hedera Folly Cutter	5 Gallon	96	[Symbol]	Perry's Peristemon	5 Gallon	00
[Symbol]	Desert Willow	48" Box	9	multi-trunk/ low break	[Symbol]	Cordia boscifera	1 Gallon	201	[Symbol]	Saltrosea patula	1 Gallon	00
[Symbol]	Delbergia Sissoo	36" Box	6	multi-trunk	[Symbol]	Texas olive	1 Gallon	1152	[Symbol]	Purple Heart	5 Gallon	00
[Symbol]	Siisoos Tree	36" Box	723	multi-trunk/ low break	[Symbol]	Dodonaea viscosa	1 Gallon	348	[Symbol]	Purshionus sp	1 Gallon	00
[Symbol]	Olneya tesota	36" Box	341	multi-trunk/ low break	[Symbol]	Hoop Bush	1 Gallon	431	[Symbol]	Haidiana Creeder	1 Gallon	00
[Symbol]	Inowood	36" Box	9	multi-trunk	[Symbol]	Encelia farinosa	1 Gallon	1166	[Symbol]	Vertera goodii	1 Gallon	00
[Symbol]	Pithecolobium flexicaule	36" Box	9	multi-trunk	[Symbol]	Encelia farinosa	1 Gallon	348	[Symbol]	Gooding Verbena	1 Gallon	00
[Symbol]	Texas Ebony	36" Box	9	multi-trunk	[Symbol]	Bitchbush	1 Gallon	2689	[Symbol]	Salvia Greggii	1 Gallon	00
[Symbol]	Prosopis hybrid Phoenix	36" Box	723	multi-trunk/ low break	[Symbol]	Ericameria lanifolia	1 Gallon	431	[Symbol]	Autumn sage	1 Gallon	00
[Symbol]	Thornless Hybrid Mesquite	36" Box	9	multi-trunk	[Symbol]	Turquoise Bush	1 Gallon	481				
[Symbol]	Parkinsonia precocor AZT	36" Box	341	multi-trunk/ low break	[Symbol]	Justicia californica	1 Gallon	481				
[Symbol]	Sonoran Palo Verde	36" Box	9	multi-trunk	[Symbol]	Chuparosa	1 Gallon	00				
					[Symbol]	Justicia spicigera	1 Gallon	2041				
					[Symbol]	Medican: Ironweevil	1 Gallon	2041				
					[Symbol]	Lantana montevidensis	1 Gallon	2041				
					[Symbol]	New Gold	1 Gallon	2041				
					[Symbol]	Lantana montevidensis	1 Gallon	2041				
					[Symbol]	Purple Trailing Lantana	1 Gallon	2041				
					[Symbol]	Lantana montevidensis	1 Gallon	2041				
					[Symbol]	Creosote	5 Gallon	404				
					[Symbol]	Lantana montevidensis	1 Gallon	2041				
					[Symbol]	Red Yucca	5 Gallon	189				
					[Symbol]	Client Hespanol	5 Gallon	189				
					[Symbol]	Hesperaloe parviflora	5 Gallon	189				
					[Symbol]	Opuntia engelmannii	5 Gallon	73				
					[Symbol]	Engelmann's Pitsky Pear	5 Gallon	73				
					[Symbol]	Pedicularis macrocarpa	5 Gallon	490				
					[Symbol]	Slipper Plant	5 Gallon	490				
					[Symbol]	Yucca baccata	5 Gallon	196				
					[Symbol]	Sanana Yucca	5 Gallon	196				
					[Symbol]	Yucca glauca	5 Gallon	196				
					[Symbol]	Sceptree Yucca	5 Gallon	196				
					[Symbol]	Pale Leaf Yucca	5 Gallon	196				



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Signature \_\_\_\_\_  
Registration No. \_\_\_\_\_  
Date \_\_\_\_\_  
Project No. 6364.032.00

LIBERTY CENTER  
AT RIO SALADO

Project No. 6364.032.00

Drawn By \_\_\_\_\_

Checked By \_\_\_\_\_

Date 05/24/2013

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Mark	Date	Description

ENLARGED  
LANDSCAPE SITE PLAN-EAST

L003

Glass – Solarban 60 Clear “Green Tint”



PT 2 – DEA157 Cellar Door, LRV 10  
(Shade Fins and Metal Trellis)



Spandrel Glass – Opaci Coat-300, #2-1881 Sunset Green



Integral Color Concrete – Davis Colors, Sandstone 5237

PT 1 – DEC774 Shady, LRV 63



Door / Window Frame – Clear Anodized Aluminum Frame

LIBERTY CENTER

*at Rio Salado*

MATERIAL SAMPLE BOARD  
May 28, 2013

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