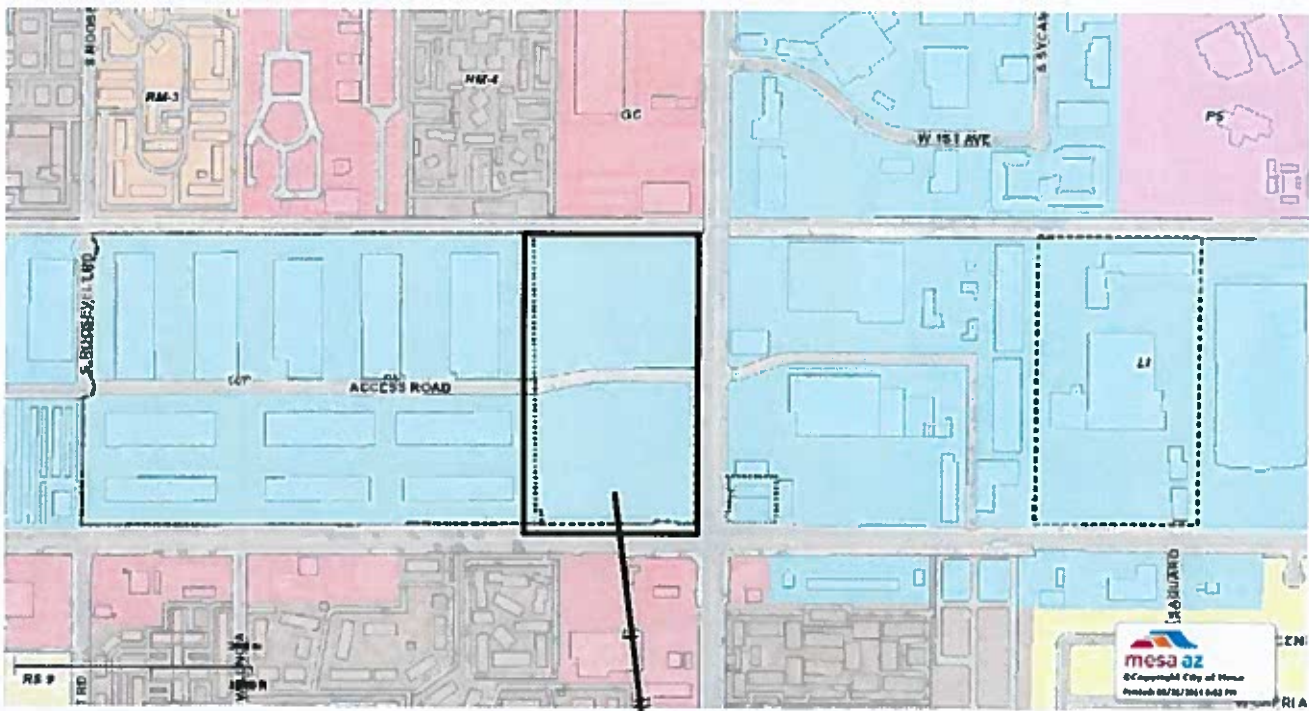
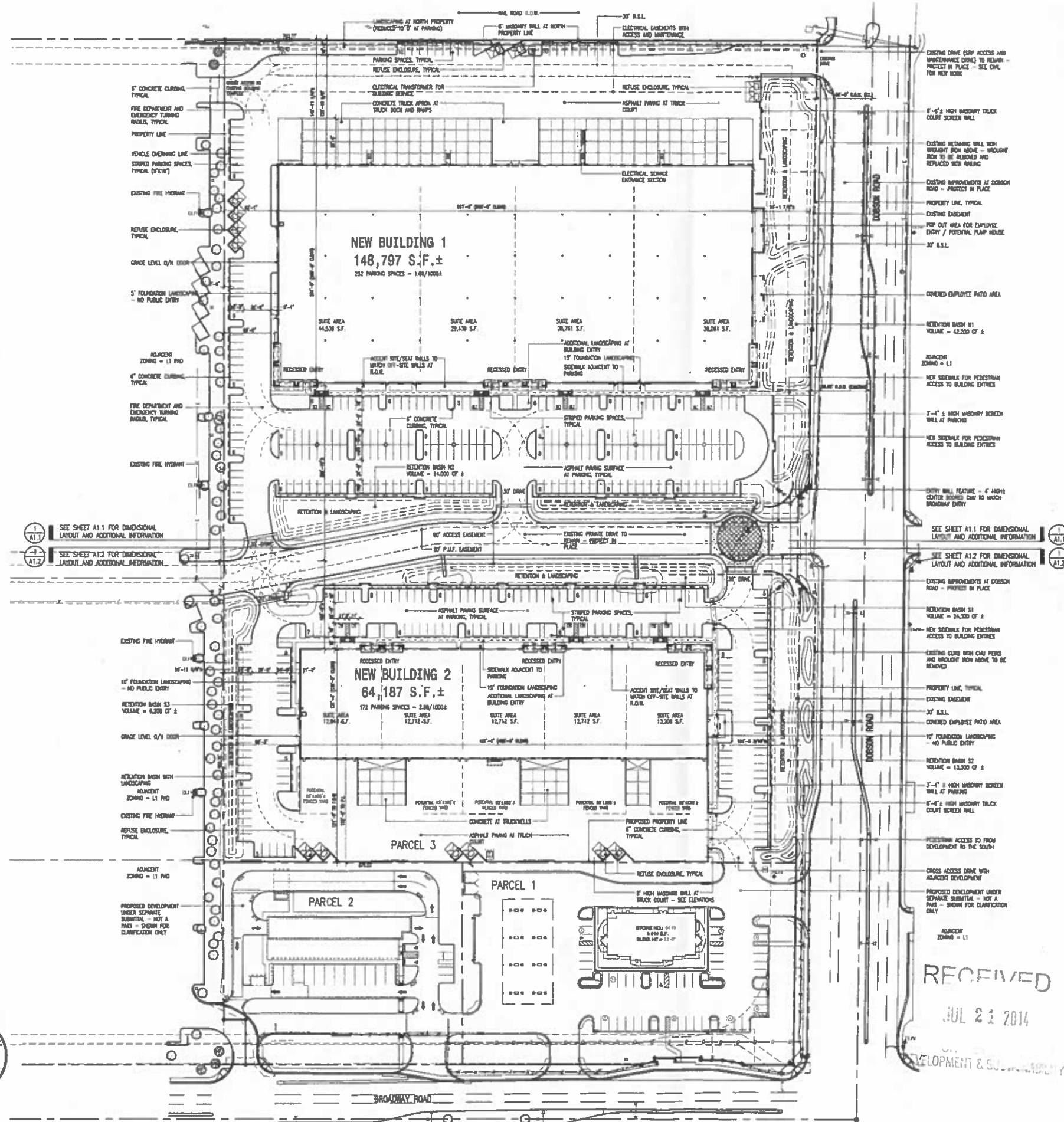


Existing Zoning Map



Proposed
Site



PROJECT INFORMATION:

PROJECT ADDRESS:
NORTHWEST CORNER OF BROADWAY AND DOBSON ROADS - MESA, ARIZONA

APPLICATION SUBMITTED FOR ADDRESS ASSIGNMENT

PROJECT DESCRIPTION:
PROPOSED DEVELOPMENT WITH (2) ONE STORY INDUSTRIAL BUILDINGS TOTALING APPROXIMATELY 212,984 S.F. ± ON THE REMAINING PORTION OF LAND (APPROX. 115,405 AC.) OF THE BROADWAY 101 COMMERCE PARK. PROPOSED BUILDINGS TO BE SIMILAR TO THE FIRST TWO PHASES WITH BUILDINGS ORIENTED TO FRONT ON THE PRIVATE DRIVE THAT CUTS THROUGH THE SITE WITH ACCESS ONTO DOBSON ROAD. THE SOUTHWEST BUILDING TO HAVE ACCESS PROPOSED DEVELOPMENT TO THE SOUTH WHICH IS UNDER SEPARATE SUBMITTAL AND REVIEW. SITE PLAN REQUIRES CHANGES TO PAD AND WALL BE DEVELOPED WITH LANDSCAPE, PARKING AND RETENTION TO MEET CITY ORDINANCE REQUIREMENTS.

LEGAL DESCRIPTION:
LOT 1, BROADWAY 101 COMMERCE PARK, PHASE 3, ACCORDING TO THE PLAN, RECORDED IN BOOK 428 OF MAPS, PAGE 44, AND THE AFFIDAVIT OF CORRECTION, RECORDED IN RECORDS NO. 2008-000743, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NUMBER: 134-33-417 **QUARTER SECTION:** 5-0

ZONING: L1-PHO **NET AREA:** 674,943 S.F. ± (15.405 AC)
SITE AREA: 11-146 **CROSS AREA:** 743,889 ± (17.07 AC)

BUILDING AREA:
BUILDING 1: 148,797 S.F. ±
BUILDING 2: 64,187 S.F. ±
TOTAL BUILDING AREA: 212,984 S.F. ±

CONTOUR: 212,984 S.F. / 674,943 S.F. ± = 31.56 %

CONSTRUCTION TYPE: 10-475 (PROPOSED - UNLIMITED AREA CATEGORY)

OCCUPANCY: 0 / 11 / 51 (BUSINESS / PRODUCTION / STORAGE)

SHELL BUILDINGS: - NO OCCUPANT LOAD

PARKING REQUIREMENTS:

BUILDING 1 (148,797 S.F. WITH 208 OFFICE)	
OFFICE AREA: 20,825 S.F. ± / 375 S.F. =	79 SPACES
WAREHOUSE AREA: 118,172 S.F. / 600 S.F. =	131 SPACES
TOTAL PARKING REQUIRED (BUILDING 1) =	212 SPACES
TOTAL PROVIDED PARKING:	252 SPACES**
ACCESSIBLE PARKING SPACES REQUIRED / PROVIDED:	7 SPACES
BUILDING 2 (64,187 S.F. WITH 208 OFFICE)	
OFFICE AREA: 12,750 S.F. ± / 375 S.F. =	34 SPACES
WAREHOUSE AREA: 51,437 S.F. ± / 600 S.F. =	86 SPACES
TOTAL PARKING REQUIRED (BUILDING 2) =	120 SPACES
TOTAL PROVIDED PARKING:	172 SPACES**
ACCESSIBLE PARKING SPACES REQUIRED / PROVIDED: 6 SPACES	
** TYPICAL PARKING SPACES 8'-0" X 18'	

PROJECT TEAM

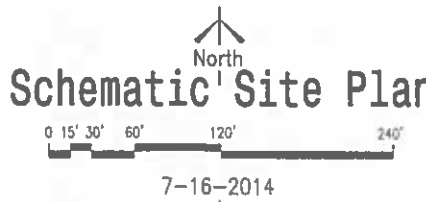
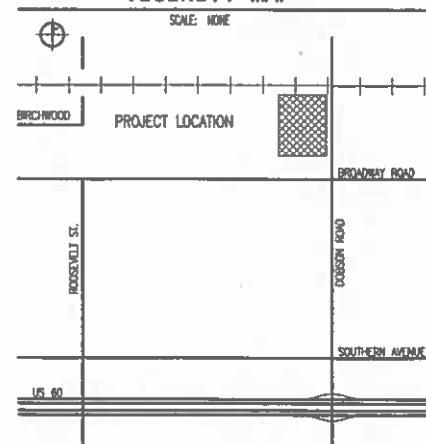
OWNER REPRESENTING:
PRA / LB LLC
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1308 WEST WILLOW DRIVE
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CONTACT: STEPHEN PARKSIDE

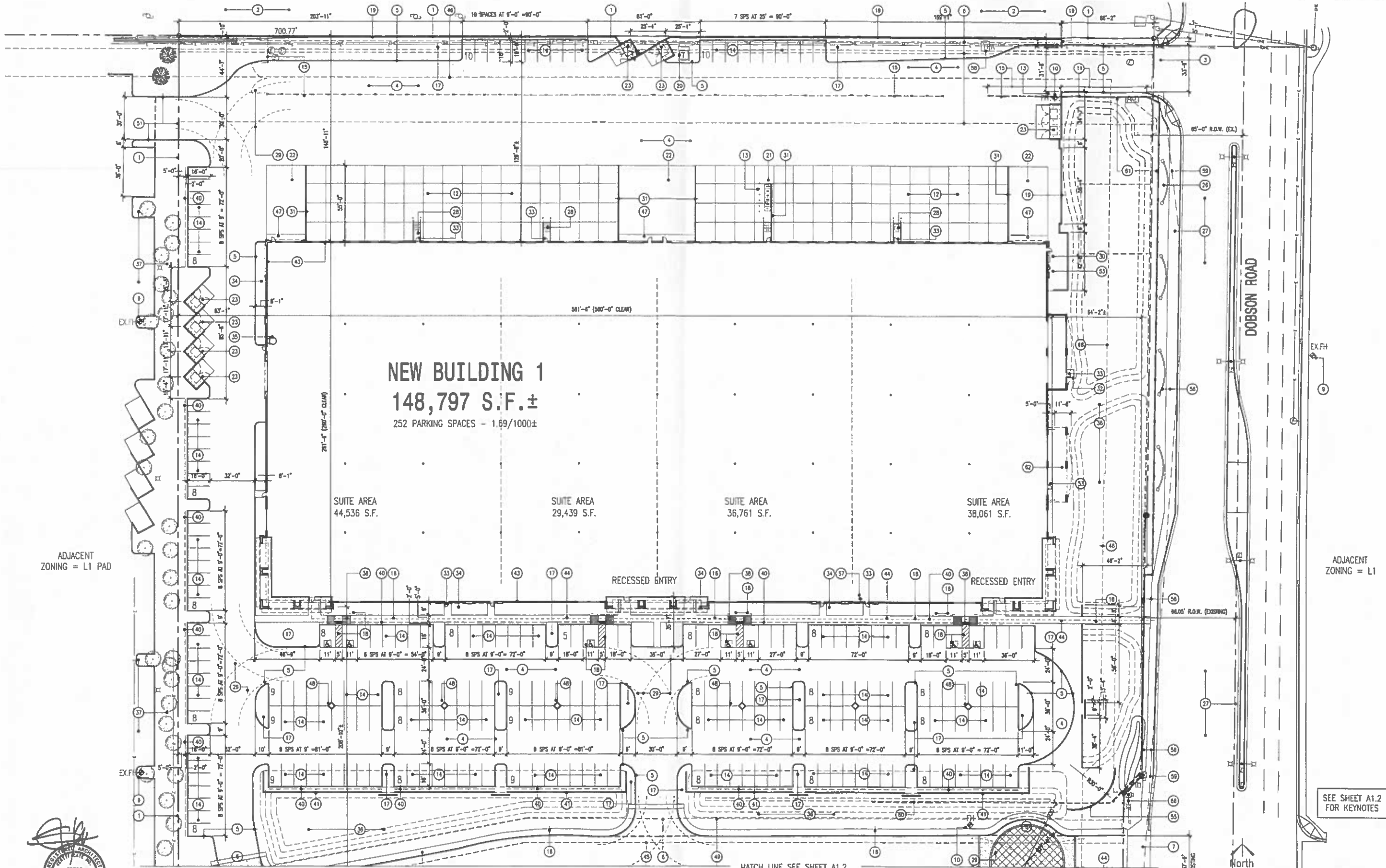
CIVIL ENGINEER:
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ORLANDO, FL 32807
CONTACT: REED PARKER
VOICE: (415) 380-3453
FAX: (415) 224-8823

VICINITY MAP



PRA / LB llc - Pacific Realty Advisors

Broadway 101 Commerce Center Park - Phase 3
Northwest Corner of Broadway & Dobson Road - Mesa, Arizona



Enlarged Site Plan - North

7-16-2014

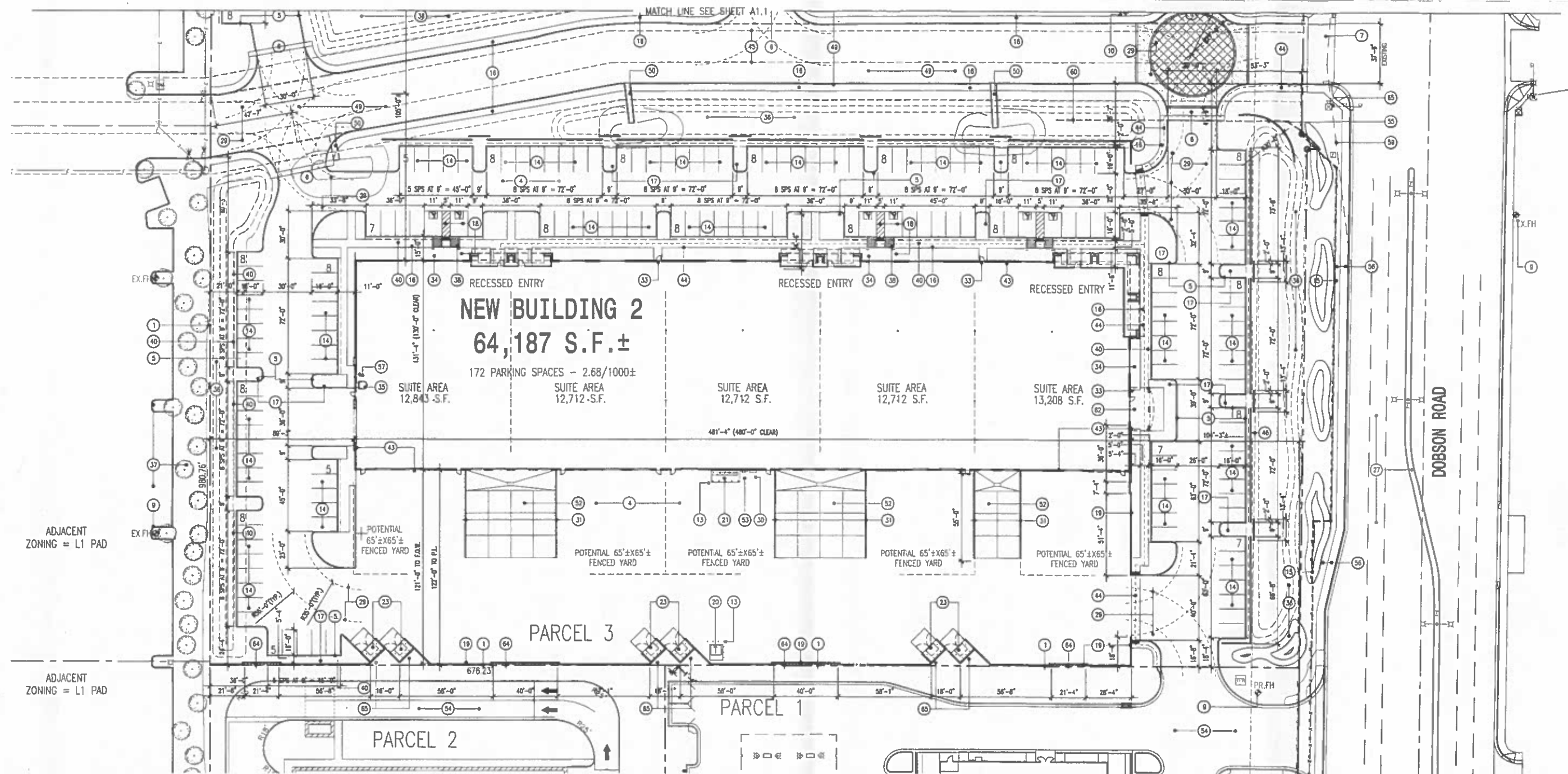
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 Architecture & Interiors

TLSA

Broadway 101 Commerce Center Park | Phase 3
 Northwest Corner of Broadway & Dobson Road - Mesa, Arizona

A1.1



SITE PLAN KEY NOTES:

- 1 PROPERTY LINE - TYPICAL, SEE CIVIL FOR ADDITIONAL INFORMATION.
- 2 EXISTING RAILROAD RIGHT OF WAY - PROTECT IN PLACE.
- 3 EXISTING DRIVE FOR SRP ACCESS AND MAINTENANCE TO SRP SUB-STATION LOCATED ON ADJACENT SITE TO THE WEST - PROTECT IN PLACE.
- 4 ASPHALT PAVING OVER COMPACTED A.B.C. SEE CIVIL DRAWINGS AND SOILS REPORT FOR PAVING SECTIONS AND REQUIREMENTS.
- 5 CONCRETE CURBING - SEE CIVIL PLAN FOR LOCATIONS OF VERTICAL CURB, EXTRUDED CURB AND CURB & GUTTER.
- 6 NEW DRIVEWAY PER CITY OF MESA STANDARDS FROM EXISTING PRIVATE DRIVE - SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- 7 EXISTING PRIVATE DRIVE DRIVE WITH LIGHT AT DOBSON AND K-WAY DRIVE - PROTECT IN PLACE.
- 8 EXISTING SRP ELECTRICAL EASEMENTS FOR UTILITY LINES OVERHEAD AND ACCESS / MAINTENANCE - PROTECT IN PLACE.
- 9 EXISTING FIRE HYDRANT, PROTECT IN PLACE.
- 10 NEW FIRE HYDRANT, SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- 11 EXISTING RETAINING WALL WITH MASONRY PERS AND WROUGHT IRON ABOVE - MASONRY PERS AND WROUGHT IRON TO BE REMOVED, REPORT RETAINING WALL AND PAINT - PROVIDE 42" HIGH RAILING WHERE GRADE DIFFERENCE EXCEEDS 18".
- 12 CONCRETE TRUCK APRON, 7" CONCRETE OVER A.B.C. SEE CIVIL DRAWINGS AND SOILS REPORT. ALL CONTROL AND EXPANSION JOINTS SHALL BE CAULK SEE DETAILS INDICATED.
- 13 STEEL PIPE BOLLARD FILLED WITH CONCRETE, SEE DETAIL INDICATED. EXPOSED STEEL TO BE PREPARED AND PAINTED PER SPECIFICATIONS.
- 14 STRIPED PARKING SPACES - SPACE SHALL BE 9'X11'6" WITH 2'-0" VEHICLE OVERHANG 9'X11'6" W/OUT OVERHANG TYPICAL UNLESS NOTED OTHERWISE.
- 15 EXISTING FENCING TO BE DEMOLISHED - REMOVE FOOTINGS AND OR CONCRETE POST.
- 16 CONCRETE SIDEWALK OVER ABC. SIDEWALK SHALL BE SALT FINISH (PROVIDE SAMPLE TO ARCHITECT). SEE CIVIL DRAWINGS FOR VERTICAL ELEVATIONS.
- 17 PARKING LOT LANDSCAPE (PARKING ISLAND AND /OR TREE WELL) - SEE LANDSCAPE DRAWINGS.
- 18 ACCESSIBLE PARKING SPACE - PROVIDE PAVEMENT MARKING PER DETAIL 03/A1.2 AND PARKING SIGN PER 04/A1.2 - PROVIDE VAN DECAL ON SIGN AS INDICATED ON SIGN DETAIL.
- 19 8'-0" HIGH MASONRY SCREEN WALL AT TRUCK COURT - BXBK16 CMU - SEE EXISTING ELEVATIONS FOR BLOCK TYPE AND COLOR. SEE DETAILS INDICATED AND CIVIL DRAWINGS.
- 20 ELECTRICAL UTILITY TRANSFORMER - SEE ELECTRICAL DRAWINGS. CONTRACTOR TO COORDINATE WITH SUPPLYING UTILITY COMPANY. PROVIDE CONCRETE SLAB 12" ABOVE PAVING SURFACE UNDER TRANSFORMER PER UTILITY REQUIREMENTS.
- 21 BUILDING SERVICE ENTRANCE SECTION - SEE FLOOR PLAN AND ELECTRICAL DRAWINGS. CONTRACTOR TO COORDINATE ALL UNDERGROUND CONDUITS BETWEEN BUILDING, SES AND TRANSFORMER.
- 22 CONCRETE TRUCK RAMP - 7" CONCRETE OVER 4" A.B.C. SEE STRUCTURAL AND CIVIL DRAWINGS.
- 23 REFUSE ENCLOSURE WITH SOLID GATES PER CITY OF MESA DETAILS M082.01 THRU M082.07.
- 24 MASONRY SCREEN WALL AT PARKING - 3'-4" TO 4'-0" HIGH SEE DETAILS FOR ADDITIONAL INFORMATION.
- 25 WATER METER AND BACKFLOW PREVENTER - SEE CIVIL AND PLUMBING DRAWINGS. BUILDING SHUT OFF VALVE TO BE IN LANDSCAPE BOX WITH COVER.
- 26 EXISTING LANDSCAPE IN RIGHT OF WAY - PROTECT IN PLACE - SEE LANDSCAPE PLAN FOR ADDITIONAL LANDSCAPE IN RIGHT OF WAY AND ON SITE.
- 27 EXISTING STREET IMPROVEMENTS, PROTECT IN PLACE UNLESS NOTED OTHERWISE - SEE CIVIL PLANS FOR ADDITIONAL WORK.
- 28 STEEL STAIR WITH STEEL HANDRAILS AT DOCK ACCESS / FIRE ACCESS DOORS SEE FLOOR PLANS.
- 29 DASHED LINES INDICATE FIRE DEPARTMENT TURNING RADII - 35' AT INTERIOR SIDE AND 55' AT EXTERIOR RADII.
- 30 TELEPHONE TERMINAL CABINET IN ELECTRICAL ROOM - SEE ELECTRICAL.
- 31 TRUCK RAMP SIDE WALL AND /OR S.E.S. SCREEN WALL AT SES - CAST IN PLACE CONCRETE WITH RAILING SEE FLOOR PLAN AND PANEL ELEVATIONS.
- 32 CONCRETE STOOP AT ACCESS/EXIT DOOR - PROVIDE PROVIDE 6"x6" STOOP WITH SIDEWALK TO RIGHT OF WAY - SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- 33 FIRE DEPARTMENT ACCESS DOOR FOR HIGH PILE STORAGE SEE FLOOR PLAN.
- 34 FOUNDATION LANDSCAPING PER CITY OF MESA REQUIREMENTS SEE LANDSCAPE PLANS.
- 35 ROOF ACCESS VIA INTERIOR ROOF LADDER TO HATCH ABOVE SEE FLOOR PLAN AND ROOF PLAN.
- 36 RETENTION BASIN FOR ON SITE DRAINAGE WITH LANDSCAPING - SEE CIVIL AND LANDSCAPE DRAWINGS FOR INFORMATION.
- 37 EXISTING IMPROVEMENTS ON ADJACENT PROPERTY (CURBING, LANDSCAPE AND PARKING, ETC.), PROTECT IN PLACE.
- 38 CONCRETE ACCESSIBILITY RAMPS AT ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 1:12 - 6" MAXIMUM RISE WITHOUT HANDRAILS - PROVIDE TRUNCATED DOMES AT BOTTOM WHERE PATH LEADS TO TRAFFIC ISLE AS INDICATED.
- 39 6'X8" X 6'-0" CONCRETE PARKING BUMPER AT PARKING SPACE.
- 40 DASHED LINE INDICATES VEHICLE OVERHANG LIMITS.
- 41 8" MASONRY RETAINING WALL TO 3'-4" +/- ABOVE FINISH GRADE AT PARKING AND RETENTION BASIN - SEE CIVIL DRAWINGS AND DETAILS INDICATED.
- 42 F.D.C.(FIRE DEPARTMENT CONNECTION) AT ADDRESS SIDE OF BUILDING.
- 43 EXTERIOR BUILDING WALL - SEE FLOOR PLAN.
- 44 DASHED LINES INDICATE ACCESSIBLE ROUTE FROM BUILDING ENTRIES TO RIGHT OF WAY. SLOPES SHALL NOT EXCEED 1:20 IN TRAVEL DIRECTION AND 1:50 CROSS SLOPE. SEE CIVIL DRAWINGS.
- 45 DASHED LINE INDICATES EXISTING PUBLIC UTILITY EASEMENT.
- 46 DASHED LINE INDICATES BUILDING SETBACK LINE.
- 47 FIRST 3' OF RAMP TO BE 1% SLOPE MAX SEE CIVIL PLANS.
- 48 4'X4' DIAMOND TREE WELL AT PARKING WITH 8" CURB - PROVIDE ENGINEERED LANDSCAPE SOIL PER LANDSCAPE DRAWINGS AND COMPACTION PER SOILS REPORT.
- 49 8" ACCESS EASEMENT (EXISTING) WITH PRIVATE DRIVE FOR CROSS ACCESS FROM EXISTING SITES AT THE WEST PROPERTY LINE - PROTECT IN PLACE. CONTRACTOR TO COORDINATE ACCESS DURING CONSTRUCTION.
- 50 EXISTING SCUPPERS AT DRIVE FOR DRAINAGE - SEE CIVIL DRAWINGS FOR MODIFICATIONS TO SPILLWAYS AND DRAINAGE.
- 51 MOOREY PARKING AT EXISTING TO PROVIDE ACCESS TO SITE FOR SRP ACCESS AND MAINTENANCE TO SUB-STATION - SEE CIVIL DRAWINGS.
- 52 CONCRETE TRUCKWELL - SEE SOILS REPORT AND STRUCTURAL. SEE CIVIL FOR SLOPE AND CATCH BASIN INFORMATION.
- 53 ELECTRICAL HOUSE PANELS (HIGH AND LOW) PAINT TO MATCH BUILDING COLOR - SEE ELECTRICAL.
- 54 DEVELOPMENT ON ADJACENT PARCEL UNDER SEPARATE SUBMITTAL - NOT A PART OF THIS PROJECT - COORDINATION OF CROSS ACCESS ONLY.
- 55 8" MASONRY ENTRY WALL FEATURE TO MATCH ENTRY WALL FEATURE ON BROADWAY ENTRY. - BXBK16 CMU CENTER SCORED, PAINTED.
- 56 SIDEWALK AND LANDSCAPING IN RIGHT OF WAY TO REMAIN - CITY OF MESA UNDERWAY WITH STREET IMPROVEMENT PROJECT TO SIDEWALK AND LANDSCAPE - PROJECT NUMBER 06-008-001, CONTRACTOR TO PROTECT NEW WORK IN PLACE.
- 57 PROPOSED FIRE SPRINKLER RISER LOCATION.
- 58 EXISTING TRANSFORMER TO REMAIN - PROTECT IN PLACE.
- 59 SIGHT VISIBILITY TRIANGLE - SEE LANDSCAPE PLAN FOR LIMITATION OF LANDSCAPING IN THESE AREAS.
- 60 EXISTING CONCRETE CURB / WALL TO BE REMOVED - SEE CIVIL PLANS.
- 61 PROVIDE NEW 42" HIGH SAFETY RAILING AT EXISTING RETAINING WALL WHERE GRADE DIFFERENCE EXCEEDS 18" - SEE TYPICAL SECTION ELEVATION ON SHEET A7.
- 62 COVERED EXTERIOR PATIO AREA WITH CONCRETE SLAB.
- 63 4'-8" HIGH MASONRY SCREEN WALL AT EXTERIOR PATIO AREA - SINGLE SCORED CMU, PAINTED.
- 64 PAINTED STEEL TRELIS INSET AT WALL OFFSETS - SEE LANDSCAPE PLAN AND WALL ELEVATIONS.
- 65 LANDSCAPE PLANTER AT REFUSE ENCLOSURE ALONG SOUTH PROPERTY - SEE LANDSCAPE PLAN.
- 66 EXISTING TRAFFIC CONTROL LIGHT TO REMAIN - PROTECT IN PLACE.



Enlarged Site Plan - South

0 7.5' 15' 30' 60' 120'

7-16-2014

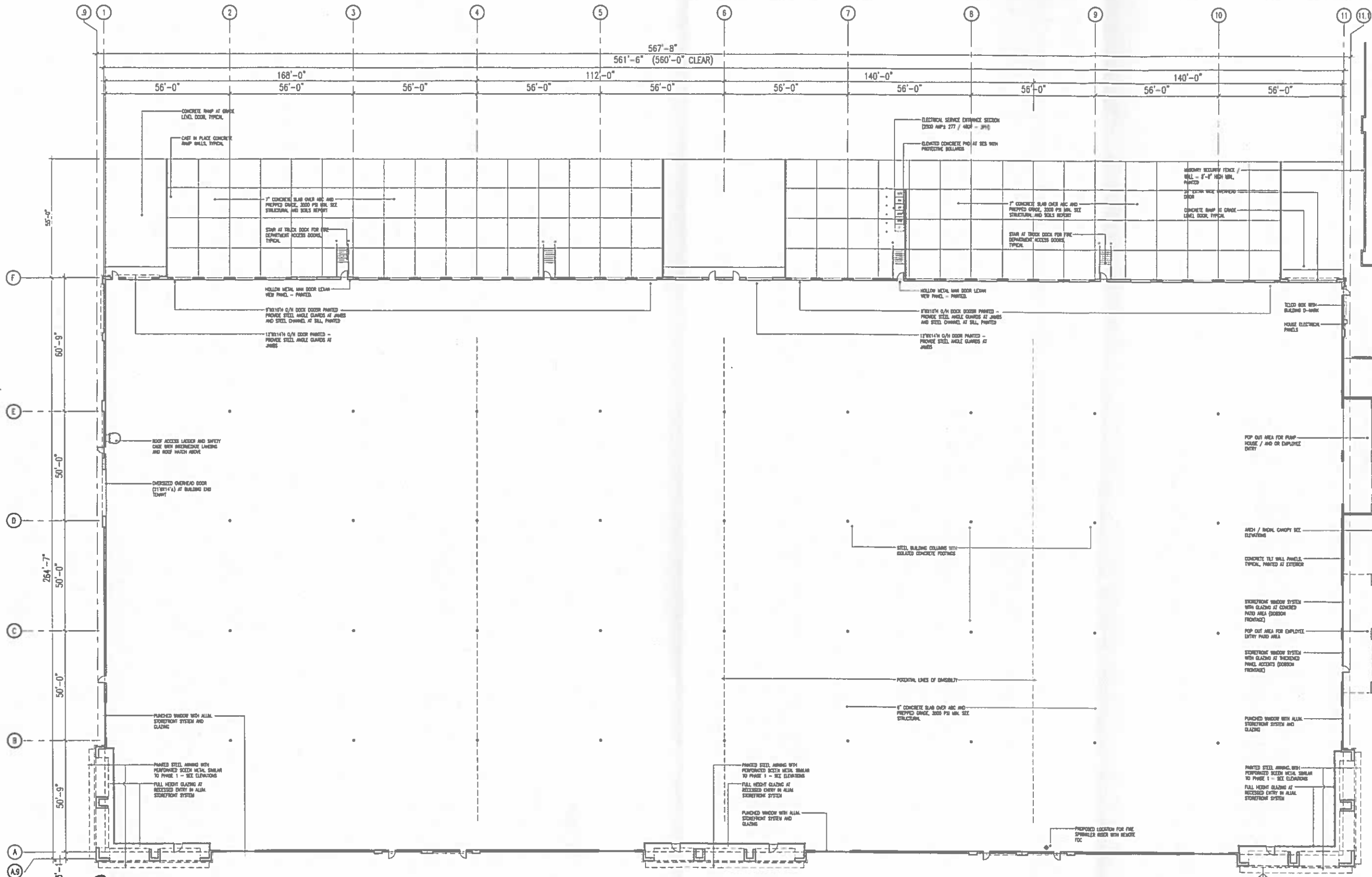
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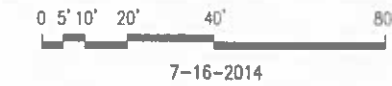
TLSA

Broadway 101 Commerce Center Park - Phase 3
Northwest Corner of Broadway & Dobson Road - Mesa, Arizona

A1.2



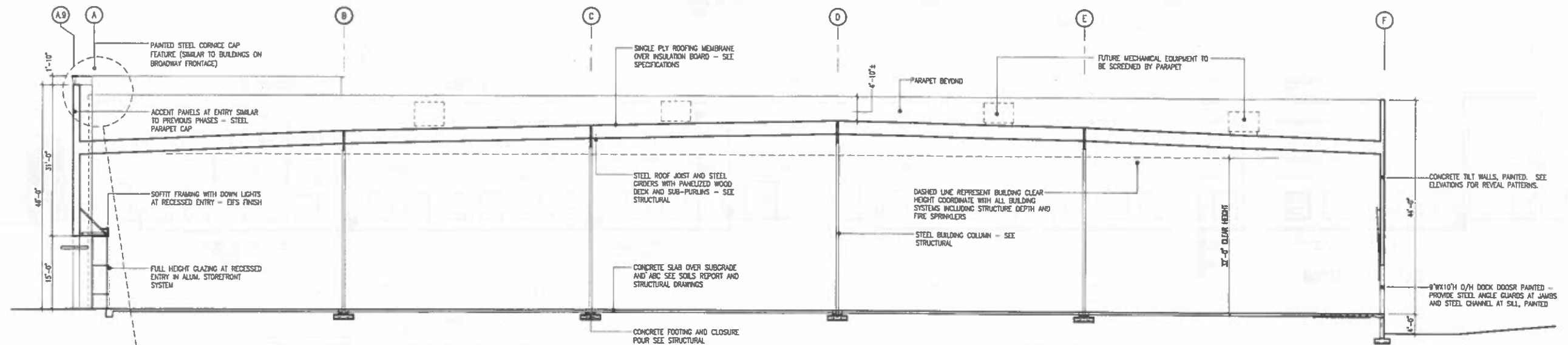
Schematic Floor Plan - Building 1



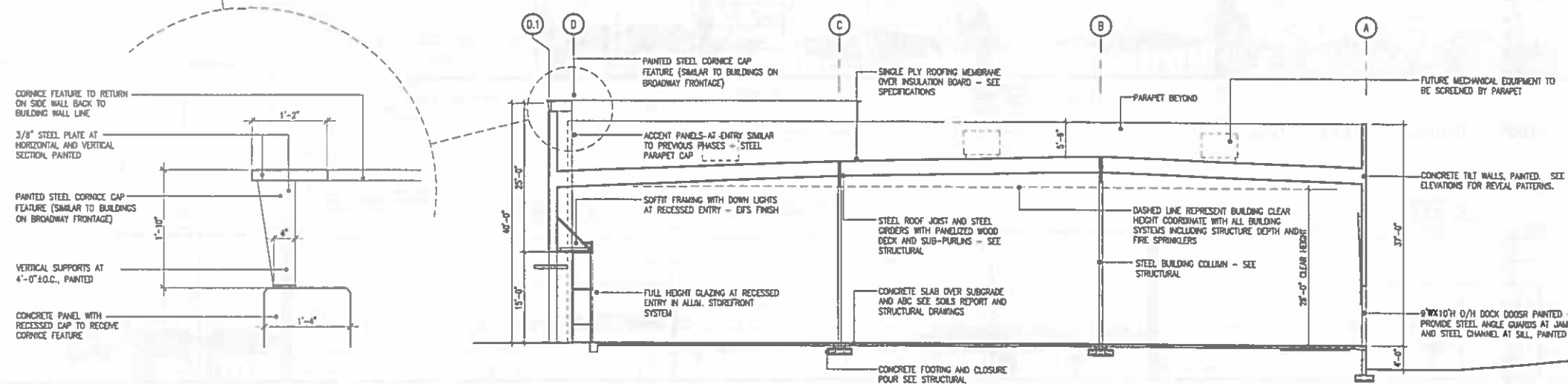
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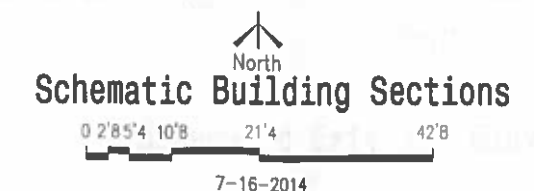
Broadway 101 Commerce Center Park - Phase 3
Northwest Corner of Broadway & Dobson Road - Mesa, Arizona



Building 1



Building 2



1. ADDRESS NUMBERS SHALL BE PAW CHANNEL NUMBERS - LETTERS SHALL BE 1-1/2" MINIMUM DEPTH.
2. BUILDING SHALL BE PAINTED A FOUR COLOR SCHEME AS INDICATED TO MATCH EXISTING BUILDINGS.
3. ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALL.
4. GROUND MOUNTED BUILDING EQUIPMENT SHALL BE PAINTED TO MATCH BUILDING.
5. EXPOSED CONCRETE SILLS AT FULL HEIGHT WINDOW SYSTEMS SHALL BE PAINTED - COLOR #2, TYPICAL.
6. ALL EXTERIOR SURFACES OF BUILDING TO BE PAINTED INCLUDING TOP AND BACK SIDES OF PARAPETS.

NUMBER	NAME	L.R.V.
(COLOR1)	IRON ORE - SW 7069 (SHERWIN WILLIAMS)	6 2
(COLOR2)	ANONYMOUS SW7048 (SHERWIN WILLIAMS)	20 2
(COLOR3)	MEGA GREIGE SW 7031 (SHERWIN WILLIAMS)	38 2
(COLOR4)	HOSTA FLOWER 508-3 (PITTSBURGH PAINTS)	73 2



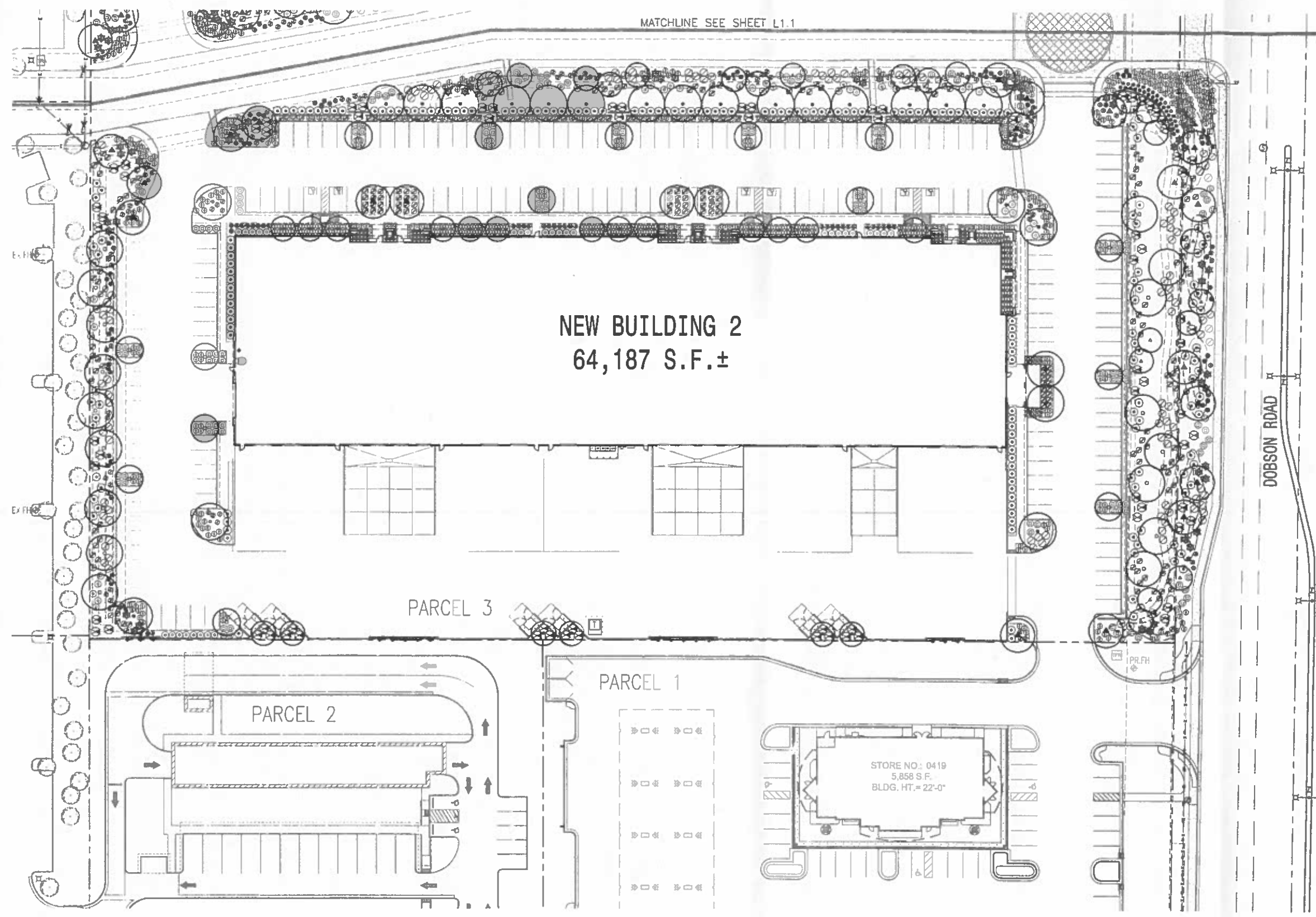
0 5' 10' 20' 40' 80'

7-16-2014

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Architecture & Interiors

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A5



VICINITY MAP
SCALE: 1"=100'

PROJECT TEAM

OWNER:
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MESA, ARIZONA 85207
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FAX: (480) 254-8777

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE
TREES		
○	ACACIA ANEURA	24" BOX
○	MULGA	24" BOX
○	EUCALYPTUS PAPUANA	24" BOX
○	GHOST GUM	24" BOX
○	PARSONSONIA HYBRID 'DESERT MUSEUM'	36" BOX
○	DESERT MUSEUM PALO VERDE	24" BOX
○	DALBERGIA SISSOO	24" BOX
○	SISSOO TREE	24" BOX
○	PROSOPIS 'PHOENIX'	15 GAL.
○	PHOENIX THORNLESS MESQUITE	15 GAL.
SHRUBS		
⊗	CAESALPINIA PULCHERRIMA	5 GAL.
⊗	RED BIRD OF PARADISE	5 GAL.
⊗	CONVOLVULUS CNEORUM	5 GAL.
⊗	BUSH MORNING GLORY	5 GAL.
⊗	EREMOPHILA MACULATA	5 GAL.
⊗	VALENTINE BUSH	5 GAL.
⊗	JUSTICIA SPICIGERA	5 GAL.
⊗	MEXICAN HONEYSUCKLE	5 GAL.
⊗	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	5 GAL.
⊗	THUNDER CLOUD SAGE	5 GAL.
⊗	RUPELLIA PENINSULARIS	5 GAL.
⊗	BAJA RUPELLIA	5 GAL.
ACCENTS/VINES		
⊗	AGAVE GEMINIFLORA	5 GAL.
⊗	TWIN-FLOWERED AGAVE	5 GAL.
⊗	DASYLIRION WHEELERI	5 GAL.
⊗	DESERT SPOON	5 GAL.
⊗	ECHINOCACTUS GRUSONII	5 GAL.
⊗	GOLDEN BARREL	5 GAL.
⊗	EUPHORBIA ANTISTYPHILICA	5 GAL.
⊗	CANDELLILLA	5 GAL.
⊗	HARDENBERGIA VIOLACEA	5 GAL.
⊗	LILAC VINE	5 GAL.
⊗	HESPERALOE PARVIFLORA	5 GAL.
⊗	RED YUCCA	5 GAL.
⊗	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GAL.
⊗	REGAL MIST DEER GRASS	5 GAL.
GROUNDCOVER		
⊗	DALEA GREGGII	1 GAL.
⊗	TRAILING INDIGO BUSH	1 GAL.
⊗	LANTANA SPP.	1 GAL.
⊗	'NEW GOLD' LANTANA	1 GAL.
⊗	LANTANA MONTEVIDENSIS	1 GAL.
⊗	PURPLE TRAILING LANTANA	1 GAL.
DECOMPOSED GRANITE COLOR & SIZE TO MATCH PHASE ONE		

North
Preliminary Landscape Plan

0 7.5' 15' 30' 60' 120'



7-16-2014

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Euthenics
Architecture & Interiors

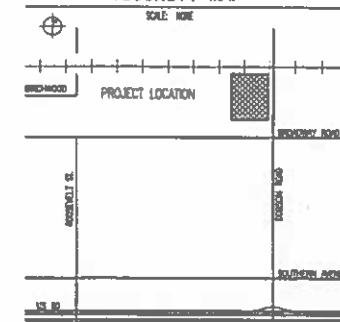
TLISA

PARSONS DESIGN STUDIO
LANDSCAPE ARCHITECTURE / URBAN DESIGN
1200 W. BROADWAY DRIVE, PHOENIX, AZ 85013
P 602-488-8200

Broadway 101 Commerce Center Park - Phase 3
Northwest Corner of Broadway & Dobson Road - Mesa, Arizona

L1

VICINITY MAP



PROJECT TEAM

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FAX: (415) 380-3402

PLANT SCHEDULE

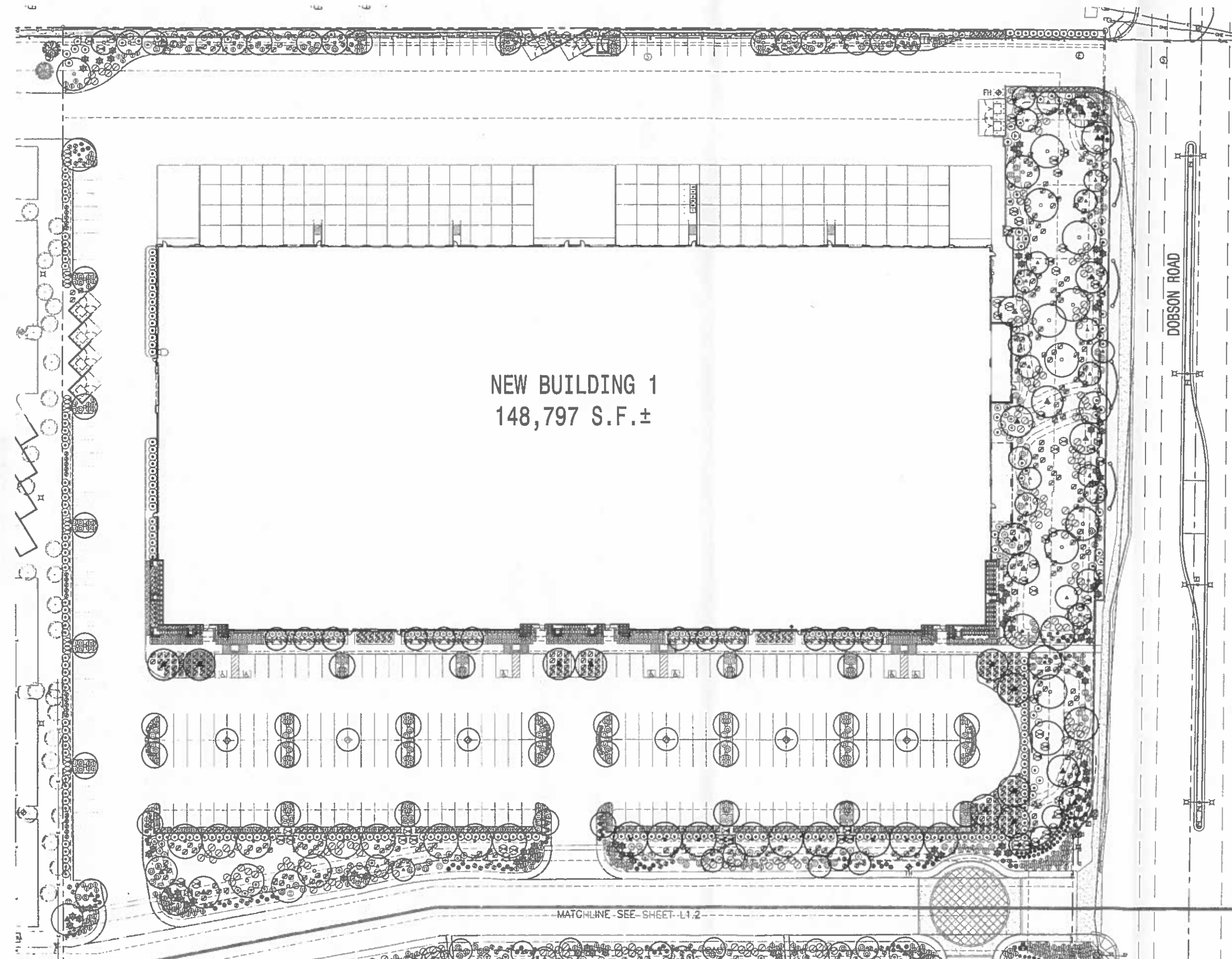
SYMBOL	BOTANICAL/COMMON NAME	SIZE
TREES		
ACACIA ANEURA	MULGA	24" BOX
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CONVOLVULUS CNEORUM	BUSH MORNING GLORY	5 GAL.
EREMOPHILA MACULATA	VALENTINE BUSH	5 GAL.
JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 GAL.
LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD™	5 GAL.
RUPELLIA PENINSULARIS	BAJA RUPELLIA	5 GAL.
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DASYLIRION WHEELERII	DESERT SPOON	5 GAL.
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HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL.
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.
MUHLENBERGIA CAPILLARIS	'REGAL MIST' DEER GRASS	5 GAL.
GROUND COVER		
DALEA GREGGII	TRAILING INDIGO BUSH	1 GAL.
LANTANA SPP.	NEW GOLD LANTANA	1 GAL.
LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL.
DECOMPOSED GRANITE	COLOR & SIZE TO MATCH PHASE ONE	

North
Preliminary
Landscape Plan

0 7.5' 15' 30' 60' 120'



7-16-2014



PRA / LB llc - Pacific Realty Advisors

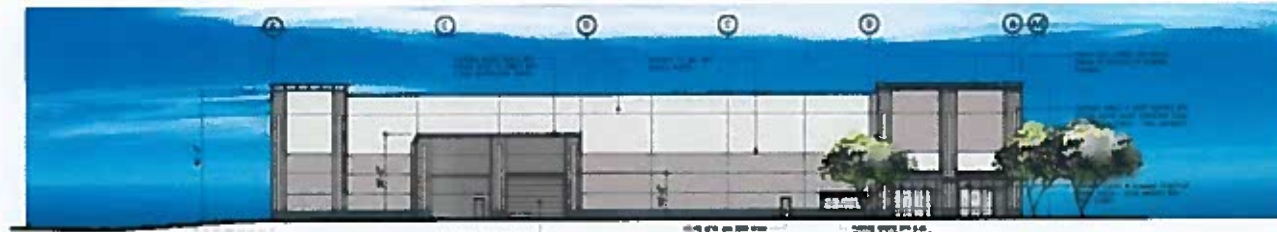
Euthenics
Architecture & Interiors

TLISA

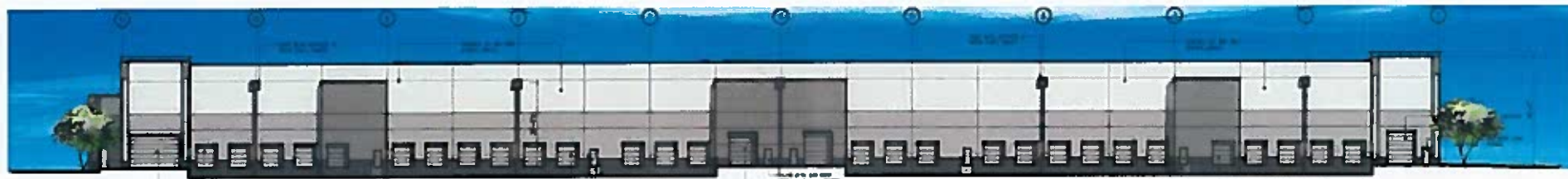
PARSONS DESIGN STUDIO
LANDSCAPE ARCHITECTURE / URBAN DESIGN
1200 W. WILLOW STREET, PHOENIX, AZ 85015 P 602 468 0200

Broadway 101 Commerce Center Park - Phase 3
Northwest Corner of Broadway & Dobson Road - Mesa, Arizona

L1.1



West Elevation



North Elevation

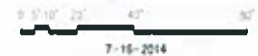


East Elevation (Dobson Frontage)



South Elevation

Schematic Exterior Elevations - Building 1



7-15-2014



South Truck Court Screen Wall Elevation



South Elevation



West Elevation

East Elevation (Dobson Frontage)



North Elevation

Schematic Exterior Elevations - Building 2



9-19-2018

**EUTHENICS
ARCHITECTURE**



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TEL 602.252.5606
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June 3, 2014
(updated 7-16-2014)

**Broadway 101 Commerce Park – Phase 3
Project Description + Narrative**

Broadway 101 Commerce Park is a planned multi-tenant business / industrial park offering lease space for a variety of office, retail, storage and light industrial users located on the NWC of Dobson and Broadway roads. With the success of the previous phases, we are now submitting for a P&Z + Site Plan application for a portion of land that was shown as future development on the approved site plan. The proposed development is being planned to create a cohesive design within the Broadway Commerce Park.

The project consist of two buildings totaling approximately 212,984 s.f. of building space which will be compatible with the existing buildings and uses constructed in phase 1 and phase 2. The buildings will front onto the existing private drive that connects the Broadway 101 Commerce Park to Dobson Road. This phase proposes an entry feature similar to the Broadway Entry at Valencia which will create the cohesion and identity of the Broadway 101 Commerce Park. The drive will be upgraded with stamped colored concrete at the drive node to building 2 and sidewalks on each side to provide / encourage pedestrian access to the Park. The drive node for building 1 has been pushed further into the site to provide additional landscape and offset of entry wall feature. Additionally, the building will be designed utilizing the Architectural themes and colors established in the previous phases with subtle changes to provide enhancements to the buildings that front the public right of way along Dobson Road. The entries will be recessed and offset features provided along the Dobson Frontage and Private drives to provide four sided Architecture. New railing is proposed at the existing retaining wall that incorporates the theme and movement of the new sidewalk / street improvements underway by the City of Mesa.

The site plan for this portion proposes a 31%+/- coverage which is less intensive than the previous phases. The site has been planned for surface retention to meet the City requirements which as a result increases the distance the buildings setback from Dobson Road and is developed with landscaping and retention basin with natural forming and berms proposed.

The buildings have an East / West orientation which places the truck court areas on the North side of building 1 and on the South side of building 2. To screen these areas from the public view we have proposed additional offset the building back from Dobson to more than 60' and

provide 8'-8" +/- masonry screen walls with offsets along the Dobson frontage and tree grouping to provide screening of dock doors. Building corner feature at the Northeast corner enhances to reflect the office features and further minimize the truck court. The South building 2 will be provided with a decorative 8'-0" +/- screen wall with offsets infilled with steel lattice and vine type plantings. Triangular tree wells have been incorporated to provide additional screening and backdrop from Broadway Road approximately 250 feet to the south. Parking has been proposed at building frontages and sides which is consistent with previous phases and can accommodate approximately 20% +/- office build out with the remaining space calculated for warehouse and industrial uses.

The buildings will be constructed of tilt up concrete wall panels with architectural reveals and multi-color paint scheme that will be consistent with Broadway 101 Commerce Park. Building entries will be spaced to accommodate potential division and treated with features similar to previous phases with vertical offset elements, recessed glazing and punched window openings. Building 1, will be approximately 39'-2" at the roof line and building 2 will be approximately 31'-3" at the roof line. Site will be developed with foundation base landscaping, retention, parking, and access to meet zoning and building code requirements.

This submittal consist of three elements as outlined in the pre-submittal conference. DRB approval for building, elevations, landscaping and Site, Planning and Zoning submittal for Site plan approval and PAD for Site Plan / zoning approval. As a part of the PAD approval we request approval for the following:

- Regarding Site Plan Approval - Request approval of proposed development to be consistent with the attached site plan.
- Regarding offset islands in parking lots - Request approval of diamond shaped landscape islands in lieu of offset islands to be consistent with previous phases.
- Regarding SRP Electrical Easement along north property line – we request minimal landscape as proposed on the site plan adjacent to parking and refuse only. Easement is to provide access from existing drive at northeast corner to sub-station and maintenance of overhead lines across the north portion of the site.

Please let me know if you have any questions during your review of our request / submittal.

Sincerely,

Stephen M. Krager
Euthenics Architecture
(602) 252-5606

Cc: Kenn Francis, PRA / LB llc
Tod Thorpe, PRA / LB llc
Tom Steimel, TL Steimel & Assoc.

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Citizen Participation Plan for Broadway 101 Commerce Park – Phase 3

June 3, 2014

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owner, neighbor associations, agencies, schools and business in the vicinity of the site of application for the Broadway 101 Commerce Park – Phase 3. This site is located just north of the Northwest Corner of Dobson and Broadway Roads and is an application for Site Plan approval and PAD (Planned Area Development) by the Planning & Zoning Board. This plan will ensure those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

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Email: smk.ea@earthlink.net

Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was held on April 28, 2014. Staff reviewed the application and recommended that adjacent residents, Mesa School District and nearby registered neighborhoods be contacted.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list will be developed for in this area including.
 - All registered neighborhood associations within one mile of the project.
 - Homeowners associations within one half mile of the project.
 - Interested neighbors – focused on 1,000 feet from the site.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to a series of two neighborhood meetings to be held at suite adjacent to site at 2140 West Broadway.
 - The first meeting will be an introduction to the project, and opportunity to ask question and state concerns. A sign-in list will be used and comment forms

provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to the project.

- The second meeting will be held two weeks later and will include responses to questions and concerns of the first meeting. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to the project.
- 3. Neighborhood Associations and Homeowners Associations within 1,000 feet of the site will be called by to inform them personally of the project and receive comments.
- 4. Presentation will be made to groups of citizens or neighborhood association upon request.

(All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa).

Schedule:

Pre – Application Meeting – April 28, 2014

Application Submittal – June 3, 2014

Initial phone calls to neighborhood associations – June 10, 2014

Invite neighbors within 1000' to meeting (mailing list) – June 12, 2014

First neighborhood meeting – June 19, 2014 – 4:00 pm

Second neighborhood meeting – June 27, 2014 – 4:00 pm

Submittal of Citizen Participation Report and notification materials – July 8, 2014

Planning and Zoning Board hearing – August 20, 2014