

The Den on Rio Salado
2630 W. Rio Salado Parkway, Mesa, AZ
85201

1. PROJECT OVERVIEW

The Den on Rio Salado is a proposed two-building lodging campus located on a 3.14-acre property at 2630 W. Rio Salado Parkway (APNs 135-38-001N and 135-38-001M). The development consists of:

1.1 Multiple Residence (Building 1)

- 5 stories, 36 units, approx. 67,000 SF
- Approx. 13,400 SF of first-floor common, administrative, and support spaces
- Designed as a private residential facility for seasonal baseball players affiliated with the adjacent Chicago Cubs Minor League / Spring Training complex
- Maximum building height: 65 feet

1.2 Candlewood Suites Hotel (Building 2)

- 4 stories, 103 guestrooms, approx. 54,725 SF
- Select-service hotel intended for general public use and occasional team-related lodging
- Maximum building height: 57 feet

Both buildings form a unified lodging campus with shared circulation and parking, while maintaining independent operations and dedicated amenity areas tailored to their respective programs.

2. SITE CONTEXT & SURROUNDING DEVELOPMENT

The site is currently **vacant land**.

North: City-owned surface parking

East: Chicago Cubs Minor League & Spring Training complex

South & West: Commercial uses typical of the Rio Salado corridor

The site's proximity to the Cubs facilities makes it ideally suited for specialized player housing and hotel functions that support sports tourism.

3. SITE DESIGN & ACCESS

3.1 Vehicular Access & Circulation

- Maintains the existing access on Rio Salado Parkway
- Adds a new access driveway on Cubs Way to improve circulation and reduce turning conflicts
- Provides a shared parking area, with 40 gated stalls dedicated to Multiple Residence residents and staff

3.2 Parking

- Parking required: Based on combined hotel + Multiple Residence use
 - Parking provided: meets 89% of the minimum requirements. PAD deviation is requested.
 - ADA stalls, loading zones, fire lanes, and 2-way drive aisles are designed per City standards
-

4. ARCHITECTURAL DESIGN INTENT

The design intent is to create a cohesive, contemporary, and high-quality lodging campus that complements ongoing investment along the Rio Salado Parkway corridor.

4.1 Massing & Form

Both buildings incorporate recesses, projections, and vertical modulation to break up long façades and reduce the perceived height of the 4- and 5-story structures. Material and color changes reinforce massing breaks and highlight key building elements such as primary entries and corner articulations.

4.2 Material Palette

A unified palette of EIFS, thin brick veneer, and metal panel accents provides visual continuity across the campus and ensures long-term durability in Mesa's climate.

The Multiple Residence incorporates thin brick veneer, selected in colors and horizontal banding patterns inspired by traditional Chicago brick architecture. This design choice subtly references the heritage of the Chicago Cubs and the players who will reside in the facility, giving the building a contextual and place-specific identity.

4.3 Entry & Ground-Level Experience

Primary entries for both buildings are clearly defined through:

- Shade structures and canopies
- Enhanced paving treatments
- Ample glazing for visibility
- Clear pedestrian walkways and site lighting

The Multiple Residence maintains secure access for residents while presenting an articulated and welcoming arrival sequence.

4.4 Relationship to the Site

Buildings are positioned toward the site perimeter to frame the development, create a stronger street edge, and organize the internal circulation. A centrally shared parking field supports efficient vehicle movement.

Amenity areas are positioned away from public streets:

- Hotel: Pool and patio
- Multiple Residence: Sports court, putting green, BBQ area, outdoor lounge

This arrangement supports usability, privacy, and noise mitigation.

5. LANDSCAPE & AMENITY AREAS

The landscape design incorporates:

- Street trees and pedestrian-scaled landscaping
- Shaded walkways connecting both buildings
- Outdoor recreation zones appropriate to each use (pool for hotel, sports court / putting green for Multiple Residence)
- Plant selections appropriate for climate, shade creation, and heat-island reduction

6. GENERAL PLAN ANALYSIS

1. **The Proposed Project will not result in a shortage of land for other planned uses:** The proposed amendment will not result in a shortage of land for other planned uses. A large amount of commercially zoned land exists to the north and east and remains designated as Urban Center Placetype. The amendment supports the City's objective by enabling residential development in an area that already has similar uses.
2. **Whether events after the adoption of the General Plan have changed the character or condition of the area:** The adoption of this requested Minor General Plan Amendment will enhance the existing character by providing an expansion of the spring training experience. It will create a gateway to the spring training facility. The county has demolished their Animal Shelter that had been previously located on this site.
3. **The degree to which the proposed amendment will impact the whole community or a portion of the community by:**
 - a. **Altering existing land use patterns in a significant way that is contrary to the Vision, Guiding Principles, or Strategies identified in the General Plan:** The Proposed Project will not significantly alter existing land use patterns; the request is to change the Placetype to match that of the surrounding properties to the east and north.
 - b. **Requiring larger or more extensive improvements to roads, sewer or water systems that may negatively impact development of other lands:** The Proposed Project, concurrent rezone, site plan review and Council Use Permit will not require more extensive improvements to roads, water systems or sewer. Cubs Way and Rio Salado Parkway are fully improved, and the existing utility infrastructure has the capacity to accommodate this request.

- c. Adversely impacting existing uses due to increased traffic congestion that is not accommodated by planned roadway improvements or other planned transportation improvements such as nonmotorized transportation alternatives or transit:** The Proposed Project will not adversely affect surrounding development due to increased traffic congestion. Cubs Way and Rio Salado Parkway in their current condition are sufficient in capacity to accommodate the new uses.
4. **Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan:** The proposed amendment is consistent with the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan. Specifically Strategies:
- N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
 - LU2. Create opportunities for placemaking in neighborhoods that reinforce their unique character and sense of place.
 - LU3. Encourage infill and redevelopment to meet the community's strategic needs.
 - HAC4. Expand Mesa's reputation as an arts and culture tourism leader in Arizona.
 - ED5. Promote Mesa as a regional commercial, entertainment, and tourist destination.
5. **Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa:** The proposed amendment constitutes an overall improvement to both the General Plan and the City of Mesa by developing the property more consistent with the surrounding uses and better uses for the site.
6. **The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria:** The Proposed Project represents a significant reinvestment in the area. The addition of a high-quality hotel and multiple residence development in this area helps to fulfill a number of strategies identified in the General Plan by creating additional housing opportunities and bringing renewed vibrancy to a transitioning corridor.

Development Standards	MZO Required	BIZ Proposed
<u>Maximum Building Height</u> – MZO Section 11-7-3	30 feet	65 feet
<u>Minimum Setbacks to Building and Parking Areas</u> – MZO Table 11-6-3.A Front and Street Facing Side (adjacent to Rio Salado Parkway) Side and Rear adjacent to non-residential district, per story	15 feet 60 feet (15 feet per story)	11 feet 7 feet (north side) 2.5 feet (east side) 2.5 feet (west side)
<u>Required Landscape Yards</u> – MZO Section 11-33-3(B)(1)(a) and (B)(2)(a)(ii) Adjacent to other Non-Single Residence Districts	15 Feet	0 Feet
<u>Perimeter Landscaping</u> – MZO Table 11-33-3.A.4 Arterial Streets Local Streets	1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage 1 Tree and 4 Shrubs per 25 feet of Street Frontage	0 Trees and Shrubs required within the proposed landscape yards
<u>Required Parking Spaces by Use</u> – MZO Table 11-32-3.A - Multiple Residence - Covered Parking	2.1 spaces per unit (76 spaces) 1 covered parking space per unit	1.29 spaces per unit (56 spaces) 11 covered parking spaces on site
<u>Minimum Private Open Space</u> – MZO Section 11-5-5(A)(3)(a) – Sizing - Two and Three Bedroom Units	100 square feet per two bedroom unit and 120 square feet for three bedroom units	60 square feet per unit

Development Standards	MZO Required	BIZ Proposed
<u>Minimum Private Open Space Above Ground Level</u> = MZO Section 11-5-5(A)(3)(a) – Minimum Width	8 feet wide	5 feet wide

Per MZO Section 11-31-32, for a project to reflect Superior Design it will incorporate all of the following elements:

- A. **Holistic Approach to Project Design.** Varied, high-quality, regionally-appropriate building materials, used in distinctive building forms, building massing and detailing that result in a note-worthy example of holistic site design, architecture, landscaping and signage; and

The Proposed Project includes the required proportions of regionally appropriate building materials, used in distinctive building forms and detailing including a mix of rectangular and cantilevered forms with consistent elements and detailing between the two proposed uses on site.

- B. **Responsive Approach to Site and Sub-Area Context.** Architectural and landscape architecture details and features that reflect the character defined in Sub-Area Plans or the General Plan's Placetype urban design characteristics, that are harmonious with adjacent development patterns, integrate with the physical conditions of the immediate site, and create a unique sense of place; and

The Proposed Project design includes varied architectural forms that are harmonious with the area within the district near the Cubs Spring Training Facility and the proposed brick for the Cubs Players Facility is consistent in color with the existing brick for Sloan Park.

- C. **Sustainable Design.** Site design, architecture and landscaping features that address the local climate to reduce summer sun penetration and provide summer sunshade protection for pedestrians, promote energy and water conservation, promote the preservation or creation of open space, provide for and encourage the use of multiple modes of transportation, utilize existing infrastructure, and create the opportunity for social interaction; and

The Proposed Project provides increased open space on the northern side of the property, which will be screened from direct summer sun from the South and will be able to provide additional shading for the onsite amenities. Paved areas are broken up with landscaping and shaded foundation areas, and high-efficiency windows also reduce the heat impact on the site.

- D. **Exceeds Standards.** Provision of details and features that exceed the criteria and standards specified in Sections 11-5-3, 11-5-5, 11-6-43, 11-6-4

(as applicable), 11-7-3, 11-8-5, 11-8-6 and Chapters 30 through 34, where applicable; and

The Proposed Project exceeds standard requirements through enhanced architectural, landscape, and site design. Foundation base calculations exceed base requirements through use of averaging on all sides of the buildings. Material quality and façade articulation including varied parapet heights, brick and stucco banding, metal accents, glazing, and shade canopies further elevate the project above baseline commercial standards.

- E. **Great Public Spaces.** Details and features that create attractive, comfortable environments for pedestrians; ensure safe, useful and well-integrated open or public spaces; and include high quality amenities.

The Proposed Project includes well-designed public spaces that enhance the pedestrian experience. The proposed hotel site will directly connect into the existing pedestrian network, placing additional emphasis along the eastern side of the site for the amenities adjacent to the multiple residence building. The amenities provided for the multiple residence includes a sports court, putting green, soccer field, in addition to a covered patio area which includes BBQ grills. Based on the above discussion, staff finds that the Proposed Project complies with Criteria 1 required for approval of a BIZ overlay.

- 1. Address environmental performance standards outlined below:
 - a. Site selection criteria. Sites shall meet one or more of the following criteria.
 - i. Redevelop and rehabilitate economically distressed properties (particularly greyfield sites), damaged sites or environmentally contaminated 'brownfield' sites.

The project site is an infill parcel that is currently vacant. The Proposed Project meets this Criteria.

- ii. Utilize areas with existing utility and transportation infrastructure and existing community services. This criterion is preferred for higher density and higher intensity development, when feasible.

The site has access to City of Mesa utilities and direct access to Rio Salado Parkway and Cubs Way. Both of these roadways include detached sidewalks that connect the proposed development to adjacent neighborhoods. The Proposed Project meets this Criteria.

- iii. Utilize locations within ½ mile of a planned light rail line or ¼ mile from an existing or planned bus stop. This criterion is preferred for higher density and higher intensity development, when feasible.

There is an existing westbound bus stop located on the east side of the intersection of Rio Salado Parkway and Cubs Way, approximately 200 feet from the

Proposed Project. There is an existing eastbound bus stop on the south side of Rio Salado Parkway, approximately 450 feet from the Proposed Project.

The Proposed Project meets this Criteria.

- b. Site design criteria. Designing the site to facilitate alternative modes of transportation and to reduce onsite environmental impacts.
 - i. Provide safe and secure storage for bicycles. For residential projects, safe and secure bicycle storage areas shall be provided on-site for a minimum 15% of the residents.

The proposed development includes bicycle racks for the hotel use, with bike storage for the multiple residence use located interior to the structure.

The Proposed Project meets this Criteria.

- ii. Include priority location parking for low-emission vehicles in parking areas.

The Proposed Project does not include priority parking for low emission vehicles.

The Proposed Project does not meet this Criteria.

- iii. Provide priority location parking spaces for carpool or vanpool vehicles.

The Proposed Project does not include priority parking for carpool or vanpool vehicles.

The Proposed Project does not meet this Criteria.

- iv. Provide the number of parking spaces designed to serve a development site consistent with the number of spaces required to meet the minimum parking ratio. Parking spaces over the minimum number is discouraged.

Per Table 11-32-3A of the MZO, 179 parking spaces are required for the proposed development. The site plan submitted shows 159 parking spaces being provided on site.

The Proposed Project meets this Criteria.

- v. For greenfield sites, protect or restore natural areas on site with native vegetation to encourage biodiversity and for enjoyment by people. For previously developed sites, restore areas with native or adapted vegetation to encourage biodiversity and for enjoyment by people. The size of the space should be appropriate for the size of the site and the activity level or use of the site.

Although the site is currently undeveloped, native vegetation was removed many years ago with prior development done for a County Animal Shelter. The

landscape plan for the Proposed Project includes drought tolerant and regionally appropriate plant species.

The Proposed Project meets this Criteria.

- vi. Design the project to be energy efficient including, but not limited to, designed to reduce summer heat gain, reduce winter heat loss, utilize day lighting strategies and provide the opportunity for occupants to take advantage of renewable energy. The design also mitigates the effects of solar exposure for users and pedestrians. For purposes of this criterion, buildings that have efficient HVAC systems, incorporate passive solar heating, cooling and day lighting strategies within an efficient building envelope, as recommended by the Department of Energy's Energy Efficiency and Renewable Energy (EERE) section, including buildings designed to earn the EPA ENERGY STAR or designed to meet LEED™ Silver or equivalent third-party criteria are considered to be energy efficient and no higher standard shall be used.

The architectural design proposed includes shaded entries at all pedestrian entries, which help to mitigate the effects of solar exposure for employees and visitors to the site. This increased shading of the windows also reduces heat gain within the building.

The Proposed Project meets this Criteria.

- c. Provide documented evidence that the building(s) will meet or exceed nationally recognized environmental performance standards. For purposes of this criterion, buildings that are designed to earn LEED™ Silver, Green Globes, and/or equivalent third-party criteria, and no higher standard shall be required. Avoid sites considered inappropriate, such as prime farmland, land identified as habitat for endangered species, and wetlands or riparian areas associated with wildlife.

The building proposed for the site is not designed to LEED standards.

The Proposed Project does not this Criteria.

- d. Utilize areas with existing utility and transportation infrastructure and existing community services. This criterion is preferred for higher density and higher intensity development, when feasible.

The site is in close proximity to existing utility infrastructure and is located to support the surrounding area of schools, commercial spaces and residential areas with additional commercial uses.

The Proposed Project meets this Criteria.

- e. Redevelop and rehabilitate economically distressed properties (particularly greyfield sites), damaged sites or environmentally contaminated 'brown-field' sites.

While the site is not considered a greyfield or brownfield site, it is not operating at its highest and best economic use. The development of this site will be a positive economic benefit both within the immediate area as well as the larger City of Mesa.

The Proposed Project meets this Criteria.

- f. Utilize locations within ½ mile of a planned light rail line or ¼ mile from an existing or planned bus stop. This criterion is preferred for higher density and higher intensity development, when feasible.

The Proposed Project is near to a westbound bus station on Rio Salado Parkway, located on the east side of the intersection of Rio Salado Parkway and Cubs Way, with an eastbound route located across the street on Rio Salado Parkway.

The Proposed Project meets this Criteria.

- 2. Provide documented evidence that the building(s) will meet or exceed nationally recognized environmental performance standards. For purposes of this criterion, buildings that are designed to earn Green Globes, LEED™ Silver, or to be in compliance with the International Green Construction Code and/or equivalent third-party criteria, are considered to be energy efficient and no higher standard shall be required.

The building proposed for the site is not designed to LEED standards.

THE DEN - CUBS PRO HOUSING - MESA

project consultants

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site data

NET AREA: 3.140 AC. (136,776 S.F.)
APN: 135-38-001M & 135-38-001N
EXISTING ZONING: GC

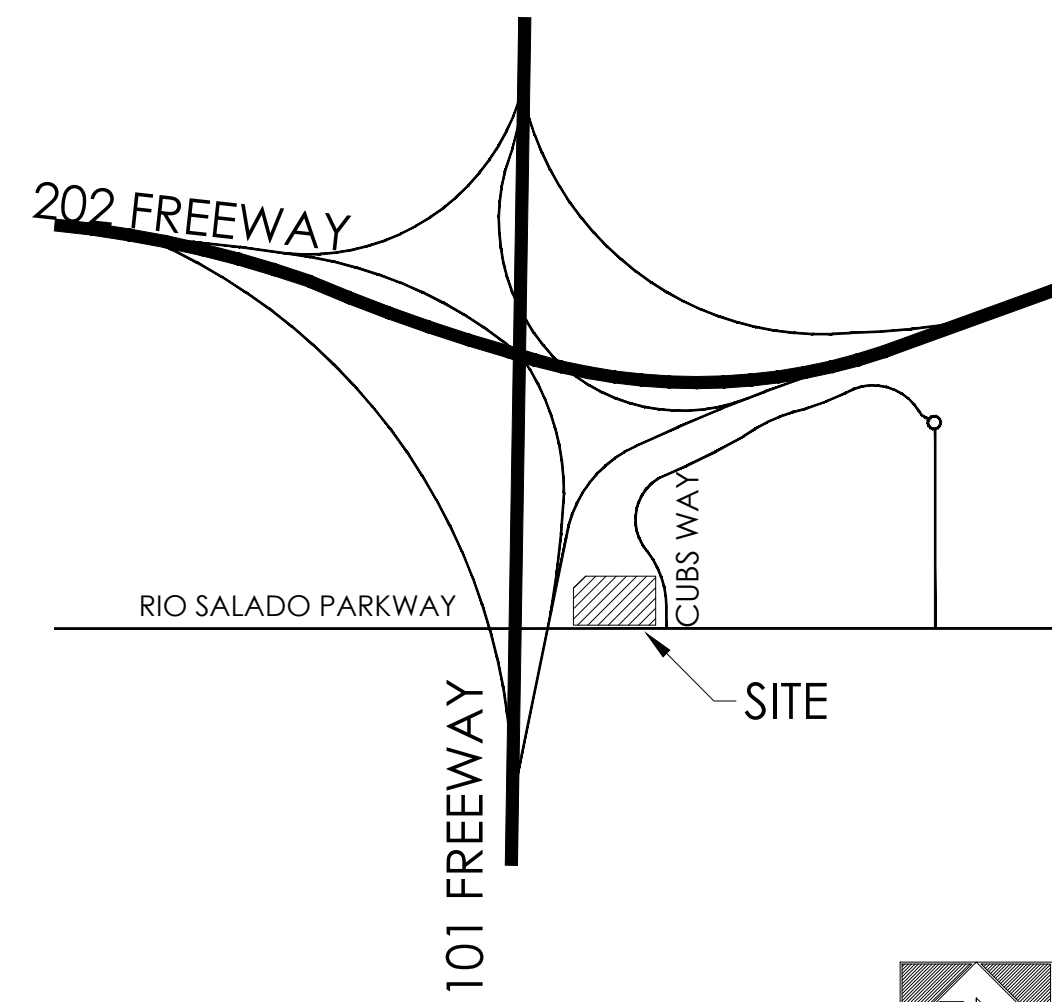
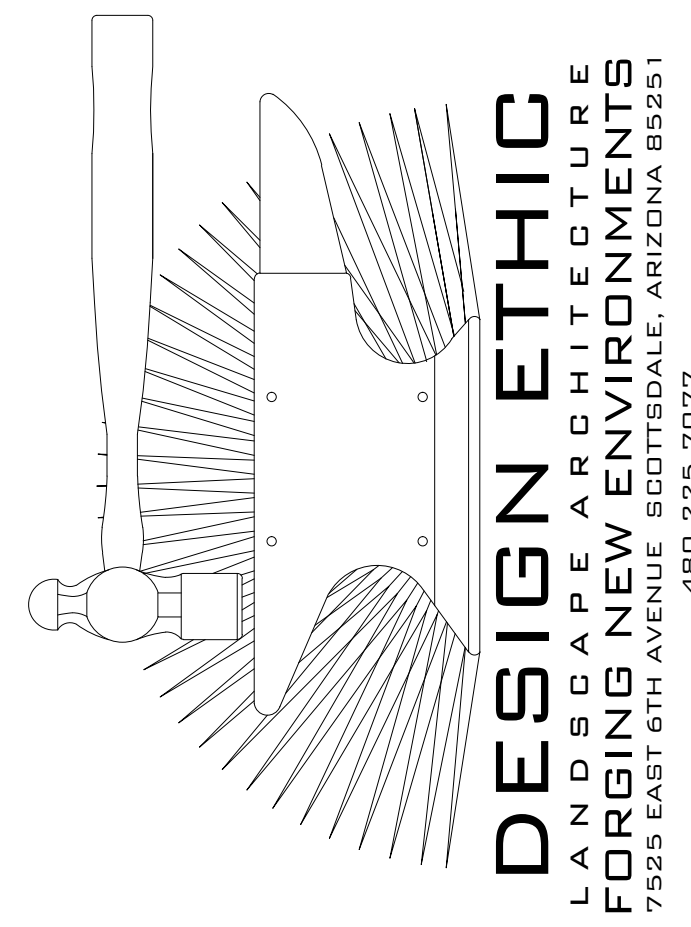
LANDSCAPE AREA PROVIDED: 29,335 S.F.

sheet index

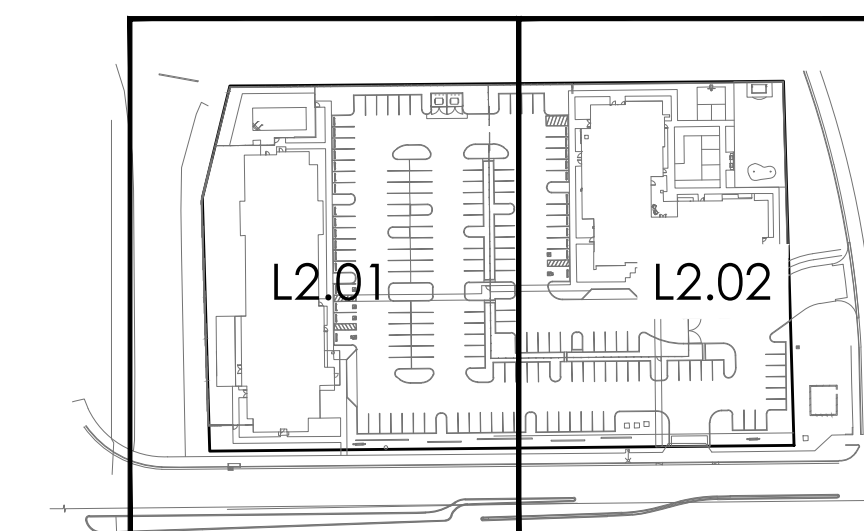
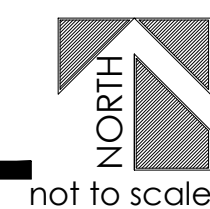
SHEET	TITLE
L0.01	COVER SHEET & NOTES
L0.02	RENDERING PLAN
L2.00	OVERALL PLANTING PLAN
L2.01 - L2.02	PLANTING PLAN
L4.01 - L4.02	WALL PLAN & DETAILS
L5.01 - L5.02	AMENITY PLAN & DETAILS
L6.01	PAVERS PLAN

city of mesa notes

1. ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IS IN CONFORMANCE WITH THE LOW WATER USE PLANT LIST PROVIDED BY THE ARIZONA DEPT. OF WATER RESOURCES.
2. ALL LANDSCAPING INSTALLED WITH THIS PROJECT SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
3. TREE HEIGHTS & CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE & SIZE OF TREE.
4. ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'.
5. ALL BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN.



vicinity map



key map



CUBS PRO HOUSING
RIO SALADO PKWY & CUBS WAY
MESA, ARIZONA 85201
COVER SHEET & NOTES

PROJECT:

SHEET TITLE:

JOB NO: 25-053
DATE: -
DRAWN BY: B. PAUL
SUBMITTED: 12.17.2025
REVISED:

SHEET

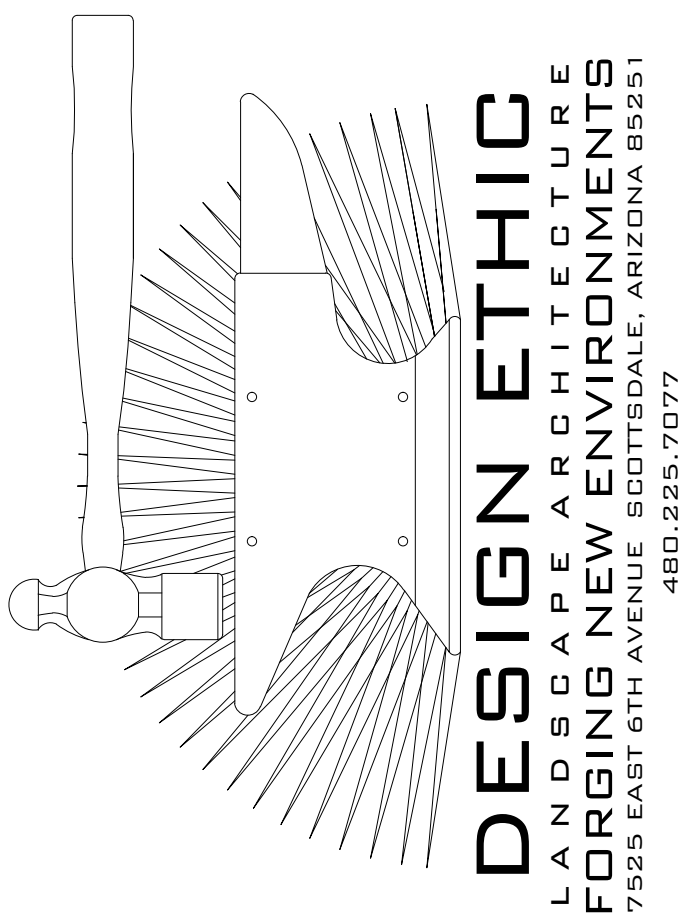
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plant legend

botanical name common name	emitters	size	qty	comments
trees				
ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX	14	6.0H., 2.0W., .75CAL. STAKE IN PLACE
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	(6 @ 2.0 GPH)	24" BOX 36" BOX	19 5	7.0H., 3.0W., 1.0CAL. 10.0H., 5.0W., 1.75CAL. STAKE IN PLACE
PARKINSONI HYBRID 'AZI' 'AZI' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	24" BOX	5	5.0H., 3.0W., 1.0CAL. STAKE IN PLACE
PISTACIA X. RED PUSH RED PUSH PISTACHE	(5 @ 1.0 GPH)	36" BOX	23	9.0H., 4.0W., 1.75CAL.
TIPUANA TIPU TIPU TREE	(5 @ 1.0 GPH)	24" BOX 36" BOX	25 3	5.0H., 3.0W., 1.0CAL. 9.0H., 5.0W., 1.75CAL. STAKE IN PLACE
large shrubs				
DODONAEA VISCOSA HOPSEED BUSH	(1 @ 1.0 GPH)	5 GAL.	15	PLANT AT 7" O.C.
LEUCOPHYLLUM FRUTESCENS GREEN CLOUD GREEN CLOUD SAGE	(1 @ 1.0 GPH)	5 GAL.	11	PLANT AT 3" O.C.
TECOMA ALATA ORANGE JUBILEE	(1 @ 1.0 GPH)	5 GAL.	13	PLANT AT 8" O.C.
TECOMA STANS YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	18	PLANT AT 7" O.C.
medium shrubs				
BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	99	PLANT AT 5" O.C.
BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	(1 @ 1.0 GPH)	15 GAL.	82	PLANT AT 3.5" O.C.
NERIUM OLEANDER PETITE PINK OLEANDER	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 5" O.C.
MUHLENBERGIA RIGENS DEER GRASS	(1 @ 1.0 GPH)	5 GAL.	14	PLANT AT 3" O.C.
small shrubs				
ALOE BARBADENSIS ALOE VERA	(1 @ 1.0 GPH)	5 GAL.	49	PLANT AT 3" O.C.
ASCLEPIAS SUBULATA DESERT MILKWEED	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 3" O.C.
DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	61	PLANT AT 5" O.C.
HESPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	112	PLANT AT 3" O.C.
HESPERALOE PARVIFLORA 'YELLOW' YELLOW YUCCA	(1 @ 1.0 GPH)	5 GAL.	24	PLANT AT 3" O.C.
LEUCOPHYLLUM CANDIDUM THUNDER CLOUD	(1 @ 1.0 GPH)	5 GAL.	51	PLANT AT 3" O.C.
MUHLENBERGIA CAPILLARIS 'PINK MUHLY' REGAL MIST	(1 @ 1.0 GPH)	5 GAL.	49	PLANT AT 3" O.C.
RUELLIA BRITTONIANA MEXICAN PETUNIA	(1 @ 1.0 GPH)	5 GAL.	24	PLANT AT 4" O.C.
RUSSELLIA EQUISETIFORMIS CORAL FOUNTAIN	(1 @ 1.0 GPH)	5 GAL.	28	PLANT AT 4" O.C.
groundcover				
EREMOPHILA GLABRA 'MINGENW GOLD' OUTBACK SUNRISE EMU	(1 @ 1.0 GPH)	1 GAL.	86	PLANT AT 3" O.C.
LANTANA 'DALLAS RED' RED LANTANA	(1 @ 1.0 GPH)	1 GAL.	29	PLANT AT 3" O.C.
SETCREASEA PALLIDA PURPLE HEART PLANT	(1 @ 1.0 GPH)	1 GAL.	18	PLANT AT 3" O.C.
inerts				
3/4" SCREENED DECOMPOSED GRANITE MATCH EXISTING ADJACENT		3/4" SCREENED	29,335 S.F.	2" MINIMUM IN ALL PLANTERS
STEEL HEADER RUSTED FINISH			149 L.F.	
ARTIFICIAL TURF-PUTTING SURFACE SYNTHETIC GRASS WAREHOUSE TYPE: TRUE PUTT - FIELD GREEN			601 S.F.	
ARTIFICIAL TURF-FRINGE MATERIAL SYNTHETIC GRASS WAREHOUSE TYPE: DIAMOND PRO FESCUE - OLIVE GREEN			162 S.F.	
ARTIFICIAL TURF EZ-TURF NUT MEG BLEND			2,003 S.F.	

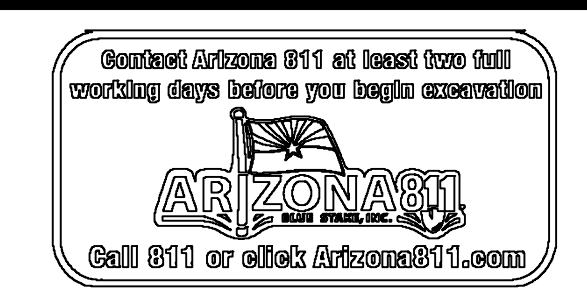
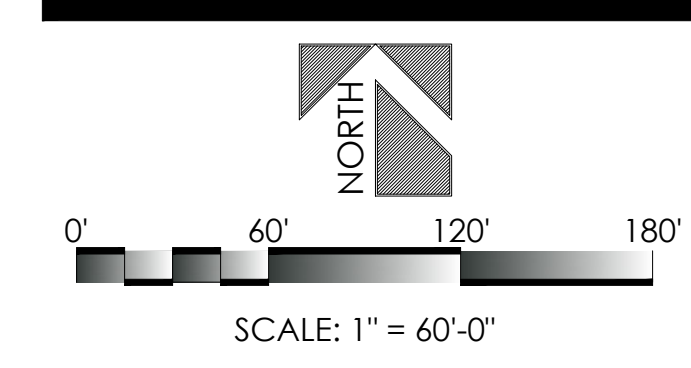


CUBS PRO HOUSING
RIO SALADO PKWY & CUBS WAY
MESA, ARIZONA 85201

RENDERING PLAN

PROJECT:
JOB NO: 25-053
DATE: -
DRAWN BY: B. PAUL
SUBMITTED: 12.17.2025
REVISED:

SHEET
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2 of 9



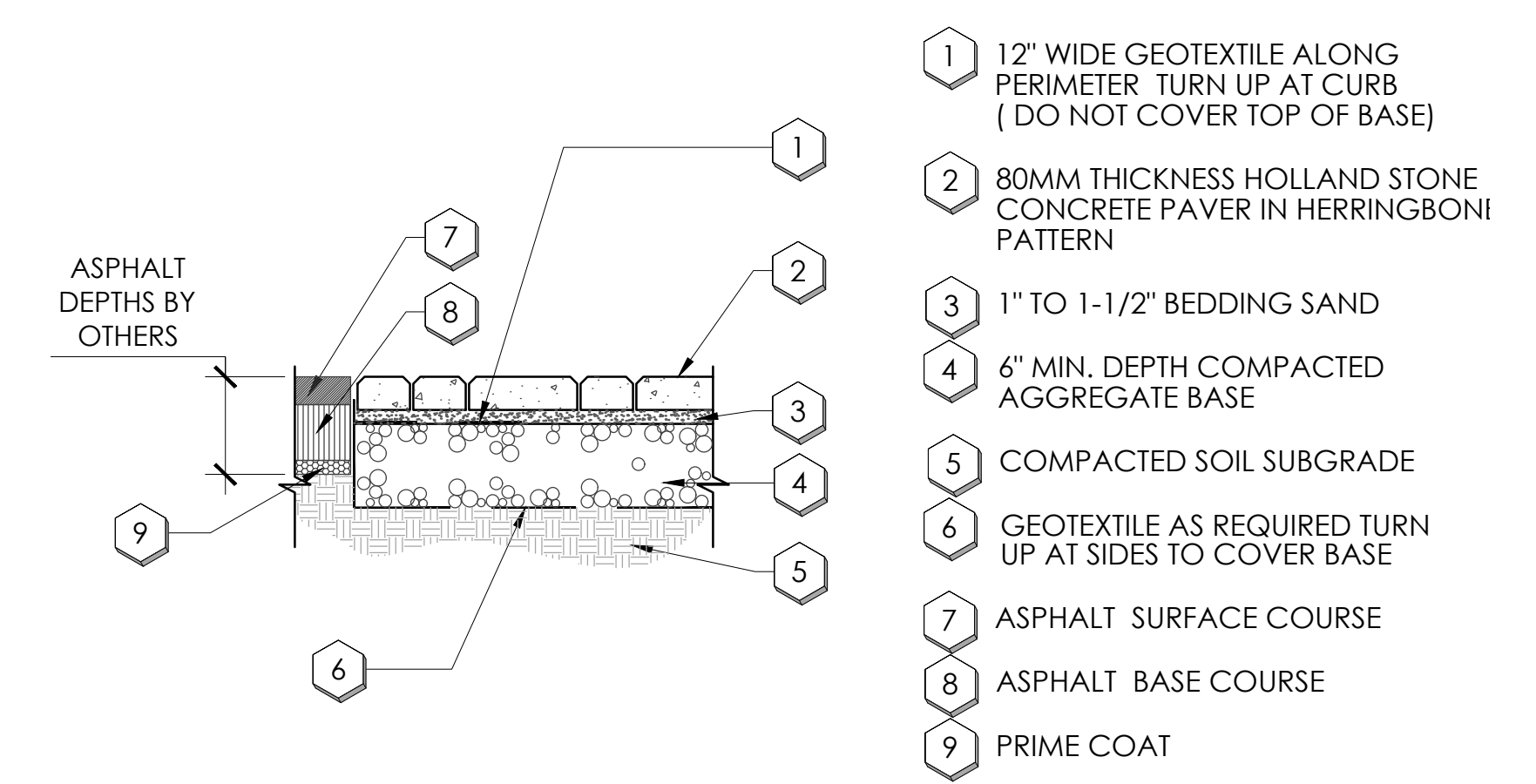
CUBS PRO HOUSING
 RIO SALADO PKWY & CUBS WAY
 MESA, ARIZONA 85201
HARDSCAPE PLAN

PROJECT:

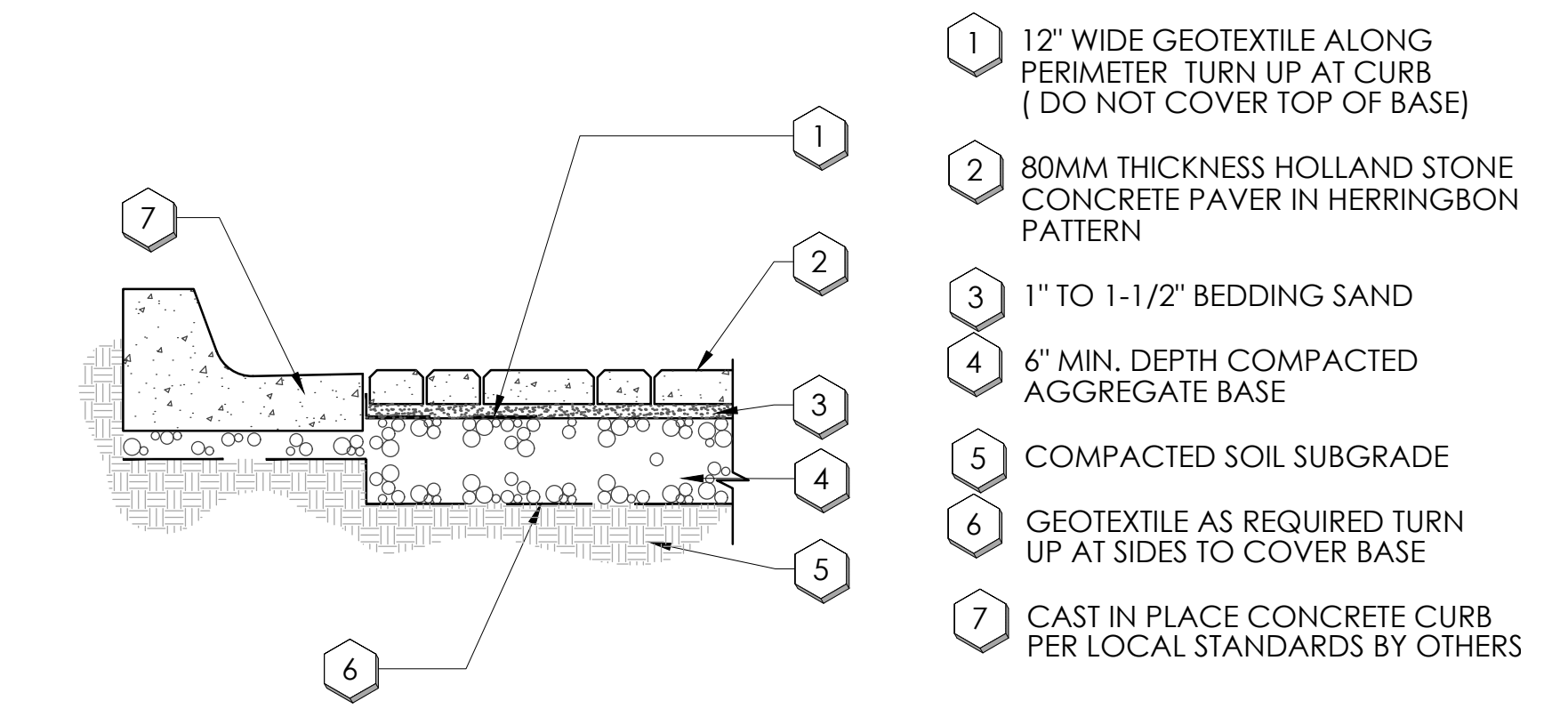
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 SUBMITTED: 12.17.2025
 REVISED:

SHEET
L1.01



A CONCRETE PAVER ADJACENT TO ASPHALT
 CONTRACTOR TO SUBMIT PAVER SAMPLES TO OWNERS REP FOR APPROVAL PRIOR TO INSTALLATION
 SCALE: 1" = 1'-0"



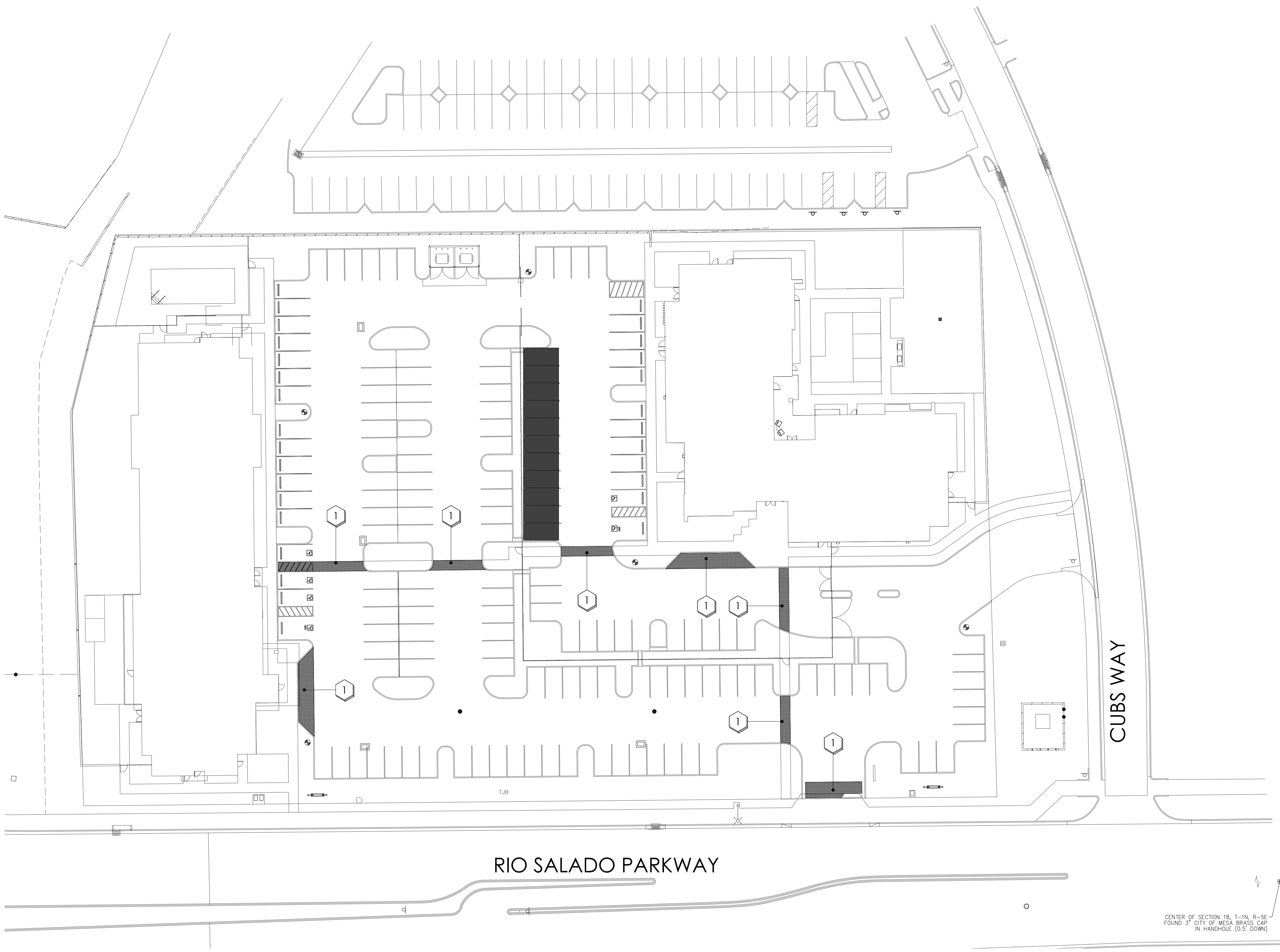
B CONCRETE PAVER ADJACENT TO CONCRETE CURB
 CONTRACTOR TO SUBMIT PAVER SAMPLES TO OWNERS REP FOR APPROVAL PRIOR TO INSTALLATION
 SCALE: 1" = 1'-0"



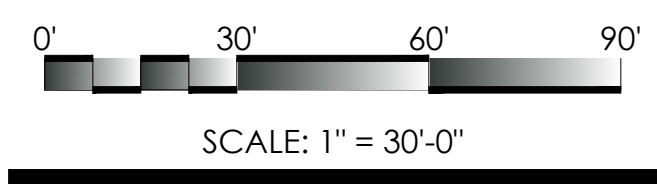
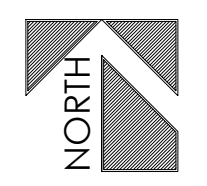
RIO BLEND

hardscape keynotes

- 1 BELGARD HOLLANDSTONE 80MM PAVERS (TYP.)
 RIO BLEND
 SEE DETAILS 'A' & 'B' ON THIS SHEET.
 QTY: 7,455 S.F.



CENTER OF SECTION 18, T-1N, R-5E
 FOUND 3" CITY OF MESA BRASS CAP
 IN HANDHOLE (0.5' DOWN)



CUBS PRO HOUSING
 RIO SALADO PKWY & CUBS WAY
 MESA, ARIZONA 85201
 OVERALL PLANTING PLAN

PROJECT:

SHEET TITLE:

JOB NO: 25-053
 DATE: -
 DRAWN BY: B. PAUL
 SUBMITTED: 12.17.2025
 REVISED:

SHEET
L2.00

plant legend

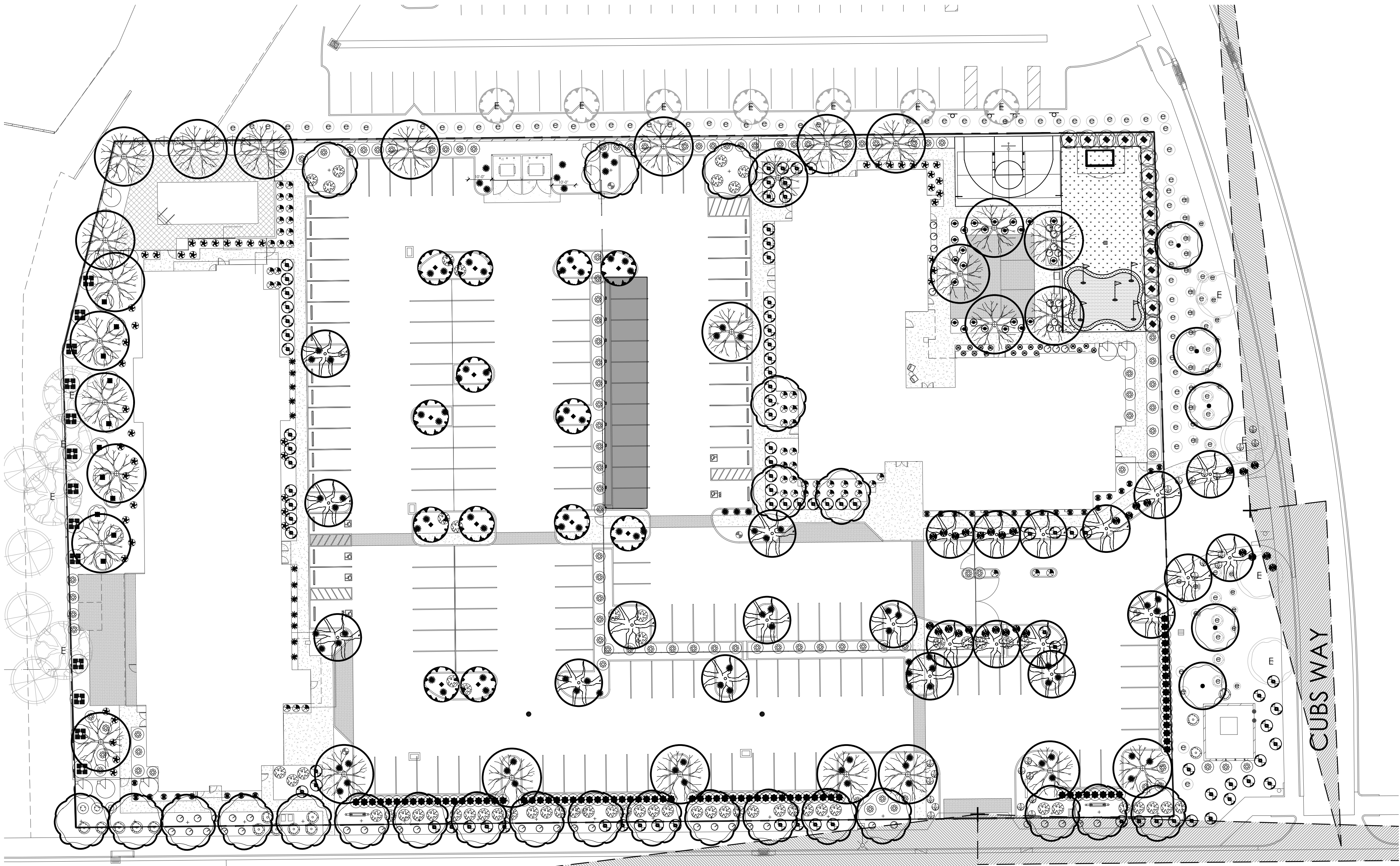
	botanical name common name	emitters	size	qty	comments
trees					
	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX	13	6.0H., 2.0W., .75CAL. STAKE IN PLACE
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	(6 @ 2.0 GPH)	24" BOX 36" BOX	19 5	7.0H., 3.0W., 1.0CAL. 10.0H., 5.0W., 1.75CAL. STAKE IN PLACE
	PARKINSONI HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	24" BOX	5	5.0H., 3.0W., 1.0CAL. STAKE IN PLACE
	PISTACIA X. RED PUSH RED PUSH PISTACHE	(5 @ 1.0 GPH)	36" BOX	23	9.0H., 4.0W., 1.75CAL. STAKE IN PLACE
	TIPUANA TIPU TIPU TREE	(5 @ 1.0 GPH)	24" BOX 36" BOX	25 3	5.0H., 3.0W., 1.0CAL. 9.0H., 5.0W., 1.75CAL. STAKE IN PLACE
large shrubs					
	DODONAEA VISCOSA HOPSEED BUSH	(1 @ 1.0 GPH)	5 GAL.	15	PLANT AT 7" O.C.
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	(1 @ 1.0 GPH)	5 GAL.	11	PLANT AT 3" O.C.
	TECOMA ALATA ORANGE JUBILEE	(1 @ 1.0 GPH)	5 GAL.	13	PLANT AT 8" O.C.
	TECOMA STANS YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	18	PLANT AT 7" O.C.
medium shrubs					
	BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	99	PLANT AT 5" O.C.
	BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	(1 @ 1.0 GPH)	15 GAL.	82	PLANT AT 3.5' O.C.
	NERIUM OLEANDER PETITE PINK OLEANDER	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 5" O.C.
	MUHLENBERGIA RIGENS DEER GRASS	(1 @ 1.0 GPH)	5 GAL.	14	PLANT AT 3" O.C.
small shrubs					
	ALOE BARBADENSIS ALOE VERA	(1 @ 1.0 GPH)	5 GAL.	49	PLANT AT 3" O.C.
	ASCLEPIAS SUBULATA DESERT MILKWEED	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 3" O.C.
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	61	PLANT AT 5" O.C.
	HESPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	108	PLANT AT 3" O.C.
	HESPERALOE PARVIFLORA 'YELLOW' YELLOW YUCCA	(1 @ 1.0 GPH)	5 GAL.	24	PLANT AT 3" O.C.
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD	(1 @ 1.0 GPH)	5 GAL.	51	PLANT AT 3" O.C.
	MUHLENBERGIA CAPILLARIS 'PINK MUHLY' REGAL MIST	(1 @ 1.0 GPH)	5 GAL.	49	PLANT AT 3" O.C.
	RUELLIA BRITTONIANA MEXICAN PETUNIA	(1 @ 1.0 GPH)	5 GAL.	24	PLANT AT 4" O.C.
	RUSSELLIA EQUISETIFORMIS CORAL FOUNTAIN	(1 @ 1.0 GPH)	5 GAL.	28	PLANT AT 4" O.C.
groundcover					
	EREMOPHILA GLABRA 'MINGENW GOLD' OUTBACK SUNRISE EMU	(1 @ 1.0 GPH)	1 GAL.	86	PLANT AT 3" O.C.
	LANTANA 'DALLAS RED' RED LANTANA	(1 @ 1.0 GPH)	1 GAL.	29	PLANT AT 3" O.C.
	SETCREASEA PALLIDA PURPLE HEART PLANT	(1 @ 1.0 GPH)	1 GAL.	18	PLANT AT 3" O.C.
inerts					
	3/4" SCREENED DECOMPOSED GRANITE MATCH EXISTING ADJACENT		3/4" SCREENED	29,344 S.F.	2" MINIMUM IN ALL PLANTERS
	STEEL HEADER RUSTED FINISH			149 L.F.	
	ARTIFICIAL TURF-PUTTING SURFACE SYNTHETIC GRASS WAREHOUSE TYPE: TRUE PUTT - FIELD GREEN			601 S.F.	
	ARTIFICIAL TURF-FRINGE MATERIAL SYNTHETIC GRASS WAREHOUSE TYPE: DIAMOND PRO FESCUE - OLIVE GREEN			162 S.F.	
	ARTIFICIAL TURF EZ-TURF NUT MEG BLEND			2,003 S.F.	

visibility triangle info

SITE VISIBILITY TRIANGLES ARE BASED ON CITY OF MESA PUBLIC STREET ACCESS GUIDELINES DATED FEB. 15, 2005.

RIO SALADO PARKWAY
 STREET SPEED: 40 MPH
 STREET CROSS SECTION 4LU
 FIGURE 2.3 (45MPH DESIGN SPEED) SD = 562'

CUBS WAY
 STREET SPEED: 25 MPH
 STREET CROSS SECTION 2LU
 FIGURE 2.3 (30 MPH DESIGN SPEED) SD = 331'



city of mesa landscape data

ZONING:
 NET SITE AREA: 136,776 S.F. (3.140 ACRES)

TOTAL R.O.W.: 11,220 S.F.
 TOTAL FRONTAGE: 438 L.F.
 TOTAL ON-SITE LANDSCAPE: 29,335 S.F.
 PERCENTAGE OF LANDSCAPE: 21.44%

OVERALL:
 TREES PROVIDED FOR ENTIRE SITE: 86 TREES
 36" BOX TREES REQUIRED: 22 TREES
 (25% OF TREES REQUIRED FOR ENTIRE SITE)
 36" BOX TREES PROVIDED: 31 TREES

STREET FRONTAGE 438 LINEAR FEET:
 TREES REQUIRED: 18
 (1 PER 25' OF STREET FRONTAGE - 438/25= 18)
 TREES PROVIDED: 18
 24" BOX TREES REQUIRED: 9
 (50% OF TREES REQUIRED)
 24" BOX TREES PROVIDED: 13
 36" BOX TREES REQUIRED: 5
 (25% OF TREES REQUIRED)
 36" BOX TREES PROVIDED: 5
 SHRUBS REQUIRED: 108
 (6 PER 25' OF STREET FRONTAGE)
 SHRUBS PROVIDED: 100

city of mesa vegetation credit table

	CREDIT (S.F.)	QTY ON PLAN	TOTAL CREDIT (S.F.)
EVERGREEN TREE: (MIN. 25'-0" TALL AT MATURITY)	100	94	9,400
LARGE SHRUB: (MIN. 8'-0" TALL AT MATURITY)	50	57	2,850
MEDIUM SHRUB: (4'-0" - 8'-0" TALL AT MATURITY)	25	190	4,750
SMALL SHRUB: (MAX. 4'-0" TALL AT MATURITY)	10	367	3,670
EVERGREEN GROUNDCOVER:	25	117	2,925
TOTAL VEGETATION CREDIT (S.F.)			23,595
TOTAL OPEN SPACE (S.F.)			40,555
VEGETATION COVERAGE (%)			58.2%

NOTE:

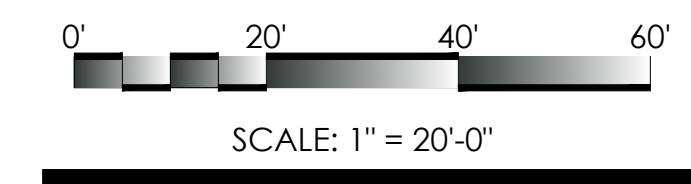
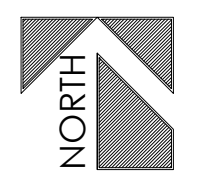
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 THE SHRUBS USED TO SCREEN PARKING WILL NEED TO PROVIDE THE REQUIRED SCREENING AT THE TIME OF INSTALLATION. THE SPACING MAY NEED TO BE UNDER SPACED AT PLANTING IN ORDER TO PROVIDE A CONTINUOUS SCREEN. THE SHRUBS WILL NEED TO BE MAINTAINED TO FUNCTION AS A SCREEN & CANNOT BE PRUNED OR HEDGED INTO INDIVIDUAL PLANTS.

INTERIOR PARKING LOT LANDSCAPE

1 TREE & 3 SHRUBS PER 15' ISLAND
 LANDSCAPE ISLANDS (35)
 TREES PROVIDED (35)
 36" BOX REQUIRED - 10% - (4)
 36" BOX PROVIDED (12)
 SHRUBS REQUIRED (106)
 SHRUBS PROVIDED (112)

STREET FRONTAGE - 438 L.F.

1 TREE & 6 SHRUBS PER 25 L.F.
 TREES REQUIRED (18)
 TREES PROVIDED (18)
 36" BOX REQUIRED - 25% - (5)
 36" BOX PROVIDED (5)
 24" BOX REQUIRED - 50% - (9)
 24" BOX PROVIDED (13)
 SHRUBS REQUIRED (108)
 SHRUBS PROVIDED (118)



CUBS PRO HOUSING
 RIO SALADO PKWY & CUBS WAY
 MESA, ARIZONA 85201

PLANTING PLAN

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 DRAWN BY: B. PAUL
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SHEET
L2.01

4 of 9

planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE.
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS.
- 3 SIGHT VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES.
- 4 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 5 CONCRETE SIDEWALK. SEE CIVIL ENG. PLANS.
- 6 FIRE HYDRANT - 3'-0" CLEAR OF ALL PLANT MATERIAL.
- 7 SITE LIGHTING. SEE ARCH. PLANS.
- 8 PLANT @ 3.5'-0" O.C. FOR RIO SALADO SCREENING SEE BOX NOTE
- 9 CURB. SEE CIVIL ENG. PLANS.
- 10 TRASH ENCLOSURE. SEE ARCH. SITE PLAN.
- 11 P.U.E. SEE CIVIL ENG. PLANS.
- 12 STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
- 13 DRAINAGE STRUCTURE. SEE CIVIL ENG. PLANS.
- 14 LANDSCAPE WATER METER.
- 15 STEEL HEADER.
- 16 6' TALL WROUGHT IRON FENCE. SEE ARCH. PLANS.
- 17 6' TALL CMU BLOCK WALL. SEE ARCH. PLANS.
- 18 EXISTING CMU BLOCK WALL TO REMAIN.
- 19 ENTRY GATE. SEE ARCH. PLANS.
- 20 FIRE LINE BACKFLOW PREVENTOR - SCREEN MAINTAIN 3' ACCESS & CLEARANCE PER MAG STANDARD DETAIL 362.
- 21 PROPOSED TRANSFORMER LOCATION. MAINTAIN 3' ACCESS & CLEARANCE AROUND ALL EDGES. ALLOW FOR 12' CLEAR OPERATIONAL AREA IMMEDIATELY IN FRONT OF TRANSFORMER.
- 22 ENTRY MONUMENT. SEE ARCH. PLANS.

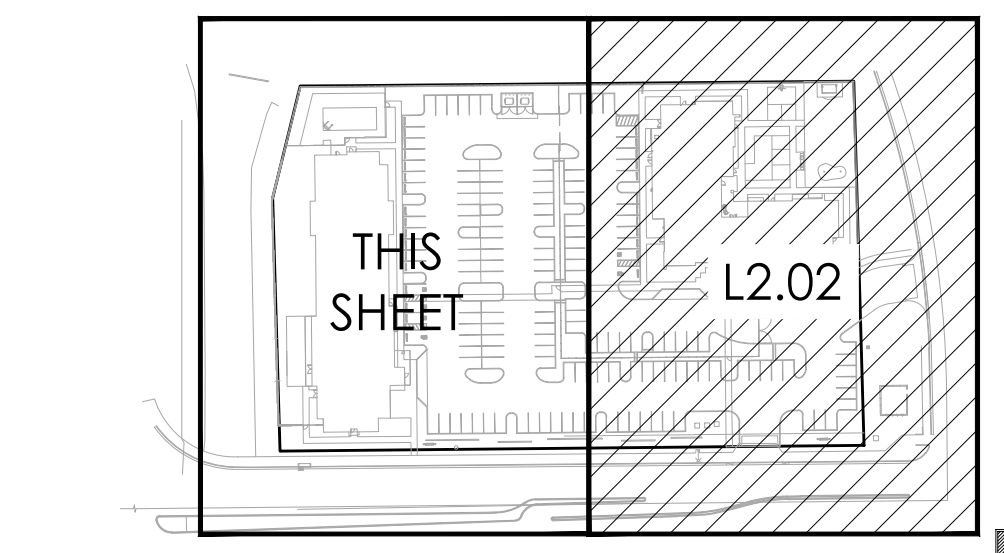
MATCHLINE "A" - SEE SHEET L2.01

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plant legend

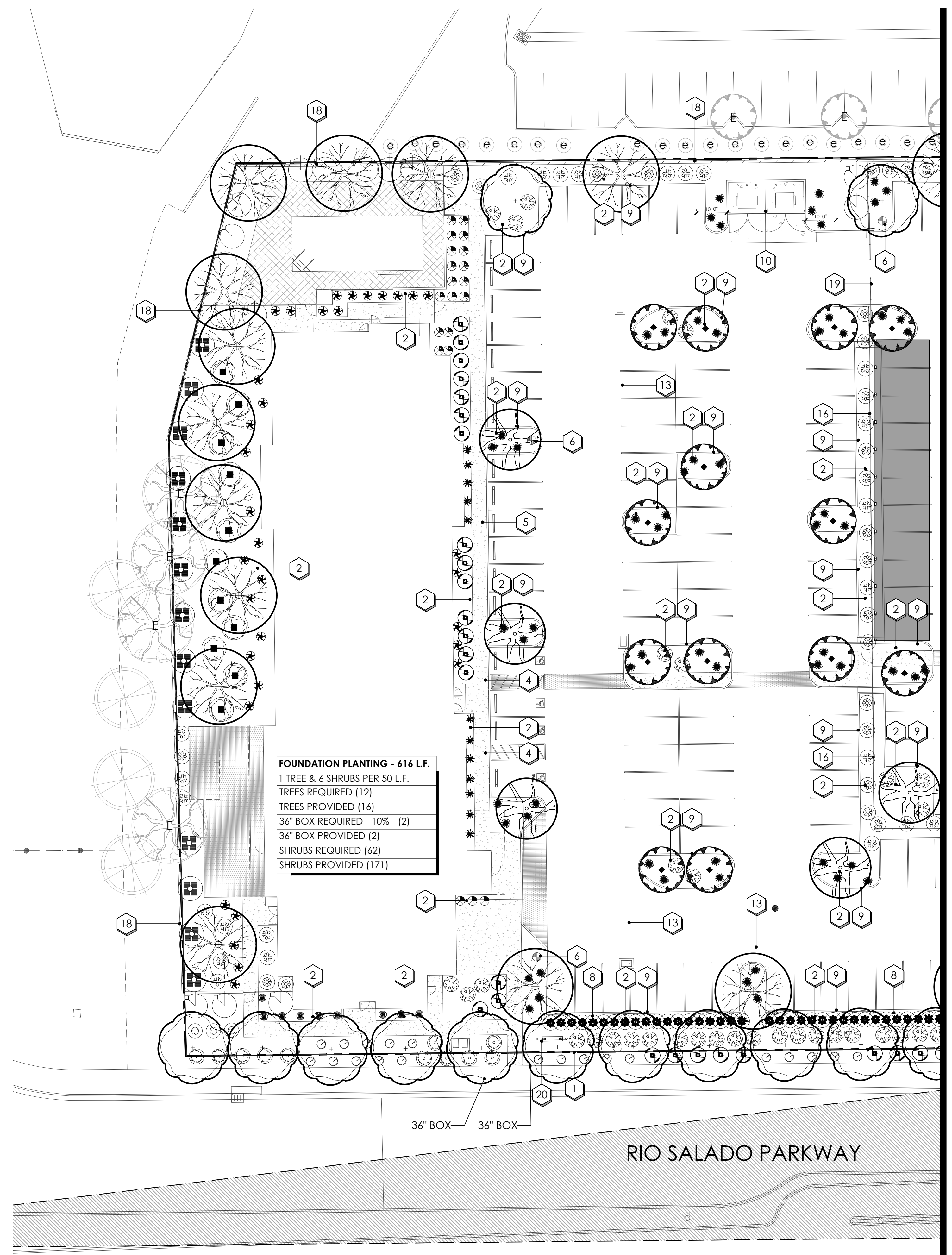
	botanical name	common name
trees		
	ACACIA ANEURA	MULGA
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	PARKINSONIA HYBRID 'AZT'	'AZT' THORNLESS PALO VERDE
	PISTACIA X. RED PUSH	RED PUSH PISTACHE
	TIPUANA TIPU	TIPU TREE
large shrubs		
	DODONAEA VISCOSA	HOPSEED BUSH
	LEUCOPHYLLUM FRUTESCENS	'GREEN CLOUD'
	LEUCOPHYLLUM FRUTESCENS	'GREEN CLOUD SAGE'
	TECOMA ALATA	ORANGE JUBILEE
	TECOMA STANS	YELLOW BELLS
medium shrubs		
	BOUGAINVILLEA 'TORCH GLOW'	'TORCH GLOW BOUGAINVILLEA'
	BOUGAINVILLEA 'TORCH GLOW'	'TORCH GLOW BOUGAINVILLEA'
	NERIUM OLEANDER	PETITE PINK OLEANDER
	MUHLENBERGIA RIGENS	DEER GRASS
small shrubs		
	ALOE BARBADENSIS	ALOE VERA
	ASCLEPIAS SUBULATA	DESERT MILKWEEED
	DASYLIUM WHEELERI	DESERT SPOON
	HESPERALOE PARVIFLORA	RED YUCCA
	HESPERALOE PARVIFLORA	'YELLOW YUCCA'
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD
	MUHLENBERGIA CAPILLARIS	'PINK MUHLY'
	RUELLIA BRITTONIANA	MEXICAN PETUNIA
	RUSSELLIA EQUISETIFORMIS	CORAL FOUNTAIN
groundcover		
	EREMOPHILA GLABRA	'MINGENEW GOLD'
	LANTANA 'DALLAS RED'	RED LANTANA
	SETCREASEA PALLIDA	PURPLE HEART PLANT
inerts		
	3/4" SCREENED DECOMPOSED GRANITE	MATCH EXISTING ADJACENT
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	ARTIFICIAL TURF-PUTTING SURFACE	SYNTHETIC GRASS WAREHOUSE TYPE: TRUE PUTT - FIELD GREEN
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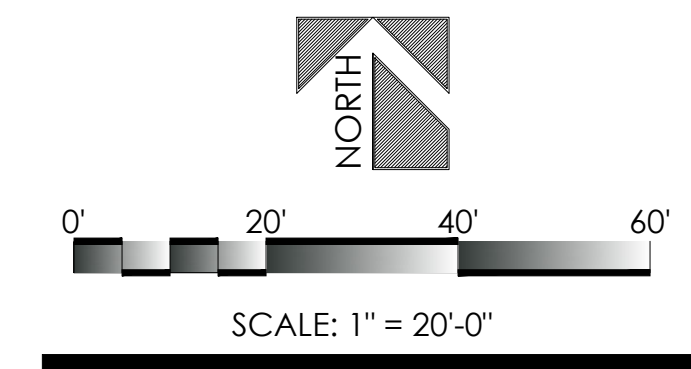


key map



not to scale





CUBS PRO HOUSING
 RIO SALADO PKWY & CUBS WAY
 MESA, ARIZONA 85201

PLANTING PLAN

PROJECT:

SHEET TITLE:

JOB NO: 25-053
 DATE: -
 DRAWN BY: B. PAUL
 SUBMITTED: 12.17.2025
 REVISED:

SHEET
L2.02
 5 of 9

planting key notes

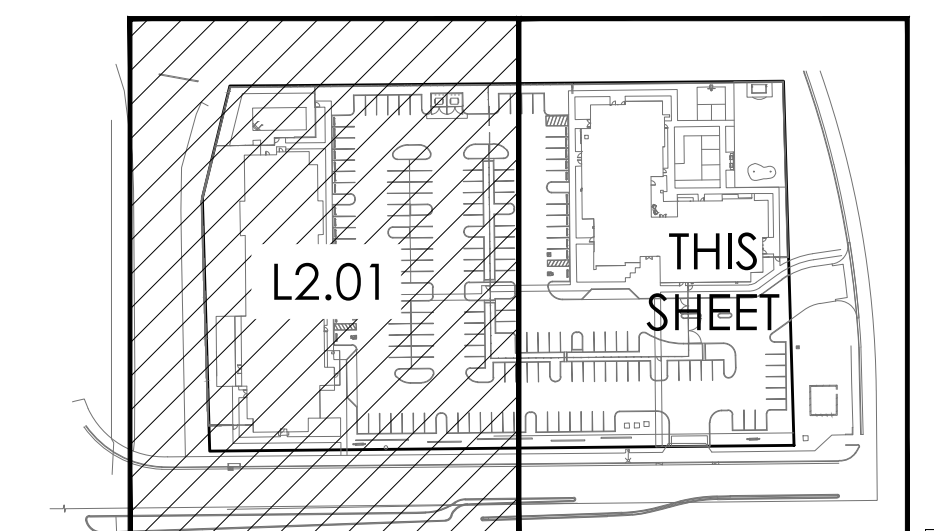
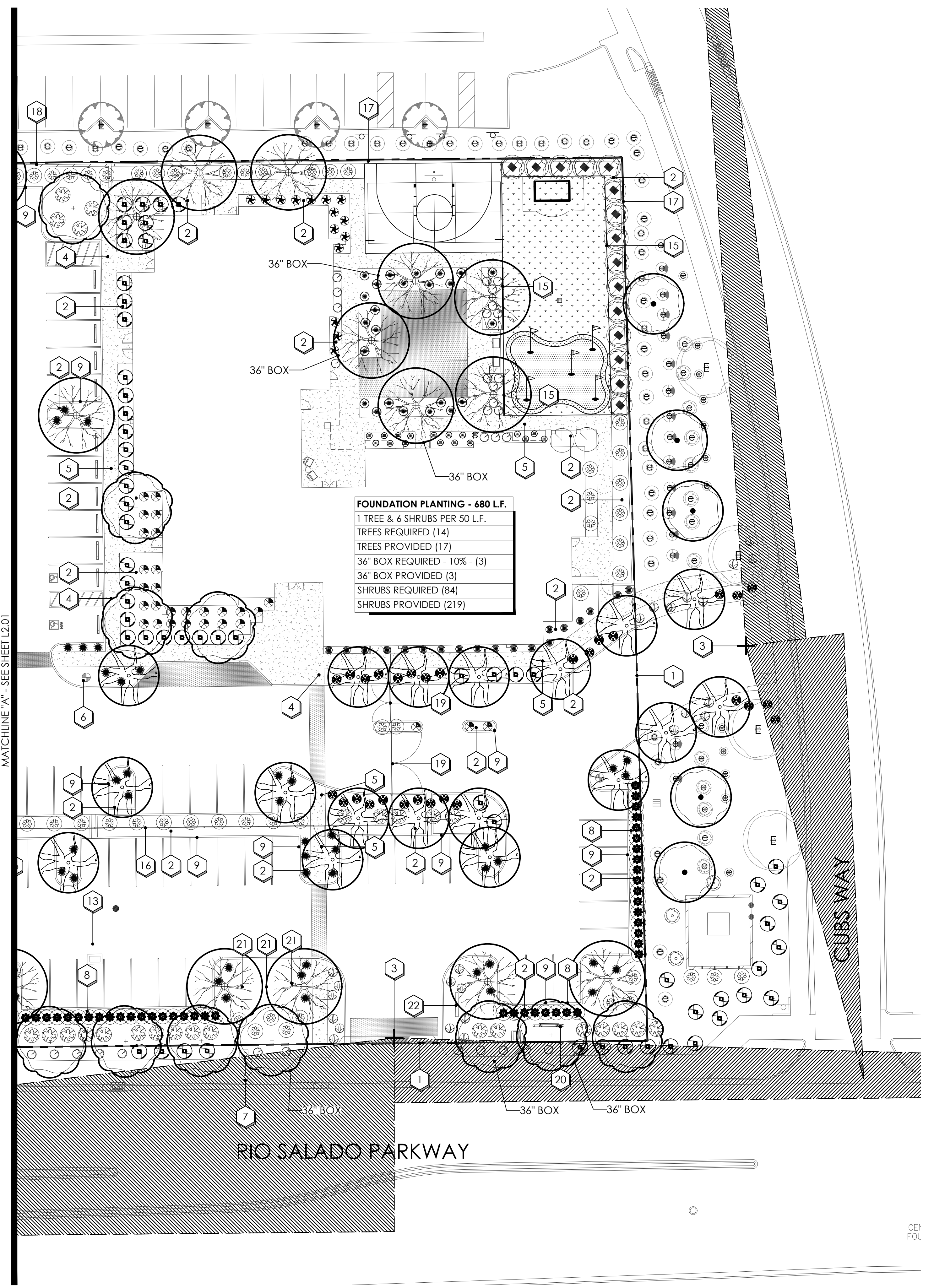
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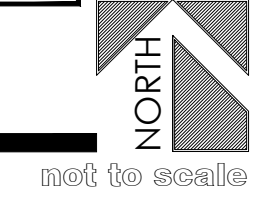
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	3/4" SCREENED DECOMPOSED GRANITE	MATCH EXISTING ADJACENT
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	ARTIFICIAL TURF	EZ-TURF NUT MEG BLEND

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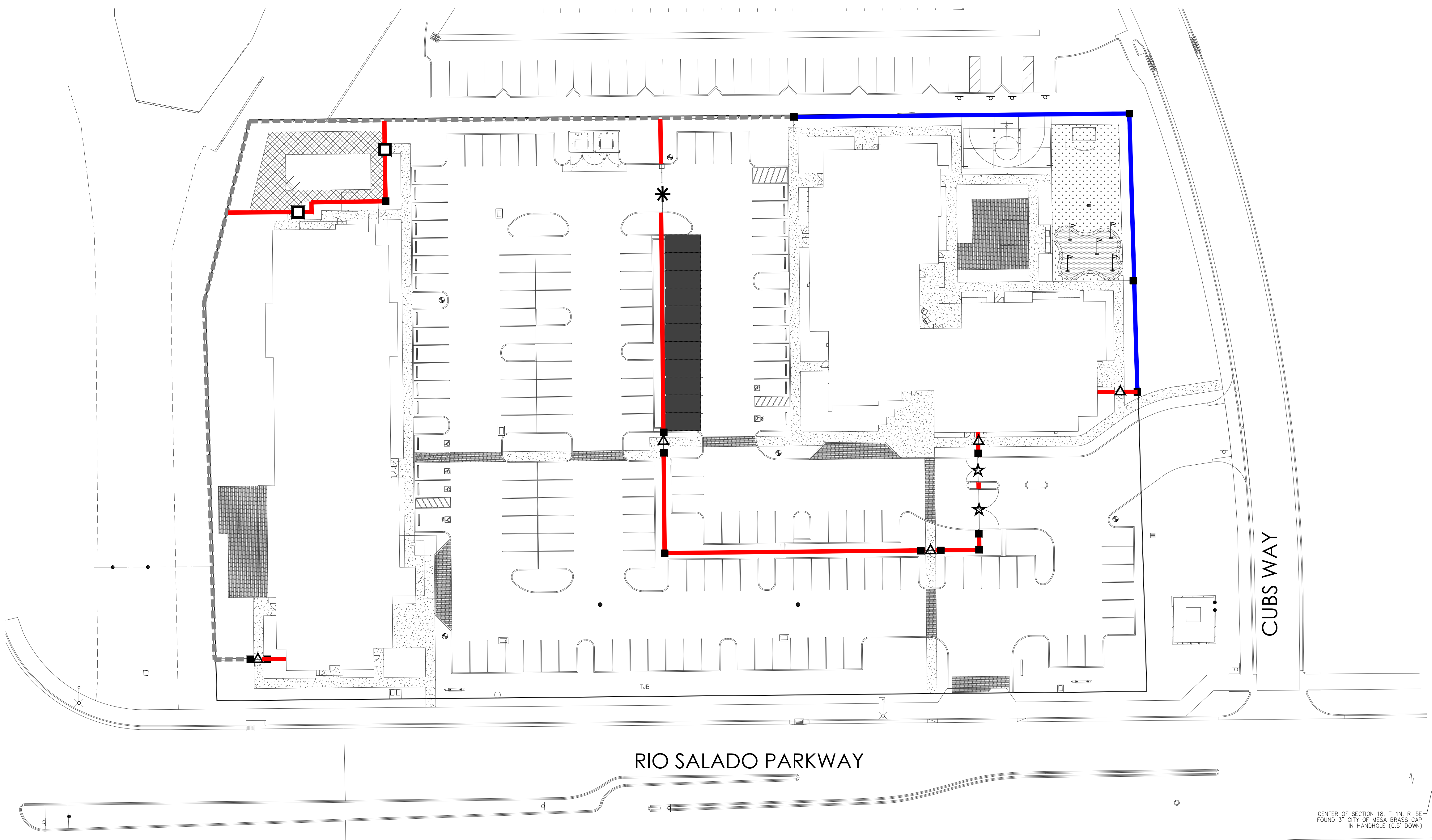
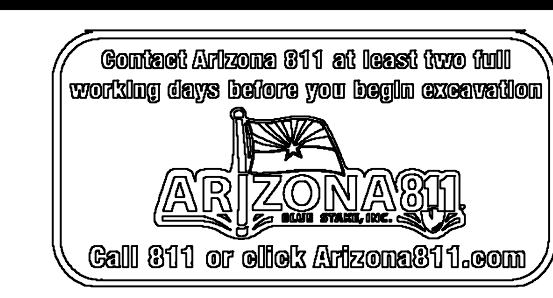
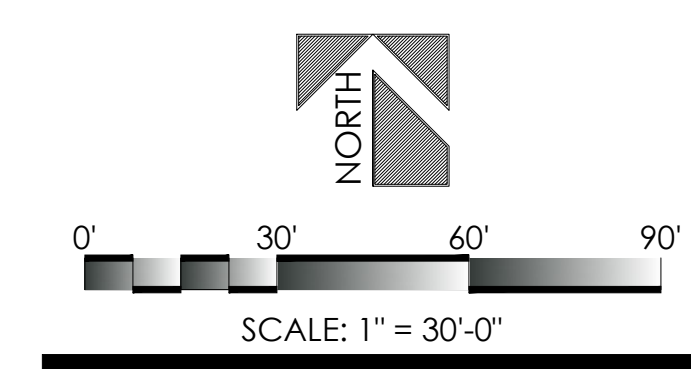


key map



MATCHLINE "A" - SEE SHEET L2.01

CD
 FOL



wall key notes

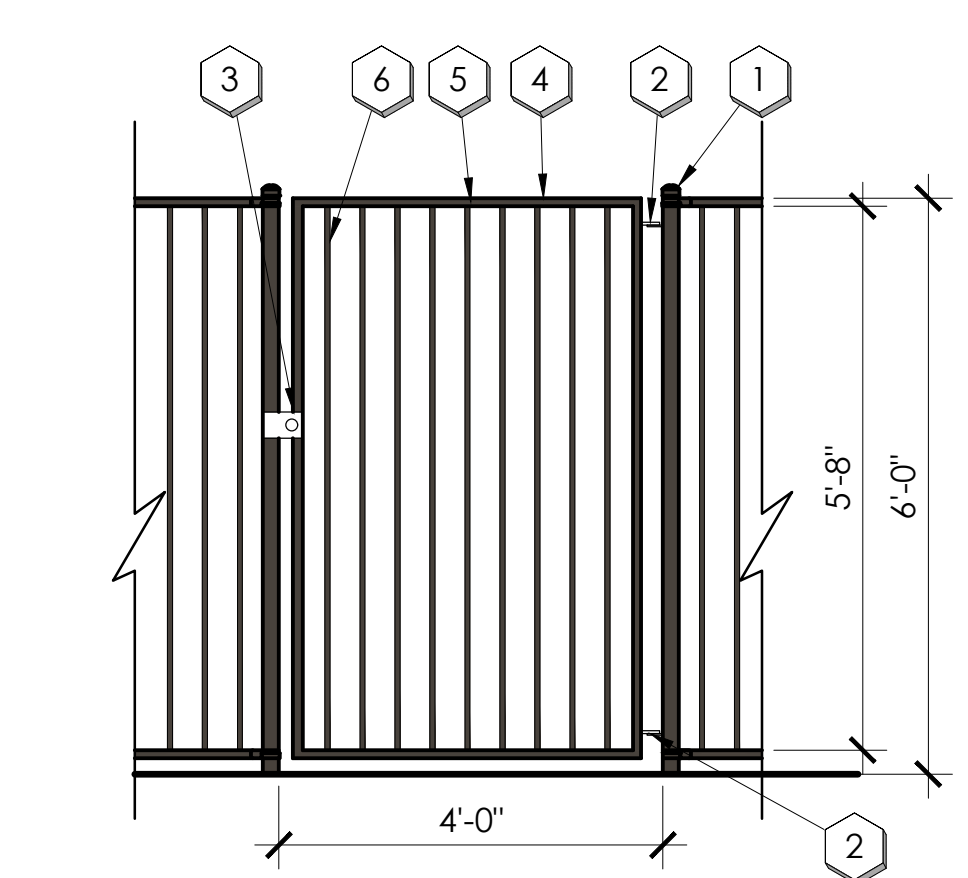
- P1** 1 6' HIGH PERIMETER THEME WALL. SEE SHEET L4.01, DETAIL 'C'. 311 L.F. TOTAL
- P2** 2 6' HIGH WROUGHT IRON FENCE. SEE SHEET L4.02, DETAIL 'D'. 509 L.F. TOTAL
- E1** 3 6' HIGH EXISTING CMU WALL. PROTECT IN PLACE
- 4 2'-0" x 2'-0" WALL PILASTER WITH PRECAST CONCRETE CAP. SEE SHEET L4.02, DETAIL 'A' QUANTITY: 15
- ★ 5 PROPOSED ENTRY SWING GATE LOCATION. SEE SHEET L4.01, DETAIL 'F'.
- * 6 PROPOSED ENTRY SLIDE GATE LOCATION. SEE SHEET L4.02, DETAIL 'E'.
- △ 7 PROPOSED PEDESTRIAN ENTRANCE. SEE SHEET L4.01, DETAIL 'A'.
- 8 PROPOSED POOL GATE. SEE SHEET L4.01, DETAIL 'B'.

NOTE:
 ALL WALLS NOT SHOWN ON THE PLAN
 WILL BE STANDARD 6'-0" HIGH 4" x 8" x 16"
 DOOLEY BLOCK WALLS WITH 'H' PILASTERS.

RIO SALADO PARKWAY

CUBS WAY

CENTER OF SECTION 18, T=1N, R=5E
 FOUND 3" CITY OF MESA BRASS CAP
 IN HANDHOLE (0.5' DOWN)



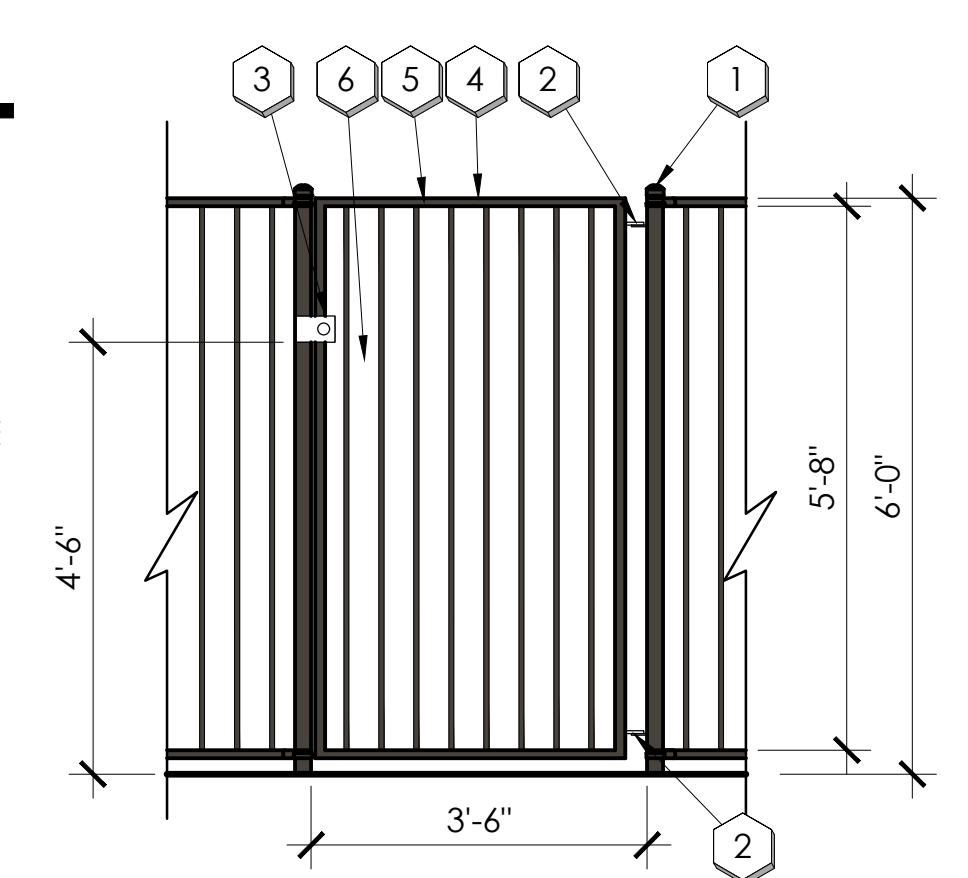
A SELF CLOSING/LATCHING PEDESTRIAN GATE

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

SCALE: 1/2" = 1'-0"

key notes

- 1 2" X 2" STEEL POSTS 14 GAUGE W/ CAST IRON FLAT CAP. SPACING 96" OR AS PER PLAN POWDERCOAT CHARCOAL GREY
- 2 SPRING LOADED HINGES (TYP.)
- 3 SELF LOCKING LATCH. PROVIDE KEY FOB AND CALL BOX WITH CODE AND CALLING FEATURE TO EACH RESIDENT'S HOME.
- 4 ACCESS GATES MUST OPEN AWAY FROM THE PROPERTY.
- 5 1" X 1" SQ. TUBULAR STEEL RAIL POWDERCOAT CHARCOAL GREY
- 6 3/4" X 3/4" SQ. TUBULAR STEEL PICKETS AT 3-3/4" O.C. MAXIMUM SPACING POWDERCOAT CHARCOAL GREY



B SELF CLOSING/LATCHING POOL GATE

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

SCALE: 1/2" = 1'-0"

key notes

- 1 2" X 2" STEEL POSTS 14 GAUGE W/ CAST IRON FLAT CAP. SPACING 96" OR AS PER PLAN POWDERCOAT CHARCOAL GREY
- 2 SPRING LOADED HINGES (TYP.)
- 3 SELF LOCKING LATCH @ 54" ABOVE FINISH GRADE WHEN THE LATCHING MECHANISM IS LESS THAN 54 INCHES ABOVE GROUND, IT MUST BE ON THE POOL OF THE GATE AND AT LEAST 3" BELOW THE TOP OF THE GATE. PROVIDE KEY FOB TO EACH RESIDENT.
- 4 ACCESS GATES MUST OPEN AWAY FROM THE POOL.
- 5 1" X 1" SQ. TUBULAR STEEL RAIL POWDERCOAT CHARCOAL GREY
- 6 3/4" X 3/4" SQ. TUBULAR STEEL PICKETS AT 3-3/4" O.C. MAXIMUM SPACING POWDERCOAT CHARCOAL GREY

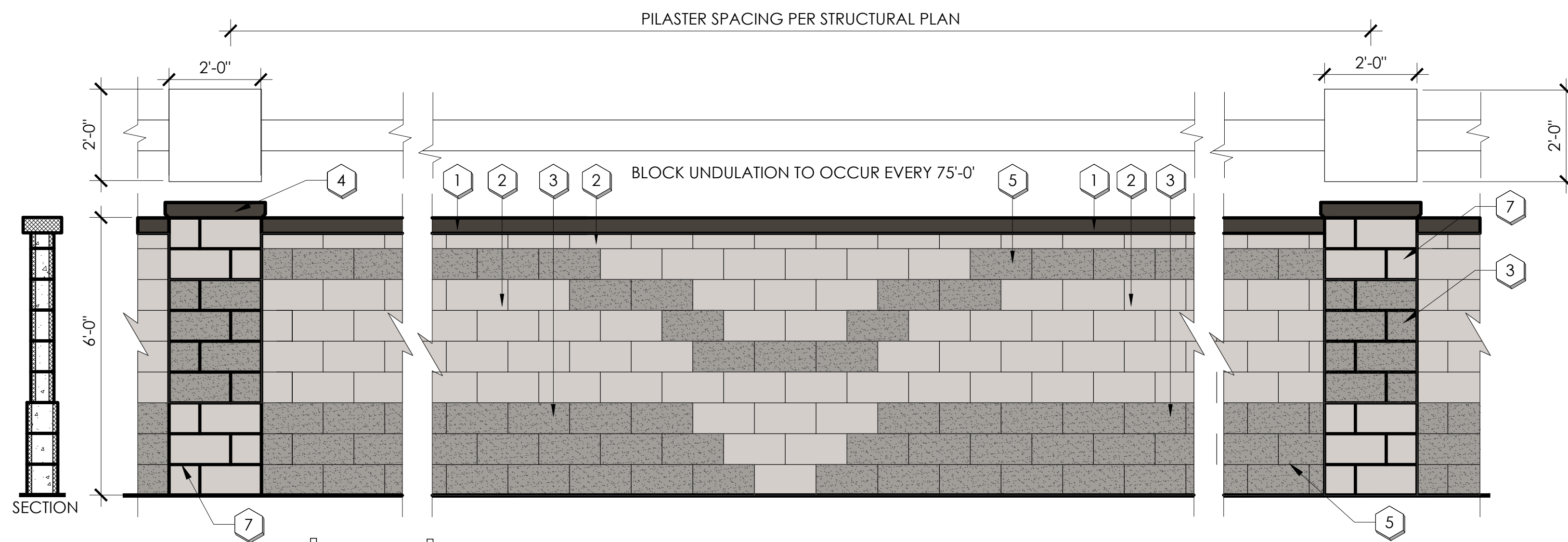
CUBS PRO HOUSING
 RIO SALADO PKWY & CUBS WAY
 MESA, ARIZONA 85201

PROJECT:

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JOB NO: 25-053
 DATE: -
 DRAWN BY: B. PAUL
 SUBMITTED: 12.17.2025
 REVISED:

SHEET
L4.01

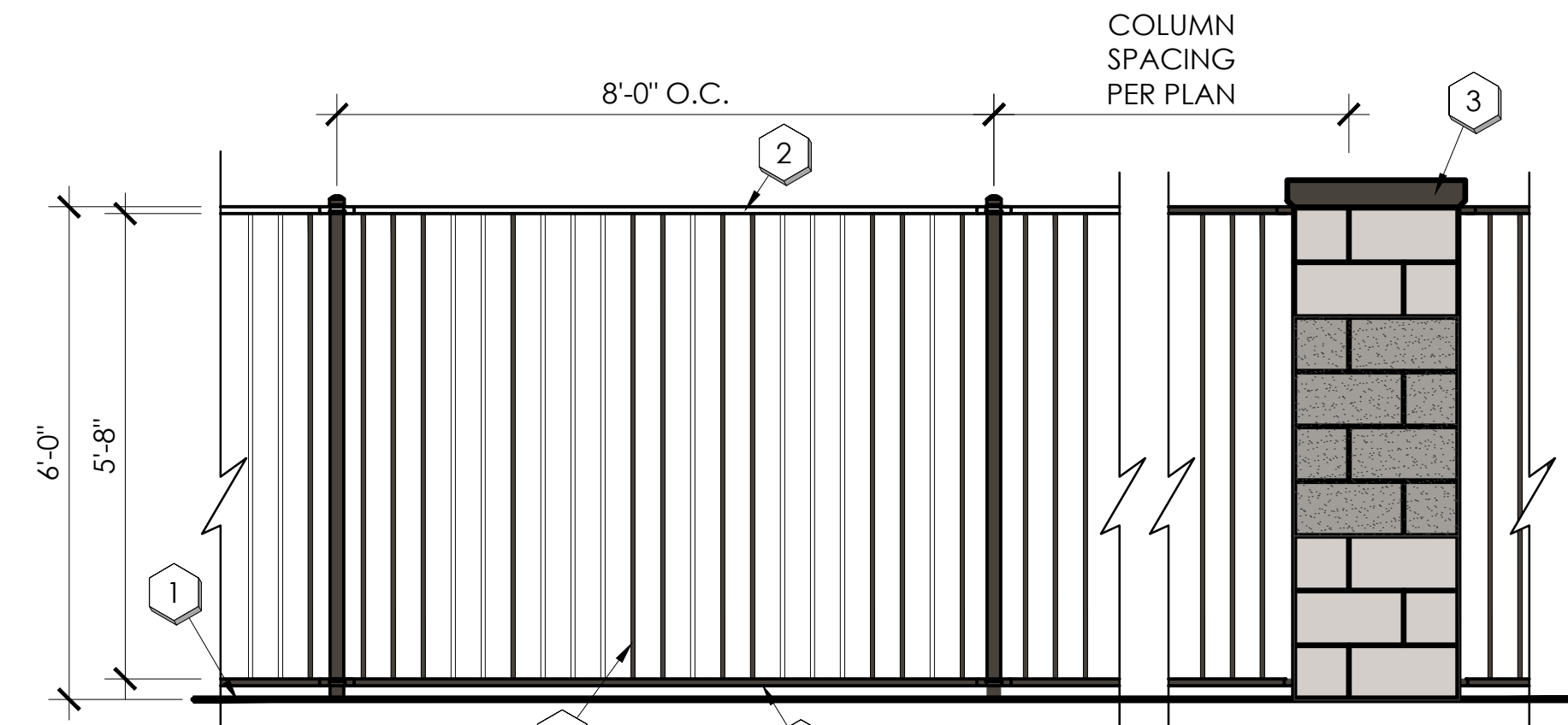


key notes

- 1 10" X 4" X 16" SMOOTH ACCENT CAP
- 2 6" X 8" X 16" CMU BLOCK
- 3 8" X 8" X 16" SPLIT FACE CMU BLOCK
- 4 PRECAST PC-28 CONCRETE CAP
- 5 6" X 8" X 16" SPLIT FACE CMU BLOCK
- 6 4" X 8" X 16" CMU BLOCK
- 7 8" X 8" X 16" CMU BLOCK

WALL ELEVATION

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. STRUCTURAL DETAILS PROVIDED BY OTHERS UNDER SEPARATE PERMIT. SCALE: 1/2" = 1'-0"

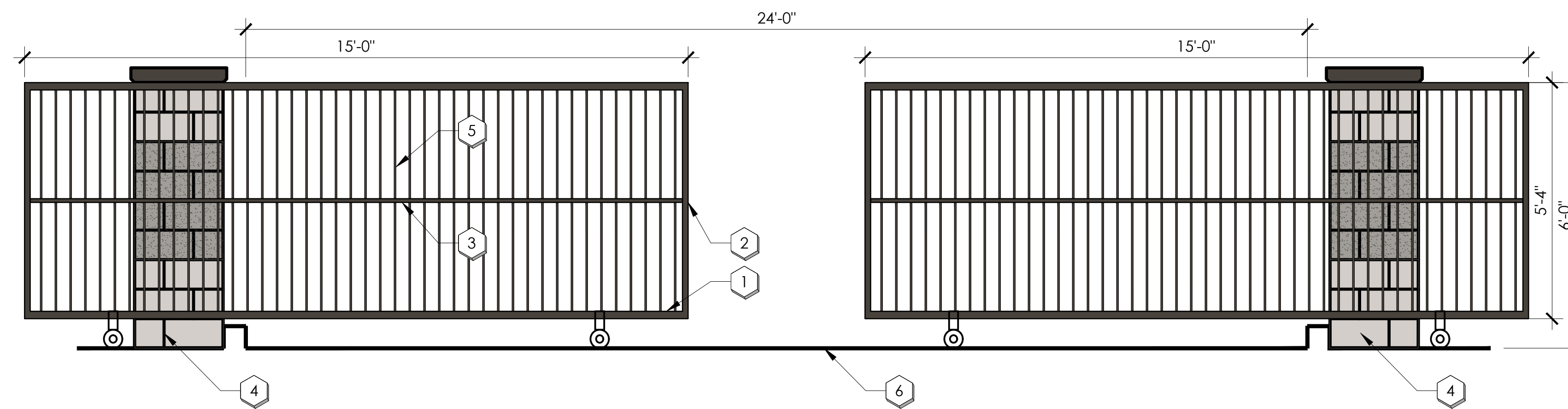


key notes

- 1 FINISH GRADE
- 2 1" X 1" SQ. TUBULAR STEEL RAIL POWDERCOAT CHARCOAL GREY
- 3 24" X 24" CMU BLOCK COLUMN SEE DETAIL "C" ON SHEET L.05
- 4 3/4" X 3/4" SQ. TUBULAR STEEL PICKETS AT 3-3/4" O.C. MAXIMUM SPACING POWDERCOAT CHARCOAL GREY

6'-0" WROUGHT IRON FENCE

SCALE: 1/2" = 1'-0"

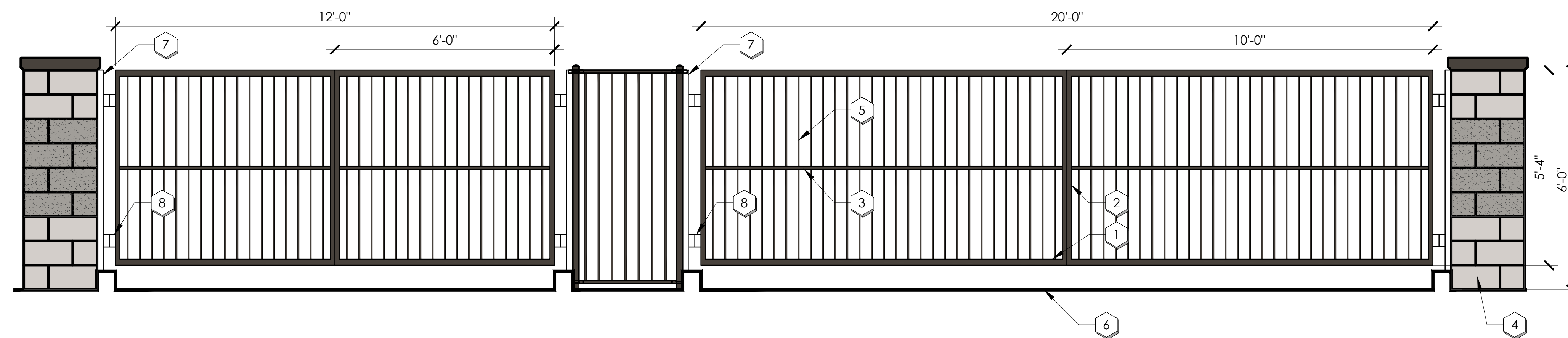


key notes

- 1 2" X 2" SQUARE TUBULAR STEEL FRAME. POWDERCOAT CHARCOAL GREY
- 2 1-1/2" X 2" RECTANGULAR TUBULAR STEEL FRAME. POWDERCOAT CHARCOAL GREY
- 3 1" X 1" SQUARE TUBULAR STEEL RAIL POWDERCOAT CHARCOAL GREY
- 4 2'-0" X 2'-0" WALL PILASTER
- 5 3/4" X 3/4" SQ. TUBULAR STEEL PICKETS AT 3-3/4" O.C. MAXIMUM SPACING POWDERCOAT CHARCOAL GREY
- 6 FINISH GRADE

SLIDE GATE ELEVATION

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. STRUCTURAL DETAILS PROVIDED BY OTHERS UNDER SEPARATE PERMIT. SCALE: 1/2" = 1'-0"

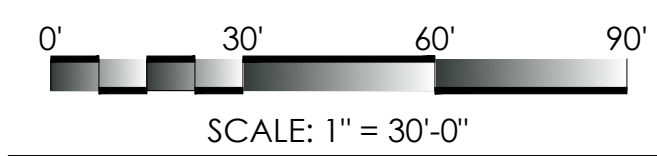
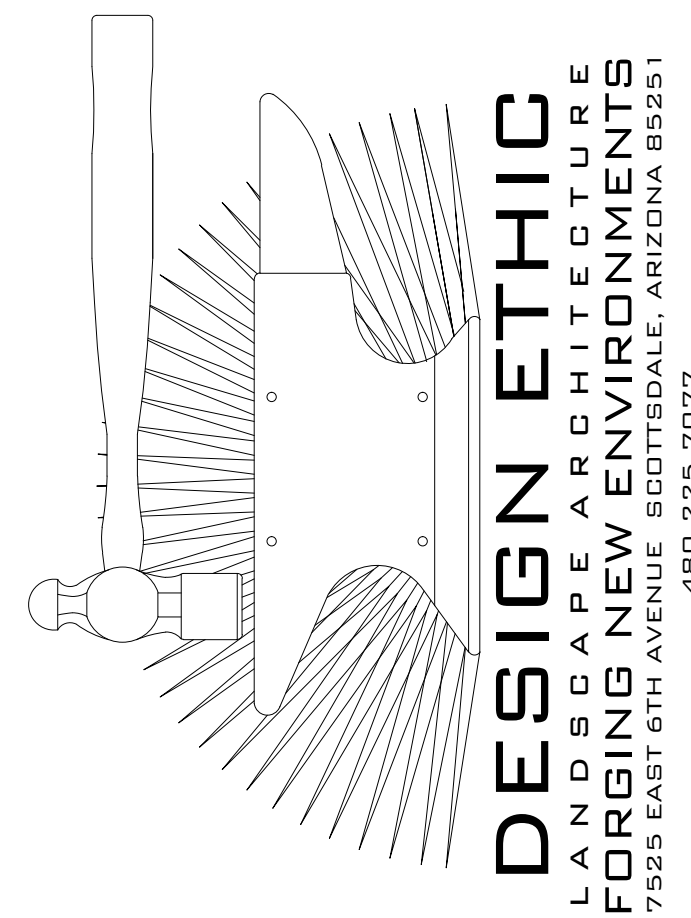


key notes

- 1 2" X 2" SQUARE TUBULAR STEEL FRAME. POWDERCOAT CHARCOAL GREY
- 2 1-1/2" X 2" RECTANGULAR TUBULAR STEEL FRAME. POWDERCOAT CHARCOAL GREY
- 3 1" X 1" SQUARE TUBULAR STEEL RAIL POWDERCOAT CHARCOAL GREY
- 4 2'-0" X 2'-0" WALL PILASTER
- 5 3/4" X 3/4" SQ. TUBULAR STEEL PICKETS AT 3-3/4" O.C. MAXIMUM SPACING POWDERCOAT CHARCOAL GREY
- 6 FINISH GRADE
- 7 2" X 2" STEEL POSTS 14 GAUGE W/ CAST IRON FLAT CAP.
- 8 SPRING LOADED HINGES (TYP.)

MAIN ENTRY/EXIT SWING GATE ELEVATION

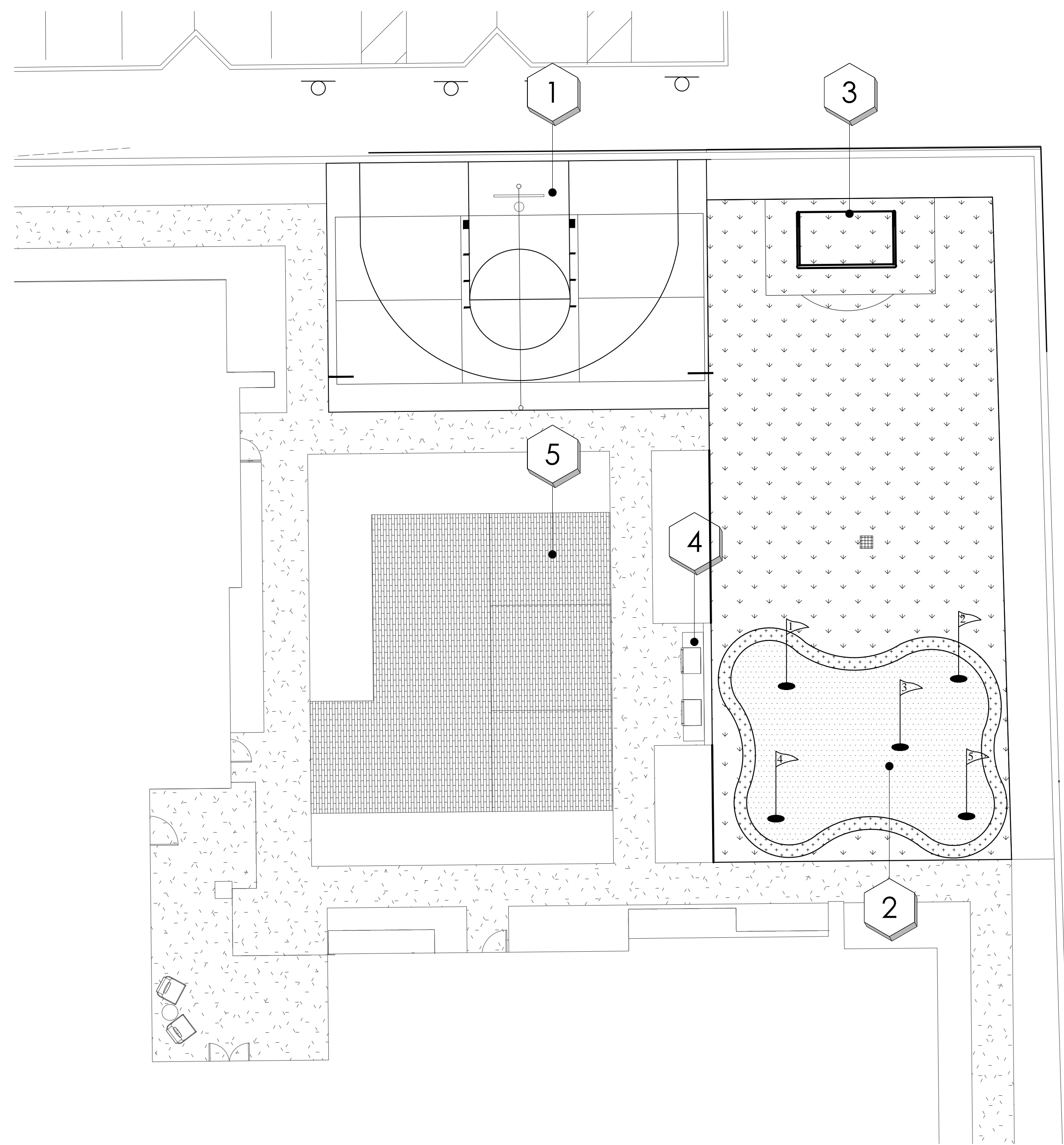
NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. STRUCTURAL DETAILS PROVIDED BY OTHERS UNDER SEPARATE PERMIT. SCALE: 1/2" = 1'-0"



CUBS PRO HOUSING
 RIO SALADO PKWY & CUBS WAY
 MESA, ARIZONA 85201

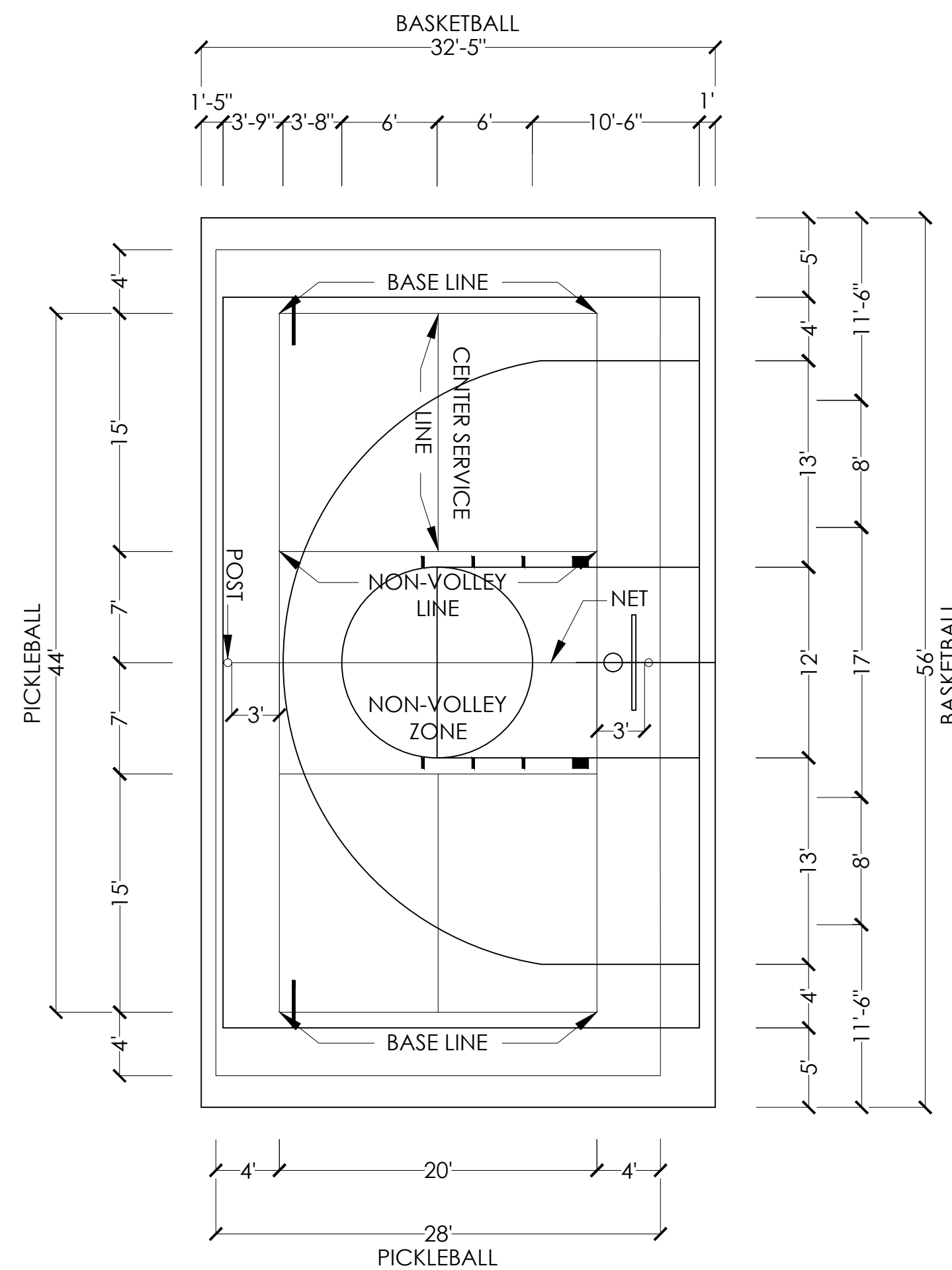
PROJECT: _____ SHEET TITLE: _____

JOB NO: 25-053
 DATE: -
 DRAWN BY: B. PAUL
 SUBMITTED: 12.17.2025
 REVISED: _____



amenities key notes

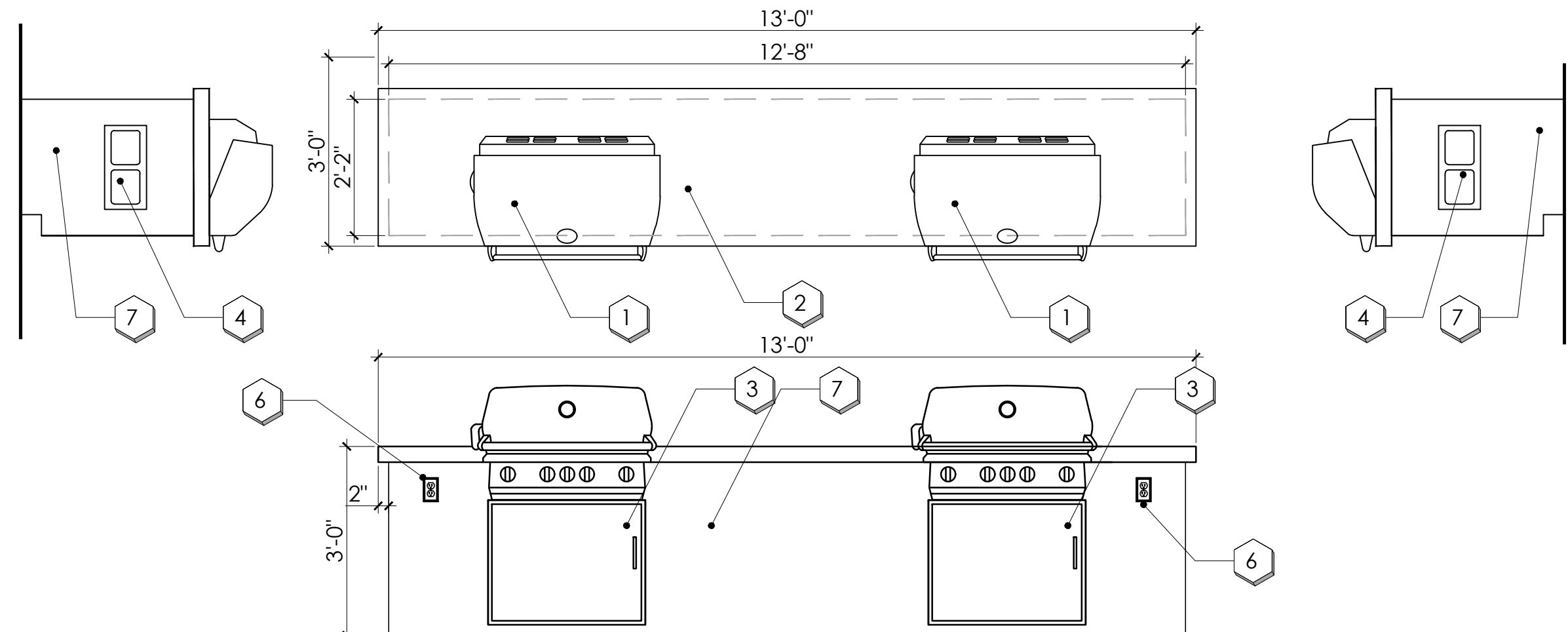
- 1 SPORTS COURT
- 2 PUTTING GREEN
- 3 HALF SOCCER FIELD AREA
- 4 BBQ GRILL AREA.
- 5 OUTDOOR PATIO SEE -



SPORT COURT

NOTE: CONCRETE FOUNDATION FOR SPORT COURT TO BE EVALUATED AND DETERMINED BY ENGINEER.

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

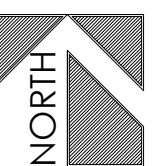
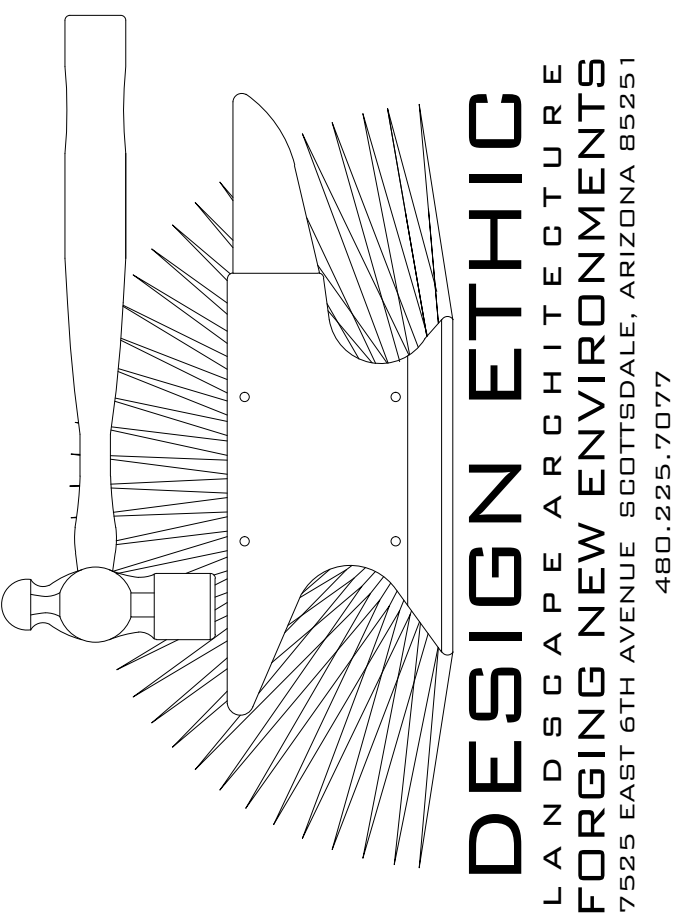


key notes

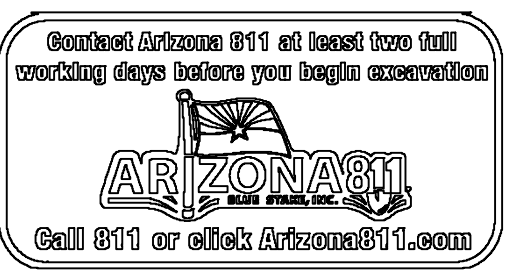
- 1 BBQ GAL. # 368433 - TURBO ELITE 5B +RB NGL CUT OUT DIMENSIONS: 38.5" (W) X 19.75" (D) X 9.5" (H) PRODUCT DIMENSIONS: 39.75" (W) X 25" (D) X 9" (H)
- 2 3" THICK POURED IN PLACE CONCRETE COUNTERTOP
- 3 ACCESS DOOR w/ LOCK VERIFY CUTOUT REQUIREMENTS
- 4 VENT BLOCK ON SIDE OF BBQ ISLAND
- 5 GASAV-R AUTOMATIC GAS SHUT-OFF AND TIMER VALVE (INTERNAL - NOT SHOWN)
- 6 OUTDOOR RATED GFCI OUTLET ELECTRICAL TO BE COORDINATED BY CONTRACTOR AT INSTALL
- 7 STUCCO AND PAINT BLOCK TO MATCH BUILDINGS

36"W BBQ @ 36"H

SCALE: 1/2" = 1'-0"



SCALE: 1" = 30'-0"



CUBS PRO HOUSING
RIO SALADO PKWY & CUBS WAY
MESA, ARIZONA 85201

AMENITIES

PROJECT:

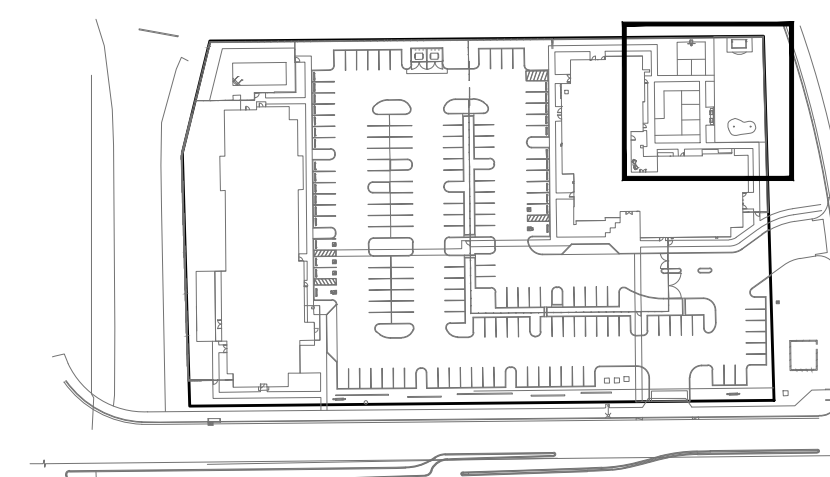
SHEET TITLE:

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SUBMITTED: 12.17.2025
REVISED:

SHEET

L5.01

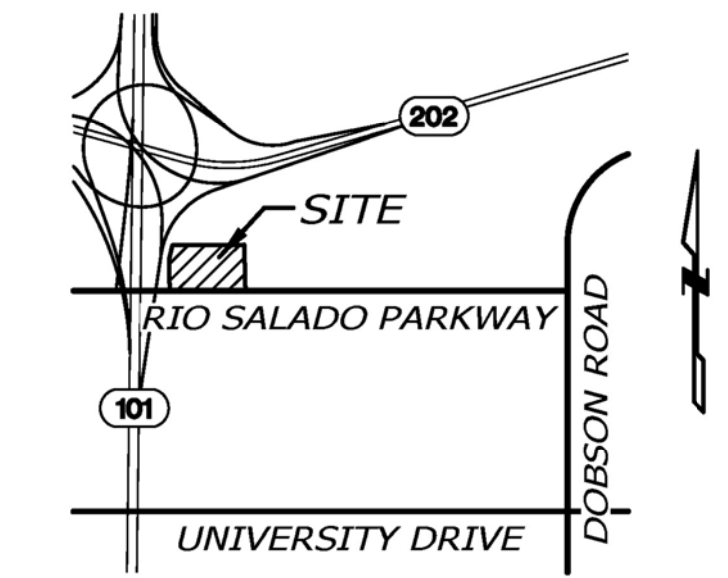
8 of 9



key map



not to scale



VICINITY MAP
NOT TO SCALE

CLIENT:
BOYD DEVELOPMENT COMPANY, LLC
17770 N. PACESETTER WAY
SCOTTSDALE, ARIZONA 85255

CONTACT: JONATHAN BOYD
PHONE: (480) 250-4244
EMAIL: JBOYD@BOYDDEVCO.COM

ENGINEER:
3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: DAN G. MANN, P.E.
PHONE: (602) 334-4381
EMAIL: DAN@3ENGINEERING.COM

ARCHITECT:
DESIGNCELL ARCHITECTURE
1785 VILLAGE CENTER CIRCLE #100
LAS VEGAS, NEVADA 89134

CONTACT: KASTYTIS CECHAVICIUS
PHONE: (702) 244-0013
EMAIL: KASTIS@DESIGN-CELL.COM

BENCHMARK:
CITY OF MESA BENCHMARKS LOCATED AT THE SOUTHWEST CORNER OF DOBSON ROAD AND UNIVERSITY DRIVE BEING A CONCRETE NAIL WITH TAG IN TOP OF CURB, HAVING AN ELEVATION OF 1211.61', NAVD 88.

BASIS OF BEARING:
THE BASIS OF BEARING IS THE CITY OF MESA BENCHMARKS LOCATED AT THE INTERSECTION OF DOBSON ROAD AND UNIVERSITY DRIVE BEING A CONCRETE NAIL WITH TAG IN TOP OF CURB AND THE INTERSECTION OF ALMA SCHOOL ROAD AND UNIVERSITY DRIVE BEING A CONCRETE NAIL WITH TAG IN TOP OF CURB, USING A BEARING OF SOUTH 89 DEGREES 59 MINUTES 12 SECONDS WEST 5467.26 FEET.

APN NUMBERS:
135-38-001M & 135-38-001N

ADDRESS:
2630 W. RIO SALADO PARKWAY
MESA, ARIZONA 85201

NET AREA:
136,776 S.F. OR 3.140 ACRES

LEGAL DESCRIPTION:

PARCEL NO. 1
THE EAST 378.63 FEET OF THE WEST 1045.00 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE LOT 2, SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE SOUTH 45.00 FEET THEREOF.

PARCEL NO. 2
THE EAST 166.37 FEET OF THE WEST 666.37 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF LOT 2, SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE SOUTH 45.00 FEET THEREOF; AND
EXCEPT THAT PORTION LYING WEST OF THE FOLLOWING LINE DESCRIPTION:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 18;
THENCE ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 18 NORTH 89 DEGREES 26 MINUTES 36 SECONDS EAST 574.24 FEET;
THENCE NORTH 0 DEGREES 33 MINUTES 24 SECONDS WEST 45.00 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY;
THENCE NORTH 1 DEGREES 39 MINUTES 43 SECONDS WEST 203.90 FEET;
THENCE NORTH 13 DEGREES 57 MINUTES 05 SECONDS EAST 92.81 FEET TO THE POINT OF ENDING ON THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY.

RETENTION CALCULATIONS

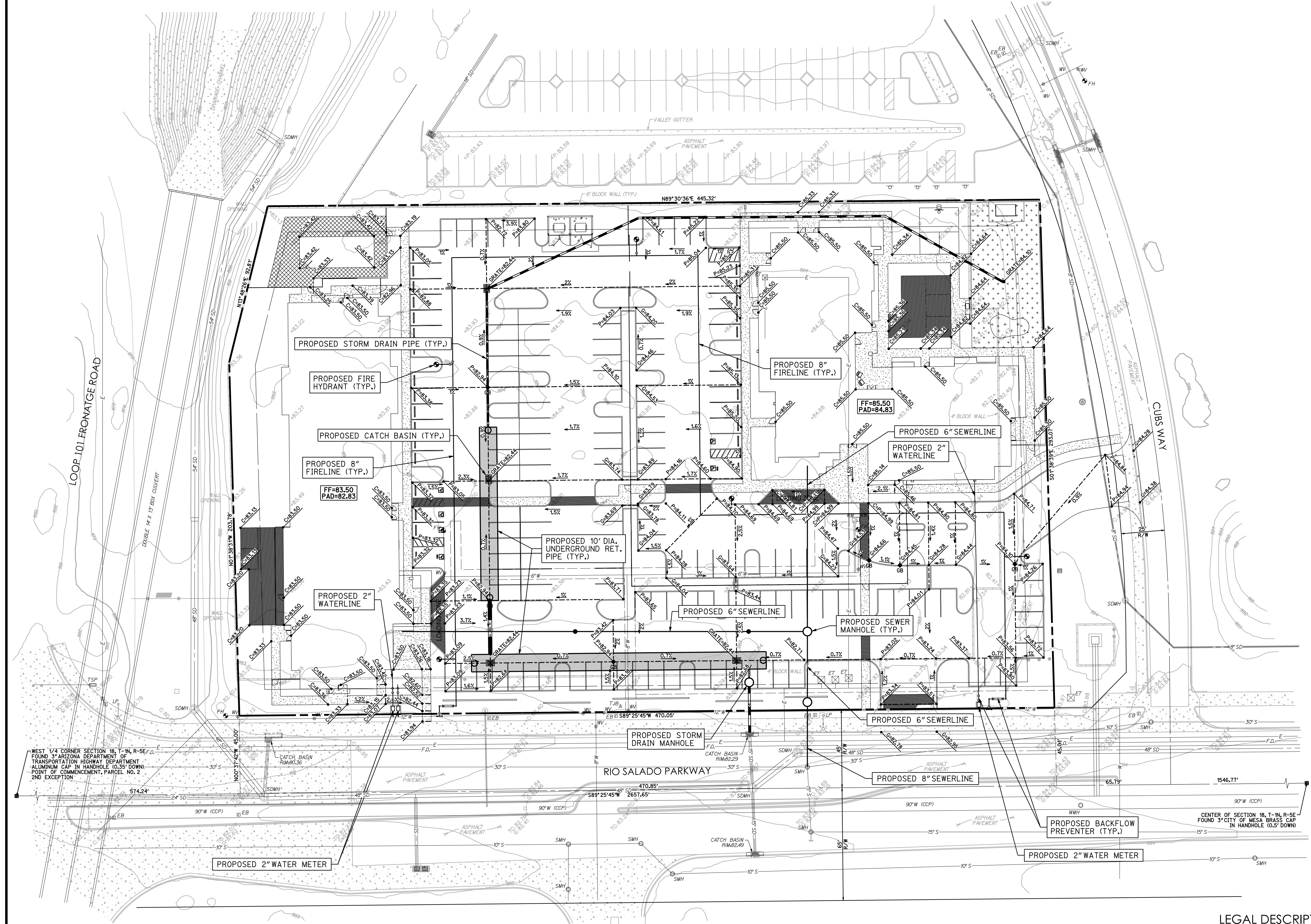
100-YEAR, 2-HOUR STORM EVENT

SITE
C = 0.85
P = 2.16
AREA = 136,766 SF

$$(0.85) \left(\frac{2.16}{12} \right) (136,766) = 20,925 \text{ CF REQUIRED}$$

270 L.F. - 10' DIA. C.M.P. = 21,206 CF PROVIDED

TOTAL RETENTION = 21,206 CF PROVIDED



LEGEND

- | | | | | | |
|-----------|---------------------------------------|-----|---|-----|-------------------------------|
| --- | PROPERTY / BOUNDARY LINE | ▣ | PROPOSED CATCH BASIN | —○— | PROPOSED WATER LINE & V.B.&C. |
| 118.3 | EXISTING CONTOUR ELEVATION | —○— | PROPOSED STORM DRAIN PIPE | —○— | PROPOSED SEWER PIPE |
| 85 | PROPOSED CONTOUR ELEVATION | ○ | PROPOSED DRYWELL | ○ | PROPOSED SEWER MANHOLE |
| +86.34 | EXISTING SPOT ELEVATION | ○ | PROPOSED UNDERGROUND RETENTION PIPE | • | PROPOSED SEWER CLEANOUT |
| TC: 80.51 | EXISTING TOP OF CURB & GUTTER ELEV. | LPX | | | |
| +P: 84.05 | EXISTING PAVEMENT ELEVATION | ET | EXISTING LIGHT POLE | | |
| +C: 85.35 | INDICATES EXISTING CONCRETE ELEVATION | EB | INDICATES EXISTING ELECTRIC TRANSFORMER | | |
| 15.0 | PROPOSED GROUND ELEVATION | WM | EXISTING WATER METER | | |
| TC | DIRECTION OF FLOW & SLOPE | BWV | EXISTING BACKFLOW PREVENTER VALVE | | |
| —○— | PROPOSED TOP OF CURB & GUTTER ELEV. | T | EXISTING BURIED TELEPHONE CONDUIT | | |
| P= | PROPOSED PAVEMENT ELEVATION | E | EXISTING BURIED ELECTRIC CONDUIT | | |
| C= | PROPOSED TOP OF CONC. ELEVATION | 8W | EXISTING WATER LINE, VALVE & SIZE | | |
| ◆ | PROPOSED GRADE BREAK | FH | EXISTING FIRE HYDRANT | | |
| FF= | PROPOSED FINISH FLOOR ELEVATION | 8S | EXISTING SEWER LINE & SIZE | | |
| PAD= | PROPOSED PAD ELEVATION | | | | |



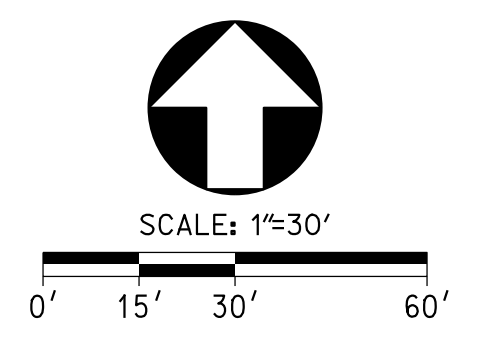
3eengineering SURVEYING
civil engineering
planning
REGISTERED PROFESSIONAL ENGINEER
D. MANN
CAD TECH: PHILIP Y.
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6370 E. THOMAS ROAD
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SCOTTSDALE, ARIZONA 85251
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FAX: (602) 495-3230
WWW.3ENGINEERING.COM

DATE: 11/21/25

PROJECT NO:
2312

SHEET NO:
PGRD01
1 of 1



EXTERIOR MATERIALS			
Mark	Material Description	Area	%
BR	THIN BRICK VENEER	3,842 SF	14%
MTL3	METAL PANELS - MORIN MATRIX SERIES (MX-12, MX-15, MX-13)	4,559 SF	16%
PT	EIFS INTEGRAL COLOR	19,667 SF	70%
		28,068 SF	

EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	BR2	THIN BRICK VENEER
	MTL1	SHEET METAL DARK BRONZE ANODIZED ALUMINUM
	MTL3	METAL PANELS - MORIN MATRIX SERIES (MX-12, MX-15, MX-13) COLOR - COPPER PENNY
	PT1	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - COLONNADE GRAY, SW7641
	PT3	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - GRAPY, SW7629
	BR1	THIN BRICK VENEER ELDORADO STONE - NANTUCKET



EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"



EXTERIOR ELEVATION - EAST
3/32" = 1'-0"



EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"



EXTERIOR ELEVATION - WEST
3/32" = 1'-0"



SOUTH ELEVATION

3/32" = 1'-0"



EAST ELEVATION

3/32" = 1'-0"

EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	BR1	BRICK VENEER
	MTL3	METAL PANELS - MORIN MATRIX SERIES (MX-12, MX-15, MX-13) COLOR - COPPER PENNY
	PT1	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - MOUNTAIN ROAD, SW7743
	PT2	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - VIADUCT, SW9567
	PT3	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - PEPPERCORN, SW7674
	FC3	ARMSTRONG - SYNCHRO CEILING PLANKS 8223W02M1 - MACADAMIA

EXTERIOR MATERIALS			
MARK	MATERIAL DESCRIPTION	AREA	%
BR1	BRICK VENEER	9,121 SF	21%
MTL3	METAL PANELS - MORIN MATRIX SERIES (MX-12, MX-15, MX-13)	5,913 SF	13%
PT	EIFS INTEGRAL COLOR	29,322 SF	66%
		44,356 SF	

KEYNOTES	
1	FUTURE MURAL TO BE APPLIED ON TO THE HATCHED AREA

EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	BR1	BRICK VENEER
	MTL3	METAL PANELS - MORIN MATRIX SERIES (MX-12, MX-15, MX-13) COLOR - COPPER PENNY
	PT1	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - MOUNTAIN ROAD, SW7743
	PT2	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - VIADUCT, SW9567
	PT3	EIFS INTEGRAL COLOR SHERWIN-WILLIAMS - PEPPERCORN, SW7674
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PT	EIFS INTEGRAL COLOR	29,322 SF	66%
		44,356 SF	

KEYNOTES	
1	PAINT THE SCREENING WALL TO MATCH ADJACENT FINISH



NORTH ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"

MULTIPLE RESIDENCE

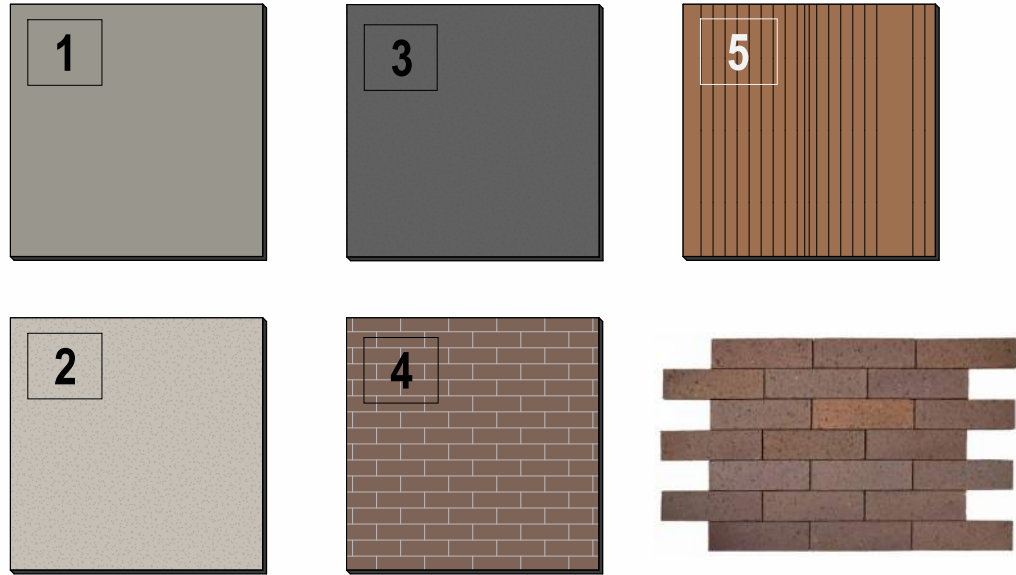
2630 W RIO SALADO PKWY, BLDG 1, MESA, AZ

JOB NUMBER: 25 018



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DR-3.5
12/16/2025



- 1 **PT-1** EIFS / STUCCO PAINTED, SHERWIN WILLIAMS - SUMMIT GRAY, SW7669
- 2 **PT-2** EIFS / STUCCO PAINTED, SHERWIN WILLIAMS - VIADUCT, SW9567
- 3 **PT-3** EIFS / STUCCO PAINTED, SHERWIN WILLIAMS - PEPPERCORN, SW7674
- 4 **BR-1** THIN BRICK VENEER, INTERSTATE BRICK - WALNUT
- 5 **MTL-3** METAL PANELS - MORIN MATRIX SERIES (MX-12, MX-15, MX-13), COLOR - COPPER PENNY



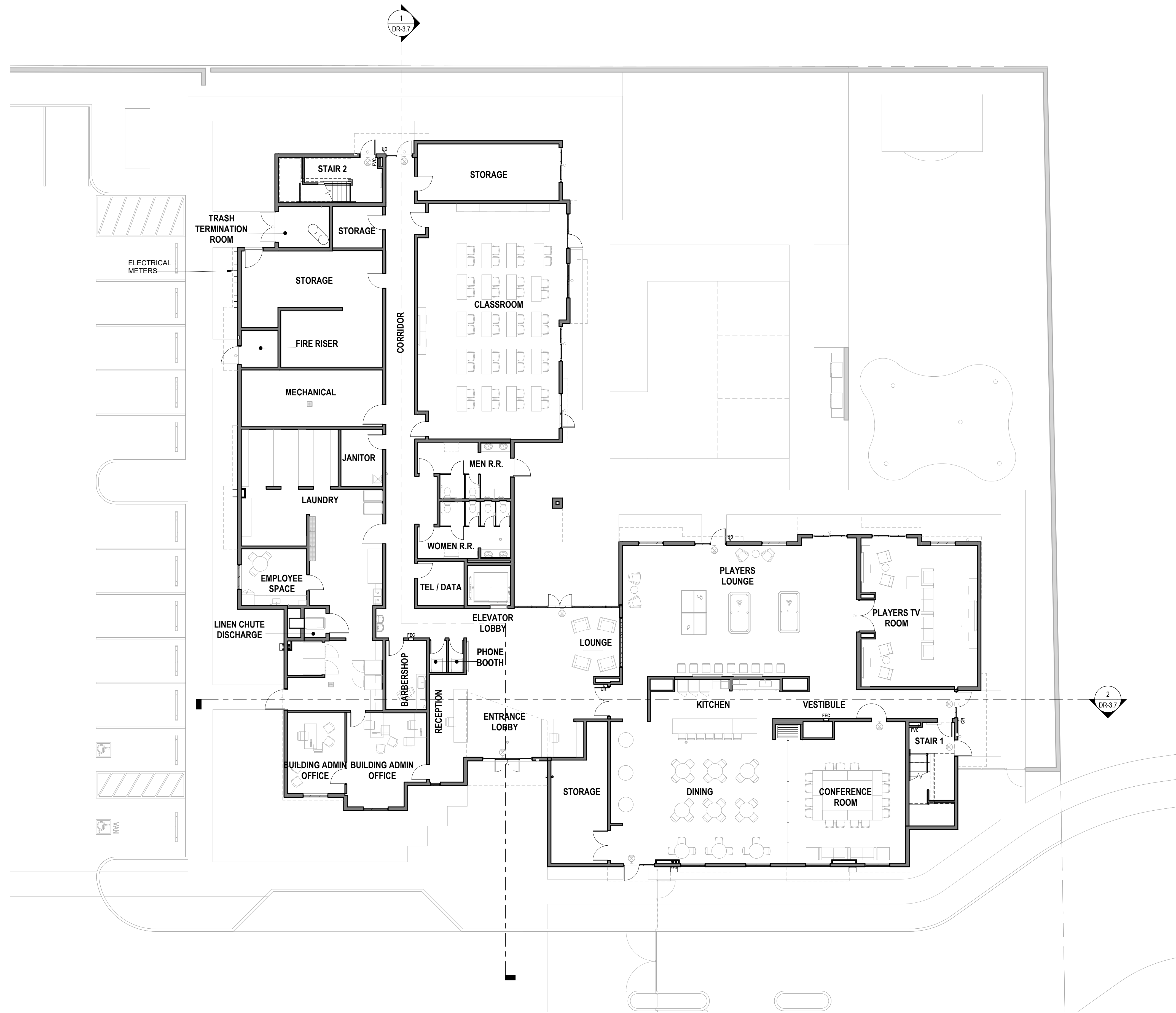
MULTIPLE RESIDENCE

2630 W RIO SALADO PKWY, BLDG 1, MESA, AZ

JOB NUMBER: 25 018



DR-3.6
MATERIAL BOARD

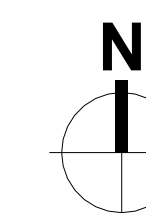


OVERALL DISTRIBUTION	
UNIT TYPE	COUNT
LEVEL 2	
2BDRM C1	6
2BDRM C2 CORNER	1
3BDRM D1	2
	9
LEVEL 3	
2BDRM C1	6
2BDRM C2 CORNER	1
3BDRM D1	2
	9
LEVEL 4	
2BDRM C1	6
2BDRM C2 CORNER	1
3BDRM D1	2
	9
LEVEL 5	
2BDRM C1	6
2BDRM C2 CORNER	1
3BDRM D1	2
	9
TOTAL UNITS:	36

BUILDING AREA (GROSS)	
LEVEL	AREA
LEVEL 1	12,880 SF
LEVEL 2	12,824 SF
LEVEL 3	12,822 SF
LEVEL 4	13,045 SF
LEVEL 5	13,045 SF
TOTAL AREA:	64,616 SF

FLOOR PLAN - LEVEL 1

3/32" = 1'-0"



MULTIPLE RESIDENCE

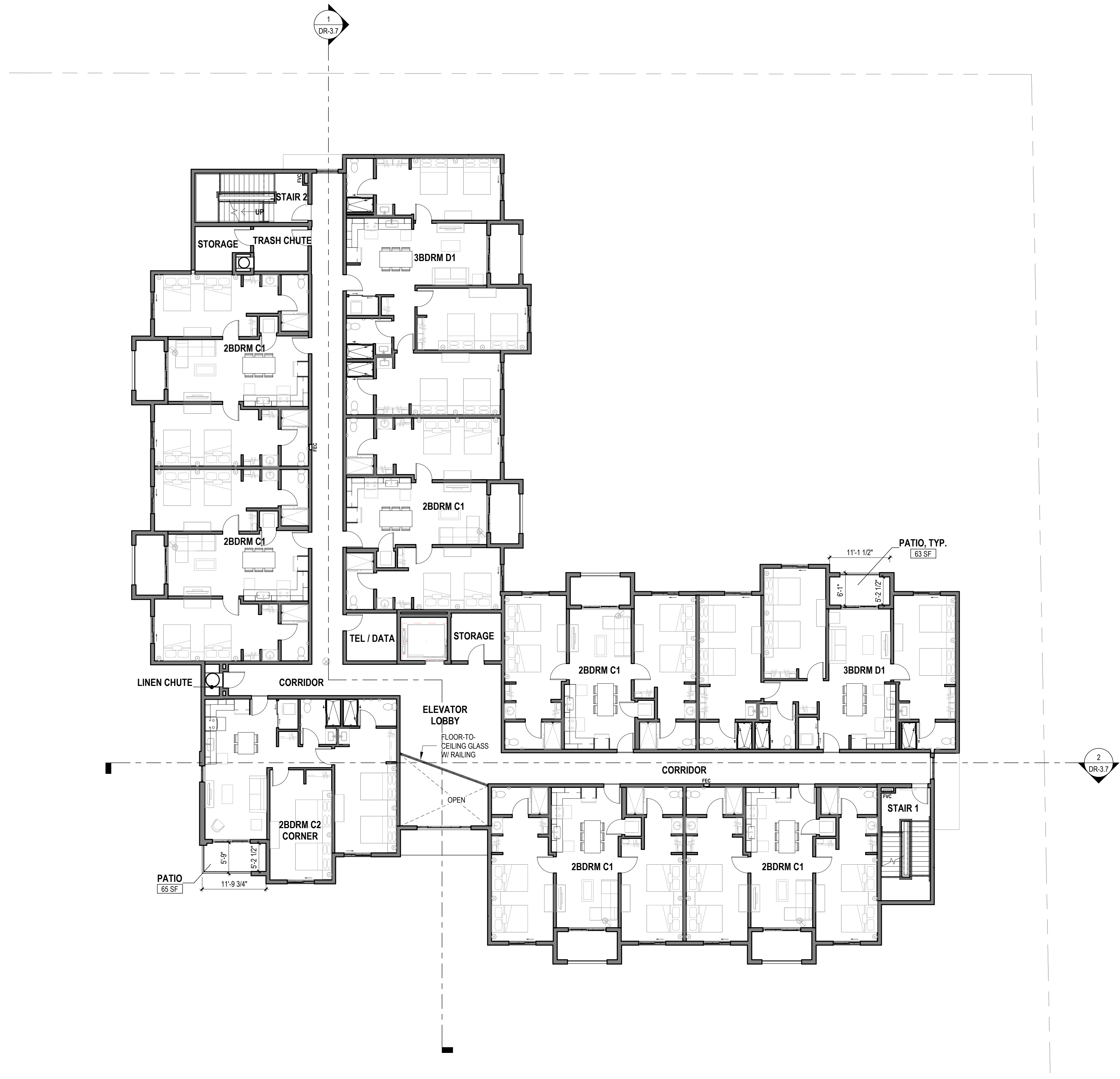
2630 W RIO SALADO PKWY, BLDG 1, MESA, AZ

JOB NUMBER: 25 018



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12/16/2025

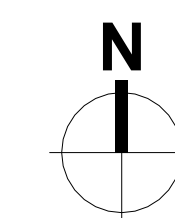


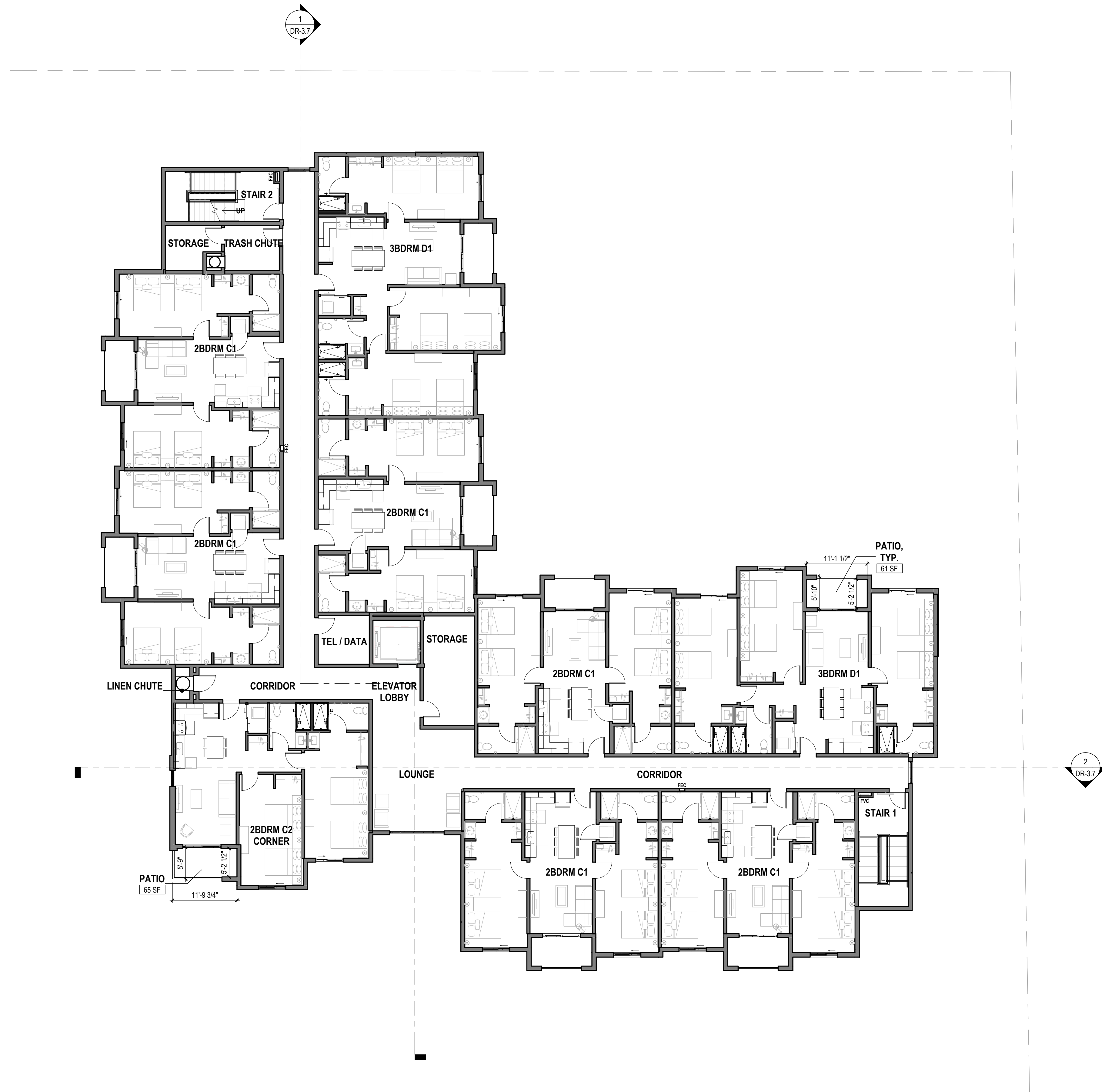
OVERALL DISTRIBUTION	
UNIT TYPE	COUNT
LEVEL 2	
2BDRM C1	6
2BDRM C2 CORNER	1
3BDRM D1	2
	9
LEVEL 3	
2BDRM C1	6
2BDRM C2 CORNER	1
3BDRM D1	2
	9
LEVEL 4	
2BDRM C1	6
2BDRM C2 CORNER	1
3BDRM D1	2
	9
LEVEL 5	
2BDRM C1	6
2BDRM C2 CORNER	1
3BDRM D1	2
	9
TOTAL UNITS:	36

BUILDING AREA (GROSS)	
LEVEL	AREA
LEVEL 1	12,880 SF
LEVEL 2	12,824 SF
LEVEL 3	12,822 SF
LEVEL 4	13,045 SF
LEVEL 5	13,045 SF
TOTAL AREA:	64,616 SF

FLOOR PLAN - LEVEL 2

3/32" = 1'-0"



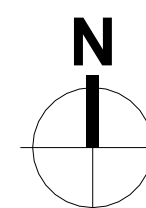


OVERALL DISTRIBUTION	
UNIT TYPE	COUNT
LEVEL 2	
2BDRM C1	6
2BDRM C2 CORNER	1
3BDRM D1	2
	9
LEVEL 3	
2BDRM C1	6
2BDRM C2 CORNER	1
3BDRM D1	2
	9
LEVEL 4	
2BDRM C1	6
2BDRM C2 CORNER	1
3BDRM D1	2
	9
LEVEL 5	
2BDRM C1	6
2BDRM C2 CORNER	1
3BDRM D1	2
	9
TOTAL UNITS:	36

BUILDING AREA (GROSS)	
LEVEL	AREA
LEVEL 1	12,880 SF
LEVEL 2	12,824 SF
LEVEL 3	12,822 SF
LEVEL 4	13,045 SF
LEVEL 5	13,045 SF
TOTAL AREA:	64,616 SF

FLOOR PLAN - LEVELS 3 - 5

3/32" = 1'-0"



MULTIPLE RESIDENCE

2630 W RIO SALADO PKWY, BLDG 1, MESA, AZ

JOB NUMBER: 25 018



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DR-3.3

12/16/2025



BUILDING SECTION

3/32" = 1'-0"



BUILDING SECTION

3/32" = 1'-0"

MULTIPLE RESIDENCE

2630 W RIO SALADO PKWY, BLDG 1, MESA, AZ

JOB NUMBER: 25 018



1785 VILLAGE CENTER CIR #100
LAS VEGAS, NV 89134
(702) 403-1575
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DR-3.7

12/16/2025

Citizen Participation Report for The Den on Rio Salado

February 19, 2025

Purpose: The purpose of this Citizen Participation Report is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of a Rezone application for The Den on Rio Salado (“The Den”), located at 2630 W Rio Salado Parkway, Mesa AZ 85201 (“the Site”). The Site is approximately 3.14+/- acres at the northeast corner of Price Road and Rio Salado Parkway. The Den will consist of two buildings. Building one will be a 5-story Private Boarding house facility with 36 units totaling 67,000 sf, with roughly 13,400 sf on the 1st floor of a commercial area. Building two will consist of a four-story Hotel with 103 Rooms. Both buildings will have a maximum height of 65 feet. This plan has ensured that those affected by this application had an adequate opportunity to learn about and comment on the proposal.

Contact:

Brennan Ray
Ray Law Firm
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602-558-9934

Pre-Submittal Conference: The Pre-submittal Conference with City of Mesa Development Services staff was held on July 3rd, 2025 (PRS25-00496). Staff reviewed the application and recommended that adjacent residents, nearby registered neighborhoods, and other interested parties as identified by the City of Mesa be contacted.

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

1. A contact list was developed for citizens and agencies in this area including:
 - a. Property Owners within 1000’ of the application.
 - b. Residents, registered neighborhoods, and homeowner’s associations that are impacted as a result of the application, and other neighborhood entities identified by the City.
 - c. Interested parties that have requested that they be placed on a contact list for this application.
 - d. Interested parties that have been identified by the City.
2. All persons listed on the contact list have received a letter describing the project, project schedule, site plan, and invitation to the Design Review Board.
3. A neighborhood meeting was not required.
4. Information regarding the site was available to groups of citizens or neighborhood associations upon request.

Results- It is noted that since the date of submission, the city has received letters of opposition. These are attached below.

Schedule:

Pre-Submittal Conference - July 3, 2025

Application Submittal- November 25, 2025

2nd Submittal- December 29, 2025

Neighborhood Meeting- Not required

Design Review Board Hearing notices- January 26, 2026

Submittal of Citizen Participation Report- February 19, 2025

P&Z Board Hearing- March 11, 2026

BOA or DRB comment card

A new comment has been submitted:

Meeting Date	02/10/2026
I am commenting regarding Agenda Item No.	DRB2500936
Support/Oppose	I oppose
Comments	The traffic is going to be such a joke getting in and out of there. Especially during game times it's just going to be a mess. Do we really need this in such a small area. I think maybe using an old hotel instead of building new.
First Name	Stephanie
Last Name	Brown
Street Number and Name	2401 E. Rio Salado Pkwy. #1167
City	Tempe
State	AZ
Zip	85288
Email	Chefbrown82@aol.com
Phone	4804528228

BOA or DRB comment card

A new comment has been submitted:

Meeting Date	02/10/2026
I am commenting regarding Agenda Item No.	DRB25-00936
Support/Oppose	I oppose
Comments	Just want details
First Name	Corie
Last Name	Salas
Street Number and Name	2325 E Rio Salado Pkwy
City	Tempe
State	AZ
Zip	85288
Email	csalas@decron.com
Phone	(480) 599-7348

BOA or DRB comment card

A new comment has been submitted:

Meeting Date	02/10/2026
I am commenting regarding Agenda Item No.	DRB25-00936
Support/Oppose	I oppose
Comments	There was no neutral option. We would like to sit in and hear all the details along with the pros and cons of this project.
First Name	Nadia
Last Name	Terry
Street Number and Name	2325 E Rio Salado Pkwy
City	Tempe
State	AZ
Zip	85288
Email	nterry@decron.com
Phone	480-919-5152

BOA or DRB comment card

A new comment has been submitted:

Meeting Date	02/10/2026
I am commenting regarding Agenda Item No.	DRB 25-00936
Support/Oppose	I oppose
Comments	This along with the street car and all the new apartments will further congest the area of Rio /101 east and west.
First Name	Kelli
Last Name	Gubrud
Street Number and Name	2402 E 5th St #1459
City	Tempe
State	AZ
Zip	85288
Email	myhomegirl@gmail.com
Phone	4802491027

BOA or DRB comment card

A new comment has been submitted:

Meeting Date	02/10/2026
I am commenting regarding Agenda Item No.	Drb25-00936
Support/Oppose	I oppose
Comments	This area is already too congested with two hotels, baseball field, new condos, and ASai one mile away. I oppose this build
First Name	Ryan
Last Name	Hart
Street Number and Name	2402 E 5th st
City	Tempe
State	AZ
Zip	85288
Email	kr_h@yahoo.com
Phone	

BOA or DRB comment card

A new comment has been submitted:

Meeting Date	02/10/2026
I am commenting regarding Agenda Item No.	DRB25-00936
Support/Oppose	I oppose
Comments	We already have 2 hotels just down the street next to the Cubs facility.
First Name	Tiffany
Last Name	Tavee
Street Number and Name	
City	
State	
Zip	
Email	tiffanytavee@gmail.com
Phone	

Citizen Participation Plan for The Den on Rio Salado

November 24, 2025

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of a Rezone application for The Den on Rio Salado (“The Den”), located at 2630 W Rio Salado Parkway, Mesa AZ 85201 (“the Site”). The Site is approximately 3.14+/- acres at the northeast corner of Price Road and Rio Salado Parkway. The Den will consist of two buildings. Building one will be a 5-story Private Boarding house facility with 36 units totaling 67,000 sf, with roughly 13,400 sf on the 1st floor of a commercial area. Building two will consist of a four-story Hotel with 103 Rooms. Both buildings will have a maximum height of 65 feet. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

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Pre-Submittal Conference: The Pre-submittal Conference with City of Mesa Development Services staff was held on July 3rd, 2025 (PRS25-00496). Staff reviewed the application and recommended that adjacent residents, nearby registered neighborhoods, and other interested parties as identified by the City of Mesa be contacted.

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

1. A contact list will be developed for citizens and agencies in this area including:
 - a. Property Owners within 1000’ of the application.
 - b. Residents, registered neighborhoods, and homeowner’s associations that may be impacted as a result of the application, and other neighborhood entities identified by the City.
 - c. Interested parties which have requested that they be placed on a contact list for this application.
 - d. Interested parties that have been identified by the City.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan, and invitation to a neighborhood meeting, that will be held at a location, date, and time that has yet to be determined. The meeting will be an introduction to the project, and an opportunity to ask questions 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 this project.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.
4. A Citizen Participation Report will be submitted to the City which will include copies of the notification letter and sign-in sheets as well as all questions and comments with the responses from the development team.

Schedule:

Pre-Submittal Conference – July 3, 2025

Application Submittal- November 25, 2025

2nd Submittal- December 29, 2025

First neighborhood meeting - TBD

Submittal of Citizen Participation Report and Notification materials – TBD

P&Z Board Hearing- March 12, 2026