

The Hub @ 202

Employment/Industrial
NWC Warner Rd. and Sossaman Rd.

Project Narrative

Submitted by:

Pew & Lake, PLC

Attn: Sean B. Lake/D.J. Stapley
1744 S. Val Vista Drive, Ste. 217
Mesa, AZ 85204
Ph. 480.461.4670



On behalf of:

Desert Willow Industrial Properties



October 14, 2021

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1. Introduction

Pew & Lake, PLC, on behalf of Desert Willow Industrial Properties, is pleased to submit this narrative and related exhibits for an Annexation, Rezoning-PAD, Site Plan Review, and Preliminary Plat request for the approximately 100.8 gross acres (95.5 net acres) located at the northwest corner of Warner Road and Sossaman Road in Mesa ("Property"). Proposed is what is preliminarily known as The Hub @ 202 – an employment-industrial-commercial development plan. Specifically, the applicant requests the following for City of Mesa approval:

- a. Annexation from Maricopa County to City of Mesa;
- b. Rezone from AG to LI PAD for an employment-industrial project;
- c. Site Plan Review; and
- d. Preliminary-Plat.

It is acknowledged that each building will complete the Design Review process at a future date, and phase 1 has been submitted concurrent with this request.

Figure 1 – Site Aerial



2. Proposed Annexation

The proposed annexation meets all state law requirements of A.R.S. 9-471. The requirements of A.R.S. 9-471(A)(4), A.R.S. 9-471(L), and A.R.S. 9-471(O) are described below.

The signature requirements of A.R.S. 9-471(A)(4) will be met because the only signature required for the annexation is the Applicant. The Applicant owns all real and personal property which would be subject to taxation by the City, in event of annexation. In accordance with A.R.S. 9-471(L) the equivalent City zoning of the Property that is currently zoned RU-43 will be AG, which will serve as the basis for the concurrent rezoning request. The Applicant will follow the applicable rezoning procedures.

The appropriate levels of infrastructure and services to serve the anticipated new development of the property, as required by A.R.S. 9-471(O), will easily be met as no significant changes in infrastructure are necessary. Right-of-way improvements will be installed consistent with City standards. Service schedules for fire, police, etc., will not be significantly disrupted because the existing roads which border the parcel are currently serviced by the City, and other properties developing in the area will likewise contribute their fair share in accordance with City and State regulations.

3. Existing Site Conditions and Relationship to Surrounding Properties

The Property is located on the north side of Warner Road and west side of Sossaman. It is currently being used for agriculture purposes, a dairy farm. The proposed development is located in an area with characteristics that support the proposed land uses. Warner Road abuts the Property’s south property line. To the east is Sossaman Road, then a soccer complex and other zoned and existing nonresidential uses. The properties to the south and west are also vacant. Table 1 below summarizes the existing and surrounding land uses and designations.

Table 1 – Existing and Surrounding Land Uses

Direction	General Plan Land Use	Existing Zoning	Existing Use
Subject Property	Employment/Mixed Use	RU-43	AG
North	Employment/Mixed Use	RU-43	AG
East	Employment/Mixed Use	RU-43	Sports Complex
South	Employment/Mixed Use	LI	Vacant
West	Employment/Mixed Use	-	Flood Control District

4. Existing General Plan

Mesa’s General Plan Character Area Map (Figure 2 below) designates the Property as predominantly Employment District/Mixed Use. The character area allows a wide variety of land uses of the land use categories, including the proposed employment and industrial uses with a focus on employment uses.

The Property is also located in the area comprising the Mesa Gateway Strategic Development Plan (MGSDP), which classifies the property in the Inner Loop district. The intent of this district is to “balance land uses and provide sustainability through the creating of a live/work/play community.” It allows a broad variety of land uses.

Figure 2 – Existing General Plan Map



The development plan is consistent with the goals of the General Plan given that its primary use is an industrial use that will bring a variety of opportunities for business growth and economic development to the City. The plan also provides harmony with the MGSDP by providing a transition point at the intersection of Warner and Sossaman with landscape buffers and a balanced mix of industrial and employment.

Pursuant to Title 11, Chapter 19 of the Zoning Ordinance, the Property is located in the Airport Overflight Area for the Mesa Gateway Airport and will comply with the respective requirements for such. Inasmuch as the site is approximately 1 mile away from the airport to the north, it is located in AOA 2 Overlay. The eastern portion of the Property lies outside the 60Dbl boundary and thus also meets the definition of AOA 3. The proposed mix of industrial and employment uses are the very types of developments envisioned for this overlay. This request will not have a detrimental effect on the airport but will provide stimulus and support for its ongoing viability.

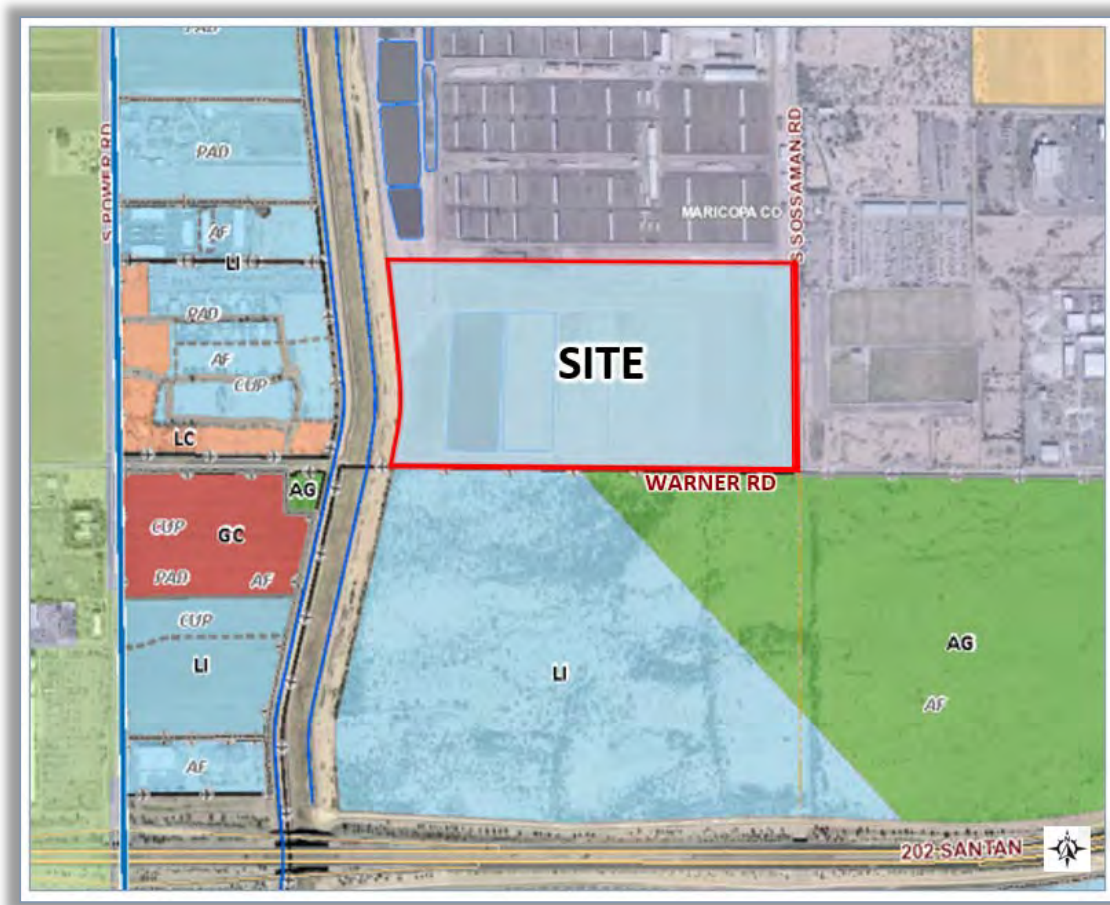
Figure 3 – Zoning Airfield Overlay Map



Figure 4 – Existing Zoning Map



Figure 5 – Proposed Zoning Map



5. General Plan Compliance

Mesa’s General Plan designates the Property as Employment, which allow for some of the broadest variety of uses in a dynamic area of City. Clearly, the General Plan designation embraces the industrial/employment contemplated in this application. The proposed uses comply with the General Plan goals, objectives, and policies, as follows:

- “The Mixed Use Activity Districts are largescale (typically over 25 acres) . . . The goal is to help these districts be strong and viable centers of commercial activity. (General Plan, p. 7-16).” Employment designation is planned “for a wide range of employment opportunities in high quality settings on 20 acres or greater.” (p. 7-22) Warehousing, retail, and office uses are typical uses (pg. 7-24)

The proposed PAD complies with this intent. An approximately 100-acre Property, the industrial/employment uses that will also service the region and help grow the local economy. Given the Property’s unique location nearby the Loop 202 Freeway, the City boundary, and nearby Phoenix-Mesa Gateway Airport, the project could attract visitors from all over the East Valley and broader area, especially from nearby Mesa, Gilbert, Queen Creek, and Santan

Valley in Pinal County. The uses proposed could include, distribution, industrial, office, retail, and other compatible uses.

This request addresses the following objectives of the Employment Character Area:

- Provide for a wide range of employment opportunities in high quality settings on 20 acres or greater. (pg. 7-22)

The development will provide a variety of employment opportunities, which is the centerpiece of this application.

- Warehousing, retail, and office uses are typical uses (pg. 7-24)

According to the Preliminary Site Plan, warehousing, industrial, and office uses are permitted and proposed, consistent with the proposed underlying zoning and their permitted uses.

- Major employment areas support a range of uses, such as office buildings, flex office space, hotels, restaurants, horizontal mixed use, and compatible special uses. (pg. 7-25)

As noted above, a compatible mix of industrial, employment, office, and similar uses are proposed. The proposed circulation plan, landscaping, and other site planning elements provide for the buffers, transitions, and vehicular and connectivity. These establish internal compatibility between the various uses.

- Mixed use employment-commercial centers should have development features, such as a walkable environment, shaded pedestrian connections, common landscape theme, places and open spaces that create usable outdoor spaces. (pg. 7-25)

Common landscape and design themes are proposed in this PAD. It is designed to allow a mix of industrial/employment buildings with flex options with ancillary office components and options typical to this type of development. The site plan, by nature, focuses on truck circulation, and the appropriate amount of landscape buffers and pedestrian paths connect the parking areas to the primary uses and provide for site safety and a quality development.

As a regional-scale development, the proposed project addresses the following tenets of the Mixed Use Activity District:

- Provide a location for businesses and attractions located typically along arterial streets or freeway interchanges. (p. 7-18)

The proposed development is located at the intersection of two arterial streets – Sossaman Road and Warner Road. These provide a compatible location for the blend of regionally significant uses in the proposed development with access to multiple neighborhoods.

Environmental Sustainability

- Support the use of bicycle use and alternative modes of transportation. (pg. 9-2)

The location in close proximity to two arterials and future residential to the east, which implements the General Plan’s intent to bring jobs closer to neighborhoods to promote alternative modes of transportation. Project plans provide adequate connections to public pedestrian paths and bike lanes. Employees that do use vehicles to access the site will not need to drive longer distances, reducing traffic congestion on other public streets in the area.

Internal to the project site are appropriately placed pathways and bicycle parking areas that comply with the Zoning Standards and Mesa’s Design Standards, except as may be modified in this PAD. Bicycle parking calculations are provided on Sheet A1.1 of the submitted plans.

- Promote energy efficiency through site planning measures. (pg. 9-5)

The proposed development incorporates planning measures to promote energy efficiency and environmental sustainability. Given the project is a mixed use industrial/employment with possible commercial/office development, it lays out various types of uses with proximity to one another. This will allow for multiple purposes to be achieved in one trip given the many potential employment, shopping, professional, and neighborhood services available.

This will decrease the demand for vehicular traffic and benefit air quality in the area. As noted above, connections, site location, and other features will encourage ridesharing and multi-modal transportation.

6. PAD Zoning and Site Plan Review

The purpose of this request is to rezone to LI, and a PAD overlay for the overall Property. Specific site plan review is requested for the entire Property, and the site plan, landscape plan, and other exhibits apply to the overall site pursuant to the City’s required checklists.

The PAD overlay will increase development certainty for the City and enforce a proposed conceptual plan and guidelines. This PAD will also create opportunities for creativity, flexibility, and consistency with Zoning Ordinance purposes and criteria to promote a quality,

sustainable, and feasible development in today's unique economic climate. While PAD preliminary design themes are presented the project, actual architectural design will be determined during the Design Review process. Site Plan Review is also requested. Final architectural design may be different from this proposal, although it will be consistent with the guidance and standards in this PAD. Each phase of development will meet or exceed the standards of the Zoning Ordinance, except as modified in this PAD narrative and submitted documents.

Conceptual plans, PAD development standards, and description for the development's components are laid out in the sections that follow.

7. Permitted Uses

All uses are permitted within this PAD for the Property under the zoning district for City of Mesa Light Industrial (LI).

8. Project Description

The Hub at 202 has been designed to attract and maintain a diverse grouping of high-end client types. Building and site elements are holistically programmed into a cohesive whole. Site landscaping unifies the various features and consist of perimeter landscaping with emphasis on the arterial streets and entry boulevard. The site design consists of 11 buildings that are intended to be built over three phases. Total building square footage for all three phases is approximately 1,497,000 square feet. The architecture will be reviewed in detail during the Design Review application, although a preliminary description is depicted in this PAD to illustrate the type and quality of development proposed. The envisioned architectural composition has a high quality, desert-modern appearance that has been designed to resist fading and premature building component aging typically experienced due to prolonged UV and heat exposure customary of the Arizona summertime season. Additionally, shade elements in the form of overhead canopies, window recesses, horizontal and vertical metal fins have been carefully considered and placed to maximize the shading function while being integral to the building form.

Tractor trailer impacts to the site circulation and truck court screening have also been considered to provide a high-end user experience. The site circulation has been designed to reduce the impacts of tractor trailer circulation that is an integral component of the development. Main circulation thoroughfares are provided to get the larger vehicle circulation into the truck courts with minimal interruption to employee and visitor parking areas. Additionally, the truck courts are proposed to be screened with solid walls to provide tenant privacy and to further minimize any visual impacts that are typically experienced with industrial project types.

9. PAD Development Standards

The requested PAD overlay is a tool designed to protect a project’s quality design and to encourage creativity and flexibility in design that will implement the General Plan objectives and purposes of Zoning Ordinance. The proposed development will adhere to these policies and objectives and will offer many benefits to the City of Mesa and its residents, which meet the criteria for PADs. The development standards for this PAD will be as provided in the Mesa Zoning Ordinance, with the exception of a few modifications shown in **bold and underlined** in the right column of Table 3 below. This section applies to the Property’s north portion only.

Table 2 – Modified Development Standards

Standard	Zoning Ordinance Standards	Proposed PAD Standards
Building Height	LI PAD zoning: 40 ft.	<u>50 ft.</u>
Interior Parking Lot Landscaping, 11-33-4-A	<p>Applicability.</p> <p>The interior parking lot landscaping standards of this Section apply to all off-street parking lots containing 10 or more parking spaces.</p> <p>Exception: They do not apply to vehicle / equipment storage lots or vehicle and equipment sales lots.</p>	<p>Proposed:</p> <p>Applicability: Same as the standard.</p> <p>Exception: they do not apply to storage lots, vehicle and equipment storage lots, truck loading areas, or parking in truck loading areas.</p>
Foundation Base at main entrances, 11-33-5-A.1.a.i	<p>Typical Building Entrances. An additional foundation base shall be provided at the entrance to create an entry plaza area. The Plaza area shall have a minimum width and depth of 20 feet, and a minimum area of 900 square feet.</p>	<p><u>Building plazas are being provided at the front of each building. Additionally, to best serve each building, multiple plazas are being provided to best serve building tenants and its visitors. Where fire code requires it, the minimum width is reduced to 12 ft. minimum.</u></p>
Cross-Drive Aisle Setback 11-32-4.A	50 ft. to property line at vehicular entry	<p><u>50-150+ ft. for all but 1.</u></p> <p><u>43 ft. south side of north exit on Sossaman Road.</u></p>
Parking	1 space: 900 SF	<u>1 space: 1,048 SF</u>

Building Height – Proposed building heights are 50 feet as measured in terms of the Mesa Zoning Ordinance definitions. This standard permits development of higher quality employment and office buildings with clear space and elevations that exceed historic standards for these types of developments. Not all the buildings and every portion of the building is anticipated to achieve this height, which modified standard is designed for parapets that effectively screen equipment and allow for variations in roof height for architectural interest.

Interior parking lot landscaping – To the extent necessary, this modified standard is designed to clarify that foundation base landscaping is not expected in areas internal to the site in the truck logistics and loading areas. Where 15 feet is required, 12 feet for the pedestrian plaza is proposed where necessary to support the fire code standard that requires that the parking field cannot be greater than 30 feet from the fire service lane. This addresses a potential conflict between the City's latest Fire Code and the Zoning Ordinance. This standard is justified by the unique site layout that buffers and screens loading areas from the perimeter streets, and to enable the project to function with respect to the logistics of distribution land uses. Further, proposed perimeter landscaping is 20 ft. in many instances where 15 feet is required, thus exceeding standards and more than making up for the 3 ft. difference.

Foundation Base at Primary Entries – In support of this standard, the varied type and number of tenants that locate within industrial buildings justify a modified standard unique to the type of buildings proposed in this application. Shared landscape areas and providing an appropriate number of entries will provide adequate design detailing, landscaping, and hardscape at appropriate intervals on the buildings proposed.

These deviations are supported by the project's unique location and layout, and also situations where the project exceeds standards, such as building setbacks and landscape setbacks. Where only 15,000 of public open space is required, more than 35,000 sq. ft. is proposed, which is more than 200% above the standard. Also, the project's developed area is below the maximum allowed 90% impervious lot coverage it incorporates the benefit of light and space and increases compatibility with the surrounding uses.

Entry Drive setback – The Zoning Ordinance requires a 50-foot separation to the nearest drive aisle that connects to the access, where approximately 43 feet is proposed on the south side of the Sossaman Road north access, a minor modification. Notably, more than 150 feet is proposed on the north side of the same drive aisle. The purpose for this standard is to allow adequate spacing for entry. This scenario does not account for drivers choosing to slow down in on the street for a few seconds rather than enter. Also, the basis for the parking setback standard does not factor in the right-of-way shoulder, which depths increase the total distance because of sidewalks, landscaping, and lane configurations.

In this case, this entry landscape setback standard does not apply to the extent it was intended for, because the north side of the drive far exceeds the requirement by more than 300% where

vehicles are entering the site, creating excess queuing for vehicles upon entry. Also, the length of the drive is substantially long for the exiting lane out to Sossaman, creating more than adequate queuing for the exit than is necessary. Furthermore, the right-of-way shoulder creates more separation at the access points, which contributes to site safety because of increased shoulder landscaping, a sidewalk, and a bike lane. The situations that exceed standards mitigate any perceived effects of this modified standard. As such, the project exceeds the intent for this code standard as provided in this PAD.

This standard is further justified by the situations that exceed standards. Every other situation the site plan meets or exceeds the minimum 50-foot requirement, thus mitigating and providing for exceptional site planning features to the benefit of the public welfare.

Parking Standards – Where typically 1 space per 900 sq.ft. of floor area is provided, 1 space per 1,048 sq. ft. is provided, which is typical of this type of employment/distribution use and the economy of scale that warrants reduced employee parking per square foot. This standard is further justified by the manner in which the proposed development reduces the scope and scale of parking between the building and the street near the intersection and along the primary arterial roads. While the site plan evenly distributes parking and maintains no more than 2 rows between buildings adjacent to the buildings, this site plan also decreases parking further at Buildings 1A and 1B near the intersection of Sossaman Road and Warner Road, providing more parking along the primary entry off of Warner Road, thus compensating for this modified standard and creating an enhanced appearance near the intersection and primary roads.

10. Conceptual Design Themes

While detailed design will be addressed during Design Review, the proposed development will meet or exceed the standards and guidelines of the City for employment uses. It will offer a cohesive and quality design character applicable to this dynamic area with a blend of uses and nearby 202 Santan Freeway. Throughout the development, design elements in terms of architecture, landscaping, walls, lighting, and hardscape elements will be appropriately integrated, albeit characteristic of each specific use, and will evoke a quality themes that will assist in defining the overall character and theme. The following categories provide guidance for future development on the Property.

a. Character and Image

- Buildings will be designed design and articulation on the street-facing facades and building entries. Specific examples include the south sides of Buildings most proximate to Warner Road, the east facades of buildings nearest to Sossaman Road, and the west facades of buildings proximate to the 202 freeway.
- Design elements, colors, and materials will reflect the commerce and employment themes of the character of the Mesa Gateway area in which the site is located with a reasonable amount of efficiency with consideration of the buildings' scale.

- Buildings will be part of a cohesive planned area but not monotonous in design, but subject to the scale and public visibility of each of the buildings. Vertical and horizontal design elements, such as changes in colors and materials, shadow, and/or other architectural treatment will be incorporated into the buildings to break-up the appearance of the exterior facing wall planes.
- Project design will be intended to create a distinct theme for the project to evoke a quality sense of place.
- While some phases of development are planned for Site Plan Review at a future date, as guidance for future development, building design, and project themes will be consistent with the nature of the use, but possessing design elements will be complementary with one another.

b. Landscaping and Open Space

- While some phases of development are planned for Site Plan Review at a future date, as guidance for future development, their entry features, perimeter landscaping, and project themes will be consistent with the nature of the use, but possessing design elements will be harmonious with one another.
- Open space amenities in terms of placement and overall quantities will comply with the minimum amounts set forth in the Zoning Ordinance.
- The site plan and landscape-open space exhibits submitted with this PAD indicate how the proposed land scape plan incorporates open space amenities and furniture for the enjoyment of employees. They will be situated with direct access to the buildings and will include elements such as metal shade awnings composed of colors and materials that are consistent with the architectural character of the buildings and elements, such as tables, chairs, benches, etc.
- Live landscape material will be maintained in perimeter landscaping and internal areas.

c. Building Layout and Design

- Single-loaded buildings are planned along the industrial project's exterior, which places loading areas where they will be screened and de-emphasized from public view. Building arrangements maximize opportunities for a variety of types of industrial and employment uses that will diversity the employment base. They may include uses, such as warehouse-distribution, office, showroom, research and development, specialized community services, etc.
- Buildings are designed to suit the detailed expectations of companies in today's dynamic employment market with respect to the design of the building layouts, loading areas, docking, building massing, space configurations, site access, landscaping, etc.

- Primary building entrances and design features will be clearly defined at specified locations with elements such as architectural definition, façade articulation, and storefront designs fronting public streets.
- Exterior elevations will be varied and broken up consistent with high-quality architectural design with clean, but aesthetically pleasing articulation and features.
- Building/s situated at the corner of Sossaman Road and Warner Road will have quality elevations and features such as windows, doors, detailing, and should adhere to the minimum front setback requirements along both streets.
- Appropriate separation between buildings and the proposed building coverage that is below the maximum will embrace the benefits that light, air, and space bring to a project.
- Building setbacks will be maintained and exceeded in some instances as part of the PAD justification, which will allow room for landscape vegetation to thrive along the public pathways, promoting a quality experience.
- Roof elevations will create architectural interest in the exterior elevations, consistent with the industry expectations and tailored to the type of use proposed in each building.

d. Circulation, Loading, and Parking

- Loading and service areas are located internal to the site and screened behind the proposed buildings.
- Screening wall and landscaping will screen any parking areas between the street and buildings.
- Landscaped strips and sidewalks will create a barrier between parking spaces and the buildings, with the exception of truck loading areas.
- Parking areas are distributed throughout the Project may be located in front of buildings to promote ease of access to each use, consistent building arrangements along arterial streets, and site layout consistent with sustainable industry practices.
- Pedestrian paths will be provided to facilitate access to the building entries and incidental offices to the flex-employment uses. Pathways will be directed toward the building fronts and employee parking areas, not the truck-access locations in the employment zones to encourage pedestrian safety and comfort.

e. Walls and Monumentation

Project walls and monumentation, will comply with Zoning Standards. Any signage modifications will be submitted for consideration in a future Comprehensive Sign Plan. The intent is to provide wall design and signage consistent with the character of the project that provides for screening, identification and visibility for signage, and site safety. Monument

signs and walls will coordinate with the perimeter landscaping and will form an critical element of a quality entry.

11. Preliminary Plat

The Preliminary Plat is submitted in concurrently with the zoning process. Final engineering reports and associated documents will be submitted and reviewed by the City during the Final Plat process.

12. Phasing

Development phasing and timing will be based upon real estate market conditions. At this time, it is estimated the project will be developed in three phases. The plans show preliminarily that buildings 1A to 1D are proposed in Phase 1. Buildings 2A to 2D are proposed for phase 2, and Buildings 3A - 3C are proposed for Phase 3, although it is possible that one of these buildings fronting Warner Road could be constructed along with phase 1. This anticipated phasing could change depending on unpredictable factors and market conditions, which amended phasing will be provided to the City for review prior to permitting for each phase.

Regarding coordination of perimeter landscape improvements along arterial streets, the applicant agrees to complete arterial street landscaping along Sossaman Rd. in Phase 1. Landscaping along Warner Rd. will be completed concurrent with each respective phase of development.

Each project phase will provide for adequate access and circulation, drainage, and retention, as well as ample landscaping required for that phase. Prior to permitting of each phase, the proposed phasing design will be submitted, which will accommodate for the development of efficient infrastructure facilities between phases.

13. Utilities and Infrastructure

The proposed development will comply with all applicable City of Mesa regulations and standards regarding right-of-way and infrastructure improvements. Utilities in the subject property's vicinity include City of Mesa for water, sewer, police, fire, gas, and waste disposal. The subject site is in SRP's electric supply service area and both Cox and CenturyLink for telecommunications.

Utility improvements include water and sewer mains in the Sossaman Road and Warner Road corridors and on-site sewer mains, water mains, and fire hydrants which will be designed to City of Mesa standards and guidelines and located within water/sewer easements. The water main will tie into existing City of Mesa services at the southwest corner of the development at the existing crossing of the Flood Control channel and to an existing stub at the intersection of Sossaman Road and Warner Road. The proposed sewer main will tie into existing City of Mesa infrastructure at the existing crossing of the Flood Control channel at the southwest

corner of the development. On-site and off-site stormwater will be managed according to City of Mesa design guidelines and will be coordinated with the Arizona Department of Transportation and Flood Control District of Maricopa County for approvals.

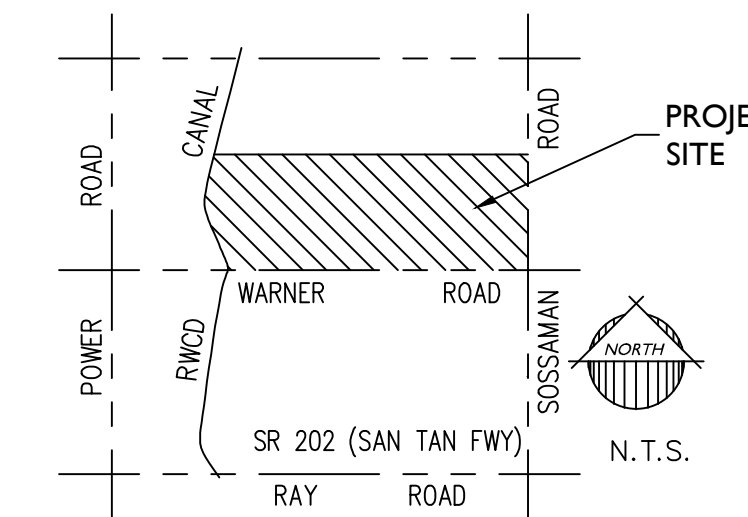
14. Conclusion

The Hub @ 202 implements the vision and objectives of the Mesa General Plan for this employment designated area. As proposed, the project will bring economic development and land use advantages to the City through additional business growth, jobs, and fiscal benefits to support the City's public initiatives. The conceptual plan integrates the built and natural environment through unifying landscaping elements along the project perimeter and internal driveways and parking areas. Site cohesion is achieved through the quality architectural and landscape themes that will promote internal consistency and harmony with the surrounding streets and land uses. The configuration and programming of the buildings and site layout aim to attract quality employers and users, which will lend to making this site competitive in today's economy amidst continued growth in the surrounding communities.

PRELIMINARY GRADING & DRAINAGE PLAN

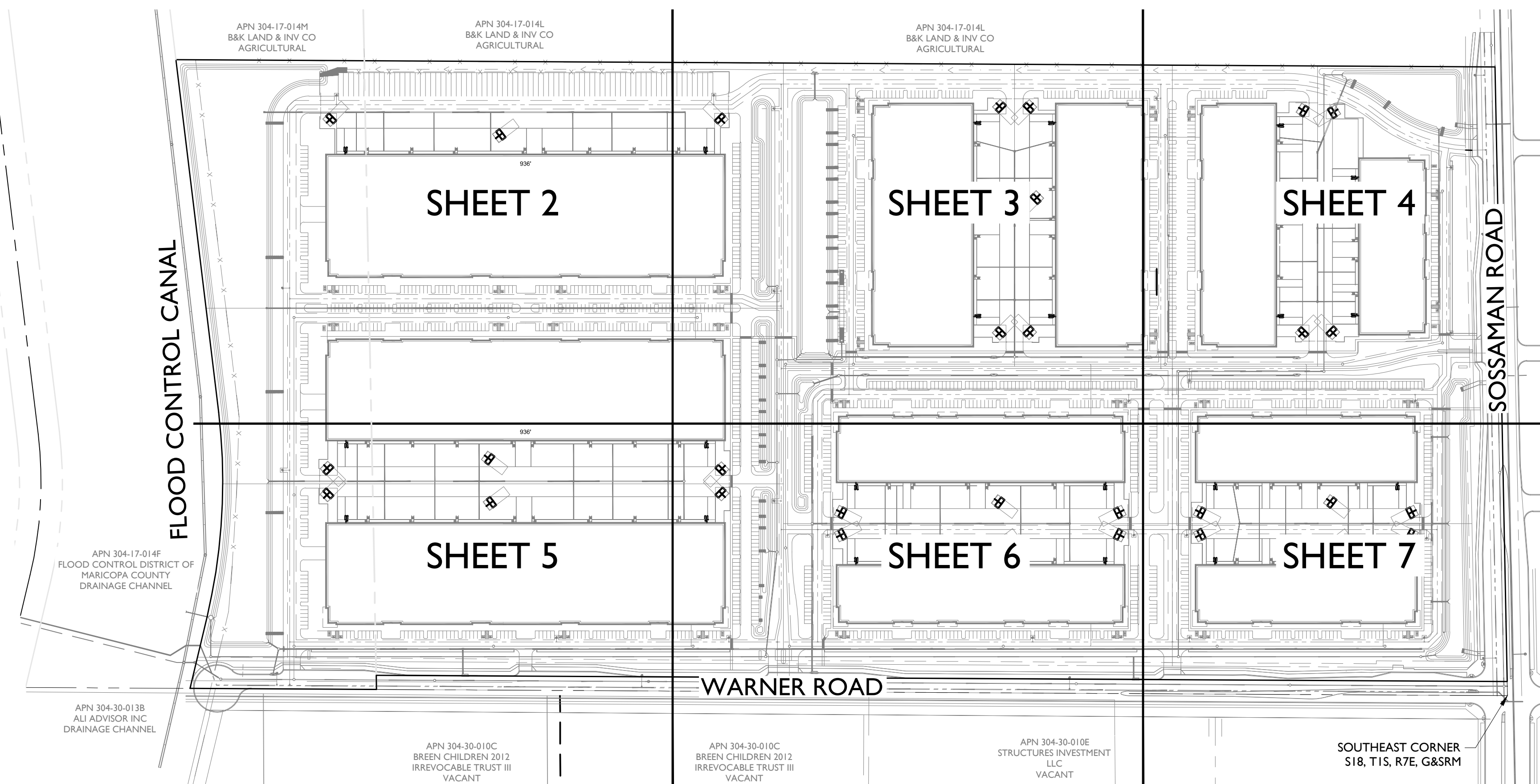
FOR HUB @ 202

A PORTION OF THE NORTHWEST QUARTER OF SECTION 18
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



SEC. 18
T1 S., R.7 E.

VICINITY MAP



PROJECT TEAM

OWNER:

DESERT WILLOW INDUSTRIAL PARTNERS, LLC
4950 S. YOSEMITE ST., F2 #393
GREENWOOD VILLAGE, CO 80111
PHONE: (949) 933-4447
CONTACT: MITCH KRALIS
EMAIL: mkralis@madisonventuresplus.com

ARCHITECT:

WARE MALCOMB
2777 E. CAMELBACK RD., STE. 325
PHOENIX, AZ 85016
PHONE: (480) 767-1001
CONTACT: BRIAN SANDSTROM
EMAIL: bsandstrom@waremalcomb.com

CIVIL ENGINEER:

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, AZ 85201
PHONE: (480) 503-2250
CONTACT: DANIEL AUXIER, PE
EMAIL: dan.auxier@epsgruoinc.com

LANDSCAPE ARCHITECT:

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, AZ 85201
PHONE: (480) 503-2250
CONTACT: VALERIA BRAVO, RLA
EMAIL: valeria.bravo@epsgruoinc.com

PROJECT DATA

A.P.N.: 304-17-014K
CURRENT LAND USE: AGRICULTURAL
EXISTING GENERAL PLAN: MIXED USE ACTIVITY / EMPLOYMENT
EXISTING ZONING: AG
GROSS AREA: ± 100.82 ACRES
NET AREA: ± 95.54 ACRES

FLOOD ZONE INFORMATION

THIS PROJECT IS LOCATED WITHIN ZONE X OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, MAP #04013C2760L, DATED OCT. 16 2013. ZONE X IS DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SAID LINE BEARING NORTH 00°39'30" WEST

BENCHMARK

BRASS TAG ON THE TOP OF CURB AT THE NORTHEAST CORNER OF POWER ROAD AND WARNER ROAD. ELEVATION = 1321.87 CITY OF MESA NAVD88 DATUM

SHEET INDEX:

DESCRIPTION	PG	SHEET NO
COVER SHEET	PG01	1
PLAN SHEETS	PG02 - PG07	2 - 7

UTILITIES AND SERVICES

WATER: CITY OF MESA
SEWER: CITY OF MESA
ELECTRIC: SALT RIVER PROJECT
TELEPHONE: CENTURY LINK / COX
CABLE TV: CENTURY LINK / COX
FIRE: CITY OF MESA
POLICE: CITY OF MESA
NATURAL GAS: CITY OF MESA

100-YR RUNOFF & RETENTION CALCULATIONS:

VOLUME REQUIRED:
 $V_{REQ} = C * D * A / 12$
WHERE:
C = RUNOFF COEFFICIENT = 0.95
D = 100-YR, 2-HR RAINFALL DEPTH (IN) = 2.20-IN
A = AREA OF PROJECT SITE IN ACRES (± 100.82 AC)

$V_R = 17.83 \text{ AC-FT} = 776,773 \text{ CF}$

$V_P = 22.48 \text{ AC-FT} = 937,103 \text{ CF}$

LEGEND

	SEWER LINE		SLOPE DIRECTION
	SEWER MANHOLE		STORM DRAIN PIPE
	WATER LINE		CATCH BASIN
	FIRE HYDRANT		DRYWELL
	WATER VALVE		FINISHED FLOOR

21-0710 - HUB @ 202

Oct 12, 2021 3:36pm S:\Projects\2021\21-0710\Civil\Preliminary_Design\Preliminary_G&D\21-0710 - PG01.dwg jholman

1130 N Alma School Road
Suite 120
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www.epsgroupinc.com

Project: HUB @ 202
Northwest Corner of Warner Rd & Sossaman Rd
Mesa, Arizona

Revisions:

No.	Description

Call at least two full working days before you begin excavation.

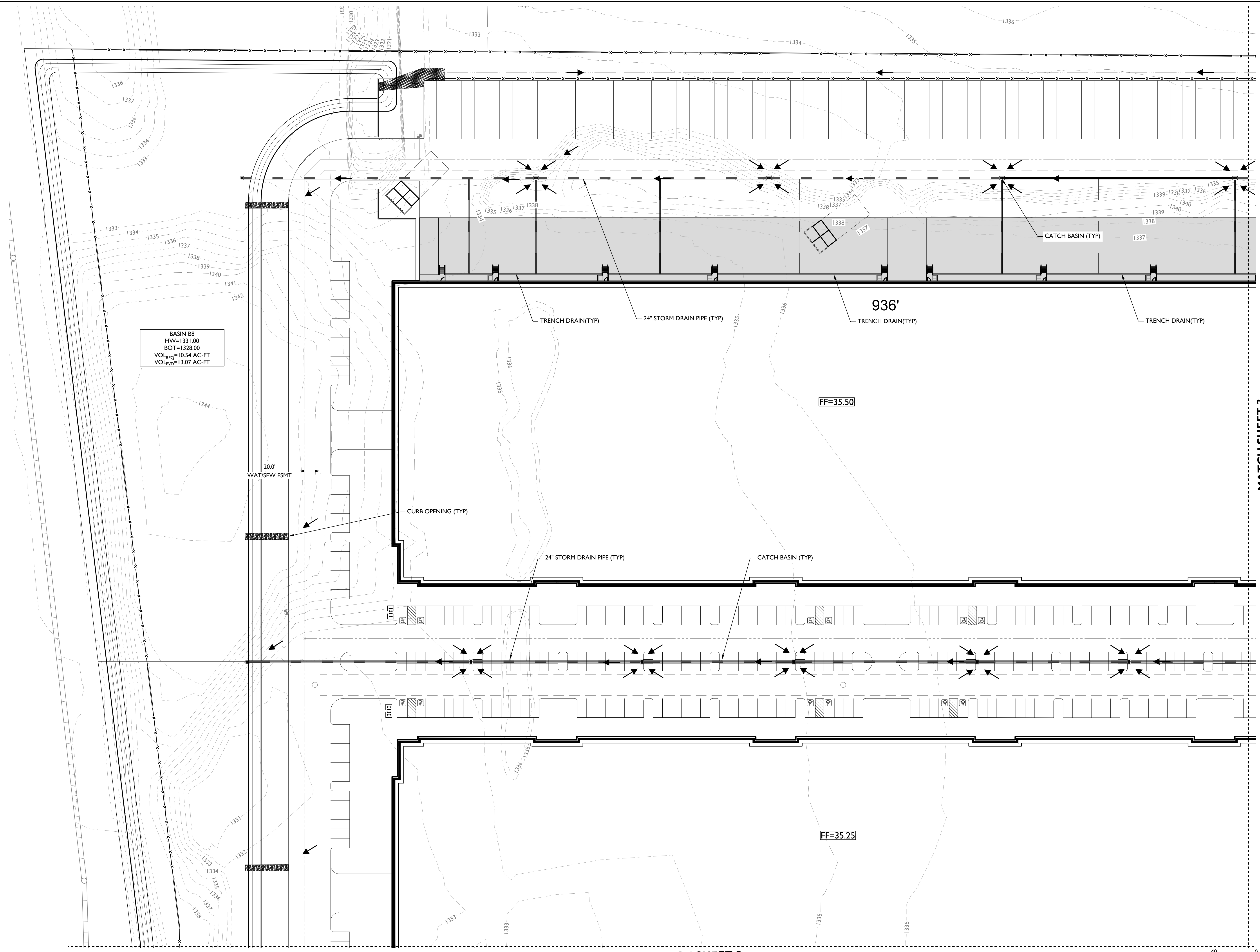
Designer: EPS
Drawn by: CC

Job No. 21-0710
PG01
Sheet No. 1 of 7

21-0710 - HUB @ 202

Oct 12, 2021 3:36pm S:\Projects\2021\21-0710\Civil\Preliminary_Design\Preliminary_G&D\21-0710 - PG02.dwg

ccook

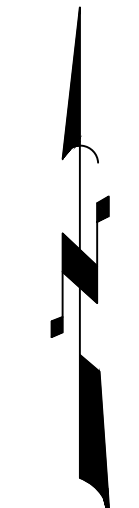


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 BOT=1328.00
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 VOL_{LIP}=13.07 AC-FT

MATCH SHEET 3

MATCH SHEET 5

0 40 80
 scale: 1" = 40'
 feet



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HUB @ 202
 Northwest Corner of Wymier Rd & Sossaman Rd
 Mesa, Arizona

Preliminary Grading & Drainage

Project:

Revisions:

Designer:

EPS

Drawn by:

CC

Professional Engineer (PE) Certificate No.

59630
 JOHN R.
 HOLMAN
 (Designated 09/2021)

Job No.

21-0710

Sheet No.

2

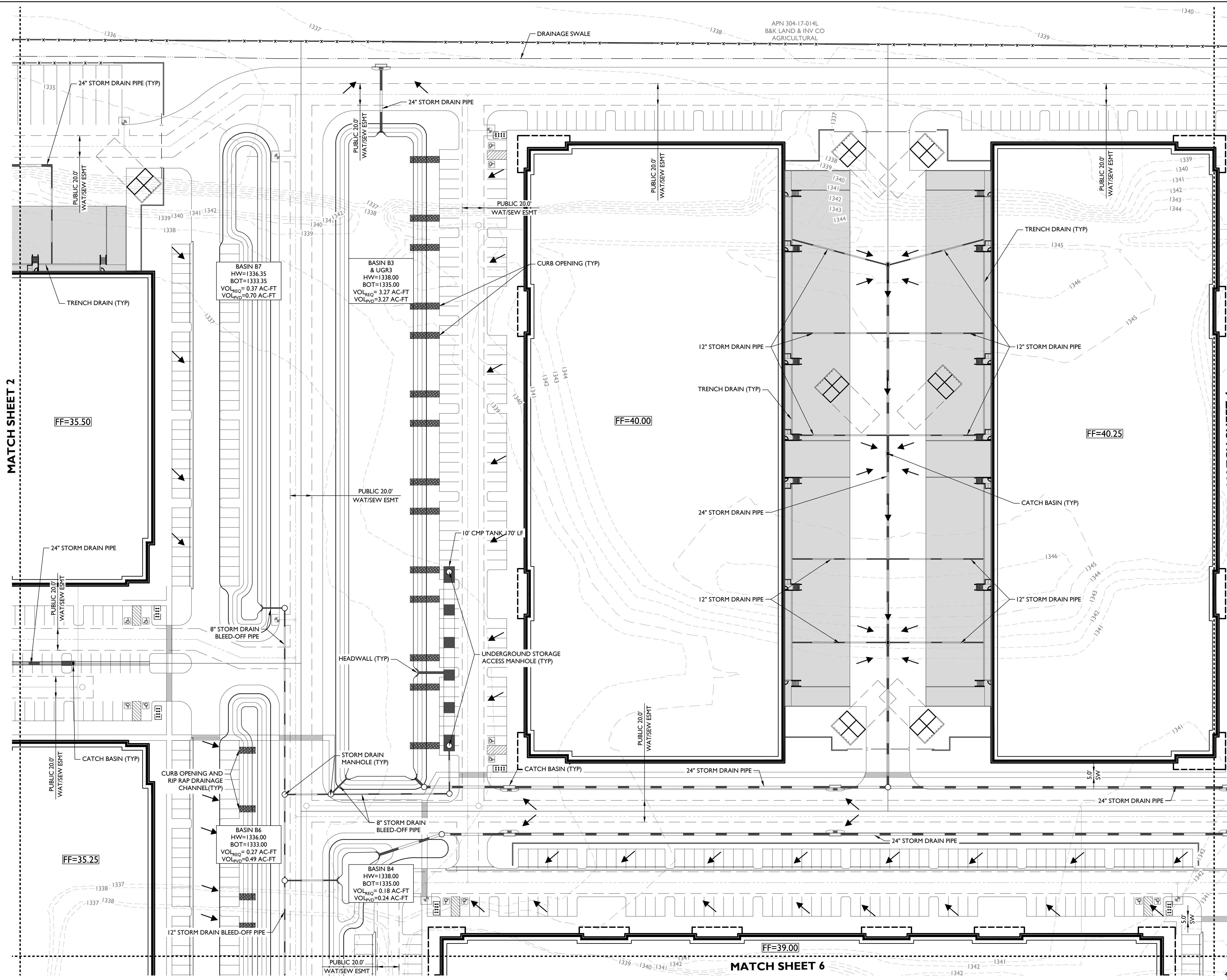
of 7

ARIZONA STATE BOARD OF PROFESSIONAL ENGINEERS
 1001 N. CENTRAL AVENUE, SUITE 1100, MESA, ARIZONA 85201-1100
 (480) 964-1100

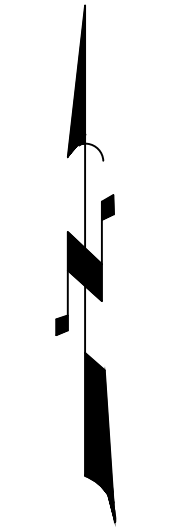
21-0710 - HUB @ 202

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ccook



APN 304-17-014L
B&K LAND & INV CO
AGRICULTURAL



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Project

HUB @ 202

Northwest Corner of Wymor Rd & Sossaman Rd
Mesa, Arizona

Preliminary Grading & Drainage

Revisions:

No.	Description

Call at least two full working days before you begin construction.

ARIZONA

Professional Engineer Seal

59630 JOHN R. HOLMAN

ARIZONA, U.S.A.

Designer: EPS

Drawn by: CC

Job No.

21-0710

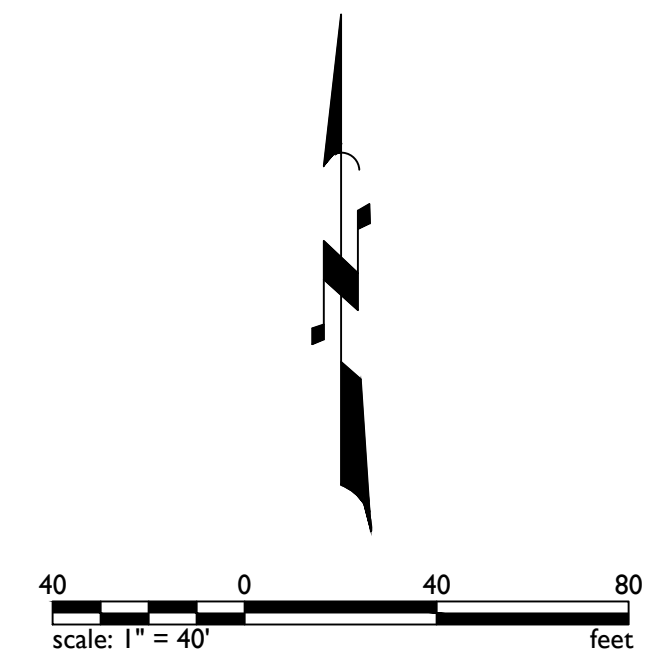
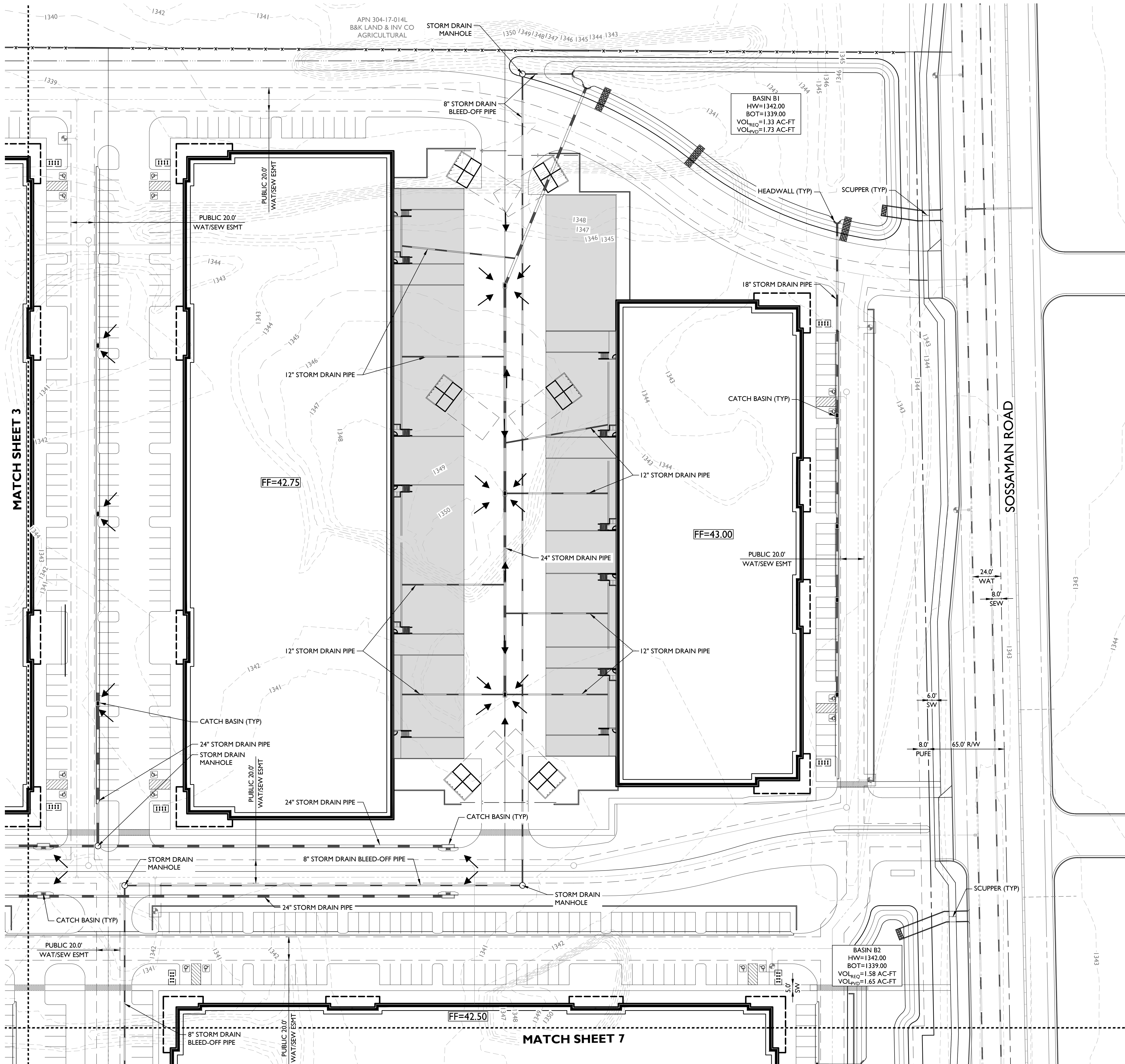
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3

of 7

21-0710 - HUB @ 202

Oct 12, 2021 3:37pm S:\Projects\2021\21-0710\Civil\Preliminary_Design\Preliminary_G&D\21-0710 - PG04.dwg



1130 N Alma School Road
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Project: HUB @ 202
Northwest Corner of Warner Rd & Sossaman Rd
Mesa, Arizona

Preliminary Grading & Drainage

Revisions:

--	--

Designer: EPS
Drawn by: CC

Call at least two full working days before you begin excavation.

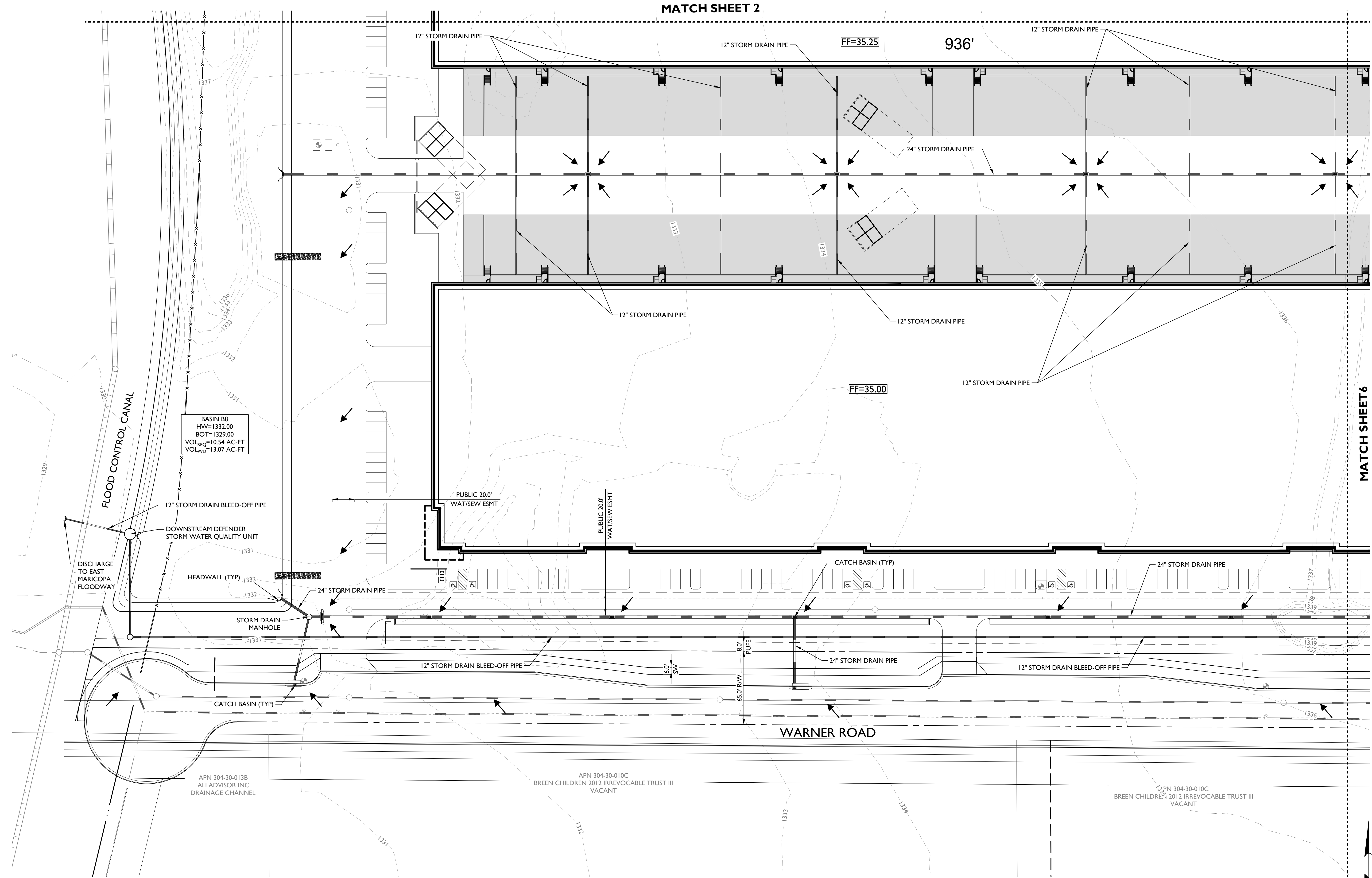
Arizona 811
1-800-488-2244 or 811-811
in Maricopa County: (602)633-1100

Professional Engineer (PE) Seal
59630
JOHN R. HOLMAN
Designated 09/20/21
ARIZONA, U.S.A.

Job No. 21-0710
PG04
Sheet No. 4 of 7

21-0710 - HUB @ 202

Oct 12, 2021 3:37pm S:\Projects\2021\21-0710\Civil\Preliminary Design\21-0710 - Preliminary G&D\21-0710 - PG05.dwg



MATCH SHEET 2

936'

MATCH SHEET 6

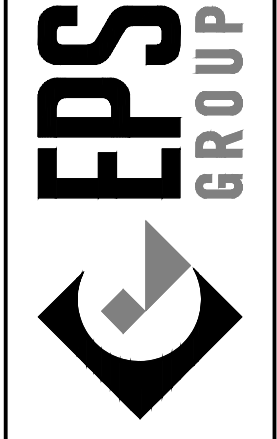
WARNER ROAD

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FF=35.25

FF=35.00

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Project: **HUB @ 202**
Northwest Corner of Warner Rd & Sossaman Rd
Mesa, Arizona
Preliminary Grading & Drainage

Revisions:

No.	Description



Designer: EPS
Drawn by: CC



Job No. **21-0710**

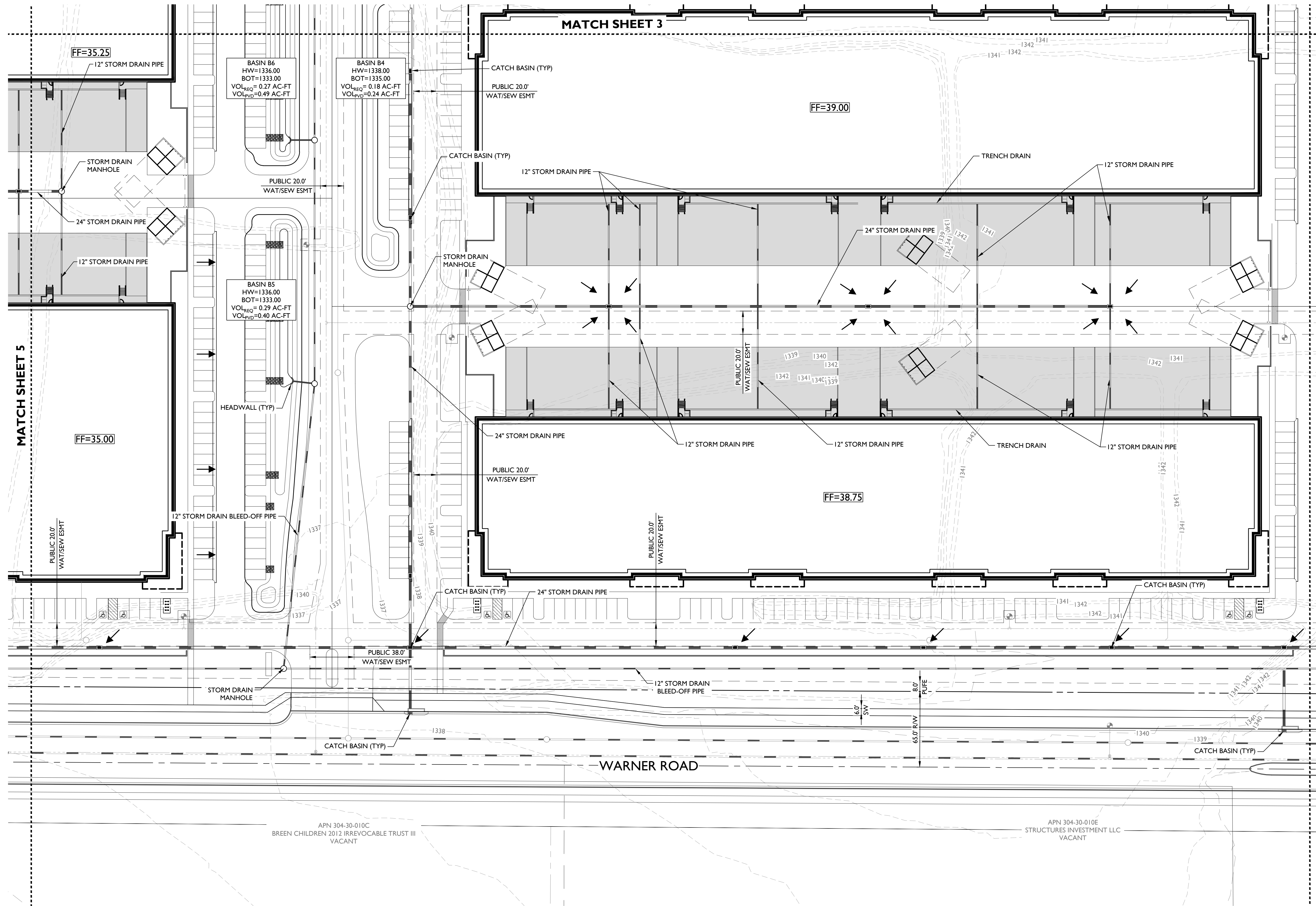
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of 7



21-0710 - HUB @ 202

Oct 12, 2021 3:37pm S:\Projects\2021\21-0710\Civil\Preliminary_Design_Preliminary_G&D\21-0710 - PG06.dwg jholman

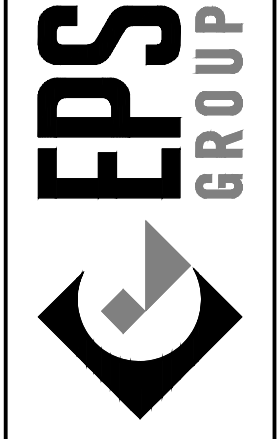


APN 304-30-010C
GREEN CHILDREN 2012 IRREVOCABLE TRUST III
VACANT

APN 304-30-010E
STRUCTURES INVESTMENT LLC
VACANT



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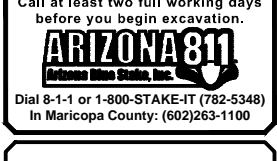


HUB @ 202
Northwest Corner of Warner Rd & Sossaman Rd
Mesa, Arizona

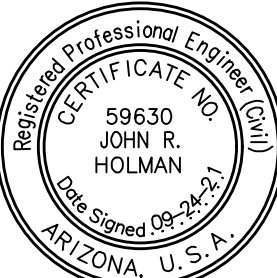
Preliminary Grading & Drainage

Project:

Revisions:



Designer: EPS
Drawn by: CC



Job No.
21-0710

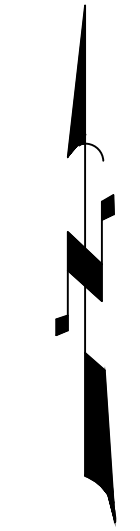
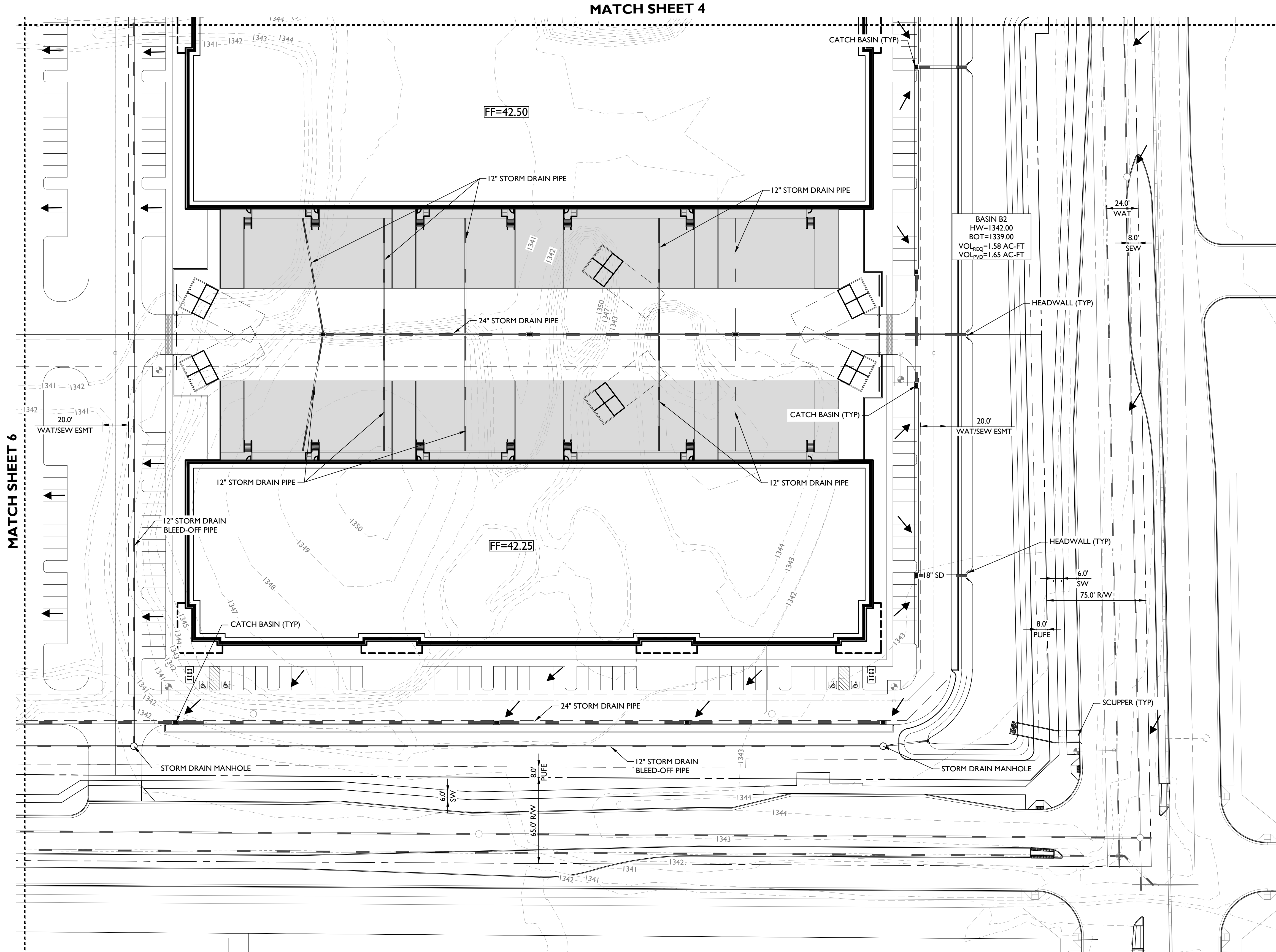
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Sheet No.
6
of 7

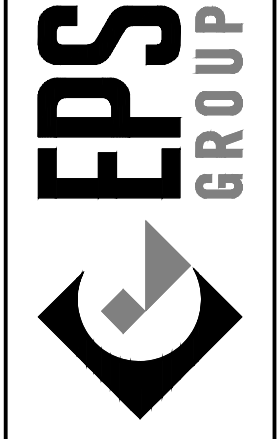
21-0710 - HUB @ 202

Oct 12, 2021 3:38pm S:\Projects\2021\21-0710\Civil\Preliminary Design\21-0710 - Preliminary G&D\21-0710 - PG07.dwg

jholman



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Project: HUB @ 202
Northwest Corner of Wymor Rd & Sossaman Rd
Mesa, Arizona

Revisions:



Designer: EPS
Drawn by: CC



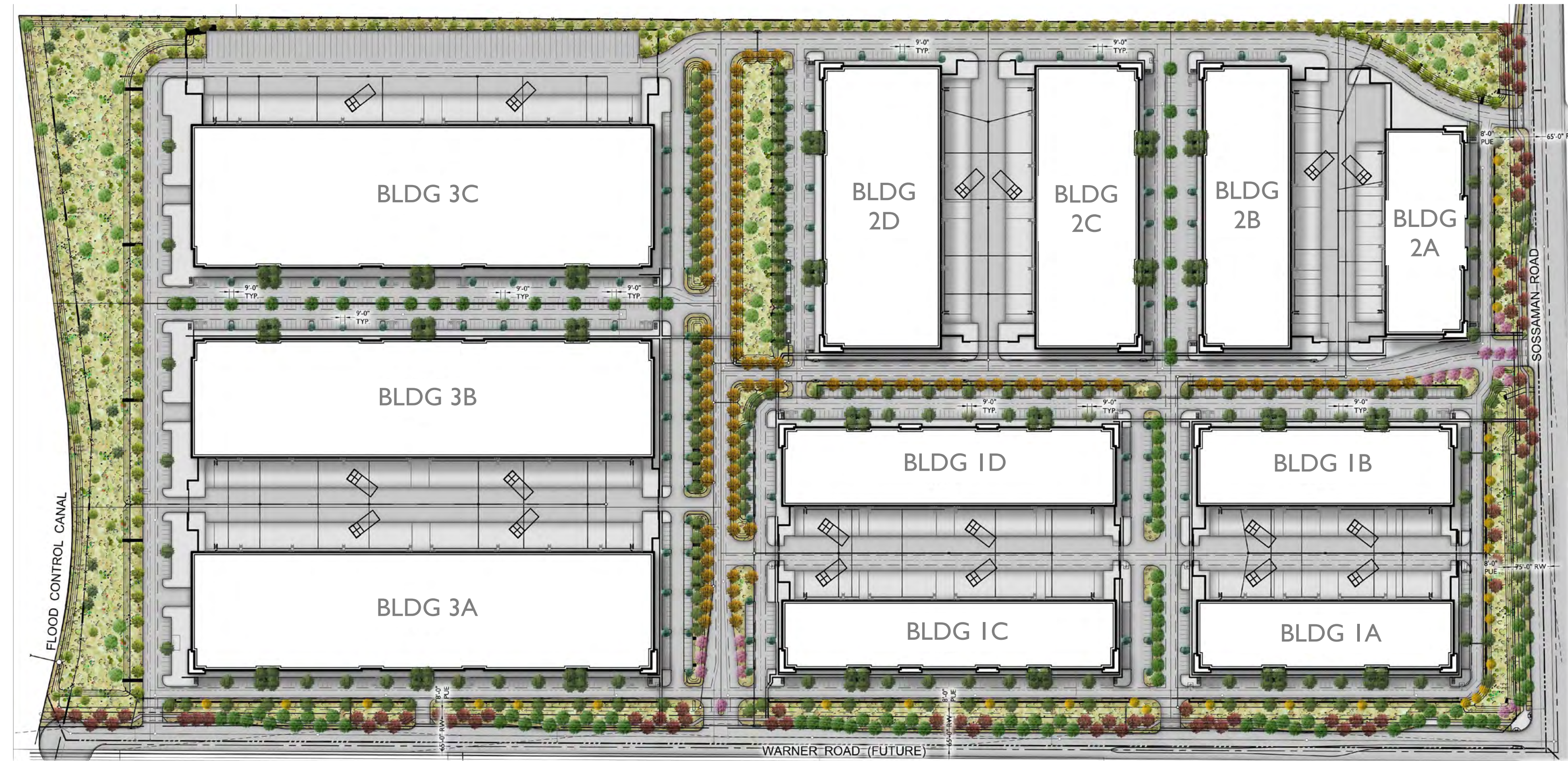
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21-0710

PG07

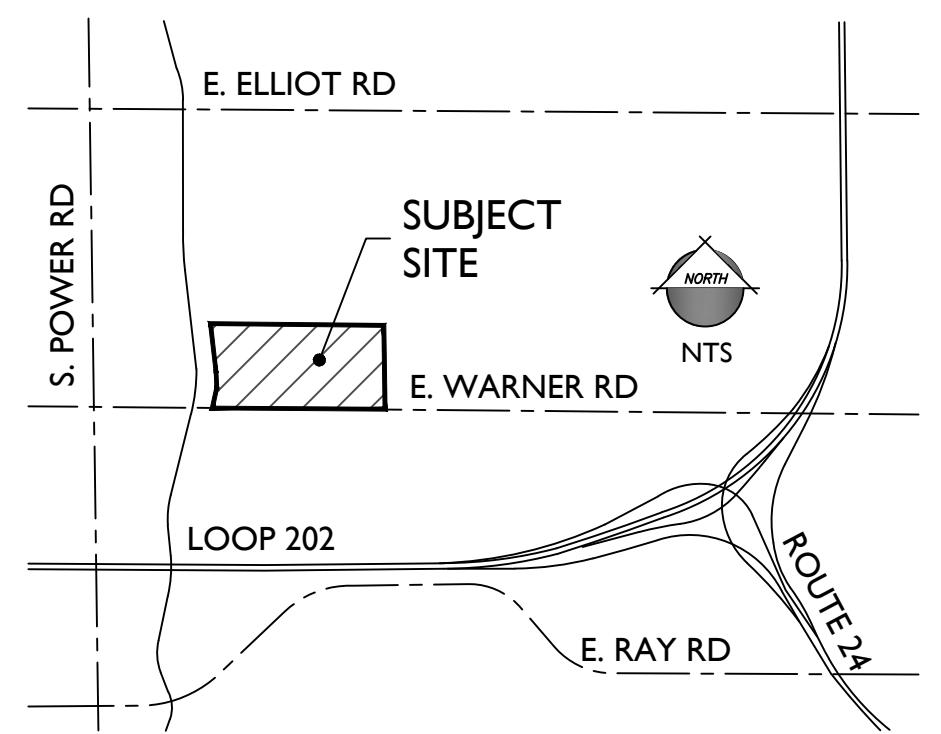
Sheet No.
7
of **7**

HUB @ 202

Mesa, Arizona



VICINITY MAP



Preliminary Landscape Design Package

Submitted: August 16, 2021
 Resubmitted: September 27, 2021
 Resubmitted: October 12, 2021

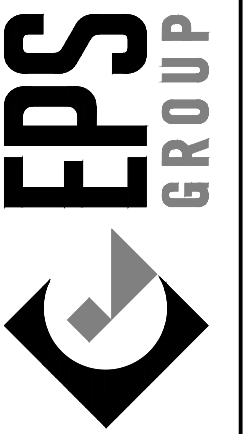
OWNER:
Caprock Madison Vernture
 6909 E Greenway Parkway Suite 240
 Scottsdale, AZ 85254
 (480) 800-8884
 Contact: Dylan Sproul
 dsproul@caprockmadison.com

LANDSCAPE ARCHITECT:
EPS GROUP, INC.
 1130 N. Alma School Road, Suite 120
 Mesa, AZ 85201
 (480) 503-2250
 Contact: Tom Snyder, RLA
 Tom.Snyder@epsgruoinc.com

CIVIL ENGINEER:
EPS GROUP, INC.
 1130 N. Alma School Road, Suite 120
 Mesa, AZ 85201
 TEL: (480) 503-2250
 Contact: John Holman, PE
 John.Holman@epsgruoinc.com



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Project
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 Mesa, AZ
COVER SHEET

Revisions:
1st PRELIMINARY SUBMITTAL - 8/16/2021
2nd PRELIMINARY SUBMITTAL - 9/27/2021
3RD PRELIMINARY SUBMITTAL - 10/12/2021



Designer: KZ, VSB
 Drawn by: LR, CD

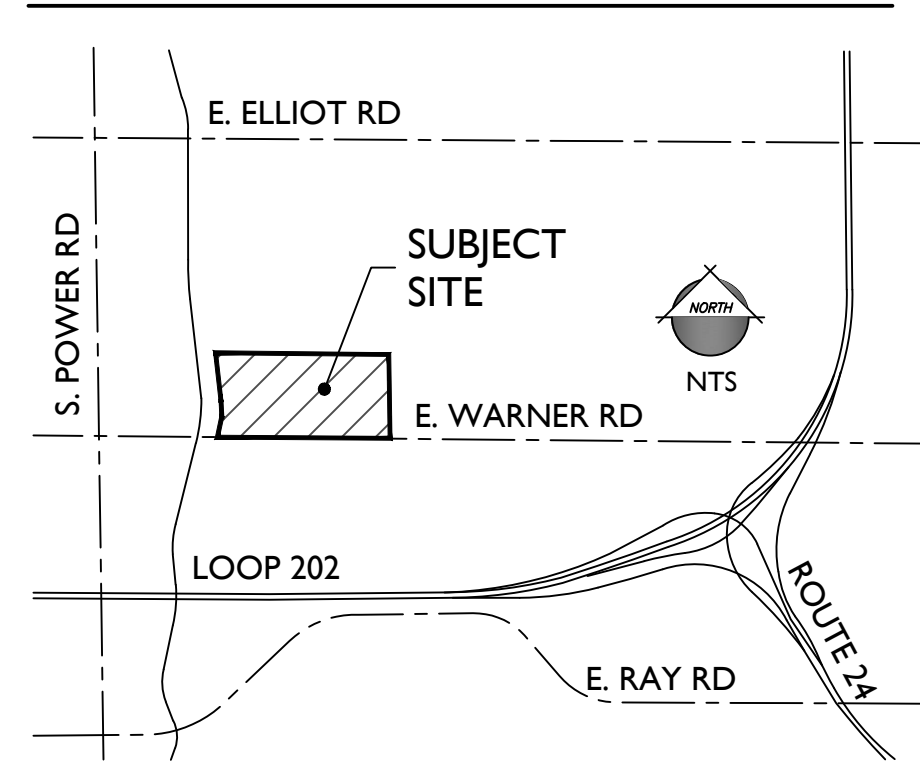


Job No.
21-0710
 CONSTRUCTION DOCUMENTATION

Sheet No.
L-CS
 1 of 24

21-0710

VICINITY MAP



KEYNOTES

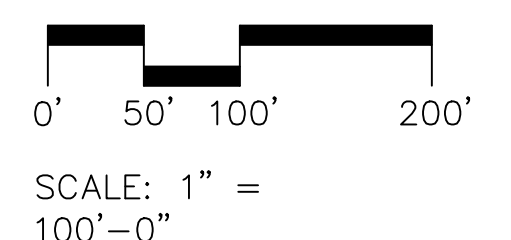
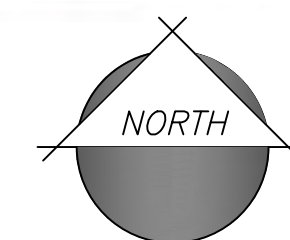
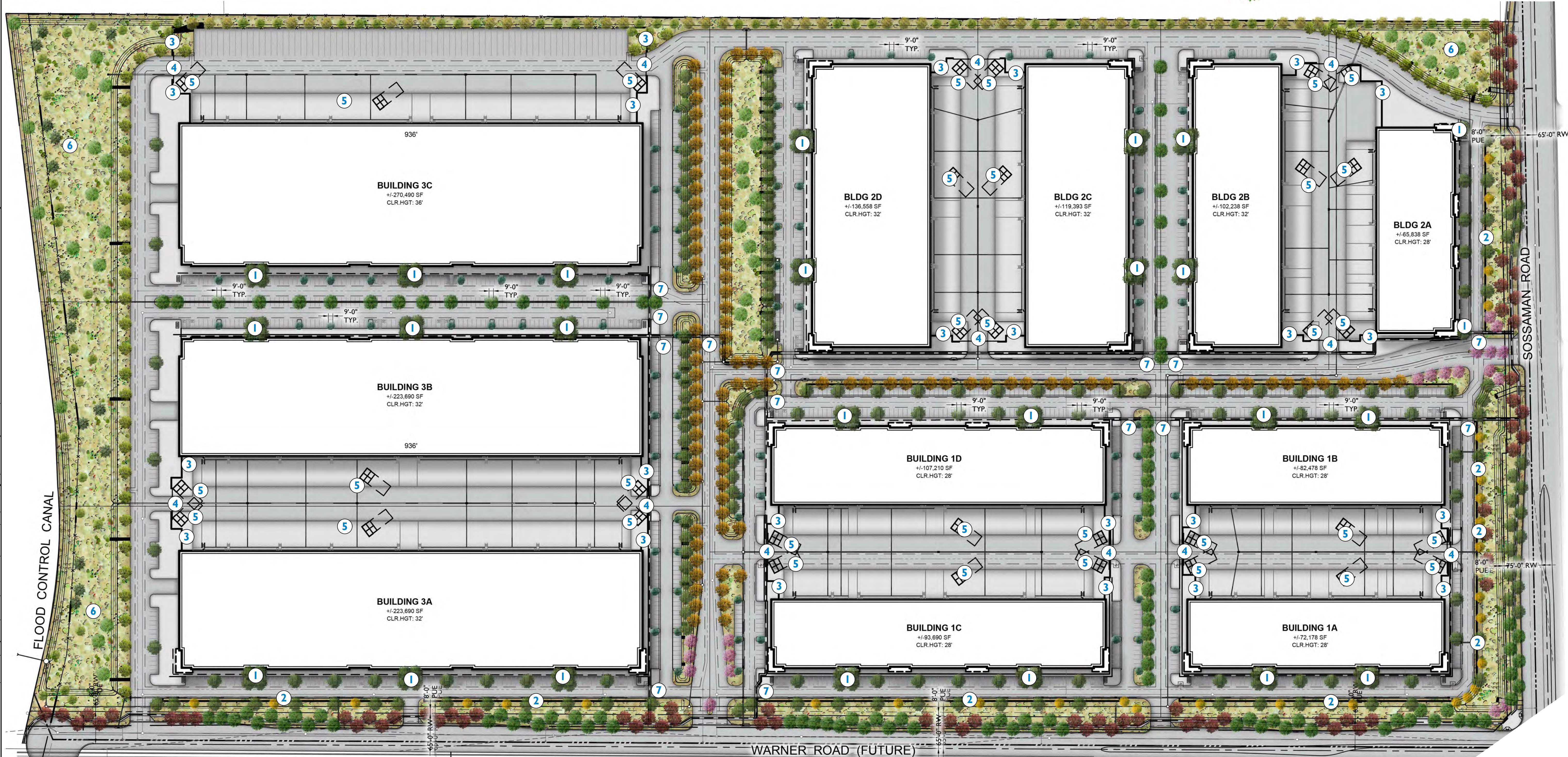
- 1 OUTDOOR AMENITY
- 2 PARKING SCREEN WALL (SEE ARCH PLANS)
- 3 SECURITY WALL (SEE ARCH PLANS)
- 4 VEHICULAR GATE (SEE ARCH PLANS)
- 5 ENCLOSURES (SEE ARCH PLANS)
- 6 RETENTION (SEE CIVIL PLANS)
- 7 DECORATIVE VEHICULAR PAVING AT PEDESTRIAN CROSSINGS (SEE SHEET L-2.22 FOR MATERIAL INFO.)

PLANT LEGEND

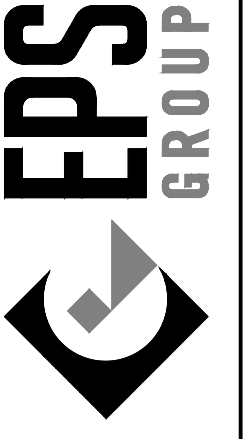
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia aneura	Mulga	24" Box	90
	Acacia farnesiana 'Sierra Sweet'	Sweet Acacia	24" Box	42
	Acacia salicina	Willow Acacia	24" Box	67
	Caesalpinia cacalaco	Cascalote 'Smoothie'	24" Box	31
	Chitalpa tashkentensis	Chitalpa	24" Box	20
	Fraxinus velutina 'Fan Tex'	Fan Tex Ash	24" Box	106
	Parkinsonia praecox	Palo Brea	24" Box	46
	Pinus eldarica	Mondel Pine	24" Box	15
	Pistacia chinensis	Chinese Pistache	24" Box	72
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box	34
	Quercus virginiana 'Heritage'	'Heritage' Live Oak	24" Box 36" Box	245 28
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box	104

21-0710

Oct 12, 2021 5:52pm S:\Projects\2021\21-0710\Landscapes\Preliminary_Plans\21-0710 - L-1.01 - Illustrative Master Plan.dwg vbravo



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Project: HUB @ 202
Mesa, AZ

ILLUSTRATIVE PLAN

Revisions:

1st PRELIMINARY SUBMITTAL - 8/16/2021
2nd PRELIMINARY SUBMITTAL - 9/27/2021
3rd PRELIMINARY SUBMITTAL - 10/12/2021

Call at least two full working days before any design execution.

Designer: KZ, VSB
Drawn by: LR, CD



Job No. 21-0710

CONSTRUCTION DOCUMENTATION

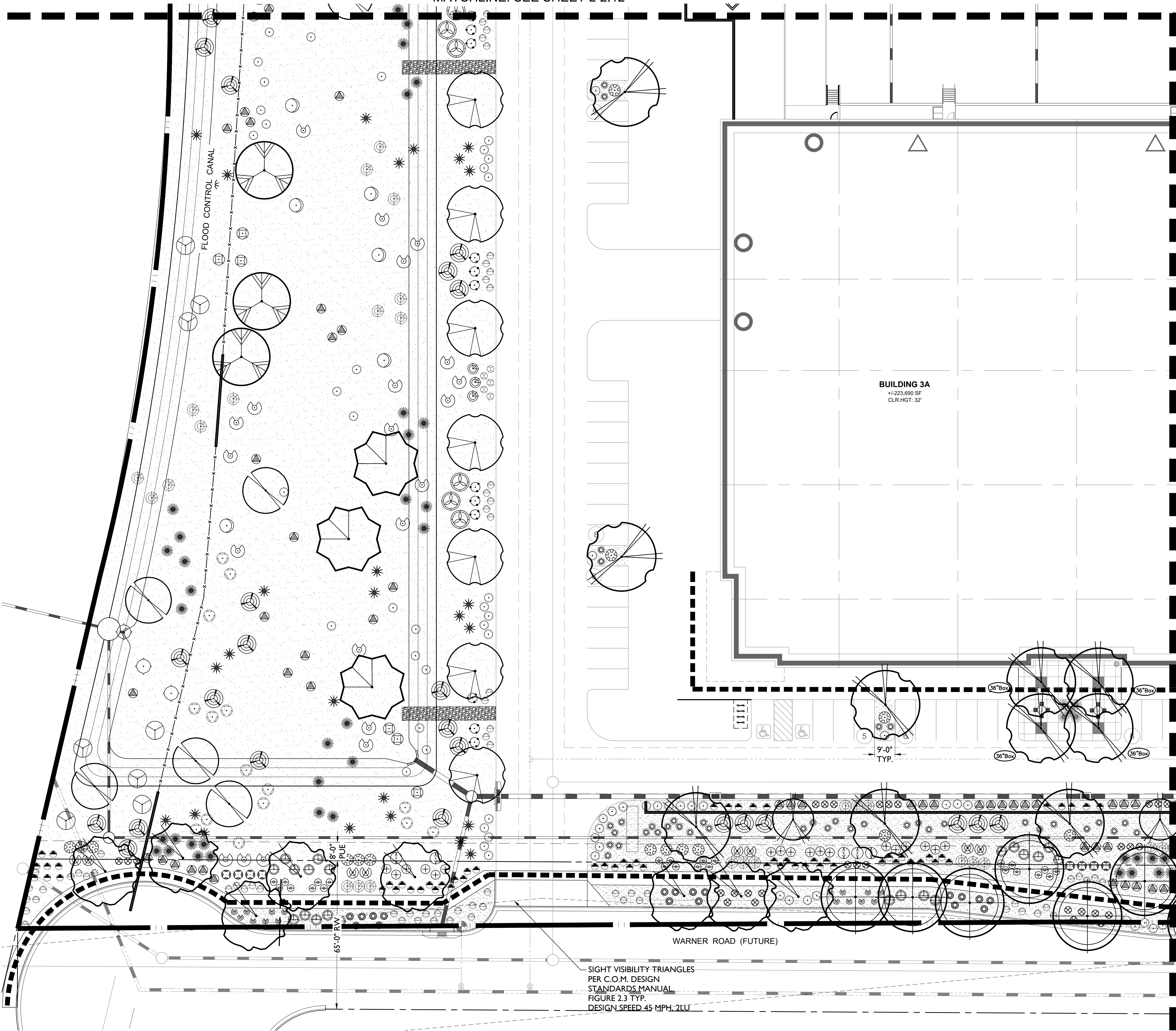
Sheet No. L-1.01

2 of 24

21-0710

Oct 12, 2021 5:54pm S:\Projects\2021\21-0710\Landscaping\Drawings\Preliminary Plans\21-0710 - L-2.01 - Planting Plan.dwg

MATCHLINE: SEE SHEET L-2.12



PLANT LEGEND

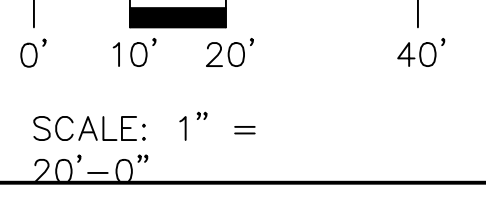
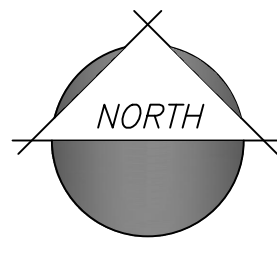
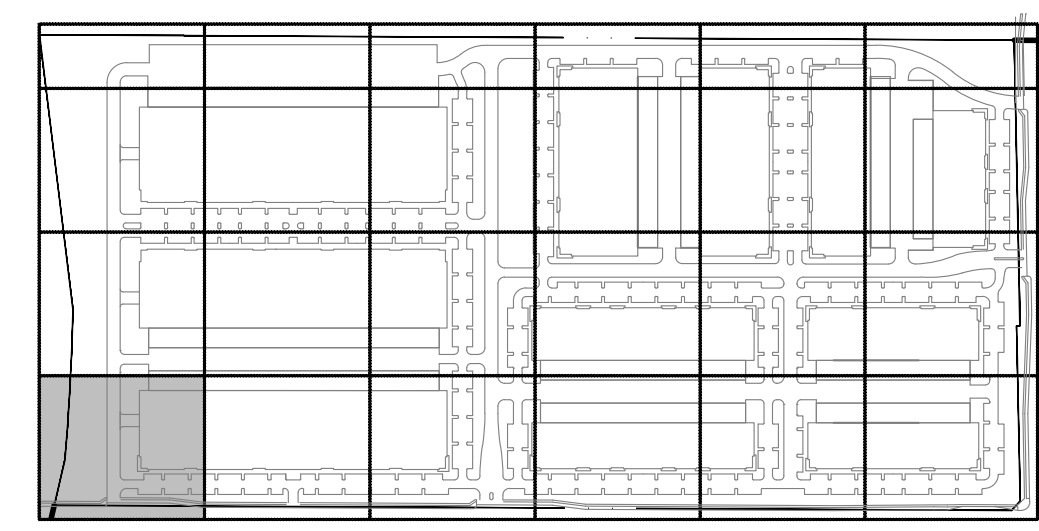
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia cacalaco</i>	Cascalote 'Smoothie'	24" Box
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box
	<i>Pinus eldarica</i>	Mondel Pine	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box 36" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Century Plant	5 Gal
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Cordia boissieri</i>	Desert Olive	5 Gal
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal
	<i>Dasylirion wheeleri</i>	Desert Spoon	5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	<i>Eremophila macuata</i> 'Valentine'	'Valentine' Emu Bush	5 Gal
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal
	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	5 Gal
	<i>Justicia californica</i>	Chuparosa	5 Gal
	<i>Lantana</i> x 'Dallas Red'	Dallas Red Lantana	5 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisioides</i>	Feathery Cassia	5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma</i> x 'Orange Jubilee'	Orange Jubilee	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal
GROUNDCOVERS			
	<i>Acacia redolens</i> Desert Carpet	Prostrate Acacia	1 Gal
	<i>Baccharis hybrid</i> 'Starn'	Thompson Baccharis	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	5 Gal
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal

SYMBOL	COMMON NAME	SIZE
	Prostrate Acacia	1 Gal
	Thompson Baccharis	1 Gal
	Bush Morning Glory	5 Gal
	Sierra Gold Dalea	1 Gal
	'Outback Sunrise'	1 Gal
	Trailing Purple Lantana	1 Gal
	New Gold Lantana	1 Gal
	Tuscan Blue Rosemary	1 Gal

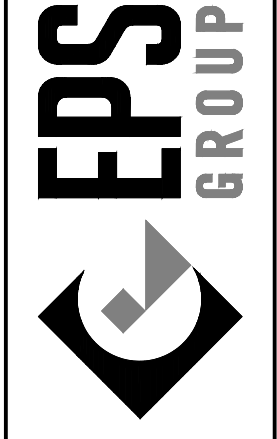
MATERIAL

3/4" Screened Decomposed Granite
Desert Brown or Equal, 2" Depth Min.

KEY MAP



1130 N. Alma School, Suite 120
 Mesa, AZ 85210
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HUB @ 202
Mesa, AZ

PLANTING PLAN

Project: _____

Revisions:

NO.	DATE	DESCRIPTION
1	8/16/2021	1st PRELIMINARY SUBMITTAL
2	9/27/2021	2nd PRELIMINARY SUBMITTAL
3	10/19/2021	3RD PRELIMINARY SUBMITTAL

Call at least two full working days before you begin excavation.

ARIZONA
REGISTERED LANDSCAPE ARCHITECT
40702 THOMAS E. SNYDER
ISSUED 01/25/20

Designer: KZ, VSB
Drawn by: LR, CD

Job No.
21-0710

CONSTRUCTION DOCUMENTATION

Sheet No.
L-2.01

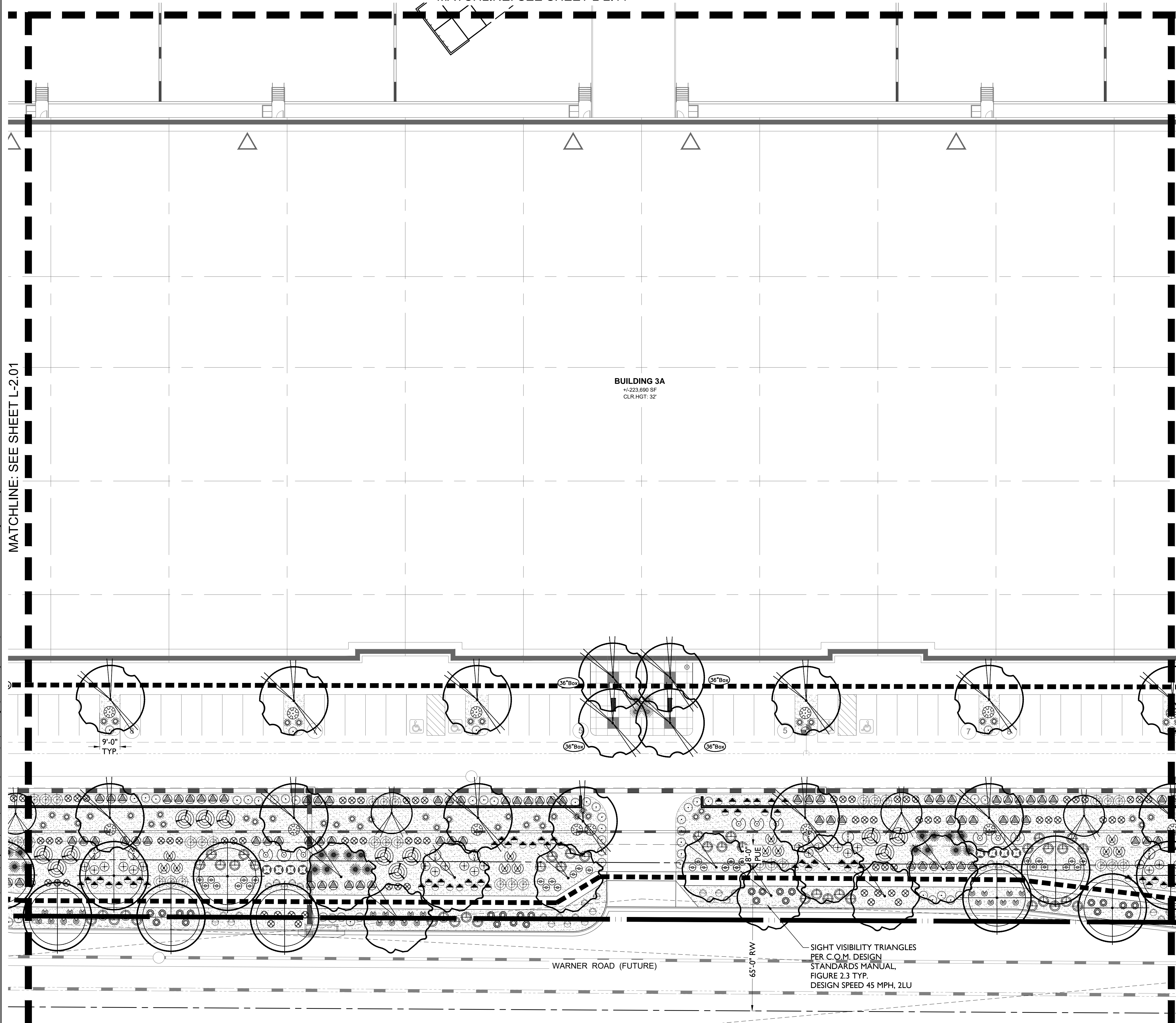
3 of 24

21-0710

Oct 12, 2021 5:54pm S:\Projects\2021\21-0710\Landscaping\Drawings\Preliminary Plans\21-0710 - L-2.01 - Planting Plan.dwg

MATCHLINE: SEE SHEET L-2.01

MATCHLINE: SEE SHEET L-2.11



BUILDING 3A
 +/-223,690 SF
 CLR.HGT: 32'

9'-0"
TYP.

WARNER ROAD (FUTURE)

65'-0" RW

SIGHT VISIBILITY TRIANGLES
 PER C.O.M. DESIGN
 STANDARDS MANUAL,
 FIGURE 2.3 TYP.
 DESIGN SPEED 45 MPH, 2LU

PLANT LEGEND

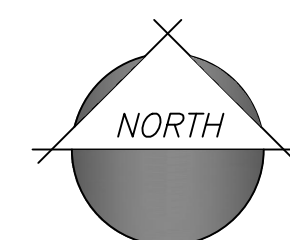
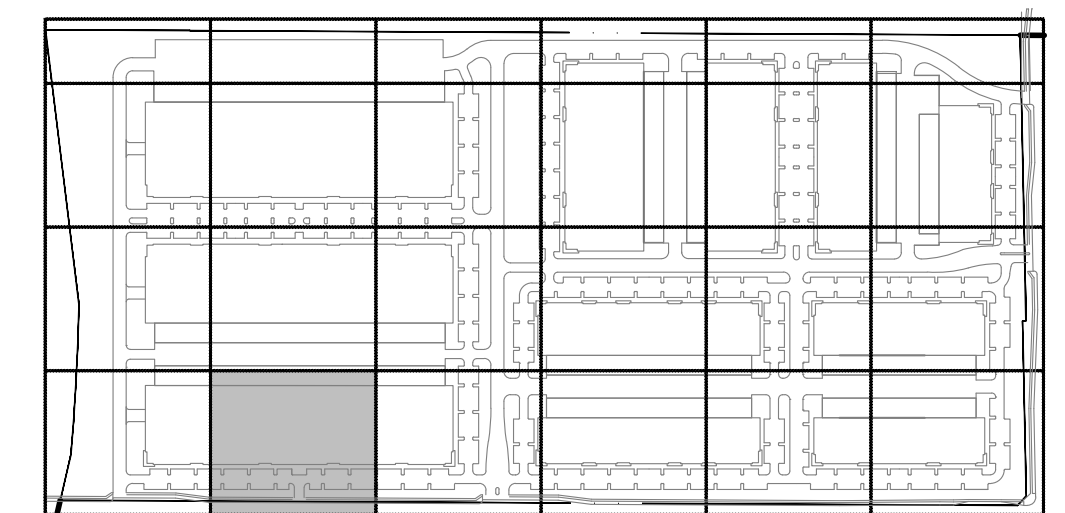
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia cacalaco</i>	Cascalote 'Smoothie'	24" Box
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box
	<i>Pinus eldarica</i>	Mondel Pine	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box 36" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Century Plant	5 Gal
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Cordia boissieri</i>	Desert Olive	5 Gal
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal
	<i>Dasylirion wheeleri</i>	Desert Spoon	5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	<i>Eremophila macuata</i> 'Valentine'	'Valentine' Emu Bush	5 Gal
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal
	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	5 Gal
	<i>Justicia californica</i>	Chuparosa	5 Gal
	<i>Lantana</i> x 'Dallas Red'	Dallas Red Lantana	5 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisioides</i>	Feathery Cassia	5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma</i> x 'Orange Jubilee'	Orange Jubilee	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal
GROUNDCOVERS			
	<i>Acacia redolens</i> Desert Carpet	Prostrate Acacia	1 Gal
	<i>Baccharis hybrid</i> 'Starn'	Thompson Baccharis	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	5 Gal
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal

SYMBOL	COMMON NAME	SIZE
	3/4" Screened Decomposed Granite Desert Brown or Equal, 2" Depth Min.	

MATERIAL

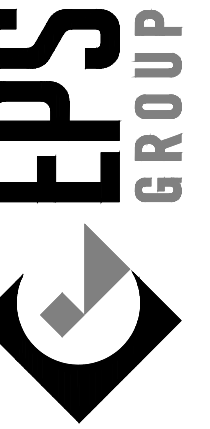
	3/4" Screened Decomposed Granite Desert Brown or Equal, 2" Depth Min.
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KEY MAP



0' 10' 20' 40'
 SCALE: 1" = 20'-0"

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 Mesa, AZ

PLANTING PLAN

Project

Revisions:

NO.	DATE	DESCRIPTION
1	8/16/2021	1st PRELIMINARY SUBMITTAL
2	9/27/2021	2nd PRELIMINARY SUBMITTAL
3	10/19/2021	3RD PRELIMINARY SUBMITTAL



Designer: KZ, VSB
 Drawn by: LR, CD



Job No.
21-0710

CONSTRUCTION DOCUMENTATION

Sheet No.
L-2.02

4 of 24

21-0710

MATCHLINE: SEE SHEET L-2.10

MATCHLINE: SEE SHEET L-2.02

PLANT LEGEND

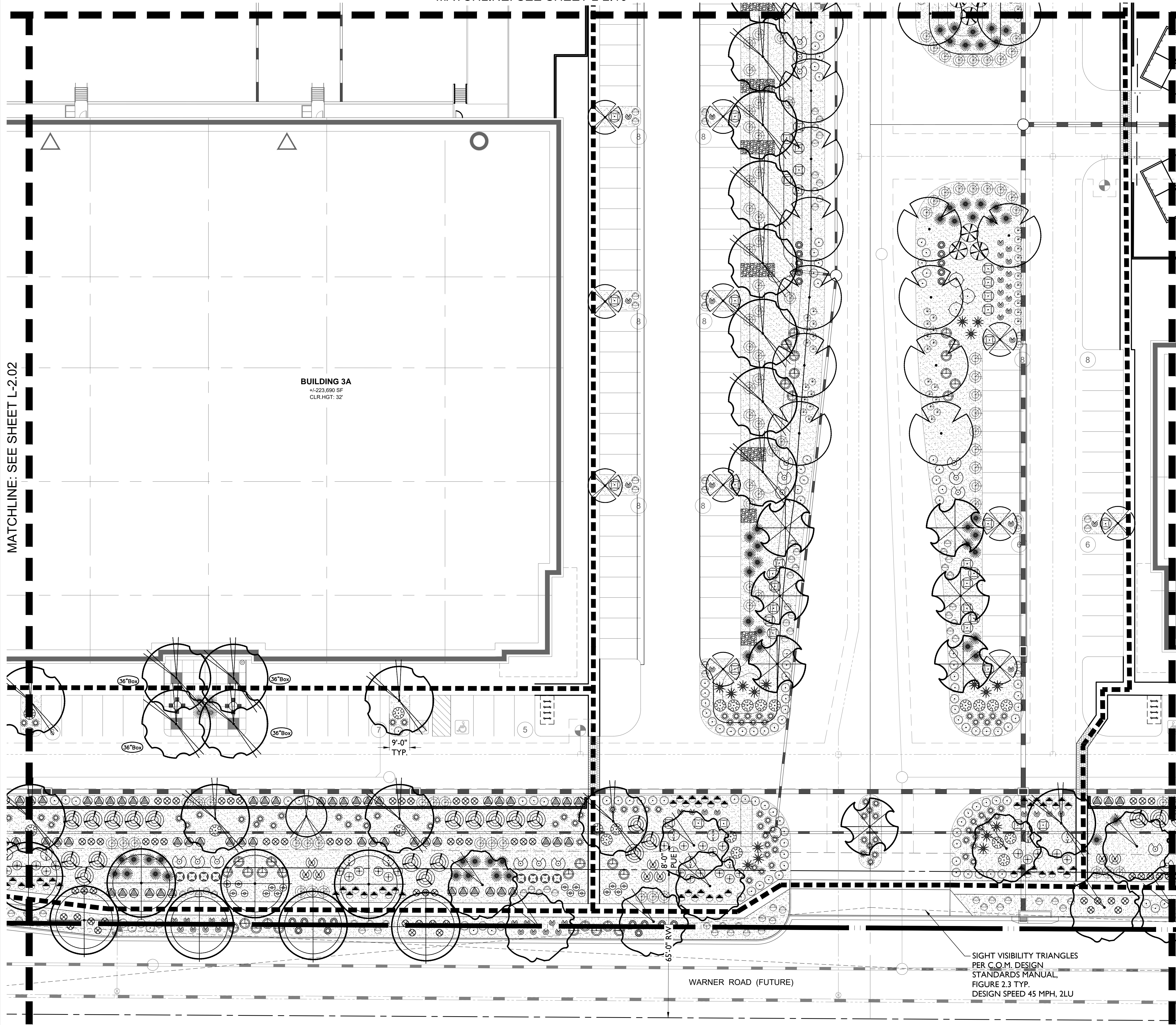
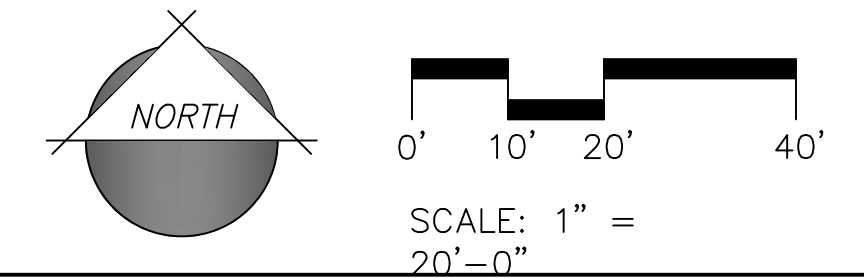
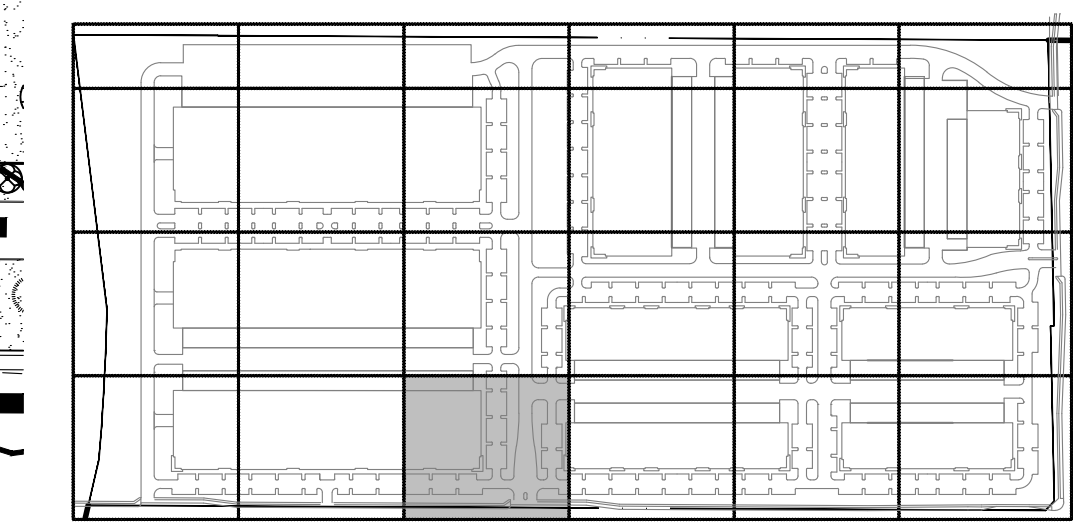
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia cacalaco</i>	Cascalote 'Smoothie'	24" Box
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box
	<i>Pinus eldarica</i>	Mondel Pine	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box 36" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Century Plant	5 Gal
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Cordia boissieri</i>	Desert Olive	5 Gal
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal
	<i>Dasylirion wheeleri</i>	Desert Spoon	5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	<i>Eremophila macuata</i> 'Valentine'	'Valentine' Emu Bush	5 Gal
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal
	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	5 Gal
	<i>Justicia californica</i>	Chuparosa	5 Gal
	<i>Lantana x 'Dallas Red'</i>	Dallas Red Lantana	5 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisioides</i>	Feathery Cassia	5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma x 'Orange Jubilee'</i>	Orange Jubilee	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
GROUNDCOVERS			
	<i>Acacia redolens</i> Desert Carpet	Prostrate Acacia	1 Gal
	<i>Baccharis hybrid</i> 'Starn'	Thompson Baccharis	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	5 Gal
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal

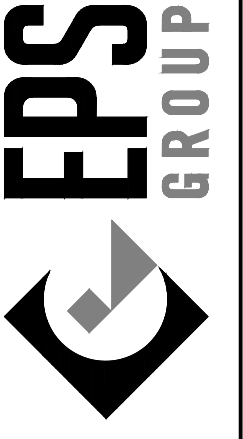
MATERIAL
 3/4" Screened Decomposed Granite
 Desert Brown or Equal, 2" Depth Min.

KEY MAP



Oct 12, 2021 5:54pm S:\Projects\2021\21-0710\Landscaping\Drawings\Preliminary Plans\21-0710 - L-2.01 - Planting Plan.dwg

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PLANTING PLAN

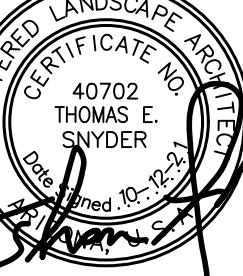
Project: _____

Revisions:

No.	Description	Date
1	1st PRELIMINARY SUBMITTAL - 8/16/2021	8/16/2021
2	2nd PRELIMINARY SUBMITTAL - 9/27/2021	9/27/2021
3	3RD PRELIMINARY SUBMITTAL - 10/19/2021	10/19/2021

Call at least two full working days before any begin installation.

DESIGNER: KZ, VSB
 DRAWN BY: LR, CD



Job No.
21-0710

CONSTRUCTION DOCUMENTATION

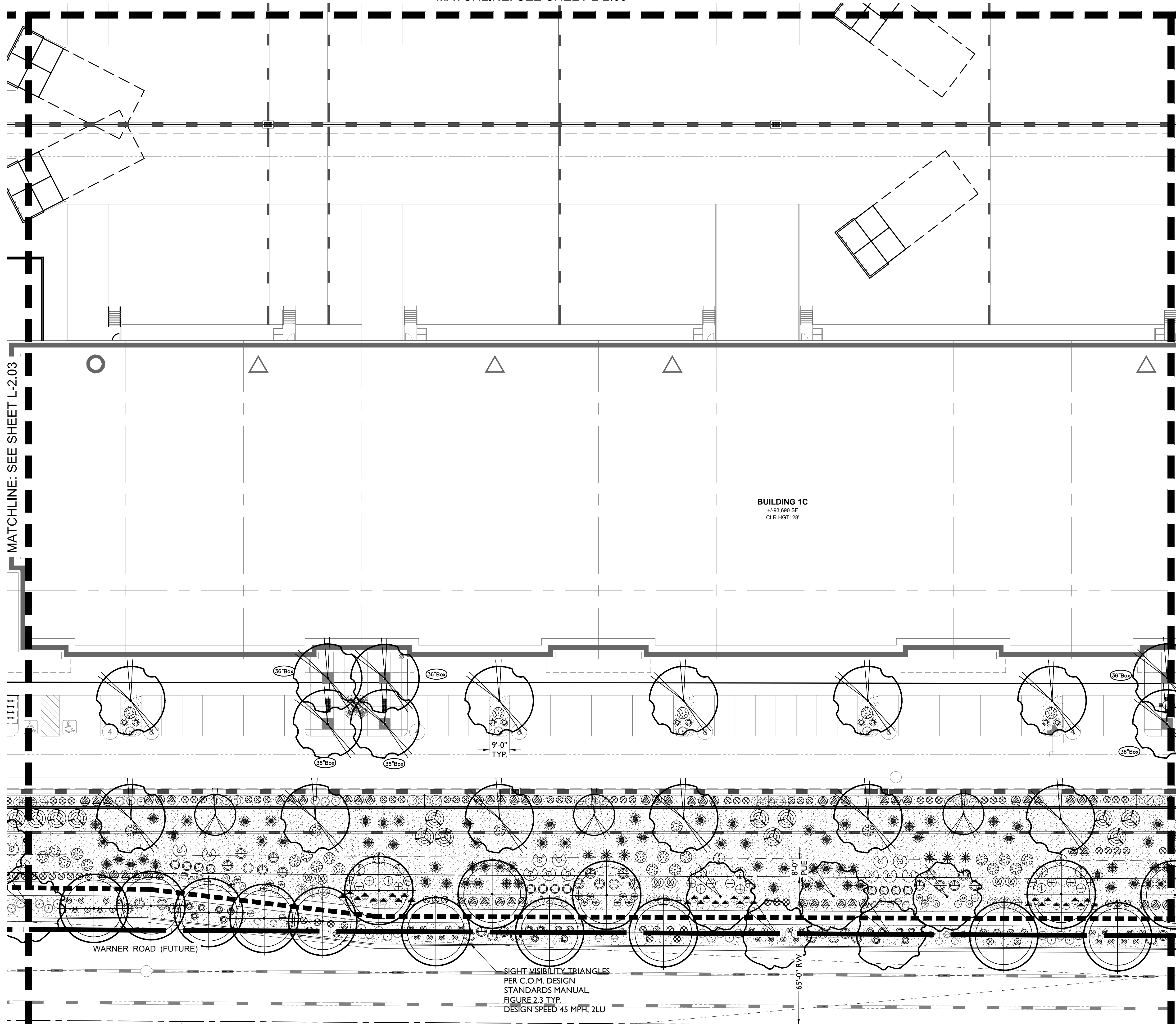
Sheet No.
L-2.03

21-0710

MATCHLINE: SEE SHEET L-2.09

MATCHLINE: SEE SHEET L-2.03

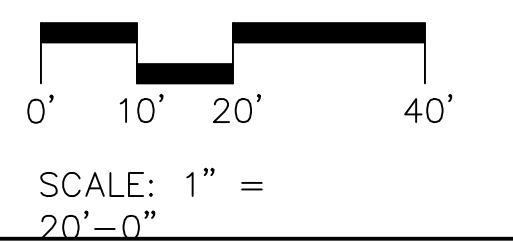
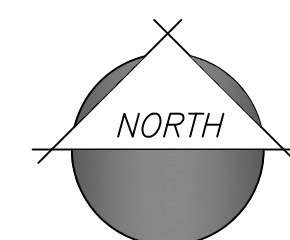
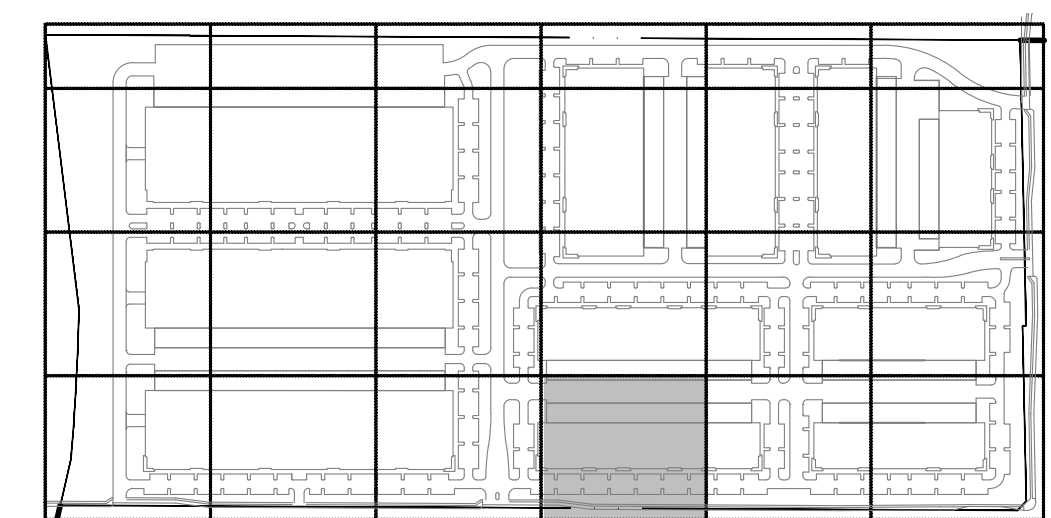
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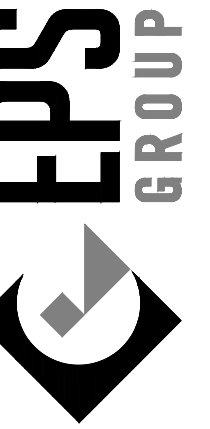
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia cacalaco</i>	Cascalote 'Smoothie'	24" Box
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box
	<i>Pinus eldarica</i>	Mondel Pine	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Century Plant	5 Gal
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Cordia boissieri</i>	Desert Olive	5 Gal
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal
	<i>Dasylirion wheeleri</i>	Desert Spoon	5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	<i>Eremophila macuata</i> 'Valentine'	'Valentine' Emu Bush	5 Gal
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal
	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	5 Gal
	<i>Justicia californica</i>	Chuparosa	5 Gal
	<i>Lantana x 'Dallas Red'</i>	Dallas Red Lantana	5 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisioides</i>	Feathery Cassia	5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma x 'Orange Jubilee'</i>	Orange Jubilee	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal
GROUNDCOVERS			
	<i>Acacia redolens</i> Desert Carpet	Prostrate Acacia	1 Gal
	<i>Baccharis hybrid</i> 'Starn'	Thompson Baccharis	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	5 Gal
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal
MATERIAL			
	3/4" Screened Decomposed Granite		
	Desert Brown or Equal, 2" Depth Min.		

KEY MAP



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Project: HUB @ 202
 Mesa, AZ

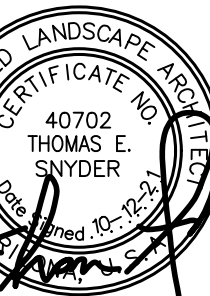
PLANTING PLAN

Revisions:

DATE	DESCRIPTION
10/15/2021	1st PRELIMINARY SUBMITTAL - 8/16/2021
10/15/2021	2nd PRELIMINARY SUBMITTAL - 9/27/2021
10/15/2021	3rd PRELIMINARY SUBMITTAL - 10/15/2021



Designer: KZ, VSB
 Drawn by: LR, CD



Job No. 21-0710

CONSTRUCTION DOCUMENTATION

Sheet No. L-2.04

6 of 24

21-0710

MATCHLINE: SEE SHEET L-2.08

MATCHLINE: SEE SHEET L-2.04

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia cacalaco</i>	Cascalote 'Smoothie'	24" Box
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box
	<i>Pinus eldarica</i>	Mondel Pine	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box

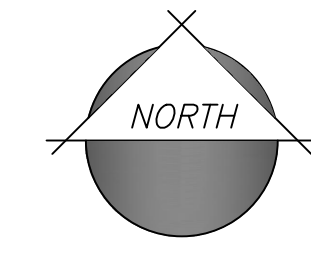
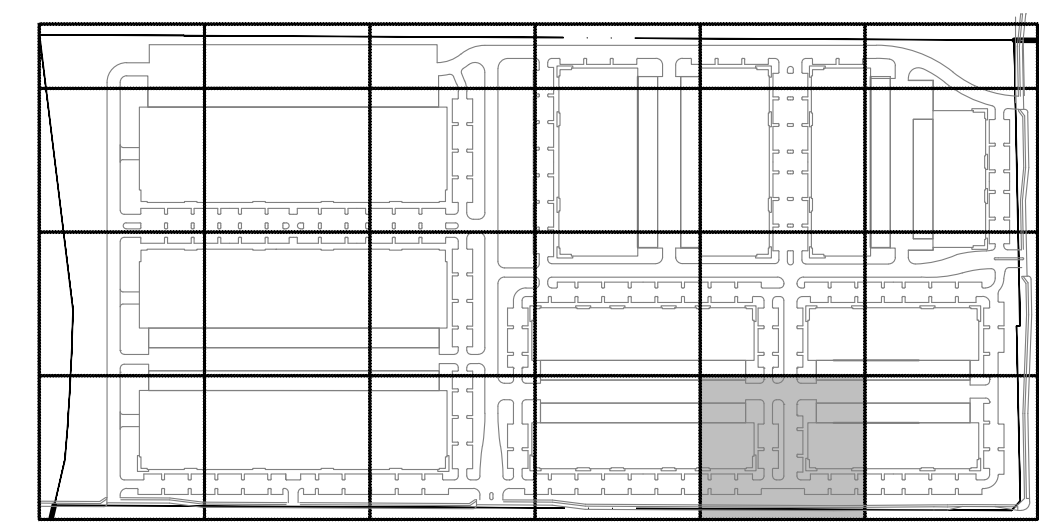
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Century Plant	5 Gal
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Cordia boissieri</i>	Desert Olive	5 Gal
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal
	<i>Dasylirion wheeleri</i>	Desert Spoon	5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	<i>Eremophila macuata</i> 'Valentine'	'Valentine' Emu Bush	5 Gal
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal
	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	5 Gal
	<i>Justicia californica</i>	Chuparosa	5 Gal
	<i>Lantana x</i> 'Dallas Red'	Dallas Red Lantana	5 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisioides</i>	Feathery Cassia	5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma x</i> 'Orange Jubilee'	Orange Jubilee	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
GROUNDCOVERS			
	<i>Acacia redolens</i> Desert Carpet	Prostrate Acacia	1 Gal
	<i>Baccharis hybrid</i> 'Starn'	Thompson Baccharis	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	5 Gal
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana x</i> 'New Gold'	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal

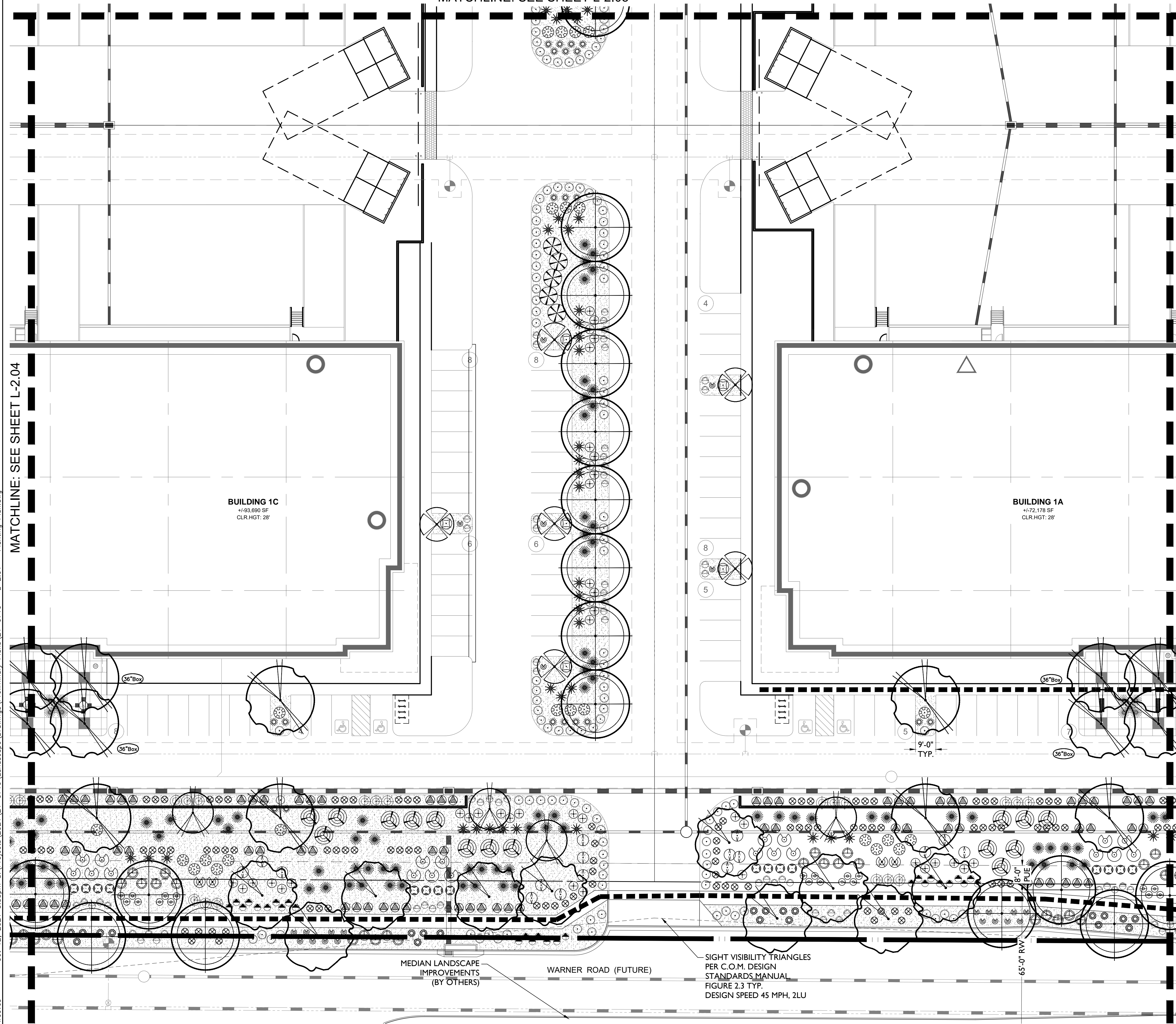
MATERIAL

3/4" Screened Decomposed Granite
Desert Brown or Equal, 2" Depth Min.

KEY MAP



SCALE: 1" = 20'-0"



BUILDING 1C
+/-93,690 SF
CLR.HGT: 28'

BUILDING 1A
+/-72,178 SF
CLR.HGT: 28'

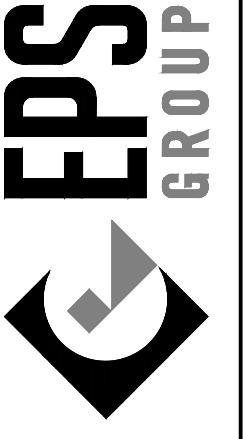
MEDIAN LANDSCAPE IMPROVEMENTS (BY OTHERS)

WARNER ROAD (FUTURE)

SIGHT VISIBILITY TRIANGLES PER C.O.M. DESIGN STANDARDS MANUAL FIGURE 2.3 TYP. DESIGN SPEED 45 MPH, 2LU

Oct 12, 2021 5:55pm S:\Projects\2021\21-0710\Landscape\Drawings\Preliminary Plans\21-0710 - L-2.01 - Planting Plan.dwg

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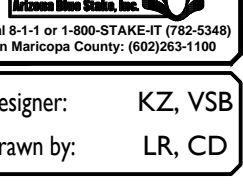
PLANTING PLAN

Project

Revisions:

1st PRELIMINARY SUBMITTAL - 8/16/2021
2nd PRELIMINARY SUBMITTAL - 9/27/2021
3RD PRELIMINARY SUBMITTAL - 10/19/2021

Call at least two full working days before any begin excavation



Designer: KZ, VSB
Drawn by: LR, CD

Job No.
21-0710

CONSTRUCTION DOCUMENTATION

Sheet No.
L-2.05

7 of 24

21-0710

MATCHLINE: SEE SHEET L-2.07

MATCHLINE: SEE SHEET L-2.05

BUILDING 1A
+/-72,178 SF
CLR HGT: 28'

WARNER ROAD (FUTURE)

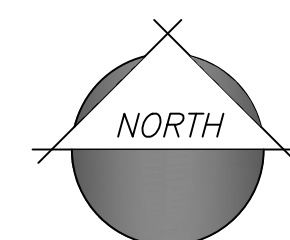
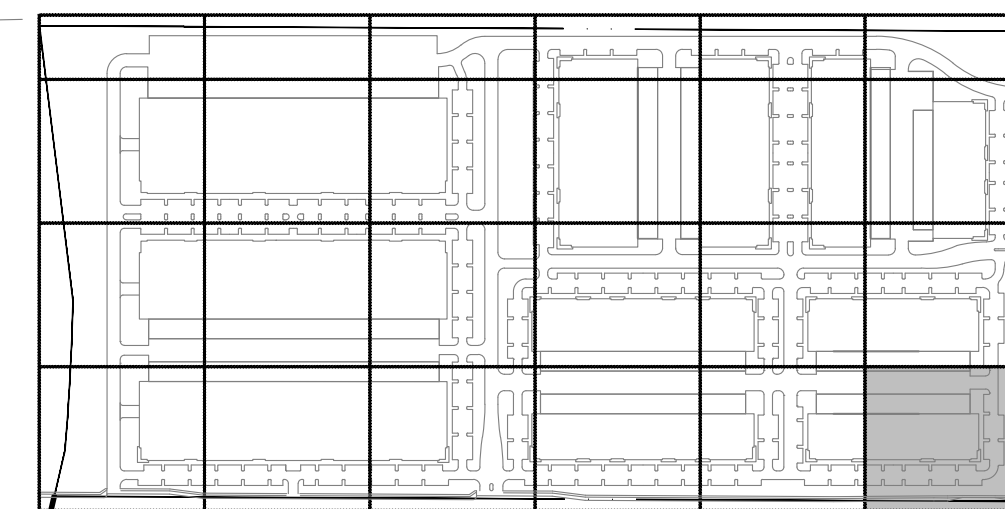
SIGHT VISIBILITY TRIANGLES
PER C.O.M. DESIGN
STANDARDS MANUAL,
FIGURE 2-3 TYP.
DESIGN SPEED 45 MPH, 2LU

MEDIAN LANDSCAPE
IMPROVEMENTS
(BY OTHERS)

PLANT LEGEND

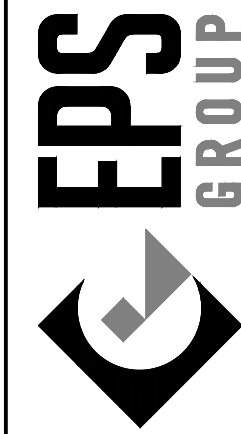
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia cacalaco</i>	Cascalote 'Smoothie'	24" Box
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box
	<i>Pinus eldarica</i>	Mondel Pine	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box 36" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Century Plant	5 Gal
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Cordia boissieri</i>	Desert Olive	5 Gal
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal
	<i>Dasylirion wheeleri</i>	Desert Spoon	5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	<i>Eremophila macuata</i> 'Valentine'	'Valentine' Emu Bush	5 Gal
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal
	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	5 Gal
	<i>Justicia californica</i>	Chuparosa	5 Gal
	<i>Lantana x 'Dallas Red'</i>	Dallas Red Lantana	5 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisiodes</i>	Feathery Cassia	5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma x 'Orange Jubilee'</i>	Orange Jubilee	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal
GROUNDCOVERS			
	<i>Acacia redolens</i> Desert Carpet	Prostrate Acacia	1 Gal
	<i>Baccharis hybrid</i> 'Starn'	Thompson Baccharis	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	5 Gal
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal
MATERIAL			
	3/4" Screened Decomposed Granite		
	Desert Brown or Equal, 2" Depth Min.		

KEY MAP



SCALE: 1" = 20'-0"

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Mesa, AZ

PLANTING PLAN

Project

Revisions:

1st PRELIMINARY SUBMITTAL - 8/16/2021
2nd PRELIMINARY SUBMITTAL - 9/27/2021
3RD PRELIMINARY SUBMITTAL - 10/19/2021



Designer: KZ, VSB
Drawn by: LR, CD



Job No.
21-0710

CONSTRUCTION DOCUMENTATION

Sheet No.

L-2.06

8 of 24

Oct 12, 2021 5:55pm S:\Projects\2021\21-0710\Landscapes\Drawings\Preliminary Plans\21-0710 - L-2.01 - Planting Plan.dwg

21-0710

Oct 12, 2021 5:55pm S:\Projects\2021\21-0710\Landscape\Drawings\Preliminary_Plans\21-0710 - L-2.01 - Planting Plan.dwg

MATCHLINE: SEE SHEET L-2.18

BLDG 2A
+/-65,838 SF
CLR.HGT: 28'

SIGHT VISIBILITY TRIANGLES
PER C.O.M. DESIGN
STANDARDS MANUAL,
FIGURE 2.3 TYP.
DESIGN SPEED 45 MPH, 2LU

9'-0"
TYP.

8'-0"
PUE

65'-0" RW

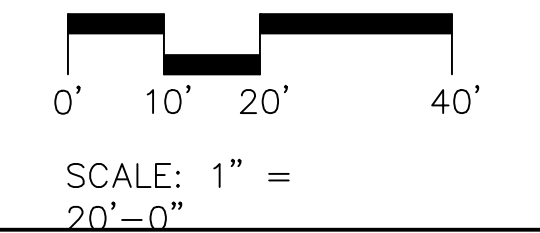
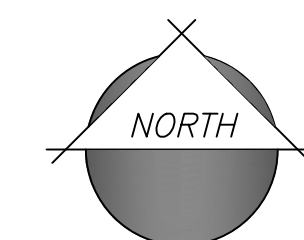
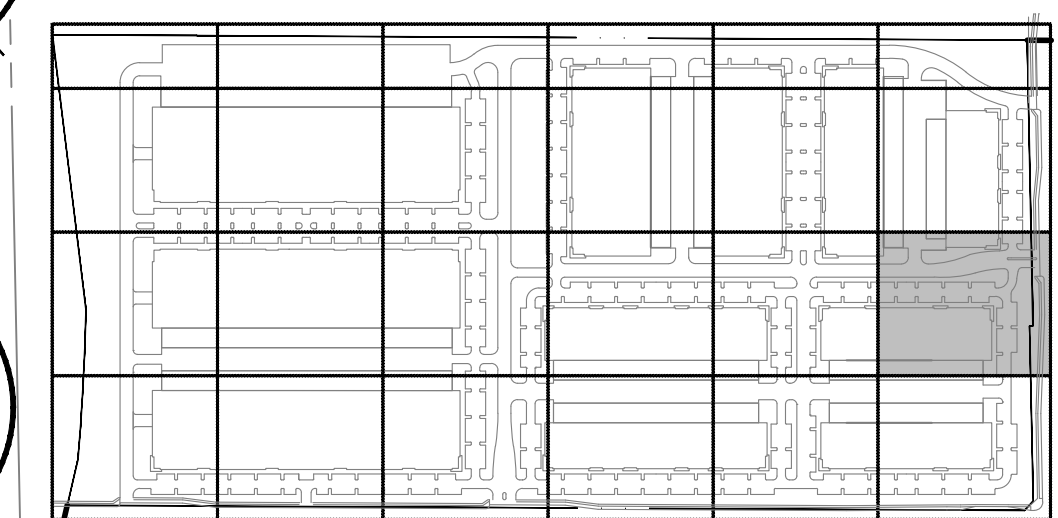
BUILDING 1B
+/-82,478 SF
CLR.HGT: 28'

MATCHLINE: SEE SHEET L-2.06

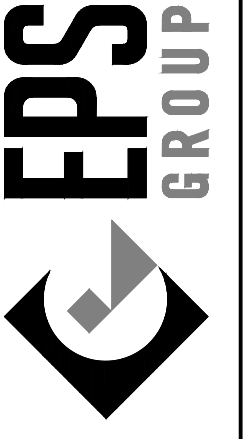
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia cacalaco</i>	Cascalote 'Smoothie'	24" Box
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box
	<i>Pinus eldarica</i>	Mondel Pine	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box 36" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Century Plant	5 Gal
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Cordia boissieri</i>	Desert Olive	5 Gal
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal
	<i>Dasyliiron wheeleri</i>	Desert Spoon	5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	<i>Eremophila macuata</i> 'Valentine'	'Valentine' Emu Bush	5 Gal
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal
	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	5 Gal
	<i>Justicia californica</i>	Chuparosa	5 Gal
	<i>Lantana</i> x 'Dallas Red'	Dallas Red Lantana	5 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisiodes</i>	Feathery Cassia	5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma</i> x 'Orange Jubilee'	Orange Jubilee	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal
GROUNDCOVERS			
	<i>Acacia redolens</i> Desert Carpet	Prostrate Acacia	1 Gal
	<i>Baccharis hybrid</i> 'Starn'	Thompson Baccharis	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	5 Gal
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal
MATERIAL			
	3/4" Screened Decomposed Granite		
	Desert Brown or Equal, 2" Depth Min.		

KEY MAP



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Mesa, AZ

PLANTING PLAN

Project: _____

Revisions:

1st PRELIMINARY SUBMITTAL - 8/16/2021	
2nd PRELIMINARY SUBMITTAL - 9/27/2021	
3RD PRELIMINARY SUBMITTAL - 10/15/2021	



Designer: KZ, VSB
Drawn by: LR, CD



Job No.
21-0710

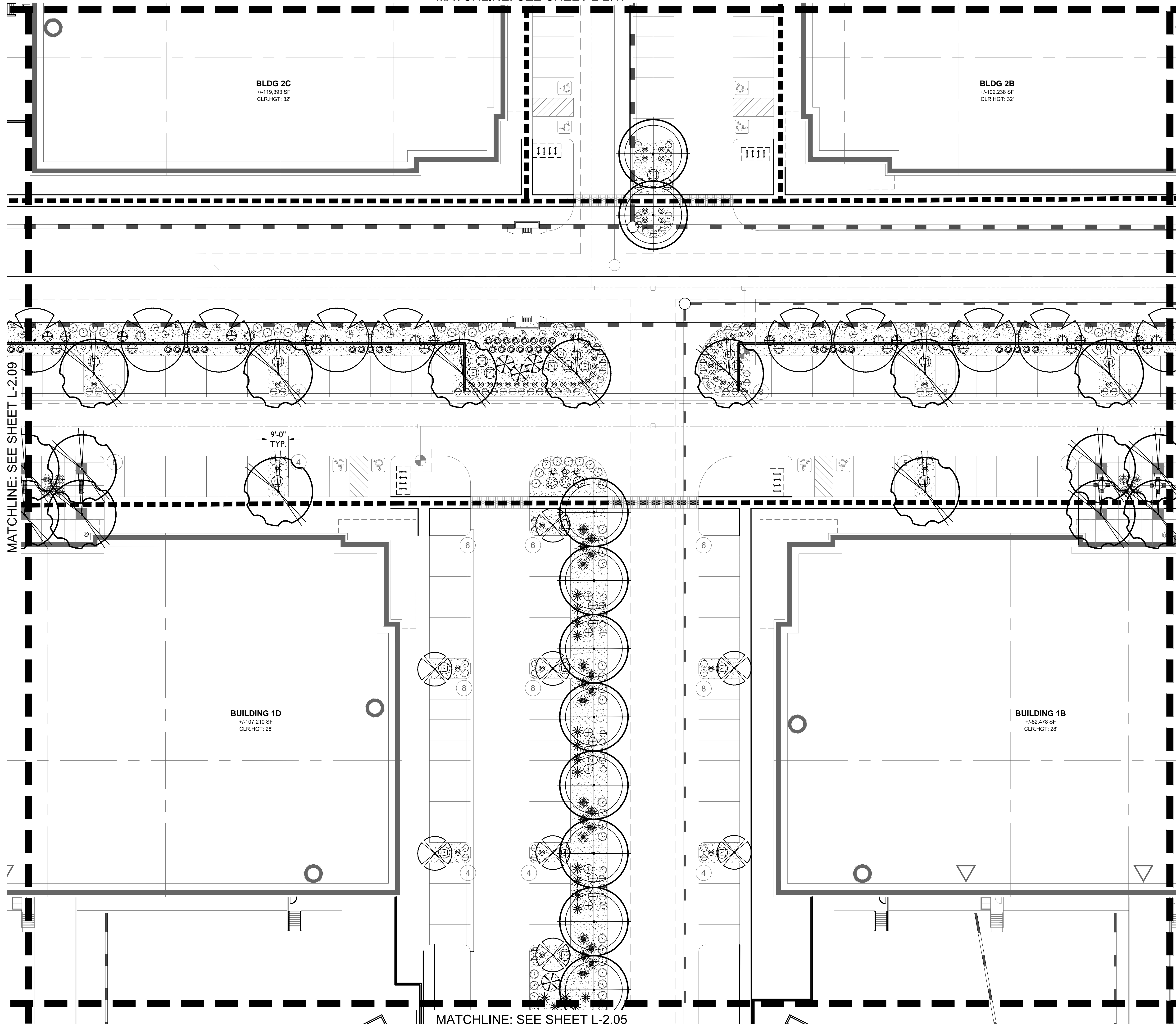
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Sheet No.
L-2.07

21-0710

Oct 12, 2021 5:55pm S:\Projects\2021\21-0710\Landscaping\Drawings\Preliminary_Plans\21-0710 - L-2.01 - Planting Plan.dwg

MATCHLINE: SEE SHEET L-2.17



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia cacalaco</i>	Cascalote 'Smoothie'	24" Box
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box
	<i>Pinus eldarica</i>	Mondel Pine	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box 36" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box

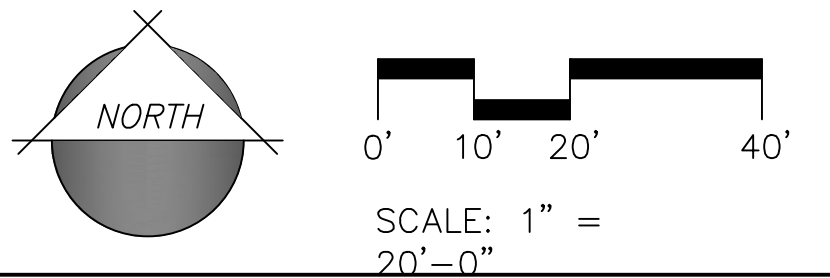
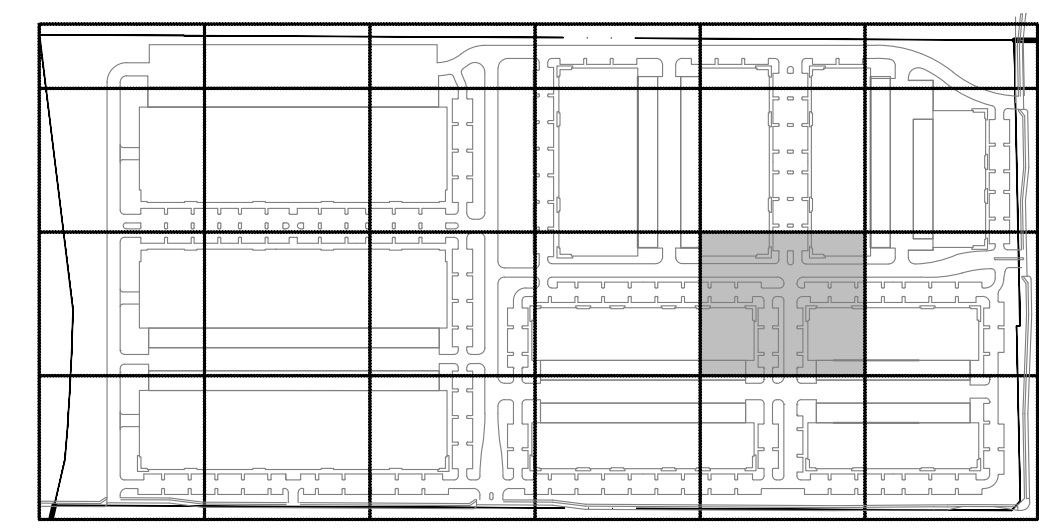
SYMBOL	COMMON NAME	SIZE
SHRUBS/ACCENTS		
	Century Plant	5 Gal
	Baja Fairy Duster	5 Gal
	Red Bird of Paradise	5 Gal
	Little John	5 Gal
	Desert Olive	5 Gal
	Little Leaf Cordia	5 Gal
	Desert Spoon	5 Gal
	'Winter Blaze' Emu Bush	5 Gal
	'Valentine' Emu Bush	5 Gal
	Gopher Plant	5 Gal
	Giant Hesperaloe	5 Gal
	Red Yucca	5 Gal
	Brakelights Red Yucca	5 Gal
	Chuparosa	5 Gal
	Dallas Red Lantana	5 Gal
	Rio Bravo Sage	5 Gal
	'Regal Mist' Muhly	5 Gal
	Purple Muhly	5 Gal
	'Autumn Glow' Muhly	5 Gal
	Purple Ruellia	5 Gal
	Desert Ruellia	5 Gal
	Feathery Cassia	5 Gal
	Compact Jojoba	5 Gal
	Jojoba	5 Gal
	Orange Jubilee	5 Gal
	Yellow Bells	5 Gal

SYMBOL	COMMON NAME	SIZE
GROUNDCOVERS		
	Prostrate Acacia	1 Gal
	Thompson Baccharis	1 Gal
	Bush Morning Glory	5 Gal
	Sierra Gold Dalea	1 Gal
	'Outback Sunrise'	1 Gal
	Trailing Purple Lantana	1 Gal
	New Gold Lantana	1 Gal
	Tuscan Blue Rosemary	1 Gal

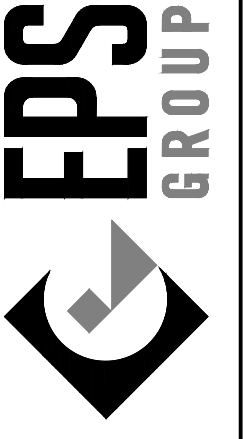
MATERIAL

3/4" Screened Decomposed Granite
Desert Brown or Equal, 2" Depth Min.

KEY MAP



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Mesa, AZ

PLANTING PLAN

Project:

Revisions:

1st PRELIMINARY SUBMITTAL - 8/16/2021
2nd PRELIMINARY SUBMITTAL - 9/27/2021
3RD PRELIMINARY SUBMITTAL - 10/19/2021



Designer: KZ, VSB
Drawn by: LR, CD



Job No.
21-0710

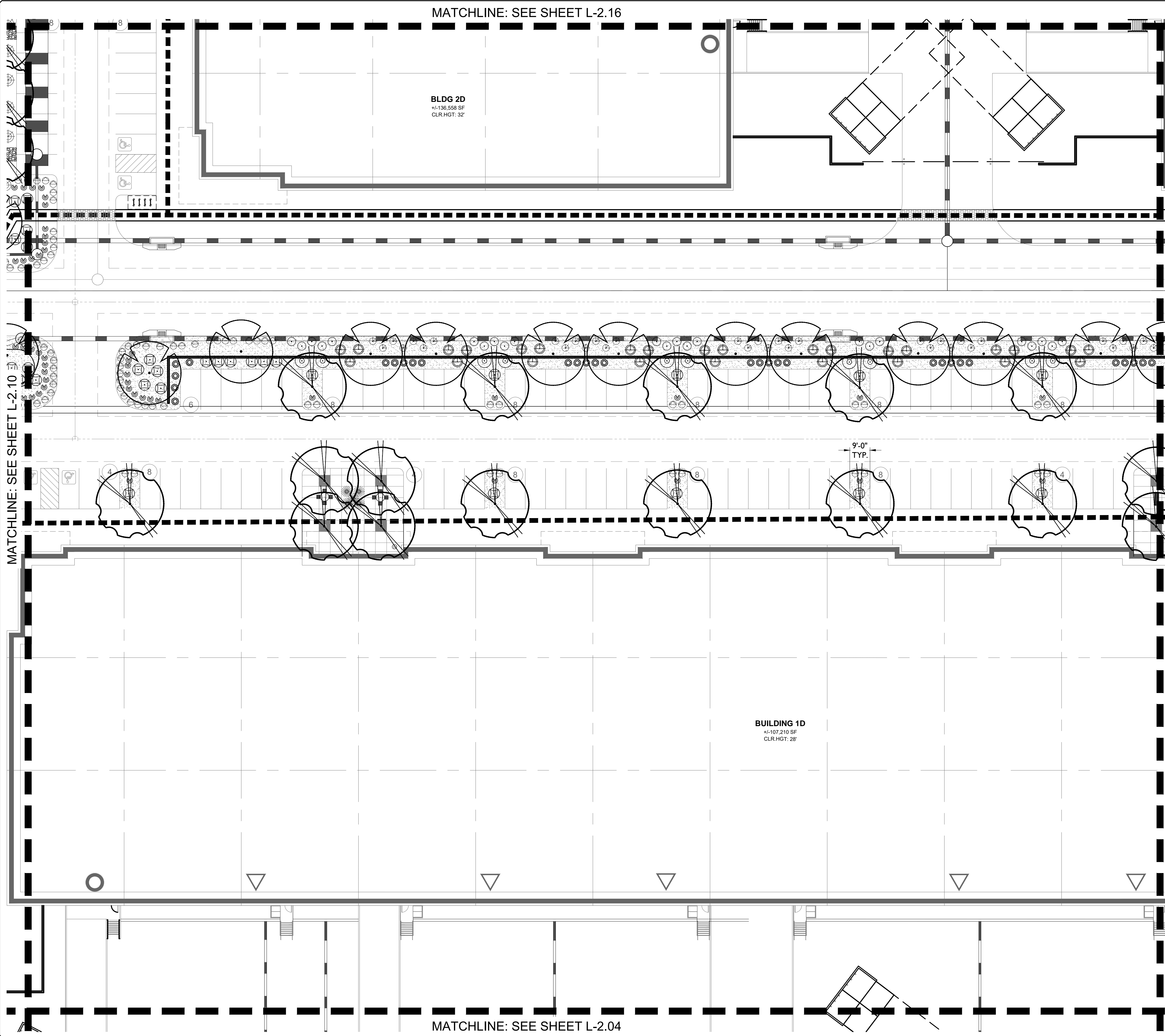
CONSTRUCTION DOCUMENTATION

Sheet No.
L-2.08

10 of 24

21-0710

Oct 12, 2021 5:56pm S:\Projects\2021\21-0710\Landscaping\Drawings\Preliminary_Plans\21-0710 - L-2.01 - Planting Plan.dwg



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia cacalaco</i>	Cascalote 'Smoothie'	24" Box
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box
	<i>Pinus eldarica</i>	Mondel Pine	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box 36" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box

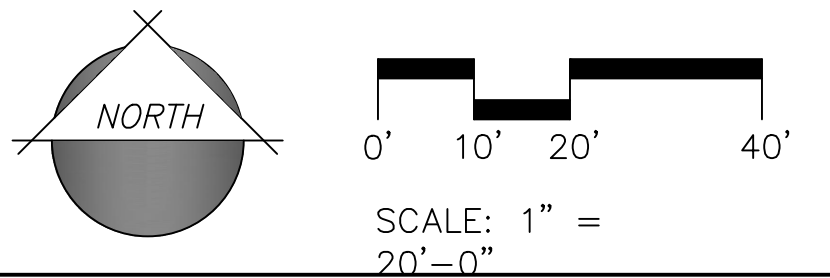
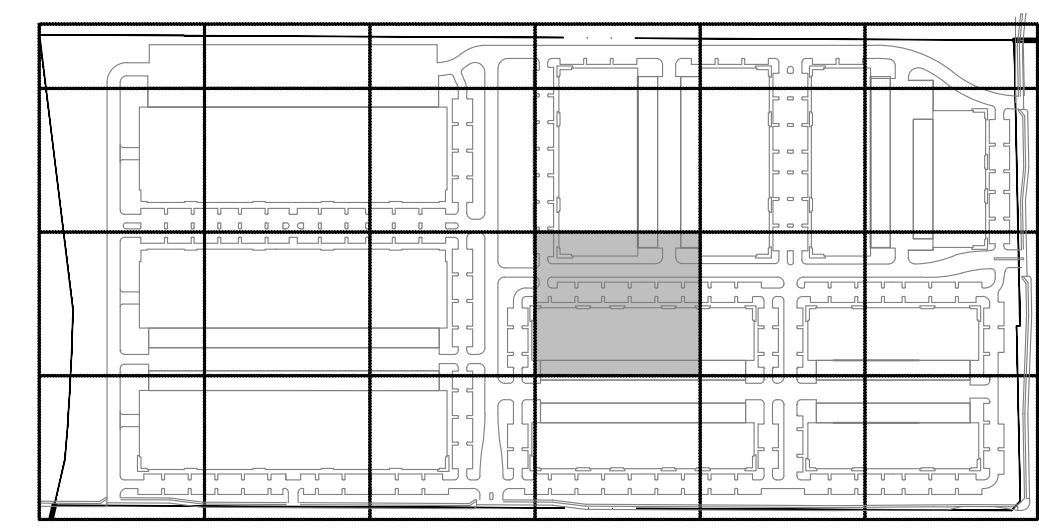
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Century Plant	5 Gal
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Cordia boissieri</i>	Desert Olive	5 Gal
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal
	<i>Dasylirion wheeleri</i>	Desert Spoon	5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	<i>Eremophila macuata</i> 'Valentine'	'Valentine' Emu Bush	5 Gal
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal
	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	5 Gal
	<i>Justicia californica</i>	Chuparosa	5 Gal
	<i>Lantana x 'Dallas Red'</i>	Dallas Red Lantana	5 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisioides</i>	Feathery Cassia	5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma x 'Orange Jubilee'</i>	Orange Jubilee	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
GROUNDCOVERS			
	<i>Acacia redolens</i> Desert Carpet	Prostrate Acacia	1 Gal
	<i>Baccharis hybrid</i> 'Starn'	Thompson Baccharis	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	5 Gal
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal

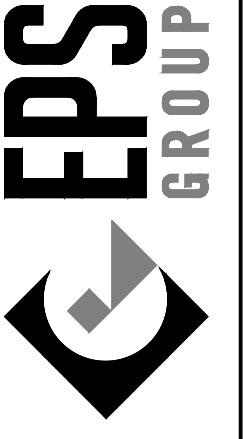
MATERIAL

3/4" Screened Decomposed Granite
Desert Brown or Equal, 2" Depth Min.

KEY MAP



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Mesa, AZ

PLANTING PLAN

Project: _____

Revisions:

No.	Description	Date
1st PRELIMINARY SUBMITTAL - 8/16/2021		
2nd PRELIMINARY SUBMITTAL - 9/27/2021		
3RD PRELIMINARY SUBMITTAL - 10/13/2021		



Designer: KZ, VSB
Drawn by: LR, CD



Job No.
21-0710

CONSTRUCTION DOCUMENTATION

Sheet No.
L-2.09

21-0710

Oct 12, 2021 5:56pm S:\Projects\2021\21-0710\Landscapes\Drawings\Preliminary Plans\21-0710 - L-2.01 - Planting Plan.dwg

MATCHLINE: SEE SHEET L-2.11

MATCHLINE: SEE SHEET L-2.15

BUILDING 3B
+/-223,690 SF
CLR.HGT: 32'

MATCHLINE: SEE SHEET L-2.03

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia cacalaco</i>	Cascalote 'Smoothie'	24" Box
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box
	<i>Pinus eldarica</i>	Mondel Pine	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box 36" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box

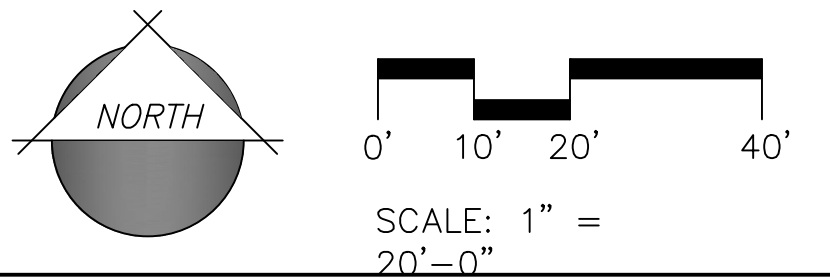
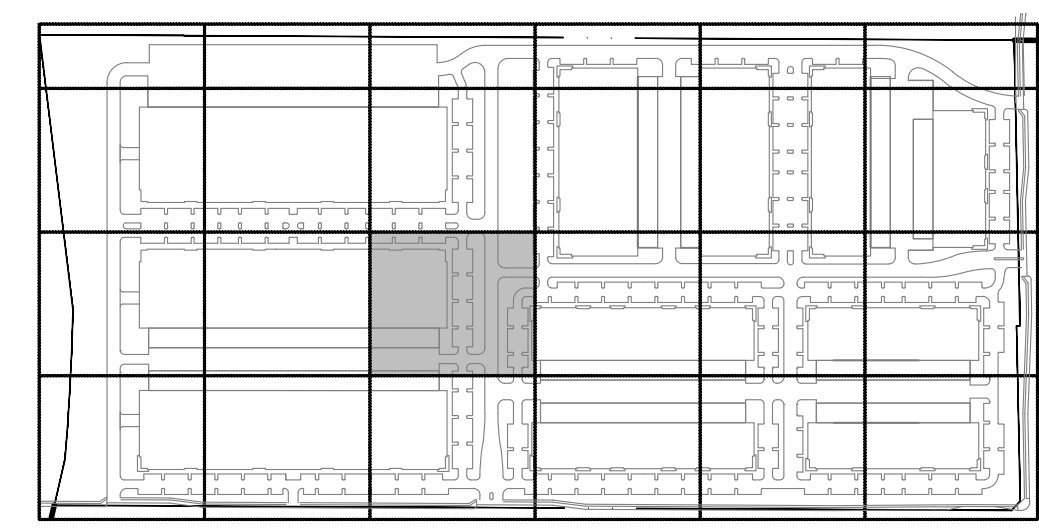
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Century Plant	5 Gal
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Cordia boissieri</i>	Desert Olive	5 Gal
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal
	<i>Dasylirion wheeleri</i>	Desert Spoon	5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	<i>Eremophila macuata</i> 'Valentine'	'Valentine' Emu Bush	5 Gal
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal
	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	5 Gal
	<i>Justicia californica</i>	Chuparosa	5 Gal
	<i>Lantana x 'Dallas Red'</i>	Dallas Red Lantana	5 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisioides</i>	Feathery Cassia	5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma x 'Orange Jubilee'</i>	Orange Jubilee	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
GROUNDCOVERS			
	<i>Acacia redolens</i> Desert Carpet	Prostrate Acacia	1 Gal
	<i>Baccharis hybrid</i> 'Starn'	Thompson Baccharis	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	5 Gal
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal

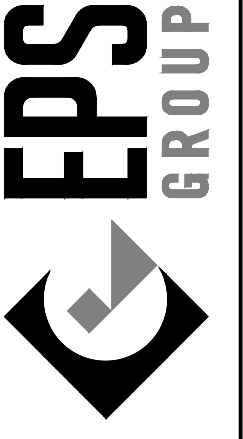
MATERIAL

3/4" Screened Decomposed Granite
Desert Brown or Equal, 2" Depth Min.

KEY MAP



1130 N. Alma School, Suite 120
Mesa, AZ 85210
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HUB @ 202
Mesa, AZ

PLANTING PLAN

Project

Revisions:

1st PRELIMINARY SUBMITTAL - 8/16/2021
2nd PRELIMINARY SUBMITTAL - 9/27/2021
3RD PRELIMINARY SUBMITTAL - 10/19/2021



Designer: KZ, VSB
Drawn by: LR, CD



Job No.
21-0710

CONSTRUCTION DOCUMENTATION

Sheet No.
L-2.10

12 of 24

21-0710

MATCHLINE: SEE SHEET L-2.14

MATCHLINE: SEE SHEET L-2.02

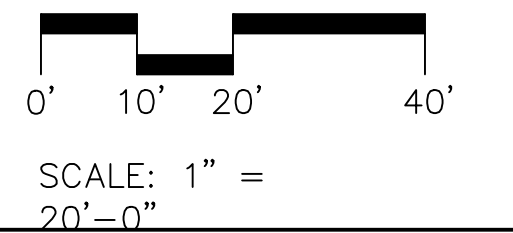
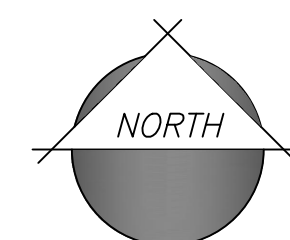
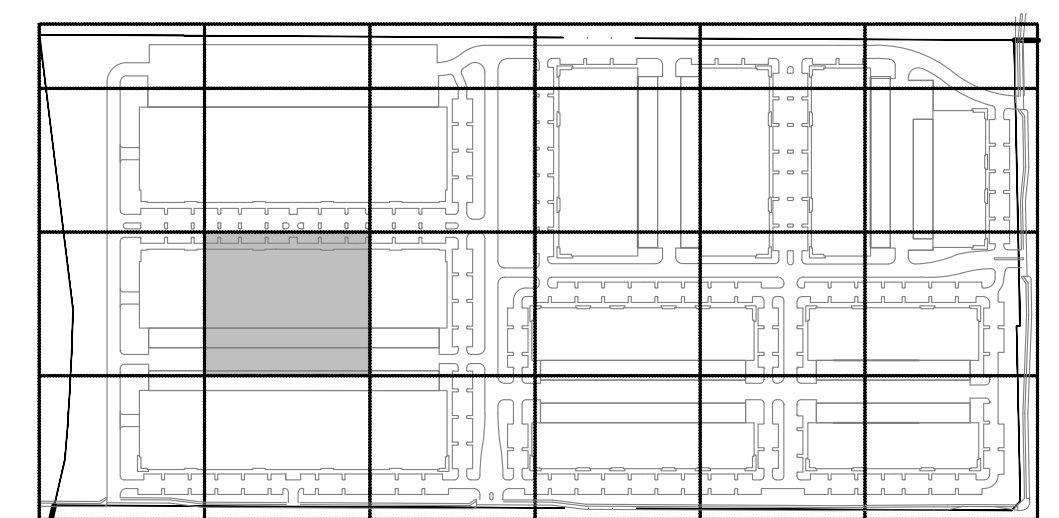
BUILDING 3B
+/-223,690 SF
CLR.HGT: 32'

936'

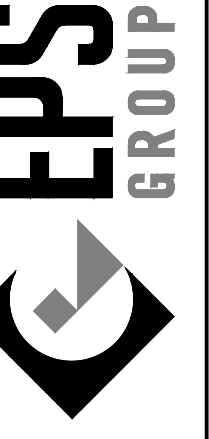
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia cacalaco</i>	Cascalote 'Smoothie'	24" Box
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box
	<i>Pinus eldarica</i>	Mondel Pine	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box 36" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Century Plant	5 Gal
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Cordia boissieri</i>	Desert Olive	5 Gal
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal
	<i>Dasyliion wheeleri</i>	Desert Spoon	5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	<i>Eremophila macuata</i> 'Valentine'	'Valentine' Emu Bush	5 Gal
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal
	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	5 Gal
	<i>Justicia californica</i>	Chuparosa	5 Gal
	<i>Lantana</i> x 'Dallas Red'	Dallas Red Lantana	5 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisioides</i>	Feathery Cassia	5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma</i> x 'Orange Jubilee'	Orange Jubilee	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal
GROUNDCOVERS			
	<i>Acacia redolens</i> Desert Carpet	Prostrate Acacia	1 Gal
	<i>Baccharis hybrid</i> 'Starn'	Thompson Baccharis	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	5 Gal
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal
MATERIAL			
	3/4" Screened Decomposed Granite Desert Brown or Equal, 2" Depth Min.		

KEY MAP



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Project
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Mesa, AZ

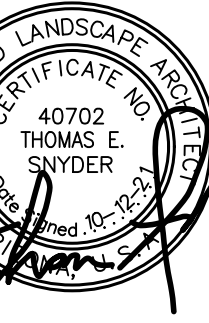
PLANTING PLAN

Revisions:

1st PRELIMINARY SUBMITTAL - 8/16/2021	
2nd PRELIMINARY SUBMITTAL - 9/27/2021	
3RD PRELIMINARY SUBMITTAL - 10/19/2021	



Designer: KZ, VSB
Drawn by: LR, CD



Job No.
21-0710

CONSTRUCTION DOCUMENTATION

Sheet No.
L-2.11

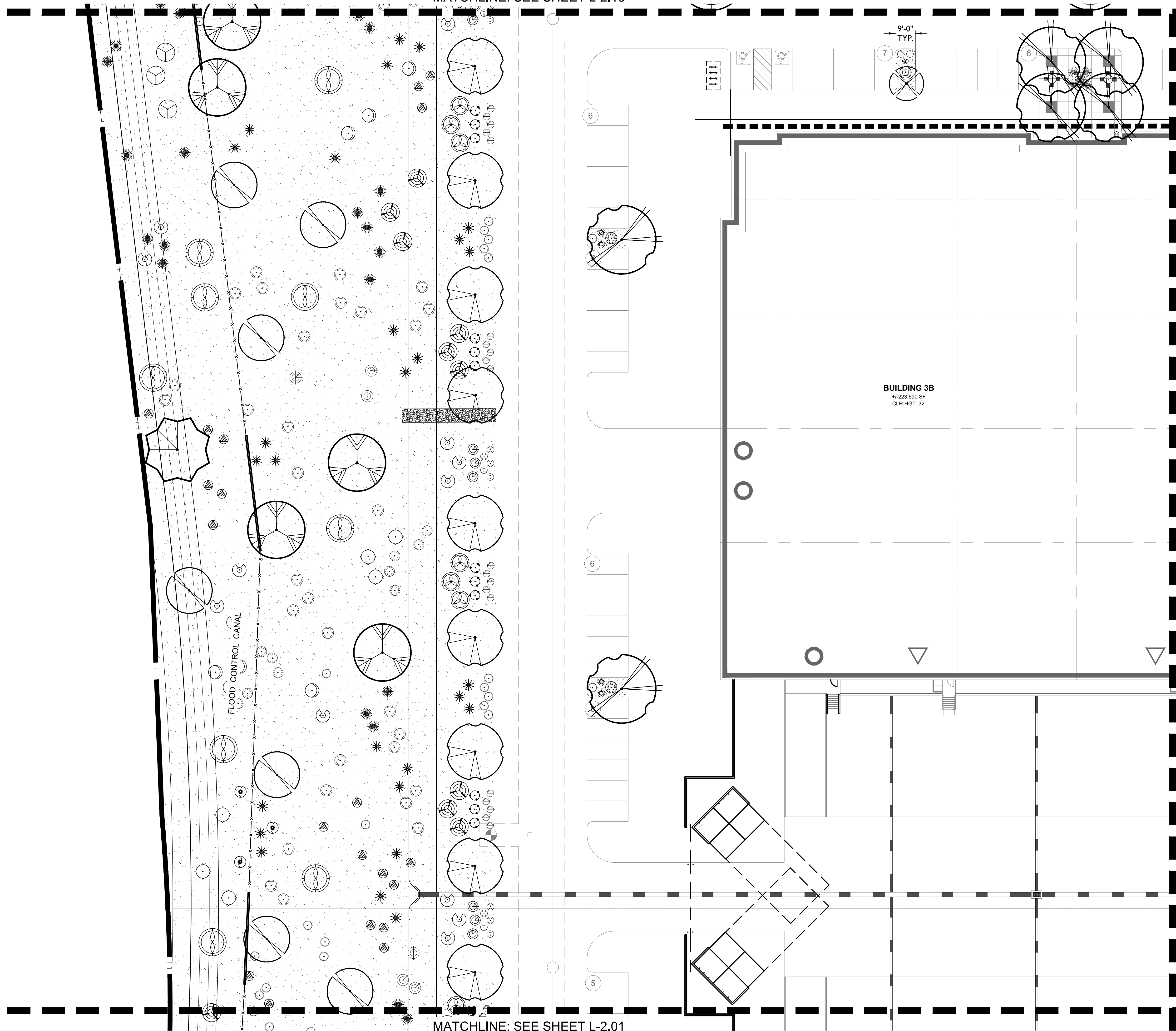
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21-0710

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MATCHLINE: SEE SHEET L-2.13

MATCHLINE: SEE SHEET L-2.01



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia cacalaco</i>	Cascalote 'Smoothie'	24" Box
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box
	<i>Pinus eldarica</i>	Mondel Pine	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box

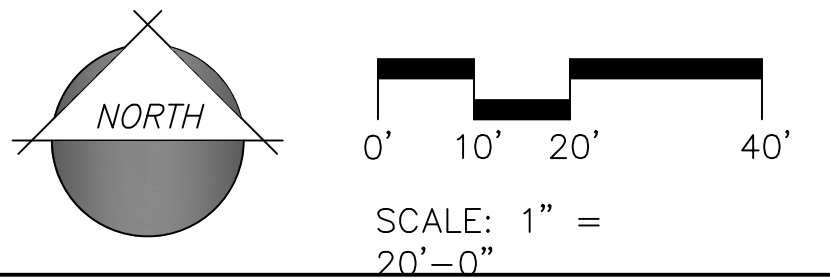
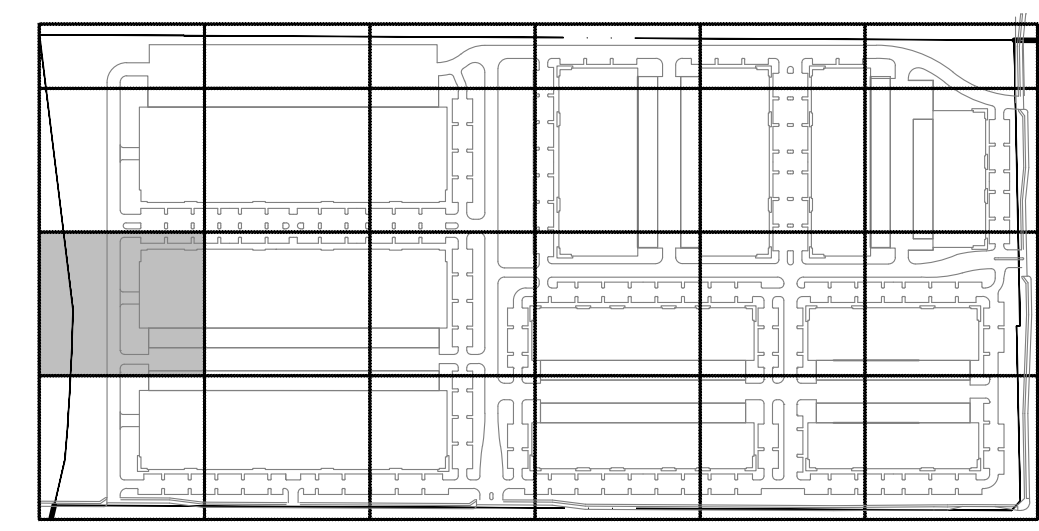
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Century Plant	5 Gal
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Cordia boissieri</i>	Desert Olive	5 Gal
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal
	<i>Dasylirion wheeleri</i>	Desert Spoon	5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	<i>Eremophila macuata</i> 'Valentine'	'Valentine' Emu Bush	5 Gal
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal
	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	5 Gal
	<i>Justicia californica</i>	Chuparosa	5 Gal
	<i>Lantana</i> x 'Dallas Red'	Dallas Red Lantana	5 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisioides</i>	Feathery Cassia	5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma</i> x 'Orange Jubilee'	Orange Jubilee	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
GROUNDCOVERS			
	<i>Acacia redolens</i> Desert Carpet	Prostrate Acacia	1 Gal
	<i>Baccharis hybrid</i> 'Starn'	Thompson Baccharis	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	5 Gal
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal

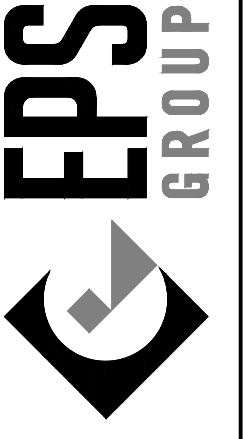
MATERIAL

3/4" Screened Decomposed Granite
Desert Brown or Equal, 2" Depth Min.

KEY MAP



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Mesa, AZ 85210
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Mesa, AZ

PLANTING PLAN

Project

Revisions:

1st PRELIMINARY SUBMITTAL - 8/16/2021
2nd PRELIMINARY SUBMITTAL - 9/27/2021
3RD PRELIMINARY SUBMITTAL - 10/19/2021

DESIGNER: KZ, VSB
DRAWN BY: LR, CD



Job No.
21-0710

CONSTRUCTION DOCUMENTATION

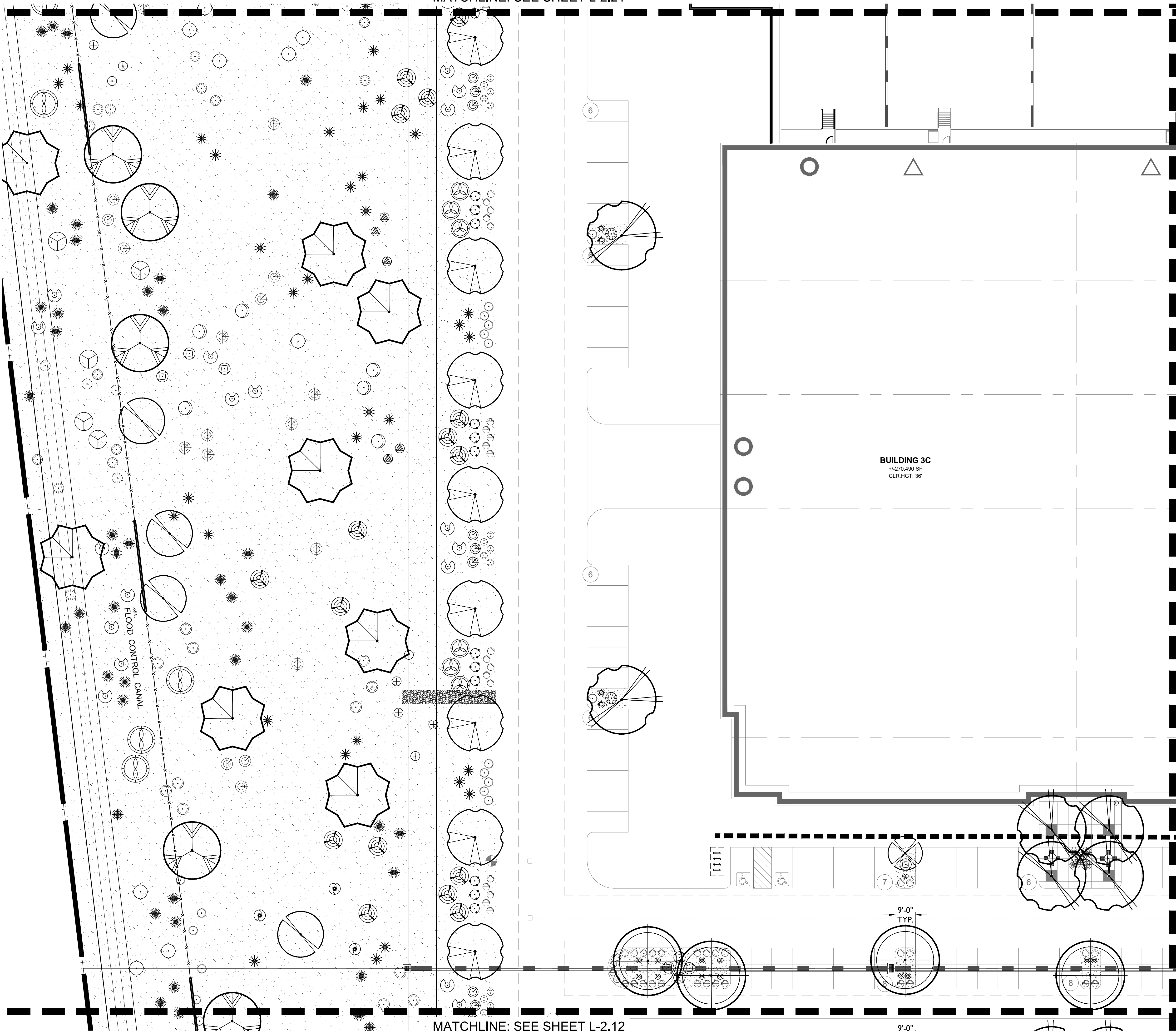
Sheet No.
L-2.12

14 of 24

21-0710

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MATCHLINE: SEE SHEET L-2.21



MATCHLINE: SEE SHEET L-2.12

PLANT LEGEND

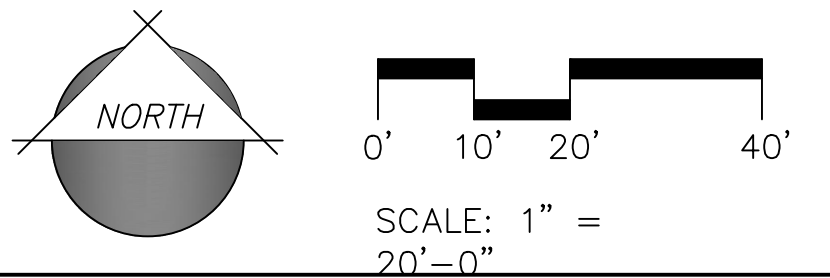
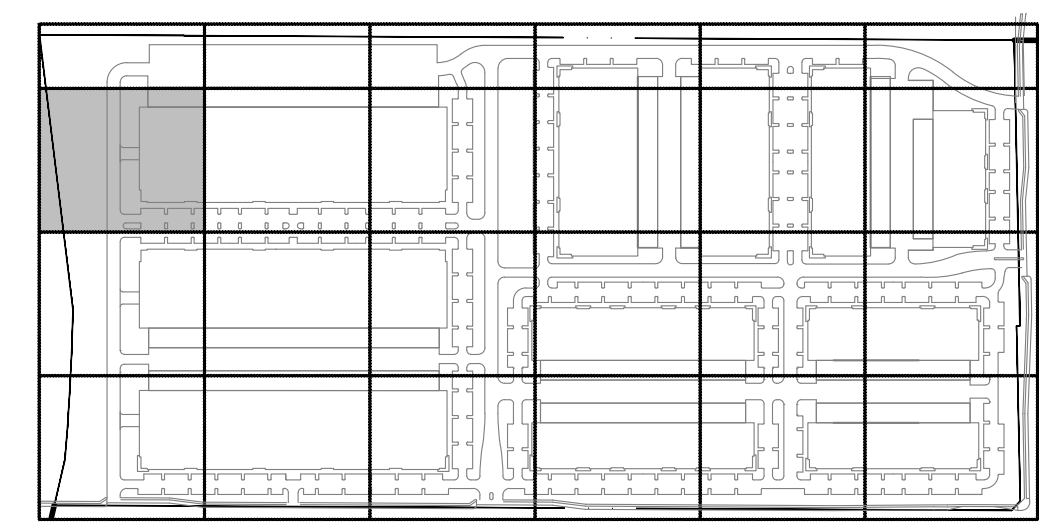
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia cacalaco</i>	Cascalote 'Smoothie'	24" Box
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box
	<i>Pinus eldarica</i>	Mondel Pine	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box 36" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Century Plant	5 Gal
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Cordia boissieri</i>	Desert Olive	5 Gal
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal
	<i>Dasylirion wheeleri</i>	Desert Spoon	5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	<i>Eremophila macuata</i> 'Valentine'	'Valentine' Emu Bush	5 Gal
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal
	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	5 Gal
	<i>Justicia californica</i>	Chuparosa	5 Gal
	<i>Lantana</i> x 'Dallas Red'	Dallas Red Lantana	5 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisioides</i>	Feathery Cassia	5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma</i> x 'Orange Jubilee'	Orange Jubilee	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal

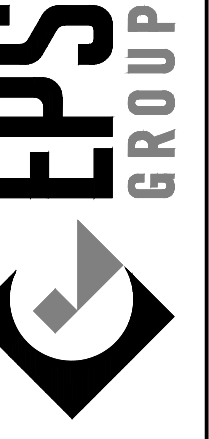
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
GROUNDCOVERS			
	<i>Acacia redolens</i> Desert Carpet	Prostrate Acacia	1 Gal
	<i>Baccharis hybrid</i> 'Starn'	Thompson Baccharis	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	5 Gal
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal

MATERIAL
 3/4" Screened Decomposed Granite
 Desert Brown or Equal, 2" Depth Min.

KEY MAP



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 Mesa, AZ 85210
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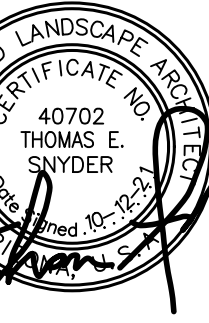
HUB @ 202
 Mesa, AZ

PLANTING PLAN

Project: _____
 Revisions: _____
 1st PRELIMINARY SUBMITTAL - 8/16/2021
 2nd PRELIMINARY SUBMITTAL - 9/27/2021
 3RD PRELIMINARY SUBMITTAL - 10/15/2021



Designer: KZ, VSB
 Drawn by: LR, CD



Job No.
21-0710

CONSTRUCTION DOCUMENTATION

Sheet No.
L-2.13

21-0710

Oct 12, 2021 5:57pm S:\Projects\2021\21-0710\Landscape\Drawings\Preliminary_Plans\21-0710 - L-2.01 - Planting Plan.dwg

MATCHLINE: SEE SHEET L-2.13

MATCHLINE: SEE SHEET L-2.21

936'

BUILDING 3C
+1,270,480 SF
CLR.HGT: 36'

PLANT LEGEND

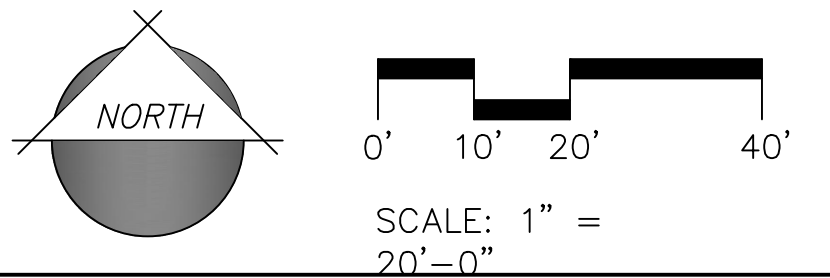
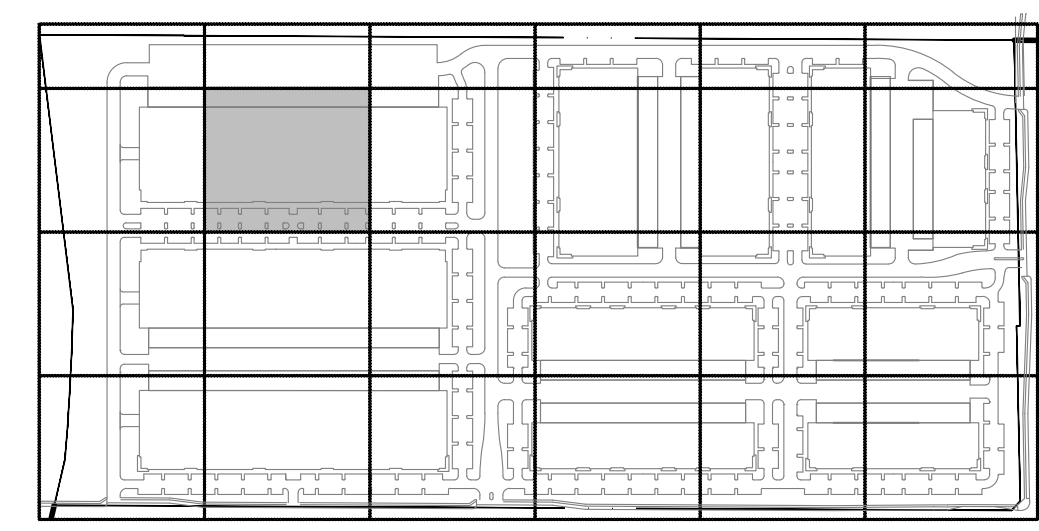
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
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	<i>Caesalpinia cacalaco</i>	Cascalote 'Smoothie'	24" Box
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box
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	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Century Plant	5 Gal
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Cordia boissieri</i>	Desert Olive	5 Gal
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal
	<i>Dasylium wheeleri</i>	Desert Spoon	5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
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	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal
	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	5 Gal
	<i>Justicia californica</i>	Chuparosa	5 Gal
	<i>Lantana</i> x 'Dallas Red'	Dallas Red Lantana	5 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly	5 Gal
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	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisioides</i>	Feathery Cassia	5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma</i> x 'Orange Jubilee'	Orange Jubilee	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal

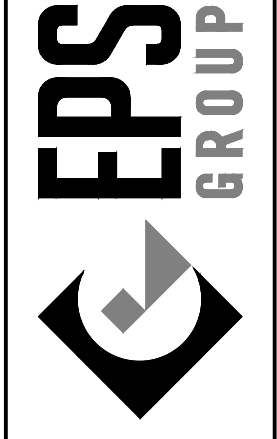
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
GROUNDCOVERS			
	<i>Acacia redolens</i> Desert Carpet	Prostrate Acacia	1 Gal
	<i>Baccharis hybrid</i> 'Starn'	Thompson Baccharis	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	5 Gal
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal

MATERIAL
 3/4" Screened Decomposed Granite
Desert Brown or Equal, 2" Depth Min.

KEY MAP



1130 N. Alma School, Suite 120
Mesa, AZ 85210
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PLANTING PLAN

Project

Revisions:

1st PRELIMINARY SUBMITTAL - 8/16/2021
2nd PRELIMINARY SUBMITTAL - 9/27/2021
3RD PRELIMINARY SUBMITTAL - 10/19/2021



Designer: KZ, VSB
Drawn by: LR, CD



Job No.
21-0710

CONSTRUCTION DOCUMENTATION

Sheet No.
L-2.14

16 of 24

21-0710

MATCHLINE: SEE SHEET L-2.20

MATCHLINE: SEE SHEET L-2.14

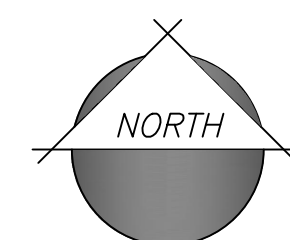
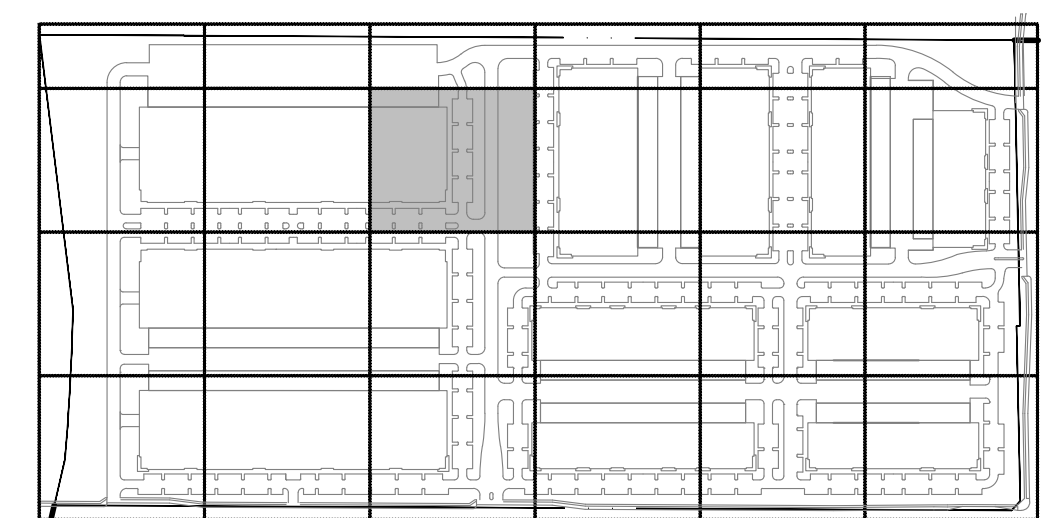
BUILDING 3C
+/-270,490 SF
CLR.HGT: 36'

MATCHLINE: SEE SHEET L-2.10

PLANT LEGEND

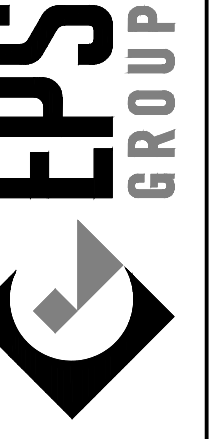
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia cacalaco</i>	Cascalote 'Smoothie'	24" Box
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box
	<i>Pinus eldarica</i>	Mondel Pine	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box 36" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Century Plant	5 Gal
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Cordia boissieri</i>	Desert Olive	5 Gal
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal
	<i>Dasyliiron wheeleri</i>	Desert Spoon	5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	<i>Eremophila macuata</i> 'Valentine'	'Valentine' Emu Bush	5 Gal
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal
	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	5 Gal
	<i>Justicia californica</i>	Chuparosa	5 Gal
	<i>Lantana x 'Dallas Red'</i>	Dallas Red Lantana	5 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisioides</i>	Feathery Cassia	5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma x 'Orange Jubilee'</i>	Orange Jubilee	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal
GROUNDCOVERS			
	<i>Acacia redolens</i> Desert Carpet	Prostrate Acacia	1 Gal
	<i>Baccharis hybrid</i> 'Starn'	Thompson Baccharis	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	5 Gal
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal
MATERIAL			
	3/4" Screened Decomposed Granite		
	Desert Brown or Equal, 2" Depth Min.		

KEY MAP



0' 10' 20' 40'
SCALE: 1" = 20'-0"

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Mesa, AZ
PLANTING PLAN

Project: _____
Revisions: _____
1st PRELIMINARY SUBMITTAL - 8/16/2021
2nd PRELIMINARY SUBMITTAL - 9/27/2021
3RD PRELIMINARY SUBMITTAL - 10/15/2021

Designer: KZ, VSB
Drawn by: LR, CD



Job No.
21-0710

CONSTRUCTION DOCUMENTATION

Sheet No.
L-2.15

17 of 24

Oct 12, 2021 5:57pm S:\Projects\2021\21-0710\Landscape\Drawings\Preliminary Plans\21-0710 - L-2.01 - Planting Plan.dwg

21-0710

MATCHLINE: SEE SHEET L-2.20

BLDG 2D
+/-136,558 SF
CLR.HGT. 32'

MATCHLINE: SEE SHEET L-2.09

PLANT LEGEND

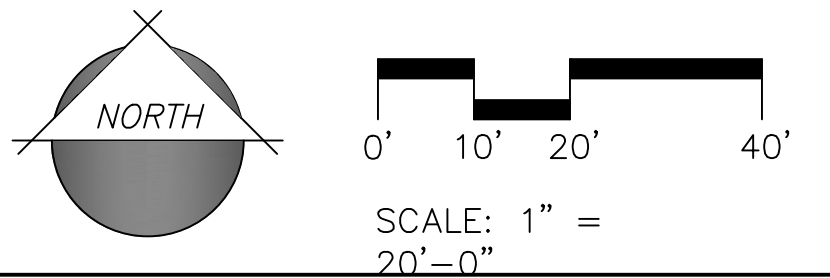
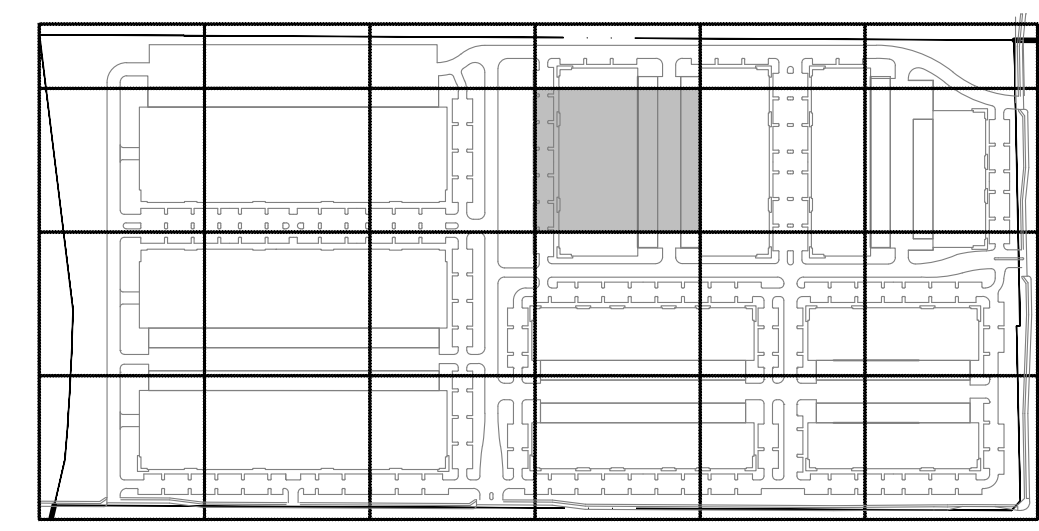
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia cacalaco</i>	Cascalote 'Smoothie'	24" Box
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box
	<i>Pinus eldarica</i>	Mondel Pine	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	36" Box

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Century Plant	5 Gal
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Cordia boissieri</i>	Desert Olive	5 Gal
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal
	<i>Dasylirion wheeleri</i>	Desert Spoon	5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	<i>Eremophila macuata</i> 'Valentine'	'Valentine' Emu Bush	5 Gal
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal
	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	5 Gal
	<i>Justicia californica</i>	Chuparosa	5 Gal
	<i>Lantana</i> x 'Dallas Red'	Dallas Red Lantana	5 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisioides</i>	Feathery Cassia	5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma</i> x 'Orange Jubilee'	Orange Jubilee	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal

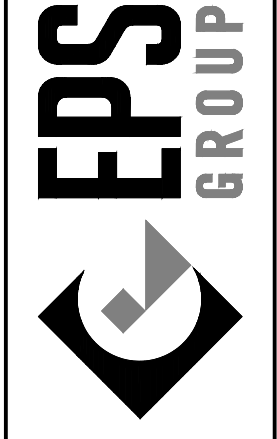
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
GROUNDCOVERS			
	<i>Acacia redolens</i> Desert Carpet	Prostrate Acacia	1 Gal
	<i>Baccharis hybrid</i> 'Starn'	Thompson Baccharis	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	5 Gal
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal

MATERIAL
 3/4" Screened Decomposed Granite
Desert Brown or Equal, 2" Depth Min.

KEY MAP



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Mesa, AZ

PLANTING PLAN

Project: _____

Revisions:

1st PRELIMINARY SUBMITTAL - 8/16/2021	
2nd PRELIMINARY SUBMITTAL - 9/27/2021	
3RD PRELIMINARY SUBMITTAL - 10/15/2021	



Designer: KZ, VSB
Drawn by: LR, CD



Job No.
21-0710

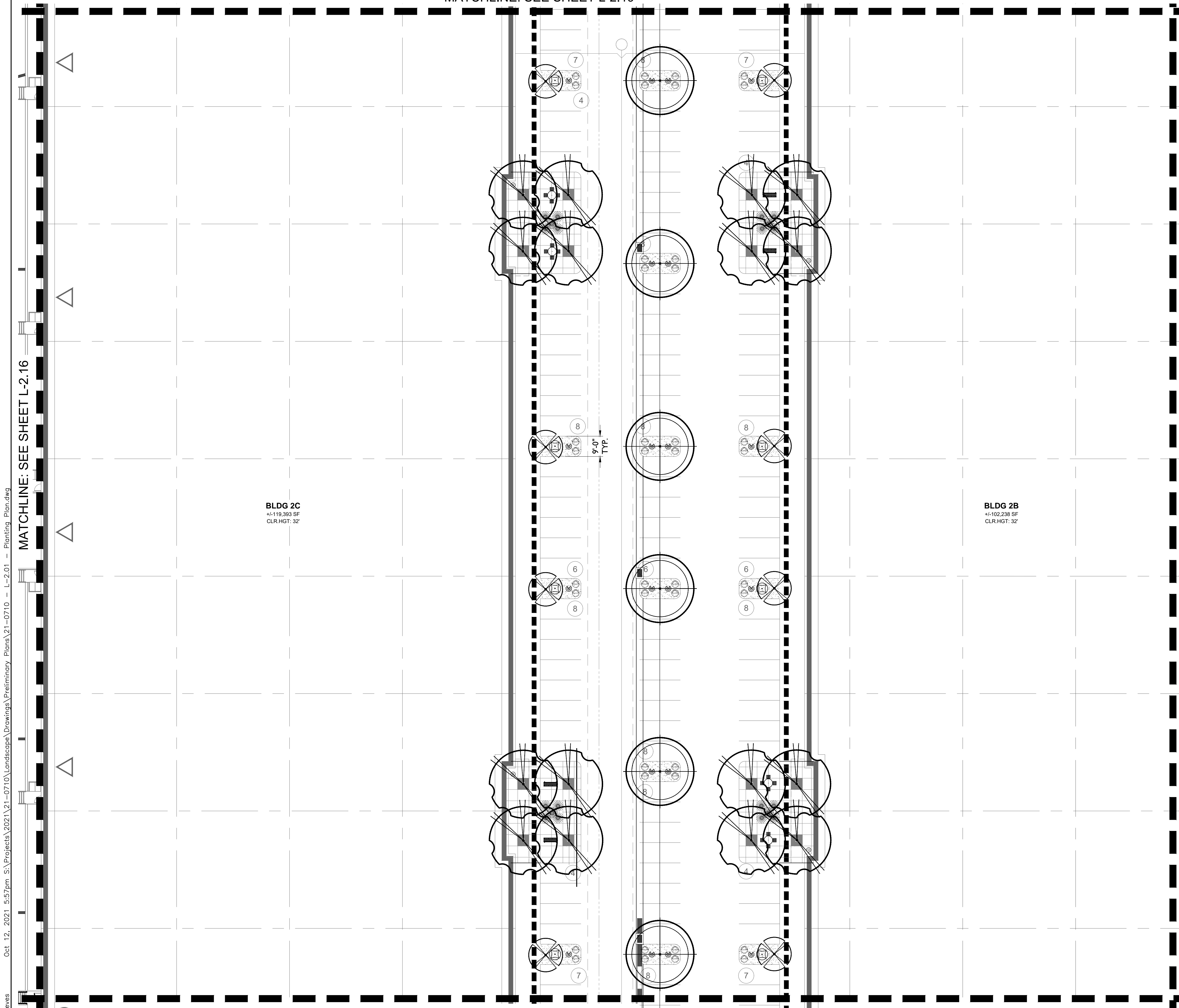
CONSTRUCTION DOCUMENTATION

Sheet No.
L-2.16

21-0710

MATCHLINE: SEE SHEET L-2.19

MATCHLINE: SEE SHEET L-2.08



BLDG 2C
+/-119,393 SF
CLR.HGT. 32'

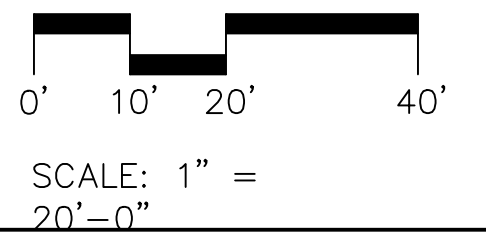
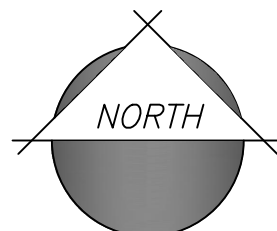
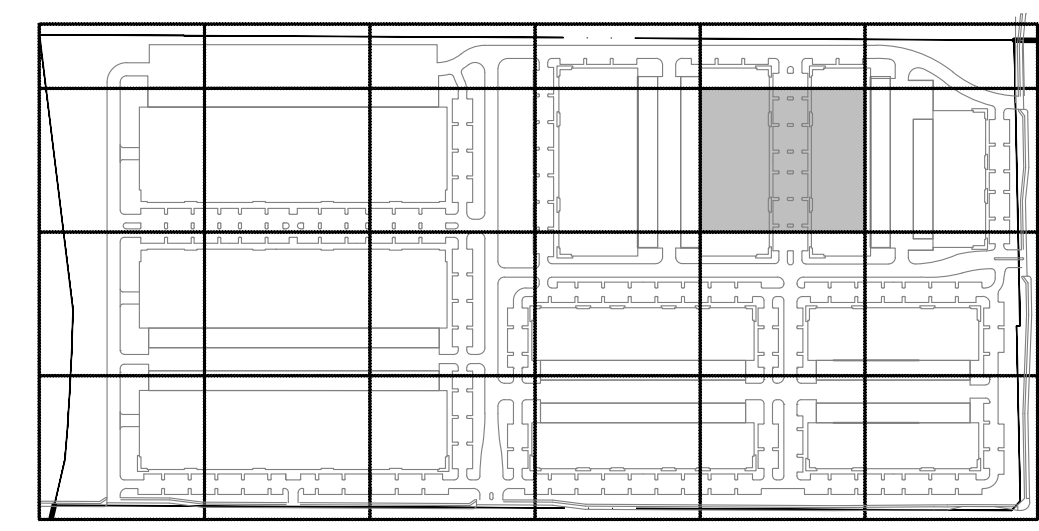
BLDG 2B
+/-102,238 SF
CLR.HGT. 32'

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia calalaco</i>	Cascalote 'Smoothie'	24" Box
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box
	<i>Pinus eldarica</i>	Mondel Pine	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box 36" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Century Plant	5 Gal
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Cordia boissieri</i>	Desert Olive	5 Gal
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal
	<i>Dasyliion wheeleri</i>	Desert Spoon	5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	<i>Eremophila macuata</i> 'Valentine'	'Valentine' Emu Bush	5 Gal
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal
	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	5 Gal
	<i>Justicia californica</i>	Chuparosa	5 Gal
	<i>Lantana x 'Dallas Red'</i>	Dallas Red Lantana	5 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisiodes</i>	Feathery Cassia	5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma x 'Orange Jubilee'</i>	Orange Jubilee	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal
GROUNDCOVERS			
	<i>Acacia redolens</i> Desert Carpet	Prostrate Acacia	1 Gal
	<i>Baccharis hybrid</i> 'Starn'	Thompson Baccharis	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	5 Gal
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal
MATERIAL			
	3/4" Screened Decomposed Granite		
	Desert Brown or Equal, 2" Depth Min.		

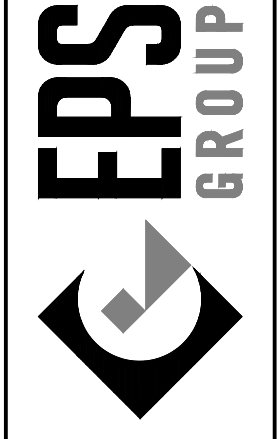
MATCHLINE: SEE SHEET L-2.18

KEY MAP



SCALE: 1" = 20'-0"

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Mesa, AZ

PLANTING PLAN

Project

Revisions:

1st PRELIMINARY SUBMITTAL - 8/16/2021
 2nd PRELIMINARY SUBMITTAL - 9/27/2021
 3RD PRELIMINARY SUBMITTAL - 10/13/2021



Designer: KZ, VSB
Drawn by: LR, CD



Job No. 21-0710

CONSTRUCTION DOCUMENTATION

Sheet No. L-2.17

19 of 24

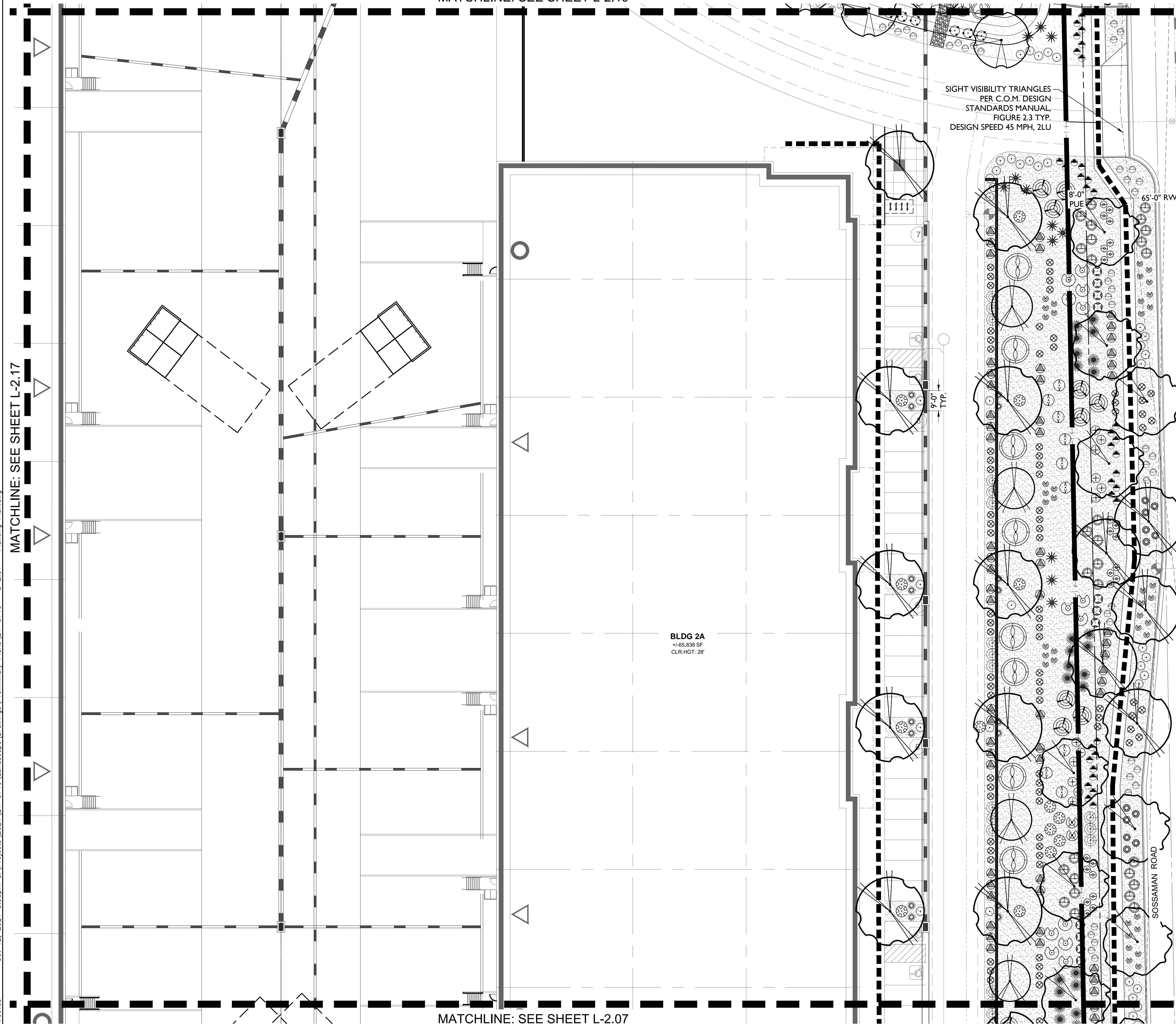
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MATCHLINE: SEE SHEET L-2.19

MATCHLINE: SEE SHEET L-2.07

MATCHLINE: SEE SHEET L-2.17

Oct 12, 2021 5:58pm S:\Projects\2021\21-0710\Landscaping\Drawings\Preliminary_Plans\21-0710 - L-2.01 - Planting Plan.dwg



BLDG 2A
+/-65,838 SF
CLR.HGT: 28'

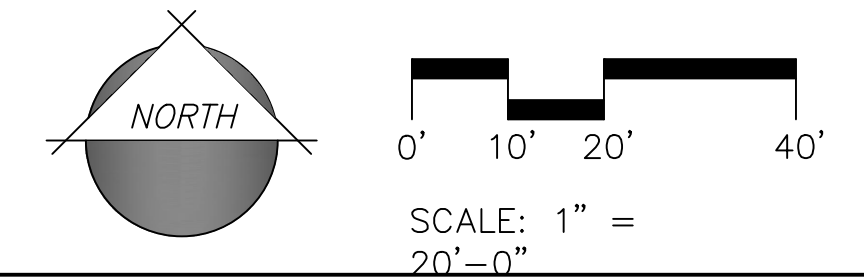
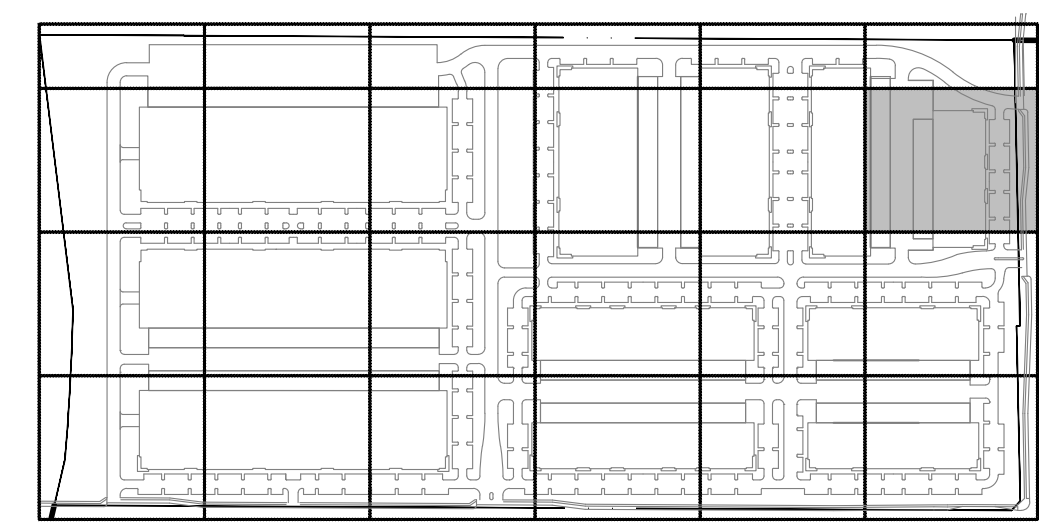
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia cacalaco</i>	Cascalote 'Smoothie'	24" Box
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box
	<i>Pinus eldarica</i>	Mondel Pine	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box 36" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Century Plant	5 Gal
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Cordia boissieri</i>	Desert Olive	5 Gal
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal
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	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	<i>Eremophila macuata</i> 'Valentine'	'Valentine' Emu Bush	5 Gal
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal
	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	5 Gal
	<i>Justicia californica</i>	Chuparosa	5 Gal
	<i>Lantana x 'Dallas Red'</i>	Dallas Red Lantana	5 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisiodes</i>	Feathery Cassia	5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma x 'Orange Jubilee'</i>	Orange Jubilee	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal
GROUNDCOVERS			
	<i>Acacia redolens</i> Desert Carpet	Prostrate Acacia	1 Gal
	<i>Baccharis hybrid</i> 'Starn'	Thompson Baccharis	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	5 Gal
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal

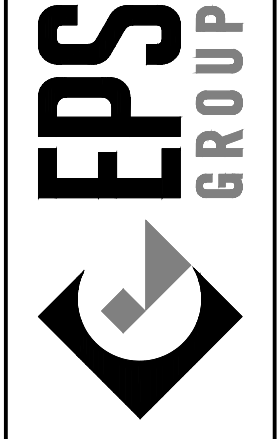
MATERIAL

3/4" Screened Decomposed Granite
Desert Brown or Equal, 2" Depth Min.

KEY MAP



1130 N. Alma School, Suite 120
Mesa, AZ 85210
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Mesa, AZ

PLANTING PLAN

Project

Revisions:

1st PRELIMINARY SUBMITTAL - 8/16/2021
2nd PRELIMINARY SUBMITTAL - 9/27/2021
3RD PRELIMINARY SUBMITTAL - 10/19/2021



Designer: KZ, VSB
Drawn by: LR, CD



Job No.
21-0710

CONSTRUCTION DOCUMENTATION

Sheet No.

L-2.18

20 of 24

21-0710

Oct 12, 2021 5:58pm S:\Projects\2021\21-0710\Landscaping\Drawings\Preliminary Plans\21-0710 - L-2.01 - Planting Plan.dwg

MATCHLINE: SEE LOWER RIGHT

MATCHLINE: SEE SHEET L-2.20

MATCHLINE: SEE SHEET L-2.21

MATCHLINE: SEE SHEET L-2.18

MATCHLINE: SEE SHEET L-2.17

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia cacalaco</i>	Cascalote 'Smoothie'	24" Box
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box
	<i>Pinus eldarica</i>	Mondel Pine	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box 36" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Century Plant	5 Gal
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Cordia boissieri</i>	Desert Olive	5 Gal
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal
	<i>Dasyliiron wheeleri</i>	Desert Spoon	5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	<i>Eremophila macuata</i> 'Valentine'	'Valentine' Emu Bush	5 Gal
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal
	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	5 Gal
	<i>Justicia californica</i>	Chuparosa	5 Gal
	<i>Lantana</i> x 'Dallas Red'	Dallas Red Lantana	5 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisiodes</i>	Feathery Cassia	5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma</i> x 'Orange Jubilee'	Orange Jubilee	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal
GROUNDCOVERS			
	<i>Acacia redolens</i> Desert Carpet	Prostrate Acacia	1 Gal
	<i>Baccharis hybrid</i> 'Starn'	Thompson Baccharis	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	5 Gal
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal
MATERIAL			
	3/4" Screened Decomposed Granite		
	Desert Brown or Equal, 2" Depth Min.		

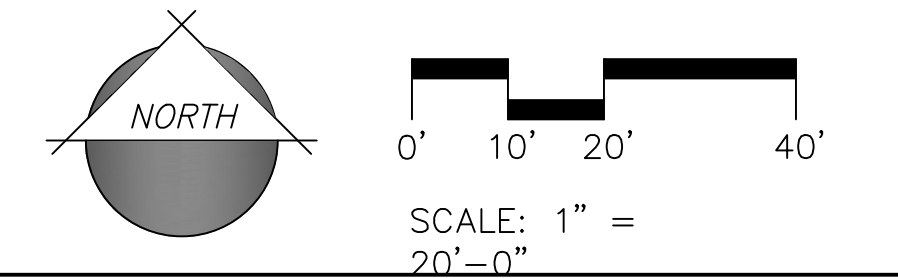
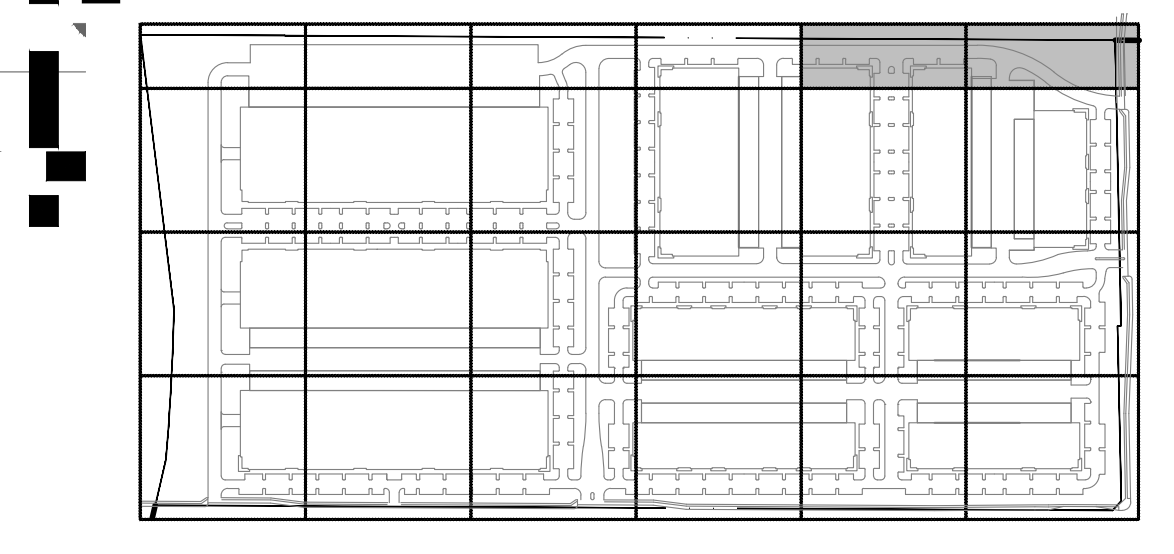
SIGHT VISIBILITY TRIANGLES PER C.O.M. DESIGN STANDARDS MANUAL, FIGURE 2.3 TYP. DESIGN SPEED 45 MPH, 2LU

SYMBOL	COMMON NAME	SIZE
	Prostrate Acacia	1 Gal
	Thompson Baccharis	1 Gal
	Bush Morning Glory	5 Gal
	Sierra Gold Dalea	1 Gal
	'Outback Sunrise'	1 Gal
	Trailing Purple Lantana	1 Gal
	New Gold Lantana	1 Gal
	Tuscan Blue Rosemary	1 Gal

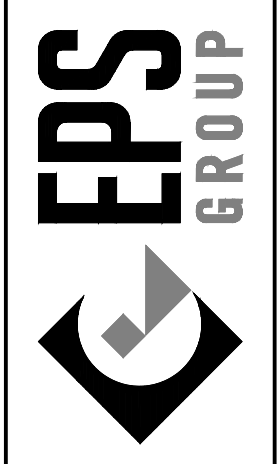
MATERIAL

3/4" Screened Decomposed Granite
Desert Brown or Equal, 2" Depth Min.

KEY MAP



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Mesa, AZ
PLANTING PLAN

Project:

Revisions:
1st PRELIMINARY SUBMITTAL - 8/16/2021
2nd PRELIMINARY SUBMITTAL - 9/27/2021
3rd PRELIMINARY SUBMITTAL - 10/15/2021

DESIGNER: KZ, VSB
DRAWN BY: LR, CD



Job No. 21-0710

CONSTRUCTION DOCUMENTATION

Sheet No. L-2.19

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21-0710

Oct 12, 2021 5:58pm S:\Projects\2021\21-0710\Landscaping\Drawings\Preliminary Plans\21-0710 - L-2.01 - Planting Plan.dwg

MATCHLINE: SEE LOWER RIGHT

MATCHLINE: SEE SHEET L-2.21

MATCHLINE: SEE SHEET L-2.21

MATCHLINE: SEE SHEET L-2.18

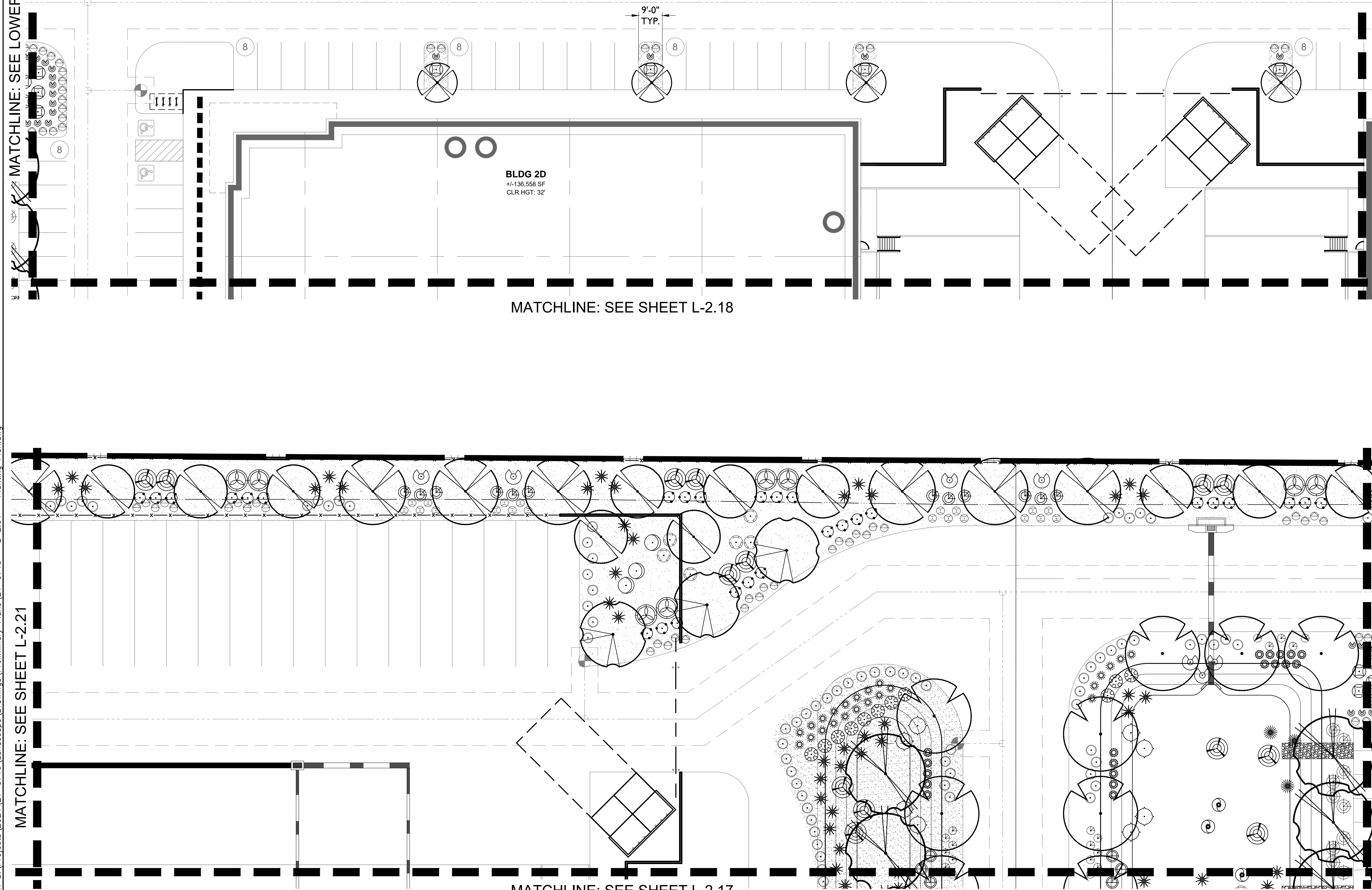
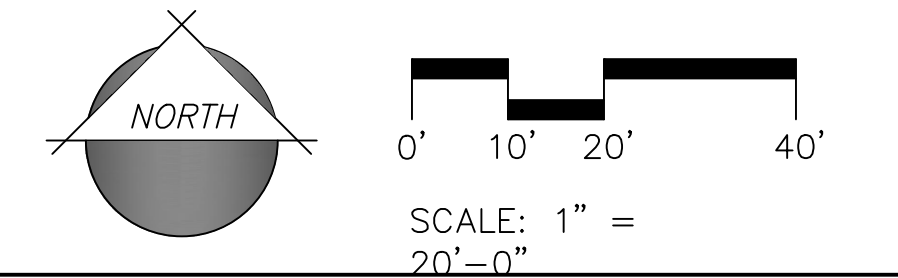
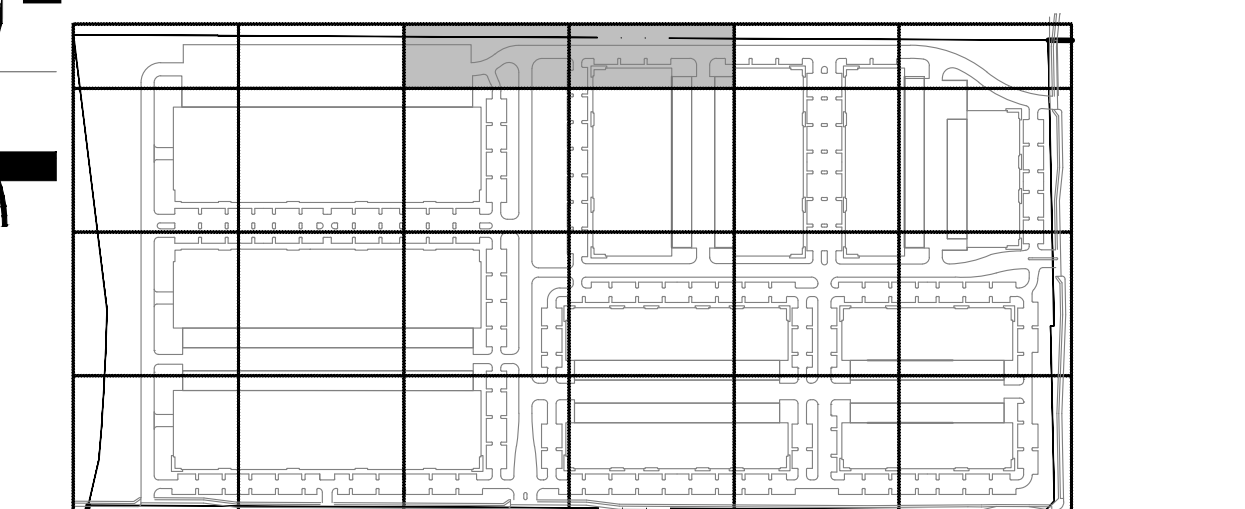
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PLANT LEGEND			
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia cacalaco</i>	Cascalote 'Smoothie'	24" Box
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box
	<i>Pinus eldarica</i>	Mondel Pine	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Century Plant	5 Gal
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Cordia boissieri</i>	Desert Olive	5 Gal
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal
	<i>Dasyliroon wheeleri</i>	Desert Spoon	5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	<i>Eremophila macuata</i> 'Valentine'	'Valentine' Emu Bush	5 Gal
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal
	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	5 Gal
	<i>Justicia californica</i>	Chuparosa	5 Gal
	<i>Lantana</i> x 'Dallas Red'	Dallas Red Lantana	5 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisioides</i>	Feathery Cassia	5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma</i> x 'Orange Jubilee'	Orange Jubilee	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal
GROUNDCOVERS			
	<i>Acacia redolens</i> Desert Carpet	Prostrate Acacia	1 Gal
	<i>Baccharis hybrid</i> 'Starn'	Thompson Baccharis	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	5 Gal
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal
MATERIAL			
	3/4" Screened Decomposed Granite Desert Brown or Equal, 2" Depth Min.		

GROUNDCOVERS			
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
	<i>Acacia redolens</i> Desert Carpet	Prostrate Acacia	1 Gal
	<i>Baccharis hybrid</i> 'Starn'	Thompson Baccharis	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	5 Gal
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal

MATERIAL
 3/4" Screened Decomposed Granite
 Desert Brown or Equal, 2" Depth Min.

KEY MAP



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 Mesa, AZ

PLANTING PLAN

Project: _____

Revisions:

1st PRELIMINARY SUBMITTAL - 8/16/2021
 2nd PRELIMINARY SUBMITTAL - 9/27/2021
 3RD PRELIMINARY SUBMITTAL - 10/15/2021

Call at least two full working days before you begin excavation.

ARIZONA
 State of Arizona
 Board of Registration for Professional Landscape Architects
 License No. 40702
 THOMAS E. SNYDER
 Registered Professional Landscape Architect
 State of Arizona

Designer: KZ, VSB
 Drawn by: LR, CD

Job No.
21-0710

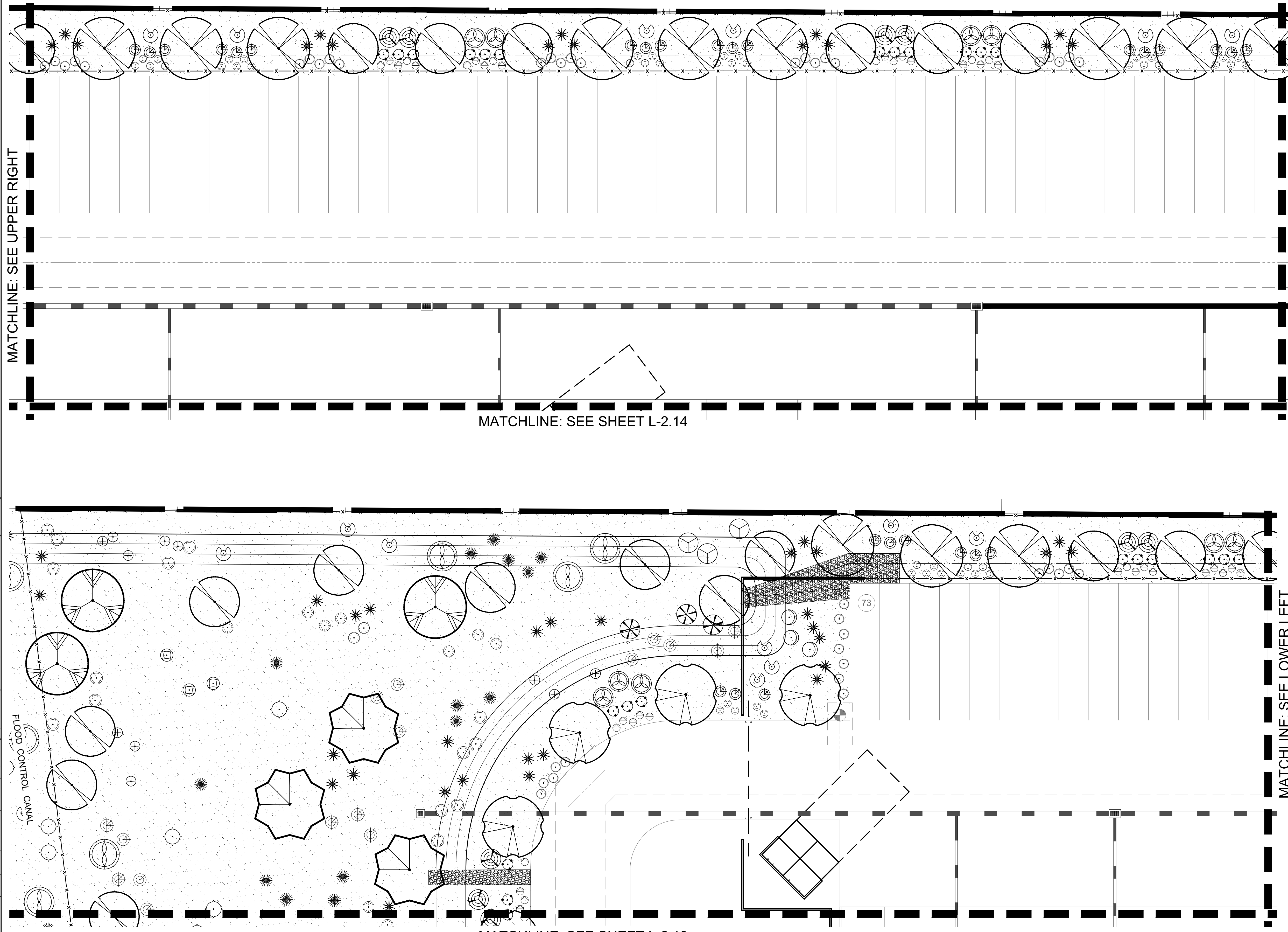
CONSTRUCTION DOCUMENTATION

Sheet No.
L-2.20

22 of 24

21-0710

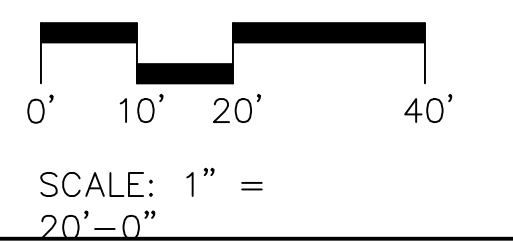
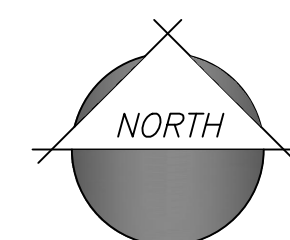
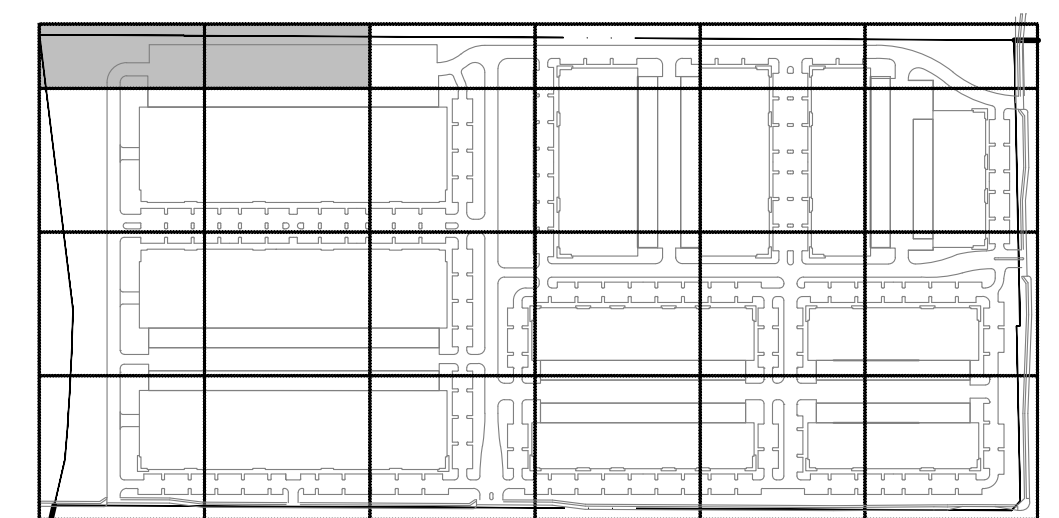
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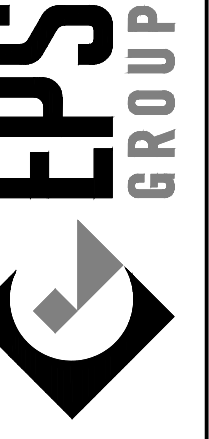
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Acacia farnesiana</i> 'Sierra Sweet'	Sweet Acacia	24" Box
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Caesalpinia cocalaco</i>	Cascalote 'Smoothie'	24" Box
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Parkinsonia praecox</i>	Palo Brea	24" Box
	<i>Pinus eldarica</i>	Mondel Pine	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Prosopis hybrid</i> 'Phoenix'	Thornless Mesquite	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box 36" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Century Plant	5 Gal
	<i>Calliandra californica</i>	Baja Fairy Duster	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John	5 Gal
	<i>Cordia boissieri</i>	Desert Olive	5 Gal
	<i>Cordia parvifolia</i>	Little Leaf Cordia	5 Gal
	<i>Dasylium wheeleri</i>	Desert Spoon	5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	<i>Eremophila macuata</i> 'Valentine'	'Valentine' Emu Bush	5 Gal
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal
	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	5 Gal
	<i>Justicia californica</i>	Chuparosa	5 Gal
	<i>Lantana x 'Dallas Red'</i>	Dallas Red Lantana	5 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Ruellia brittoniana</i>	Purple Ruellia	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Senna artemisiodes</i>	Feathery Cassia	5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma x 'Orange Jubilee'</i>	Orange Jubilee	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal
GROUNDCOVERS			
	<i>Acacia redolens</i> Desert Carpet	Prostrate Acacia	1 Gal
	<i>Baccharis hybrid</i> 'Starn'	Thompson Baccharis	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	5 Gal
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal
MATERIAL			
	3/4" Screened Decomposed Granite		
	Desert Brown or Equal, 2" Depth Min.		

KEY MAP



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 Mesa, AZ 85210
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 Mesa, AZ

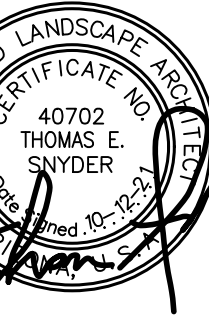
PLANTING PLAN

Revisions:

1	10/15/2021	2nd PRELIMINARY SUBMITTAL - 10/15/2021
2	10/16/2021	3RD PRELIMINARY SUBMITTAL - 10/16/2021



Designer: KZ, VSB
 Drawn by: LR, CD



Job No. 21-0710

CONSTRUCTION DOCUMENTATION

Sheet No. L-2.21

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MATCHLINE: SEE UPPER RIGHT

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia aneura	Mulga	24" Box	90
	Acacia farnesiana 'Sierra Sweet'	Sweet Acacia	24" Box	42
	Acacia salicina	Willow Acacia	24" Box	67
	Caesalpinia cacalaco	Cascalote 'Smoothie'	24" Box	31
	Chitalpa tashkentensis	Chitalpa	24" Box	20
	Fraxinus velutina 'Fan Tex'	Fan Tex Ash	24" Box	106
	Parkinsonia praecox	Palo Brea	24" Box	46
	Pinus eldarica	Mondel Pine	24" Box	15
	Pistacia chinensis	Chinese Pistache	24" Box	72
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box	34
	Quercus virginiana 'Heritage'	'Heritage' Live Oak	24" Box	245
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box	104
SHRUBS/ACCENTS				
	Agave americana	Century Plant	5 Gal	78
	Calliandra californica	Baja Fairy Duster	5 Gal	26
	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal	54
	Callistemon viminalis 'Little John'	Little John	5 Gal	638
	Cordia boissieri	Desert Olive	5 Gal	49
	Cordia parvifolia	Little Leaf Cordia	5 Gal	55
	Dasyliiron wheeleri	Desert Spoon	5 Gal	531
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal	383
	Eremophila macuata 'Valentine'	'Valentine' Emu Bush	5 Gal	106
	Euphorbia rigida	Gopher Plant	5 Gal	211
	Hesperaloe funifera	Giant Hesperaloe	5 Gal	273
	Hesperaloe parviflora	Red Yucca	5 Gal	56
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal	557
	Justicia californica	Chuparosa	5 Gal	151
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal	494
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal	258
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal	366
	Muhlenbergia rigida 'Nashville'	Purple Muhly	5 Gal	357
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal	555
	Ruellia brittoniana	Purple Ruellia	5 Gal	95
	Ruellia peninsularis	Desert Ruellia	5 Gal	265
	Senna artemisioides	Feathery Cassia	5 Gal	114
	Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal	265
	Simmondsia chinensis	Jojoba	5 Gal	19
	Tecoma x 'Orange Jubilee'	Orange Jubilee	5 Gal	27
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal	191
GROUNDCOVERS				
	Acacia redolens Desert Carpet	Prostrate Acacia	1 Gal	104
	Baccharis hybrid 'Starn'	Thompson Baccharis	1 Gal	46
	Convolvulus cneorum	Bush Morning Glory	5 Gal	281
	Dalea capitata 'Sierra Gold'	Sierra Gold Dalea	1 Gal	165
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal	495
	Lantana montevidensis	Trailing Purple Lantana	1 Gal	324
	Lantana x 'New Gold'	New Gold Lantana	1 Gal	1199
	Rosmarinus officinalis 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal	1055

MATERIAL

	3/4" Screened Decomposed Granite Desert Brown or Equal, 2" Depth Min.
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LANDSCAPE DATA

GROSS SITE AREA:	±100.82 A.C.
NET SITE AREA:	±95.58 A.C.
LANDSCAPE AREA (OPEN SPACE):	863,592 S.F.
LANDSCAPE COVERAGE:	20%

PUBLIC OPEN SPACE DATA

1% PER BUILDING GROSS FLOOR AREA	REQUIRED	PROVIDED
TOTAL: 4,163,090 S.F. (95.58 A.C.)	14,975 S.F.	35,147 S.F.

VEGETATION CREDIT TABLE:

EVERGREEN TREE (at least 25' tall in maturity); CREDIT: 100 S.F. PER TREE	62,200 S.F.
SHADE TREE; CREDIT: 25 S.F. PER TREE	12,900 S.F.
ORNAMENTAL TREE; CREDIT: 25 S.F. PER TREE	500 S.F.
LARGE SHRUB (more than 8' tall in maturity); CREDIT: 50 S.F. PER SHRUB	25,450 S.F.
MEDIUM SHRUB (4'-8' tall in maturity); CREDIT: 25 S.F. PER SHRUB	70,025 S.F.
SMALL SHRUB (less than 4' tall in maturity); CREDIT: 10 S.F. PER SHRUB	28,640 S.F.
EVERGREEN GROUND COVER; CREDIT: 25 S.F. PER GROUND COVER	91,725 S.F.

DECORATIVE VEHICULAR PAVING MATERIAL



PAVEMENT OPTION 1:
Vehicular Pavers
Holland I
Catina Blend TM



PAVEMENT OPTION 2 (VE)
Stamped Concrete
Medium Ashlar Slate
Buckskin

CITY OF MESA PLANT DATA

WARNER AVE FRONTAGE (2,581 L.F.)	REQUIRED	PROVIDED
1 TREE PER 25 L.F.	103 TREES	103 TREES
6 SHRUBS PER 25 L.F.	618 SHRUBS	618 SHRUBS

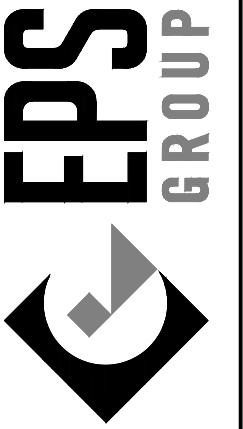
SOSSMAN ROAD FRONTAGE (1,245 L.F.)	REQUIRED	PROVIDED
1 TREE PER 25 L.F.	50 TREES	50 TREES
6 SHRUBS PER 25 L.F.	299 SHRUBS	299 SHRUBS

PROPERTY PERIMETER (4,413 L.F.)	REQUIRED	PROVIDED
3 NON DECIDUOUS TREE & 20 SHRUBS PER 100 L.F. OF ADJACENT PROPERTY LINE	221 TREES 662 SHRUBS	221 TREES 662 SHRUB

FOUNDATION PLANTING (5,068 L.F.)	REQUIRED	PROVIDED
1 TREE PER 50 L.F. OF EXTERIOR BUILDING WALL	101 TREES	101 TREES

10% FOUNDATION/PARKING TREES TO BE 36" BOX SIZE TREES	10 TREES	28 TREES
---	----------	----------

1130 N. Alma School, Suite 120
Mesa, AZ 85210
T: 480.503.2950 | F: 480.503.2958
www.epsgroupinc.com



Project: **HUB @ 202**
Mesa, AZ

PLANTING PLAN DATA & MATERIAL SHEET

Revisions:

1st PRELIMINARY SUBMITTAL - 8/16/2021
2nd PRELIMINARY SUBMITTAL - 9/27/2021
3RD PRELIMINARY SUBMITTAL - 10/12/2021



Designer: KZ, VSB
Drawn by: LR, CD

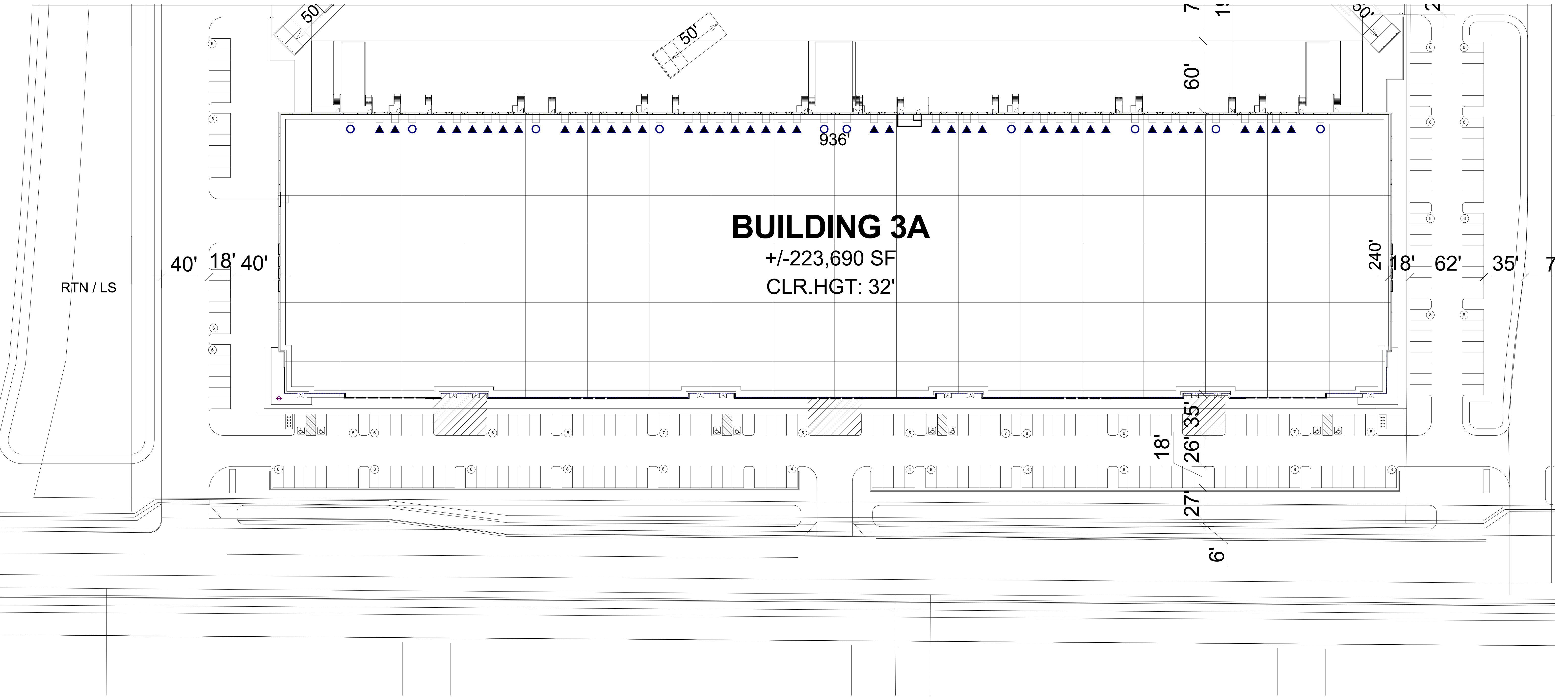


Job No.
21-0710

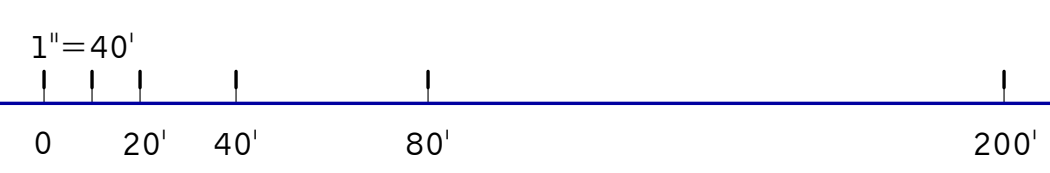
CONSTRUCTION DOCUMENTATION

Sheet No.
L-2.22

FLOOD CONTROL C



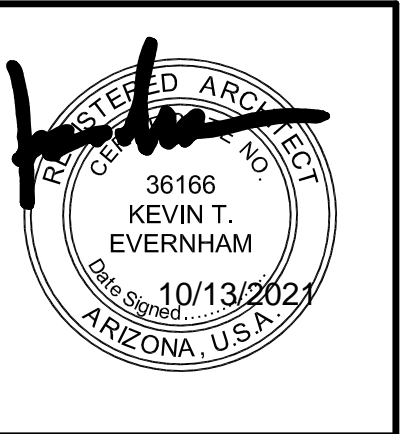
BUILDING 3A
 +/-223,690 SF
 CLR.HGT: 32'



SITE PLAN
 SCALE: 1" = 40'-0"

KEY PLAN

WARE MALCOMB
 ARCHITECTURE
 CIVIL ENGINEERING
 PLANNING
 INTERIORS
 277 E Camelback Rd. Suite #205
 Phoenix, AZ 85016
 P: 480.967.2288



CLIENT LOGO

THE HUB AT 202
 NW CORNER OF WARNER &
 SOSSAMAN RDS.
 MESA, ARIZONA

BUILDING 3A - ENLARGED SITE PLAN	
DATE	REMARKS

PA/PM: B. SANDSTROM
 DRAWN BY: A.B.
 JOB NO.: PHX21-0063-00

SHEET
A1.1-3A

WARE MALCOMB
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INTERIORS
CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT
277 E Camelback Rd. Suite #205
Phoenix, AZ 85016
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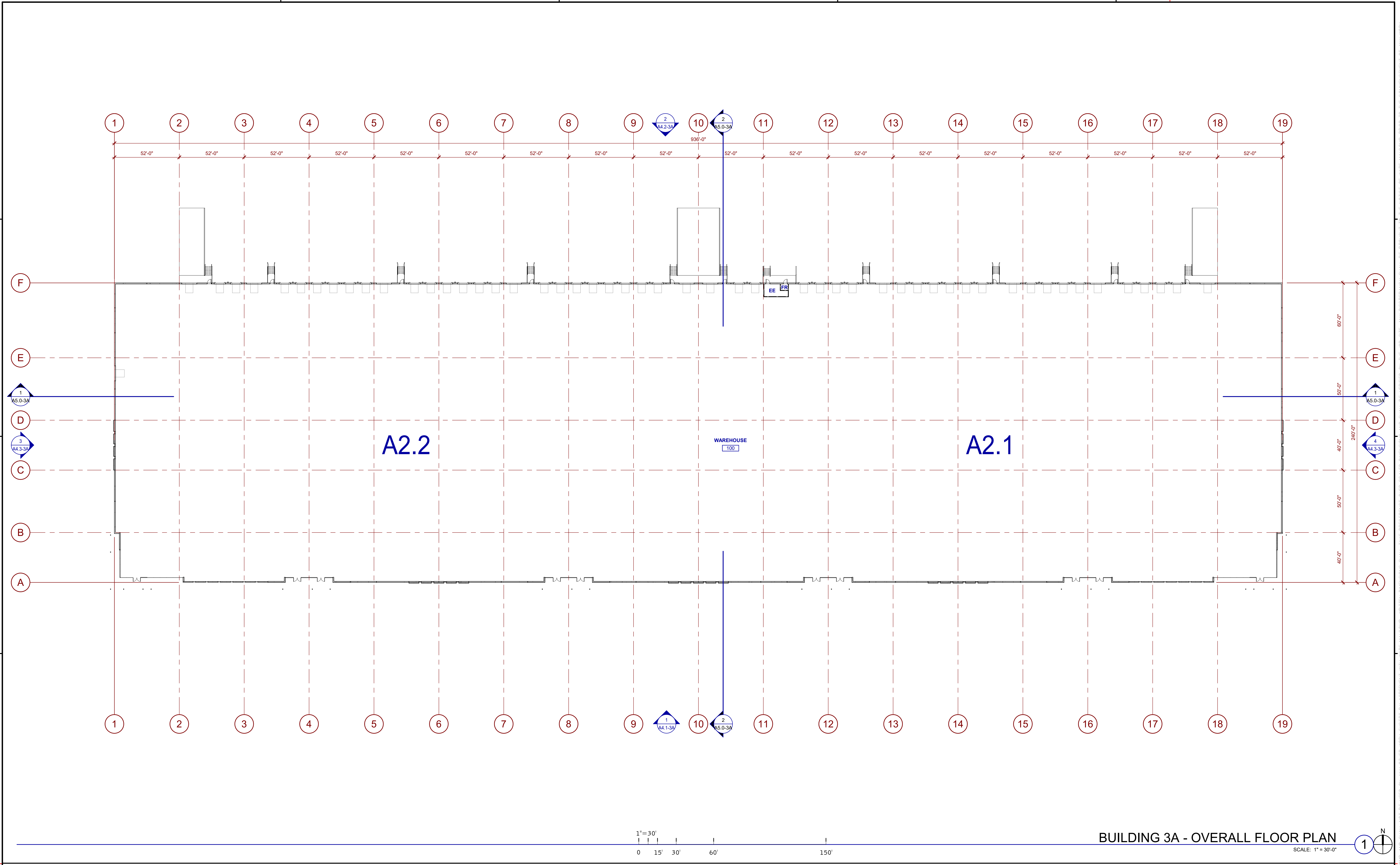
CLIENT LOGO

THE HUB AT 202
NW CORNER OF WARNER &
SOSSAMAN RDS.
MESA, ARIZONA

BUILDING 3A - OVERALL FLOOR PLAN	
DATE	REMARKS

PA/PM:	B. SANDSTROM
DRAWN BY:	A.B.
JOB NO.:	PHX21-0063-00

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A2.0-3A
10/13/2021 10:27:03 AM



BUILDING 3A - OVERALL FLOOR PLAN
SCALE: 1" = 30'-0"

LEGEND

PROPOSED FUTURE OFFICE AREA

\\mesa01\user\PHX210063_00\Production_Drawing\21-10-02_Building 3A_Markings_03_Arch.rvt



CLIENT LOGO

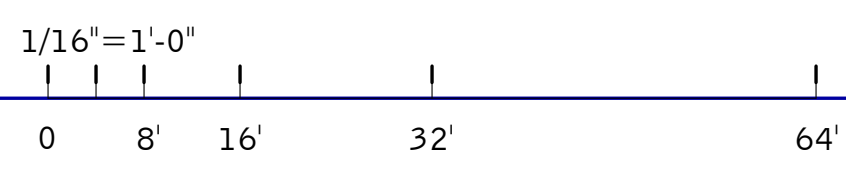
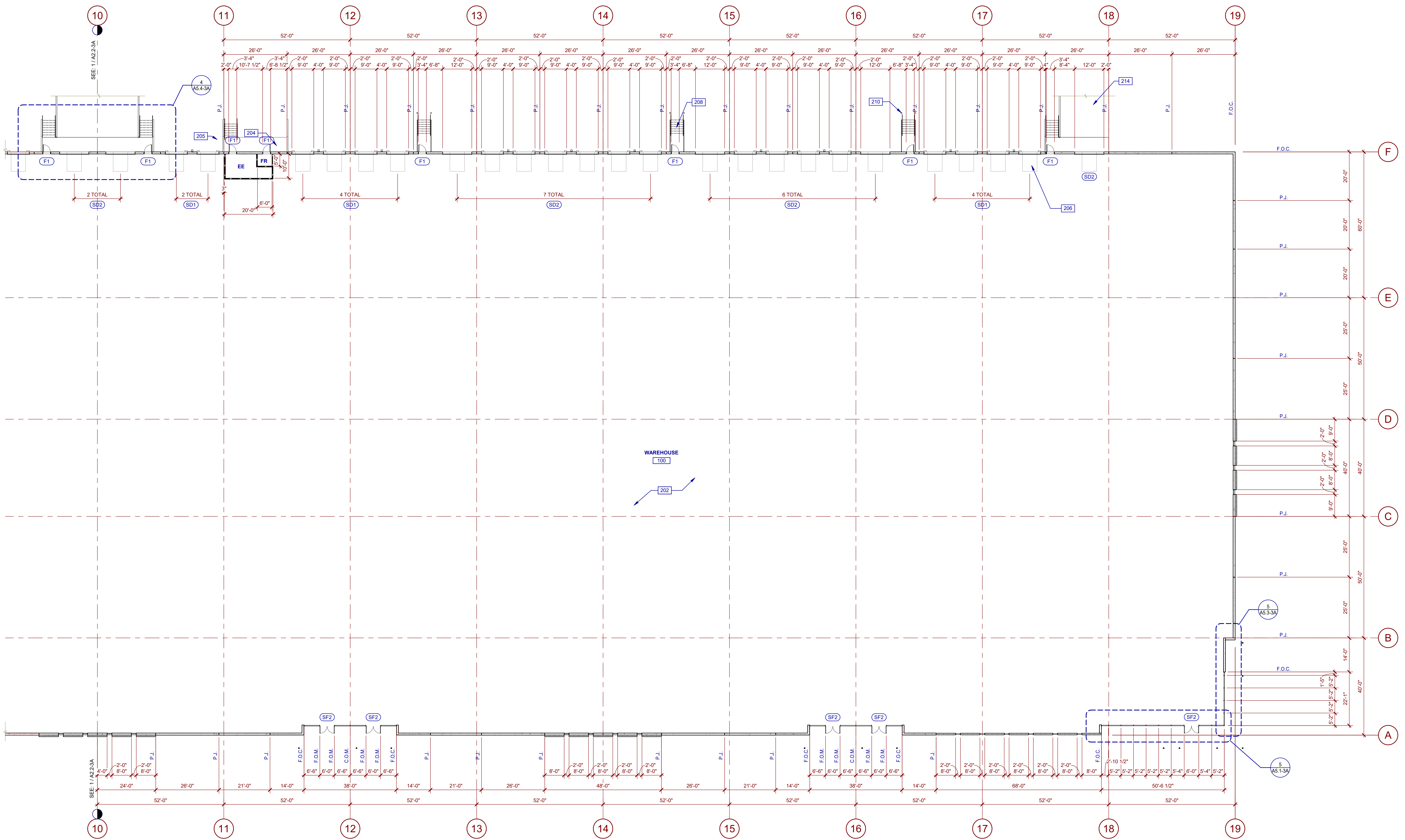
THE HUB AT 202
 NW CORNER OF WARNER &
 SOSSAMAN RDS.
 MESA, ARIZONA

BUILDING 3A - PARTIAL FLOOR PLAN

DATE	REMARKS

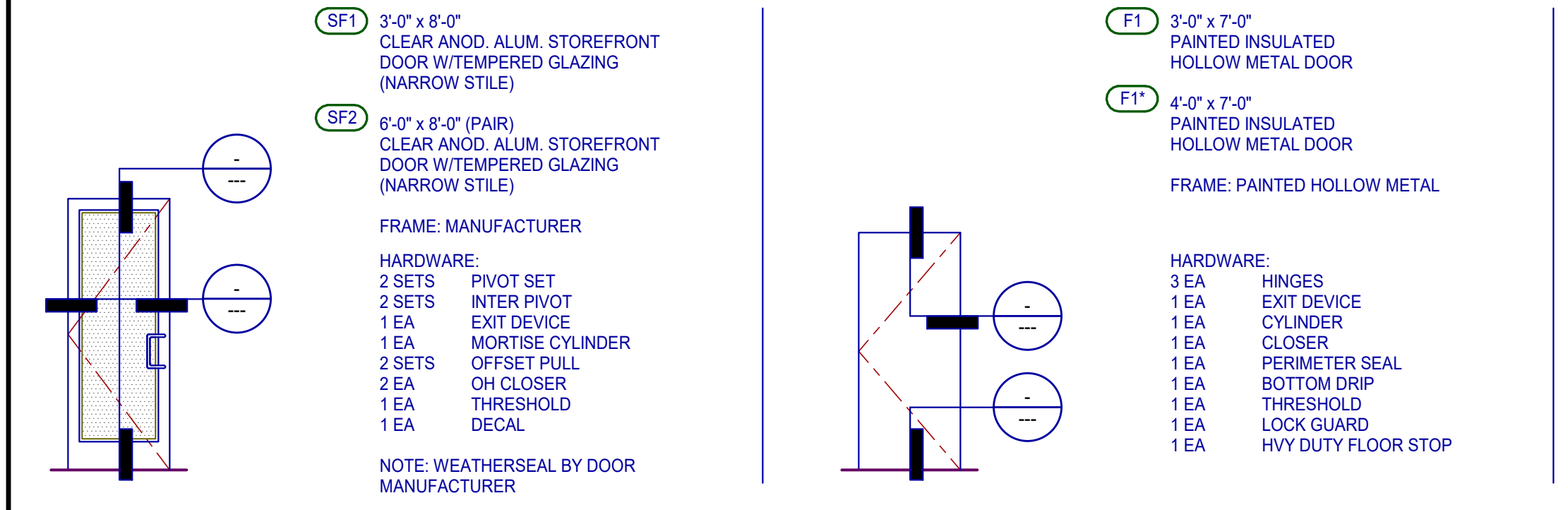
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 DRAWN BY: A.B.
 JOB NO.: PHX21-0063-00

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BUILDING 3A - PARTIAL FLOOR PLAN
 SCALE: 1/16" = 1'-0"

DOOR TYPES

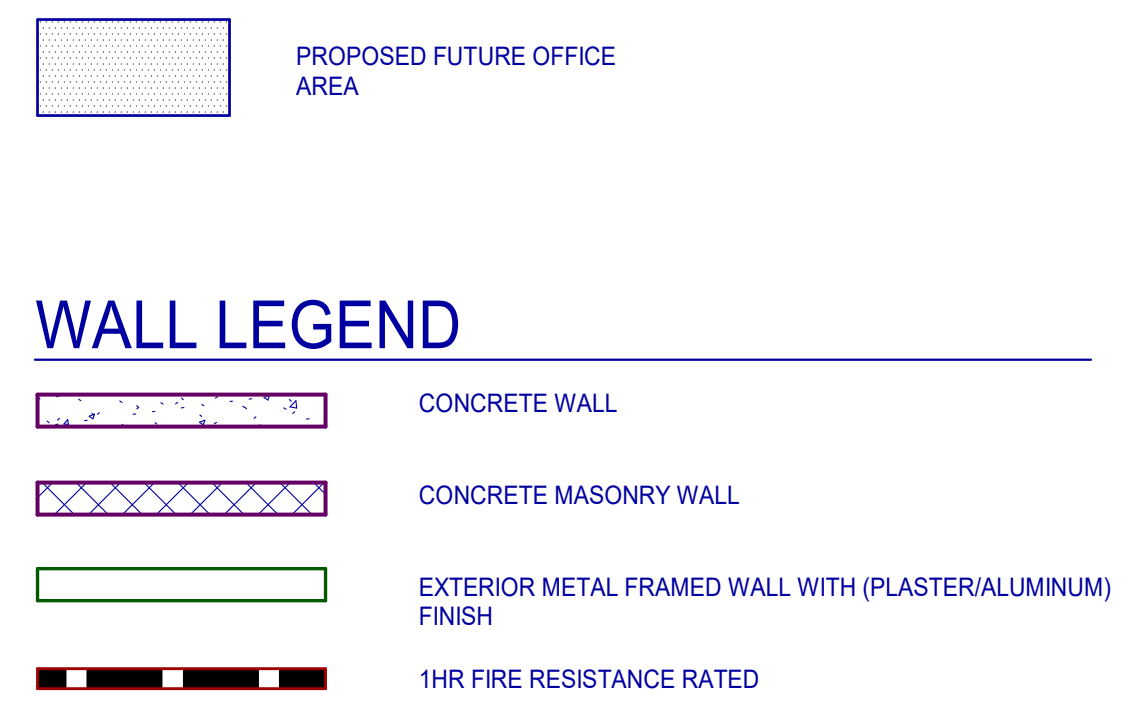


DOOR NOTES

BUTT HINGES:
 SOSS - STANDARD WEIGHT, PLAIN BEARING, STEEL HINGES OR APPROVED EQUAL.
 ALL EXTERIOR OUTSWINGING DOOR BUTTS SHALL BE MADE OF NON-FERROUS MATERIAL AND SHALL HAVE STAINLESS STEEL HINGE PINS.

VON DUPRIN 99 SERIES PANIC DEVICE OR APPROVED EQUAL CLOSING DEVICES; NORTON 8500 BF SERIES OR APPROVED EQUAL STOPS; TRIMCO W1200 SERIES DOOR STOP
SLIDE BOLT AND PAD LOCK: INSTALL SLIDE BOLT ABOVE LEVEL OF DOOR GUARD

LEGEND

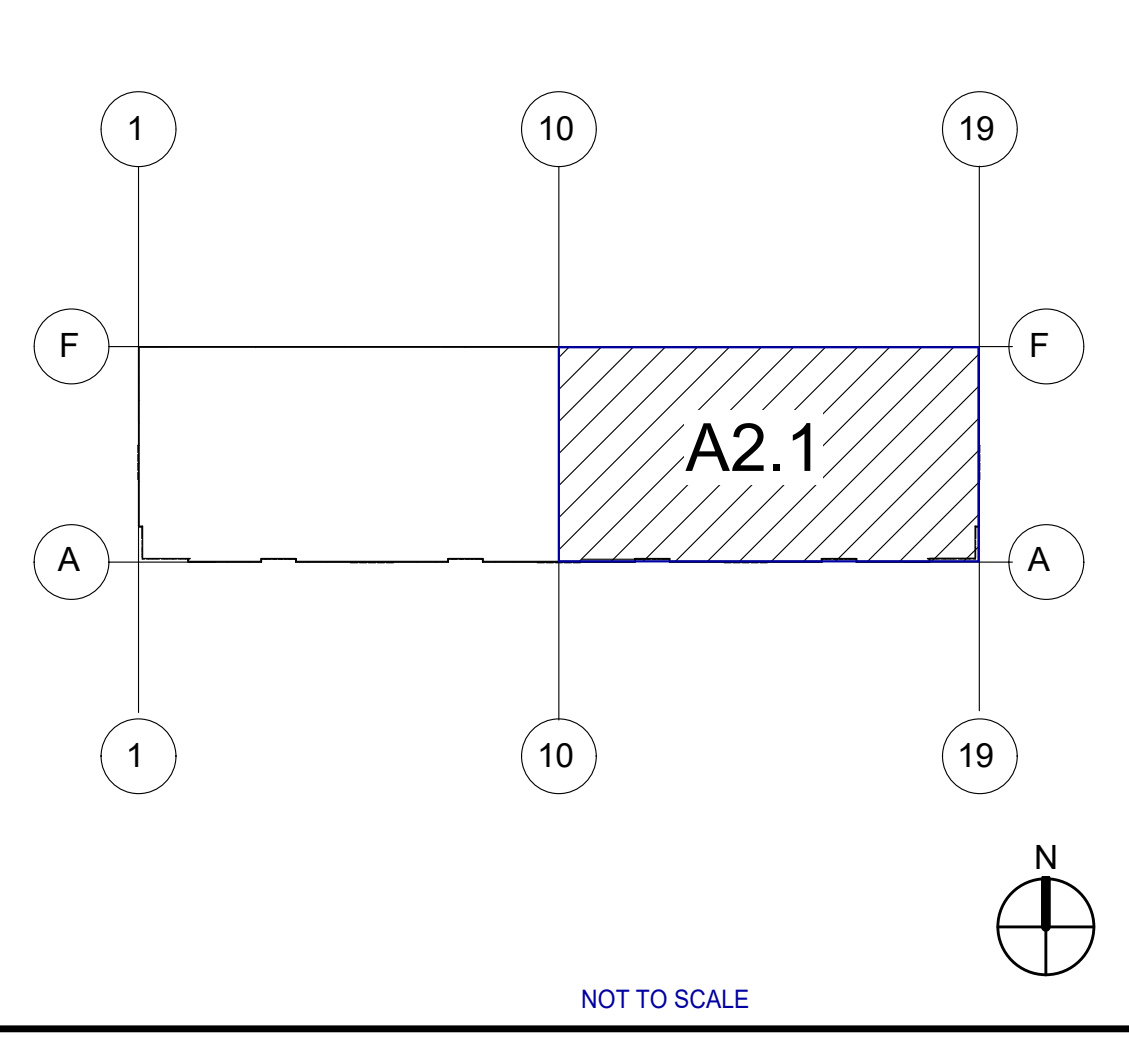


WALL LEGEND

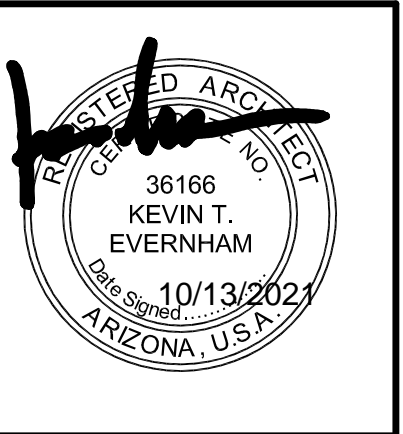
KEYNOTES:

- SEE SHEET A0.2 FOR GENERAL NOTES
- 202 CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
 - 204 FIRE RISER.
 - 205 ELECTRICAL SWITCHGEAR/EQUIPMENT.
 - 206 6'X8' HYDRAULIC DOCK LEVELER.
 - 208 EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.
 - 214 CONCRETE RAMP.

KEY PLAN



NOT TO SCALE



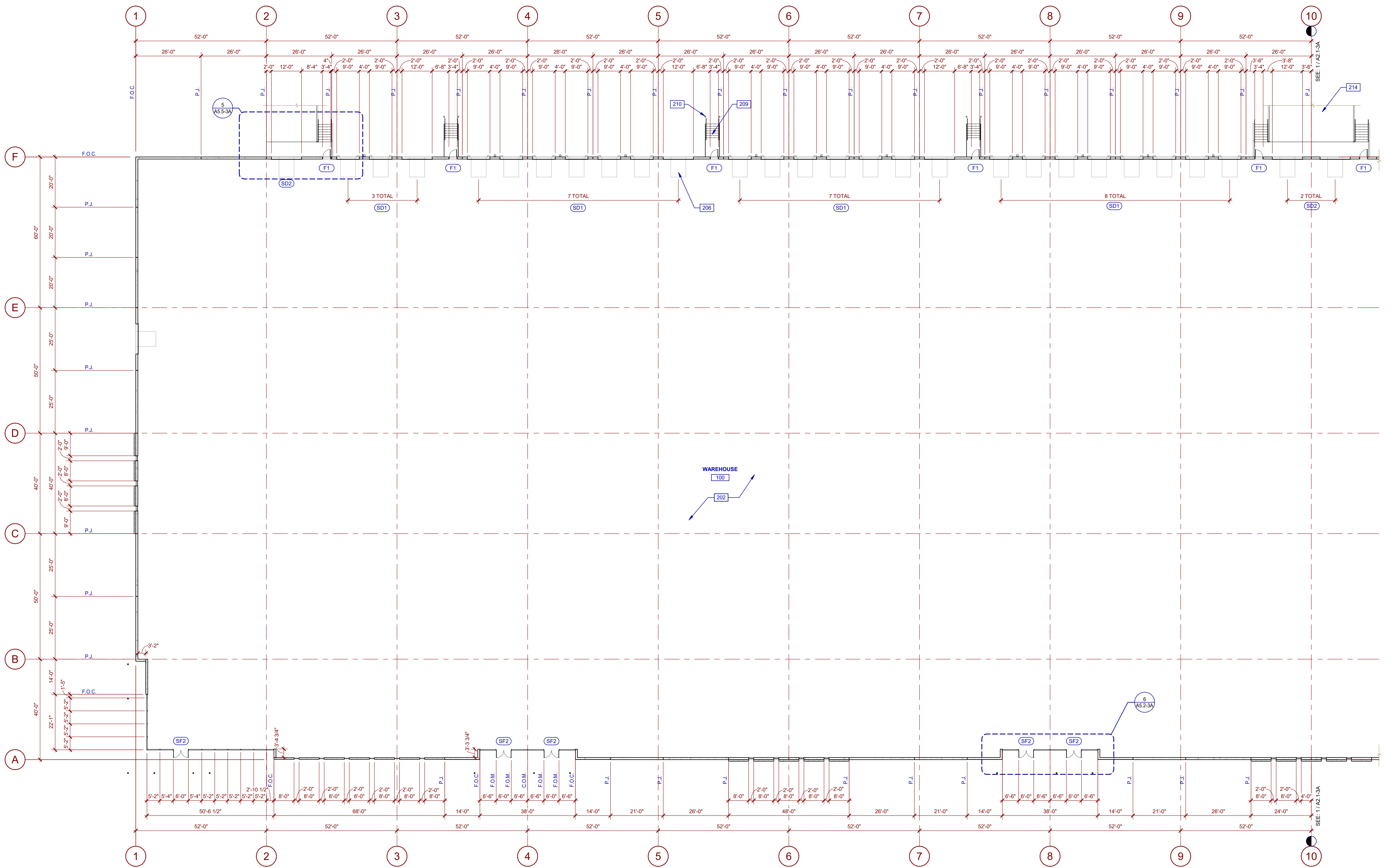
CLIENT LOGO

THE HUB AT 202
 NW CORNER OF WARNER &
 SOSSAMAN RDS.
 MESA, ARIZONA

BUILDING 3A - PARTIAL FLOOR PLAN	
DATE	REMARKS

PAPM: B. SANDSTROM
 DRAWN BY: A.B.
 JOB NO.: PHX21-0063-00

SHEET
A2.2-3A



1/16" = 1'-0"
 0 8 16 32 64'

BUILDING 3A - PARTIAL FLOOR PLAN
 SCALE: 1/16" = 1'-0"

DOOR TYPES

<p>SF1 3'-0" x 8'-0" CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STYLE)</p> <p>SF2 6'-0" x 8'-0" (PAIR) CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STYLE)</p> <p>FRAME: MANUFACTURER</p> <p>HARDWARE: 2 SETS PIVOT SET 2 SETS INTER PIVOT 1 EA EXIT DEVICE 1 EA MORTISE CYLINDER 2 SETS OFFSET PULL 2 EA OH CLOSER 1 EA THRESHOLD 1 EA DECAL</p> <p>NOTE: WEATHERSEAL BY DOOR MANUFACTURER</p>	<p>F1 3'-0" x 7'-0" PAINTED INSULATED HOLLOW METAL DOOR</p> <p>F2 4'-0" x 7'-0" PAINTED INSULATED HOLLOW METAL DOOR</p> <p>FRAME: PAINTED HOLLOW METAL</p> <p>HARDWARE: 3 EA HINGES 1 EA EXIT DEVICE 1 EA CYLINDER 1 EA CLOSER 1 EA PERIMETER SEAL 1 EA BOTTOM DRIP 1 EA THRESHOLD 1 EA LOCK GUARD 1 EA HVY DUTY FLOOR STOP</p>
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DOOR NOTES

BUTT HINGES:
 SOSS - STANDARD WEIGHT, PLAIN BEARING, STEEL HINGES OR APPROVED EQUAL.
STOP: TRIMCO W1200 SERIES DOOR STOP
SLIDE BOLT AND PAD LOCK: INSTALL SLIDE BOLT ABOVE LEVEL OF DOOR GUARD

VON DUPRIN 99 SERIES PANIC DEVICE OR APPROVED EQUAL
CLOSING DEVICES: NORTON 8500 BF SERIES OR APPROVED EQUAL
STOPS: TRIMCO W1200 SERIES DOOR STOP
SLIDE BOLT AND PAD LOCK: INSTALL SLIDE BOLT ABOVE LEVEL OF DOOR GUARD

LEGEND

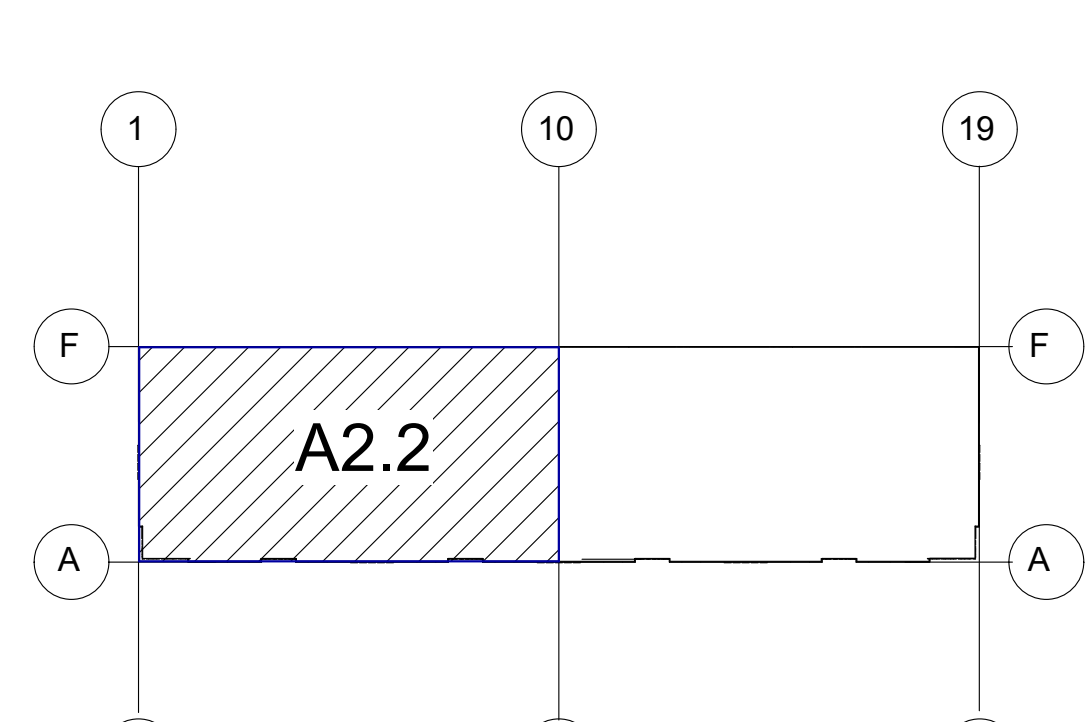
	PROPOSED FUTURE OFFICE AREA
	CONCRETE WALL
	CONCRETE MASONRY WALL
	EXTERIOR METAL FRAMED WALL WITH (PLASTER/ALUMINUM) FINISH
	1HR FIRE RESISTANCE RATED

WALL LEGEND

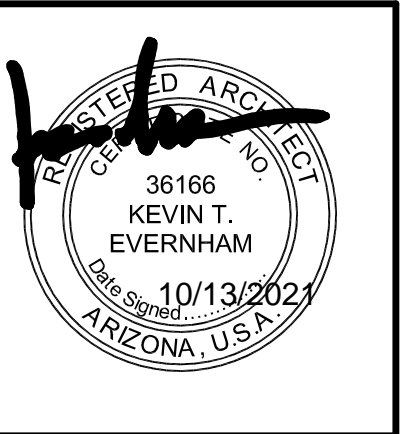
KEYNOTES:

- SEE SHEET A0.2 FOR GENERAL NOTES
- 202 CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
 - 206 6"x8" HYDRAULIC DOCK LEVELER.
 - 209 EXTERIOR CONCRETE STAIR.
 - 214 CONCRETE RAMP.

KEY PLAN



NOT TO SCALE



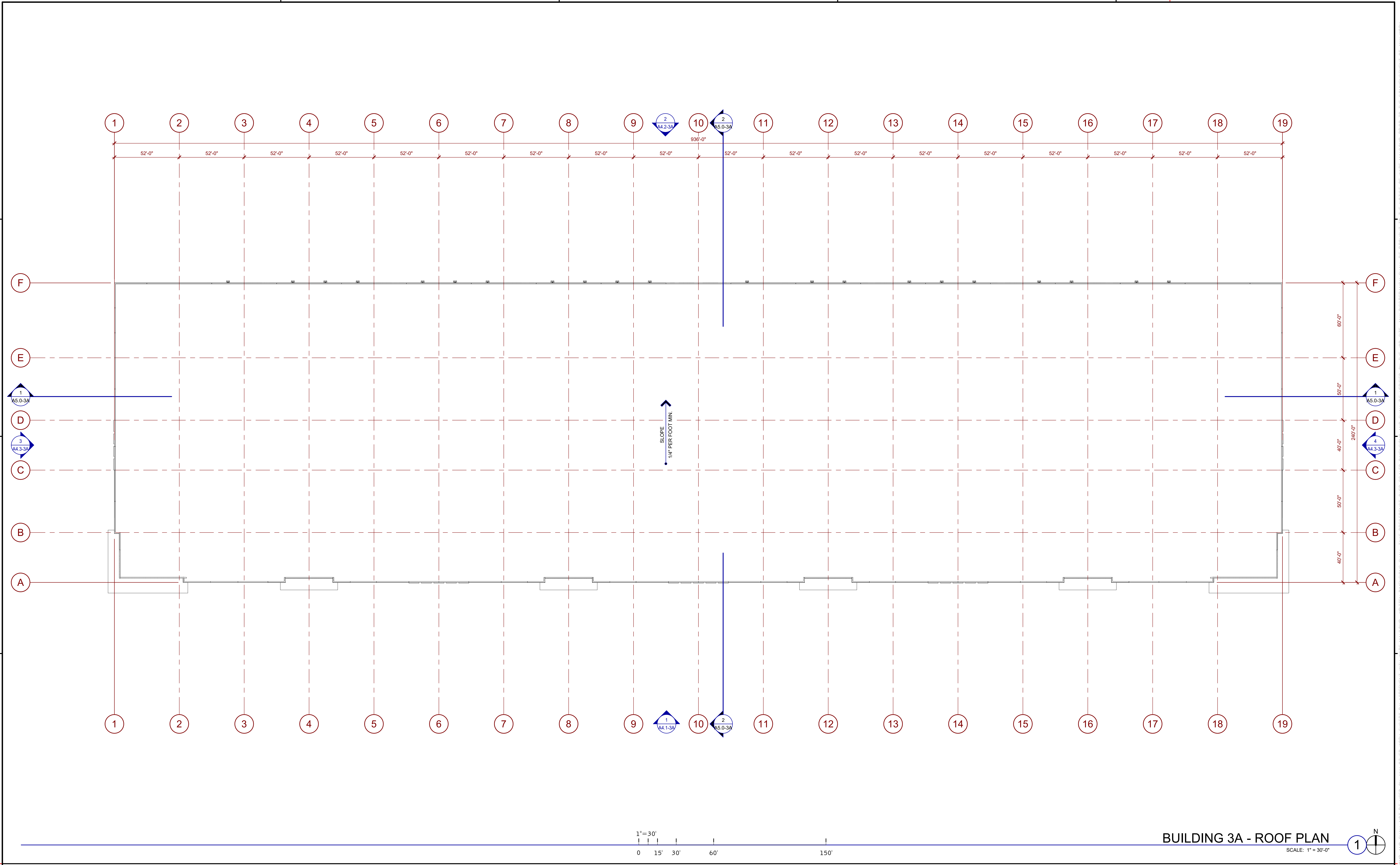
CLIENT LOGO

THE HUB AT 202
NW CORNER OF WARNER &
SOSSAMAN RDS.
MESA, ARIZONA

BUILDING 3A - ROOF PLAN	
DATE	REMARKS

PA/PM: B. SANDSTROM
 DRAWN BY: A.B.
 JOB NO.: PHX21-0063-00

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A3.1-3A
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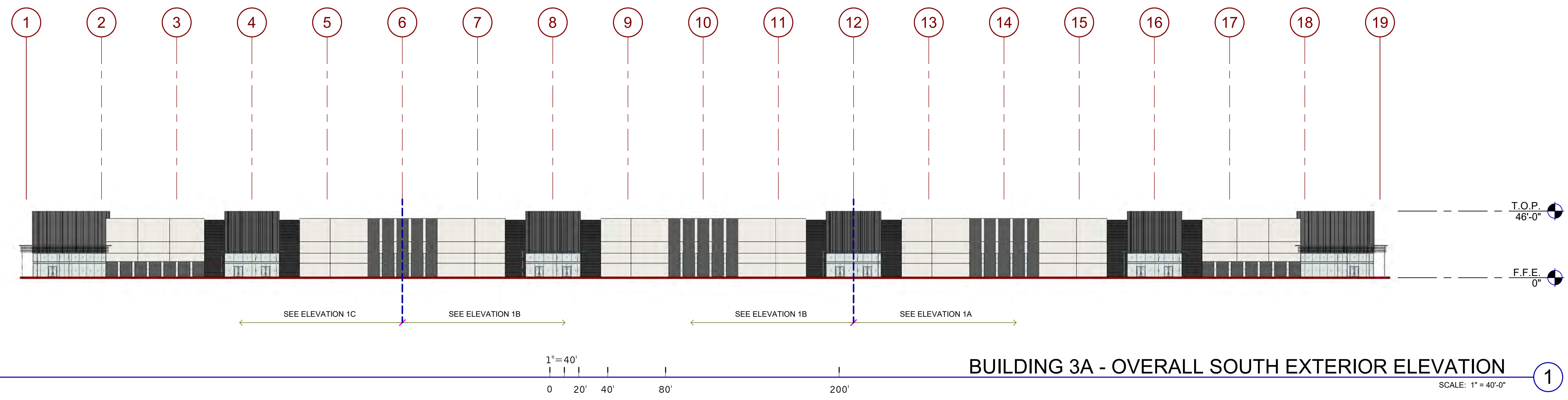
BUILDING 3A - ROOF PLAN
 SCALE: 1" = 30'-0"

ABBREVIATIONS

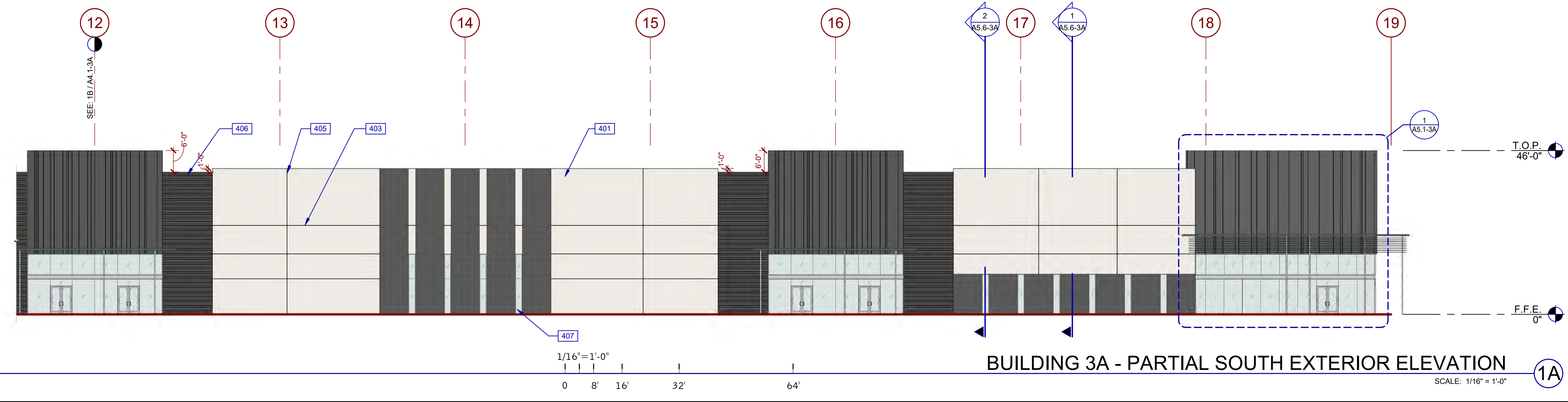
- T.O.P. = TOP OF PARAPET
- H.P. = TOP OF ROOFING - HIGH POINT
- M.P. = TOP OF ROOFING - MID POINT
- L.P. = TOP OF ROOFING - LOW POINT

KEYNOTES:

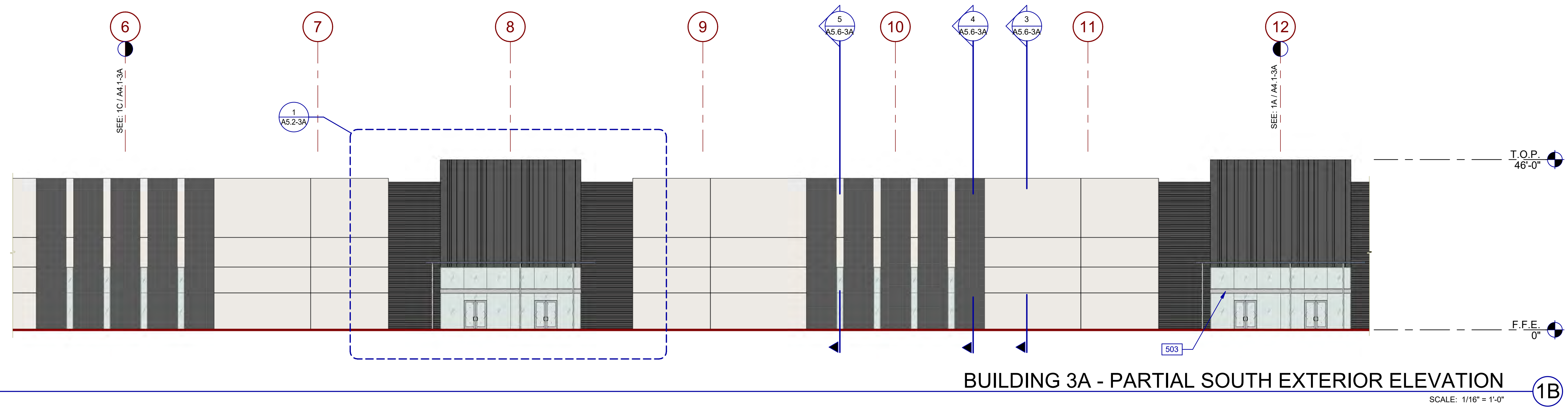
SEE SHEET A0.2 FOR GENERAL NOTES



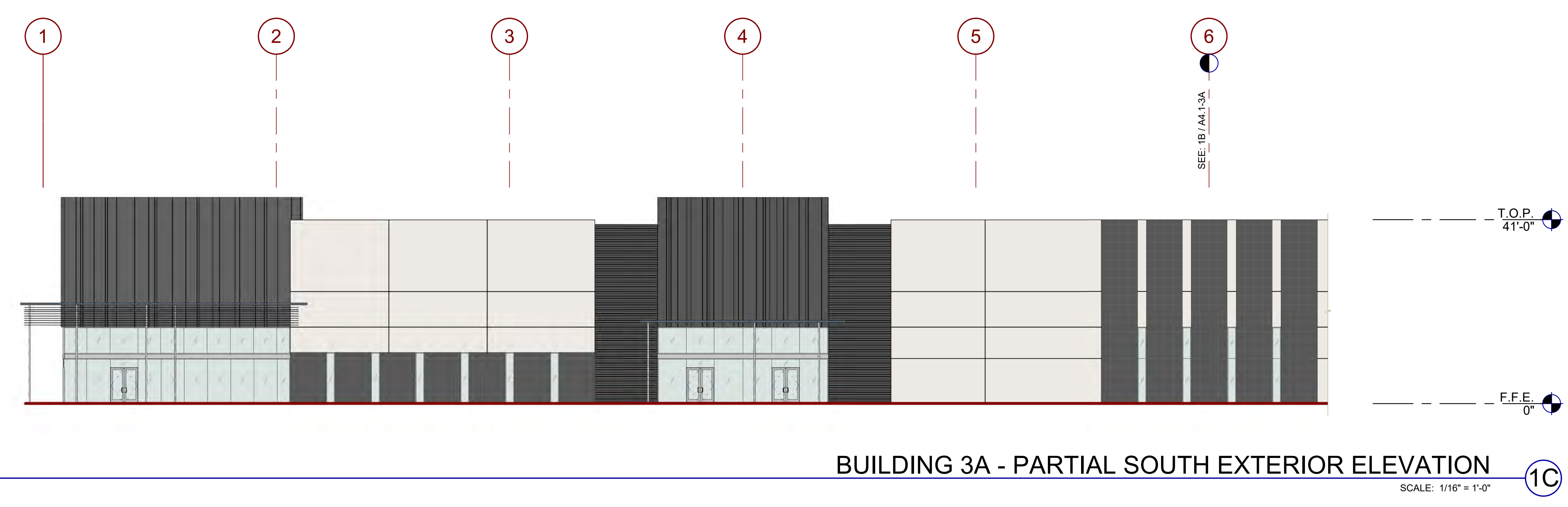
BUILDING 3A - OVERALL SOUTH EXTERIOR ELEVATION 1
SCALE: 1" = 40'-0"



BUILDING 3A - PARTIAL SOUTH EXTERIOR ELEVATION 1A
SCALE: 1/16" = 1'-0"



BUILDING 3A - PARTIAL SOUTH EXTERIOR ELEVATION 1B
SCALE: 1/16" = 1'-0"



BUILDING 3A - PARTIAL SOUTH EXTERIOR ELEVATION 1C
SCALE: 1/16" = 1'-0"

KEYNOTES:
SEE SHEET A4.1-3A FOR GENERAL NOTES

- 401 CONCRETE WALL, PAINTED.
- 403 3/4" V-REVEAL.
- 405 CONCRETE WALL JOINT.
- 406 CONCRETE FORM LINER.
- 407 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
- 503 STRUCTURAL STEEL TUBE.

LEGEND

- MATERIALS:**
- [Symbol] EXTERIOR ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD WALL
 - [Symbol] EXTERIOR SMOOTH PLASTER FINISH WITH INTEGRAL COLOR OVER METAL STUD WALL
 - [Symbol] METAL CANOPY, PAINTED

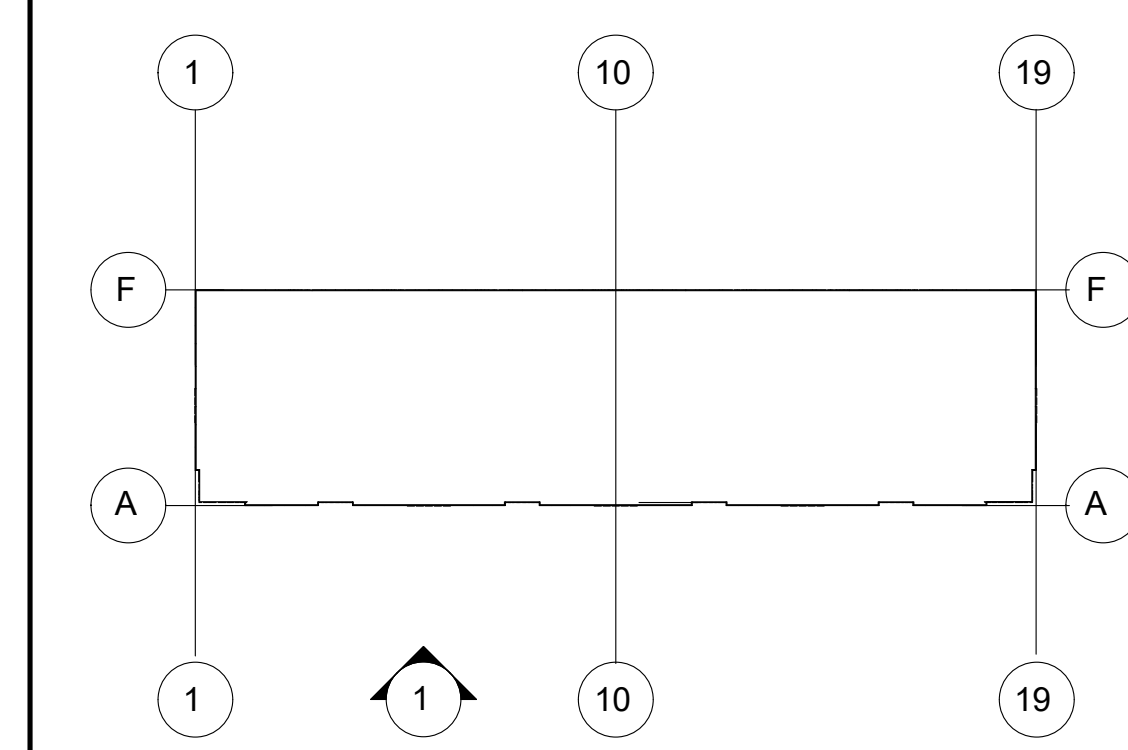
- COLORS:**
PROVIDE 6" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.
- A SHERWIN WILLIAMS "SW 7004 - SNOWBOUND"
 - B SHERWIN WILLIAMS "SW 7065 - ARGOS"
 - C SHERWIN WILLIAMS "SW 7674 - PEPPERCORN"
 - D SHERWIN WILLIAMS "SW 6803 - DANUBE"

SOUTH:	
[Symbol] GLASS	4800 SF - 12%
[Symbol] CONCRETE: SW 7674 PEPPERCORN	4457 SF - 12%
[Symbol] CONCRETE: SW 7004 SNOWBOUND	16161 SF - 41%
[Symbol] CMU: ONYX FINISH BURNISHED	6179 SF - 16%
[Symbol] METAL: BLACK ZINC MATTE	7396 SF - 19%
[Symbol] CONCRETE: SW 7065 ARGOS	00 SF - 0%

- GLASS:**
- [Symbol] VISION GLASS
 - [Symbol] SPANDREL GLASS
 - [Symbol] TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
XXXXXXX
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

KEY PLAN



NOT TO SCALE

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ARCHITECTURE
PLANNING
INTERIORS
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Phoenix, AZ 85016
P: 480.967.2288



CLIENT LOGO

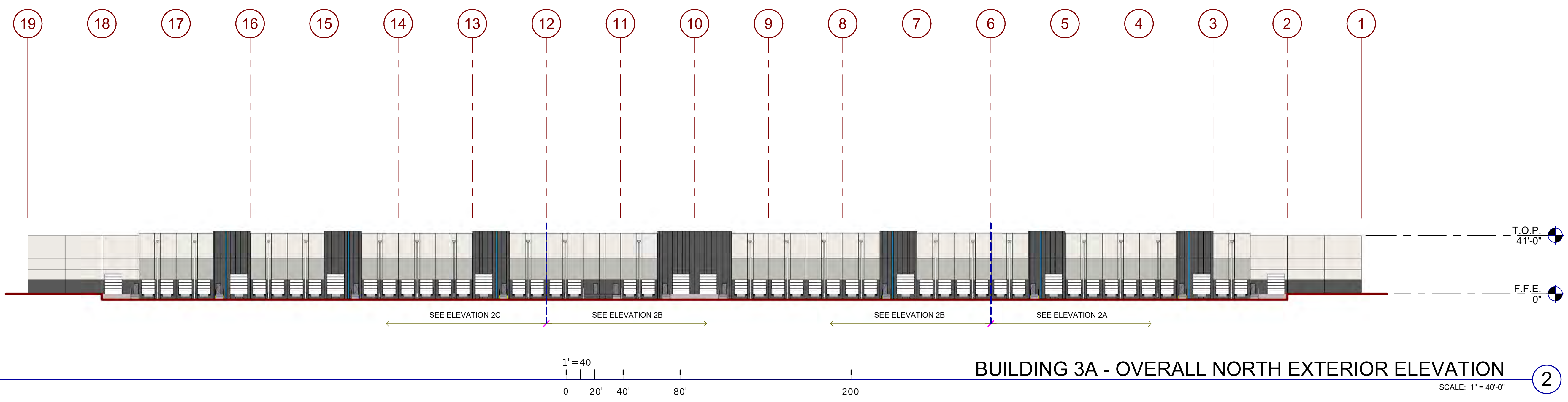
THE HUB AT 202
NW CORNER OF WARNER &
SOSSAMAN RDS.
MESA, ARIZONA

BUILDING 3A - EXTERIOR ELEVATIONS

DATE	REVISIONS

PAPM: B. SANDSTROM
DRAWN BY: A.B.
JOB NO.: PHX21-0063-00

SHEET
A4.1-3A



KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

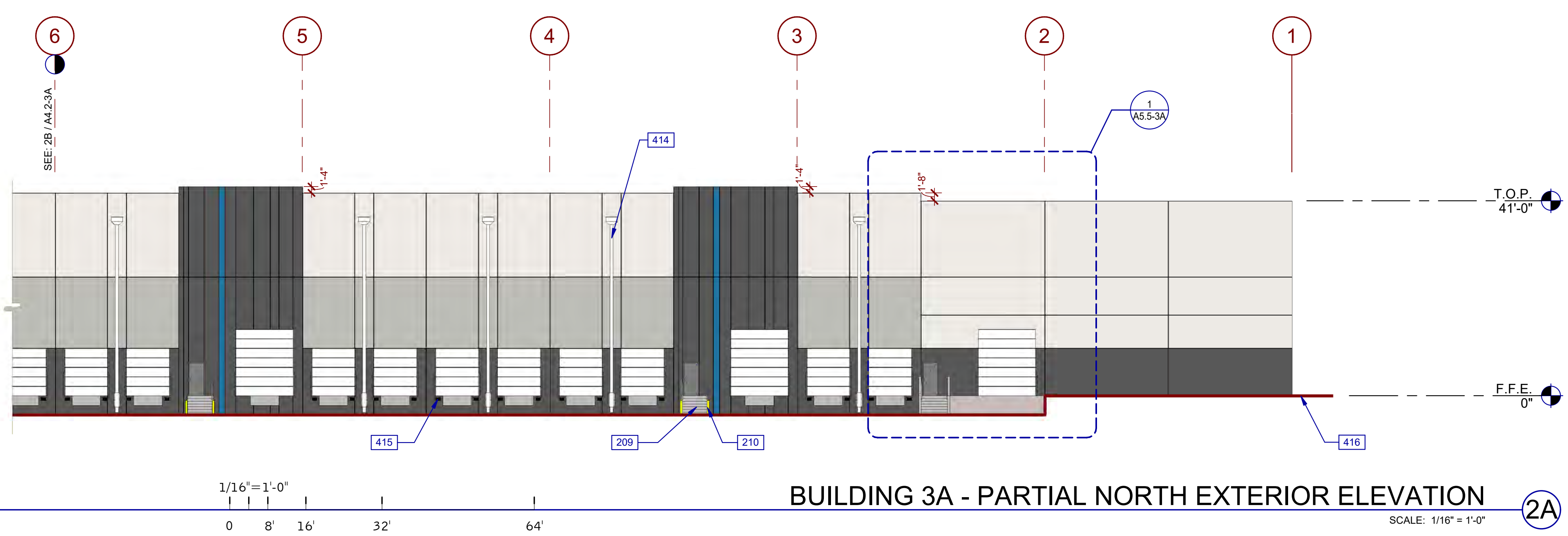
- 209 EXTERIOR CONCRETE STAIR.
- 210 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
- 401 CONCRETE WALL, PAINTED.
- 403 3/4" V-REVEAL.
- 405 CONCRETE WALL JOINT.
- 414 DRAIN LEADER, PAINTED TO MATCH ADJACENT WALL.
- 415 DOCK BUMPER.
- 416 FINISH GRADE VARIES.

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THE HUB AT 202
 NW CORNER OF WARNER &
 SOSSAMAN RDS.
 MESA, ARIZONA



LEGEND

MATERIALS:

- EXTERIOR ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD WALL.
- EXTERIOR SMOOTH PLASTER FINISH WITH INTEGRAL COLOR OVER METAL STUD WALL.
- METAL CANOPY, PAINTED.

COLORS:

PROVIDE 6"-7" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

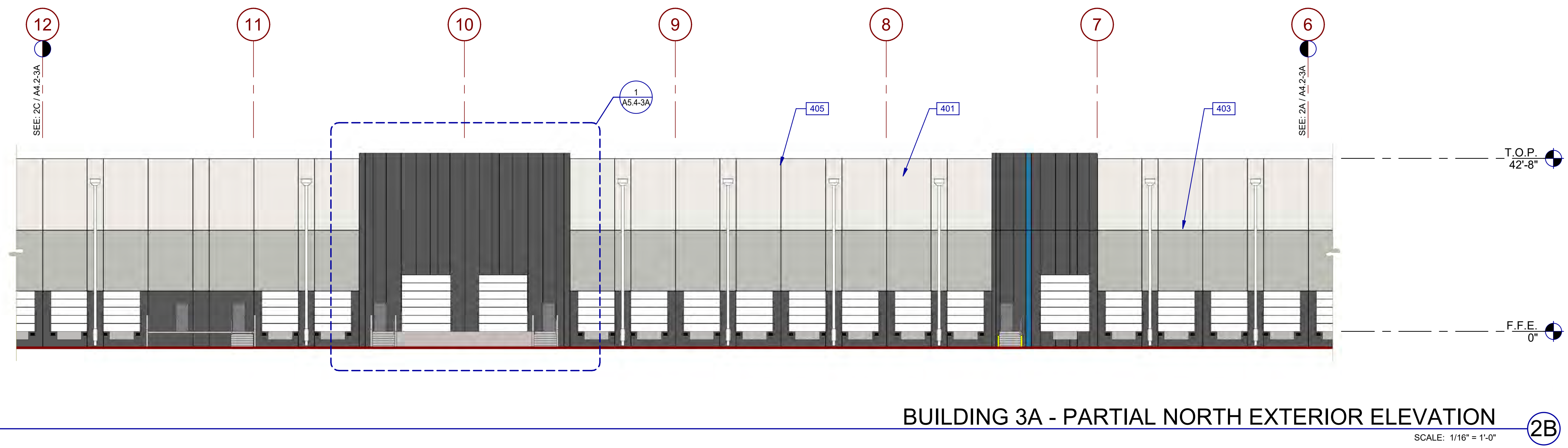
- SHERWIN WILLIAMS "SW 7004 - SNOWBOUND"
- SHERWIN WILLIAMS "SW 7065 - ARGOS"
- SHERWIN WILLIAMS "SW 7674 - PEPPERCORN"
- SHERWIN WILLIAMS "SW 8803 - DANUBE"

NORTH:	
 GLASS	00 SF - 0%
 CONCRETE: SW 7674 PEPPERCORN	13016 SF - 36%
 CONCRETE: SW 7004 SNOWBOUND	14844 SF - 40%
 CMU: ONYX FINISH BURNISHED	00 SF - 0%
 METAL: BLACK ZINC MATTE	00 SF - 0%
 CONCRETE: SW 7065 ARGOS	8526 SF - 24%

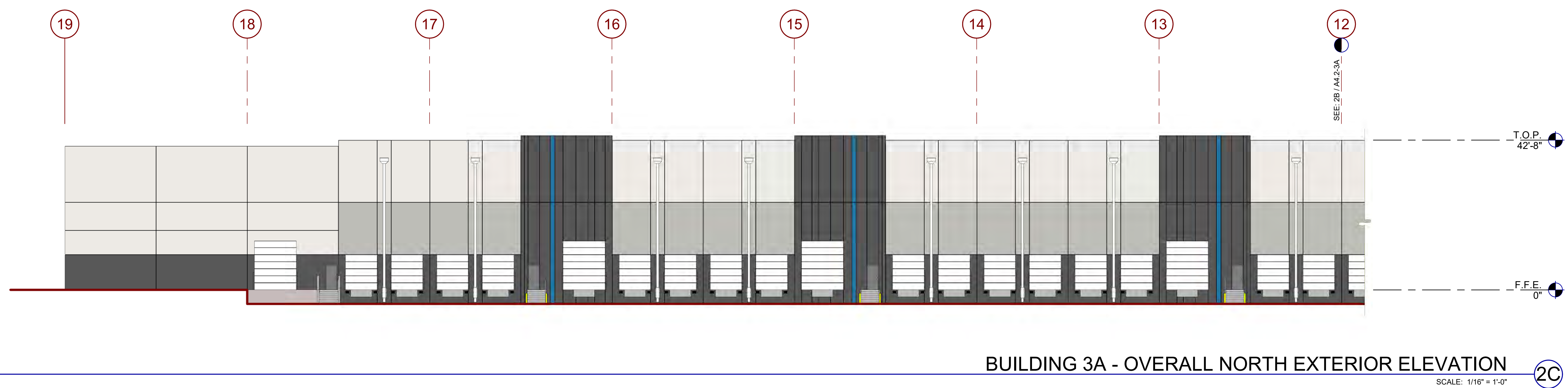
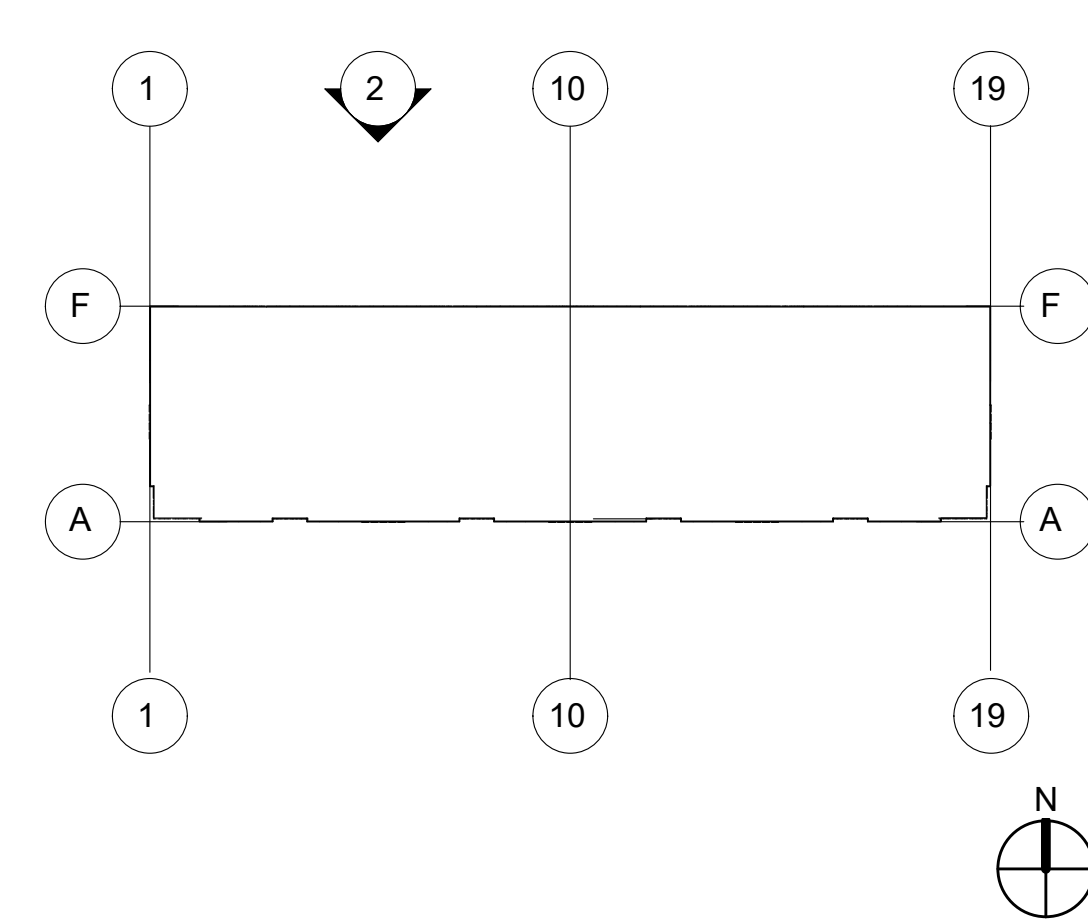
GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
 XXXXXXXX
 U-FACTOR = 0.28 AND SHGC = 0.28
 GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT



KEY PLAN

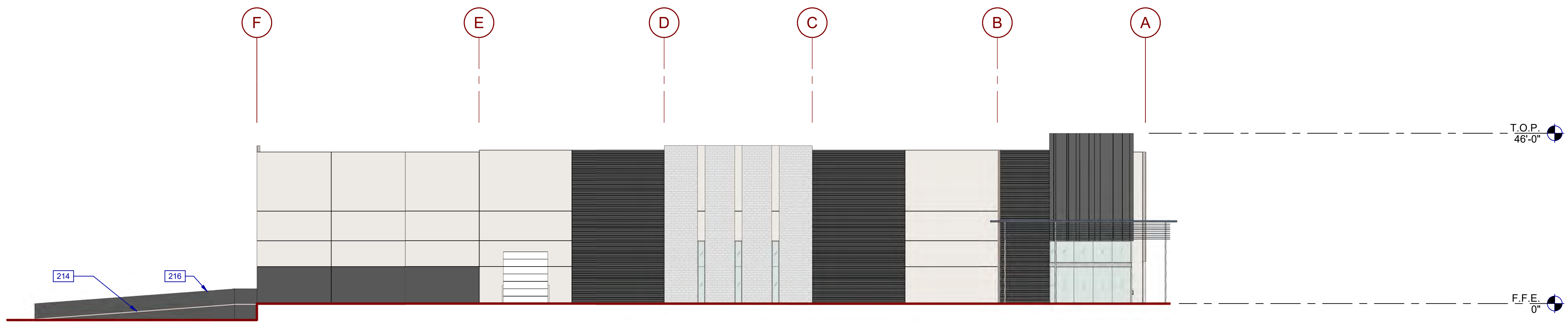


BUILDING 3A - EXTERIOR ELEVATIONS

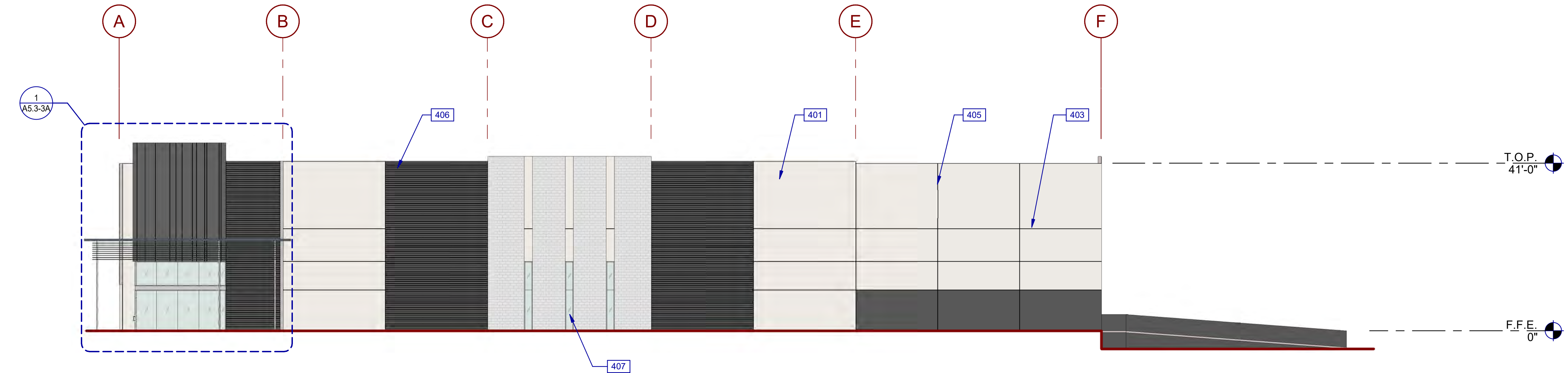
DATE	REMARKS

PA/PM: B. SANDSTROM
 DRAWN BY: A.B.
 JOB NO.: PHX21-0063-00

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A4.2-3A
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BUILDING 3A - OVERALL WEST EXTERIOR ELEVATION 3
SCALE: 1/16" = 1'-0"



BUILDING 3A - OVERALL EAST EXTERIOR ELEVATION 4
SCALE: 1/16" = 1'-0"

KEYNOTES:
SEE SHEET A0.2 FOR GENERAL NOTES

- 214 CONCRETE RAMP.
- 216 CONCRETE SCREEN WALL.
- 401 CONCRETE WALL, PAINTED.
- 403 3/4" V-REVEAL.
- 405 CONCRETE WALL JOINT.
- 406 CONCRETE FORM LINER.
- 407 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.

LEGEND

MATERIALS:

- EXTERIOR ALUMINUM COMPOSITE METAL PANEL OVER METAL STUD WALL.
- EXTERIOR SMOOTH PLASTER FINISH WITH INTEGRAL COLOR OVER METAL STUD WALL.
- METAL CANOPY, PAINTED.

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

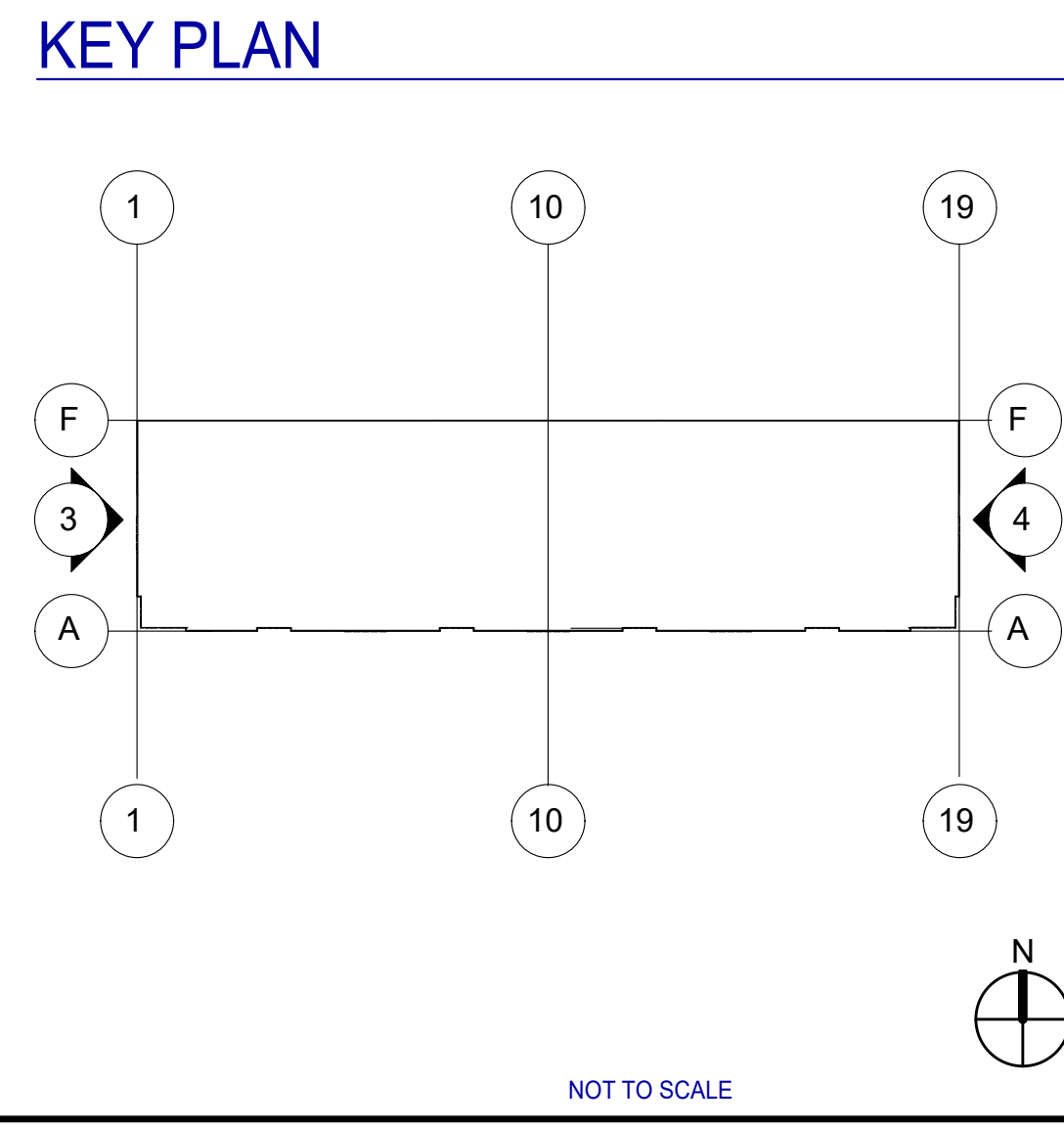
- SHERWIN WILLIAMS "SW 7004 - SNOWBOUND"
- SHERWIN WILLIAMS "SW 7065 - ARGOS"
- SHERWIN WILLIAMS "SW 7674 - PEPPERCORN"
- SHERWIN WILLIAMS "SW 6803 - DANUBE"

	WEST:	EAST:
GLASS	415 SF - 4%	415 SF - 4%
CONCRETE: SW 7674 PEPPERCORN	2618 SF - 28%	2618 SF - 28%
CONCRETE: SW 7004 SNOWBOUND	4057 SF - 44%	4227 SF - 45%
CMU: ONYX FINISH BURNISHED	1452 SF - 16%	1452 SF - 16%
METAL: BLACK ZINC MATTE	657 SF - 8%	657 SF - 7%
CONCRETE: SW 7065 ARGOS	00 SF - 0%	00 SF - 0%

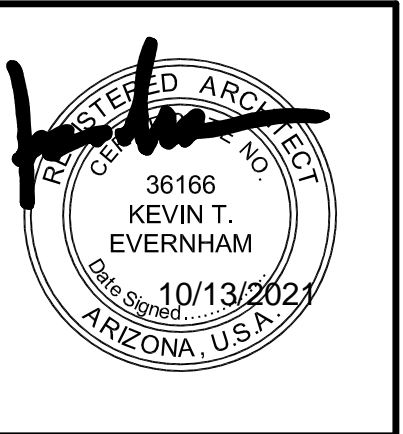
GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
XXXXXXX
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT



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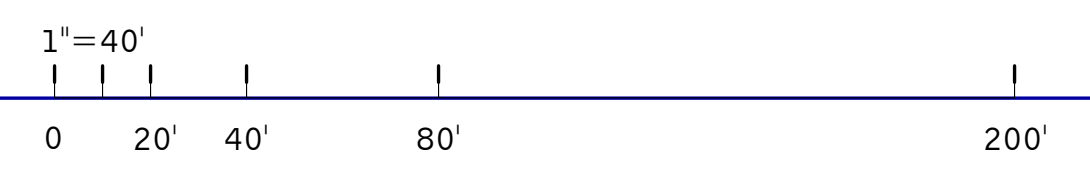
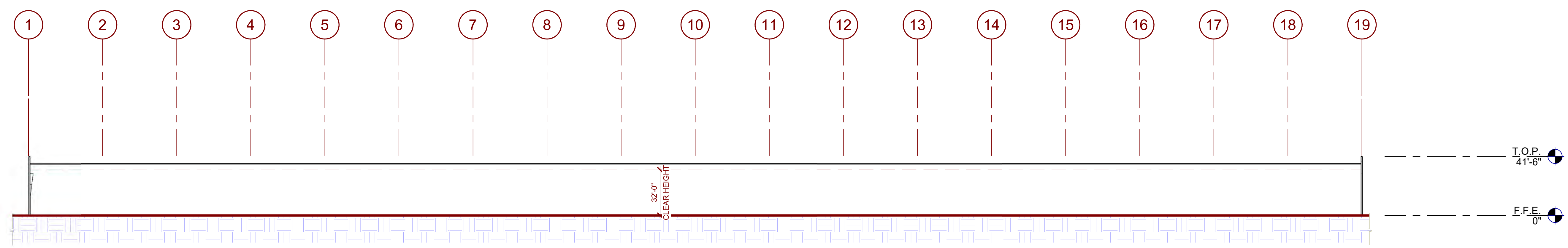
THE HUB AT 202
NW CORNER OF WARNER &
SOSSAMAN RDS.
MESA, ARIZONA

BUILDING 3A - EXTERIOR ELEVATIONS

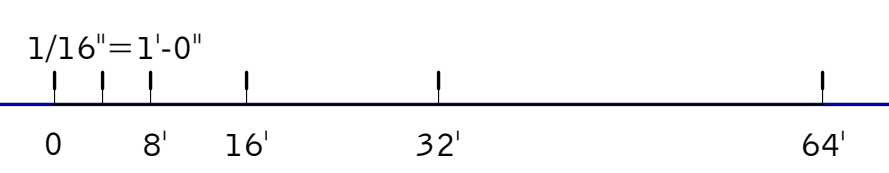
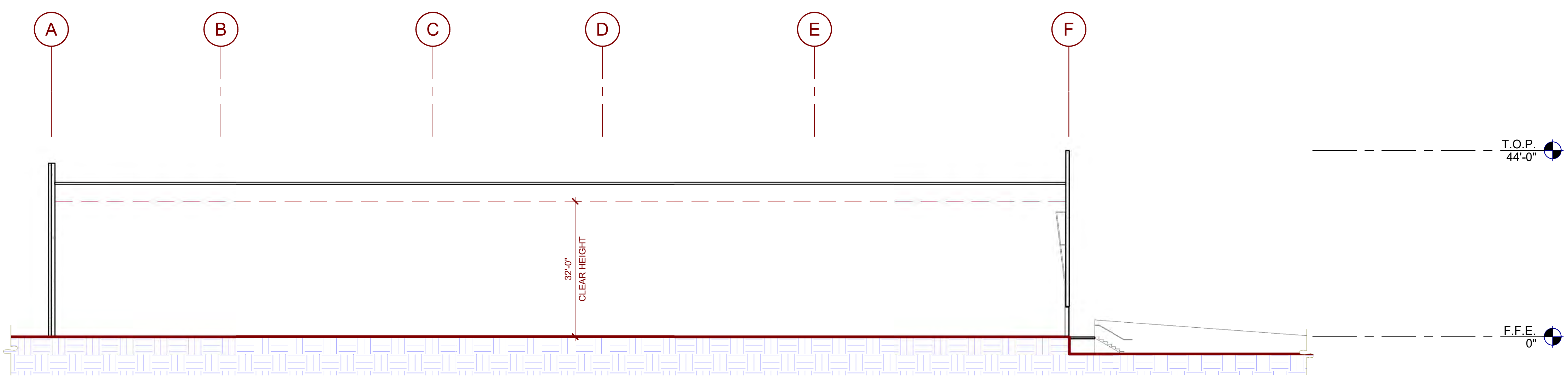
DATE	REMARKS

PA/PM: Approver
DRAWN BY: Author
JOB NO.: PHX21-0063-00

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A4.3-3A
10/13/2023 1:58:23 PM



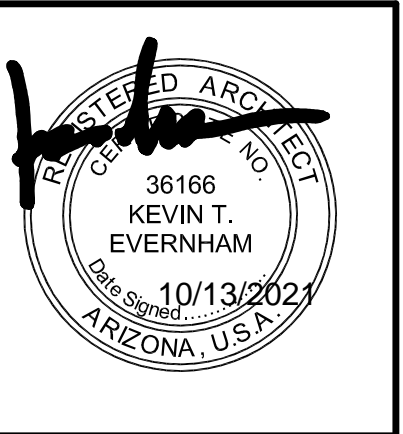
BUILDING 3A - BUILDING SECTION 1
SCALE: 1" = 40'-0"



BUILDING 3A - BUILDING SECTION 2
SCALE: 1/16" = 1'-0"

KEYNOTES: SEE SHEET A0.2 FOR GENERAL NOTES

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 INTERIORS
 277 E. Camelback Rd. Suite #202
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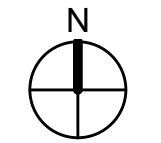
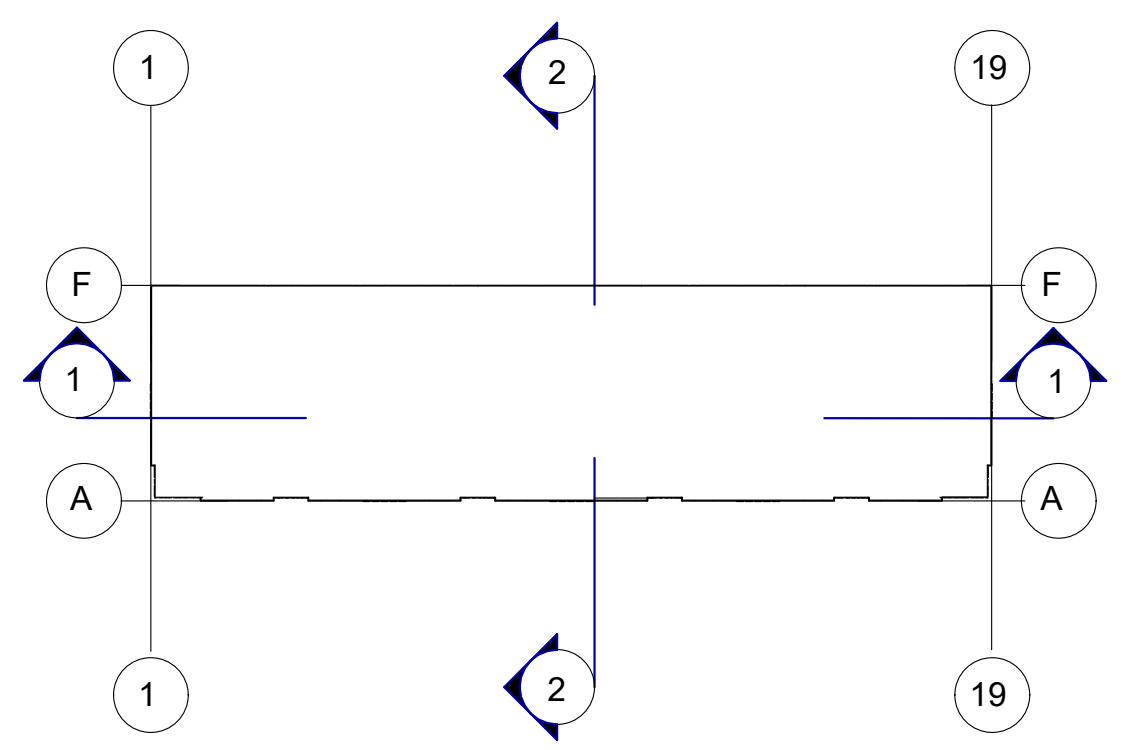
THE HUB AT 202
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 MESA, ARIZONA

BUILDING 3A - BUILDING SECTIONS	
DATE	REMARKS

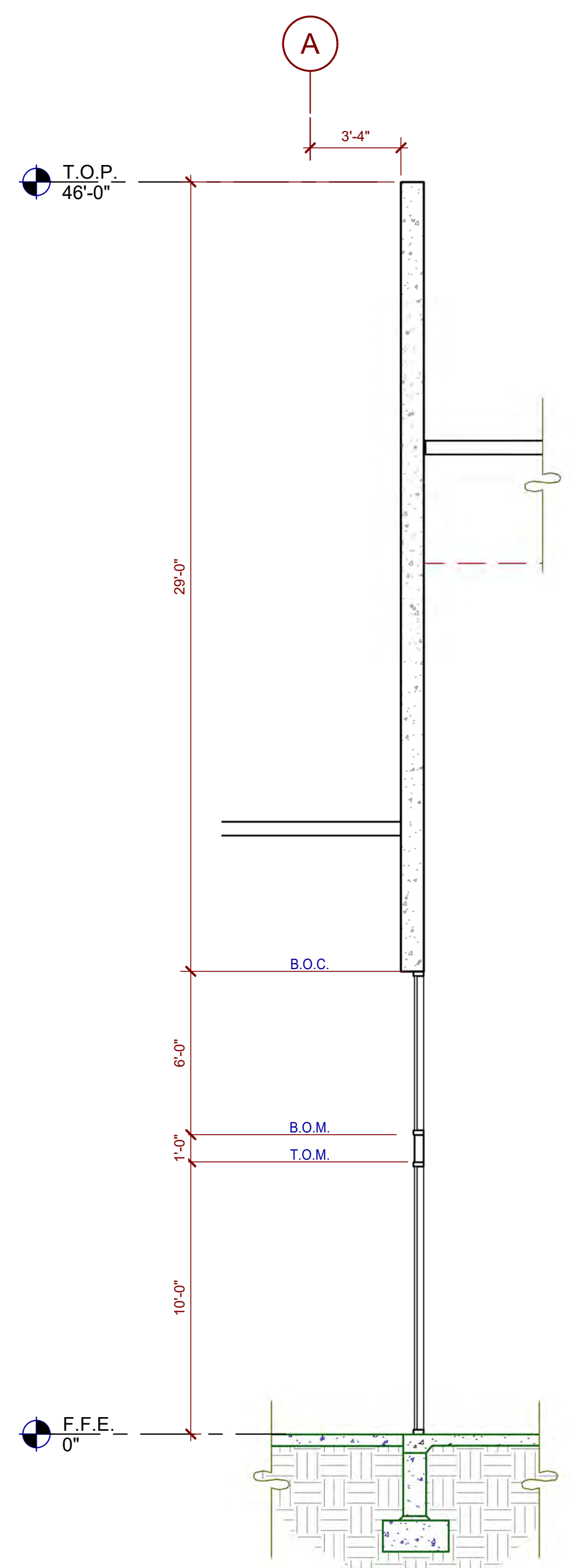
PA/PM: B. SANDSTROM
 DRAWN BY: A.B.
 JOB NO.: PHX21-0063-00

SHEET
A5.0-3A

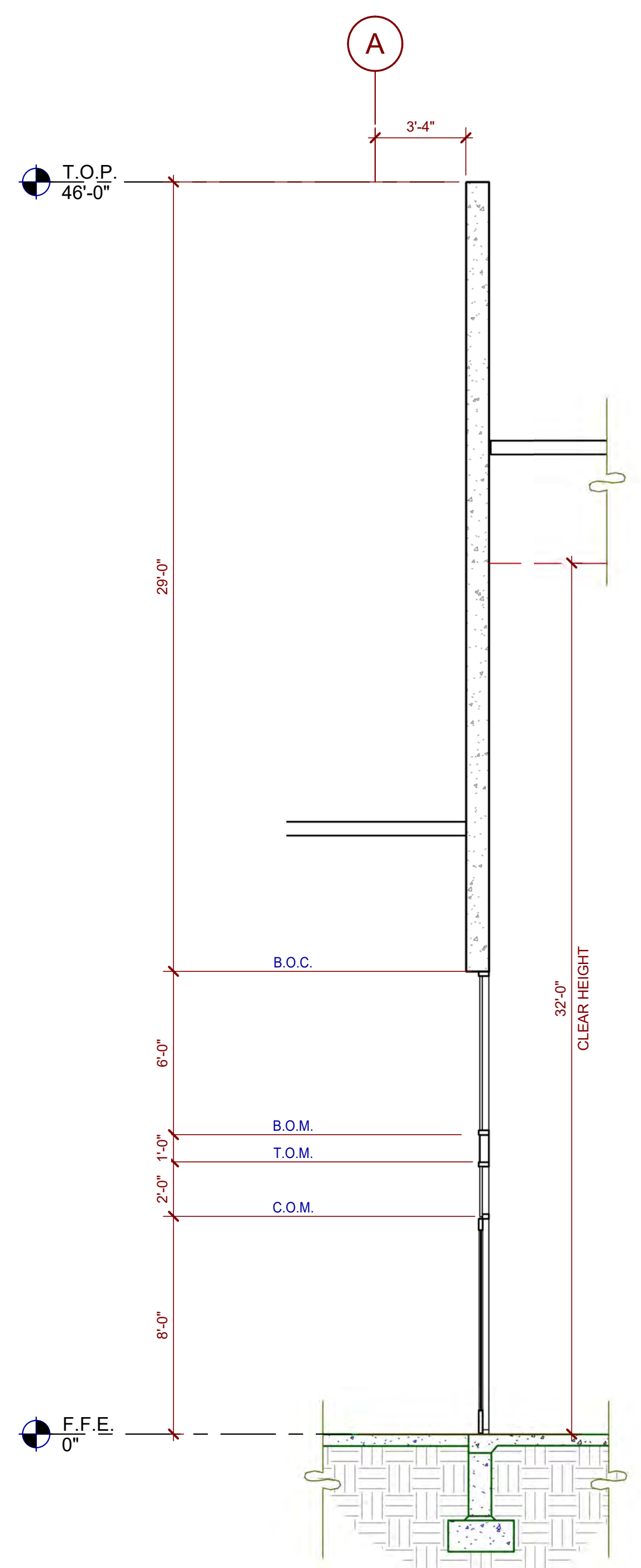
KEY PLAN



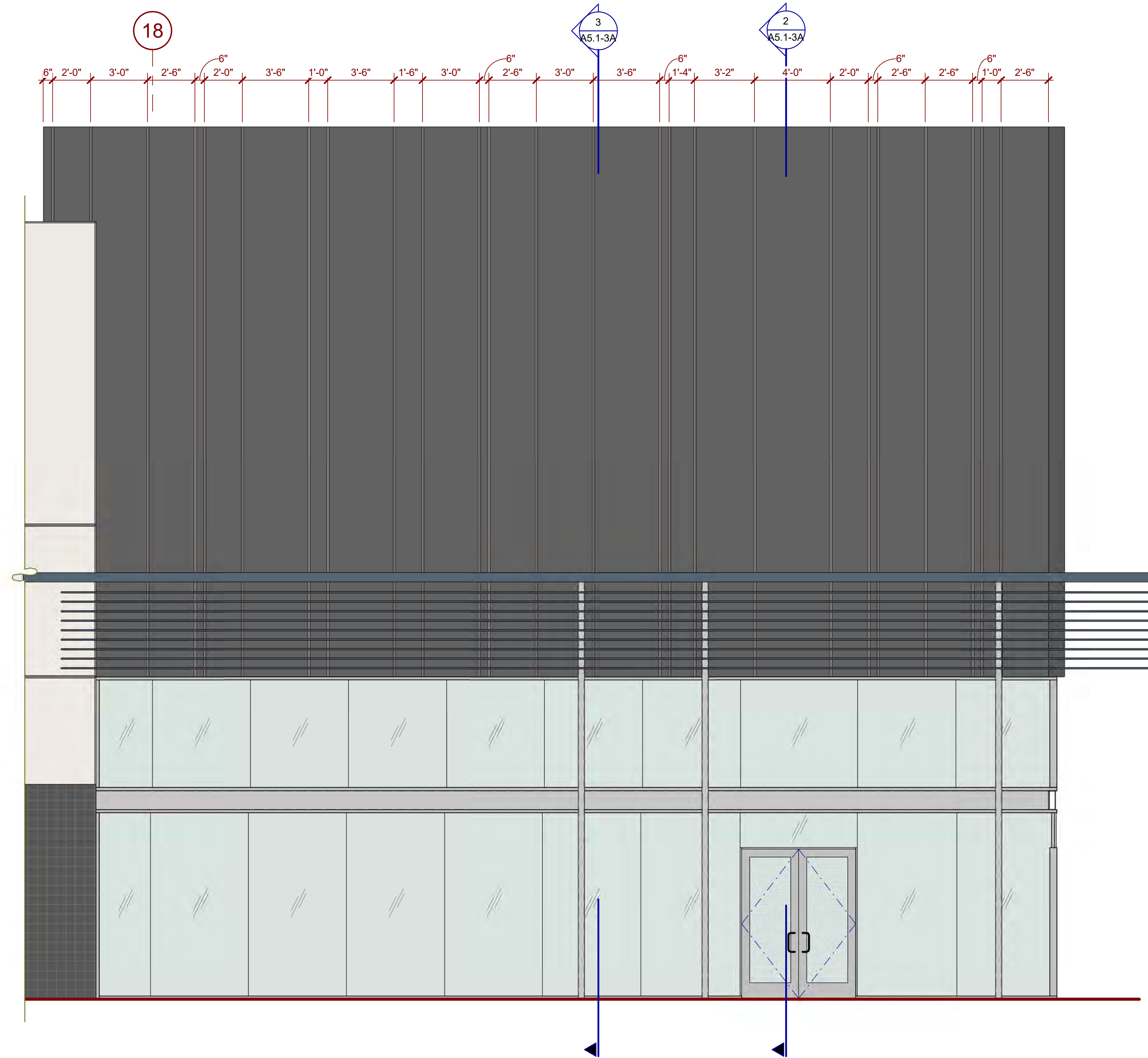
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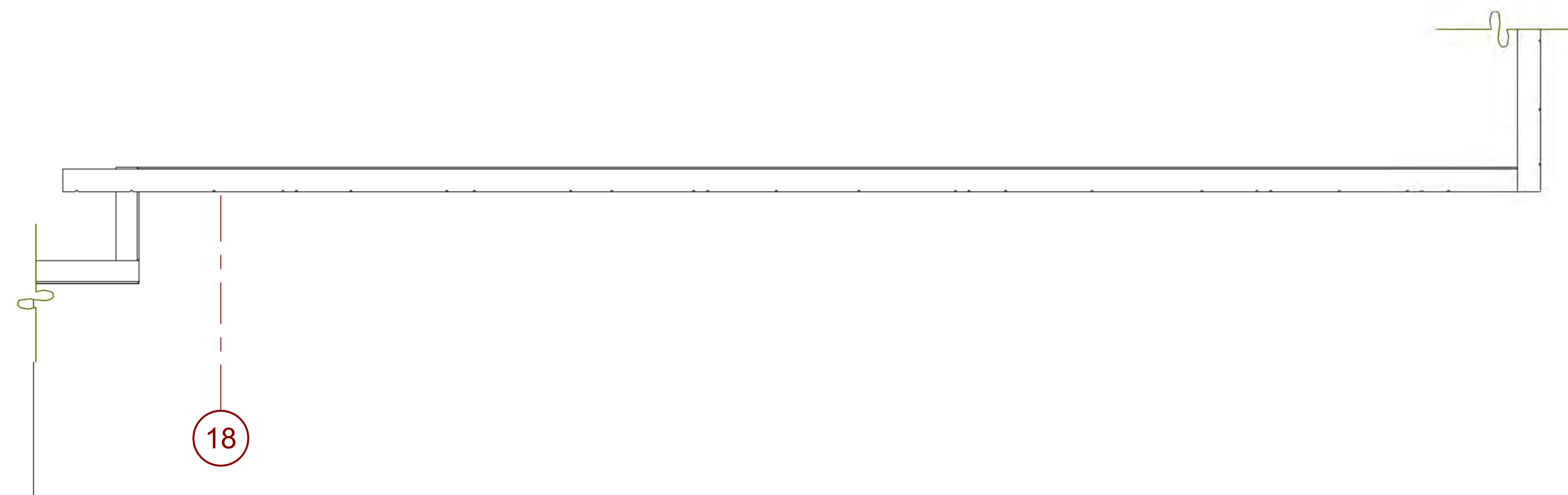
WALL SECTION 3
SCALE: 1/4" = 1'-0"



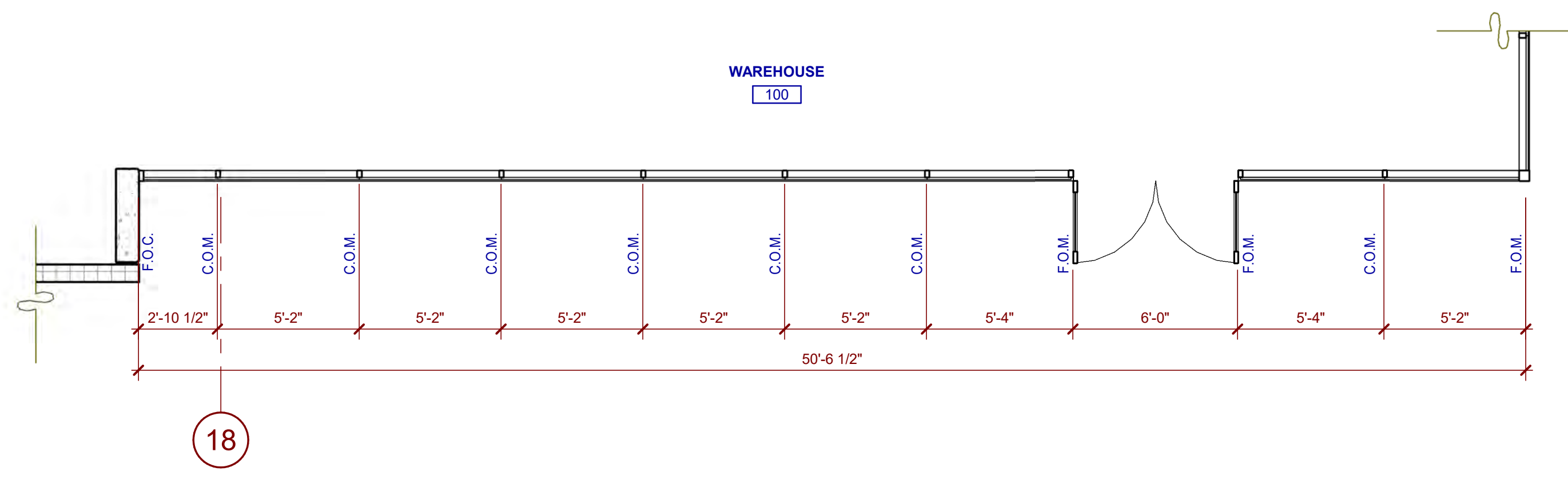
WALL SECTION 2
SCALE: 1/4" = 1'-0"



BUILDING 3A - ENLARGED EXTERIOR ELEVATION 1
SCALE: 1/4" = 1'-0"



BUILDING 3A - ENLARGED CANOPY PLAN 4
SCALE: 1/4" = 1'-0"



BUILDING 3A - ENLARGED FLOOR PLAN 5
SCALE: 1/4" = 1'-0"

KEYNOTES:
SEE SHEET A02 FOR GENERAL NOTES

WALL LEGEND

- CONCRETE WALL
- CONCRETE MASONRY WALL
- EXTERIOR METAL FRAMED WALL WITH (PLASTER/ALUMINUM) FINISH
- 1HR FIRE RESISTANCE RATED

LEGEND

GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
XXXXXXX
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

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CIVIL ENGINEERING
BRANDS
BUILDING MEASUREMENT
277 E. Camelback Rd. Suite #205
Phoenix, AZ 85016
P: 480.967.2288

REGISTERED PROFESSIONAL ENGINEER
NO. 36166
KEVIN T. EVERNHAM
10/13/2023
ARIZONA, U.S.A.

CLIENT LOGO

THE HUB AT 202
NW CORNER OF WARNER &
SOSSAMAN RDS.
MESA, ARIZONA

BUILDING 3A - ENLARGED ELEVATION, PLAN AND WALL SECTIONS

DATE	REMARKS

PA/PM: B. SANDSTROM
DRAWN BY: A.B.
JOB NO.: PHX21-0063-00

SHEET
A5.1-3A

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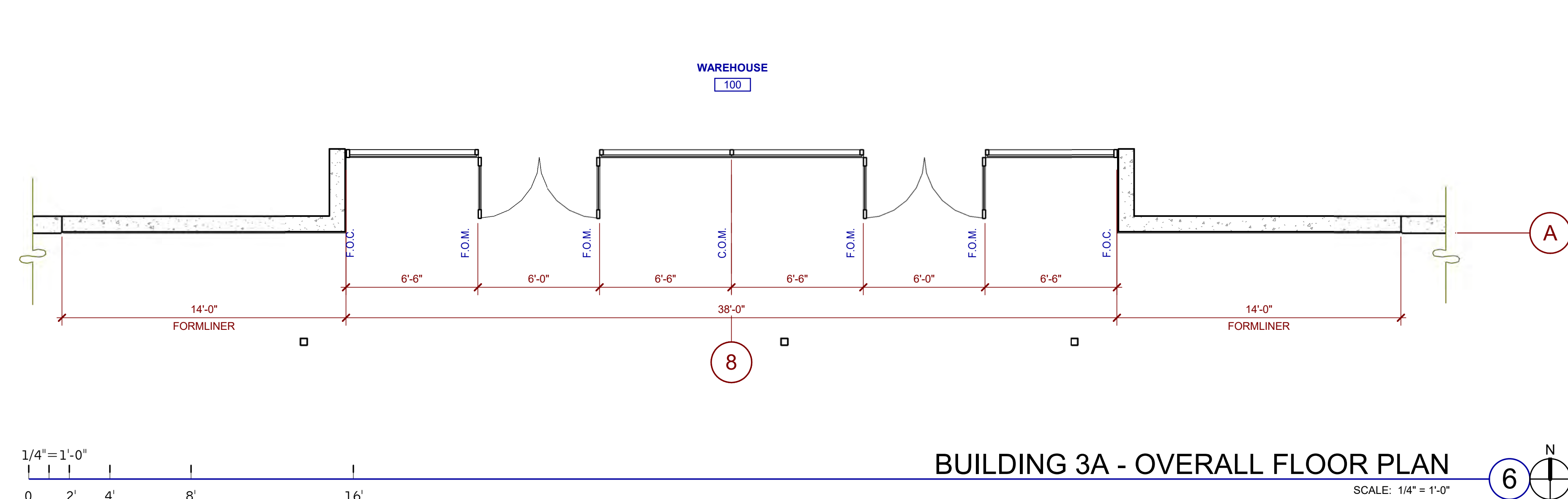
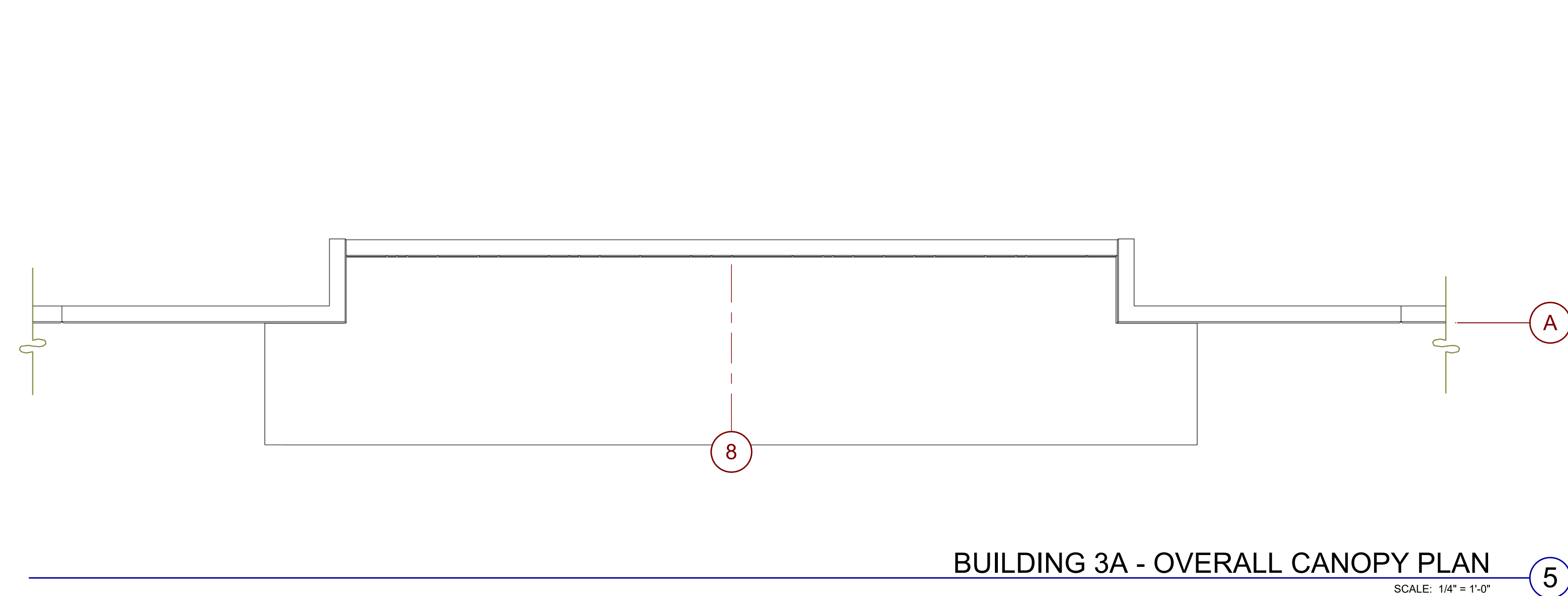
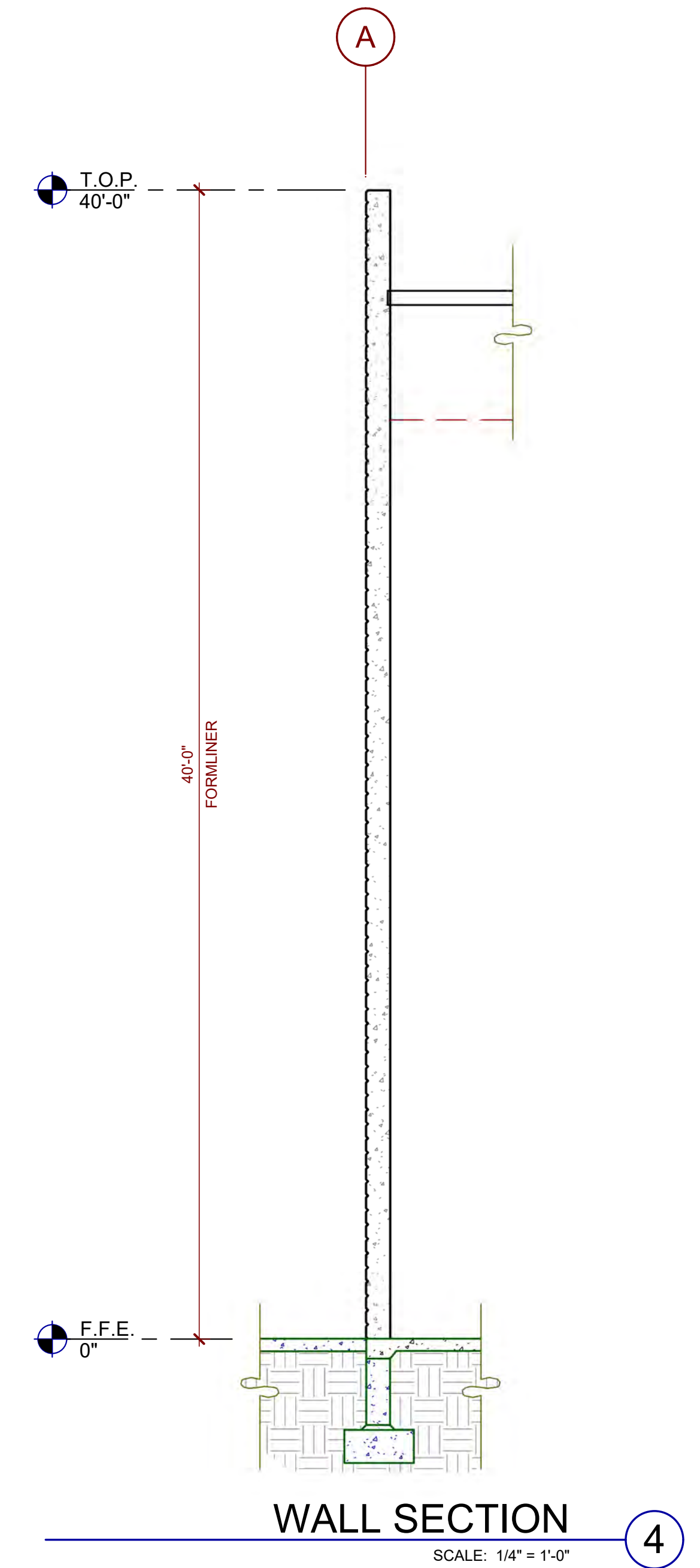
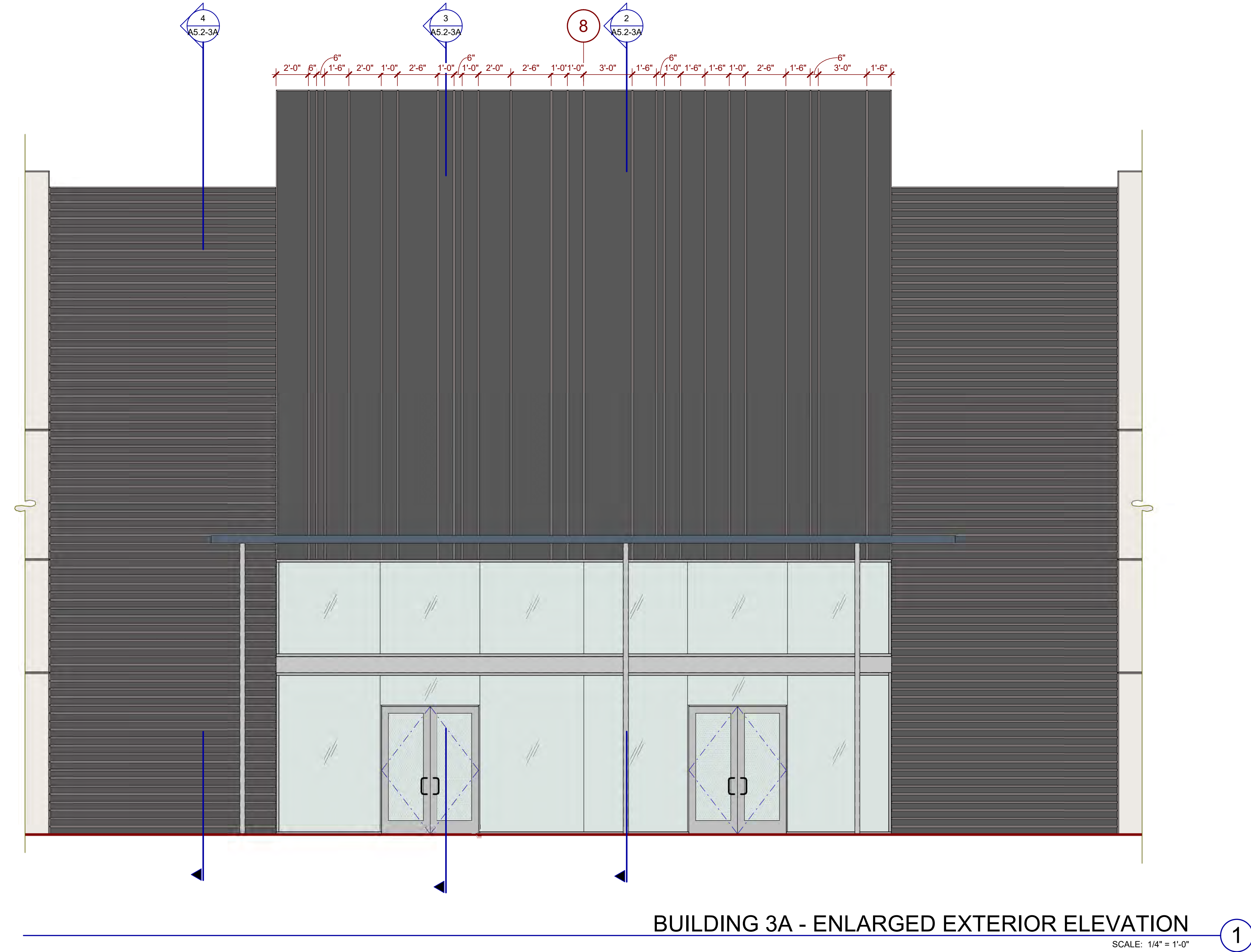
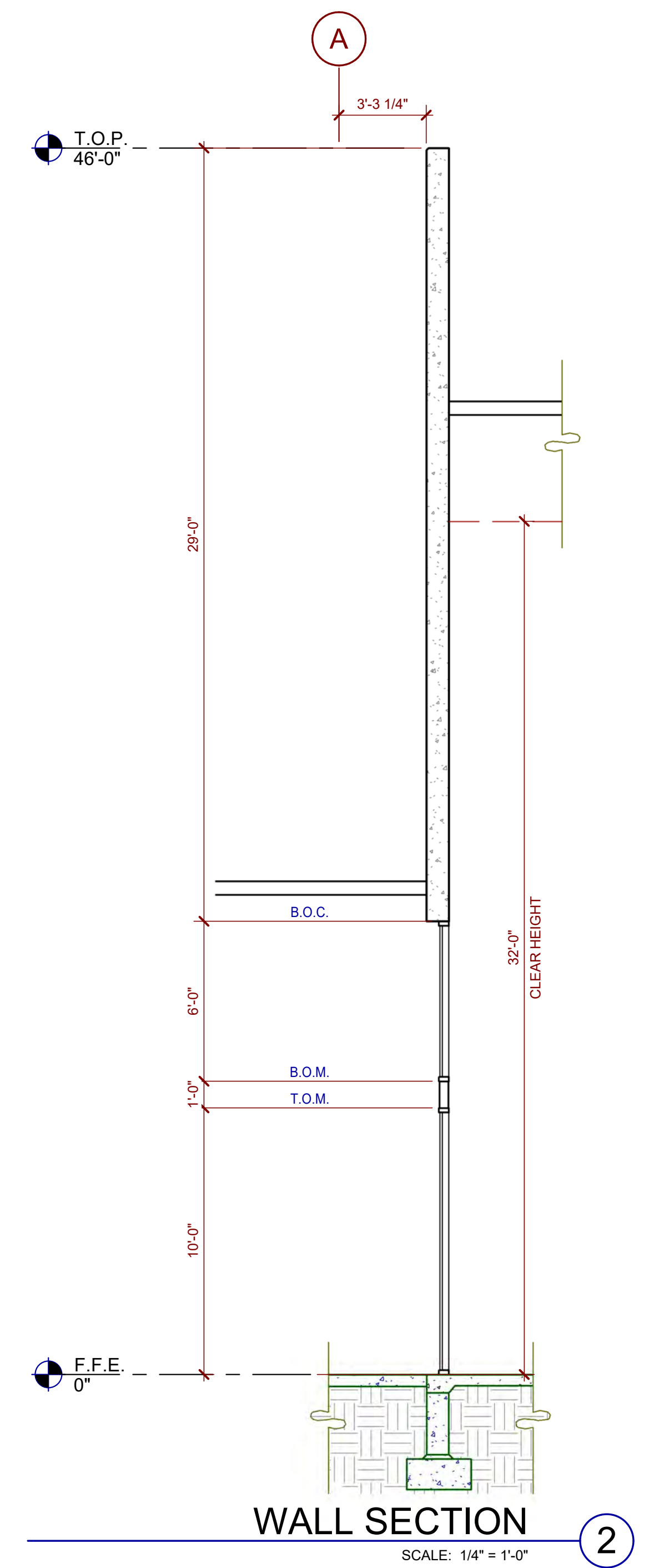
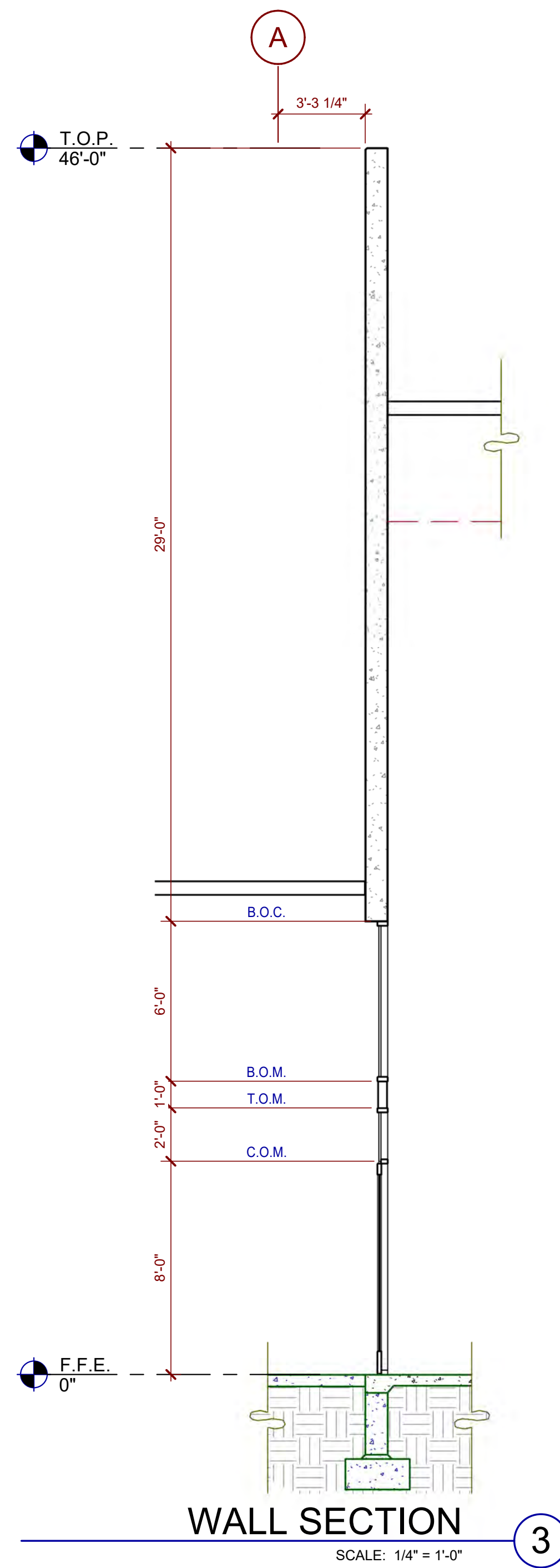
CLIENT LOGO

THE HUB AT 202
 NW CORNER OF WARNER &
 SOSSAMAN RDS.
 MESA, ARIZONA

BUILDING 3A - ENLARGED ELEVATION, PLAN AND WALL SECTIONS	
DATE	REMARKS

PA/PM: B. SANDSTROM
 DRAWN BY: A.B.
 JOB NO.: PHX21-0063-00

SHEET
A5.2-3A



KEYNOTES:
 SEE SHEET A02 FOR GENERAL NOTES

WALL LEGEND

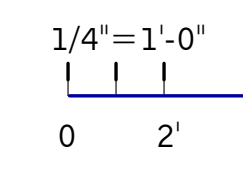
- CONCRETE WALL
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- EXTERIOR METAL FRAMED WALL WITH (PLASTER/ALUMINUM) FINISH
- 1HR FIRE RESISTANCE RATED

LEGEND

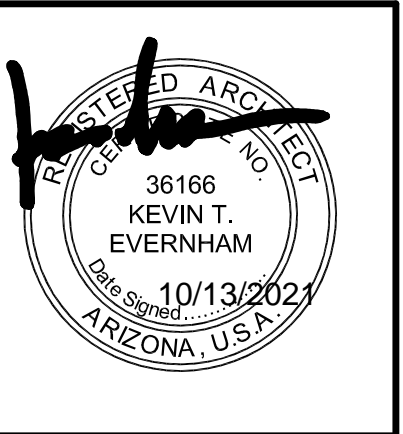
GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
 XXXXXX
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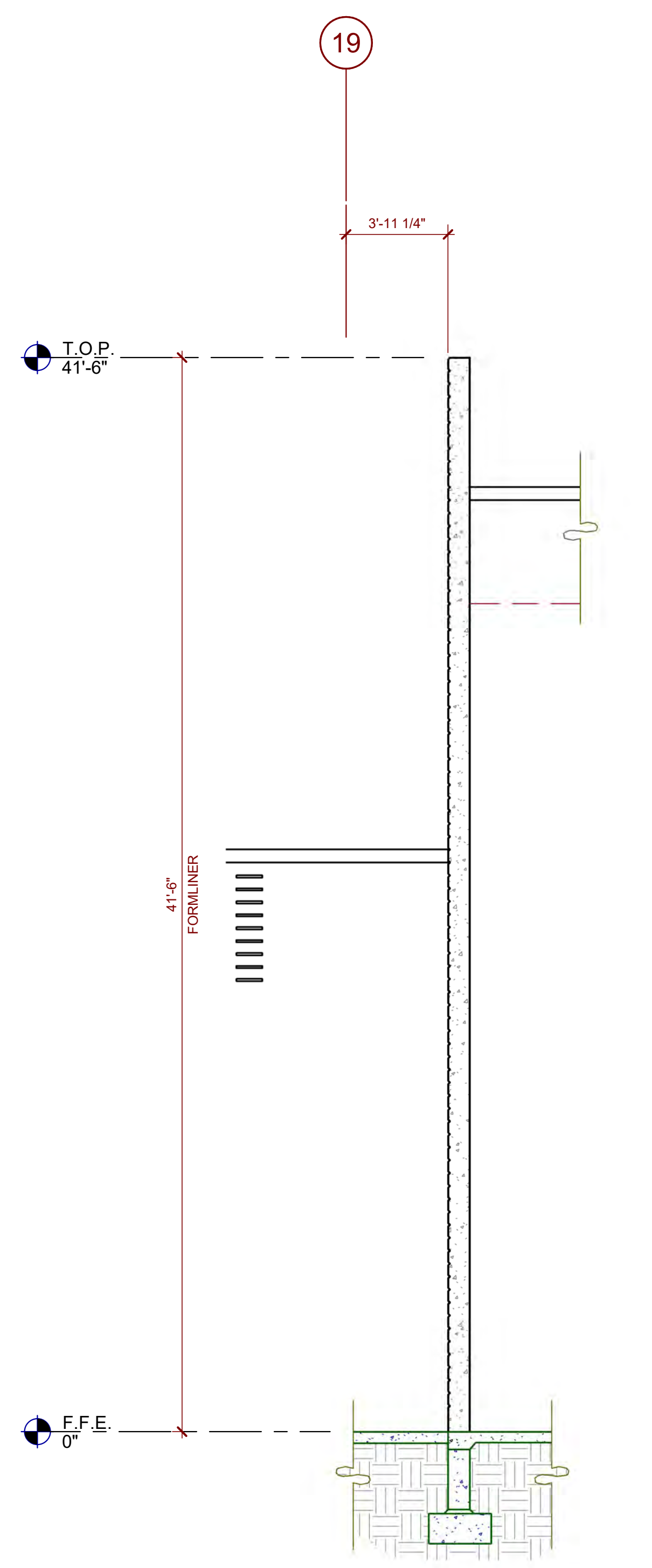
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BUILDING 3A - ENLARGED ELEVATION, PLAN AND WALL SECTIONS

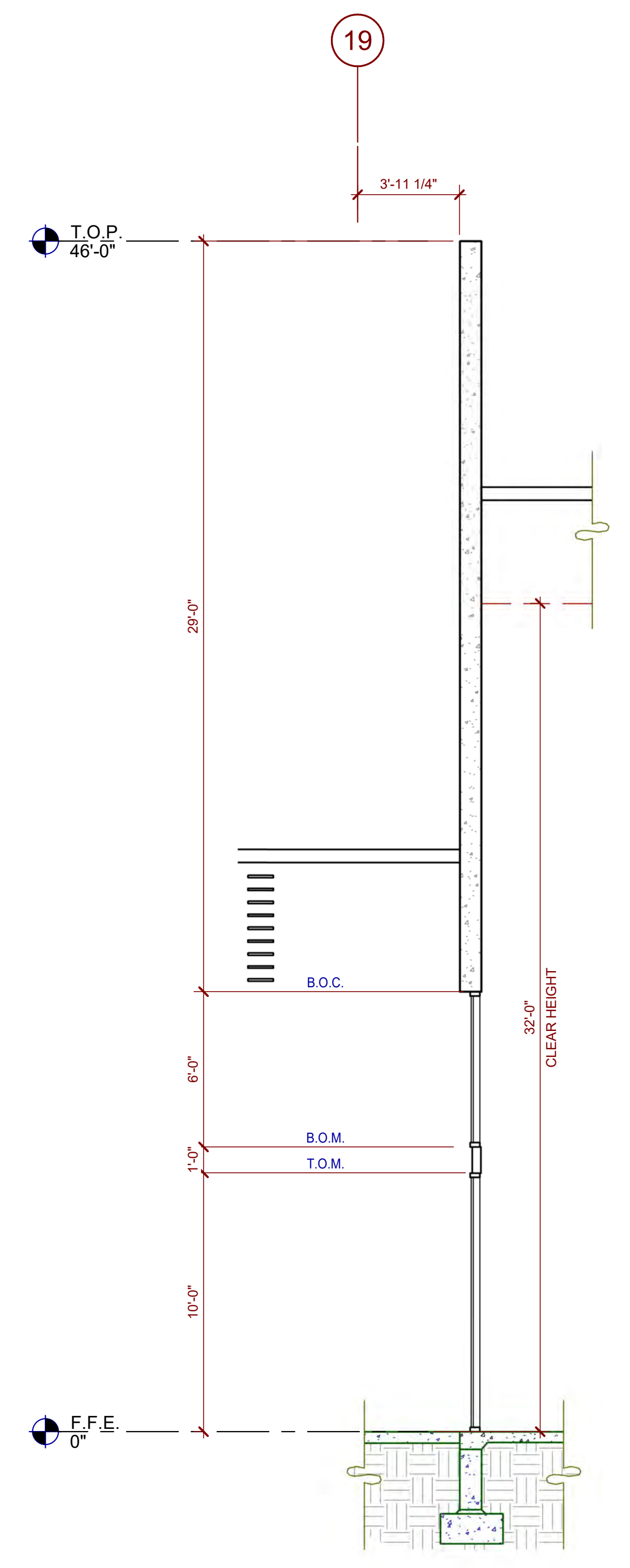
DATE	REMARKS

PA/PM: B. SANDSTROM
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 JOB NO.: PHX21-0063-00

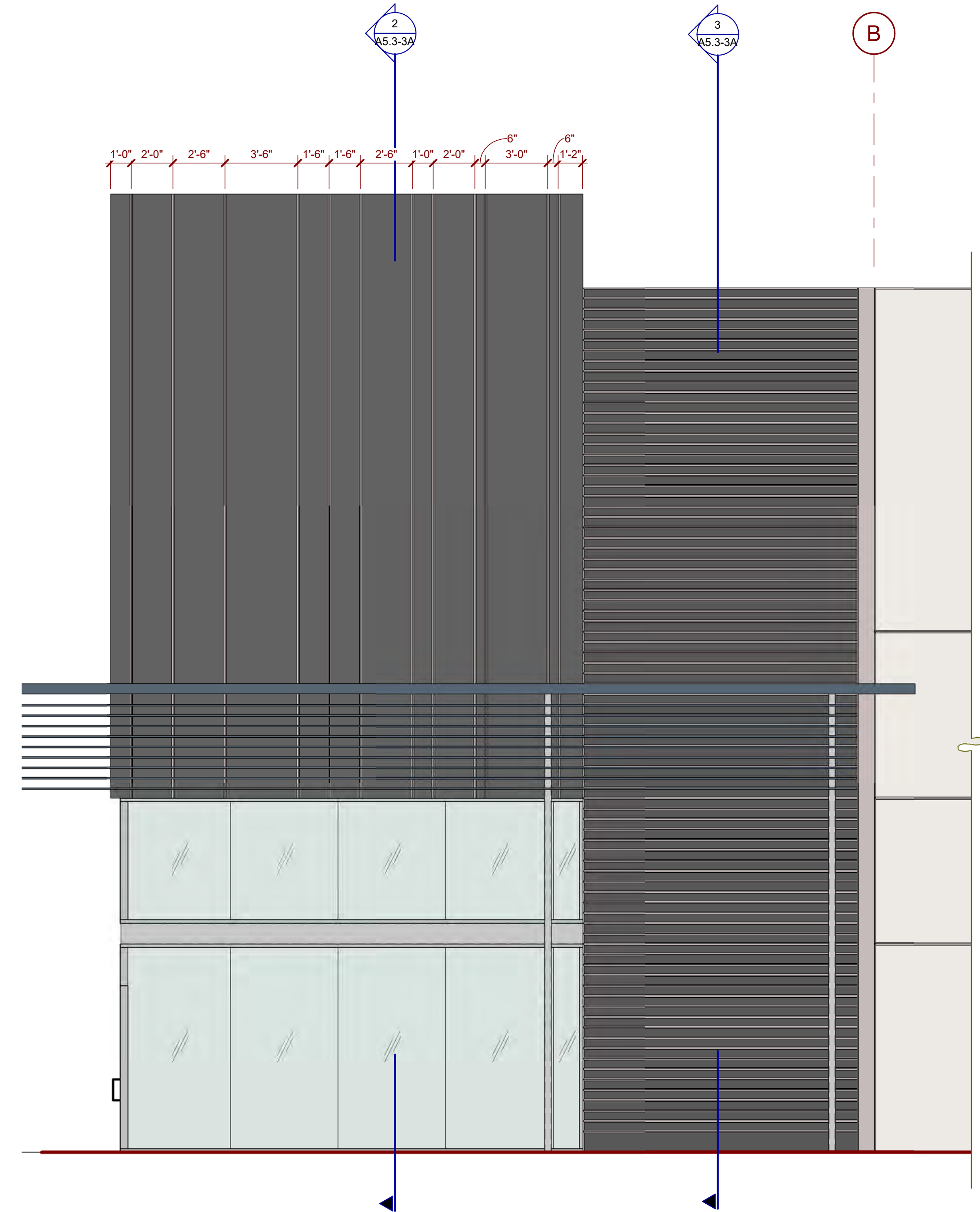
SHEET
A5.3-3A
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WALL SECTION 3
 SCALE: 1/4" = 1'-0"



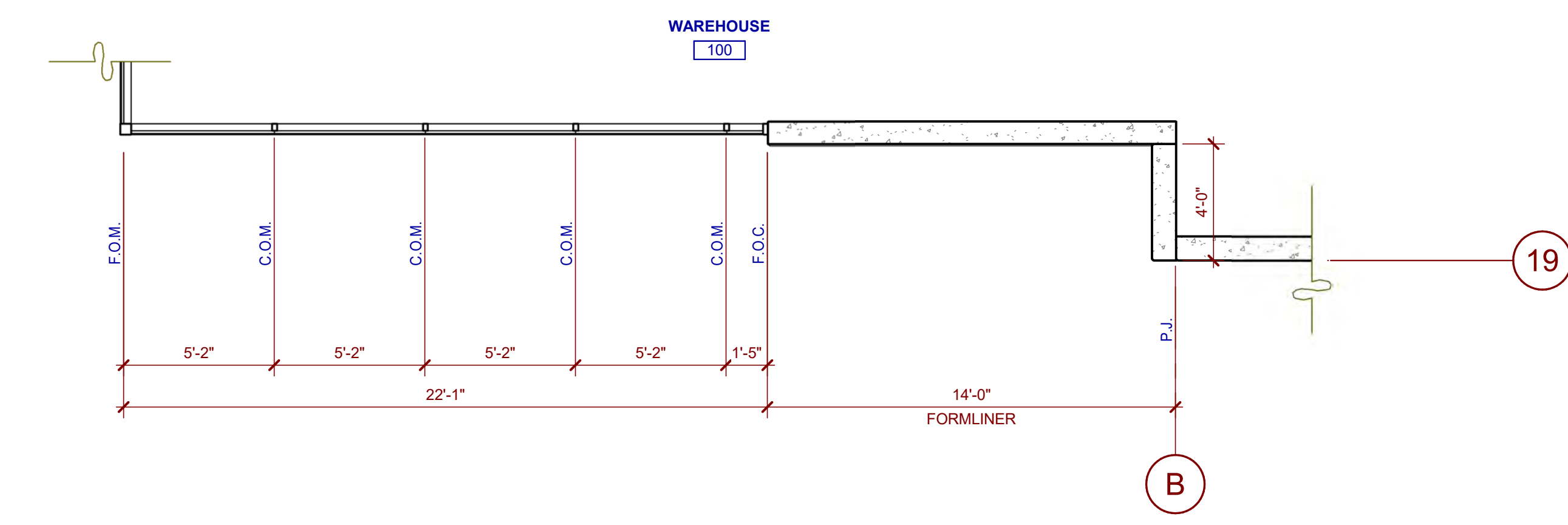
WALL SECTION 2
 SCALE: 1/4" = 1'-0"



BUILDING 3A - ENLARGED EXTERIOR ELEVATION 1
 SCALE: 1/4" = 1'-0"



BUILDING 3A - ENLARGED CANOPY PLAN 4
 SCALE: 1/4" = 1'-0"



BUILDING 3A - ENLARGED FLOOR PLAN 5
 SCALE: 1/4" = 1'-0"

KEYNOTES:
 SEE SHEET A02 FOR GENERAL NOTES

WALL LEGEND

	CONCRETE WALL
	CONCRETE MASONRY WALL
	EXTERIOR METAL FRAMED WALL WITH (PLASTER/ALUMINUM) FINISH
	1HR FIRE RESISTANCE RATED

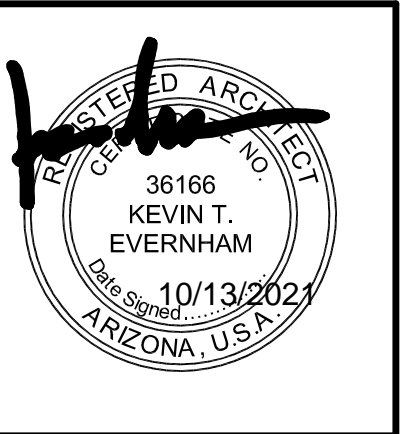
LEGEND

GLASS:

	VISION GLASS
	SPANDREL GLASS
	TEMPERED GLASS

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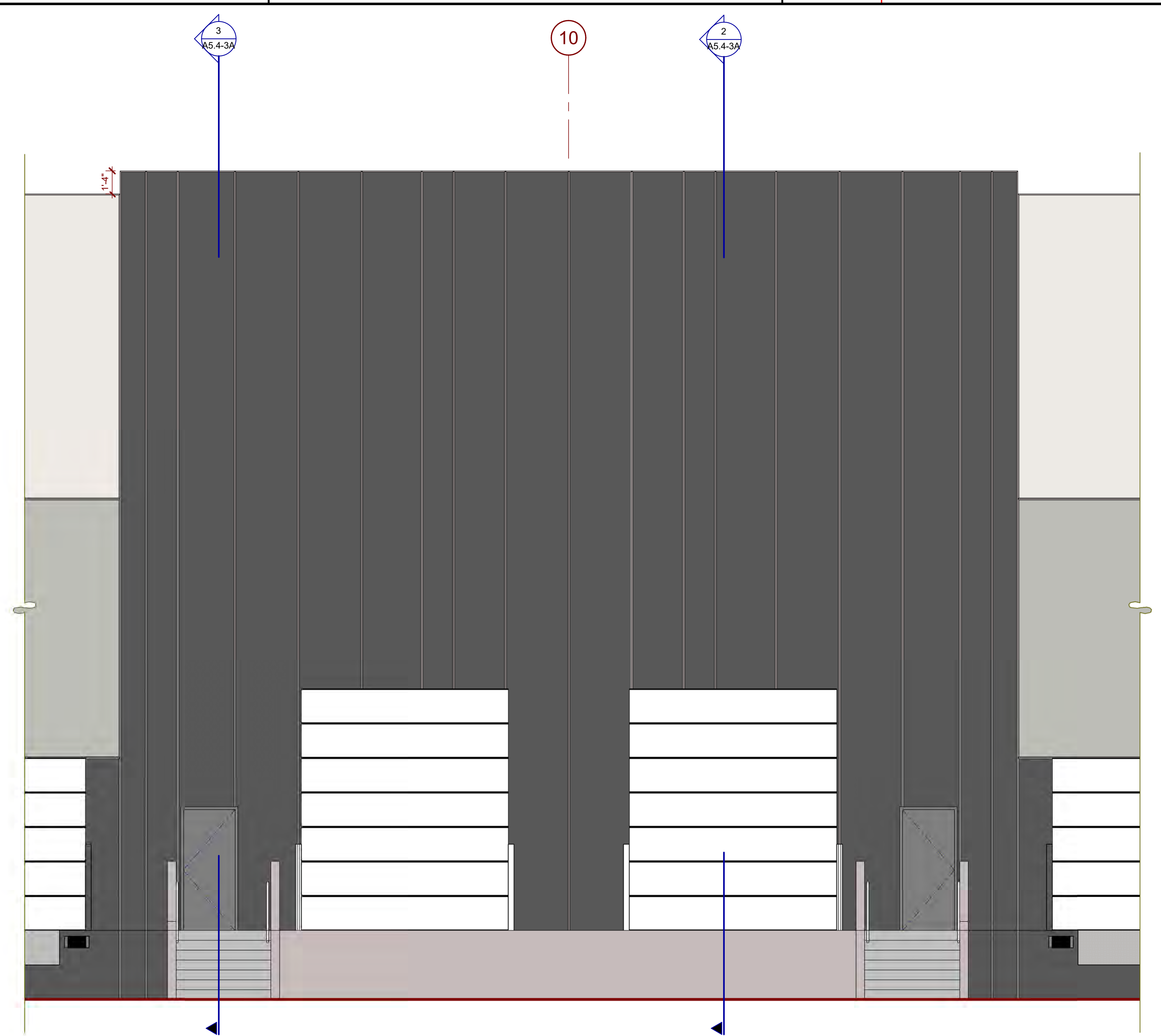
CLIENT LOGO

THE HUB AT 202
 NW CORNER OF WARNER &
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 MESA, ARIZONA

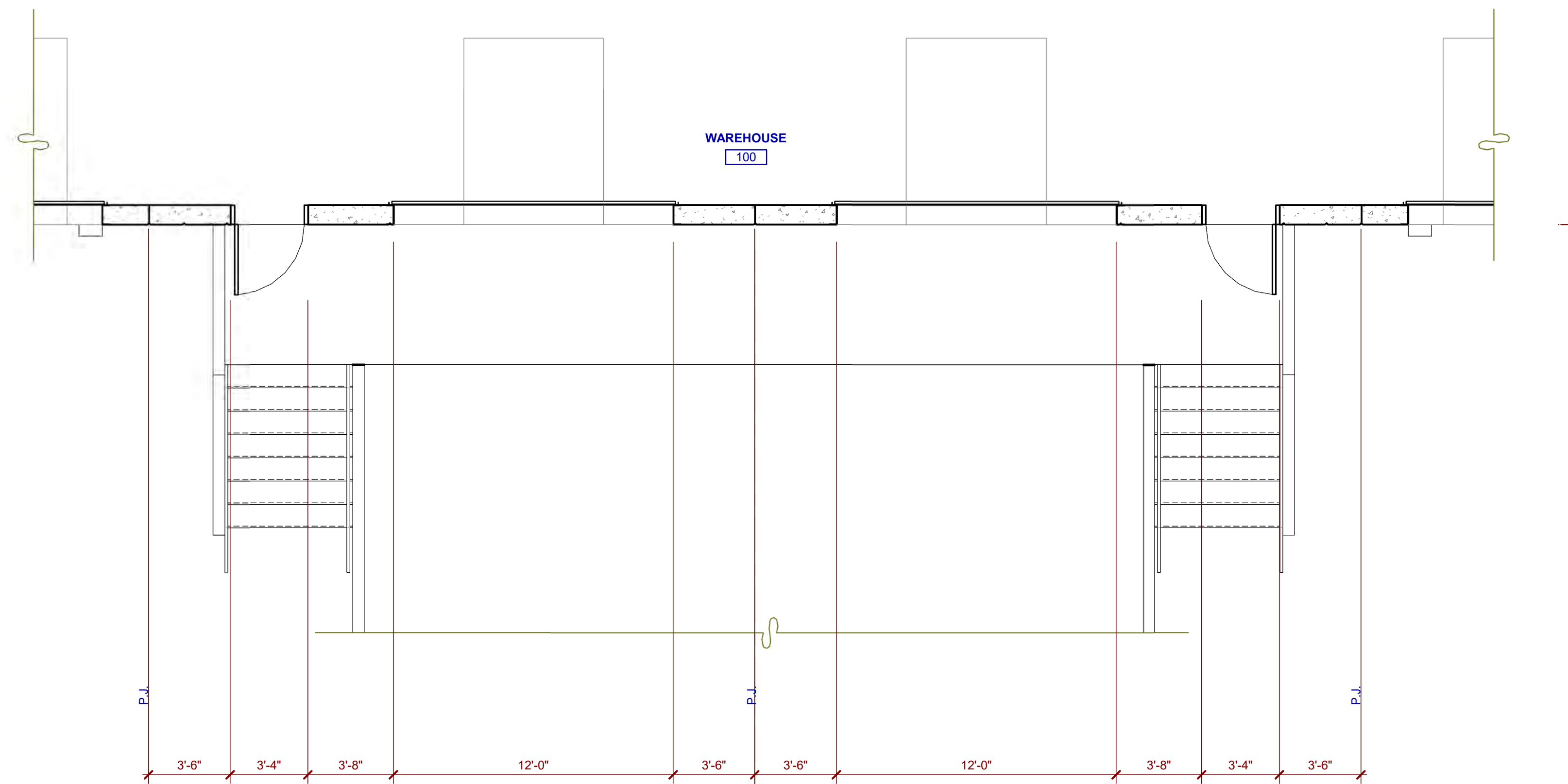
BUILDING 3A - ENLARGED ELEVATION, PLAN AND WALL SECTIONS	
DATE	REMARKS

PA/PM: B. SANDSTROM
 DRAWN BY: A.B.
 JOB NO.: PHX21-0063-00

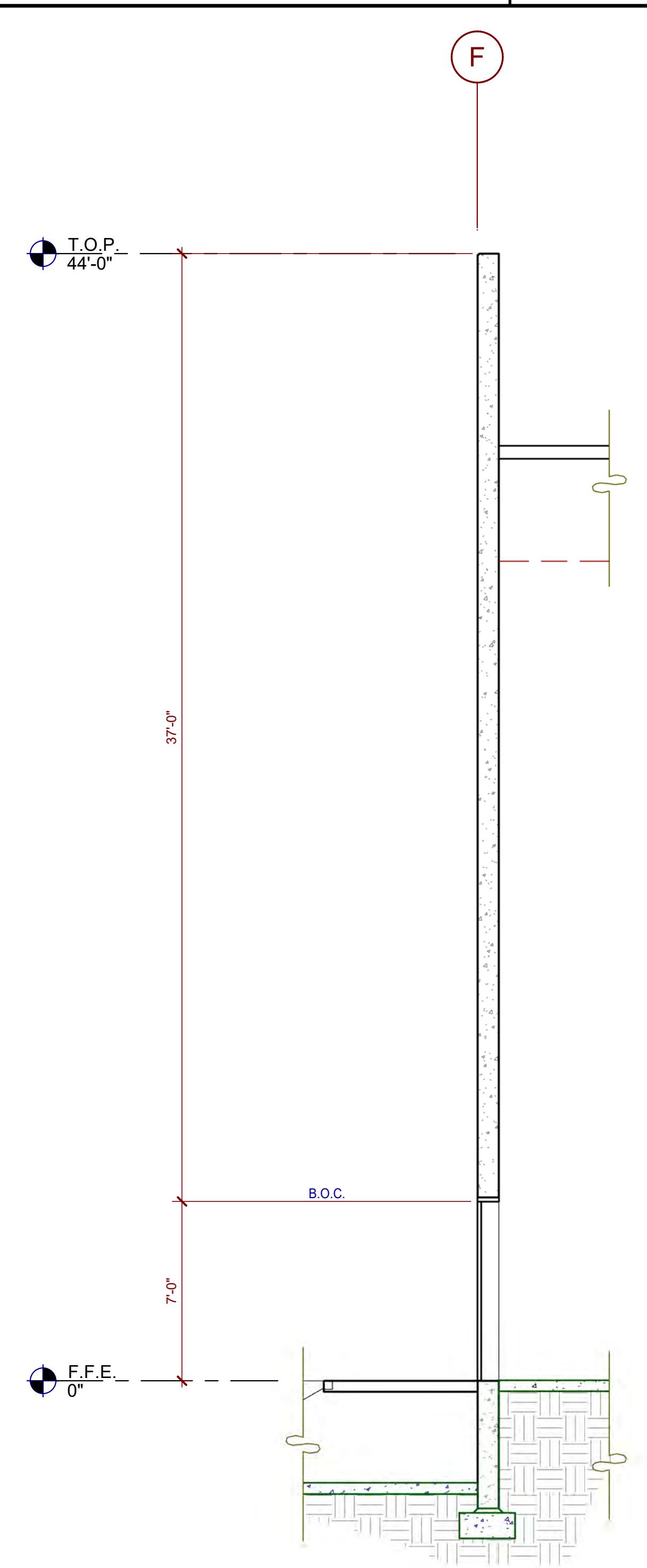
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A5.4-3A



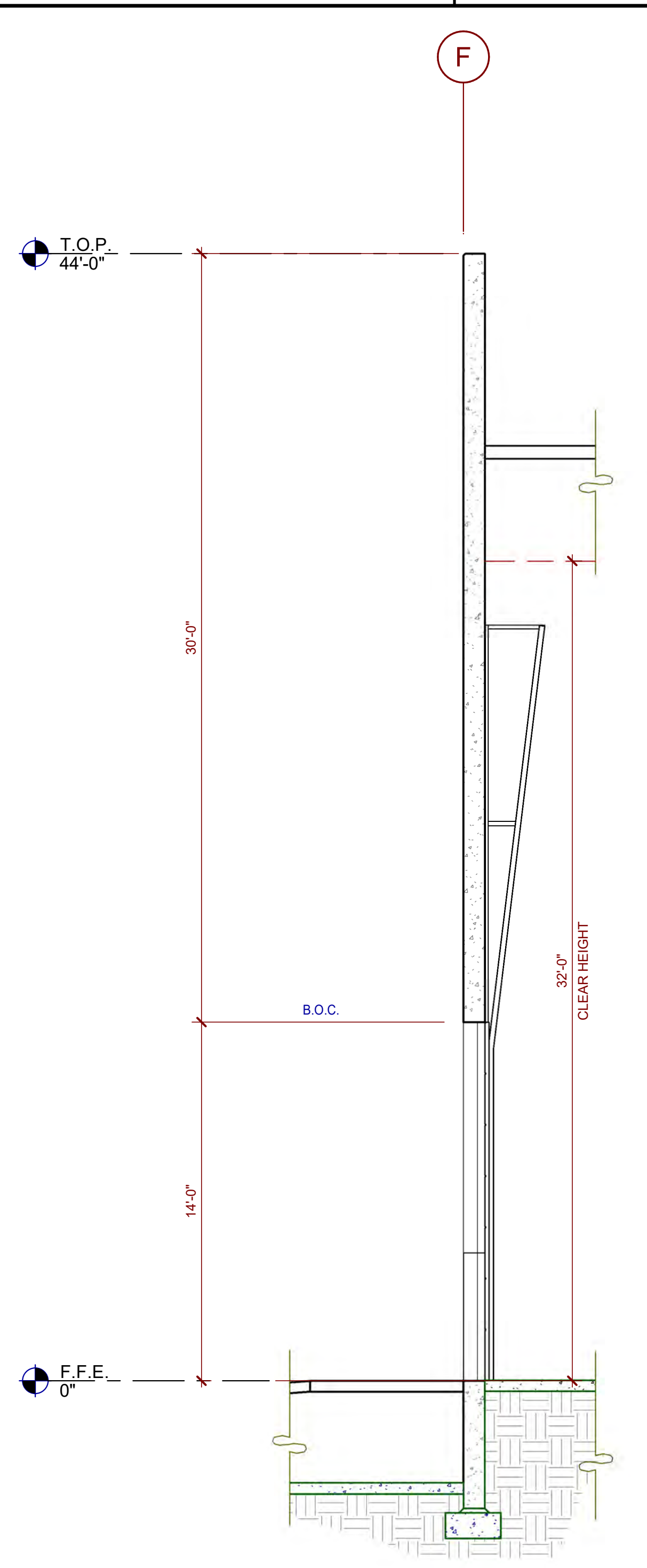
BUILDING 3A - PARTIAL NORTH EXTERIOR ELEVATION ①
 SCALE: 1/4" = 1'-0"



BUILDING 3A - ENLARGED FLOOR PLAN ④
 SCALE: 1/4" = 1'-0"



WALL SECTION ③
 SCALE: 1/4" = 1'-0"



WALL SECTION ②
 SCALE: 1/4" = 1'-0"

KEYNOTES:
 SEE SHEET A02 FOR GENERAL NOTES

WALL LEGEND

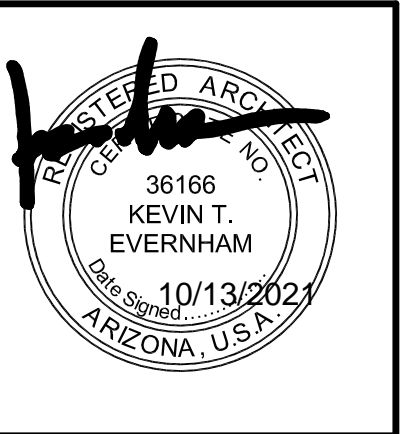
- CONCRETE WALL
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- 1HR FIRE RESISTANCE RATED

LEGEND

GLASS:

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- SPANDREL GLASS
- TEMPERED GLASS

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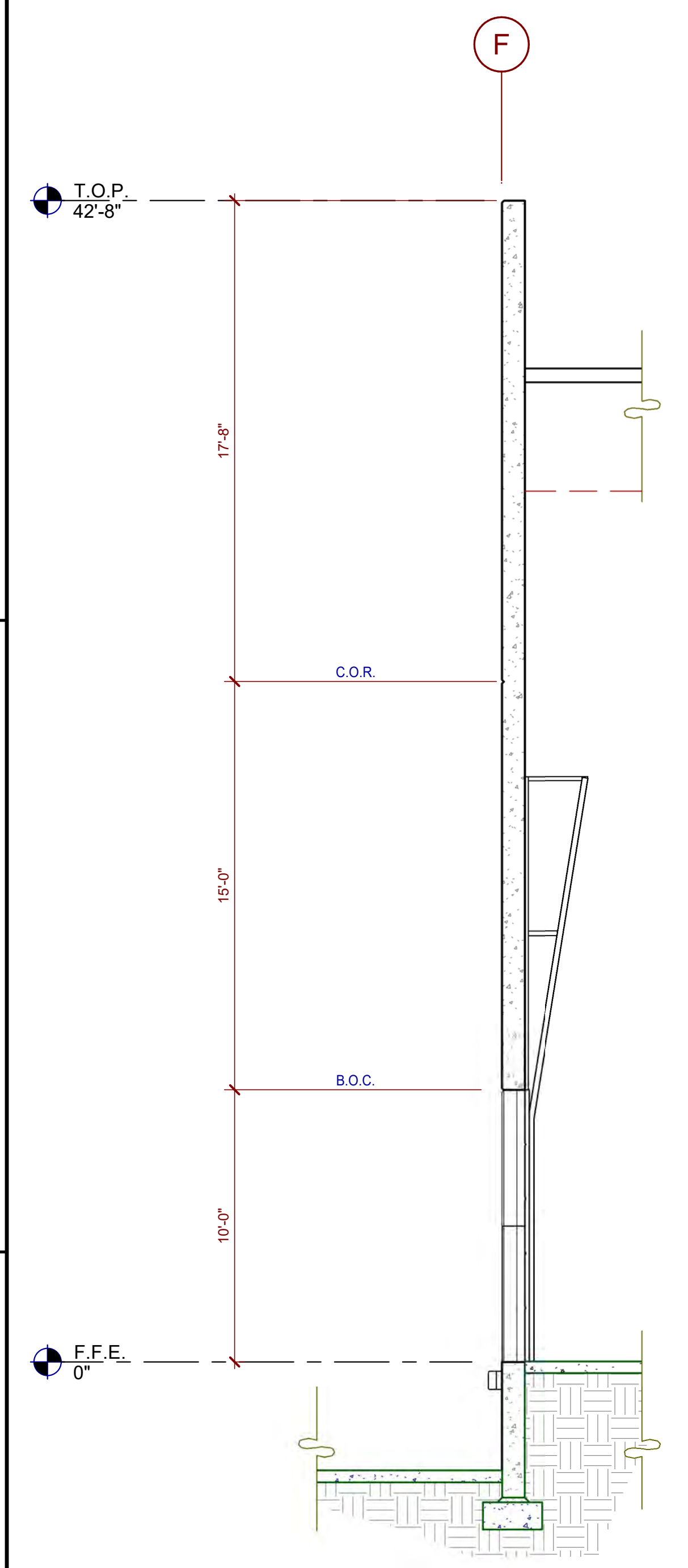
CLIENT LOGO

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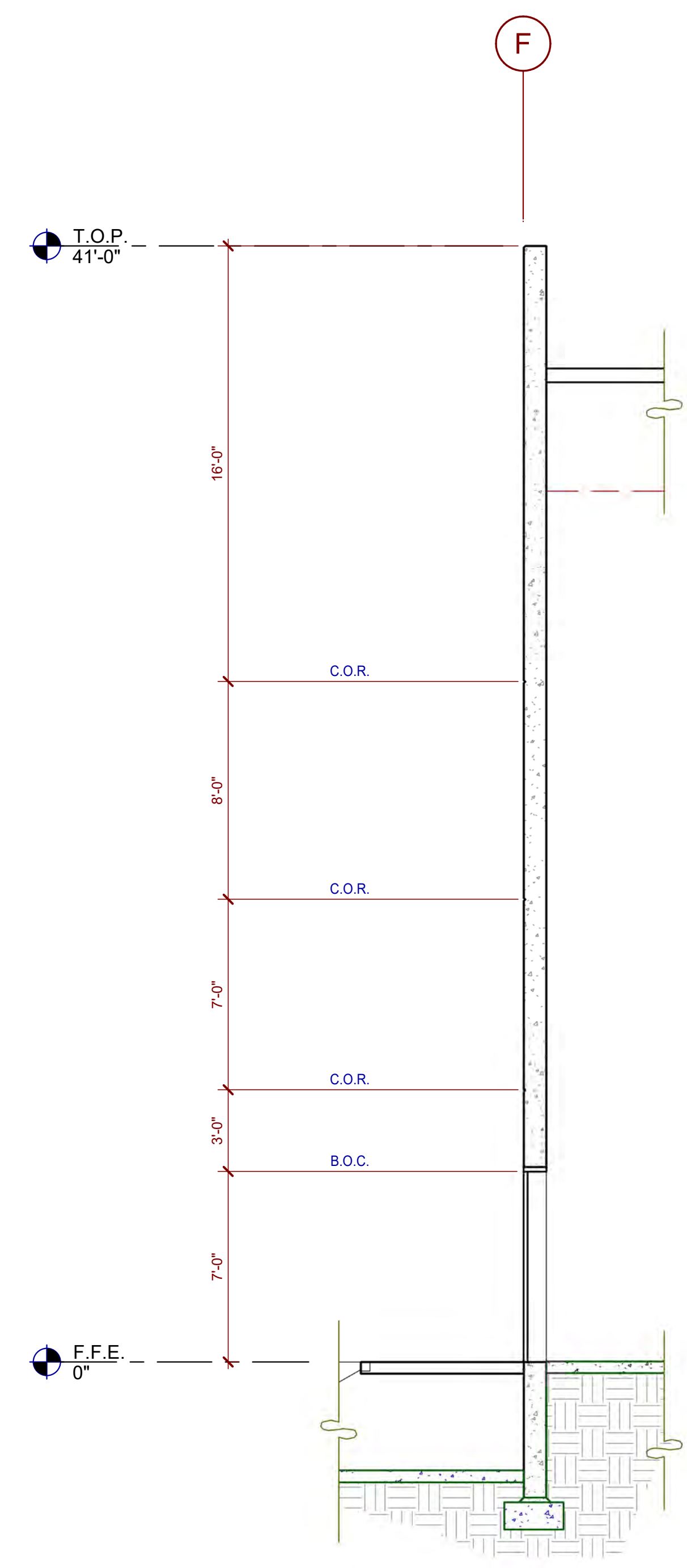
BUILDING 3A - ENLARGED ELEVATION, PLAN AND WALL SECTIONS	
DATE	REMARKS

PA/PM: B. SANDSTROM
 DRAWN BY: A.B.
 JOB NO.: PHX21-0063-00

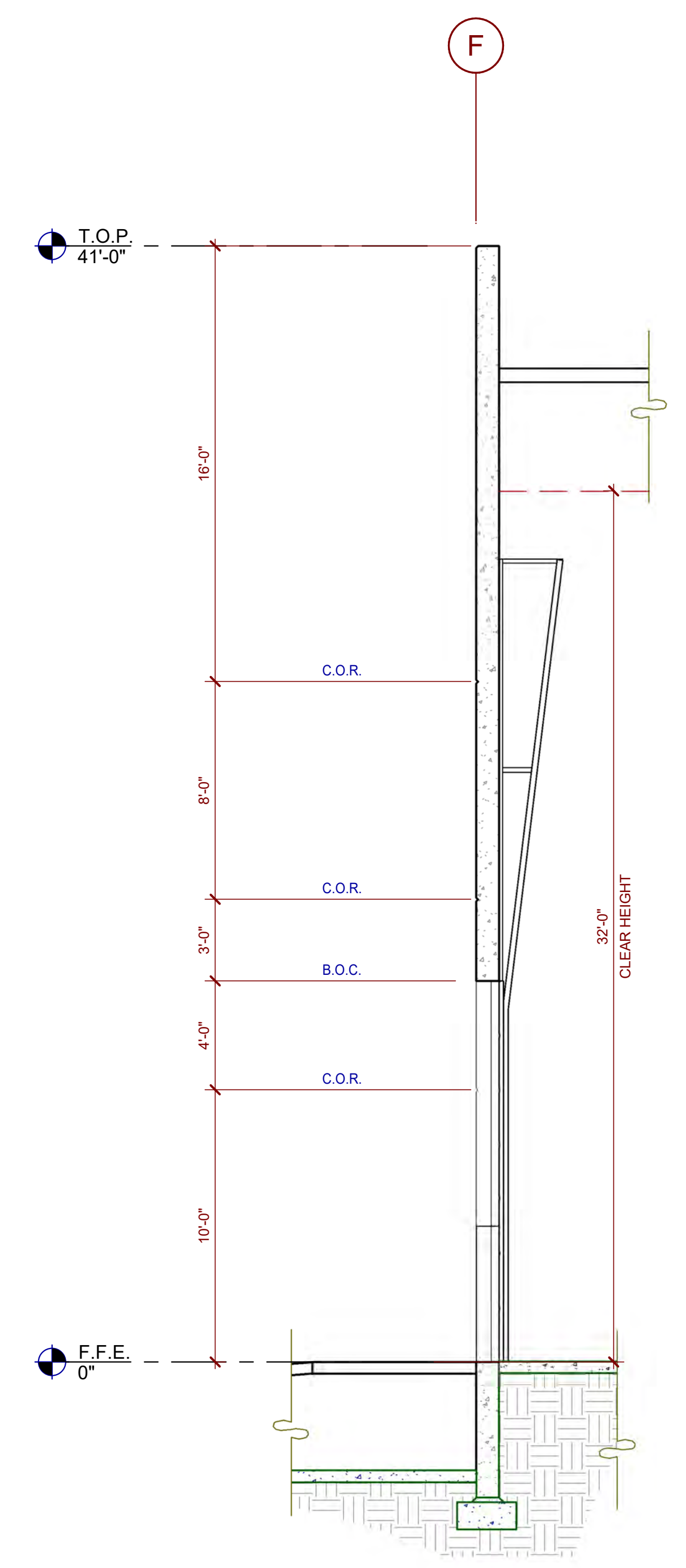
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A5.5-3A



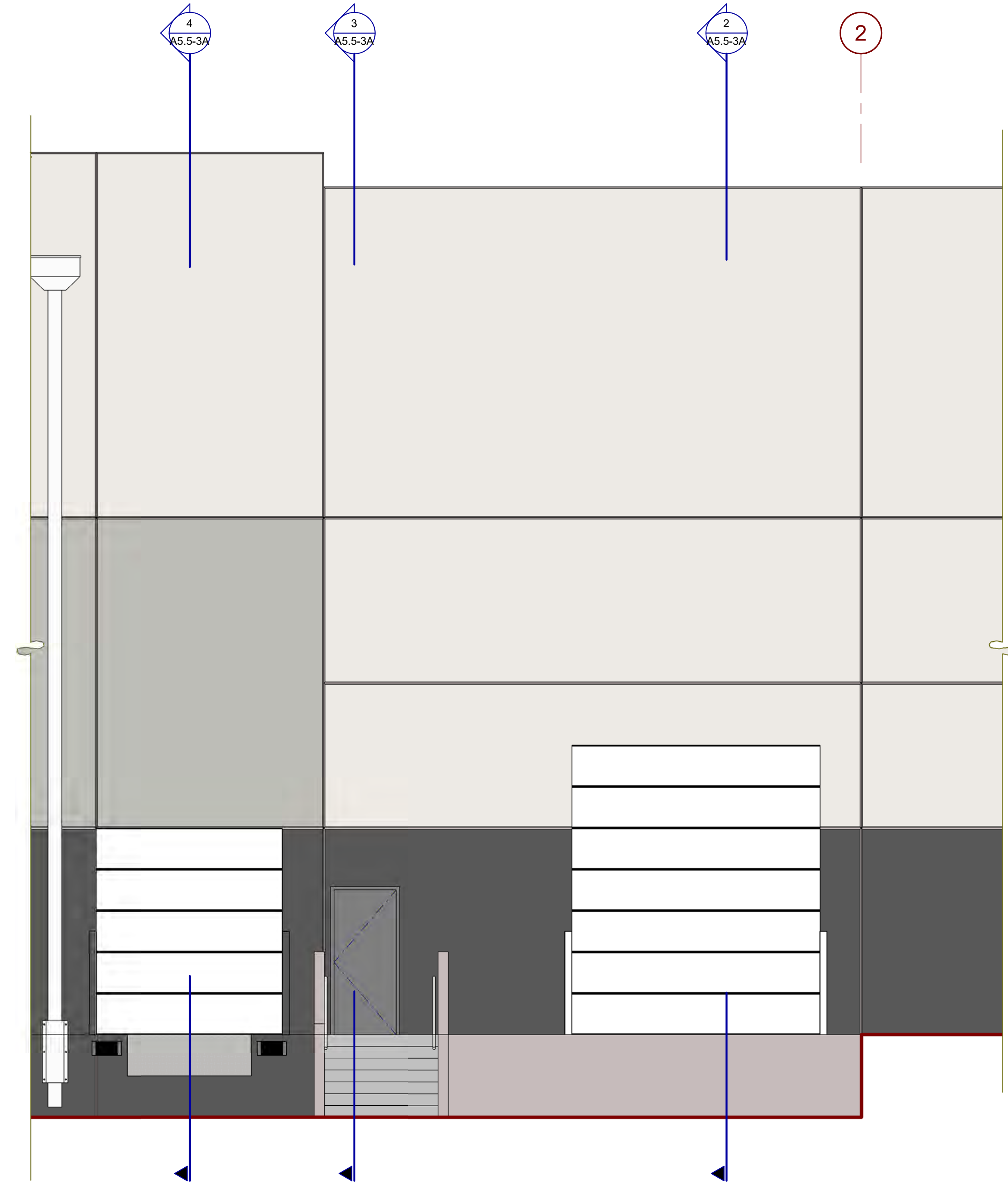
WALL SECTION 4
 SCALE: 1/4" = 1'-0"



WALL SECTION 3
 SCALE: 1/4" = 1'-0"



WALL SECTION 2
 SCALE: 1/4" = 1'-0"



BUILDING 3A - ENLARGED EXTERIOR ELEVATION 1
 SCALE: 1/4" = 1'-0"

KEYNOTES:
 SEE SHEET A02 FOR GENERAL NOTES

WALL LEGEND

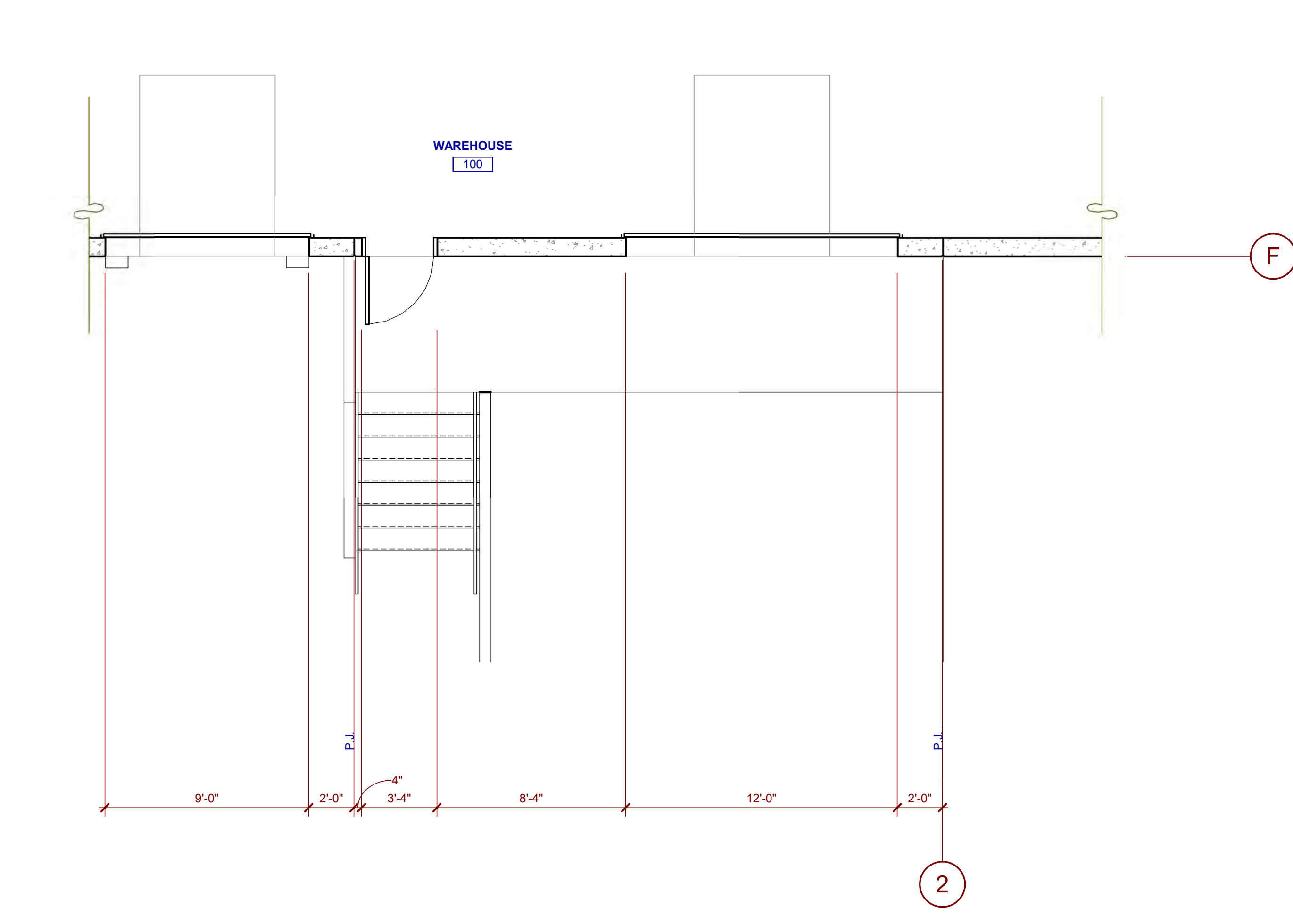
- CONCRETE WALL
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LEGEND

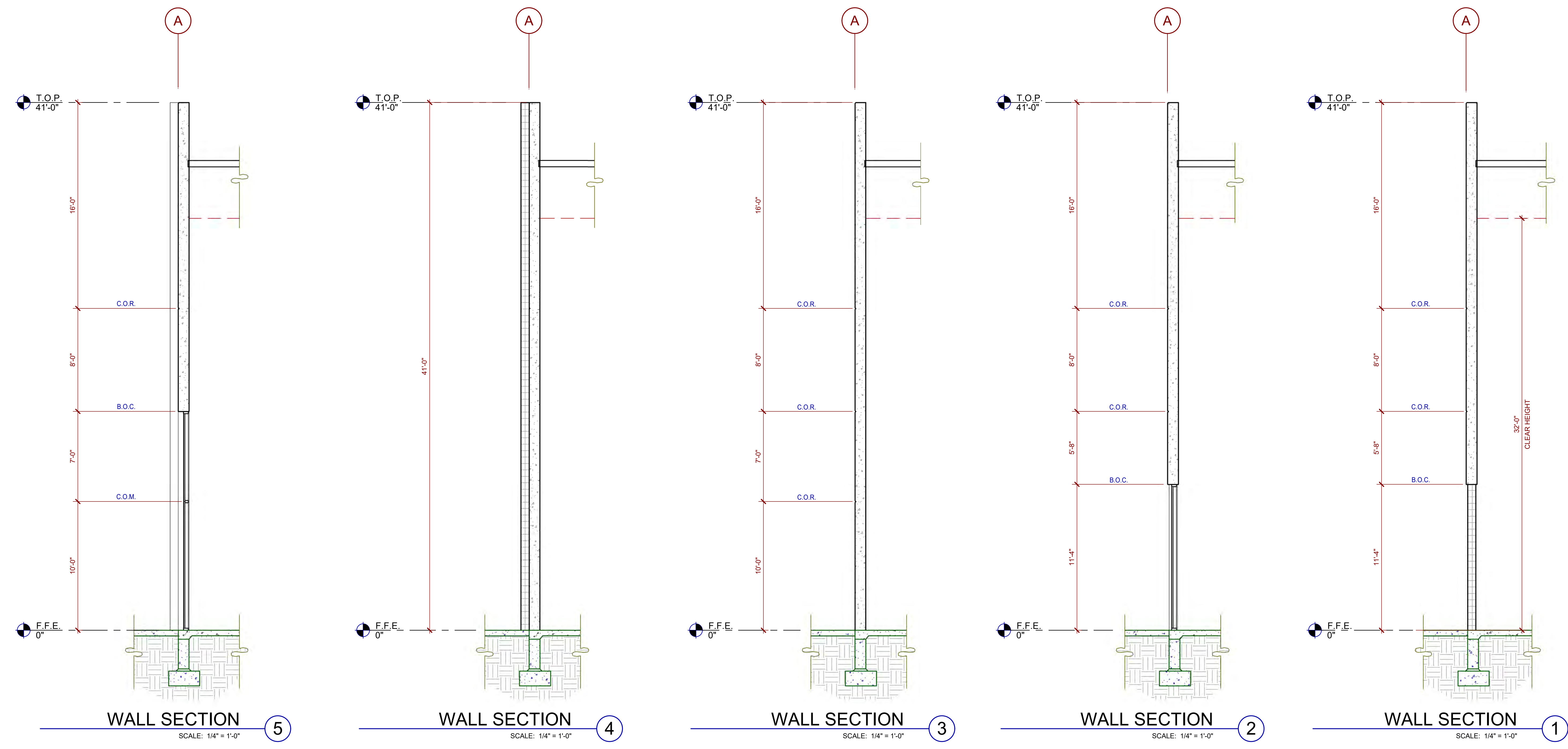
GLASS:

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
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BUILDING 3A - ENLARGED FLOOR PLAN 5
 SCALE: 1/4" = 1'-0"



WALL SECTION 5
SCALE: 1/4" = 1'-0"

WALL SECTION 4
SCALE: 1/4" = 1'-0"

WALL SECTION 3
SCALE: 1/4" = 1'-0"

WALL SECTION 2
SCALE: 1/4" = 1'-0"

WALL SECTION 1
SCALE: 1/4" = 1'-0"

KEYNOTES:
SEE SHEET A0.2 FOR GENERAL NOTES

WALL LEGEND

	CONCRETE WALL
	CONCRETE MASONRY WALL
	EXTERIOR METAL FRAMED WALL WITH (PLASTER/ALUMINUM) FINISH
	1HR FIRE RESISTANCE RATED

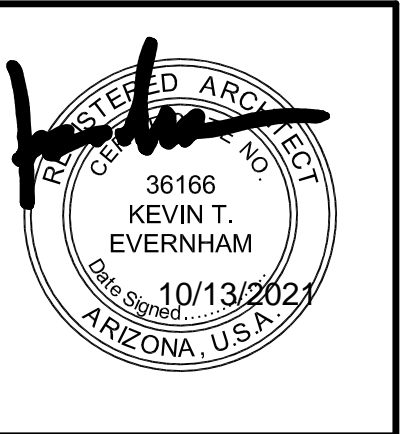
LEGEND

GLASS:

	VISION GLASS
	SPANDREL GLASS
	TEMPERED GLASS

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SOSSAMAN RDS.
MESA, ARIZONA

BUILDING 3A - WALL SECTIONS

DATE	REMARKS

PA/PM: B. SANDSTROM
DRAWN BY: A.B.
JOB NO.: PHX21-0063-00

SHEET
A5.6-3A
10/13/2023 1:58:44 PM

Citizen Participation Plan

NWC Sossaman Road and Warner Road

Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a Rezoning and Site Plan Review. These requests are for the proposed development located on the 100.8 acres at the northwest corner of Sossaman Road and Warner Road in Mesa. (The "Property").

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant will provide neighborhood notice for an online neighborhood meeting and future public hearings. The format proposed is consistent with the City's notice with updated guidelines for the Citizen Participation and Neighborhood Outreach process for rezoning and site plan review cases. These guidelines permit alternative methods such as zoom, telephonic platforms, and video conferencing options, or similar methods, which is proposed in this Citizen Participation Plan.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
Sean.Lake@pewandlake.com

D.J. Stapley

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
djstapley@pewandlake.com

Action Plan:

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 relating to the proposed development:

1. A contact list has been developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;

- b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project. The City noted there are no such listed for this property (see attached email from City0.
- 2. An online neighborhood meeting will be held by the applicant to provide the opportunity for members of the public to discuss the proposed project. It will be held using Zoom's online meeting technology, which complies with City policies. An attendance/participation list and a summary of the meeting will be submitted to the Planning Division.
- 3. The notification list for the neighborhood meeting will include the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within 1/2 mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list is attached to this Plan.
- 4. The notice letter will list the options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. This procedure will allow the neighbors to view the project details and contact the applicant regarding the project.
- 5. Those who provide contact information to the applicant will be added to the public hearing notification list. A meeting summary and outline of the comments and issues provided to the applicant will be submitted to the City Staff along with the Citizen Participation Report for this case.
- 6. Presentations will be made to groups of citizens or neighborhood associations upon request.
- 7. For public hearing notice, applicant will comply with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Tentative Schedule:

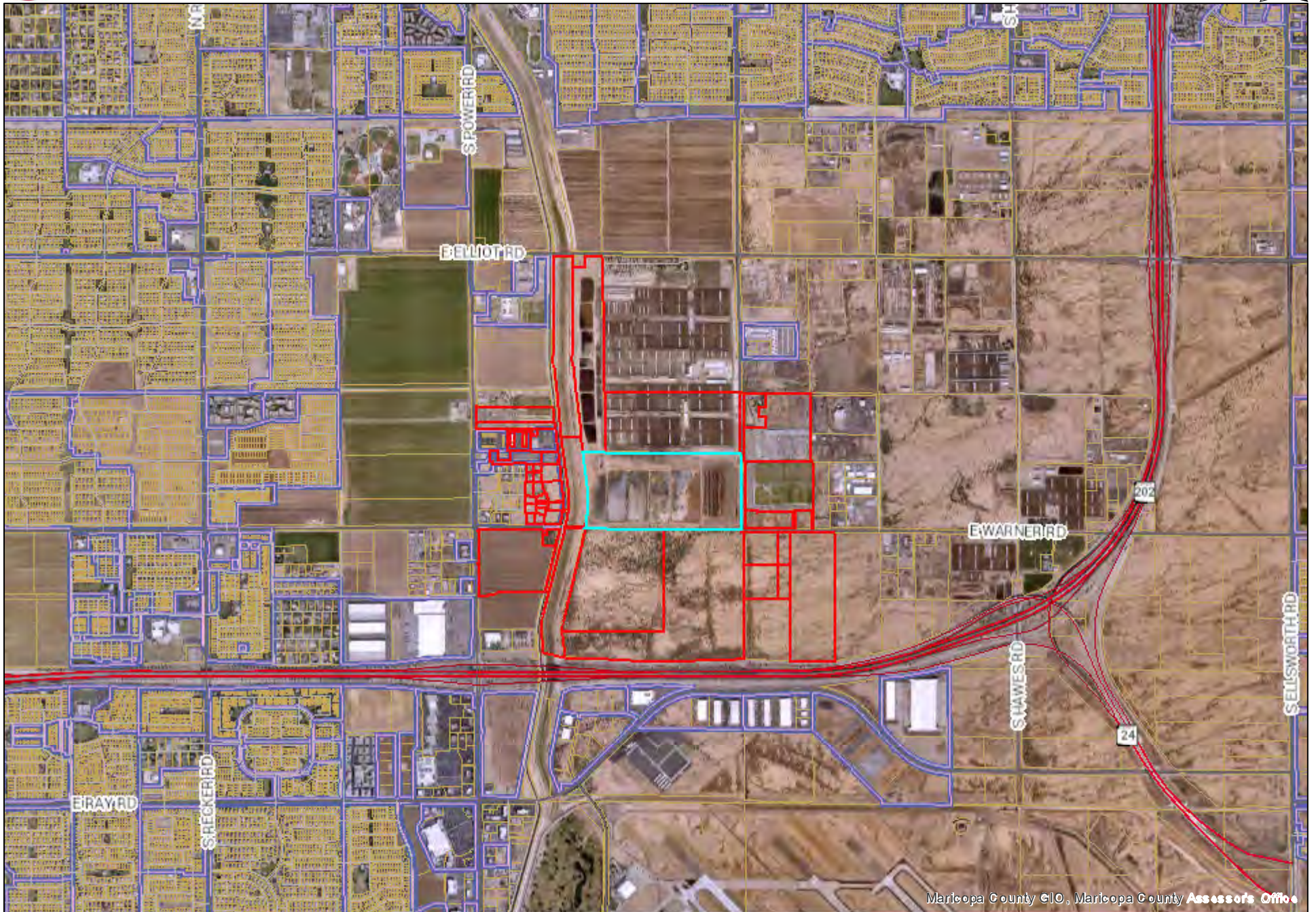
Pre-Submittal	July 2, 2021
Formal Submittal to City	August 16, 2021
<i>Follow-Up Submittal</i>	<i>September-October 2021</i>
<i>Planning & Zoning Public Hearing</i>	<i>November 17, 2021</i>

Attached Exhibits:

- 1) Notification map of surrounding property owners within 1,000 ft. of the Property
- 2) List of property owners within 1,000 ft. of the Property (based on the Maricopa County Assessor Records)



Map 1000' Prop Owners



PROPERTY OWNERS, 1000+ FEET

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_ST	MAIL_ZIP
ACTION ZONE BUSINESS 17 LLC	124 S 600 E	SALT LAKE CITY	UT	84102
ALI ADVISOR INC (PROB. DEED/LEGAL)	2999 N 44TH ST STE 100	PHOENIX	AZ	85018
ARMACO LLC	6900 E INDIAN SCHOOL RD UNIT 20C	SCOTTSDALE	AZ	85251
B & K LAND & INV CO	11611 S HIGLEY RD	HIGLEY	AZ	85236
BENSON GATE WAY/BENSON SHAWN KARL/ANDREA	7533 N 70TH ST	PARADISE VALLEY	AZ	85253
BREEN CHILDREN 2012 IRREVOCABLE TRUST III	3 CHARTER OAK PL	HARTFORD	CT	6106
CHARTER ONE LLC	2450 S GILBERT RD STE 100	CHANDLER	AZ	85286-1594
ENTRUST ARIZONA	6903 E PARKWAY NORTE	MESA	AZ	85212
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST	PHOENIX	AZ	85009
GATEWAY BUSINESS PARK LLC	8901 E RAINTREE DR STE 140	SCOTTSDALE	AZ	85260
GATEWAY NORTE HC LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
GATEWAY STORAGE LAND LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
KING INVESTMENT TRUST	11801 S SOSSAMAN RD	MESA	AZ	85212
KUBACKI MANAGEMENT LLC	16226 E TWIN ACRES DR	GILBERT	AZ	85298
LOWESTMORTGAGE COM INC	1640 S STAPLEY DR STE 130	MESA	AZ	85204
MESA CITY OF	PO BOX 1466	MESA	AZ	85211
MMM LANDSCAPE MAINTENANCE LLC	577 E PARK AVE	GILBERT	AZ	85234
NORTHGATE LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
NORTHGATE MANAGEMENT LLC	6903 E PARKWAY NORTE	MESA	AZ	85212
PARKWAY NORTE HOLDINGS LLC	21738 E ORION WY	QUEEN CREEK	AZ	85242
PIERPONT SAN TAN TWO LLC	4852 E BASELINE RD STE 105	MESA	AZ	85206
POWER 40 LLC	124 S 600 E	SALT LAKE CITY	UT	84102
RR HEADQUARTERS LLC	2105 N NEVADA ST	CHANDLER	AZ	85225
SAGEWOOD QOZB LLC	4135 S POWER RD STE 118	MESA	AZ	85212
SARSAR KHAMIS GEORGE	333 S DOBSON RD STE 103	MESA	AZ	85202
SARSAR KHAMIS GEORGE	333 S DOBSON RD NO 103	MESA	AZ	85202
STRUCTURES INVESTMENT LLC	2378 E GUADALUPE RD	GILBERT	AZ	85234
T GOLDEN FOUNDATION	1425 S HIGHLEY RD SUITE 106	GILBERT	AZ	85296
TALMAGE J LLC	3616 E TREMAINE CT	MESA	AZ	85234
THE DALE C MORRISON TRUST	11201 TATUM BLVD STE 330	PHOENIX	AZ	85028
TONTO CORP	2006 OLD HIGHWAY 395	FALLBROOK	CA	92028
VERTUCCIO CONO	32451 N VERTUCCIO TRL	QUEEN CREEK	AZ	85142
VERTUCCIO FAMILY LIMITED PARTNERSHIP/ETAL	30800 N GARY RD	QUEEN CREEK	AZ	85142

Citizen Participation Report

NWC Warner Rd. & Sossaman

November 2, 2021

Case No. ZON21-00798

Purpose:

The purpose of this Citizen Participation Report is to provide results of the implementation of the Citizen Participation Plan for the proposed industrial development located at the northwest corner of Warner Road and Sossaman Road in Mesa. It includes information regarding the efforts to be made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for Rezoning/PAD, Site Plan Review, and Preliminary Plat. These requests are for the proposed development on the approximately 100.8 gross acres (95.5 net acres) located at the northwest corner of Warner Road and Sossaman Road. (the "Property").

By providing opportunities for citizen participation, the Applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The process followed is consistent with the City's notice with updated guidelines for the Citizen Participation and Neighborhood Outreach process for rezoning and site plan review cases.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

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Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
djstapley@pewandlake.com

Actions Taken:

To provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list was developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;

- b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project. Contacts from the City of Mesa said there were no Mesa Registered Neighborhoods or HOAs within 1 mile of the project
2. **Formal Neighborhood meeting** – An online neighborhood meeting that complied with Mesa’s citizen participation requirements was held by the applicant on September 9, 2021 at 6:00 PM to provide the opportunity for members of the public to discuss the proposed project. It was held using Zoom’s online meeting technology, which complies with the City’s revised policies for neighborhood meetings. As indicated in the attached neighborhood meeting summary, no citizens attended the neighborhood meeting other than the applicant and representation for the City.
3. **Notice List** – The notification list for the neighborhood meeting included the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within 1/2 mile, and neighborhood associations within 1 mile. Instructions for the zoom meeting were included. A copy of the notification letter for the neighborhood meeting and contact list are attached to this Plan.
4. **Additional contact with surrounding property owners** – After the neighborhood meeting, one nearby business who received a neighborhood meeting notice called the applicant and reported that they did not oppose the project, but hoped that either Maricopa County or the City would extend Warner Road across the canal. Eventually, it is anticipated that this improvement will occur, although we are not aware of the timing.
5. The applicant is willing to continue to respond to further inquiries and comments during the rezoning process. Presentations will be made to groups of citizens or neighborhood associations upon request.
6. For public hearing notice, applicant complied with City requirements, which requires sending a public hearing notice to those on the required notice list and posting notice signs on the property. The signs were placed on the property on November 1, 2021 in accordance with City requirements. A notarized document with attached photograph of the sign(s) has been submitted to the Planning Staff to be kept in the case file.

Attached Exhibits:

- 1) Copy of the neighborhood meeting notice letter
- 2) Notification map of surrounding property owners
- 3) List of property owners within 1000 ft. of the subject property and note regarding the lack of HOAs and Neighborhood Associations