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Note: The Architectural Guidelines outlined herewithin are for the project developers internal review only. Refer to City of Mesa Architectural Design Standards for additional information. All projects are subject to review by the City of Mesa Design Review Board.



Architectural Design Guidelines

Objective:

The objective of the Hampton Square Architectural Review Committee is to assist property owners and tenants in developing, preserving and improving their commercial property in a manner that is beneficial to and compatible with all property owners within the development.

The goal of the Committee is:

- To promote architectural and site design treatments which enhance the visual appearance of commercial development within Hampton Square.
- To ensure compatibility and appropriate visual and physical screening of parking and service areas in association with respective uses.
- To maintain and enhance the attractiveness of the streetscape bordering the development.
- To create and maintain a strong community image and identity by providing for architectural and landscaping treatments that enhance the visual impact and contribution of commercial development within Hampton Square.
- To require articulation that reduces the mass, scale and/or potentially uniform, monolithic appearance of proposed buildings, and ensure that projects incorporate architectural and landscaping features that provide visual interest while allowing design flexibility.

Architectural design standards are applicable to new development as well as modifications to or remodels of previously approved designs.

General Requirements:

Architectural Consistency within the development -

Primary Facades shall be architecturally compatible and consistent in character within the development. Corporate prototype designs will be evaluated on a case by case basis.

Architectural Consistency in Multi-Tenant Buildings -

Secondary Facades on the same building shall not be permitted.

Alternatives to Windows and Entrances-

In lieu of actual windows or entrances, designs may incorporate niches and alcoves with significant architectural delineation and definition to avoid expansive monotonous building facades.

Corporate Colors –

The use of corporate colors that enhance brand identity is permitted provided that such colors are not patterned so as to compete for visual attention. The use of corporate colors shall be compatible with development standards.

Building exterior surfaces may not incorporate electric, fluorescent or neon color schemes. Buildings are limited to a maximum of three colors. One additional color may be incorporated for trim and cornice features. The three-color scheme may be repeated when a visually-distinctive break or separation of architectural plane is provided. Unpainted natural stone, “cultured” stone or roofing material is exempt from these restrictions.

Prototype Designs and Architectural Theming-

Corporate prototype designs are permitted but must be compatible and conform to Hampton Square development standards. Corporate prototype designs will be evaluated on a case by case basis.



Design Guidelines General Requirements

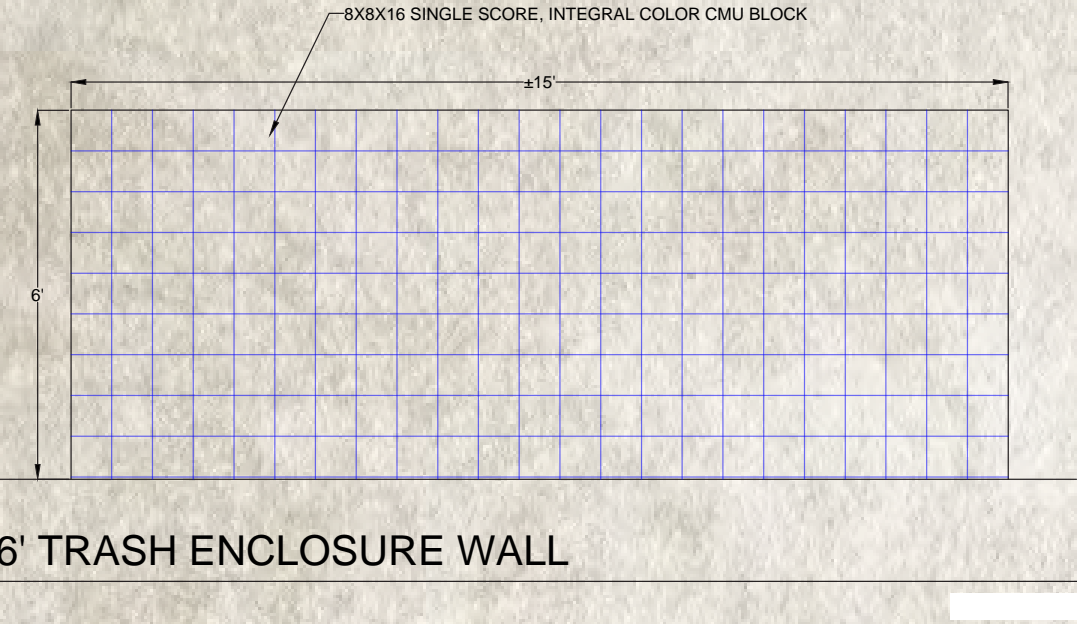
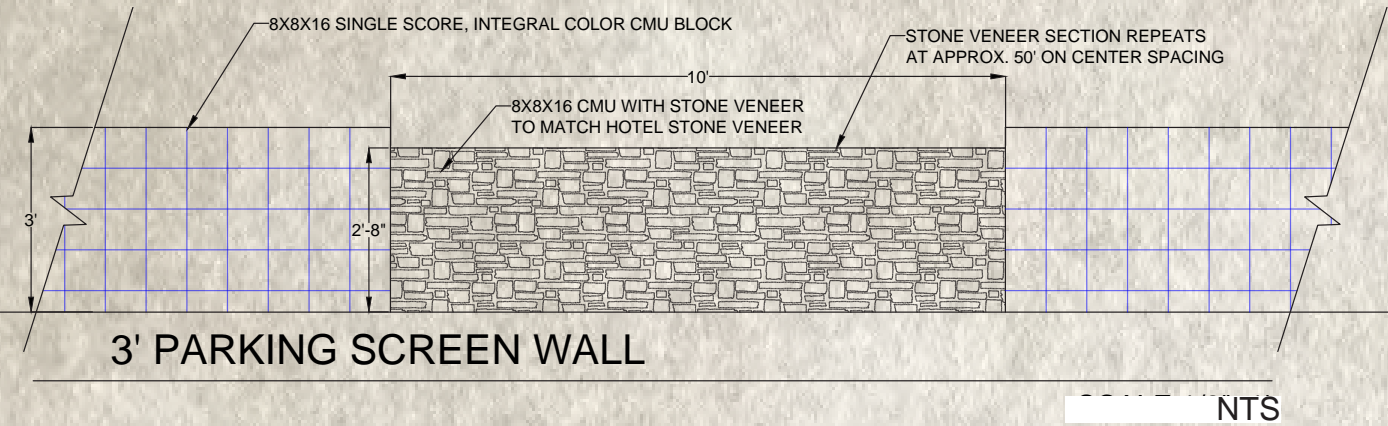
1. Pedestrian Areas (Z10-024)

- Pedestrian circulation will be encouraged from one end of the property to the other along the central street as well as side-walks along the public rights-of-way. End users of individual parcels should design their buildings to connect easily to these common areas to facilitate pedestrian connections and activity.
- The primary pedestrian gathering area is planned to create a pleasant and inviting pedestrian environment. Users of parcels adjoining this area are expected to design their buildings to interact with this area for mutual benefit.
- Where pedestrian pathways meet and cross vehicle pathways, decorative and / or textured pavements will be used. Barrier posts, bollards, screen walls, or large potted plants are to be used to provide safety to pedestrians from vehicular traffic.

2. Architectural Design Standards (Z10-024)

- In keeping with the design theme of the property, architectural forms shall be visually interesting, with a mixture of creative modern structures utilizing the colors, materials, and finishes provided in the examples in these guidelines. Building details should reflect a contemporary order of architecture. Expansive building masses should be avoided, and entries should be recessed and defined with special architectural features. The building should be integrated with the site and landscape, designed with the pedestrian environment in mind. Elevations should include architectural elements that complement the building aesthetics and should use such features as overhangs, awnings, pop-outs, trellises, and arbors for shade above entrances and walkways signage should be integrated into the overall design of the building wherever possible.

Typical Site Elements



GENERAL NOTES

1. ALL STREET IMPROVEMENTS FINAL DESIGN AND CONSTRUCTION TO BE PER ALL CITY OF MESA ENGINEERING & DESIGN STANDARDS, SUBDIVISION REGULATIONS, AND MESA STANDARD DETAILS AND SPECIFICATIONS.
2. THE SOLID WASTE FINAL DESIGN, INSTALLATION, CONSTRUCTION, LOCATION, NUMBER, ACCESS ROUTE AND COLLECTION VEHICLE TURNING RADIUS SHALL COMPLY WITH CITY OF MESA STANDARD DETAIL M-62.01 THROUGH M-62.07
3. THE FIRST PHASE WILL BE REQUIRED TO INSTALL ALL PERIMETER IMPROVEMENTS FOR THE OVERALL SITE, INCLUDING ALONG CRISMON ROAD AND HAMPTON AVENUE.

Retail character studies

Retail signage to be unique and integrated as a contemporary architectural element.



Varying types of awnings at entrances with transparent windows of different shapes and sizes are required.



Use of complimentary materials including pre-cast concrete, masonry, stone and porcelain tile, scored EIFS, wood look, and metal accents all expressed vertically and horizontally is desired.



Drive throughs should be fully covered.



Stand alone single pad retail/restaurant should have distinctive tower features at entries.



Built in architectural lighting at awnings, canopies, and facades are an integral component to project theme.

Each elevation requires a 3 color palette.



Retail character studies

Discouraged
Unarticulated rear elevations, '4-sided' architecture required.



Facades with monochromatic color & materials.



Multi-tenant buildings

Encouraged
Modern, contemporary shapes.



Variable recessed facades- pedestrian in scale and circulation. Vertical, horizontal, and angled building rooflines, towers with canopies add visual interest and shade/shadow, articulation.



Office character studies

Discouraged

Unarticulated, flat 'box like' buildings with repetitive window blocks & homogeneous storefront glazing.



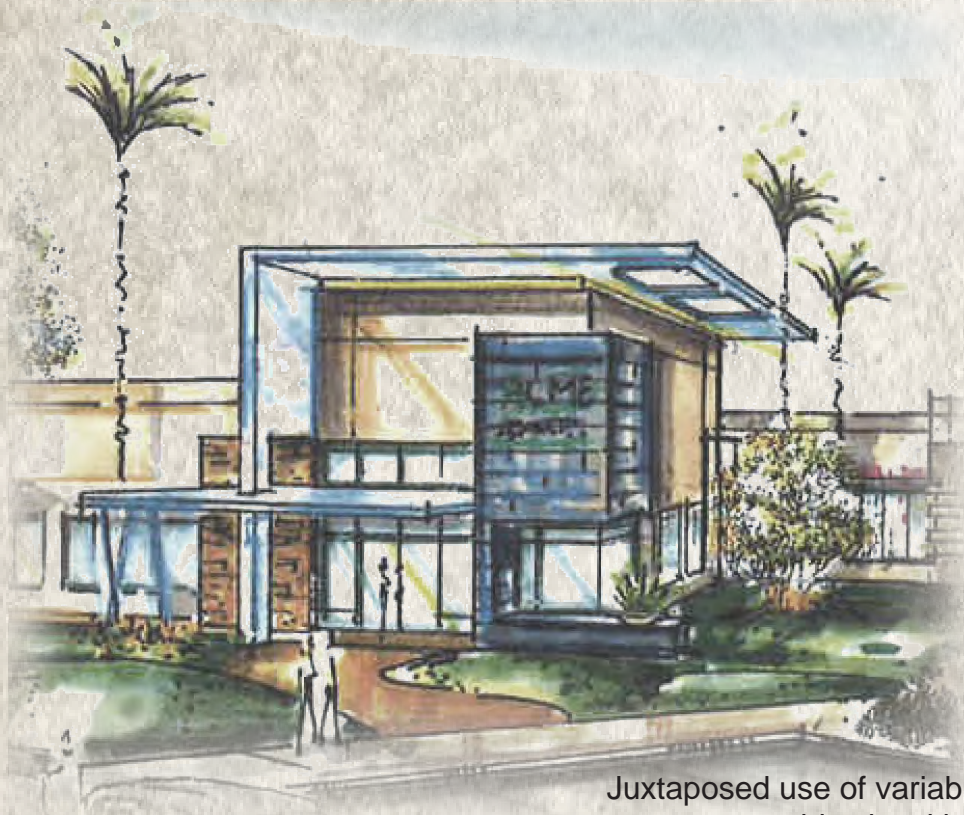
Long, monotonous building elevations with no material variations.



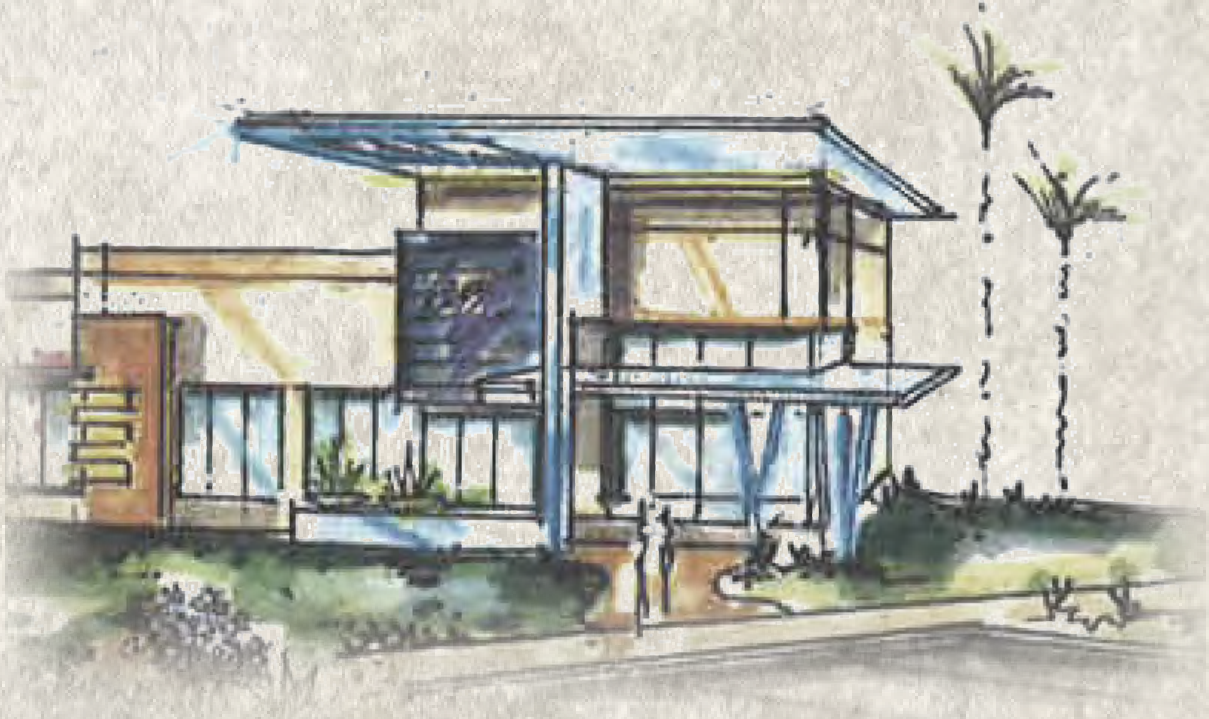
Encouraged

Building entrances should be shaded providing sun and rain protection.

Design style and detailing themes are continued from the primary building elevations to the secondary building elevations.



Juxtaposed use of variable materials including metal, tile, stone, and masonry provide visual interest and tie the building facades together.



Every main entrance is required to have special emphasis when compared to other portions of the building.

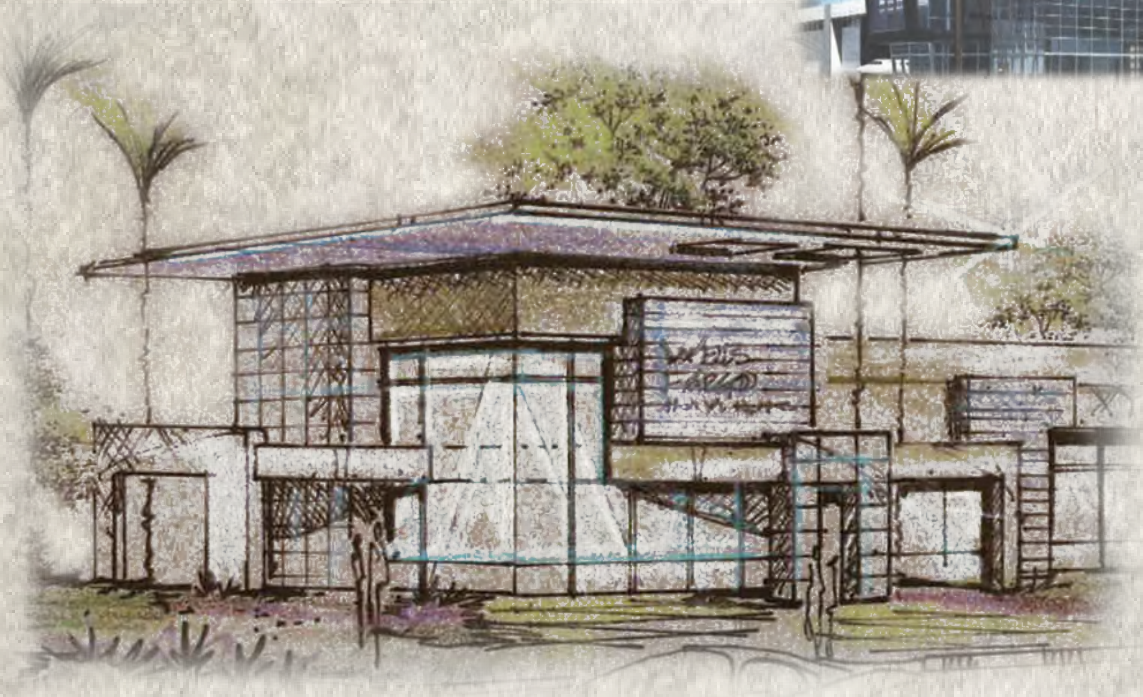


Office character studies

2-3 story volumes with unique glass treatments.



Horizontal metal canopies at tower elements anchor the buildings in a campus like site design.



Public entrances are identified by building forms and shade.



Office character studies

Building massing avoids 'box like' forms and is broken down through the use of projecting wall planes and varied roof heights.



Elements that artistically capture shadow and light add visual interest and enhance the pedestrian experience include: punched openings, recessed openings, projecting elements, wall offsets, and textural changes.



Shade elements such as arcades and canopies are integral elements.



Shade structures and landscaping that casts shadows on walkways and walls are encouraged.

Discouraged

Single plane, homogeneous wall treatments that are void of interest, shade opportunities and shadow effects.



Discouraged

Long monotonous roofline expanses



Encouraged

Building layering: layers and various vertical and horizontal planes providing shade, shadow, and visual interest.



Variable parapet heights.



Building massing avoids 'big box' forms and is broken down with the use of projecting wall planes and varied roof heights.



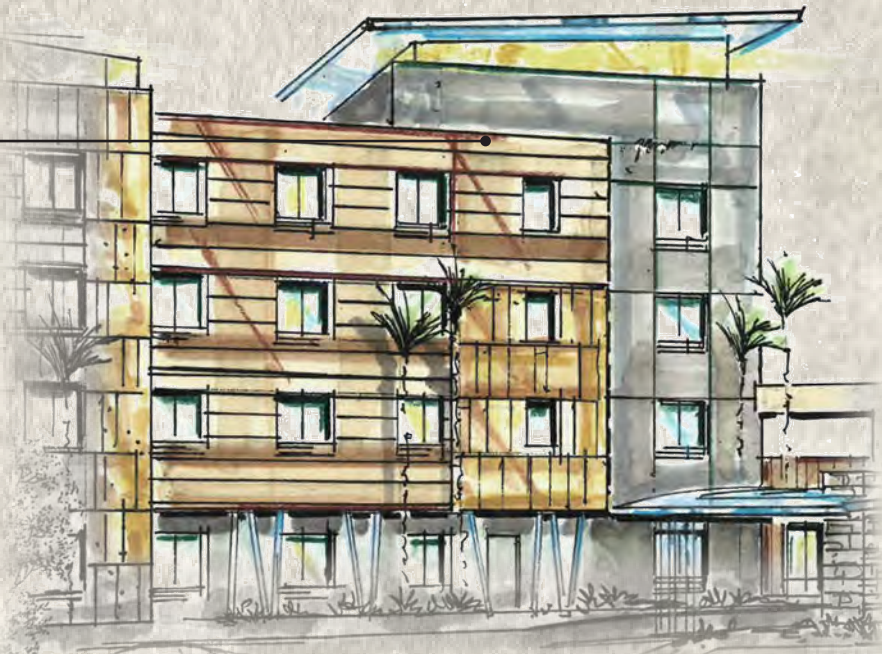
Metal perforated awnings over windows provide shade.

Hotel character studies

Offsets in building components can be enhanced through a change of materials.



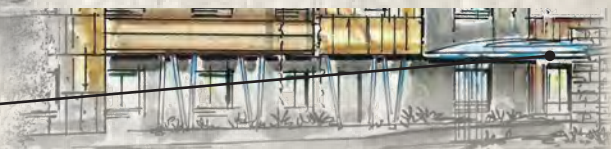
Lighting that is an integral component of the architectural theme of the project is desired.



Horizontal and angled tower elements with metal canopies and integrated architectural lighting features (dark sky compliant) provide visual interest from street and freeway.



Overhangs provide pedestrian shade and detail at base of building.
Inset windows provide shade and shadows.



Hotel character studies

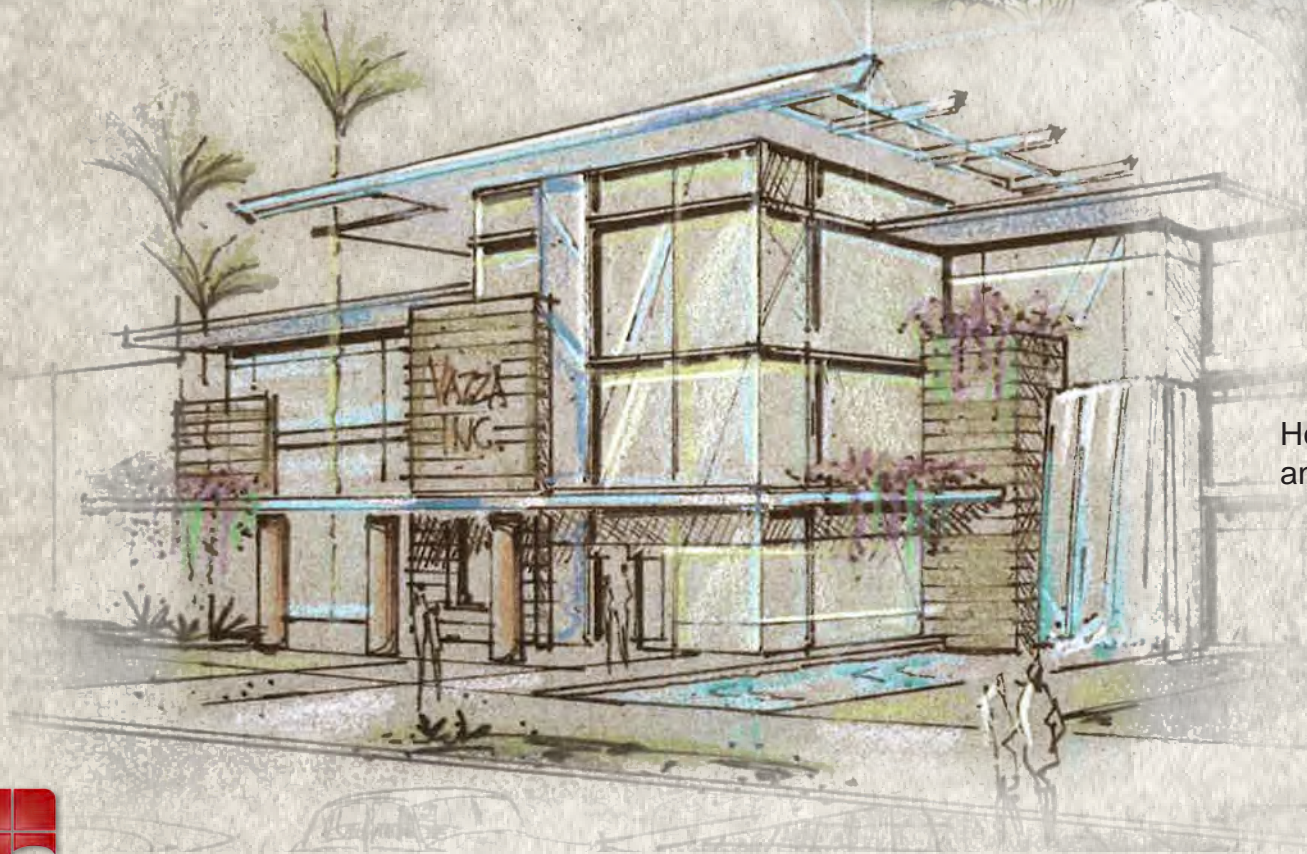
Fully covered porte cochere at 2 story lobby entry is required. Integrated into landscape/feature walls, and or water features is desired.



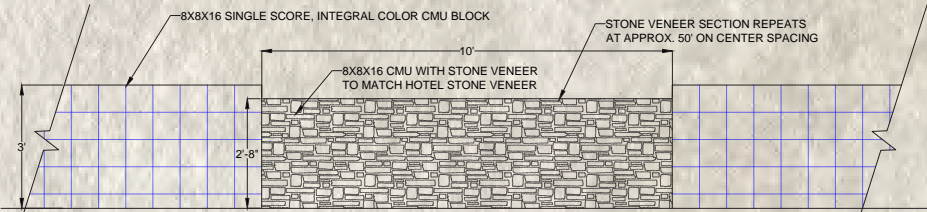
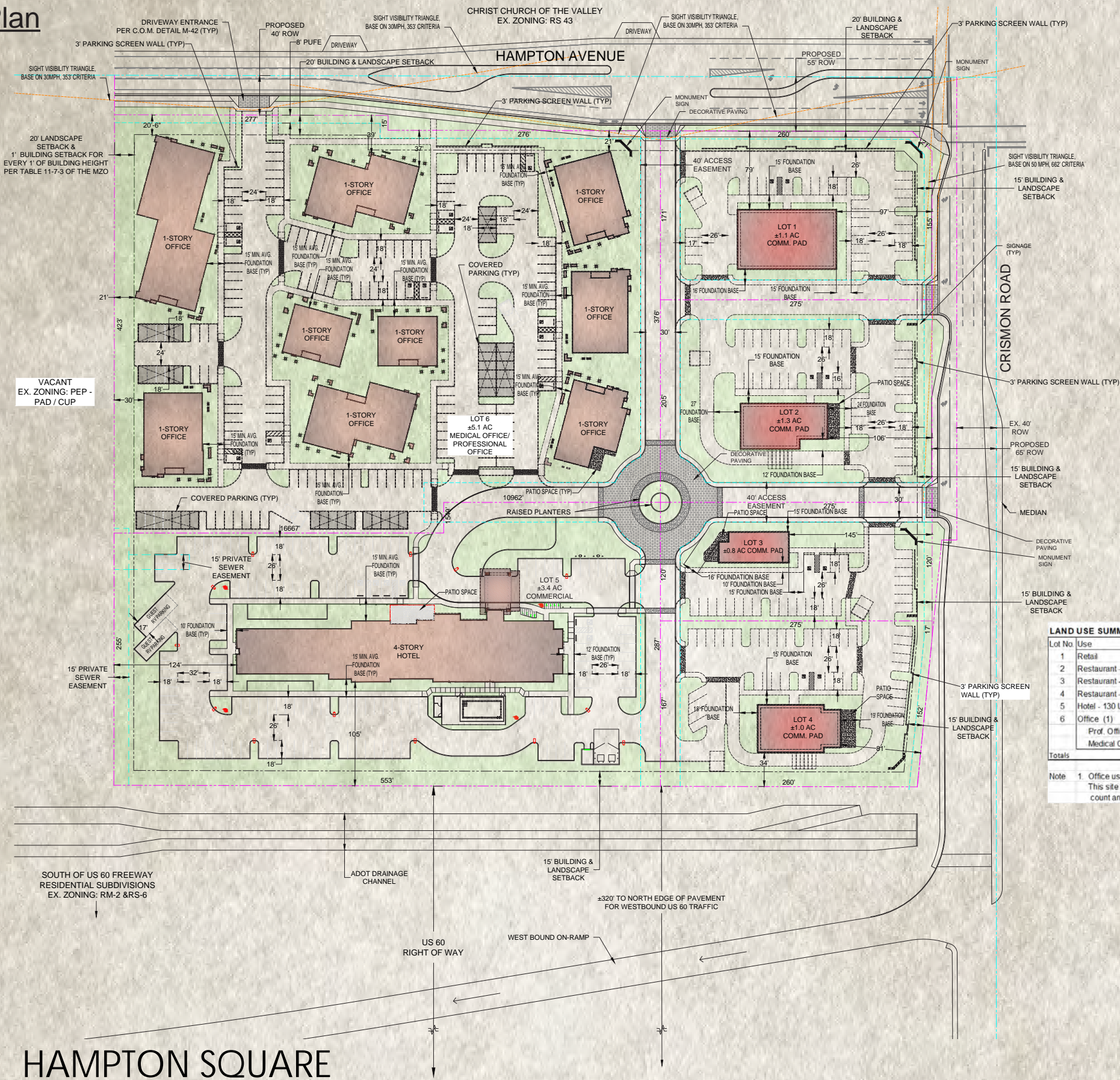
Weak relationship to site design is discouraged.



Hotel main entrance should be emphasized with more glass and visual interest.

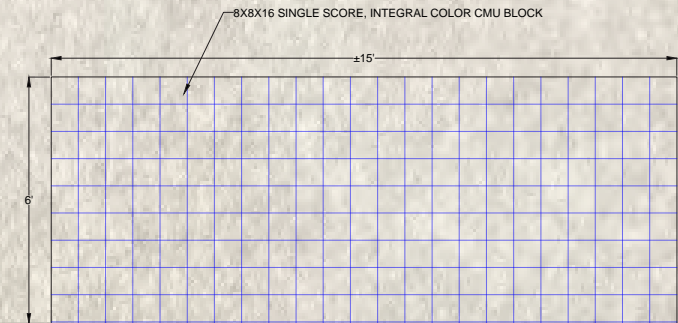


Site Plan



3' PARKING SCREEN WALL

SCALE: 1/2" = 1'



6' TRASH ENCLOSURE WALL

SCALE: 1/2" = 1'

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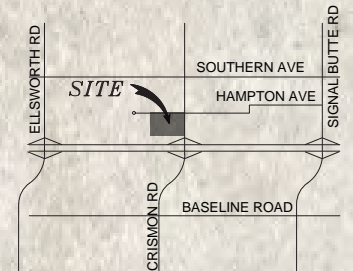
LAND USE SUMMARY

Lot No.	Use	Lot Area (Ac.)	Building SF	Pkg Req'd	Pkg Prov.	Coverage	FAR
1	Retail	1.1	6,500	18	32	12.4%	0.12
2	Restaurant - FF	1.3	4,000	41	41	7.1%	0.07
3	Restaurant - FF	0.8	2,400	27	27	6.0%	0.07
4	Restaurant - FF	1.0	3,900	40	40	9.4%	0.09
5	Hotel - 130 Units	3.4	69,311	141	143	13.3%	0.47
6	Office (1)	5.1	16,233	173	173	29.0%	0.29
	Prof. Office		30,146	151	150		
	Medical Office		132,490	440	456	15.0%	0.24
Totals		12.7					

Note 1 Office uses require 1 covered parking space per office or suite plus 1 add'l space. This site conceptual plan for Lot 6 indicates 43 covered spaces. Final required count and placement will be resolved with Design Review Approval for Lot 6.

Dimension Requirements and

Bulk Regulations	Current PAD	PAD Amendment
Minimum Site Area:	.75 acre	.75 acre
Minimum Lot Width:	100 ft.	100 ft.
Minimum Lot Depth:	100 ft.	100 ft.
Maximum Building Height:		
Lots 1-4 Commercial Pads	30 ft.	30 ft.
Lot 5 Hotel	45 ft.	60 ft.
Lot 6 Office / Commercial	30 ft.	30 ft.
Minimum Building Setbacks		
Crismon Road:	15 ft.	15 ft.
Hampton Avenue:	20 ft.	20 ft.
US 60:	15 ft.	15 ft.
West PAD Boundary	20 ft.	20 ft.
Minimum Landscape Setbacks:		
Crismon Road:	15 ft.	15 ft.
Hampton Avenue:	20 ft.	20 ft.
US 60:	15 ft.	15 ft.
West PAD Boundary	20 ft.	20 ft.
Site Coverage	13-16%	14-18%
Floor Area Ratio	26 - 30	26 - 30



VICINITY MAP

NTS

North

DEVELOPMENT SITE PLAN

SCALE: 1" = 50'
DATE: 4.17.19
GPLA JOB# 17055



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Landscape Theme

A Conceptual Master Landscape Theme is designed for both the project's perimeter streetscape and typical conditions for the common area open spaces. Proposed landscape standards for the project will equal or exceed the size and quantities of plant material referenced in the Mesa Zoning Ordinance. Details of the proposed landscape theme with layout, quantities, and sizes of plant material will be submitted for review and approval for each development when submitted for Site Plan Approval. The landscape plans and details in the PAD are conceptual only and may be modified as approved by the City. The goals for the project landscape include the following:

- Create an attractive low water landscape that presents a lush and distinctive landscape, enhancing the perimeter streetscape with the interior development parcels.
- Allow for the spacing and concentration of required quantities to create view corridors into the Property and at strategic locations based on the location's architectural features.
- Design hardscape features and site furniture that can blend with the proposed architecture in a meaningful and complementary manner.
- Design common area open spaces that enhance the entrance experience, yet extend that theme throughout the Project.
- Design the project landscape within the common area open spaces to make the pedestrian network highly visible and convenient with shade.
- Plant material selected for color, texture, scale, and seasonal flowering placed in a thematic pattern can reinforce the landscape theme throughout the project.

Streetscapes

The 'streetscape' for this PAD and the Property begins with the frontage along Crismon Road and Hampton Avenue. A project identity sign/monument will be constructed at this intersection that will begin to establish sense of place for users and guests when traversing the Crismon Avenue frontage. The building material and colors will complement the project architecture for material selection and color. This monument will serve as a project identity feature and potentially list the other users within the Property. A new landscape will compliment this entry monument to frame its line of sight. The two entrances off Crismon Road and Hampton Avenue will also be improved with new signage and a thematic landscape that will use Date Palms as the primary street tree leading to a roundabout that will include a specimen 60" Box tree or a Public Art element. These entrance drives will provide the primary access leading users, employees, and guests into the various projects and interior access drives. The Date Palms and street trees spaced on-center will accentuate the route and provide shade for the pedestrian users. Landscaped areas along street frontages shall be contoured or berms placed to provide variations in grade, visual relief, parking lot screening, and a more pleasing aesthetic value.

In order to present a streetscape that is generally consistent in appearance throughout the development, plant material shall be selected from the Master Plant Schedule in quantities that may exceed the City's standard for quantity and size. Landscaped areas along street frontages shall be contoured or will incorporate berms to provide variations in grade, visual relief, and to screen parking areas. All on-site parking areas shall be screened from street view by a landscaped berm or decorative wall not less than three (3) feet in height. Individual development projects will use the Master Landscape Theme as the basis for design, but are encouraged to enhance solutions to highlight a unique development theme.

The size and quantities of plant material shall meet and exceed the landscape standards in Chapter 33 of the Mesa Zoning Ordinance and the Engineering Design Standards for public streets with minimum heights and caliper as recommended by the Arizona Nurseryman's Association (ANA). The Perimeter Street trees may be Evergreen Elms with background selections that could be Sonoran Palo Verdes and/or Desert Willow. The secondary street trees installed along the two main entrance drives shall be a minimum of 24" Box. Details of the landscape theme and layout with quantities and sizes of plant material will be resolved with Site Plan Approval. Site visibility shall be in accordance with the standards established by Chapter 30-14 of the zoning ordinance.

Master Plant Schedule

Trees:

- 1. Desert Willow/ Chilopsis Linearis (species)
- 2. Palo Verde/ Parkinsonia (species)
- 3. Ironwood/ Olneya Tesota
- 4. Thornless Mesquite/ Prosopis (species)
- 5. Texas Mountain Laurel/ Sophora Secundiflora
- 6. Acacia – Willow, Sweet-Podless, Mulga, Palo Blanco/ Acacia (species)
- 7. Swan Hill Olive/ Olea europaea “Swan Hill”
- 8. Date Palm/ Phoenix (species)
- 9. Texas Ebony/ Ebenopsis ebano
- 10. Evergreen Elms/ Ulmus (species)
- 11. Pistachio/ Pistacia (species)
- 12. Heritage Oak/ Quercus virginiana

Shrubs:

- 13. Desert Milkweed/ Asclepias Subulata
- 14. Fairy Duster/ Calliandra (species)
- 15. Cassia/ Cassia species
- 16. Little Leaf Cordia/ Cordia Parvifolia
- 17. Black Dalea/ Dalea Frutescens
- 18. Brittlebush/ Encelia Farinosa
- 19. Turpentine Bush/ Ericameria Lacricifolia ‘Aguirre’
- 20. Desert Honeysuckle/ Anisacanthus Thurberi
- 21. Chuparosa/ Justicia californica
- 22. Mexican Honeysuckle/ Justicia Spicigera
- 23. Arabian Jasmine/ Jasminum sambac
- 24. Texas Sage/ Leucophyllum (species)
- 25. Penstemon/ Penstemon (species)
- 26. Plumbago/ Plumbago Species
- 27. Jojoba/ Simmondsia Chinensis
- 28. Globemallow/ Sphaeralcea (species)
- 29. Goldeneye/ Viguiera Parishii
- 30. Hopseed Bush/ Dodonaea Viscosa
- 31. Eremophila/ Eremophila (species)
- 32. Candelilla/ Euphorbia Antisyphilitca
- 33. White Gaura/ Gaura Lindheimeri
- 34. Hybiscus/ Gossypium (species)
- 35. Desert Lavender/ Hyptis Emoryi
- 36. Ruellia/ Ruellia (species)
- 37. Sage/ Salvia (species)
- 38. Tecoma/ Tecoma (species)

Accents

- 39. Agave/ Agave (species)
- 40. Saguaro/ Carnegia Gigantea
- 41. Desert Spoon/ Dasylirion Wheeleri
- 42. Hedgehog Cactus/ Enchinocereus Engelmannii
- 43. Barrell Cactus/ Ferocactus (species)
- 44. Ocotillo/ Fouqieria Splendens
- 45. Yucca/ Hesperaloe (species)
- 46. Muhlenbergia/ Muhlenbergia (species)
- 47. Nolina/ Nolina (species)
- 48. Night Blooming/ Cereus Peniocereus Greggii
- 49. Aloe/ Aloe (species)
- 50. Cereus/ Cereus (species)
- 51. Golden Barrell Cactus/ Enchinocactus Grusonii
- 52. Gopher Plant/ Euphorbia Rigida
- 53. Totum Pole Cactus/ Lophocereus (species)
- 54. Slipper Plant/ Pedilanthus Marcarpus

Vines

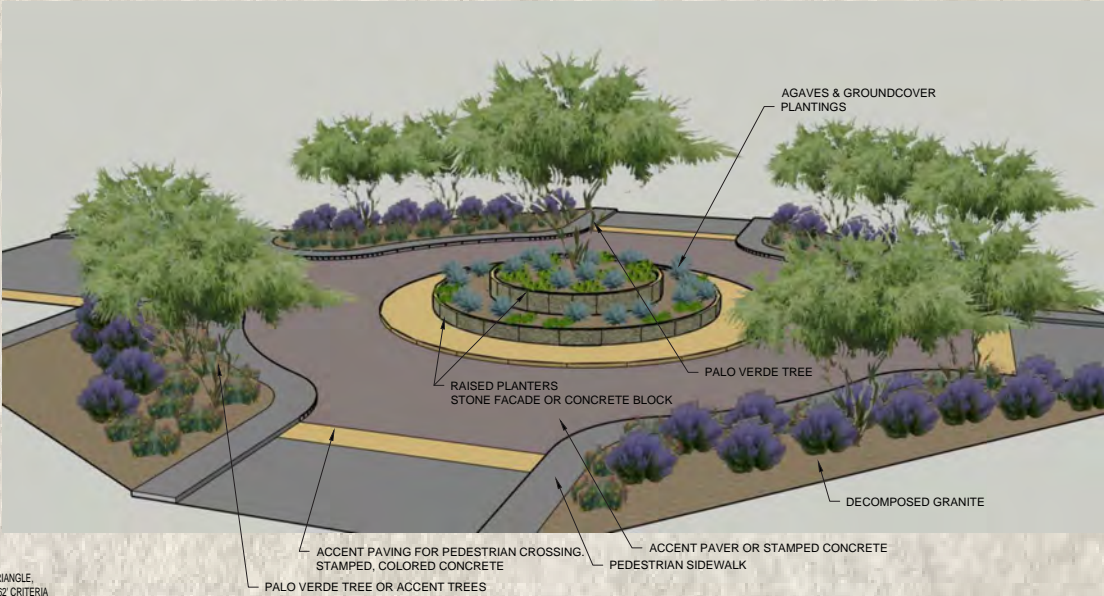
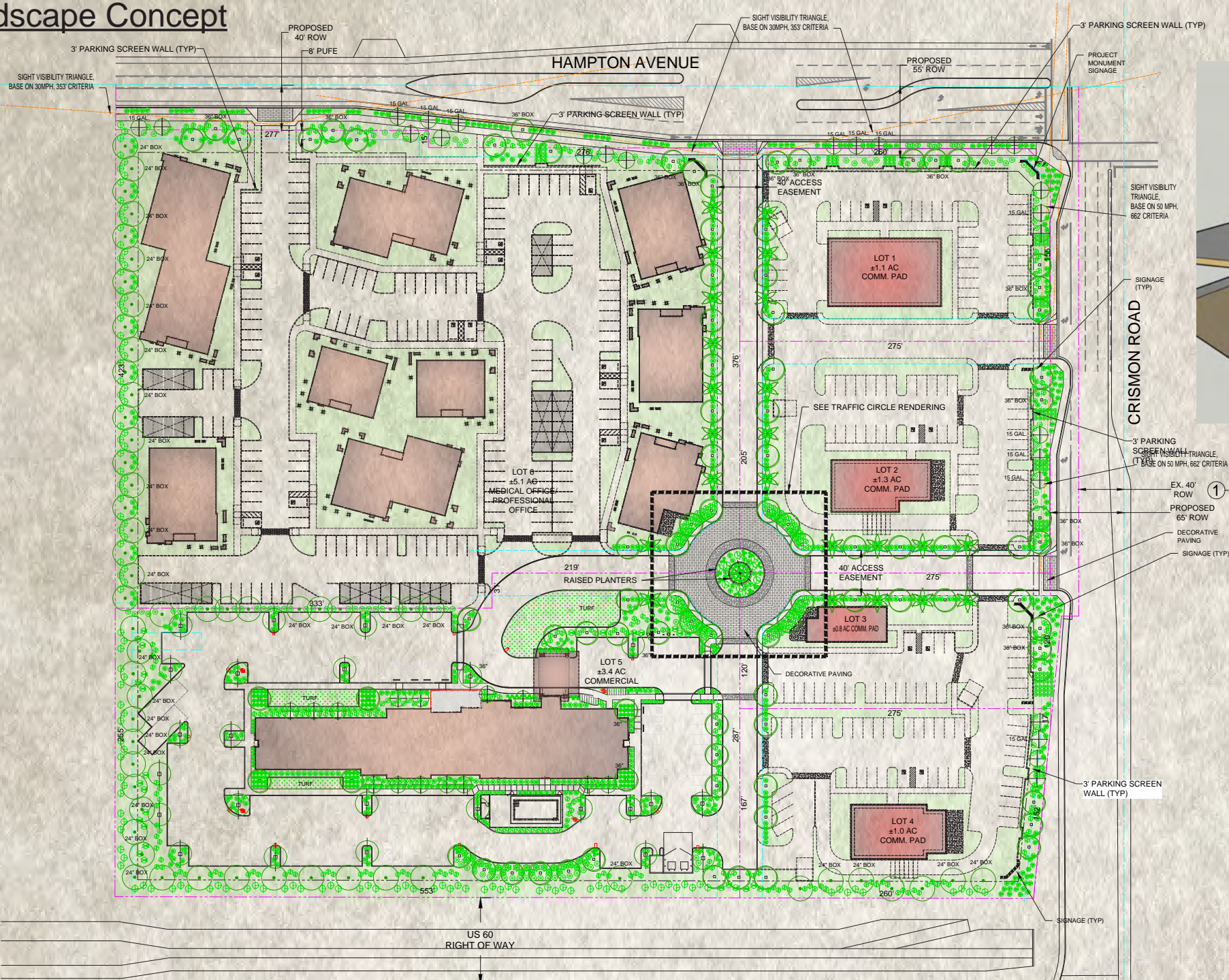
- 55. Purple Orchid Vine/ Mascangnia Lilacania
- 56. Trumpet Vine/ Podranea (species)
- 57. Creeper Vine/ Parthenocissus (species)
- 58. Fig Vine/ Ficus (species)
- 59. Bougainvilla/ Bougainvilla (species)

Groundcover

- 60. Desert Marigold/ Bailea Multiradiata
- 61. Blackfoot Daisy/ Melampodium Leucanthum
- 62. Sierra Gold/ Dalea Capitata
- 63. Trailing Indigo Bush/ Dalea Greggii
- 64. Desert Carpet Acacia/ Acacia Redolens (species)
- 65. Damianta/ Chrysactinia Mexicana
- 66. Dwarf Ruellia/ Ruellia Brittoniana ‘Katie’
- 67. Natal Plum/ Carissa Grandiflora (species)
- 68. Trailing Rosemary/ Rosmarinus (species)
- 69. Bermuda Grass/ Cynodon (species)
- 70. Lantana/ Lantana (species)

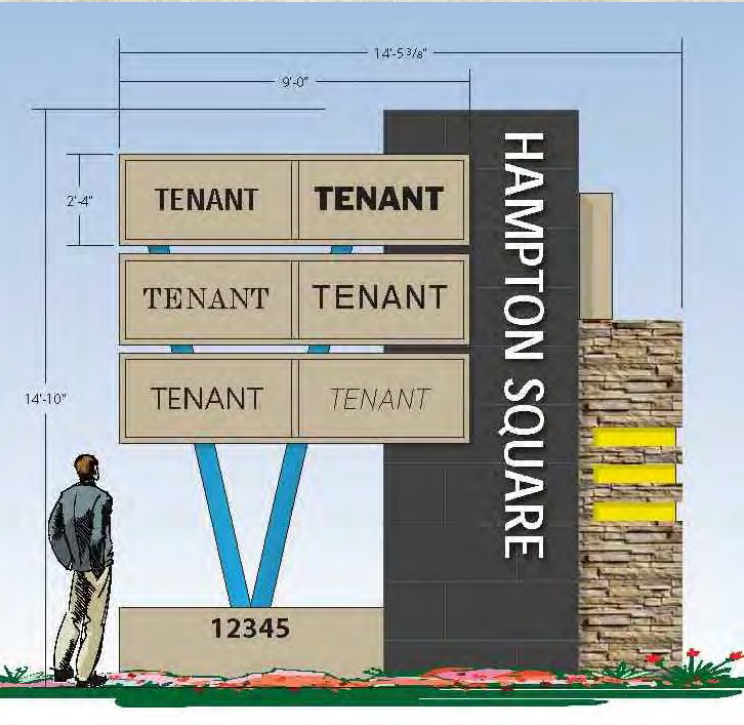


Landscape Concept



TRAFFIC CIRCLE RENDERING

SCALE: NTS



PROJECT MONUMENT SIGNAGE

SCALE: NTS

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SYMBOL	BOTANICAL/COMMON NAME	SYMBOL	BOTANICAL/COMMON NAME	SYMBOL	BOTANICAL/COMMON NAME
	TREES		SHRUBS		ACCENTS		GROUNDCOVER
	ACACIA ANEURA MULGA		CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE		AGAVE OVATIFOLIA WHALES TONGUE AGAVE		CYNODON DACTYLON 'MIDIRON' MIDIRON HYBRID BERMUDA
	PARKINSONIA HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE		CASSIA NEMOPHILA DESERT CASSIA		AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE		EREMOPHILA GLABRA 'MINGENOW GOLD' OUTBACK SUNRISE EMU
	PHOENIX DACTYLIFERA DATE PALM		JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE		DASYLIUM WHEELERI DESERT SPOON		LANTANA SPP. 'NEW GOLD' LANTANA
	DALBERGIA SISSOO SISSOO TREE		LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO™' RIO BRAVO SAGE		HESPERALOE PARVIFLORA RED YUCCA		CONCRETE HEADER
	OLNEYA TESTOSA IRONWOOD		LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON™' CIMARRON SAGE		FOUQUIERIA SPLENDENS OCOTILLO		DECOMPOSED GRANITE 'COLOR'
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE		HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS BREAK LIGHTS HESPERALOE		WEATHERED GRANITE BOULDERS SURFACE SELECT		

GENERAL NOTES

- LANDSCAPING FOR EACH LOT WILL BE IN GENERAL CONFORMANCE TO THE MASTER LANDSCAPE PLAN. FINAL LANDSCAPE DESIGNS AND QUANTITIES WILL BE PART OF CONSTRUCTION DOCUMENTS SUBMITTED FOR CITY REVIEW AS EACH LOT IS DEVELOPED.
- ALL LANDSCAPE MATERIAL SIZES AND COUNTS ARE REQUIRED TO MEET THE MINIMUM REQUIREMENTS OF MZO SECTION 11-33.

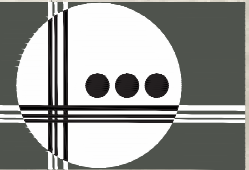
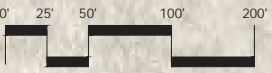
HAMPTON SQUARE

MESA, AZ

PREPARED FOR: CRISMON BFC, LLC

MASTER LANDSCAPE PLAN

SCALE: 1" = 50'
DATE: 4.17.19
GPLA JOB# 17055



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