

AERIAL for PRESUBMITTAL

SITE PLAN REVIEW
&
DESIGN REVIEW
12/07/22

ORIGINAL ISSUE: 09/19/22		
REVISIONS:		
No.	Description	Date

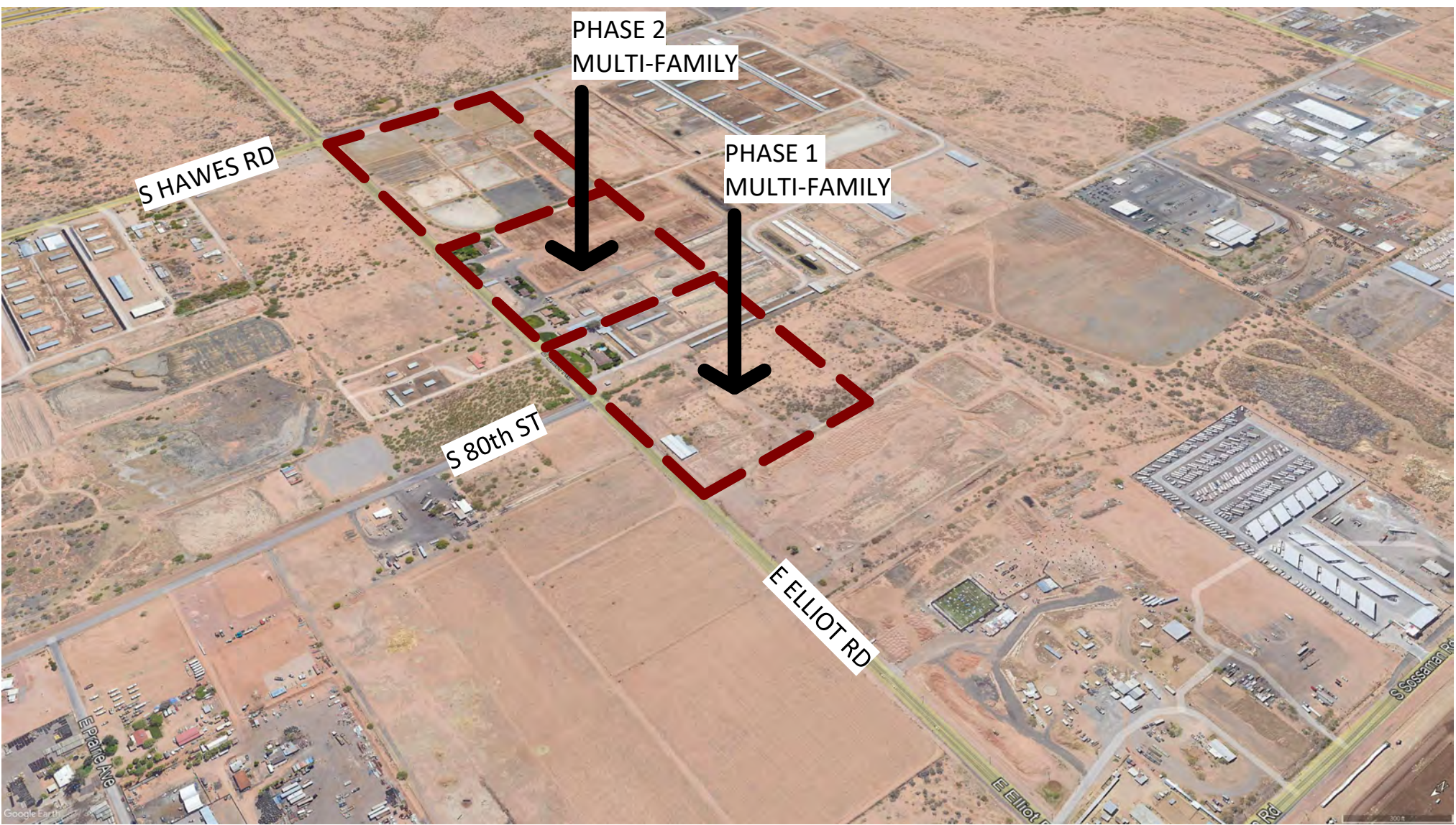
222507 PROJECT NUMBER	
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KEY PLAN

PLAN NORTH

Hawes Crossing - Mixed Use

SITE CONTEXT MAP
DR02



SITE PLAN REVIEW
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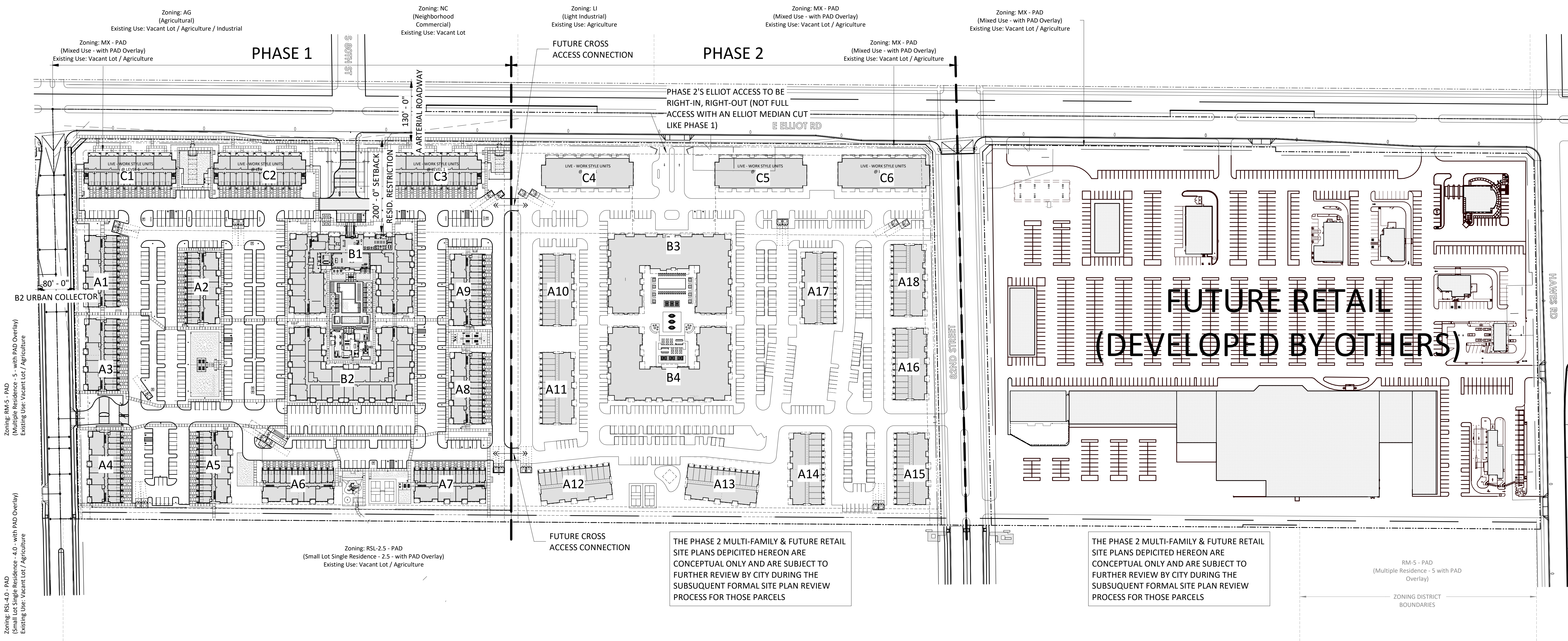
Hawes Crossing - Mixed Use

EXISTING SITE PHOTOS &
AERIALS

DR03



Eric P. Wooten



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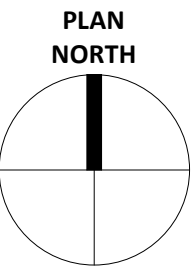
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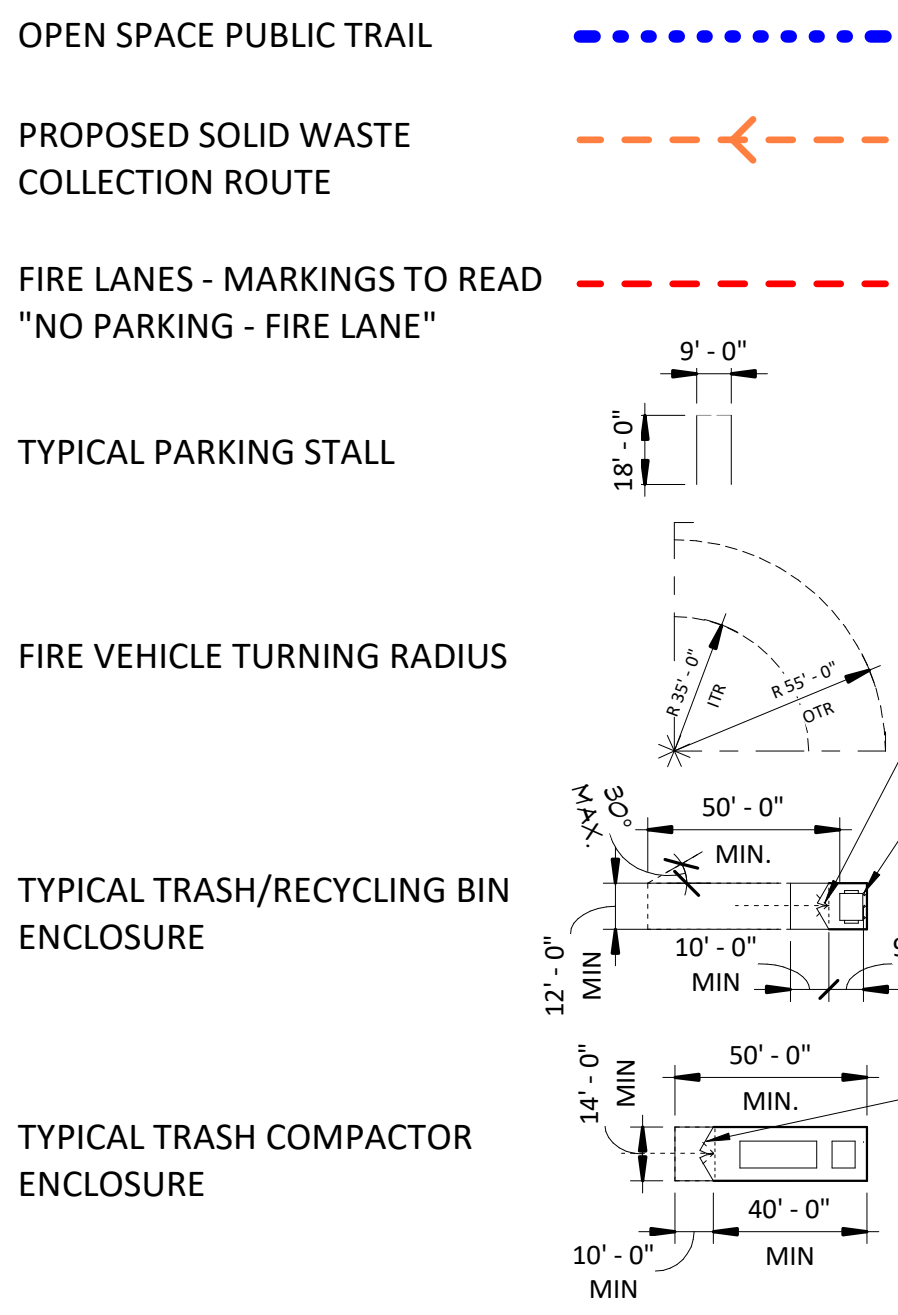
Hawes Crossing - Mixed Use

OVERALL SITE PLAN
DR04



ESG

SITE PLAN LEGEND



NOTE:
ENCLOSURES AND RADII PER 2022 MESA STANDARD DETAILS
M-62.01, M-62.02.1, M-62.02.2, M-62.04.1, M-62.04.2, M-62.06.

PHASE 1 MULTI-FAMILY BUILDING LEGEND					
BLDG #	BUILDING DESCRIPTION	FOOTPRINT AREA	TOTAL BUILDING AREA	BUILDING HEIGHT	# OF STORIES
A1	MF BUILDING TYPE A	10,351 SF	32,051 SF	REFER TO ELEV	3
A2	MF BUILDING TYPE A	10,351 SF	32,051 SF	REFER TO ELEV	3
A3	MF BUILDING TYPE A	10,351 SF	32,051 SF	REFER TO ELEV	3
A4	MF BUILDING TYPE A	10,351 SF	32,051 SF	REFER TO ELEV	3
A5	MF BUILDING TYPE A	10,351 SF	32,051 SF	REFER TO ELEV	3
A6	MF BUILDING TYPE A	10,351 SF	32,051 SF	REFER TO ELEV	3
A7	MF BUILDING TYPE A	10,351 SF	32,051 SF	REFER TO ELEV	3
A8	MF BUILDING TYPE A	10,351 SF	32,051 SF	REFER TO ELEV	3
A9	MF BUILDING TYPE A	10,351 SF	32,051 SF	REFER TO ELEV	3
B1	MF BUILDING TYPE B	32,388 SF	92,369 SF	REFER TO ELEV	3
B2	MF BUILDING TYPE B	30,024 SF	89,760 SF	REFER TO ELEV	3
C1	LIVE/WORK BLDG TYPE C	12,783 SF	38,289 SF	REFER TO ELEV	3
C2	LIVE/WORK BLDG TYPE C	12,783 SF	38,289 SF	REFER TO ELEV	3
C3	LIVE/WORK BLDG TYPE C	12,783 SF	38,289 SF	REFER TO ELEV	3
TOTAL PHASE 1			585,455 SF		

DEVELOPMENT SUMMARY

Hawes Crossing Mixed Use
Village 2
Location east of the southeast corner of Sossaman Road and Elliot Road in the City of Mesa (Maricopa County), Arizona
20.631 + 20.437 + 27.672 Gross Acres
= 68.740 Gross Acres (Phs 1 + Future Phs 2 + Future Retail Site)
18.354 + 17.916 + 23.014 Net Acres
= 59.284 Net Acres (Phs 1 + Future Phs 2 + Future Retail Site)

ZONING SUMMARY (Abbreviated)

Zoning Mixed Use (MX)-U
Overlay Planned Area Development (PAD)
Existing Use Vacant Lot / Agriculture
General Plan Mixed Use Activity / Employment
Total DUs 419 (Phase 1) + 419 (Phase 2) = 838 units
Residential Density
Required - Minimum of 15 DU/Net Acre
Proposed - 22.83 DU/Net Acre (Phs 1)
23.39 DU/Net Acre (Future Phs 2)
23.10 DU/Net Acre (Phs 1 + Future Phs 2)
Height
Allowed - Maximum 75 FT per Development Agreement (April 29, 2020)
Proposed - Refer to Exterior Building Elevations

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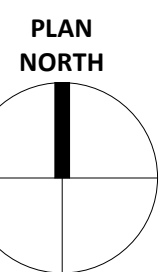
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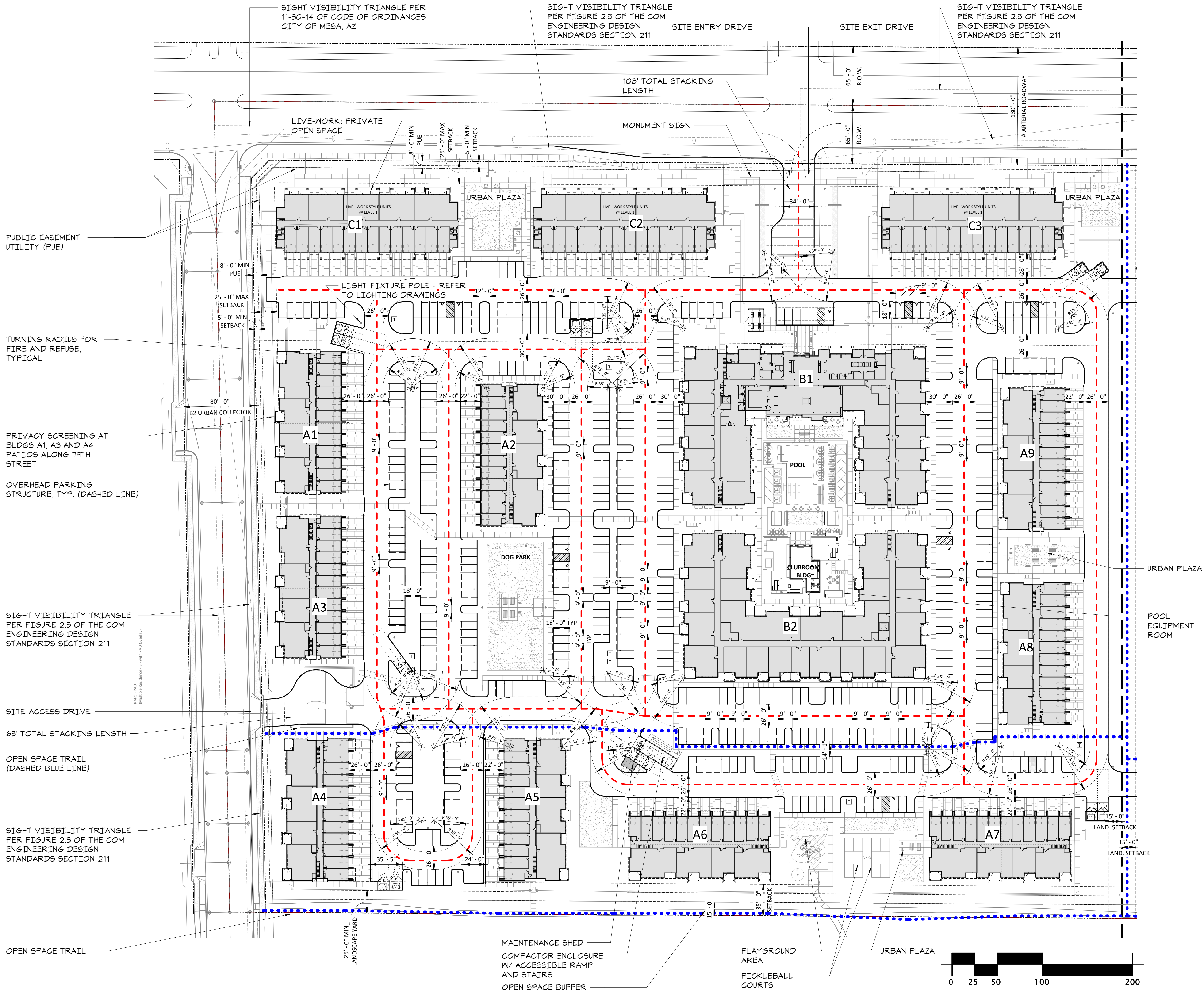
KEY PLAN



Hawes Crossing - Mixed Use

FINAL PHASE I SITE PLAN

DR05





Erik Holt

TRASH PLAN KEYNOTES

1. TRASH COMPACTOR TO BE ACCESSED, LOADED AND OPERATED BY BUILDING MANAGEMENT PERSONNEL. TRASH COMPACTOR WILL NOT BE ALLOWED TO BE OPERATED BY CUSTOMERS NOR RESIDENTS.

SITE PLAN LEGEND

OPEN SPACE PUBLIC TRAIL

PROPOSED SOLID WASTE COLLECTION ROUTE

FIRE LANES - MARKINGS TO READ "NO PARKING - FIRE LANE"

TYPICAL PARKING STALL

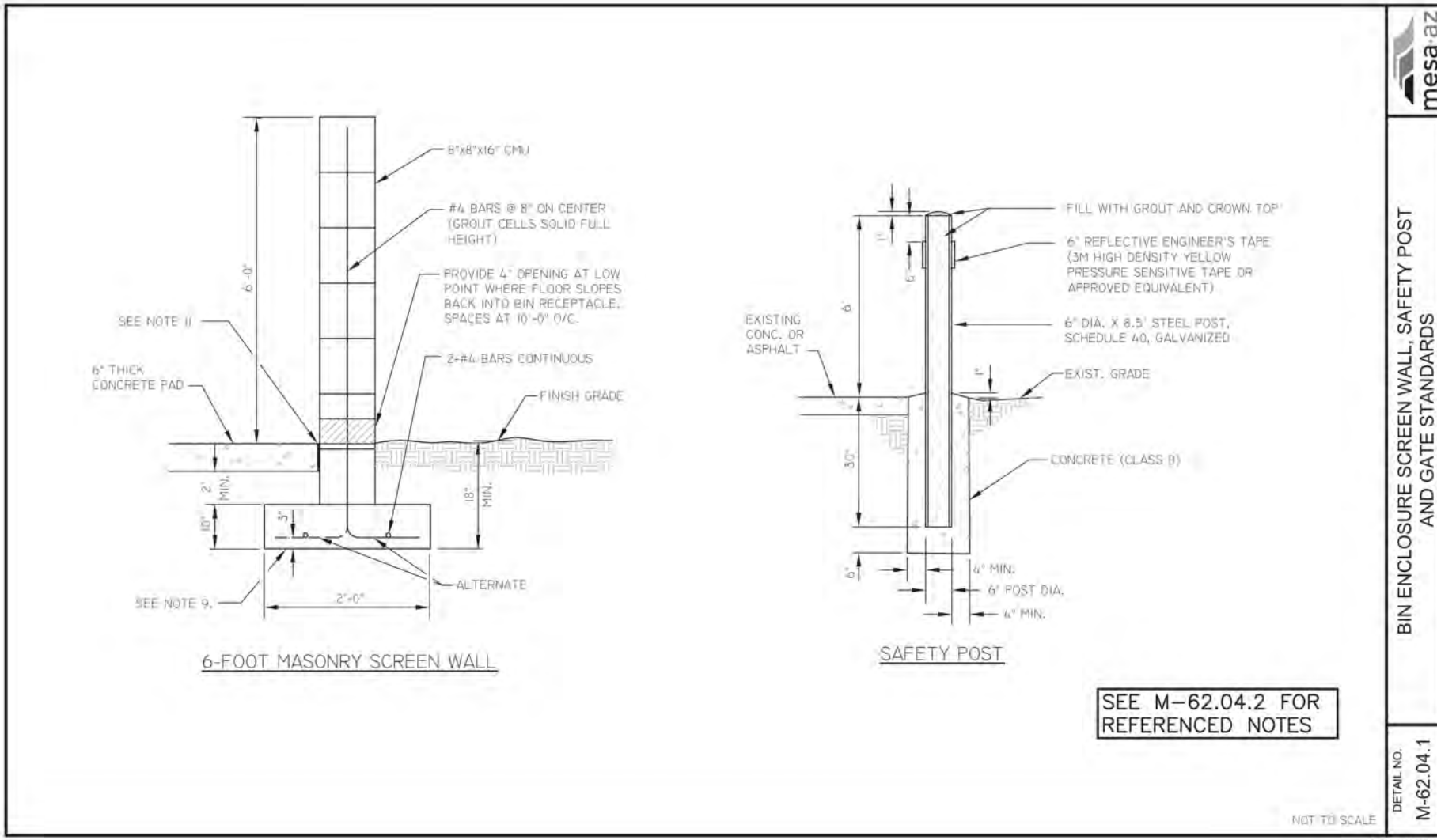
FIRE VEHICLE TURNING RADIUS

TYPICAL TRASH/RECYCLING BIN ENCLOSURE

TYPICAL TRASH COMPACTOR ENCLOSURE

NOTE:
ENCLOSURES AND RADII PER 2022 MESA STANDARD DETAILS M-62.01, M-62.02.1, M-62.02.2, M-62.04.1, M-62.04.2, M-62.06.

PHASE 1 TRASH/RECYCLING CALCULATIONS									
Trash Calculation					TRASH				
	cu/yd	trash/	total						
	units	week	trash/week	Compaction Ratio					
Main Building	146	0.5	73	4	After Compaction	18.25	1 trip/week required	w/20 yd dumpster	
Small Buildings	273	0.5	136.5	not compacted	136.5 Non-compacted	154.75 Totals Trash/WEEK	42 cu yd can be stored in containers/week	7 bins on site x 6 cu yd each	
							4 trips/week required		
Recycling Calculation					RECYCLING				
		trash used to determine recycling		Recycling ratio 30/70 of trash	Recycling is non-compacted	Non-compacted			
Total units	419	209.5	0.43		90 Total Cu Yd Recycling/week				



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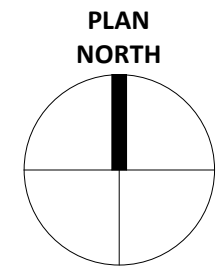
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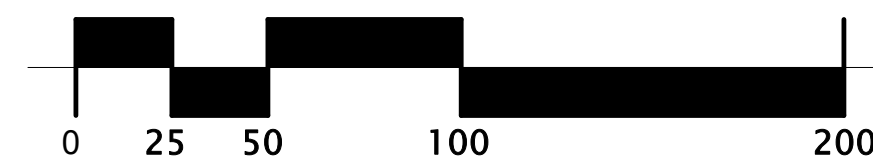
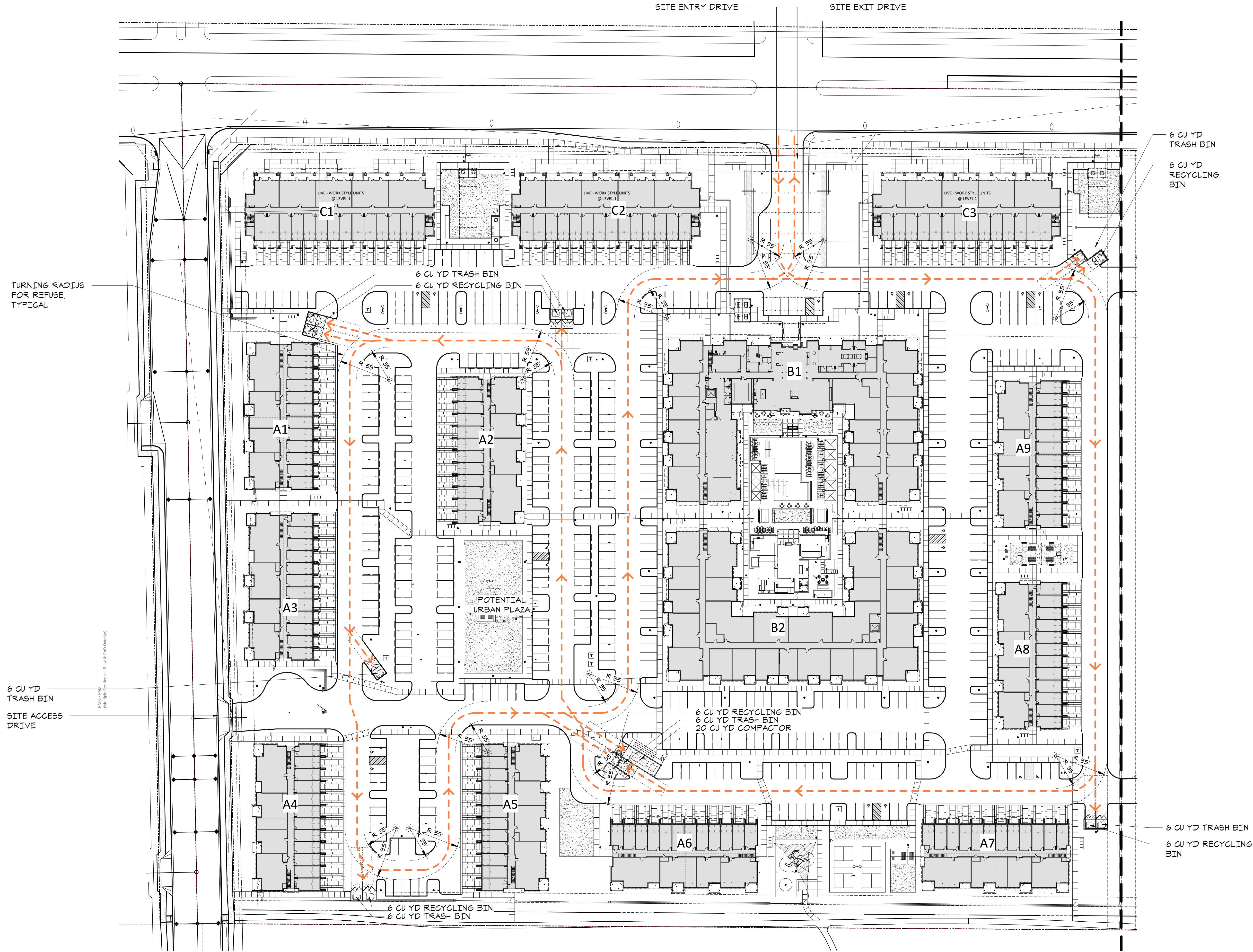
KEY PLAN



Hawes Crossing - Mixed Use

PHASE I SITE TRASH PLAN

DR06





Erik Holt

BUILDING B1
3-story apartment building with (146) units and Amenity Spaces at Level 1 (2-story high Lobby and Clubroom)
V-B construction Type, fully sprinkled per NFPA 13
Building height: 45'-0"

Actual building B1 areas calculations:

	R-2:	18,302 sf
	A-2:	14,086 sf
LEVEL 1 Total Gross Area:		32,388 sf
LEVEL 2 Total Gross Area:	R-2:	28,302 SF
LEVEL 3 Total Gross Area:	R-2:	31,679 SF
		92,369 SF

BUILDING B2
3-story apartment building,
V-B construction Type, fully sprinkled per NFPA 13
Building height: 40'-6"

Actual building B2 areas calculations:

LEVEL 1 Total Gross Area:	R-2:	30,024 sf
LEVEL 2 Total Gross Area:	R-2:	29,868 SF
LEVEL 3 Total Gross Area:	R-2:	29,868 SF
		89,760 SF

BUILDING A (A1 to A9, typical building)
3-story apartment building, with total (22) apartments R-2 and
(12) attached private garages S-2 on Level 1
Building height: 41'-0"
V-B construction Type, fully sprinkled per NFPA 13

Actual building A areas calculations:

	S-2:	4,353 sf
	R-2:	5,998 sf
LEVEL 1 Total Gross Area:		10,351 sf
LEVEL 2 Total Gross Area:	R-2:	10,850 SF
LEVEL 3 Total Gross Area:	R-2:	10,850 SF
		32,051 SF

BUILDING C (C1-C2-C3, typical building w/ live-work units)
3-story apartment building, with total (25) apartments R-2,
including (5) live-work units on level 1 and (14) attached private
garages S-2
V-B construction Type, fully sprinkled per NFPA 13
Building height: 40'-0"

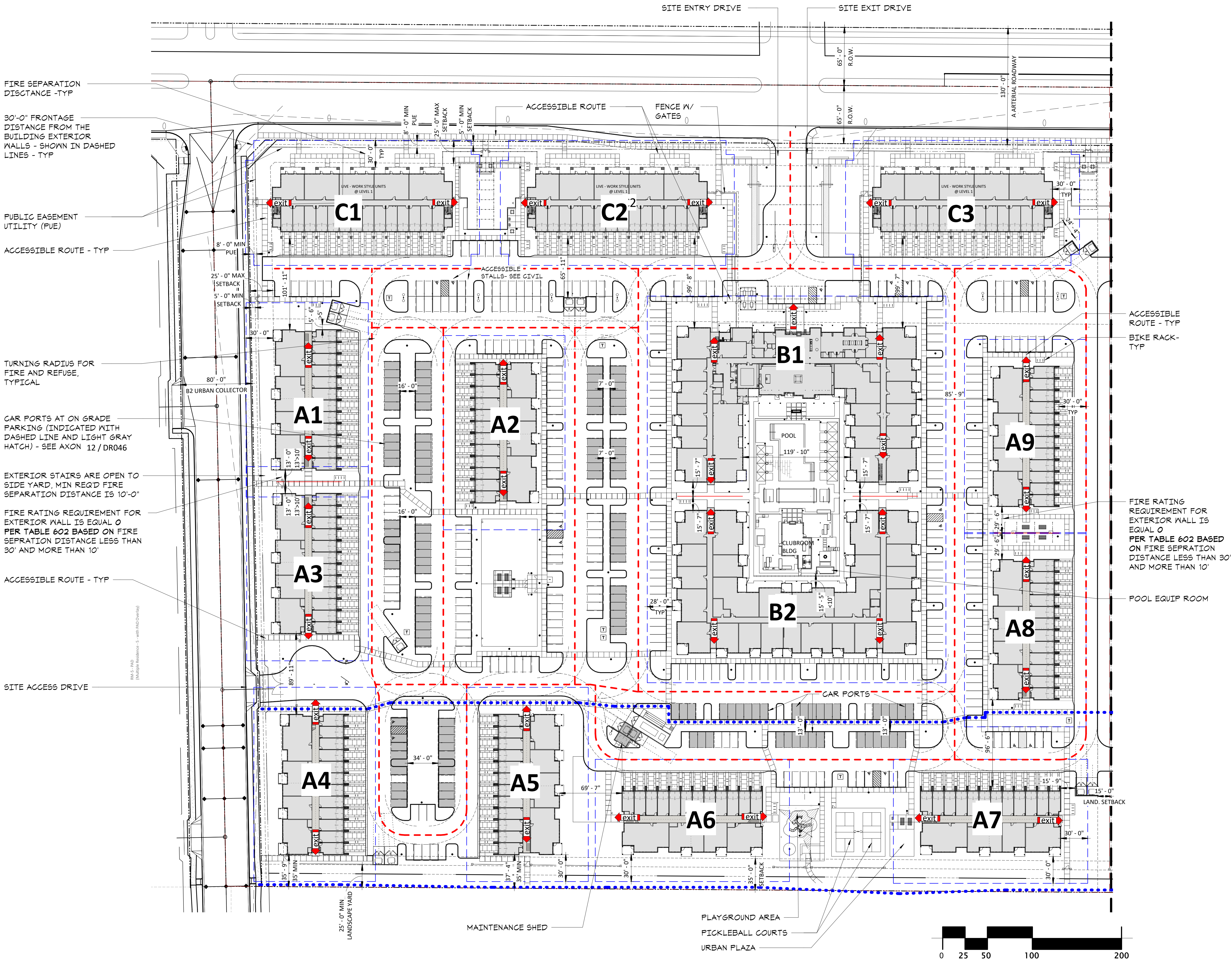
Actual building C areas calculations:

	S-2:	5,383 sf
	R-2:	7,400 sf
LEVEL 1 Total Gross Area:		12,783 sf
LEVEL 2 Total Gross Area:	R-2:	12,753 SF
LEVEL 3 Total Gross Area:	R-2:	12,753 SF
		38,289 SF

2018 IBC AREA CALCULATIONS for V-B construction Type

ACTUAL NUMBER OF STORIES: 3
TABULAR AREA FACTOR A_t : 28,000 (sprinkled per NFPA-13)

increase due to frontage $I_f = (F/P - 0.25) W/30$ $I_f = 0.75$
ALLOWABLE GROSS AREA (A_a) = $(A_t + (NS \times I_f))$
 $A_a = 28,000 + (7,000 \times 0.75) = 33,250$ sf (per story) allowed



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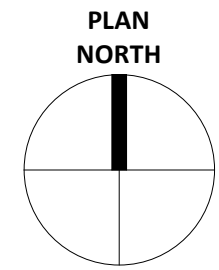
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Hawes Crossing - Mixed Use

BUILDING CODE
INFORMATION

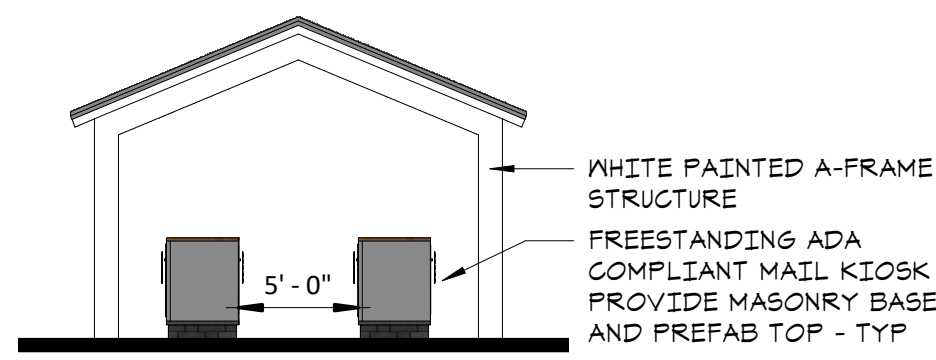
DR07



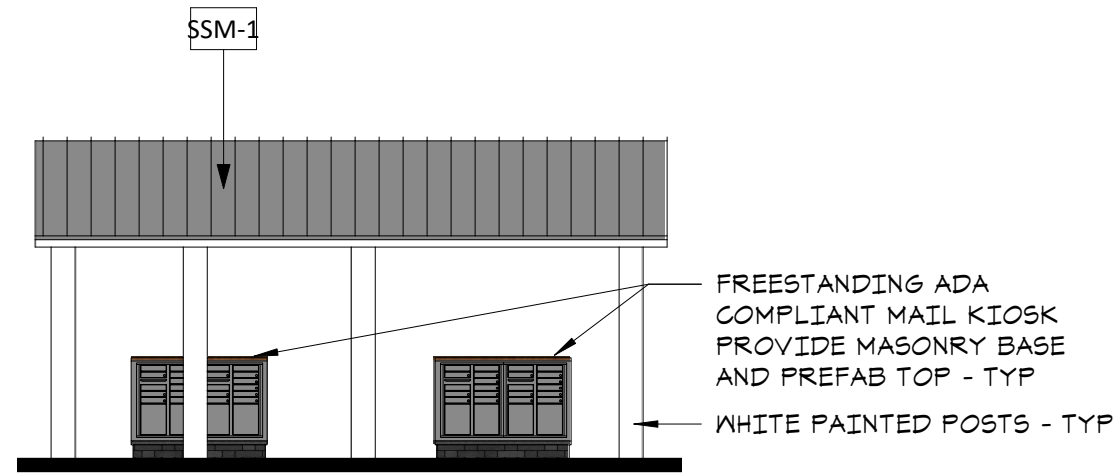
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EXTERIOR MATERIAL KEYNOTES

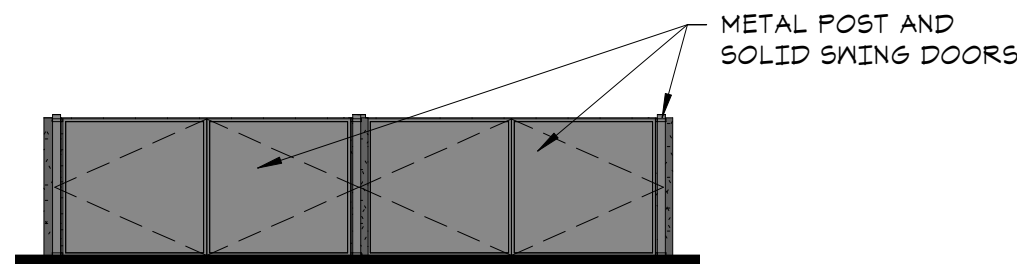
ST-1	STUCCO - WHITE
ST-2	STUCCO - LIGHT GRAY
ST-3	STUCCO - MEDIUM GRAY
ST-4	STUCCO - DARK GRAY
BB-1	BOARD AND BATTEN FINISH- WHITE
BB-2	BOARD AND BATTEN FINISH- DARK GREY
M-1	MASONRY - DARK GRAY
M-2	MASONRY - WHITE
SSM-1	STANDING SEAM METAL ROOFING
R-1	ALUMINUM RAILING
SS	SHADE STRUCTURE



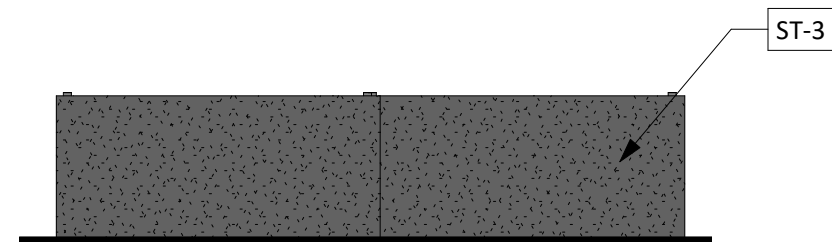
21 MAIL PAVILION - NORTH ELEVATION (SOUTH ELEVATION SIM)
DR046 1/8" = 1'-0"



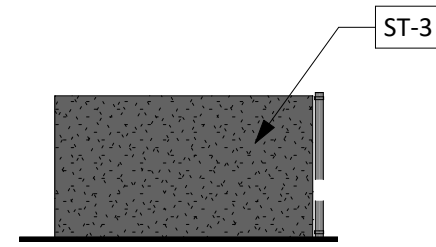
20 MAIL PAVILION - EAST ELEVATION (WEST ELEVATION SIM)
DR046 1/8" = 1'-0"



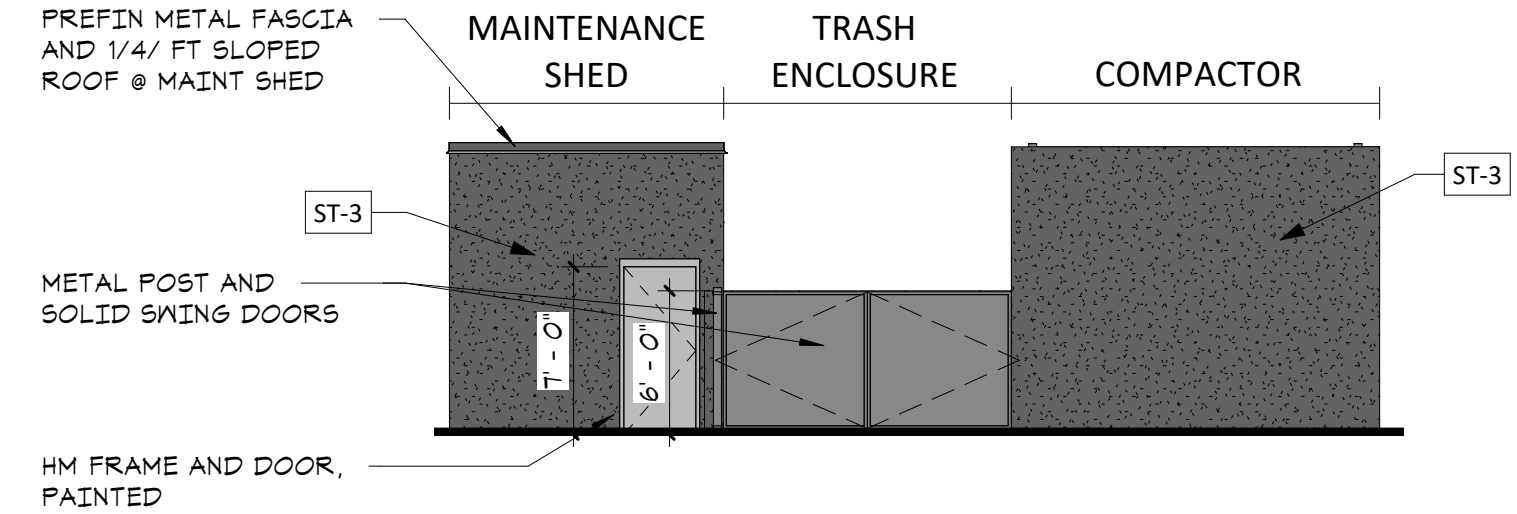
19 DOUBLE TRASH ENCLOSURE - FRONT ELEVATION
DR046 1/8" = 1'-0"



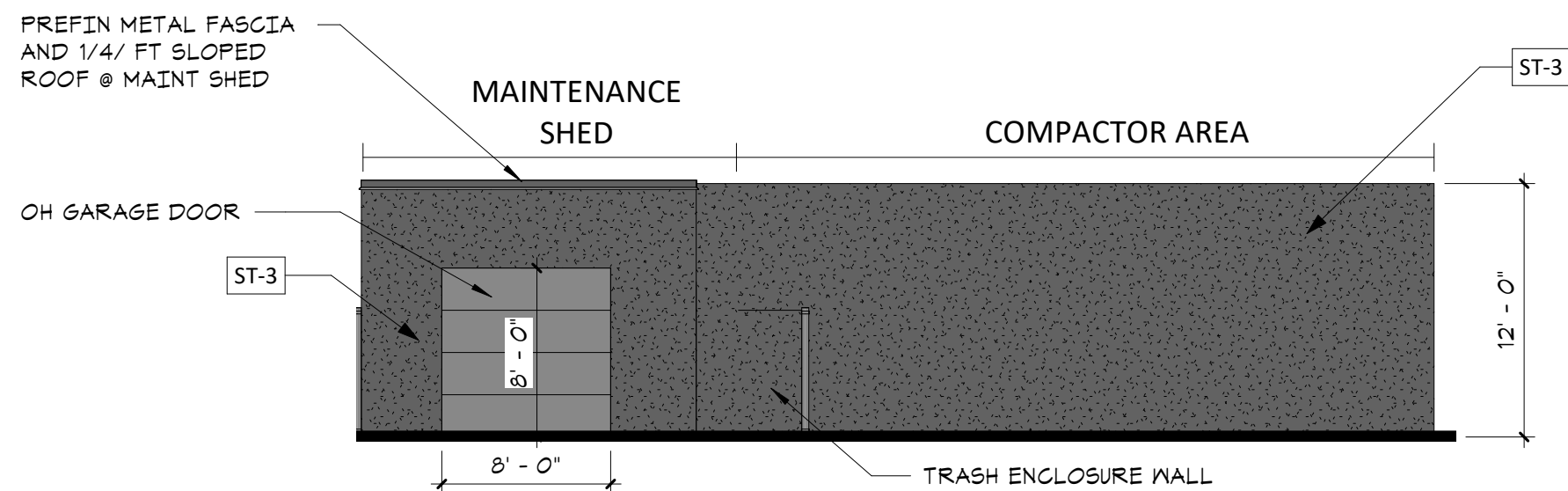
18 DOUBLE TRASH ENCLOSURE - BACK ELEVATION
DR046 1/8" = 1'-0"



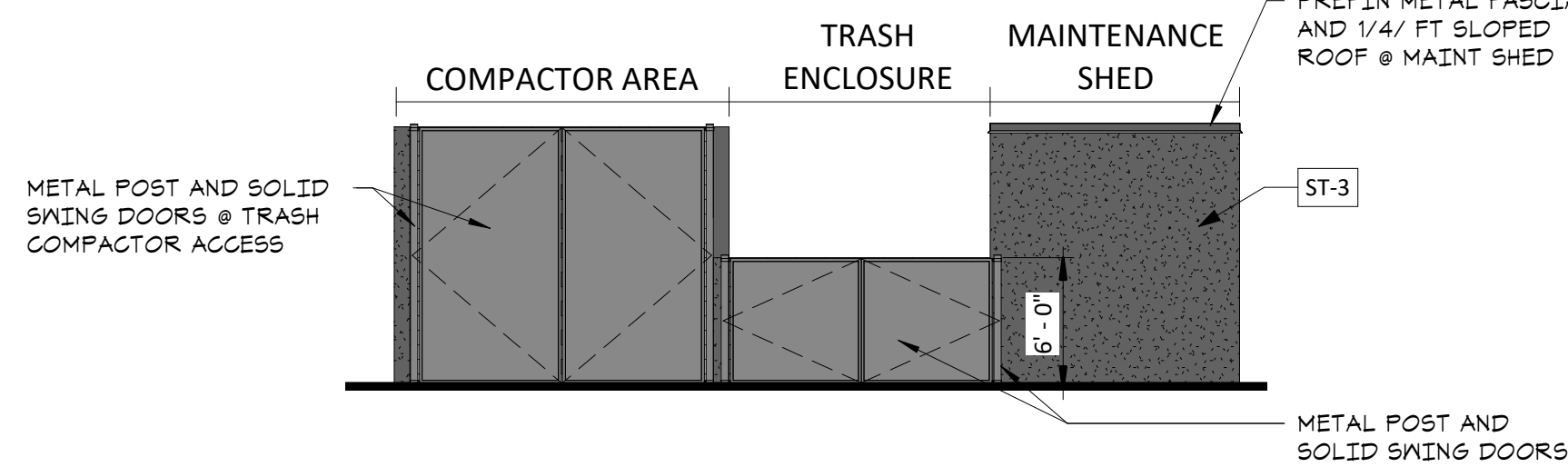
17 DOUBLE TRASH ENCLOSURE - SIDE ELEVATION
DR046 1/8" = 1'-0"



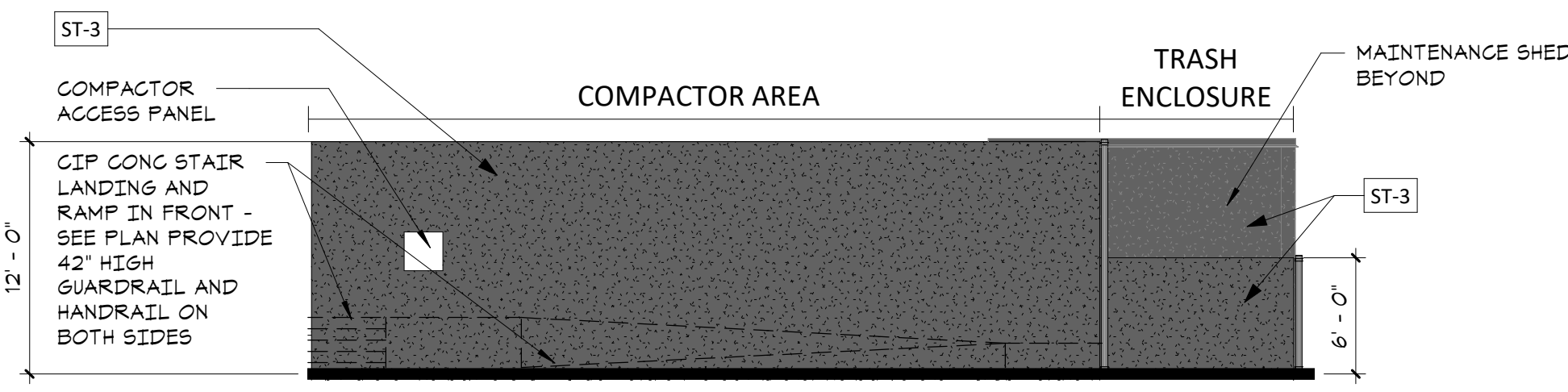
16 TRASH ENCLOSURE AND COMPACTOR - SOUTHEAST ELEVATION
DR046 1/8" = 1'-0"



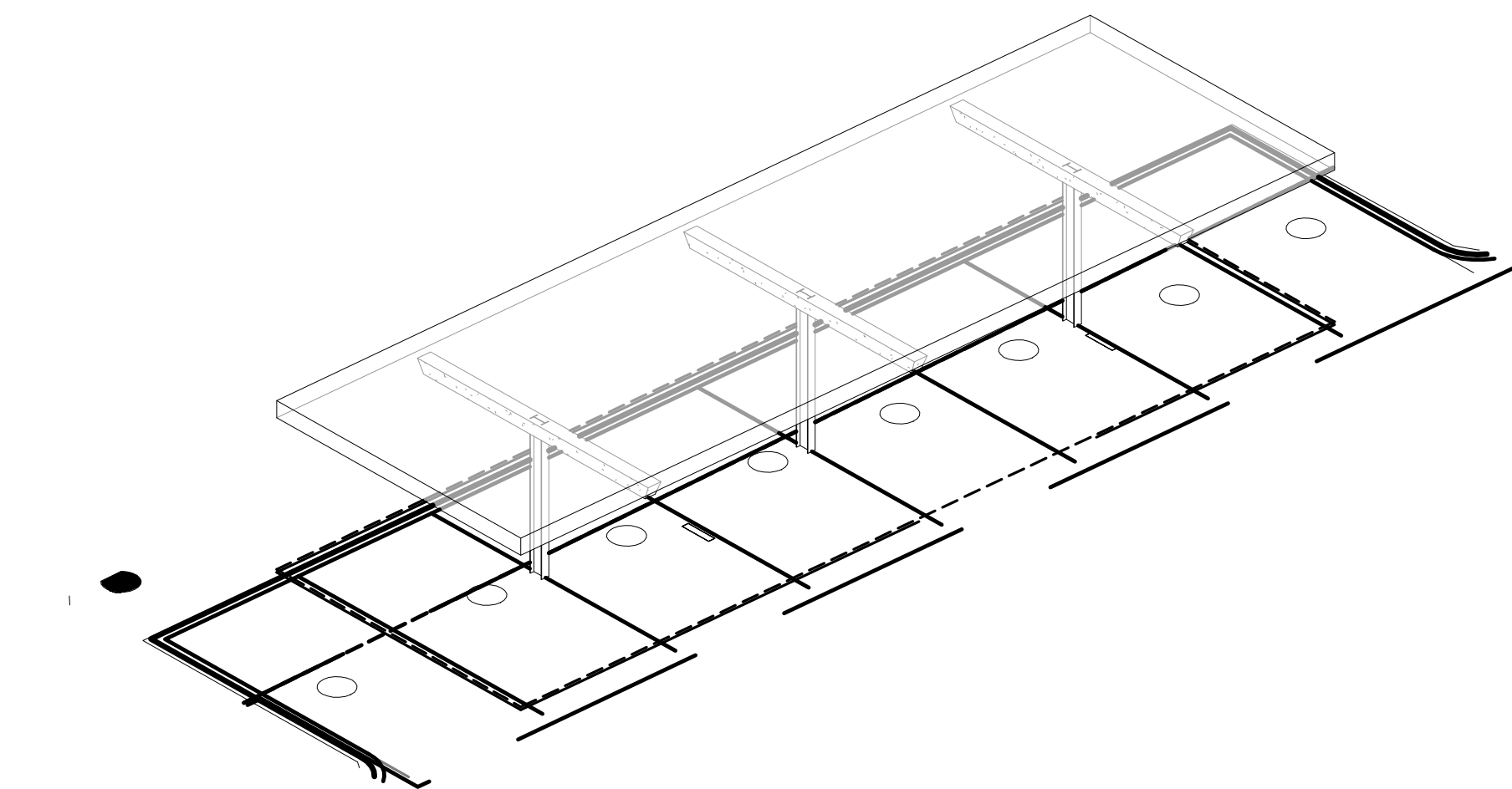
15 TRASH ENCLOSURE AND COMPACTOR - SOUTHWEST ELEVATION
DR046 1/8" = 1'-0"



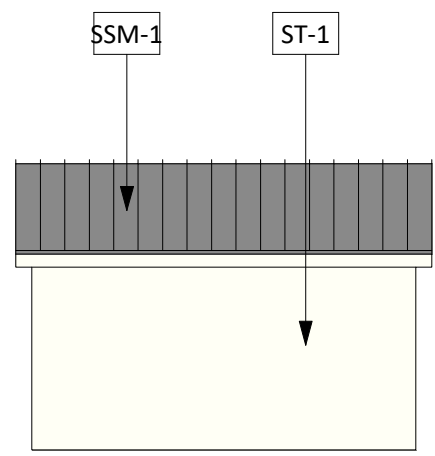
14 TRASH ENCLOSURE AND COMPACTOR - NORTHWEST ELEVATION
DR046 1/8" = 1'-0"



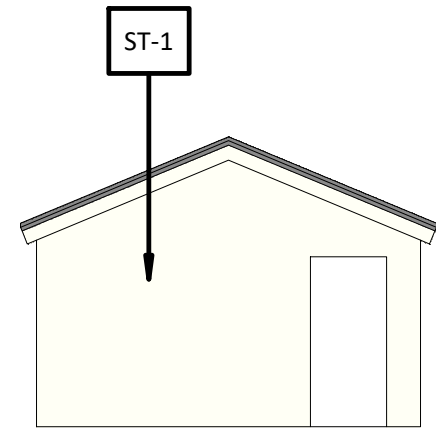
13 TRASH ENCLOSURE AND COMPACTOR - NORTHEAST ELEVATION
DR046 1/8" = 1'-0"



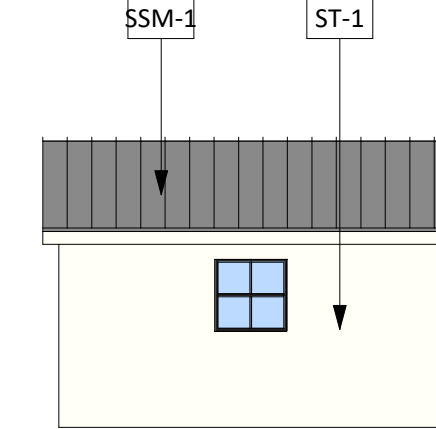
12 CAR PORT AXON
DR046



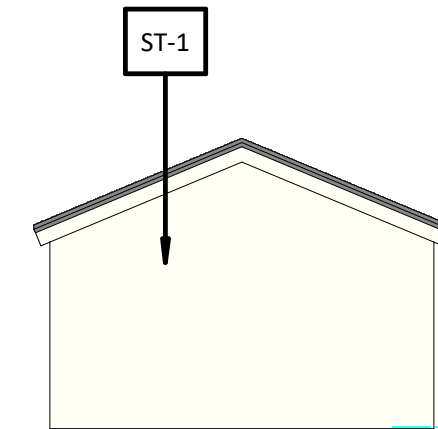
11 POOL EQUIPMENT BLDG - SOUTH ELEVATION
DR046 1/8" = 1'-0"



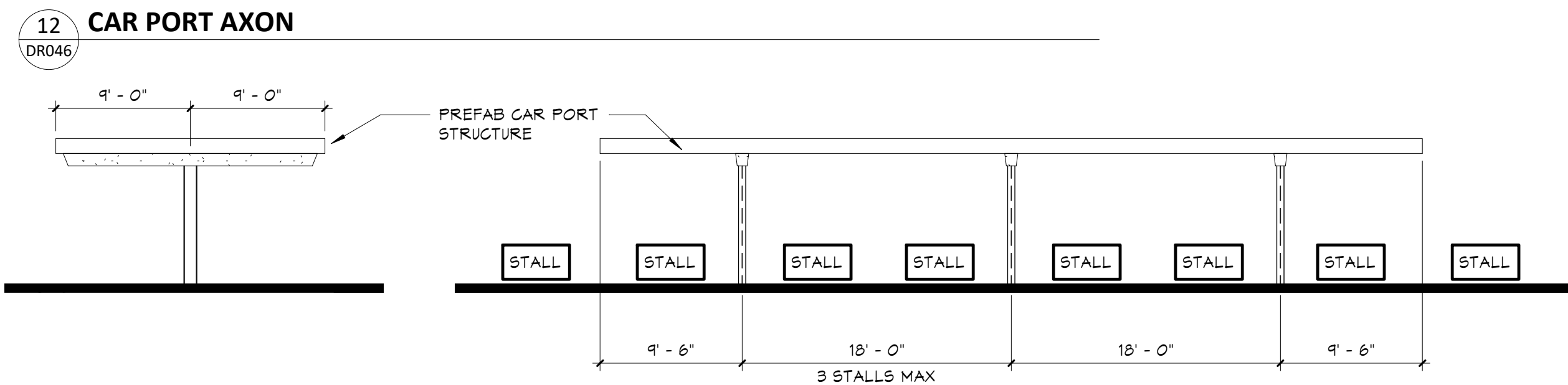
10 POOL EQUIPMENT BLDG - WEST ELEVATION
DR046 1/8" = 1'-0"



9 POOL EQUIPMENT BLDG - NORTH ELEVATION
DR046 1/8" = 1'-0"



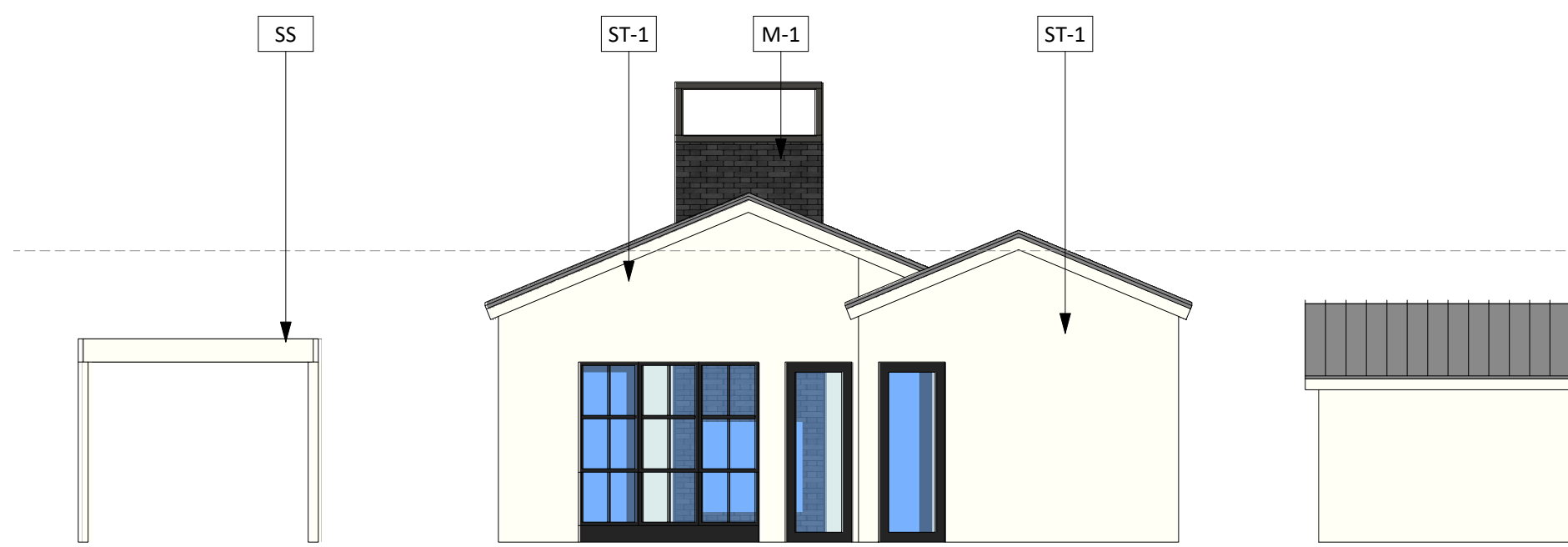
8 POOL EQUIPMENT BLDG - EAST ELEVATION
DR046 1/8" = 1'-0"



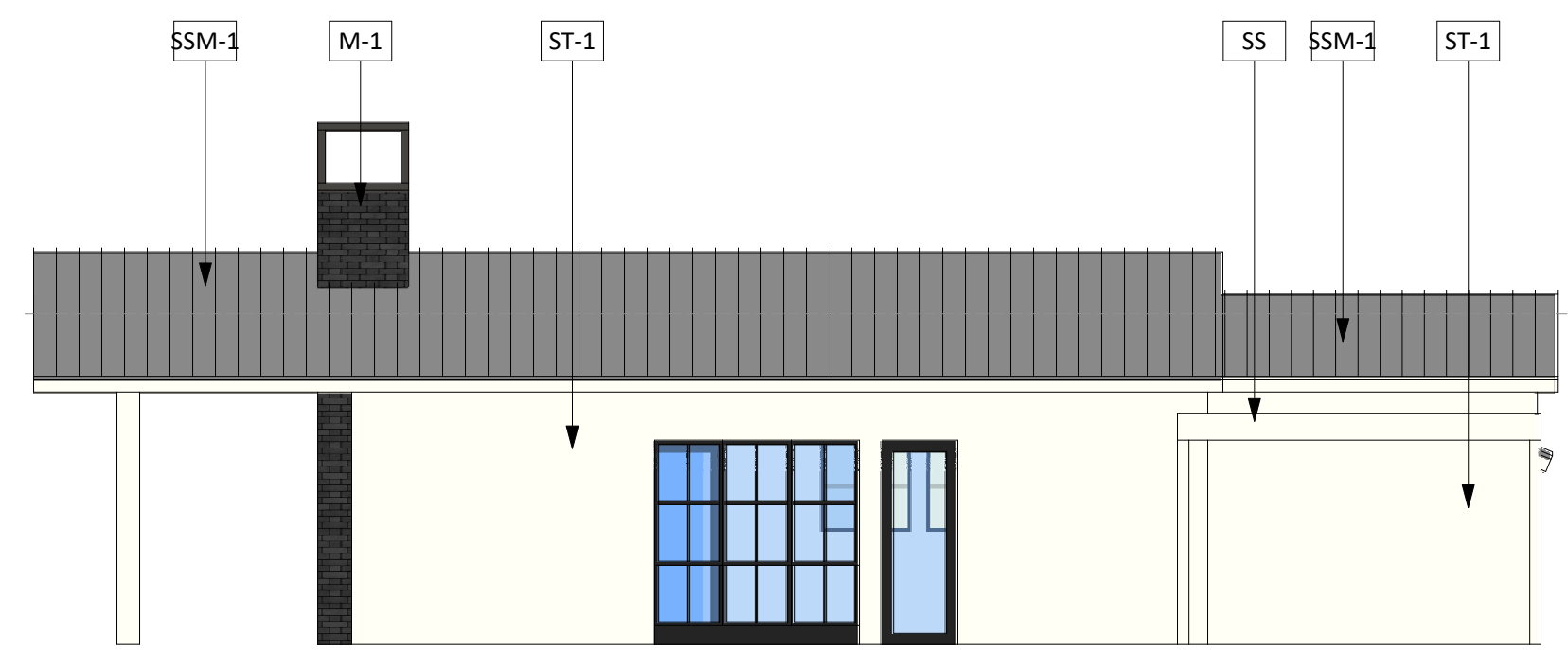
7 CAR PORT SIDE ELEVATION
DR046 1/8" = 1'-0"



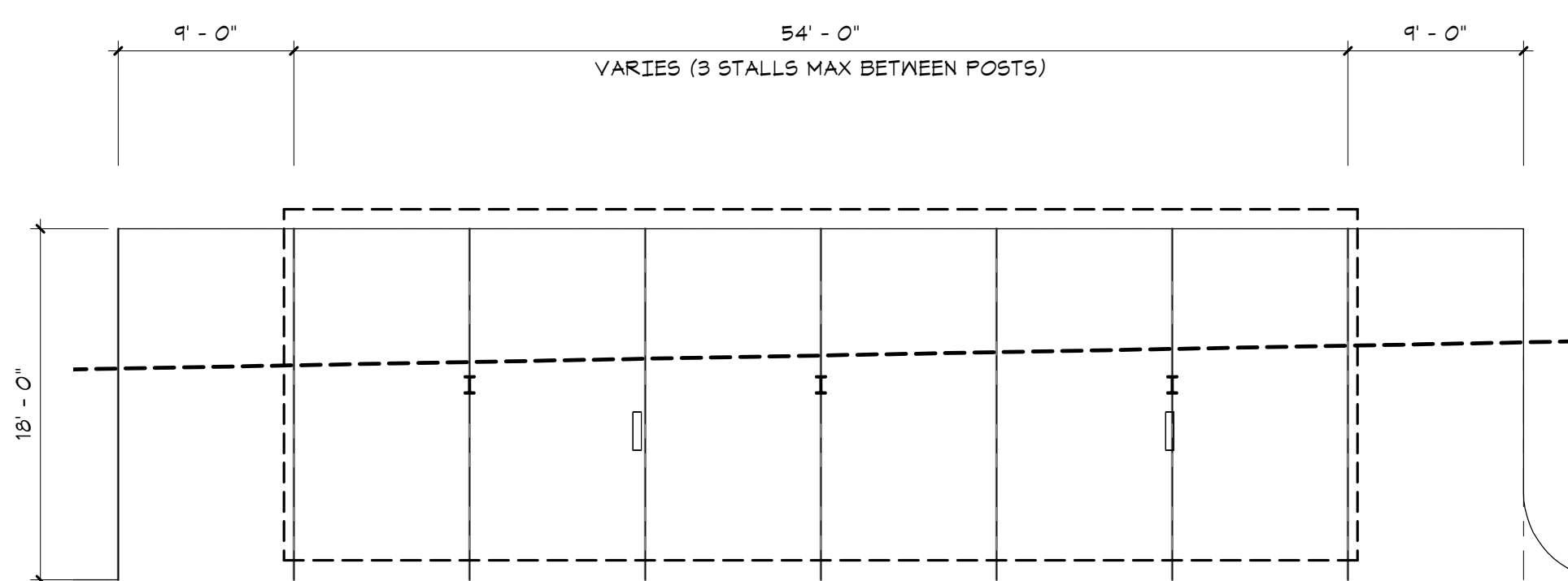
6 CAR PORT ELEVATION
DR046 1/8" = 1'-0"



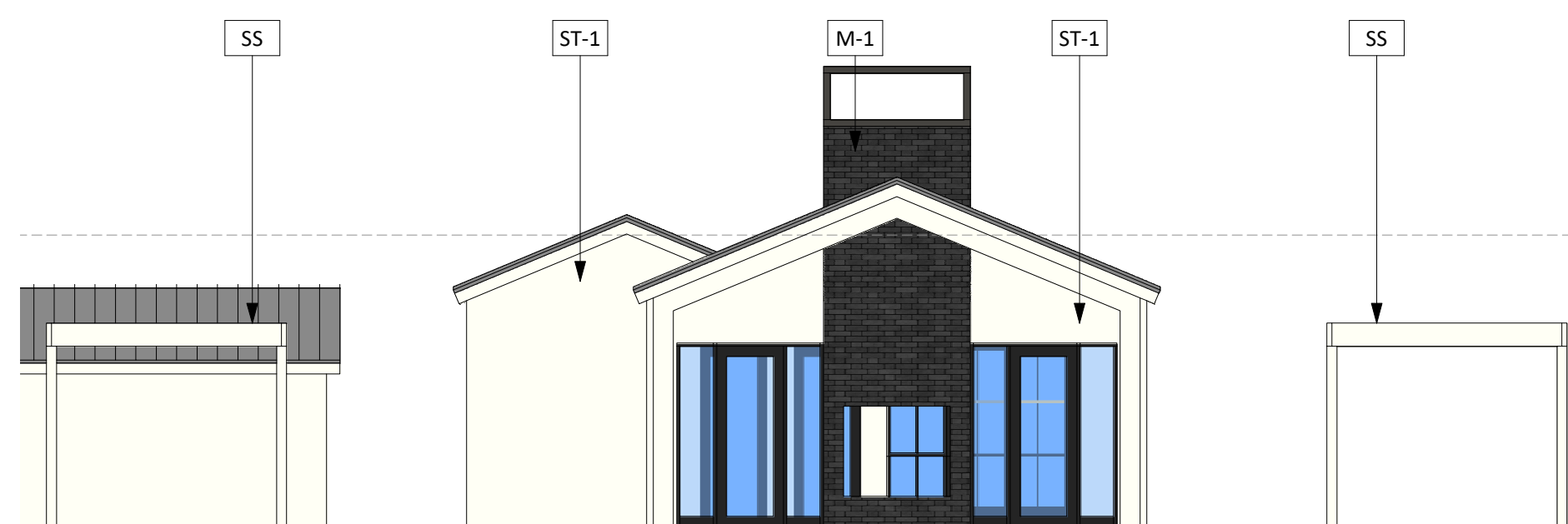
5 CLUB HOUSE - SOUTH ELEVATION
DR046 1/8" = 1'-0"



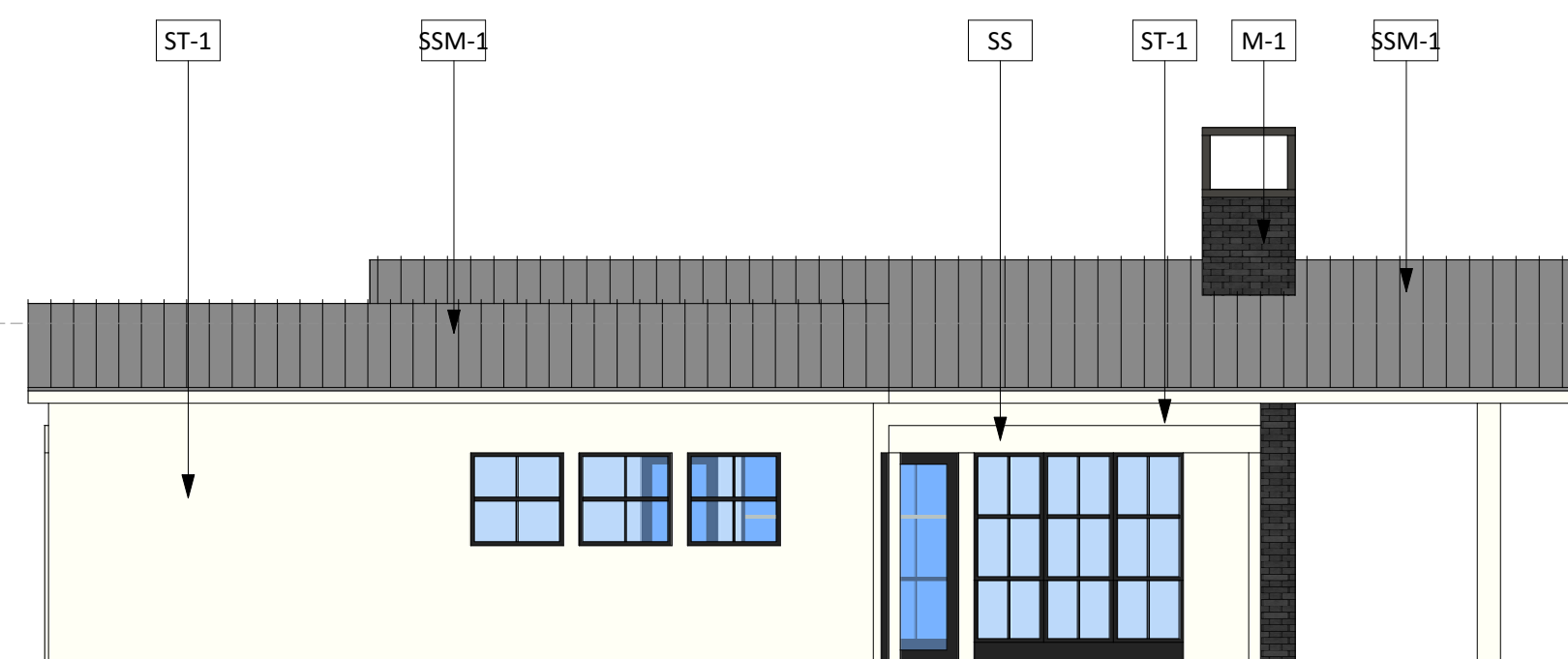
4 CLUB HOUSE - WEST ELEVATION
DR046 1/8" = 1'-0"



3 TYP CAR PORT PLAN
DR046 1/8" = 1'-0"



2 CLUB HOUSE - NORTH ELEVATION
DR046 1/8" = 1'-0"



1 CLUB HOUSE - EAST ELEVATION
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MISC. SITE STRUCTURES
DRAWINGS

DR046