# 7961 E Elliot Rd Mesa, AZ 85212

Hawes Crossing -Mixed Use

CITY STAMP AREA

Minneapolis, MN 55415



500 Washington Avenue South, Suite 1080



# PROJECT LOCATION - VICINITY MAP

# PROJECT DATA

**DEVELOPMENT SUMMARY Hawes Crossing Mixed Use** 

Village 2

Location east of the southeast corner of Sossaman Road and Elliot Road in the **Location** 

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)

### <u> ZONING SUMMARY (Abbreviated)</u>

<u>Height</u>

Case No:

**Project Address:** 

Assessor Parcel Number(s):

Quarter Section (QS) #s:

Mixed Use (MX)-U **Zoning** 

**Overlay** Planned Area Development (PAD) Existing Use Vacant Lot / Agriculture Mixed Use Activity / Employment <u>General Plan</u> 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)

PRS22-005052

17-01, 17-02

23.39 DU/Net Acre (Future Phs 2)

23.10 DU/Net Acre (Phs 1 + Future Phs 2)

- Maximum 75 FT per Development Agreement (April 29, 2020) Proposed

- Refer to Exterior Building Elevations

7961 E Elliot Rd / Mesa, AZ 85212

304-30-003M, 304-30-003K (future Phase 2 site)

304-30-006A (future Retail site by others)

304-30-002N, 304-30-002M, 304-30-002H, 304-30-003M (Phase 1 site)

GSF/UNIT

TOTAL INTERIOR STALLS

IN FRONT OF GARAGE SURFACE STALLS

TYP EFF 0.865

### PROJECT DATA - EXPANDED

DEVELOPMENT AGREEMENT STIPULATIONS-RELATED CALCULATIONS

**NON-RESIDENTIAL DEVELOPMENT** 

35% min. in Horizontal Mixed-Use

.35 \* (20.631 + 20.437 + 27.672 ac = 68.740)

**Required: 24.059 ac** (within Phase 1 + Future Phase 2 + Future Retail Site (Overall Site))

Proposed: 24.059 acres of non-residential uses (on Future Retail Site within

the Overall Site)

The Retail component satisfies the 35% min. non-residential based

**OPEN SPACE** 

898,707 sf (20.631 ac) gross site area Future Phase 2 (east): 890,215 sf (20.437 ac) gross site area 1,205,375 sf (27.672 ac) gross site area Future Retail Site:

.1 \* 898,707 sf = 89,871 sf Nonresidential Open Space required (Phase 1) .1 \* 890,215 sf = 89,022 sf Nonresidential Open Space to be required (Future Phase 2)

.1 \* 1,205,375 sf = 120,538 sf Nonresidential Open Space to be required (Future Retail Site) Proposed: 246,008 sf nonresidential open space (Phase 1) -- REFER TO LANDSCAPE PLANS

### <u>Urban Plaza (2% min.)</u> 159.0 + 45.9 ac

= 204.9 ac (gross Hawes Crossing Mixed Use area per Development Agreement and Hawes Crossing PAD document exhibits) .02 \* 204.9 ac = 4.098 **Required: 4.1 ac (178,596 sf) total** (in Overall Mixed Use area)

Other Requirements: Urban plazas may range from 2,000 square feet to a third of an acre. However, the

PHASE 1 BIKE PARKING (Per City of Mesa Zoning Ordinance, Ch. 32, Table 11-32-8. A

Required

PHASE 1 VEH. PARKING (Per City of Mesa Zoning Ordinance, Ch. 32, Table 11-32-3.

Required

Live/Work units [2.1/DU - included in above]

TOTAL BUILDINGS PHASE 1

TOTAL INTERIOR STALLS

IN FRONT OF GARAGE SURFACE STALLS

Live/Work units [included in above]

spaces, 1:20 veh.

Multiple Residence - Apartments 1:10 veh; after first 50 bike

Phase 1 TOTAL 66 spaces

Multiple Residence - Apartments | 2.1 x 419 DUs = 879.9 spaces

specific size shall be proportionate/appropriate to the scale of the surrounding uses, number of trails and non- motorized connections, and roadway size.

.02 \* 898,707 sf .02 \* 890,215 sf .02 \* 1,205,375 sf

URBAN PLAZA D: +/-5,603 sf

**BIKE CALCS** 

802 - 500 = 302

302 / 20 = 16

500 / 10 = 50

= 17,974 sf <u>Urban Plaza</u> area dedication/required (Phase 1) = 17,804 sf <u>Urban Plaza</u> area to be dedicated/required (Future Phase 2) = 24,108 sf Urban Plaza area to be dedicated/required (Future Retail Site) **Required: 59,886 sf <u>Urban Plaza</u> area to be dedicated** (within the Overall Site)

Proposed: 18,380 sf (Phase 1) -- REFER TO LANDSCAPE PLANS URBAN PLAZA A: +/-6,818 sf | To be proposed: 18,380 sf (Future Phase 2) URBAN PLAZA B: +/-4,467 sf | To be proposed: remaining sf (Future Retail Site) URBAN PLAZA C: +/-1,492 sf

Private Outdoor Living Area / Private Open Space (varies by unit type) Refer also to Sec. 11-5-5, A, 3 for detailed requirements.

60 sf per Studio and 1-Bedroom unit

**ZONING CODE-RELATED CALCULATIONS** 

100 sf per 2-Bedroom unit 120 sf per 3-Bedroom+ unit

### = Complies (Phs 1)

Outdoor Living Area / Common Open Space (100 SF/Dwelling Units Less Live-Work) 419 - 15 live-work units = 404 units (Phs 1)

100 sf x 404 units

**Required: 40,400 sf** min. (Phs 1)

Proposed: 246,008 sf Common Open Space (Phs 1) -- REFER TO LANDSCAPE PLANS

### **LIVE-WORK UNITS**

**OPEN SPACE** 

Work/Office Area (30% min. of Net Floor Area of Live-Work Unit - varies by unit type)

Refer also to Sec. 11-31-17 for detailed requirements.

4,872 sf\*\* of non-residential uses (the 'work' portion of live-Phase 1 Site provides work units) -- REFER TO LIVE-WORK UNIT FLOOR PLANS Future Phase 2 Site to provide 4,872 sf\*\* of non-residential uses (the 'work' portion of livework units)

### = Complies (Phs 1)

### Common or Private Open Space (150 SF/Live-Work Unit)

= 15 live-work units (Phs 1) 150 sf x 15 live-work units Required: 2,250 sf min. (Phs 1)

Proposed: 4,293 sf Private Open Space (Phs 1)

# **LANDSCAPING**

**OVERALL UNIT COUNT** 

Shade Coverage (50% min. of sidewalk along street frontages)

Refer also to Sec. 11-33-3, A, 5 -- All new development shall provide shade with canopy trees, shade structures or building overhangs for at least 50% of sidewalk along street frontages.

### = Complies (Phs 1) -- REFER TO LANDSCAPE PLANS

### \*\* LIVE-WORK NONRESIDENTIAL USE CALCS:

UNIT B1: 245 SF X (3) = 735 SF

ASE 2 VEH. PARKING (Per City of Mesa Zoning Ordinance, Ch. 32, Table 11-32-3. A)									
Required Propose									
Multiple Residence - Apartments	2.1 x 419 DUs = 879.9 spaces								
Live/Work units	[2.1/DU - included in above]								
Phase 2 TOTAL	880 spaces; of which 1/DU to be	799 spaces							

UNIT C1: 326 SF X (9) = 2,934 SF<u>UNIT D1: 400 SF X (3) = 1,200 SF</u>

PHASE 2 VEH. PARKING (Per City of Mesa Zoning Ordinance, Ch. 32, Table 11-32-3. A											
	Required	Proposed									
Multiple Residence - Apartments	2.1 x 419 DUs = 879.9 spaces										
Live/Work units	[2.1/DU - included in above]										
Phase 2 TOTAL	880 spaces; of which 1/DU to be covered (Sec. 11-32-3. D) [= 419 covered spaces]	799 spaces									

### 150 (enclosed garage stalls) + 269 (covered carport stalls) + 383 (tandem and surface stalls) = 802 spaces

Phase 1 TOTAL 880 spaces; of which 1/DU to be 802 spaces

covered (Sec. 11-32-3. D)

[= 419 covered spaces]

Proposed

67 spaces

Proposed

BUILDING B1									L	JNIT MET	TRICS -	BUILDI	NG A					U	NIT ME	TRICS -	BUILD	ING C	
LEVEL	TOTAL GSI	E A1	MENITY GSF	APT GSF	APT UNITS	Le	evel 1	. 2	3	TOTAL	%	Beds	Avg	Range	Leve	1	2	3	TOTAL	- %	Beds	Avg	Range
						1 Bedro	om 1	. 4	4	9	41%	9	808	808	1 Bedroom	0	2	2	4	16%	4	888	888
LEVEL 1	32,388		14,086	18,302	16	2 Bedro	om 2	4	4	10	45%	20	1155	1110-1200	2 Bedroom	0	7	7	14	56%	28	1163	1163
LEVEL 2	28,302			28,302	26	3 Bedro	70	1	1	3	14%	9		1548	3 Bedroom	0	1	1	2	8%	6	-	1355
LEVEL 3	31,679	_	14.006	31,679	29	3 200,13		9	9	22	2 170	38	1066	- Canal	Live-Work Unit		0	0	5	20%	6	1	810-1380
	92,369		14,086	78,283	71		1110		,	LL		30	1000		312 33 111 211	5	10	10	25	1.50.000	38	1128	- Charles
BUILDING B2									UNIT	METRIC	S - BU	ILDING	B1 & I	B2									
DOILDING DZ						Le	vel 1	2	3	TOTAL	%	Beds	Avg	Range	· ·	GRAND TOTAL UNITS AT PHASE 1:					<u>4</u>		
LEVEL	TOTAL GS	SF A	MENITY GSF	APT GSF	APT UNITS	1 Bedroo	om 2:	2 30	31	83	57%	83		623-786	incl total 15 live work units at (3) buildings C								
LEVEL 1	30,024	1	0	30,024	25	2 Bedroo	om 1	1 16	17	47	32%	94	1192	1124-1474									
LEVEL 2	29,868	3		29,868	25	3 Bedroo	om 5	5	6	16	11%	48	1519	1447-1596	1 bedroo	m: 81 (	all blo	- (A gb	+15 (a	ll bldg	(C) +8	3 (B1-	B2) = 1
LEVEL 3	29,868	3		29,868	25		4	L 51	54	146		225	994		2 bedroo	2 bedroom: 90 (all bldg A) +51 (all bldg C) +47 (B1-B2) =					B2) = 1		
	89,760	)	0	89,760	75										3 bedroo	m: 27 (	all blo	dg A) -	+9 (all	bldg (	C) +16	(B1-B	52) = 5
BUILDING A	D 11				TI TII				В	UILDING	C												
	TOTAL GSF	PARKING	INTERIOR G GARAGE STALLS	IN FRONT OF GARAGE SURFACE STALLS	APT GSF	APT RSF A	PT UNITS			LEVE	L TO	OTAL GSF	F PAR	INTER GAR RKING STA		APT G	SF	APT	T RSF	APT UI	NITS		
LEVEL 1	10,351	4,353		12	5,998	4,701	4			LEVEL 1	1	12,783	5	5,383	14 14	7,40	00	5	5,657		5		
LEVEL 2	10,850				10,850	9,380	9			LEVEL 2	2	12,753				12,7	53	11	1,272		10		
LEVEL 3	10,850				10,850	9,380	9			LEVEL 3	3	12,753				12,7	53	11	1,272		10		
	00 054				The second secon				_													1	

OTOTYPE BLDG	UNIT A BLDG	count	Total RSF	%	multiplier	count	Total RSF
	1 Bedroom	9	7,272	40.9%	9	81	65,448
	2 Bedroom	10	11,545	45.5%		90	103,905
	3 Bedroom	3	4,644	13.6%		27	41,796
		22	23,461			198	211,149
MAIN BLDG	UNIT B BLDG	count	Total RSF		multiplier	count	Total RSF
	1 Bedroom	83	64,730	56.8%	1	83	64,730
	2 Bedroom	47	56,029	32.2%		47	56,029
	3 Bedroom	16	24,307	11.0%	1	16	24,307
		146	145,066			146	145,066
LIVE WORK BLDG	UNIT C BLDG	count	Total RSF		multiplier	count	Total RSF
	1 Bedroom	4	3,552	16.0%	3	12	10,656
	2 Bedroom	14	16,282	56.0%		42	48,846
	3 Bedroom	2	2,710	8.0%		6	8,130
	Live-Work Unit	5	5,657	20.0%		15	16,971
		25	28,201			75	84,603
OVERALL	TOTALS	count	Total RSF	%	AVG RSF		
	1 Bedroom	176	140,834	42.0%	800.2		
	2 Bedroom	179	208,780	42.7%	1166.4		
	3 Bedroom	49	74,233	11.7%	1515.0		
	Live Work (1-2BR + Office)	15	16,971	3.6%	1131.4		
		419	440,818		1052.1		

### **DRAWING INDEX**

PROJECT TEAM - Phase 1

OWNER/DEVELOPER

**ARCHITECT** 

**CIVIL ENGINEER** 

LANDSCAPE ARCHITECT

TRAFFIC ENGINEER

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DRAWING NUMBER DR01 DR02 DR03	DRAWING NAME  COVER SHEET & PROJECT INFO  SITE CONTEXT MAP  EXISTING SITE PHOTOS & AERIALS	• • PRE-SUBMITTAL 1 05/16/22	• • PRE-SUBMITTAL 2 - 07/01/22	• • FORMAL/DR SUBMITTAL - 09/19/22	• • FORMAL/DR RESUBMITTAL - 10/24/22	• • FORMAL/DR RESUBMITTAL - 11/18/22	• • • FORMAL/DR RESUBMITTAL - 12/07/22
DR04	OVERALL SITE PLAN	•	•	•	•	•	•
DR05	PHASE I SITE PLAN	•	•	•	•	•	•
DR06	PHASE I SITE TRASH PLAN			•	•	•	•
DR07	BUILDING CODE INFORMATION			•	•	•	•
DR010	BUILDING FLOOR PLANS - BUILDING A - LEVELS 1 & 2			•	•	•	•
DR011	BUILDING FLOOR PLANS - BUILDING A - LEVELS 3 & ROOF			•	•	•	•
DR012	BUILDING FLOOR PLANS - BUILDING B1 - LEVEL 1			•	•	•	•
DR013	BUILDING FLOOR PLANS - BUILDING B1 - LEVEL 2			•	•	•	•
DR014	BUILDING FLOOR PLANS - BUILDING B1 - LEVEL 3			•	•	•	•
DR015	BUILDING FLOOR PLANS - BUILDING B1 - ROOF			•	•	•	•
DR016	BUILDING FLOOR PLANS - BUILDING B2 - LEVEL 1			•	•	•	•
DR017	BUILDING FLOOR PLANS - BUILDING B2 - LEVEL 2			•	•	•	•
DR018	BUILDING FLOOR PLANS - BUILDING B2 - LEVEL 3			•	•	•	•
DR019	BUILDING FLOOR PLANS - BUILDING B2 - ROOF LEVEL			•	•	•	•
DR020	BUILDING FLOOR PLANS - BUILDING C - LEVELS 1 & 2			•	•	•	•
DR021	BUILDING FLOOR PLANS - BUILDING C - LEVELS 3 & ROOF			•	•	•	•
DR030	1/4" LIVE WORK UNIT PLANS - BUILDING C			•	•	•	•
DR040	BUILDING A ELEVATIONS			•	•	•	•
DR041	BUILDING B ELEVATIONS			•	•	•	•
DR042	BUILDING B ELEVATIONS			•	•	•	•
DR043	BUILDING B ELEVATIONS			•	•	•	•
DR044	BUILDING B & C ELEVATIONS			•	•	•	•
DR045	BUILDING C ELEVATIONS			•	•	•	•
DR046	MISC. SITE STRUCTURES DRAWINGS			•	•	•	•
DR050	BUILDING A, B1, B2 & C SECTIONS			•	•	•	•
DR060	RENDERINGS			•	•	•	•
DR061	RENDERINGS			•	•	•	•
DR062	RENDERINGS			•	•	•	•
DR063	EXTERIOR MATERIALS AND RENDERINGS			•	•	•	•

SITE PLAN REVIEW **DESIGN REVIEW** 12/07/22

**ORIGINAL ISSUE:** 

**REVISIONS:** Date No. Description

222507

PROJECT NUMBER

<u>ESG</u> <u>ESG</u> CHECKED BY DRAWN BY **KEY PLAN** 

Hawes Crossing - Mixed Use

**COVER SHEET & PROJECT** 



**AERIAL for PRESUBMITTAL** 



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SITE PLAN REVIEW **DESIGN REVIEW** 12/07/22

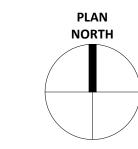
ORIGINAL ISSUE:

**REVISIONS:** No. Description

222507 PROJECT NUMBER

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ESG CHECKED BY KEY PLAN



Date

Hawes Crossing - Mixed Use

SITE CONTEXT MAP







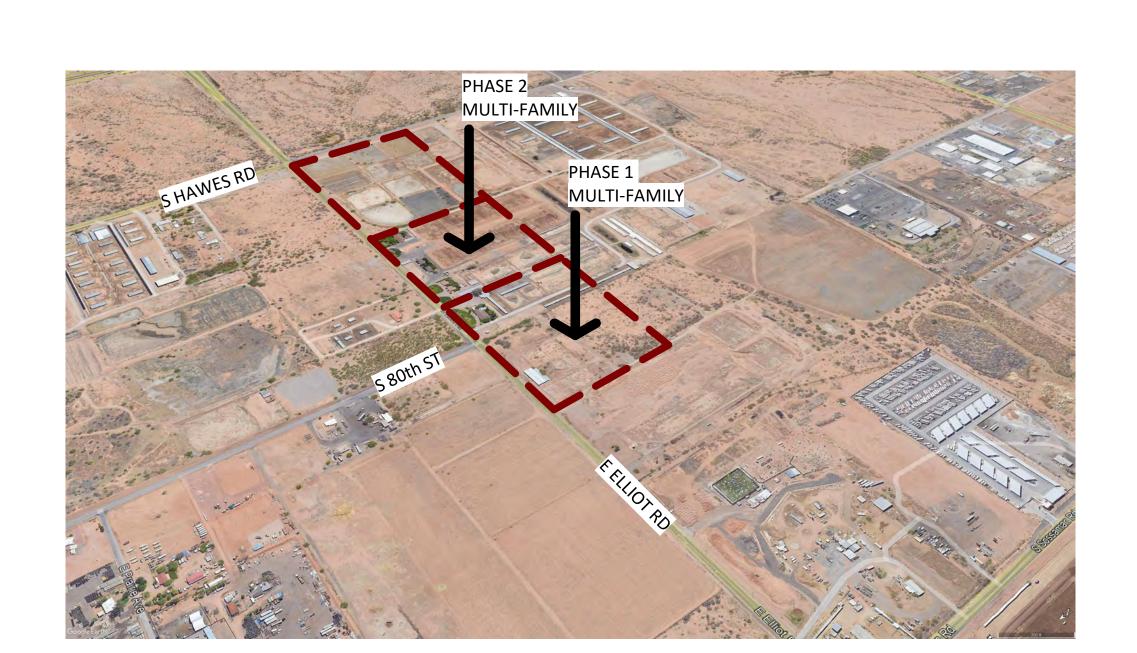


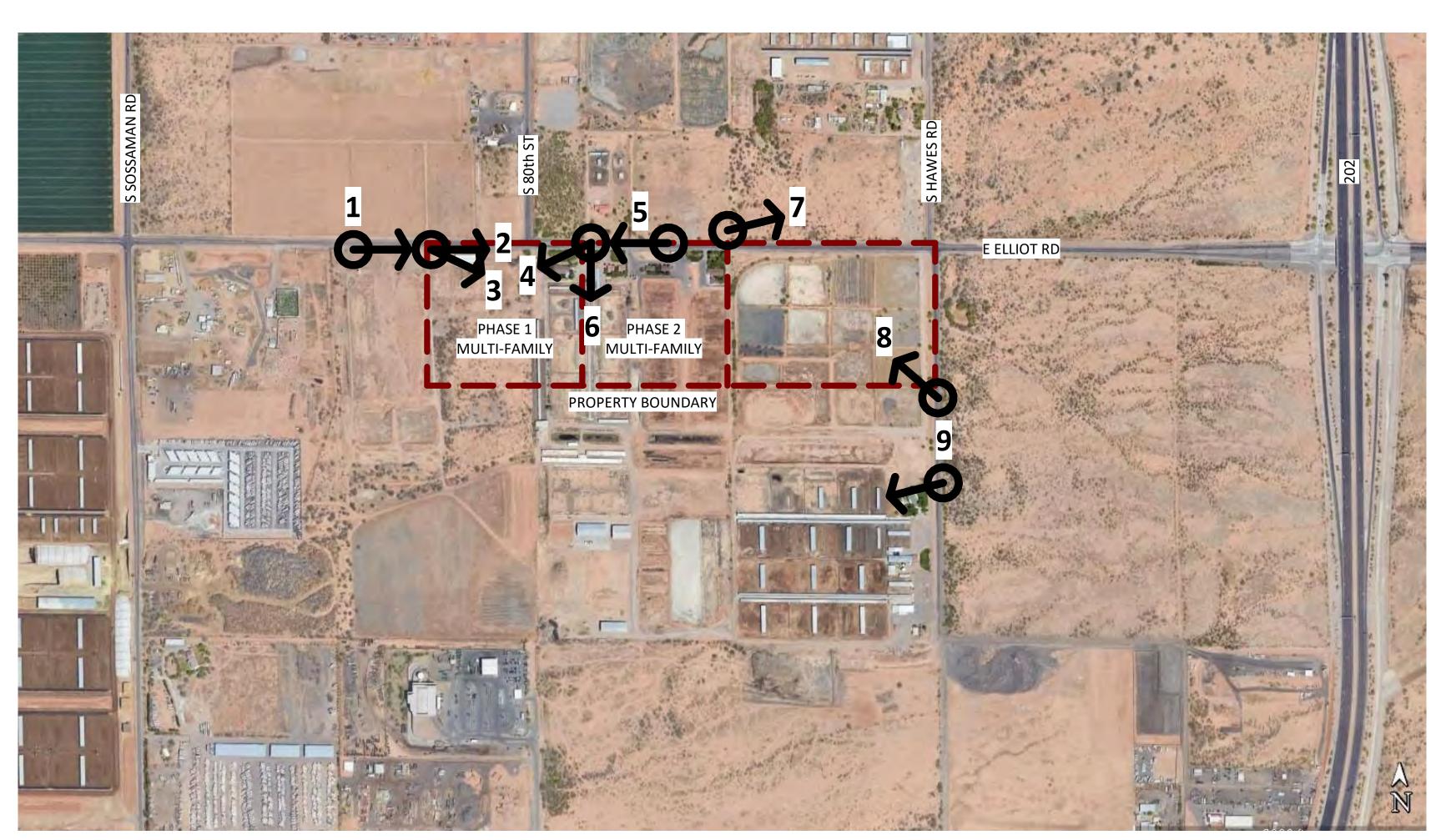












SITE PLAN REVIEW & DESIGN REVIEW 12/07/22

ORIGINAL ISSUE: 09/19/22

REVISIONS:
No. Description

222507 PROJECT NUMBER

ESG ESG

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Hawes Crossing - Mixed Use

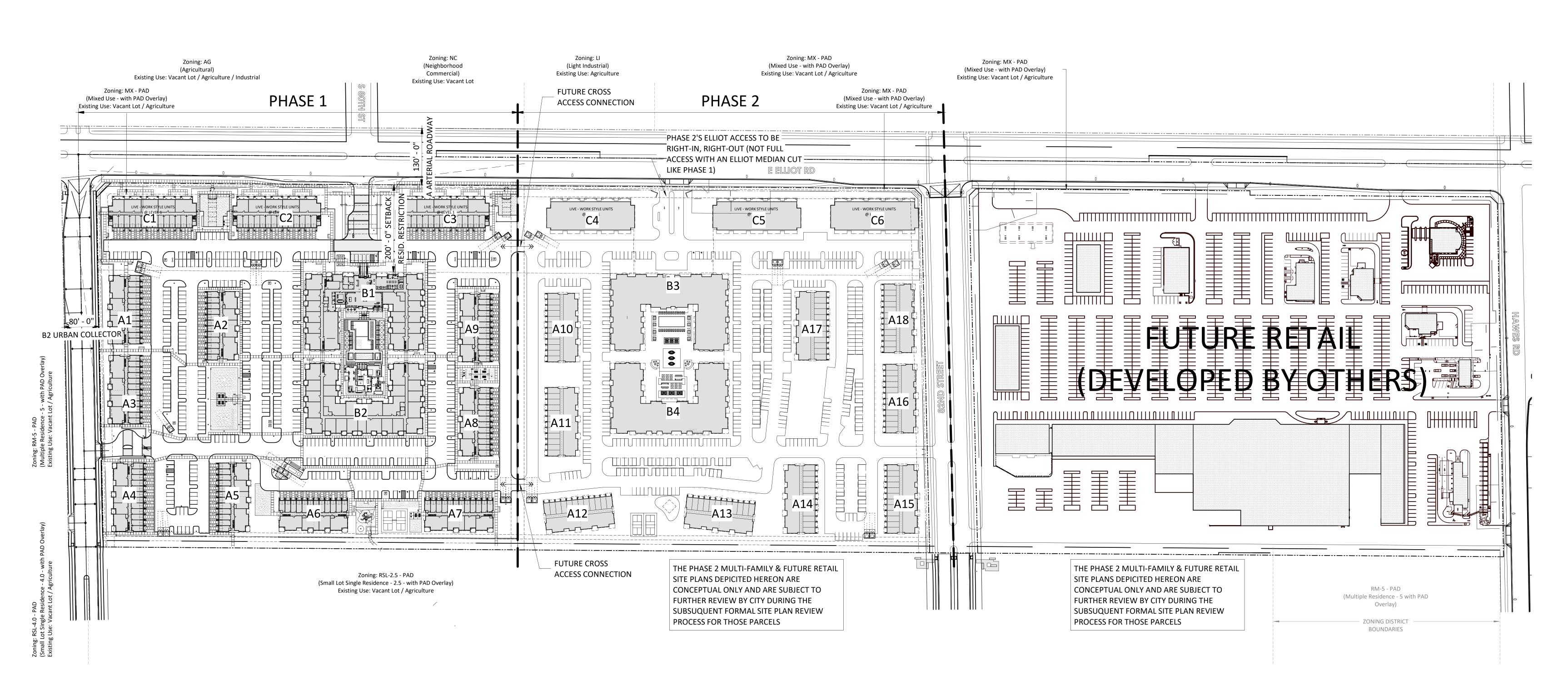
EXISTING SITE PHOTOS & AERIALS

**DR03** 



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SCALE: 1:100



NOTE: SITE AREA, OPEN SPACE, GSF AND SETBACKS SUBJECT TO CHANGE DUE TO PENDING REVIEW/APPROVAL OF THE PROJECT'S LOT COMBINATION/SPLIT PROCESS THROUGH CITY OF MESA.

SITE PLAN REVIEW & DESIGN REVIEW 12/07/22

ORIGINAL ISSUE:

REVISIONS:
No. Description Date

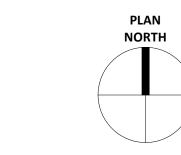
222507

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KEY PLAN

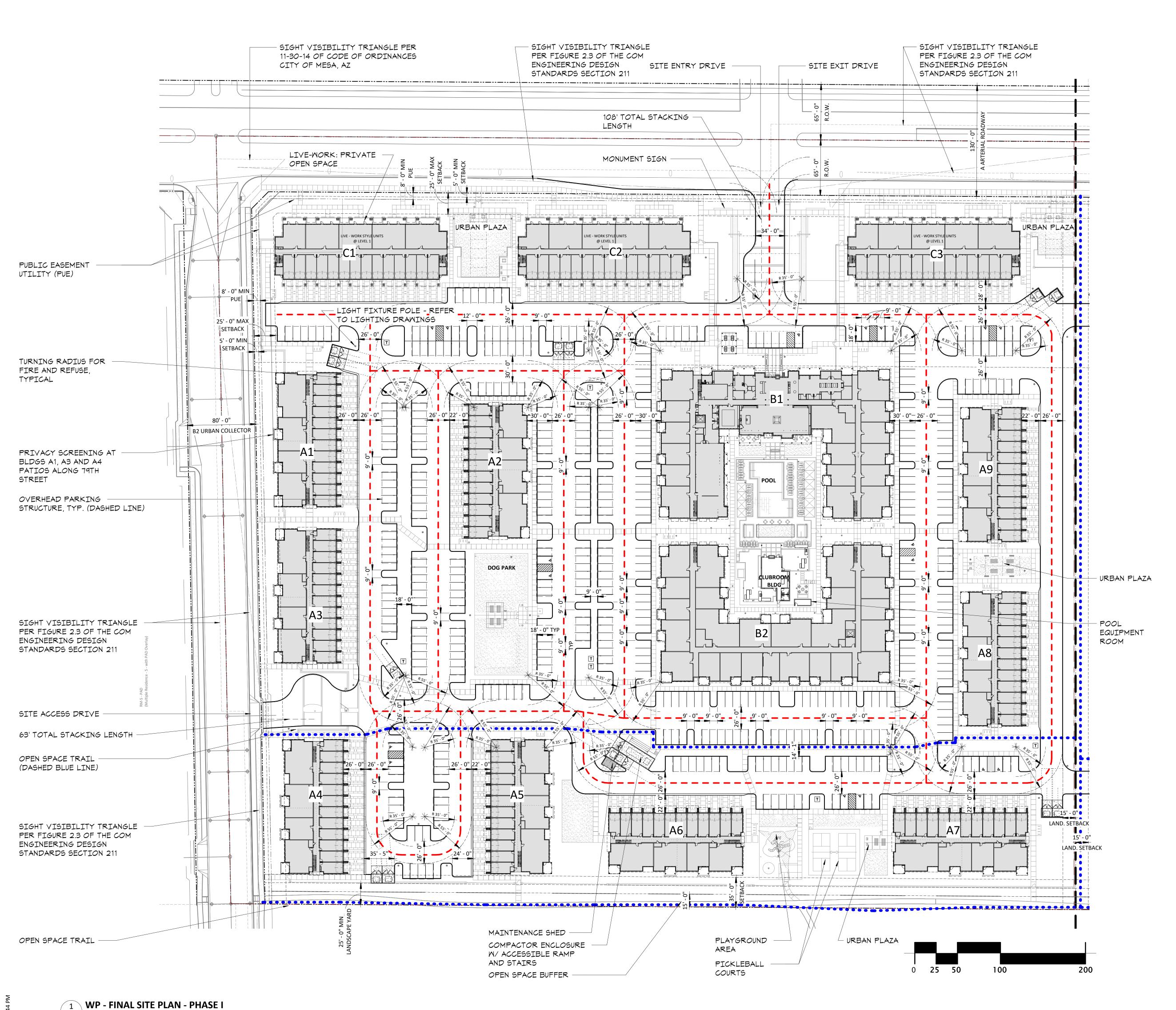


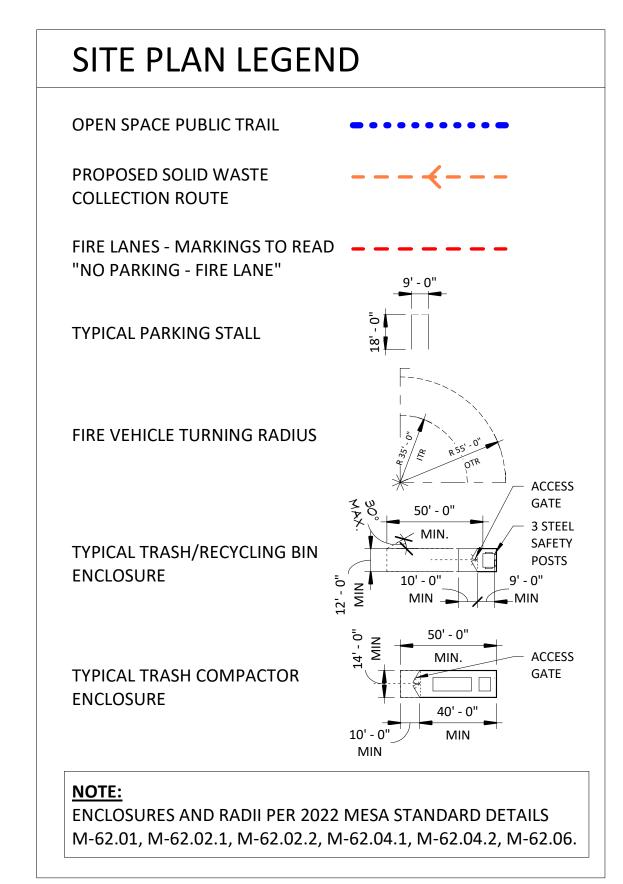
Hawes Crossing - Mixed Use

OVERALL SITE PLAN

DR04

**1** WP - OVERALL SITE PLAN





	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 ELEVS	3							
A2	MF BUILDING TYPE A	10,351 SF	32,051 SF	REFER TO ELEVS	3							
A3	MF BUILDING TYPE A	10,351 SF	32,051 SF	REFER TO ELEVS	3							
A4	MF BUILDING TYPE A	10,351 SF	32,051 SF	REFER TO ELEVS	3							
A5	MF BUILDING TYPE A	10,351 SF	32,051 SF	REFER TO ELEVS	3							
A6	MF BUILDING TYPE A	10,351 SF	32,051 SF	REFER TO ELEVS	3							
A7	MF BUILDING TYPE A	10,351 SF	32,051 SF	REFER TO ELEVS	3							
<b>48</b>	MF BUILDING TYPE A	10,351 SF	32,051 SF	REFER TO ELEVS	3							
A9	MF BUILDING TYPE A	10,351 SF	32,051 SF	REFER TO ELEVS	3							
B1	MF BUILDING TYPE B	32,388 SF	92,369 SF	REFER TO ELEVS	3							
B2	MF BUILDING TYPE B	30,024 SF	89,760 SF	REFER TO ELEVS	3							
C1	LIVE/WORK BLDG TYPE C	12,783 SF	38,289 SF	REFER TO ELEVS	3							
C2	LIVE/WORK BLDG TYPE C	12,783 SF	38,289 SF	REFER TO ELEVS	3							
C3	LIVE/WORK BLDG TYPE C	12,783 SF	38,289 SF	REFER TO ELEVS	3							
		TOTAL PHASE 1	585,455 SF									

## DEVELOPMENT SUMMARY

Hawes Crossing Mixed Use

Village 2

Location

Location east of the southeast corner of Sossaman Road and Elliot Road in the
City of Mesa (Maricopa County), Arizona

<u>Size</u> 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)**

ng Mixed Use (MX)-U

OverlayPlanned Area Development (PAD)Existing UseVacant Lot / AgricultureGeneral PlanMixed 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

Allowed - Maximum 75 FT per Development Agreement (April 29, 2020)

Proposed - Refer to Exterior Building Elevations

Hawes Crossing Mixed Use
Mesa, AZ



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# SITE PLAN REVIEW & DESIGN REVIEW 12/07/22

ORIGINAL ISSUE: 09/19/22

REVISIONS:

No. Description Date

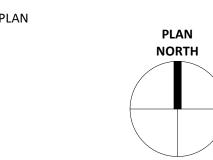
222507

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ESG ESG

DRAWN BY CHECKED BY

KEY PLAN



Hawes Crossing - Mixed Use

FINAL PHASE I SITE PLAN

**DR05** 

### TRASH PLAN KEYNOTES

- 6 CU YD TRASH BIN

— 6 CU YD

BIN

RECYCLING

- 6 CU YD TRASH BIN

- 6 CU YD RECYCLING

- SITE EXIT DRIVE

- 6 CU YD RECYCLING BIN - 6 CU YD TRASH BIN - 20 CU YD COMPACTOR

E - WORK STYLE UNITS

SITE ENTRY DRIVE ---

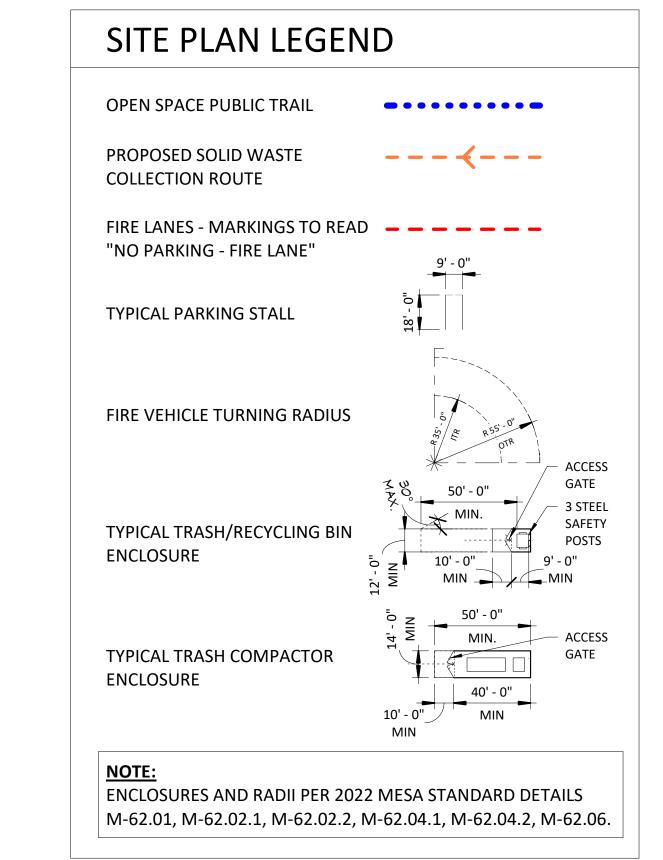
- 6 CU YD TRASH BIN -

- 6 CU YD RECYCLING BIN

URBAN PLAZA

\_\_\_6 CU YD RECYCLING BIN\_\_\_ \_\_6 CU YD TRASH BIN

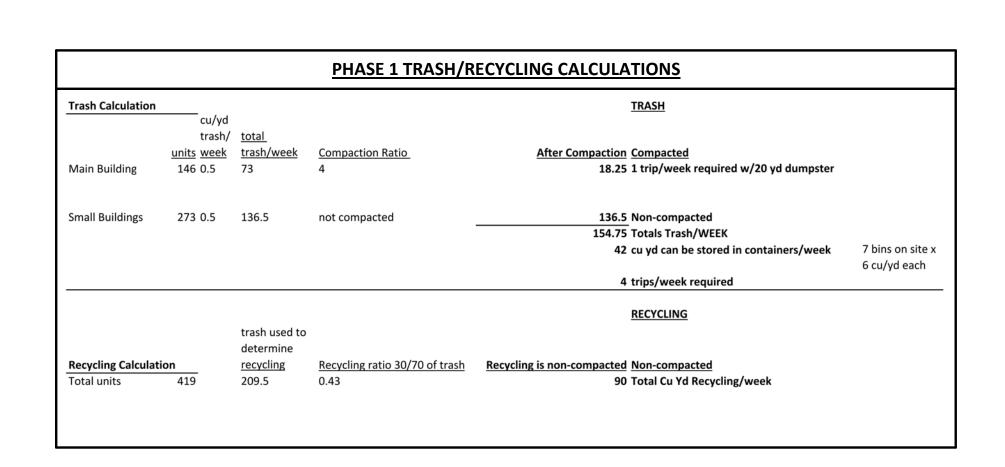
1. TRASH COMPACTOR TO BE ACCESSED, LOADED AND OPERATED BY BUILDING MANAGEMENT PERSONNEL. TRASH COMPACTOR WILL NOT BE ALLOWED TO BE OPERATED BY CUSTOMERS NOR RESIDENTS.

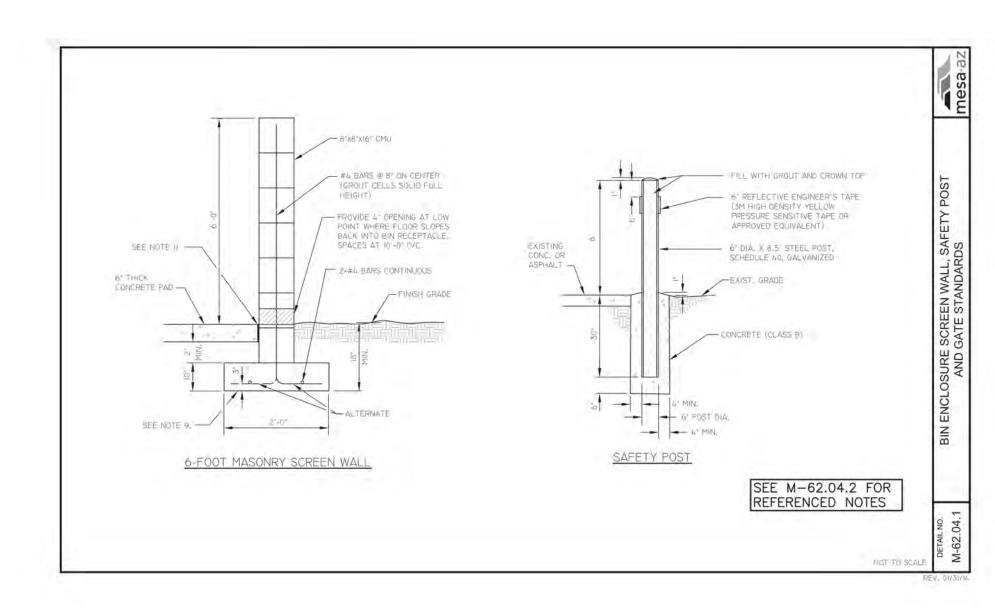


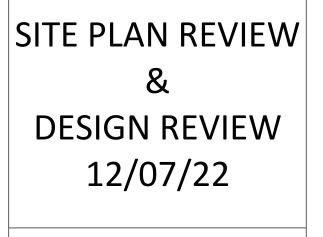
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**ORIGINAL ISSUE: REVISIONS:** No. Description Date

222507 PROJECT NUMBER ESG CHECKED BY DRAWN BY **KEY PLAN** 

Hawes Crossing - Mixed Use

PHASE I SITE TRASH PLAN **DR06** 

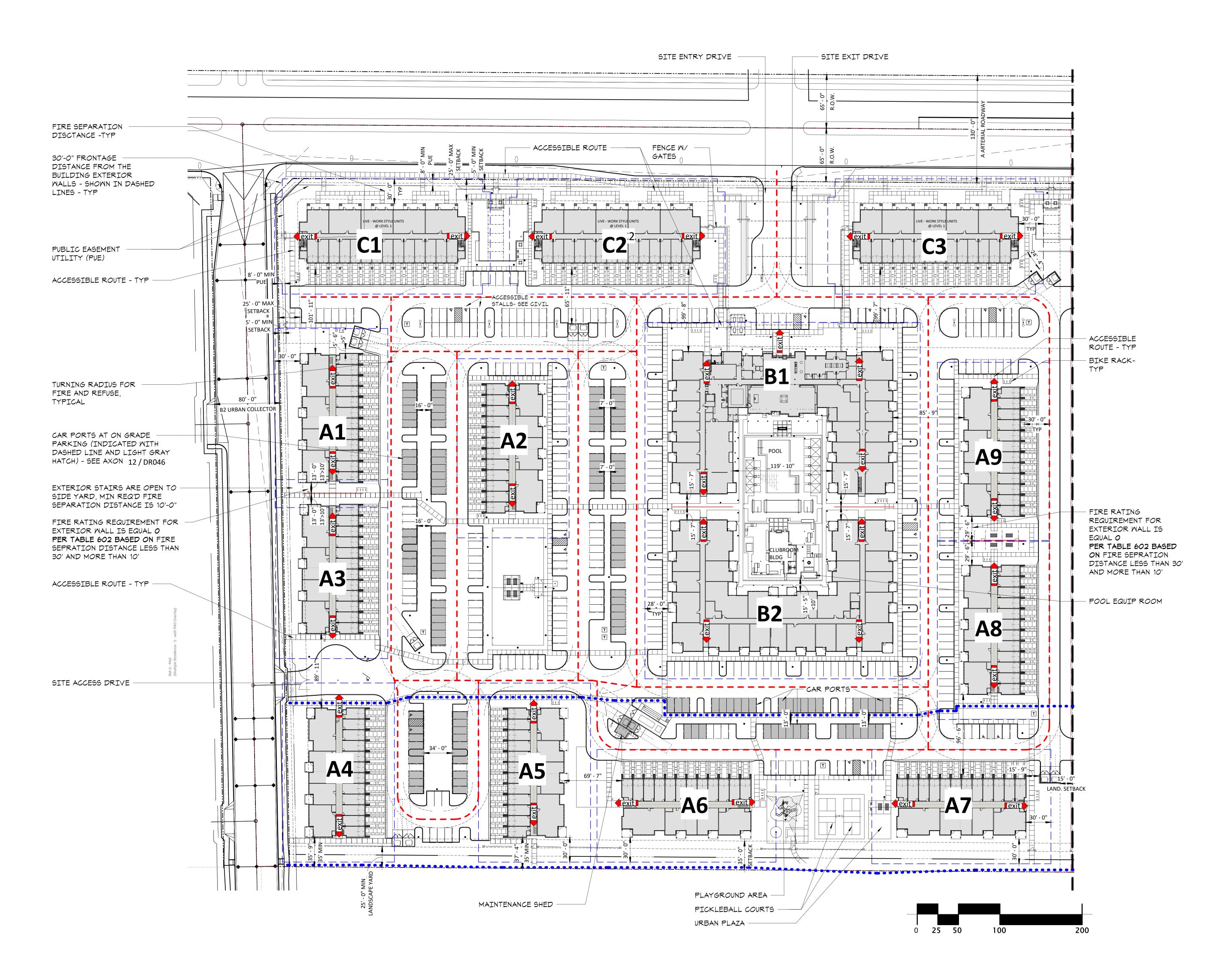
**1** WP - TRASH SITE PLAN - PHASE I

TURNING RADIUS FOR REFUSE, TYPICAL

6 CU YD TRASH BIN

DRIVE

SITE ACCESS



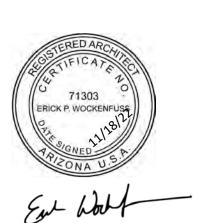
**BUILDING B1** 3-story apartment building with (146) units and Amenity Spaces at Level 1 (2-story high Lobby and Clubroom) V-B construction Type, fully sprinkled per NFPA 13 Building height: 45'-0" Actual building B1 areas calculations: R-2: 18,302 sf A-2: 14,086 sf 32,388 sf LEVEL 1 Total Gross Area: R-2: 28,302 SF LEVEL 2 Total Gross Area: LEVEL 3 Total Gross Area: R-2: <u>31,679 SF</u> 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: <u>10,850 SF</u> 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 12,783 sf LEVEL 1 Total Gross Area: R-2: 12,753 SF LEVEL 2 Total Gross Area: 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:** TABULAR AREA FACTOR *At*: 28,000 (sprinlked per NFPA-13)

increase due to frontage If=(F/P -0.25) W/30 If=0.75

Aa=28,000 + (7,000x 0.75)=**33,250 sf (per story) allowed** 

ALLOWABLE GROSS AREA  $(Aa) = (At + (NS \times If))$ 

500 Washington Avenue South, Suite 1080 Minneapolis, MN 55415 p 612.339.5508 | f 612.339.5382 www.esgarch.com



SITE PLAN REVIEW **DESIGN REVIEW** 12/07/22

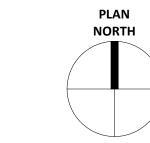
ORIGINAL ISSUE: 09/19/22

**REVISIONS:** No. Description Date

222507

PROJECT NUMBER

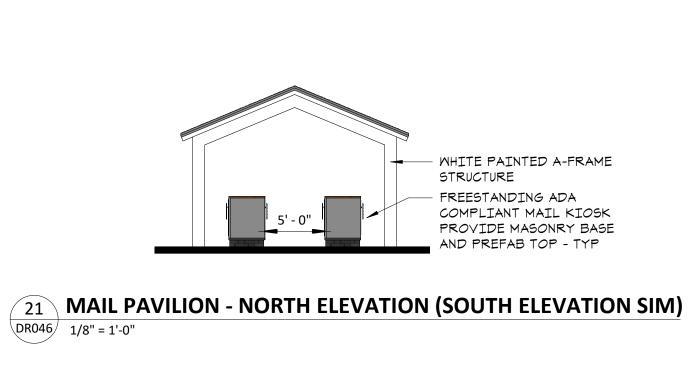
ESG CHECKED BY DRAWN BY **KEY PLAN** 

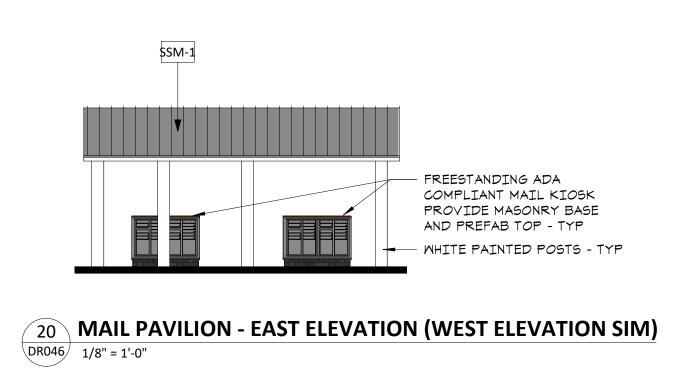


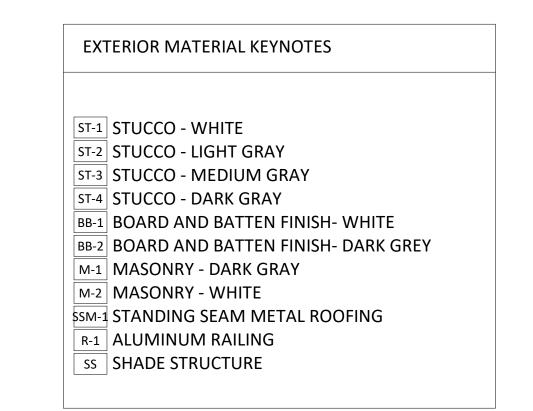
Hawes Crossing - Mixed Use

BUILDING CODE INFORMATION

**BUILDING CODE SIT EPLAN PHASE I AND CODE SUMMARY** 







TRASH

Hawes Crossing -Mixed Use Mesa, AZ



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SITE PLAN REVIEW

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**DESIGN REVIEW** 

12/07/22

Date

ORIGINAL ISSUE:

No. Description

09/19/22

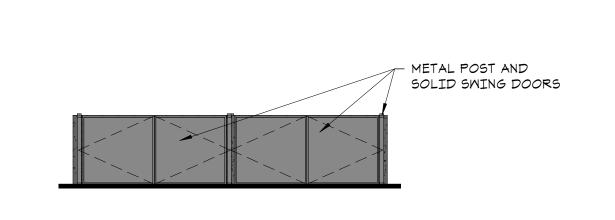
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222507 PROJECT NUMBER

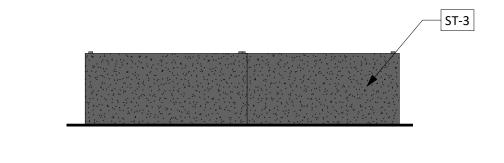
**ESG** 

DRAWN BY

**KEY PLAN** 

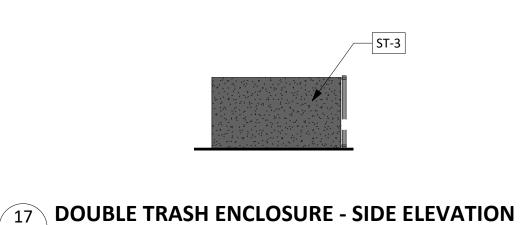


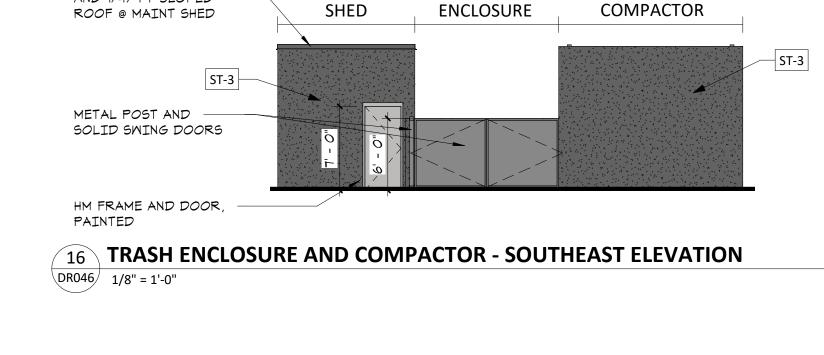
19 DOUBLE TRASH ENCLOSURE - FRONT ELEVATION



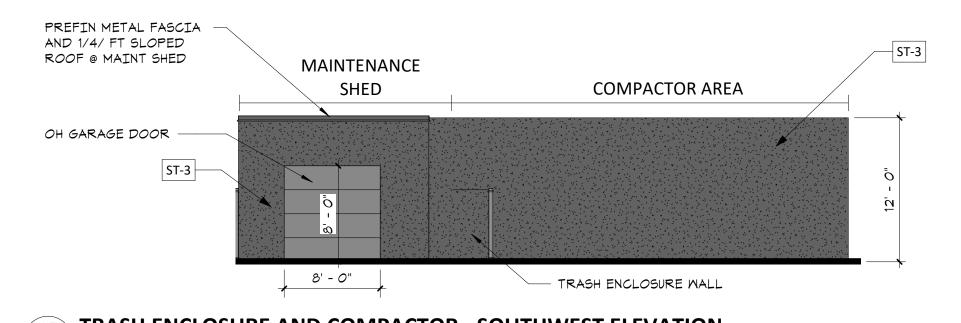
**DOUBLE TRASH ENCLOSURE - BACK ELEVATION** 

DR046 1/8" = 1'-0"

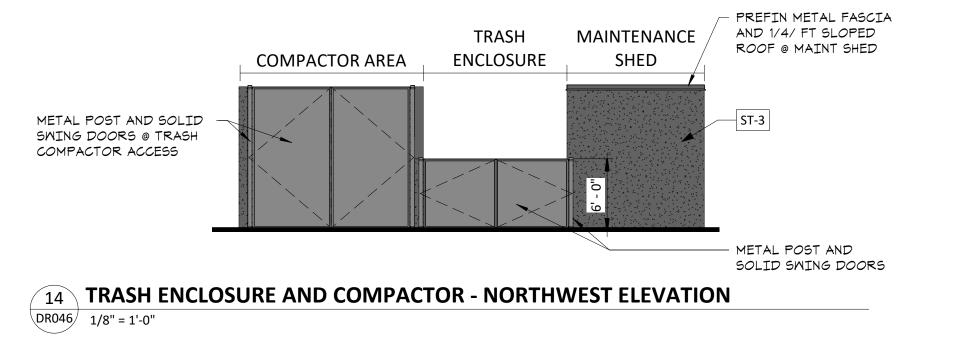




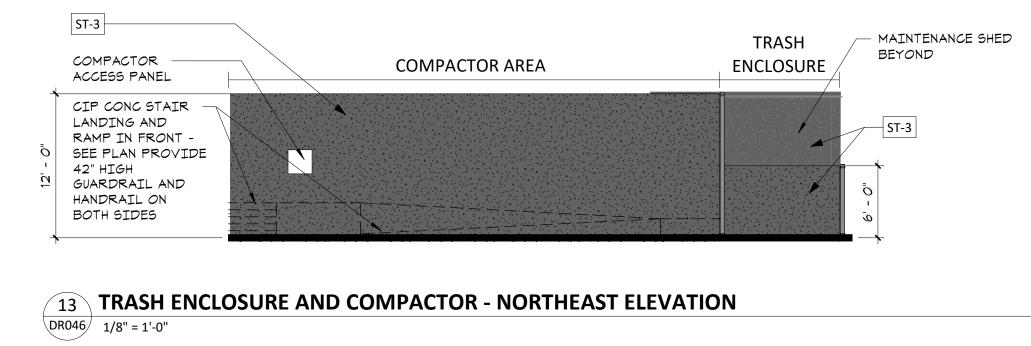
MAINTENANCE



DR046 1/8" = 1'-0"



DR046 1/8" = 1'-0"

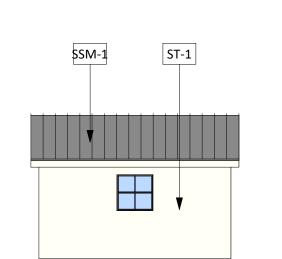


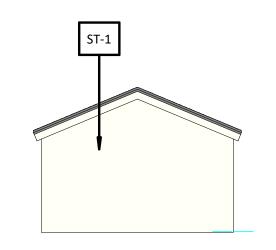
PREFIN METAL FASCIA

AND 1/4/ FT SLOPED







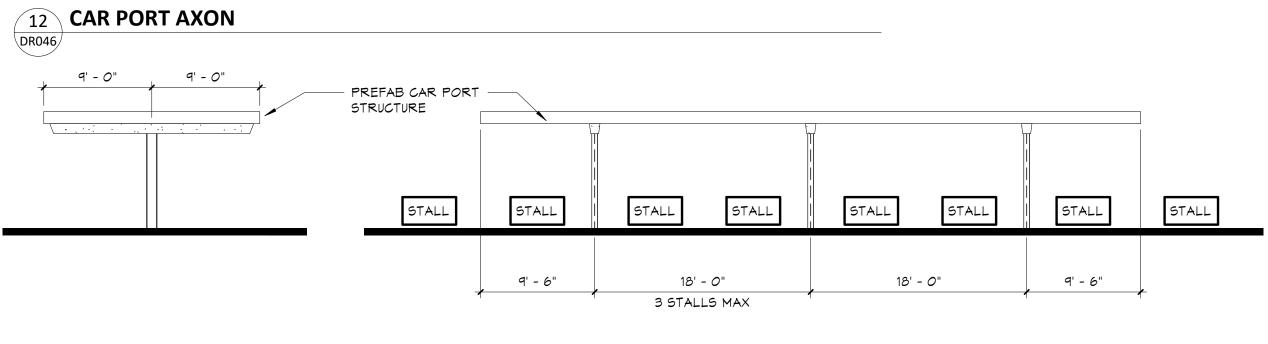


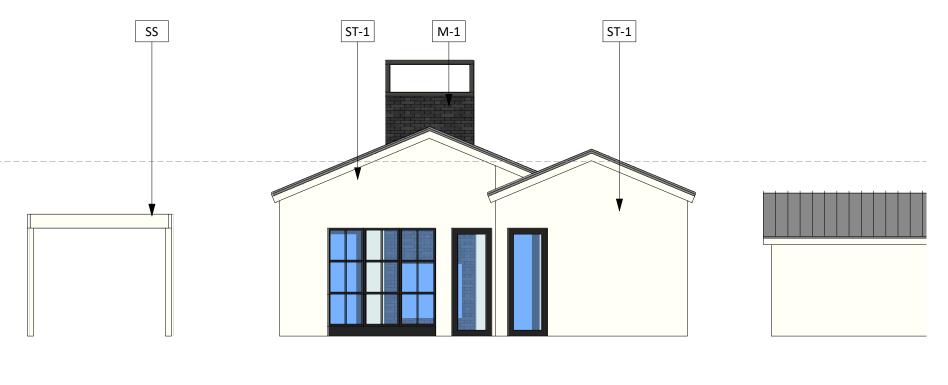


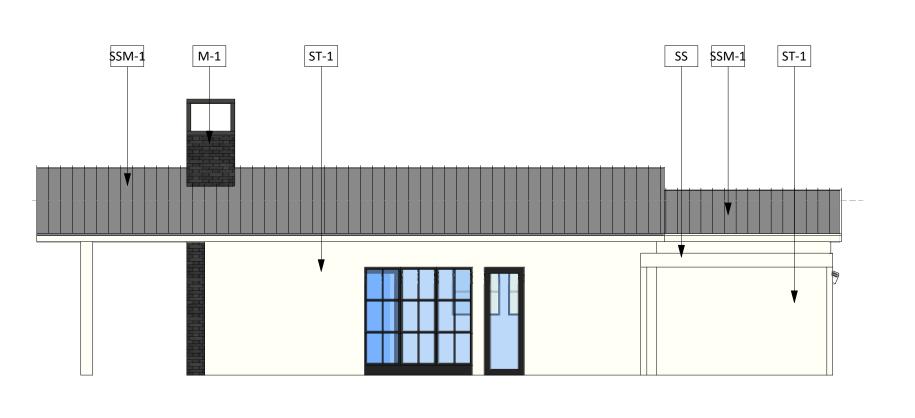












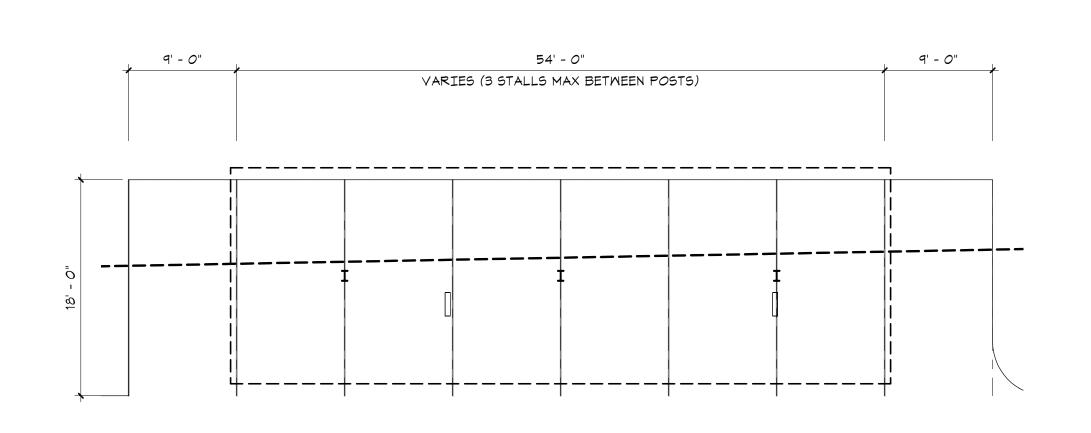


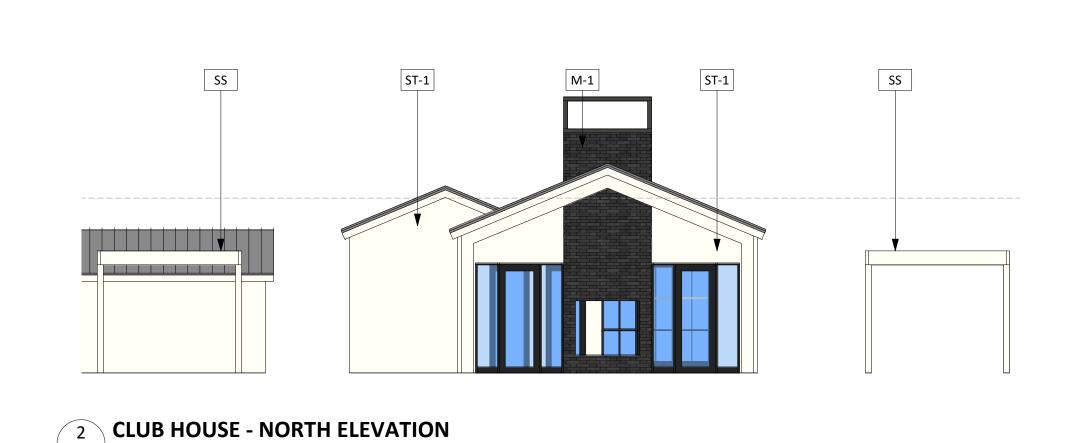
**3** TYP CAR PORT PLAN

DR046 1/8" = 1'-0"













MISC. SITE STRUCTURES DRAWINGS

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