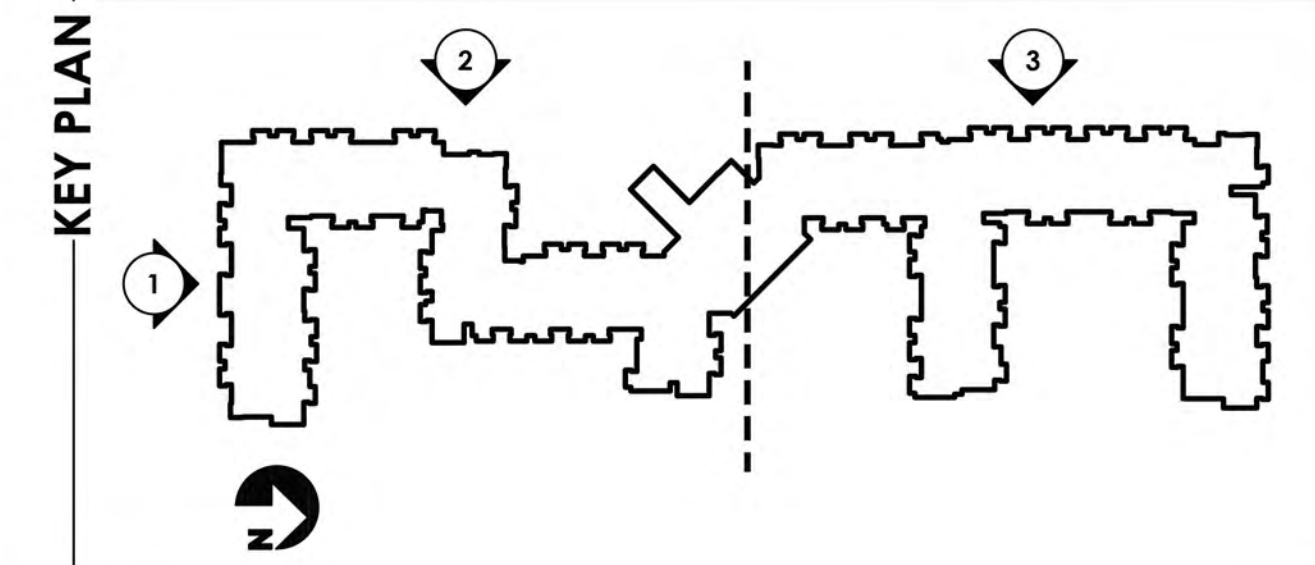




1 SOUTH ELEVATION

EXTERIOR MATERIALS

| | | |
|---|--------------------------|---|
| A | STUCCO COLOR 1 | DUNN EDWARDS - DE6235 "NORTHGATE GREEN" |
| B | STUCCO COLOR 2 | DUNN EDWARDS - DE6211 "LIGHT BEIGE" |
| C | STUCCO COLOR 3 | DUNN EDWARDS - DE6376 "LOOKING GLASS" |
| D | STUCCO COLOR 4 | DUNN EDWARDS - DEA156 "CHERRY COLA" |
| E | COMPOSITE WALL PANEL | WOODTONE RUSTIC SERIES "ASPEN RIDGE" |
| F | FACE BRICK | |
| G | METAL CANOPY | DUNN EDWARDS - DEA156 "CHERRY COLA" |
| H | METAL PERFORATED RAILING | PAINTED TO MATCH "DARK BRONZE" |
| I | RESIDENTIAL WINDOW FRAME | ARCADIA "DARK BRONZE" |
| J | STOREFRONT WINDOW FRAME | ARCADIA "DARK BRONZE" |
| K | WINDOW GLAZING | PPG CLEAR LOW-E GLASS |



2 WEST ELEVATION - SOUTH END

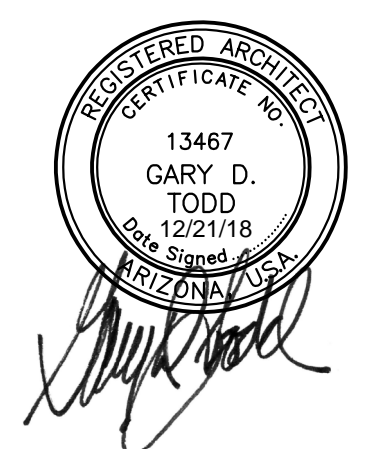


3 WEST ELEVATION - NORTH END

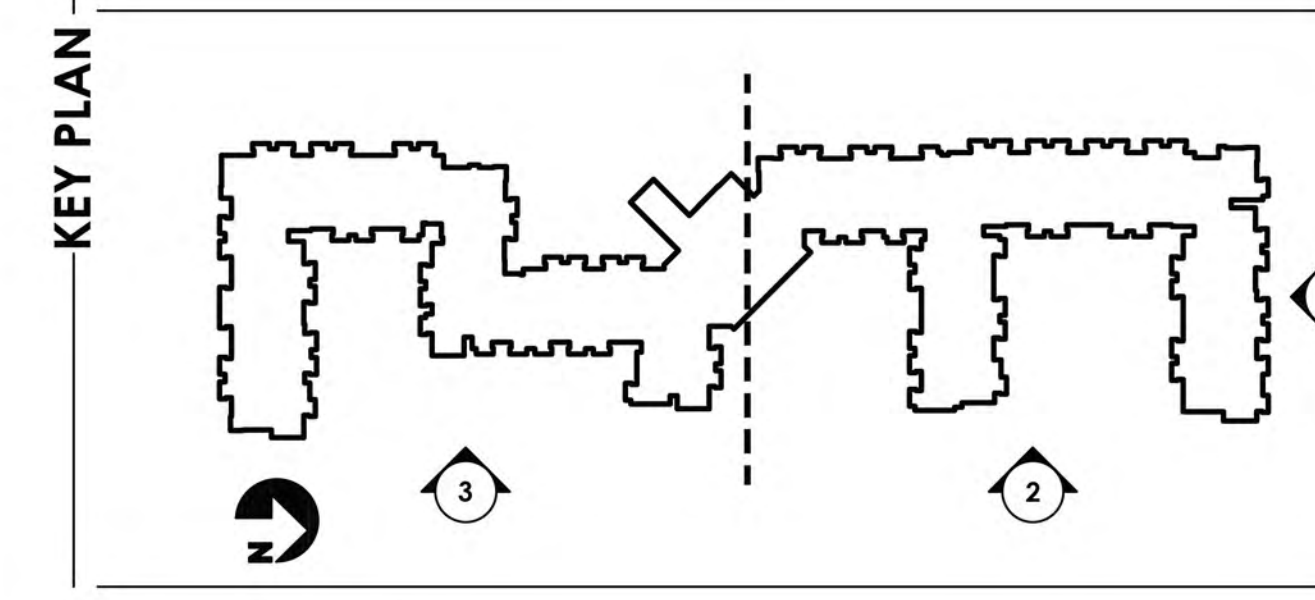
EXTERIOR ELEVATIONS

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

APARTMENTS at NEC of BROADWAY & HAWES



| EXTERIOR MATERIALS | | |
|--------------------|--------------------------|---|
| A | STUCCO COLOR 1 | DUNN EDWARDS - DE6235 "NORTHGATE GREEN" |
| B | STUCCO COLOR 2 | DUNN EDWARDS - DE6211 "LIGHT BEIGE" |
| C | STUCCO COLOR 3 | DUNN EDWARDS - DE6376 "LOOKING GLASS" |
| D | STUCCO COLOR 4 | DUNN EDWARDS - DEA156 "CHERRY COLA" |
| E | COMPOSITE WALL PANEL | WOODTONE RUSTIC SERIES "ASPEN RIDGE" |
| F | FACE BRICK | |
| G | METAL CANOPY | DUNN EDWARDS - DEA156 "CHERRY COLA" |
| H | METAL PERFORATED RAILING | PAINTED TO MATCH "DARK BRONZE" |
| I | RESIDENTIAL WINDOW FRAME | ARCADIA "DARK BRONZE" |
| J | STOREFRONT WINDOW FRAME | ARCADIA "DARK BRONZE" |
| K | WINDOW GLAZING | PPG CLEAR LOW-E GLASS |

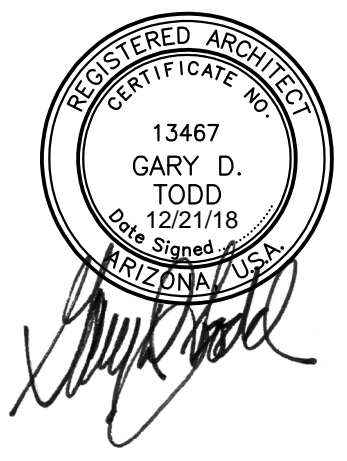


EXTERIOR ELEVATIONS SCALE: 1/16" = 1'-0"

APARTMENTS at NEC of BROADWAY & HAWES

Mesa, Arizona

REVISED ELEVATIONS WITH NEW STANDARD UNITS
Project No. 18-2021-00 Date 12-06-2018

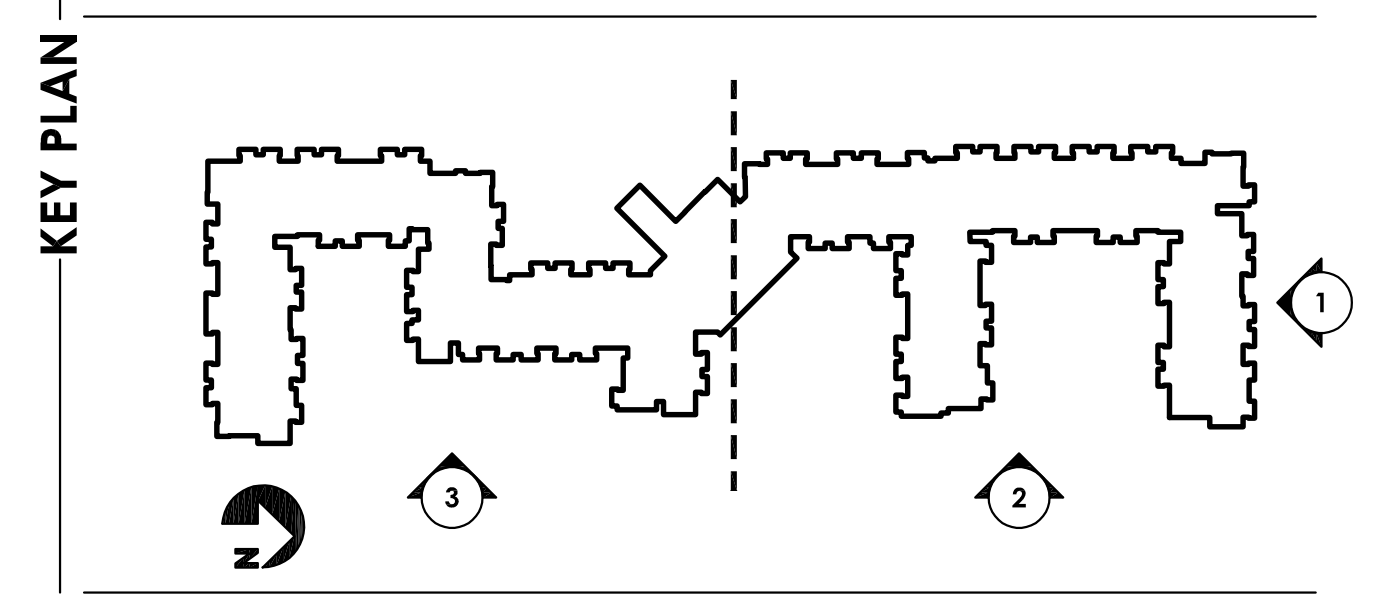




1 NORTH ELEVATION

EXTERIOR MATERIALS

| | | |
|---|--------------------------|---|
| A | STUCCO COLOR 1 | DUNN EDWARDS - DE6235 "NORTHGATE GREEN" |
| B | STUCCO COLOR 2 | DUNN EDWARDS - DE6211 "LIGHT BEIGE" |
| C | STUCCO COLOR 3 | DUNN EDWARDS - DE6376 "LOOKING GLASS" |
| D | STUCCO COLOR 4 | DUNN EDWARDS - DEA156 "CHERRY COLA" |
| E | COMPOSITE WALL PANEL | WOODTONE RUSTIC SERIES "ASPEN RIDGE" |
| F | FACE BRICK | |
| G | METAL CANOPY | DUNN EDWARDS - DEA156 "CHERRY COLA" |
| H | METAL PERFORATED RAILING | PAINTED TO MATCH "DARK BRONZE" |
| I | RESIDENTIAL WINDOW FRAME | ARCADIA "DARK BRONZE" |
| J | STOREFRONT WINDOW FRAME | ARCADIA "DARK BRONZE" |
| K | WINDOW GLAZING | PPG CLEAR LOW-E GLASS |

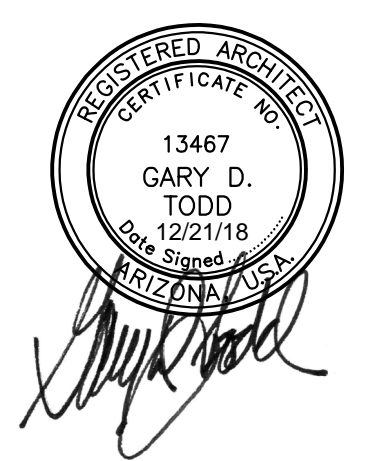
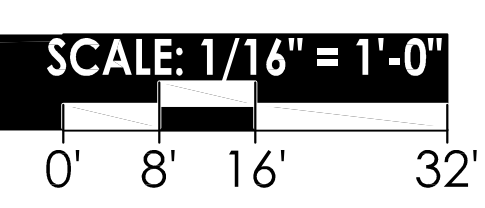


2 EAST ELEVATION - NORTH END

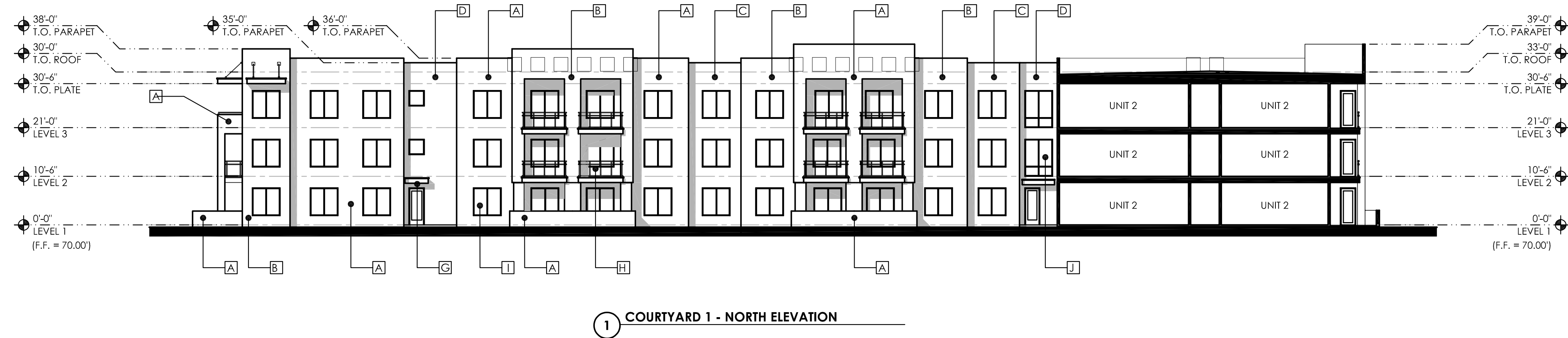


3 EAST ELEVATION - SOUTH END

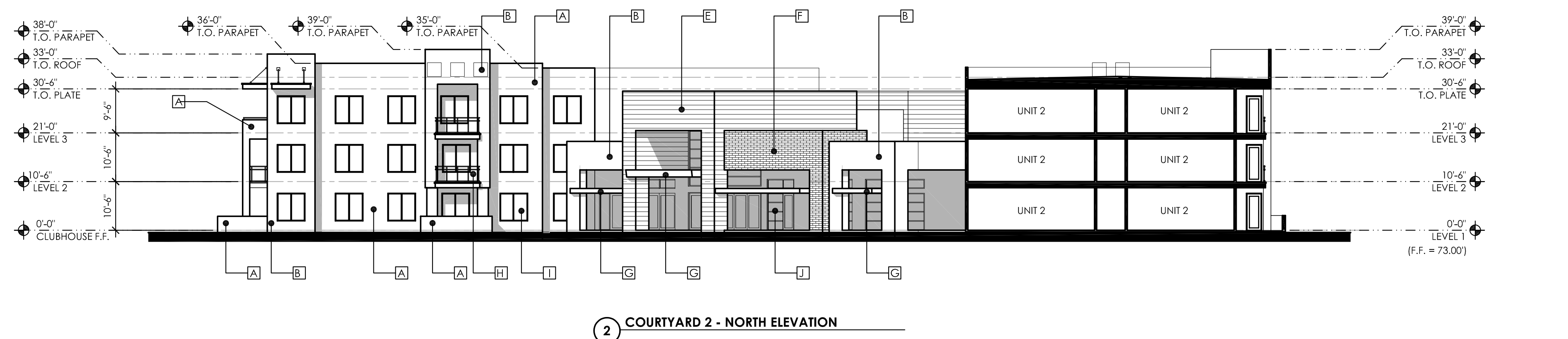
EXTERIOR ELEVATIONS



APARTMENTS at NEC of BROADWAY & HAWES



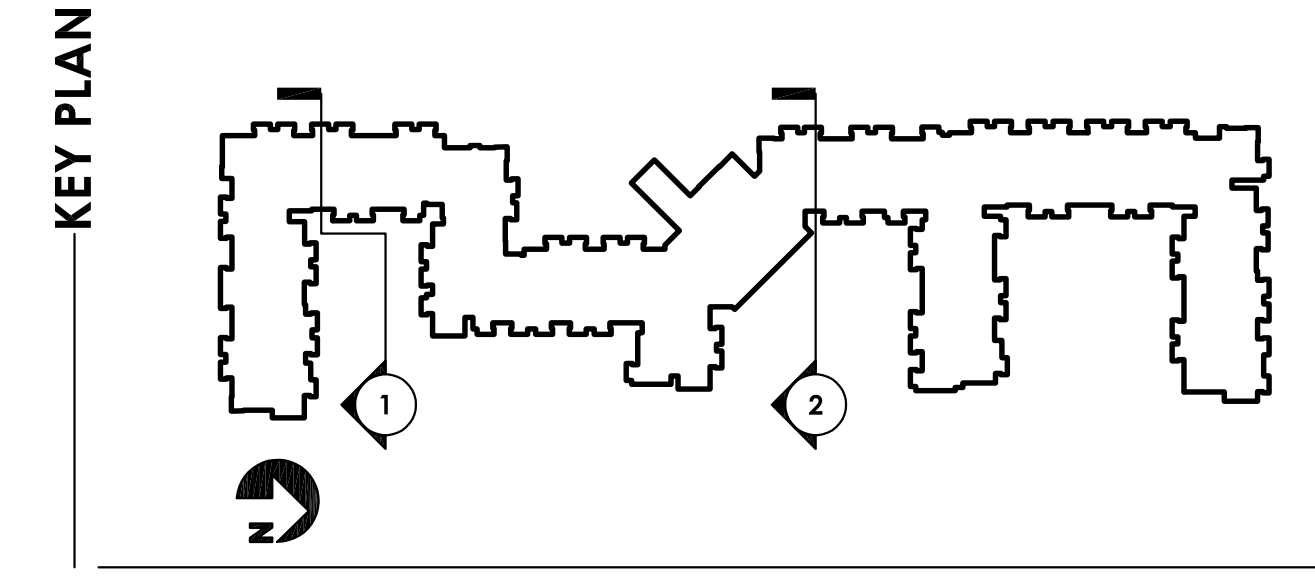
1 COURTYARD 1 - NORTH ELEVATION



2 COURTYARD 2 - NORTH ELEVATION

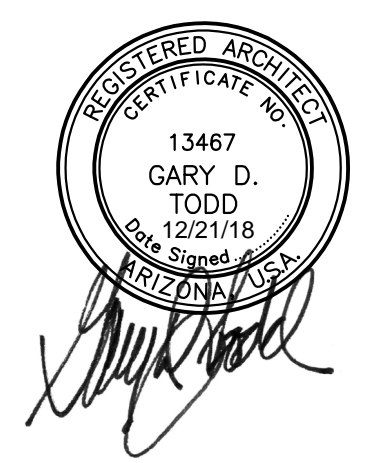
EXTERIOR MATERIALS

| | | |
|---|--------------------------|---|
| A | STUCCO COLOR 1 | DUNN EDWARDS - DE6235 "NORTHGATE GREEN" |
| B | STUCCO COLOR 2 | DUNN EDWARDS - DE6211 "LIGHT BEIGE" |
| C | STUCCO COLOR 3 | DUNN EDWARDS - DE6376 "LOOKING GLASS" |
| D | STUCCO COLOR 4 | DUNN EDWARDS - DEA156 "CHERRY COLA" |
| E | COMPOSITE WALL PANEL | WOODTONE RUSTIC SERIES "ASPEN RIDGE" |
| F | FACE BRICK | |
| G | METAL CANOPY | DUNN EDWARDS - DEA156 "CHERRY COLA" |
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| K | WINDOW GLAZING | PPG CLEAR LOW-E GLASS |

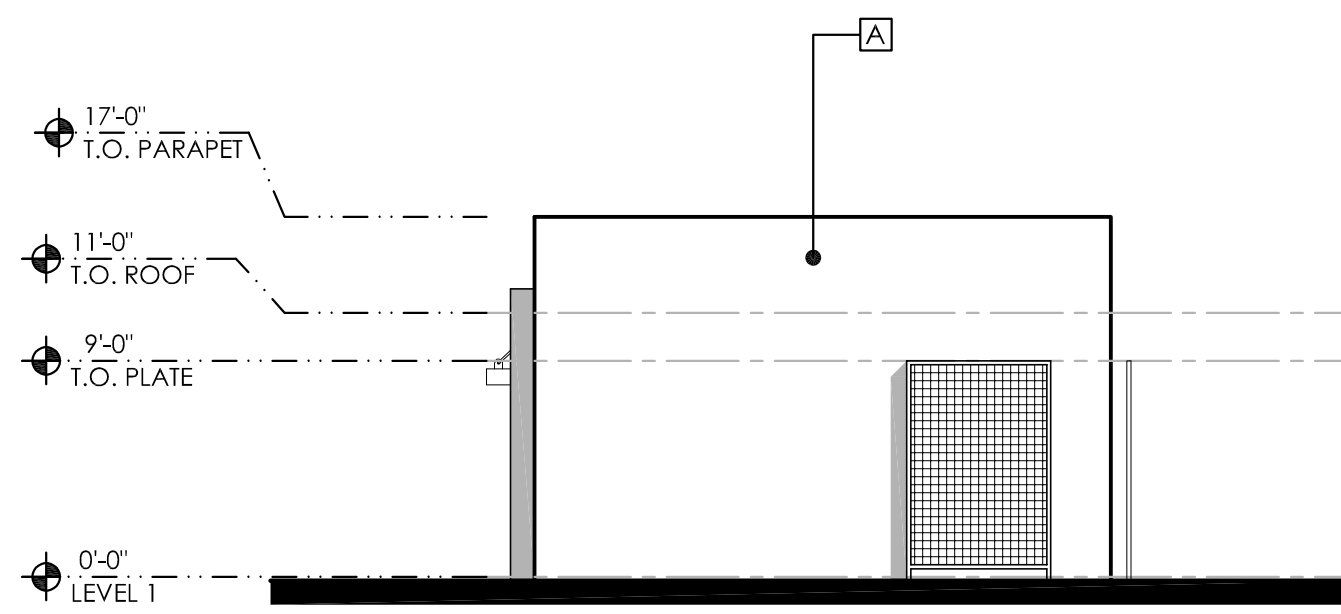


EXTERIOR ELEVATIONS

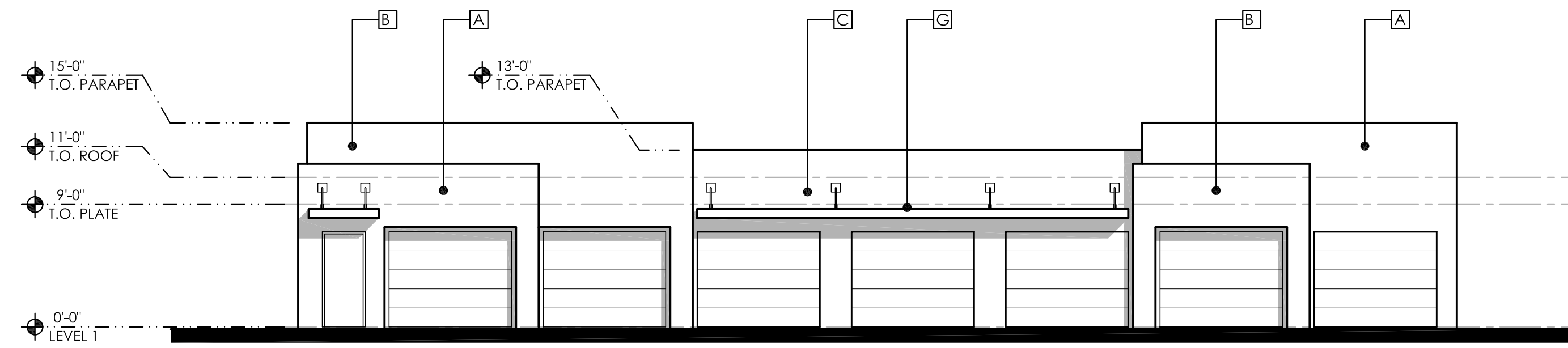
SCALE: 1/16" = 1'-0"
 0' 8' 16' 32'



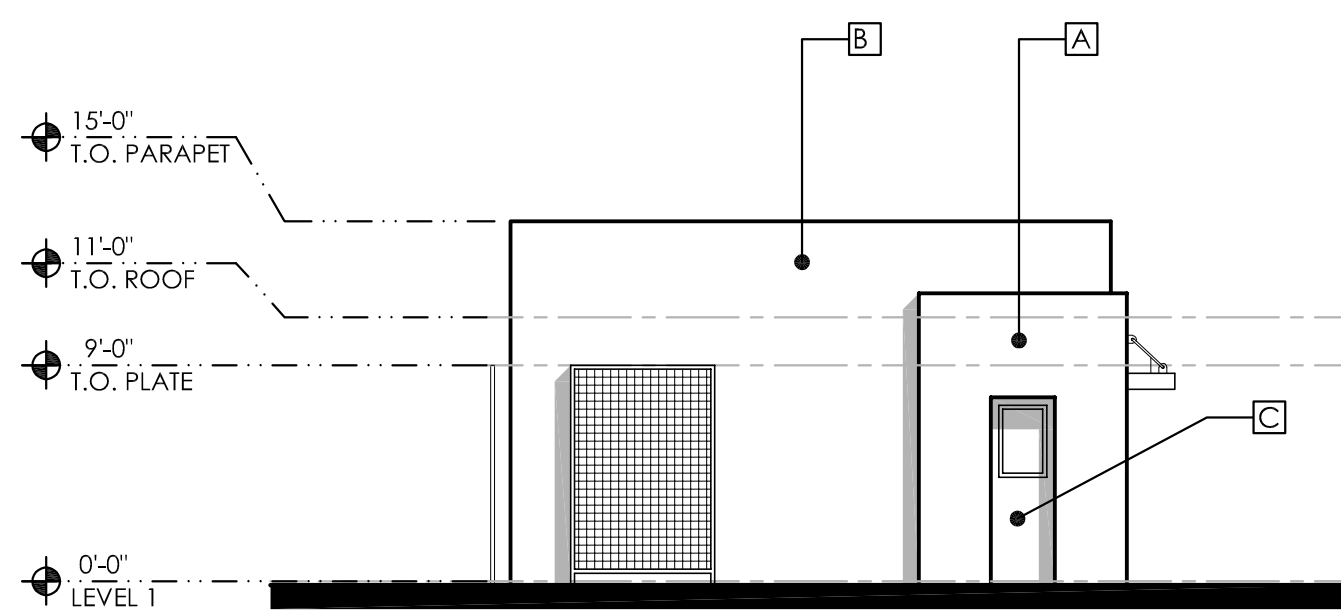
APARTMENTS at NEC of BROADWAY & HAWES



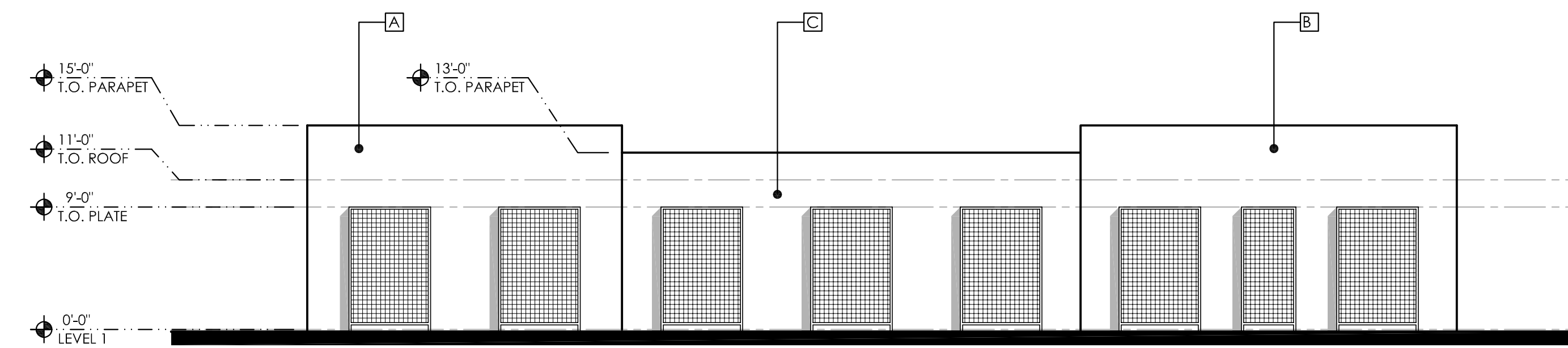
2 GARAGE AT NORTH END - NORTH ELEVATION



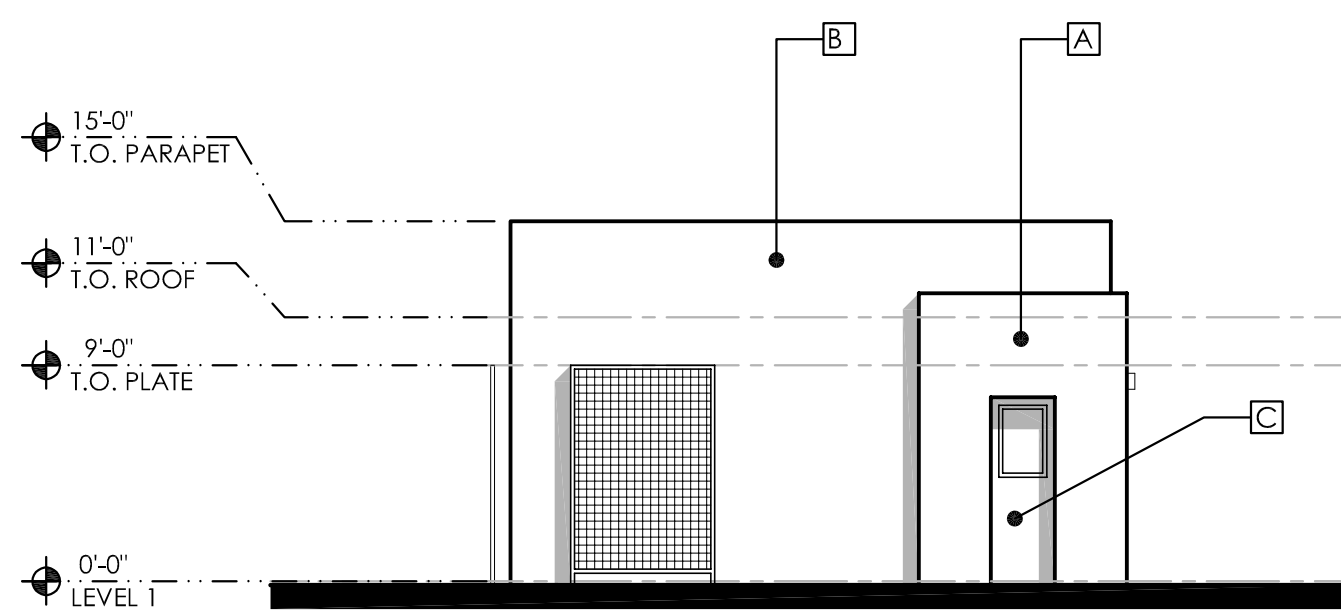
1 GARAGE AT NORTH END - EAST ELEVATION



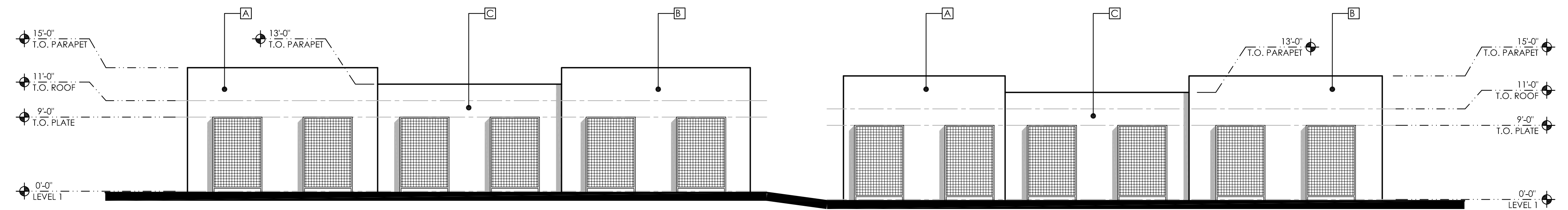
4 GARAGE AT NORTH END - SOUTH ELEVATION



3 GARAGE AT NORTH END - WEST ELEVATION



6 GARAGE AT POOL AREA - SOUTH ELEVATION



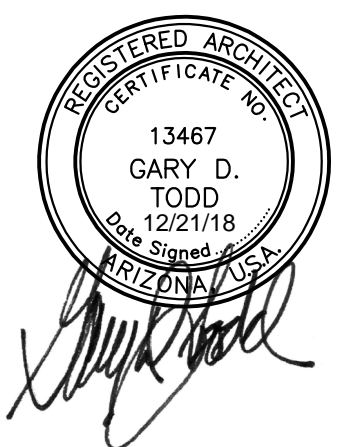
5 GARAGE AT POOL AREA - WEST ELEVATION

EXTERIOR MATERIALS

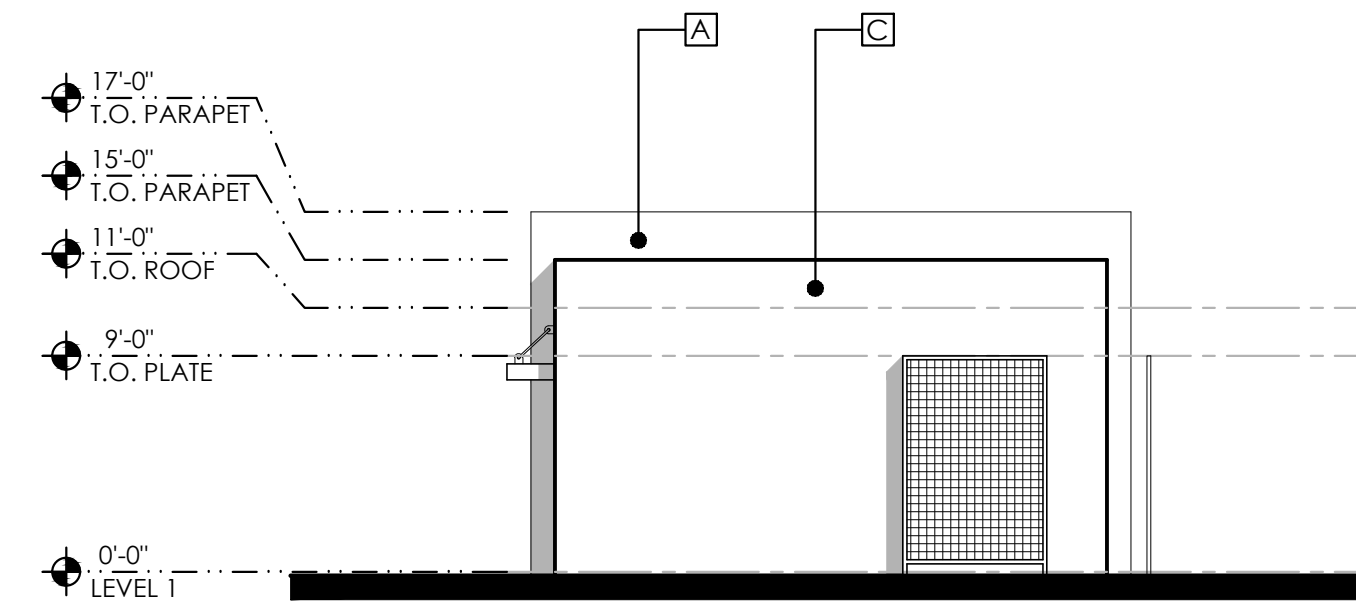
| | | |
|---|--------------------------|---|
| A | STUCCO COLOR 1 | DUNN EDWARDS - DE6235 "NORTHGATE GREEN" |
| B | STUCCO COLOR 2 | DUNN EDWARDS - DE6211 "LIGHT BEIGE" |
| C | STUCCO COLOR 3 | DUNN EDWARDS - DE6376 "LOOKING GLASS" |
| D | STUCCO COLOR 4 | DUNN EDWARDS - DEA156 "CHERRY COLA" |
| E | COMPOSITE WALL PANEL | WOODTONE RUSTIC SERIES "ASPEN RIDGE" |
| F | FACE BRICK | |
| G | METAL CANOPY | DUNN EDWARDS - DEA156 "CHERRY COLA" |
| H | METAL PERFORATED RAILING | PAINTED TO MATCH "DARK BRONZE" |
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| J | STOREFRONT WINDOW FRAME | ARCADIA "DARK BRONZE" |
| K | WINDOW GLAZING | PPG CLEAR LOW-E GLASS |

EXTERIOR ELEVATIONS

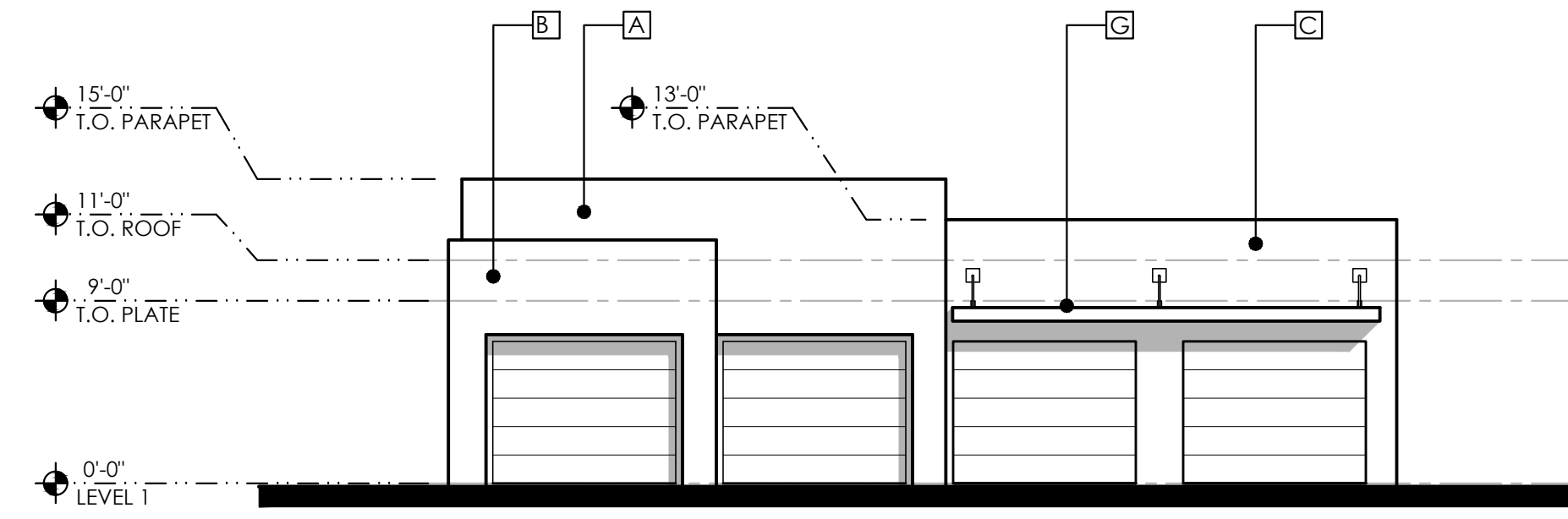
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'



APARTMENTS at NEC of BROADWAY & HAWES

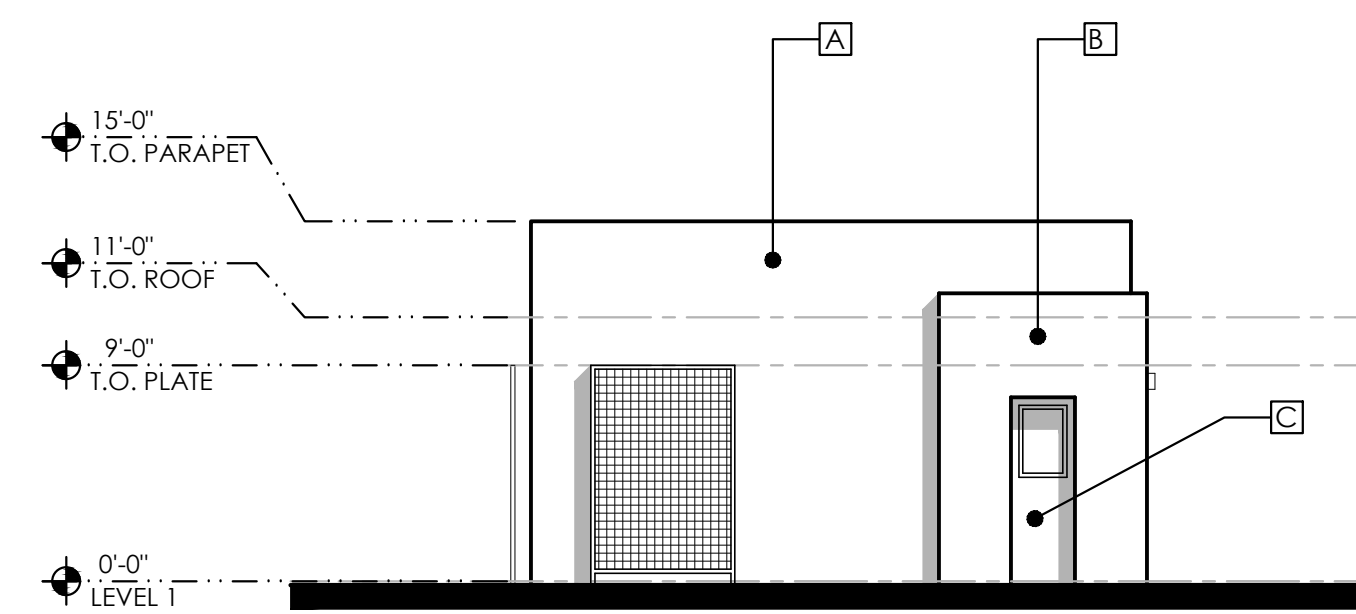


2 GARAGE AT SOUTH END - NORTH ELEVATION

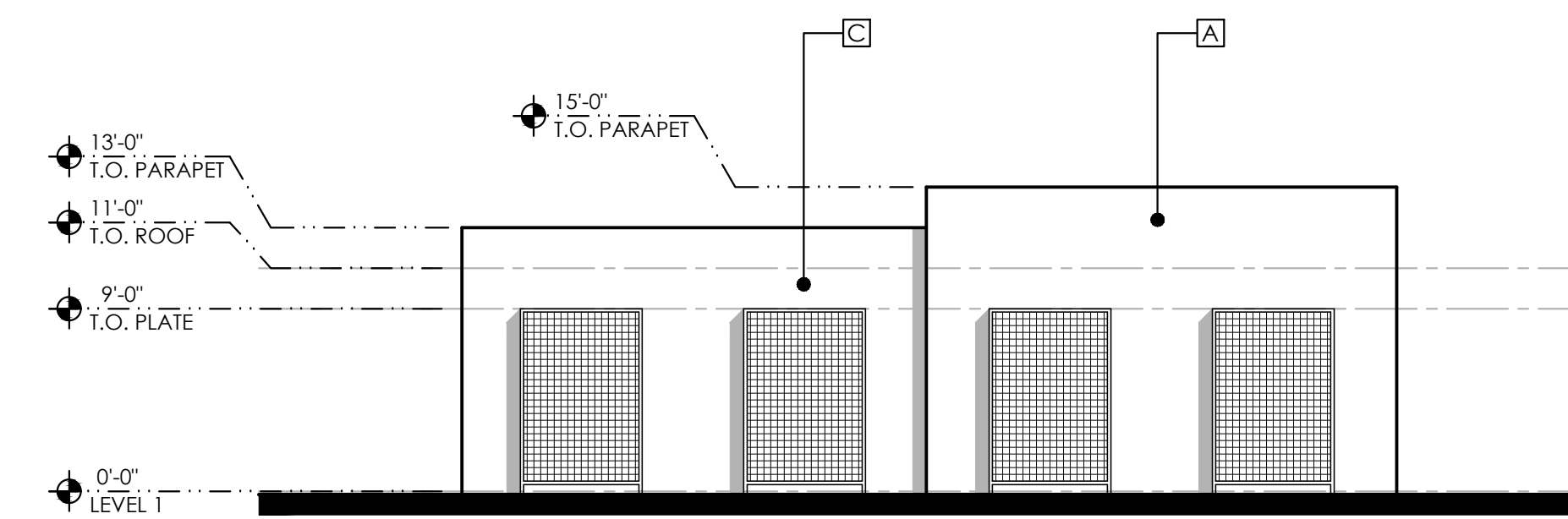


1 GARAGE AT SOUTH END - EAST ELEVATION

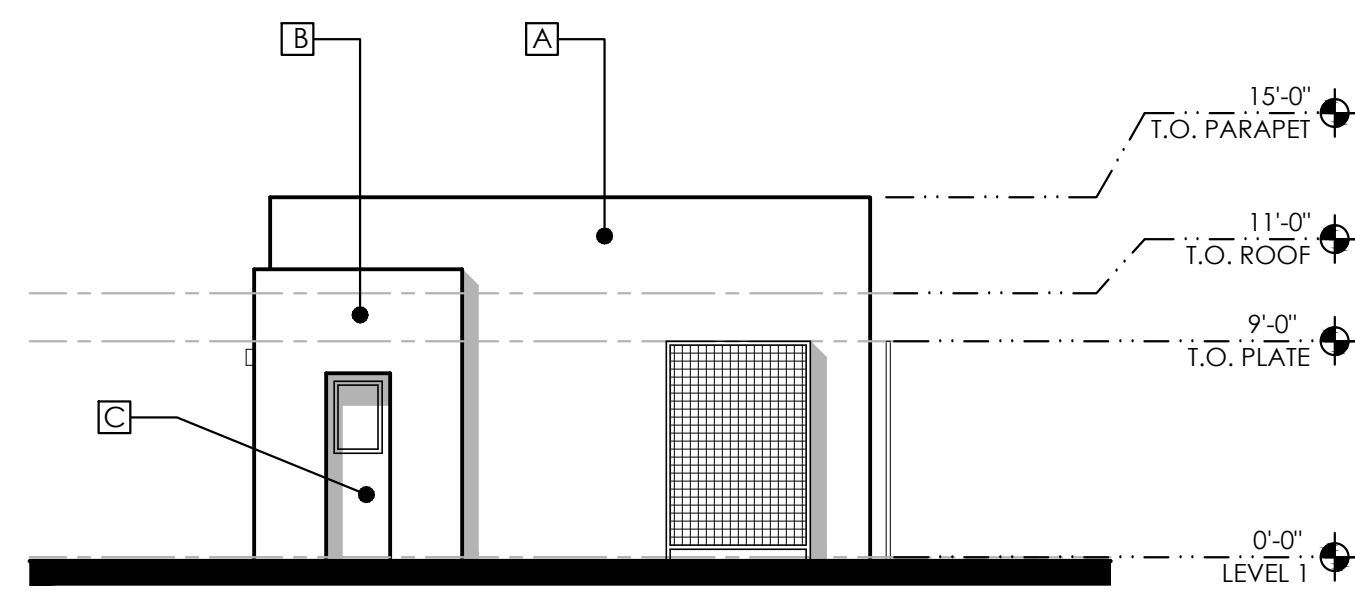
NOTE: FINISHED FLOOR SET AT 0'-0" RELATIVE TO EACH INDIVIDUAL BUILDING. SEE CIVIL GRADING AND DRAINAGE PLAN FOR ACTUAL FINISHED FLOOR ELEVATION.



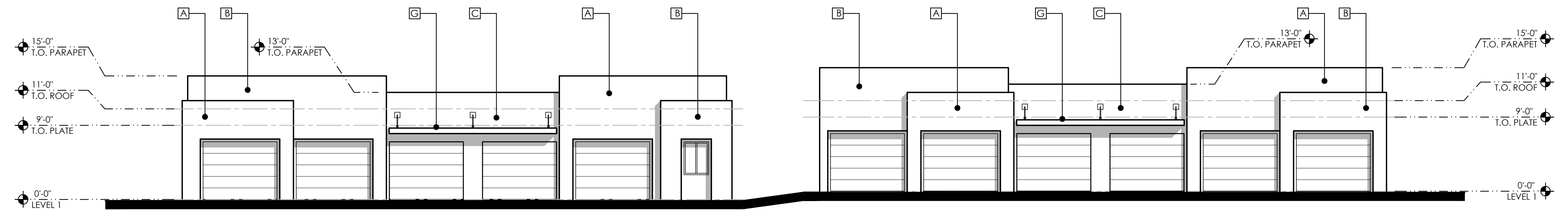
4 GARAGE AT SOUTH END - SOUTH ELEVATION



3 GARAGE AT SOUTH END - WEST ELEVATION



6 GARAGE AT POOL AREA - NORTH ELEVATION



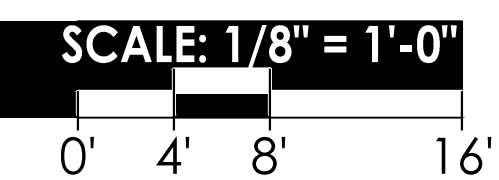
5 GARAGE AT POOL AREA - EAST ELEVATION

NOTE: FINISHED FLOOR SET AT 0'-0" RELATIVE TO EACH INDIVIDUAL BUILDING. SEE CIVIL GRADING AND DRAINAGE PLAN FOR ACTUAL FINISHED FLOOR ELEVATION.

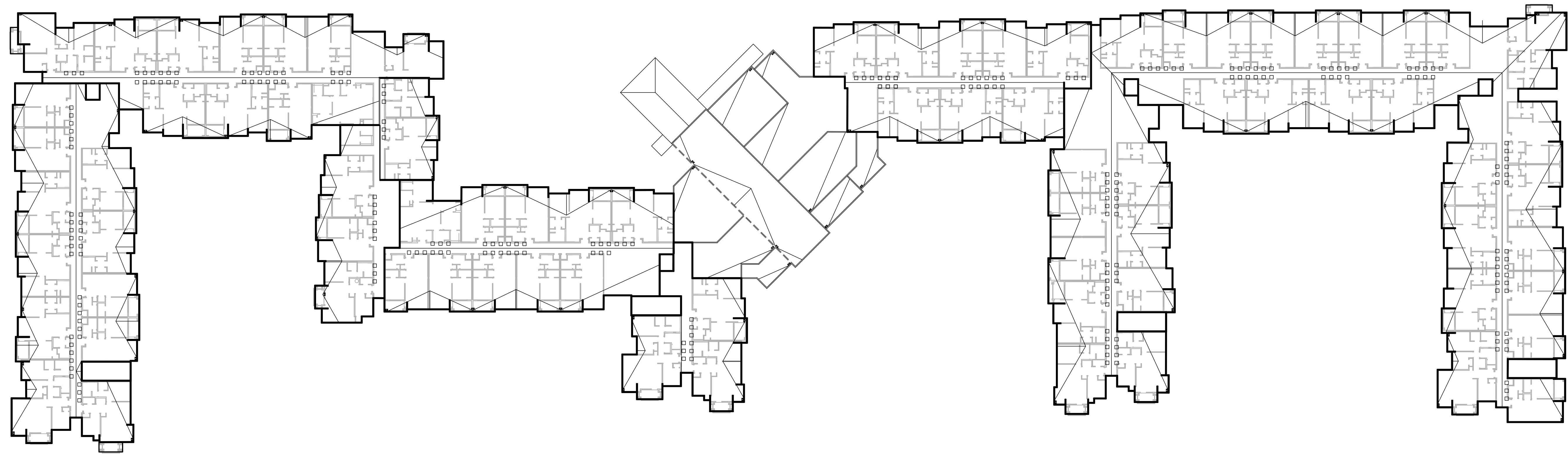
EXTERIOR MATERIALS

| | | |
|---|--------------------------|---|
| A | STUCCO COLOR 1 | DUNN EDWARDS - DE6235 "NORTHGATE GREEN" |
| B | STUCCO COLOR 2 | DUNN EDWARDS - DE6211 "LIGHT BEIGE" |
| C | STUCCO COLOR 3 | DUNN EDWARDS - DE6376 "LOOKING GLASS" |
| D | STUCCO COLOR 4 | DUNN EDWARDS - DEA156 "CHERRY COLA" |
| E | COMPOSITE WALL PANEL | WOODTONE RUSTIC SERIES "ASPEN RIDGE" |
| F | FACE BRICK | |
| G | METAL CANOPY | DUNN EDWARDS - DEA156 "CHERRY COLA" |
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| K | WINDOW GLAZING | PPG CLEAR LOW-E GLASS |

EXTERIOR ELEVATIONS



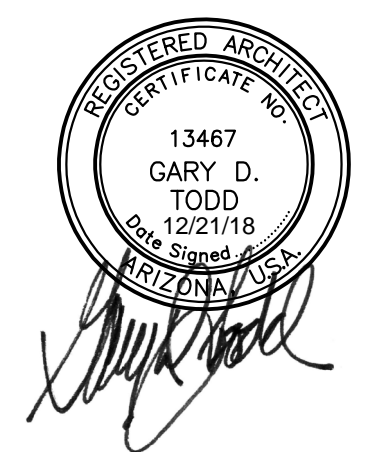
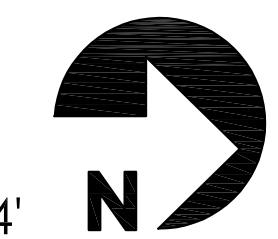
APARTMENTS at NEC of BROADWAY & HAWES



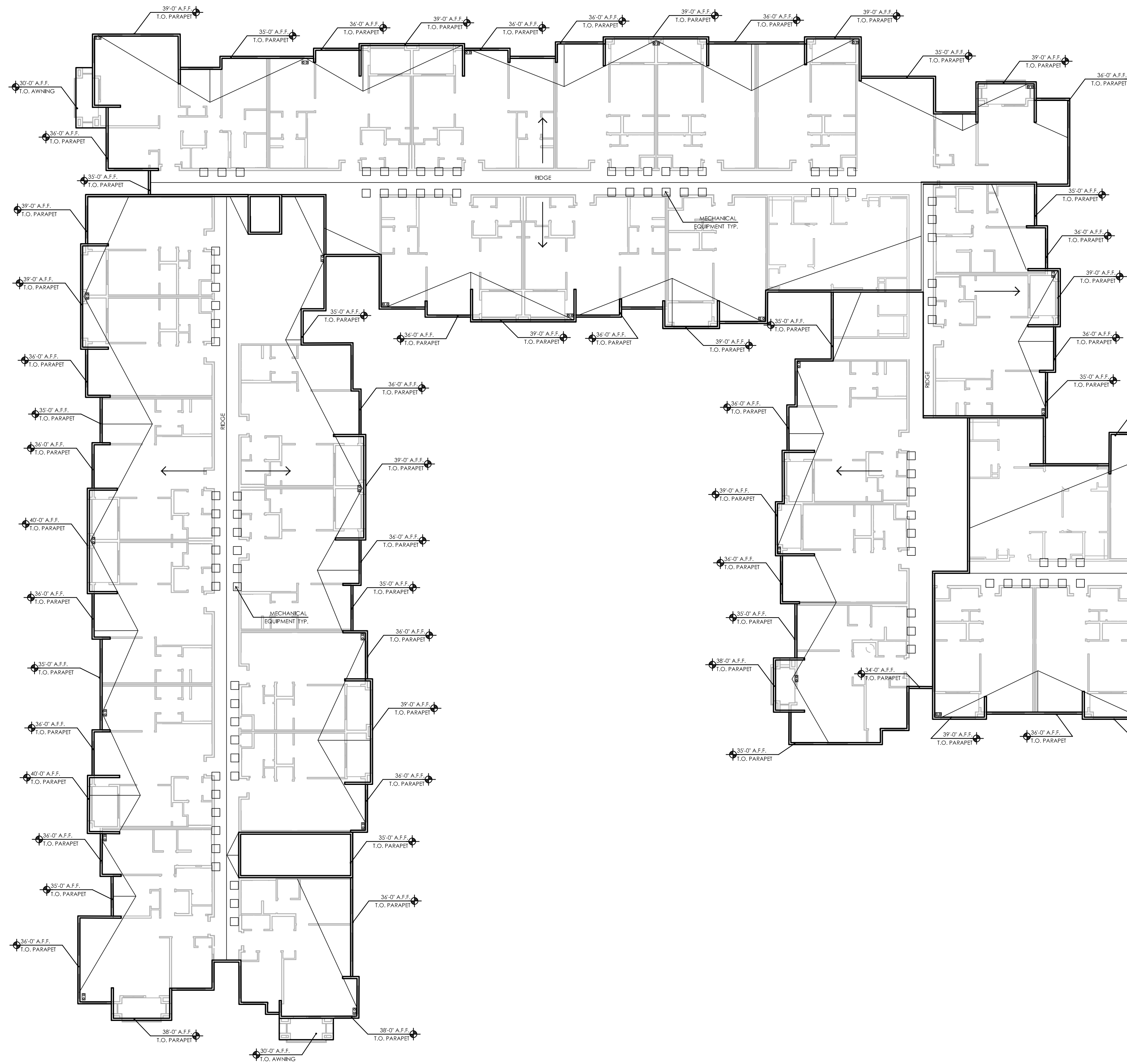
OVERALL ROOF PLAN

SCALE: 1/32" = 1'-0"

0' 16' 32' 64'

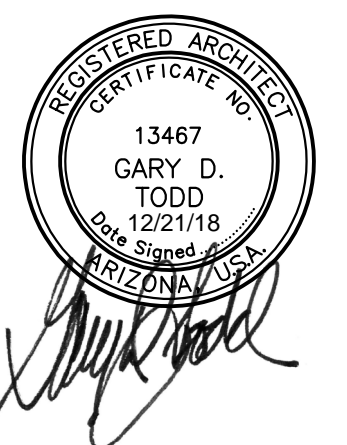
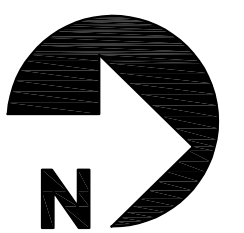


APARTMENTS at NEC of BROADWAY & HAWES

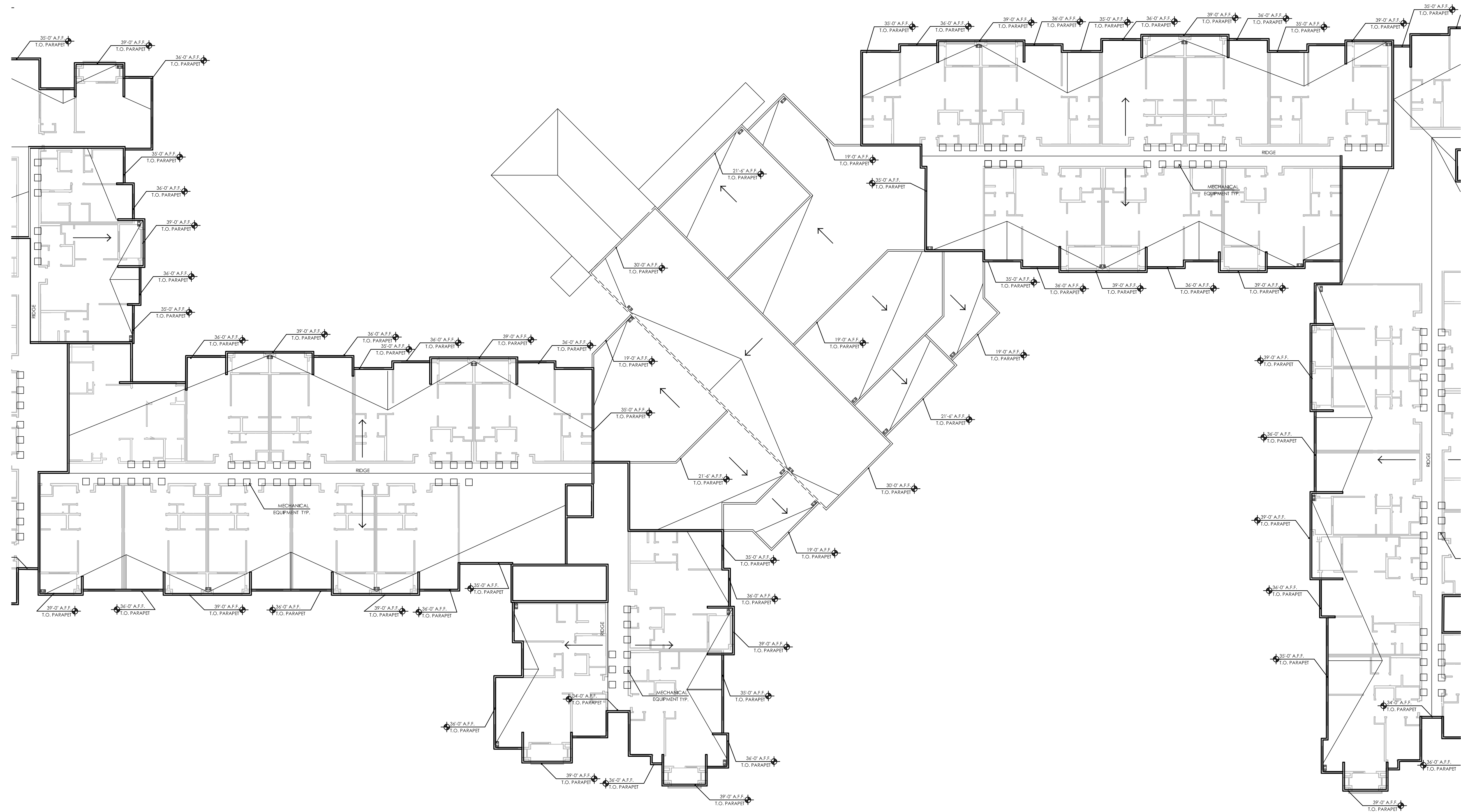


PARTIAL ROOF PLAN - SOUTH END

SCALE: 1/16" = 1'-0"
 0' 8' 16' 32'

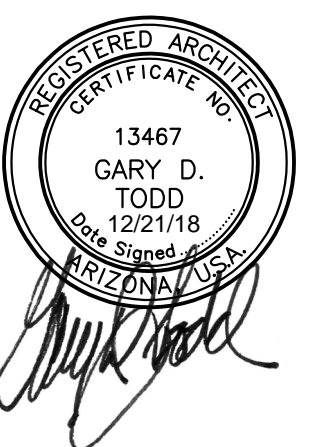
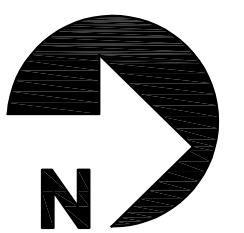


APARTMENTS at NEC of BROADWAY & HAWES

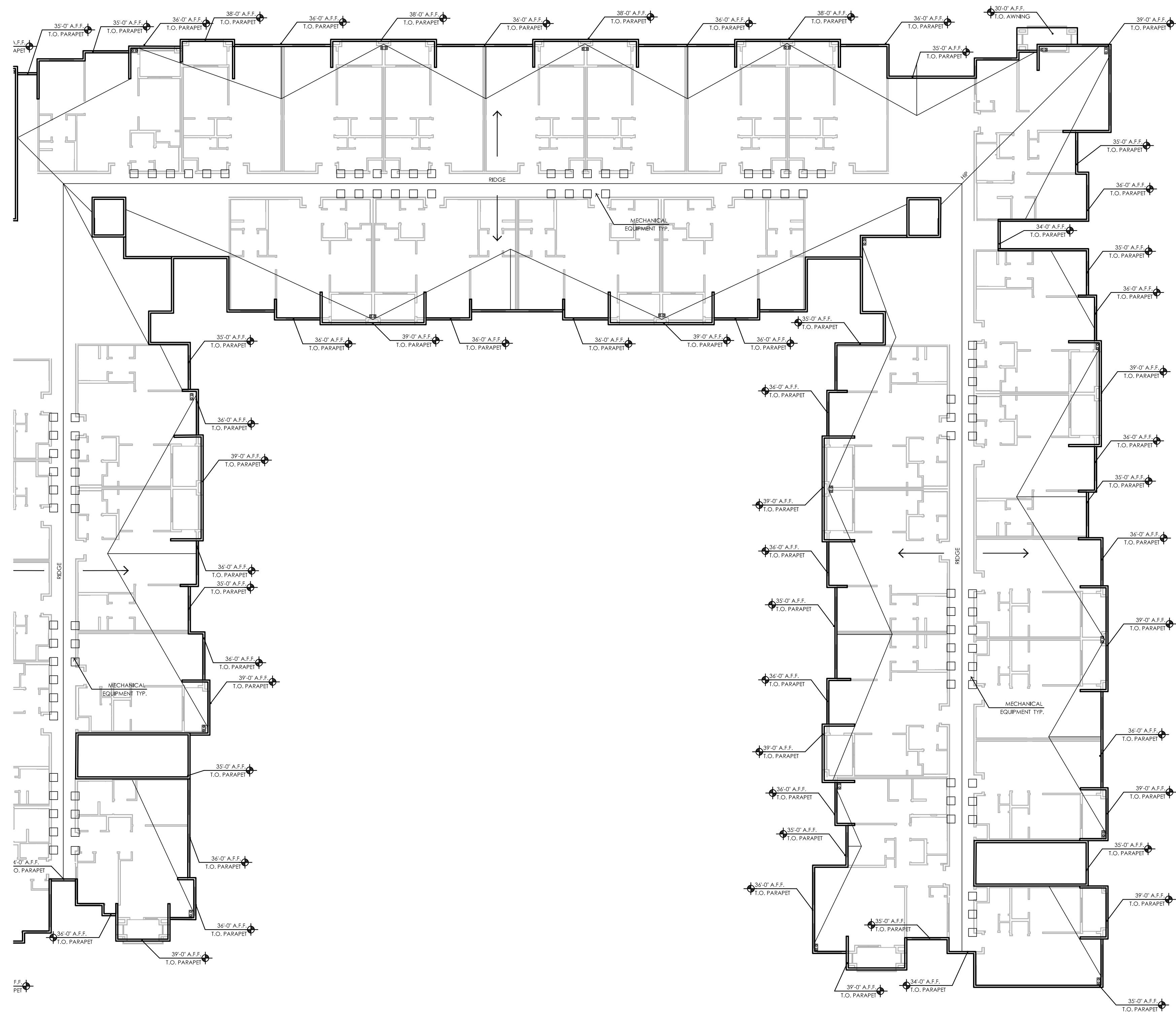


PARTIAL ROOF PLAN - CENTRAL

SCALE: 1/16" = 1'-0"
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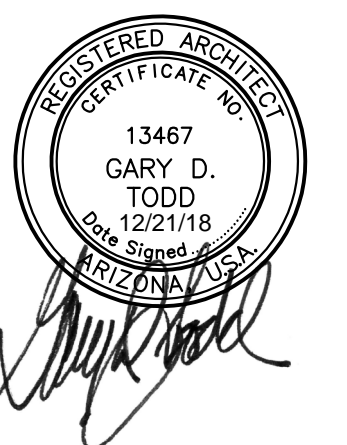
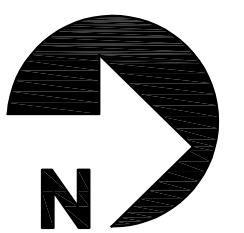


APARTMENTS at NEC of BROADWAY & HAWES



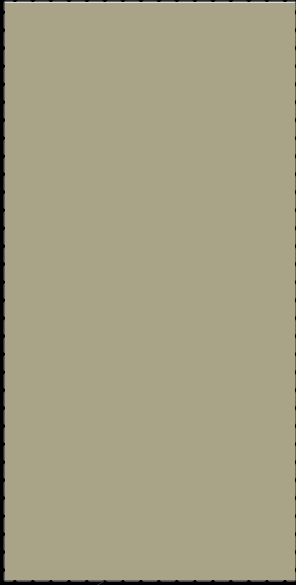
PARTIAL ROOF PLAN - NORTH END

SCALE: 1/16" = 1'-0"
 0' 8' 16' 32'



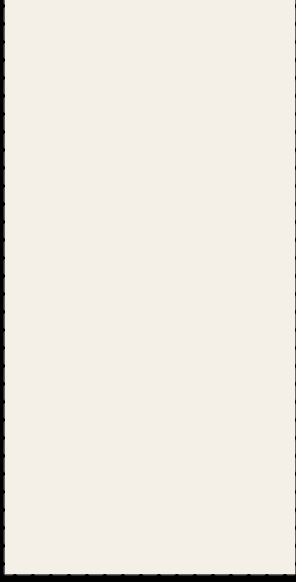
APARTMENTS at NEC of BROADWAY & HAWES

EXTERIOR COLOR SCHEDULE



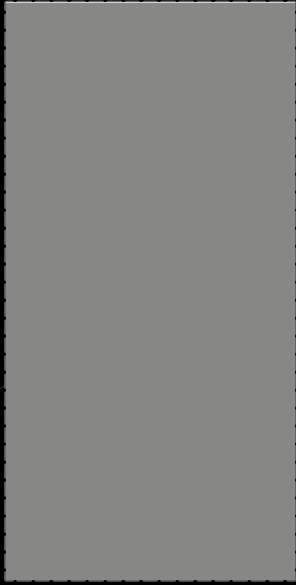
PAINT COLOR 1

A MFR: DUNN EDWARDS
DE6235 "NORTHGATE GREEN"



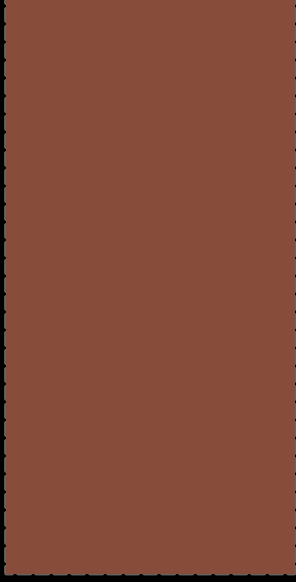
PAINT COLOR 2

B MFR: DUNN EDWARDS
DE6211 "LIGHT BEIGE"



PAINT COLOR 3

C MFR: DUNN EDWARDS
DE6376 "LOOKING GLASS"



PAINT COLOR 4

D MFR: DUNN EDWARDS
DEA156 "CHERRY COLA"



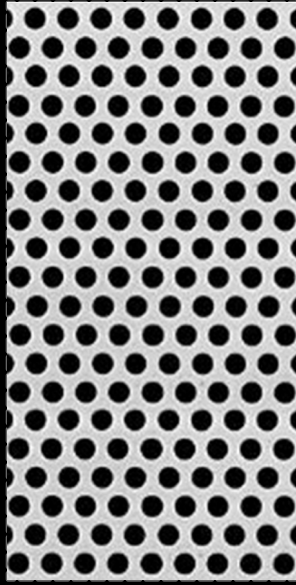
METAL PANEL SIDING & CANOPIES

E MFR: RMP METAL PRODUCTS (OR EQUAL)
ALUMABOARD "LG COLONIAL RED"



FACE BRICK

F MFR: SUPERLITE BLOCK (OR EQUAL)
GRAY, CHARCOAL & BONE



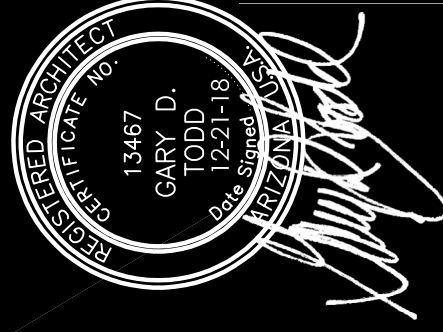
METAL PERFORATED RAILING

H MFR: MCNICHOLS (OR EQUAL)
PERFORATED METAL, 1/4" ROUND ON 3/8"
STAGGERED CENTERS



RESIDENTIAL WINDOW FRAME

I MFR: THERMO-TECH (OR EQUAL)
CLASSIC SERIES "TAN"



TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

Materials Board

APARTMENTS at NEC of BROADWAY & HAWES
• Mesa, Arizona
Project Number: 18-2021-00 • 12-21-18
DRB Submittal

Broadway & Hawes Senior Living

Design Review Narrative

The *Broadway and Hawes* property is comprised of 8.692 acres located on the northeast corner of E. Broadway Road and S. Hawes Road, with a current address of 307 South Hawes Road ("Property"). The Property is zoned RM-4 PAD and subject to the permitted land uses and development standards in the RM-4 zoning district. The *Broadway and Hawes* development includes 237 residential rental units located within a three story elevator-serviced building with a clubhouse, pool and outdoor courtyards with amenities. The project will utilize the RM-4 zoning district and associated development standards, except as described in the on-going PAD amendment.

Broadway and Hawes is an age-restricted community that serves a defined senior demographic. The project has been designed to create a community-oriented social construct and places an emphasis on common open space amenities and communal social opportunities. Planned common open space improvements include shaded BBQ dining areas; a swimming pool with extensive deck area, pool cabanas, an outdoor gaming area (including Bocce' Ball and Corn Hole courts), shade structures, and extensive landscaped walks. Additionally, the project includes an 8,145 square-foot clubhouse with kitchenette facilities, media room, business/office center, conference room, yoga room, and fitness center.

The project is comprised of a single residential structure that provides wings of dwelling units branching off from the centrally located clubhouse/commons core. The building undulates along the long side of the property, creating 3 significant courtyards for outdoor living. The central courtyard is directly off of the clubhouse and will be the most "active" outdoor area including the pool, gaming, and entertainment areas. The remaining courtyards will be on a more intimate scale and will include shade structures for BBQ and outdoor dining or lounging.

The project has been oriented toward the south and west; presenting its "face" toward both Broadway Road and Hawes Road. Consequently, the building is positioned in close proximity to those streets while the parking fields have been placed along the north and east sides of the property-thereby creating a buffer zone between the new structure and the neighborhoods to the north and east. Through this orientation and positioning, the project tacitly minimizes the impact of its three story volume on the existing adjacent one story neighborhood.

Architecturally, the project has a contemporary elevation comprised primarily of stucco with accented areas in metal panels, metal railings and brickwork. The building's façade is kept varied and interesting by the use of multiple planes, multiple heights, and multiple colors. Each resident unit is provided with a covered patio or balcony that creates a shadowed recess and shaded private outdoor space.

Broadway & Hawes Senior Living

Design Review Narrative

The project maintains its clean contemporary appearance by utilizing crisp and sharp corners, minimal metal parapet caps, flat roofs, and simple embellishments. The project will provide a cool palette of white, green, and grey with occasional warm splashes of rust red. The red components will be at points of interest or prominence around the structure such as the clubhouse, significant building corners, and pedestrian entry points.

As an additional consideration, the developer of the Broadway and Hawes project will also be the owner and the management agent for the property. As part of their mission of creating long term value in the community, and solidified through the projects financing commitments, the sponsor will own and operate the building for a minimum of 15 years. As a result, they are incentivized to not only use high quality construction methods and materials, but also to diligently maintain the building to ensure competitiveness in the market and control ongoing capital expenditures for the next 15+ years.

In conclusion, this multi-family residential project will create a comfortable, attractive and community-oriented home that fulfills the intent within the City of Mesa Zoning Ordinances and design guidelines. This project will provide its residents with a quality, affordable, living space that provides varied opportunities for social, recreational, aesthetic and economic interaction.