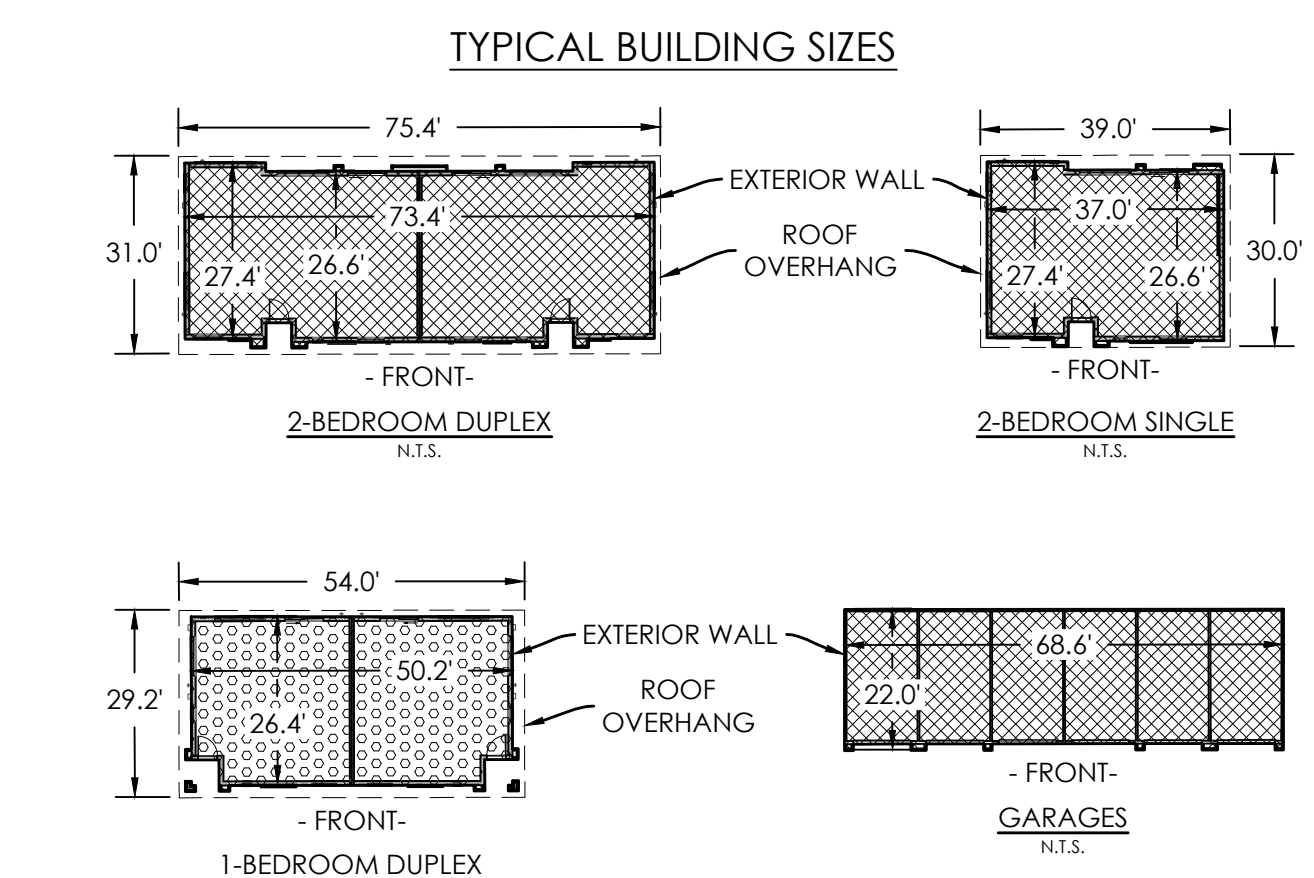
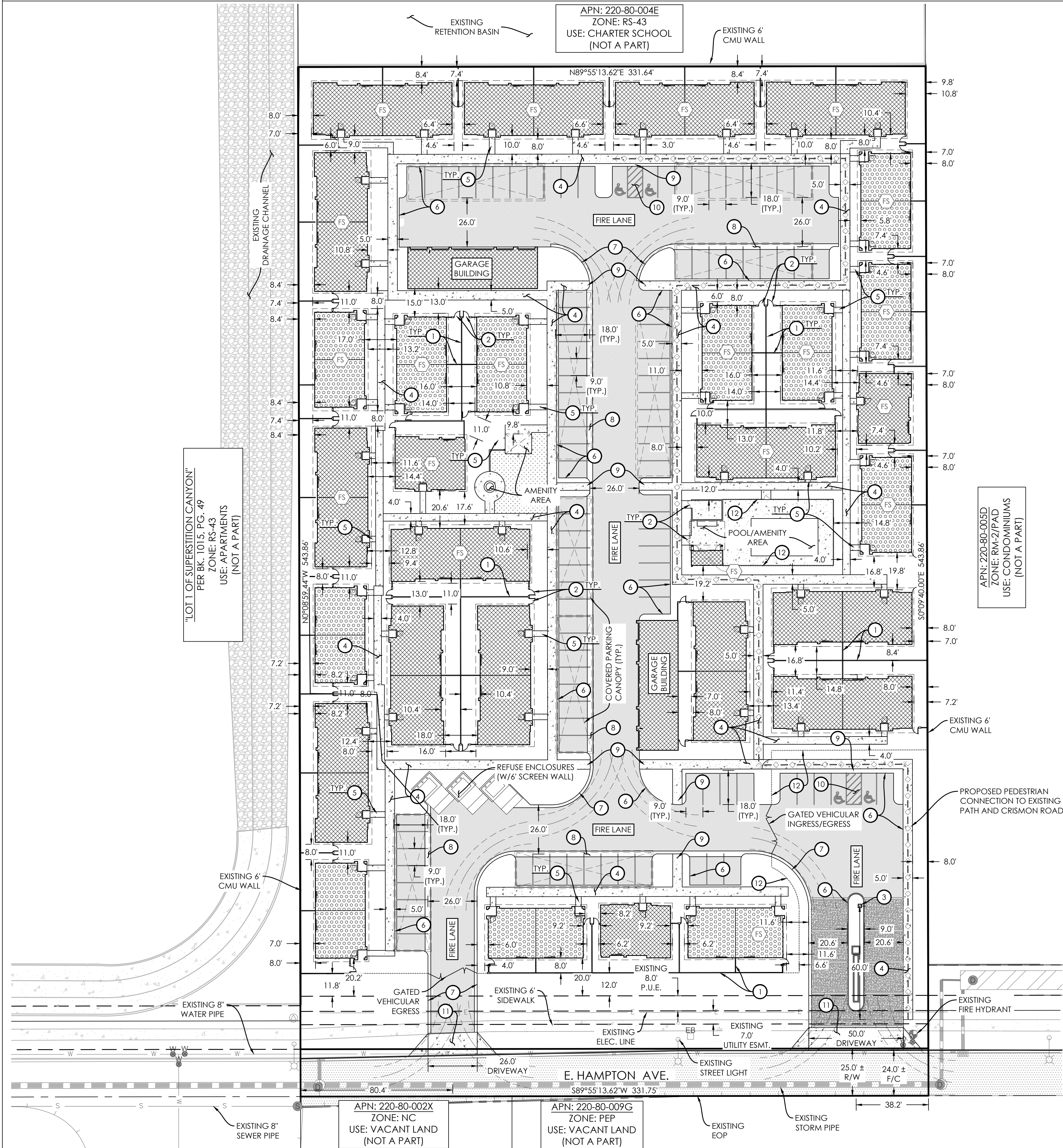


HAMPTON EAST II
APN: 200-80-004D - MESA, ARIZONA
PRELIMINARY SITE PLAN



ZONING DEV. STANDARDS - RM-2

REGULATION	CITY OF MESA RM-2 DEV. REGULATIONS	HAMPTON EAST II PROPOSED DEVELOPMENT REGULATIONS
MIN. LOT AREA (SQ. FT.)	7,200	7,200 MIN.
LOT WIDTH (FT.) - MULTI-FAMILY RES.	60	60
MIN. LOT DEPTH (FT.) - MULTI-FAMILY RES.	94	94
MAX. DENSITY (DU/NET AC.)	15	15
MIN. LOT AREA PER DU (SQ. FT.)	2,904	2,904
MAX. HEIGHT (FT.)	30	25 FT./1 STORY
BUILDING SETBACKS		
FRONT (HAMPTON AVE.)	20 FT.	20 FT.
SIDE (EAST PL)	20 FT.	8 FT.
SIDE (WEST PL)	20 FT.	8 FT.
REAR	20 FT.	8 FT.
LANDSCAPE SETBACK		
FRONT (HAMPTON AVE.)	20 FT.	20 FT.
SIDE (EAST PL)	20 FT.	8 FT.
SIDE (WEST PL)	20 FT.	8 FT.
REAR	20 FT.	8 FT.
SEPARATION BETWEEN BUILDINGS (1-STORY)	20 FT.	8 FT.
MAX. BUILDING COVERAGE	45%	45%
MIN. OPEN SPACE (SQ. FT./UNIT)	200	200

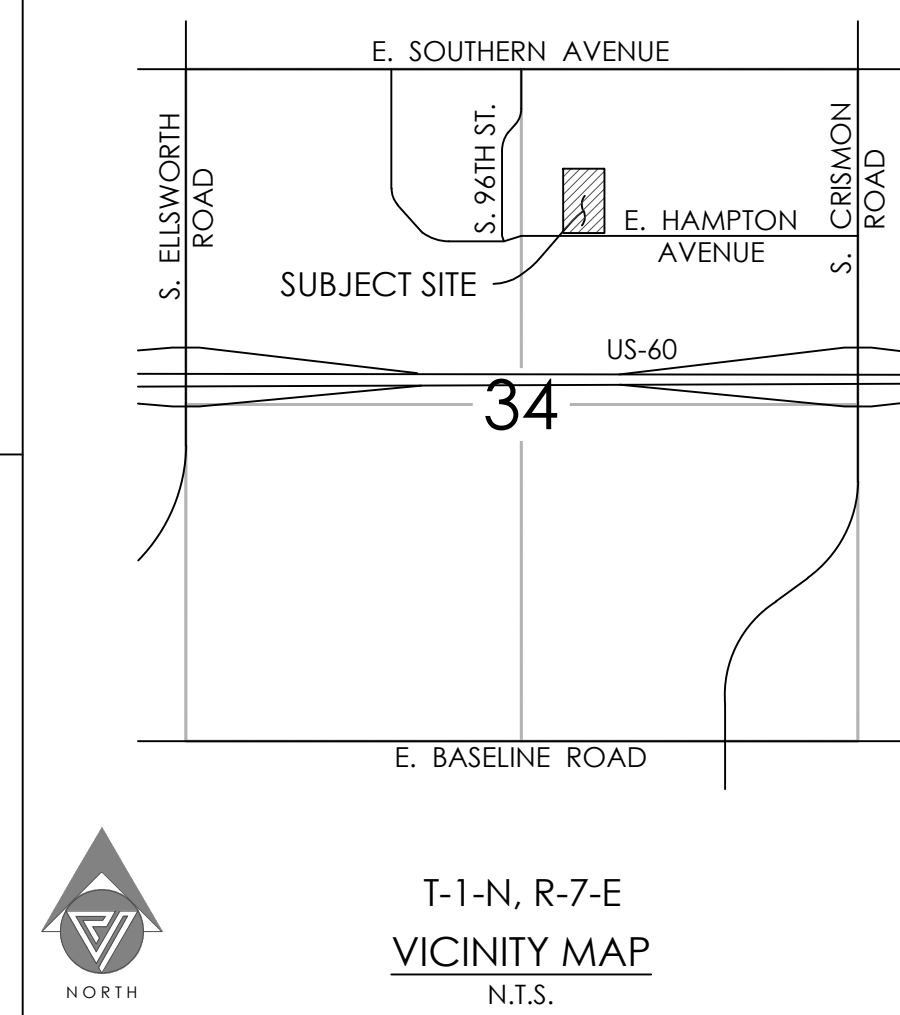
ABBREVIATIONS

- AC - ACRE
- APN - ASSESSOR'S PARCEL NUMBER
- B/W - BACK OF SIDEWALK
- CMU - CONCRETE MASONRY UNIT
- DEV - DEVELOPMENT
- DU - DWELLING UNIT
- EOP - EDGE OF PAVEMENT
- EA - EACH
- EX - EXISTING
- F.F. - FINISHED FLOOR ELEVATION
- F/C - FACE OF CURB
- FDC - FIRE DEPARTMENT CONNECTION
- LF - LINEAL FEET
- MAX - MAXIMUM
- MIN - MINIMUM
- N.T.S. - NOT TO SCALE
- PL - PROPERTY LINE
- PROP - PROPOSED
- P.U.E. - PUBLIC UTILITY EASEMENT
- RES - RESIDENTIAL
- R/W - RIGHT OF WAY
- SF or FT² - SQUARE FEET
- SVC - SERVICE
- TYP - TYPICAL

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED ADA ACCESSIBLE ROUTE
- PROPOSED FENCE
- PROPOSED ASPHALT
- PROPOSED CONCRETE / WALKS
- BUILDING AREA (2 - BEDROOM UNIT)
- BUILDING AREA (1 - BEDROOM UNIT)
- BUILDINGS / UNITS WITH FIRE SPRINKLER SVC.
- DESIGNATED FIRE LANE

- KEY / CONSTRUCTION NOTES**
- PROPOSED SITE WALL
 - PEDESTRIAN / FIRE ACCESS GATE
 - VEHICULAR GATE ACCESS CALL BOX
 - CONCRETE SIDEWALK (WIDTH AS SHOWN)
 - 3' WIDE UNIT ACCESS WALK
 - VERTICAL CURB (SINGLE)
 - VERTICAL CURB & GUTTER
 - VALLEY GUTTER (3' WIDE)
 - PEDESTRIAN SIDEWALK RAMP
 - ADA ACCESSIBLE PARKING
 - PROPOSED DRIVEWAY (COMMERCIAL)
 - PROPOSED IRON FENCE (6' HEIGHT)



OWNER
OFF CRISMON PROPERTIES, LLC
6020 E. ARBOR AVENUE, SUITE 101
MESA, AZ 85206
PH: (480) 699-7956
CONTACT: _____

LANDSCAPE ARCHITECT
ANDERSONBARON
50 N. MCKINTOCK DRIVE, SUITE 1
CHANDLER, AZ 85226
PH: (480) 699-7956
CONTACT: ALEX FISH

DEVELOPER
HAMPTON EAST II, LLC
C/O PARAGON DEV. GROUP
2241 E. PECOS ROAD, SUITE 1
CHANDLER, AZ 85225
PH: (480) 726-7575
CONTACT: BRUCE DUNN

CIVIL ENGINEER
VESPRO
8502 E. VIA DE VENTURA, SUITE 101
SCOTTSDALE, AZ 85258
PH: (480) 393-3640
CONTACT: CASEY PENNINGTON

ZONING
EXISTING: RS-43 (SINGLE RESIDENCE)
PROPOSED: RM-2 WITH PAD (MULTIPLE RESIDENCE)

AREA
GROSS = 180,398 FT² (4.1414 ACRES)
NET = 172,102 FT² (3.9509 ACRES)

FLOOD ZONE
ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2315L DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN ZONE "X". ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." IT SHOULD BE NOTED THAT FEMA HAS DETERMINED THE ENTIRE MAP PANEL AREA TO BE WITHIN THE SAME FLOOD ZONE DESIGNATION AND HAS NOT OFFICIALLY PUBLISHED A MAP. THE DATA IS AVAILABLE THROUGH FEMA'S WEBSITE AND INTERACTIVE INFORMATION PORTAL.

BUILDING DATA

	UNIT COUNT	TOTAL AREA
2 BEDROOM SINGLE BUILDING AREA: 981 FT ² (EA.)	3	2,943
1 BEDROOM DUPLEX BUILDING AREA: 1,270 FT ² (EA.)	24	30,480
2 BEDROOM DUPLEX BUILDING AREA: 1,962 FT ² (EA.)	28	54,936
GARAGE BUILDING AREA: 1,447 FT ² (EA.)	2	2,894

MAX. ROOF HEIGHT: 17'-11"
CONSTRUCTION TYPE: VB
OCCUPANCY TYPES: R-3
TOTAL BUILDING LOT COVERAGE: 51% (53% WITH GARAGE BUILDINGS)
DWELLING UNIT (DU) TOTAL: 55 UNITS
DU PER ACRE: 13.92 DU/AC

OPEN SPACE
TOTAL OPEN SPACE AREA: 71,900 FT²
71,900 / 172,102 = 0.418 = 41.8% COVERAGE
(AREAS REPRESENTED HEREON MAY NOT BE APPLICABLE TO SPECIFIC USAGE CALCULATIONS. REFER TO SEPARATE LANDSCAPE PLAN FOR ADDITIONAL INFO.)

PARKING REQUIRED
2.1 SPACES PER DWELLING UNIT
2.1 x 55 UNITS = 116 SPACES
TOTAL SPACES REQUIRED = 116 SPACES

PARKING PROVIDED
27 - UNCOVERED SPACES
74 - COVERED SPACES
12 - GARAGE SPACES
4 - ADA ACCESSIBLE SPACES
117 - TOTAL PARKING SPACES

- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE-OF-CURB OR FACE-OF-BUILDING UNLESS OTHERWISE NOTED.
 - THE LAYOUT AND INFORMATION SHOWN HEREON IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE BASED ON JURISDICTIONAL REVIEW AND OWNER REVISIONS.
 - ROOF DRAINAGE WILL BE DIRECTED TO DAYLIGHT AT FINISHED GRADE AND FLOW OVERLAND AS NECESSARY.
 - PRIOR SURROUNDING INFRASTRUCTURE AND DEVELOPMENT WILL BE MAINTAINED IN-PLACE EXCEPT FOR PORTIONS IN CONFLICT WITH THE PROPOSED IMPROVEMENTS AS SHOWN HEREON.
 - MINIMUM SEPARATION FOR BUILDINGS WITH FIRE SPRINKLER SYSTEMS IS 6-FEET.
 - MINIMUM SEPARATION BETWEEN DWELLING AND GARAGE BUILDINGS IS 8-FEET.

VESPRO
8502 E. Via de Ventura, Suite 101
Scottsdale, AZ 85258
Ph: (480) 393-3640 Fx: (480) 393-3639
www.vespro.net

HAMPTON EAST II
APN: 200-80-004D - MESA, ARIZONA
PRELIMINARY SITE PLAN

PROFESSIONAL ENGINEER
PETER VESECKY
14402
17119
Arizona, U.S.A.
Expires 09/30/2019

PROJECT NO: 19004
DRAWING DATE: 05/17/19
DRAWN BY: RSJ
CHECKED BY: CAP
DRAWING SCALE: AS SHOWN
DRAWING FILE: 19004-SP01.dwg

SITE PLAN
SP01
1 of 1

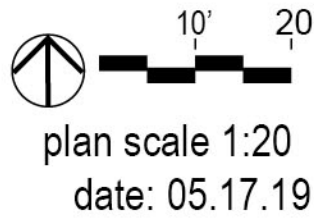


PLANT MATERIALS LEGEND

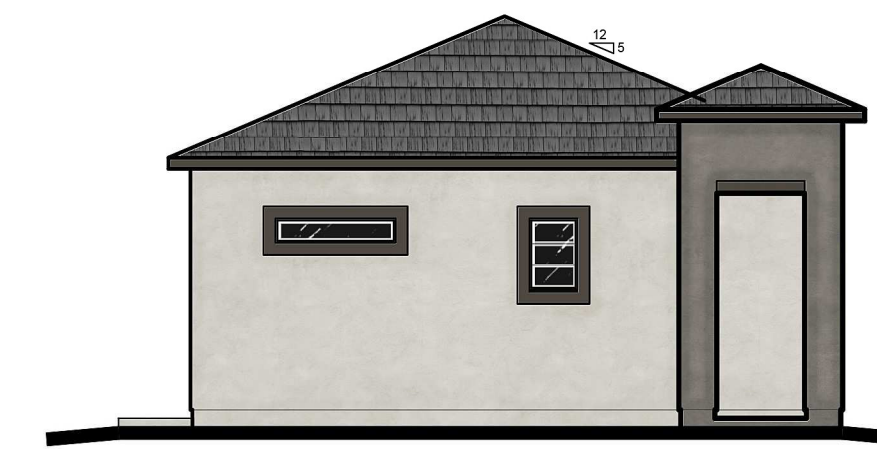
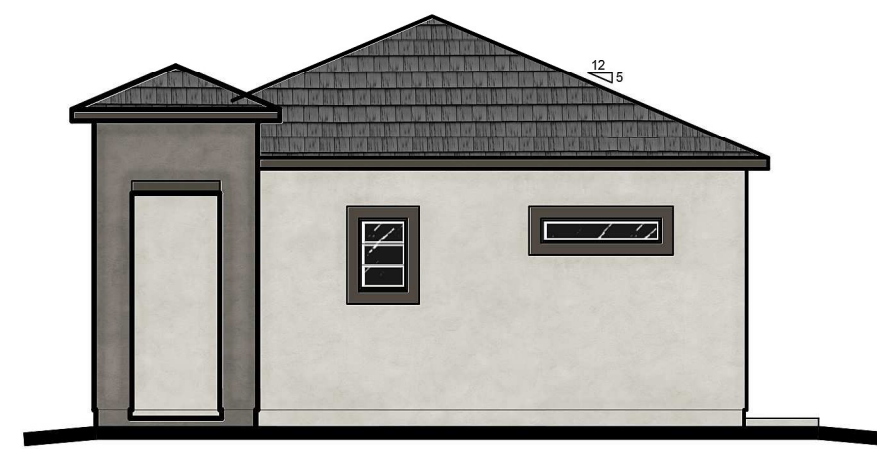
TREES IN BACKYARDS		SIZE	QUANTITY
Fraxinus greggii	Little Leaf Ash	24" Box	
Pistacia lentiscus	Mastic Tree	24" Box	
Prosopis glandulosa 'Maverick'	Honey Mesquite	24" Box	
Thevetia peruviana	Mexican Oleander - Orange	24" Box	Standard
Vitex agnus-castus	Chastetree	24" Box	Multi
TREES		SIZE	QUANTITY
Caesalpinia cactulaco 'Smoothie'	Thornless Cactulaco	24" Box	
Fraxinus greggii	Little Leaf Ash	24" Box	
Olea europaea	Wilson Olive	48" Box	Multi
Pistacia x 'Red Push'	Red Push Pistache	24" Box	
Pistacia lentiscus	Mastic Tree	24" Box	Multi
Pistacia lentiscus	Mastic Tree	15 gal.	Multi
Prosopis glandulosa 'Maverick'	Honey Mesquite	24" Box	
Pyrus calleryana 'Bradford'	Bradford Pear	24" Box	
Quercus buckleyi	Texas Red Oak	24" Box	
Quercus virginiana	Live Oak	24" Box	
Thevetia peruviana	Mexican Oleander - Orange	24" Box	Standard
Ulmus parvifolia 'Allee'	Allee Elm	24" Box	
Washingtonia filifera	California Fan Palm	18" TO BOTTOM OF PINEAPPLE	
EXTRA LARGE SHRUBS		SIZE	QUANTITY
Alyogyne huegelii	Blue Hibiscus	5 gal.	
Cordia Boissieri	Anacardium	5 gal.	
Dodonaea viscosa	Green Hopseed	5 gal.	
Tecoma alta 'Orange Jubilee'	Orange Jubilee	5 gal.	
LARGE SHRUBS		SIZE	QUANTITY
Leucophyllum longimaniae 'Lynn's Legacy'	Lynn's Legacy Sage	5 gal.	344
Salvia clevelandii	Chaparral Sage	5 gal.	
MEDIUM SHRUBS		SIZE	QUANTITY
Eremophila glabra ssp. canosa	Winter Blaze	5 gal.	
Nerium oleander 'Little Red'	Oleander 'Little Red'	5 gal.	
Rosmarinus officinalis	'Tuscan Blue' Rosemary	5 gal.	
Xylocopa congestum 'Compacum'	Dwarf Shiny Xylocopa	5 gal.	
SMALL SHRUBS		SIZE	QUANTITY
Callistemon viminalis 'Little John'	Little John Bottle Brush	5 gal.	
Eremophila hydropathana	Blue Bells	5 gal.	
Myrtus communis 'compacta'	Dwarf Myrtle	5 gal.	
Olea europaea 'Little Ollie'	'Little Ollie' Dwarf Olive	5 gal.	
Olea europaea 'Little Ollie'	'Little Ollie' Dwarf Olive	15 gal.	
GROUND COVER		SIZE	QUANTITY
Eremophila prostrata	Outback Sunshine Eremophila	1 gal.	
Lantana montevidensis	Purple Trailing Lantana	1 gal.	
GROUND COVER CONT.		SIZE	QUANTITY
Lantana sp.	'New Gold' Lantana	1 gal.	
Rosmarinus officinalis 'Prostratus'	Trailing Rosemary	1 gal.	
Teucrium chamaedrys 'prostratum'	Prostrate Germander	1 gal.	
Wedelia trilobata	Wedelia	1 gal.	
CACTUS/ACCENTS		SIZE	QUANTITY
Aloe hyb. 'Blue Elf'	Blue Elf Aloe	1 gal.	
Bouteloua gracilis	Blond Ambition	1 gal.	
Euphorbia royleana	Churee	5 gal.	
Opuntia sp.	Kelly's Choice	5 gal.	
Pedilanthus macrocarpus	Slipper Plant	5 gal.	
Yucca pallida	Pale Leaf Yucca	5 gal.	
Yucca recurvifolia	Soft Leaf Yucca	15 gal.	
VINES		SIZE	QUANTITY
Bougainvillea 'Barbara Karst'	Bougainvillea	5 gal.	
INERTS		QUANTITY	
Decomposed Granite - 2" Deep			
5/8" Screened Apache Brown (Kalamazoo Materials)			
DG In Back Yards - 2" Deep			
5/8" Screened Apache Brown (Kalamazoo Materials)			
Turf			
Midiron Sod			
Concrete Header			
Standard Color and Finish		6" Wide	

Hampton East II

Conceptual
Landscape Plan



andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986



PLAN 1 | HAMPTON EAST II | MESA, ARIZONA

HAMPTON EAST II, LLC

2241 E PECOS RD, SUITE 1
CHANDLER, AZ 85225
OFFICE: (480) 726-7575



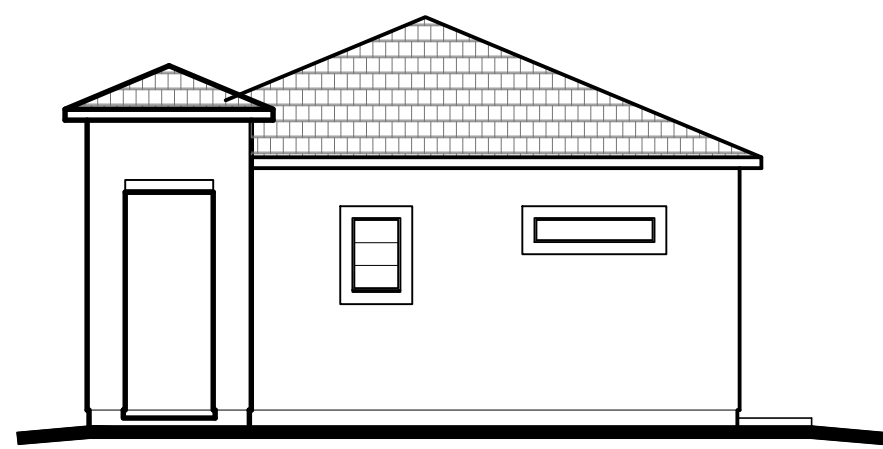
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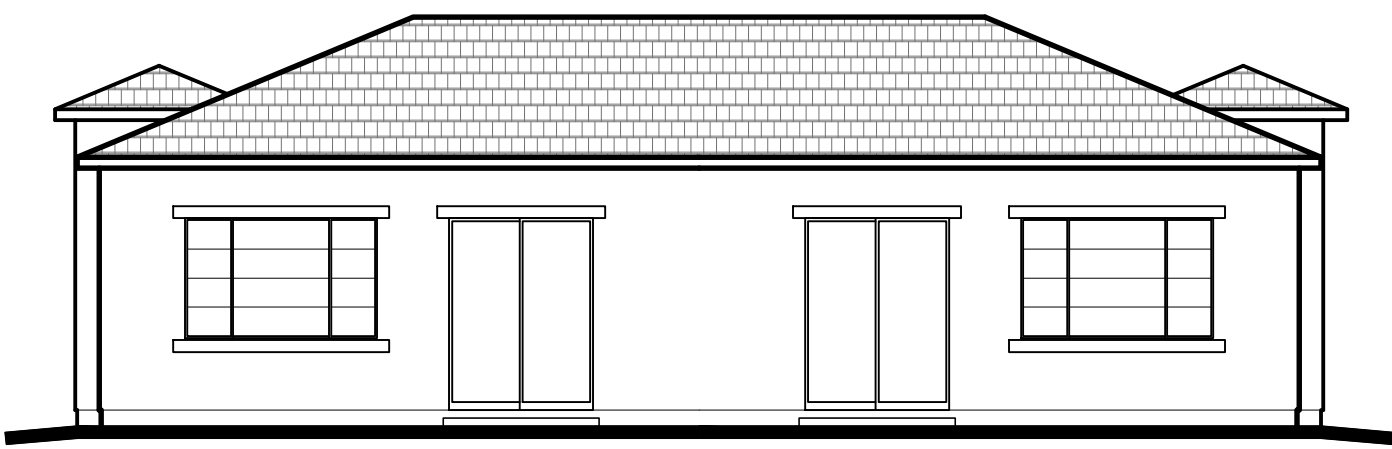
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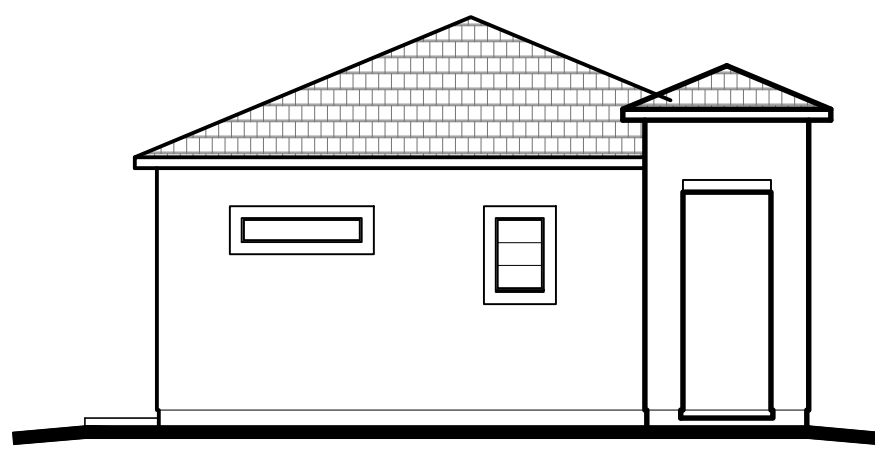
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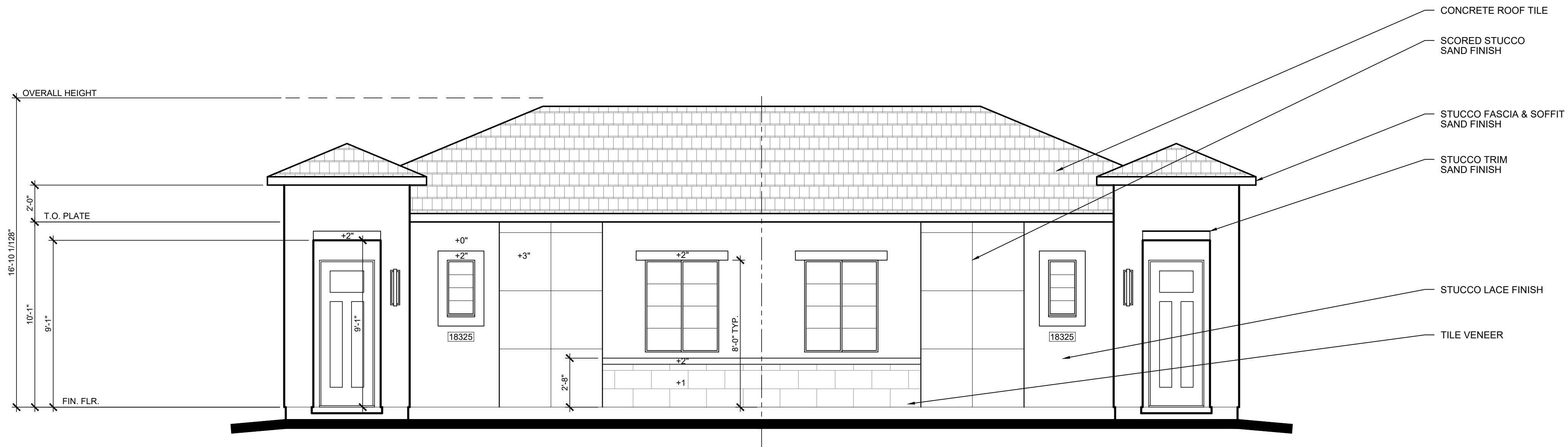
Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

PLAN 1 | HAMPTON EAST II | MESA, ARIZONA

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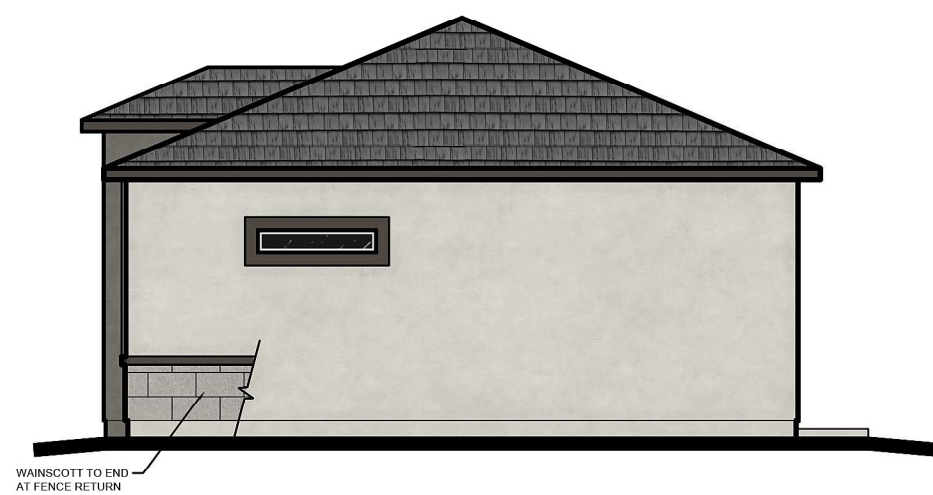
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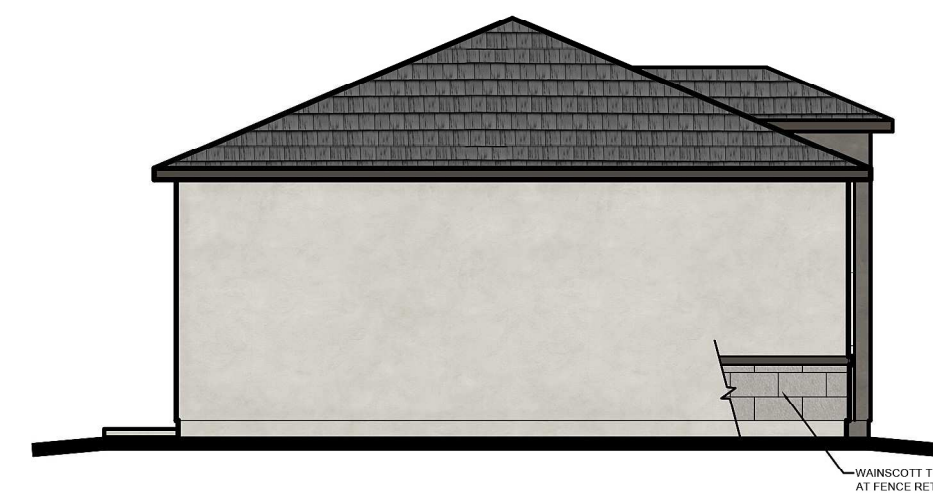
Right Elevation

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Rear Elevation

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Left Elevation

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Front Elevation

1/4" = 1'-0"

PLAN 2 | HAMPTON EAST II | MESA, ARIZONA

HAMPTON EAST II, LLC

2241 E PECOS RD, SUITE 1
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OFFICE: (480) 726-7575



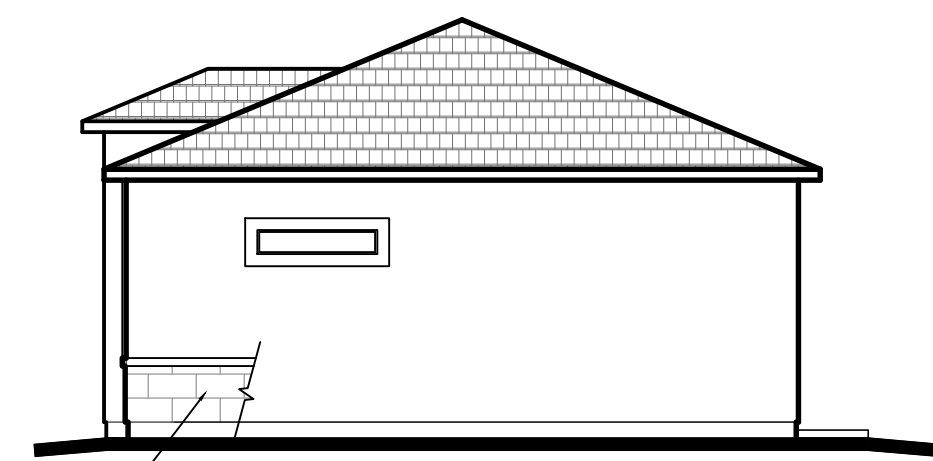
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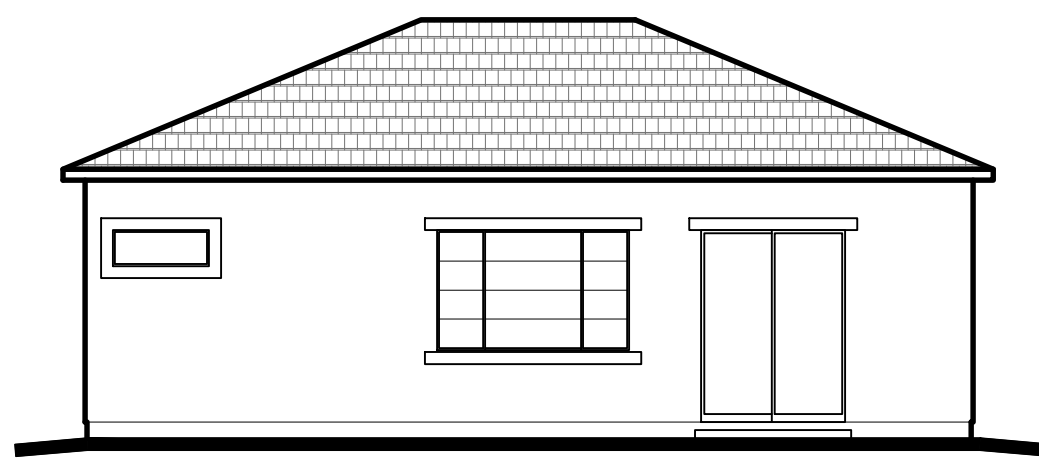
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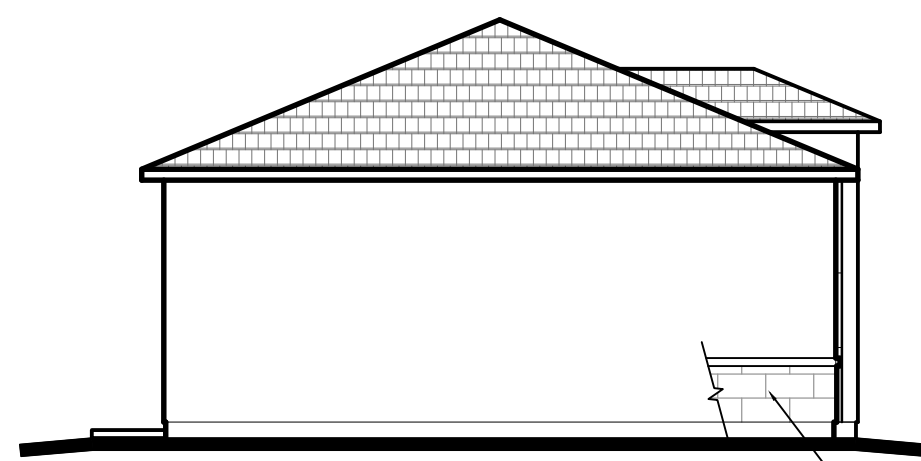
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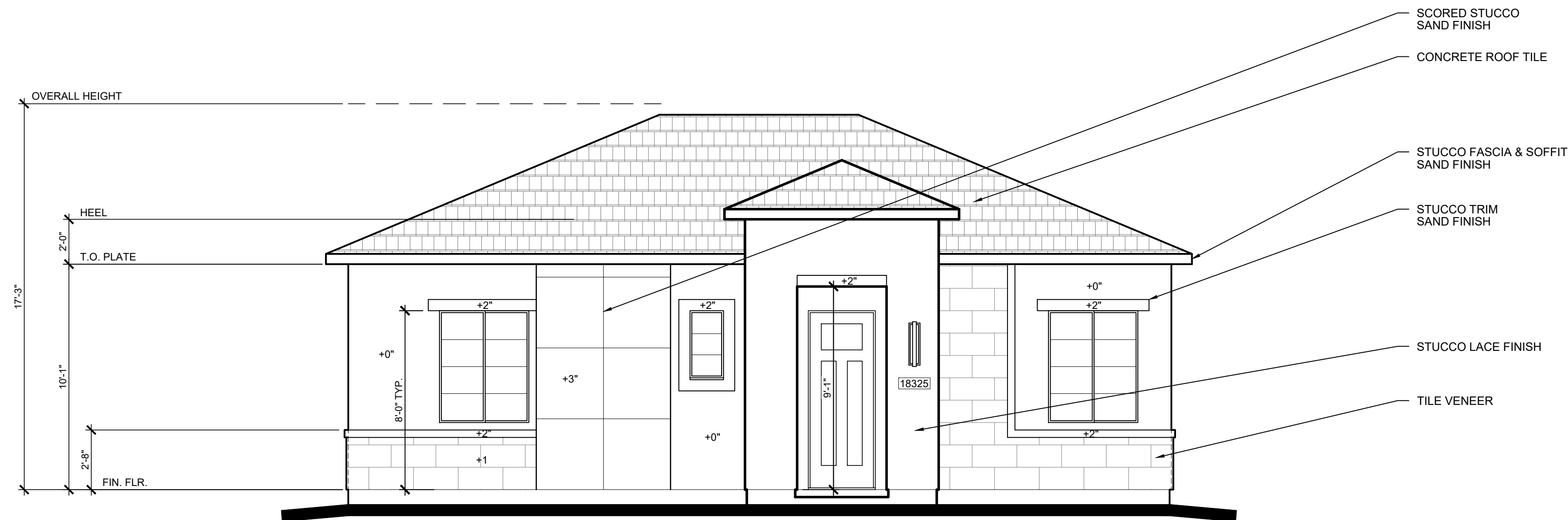
Rear Elevation

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Left Elevation

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Front Elevation

1/4" = 1'-0"

PLAN 2 | HAMPTON EAST II | MESA, ARIZONA

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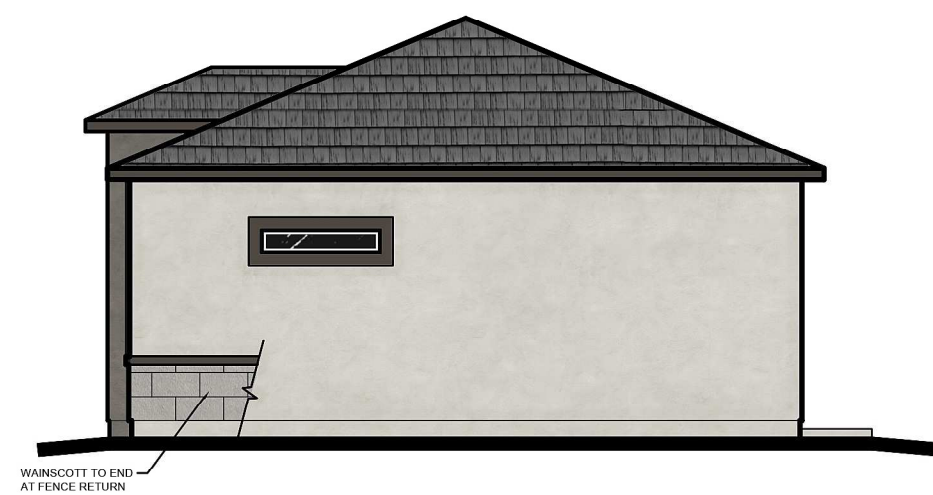
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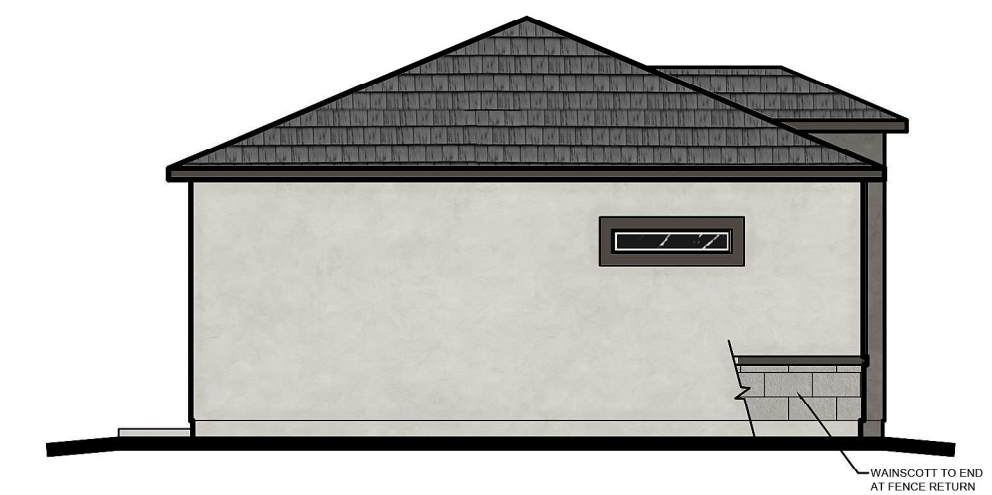
Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

PLAN 2 DUPLEX | HAMPTON EAST II | MESA, ARIZONA

HAMPTON EAST II, LLC

2241 E PECOS RD, SUITE 1
CHANDLER, AZ 85225
OFFICE: (480) 726-7575

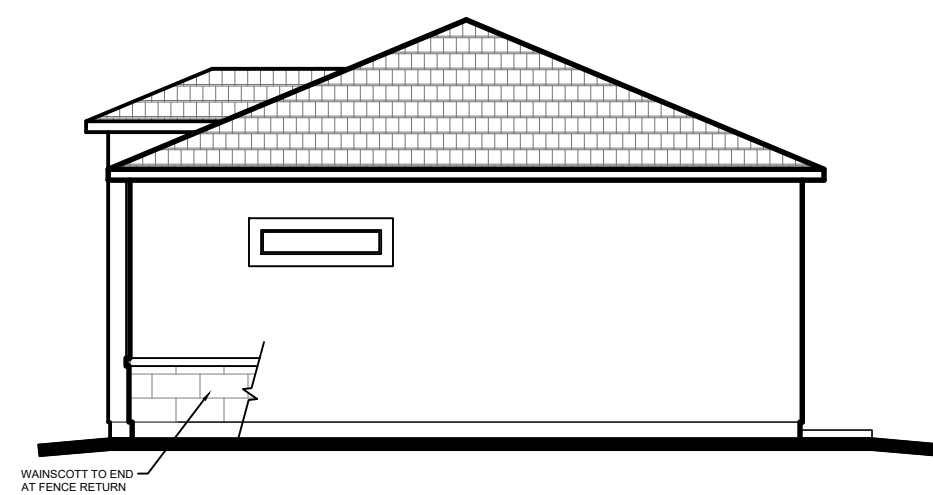


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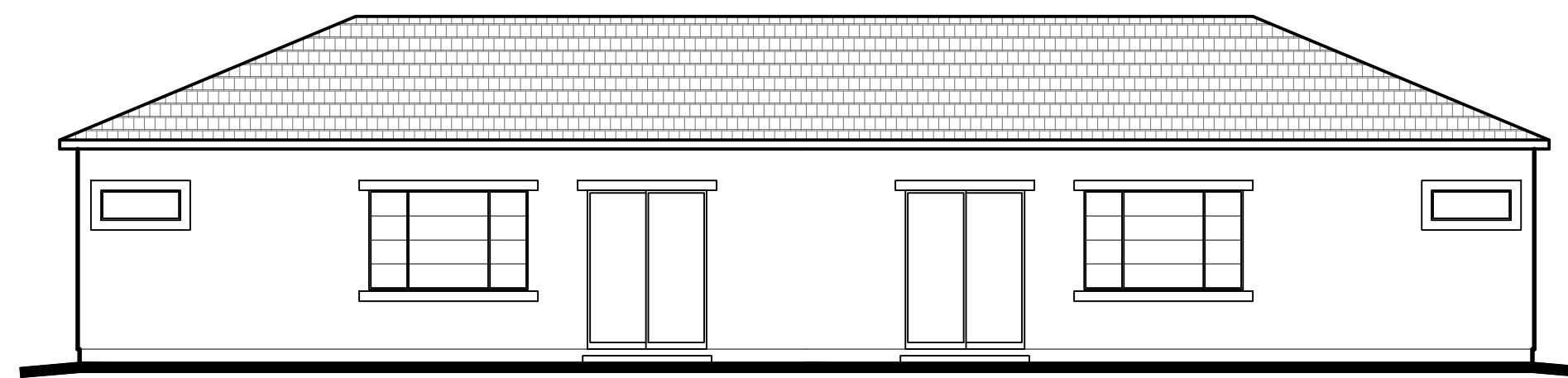
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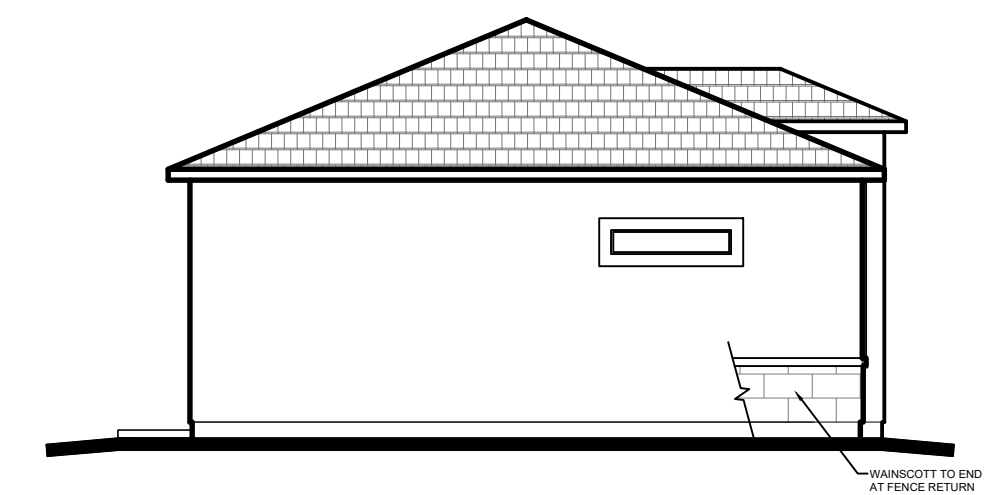
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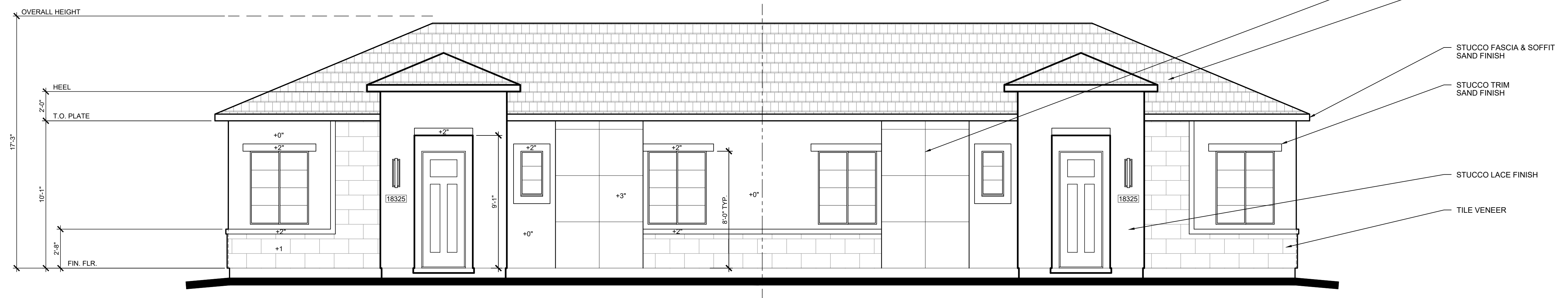
Rear Elevation

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Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

PLAN 2 DUPLEX | HAMPTON EAST II | MESA, ARIZONA

HAMPTON EAST II, LLC

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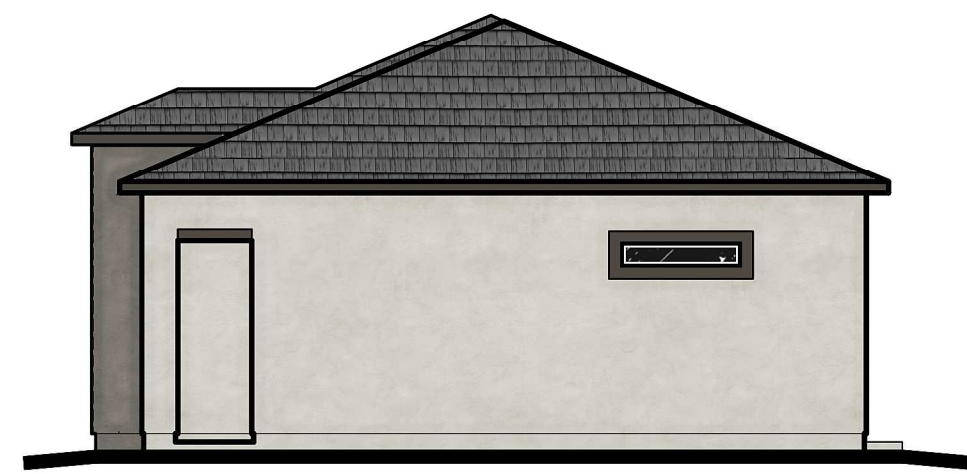
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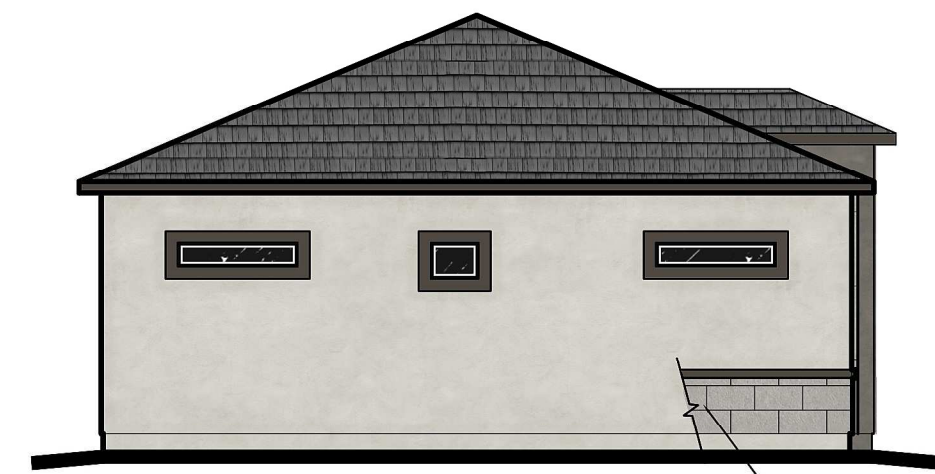
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Right Elevation
1/8" = 1'-0"



Rear Elevation
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Left Elevation
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Front Elevation
1/4" = 1'-0"

PLAN 3 | HAMPTON EAST II | MESA, ARIZONA

HAMPTON EAST II, LLC

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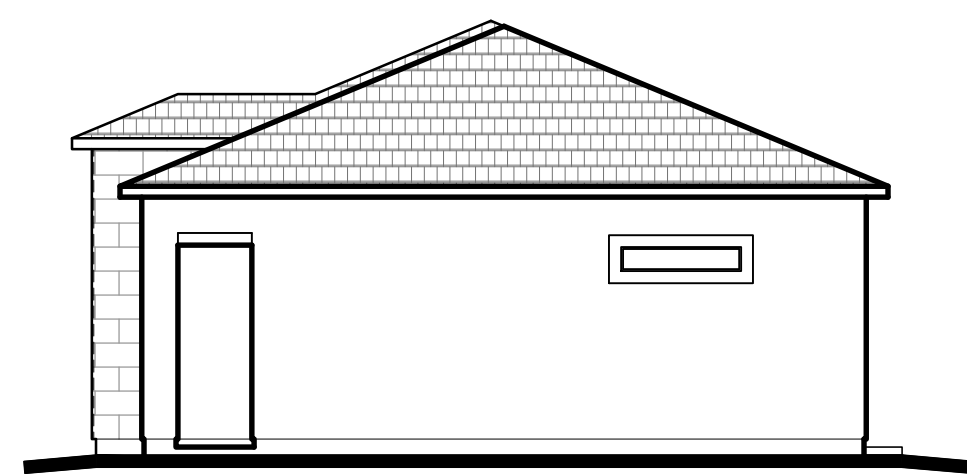


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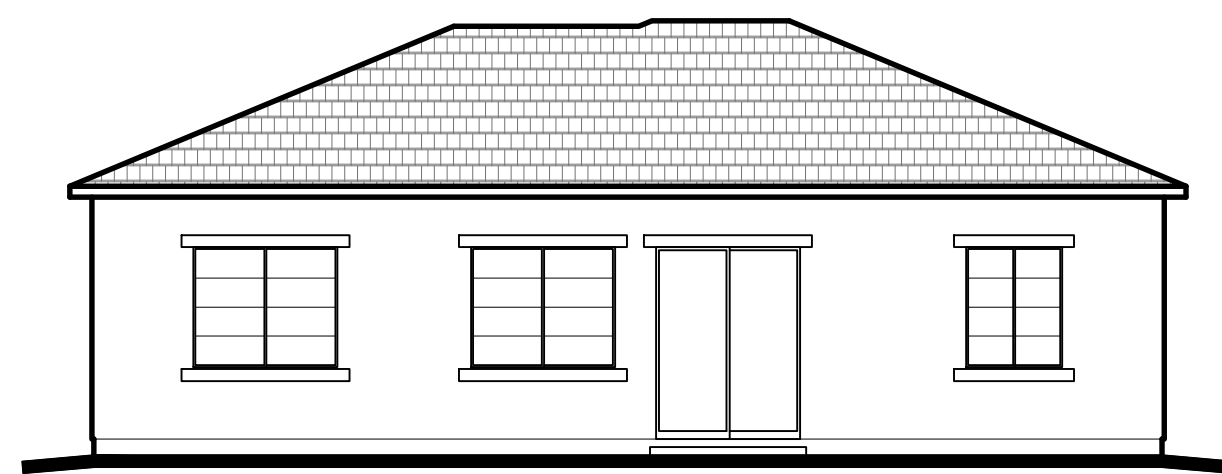
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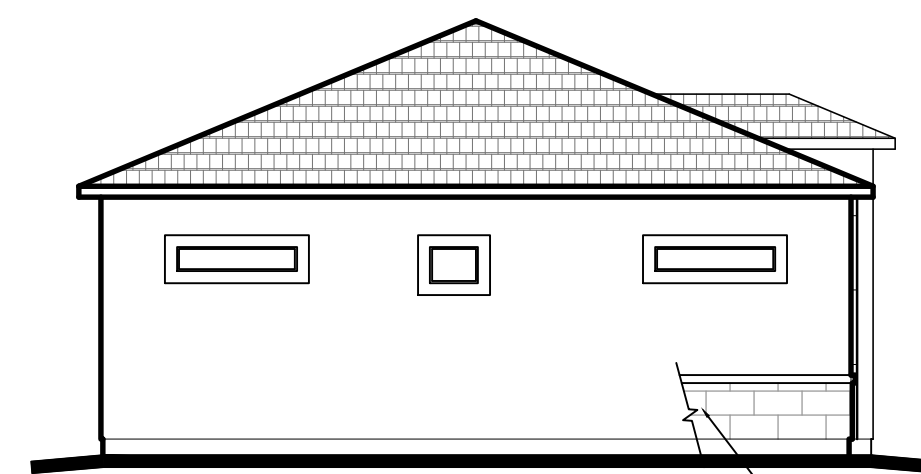
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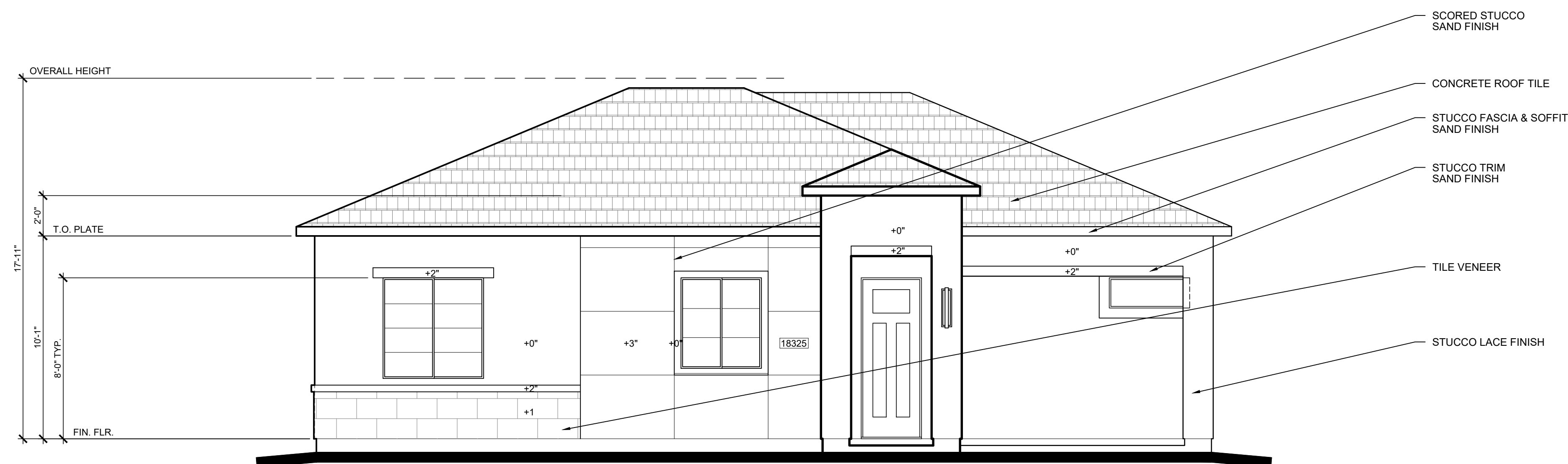
Right Elevation
1/8" = 1'-0"



Rear Elevation
1/8" = 1'-0"



Left Elevation
1/8" = 1'-0"



Front Elevation
1/4" = 1'-0"

PLAN 3 | HAMPTON EAST II | MESA, ARIZONA

HAMPTON EAST II, LLC

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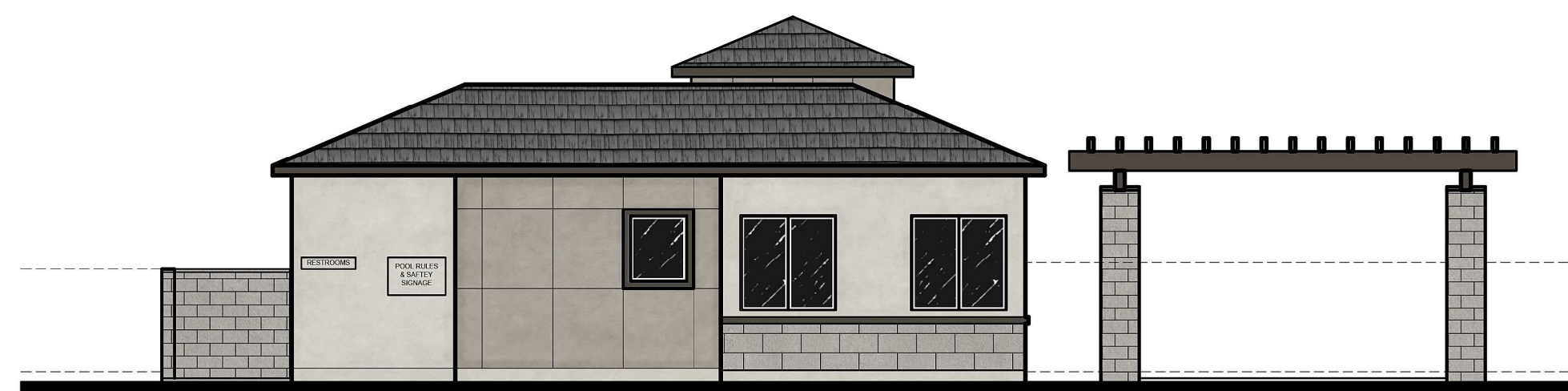
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Right Elevation

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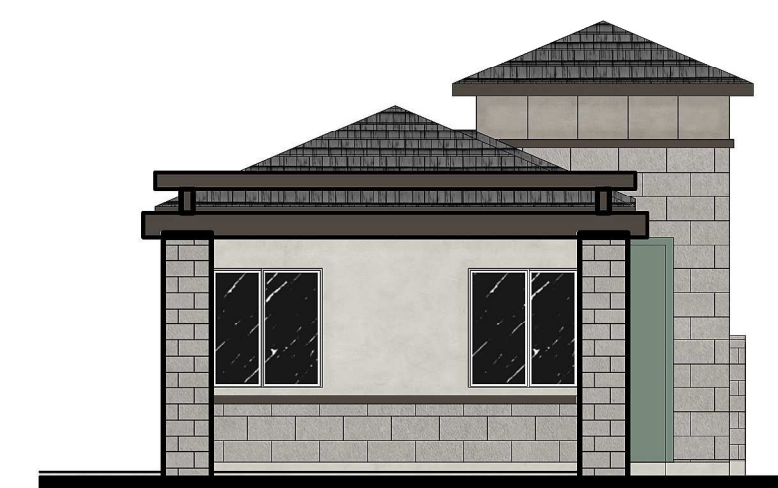
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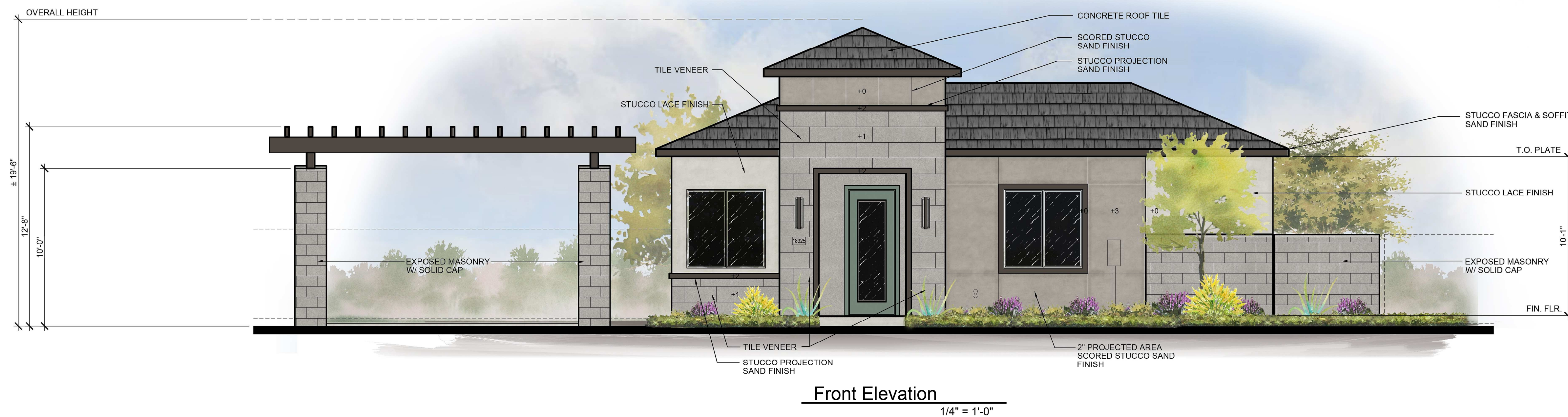
Left Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



LEASING OFFICE | HAMPTON EAST II | MESA, ARIZONA

HAMPTON EAST II, LLC

2241 E PECOS RD, SUITE 1
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OFFICE: (480) 726-7575



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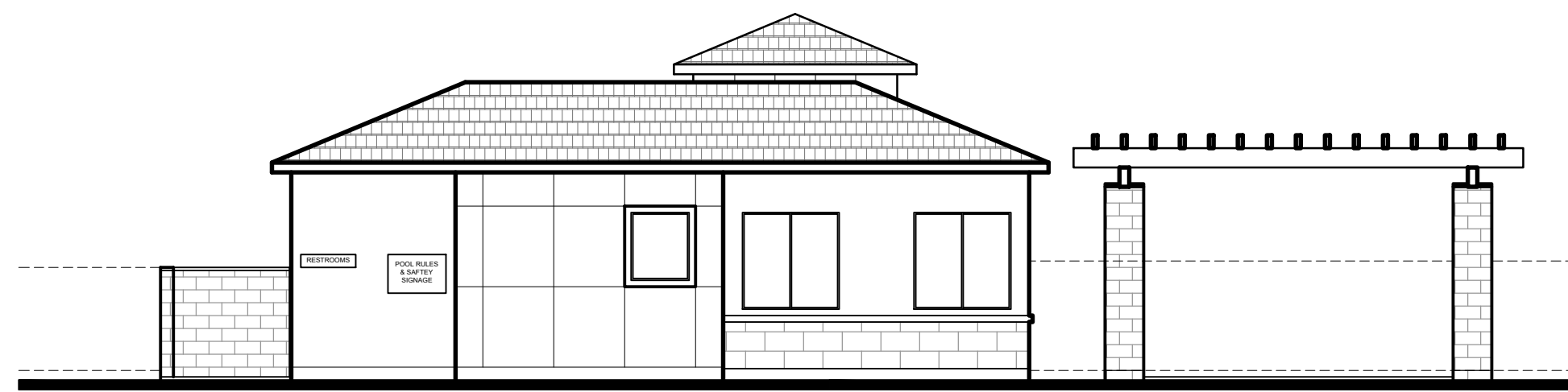
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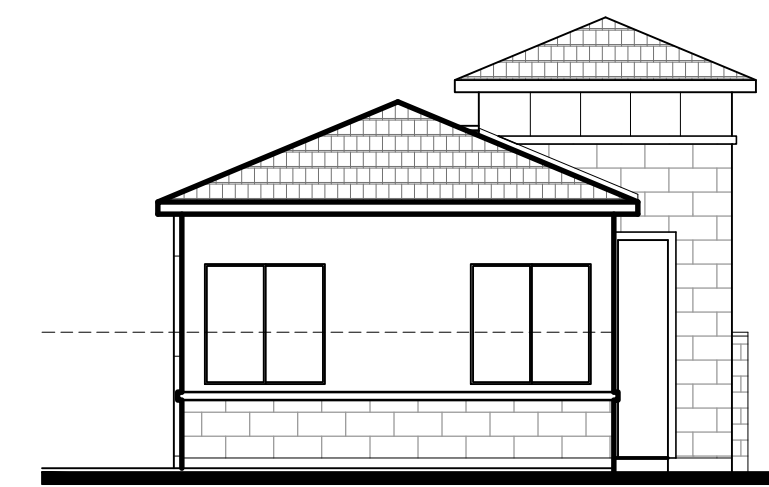
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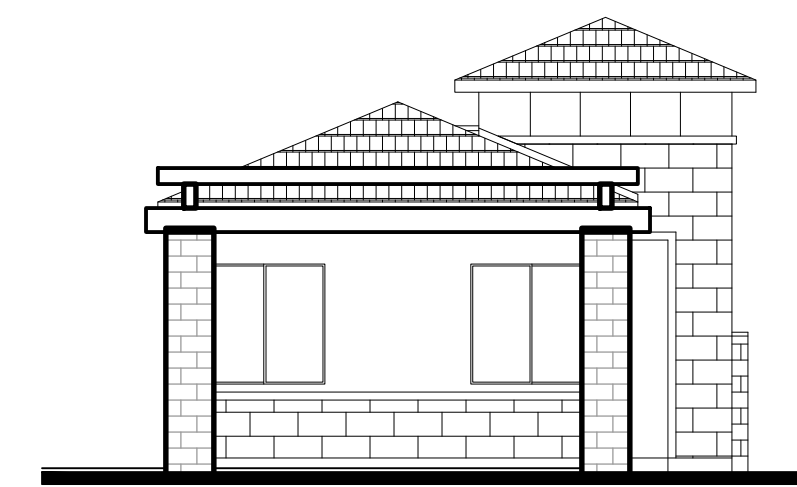
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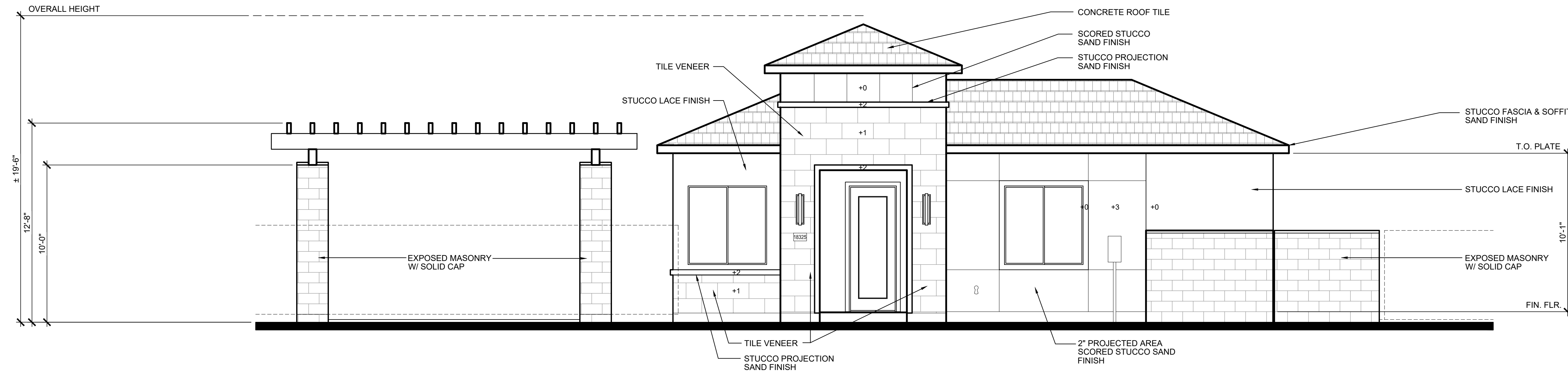
Left Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

LEASING OFFICE | HAMPTON EAST II | MESA, ARIZONA

HAMPTON EAST II, LLC

2241 E PECOS RD, SUITE 1
CHANDLER, AZ 85225
OFFICE: (480) 726-7575



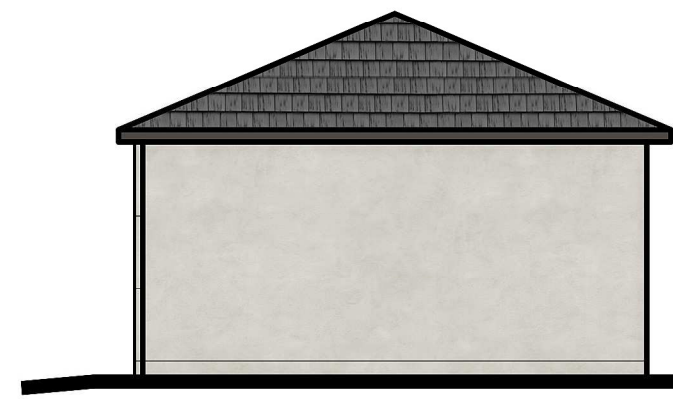
5-6-2019

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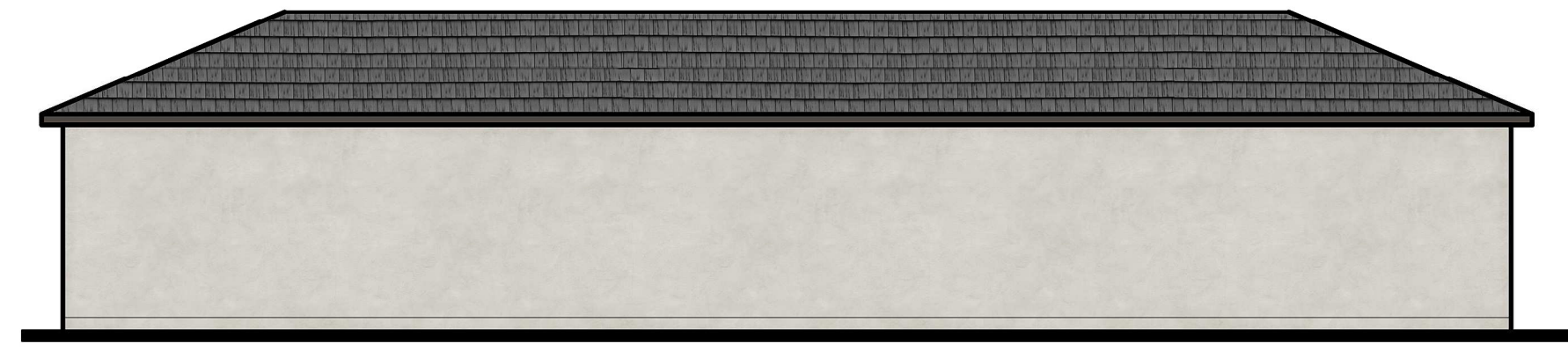
PHONE: 602.867.2500 WWW.FELTENGGROUP.COM

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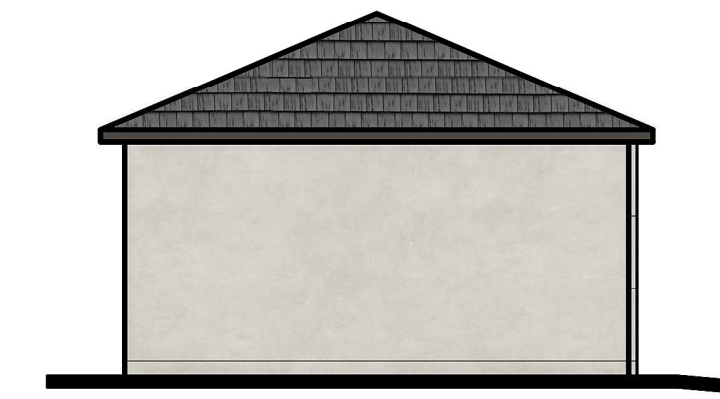
Right Elevation

1/8" = 1'-0"



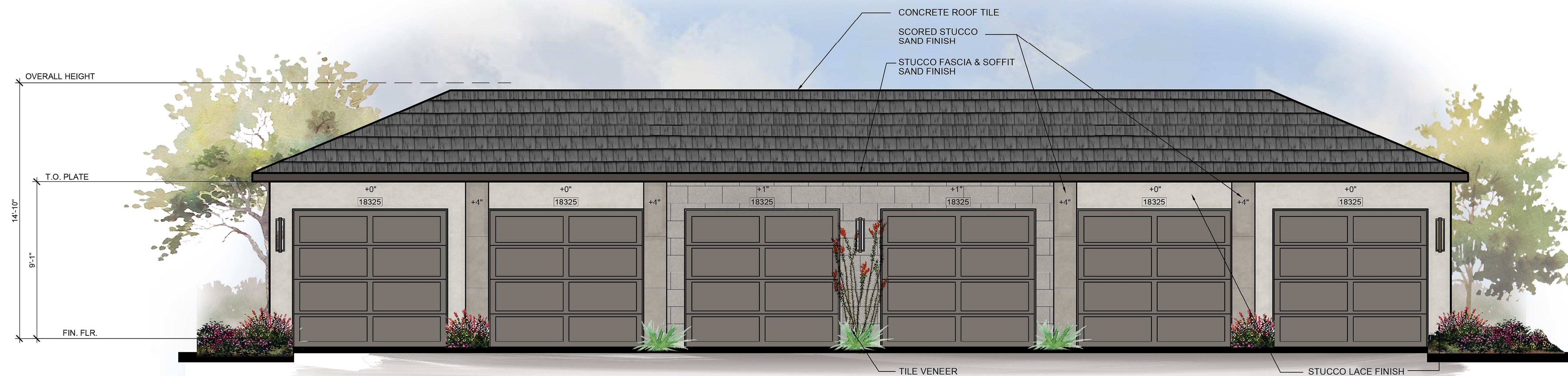
Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

GARAGE PLAN | HAMPTON EAST II | MESA, ARIZONA

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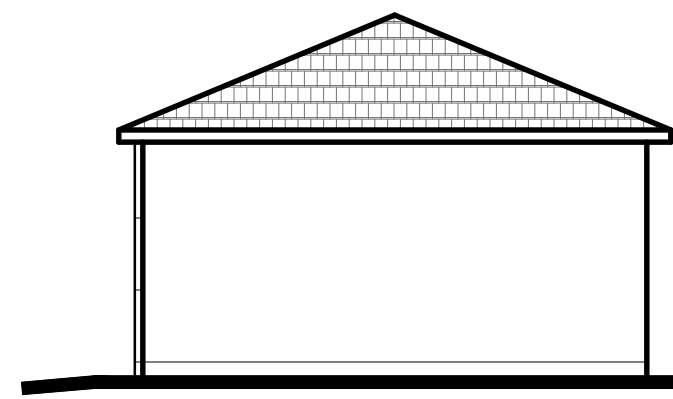


5-6-2019

FELTENGROU
ARCHITECTURE | ENGINEERING | FORENSICS

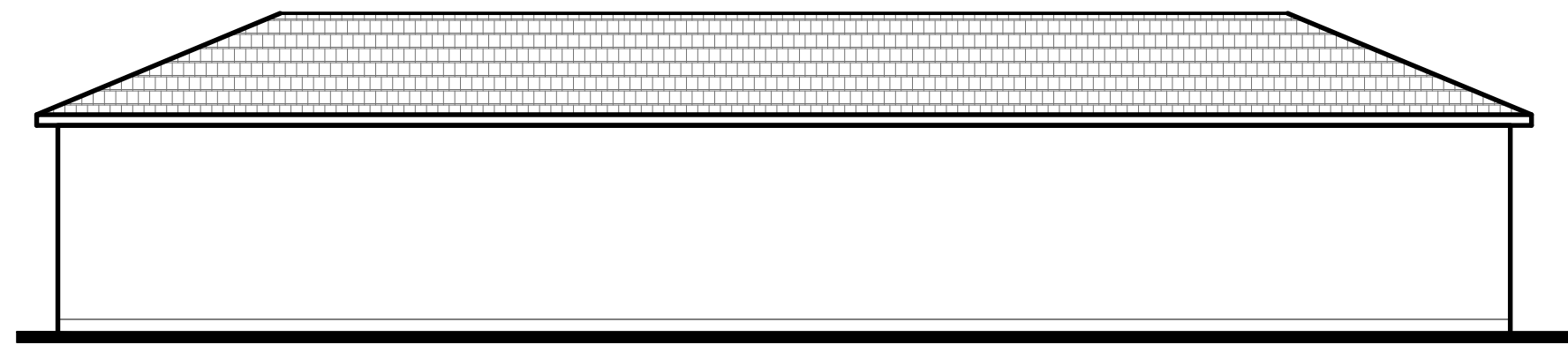
PHONE: 602.887.2500 WWW.FELTENGROU.COM

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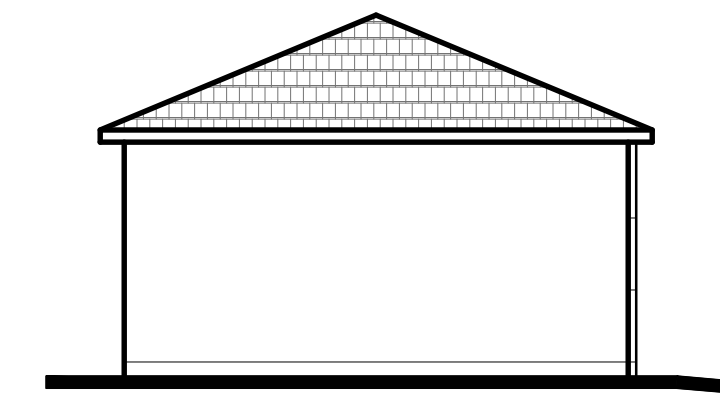
Right Elevation

1/8" = 1'-0"



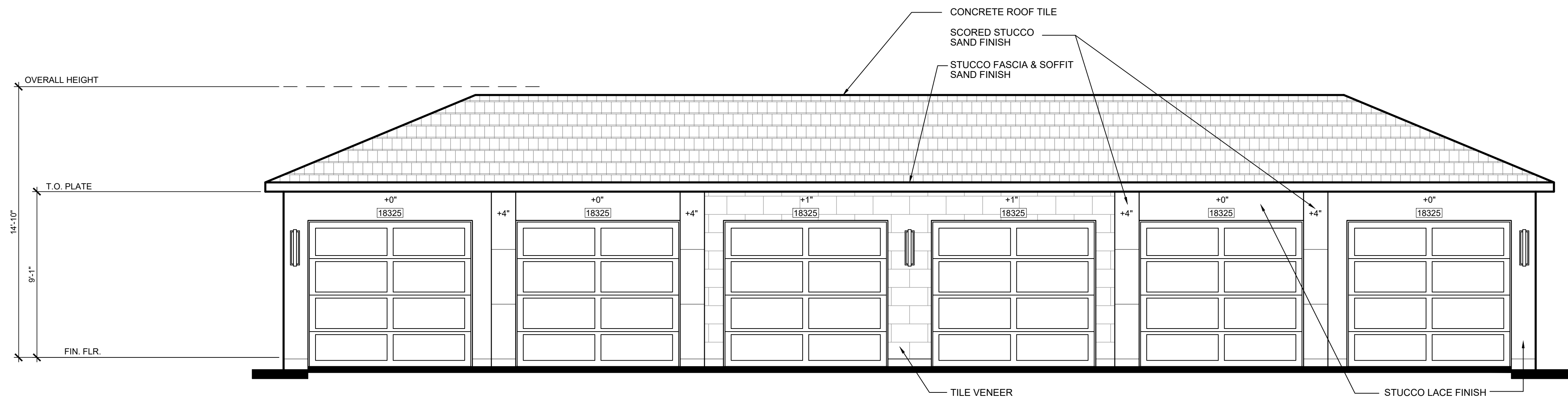
Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

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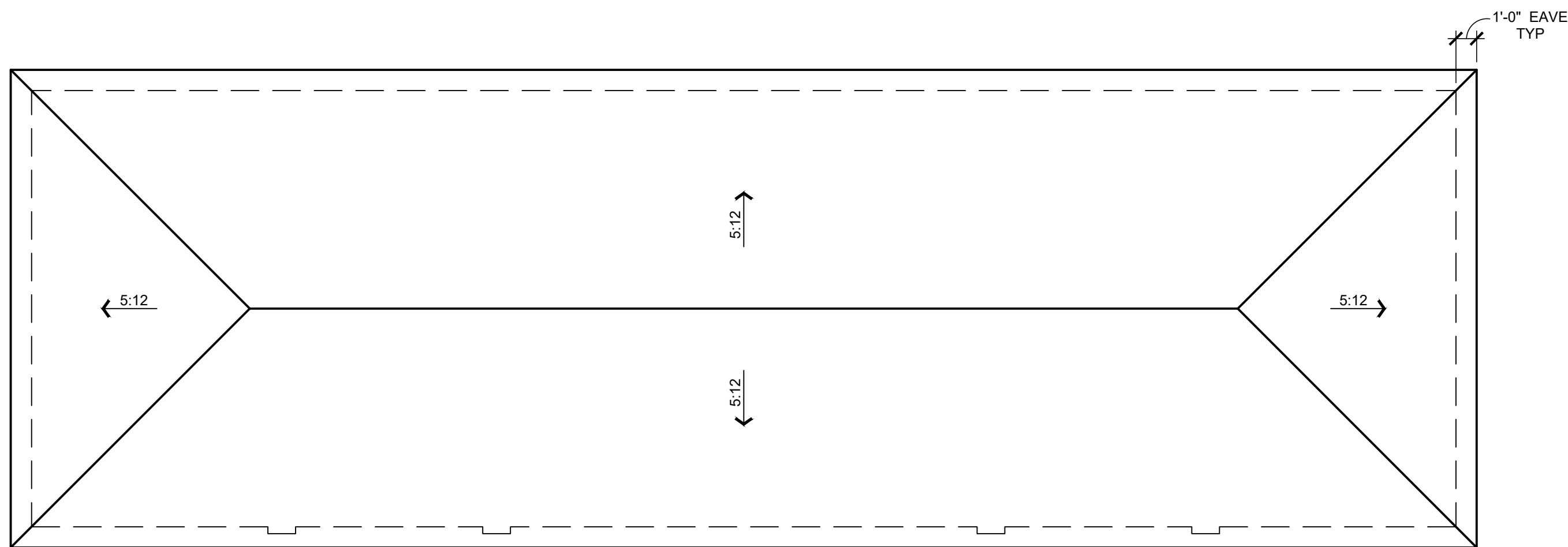
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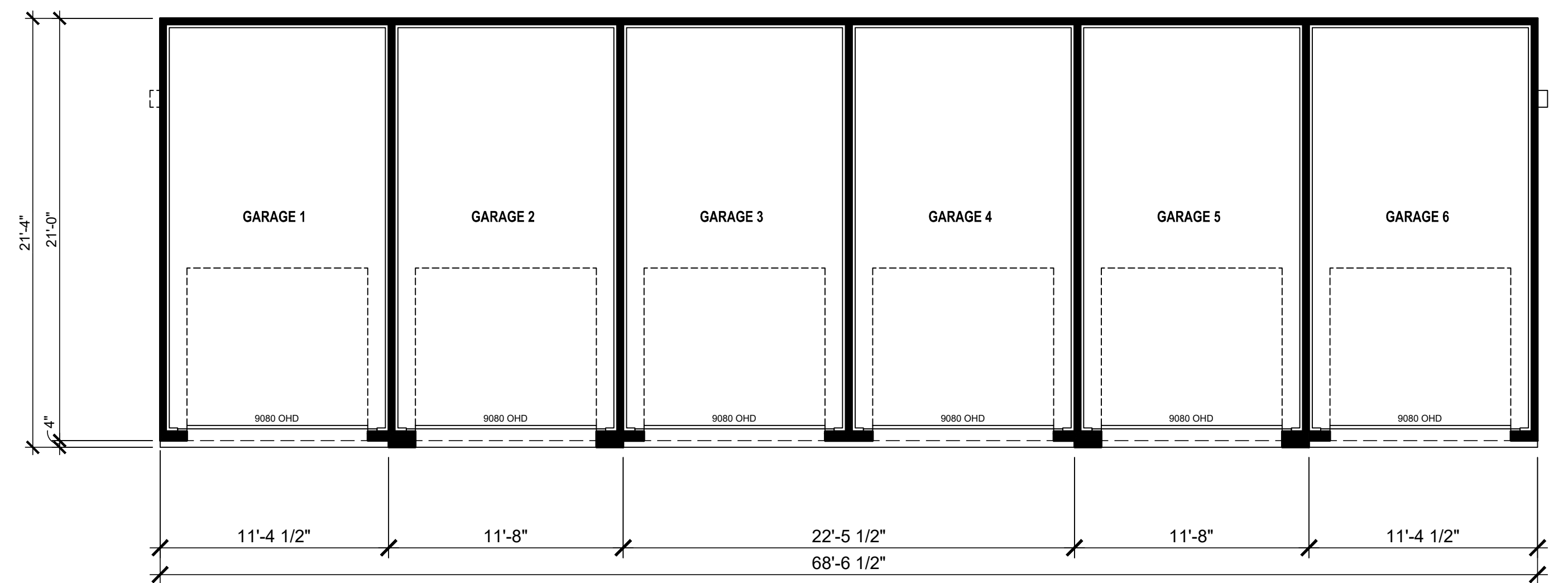
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Roof Plan
3/16" = 1'-0"



Floor Plan
3/16" = 1'-0"

TOTAL AREA: 1447 SQFT

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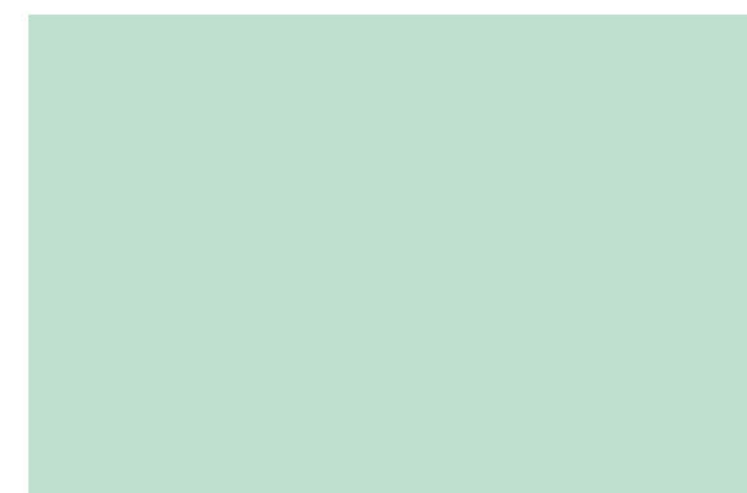
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1 ENTRY MONUMENT

SCALE: 1/2"=1'-0"



LIGHT BOX - KODA XT AWASH G51 COLOR



ALUMINUM "C" CHANNEL



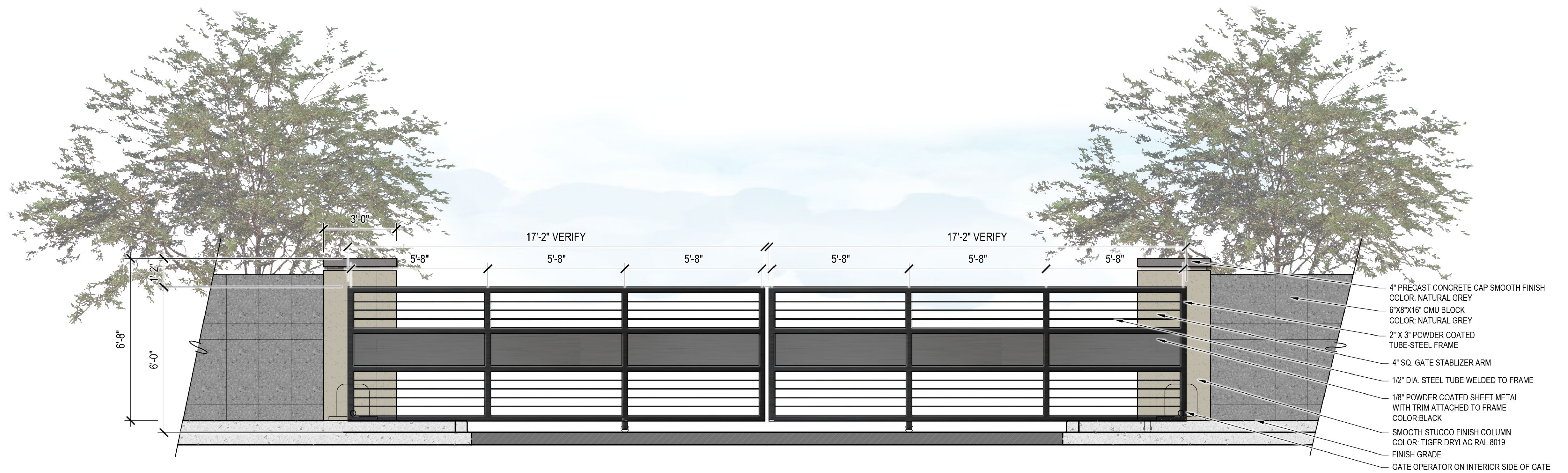
GROUNDFACE CMU BLOCK - PEBBLE BEACH COLOR

Hampton East II

Entry Details

1' 2'
plan scale 1/2"=1'
date: 05.17.19

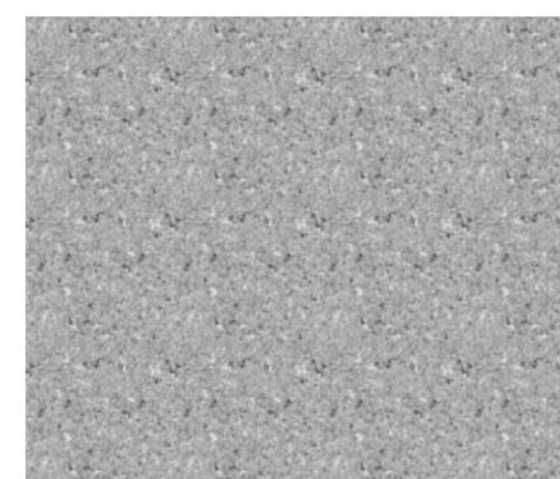
andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986



6 ENTRY GATE
SCALE: 1/2"=1'-0"



SW 6170 STUCCO COLOR



NATURAL GREY CMU BLOCK



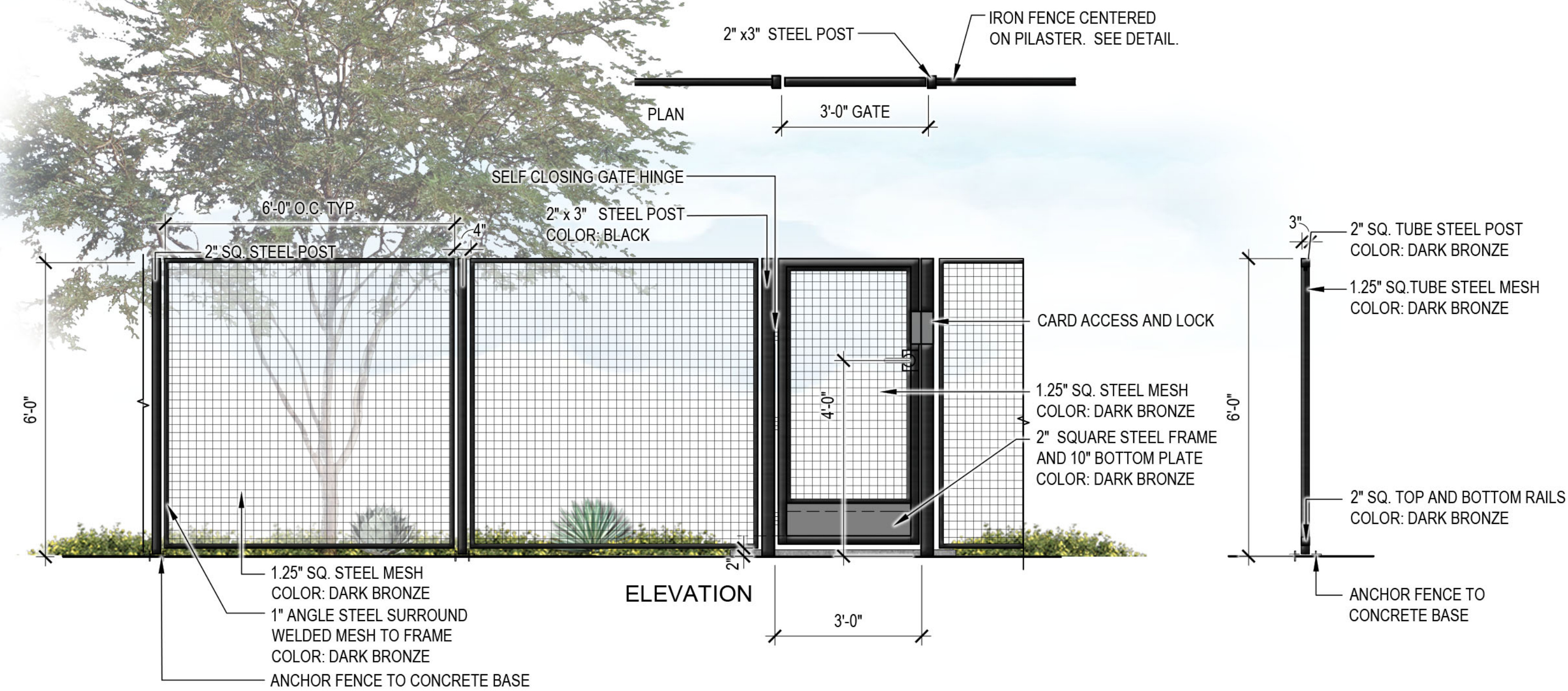
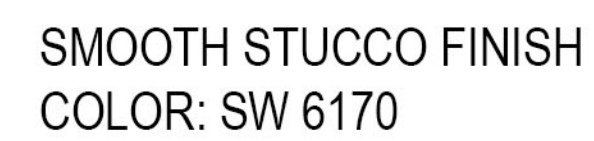
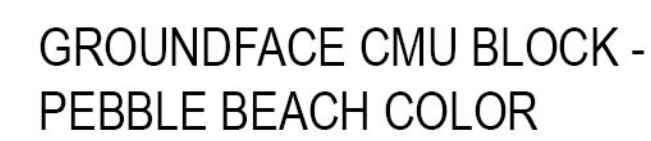
POWDER COATED METAL - DARK BRONZE COLOR
TIGER DRYLAC RAL 8019

Hampton East II

Entry Details

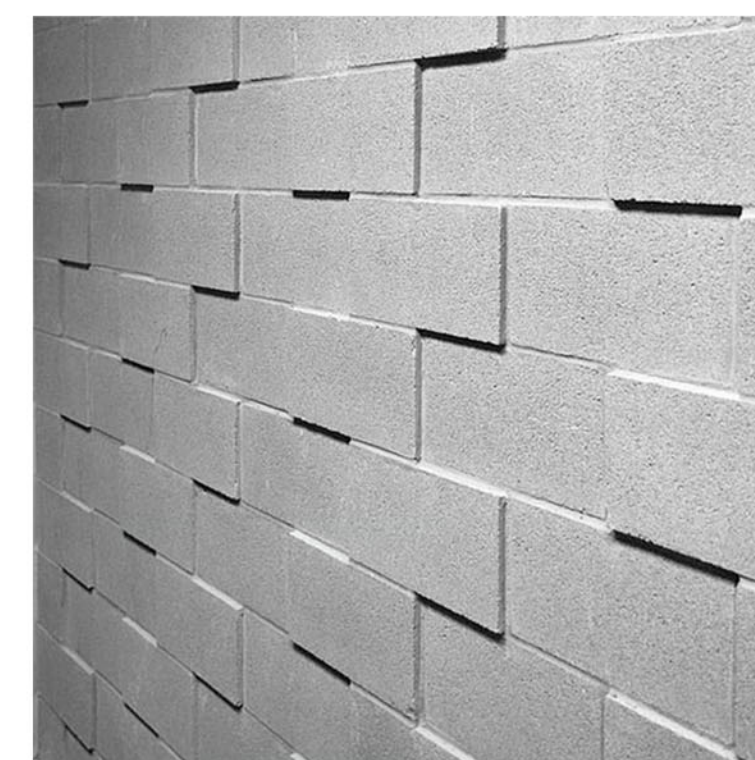
1" = 2'
plan scale 1/2"=1'
date: 05.17.19

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chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986

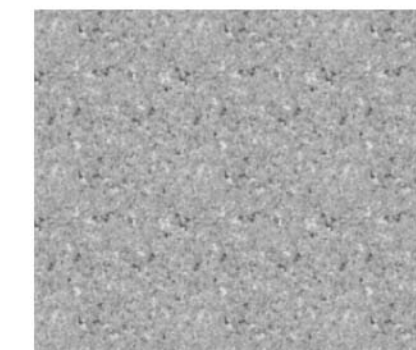


4 VIEW FENCE/PEDESTRIAN GATE

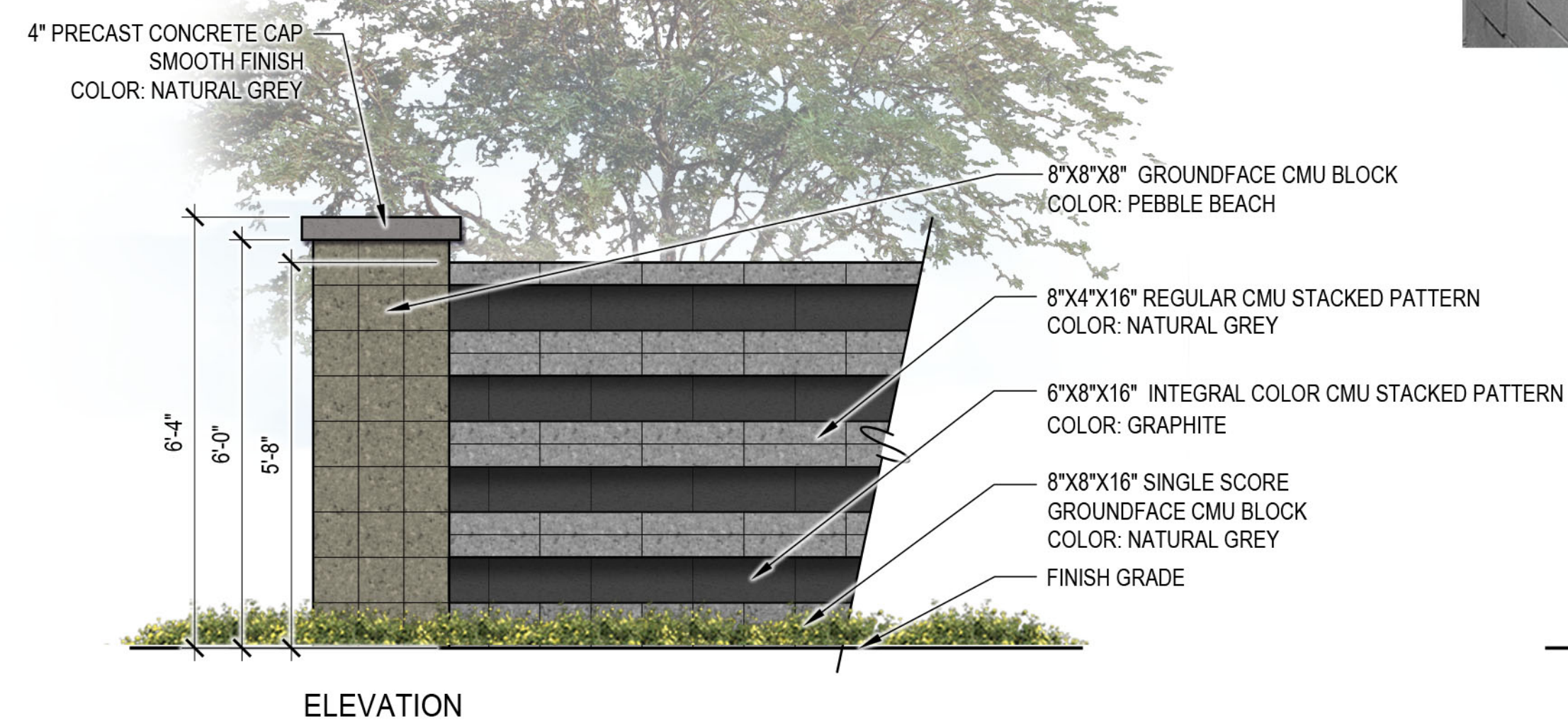
SCALE: 1/2"=1'-0"



CMU BLOCK
COLOR: NATURAL GRAY

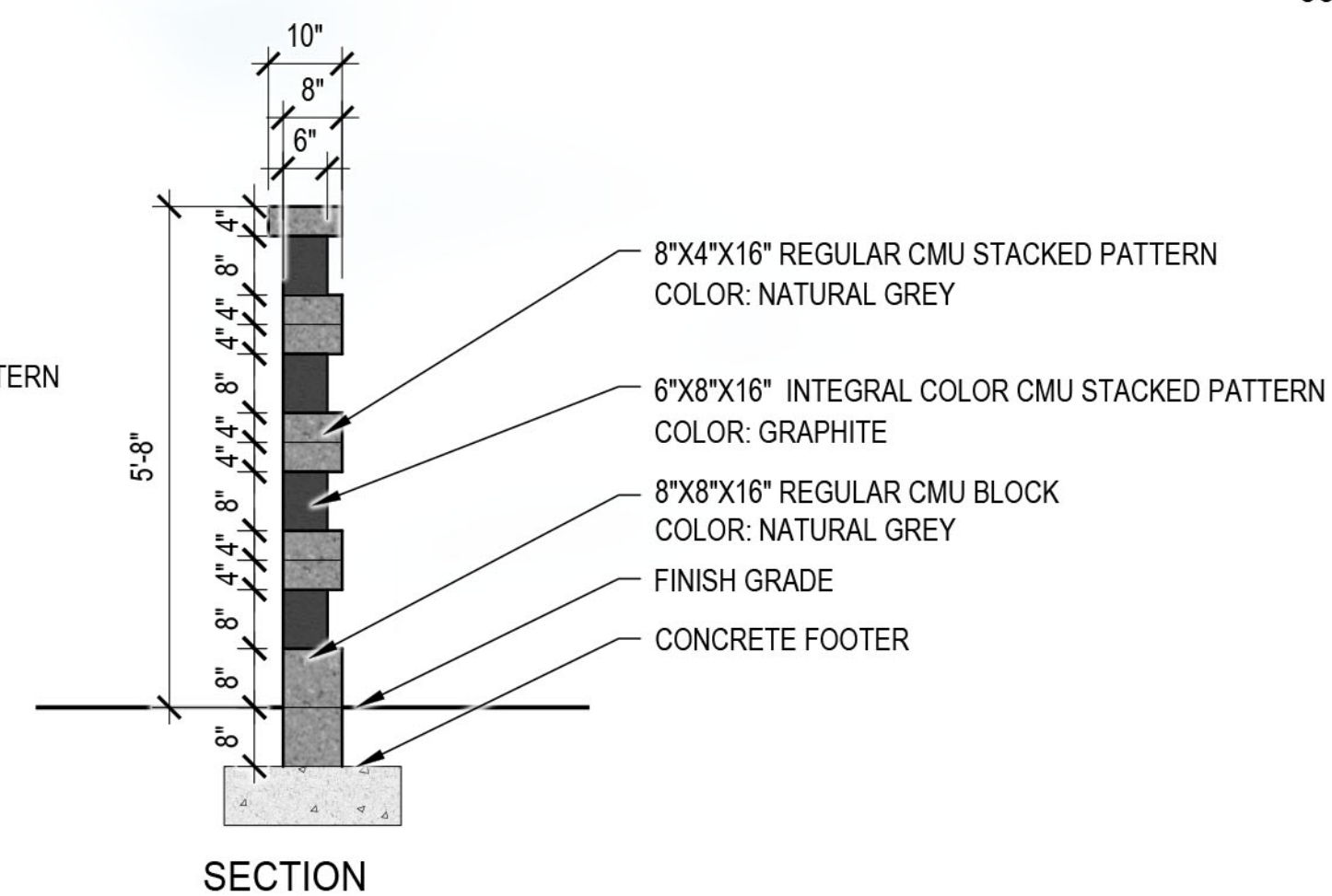


CMU BLOCK
COLOR: GRAPHITE COLOR
DAVIS COLORS

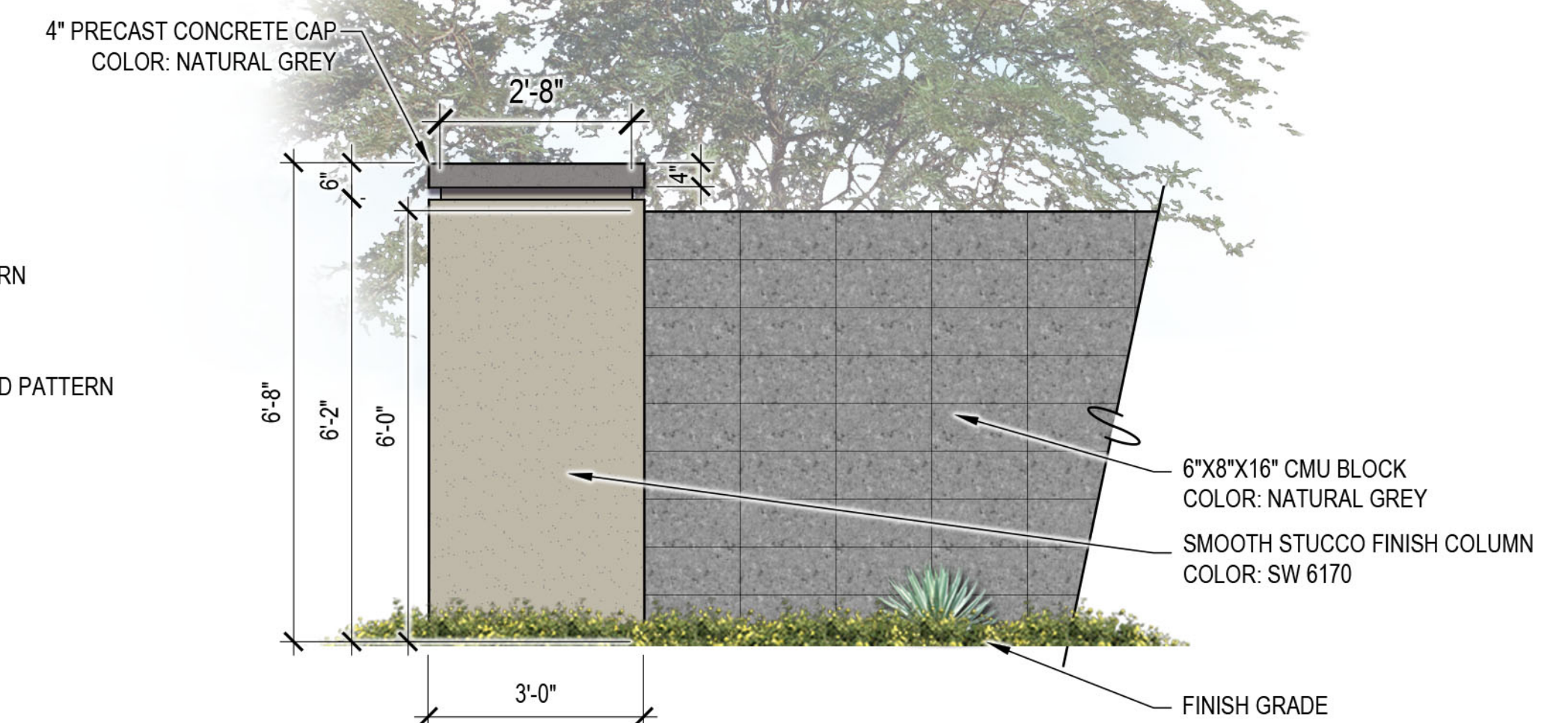


5 THEME WALL DETAIL

SCALE: 1/2"=1'-0"



SECTION



UNIT WALL

SCALE: 1/2"=1'-0"



KEYNOTES

- A POOL
- B POOL EQUIPMENT
- C POOL CONTROL FENCE
- D RESTROOM BUILDING WITH OUTDOOR SHOWER
- E OUTDOOR KITCHEN
- F OPEN TURF AREA
- G LOUNGE SEATING
- H MAILBOXES
- I SPA
- J FIRE PIT
- K PEDESTRIAN GATE
- L POST MOUNTED GRILL
- M RAMADA

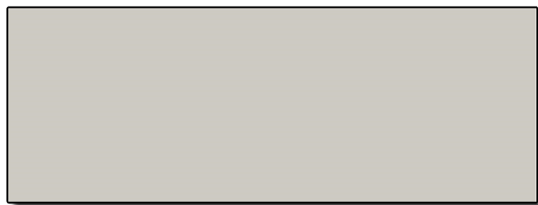
Hampton East II

Amenity Plan

5' 10'
 plan scale 1:10
 date: 05.17.19

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 chandler, arizona 85226
 ph. 480.699.7956 f.480.699.7986

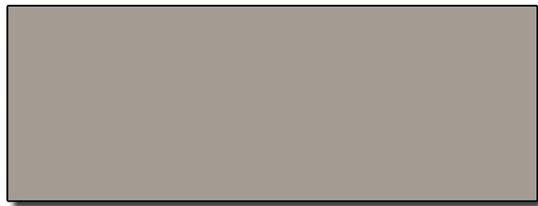
Hampton East II-Color scheme



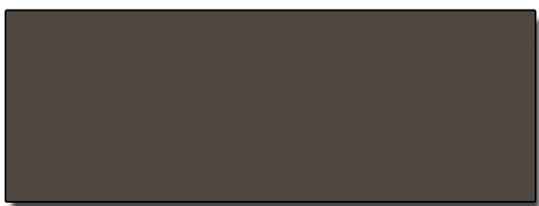
Main Body - Repose Gray (SW 7015)
Mfg: Sherwin Williams



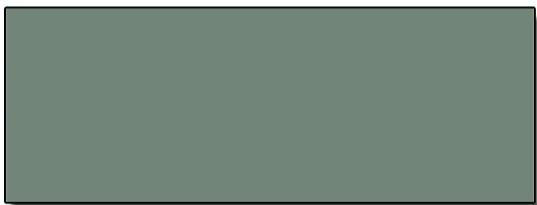
Accent Body 2 - Gauntlet Gray (SW 7019)
Mfg: Sherwin Williams



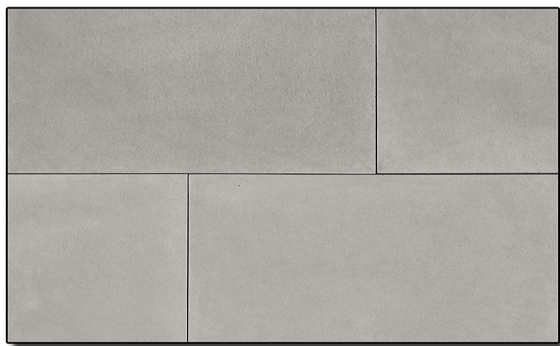
Accent Body 1- Pavestone (SW 7642)
Mfg: Sherwin Williams



Trim - Iron-SW 7020
Mfg: Sherwin Williams



Front Door - Rookwood Blue
Green (SW 2811)
Mfg: Sherwin Williams



Stone
Mfg: Eldorado Stone
Longituude 24 - Silent Gray



Roof
Mfg: Eagle Roofing
4503 Sierra Madre