

St. Vincent de Paul Mesa Medical Office

DRB25-00458

Request for Alternative Compliance w.r.t. 11-6-3-B

| Elevation | ZHO Section | Criteria | Compliance or Alternative Compliance Proposed |
|------------------|---|--|--|
| South | 11-6-3-B(2)(a)(i) AND 11-6-3-B(5)(c-d) | <i>Publicly visible facades viewed from rights-of-way or private property), may not have blank, uninterrupted wall lengths exceeding 50 feet without including at least two (2) of the following: change in plane, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element that subdivides the wall into human scale proportions. AND Facades shall incorporate at least three (3) different and distinct materials. No more than fifty percent (50%) of the total facade may be covered with one (1) single material.</i> | South facade is characterized by stucco walls, storefront windows & a steel shade trellis. The stucco walls are set at 2 different planes. "Projected" plane is the primary face of the building, 16" beyond the projected plane are the "Recessed" planes. The two recessed wall planes are further articulated by storefront windows that introduce a smaller geometry which people can identify with. South facade has 3 different & distinct materials and none of the wall planes exceed 50' in width. |
| West | 11-6-3-B(2)(a)(i) AND 11-6-3-B(5)(c-d) | <i>Publicly visible facades viewed from rights-of-way or private property), may not have blank, uninterrupted wall lengths exceeding 50 feet without including at least two (2) of the following: change in plane, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element that subdivides the wall into human scale proportions. AND Facades shall incorporate at least three (3) different and distinct materials. No more than fifty percent (50%) of the total facade may be covered with one (1) single material.</i> | West façade is characterized by stucco walls, a vintage decorative masonry wall, new breezeblock screen walls of exposed aggregate masonry and a steel shade trellis. The vintage decorative wall is comprised of vertical stacked blocks that read as projected & recessed "stripes" which vary in width from 4" to 16". This wall is further articulated with four colorful accent stripes that punctuate the facade with a burst of whimsy. The proposed exposed aggregate screen walls are a custom stack bond that creates openings which are 2" x 8" and 4" x 8" in a randomized pattern which allows sunlight will penetrate into the courtyard and patients waiting in the shaded courtyard can see outside. West facade has 4 different and distinct materials and there are no uninterrupted wall planes exceeding 50' in width. |

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| North | 11-66-3-B(2)(a)(ii) | <i>Side or rear walls, not publicly visible from rights-of-way or private property, may include false windows and door openings when actual doors and windows are not feasible because of the use of the building. Such fenestration, (false windows and door openings) shall be defined by frames, sills and lintels, or similarly proportioned modulations of the wall.</i> | This is a vintage building in an older neighborhood. Existing north building façade is a blank expanse wider than 50'. This façade has two additional elements that introduce smaller scale features, an existing metal carport canopy which is painted blue, and a new exterior door which we propose to paint orange. In order to further develop additional elements of human scale, we propose to create four new 4' x 2' windows. North facade will have four different and distinct materials. |
| East | 11-66-3-B(2)(a)(ii) | <i>Side or rear walls, not publicly visible from rights-of way or private property, may include false windows and door openings when actual doors and windows are not feasible because of the use of the building. Such fenestration, (false windows and door openings) shall be defined by frames, sills and lintels, or similarly proportioned modulations of the wall.</i> | Safety issues along the existing blank east façade thwart our ability to improve this elevation. 1) Overhead power lines are draped along the entire N/S width of the east façade and over the southeast corner of the existing building. 2) Adjacent property's improvements disallow construction access. We request that the unique, high quality design features on the two streetside facades be accepted as a proposed alternative that is aesthetically more complementary to the site, improves the architectural appeal of the area and exceeds the urban design characteristics as described in Mesa's General Plan. |
| General | 11-6-3-B(5)(f) | <i>Per Section 11-6-3-B(5)(f) of the MZO, predominant facades colors shall be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors as the predominant building color, such as black or fluorescent colors, are prohibited.</i> | Prominent façade colors are low reflectance, subtle and neutral. Proposed paint color for stucco walls, vintage decorative masonry wall, and shade trellis structural steel is Pearly White, LRV 77. Proposed masonry screen walls are Mission White exposed aggregate material, LRV 46.88. |

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