

City of Mesa

Design Review Board

DRB26-00206

Select Mesa Banner Rehab  
Expansion

Tulili Tuiteleleapaga-Howard, Planner II



# Request

- Design Review
- To allow for an approximately 13,231 square foot expansion of an existing hospital building



## Location

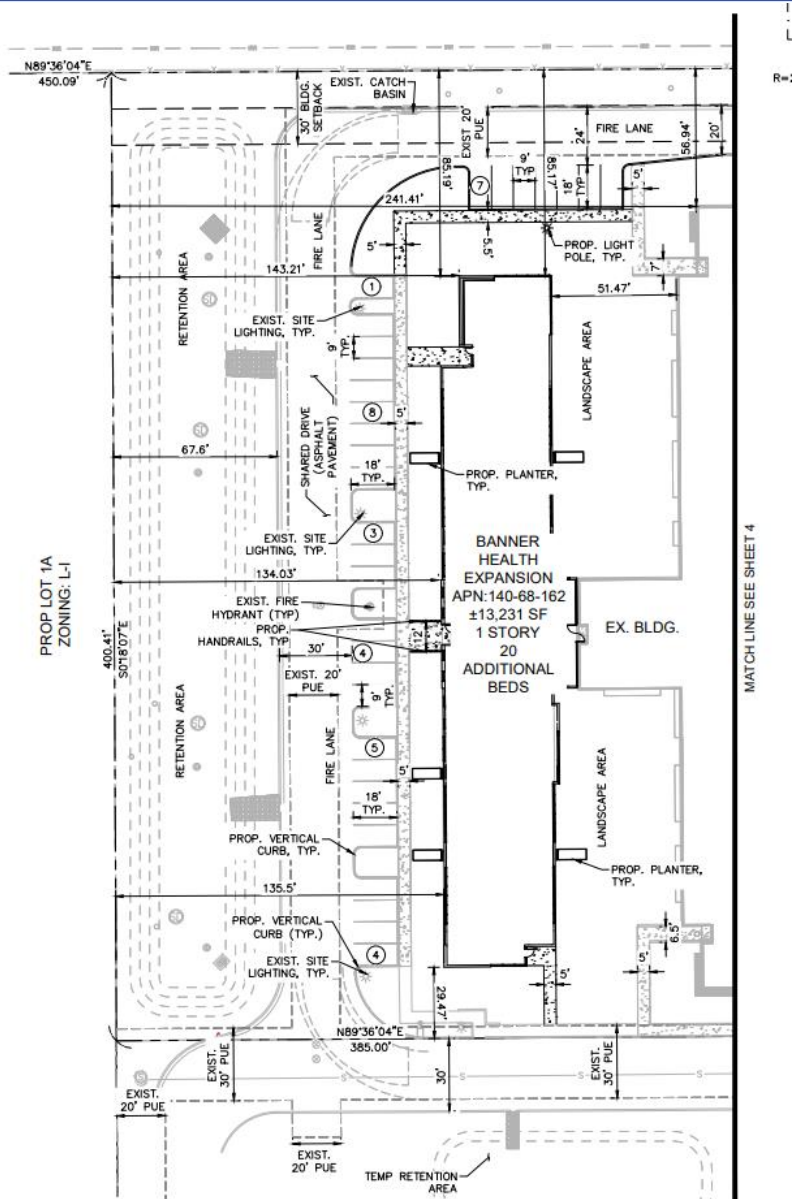
- 1702 South Pierpont
- 7.2± acre parcel
- South of US 60
- East of Greenfield Road



# Site Photo



Looking west towards the site



# Site Plan

- 13,231 sq. ft. building expansion
- North and south access from South Pierpont Drive

# Landscape Plan

- Trees: Thornless Cascalote, Desert Diva Desert Willow, Desert Museum Palo Verde, Ironwood
- Shrubs: Valentine Bush, Rio Bravo Sage, Natal Plum, Yellow Bells

## PLANTING LEGEND

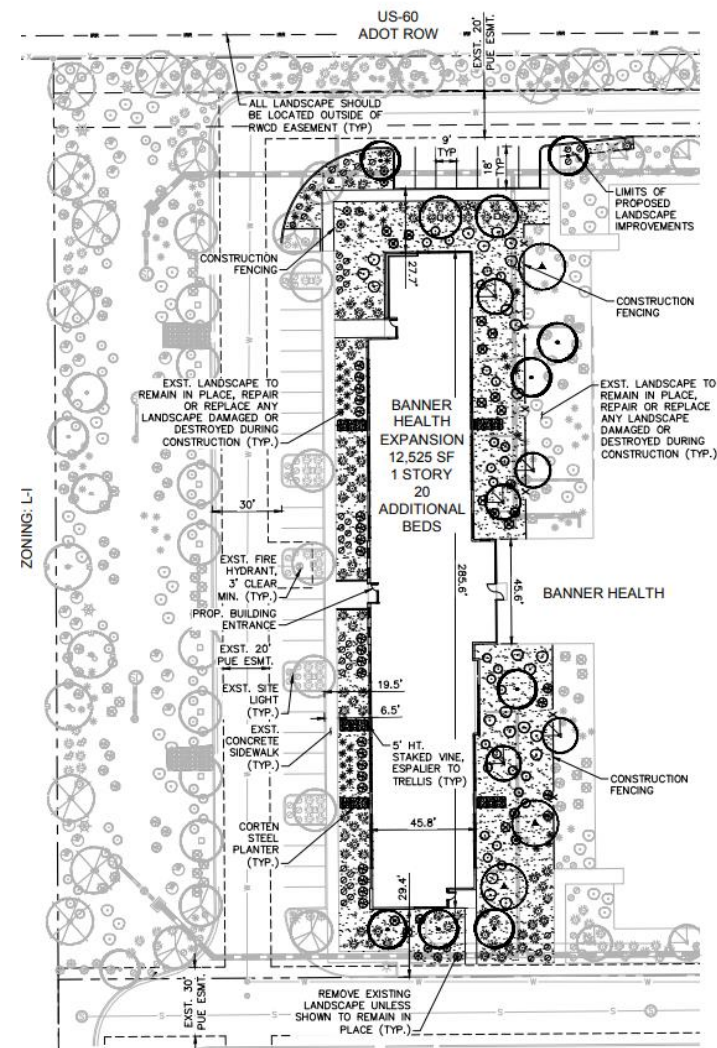
TREES				
BOTANICAL NAME / COMMON NAME	SIZE	MATURE SIZE	QTY	
Caesalpinia cacalaco 'Smoothie'	24" Box	15' Height	2	○
Thornless Cascalote	1½" Cal.	15' Spread		○
Chilopsis linearis 'Lopur' PPAF	24" Box	20' Height	5	○
Desert Diva Desert Willow	1½" Cal.	20' Spread		○
Parkinsonia x 'Desert Museum'	24" Box	25' Height	3	○
Desert Museum Palo Verde	1½" Cal.	25' Spread		○
Olneya tesota	24" Box	20' Height	8	○
Ironwood (Multi-Trunk)	1½" Cal.	20' Spread		○

SHRUBS		
BOTANICAL NAME / COMMON NAME	SIZE	QTY
Eremophylla maculata 'Valentine'	5 Gal.	27
Valentine Bush		
Leucophyllum langmaniae 'Rio Bravo'	5 Gal.	10
Rio Bravo Sage		
Carissa macrocarpa	5 Gal.	28
Natal Plum		
Tecoma stans 'Gold Star'	5 Gal.	23
Yellow Bells		

ACCENTS		
BOTANICAL NAME / COMMON NAME	SIZE	QTY
Bougainvillea 'Barbara Karst'	15 Gal., Staked	5
Barbara Karst Bougainvillea		
Dasylyrion wheeleri	5 Gal.	19
Desert Spoon		
Hesperaloe parviflora 'Perpa'	5 Gal.	38
Brakelights Red Yucca		
Muhlenbergia rigens	5 Gal.	82
Deer Grass		
Opuntia 'Santa-Rita'	5 Gal.	10
Purple Prickly Pear		

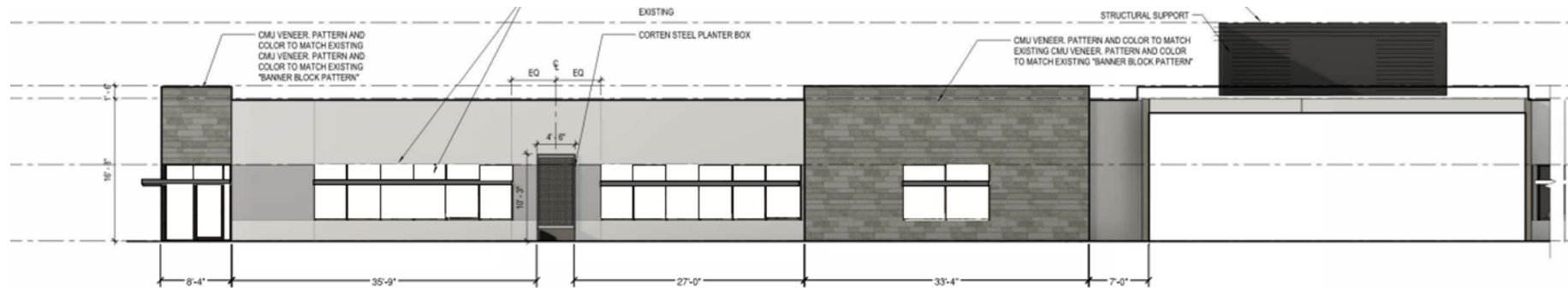
VINES & GROUNDCOVERS		
BOTANICAL NAME / COMMON NAME	SIZE	QTY
Lantana camara 'New Gold'	1 Gal.	48
New Gold Lantana		
Lantana camara 'New Gold'	1 Gal.	30
New Gold Lantana		

MATERIALS	
DESCRIPTION	QTY
Decomposed Granite	15,345 SF
Size and Color to Match Existing, 2" Depth Min. (Submit Sample to Landscape Architect Prior to Installation)	
Construction Fencing	280 LF
T-Stake and Gold Nylon Rope (30' O.C. and at all angle points)	



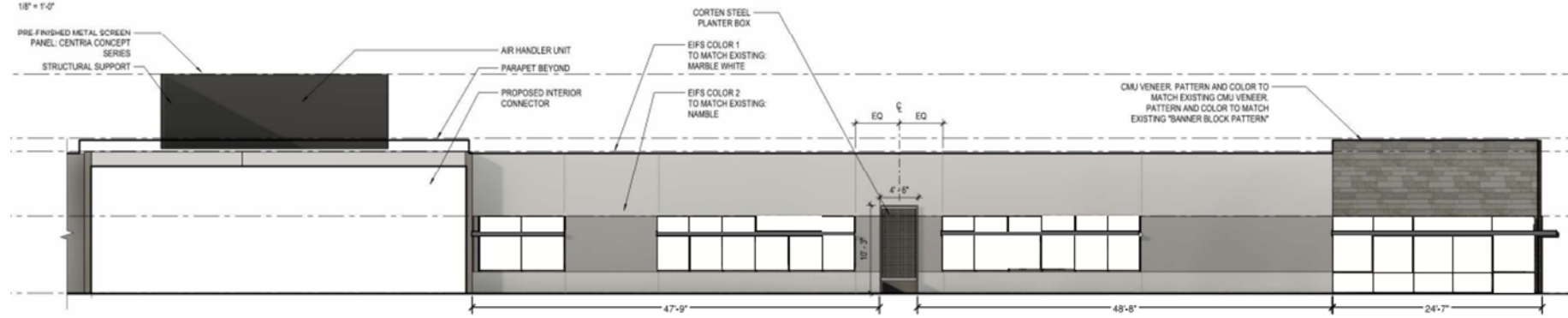


# Elevations



AREA B ELEVATION - EAST

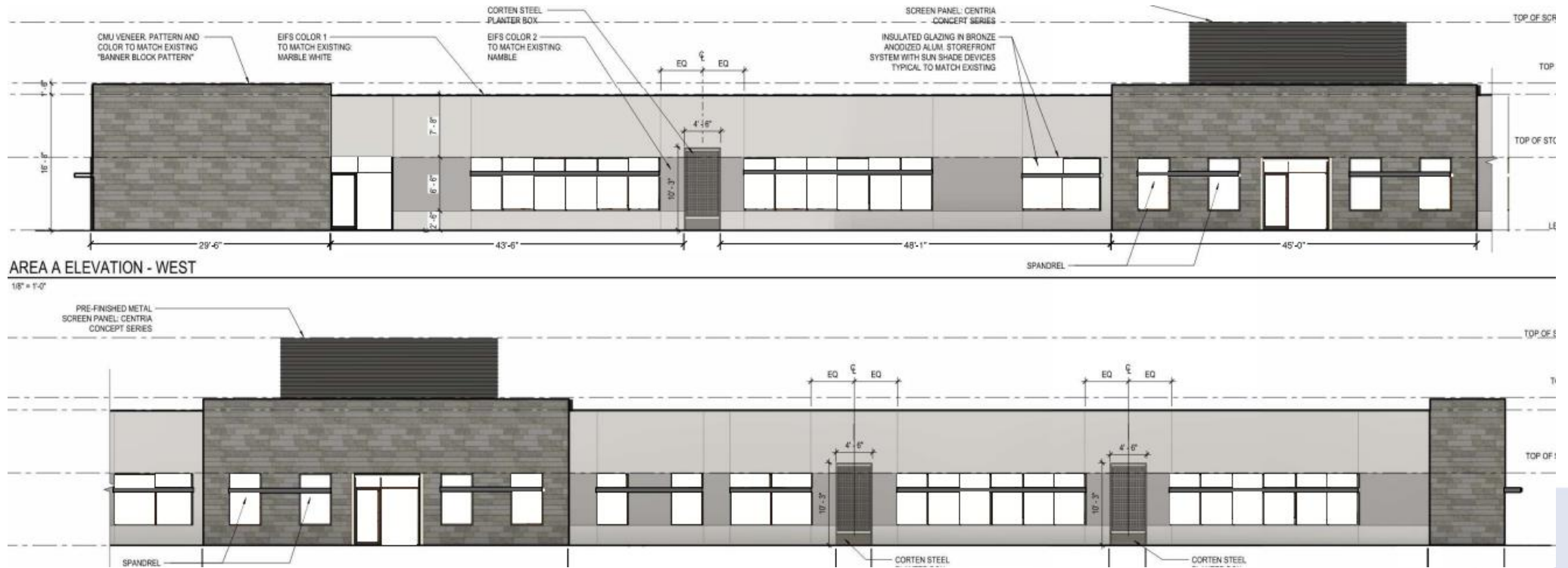
1/8" = 1'-0"



East Elevation



# Elevations



West Elevation



# Elevations



North Elevation



South Elevation



### EXTERIOR INSULATION FINISH SYSTEM (EIFS) COLORS AND TEXTURE

COLORS SELECTED FROM STO "SOUTHWEST COLLECTION"- www.stocorp.com  
FINAL COLORS TO BE FIELD SELECTED.  
BASF SENERGY CHANNELED ADHESIVE CI DESIGN IS AN ACCEPTABEL ALTERNATE



01008 ■ 80 Marble White

EIFS COLOR 1

BASF SENERGY-ACCEPTABLE ALTERNATE  
COLOR SAP: 26556  
FINISH BASE: FINE MAXI-WHITE  
START COLOR: MARBLE WHITE



01012 ■ 48 Nambe

EIFS COLOR 2

BASF SENERGY-ACCEPTABLE ALTERNATE  
COLOR SAP: 26557  
FINISH BASE: FINE MAXI-WHITE  
START COLOR: MARBLE NAMBE



EIFS TEXTURE

FINE

# Materials & Colors

- EIFS
- Textured EIFS
- CMU Veneer
- Metal Panel

### CMU VENEER

CMU VENEER FINISH, COLORS AND PATTERN TO MATCH ADJACENT BANNER AS INDICATED IN THE ACCOMPANYING PHOTO



### ROOF TOP SCREEN WALL PANELS

METAL PANELS TO BE CENTRIA "CONCEPT SERIES" OR EQUAL

METAL PANEL PROFILE  
CENTRIA CS-660



METAL PANEL COLOR  
CENTRIA 133 "SANDSTONE"

133  
Sandstone

STOREFRONT: COLOR TO BE DARK BRONZE  
LOUVER: COLOR TO BE DARK BRONZE



# Renderings



Looking northeast



# Renderings



Looking south



# Renderings



Looking south

# Alternative Compliance

- ✓ Massing and Scale. Each building shall provide at least two (2) changes in height or roof form, achieved through changes in pitch, plane, and orientation.
- ✓ Massing and Scale. Flat roofs in excess of 100 feet in length shall provide vertical modulation that is the greater of either (a) two (2) feet; or (b) one-tenth the height of the supporting wall height, not to exceed one-third of the wall height.
- ✓ Materials. Facades shall incorporate at least 3 different materials.
- ✓ Materials. Each primary building material shall cover at least 25% of the facade.



# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Alternative Compliance

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