



Design Review Board



DRB24-00996

623 S Mesa Dr



Request

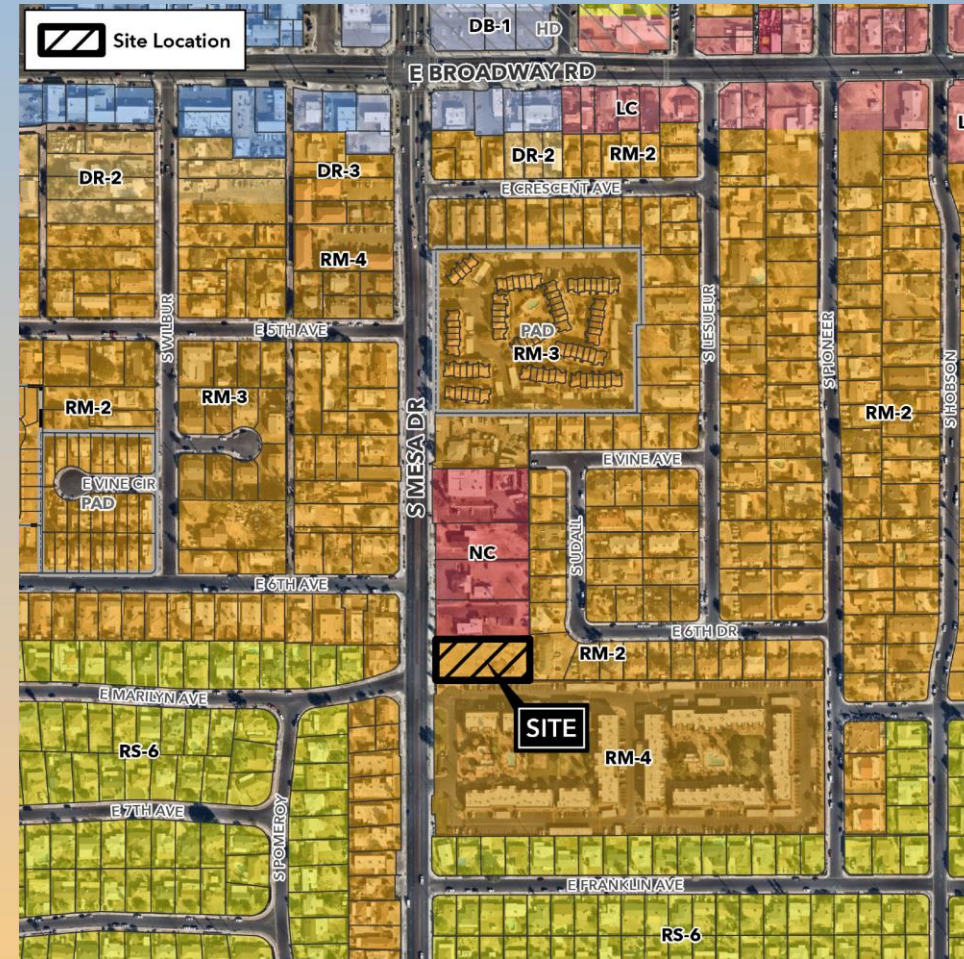
- Design Review
- To allow for a 15-unit multiple residence





Location

- South of Broadway Road
- East side of Mesa Drive





Site Photo



Looking east from Mesa Drive



Site Photo

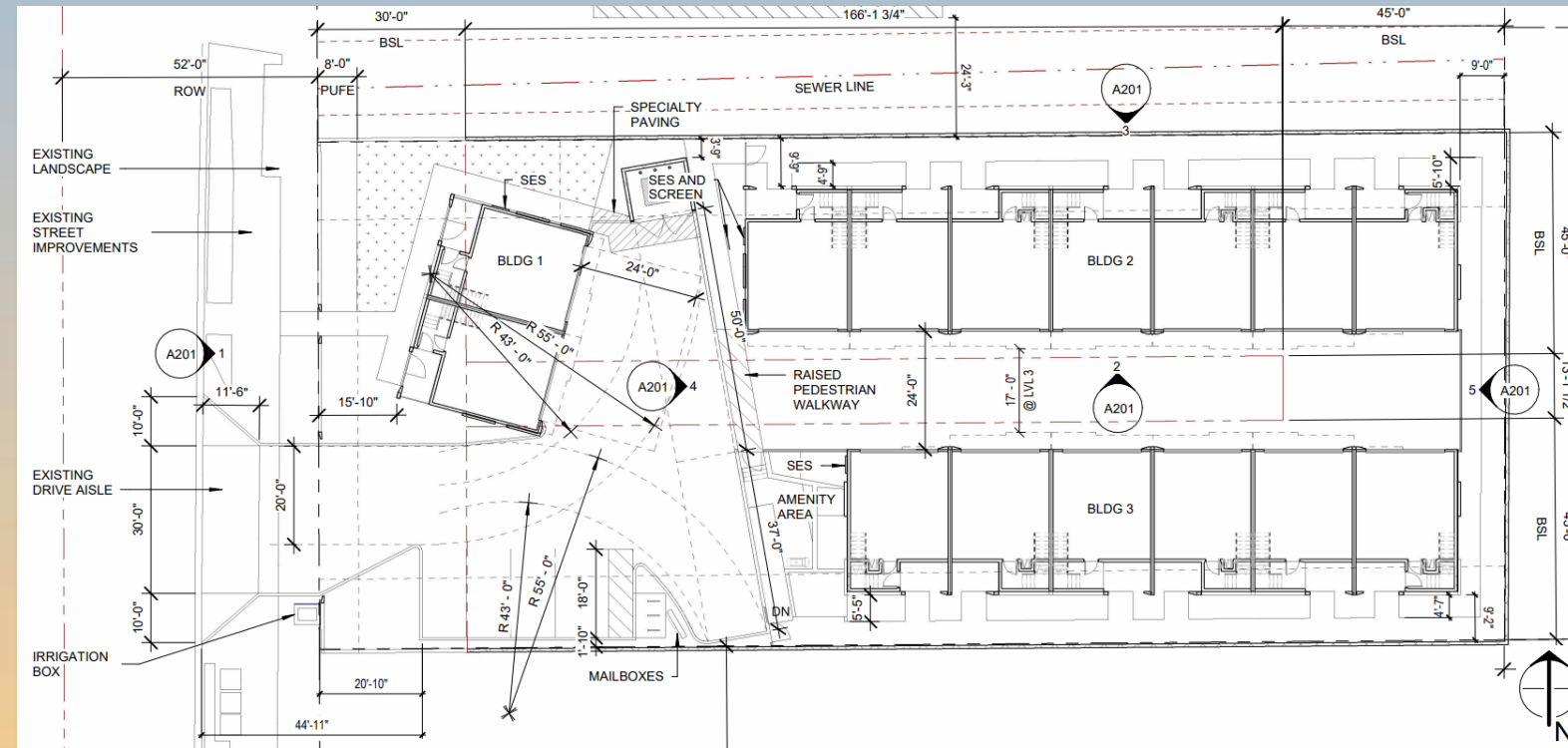


Looking southeast from Mesa Drive



Site Plan

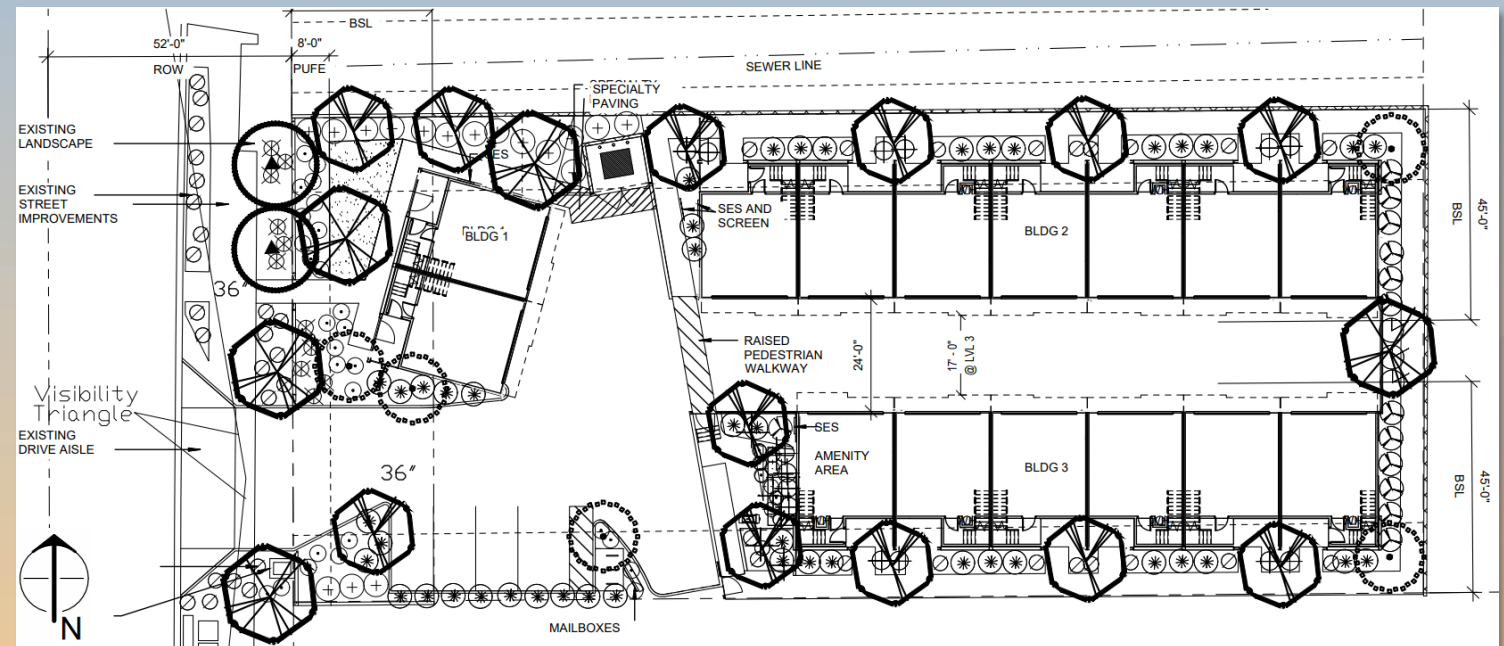
- Three 3-story buildings
- 15 townhome units
- Access from Mesa Dr
- 24-ft-wide central drive provides access to garages
- Pedestrian walkways
- Amenity area
- 30 garage spaces + 4 guest spaces (32





Landscape Plan

PLANT MATERIAL LEGEND				
KEY	SYMBOL	BOTANICAL/Common Name	SIZE (Height, Canopy, & Caliper)	QUANTITY
EXISTING TREES				
(A)		Pistacia a. 'Red Push' Red Push Pistache	Existing to remain in place Mature 25' 30' (707 S.F.)	2
TREES				
(1)		Pistacia a. 'Red Push' Red Push Pistache	Mature 25' 30' (707 S.F.) 24" Box 10' 4' 1.5" 4 36" Box 12' 8' 3" 1 Double-Staked Typ.	4
(2)		Pistacia lentiscus Mastic Tree	Mature 25' 24' (79 S.F.) 36" Box 10' 6' 3" 1 Double-Staked Typ.	5
(3)		Quercus virginiana Heritage Live Oak	Mature 25' 24' (491 S.F.) 24" Box 9' 4' 1.25" 11 36" Box 13' 8' 2.75" 1 Double-Staked Typ.	1
LARGE SHRUBS				
(4)		Leucophyllum laevigatum Chihuahuan Sage	5 Gallon	37
(5)		Olea europaea 'Little Olie' Little Olie	5 Gallon	45
(6)		Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon	17
MEDIUM AND SMALL SHRUBS				
(7)		Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 Gallon	10
(8)		Callistemon c. 'Little John' Little John Bottle Brush	5 Gallon	27
(9)		Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 Gallon	11
GROUNDCOVERS				
(10)		Lantana m. 'New Gold' New Gold Lantana	1 Gallon	43
ACCENTS				
(11)		Tecoma 'Orange Jubilee' Orange Jubilee	5 Gallon	25
(12)		Muhlenbergia rigida 'Nashville' Nashville Deer Grass	5 Gallon	4
(13)		Justicia californica Chuperosa	5 Gallon	4
(14)		Dietes bicolor Fortnight Lily	5 Gallon	5
LANDSCAPE MATERIALS				
(15)		Decomposed Granite Desert Gold	1/2" size screened 2" Deep	
(16)		Concrete Header	4" x 6", Curbstyle 2" Deep	
(17)		Midiron Bermuda	Sod 345 S.F.	





Building Elevations



- Entry elevations face the perimeter of the site
- Covered entries at ground level
- Balconies on 2nd level



Building Elevations



- Garage elevations face the interior of the site
- 3rd level overhangs – 3-1/2 feet depth
- 17-ft height for 3rd floor unit overhang above drive aisle



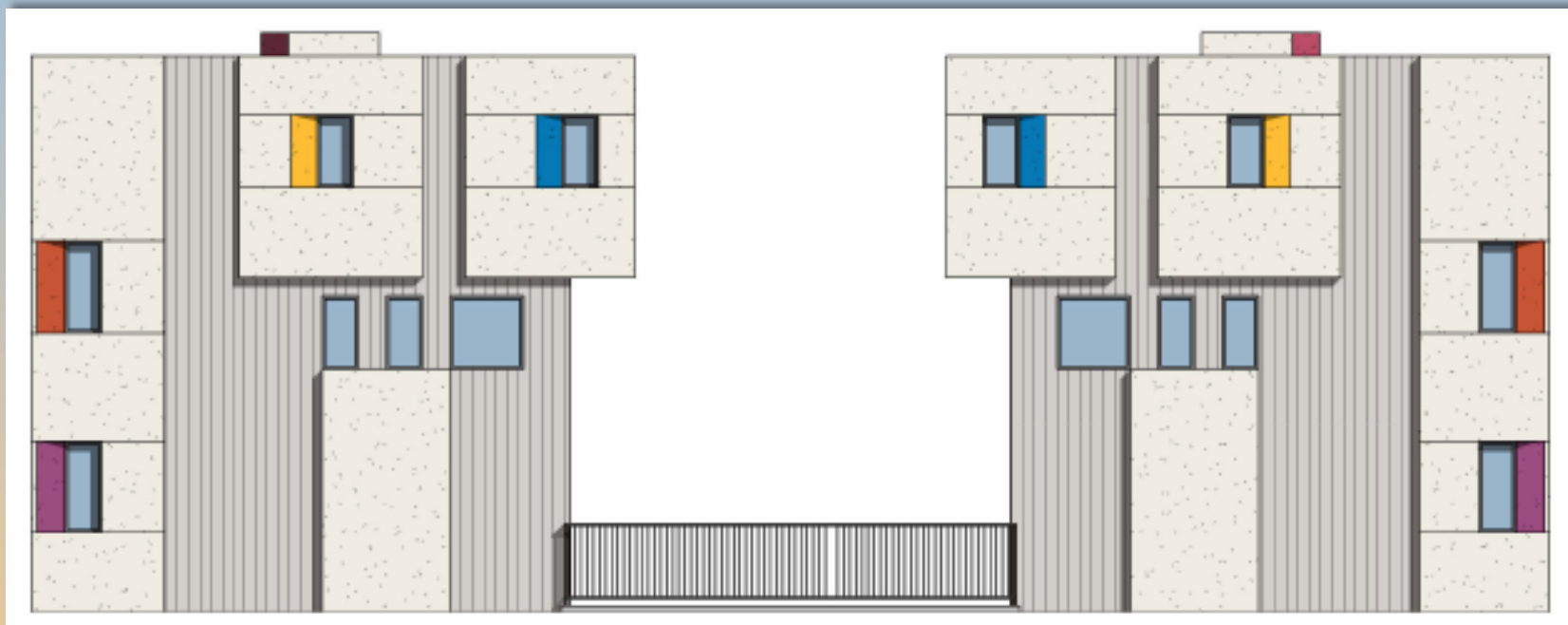
Building Elevations



Looking east between the two longer
buildings



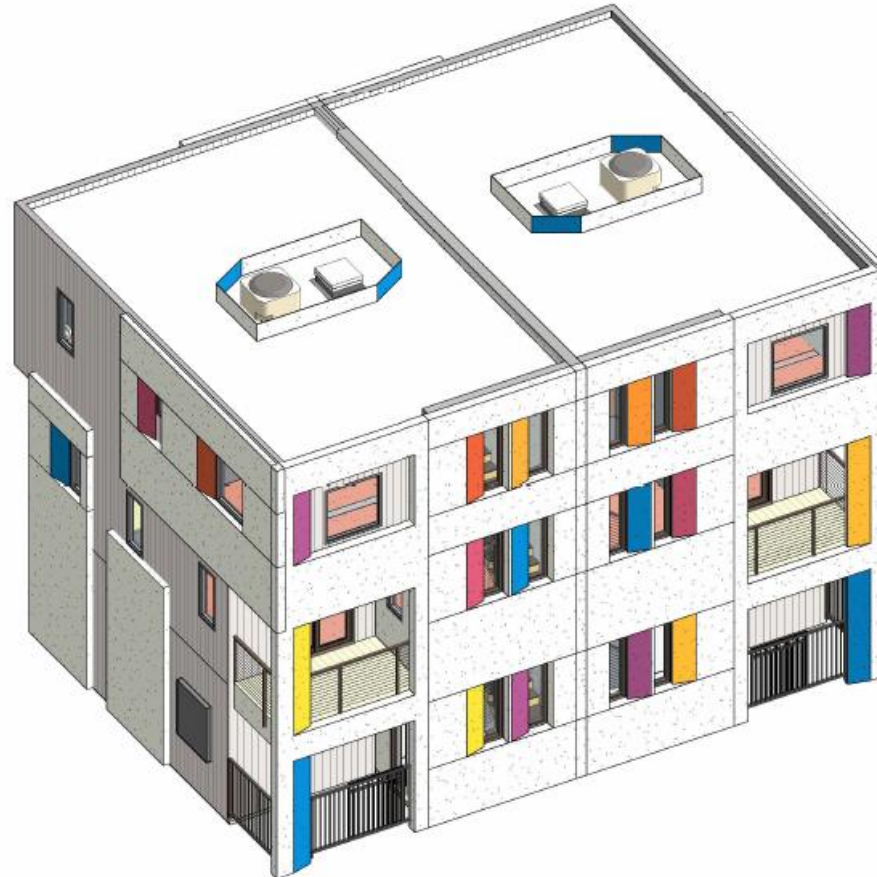
Building Elevations



Looking west between the two longer
buildings

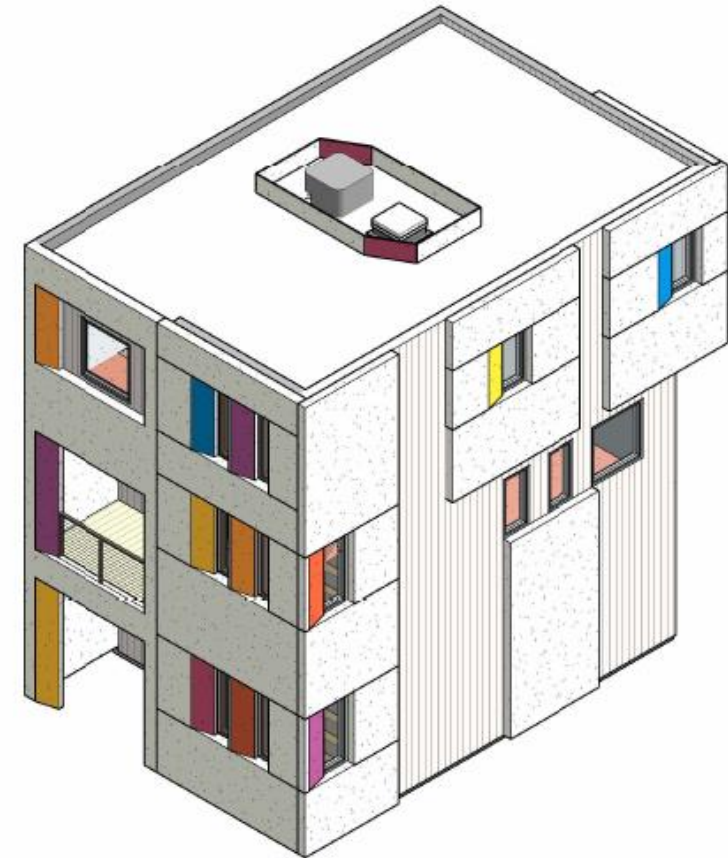
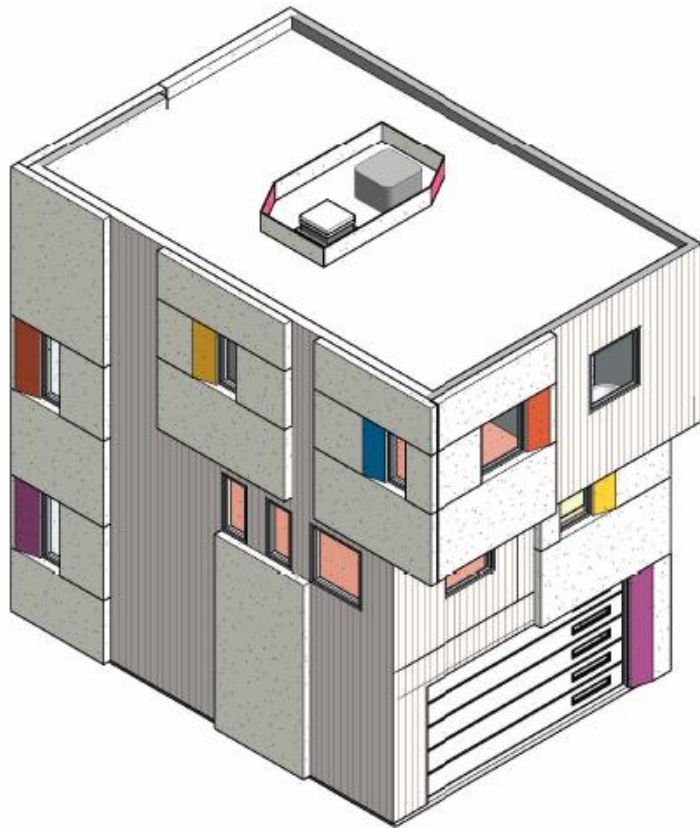


Rendering



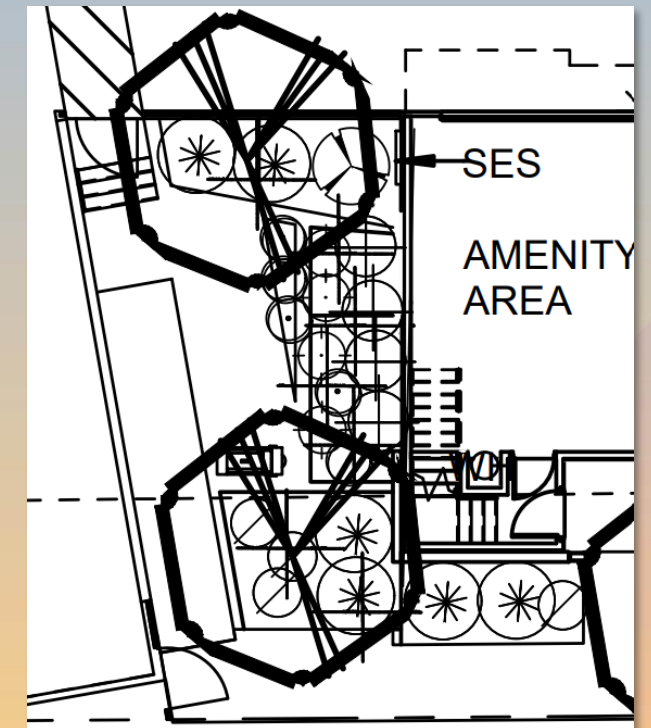
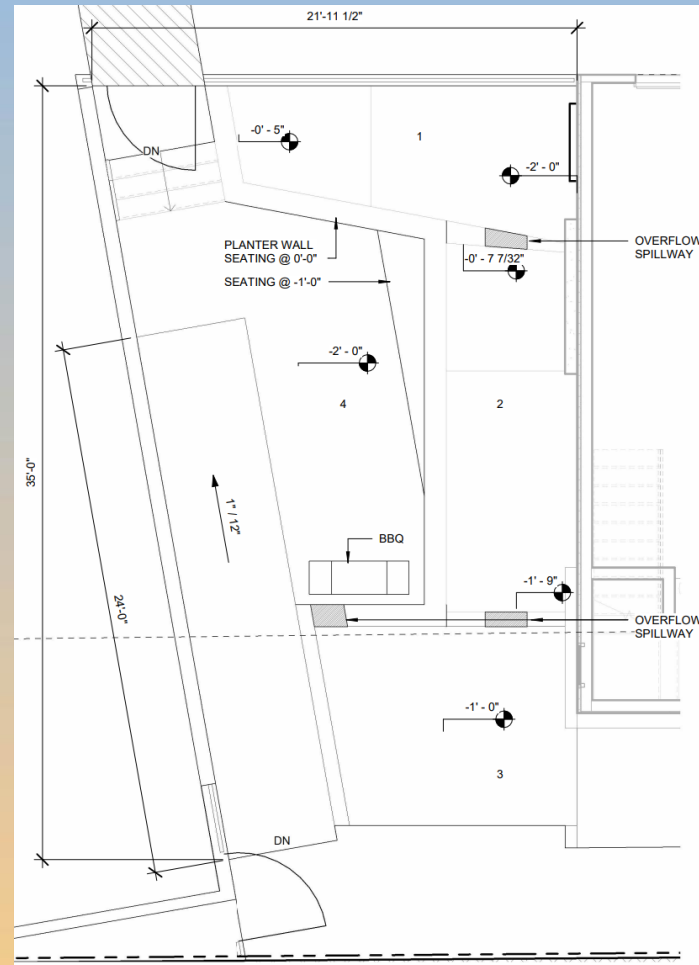


Renderings



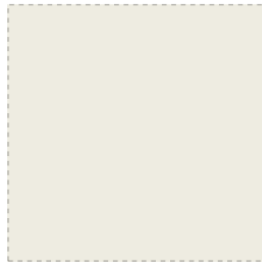


Amenity Plan





Colors and Materials



BENJAMIN MOORE
SWISS COFFEE
OC 45



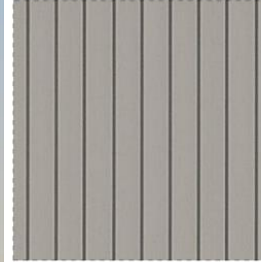
DUNN EDWARDS
AMERICANA
DE 5845



DUNN EDWARDS
ENERGY ORANGE
DE 5223



DUNN EDWARDS
CANDIED APPLE
DE 5054



JAMES HARDIE
VERTICAL SHIPLAP SIDING
FIBER CEMENT PAINTED ANGELICA



BENJAMIN MOORE
ANGELICA
AF-665



DUNN EDWARDS
PLUM PASSION
DE 5006



DUNN EDWARDS
VIBRANT HONEY
DE 5314



DUNN EDWARDS
SPICY TOMATO
DE 5139

ELEVATIONS





Alternative Compliance

- ✓ Materials. A minimum of 75% of all exterior building walls shall be covered with required primary building materials.
- ✓ Materials. Two kinds of primary exterior materials with each covering at least 25% of the exterior walls of the building.



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



Design Review Board