



Design Review Board



DRB24-00558

718 West Pepper Place

Tulili Tuiteleapaga-Howard, Planner I

October 8, 2024



Request

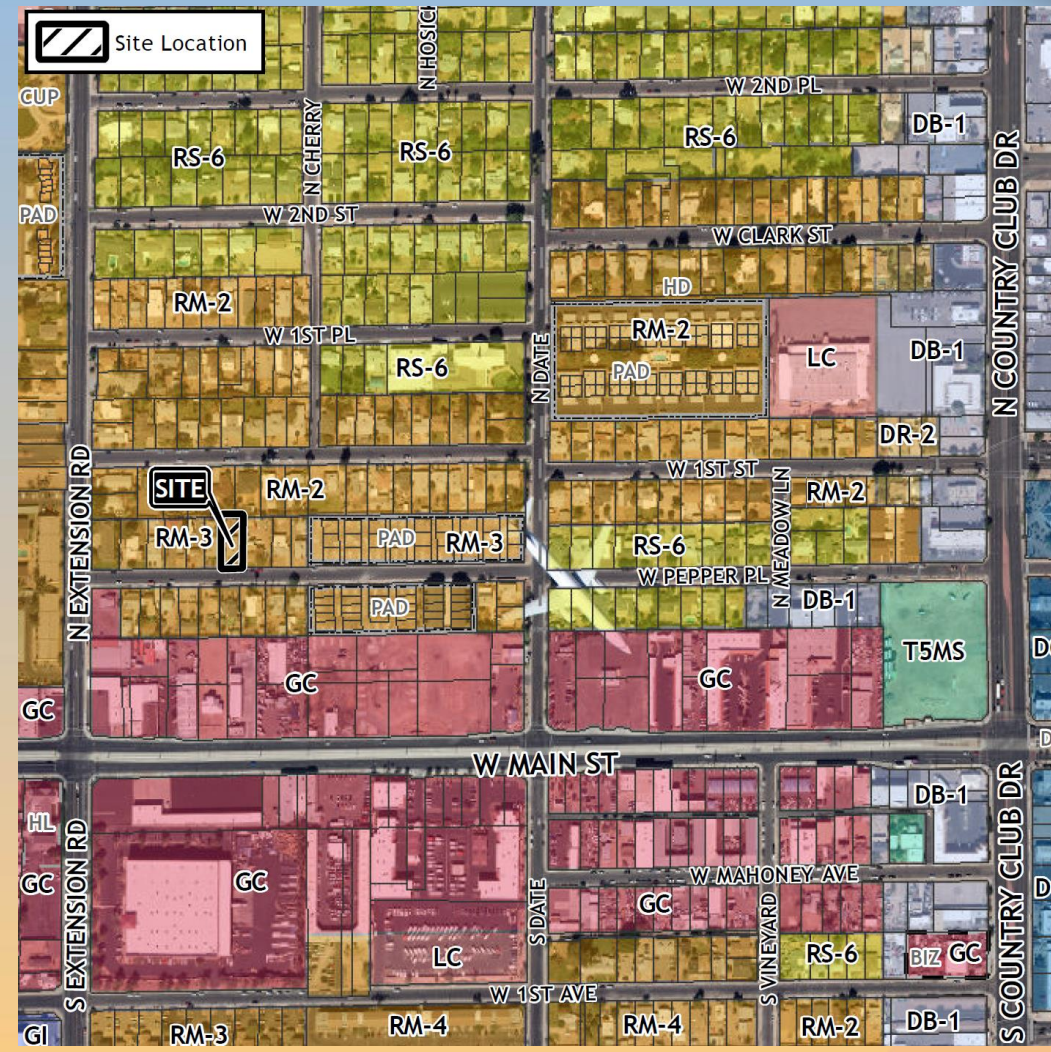
- Design Review
- For a multiple residence development





Location

- West of County Club Drive
- North of Main Street





Site Photo

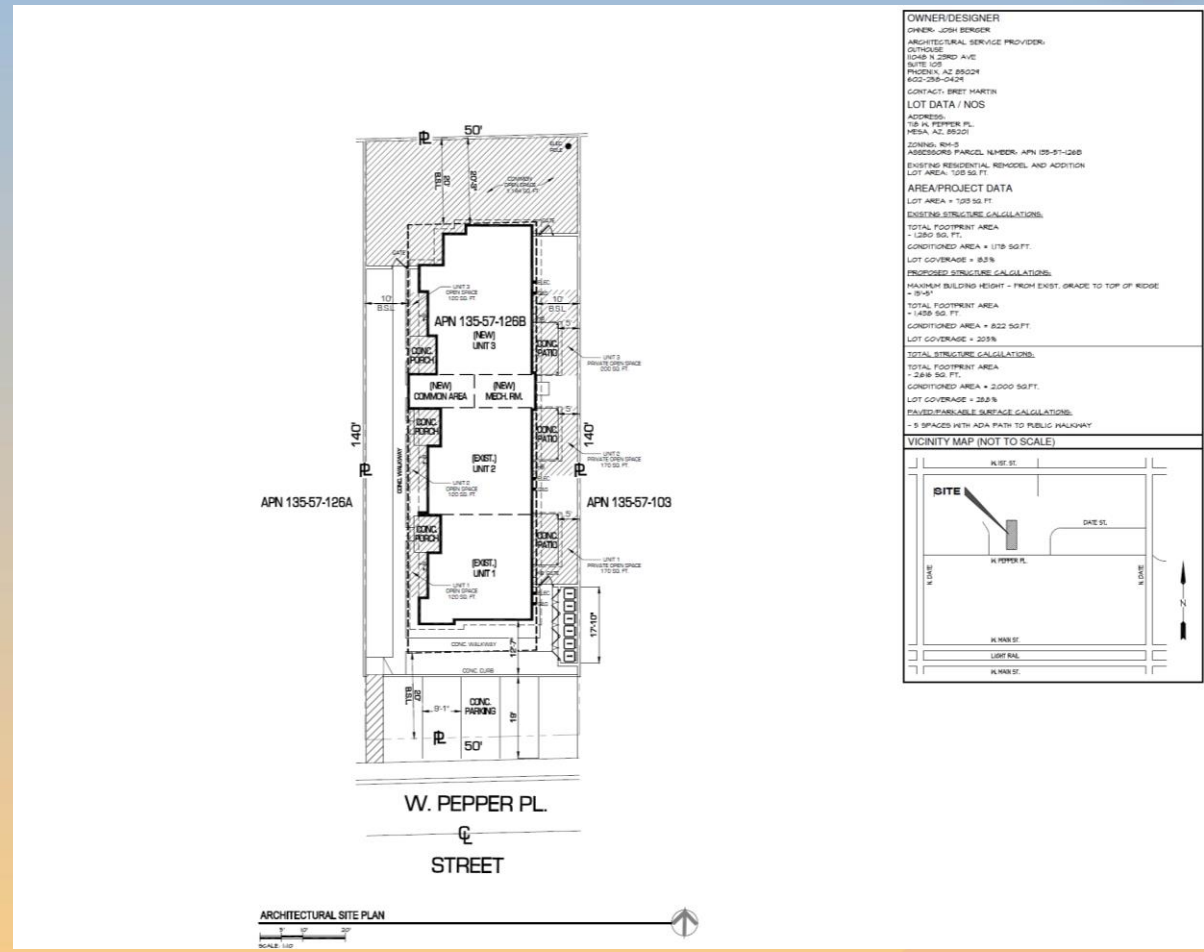


Looking north from Pepper Place



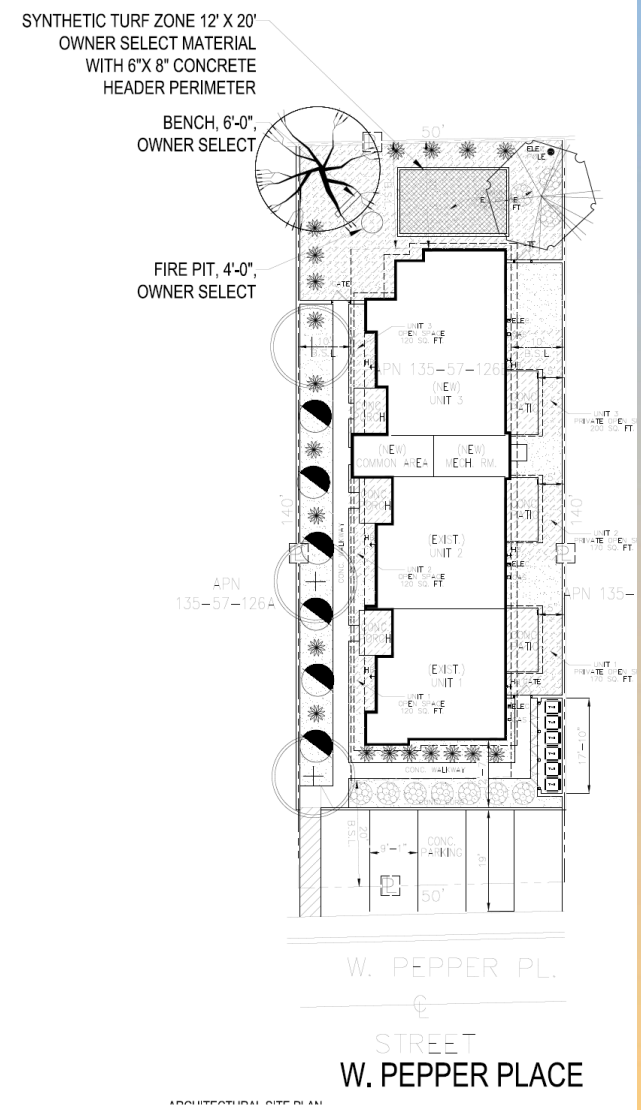
Site Plan

- Existing 1,280 SF duplex
- Proposed 1,336 SF addition
- Proposed 2,616 SF total building size
- 5 provided parking spaces





Landscape Plan



PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
Existing Tree to Remain - Protect in Place		*ADWR	3
Acacia stenophylla Shoestring Acacia Caliper Size: 2.0"	24" Box	*ADWR	1
Acacia aneura Mulga Acacia Caliper Size: 1.5"	24" Box	*ADWR	1
GROUNDCOVERS			QTY
Lantana montevidensis Trailing Lantana 'gold'	5 Gallon can full	*ADWR	10
SHRUBS / ACCENTS			QTY
Agave desmettiana Smooth Agave	15 Gallon can full	*ADWR	20
Euphorbia tirucalli Fire Stick	15 Gallon can full	*ADWR	5
LANDSCAPE MATERIALS			QTY
Decomposed Granite, 1/4" minus "Apache Gold", 2" deep in planting areas per plan.			2720 s.f.
Synthetic Grass - Owner Select install per mfg. requirements			240 s.f.
Fire Pit - Owner Select - vendor purchased install per mfg. requirements			1

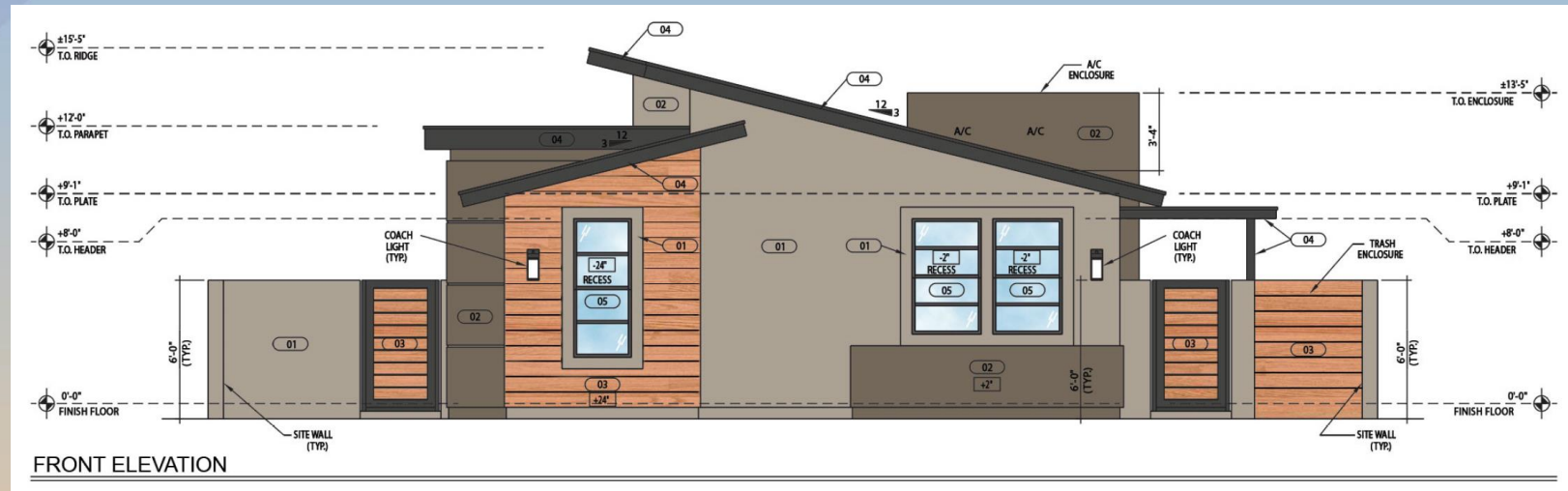
*ADWR = Arizona Department of Water Resources
Approved Low-Water Use Plant

CITY OF MESA LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
PERIMETER LANDSCAPE PER 11-33-3 MESA Z/O LOCAL STREET - U DESIGNATE 1 TREE 4 SHRUBS PER 25 FEET OF STREET FRONTAGE	2 TREES / 8 SHRUBS	W. PEPPER PLACE: 50' 1 TREES PROVIDED 7 SHRUBS PROVIDED ** SEE DEVELOPMENT INCENTIVE PERMIT FOR MODIFICATION
SHADE COVERAGE AREA	50% OF LS AREA	40% COVERAGE
INTERIOR PARKING LANDSCAPE PER 11-33-4 MESA Z/O: 1 TREE / 3 SHRUB PER PLANTER ISLAND	N/A	N/A ** SEE DEVELOPMENT INCENTIVE PERMIT FOR MODIFICATION
FOUNDATION LANDSCAPE PER 11-33-5 MESA Z/O* 1 TREE / 50 LF BUILDING FACE	5 TREES	273 FT TOTAL EDGE = 5 TREES 5 TREES PROVIDED ** SEE DEVELOPMENT INCENTIVE PERMIT FOR MODIFICATION
FOUNDATION BASE ALONG EXTERIOR WALLS PER 11-33-5 MESA Z/O A 15-FOOT-WIDE FOUNDATION BASE SHALL BE PROVIDED	15'	12' - 7" ** SEE DEVELOPMENT INCENTIVE PERMIT FOR MODIFICATION

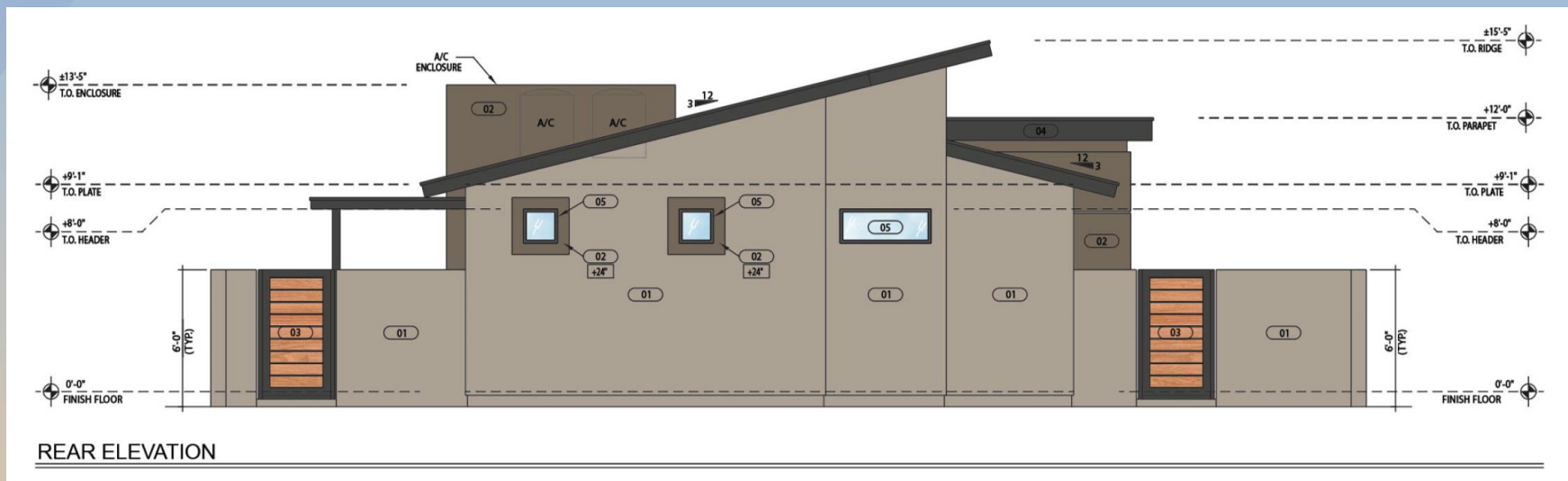


Elevations





Elevations





Material Board



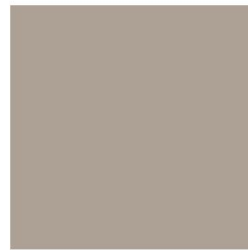
OWENS CORNING ARCH. SHINGLES
OAKRIDGE ESTATE GRAY



SHIP LAP ENG. WOOD SIDING
LIGHT ASH



VINYL WINDOW (FRAME)
BLACK



SHERWIN WILLIAMS PAINT
SW 7031 "MEGA GREIGE"



SHERWIN WILLIAMS PAINT
SW 7033 "BRAINSTORM BRONZE"



SHERWIN WILLIAMS PAINT
SW 7060 "IRON ORE"



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape plan

Staff welcomes any feedback



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