

City of Mesa

Design Review Board

DRB24-00707

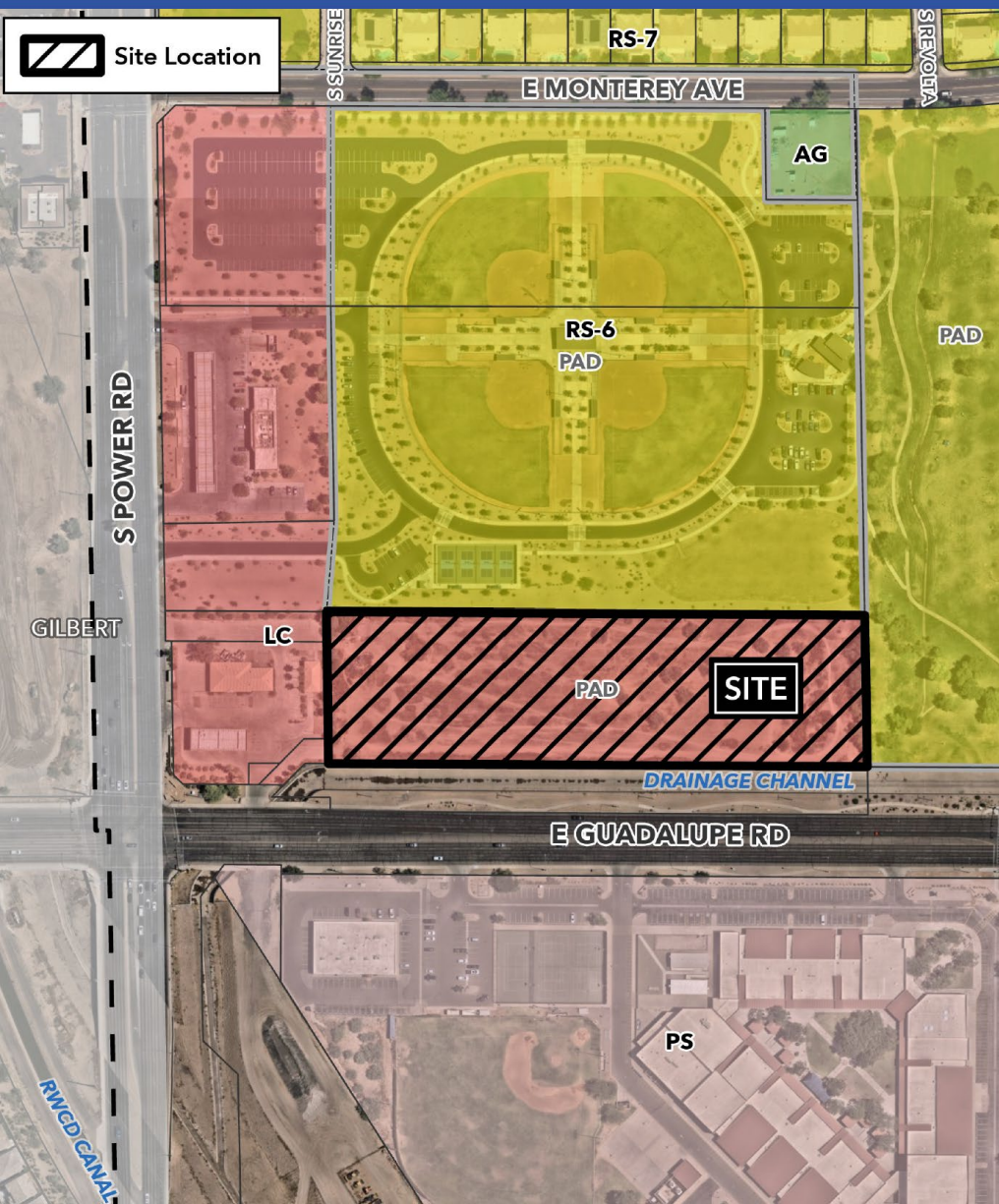
Park North

Charlotte Bridges, Planner II



Request

- Design Review
- To allow for 78 attached single residences



Location

- 5± acres
- Approximately 270± feet east of the northeast corner of South Power Road and East Guadalupe Road



Site Photo



Looking north towards the site



Site Photo

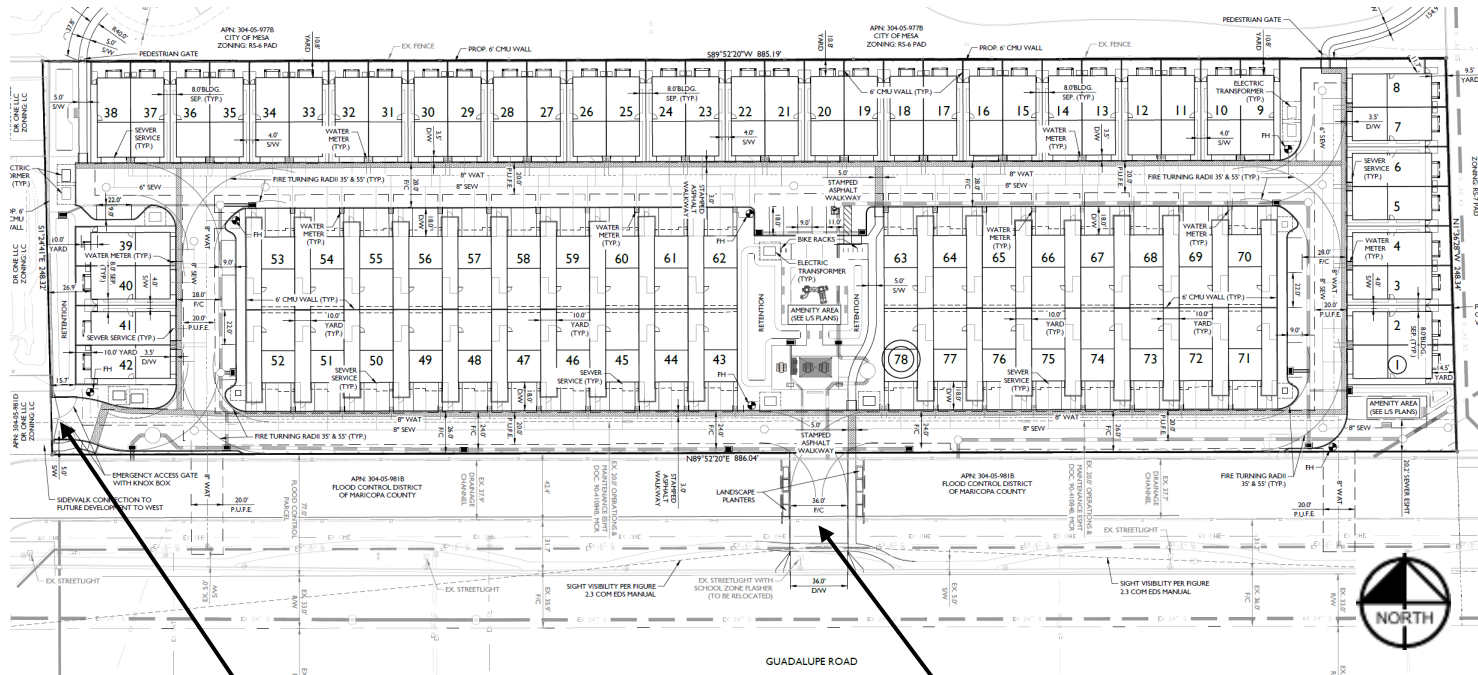


Looking south from Christopher J. Brady Park



Site Plan

- 78 attached single residences
- 21 Side by Side building types with two-stories
- 18 Front to Back building types with two-stories

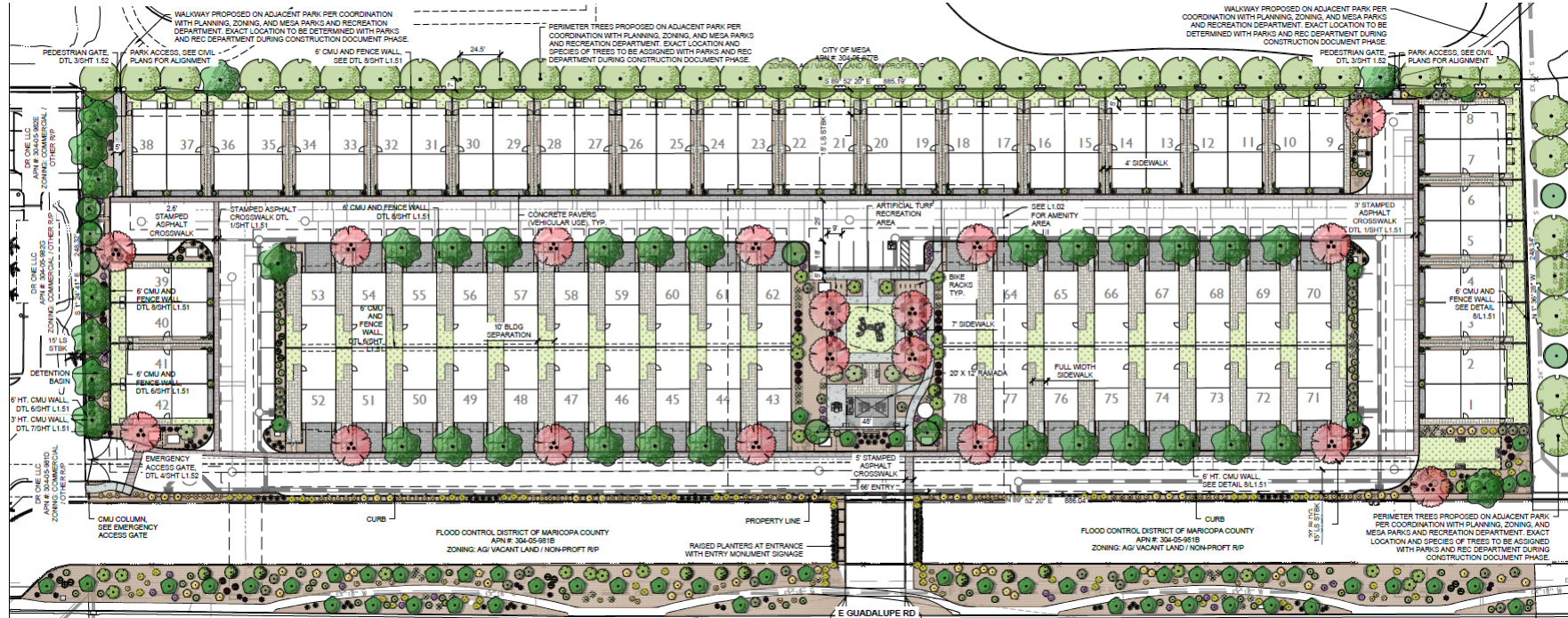


Gated emergency access through the commercial development

Primary access from Guadalupe Road via new bridge



Landscape Plan



GROUNDCOVER & SHRUBS

63	Caesalpinia mexicana Mexican Bird of Paradise	15 gal	99	Lantana x 'New Gold' New Gold Lantana	5 gal
42	Dodonaea viscosa Hop Bush	5 gal	82	Ruellia brittoniana Purple Ruellia	5 gal
77	Encelia farinosa Brittlebush	5 gal	5	Sophora secundiflora Texas Mountain Laurel	15 gal
14	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 gal	31	Sphagneticola trilobata Yellow Dot	5 gal
36	Ficus pumila Creeping Fig	5 gal	62	Tecoma x 'sparky' Tecoma Sparky	5 gal
40	Lantana montevidensis Purple Trailing Lantana	5 gal	551	SUBTOTAL:	

32 Exterior Improvements		
12" Screened - 2" Depth Color: Mahogany		48,891 sf
Athletic and Recreational Surfacing		
TURF - SYNTHETIC Product: SYNTPeds 343 By: Paradise Greens and Turf - (480) 586-0655		15,200 sf
Paving		
Concrete Pavers Vehicular Rated		13,341 sf
Concrete		4,325 sf
Concrete Pavers		21,058 sf
STAMPED ASPHALT Pattern: StreetPrint "Offset Brick" Color: Brick Available through Ethos Enterprises		118,776 sf



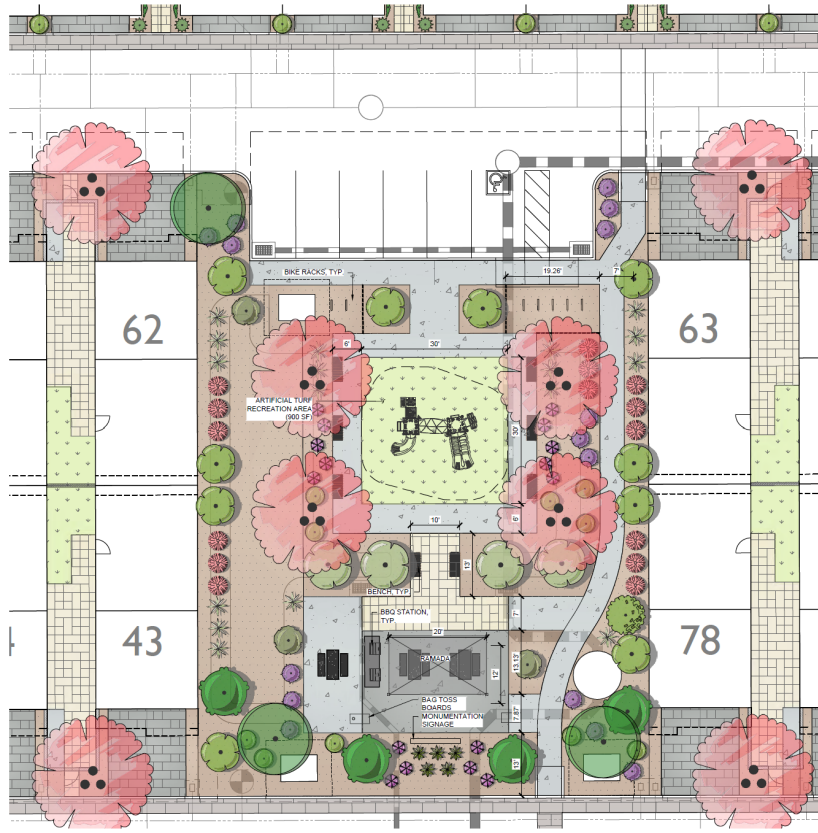
TREES

8	Chilopsis linearis Desert Willow	36" Box
18	Cupressus sempervirens Italian Cypress	24" Box
41	Eucalyptus papuana Ghost Gum	24" Box
18	Pistacia x 'Red Push' Pistache	24" Box
35	Quercus fusiformis 'Joan Lionetti' Joan Lionetti Texas Live Oak	36" Box
120	SUBTOTAL:	

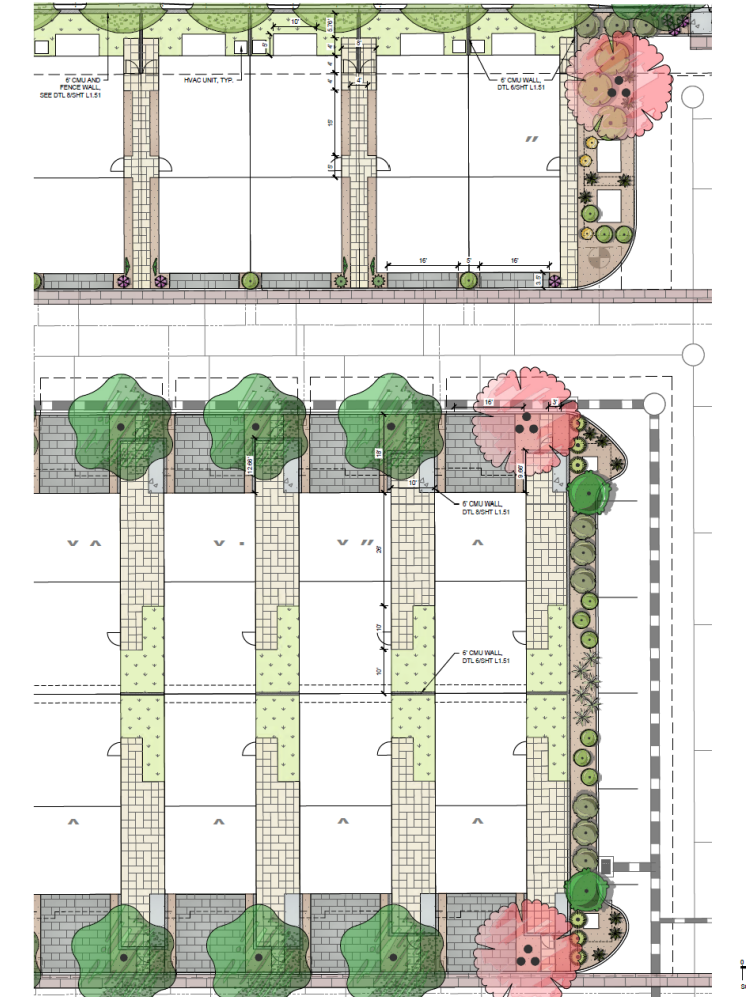
<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>
<u>ACCENTS & GRASSES</u>			
	111	Aloe barbadensis Medicinal Aloe	5 gal
	49	Asclepias subulata Desert Milkweed	5 gal
	29	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Muhly	5 gal
	30	Muhlenbergia rigens Deer Grass	5 gal
	91	Portulacaria afra Elephant's Food	5 gal



Landscape Plan



Common Space



Lot typical





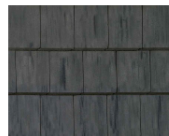
Elevations – Side by Side “A”

SIDE BY SIDE LEFT SIDE 'A' MATERIAL PERCENTAGES

BRICK VENEER =	2%
STUCCO POP-OUTS =	3%
SIDING =	47%
FRONT DOOR =	5%
SHUTTERS =	5%
STUCCO =	38%



LEFT ELEVATION 'A'
SCALE: 1/4" = 1'-0"



EAGLE ROOF TILE
BELAIR DARK
CHARCOAL
#4545



COMPOSITE
SHUTTERS,
GARAGE & FRONT
DOOR,
SW 6990
BLACK CAVIAR



MAIN BODY,
CORBELS,
EXTRA WHITE
SW 7006



METAL ROOF:
CUSTOM BUILT
"BLACK"



CORONADO
STONE:
SPECIAL USED
BRICK - WOLF
GREY

EAGLE ROOFING
(BEL AIR TILE #4545
DARK CHARCOAL)

FASCIA
(SW7006 EXTRA WHITE)

MAIN BODY
(SW7006 EXTRA WHITE)

SIDING
(SW7006 EXTRA WHITE)

METAL ROOF
(CUSTOM-BUILT - BLACK)

COACH LIGHT

POP-OUTS
(SW7006 EXTRA WHITE)

WOOD CORBELS
(SW7006 EXTRA WHITE)

STEEL GARAGE
(SW6990 CAVIAR BLACK)

CORONADO STONE
(SPECIAL USED BRICK - WOLF GREY)

SIDE BY SIDE FRONT 'A' MATERIAL PERCENTAGES

BRICK VENEER =	5%
STUCCO POP-OUTS =	3%
GARAGE DOORS =	45%
SIDING =	30%
WOOD CORBELS =	5%
STUCCO =	16.5%



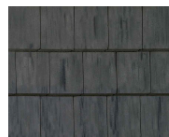
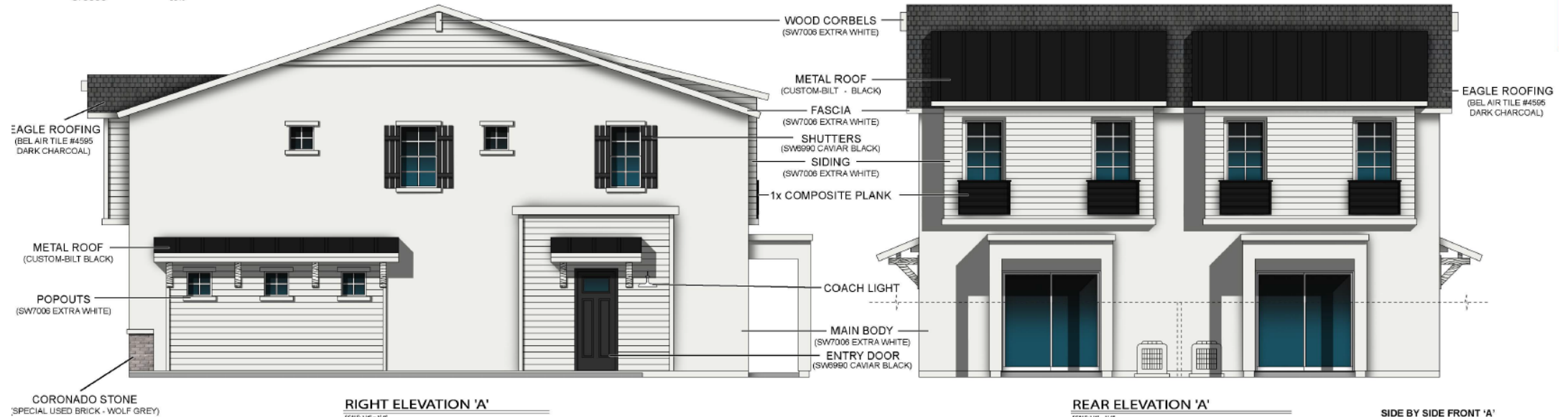
FRONT ELEVATION 'A'
SCALE: 1/4" = 1'-0"
BUNGALOW / CRAFTSMAN



Elevations – Side by Side “A”

SIDE BY SIDE RIGHT SIDE 'A'
MATERIAL PERCENTAGES
BRICK VENEER = 2%
STUCCO POP-OUTS = 3%
SIDING = 47%
FRONT DOOR = 5%
SHUTTERS = 5%
STUCCO = 38%

SIDE BY SIDE REAR 'A'
MATERIAL PERCENTAGES
STUCCO POP-OUTS = 2%
WINDOW SCREENS = 10%
SIDING = 40%
METAL ROOF = 35%
STUCCO = 40%



EAGLE ROOF TILE
BELAIR DARK
CHARCOAL
#4545



COMPOSITE
SHUTTERS,
GARAGE & FRONT
DOOR,
SW 6990
BLACK CAVIAR



MAIN BODY,
CORBELS,
EXTRA WHITE
SW 7006



METAL ROOF:
CUSTOM BUILT
"BLACK"



CORONADO
STONE:
SPECIAL USED
BRICK - WOLF
GREY



Elevations – Side by Side “B”

SIDE BY SIDE LEFT SIDE 'B'

MATERIAL PERCENTAGES

STUCCO POP-OUTS =	3%
BRICK VENEER =	42%
FRONT DOOR =	5%
SHUTTERS =	5%
STUCCO =	45%



SIDE BY SIDE FRONT 'B'

MATERIAL PERCENTAGES

STUCCO POP-OUTS =	2%
GARAGE DOORS =	45%
BRICK VENEER =	30%
WOOD CORBELS =	3%
STUCCO =	20%



FRONT ELEVATION 'B'

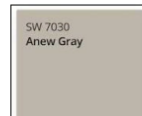
SCALE: 1/4" = 1'-0"



BELAIR ROOF TILE
DARK CHARCOAL
#4595



CORONADO STONE
SPECIAL USED
BRICK - WOLF
GREY



MAIN BODY:
ANEW GRAY
SW 7030



SHUTTERS,
GARAGE DOOR,
DRIFT OF MIST
SW 9166



FRONT DOOR:
WATERLOO
SW 9141



METAL ROOF:
CUSTOM BUILT
"BLACK"



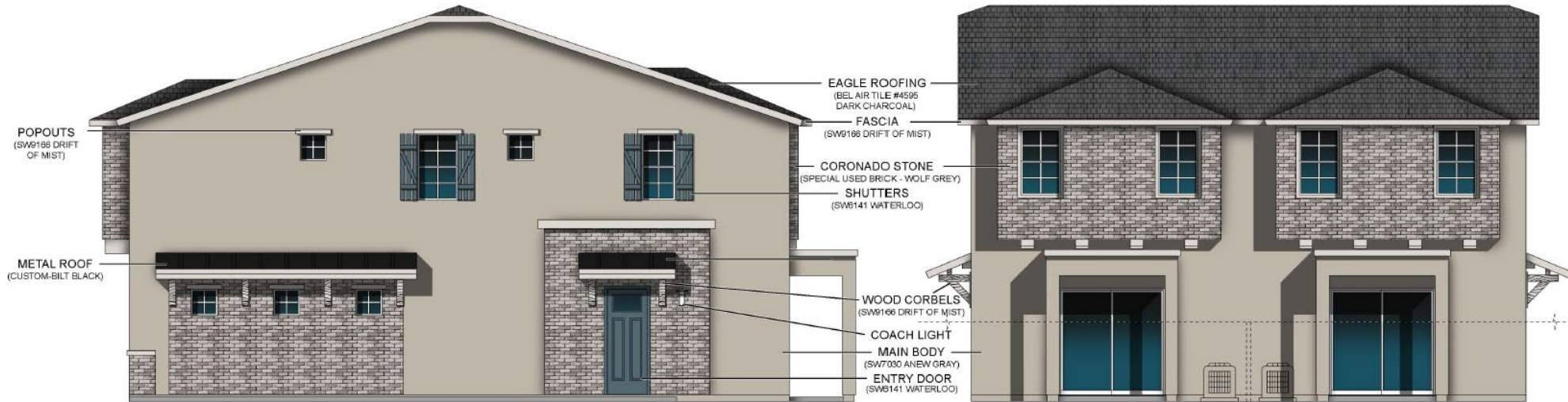
Elevations – Side by Side “B”

SIDE BY SIDE RIGHT SIDE 'B' MATERIAL PERCENTAGES

STUCCO POP-OUTS =	3%
BRICK VENEER =	42%
FRONT DOOR =	5%
SHUTTERS =	5%
STUCCO =	45%

SIDE BY SIDE REAR 'B' MATERIAL PERCENTAGES

STUCCO POP-OUTS =	2%
BRICK VENEER =	40%
CORBELS =	3%
STUCCO =	55%



RIGHT ELEVATION 'B'
SCALE 1/4" = 1'-0"

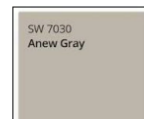
REAR ELEVATION 'B'
SCALE 1/4" = 1'-0"



BEL AIR ROOF TILE
DARK CHARCOAL
#4595



CORONADO STONE
SPECIAL USED
BRICK - WOLF
GREY



MAIN BODY:
ANEW GRAY
SW 7030



SHUTTERS,
GARAGE DOOR,
DRIFT OF MIST
SW 9166



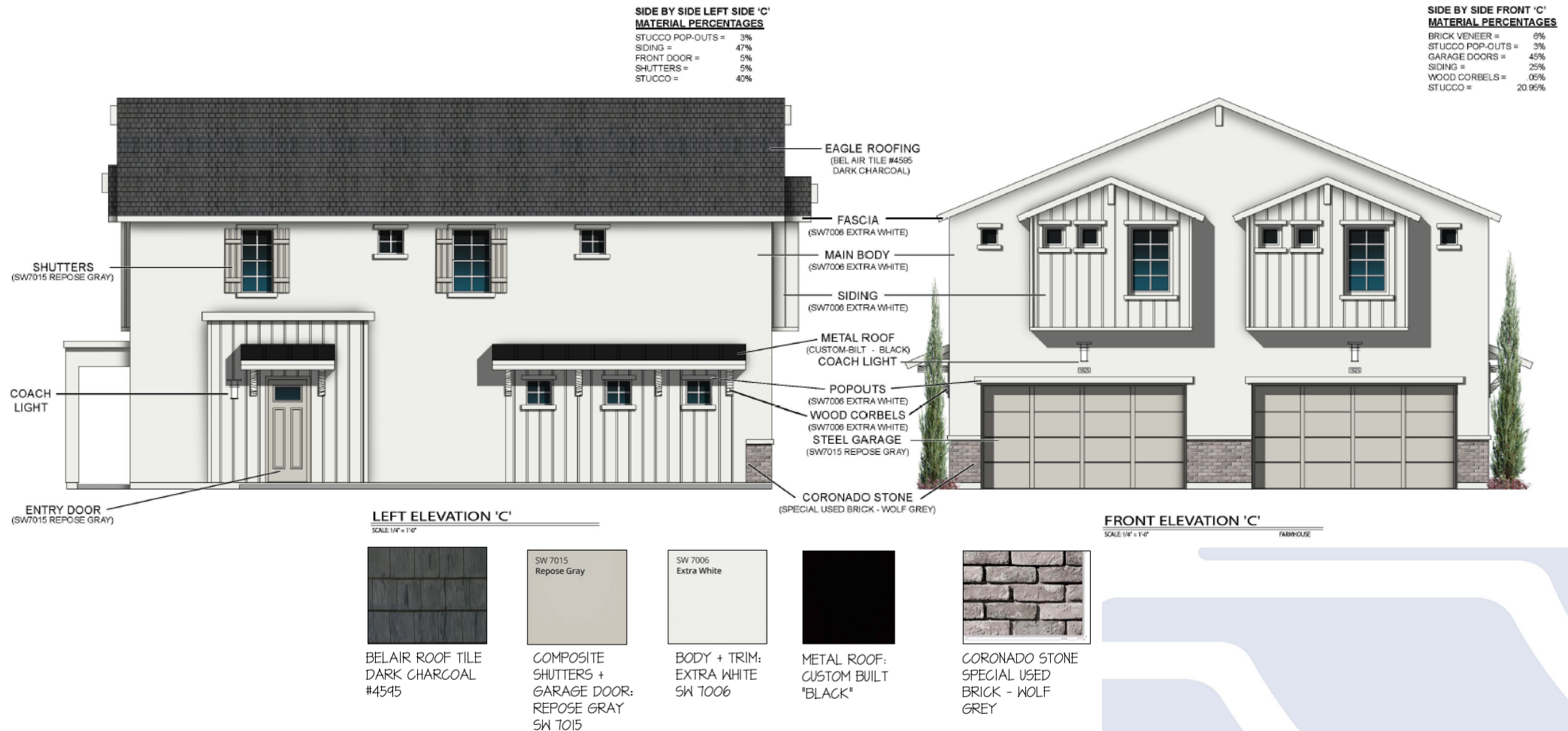
FRONT DOOR:
WATERLOO
SW 9141



METAL ROOF:
CUSTOM BILT
"BLACK"

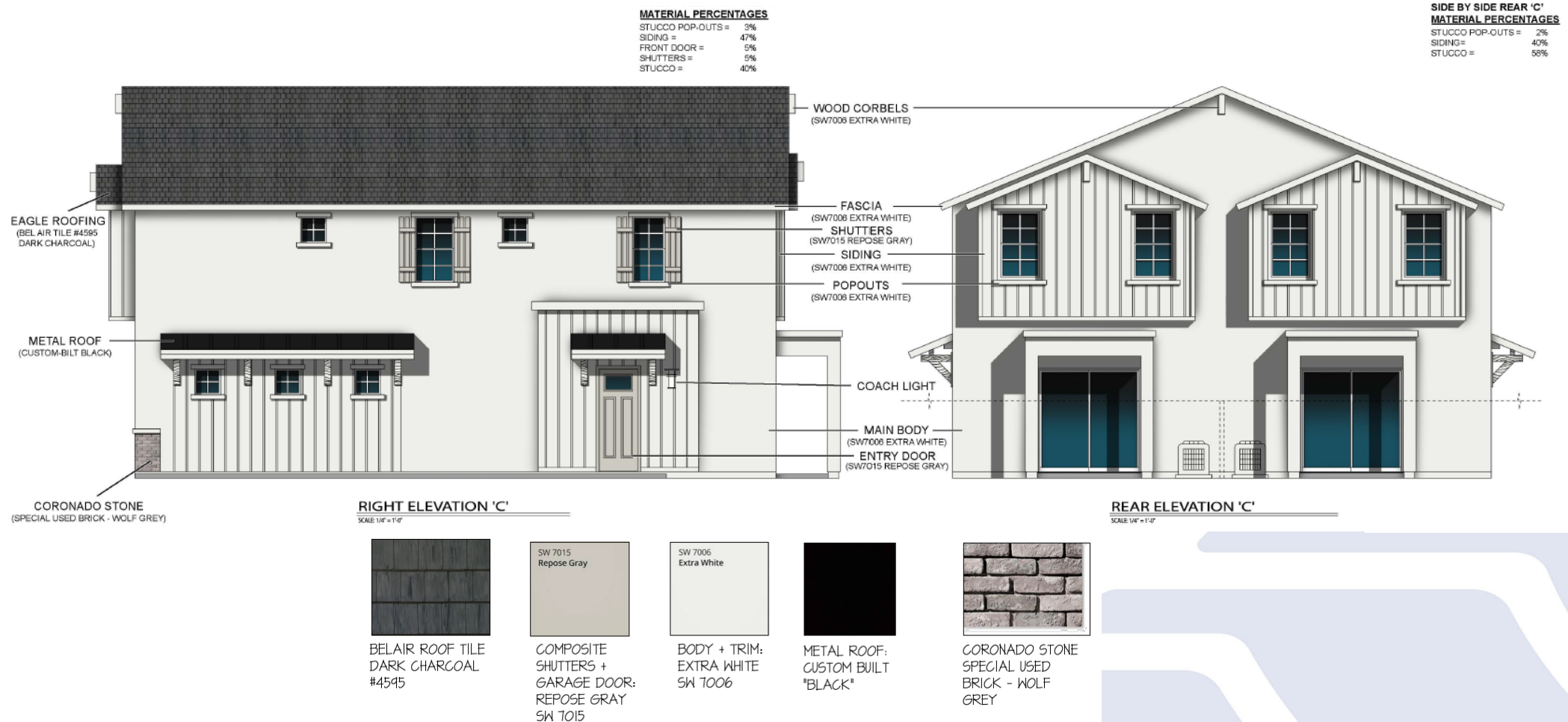


Elevations – Side by Side “C”





Elevations – Side by Side “C”





Elevations – Front to Back “1 & 2 (A)”

PLAN 1 FRONT 'A'

MATERIAL PERCENTAGES

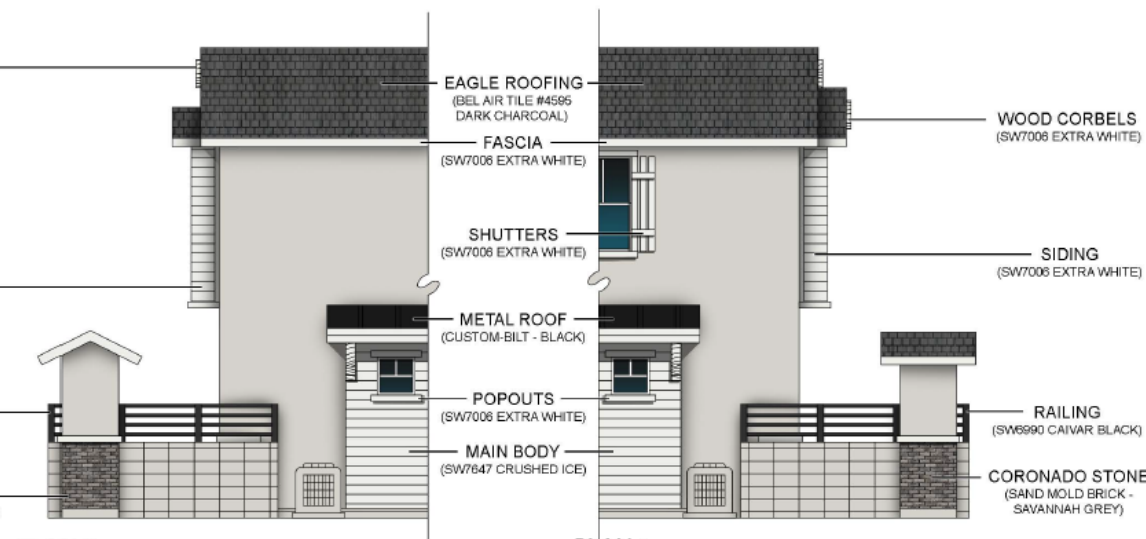
BRICK VENEER =	5%
STUCCO POP-OUTS =	2%
GARAGE DOORS =	45%
SIDING =	30%
WOOD CORBELS =	1%
SHUTTERS =	5%
STUCCO =	12%



PLAN 1
FRONT ELEVATION - 'A'

SCALE: 1/4" = 1'-0"

RANCH TERRITORIAL



PLAN 2
ENTRY GATE - SIDE VIEW
PARTIAL RIGHT ELEVATION - 'A'

SCALE: 1/4" = 1'-0"

PLAN 1
ENTRY GATE - SIDE VIEW
PARTIAL LEFT ELEVATION - 'A'

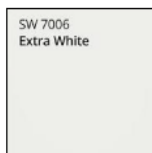
SCALE: 1/4" = 1'-0"



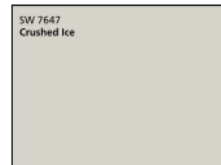
BELAIRE ROOF TILE:
DARK CHARCOAL #4595



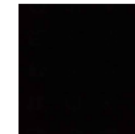
CORONADO STONE:
SAND MOLD BRICK - SAVANNAH GREY



GARAGE DOOR, SHUTTERS, SIDING,
POP-OUTS, AND FASCIA
CRUSHED ICE - SW 7647



MAIN BODY:
EXTRA WHITE - SW 7006



METAL ROOF:
CUSTOM BUILT
"BLACK"

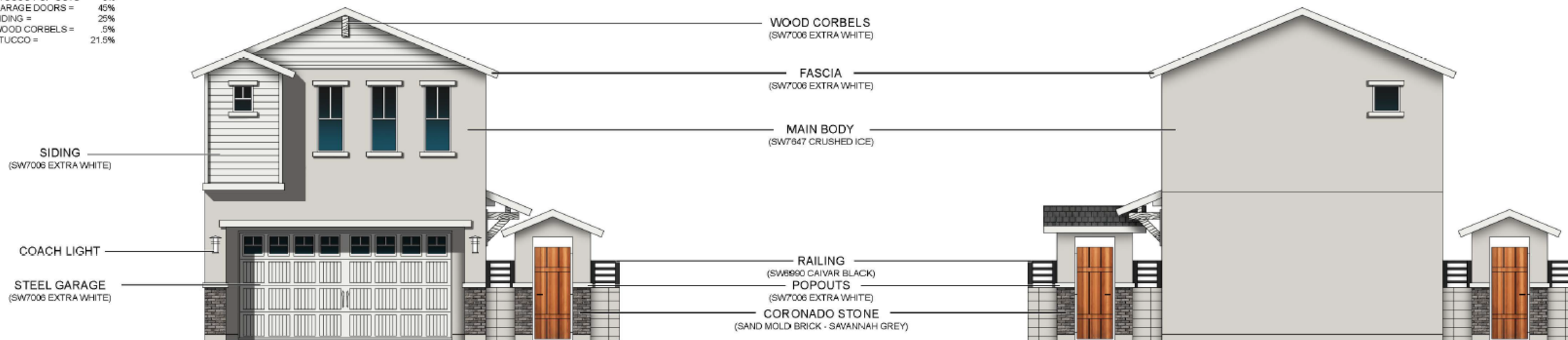


Elevations – Front to Back “1 & 2 (A)”

PLAN 2 FRONT 'A'

MATERIAL PERCENTAGES

BRICK VENEER =	5%
STUCCO POP-OUTS =	3%
GARAGE DOORS =	45%
SIDING =	25%
WOOD CORBELS =	5%
STUCCO =	21.5%



PLAN 2 FRONT ELEVATION - 'A'

SCALE: 1/4" = 1'-0"

RANCH TERRITORIAL



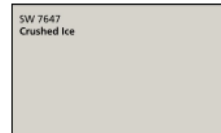
BELAIRE ROOF TILE:
DARK CHARCOAL #4595



CORONADO STONE:
SAND MOLD BRICK - SAVANNAH GREY



GARAGE DOOR, SHUTTERS, SIDING,
POP-OUTS, AND FASCIA
CRUSHED ICE - SW 7647



MAIN BODY:
EXTRA WHITE - SW 7006



METAL ROOF:
CUSTOM BUILT
"BLACK"

PLAN 1 or 2 REAR ELEVATION - 'A'

SCALE: 1/4" = 1'-0"

RANCH TERRITORIAL



Elevations – Front to Back “1 & 2 (A)”

PLAN 2 RIGHT SIDE 'A'
MATERIAL PERCENTAGES
BRICK VENEER = 2%
STUCCO POP-OUTS = 3%
SIDING = 33%
FRONT DOOR = 5%
SHUTTERS = 5%
CORBELS = 1.5%
STUCCO = 50.5%

PLAN 1 LEFT SIDE 'A'
MATERIAL PERCENTAGES
BRICK VENEER = 2%
STUCCO POP-OUTS = 3%
SIDING = 33%
FRONT DOOR = 5%
SHUTTERS = 5%
CORBELS = 1.5%
STUCCO = 50.5%



PLAN 2
RIGHT ELEVATION - 'A'
SCALE: 1/4" = 1'-0"
BANKHUTTERIORAL

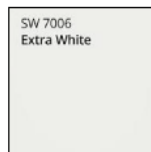
PLAN 1
LEFT ELEVATION - 'A'
SCALE: 1/4" = 1'-0"
BANKHUTTERIORAL



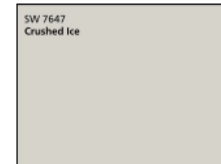
BELAIRE ROOF TILE:
DARK CHARCOAL #4595



CORONADO STONE:
SAND MOLD BRICK - SAVANNAH GREY



GARAGE DOOR, SHUTTERS, SIDING,
POP-OUTS, AND FASCIA
CRUSHED ICE - SW 7647



MAIN BODY:
EXTRA WHITE - SW 7006



METAL ROOF:
CUSTOM BUILT
"BLACK"



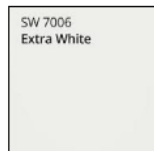
Elevations – Front to Back “1 & 2 (A)”



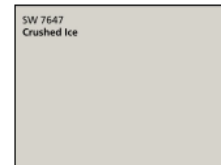
BELAIRE ROOF TILE:
DARK CHARCOAL #4595



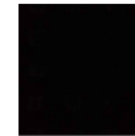
CORONADO STONE:
SAND MOLD BRICK - SAVANNAH GREY



GARAGE DOOR, SHUTTERS, SIDING,
POP-OUTS, AND FASCIA
CRUSHED ICE - SW 7647



MAIN BODY:
EXTRA WHITE - SW 7006



METAL ROOF:
CUSTOM BUILT
"BLACK"



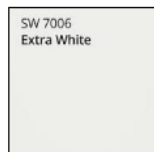
Elevations – Front to Back “1 & 2 (A)”



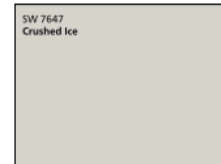
BELAIRE ROOF TILE:
DARK CHARCOAL #4595



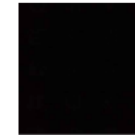
CORONADO STONE:
SAND MOLD BRICK - SAVANNAH GREY



GARAGE DOOR, SHUTTERS, SIDING,
POP-OUTS, AND FASCIA
CRUSHED ICE - SW 7647



MAIN BODY:
EXTRA WHITE - SW 7006



METAL ROOF:
CUSTOM BUILT
"BLACK"



Elevations – Front to Back “1 & 2 (B)”

PLAN 1 FRONT 'B' MATERIAL PERCENTAGES

BRICK VENEER =	5%
STUCCO POP-OUTS =	3%
GARAGE DOORS =	45%
SIDING =	30%
WOOD CORBELS =	1%
STUCCO =	16%

EAGLE ROOFING
(BEL AIR TILE #4595
DARK CHARCOAL)

FASCIA
(SW7015 REPOSE GRAY)

MAIN BODY
(SW7006 EXTRA WHITE)

RAILING
(SW6990 CAVIAR BLACK)

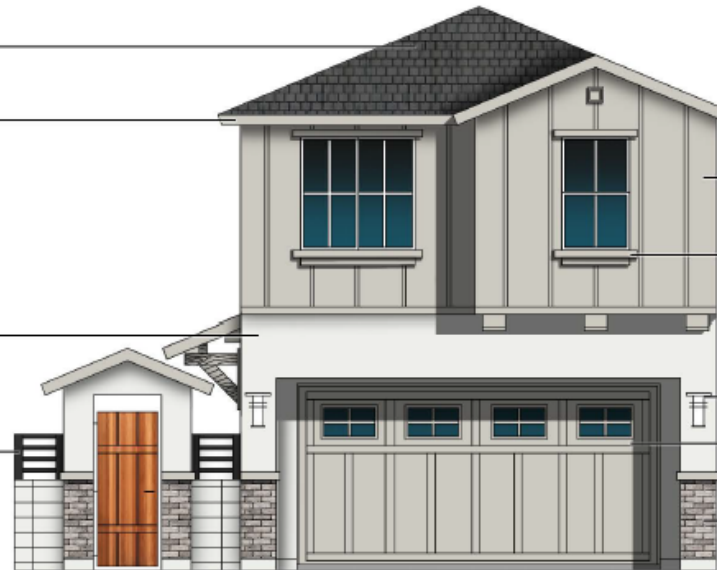
SIDING
(SW7015 REPOSE GRAY)

POPOUTS
(SW7015 REPOSE GRAY)

COACH LIGHT

STEEL GARAGE
(SW7015 REPOSE GRAY)

CORONADO STONE
(SPECIAL USED BRICK - WOLF GREY)



PLAN 1
FRONT ELEVATION - 'B'

SCALE: 1/4" = 1'-0"

WESTERN REGIONAL FARMHOUSE



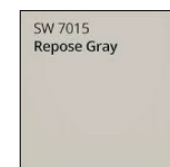
BELAIRE ROOF TILE:
DARK CHARCOAL #4595



CORONADO STONE:
SPECIAL USED BRICK - WOLF GREY



MAIN BODY:
REPOSE GRAY - SW 7015



GARAGE DOOR, SHUTTERS, FASCIA, POP-OUTS, AND SIDING
EXTRA WHITE - SW 7006



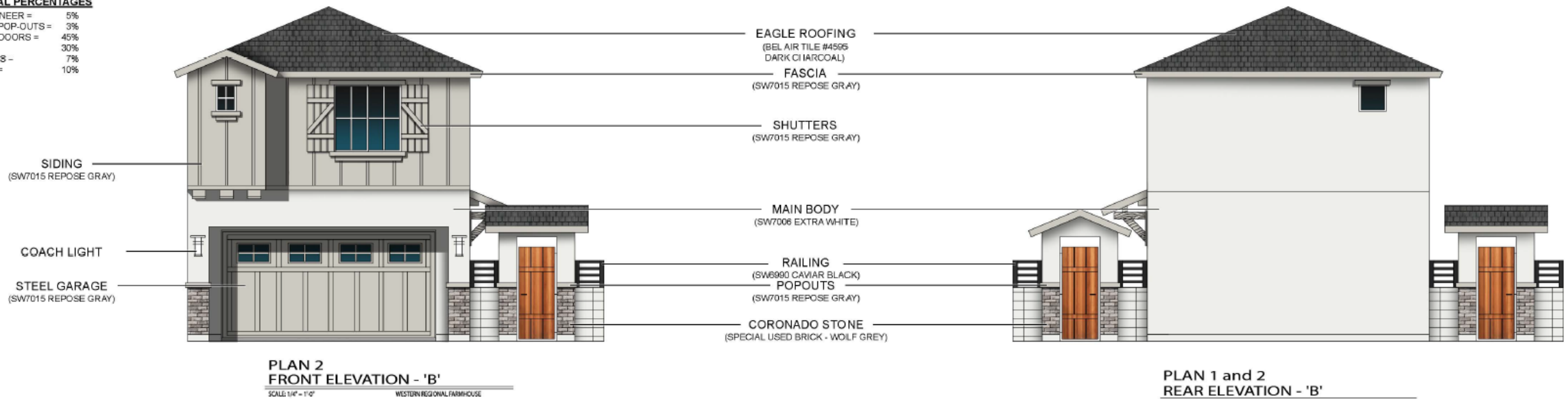
METAL ROOF:
CUSTOM BUILT
"BLACK"



Elevations – Front to Back “1 & 2 (B)”

PLAN 2 FRONT 'B' MATERIAL PERCENTAGES

BRICK VENEER =	5%
STUCCO POP-OUTS =	3%
GARAGE DOORS =	45%
SIDING =	30%
SHUTTERS =	7%
STUCCO =	10%



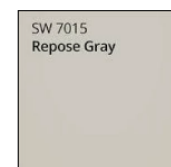
BELAIRE ROOF TILE:
DARK CHARCOAL #4505



CORONADO STONE:
SPECIAL USED BRICK - WOLF GREY



MAIN BODY:
REPOSE GRAY - SW 7015



GARAGE DOOR, SHUTTERS, FASCIA, POP-OUTS, AND SIDING
EXTRA WHITE - SW 7006



METAL ROOF:
CUSTOM BUILT
"BLACK"



Elevations – Front to Back “1 & 2 (B)”



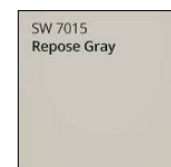
BELAIRE ROOF TILE:
DARK CHARCOAL #4595



CORONADO STONE:
SPECIAL USED BRICK - WOLF GREY



MAIN BODY:
REPOSE GRAY - SW 7015



GARAGE DOOR, SHUTTERS, FASCIA, POP-OUTS, AND SIDING
EXTRA WHITE - SW 7006



METAL ROOF:
CUSTOM BUILT
"BLACK"



Elevations – Front to Back “1 & 2 (B)”



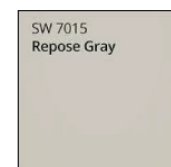
BELAIRE ROOF TILE:
DARK CHARCOAL #4595



CORONADO STONE:
SPECIAL USED BRICK - WOLF GREY



MAIN BODY:
REPOSE GRAY - SW 7015



GARAGE DOOR, SHUTTERS, FASCIA, POP-OUTS, AND SIDING
EXTRA WHITE - SW 7006



METAL ROOF:
CUSTOM BUILT
"BLACK"



Elevations – Front to Back “1 & 2 (C)”

PLAN 1 FRONT 'C'
MATERIAL PERCENTAGES

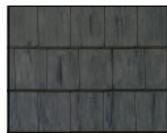
BRICK VENEER =	5%
STUCCO POP-OUTS =	5%
GARAGE DOORS =	45%
SIDING =	10%
TRELLIS =	10%
STUCCO =	25%



PLAN 1
FRONT ELEVATION - 'C'

SCALE 1/4" = 1'-0"

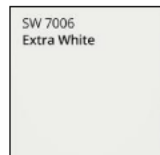
BUNGALOW / CRAFTSMAN



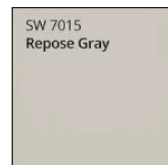
BELAIRE ROOF TILE:
DARK CHARCOAL #4595



CORONADO STONE:
SPECIAL USED BRICK - WOLF GREY



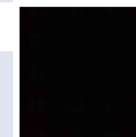
CORBELS, SIDING, POP-OUTS, FASCIA
EXTRA WHITE - SW 7006



GARAGE DOOR, SHUTTERS, FASCIA, POP-OUTS, AND SIDING
EXTRA WHITE - SW 7006



GARAGE DOOR + SHUTTERS:
CAVIAR BLACK - SW 6990



METAL ROOF:
CUSTOM BUILT
"BLACK"



Elevations – Front to Back “1 & 2 (C)”

PLAN 2 FRONT 'C'
MATERIAL PERCENTAGES
BRICK VENEER = 5%
STUCCO POP-OUTS = 5%
GARAGE DOORS = 45%
SIDING = 5%
TRELLIS = 10%
STUCCO = 30%

SIDING
(SW7006 EXTRA WHITE)

ACCENT STUCCO
(SW7006 EXTRA WHITE)

COACH LIGHT

STEEL GARAGE
(SW6990 CAVIAR BLACK)

WOOD CORBELS
(SW7006 EXTRA WHITE)

EAGLE ROOFING
(BEL AIR TILE #4595
DARK CHARCOAL)

FASCIA
(SW7006 EXTRA WHITE)

MAIN BODY
(SW7015 REPOSE GRAY)

RAILING
(SW6990 CAVIAR BLACK)
POPOUTS
(SW7006 EXTRA WHITE)
CORONADO STONE
(SPECIAL USED BRICK - WOLF GREY)

**PLAN 2
FRONT ELEVATION - 'C'**
SCALE: 1/4" = 1'-0"
BUNGALOW / CRAFTSMAN

**PLAN 1 and 2
REAR ELEVATION - 'C'**
SCALE: 1/4" = 1'-0"
BUNGALOW / CRAFTSMAN



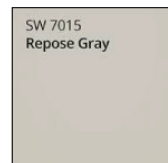
BELAIRE ROOF TILE:
DARK CHARCOAL #4595



CORONADO STONE:
SPECIAL USED BRICK - WOLF GREY



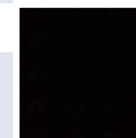
CORBELS, SIDING, POP-OUTS, FASCIA
EXTRA WHITE - SW 7006



GARAGE DOOR, SHUTTERS, FASCIA, POP-OUTS, AND SIDING
EXTRA WHITE - SW 7006



GARAGE DOOR + SHUTTERS:
CAVIAR BLACK - SW 6990



METAL ROOF:
CUSTOM BUILT
'BLACK'



Elevations – Front to Back “1 & 2 (C)”



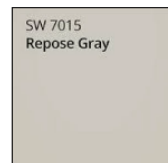
BELAIRE ROOF TILE:
DARK CHARCOAL #4595



CORONADO STONE:
SPECIAL USED BRICK - WOLF GREY



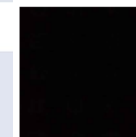
CORBELS, SIDING, POP-OUTS, FASCIA
EXTRA WHITE - SW 7006



GARAGE DOOR, SHUTTERS, FASCIA, POP-OUTS, AND SIDING
EXTRA WHITE - SW 7006



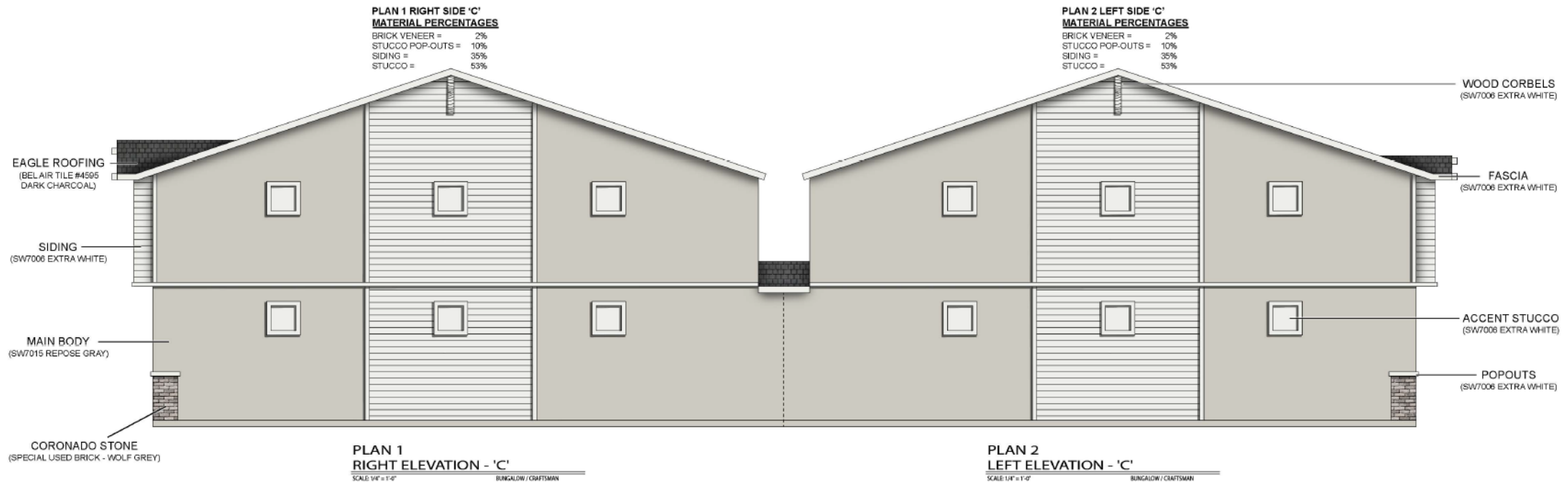
GARAGE DOOR + SHUTTERS:
CAVIAR BLACK - SW 6990



METAL ROOF:
CUSTOM BUILT
'BLACK'



Elevations – Front to Back “1 & 2 (C)”



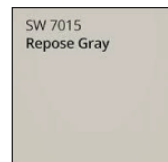
BELAIRE ROOF TILE:
DARK CHARCOAL #4595



CORONADO STONE:
SPECIAL USED BRICK - WOLF GREY



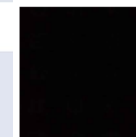
CORBELS, SIDING, POP-OUTS, FASCIA
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GARAGE DOOR, SHUTTERS, FASCIA, POP-OUTS, AND SIDING
EXTRA WHITE - SW 7006



GARAGE DOOR + SHUTTERS:
CAVIAR BLACK - SW 6990



METAL ROOF:
CUSTOM BUILT
'BLACK'



Rendering





Alternative Compliance

- ✓ Façade Articulation - Street Facing Facades: Shall have at least 1 projection or recess of at least four 4 feet in depth, or 2 projections or recesses of at least 2.5 feet in depth, for every 25 horizontal feet of wall. If located on a building with two (2) or more stories, the articulated elements must be greater than one (1) story in height
- ✓ Materials - Primary exterior materials shall be brick, stone, integrally tinted and textured masonry block, precast concrete, wood, natural and synthetic stone, stucco and synthetic stucco, and glazing.
- ✓ Materials - Buildings must contain at least two (2) kinds of primary exterior materials with each of the materials 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
- ✓ Alternative Compliance

City of Mesa

Design Review Board