

Hughes Remodeling and ADU Addition

158 w 7th St
Mesa, AZ 85201

Certificate of Appropriateness

ADM19-00977
APN 137-24-045B

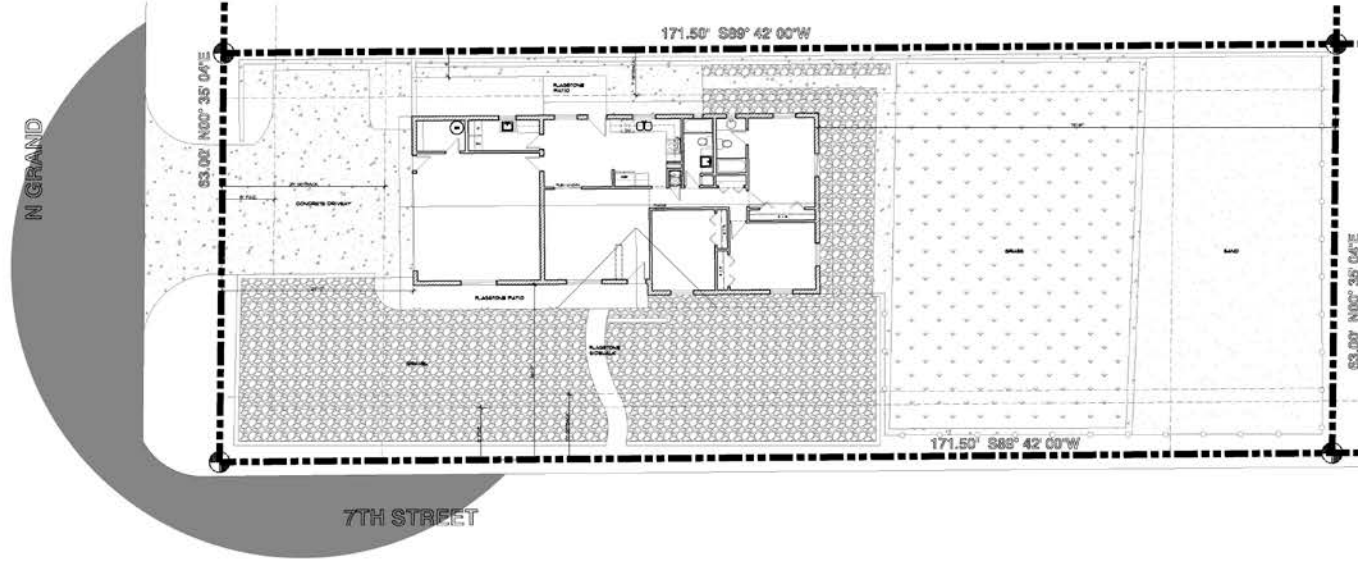
September 18, 2020
Architect- Michael Rust



Aerial view of property

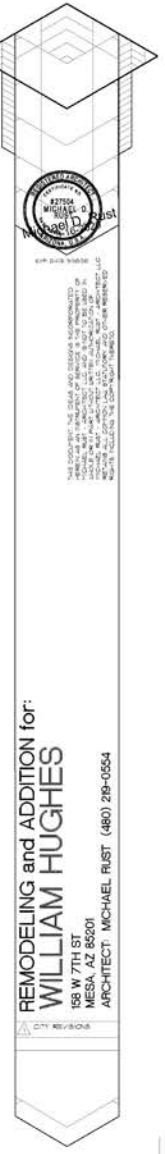


Photos of existing house and lot

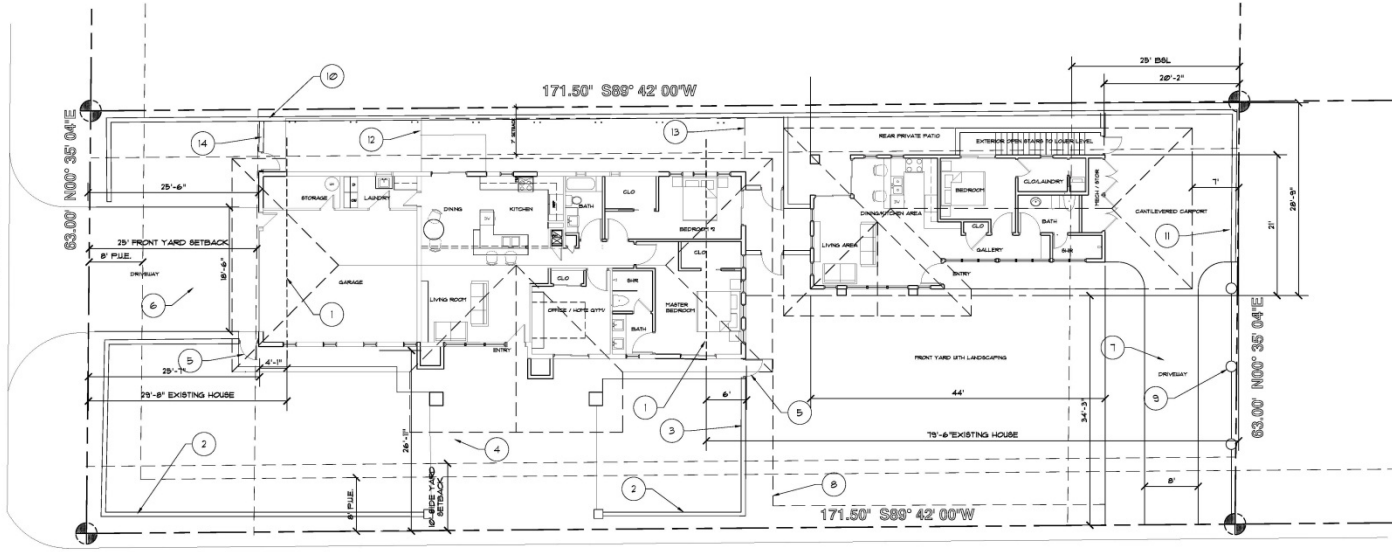


Existing site plan

REMODELING and ADDITION for:
WILLIAM HUGHES
 158 W 7TH ST
 MESA, AZ 85201
 ARCHITECT: MICHAEL RUST (480) 28-0554



N GRAND



7TH STREET

1 SITE PLAN 1/8" = 1'-0"

KEYNOTES

- 1 LINE OF EXISTING HOUSE EXPANSION
- 2 EXISTING BRICK WALL W/ NEW STUCCO FINISH
NEW RAILING ON TOP OF WALL
- 3 NEW LOW STUCCO WALL W/ RAILING
- 4 NEW COLORED CONCRETE FRONT PORCH
- 5 NEW LOW METAL GATES
- 6 EXISTING DRIVEWAY TO BE COLORED TO MATCH NEW
- 7 NEW COLORED CONCRETE DRIVEWAY
- 8 EXISTING CHAINLINK FENCE TO BE REMOVED
- 9 NEW LOW (3'HIGH) CHAIN LINK FENCE
- 10 EXISTING CMU WALL TO REMAIN
- 11 NEW CMU WALL TO MATCH WALL AT NORTH
WALL ALIGNS WITH SOUTH SIDE OF ADU
- 12 EXISTING PATIO ROOF TO REMAIN
- 13 NEW PATIO ROOF TO MATCH EXISTING
- 14 NEW CMU WALL TO MATCH EXISTING W/ PAINTED METAL GATE

CERTIFICATE OF APPROPRIATENESS:

LOT SIZE = 10,830 SF
MAX LOT COVERAGE - PERMITTED = 10,830 SF X 45% = 4,869 SF
MAIN HOUSE WITH MINOR ADDITIONS:
LIVABLE AREA = 1949 SF (MEASURED TO THE OUTSIDE OF EXTERIOR WALLS)
ROOF AREA = 3324 SF (INCLUDED GARAGE AND OUTSIDE COVERED PATIO'S)
MAXIMUM ADU LIVEABLE CALCULATION:
MAIN HOUSE ROOF AREA = 3324 SF X 30% = 997 SF (LIVABLE SF PERMITTED FOR ADU)
NEW ADU:
MAIN FLOOR LIVABLE AREA = 685 SF (MEASURED TO THE INSIDE OF EXTERIOR WALLS)
BASEMENT LIVABLE AREA = 323 SF (MEASURED TO THE INSIDE OF EXTERIOR WALLS)
TOTAL LIVABLE AREA BOTH LEVELS: 988 SF < 997 SF MAXIMUM ALLOWED
ROOF AREA = 1576 SF
COMBINED LOT COVERAGE CALCULATIONS: (INCLUDED GARAGE AND OUTSIDE COVERED PATIO'S)
MAIN HOUSE ROOF AREA = 3324 SF
ADU ROOF AREA = 1576 SF
TOTAL ROOF AREA = 4900 SF < 4,869 SF MAX ALLOWED
DRIVEWAY CALCULATIONS:
FRONT YARD - WEST SIDE = 1582 SF X 50% = 791 SF MAXIMUM DRIVEWAY AREA
MAIN HOUSE DRIVEWAY AREA = 463 SF
ADU DRIVEWAY AREA = 326 SF
TOTAL DRIVEWAY AREA = 1193 SF < 791 SF ALLOWED

HUGHES ADU ADDITION

ADM18-00971
56 N 7TH ST.
MESA, AZ

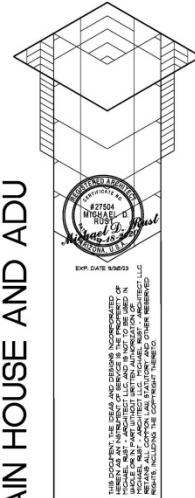
9-18-2020

NEW SITE PLAN - MAIN FLOOR PLANS- MAIN HOUSE AND ADU

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158 W 7TH ST
MESA, AZ 85201
ARCHITECT: MICHAEL RUST (480) 219-0554

CITY REVISIONS

A1



New Site Plan / Floor Plans



New Proposed view from South



New Proposed view from Southeast



Aerial View from Southeast



Aerial view from Southwest



Aerial view from West

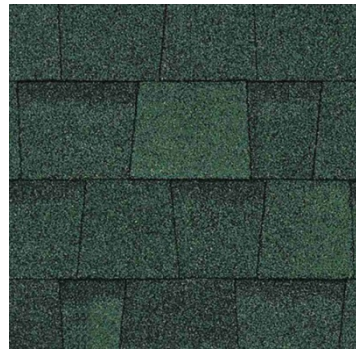


Street view of main house from South



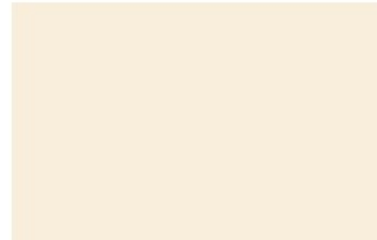
Street view of ADU from Southwest

Asphalt Roof
Certaineed
Landmark
Color – Hunter Green



ANTIQUE LINEN DE6148 PAINT COLOR

Stucco -
Sand finish
Color- Dunn Edwards-
Antique Linen



Antique Linen

DE6148 RL#505

Warm Neutrals, Perfect Palette®

LRV 81

Munsell: HUE=1.36Y / VALUE=9.1 / CHROMA=1.3

Fascia, metal railing and window trim
Color- Dunn Edwards-
Majolica Earthenware



Majolica Earthenware

DET453 RL#750

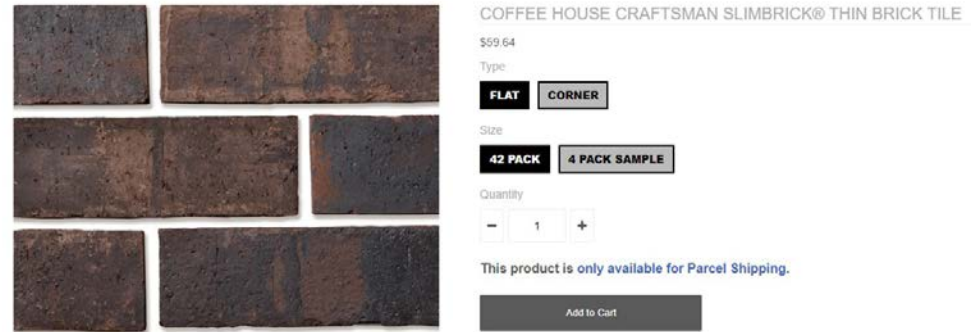
Oranges, Tans, Architectural Styles, Loft / Mid-Century Modern, Spanish-Mediterranean / Craftsman / Victorian, Ranch / Desert Modern, Then, Now & Forever®

LRV 16  Historic

Munsell: HUE=1.1YR / VALUE=4.6 / CHROMA=4.7

Exterior Material color palette

Masonry Brick Veneer
Mutual Material- thin brick
Coffee House with deeply raked gray
grout joints.



Color concrete driveways and walks
on property



Arizona Clay

DET454 RL#751

Oranges, Tans, Architectural Styles, Ranch / Desert Modern, Then, Now & Forever®

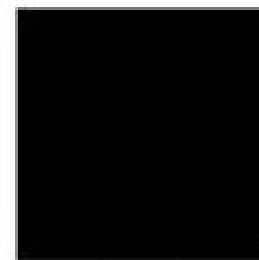
LRV 22

Munsell: HUE=2.4YR / VALUE=5.3 / CHROMA=5.5

Window frames-
Vinyl exterior – Black
Interior – Almond



Almond



Black

Exterior Material color palette