

# Design Review Board



## *Meeting Minutes*

**Mesa City Council Chambers - Lower Level, 20 East Main Street  
Date: February 10, 2026 Time: 4:30 p.m.**

A meeting of the Design Review Board was held at 4:30 p.m.

**MEMBERS PRESENT:**

Chair Dane Astle  
Vice Chair Ryan Circello  
Boardmember Shelly Udall  
Boardmember David Winstanley  
Boardmember Megan Neal

**MEMBERS ABSENT:**

Boardmember Denise Dunlop

**STAFF PRESENT:**

Mallory Ress  
Joshua Grandlienard  
Chloe Durfee Daniel  
Kwasi Abebrese  
Sergio Solis  
Noah Bulson  
Vanessa Felix

**OTHERS PRESENT:**

(\*indicates Boardmember or staff participated in the meeting using audio conference equipment)

**1 Call meeting to order.**

Chair Astle excused Boardmember Dunlop and welcomed everyone to the meeting at 4:30PM.

**2 Consider the Minutes from January 13, 2026, Design Review Board Meeting.**

A motion to approve the Minutes from the January 13, 2026, Design Review Board Meeting was made by Vice Chair Circello and seconded by Boardmember Winstanley.

**Vote: 5 – 0**

Upon tabulation of votes, it showed:  
AYES – Astle – Circello – Udall – Winstanley – Neal  
NAYS – None  
ABSENT – Dunlop  
ABSTAINED – None

**3 Discuss and make a recommendation on the following case:**

- 3a DRB25-00139. "Dutch Bros AZ1618,"** 0.8± acres located approximately 560 feet south of the southeast corner of East Elliot Road and South Power Road. Design Review for an approximately 1,025 square foot Coffee Shop with Drive-Thru Facilities. **(District 6)**

**Staff planner Noah Bulson presented the case.**

See attached presentation.

**Staff planner Noah Bulson summarized the case:**

- No comments

- 3b DRB25-00621. "Let's Play Music,"** 1.0± acres located at 2601 East Brown Road. Design Review for an exterior façade remodel to an existing approximately 7,195 square foot office building. **(District 1)**

**Staff planner Sergio Solis presented the case.**

See attached presentation.

**Staff planner Sergio Solis summarized the case:**

- Recommended enhancing the prominence of the central gable over the primary entrance.
- The Board suggested either increasing its height or projecting the middle gable roof element toward the street to create a more pronounced and identifiable entry.

- 3c DRB25-00734. " RMDC Dance Studio,"** 1.0± acres located approximately 325 feet east of the southeast corner of East Warner Road and South Mountain Road. Design Review to allow for the development of an approximately 15,350 square foot Small-Scale Commercial Recreation building. **(District 6)**

**Staff planner Chloe Durfee Daniel presented the case.**

See attached presentation.

**Staff planner Chloe Durfee Daniel summarized the case:**

- Overall concern with the architectural interest on the north side with recommendations to pull more of the movement, materials, and forms from the other elevations to the north side.
- Provide a more substantial awning on north side, pulling in wood elements.
- Bring the accent material on the north side all the way to the ground, provide more volume, and remove the wainscot in that area.

- 3d DRB25-00765. "Blue Sky Pest Control,"** 2.4± acres located at the northwest corner of South Sossaman Road and East Ray Road. Design Review to allow for the development of an approximately 26,000 square foot office and warehouse building. **(District 6)**

**Staff planner Kwasi Abebrese presented the case.**

See attached presentation.

**Staff planner Kwasi Abebrese summarized the case:**

- Change the proposed split-face CMU used in the building design to ground-face CMU

- 3e DRB25-00936. "Rio Salado 25,"** 3.2± acres located at the northeast corner of North Price Road and West Rio Salado Parkway. Design Review to allow for an approximately 54,725 square foot Hotel and 36-unit Multiple Residence. **(District 3)**

**Staff planner Joshua Grandlienard presented the case.**

See attached presentation.

**Staff planner Joshua Grandlienard summarized the case:**

- Consider replacing the red brick of the elevation so that it fits into the context of the area.

**4 Staff Update:**

- Welcome new Boardmember Mehan Neal to the board.
- Staff reminded the Board of the recent changes to the Authority and Duties of the Design Review Board that will become effective on February 27, 2026.

- 5 Adjournment:** Boardmember Udall moved to adjourn the meeting and was seconded by Vice Chair Circello.

**Vote: 5 – 0**

Upon tabulation of votes, it showed:

AYES – Astle – Circello – Udall – Winstanley – Neal

NAYS – None

ABSENT – Dunlop

ABSTAINED – None

The meeting was adjourned at 5:42 p.m.

Respectfully submitted,

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Chair Dane Astle



# DRB25-00139

## Dutch Bros. Coffee

### AZ1618

Noah Bulson, Planner I

February 10, 2026



# Request

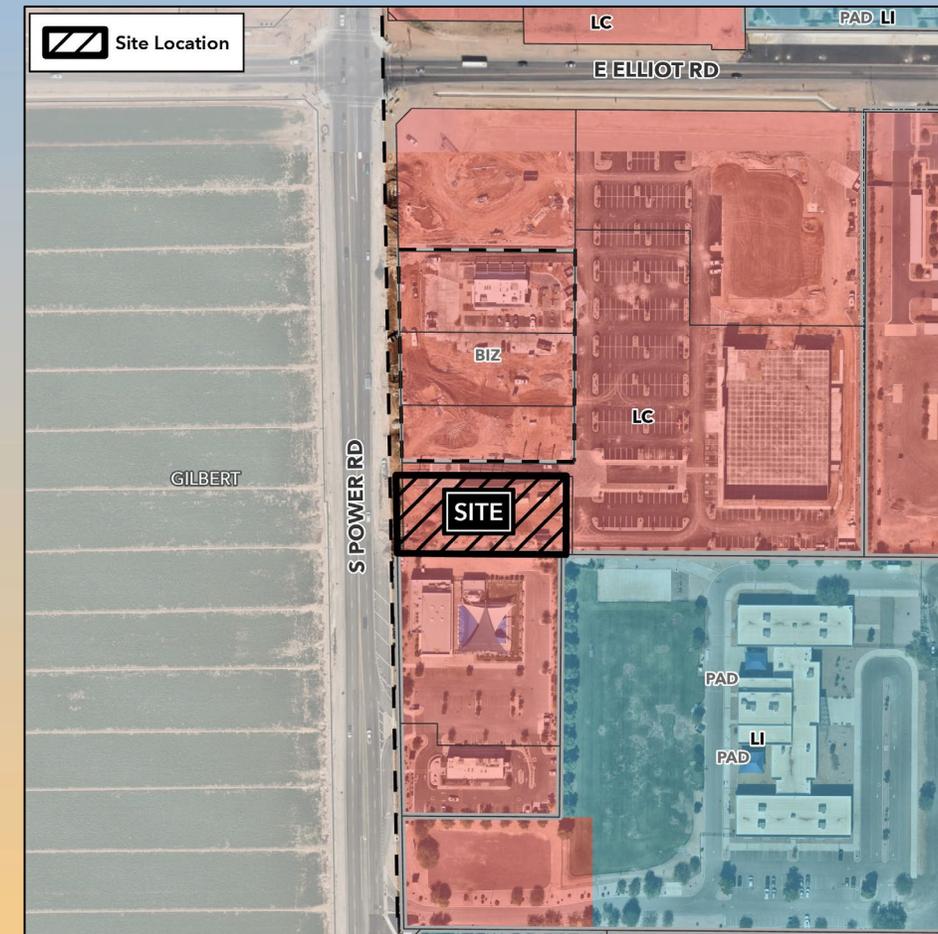
- Design Review
- To allow for a Coffee Shop with dual-lane Drive-Thru Facilities





# Location

- South of Elliot Road
- East side of Power Road





# Site Photos



Looking southeast towards the site

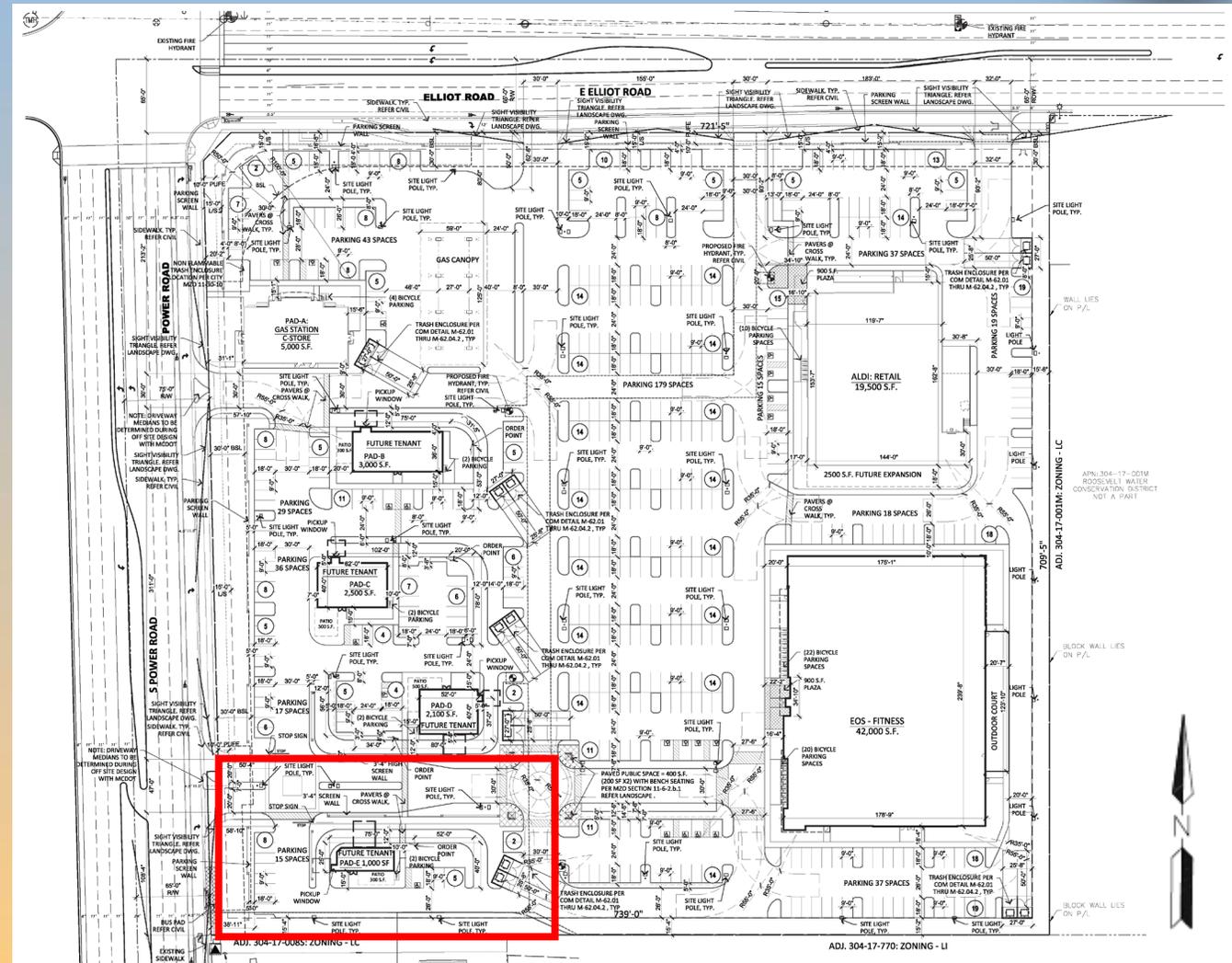


Looking northeast towards the site



# Site Plan

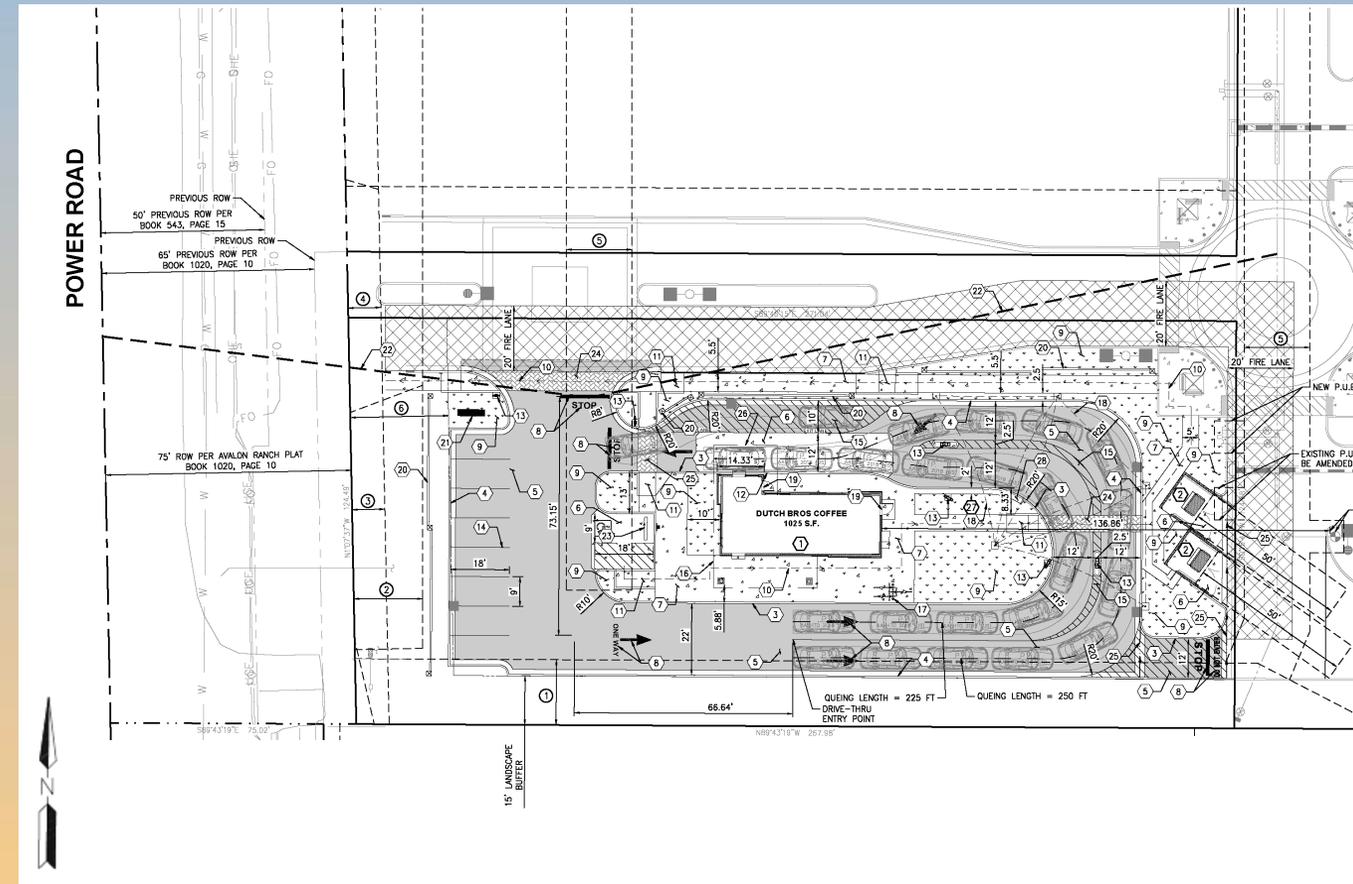
- Master Site Plan – Avalon Ranch





# Enlarged Site Plan

- 1 commercial building
- 1,025 total sq. ft.
- Dual Drive-thru lanes





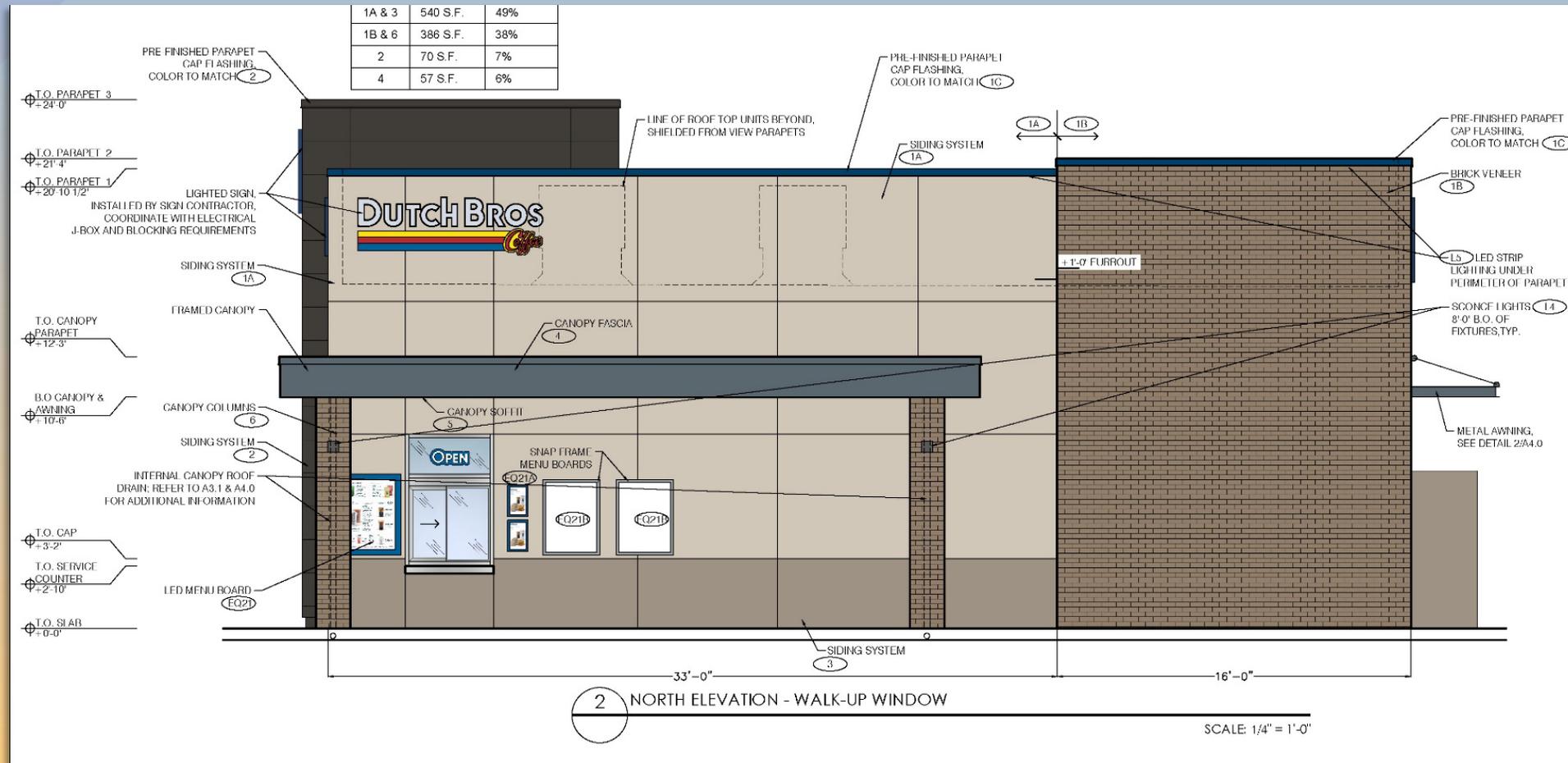


# Elevations



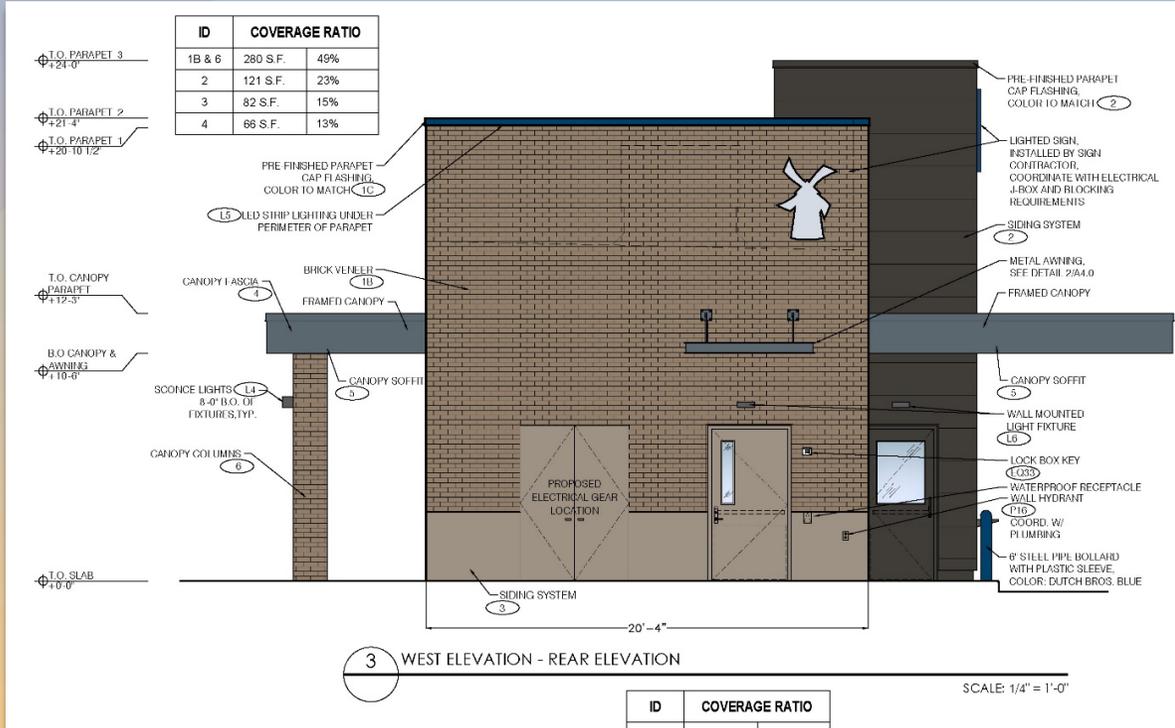


# Elevations





# Elevations





# Renderings



WALK-UP WINDOW VIEW



BUILDING FRONT VIEW FROM PARKING



# Renderings



DRIVE THRU WINDOW VIEW FROM SHADE STRUCTURE



DRIVE THRU ENTRANCE VIEW



# Colors and Materials



FIBER CEMENT SIDING AT TOWER  
NICHIIA - VINTAGE WOOD AWP-3030  
COLOR: BARK



BRICK VENEER AT WAINSCOT AND COLUMNS  
BELDEN BRICK  
COLOR: MAYO BLEND SMOOTH



EXTERIOR CEMENT PLASTER AT BUILDING  
SHERWIN WILLIAMS - SW7504  
COLOR: KEYSTONE GRAY



CANOPY FASCIA & AWNINGS  
SHERWIN WILLIAMS - 8656-11295  
COLOR: DUTCH BROS DARK GRAY



EXTERIOR CEMENT PLASTER AT BUILDING  
SHERWIN WILLIAMS - SW7036  
COLOR: ACCESSIBLE BEIGE



PARAPET CAP AT BUILDING  
COLOR: DB BLUE



# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape plan

***Staff welcomes any feedback***



# DRB25-00621

# Let's Play Music

Sergio Solis, Planner I

February 10, 2026



# Request

- Design Review
- To allow for an exterior façade remodel to an existing approximately 7,195 square foot office building





# Location

- 2601 East Brown Road
- West of Lindsay Road
  - South side of Brown Road





# Site Photo

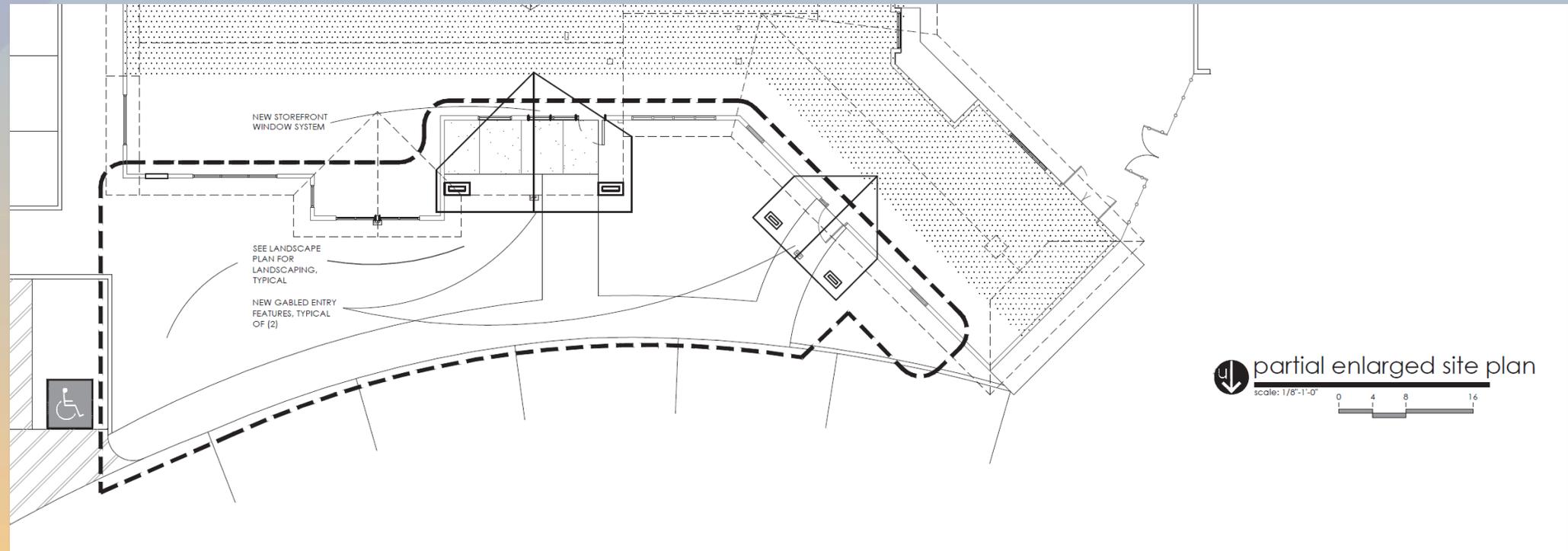


Looking south towards the site



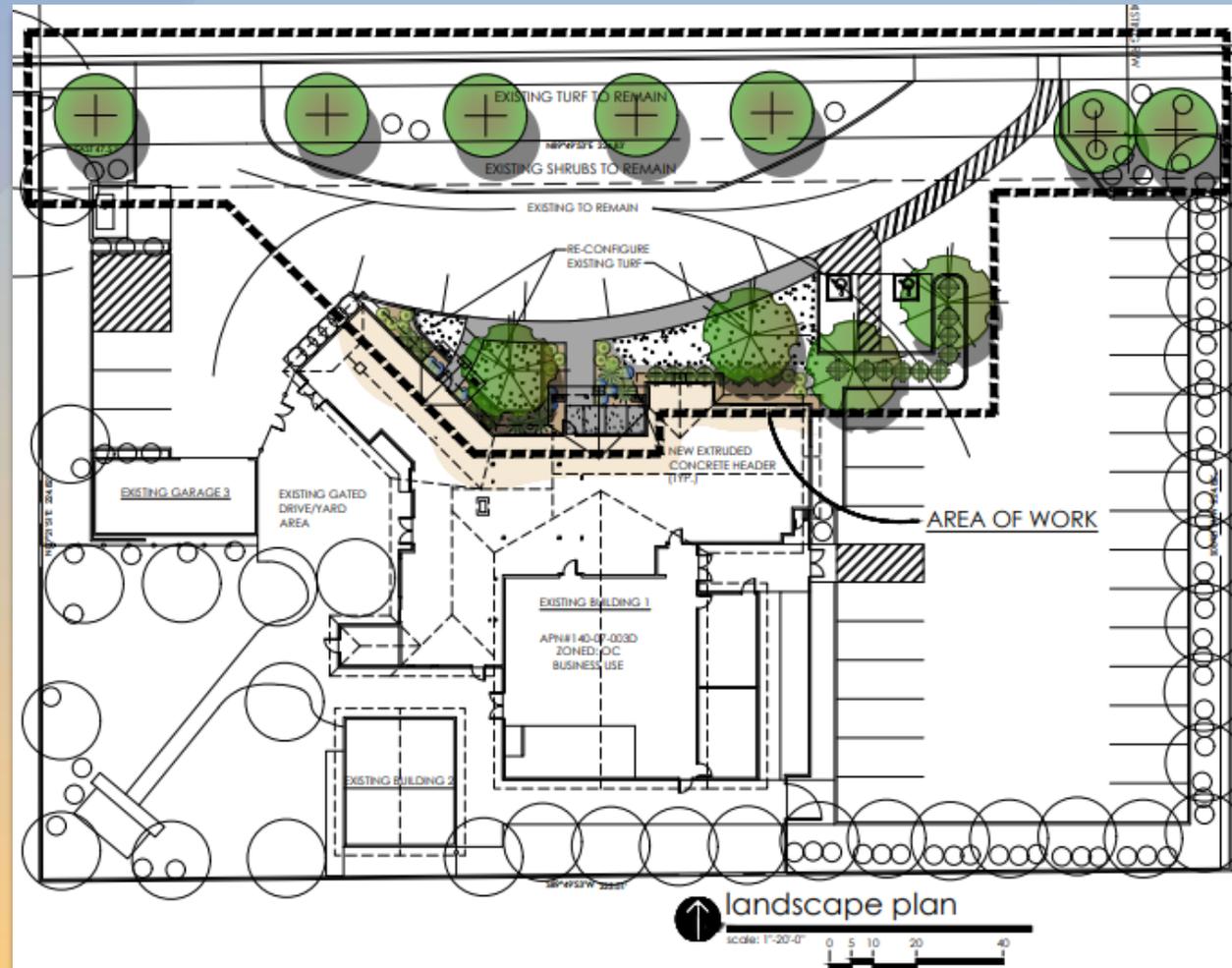


# Enlarged Site Plan





# Landscape Plan





# Colors & Materials



JAMES HARDIE - THE DREAM COLLECTION - HIGHPOINT GRAY PREFINISHED



COLOR 3 DUNN EDWARDS - 'CARRARA' DET449 LRV 83



COLOR 4 DUNN EDWARDS - 'CELLULOID' DET619 LRV 8



ALUMINUM STOREFRONT - PREFINISHED ARCADIA SYSTEMS AB#7 - DARK BRONZE

GLAZING - 1" CLEAR INSULATED IGCC COMPLIANT GLAZING (BORING/IGGLAZING REFER TO MANUF. PROVIDED SAMPLES)



let's play music 2601 east brown road, mesa, arizona

FINN architects, llc

506 w. parkway st. san valley, arizona

CB-1.1

January 07, 2026  
colorboard  
finnarchitects.com

(480) 206-9229



# Existing North Elevation





# Proposed North Elevation



Façade improvement includes: Two new gable roofs, paint change, stucco, ship lap



# Renderings





# Renderings





# Alternative Compliance

- ✓ Materials. No more than 50% of the total façade may be covered with one (1) single material.
  - ❖ This is a request for the existing east, west, and south elevations.



# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape plan
- ✓ Alternative compliance request

***Staff welcomes any feedback***



# Site Photos



**Existing West Elevation – no change to materials**



**Existing East Elevation – no change to materials**



# DRB25-00734

## RMDC Dance Studio

Chloe Durfee Daniel, Planner II

February 10, 2026



# Request

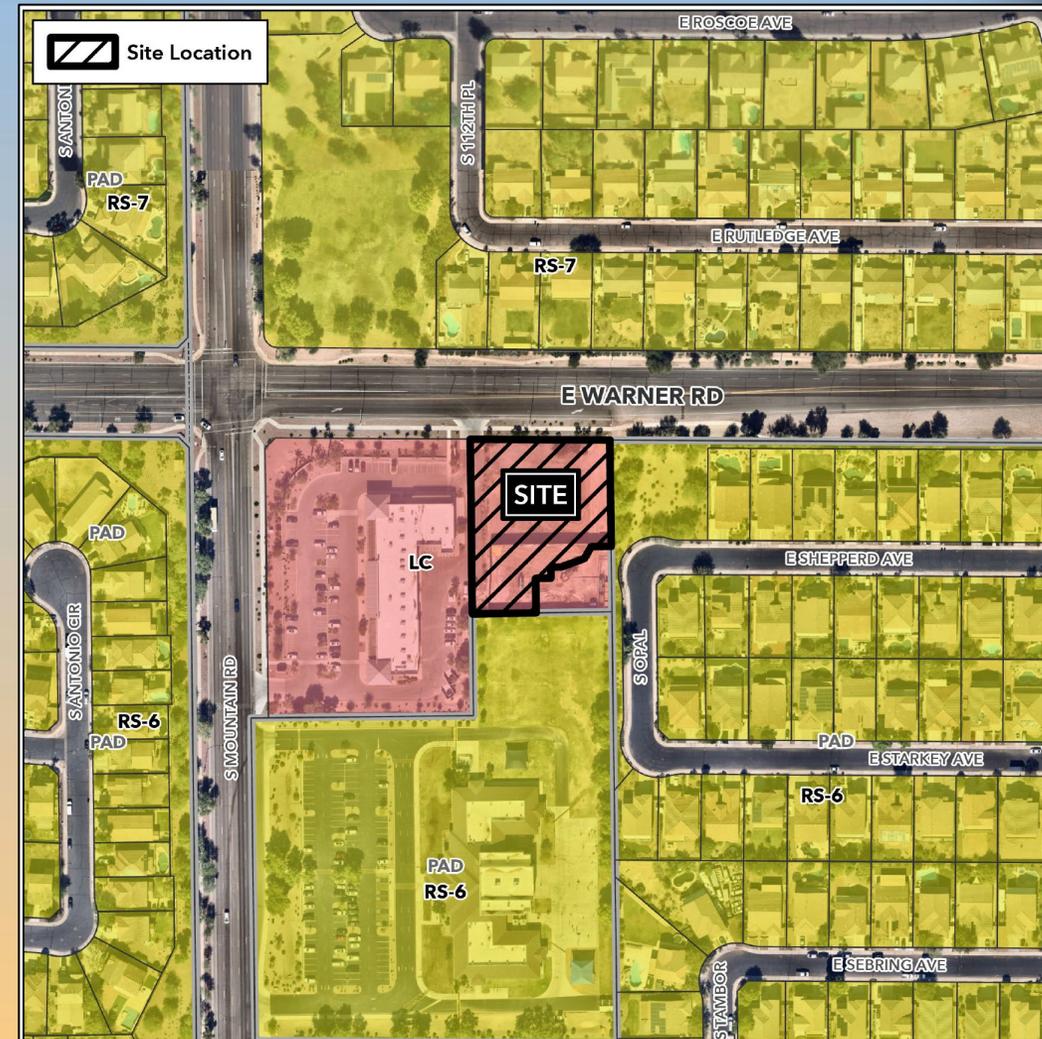
- Design Review
- To allow for the development of a 15,344 Small-Scale Commercial Recreation building





# Location

- South side of Warner Road
- 325 feet east of South Mountain Road





# Site Photo

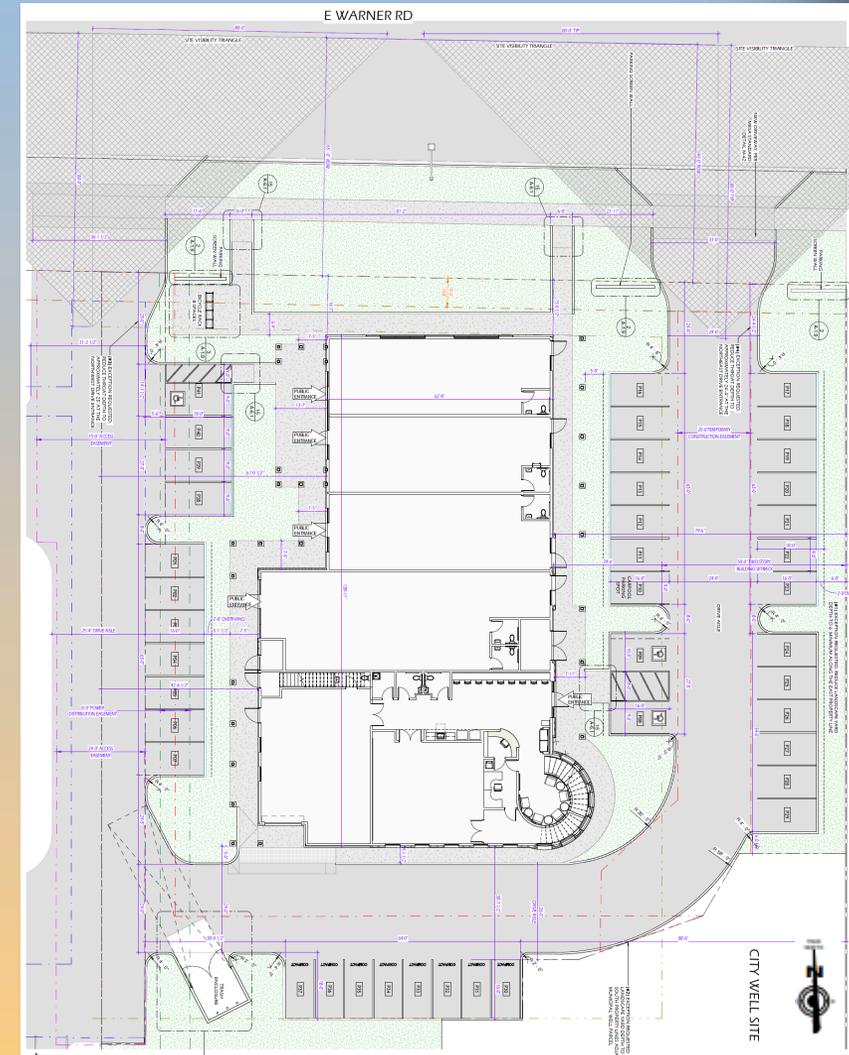


Looking south from Warner Road



# Site Plan

- Two access points on the north side
- Shared drive on the east
- 15,344 sq.ft. gross floor area
- Parking spaces  
Provided: 41  
Required: 41

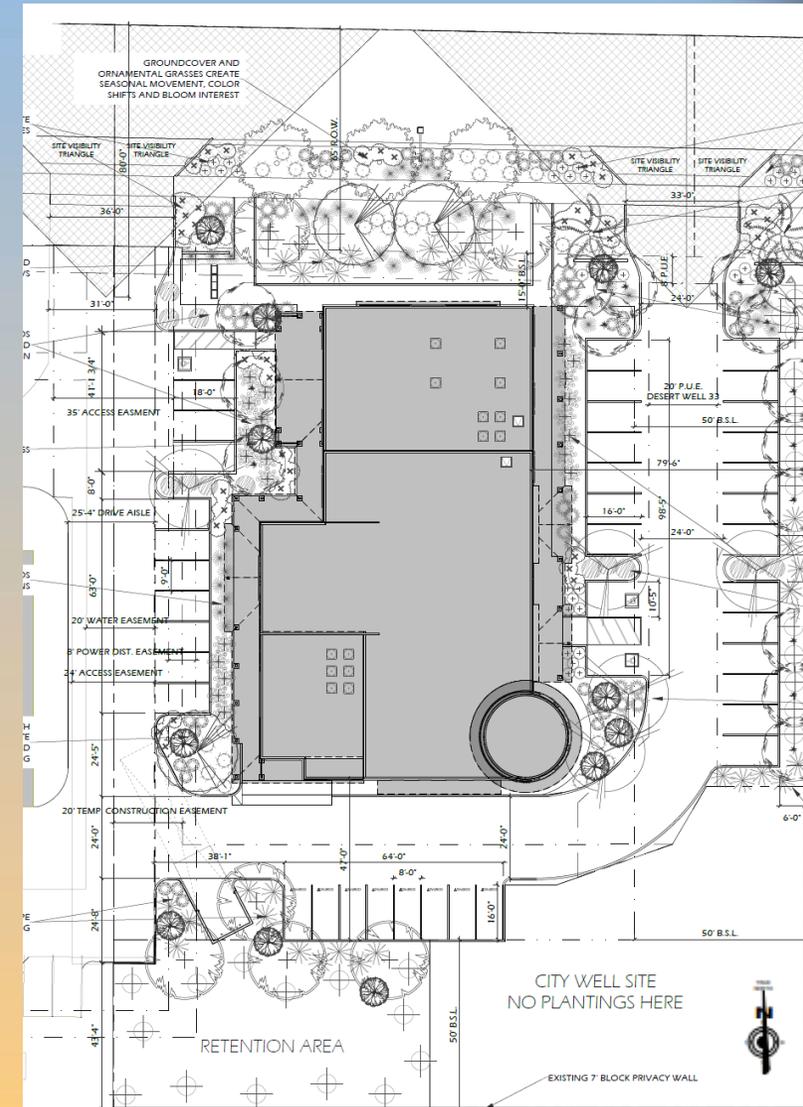




# Landscape Plan

PLANT MATERIAL LEGEND				
SYMBOL	BOTANICAL/Common Name	BOX SIZE	HEIGHT/WIDTH/CALIFER	QUANTITY
	OLEA EUROPA SWAN HILL OLIVE - MULTI TRUNK	24" BOX	6'-0" - 8'-0", 3'-0" - 5'-0"	5
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX	7'-0" - 9'-0", 3'-0" - 4'-0", 5" - 75"	3
	CHILOPSIS LINEARIS DESERT WILLOW	24" BOX	5'-0" - 7'-0", 3'-0" - 4'-0", 1.0" - 1.5"	13
	CHILOPSIS LINEARIS DESERT WILLOW	36" BOX	8'-0" - 10'-0", 5'-0" - 7'-0", 1.75" - 2.25"	2
	PISTACIA x RED PUSH RED PUSH PISTACHE	24" BOX	7'-0" - 9'-0", 2'-6" - 3'-6", 1.0" - 1.5"	6
	PISTACIA x RED PUSH RED PUSH PISTACHE	36" BOX	9'-0" - 11'-0", 4'-0" - 5'-0", 3.0" - 4.0"	3
	PHOENIX DACTYLIFERA DATE PALM	20" TALL MIN.		2

SHRUBS			
	MUHLENBERGIA CAPILLARIS	5 GAL	40
	FINK MUHLY - REGAL MIST		
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	5 GAL	33
	RIO BRAVO SAGE		
	JUSTICIA SPICIGERA	5 GAL	21
	MEXICAN HONEYSUCKLE		
	ILEX VOMITORIA 'NANA'	5 GAL	27
	DIXIE YAUPON HOLLY		
	CARISSA MACROCARPA	5 GAL	35
	NATAL PLUM 'LITTLE'		
	LEUCOPHYLLUM FRUTESCENS	5 GAL	40
	TEXAS RANGER 'COMPACT SAGE'		
	MUHLENBERGIA RIGENS	5 GAL	31
	DEER GRASS		
	SOPHORA SECUNDIFLORA	15 GAL	12
	TEXAS MOUNTAIN LAUREL		
GROUNDCOVER			
	CONVOLVULUS CNEORUM	5 GAL	40
	BUSH MORNING GLORY		
	LANTANA MONTEVIDENSIS	1 GAL	39
	PURPLE TRAILING LANTANA		
	SALVIA ROSMARINUS 'PROSTRATUS'	5 GAL	13
	TRAILING ROSEMARY		
LANDSCAPE MATERIALS LEGEND			
MATERIAL			
	DECOMPOSED GRANITE	1/2" SCREENED	
	COLOR: TABLE MESA BROWN	2" MIN. THICKNESS W/ PRE-EMERGENT	





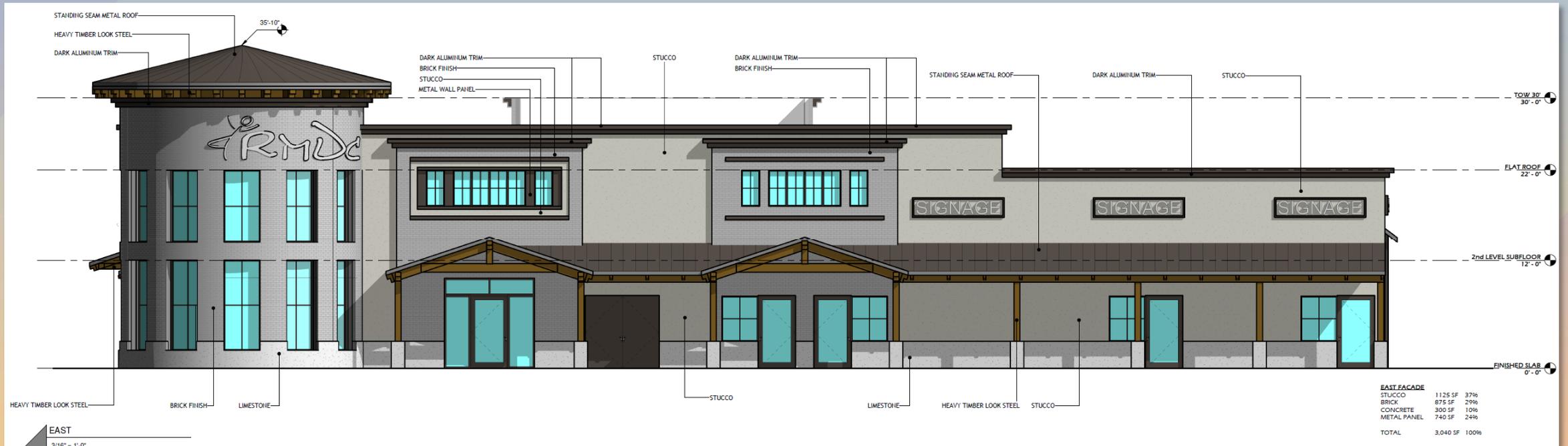


# Building Elevations



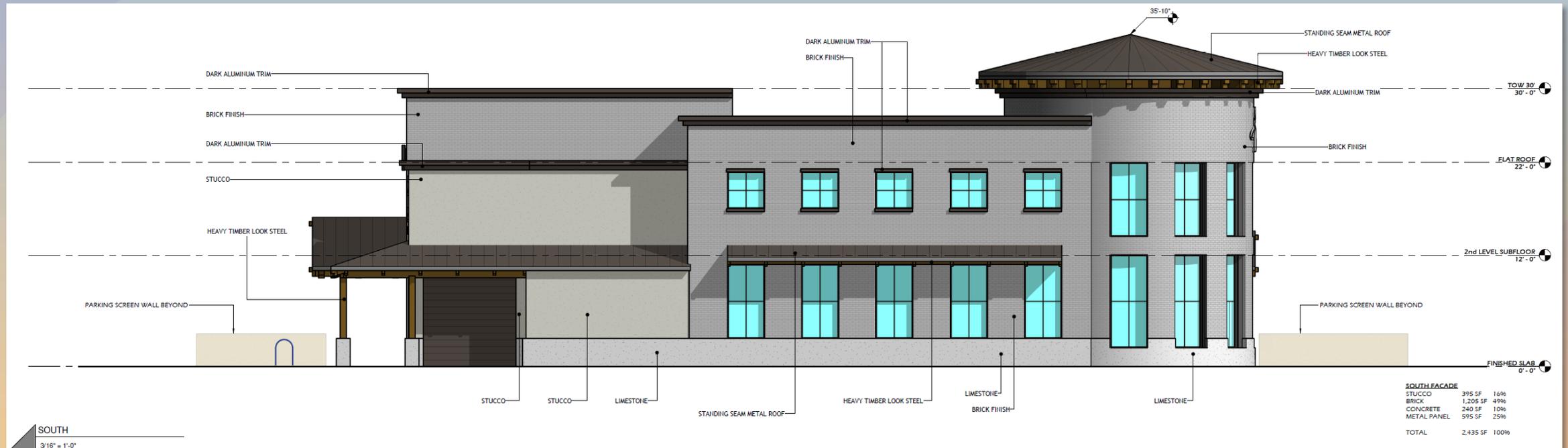


# Building Elevations





# Building Elevations





# Renderings



WARNER RD WESTBOUND



# Renderings



WARNER RD EASTBOUND



# Renderings





# Colors and Materials

STANDING SEAM METAL ROOFING  
MANSARD BROWN

**TRMDc** DANCE  
STUDIO

**RED ROCK**  
DESIGN | BUILD

DRB25-00734      11245 E WARNER RD, MESA, AZ 85212

**ARIZONA**

BRICK VENEER  
OLD TEXAS BLEND  
(50% SILVER POINT, 40% CHARCOAL ANTIQUE 419)

OLD TEA BRICK BLEND  
SILVER POINT 419  
CHARCOAL ANTIQUE 419

STUCCO  
SW 7524 DHURRIE BEIGE  
(BEARD COLOR)

ALUMINUM FASCIA & TRIM  
SW 7510 CHATEAU BROWN

METAL TIMBER COLORING  
SW 7027 HICKORY SMOKE

**CORONADO**

LIMESTONE WAINSCOT

12321 Fresh Limestone  
Silver Ash



# Alternative Landscape Plan

- ✓ Interior Parking Lot Landscaping
  - a. Length and width of required landscape islands
  - b. Size and number of plants on landscaped islands
- ✓ Foundation Base
  - a. Width of foundation base



# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape plan
- ✓ Proposed alternative landscape plan

***Staff welcomes any feedback***



# DRB25-00765

## Blue Sky Pest Control

Kwasi Abebrese, Planner II

February 10, 2026



# Request

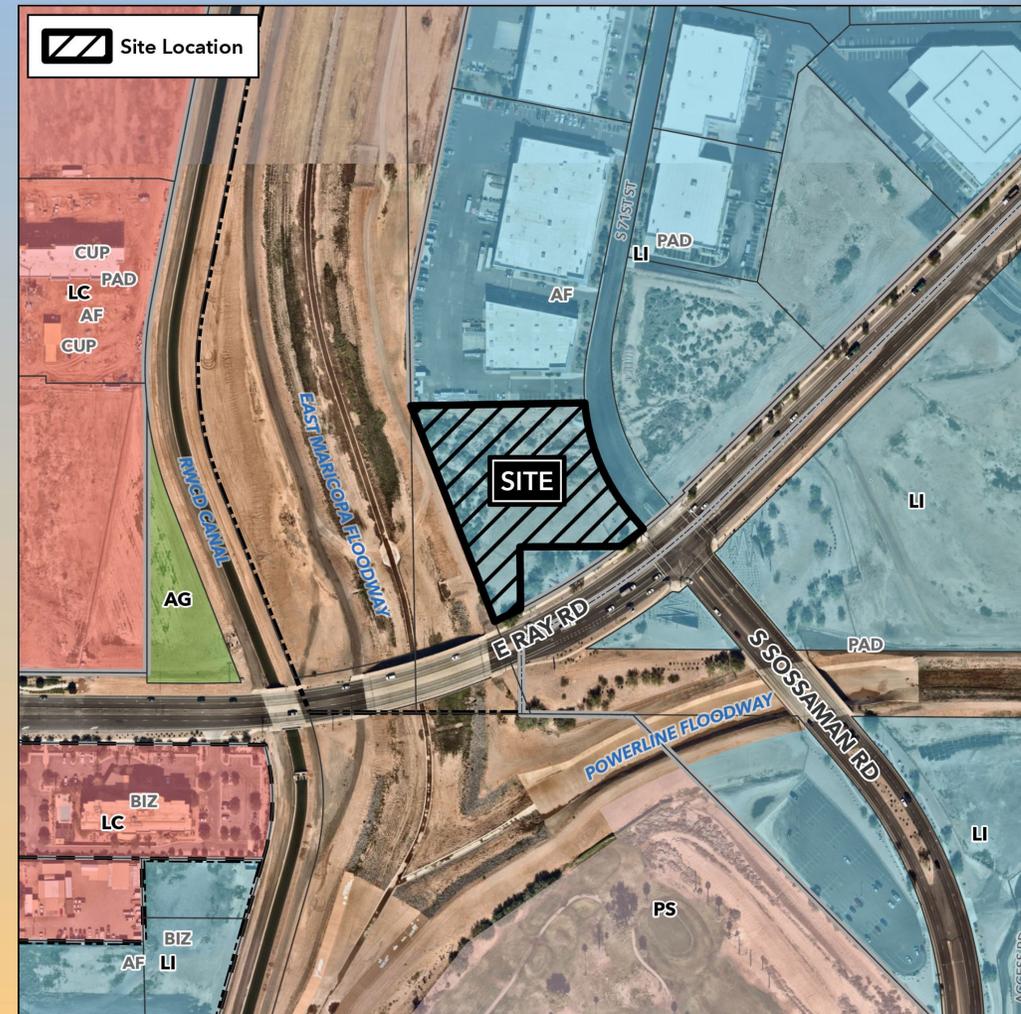
- Design Review
- To allow for an approximately 26,000 square foot office and warehouse building





# Location

- North side of Ray Road
- West side of 71<sup>st</sup> Street





# Site Photo

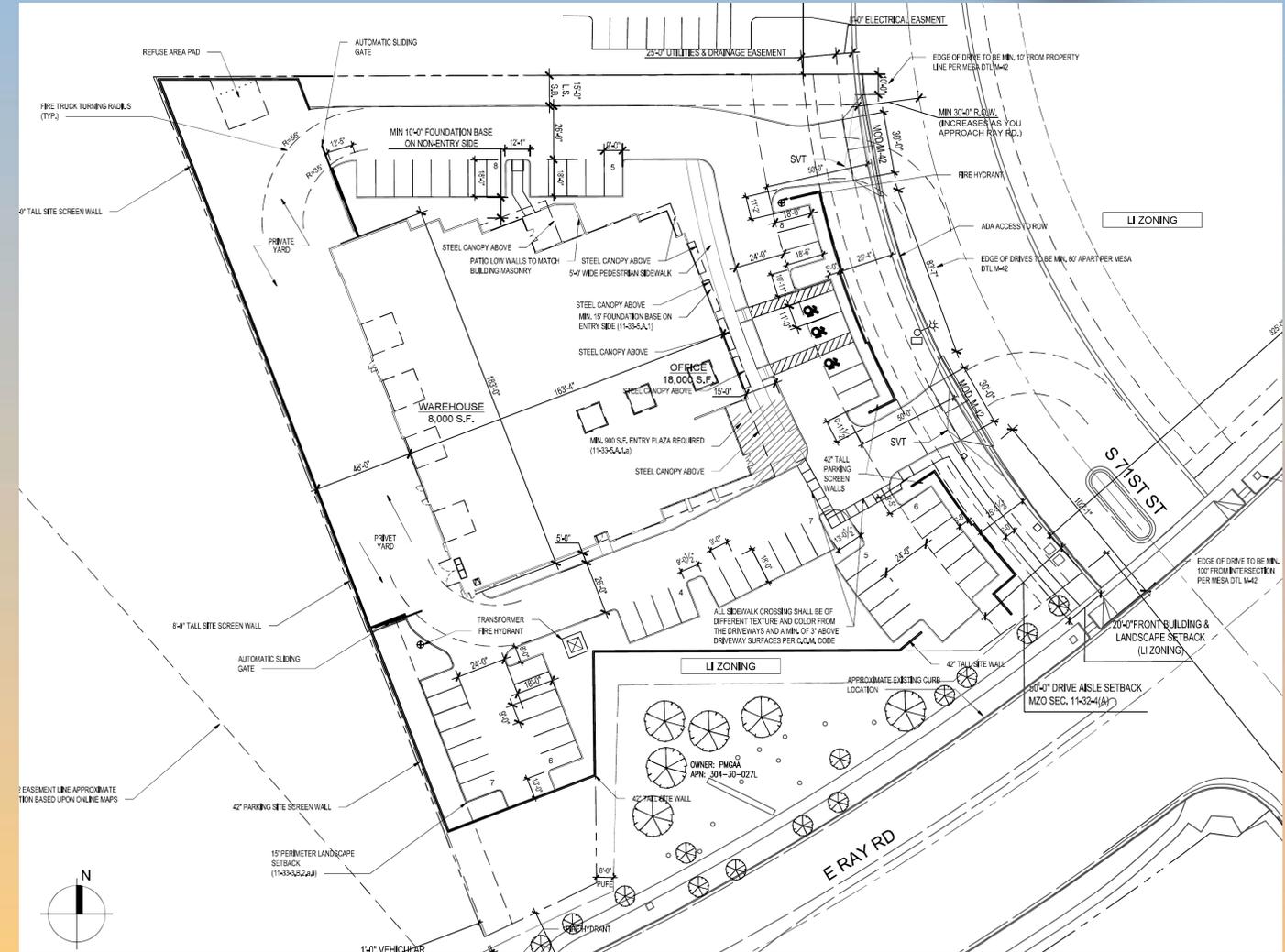


Looking west towards the site from 71<sup>st</sup> Street



# Site Plan

- Approx. 26,000 square foot office and warehouse building
- Access from South 71<sup>st</sup> Street
- Truck loading area at the rear of the building
- 57 parking spaces required; 57 spaces provided





# Landscape Plan



## LANDSCAPE LEGEND

### TREES

- Sophora Secundiflora**  
Texas Mtn Laurel  
24" Box (4)
- Caesalpinia mexicana**  
Mexican Bird of Paradise  
36" Box Multi trunk (10)
- Ulmus Parvifolia**  
Chinese Elm  
24" Box (38)  
36" Box (2)
- Washingtonia Robusta**  
Mexican Fan Palm - 12 Tr Ft  
Skinned, Straight and Matching (4)
- Pistacia atlantica x integerrima**  
Red Push  
36" Box (22)

### SHRUBS

- Nerium oleander 'Petite Pink'**  
Petite Pink Oleander  
5 Gallon (83)
- Callistemon 'Little John'**  
Dwarf Callistemon  
5 Gallon (36)
- Eremophila maculata 'Valentine'**  
Valentine Bush  
5 Gallon (68)
- Agave Gemniflora**  
Twin Flowered Agave  
5 Gallon (59)
- Caesalpinia pulcherrima**  
Red Bird of Paradise  
5 Gallon (22)
- Baccharis hybrid 'Starn'**  
Starn's Coyote Bush  
5 Gallon (64)
- Tecoma stans**  
Orange Jubilee  
5 Gallon (5)
- Hesperaloe Parviflora**  
Red Yucca  
5 Gallon (56)
- AGAVE WEBBERII**  
WEBBER'S AGAVE  
5 GALLON (22)

**NORTH PROPERTY LINE:**  
342' LINEAR FEET  
TREES REQUIRED: 14 TREES (7-24" BOX)  
TREES PROVIDED: 14 TREES (14-24" BOX)  
SHRUBS REQUIRED: 56 SHRUBS  
SHRUBS PROVIDED: 56 SHRUBS

**LANDSCAPE COVERAGE:**  
LANDSCAPE AREA: 29,661 SQ. FT.  
LANDSCAPE COVERAGE: 18,389 SQ. FT. (62%)

**SOUTH PROPERTY LINE:**  
350' LINEAR FEET  
TREES REQUIRED: 14 TREES (7-24" BOX)  
TREES PROVIDED: 14 TREES (14-24" BOX)  
SHRUBS REQUIRED: 70 SHRUBS  
SHRUBS PROVIDED: 71 SHRUBS

**TREES PER BLDG. WALL**  
ENTIRE SITE BUILD. PERIMETER: 690' L.F.  
TREES REQUIRED: 690 / 50' = 14 TREES  
TREES PROVIDED: 20 TREES

**WEST PROPERTY LINE:**  
448' LINEAR FEET  
TREES REQUIRED: 18 TREES (9-24" BOX)  
TREES PROVIDED: 18 TREES (18-24" BOX)  
SHRUBS REQUIRED: 72 SHRUBS  
SHRUBS PROVIDED: 74 SHRUBS

**EAST PROPERTY LINE:**  
273' LINEAR FEET  
TREES REQUIRED: 11 TREES (6-24" BOX)  
TREES PROVIDED: 11 TREES (11-24" BOX)  
SHRUBS REQUIRED: 55 SHRUBS  
SHRUBS PROVIDED: 58 SHRUBS

**PARKING ISLANDS**  
TOTAL PARKING SPOTS: 57  
TREES REQUIRED: 7 TREES  
TREES PROVIDED: 16 TREES

### SHADE TREES

- Ulmus Parvifolia**  
Chinese Elm  
SHADE: 316 x 40 = 12,640
- Pistacia atlantica x integerrima**  
Red Push  
SHADE: 297 x 15 = 4,455
- Sophora Secundiflora**  
Texas Mtn Laurel  
SHADE: 169 x 4 = 676
- Caesalpinia mexicana**  
Mexican Bird of Paradise  
SHADE: 133 x 8 = 1,064

**SHADE PROVIDED:**  
18,835 SQ. FT. OF SHADE  
(18% OF TOTAL SITE)



# Color & Material Board

**2 RENDERING**  
SCALE: N/A

**BK1**  
MFR: BLOCKLITE  
FINISH: GROUND FACE  
COLOR: "MOUNTAIN WHITE" (OR STAINED TO MATCH)

**PT1**  
SHERWING WILLIAMS: FLAT FINISH  
COLOR: SW 7636 "ORIGAMI WHITE"

**BK2**  
MFR: BLOCKLITE  
FINISH: SPLIT FACE  
COLOR: "SAN DIEGO BUFF" (OR STAINED TO MATCH)

**PT2**  
SHERWING WILLIAMS: SATIN FINISH  
COLOR: SW 6006 "BLACK BEAN"

**BK3**  
MFR: BLOCKLITE  
FINISH: SPLIT FACE  
COLOR: "SLATE" (OR STAINED TO MATCH)

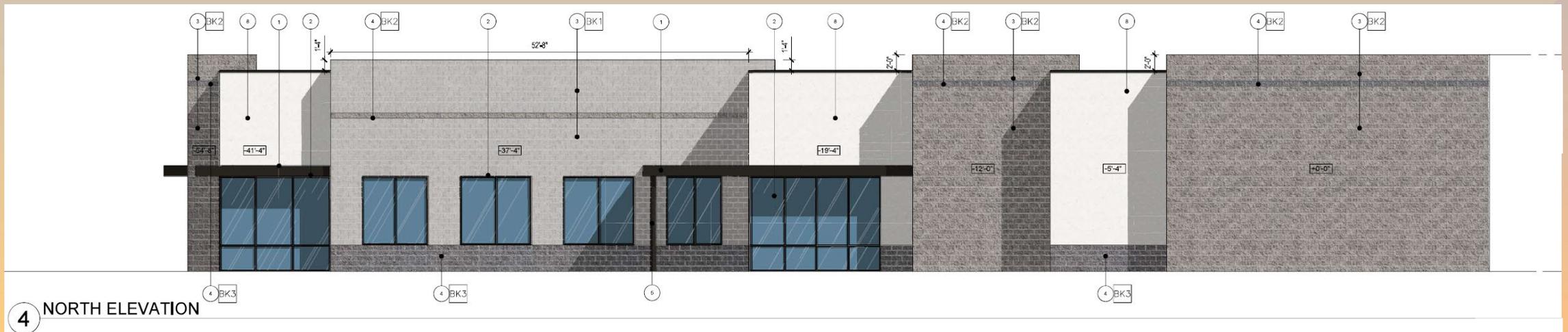
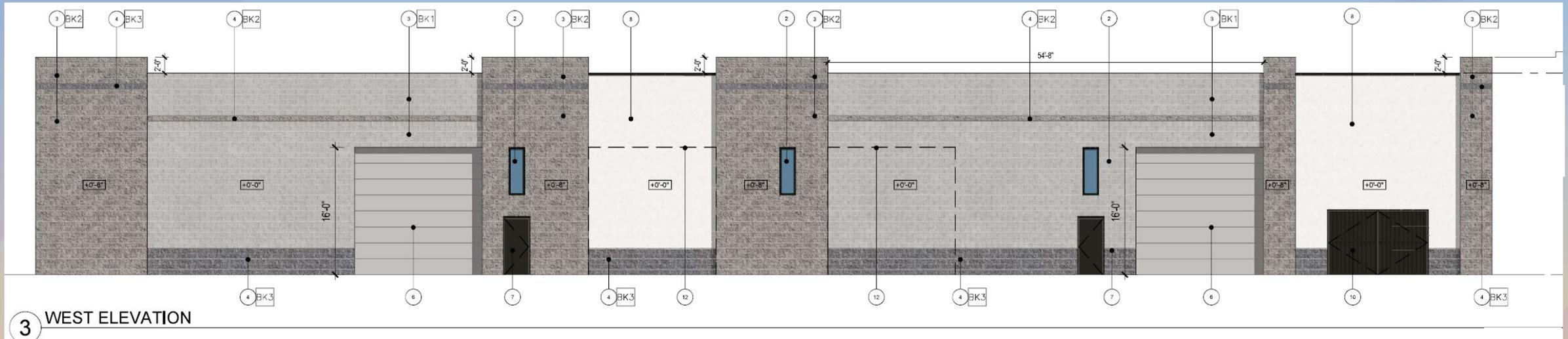
**GL**  
MFR: TBD  
COLOR: REFLECTIVE "BLUE"

**AL**  
MFR: TBD  
COLOR: DARK ANODIZED BRONZE





# Elevations





# Renderings





# Renderings





# Renderings





# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

***Staff welcomes any feedback***



# DRB25-00936

## Rio Salado 25

Josh Grandlienard, Senior Planner

February 10, 2026



# Request

- Design Review
- To allow for the development of a Hotel and Multiple Residence





# Location

- North side of Rio Salado Parkway
- East side of Price Road





# Site Photo

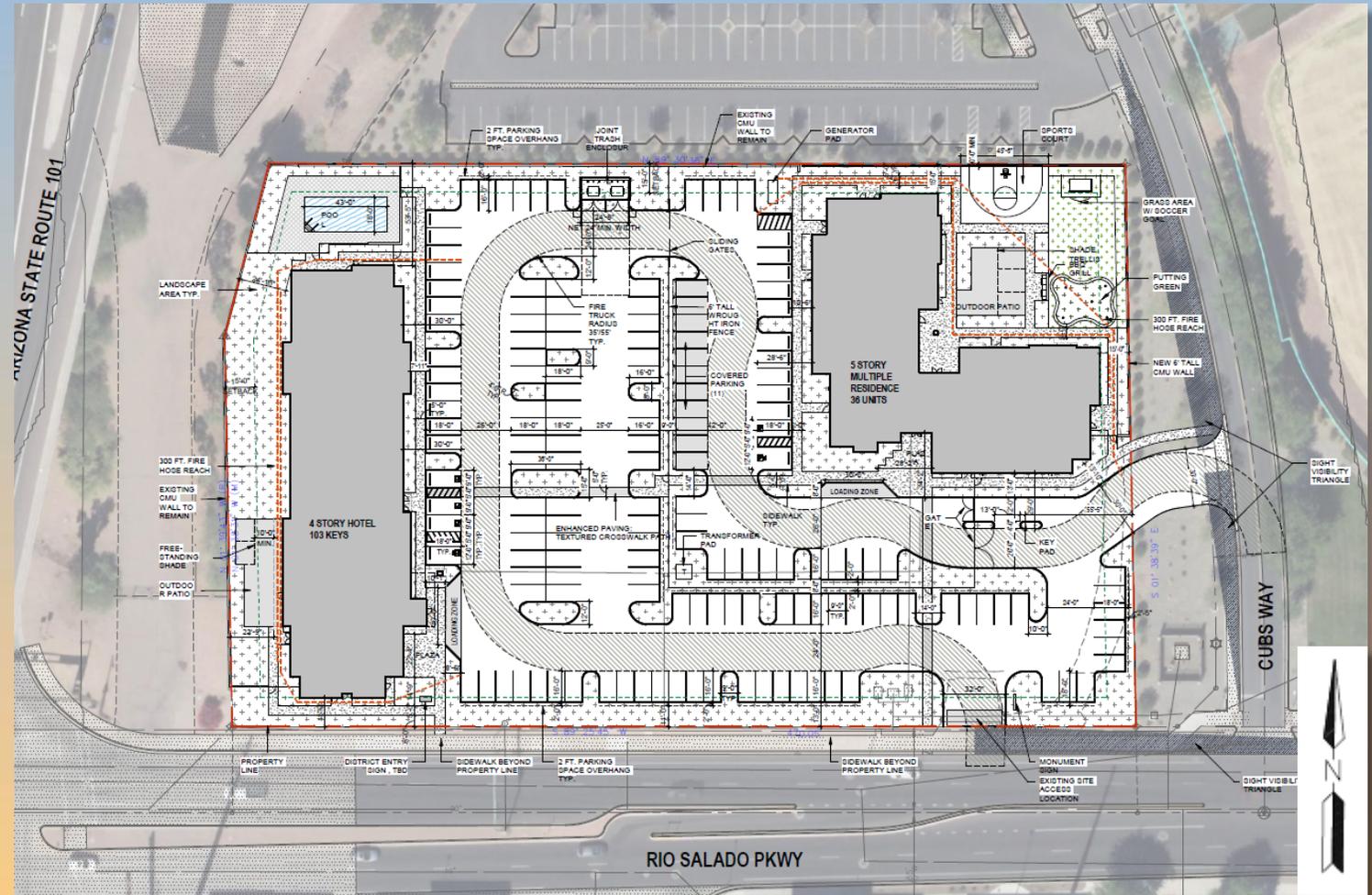


Looking north from Rio Salado Parkway



# Site Plan

- Access from Rio Salado and Cubs Way
- Two proposed buildings
  - Building 1  
Hotel  
103 Rooms
  - Building 2  
Multiple Residence  
36 units





# Landscape Plan

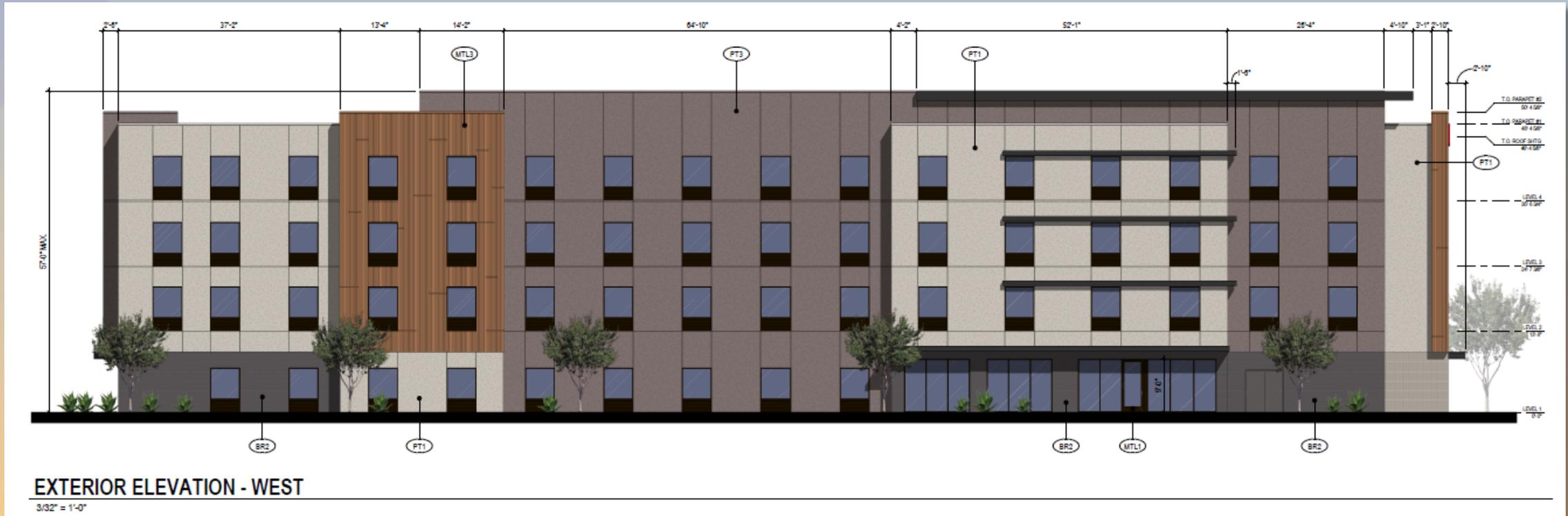
## plant legend

	botanical name	emitters	size	qty	comments
<b>trees</b>					
	ACACIA ANEURA	(5 @ 1.0 GPH)	24" BOX	14	6.0H., 2.0W., .75CAL. STAKE IN PLACE
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	(6 @ 2.0 GPH)	24" BOX	19	7.0H., 3.0W., 1.0CAL. 10.0H., 5.0W., 1.75CAL. STAKE IN PLACE
	PARKINSONIA HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	24" BOX	5	5.0H., 3.0W., 1.0CAL. STAKE IN PLACE
	PISTACIA X. RED PUSH RED PUSH PISTACHE	(5 @ 1.0 GPH)	36" BOX	23	9.0H., 4.0W., 1.75CAL. STAKE IN PLACE
	TIPTUR TIPTU TREE	(5 @ 1.0 GPH)	24" BOX	25	5.0H., 3.0W., 1.0CAL. 9.0H., 5.0W., 1.75CAL. STAKE IN PLACE
<b>large shrubs</b>					
	DODONAEA VISCOSA HOPESEED BUSH	(1 @ 1.0 GPH)	5 GAL.	15	PLANT AT 7' O.C.
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' SAGE	(1 @ 1.0 GPH)	5 GAL.	11	PLANT AT 3' O.C.
	TECOMA ALATA ORANGE JUBILEE	(1 @ 1.0 GPH)	5 GAL.	15	PLANT AT 8' O.C.
	TECOMA STANS YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	18	PLANT AT 7' O.C.
<b>medium shrubs</b>					
	BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	99	PLANT AT 5' O.C.
	BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	(1 @ 1.0 GPH)	15 GAL.	82	PLANT AT 3.5' O.C.
	NERIUM OLEANDER PETITE PINK OLEANDER	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 5' O.C.
	MUHLENBERGIA RIGENS DEER GRASS	(1 @ 1.0 GPH)	5 GAL.	14	PLANT AT 3' O.C.
<b>small shrubs</b>					
	ALOE BARBADENSIS	(1 @ 1.0 GPH)	5 GAL.	49	PLANT AT 3' O.C.
	ASCLEPIAS TUBEROSA DESSERT MILKWEED	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 3' O.C.
	DASYLIDON WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	61	PLANT AT 3' O.C.
	HEPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	112	PLANT AT 3' O.C.
	HEPERALOE PARVIFLORA YELLOW YUCCA	(1 @ 1.0 GPH)	5 GAL.	24	PLANT AT 3' O.C.
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD	(1 @ 1.0 GPH)	5 GAL.	51	PLANT AT 3' O.C.
	MUHLENBERGIA CAPILLARIS 'PINK MURLY' RESAL MIST	(1 @ 1.0 GPH)	5 GAL.	49	PLANT AT 3' O.C.
	RUPELLIA BRITTONIANA MEXICAN PETUNIA	(1 @ 1.0 GPH)	5 GAL.	24	PLANT AT 4' O.C.
	RUSSELLIA EQUSETIFORMIS CORAL FOUNTAIN	(1 @ 1.0 GPH)	5 GAL.	28	PLANT AT 4' O.C.
<b>groundcover</b>					
	EREMOPHILA GLABRA 'WINGENHEW GOLD' OUTBACK SUNRIZE EMU	(1 @ 1.0 GPH)	1 GAL.	86	PLANT AT 3' O.C.
	LAN'TANA 'DALLAS RED' RED LAN'TANA	(1 @ 1.0 GPH)	1 GAL.	29	PLANT AT 3' O.C.
	SEDUM SPECTABILE PURPLE HEART PLANT	(1 @ 1.0 GPH)	1 GAL.	18	PLANT AT 3' O.C.
<b>inerts</b>					
	3/4" SCREENED DECOMPOSED GRANITE MATCH EXISTING ADJACENT	3/4" SCREENED	29,335 S.F.	2"	MINIMUM IN ALL PLANTERS
	STEEL HEADER RUSTED FINISH		149 L.F.		
	ARTIFICIAL TURF-PUTTING SURFACE STYNETIC GRASS WAREHOUSE TYPE: TRUE PUTT - FIELD GREEN		601 S.F.		
	ARTIFICIAL TURF-FRINGE MATERIAL STYNETIC GRASS WAREHOUSE TYPE: DIAMOND PRO FEISQUE - OLIVE GREEN		162 S.F.		
	ARTIFICIAL TURF EZ-TURF NUT MEO BLEND		2,003 S.F.		



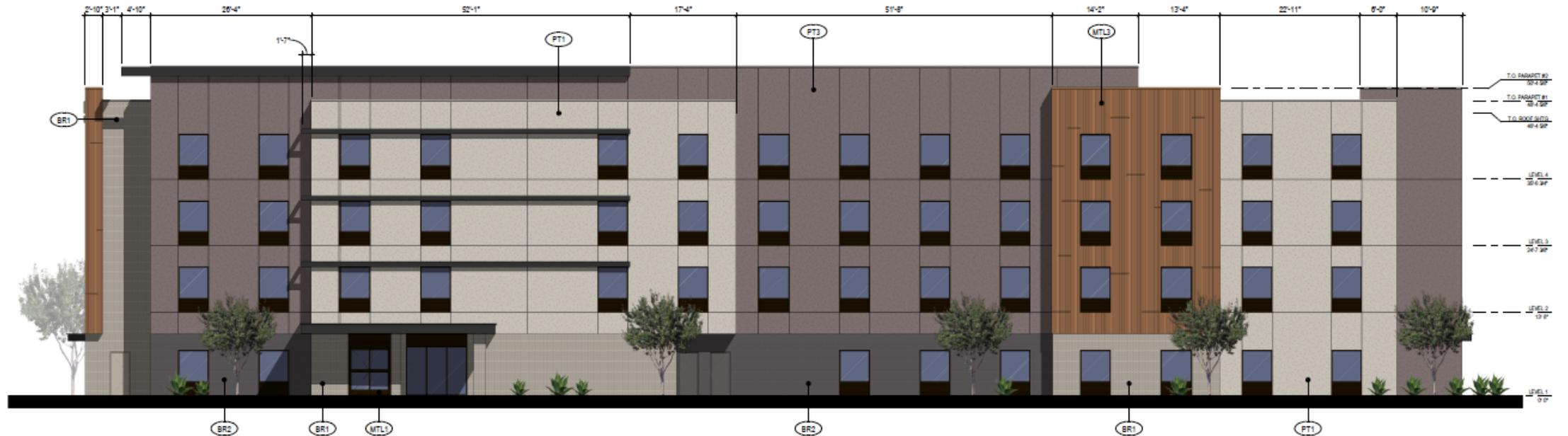


# Hotel Elevations





# Hotel Elevations

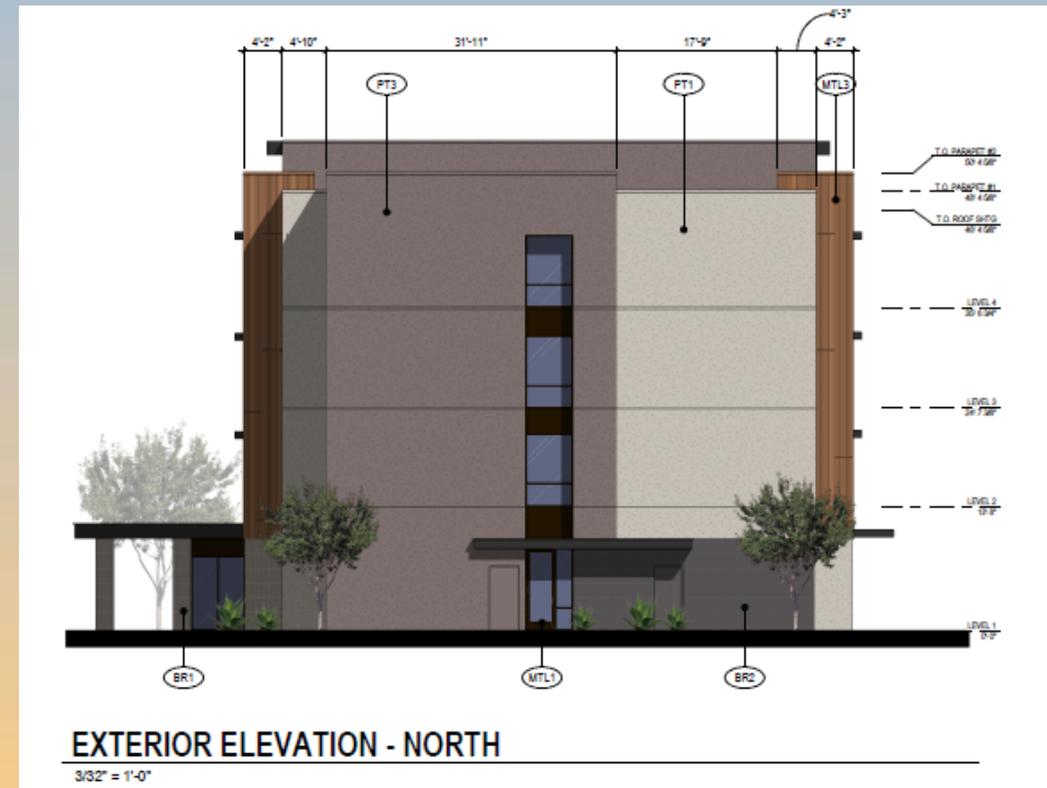


**EXTERIOR ELEVATION - EAST**

3/32" = 1'-0"



# Hotel Elevations





# Multiple Residence Elevations



**EAST ELEVATION**

3/32" = 1'-0"



# Multiple Residence Elevations



**SOUTH ELEVATION**

3/32" = 1'-0"



# Multiple Residence Elevations





# Multiple Residence Elevations





# Renderings





# Renderings





# Renderings



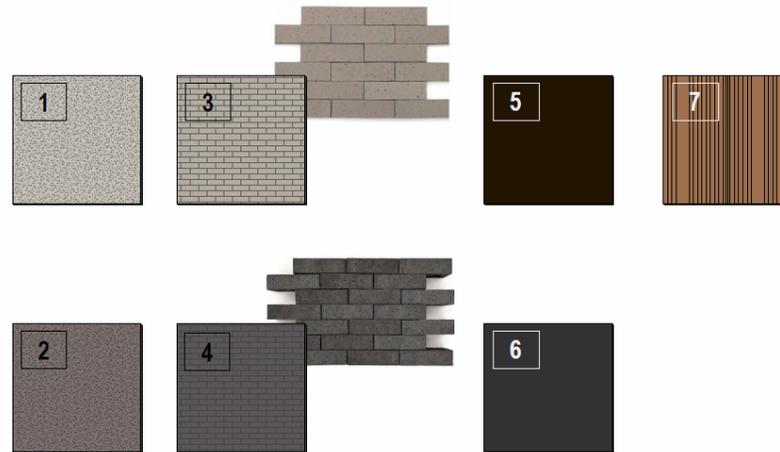


# Renderings





# Colors and Materials

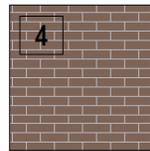
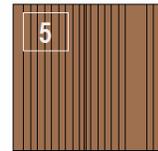
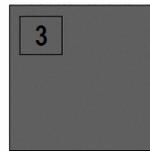
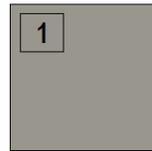


- 1 PT-1** EIFS / STUCCO PAINTED, MOUNTAIN ROAD, SHERWIN WILLIAMS, COLONNADE GRAY, SW7641
- 2 PT-3** EIFS / STUCCO PAINTED, MOUNTAIN ROAD, SHERWIN WILLIAMS, GRAPY, SW7629
- 3 BR-1** THIN BRICK VENEER, INTERSTATE BRICK, PLATINUM
- 4 BR-2** THIN BRICK VENEER, INTERSTATE BRICK, COAL
- 5 MTL-1** ALUMINUM STOREFRONT WINDOW FRAMES - DARK BRONZE ANODIZED ALUMINUM
- 6 MTL-2** ALUMINUM PROFILE - GRAY
- 7 MTL-3** METAL PANELS - MORIN MATRIX SERIES (MX-12, MX-15, MX-13), COLOR - COPPER PENNY





# Colors and Materials



- 1 **PT-1** EIFS / STUCCO PAINTED, SHERWIN WILLIAMS - SUMMIT GRAY, SW7669
- 2 **PT-2** EIFS / STUCCO PAINTED, SHERWIN WILLIAMS - VIADUCT, SW9567
- 3 **PT-3** EIFS / STUCCO PAINTED, SHERWIN WILLIAMS - PEPPERCORN, SW7674
- 4 **BR-1** THIN BRICK VENEER, INTERSTATE BRICK - WALNUT
- 5 **MTL-3** METAL PANELS - MORIN MATRIX SERIES (MX-12, MX-15, MX-13), COLOR - COPPER PENNY





# Alternative Compliance

- ✓ Materials. No more than 50% of the total façade may be covered with one (1) single material.



# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape plan
- ✓ Proposed alternative compliance

***Staff welcomes any feedback***