



Design Review Board



DRB23-00508

Cazo de Oro – Dining Room Addition

Sergio Solis, Planner I

May 14, 2024



Request

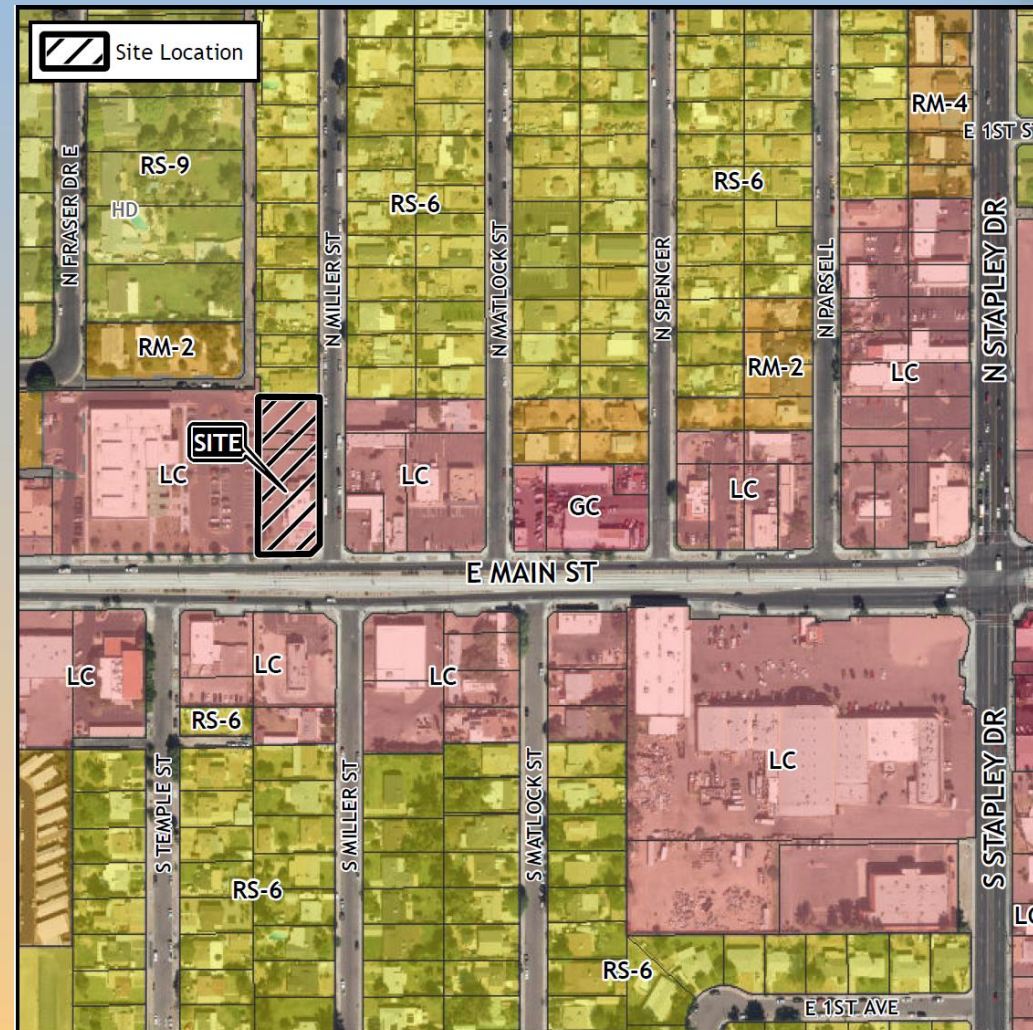
- Design Review
- To allow for an addition to an existing restaurant dining room





Location

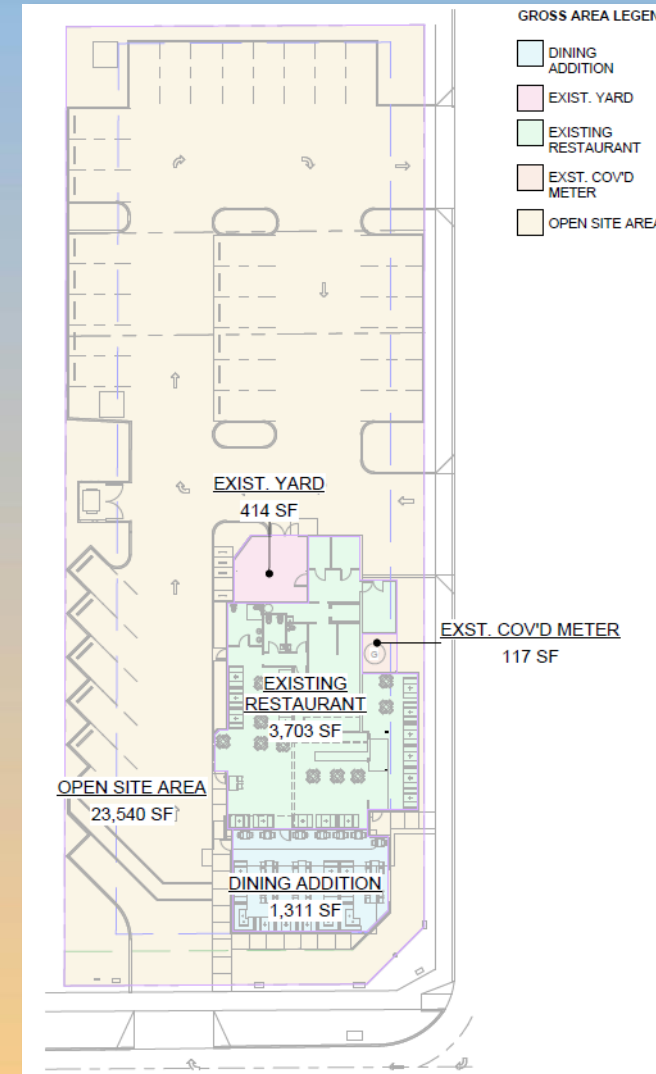
- 1002 East Main Street
- North of Main Street
- West of Miller Street





Site Plan

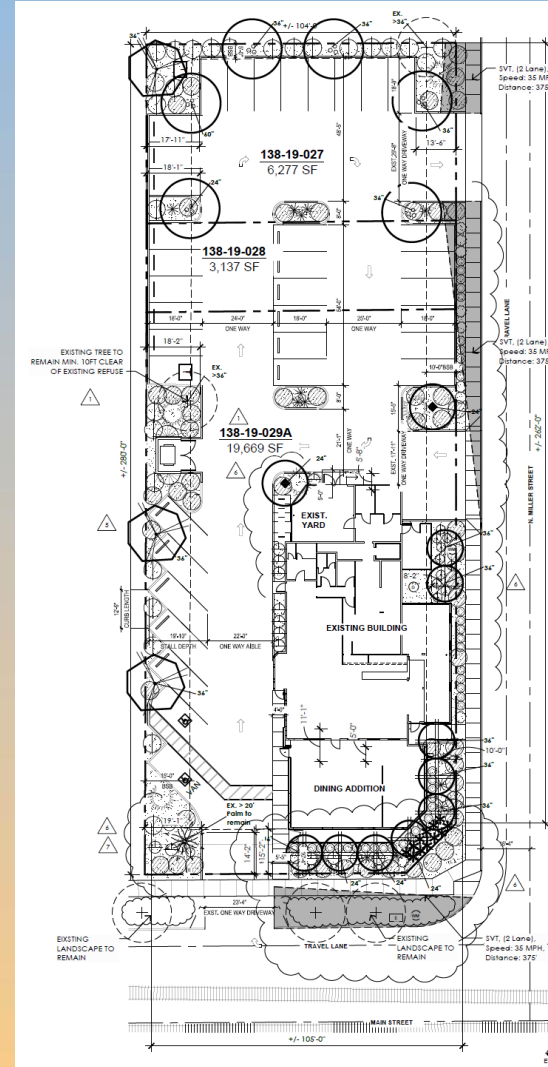
- Existing 3,708 square foot structure to remain
- Proposed 1,311 square foot addition on the south elevation (adjacent to Main St.)





Landscape Plan

- 15-foot setback from Main St
- 10-foot setback from Miller St
- New perimeter landscaping
- New parking lot landscaping
- New foundation base landscaping



LANDSCAPE REQUIREMENTS										
LOCATION	REQ. # TREES	REQ. % & SIZE OF TREES	REQ. # & SIZE OF TREES	TREES PROVIDED	% TREES PROVIDED	REQ. # SHRUBS	# SHRUBS PROVIDED	% SHRUBS PROVIDED	NOTES	
MAIN STREET FRONTAGE	1 TREE PER 25 L.F. 6 SHRUBS PER 25 L.F. 105 L.F.	5 (25%) 36" BOX (50%) 24" BOX (25%) 15 GAL.	(1) 36" BOX (2) 24" BOX (2) 15 GAL.	*(1) 36" BOX (3) 24" BOX (-1) 15 GAL.	100%	26	26	100%		
MILLER ST. FRONTAGE	1 TREE PER 25 L.F. 6 SHRUBS PER 25 L.F. 242 L.F.	11 (25%) 36" BOX (50%) 24" BOX (25%) 15 GAL.	(3) 36" BOX (6) 24" BOX (2) 15 GAL.	*(7) 36" BOX (1) 24" BOX (-1) 15 GAL.	100%	63	63	100%		
NORTH PERIMETER	5 TREE PER 100 L.F. 20 SHRUBS PER 100 L.F. 104 L.F.	6 (100%) 24" BOX MIN.	(5) 24" BOX	*(1) EX. >36" To Remain (2) 36" BOX	100%	21	21	100%		
WEST PERIMETER	3 TREE PER 100 L.F. 20 SHRUBS PER 100 L.F. 280 L.F.	9 (50%) 24" BOX (50%) 15 GAL.	(5) 24" BOX (4) 15 GAL.	*(3) 36" BOX (1) EX. >36" To Remain (1) EX. >20' Palm to Remain	100%	56	26	46%	LIMITED SHRUB PLANTING AREA ALONG WEST DUE TO EXISTING PARKING.	
PARKING	1 TREE PER ISLAND 3 (5 gal) SHRUBS PER ISLAND 5 ISLANDS (26 P.F.S.)	- (10%) 36" BOX (90%) 24" BOX	(1) 36" BOX (4) 24" BOX	*(1) 36" BOX (1) 60" BOX	100%	15	15	100%	MIDDLE ISLANDS HAVE REQUIRED LIGHT POLES 1 TREE UPGRADES TO 60" FOR (4) 24" TREES	
FOUNDATION	PER 50 L.F. - (Parking w/ 30' can count) +/- 240 L.F.	5 (10%) 36" BOX (90%) 24" BOX	(1) 36" BOX (4) 24" BOX	*(2) 36" BOX (1) EX. >36" To Remain (2) 24" BOX	100%	33% MIN. COVERAGE	35	100%	** SOME PARKING LOT TREES ARE COUNTING TOWARDS THE FOUNDATION TREE REQUIREMENT.	
** TOTAL TREES PROVIDED: 23					TOTAL SHRUBS PROVIDED: 190					



Site Photos



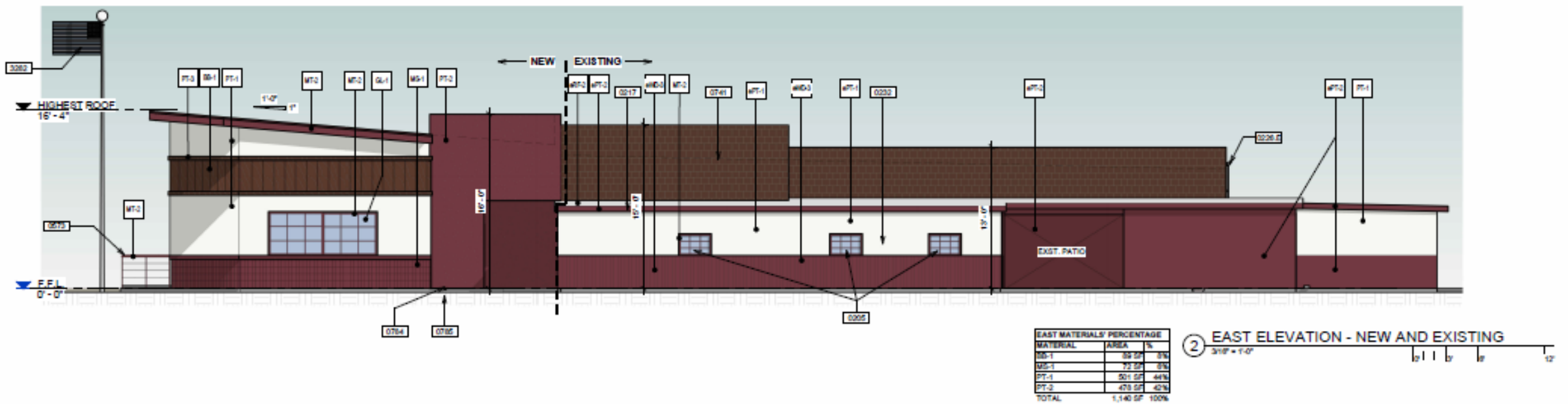
Looking north from Main Street



Looking northwest from Miller Street

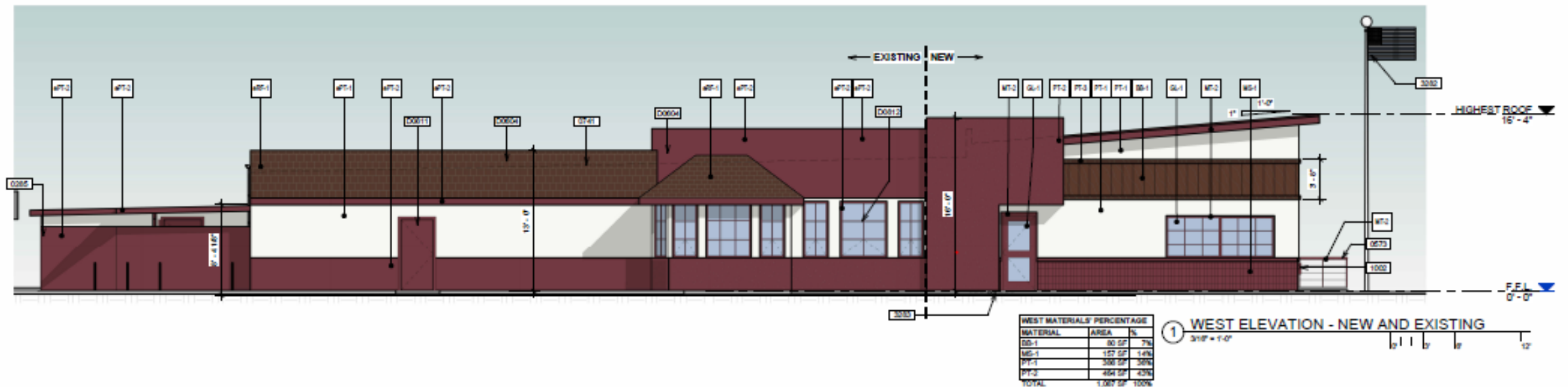


Elevations





Elevations





Elevations



SOUTH MATERIALS' PERCENTAGE		
MATERIAL	AREA	%
BB-1	171 SF	23%
MS-1	140 SF	19%
PT-1	326 SF	44%
PT-2	99 SF	13%
TOTAL	736 SF	100%

South elevation (adjacent to Main Street [north side])



Renderings



MAIN STREET PERSPECTIVE

South elevation



SEC PERSPECTIVE

South elevation SEC



Renderings



MILLER STREET PERSPECTIVE

East elevation from Miller Street



SWC PERSPECTIVE

Looking Northeast from Main Street



Colors and Materials



PT-1
PPG1007-1 WILLOW SPRINGS
RGB: 231 230 224, LRV: 79



PT-2
PPG1187-7 RED GUMBALL
RGB: 172 58 62, LRV: 12








PT-3
PPG15-23 CHESTNUT
RGB: 98 78 69, LRV: 9










MATERIAL LEGEND

EXISTING MATERIALS

-  #RF-1
EXIST. ASPHALT SHINGLE ROOF
TO REMAIN (REPAIR ONLY IF NEEDED)
-  #RF-2
EXISTING FLAT ROOF
-  #WD-3
EXISTING WOOD BOARDS PAINTED
PPG1187-7 RED GUMBALL, RGB: 172 58 62, LRV: 12
-  #PT-1
EXISTING WALL PAINT
PPG1007-1 WILLOW SPRINGS, RGB: 231 230 224, LRV: 79
-  #PT-2
EXISTING WALL PAINT
PPG1187-7 RED GUMBALL, RGB: 172 58 62, LRV: 12

NEW MATERIALS

-  PT-1
WHITE PAINT TO MATCH EXISTING
PPG1007-1 WILLOW SPRINGS, RGB: 231 230 224, LRV: 79
-  PT-2
RED PAINT TO MATCH EXISTING
PPG1187-7 RED GUMBALL, RGB: 172 58 62, LRV: 12
-  PT-3
BROWN PAINT COLOR SIMILAR TO EXISTING SHINGLES
PPG15-23 CHESTNUT, RGB: 98 78 69, LRV: 9
-  BB-1
BOARD AND BATTEN - JAMES HARDIE OR NICHHA
PPG15-23 CHESTNUT, RGB: 98 78 69, LRV: 9
-  MT-2
PAINT METAL EXTERIOR "SIM. TO EXST. COLOR"
PPG1187-7 RED GUMBALL, RGB: 172 58 62, LRV: 12
-  MS-1
SCORED CMU BLOCK 8X8X16
PPG1187-7 RED GUMBALL, RGB: 172 58 62, LRV: 12
-  GL-1
INSULATED GLASS



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



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