

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

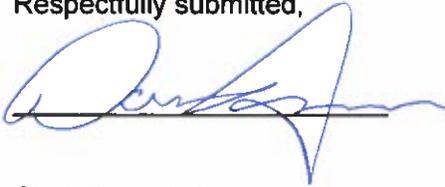
NAYS – None

ABSENT – Dunlop

ABSTAINED – None

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

Respectfully submitted,



Chair Dane Astle



DRB25-00139

Dutch Bros. Coffee

AZ1618

Noah Bulson, Planner I

February 10, 2026



Request

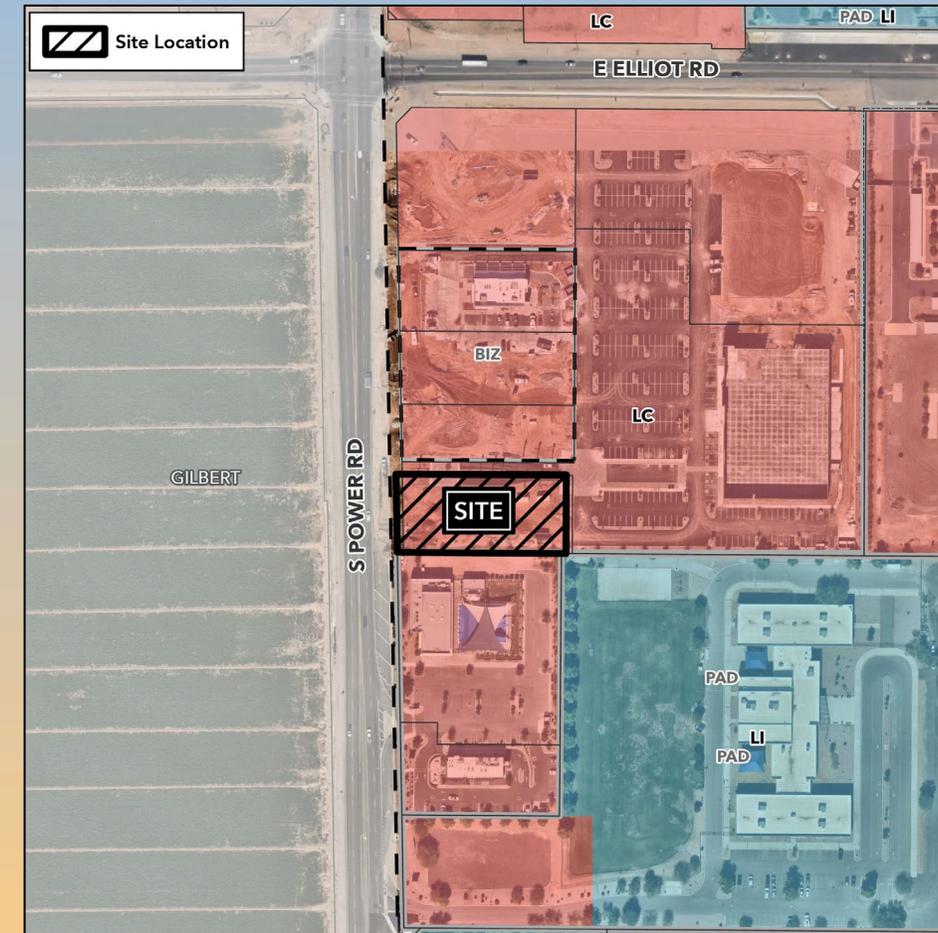
- Design Review
- To allow for a Coffee Shop with dual-lane Drive-Thru Facilities





Location

- South of Elliot Road
- East side of Power Road





Site Photos



Looking southeast towards the site

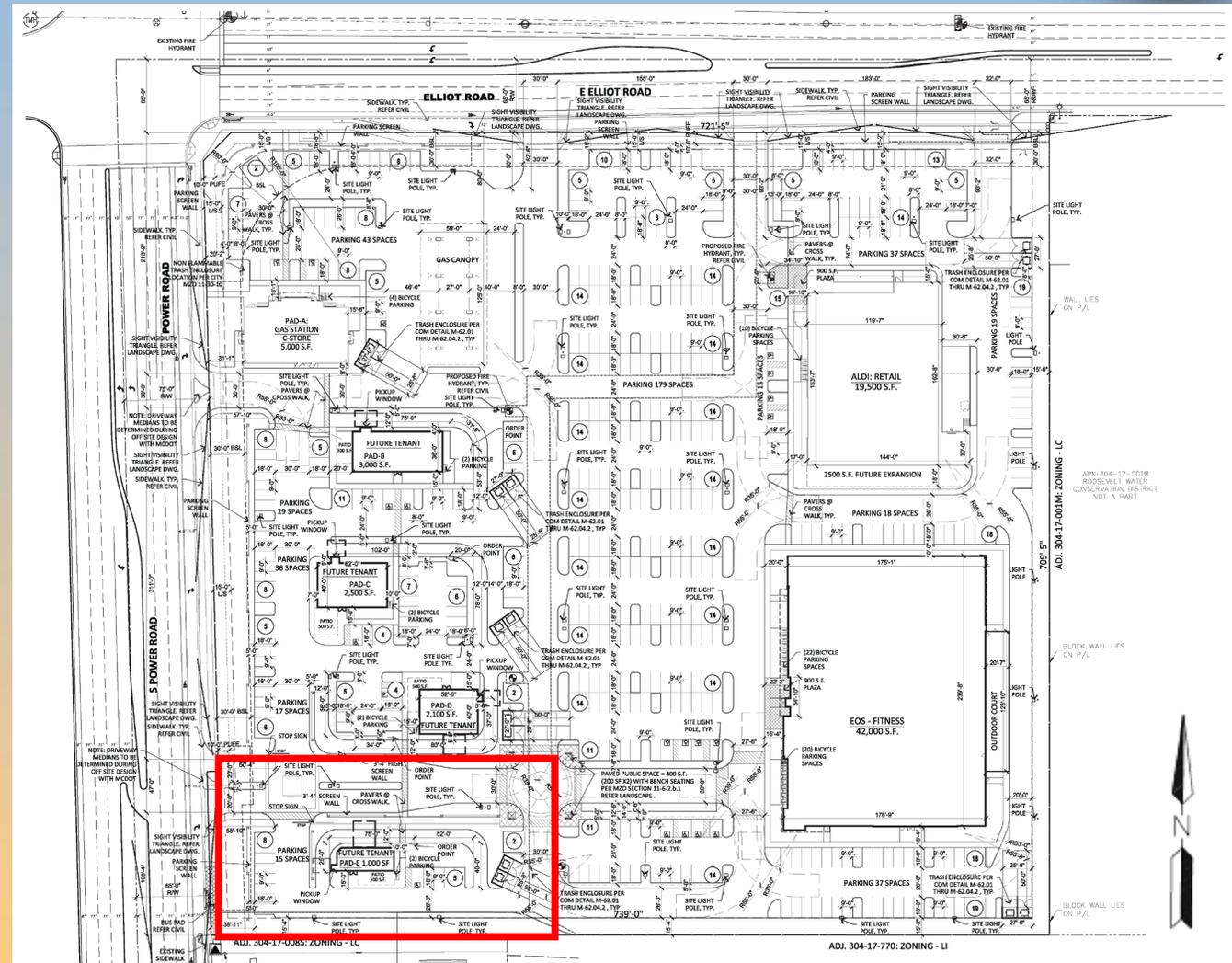


Looking northeast towards the site



Site Plan

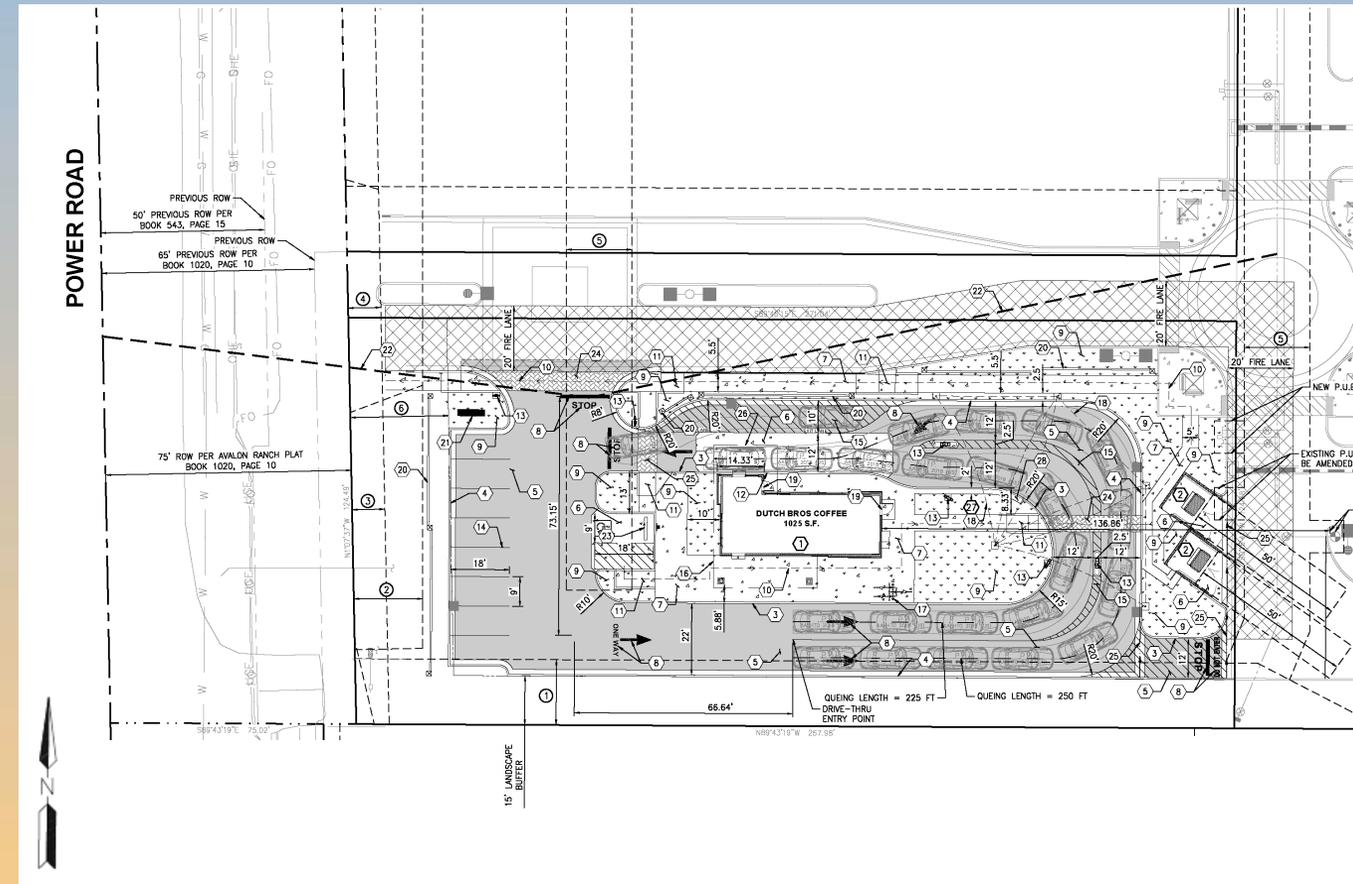
- Master Site Plan – Avalon Ranch





Enlarged Site Plan

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



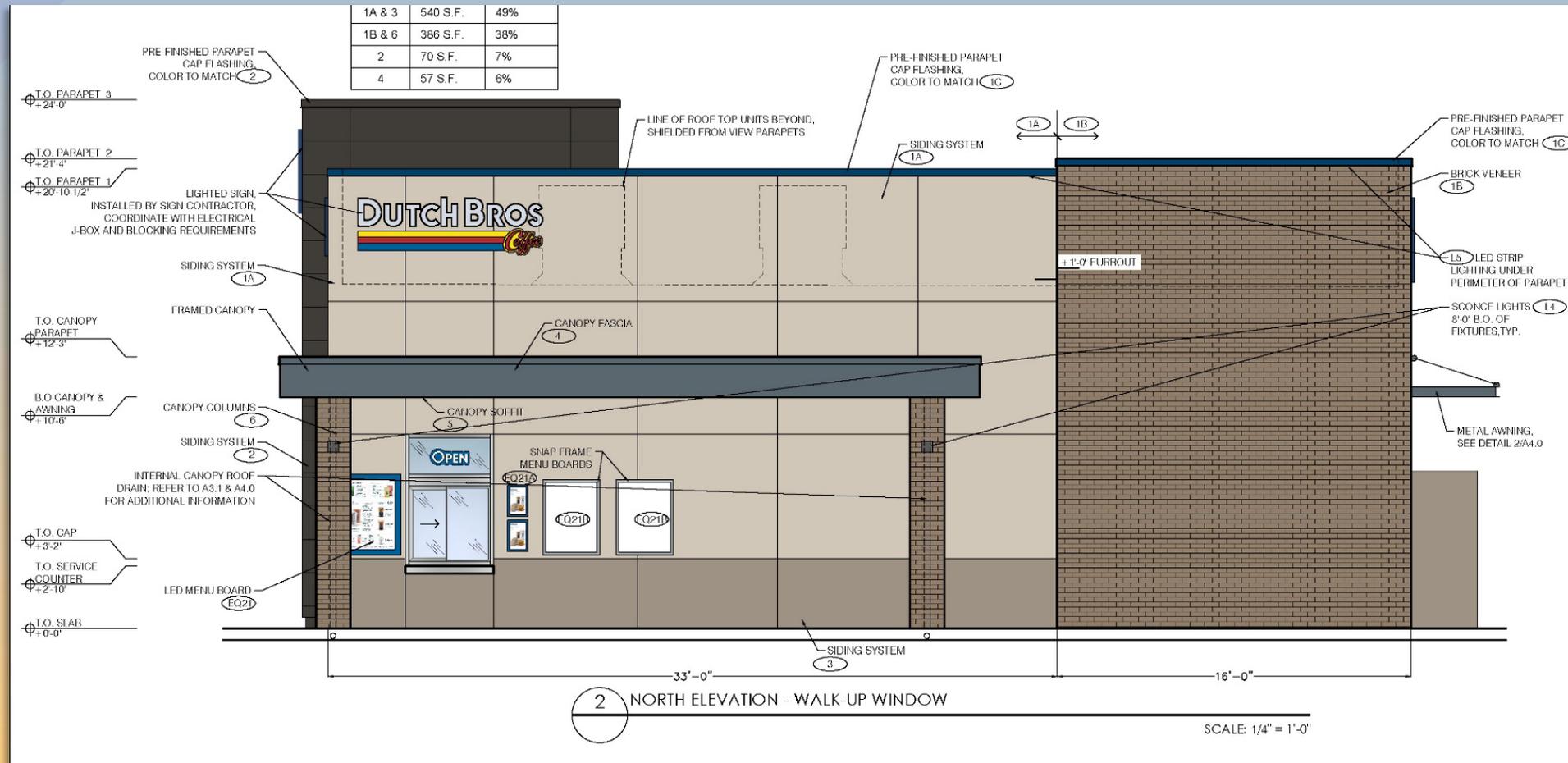


Elevations



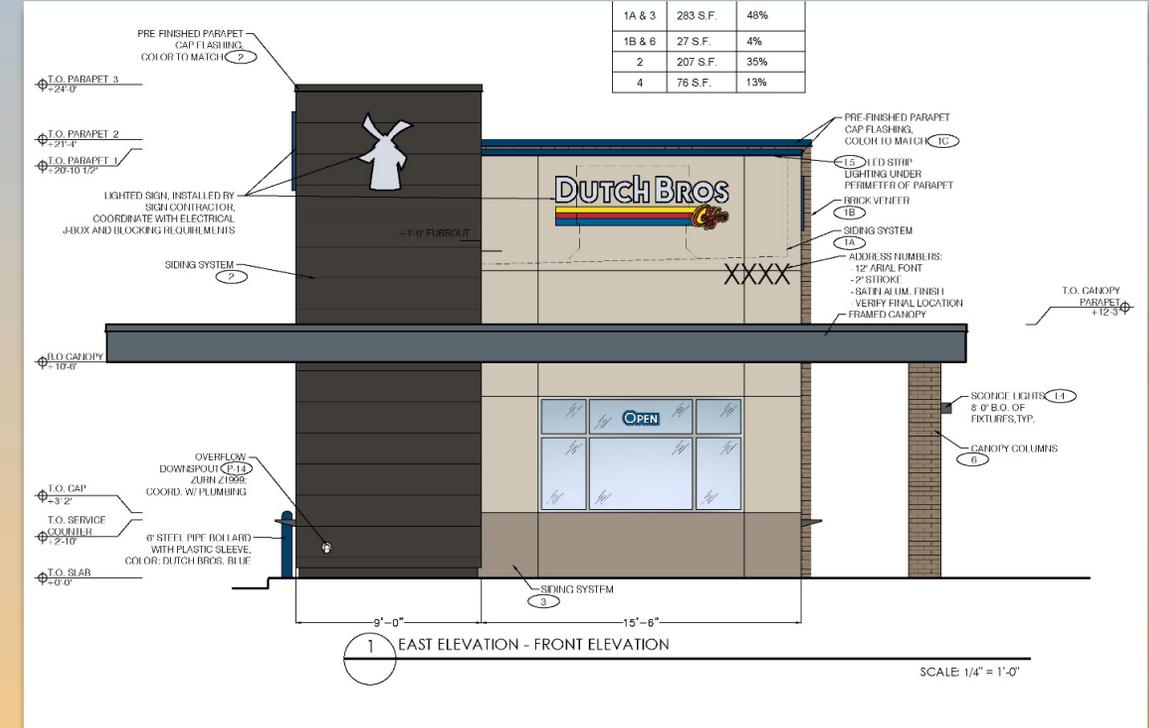
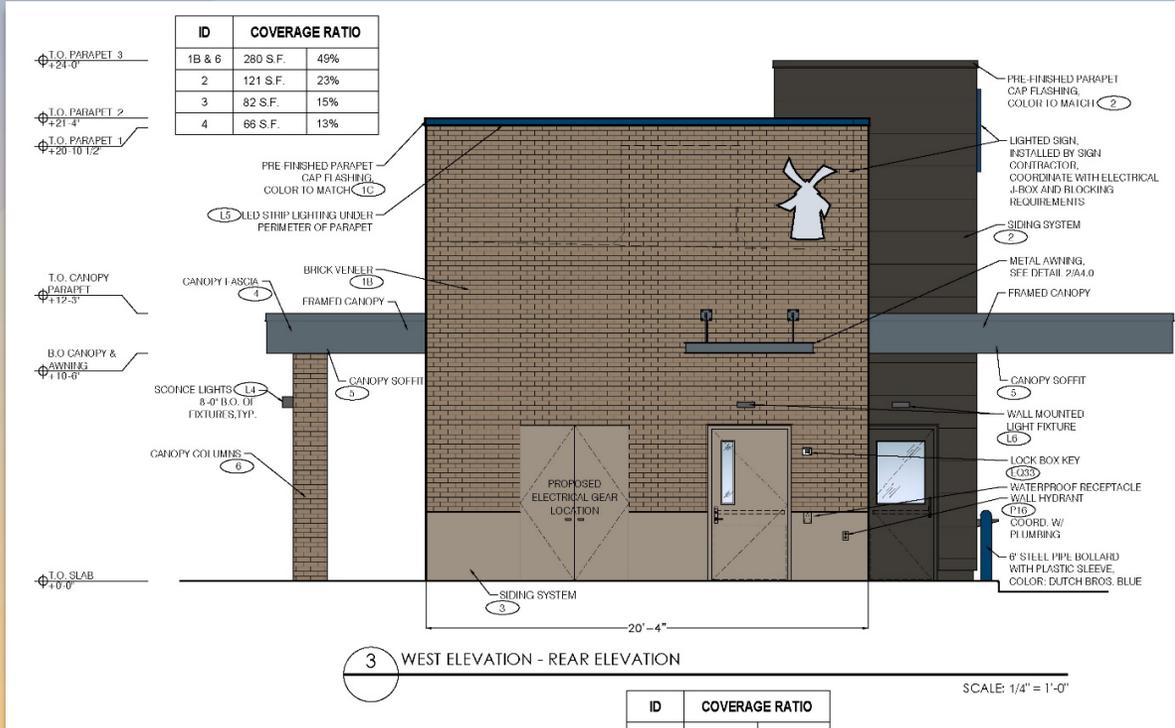


Elevations





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





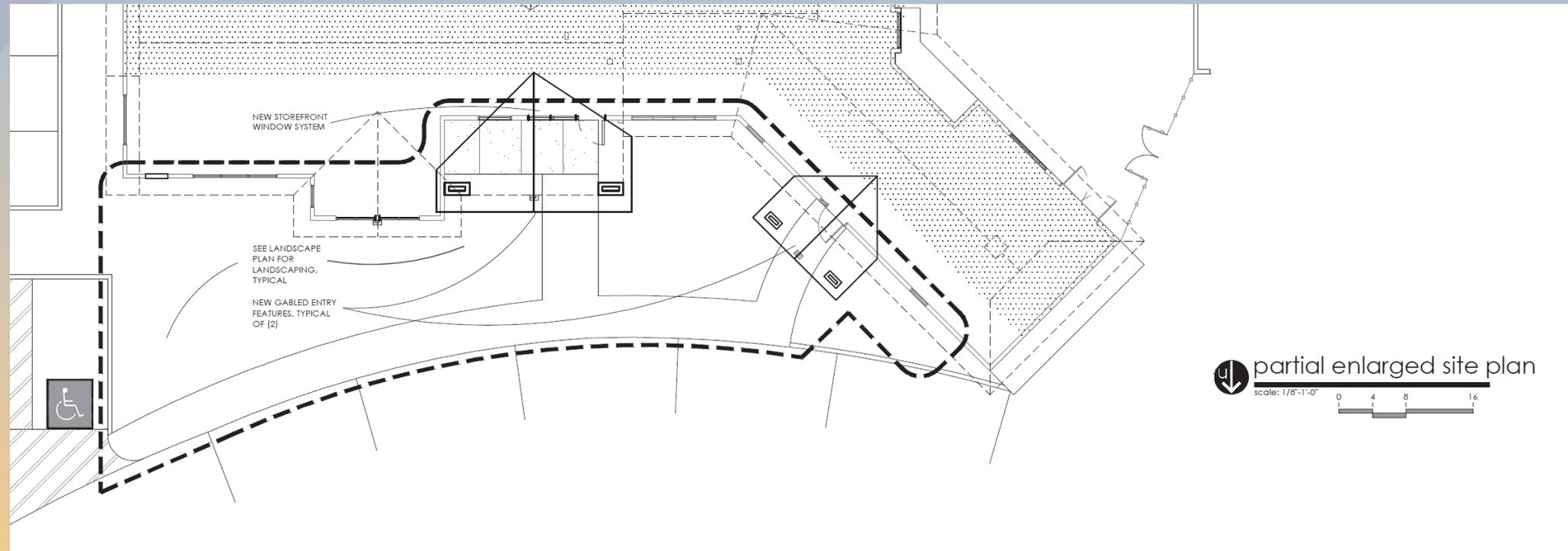
Site Photo



Looking south towards the site

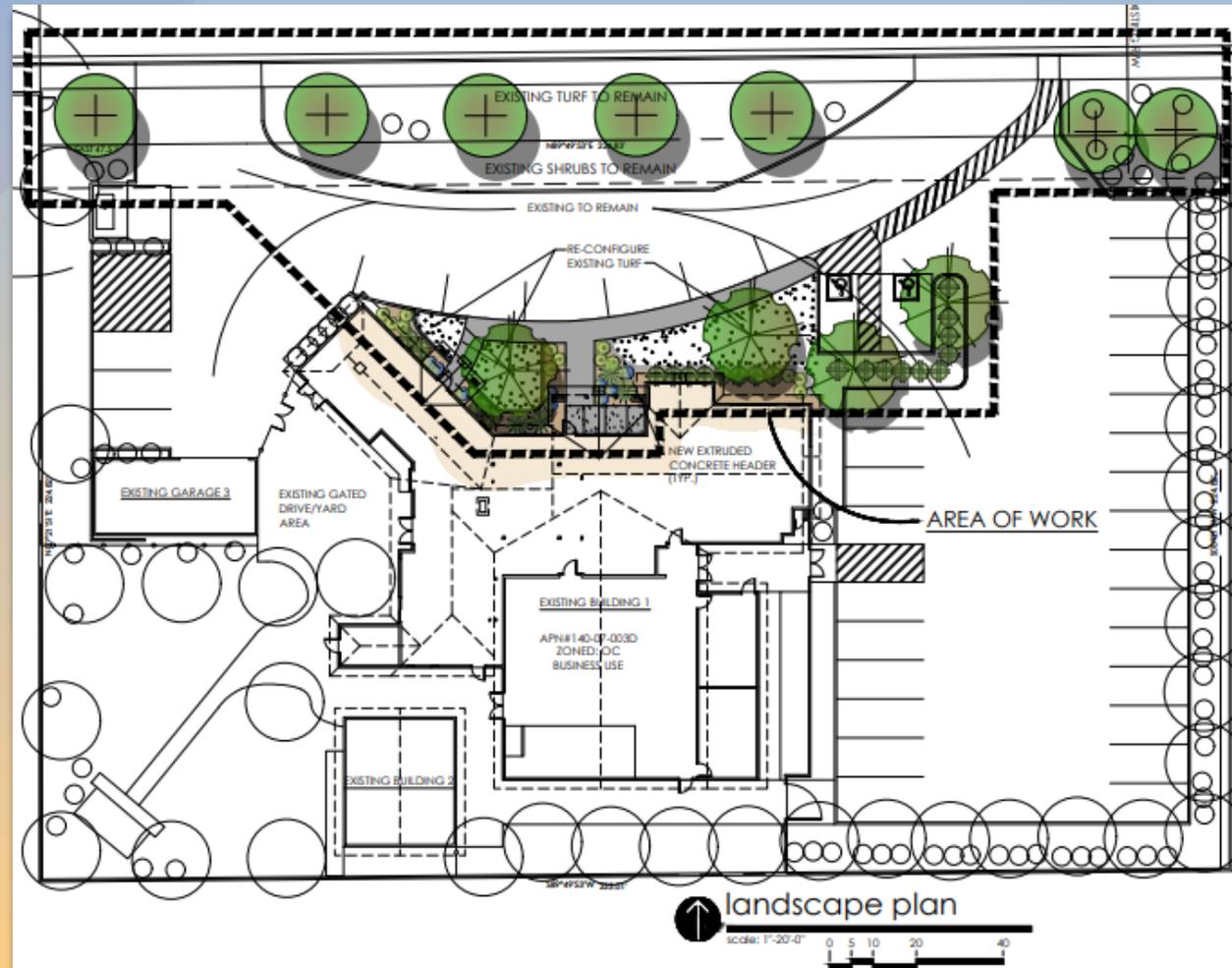


Enlarged Site Plan





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

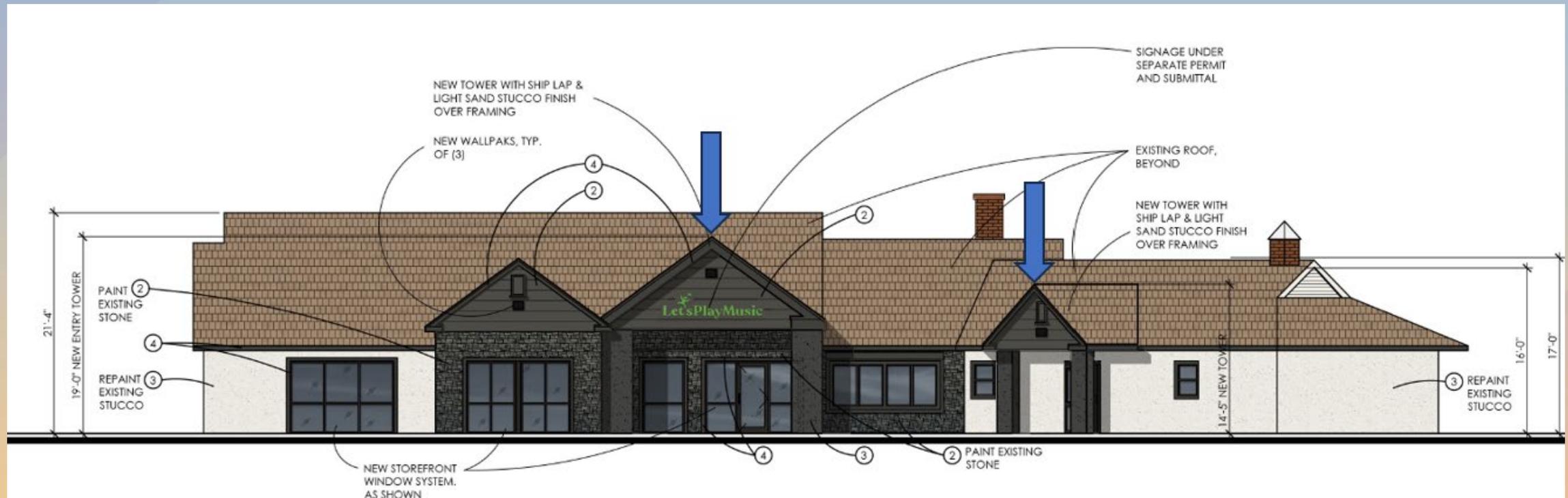


Existing North Elevation





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

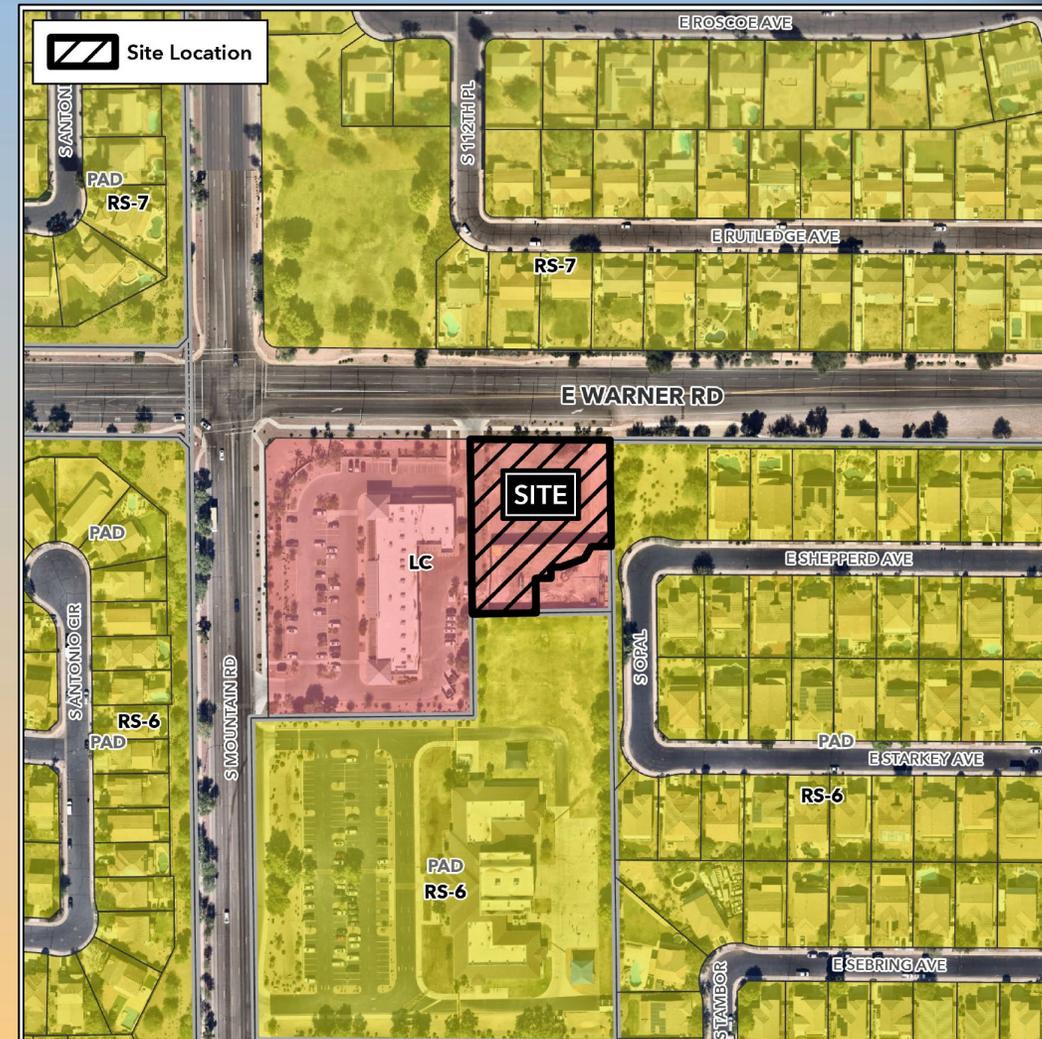
- Design Review
- To allow for the development of a 15,344 Small-Scale Commercial Recreation building





Location

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





Site Photo

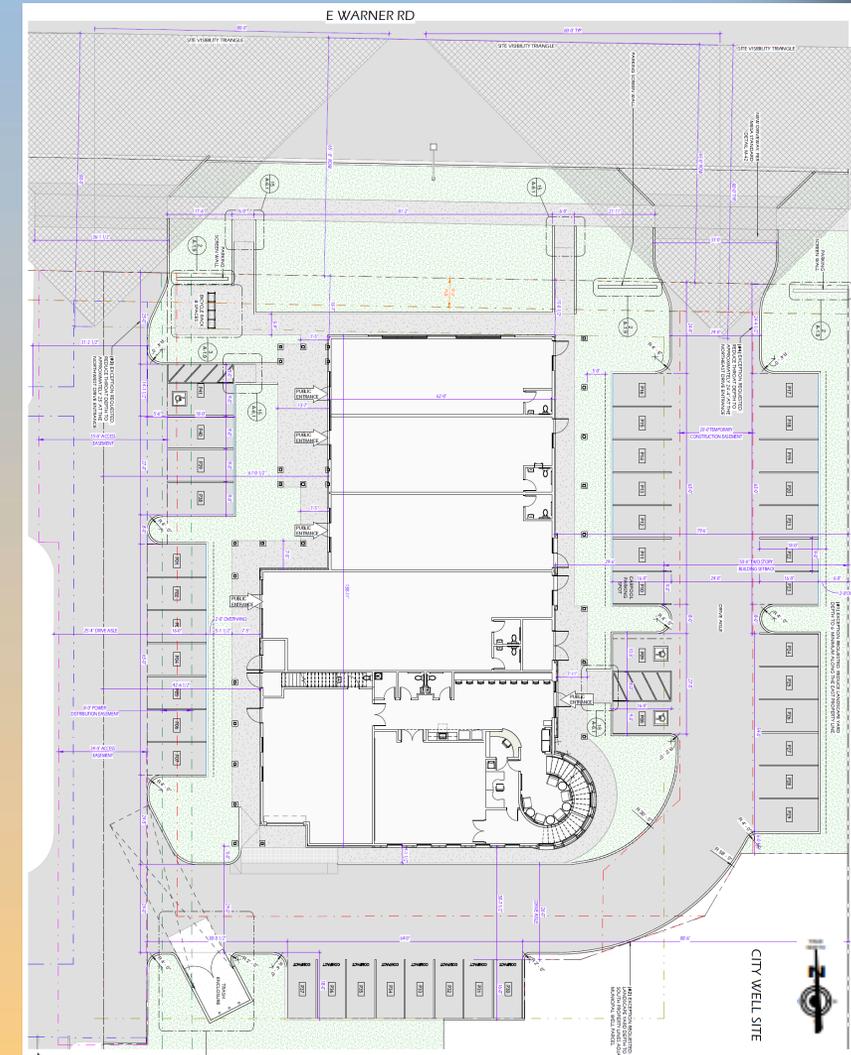


Looking south from Warner Road



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

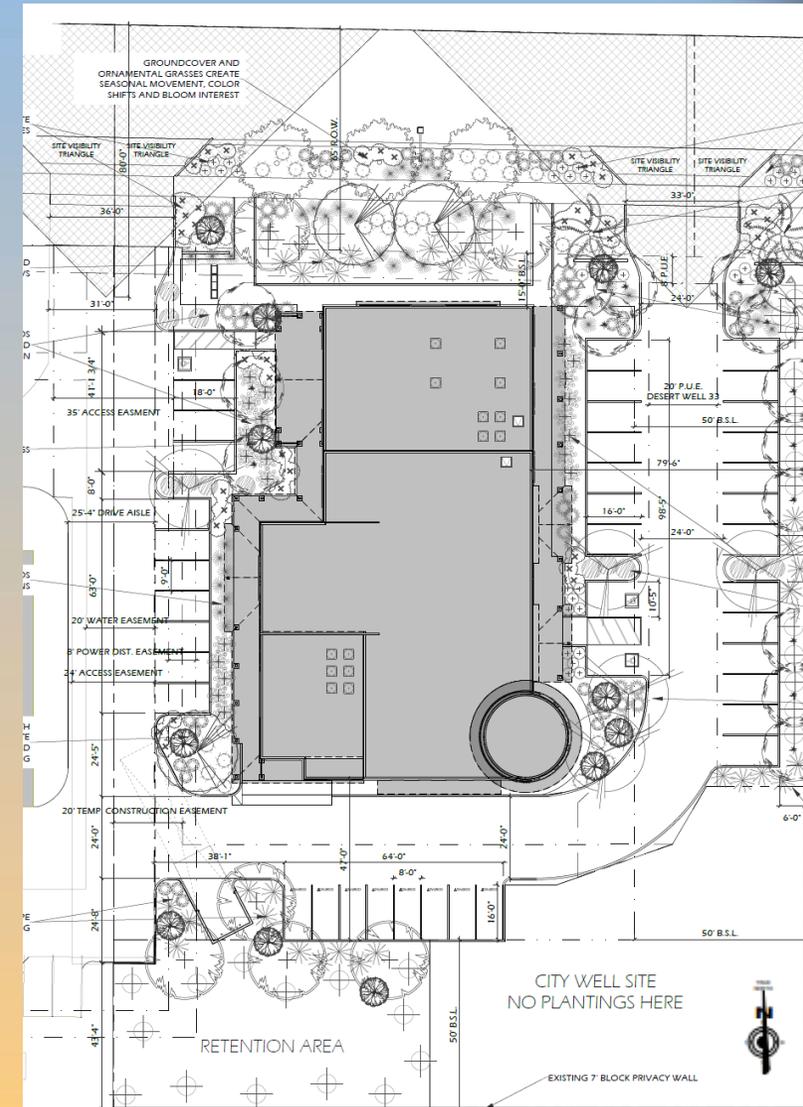




Landscape Plan

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
	PINK 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



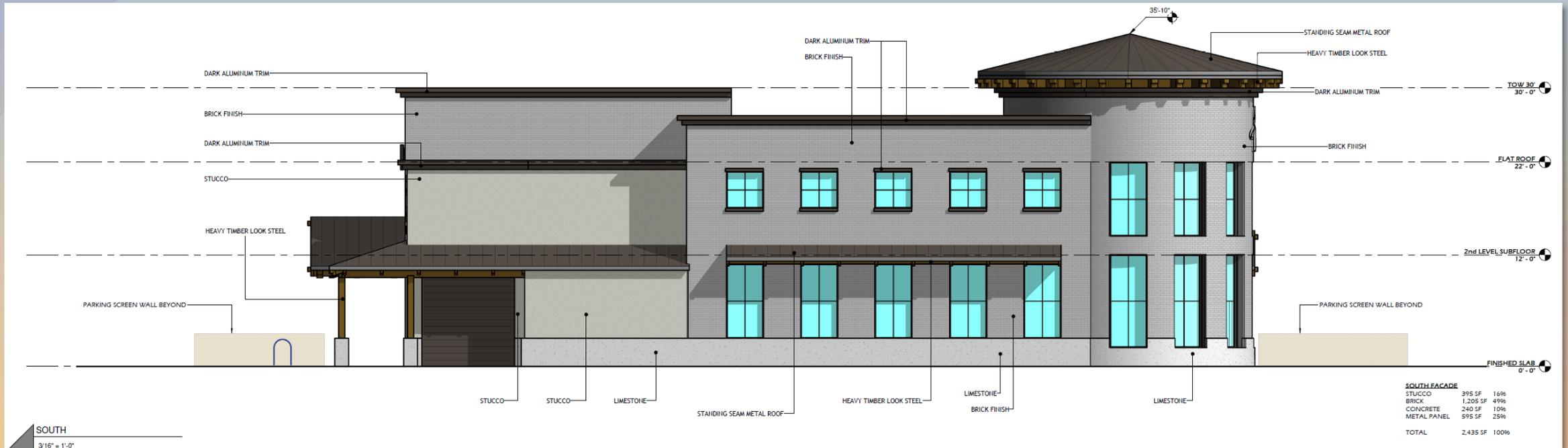


Building Elevations





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

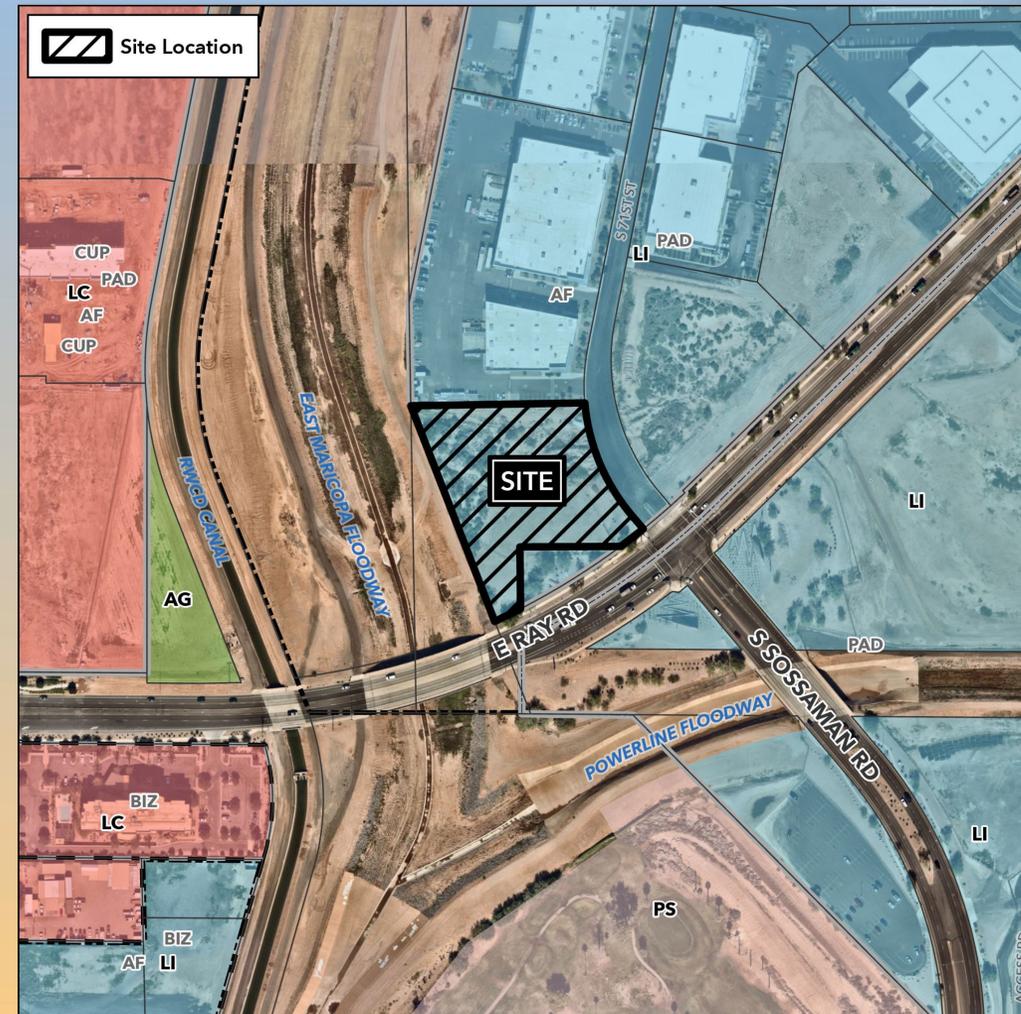
- Design Review
- To allow for an approximately 26,000 square foot office and warehouse building





Location

- North side of Ray Road
- West side of 71st Street





Site Photo

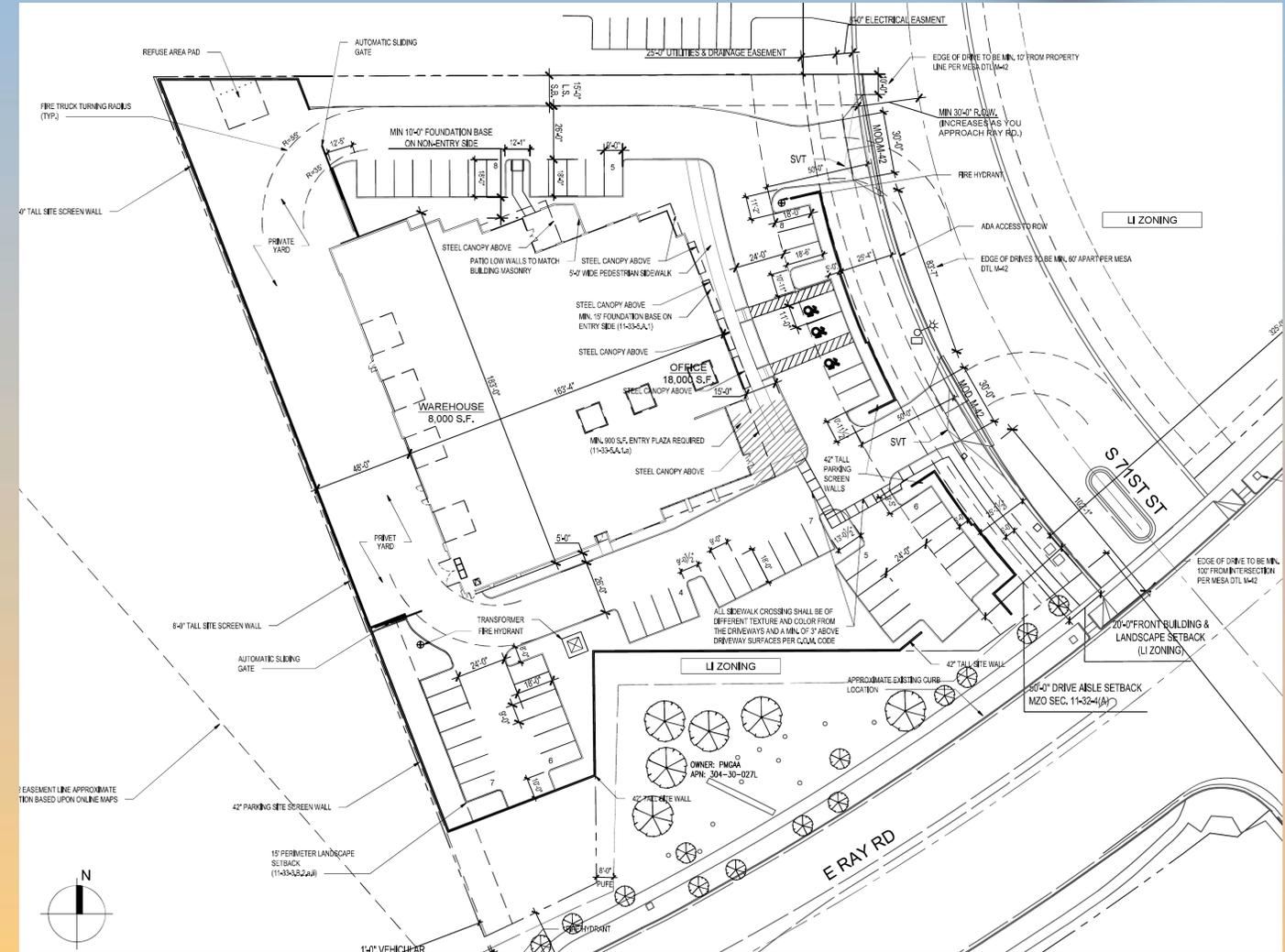


Looking west towards the site from 71st Street



Site Plan

- Approx. 26,000 square foot office and warehouse building
- Access from South 71st 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"

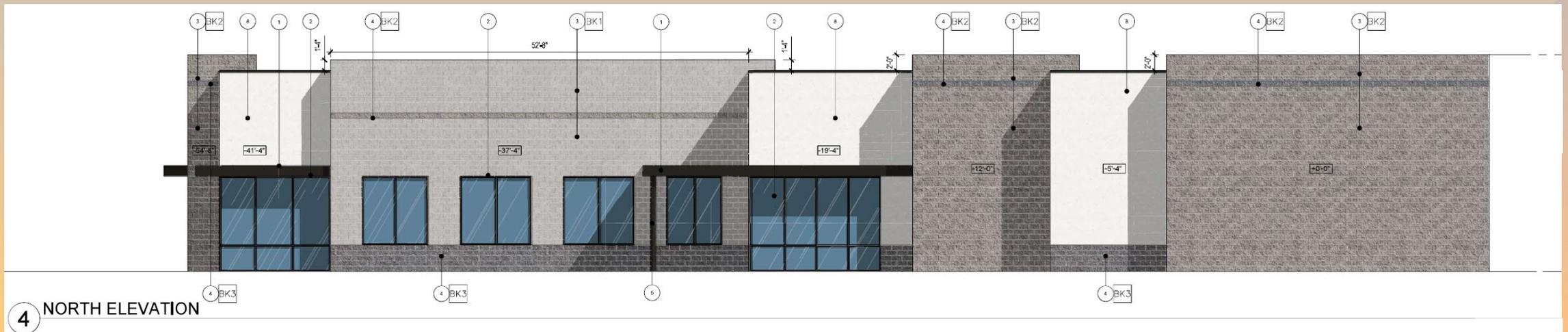
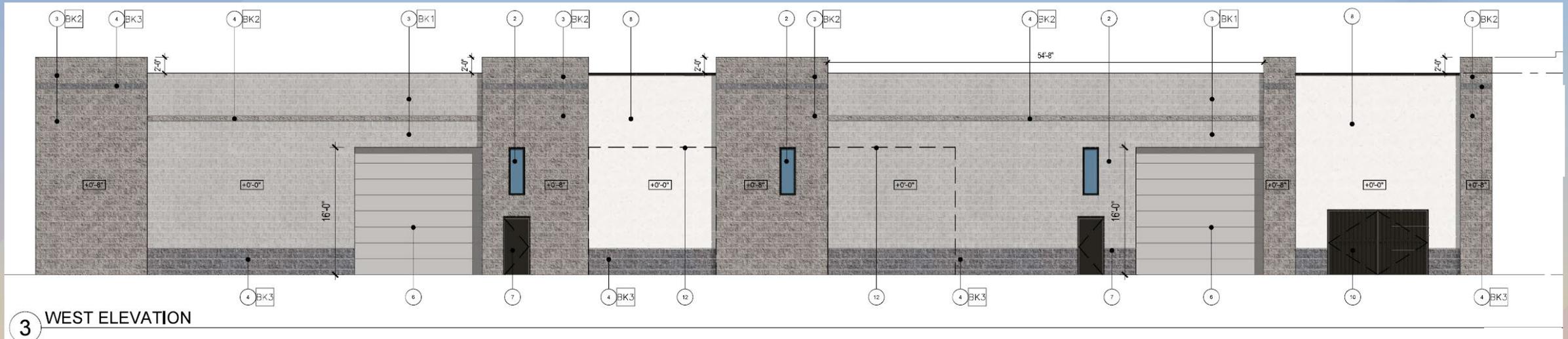
BK3
MFR: BLOCKLITE
FINISH: SPLIT FACE
COLOR: "SLATE" (OR STAINED TO MATCH)

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

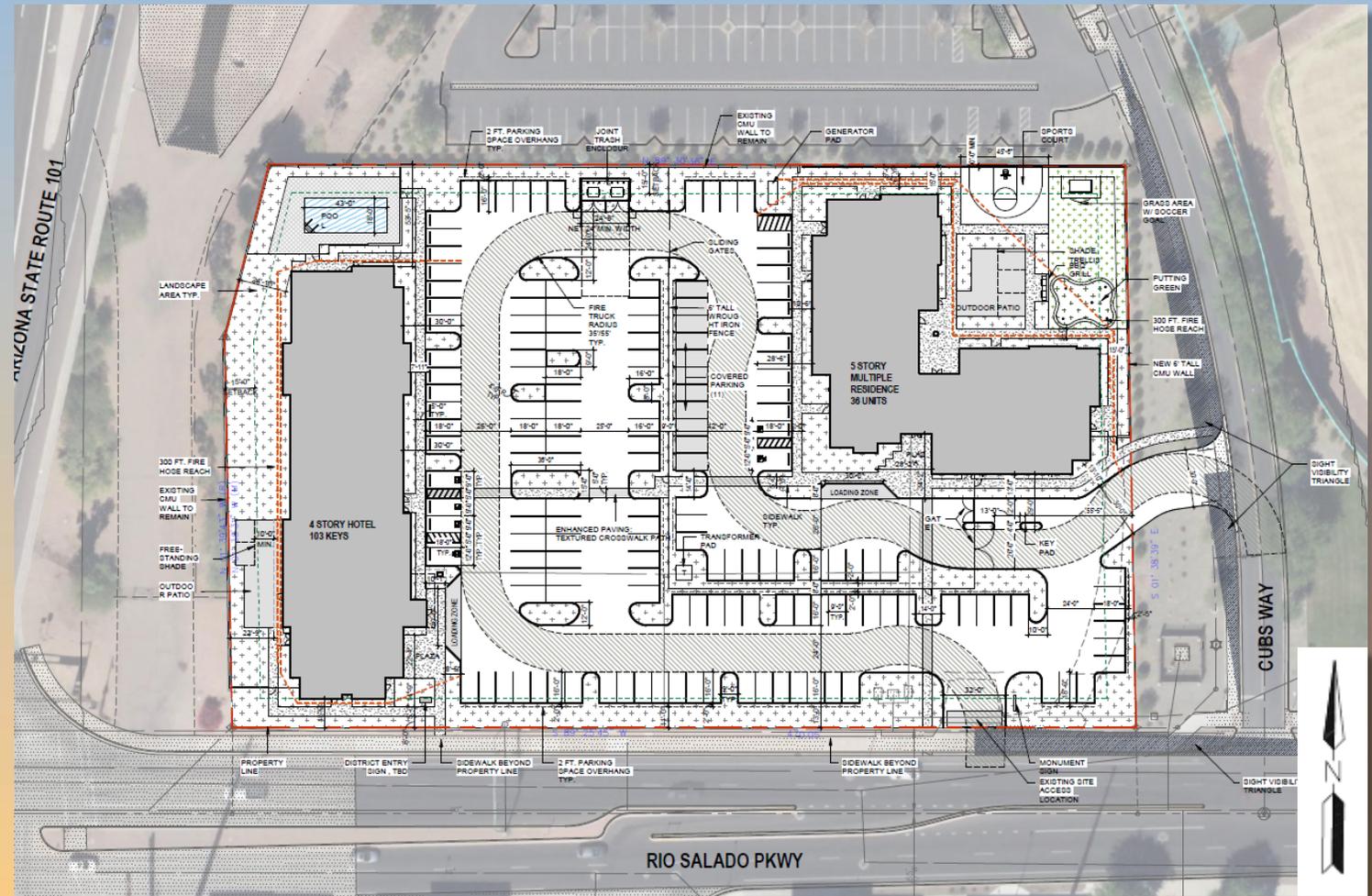


Looking north from Rio Salado Parkway



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

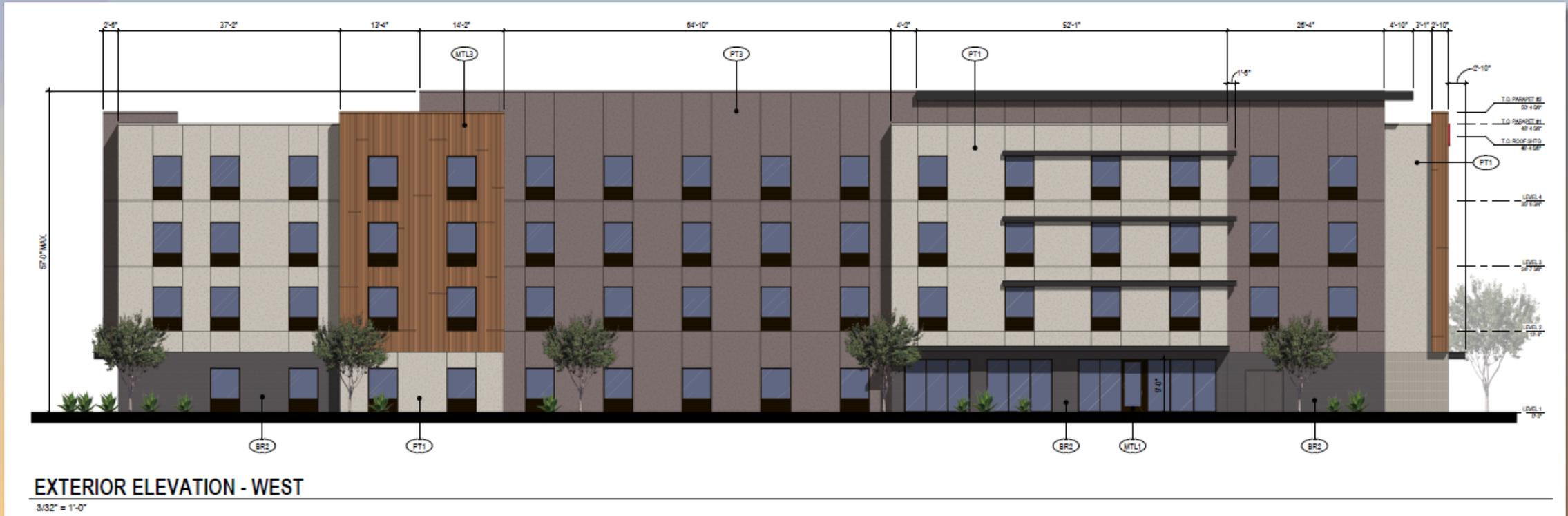
plant legend

	botanical name	emitters	size	qty	comments
trees					
	ACACIA ANEURA	(5 @ 1.0 GPH)	24" BOX	14	6.0H., 3.0W., .75CAL. STAKE IN PLACE
	MULGA	(5 @ 1.0 GPH)	24" BOX	14	6.0H., 3.0W., .75CAL. STAKE IN PLACE
	QUERCUS VIRGINIANA	(6 @ 2.0 GPH)	24" BOX	19	7.0H., 3.0W., 1.0CAL. 10.0H., 3.0W., 1.75CAL. STAKE IN PLACE
	SOUTHERN LIVE OAK	(6 @ 2.0 GPH)	36" BOX	5	
	PARKISONII HYBRID 'AZT'	(5 @ 1.0 GPH)	24" BOX	5	5.0H., 3.0W., 1.0CAL. STAKE IN PLACE
	'AZT' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	24" BOX	5	5.0H., 3.0W., 1.0CAL. STAKE IN PLACE
	PISTACIA X. RED PUSH	(5 @ 1.0 GPH)	36" BOX	23	9.0H., 4.0W., 1.75CAL. STAKE IN PLACE
	RED PUSH PISTACHE	(5 @ 1.0 GPH)	36" BOX	23	9.0H., 4.0W., 1.75CAL. STAKE IN PLACE
	TIPUANIA TIPU	(5 @ 1.0 GPH)	24" BOX	25	5.0H., 3.0W., 1.0CAL. STAKE IN PLACE
	TIPU TREE	(5 @ 1.0 GPH)	36" BOX	5	9.0H., 3.0W., 1.75CAL. STAKE IN PLACE
large shrubs					
	DODONAEA VISCOSA	(1 @ 1.0 GPH)	5 GAL.	15	PLANT AT 7' O.C.
	HOPSEED BUSH	(1 @ 1.0 GPH)	5 GAL.	11	PLANT AT 3' O.C.
	LEUCOPHYLLUM FRUTESCENS	(1 @ 1.0 GPH)	5 GAL.	11	PLANT AT 3' O.C.
	'GREEN CLOUD' SAGE	(1 @ 1.0 GPH)	5 GAL.	15	PLANT AT 8' O.C.
	TECOMA ALATA	(1 @ 1.0 GPH)	5 GAL.	18	PLANT AT 7' O.C.
	ORANGE JUBILEE	(1 @ 1.0 GPH)	5 GAL.	18	PLANT AT 7' O.C.
	TECOMA STANS	(1 @ 1.0 GPH)	5 GAL.	18	PLANT AT 7' O.C.
	YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	18	PLANT AT 7' O.C.
medium shrubs					
	BOUGAINVILLEA 'TORCH GLOW'	(1 @ 1.0 GPH)	5 GAL.	99	PLANT AT 3' O.C.
	TORCH GLOW BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	99	PLANT AT 3' O.C.
	BOUGAINVILLEA 'TORCH GLOW'	(1 @ 1.0 GPH)	15 GAL.	80	PLANT AT 3.5' O.C.
	TORCH GLOW BOUGAINVILLEA	(1 @ 1.0 GPH)	15 GAL.	80	PLANT AT 3.5' O.C.
	NERIUM OLEANDER	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 3' O.C.
	PETTE PINK OLEANDER	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 3' O.C.
	MUHLENBERGIA RIGENS	(1 @ 1.0 GPH)	5 GAL.	14	PLANT AT 3' O.C.
	DEER GRASS	(1 @ 1.0 GPH)	5 GAL.	14	PLANT AT 3' O.C.
small shrubs					
	ALOE BARBADENSIS	(1 @ 1.0 GPH)	5 GAL.	49	PLANT AT 3' O.C.
	ALOE VERA	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 3' O.C.
	ASCLEPIAS SUBULATA	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 3' O.C.
	DESERT MILKWEED	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 3' O.C.
	DASYLIRION WHEELERI	(1 @ 1.0 GPH)	5 GAL.	61	PLANT AT 3' O.C.
	DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	61	PLANT AT 3' O.C.
	HEPERALOE PARVIFLORA	(1 @ 1.0 GPH)	5 GAL.	112	PLANT AT 3' O.C.
	RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	112	PLANT AT 3' O.C.
	HEPERALOE PARVIFLORA	(1 @ 1.0 GPH)	5 GAL.	24	PLANT AT 3' O.C.
	YELLOW YUCCA	(1 @ 1.0 GPH)	5 GAL.	24	PLANT AT 3' O.C.
	LEUCOPHYLLUM CANDIDUM	(1 @ 1.0 GPH)	5 GAL.	51	PLANT AT 3' O.C.
	THUNDER CLOUD	(1 @ 1.0 GPH)	5 GAL.	51	PLANT AT 3' O.C.
	MUHLENBERGIA CAPILLARIS	(1 @ 1.0 GPH)	5 GAL.	49	PLANT AT 3' O.C.
	'PINK MURLY' RESAL MIST	(1 @ 1.0 GPH)	5 GAL.	24	PLANT AT 4' O.C.
	RUELLIA BRITTONIANA	(1 @ 1.0 GPH)	5 GAL.	24	PLANT AT 4' O.C.
	MEXICAN PETUNIA	(1 @ 1.0 GPH)	5 GAL.	28	PLANT AT 4' O.C.
	RUSSelia EGUETIFORMIS	(1 @ 1.0 GPH)	5 GAL.	28	PLANT AT 4' O.C.
	CORAL FOUNTAIN	(1 @ 1.0 GPH)	5 GAL.	28	PLANT AT 4' O.C.
groundcover					
	EREMOPHILA GLABRA	(1 @ 1.0 GPH)	1 GAL.	86	PLANT AT 3' O.C.
	'WINGENHEW GOLD' OUTBACK SURGE EMU	(1 @ 1.0 GPH)	1 GAL.	29	PLANT AT 3' O.C.
	LAJANTANA 'DALLAS RED'	(1 @ 1.0 GPH)	1 GAL.	29	PLANT AT 3' O.C.
	RED LAJANTANA	(1 @ 1.0 GPH)	1 GAL.	18	PLANT AT 3' O.C.
	SECURIDERA PALUDA	(1 @ 1.0 GPH)	1 GAL.	18	PLANT AT 3' O.C.
	PURPLE HEART PLANT	(1 @ 1.0 GPH)	1 GAL.	18	PLANT AT 3' O.C.
inerts					
	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 FEUCUE - OLIVE GREEN			162 S.F.	
	ARTIFICIAL TURF EE-TURF NUT MEO BLEND			2,003 S.F.	



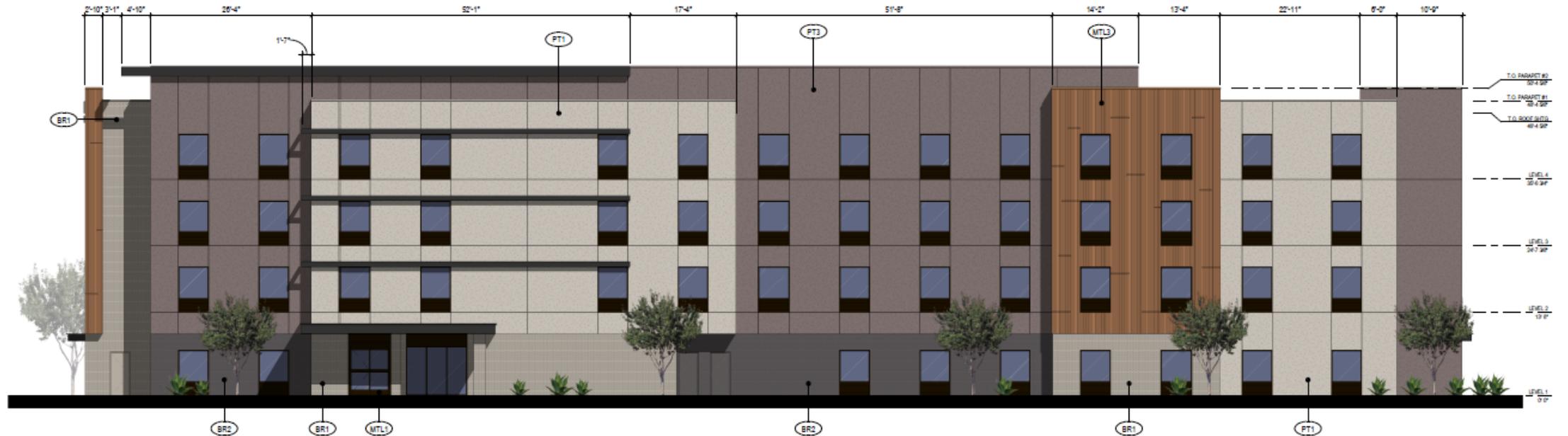


Hotel Elevations





Hotel Elevations

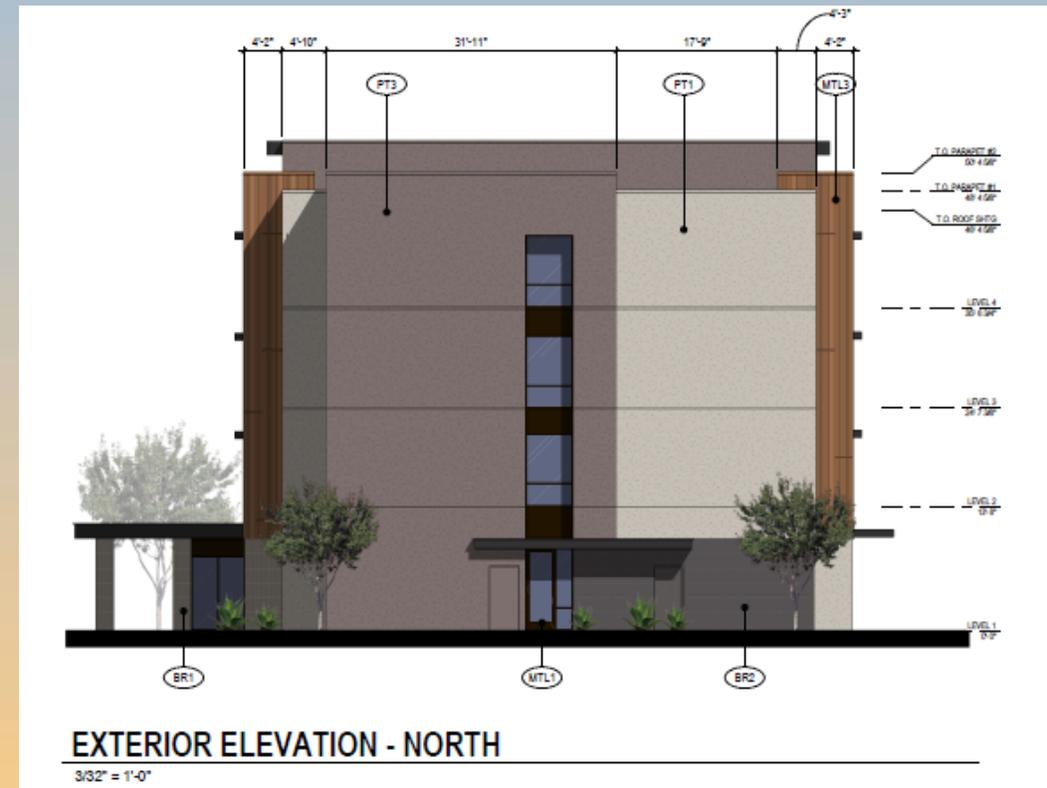


EXTERIOR ELEVATION - EAST

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



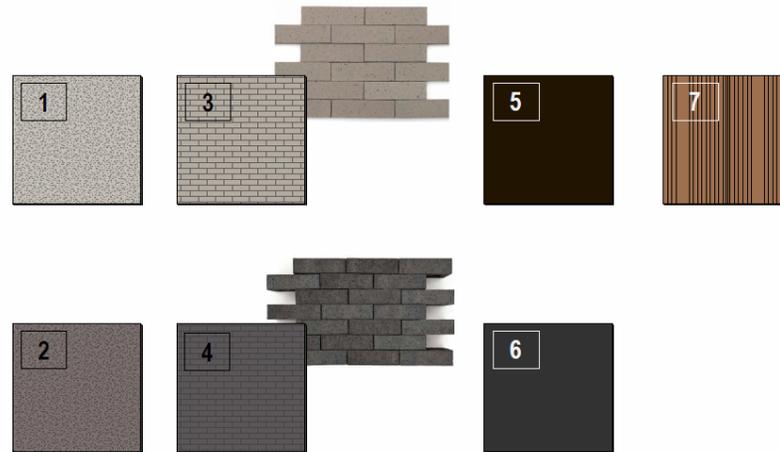


Renderings





Colors and Materials

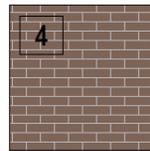
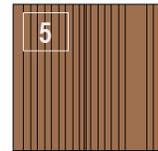
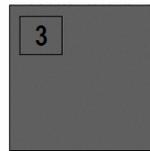
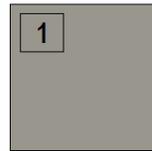


- 1 PT-1** EIFS / STUCCO PAINTED, MOUNTAIN ROAD, SHERWIN WILLIAMS, COLONNADE GRAY, SW7641
- 2 PT-3** EIFS / STUCCO PAINTED, MOUNTAIN ROAD, SHERWIN WILLIAMS, GRAPY, SW7629
- 3 BR-1** THIN BRICK VENEER, INTERSTATE BRICK, PLATINUM
- 4 BR-2** THIN BRICK VENEER, INTERSTATE BRICK, COAL
- 5 MTL-1** ALUMINUM 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