



DESIGN REVIEW BOARD

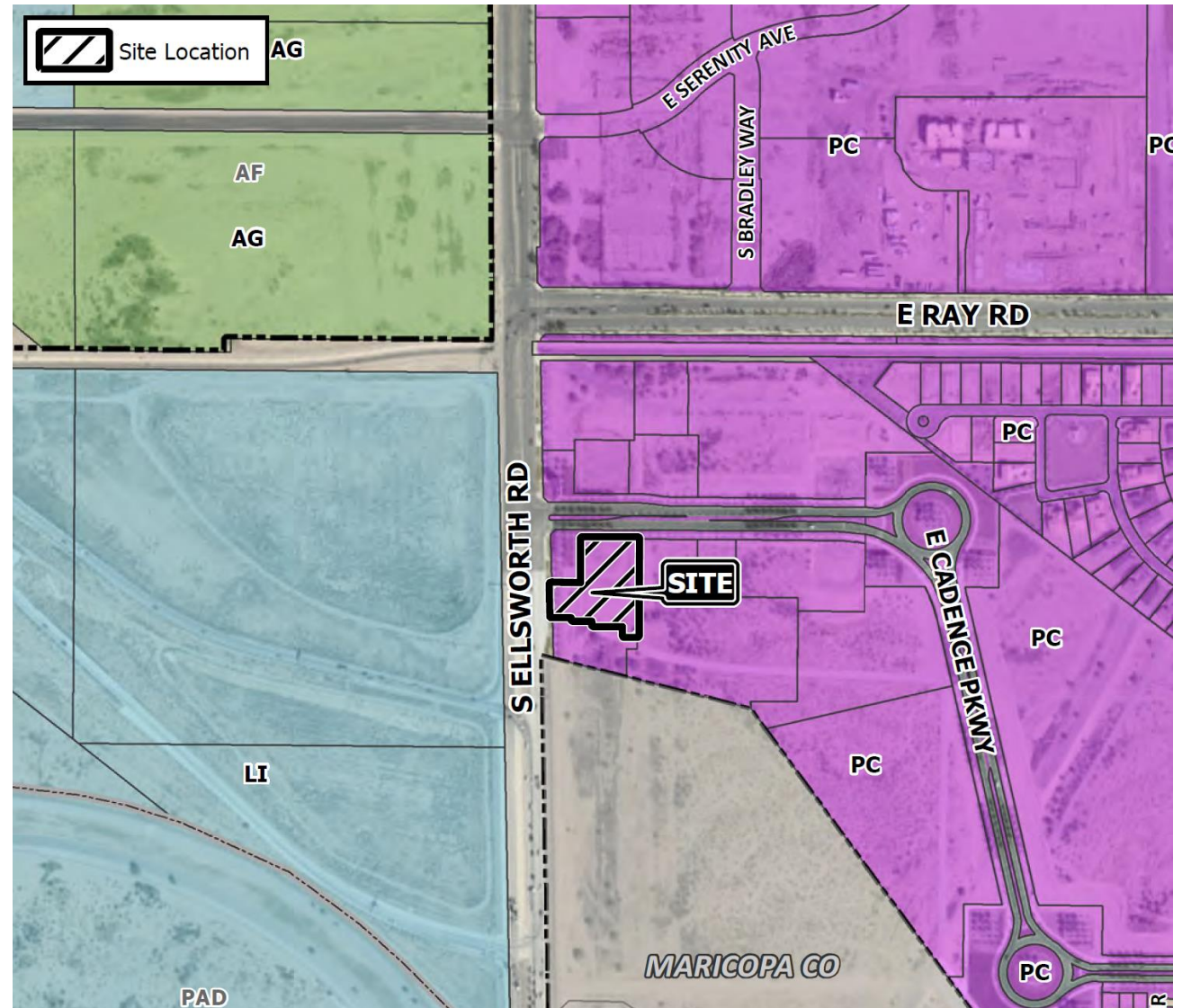
July 13, 2021

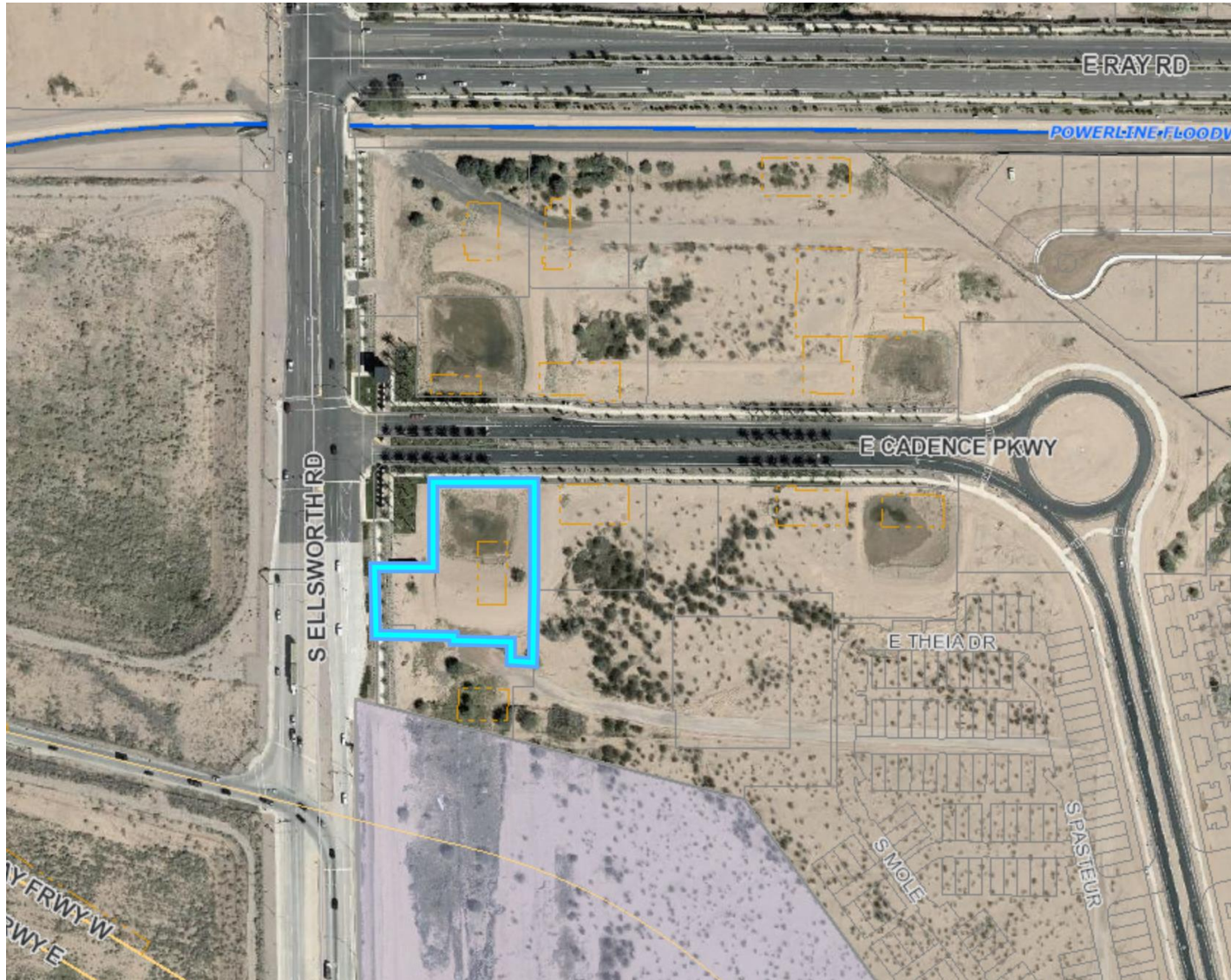


DRB21-00462

Location

- South of Ray Road
- East of Ellsworth Road
- South side of Cadence Parkway





Request

- Design Review

Purpose

- Proposed restaurant with a drive thru

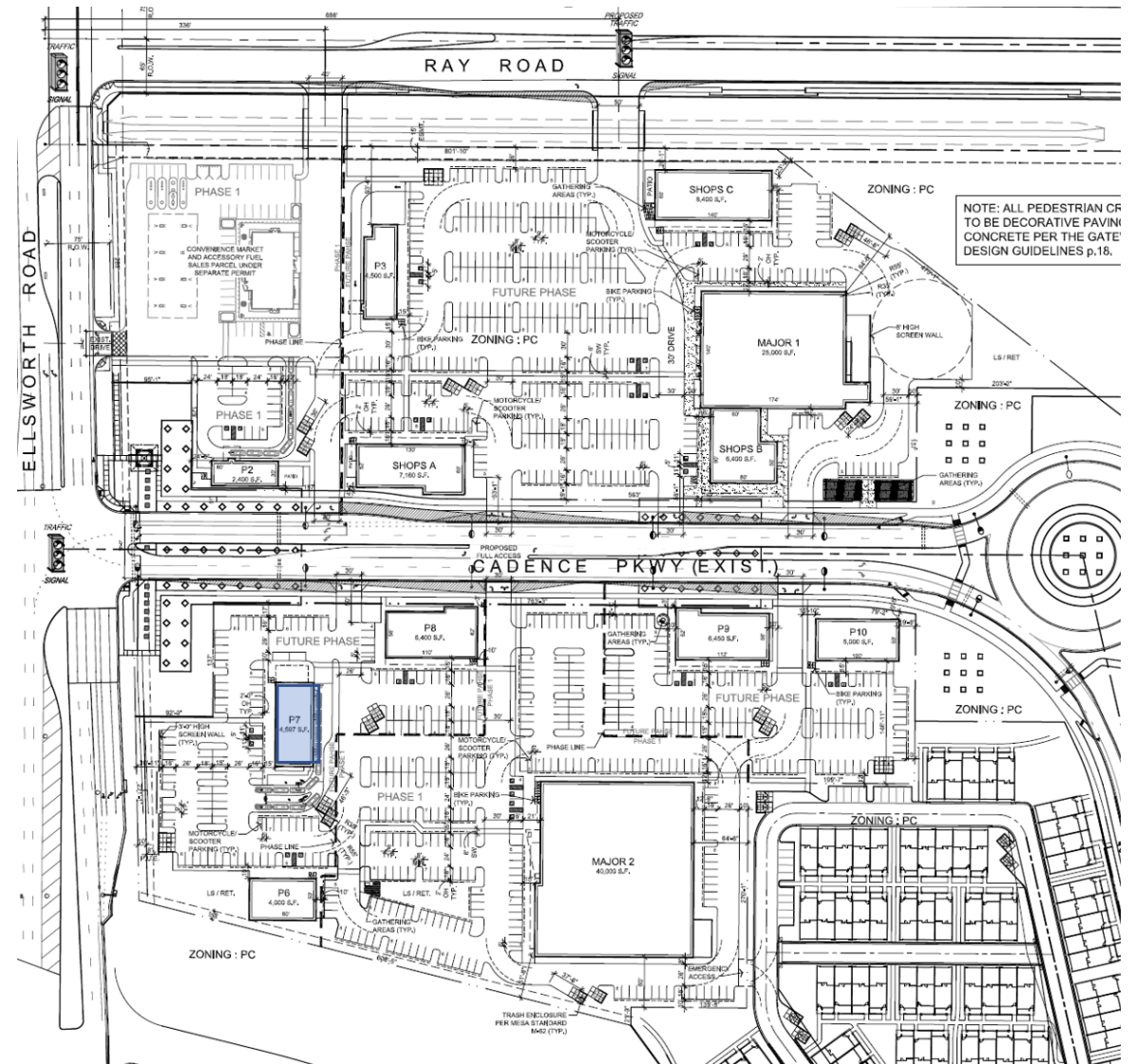
Site Photo



Looking southeast, south, and southwest from Cadence Parkway

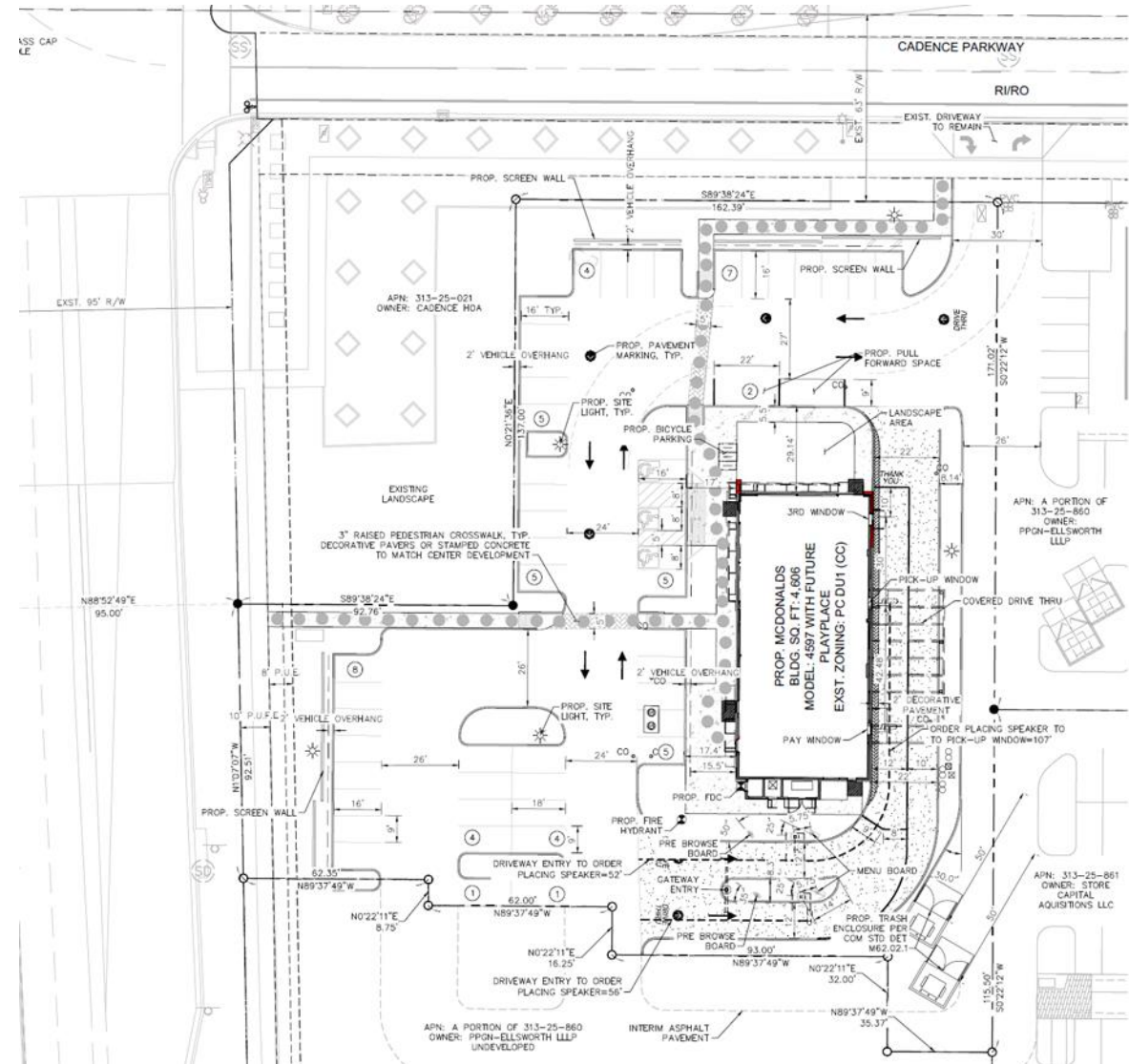
Cadence at Gateway

- Group Commercial
- Approved Site Plan (ZON19-00909)



Site Plan

- Within Cadence DU1 Phase 2 approved site plan
- Pad Site P7
- Access from Cadence Parkway



CADENCE PARKWAY

ELLSWORTH ROAD

PROPOSED MCDONALD'S
 BLDG. SQ. FT. 4,806
 EXIST. ZONING: PC DU1 (CC)

EXISTING LANDSCAPE TO REMAIN IN PLACE, TYP.

PROPOSED GREENSCREEN, WEAVE VINES ONTO SCREEN

3' HT. GREENSCREEN FENCE, TYP.

BIKE PARKING, 6 SPACES

3' HT. SCREEN WALL, TYP.

PROPOSED SIDEWALK, TYP.

MAIN BUILDING ENTRANCE

PROPOSED TRANSFORMER, 3" CLEAR MIN., TYP.

36" BOX

PROPOSED FIRE HYDRANT, 3' CLEAR MIN., TYP.

PROPERTY LINE, TYP.


PROPOSED TRASH ENCLOSURES, NO TREES WITHIN 10', TYP.

8' P.U.E.

10' P.U.F.E.

15' LSCP/BLDG SETBACK

CITY OF MESA
N.T.S.

TREES	BOTANICAL NAME / COMMON NAME	SIZE
	Existing Tree to Remain	Size Varies
	Species Vary	
	<i>Pistachia chinensis</i> Chinese Pistache	3" Cal., 14'
	<i>Ulmus parvifolia</i> Evergreen Elm	1 1/2" Cal., 2 1/2" Cal.

SHRUBS AND ACCENTS


	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>
☼	Euphorbia rigida Gopher Plant	5 Gal.
○	Leucophyllum zygochryllum 'Cimarron' Cimarron Sage	5 Gal.
✱	Hesperaloe x 'Perfu' PP# 21728 Pink Parade Yucca	5 Gal.
☼	Muhlenbergia rigens 'Regal Mist' Regal Mist Grass	5 Gal.
⊕	Rosmarinus officinalis 'Upright' Upright Rosemary	5 Gal.

GROUNDCOVERS AND VINES

	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>
⊙	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	1 Gal.
⊙	Lantana camara 'New Gold' New Gold Lantana	1 Gal.
⊙	Rosa banksiae 'alba-plena' Lady Banks' Rose	15 Gal. 4' Ht. Mir

MATERIALS

DESCRIPTION

 Decomposed Granite
¾" Minus, Palamino Gold, 2" Depth Min.
Greenscreen Freestanding Trellis, (20) 36" Height;
Square Posts, Mounting Brackets and Edge Trim, A
Location Called Out on Plans, Install per Manufact
(1) Lady Banks' Rose Vine to be Installed per Trellis

*LARGER SPECIMEN LABELED ON PLAN

Elevations



North Elevation facing Cadence Pkwy



West Elevation

Elevations



East Elevation

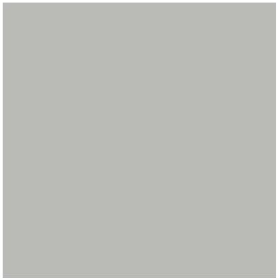


South Elevation

Rendering

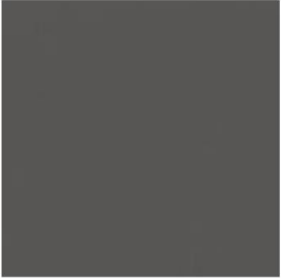


Color and Material Board



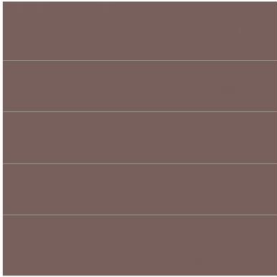
E	MF
C1	1 C1

E.I.F.S/ STUCCO BASE,
METAL FASCIA
COLOR: GRAY PEARL
(DEC715)



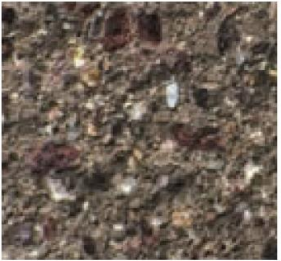
MF	SB	C2	C3
1 C2	C1	GR	AP

METAL CAP, CANOPY,
TIEBACK, TRELLIS,
METAL FASCIA, ALPOLIC
PANEL
COLOR: JET (DE6318)



FC
1 C1

FIBER CEMENT SIDING
ILLUMINATION SERIES
COLOR: RAISIN IN THE SUN
(DE6034)



WS
C1

MESASTONE
COLOR: MOJAVE BROWN



S	PB	UN
C1		

"YELLOW" - PANTONE
COLOR #109U SIGNS,
BOLLARDS, DRIVE-THRU
CANOPY UNDERSCORE,
BREAK METAL



W1	W2
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ALUMINUM DOOR/
WINDOW FRAME
COLOR: DARK BRONZE

Lighting

LB6LEDA10L

LED Downlight Module (1038 Lumens)
12W High Efficacy
Wet Location
120V



RADIUS WALL SCONCE



Design Guidelines

Section 11-6-3

- | | |
|---|--|
| ✓ | Design incorporates multiple materials |
| ✓ | Wall articulation |
| ✓ | Roof Articulation |
| ✓ | No more than fifty percent (50%) of the total façade may be covered with one (1) single material |

Summary

Findings

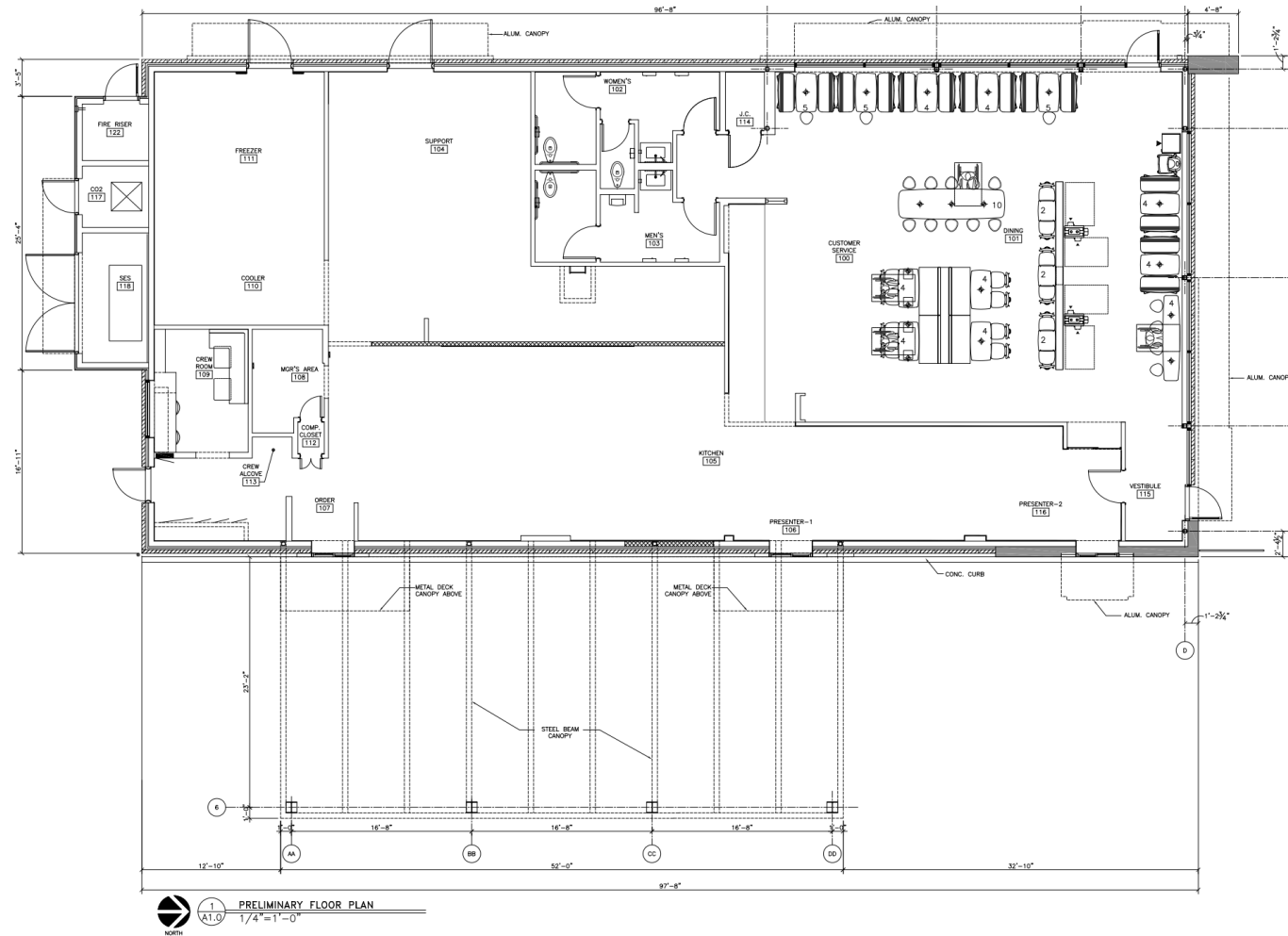
- Staff welcomes any feedback



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Floor Plan



Black & White Elevations

