



Design Review Board



DRB23-00124

Baywood Medical Collaborative II



Request

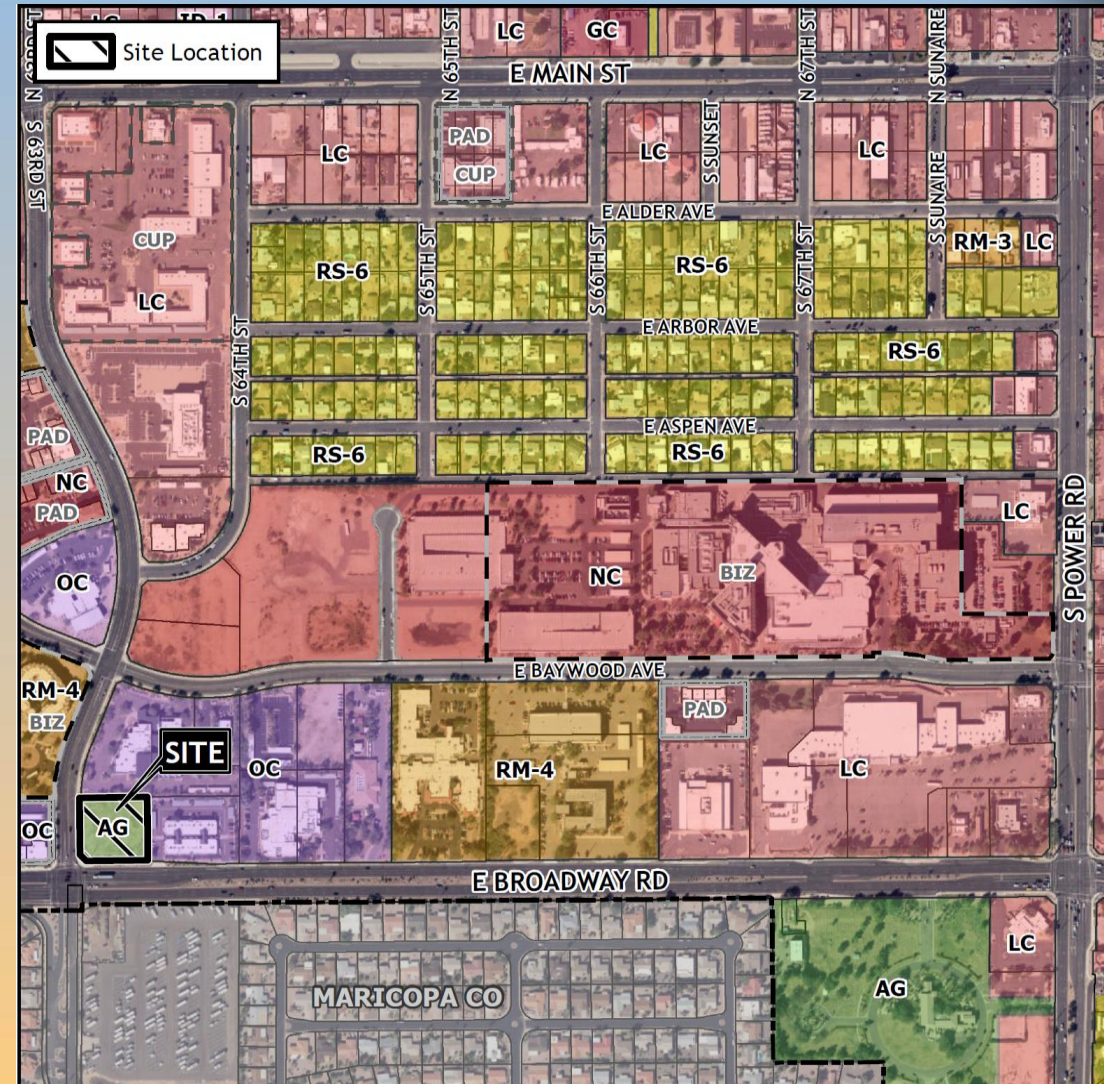
- Design Review
- To allow for the development of a Medical Office





Location

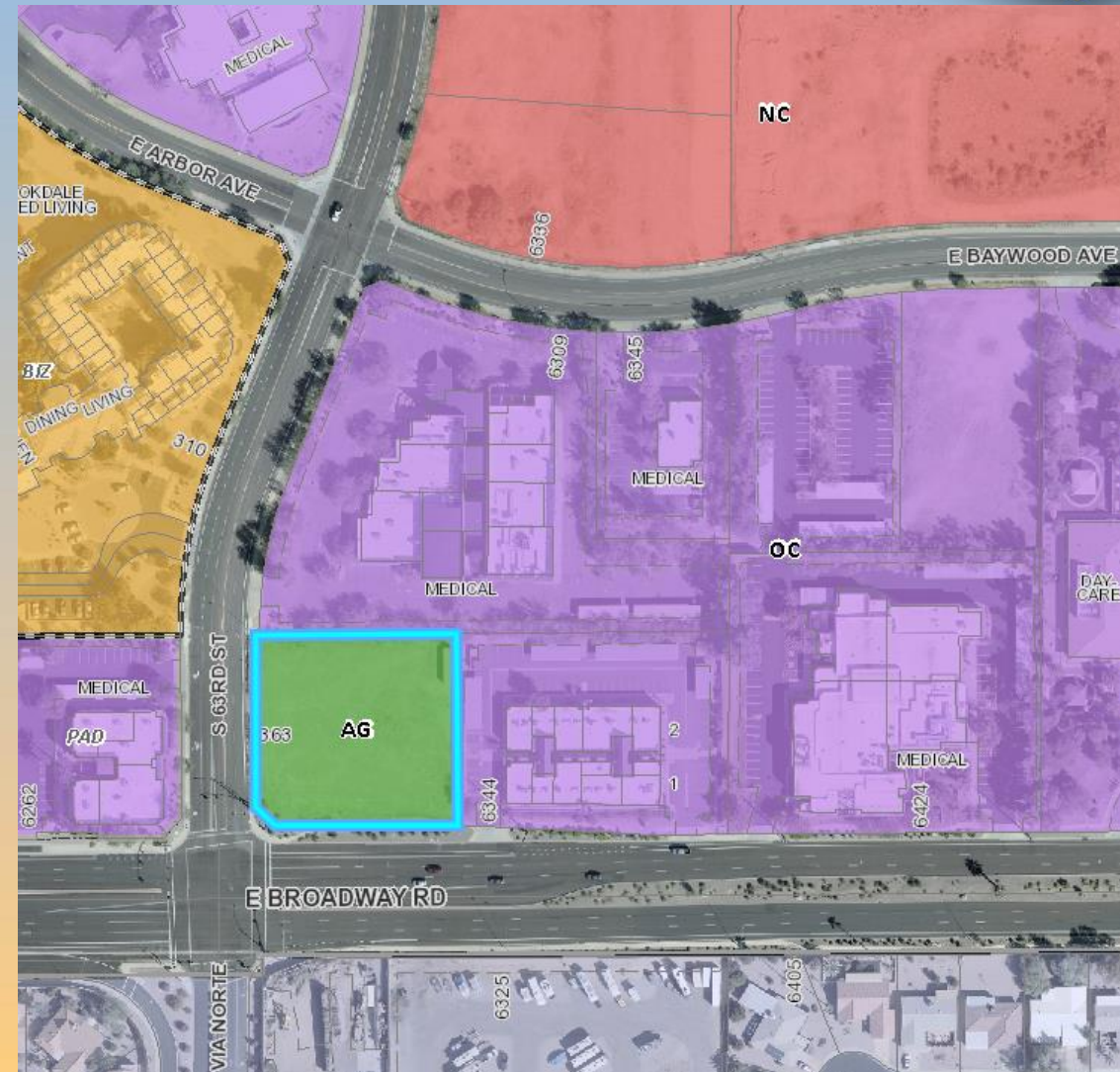
- North of Broadway Road
- East of 63rd Street
- West of Power Road





Zoning

- Site is currently zoned Agricultural (AG)
- Proposed rezone to Office Commercial (OC)
- Proposed use is permitted in the OC district





Site Photos



Looking east from 63rd Street



Site Photos

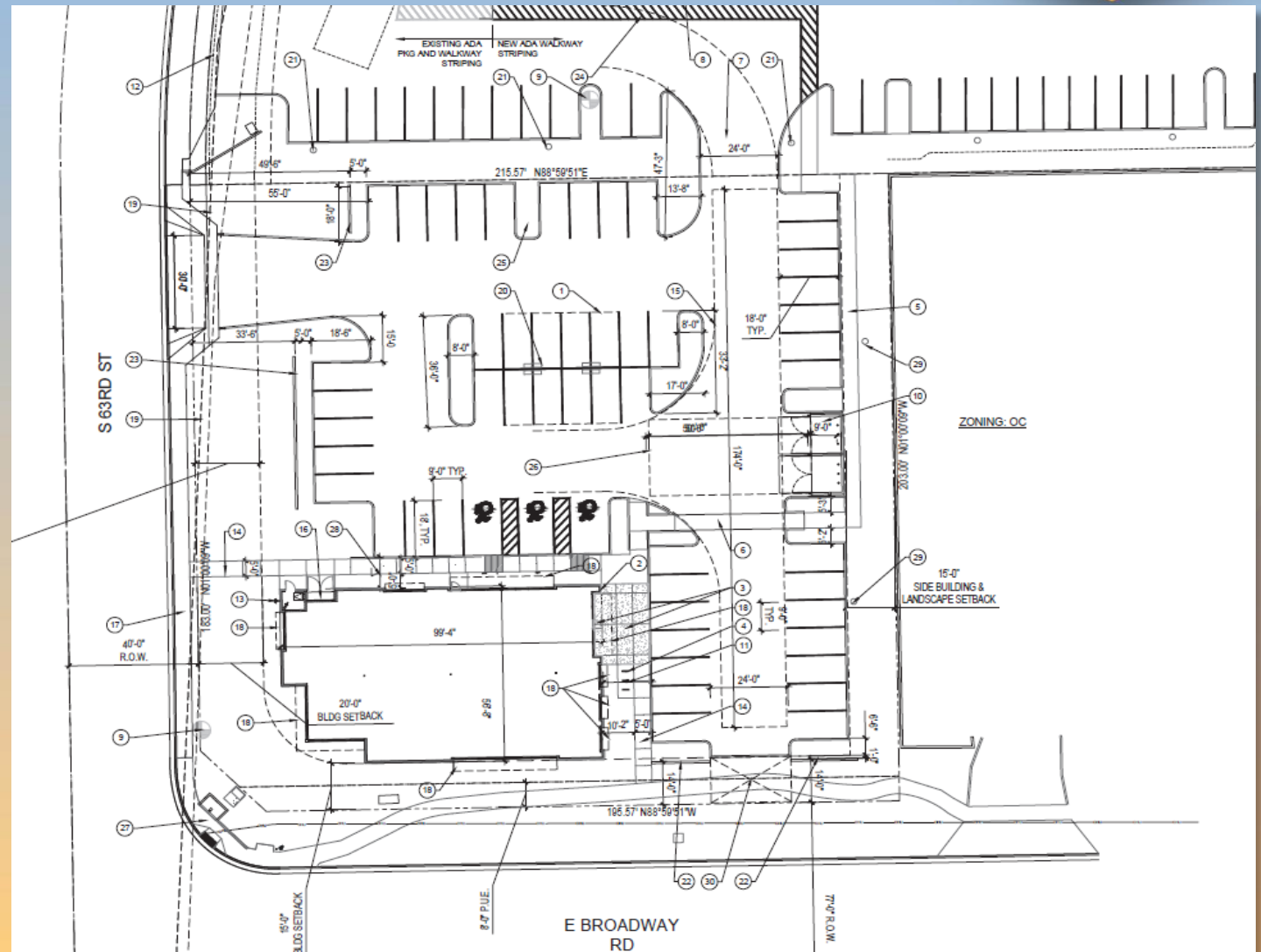


Looking north from Broadway Road



Site Plan
















- 5,214 sq ft building
- Vehicular access from South 63rd Street and internally from the existing Baywood Medical Office Complex
- 26 parking spaces required; 54 spaces provided

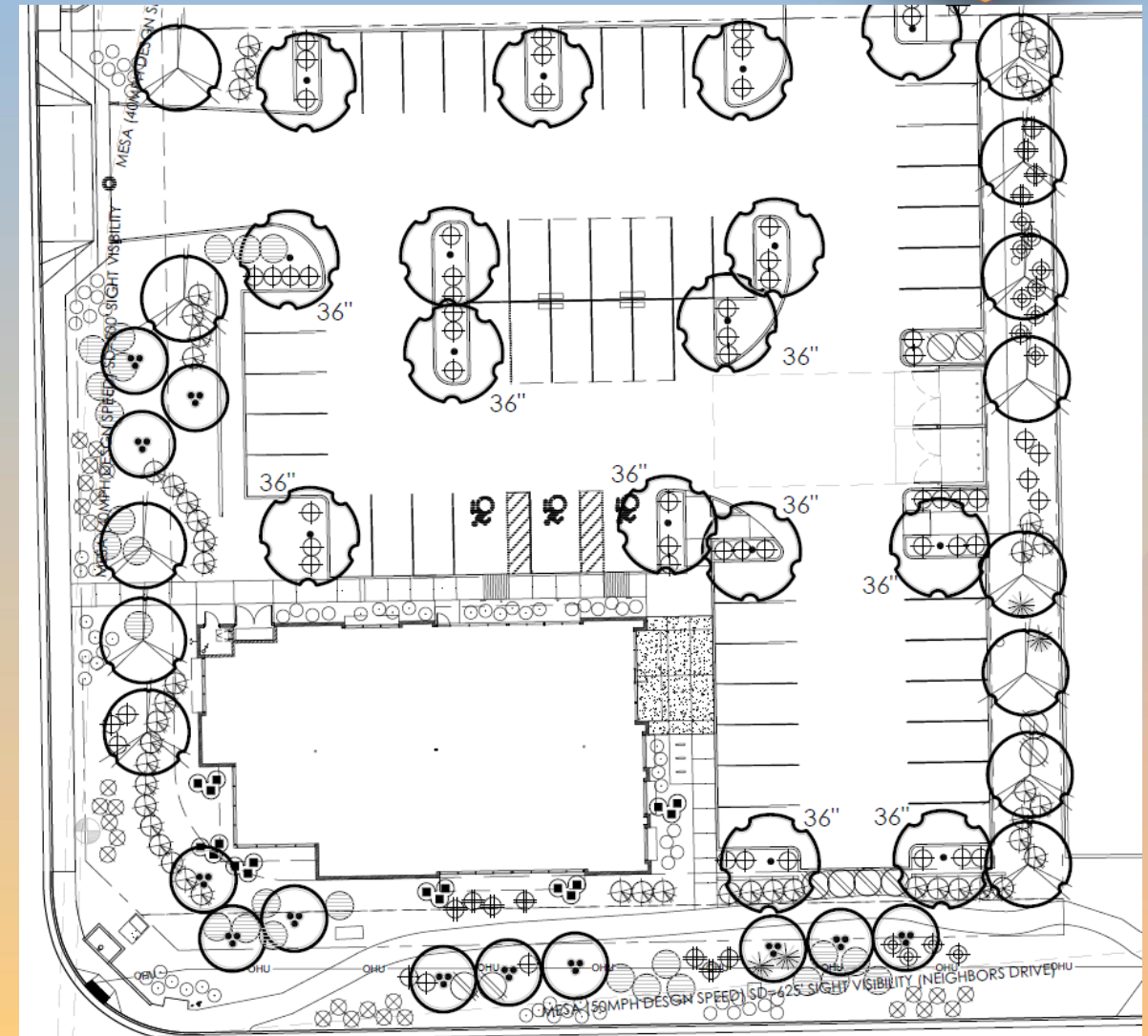




Landscape Plan

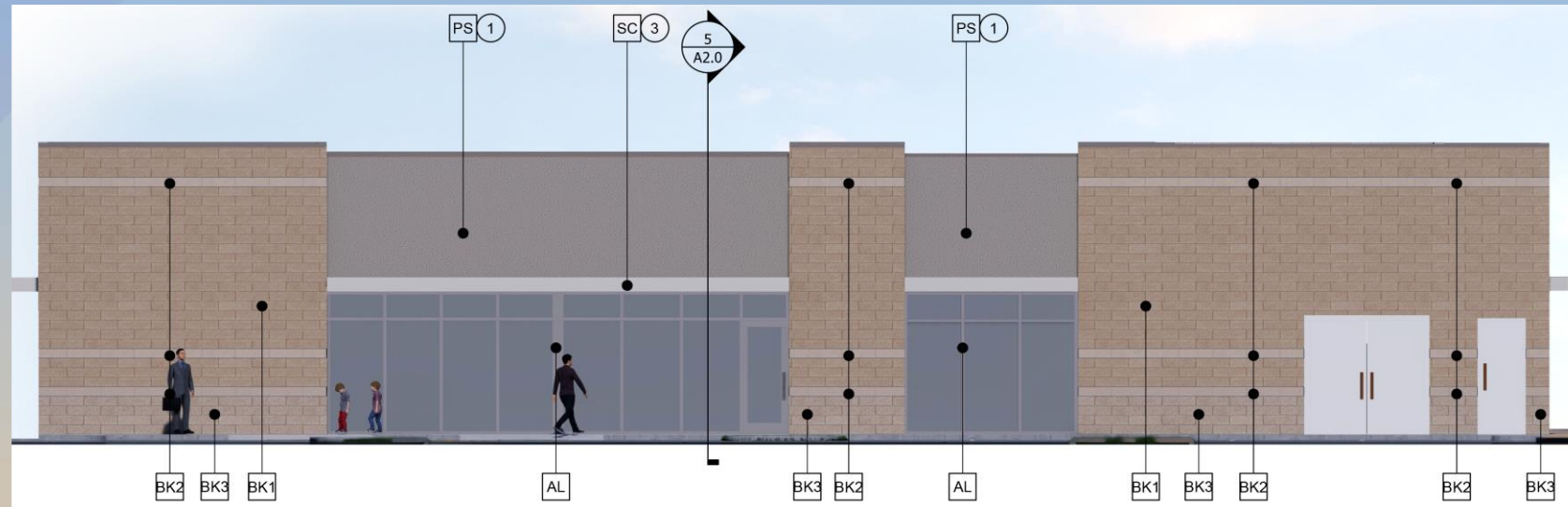
LANDSCAPE LEGEND

	ULMUS PARVIFOLIA CHINESE ELM (MATCHING) 24" BOX (UNLESS NOTED) (16)		DASYLIION WHEELERII DESERT SPOON 5 GALLON (11)
	QUERCUS VIRGINIANA LIVE OAK 24" BOX (13)		TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (10)
	CAESALPINIA CACALACO CASALOTE 36" BOX (12)		LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON (49)
	PACHYCEREUS MARGINATUS MEXICAN FENCE POST 3-STALK GROUPING (2.5', 2', 1' TALL) (6)		AGAVE DESMETTIANA SMOOTH AGAVE 5 GALLON (4)
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (65)		EREMOPHILA GLABRA 'MINGENW GOLD' 5 GALLON (26)
	HESPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON (13)		HESPERALOE PERPA BRAKE LIGHT RED YUCCA 5 GALLON (27)
	1/2" SCREENED (MATCHING GRANITE) DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS		LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (40)
			LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON (38)

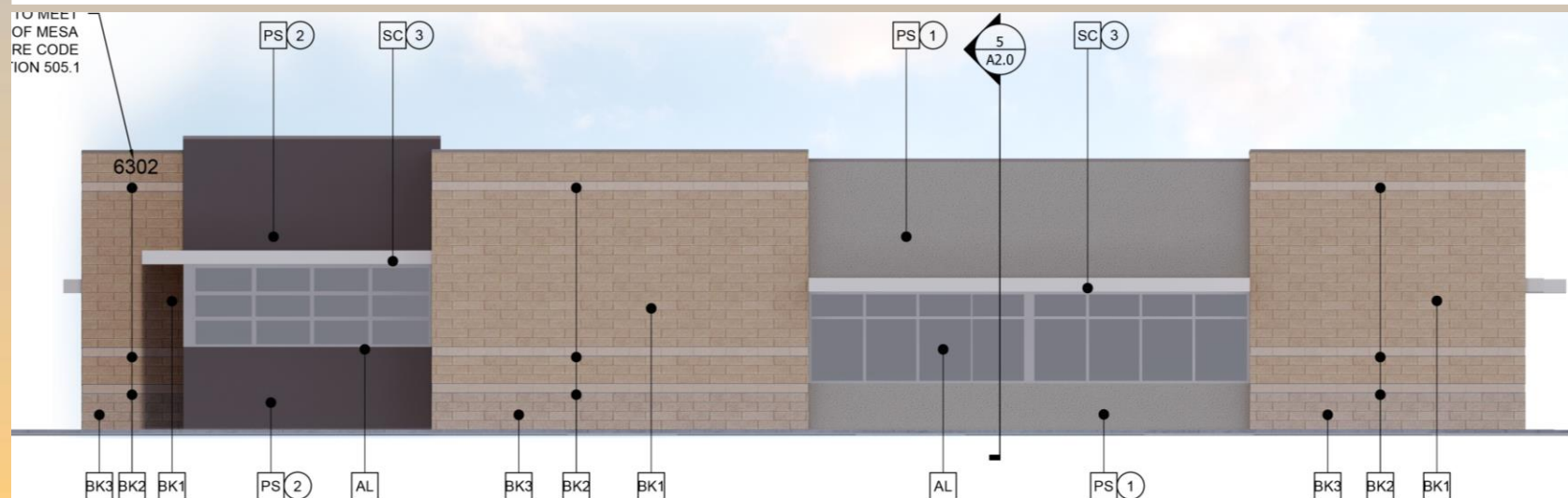




Elevations



North Elevation



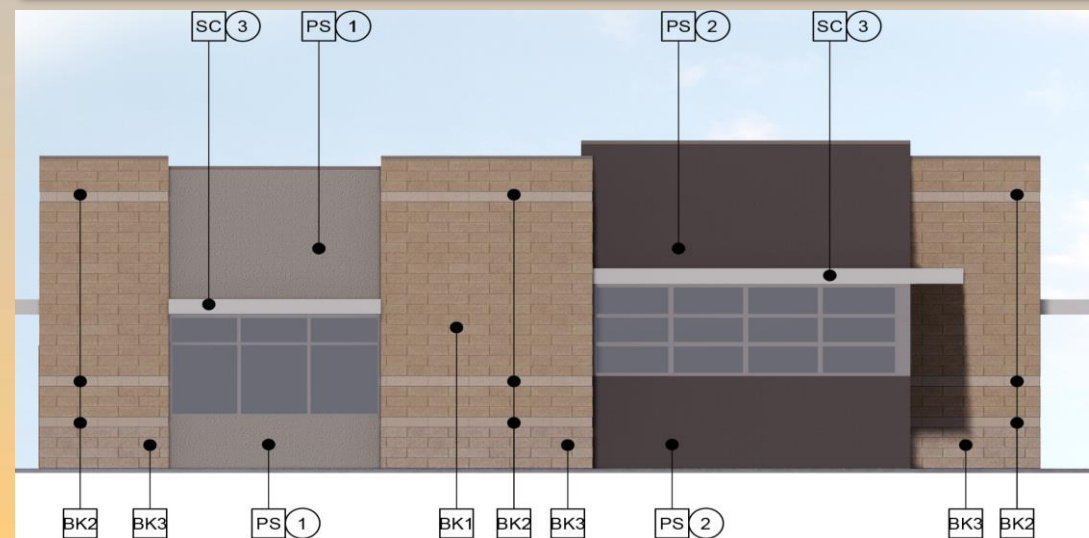
South Elevation



Elevations



East Elevation



West Elevation



Renderings



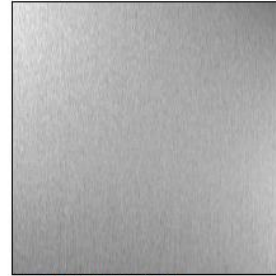


Renderings





Colors and Materials



AL - MILL FINISH ALUMINUM



GL - SOLAR BAN
"GRAY"



1 - SHERWIN WILLIAMS - SW 6071
"POPULAR GRAY" LRV - 61



2 - SHERWIN WILLIAMS - SW 6075
"GARRET GRAY" LRV - 15



3 - SHERWIN WILLIAMS - SW 7042
"GHOSTED" LRV - 75



BK1 - ECHELON MASONRY
"RIVERSIDE - NW PURPLE HAZE"



BK2 - ECHELON MASONRY
"RIDGELINE"



BK1 - ECHELON MASONRY (SPLIT-FACED)
"RIVERSIDE - NW PURPLE HAZE"



Alternative Compliance

- No more than 50% of the façade may be covered with one material



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Alternative compliance
- ✓ Proposed building elevations
- ✓ Proposed landscape design

Staff welcomes any feedback



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