



# Design Review Board



# DRB24-00406

# Skilled Nursing Facility

Jennifer Merrill, Senior Planner

December 10, 2024



# Request

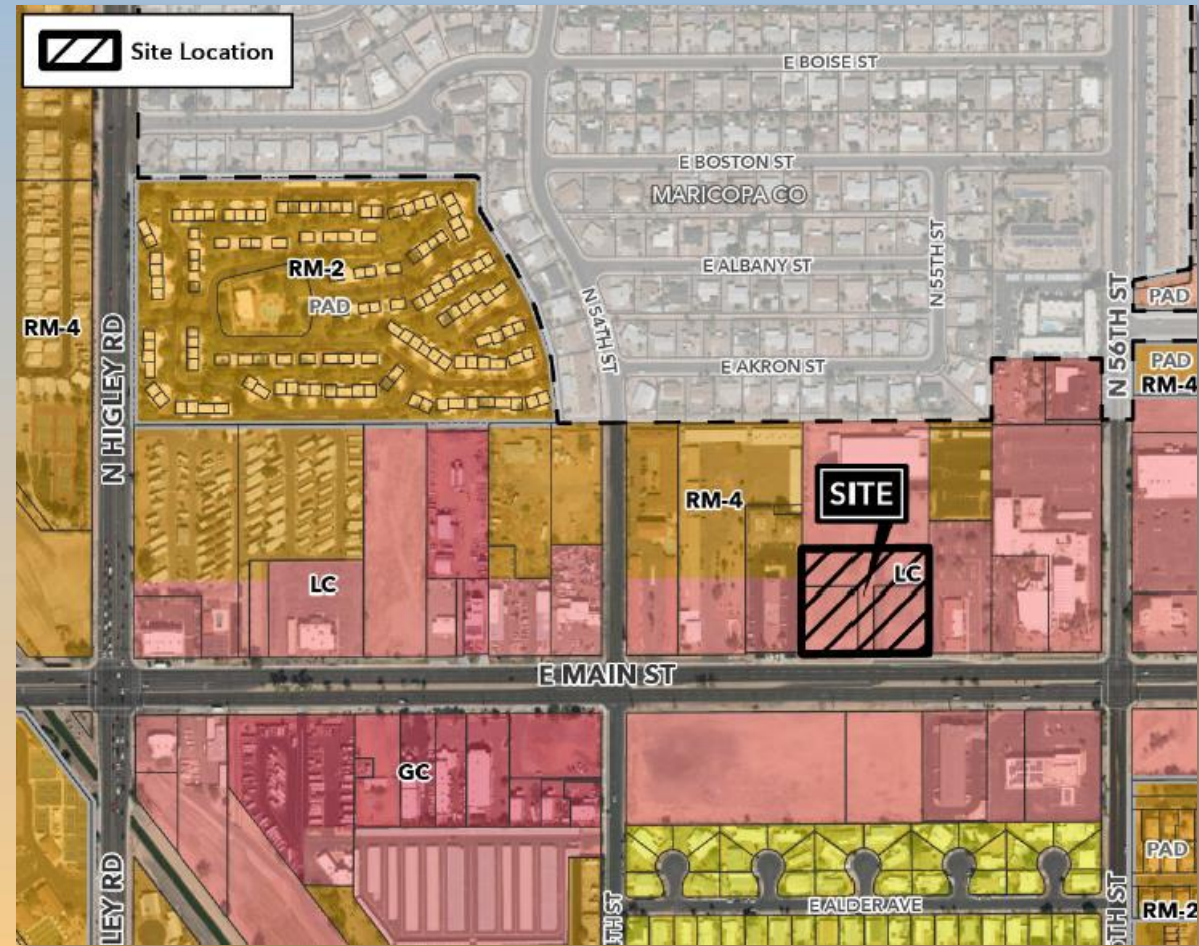
- Design Review
- To allow for a Skilled Nursing Facility





# Location

- East of Higley Road
- North side of Main Street





# Site Photo

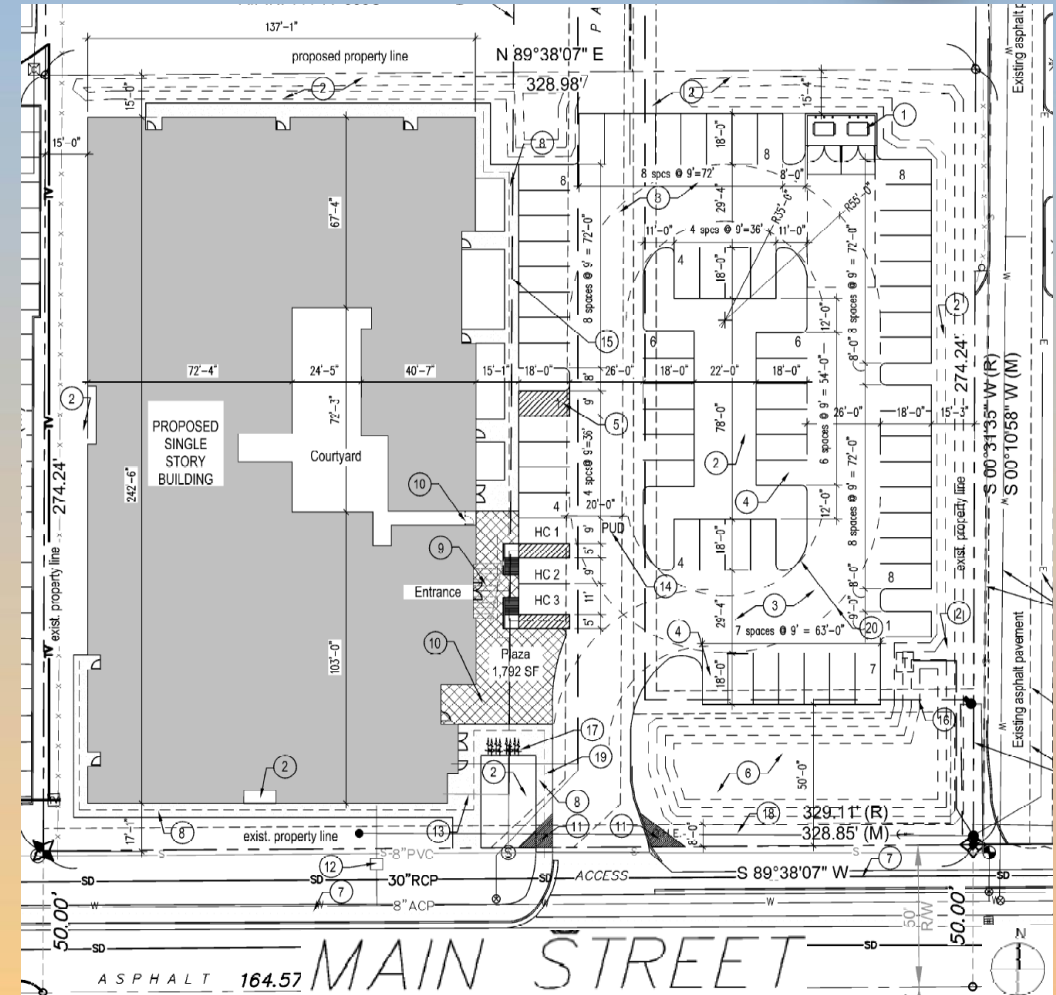


Looking north from Main Street



# Site Plan

- New 29,995 sq ft building with courtyard
- Main entry on east side of building
- 84 total beds
- Parking on east half of site, with 68 parking stalls





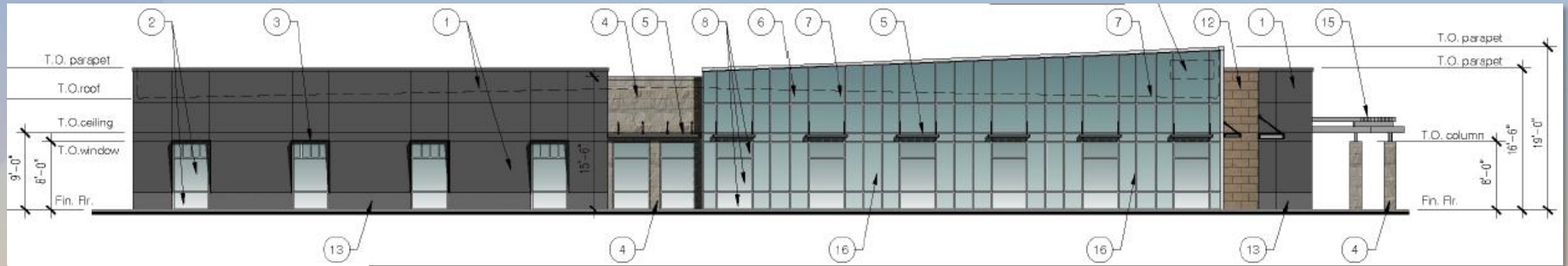
# Landscape Plan

SYMBOL	BOTANICAL NAME - COMMON NAME
<b>TREES</b>	
	ACACIA ANEURA - MULGA TREE
	CAESALPINIA CACALACO 'SMOOTHIE' - THORNLESS CASCALOTE
	PISTACIA LENTISCUS - MASTIC TREE
	PROSOPIS HYBRID 'RIO SALADO' - THORNLESS MESQUITE
<b>SHRUBS</b>	
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	EREMOPHILA GLABRA SSP. CARNOSEA - WINTER BLAZE
	EREMOPHILA HYGROPHANA - BLUE BELLS
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	RUELLIA PENINSULARIS - DESERT RUELLIA
	SIMMONDSIA CHINENSIS - JOJOBA
<b>ACCENTS</b>	
	AGAVE AMERICANA - AMERICAN AGAVE
	AGAVE PARRYI - PARRY'S AGAVE
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	EUPHORBIA ANTISYPHILITICA - CANDELILLA
	MUHLENBERGIA RIGENS - DEER GRASS
<b>GROUND COVERS</b>	
	LANTANA X 'NEW GOLD' - NEW GOLD LANTANA
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA
	DECOMPOSED GRANITE - 1" SCREENED, 2" MIN. DEPTH. COLOR 'PAINTED DESERT' BY ROCK PROS USA.

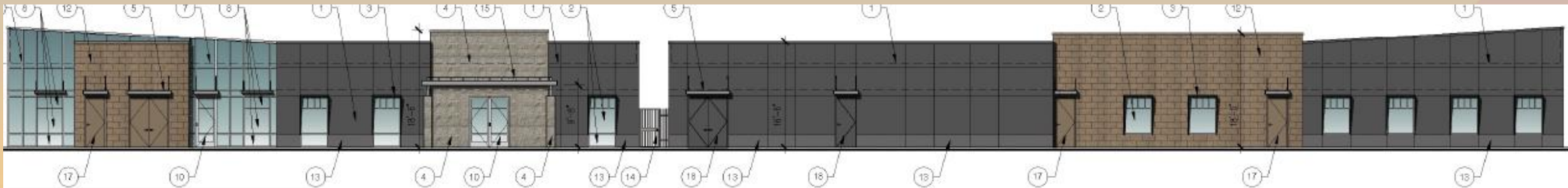




# Building Elevations



**SOUTH EXTERIOR ELEVATION**

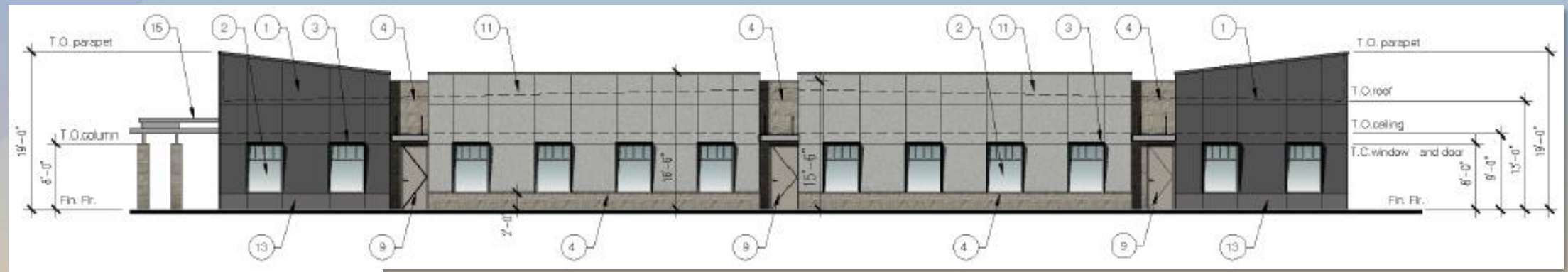


**EAST EXTERIOR ELEVATION**





# Building Elevations



**NORTH EXTERIOR ELEVATION**



**WEST EXTERIOR ELEVATION**



# Site Rendering

Skilled Nursing Facility - Southeast Corner View





# Site Rendering

Skilled Nursing Facility - Front Looking at the Entrance





# Colors and Materials

<p><b>1</b> Aluminum Composite Panels Alucobond Exterior route &amp; return system Color: Dusty Charcoal II</p>	<p><b>2</b> Aluminum Windows Clear Fixed Vision Glass Kawneer Color: Clear Anodized</p>	<p><b>3</b> Metal Plade Shade Assembly Dunn Edwards Color: So Chic #DET 614</p>	<p><b>4</b> Stone Veener Culture Stone Hewn Stone Color: Span</p>	<p><b>5</b> Metal Framed Canopy with suspended supports Dunn Edwards Color: So Chic #DET 614</p>	<p><b>6</b> Aluminum Curtain Wall Kawneer Trifab Verzaglaase 450 Color: Clear Anodized</p>
<p><b>7</b> Spandrel Glaase(Opaque)at Curtain Wall Vitro Architectural Glaase Performance Tinted Glaase Color: Azuria</p>	<p><b>8</b> Clear Vision Glaase Vitro Architectural Glaase Solarban 60 low-E Color: Clear</p>	<p><b>9</b> Exterior Door Steel Clad Solid Core Dunn Edwards Color: Stieglitz Silver #DET 612</p>	<p><b>10</b> Exterior Storefron Door Aluminum/Glaase Color: Clear Anodized</p>	<p><b>11</b> Exterior Insulating Finishing System (EIFS) Sto Corp. Sto Therm ci GPS Color: Gray 16281 26</p>	<p><b>12</b> Porcelain Exterior Wall Cladding System (EIFS) Cladding Corporation Ceramic 5 Porcelain Rainscreen Size: 12"x24" Color: Ocean Grey NE 13</p>
<p><b>13</b> Aluminum Composite Panel Alucobond Exterior route and return system Color: Steel City Silver Mica</p>	<p><b>14</b> Steel Fence, Gate Painted Steel Dunn Edwards Color: Stieglitz Silver # DET612</p>	<p><b>15</b> Entrance Canopy Painted Steel Dunn Edwards Color: Stieglitz Silver # DET612</p>	<p><b>16</b> Tinted Glass (See through) at Curtain Wall Below ceiling Vitro Achitectural Glaase Performance Tinted Glaase Color: Azuria</p>	<p><b>17</b> Exterior Door Steel Clad Solid Core Dunn Edwards Color: Graage Halle #DET 695</p>	<p><b>18</b> Exterior Door Steel Clad Solid Core Dunn Edwards Color: Sheet Metal #DE6356</p>



# 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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