



Design Review Board



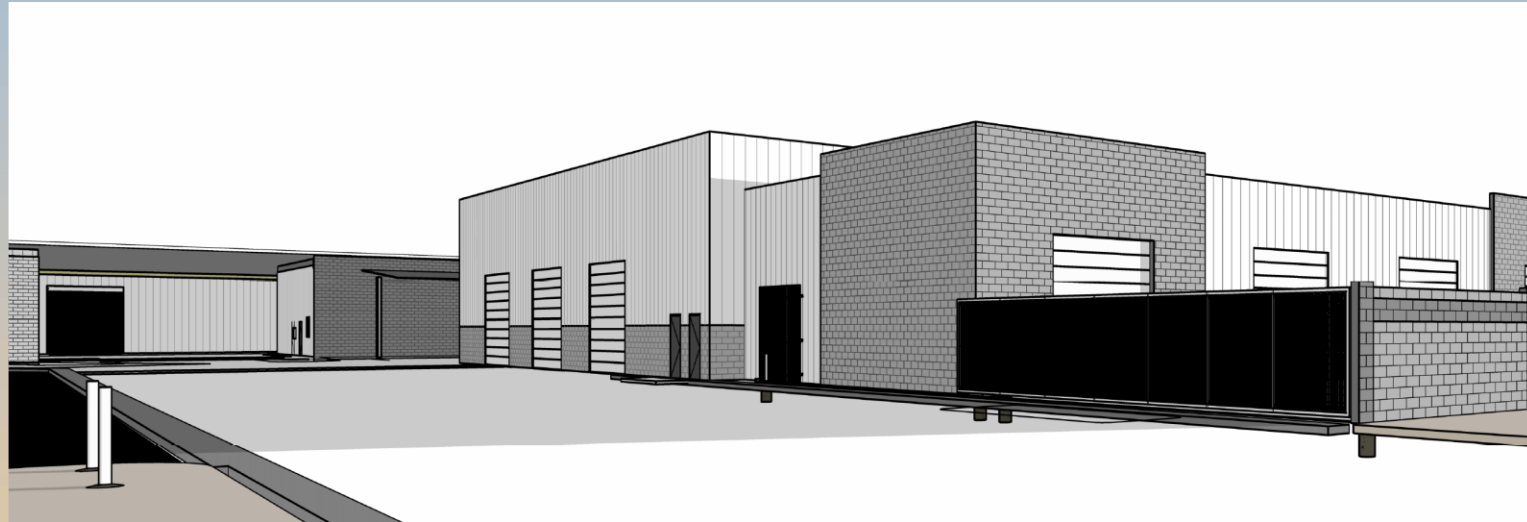
DRB24-00524

202 RV Valet Storage Expansion



Request

- Design Review for an approximately 58,845 square foot expansion of a Boat and Recreational Vehicle Storage Facility





Site Photo



Looking south from Main Street



Site Context (Phase 1)



Looking south from Main Street



Site Context (Phase 2)



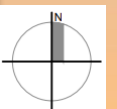
Looking south from Main Street



Site Context (Phase 2)



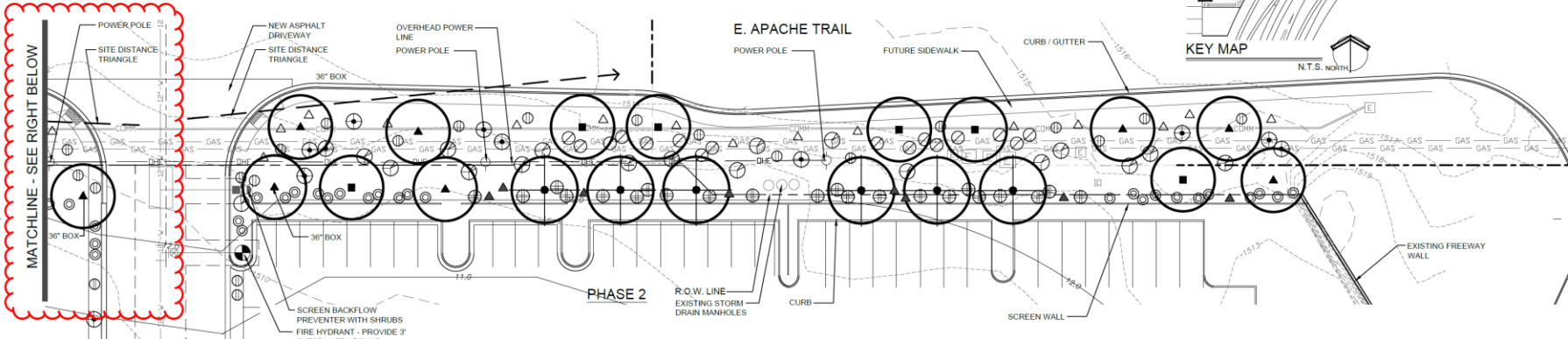
Looking south from Main Street

[illegible]

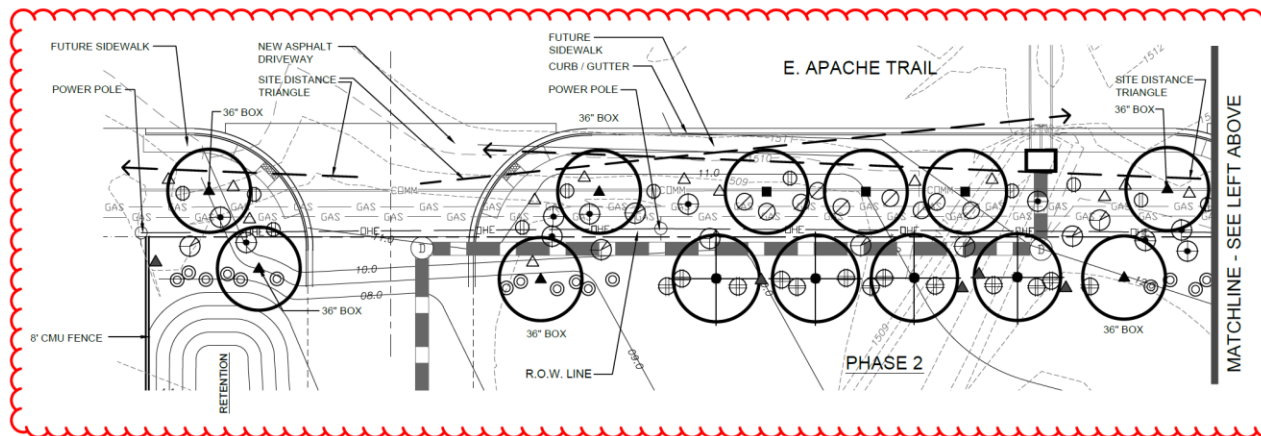


Landscape Plan

THIS EXISTING MATURE LANDSCAPE SCOPE, AS INSTALLED DURING PHASE 1, IS TO REMAIN IN PLACE



THIS EXISTING MATURE LANDSCAPE SCOPE, AS INSTALLED DURING PHASE 1, IS TO REMAIN IN PLACE



PLANT KEY

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES:		
	ACACIA SALICINA	WILLOW ACACIA
	CERCIDIMUM HYBRID 'AZT'	THORNLESS PALO VERDE
	PROSOPIS THORNLESS HYBRID 'AZT'	AZT THORNLESS MESQUITE
SHRUBS:		
	AMBROSIA DELTOIDEA	TRIANGLE-LEAF BURSAGE
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
	ENCELIA FARINOSA	BRITTLE BUSH
	JUSTICIA CALIFORNICA	CHUPAROSA
	LARREA TRIDENTATA	CREOSOTE
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
	RUPELLIA PENINSULARIS	BAJA RUPELLIA
ACCENTS / CACTUS:		
	OPUNTIA ENGELMANNII	ENGELMANN'S PRICKLY PEAR
	OPUNTIA FICUS-INDICA	INDIAN FIG PRICKLY PEAR



Color & Material Board



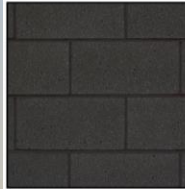
CMU1

GRAY CMU WITH BLACK TOOLED GROUT JOINTS

MATERIAL: 8X8X16 CONCRETE MASONRY UNITS STANDARD COURSING

FINISH: GRAY WITH BLACK GROUT 1/4" RAKED JOINTS

LOCATIONS: SITE WALLS AND BUILDING WALLS



CMU2

BLACK CMU WITH BLACK TOOLED GROUT JOINTS

MATERIAL: 8X8X16 CONCRETE MASONRY UNITS STANDARD COURSING

FINISH: BLACK WITH BLACK GROUT 1/4" RAKED JOINTS

LOCATIONS: BUILDING WALLS



MTL

PRE-ENGINEERED METAL BUILDING CLADDING

MATERIAL: METAL BUILDING CLADDING BY MANUFACTURER

FINISH: WHITE

LOCATIONS: PRE-ENGINEERED METAL BUILDING CLADDING



CHN

CHANNEL CLADDING

MATERIAL: GALVANIZED METAL CHANNELS OF VARYING WIDTHS SPACE 2" APART AND MOUNTED VERICALLY

FINISH: GALVANIZED

LOCATIONS: NORTH ELEVATION



WIF

WROUGHT IRON FENCE

MATERIAL: WROUGHT IRON POSTS, BEAMS, AND PICKETS

FINISH: BLACK

LOCATIONS: ON TOP OF SELECT SITE WALLS AND ON VEHICULAR SLIDING GATES

[illegible]

277'-4"

CMU2

DASHED LINE INDICATES EXISTING BUILDING ON ADJACENT SITE

CMU1

CMU2

20'-0" CONTROL JOINTS TYPICAL

20'-0"

11'-4"

6'-0"

1'-4"

FINISH FLOOR 0"

T.O. WALL 20'-0"

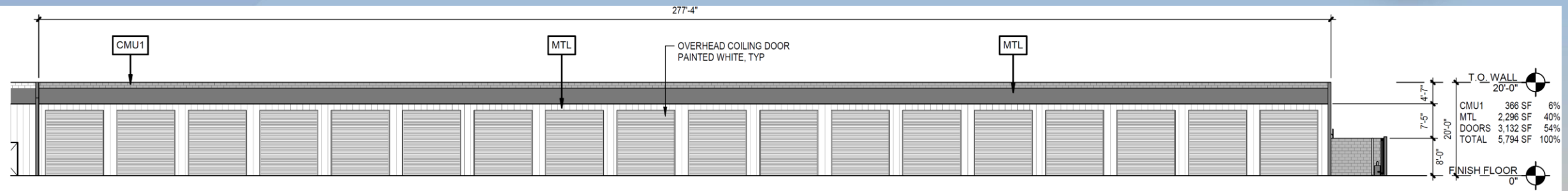
CMU1 5,622 SF

CMU2 172 SF

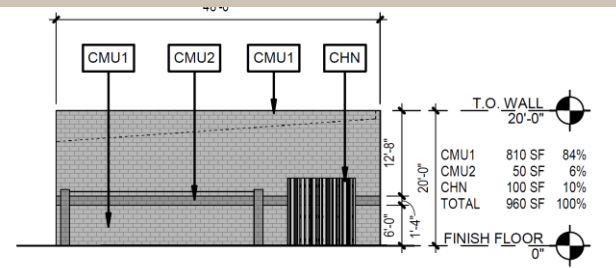
TOTAL 5,794 SF



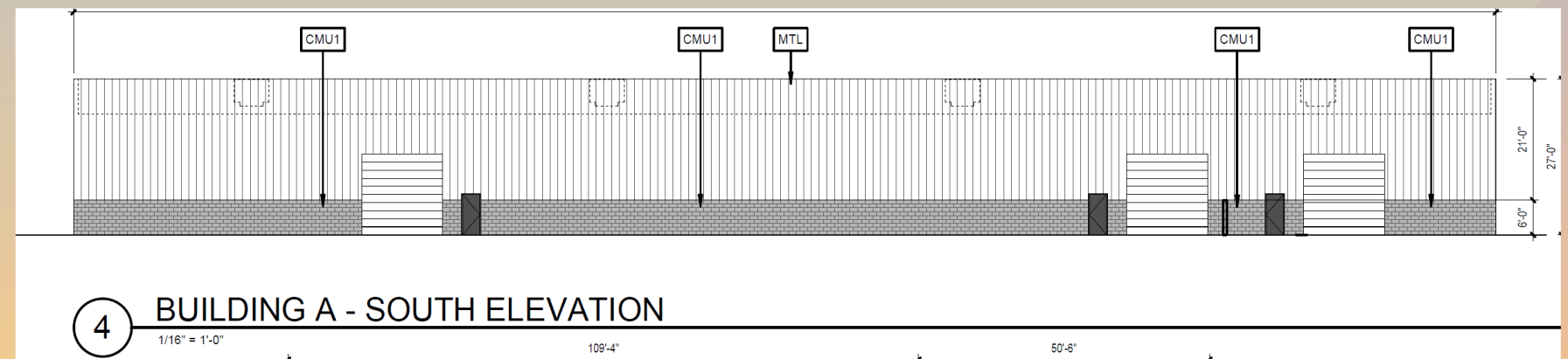
Elevations



6 BUILDING B - EAST ELEVATION
1/16" = 1'-0"



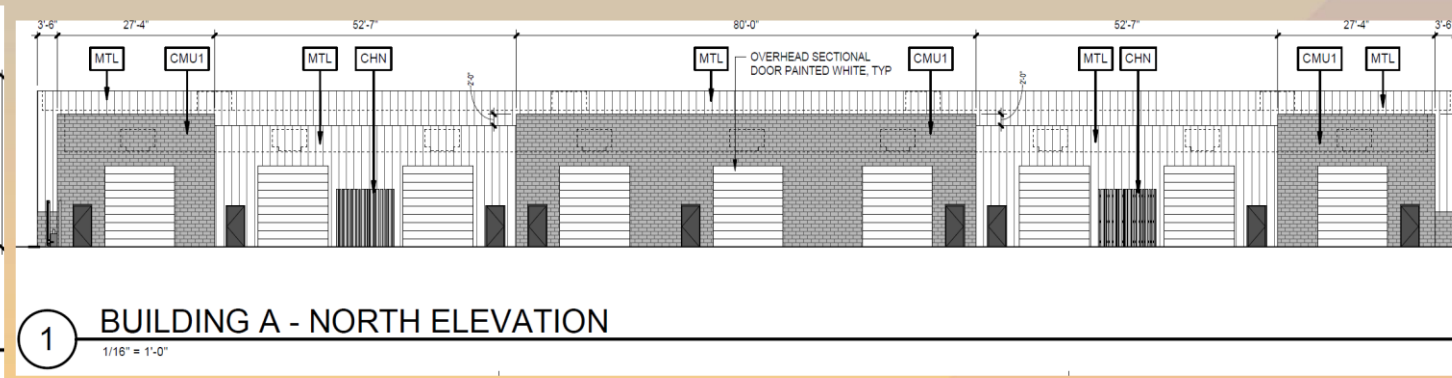
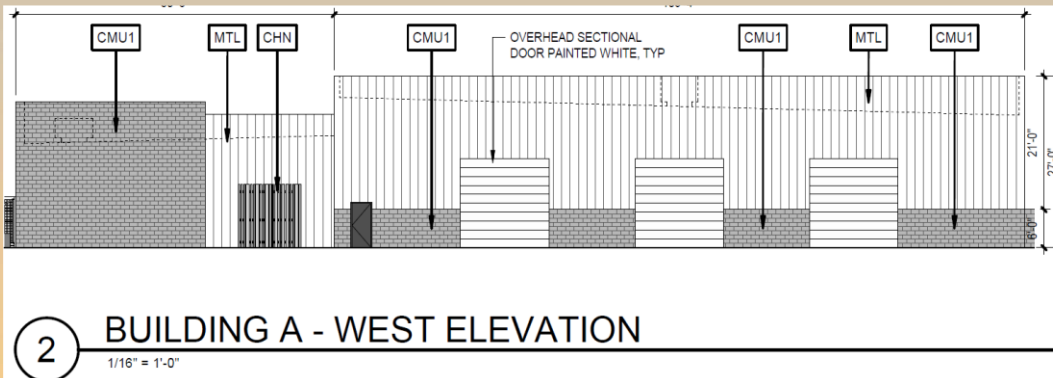
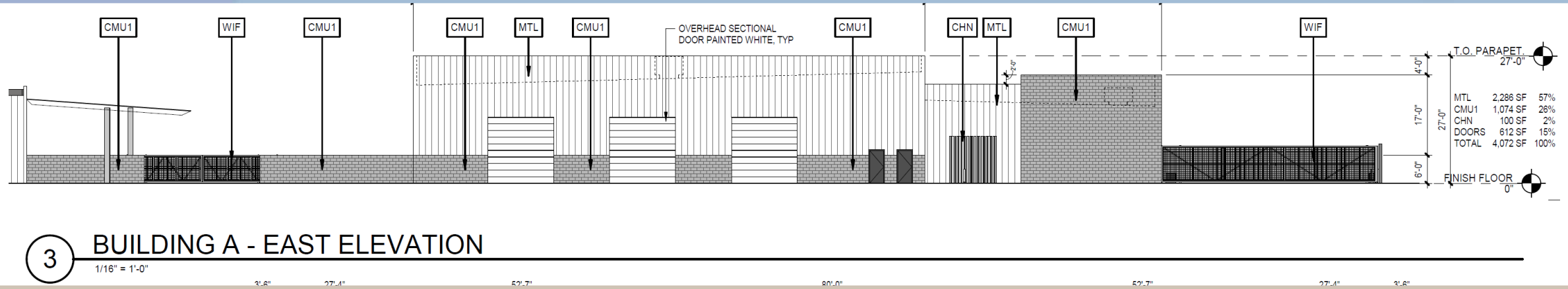
5 BLDG B - NORTH ELEV
1/16" = 1'-0"



4 BUILDING A - SOUTH ELEVATION
1/16" = 1'-0"

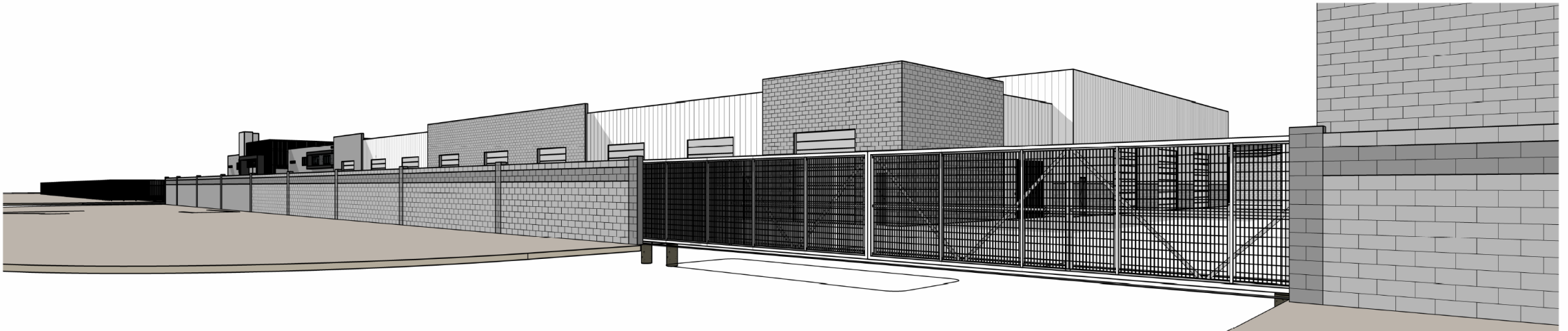


Elevations





Site Rendering

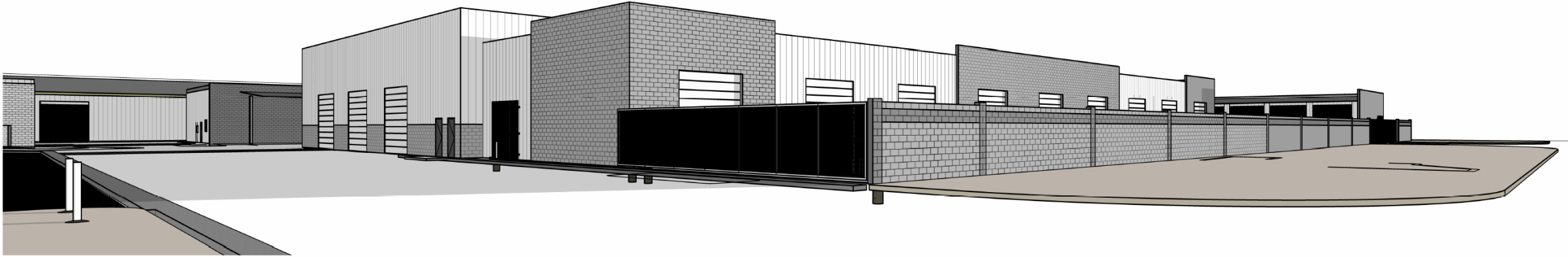


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PHASE 3 NORTHWEST PERSPECTIVE



Site Rendering



PHASE 3 NORTHEAST PERSPECTIVE



Alternative Compliance

- ✓ Roof Articulation. Vary building height including at least 2 changes in height or roof forms that are varied over different portions of the building through changes in pitch, plane and orientation
- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Materials. No more than 50% of the façade may be covered with one single material



Findings

Staff is seeking your review and recommendation on the following:

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

Staff welcomes any feedback



Design Review Board