



Design Review Board



DRB23-00335

Brightpath Day Care Center

Kwasi Abebrese, Planner I

August 8, 2023



Request

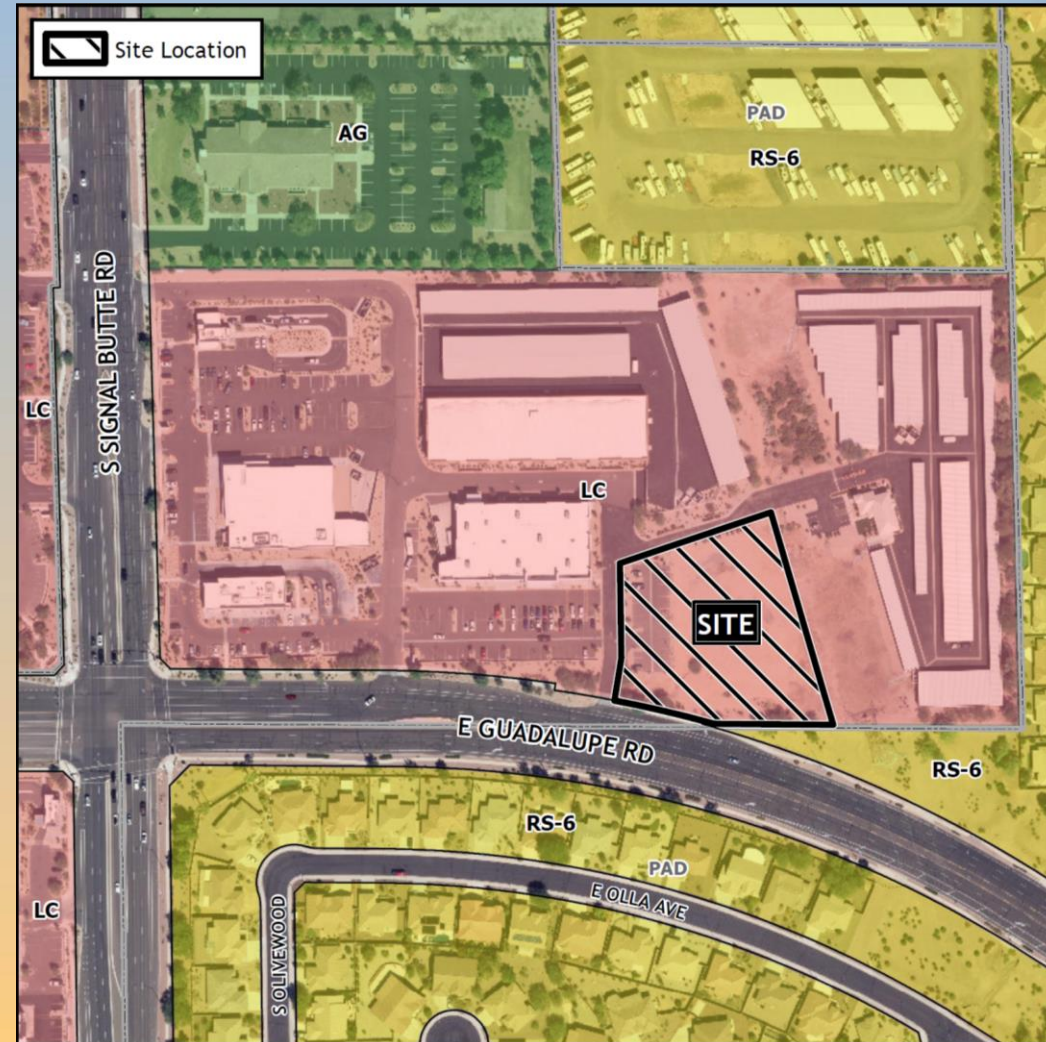
- Design Review
- To allow for the development of a Day Care Facility





Location

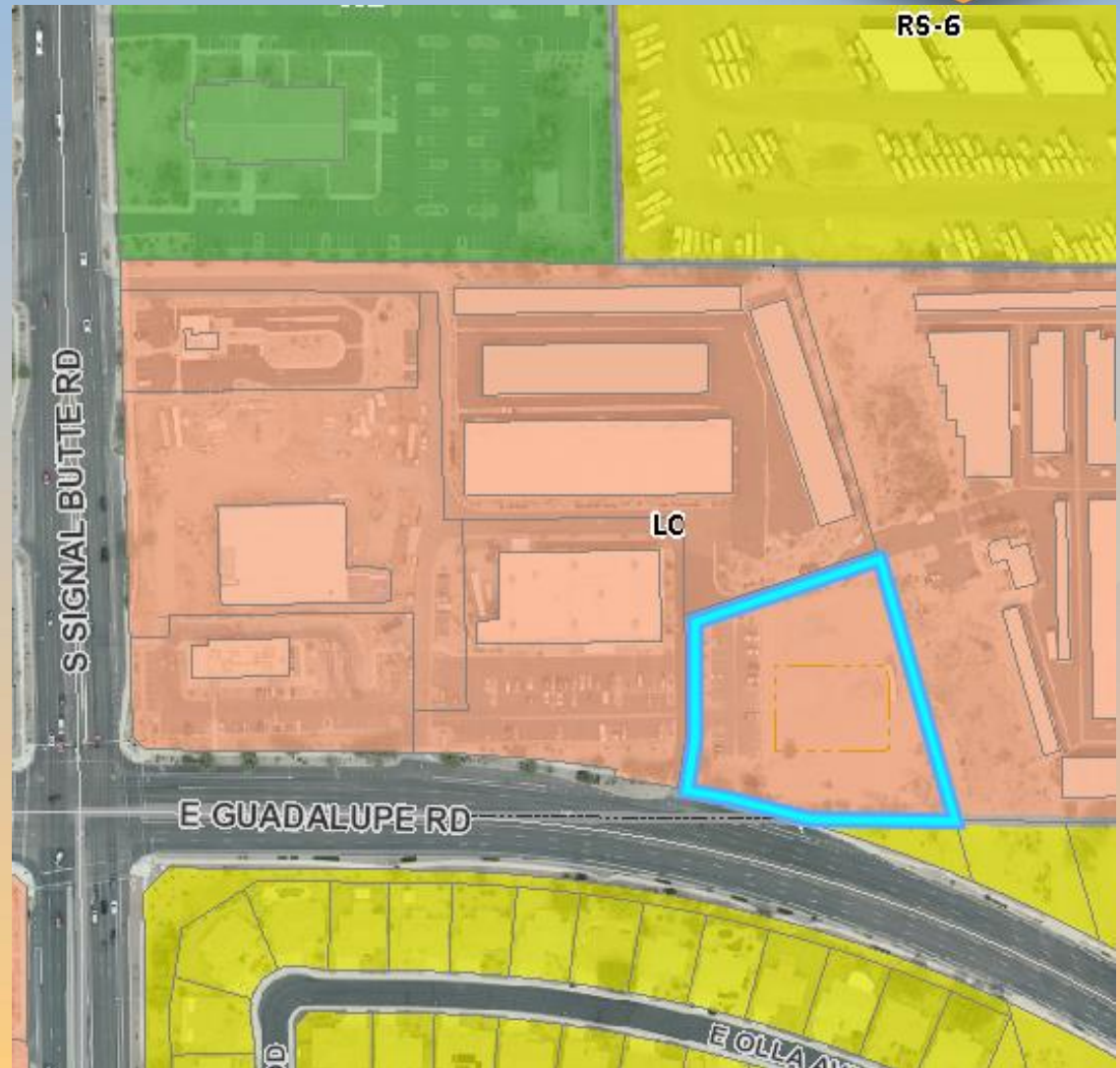
- North of Guadalupe Road
- East of Signal Butte Road
- Within Mesa Center Pointe group commercial center





Zoning

- Limited Commercial (LC)
- Proposed use is permitted in the LC district





Site Photo



Looking north from Guadalupe Road



Site Context



Looking north from Guadalupe Road



Site Context



Looking north from Guadalupe Road



Site Context

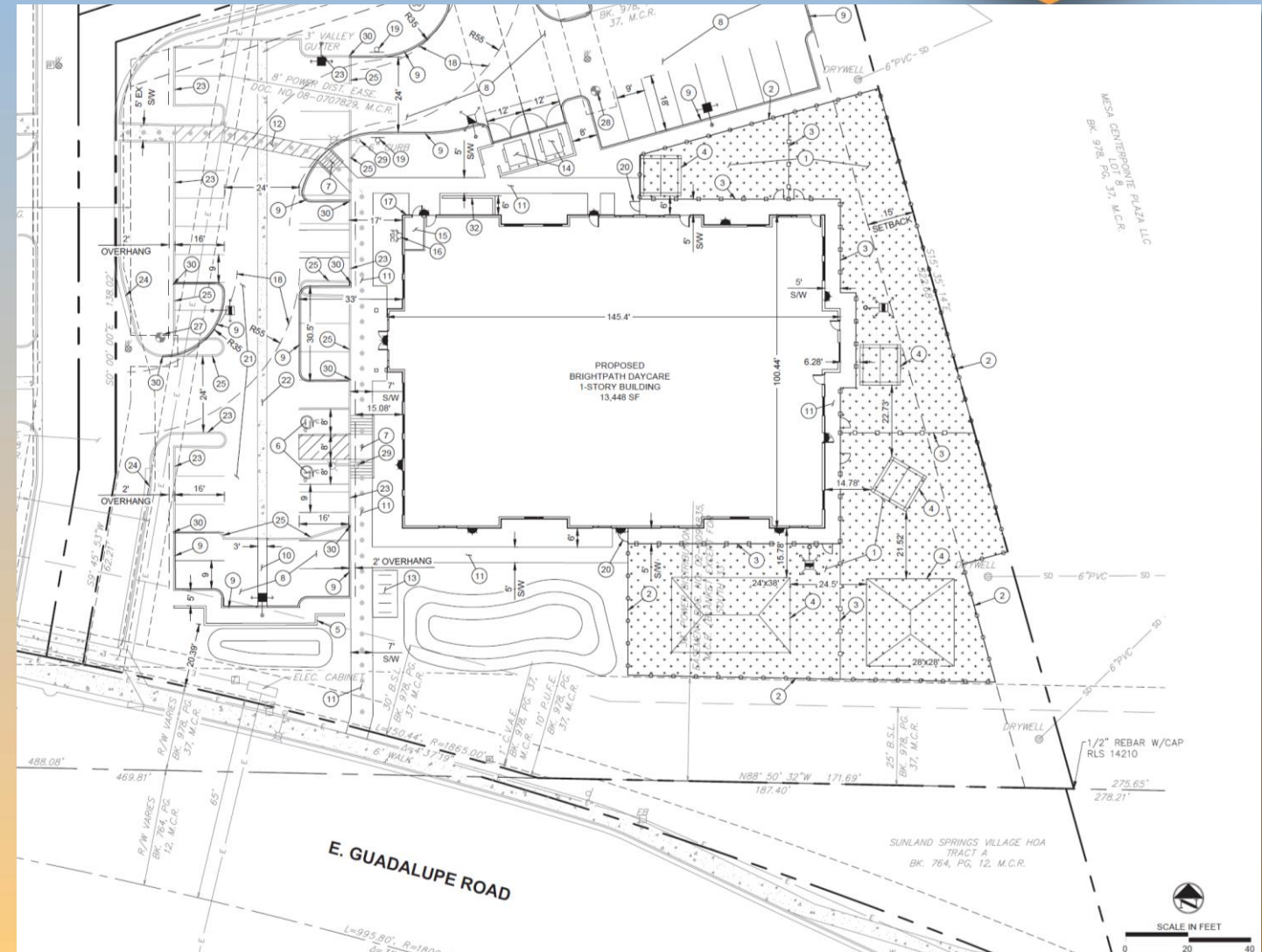


Looking north from Guadalupe Road



Site Plan

- One-story 13,448 sq ft day care center
- Fenced playground area with shade structures
- Vehicular access from East Guadalupe Road and internally from an existing shared driveway
- 36 parking spaces required; 37 spaces





Landscape Plan

SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY.	SIZE(h x w)
TREES (LARGE)					
*Tree - Install Size					
	FICUS microcarpa nitida	Indian Laurel Fig	27/24" BOX*	1	9'x4'
	PARKINSONIA Florida	Blue Palo Verde	27/15" BOX*	3	6'x5'
	PISTACIA x 'Red Push'	Red Push Pistache	27/24" BOX*	6	9'x4'
	PROSOPIS thornless glandulosa 'AZT'	Thornless Honey Mesquite	27/15" BOX*	10	6'x5'
	QUERCUS virginiana	Live Oak	27/24" BOX*	8	9'x4'
TREES (SMALL)					
TOTAL TREES = 28					
	CHITALPA x tashkentensis 'Pink Dawn'	Chitalpa Tree	27/24" BOX*	15	8'x5'
	PISTACIA lentiscus	Mastic Tree	27/36" BOX*	15	8'x10'
PALMS					
TOTAL TREES (SMALL) = 30					
	CHAMAEROPS HUMILIS	MEDITERRANEAN PALM	24'/36'/48'	1	-
TOTAL PALMS = 1					
TOTAL TREES = 59					

SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY.	SIZE(h x w)
SHRUBS					
*Shrub - Mature Size					
	BOUGAINVILLEA x ROSENKA	ROSENKA BOUGAINVILLEA	5 GAL.	41	3'h x 4'w
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL.	81	3'h x 3'w
	TECOMA stans v. stans 'Gold Star'	Gold Star Esperanza	5 GAL.	6	5'h x 5'w
TOTAL SHRUBS = 128					
ACCENTS					
	ALOE barbadensis	Medicinal Aloe	5 GAL.	20	2'h x 3'w
	AGAVE vilmoriniana	Octopus Agave	5 GAL.	33	3'h x 3'w
	DASYLIRION quadrangulatum	Mexican Grass Tree	5 GAL.	48	5'h x 5'w
	PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL.	45	3'h x 3'w
	HESPERALOE funifera	Giant Hesperaloe	5 GAL.	4	6'h x 6'w
TOTAL ACCENTS = 150					
GROUNDCOVERS					
	CARISSA GRANDIFLORA 'GREEN CARPET'	TUTTLE NATAL PLUM	5 GAL.	86	3'h x 4'w
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL.	61	2'h x 4'w
TOTAL GROUND COVERS = 147					





Elevations



West Elevation



North Elevation



Elevations



East Elevation



West Elevation



Renderings





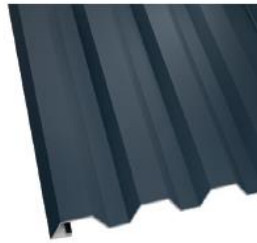
Renderings





Colors and Materials

METAL WALL PANEL



PROFILE

WESTERN WAVE RIGID WALL PANEL - TERRA COTTA
MANUFACTURED BY WESTERN STATES METAL ROOFING



COLOR

STUCCO COLORS



2501 ■ 50 Alamo



01008 ■ 80 Marble White

STUCCO COLORS ARE BASED ON THE STOCOLOR SOUTHWEST
COLLECTION BY STO CORP.

CULTURED STONE



COUNTRY LEDGESTONE, COLOR: SEVILLA, AS
MANUFACTURED BY CULTURED STONE

METAL TRIM COLOR



ANODIZED ALUMINUM



HELIOS ALUMINUM CANOPY BY
ARCHITECTURAL FABRICATION

Sto Traditional Finish Textures



Fine



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Proposed landscape design

Staff welcomes any feedback



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