



DESIGN REVIEW BOARD

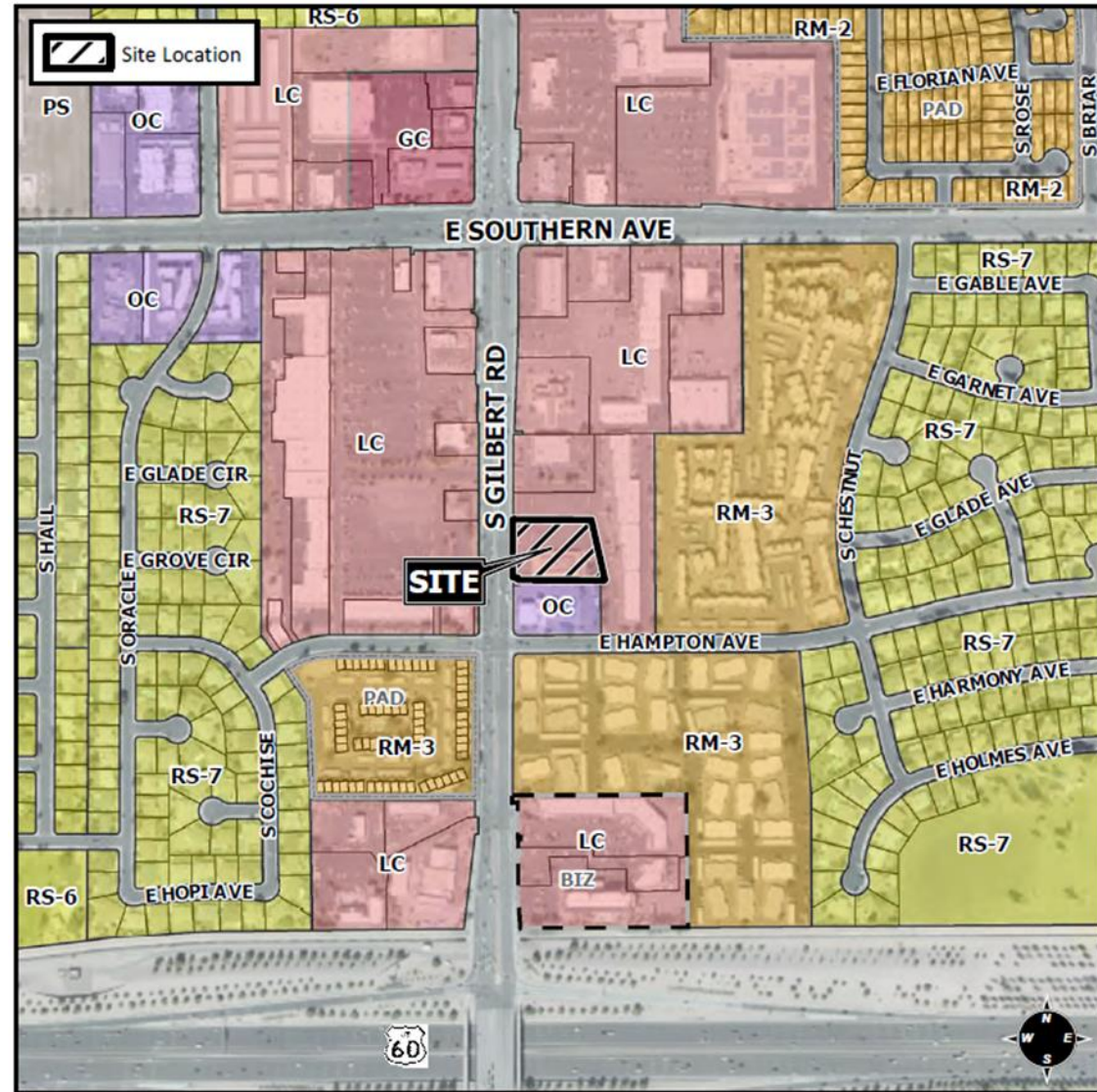
December 15, 2020

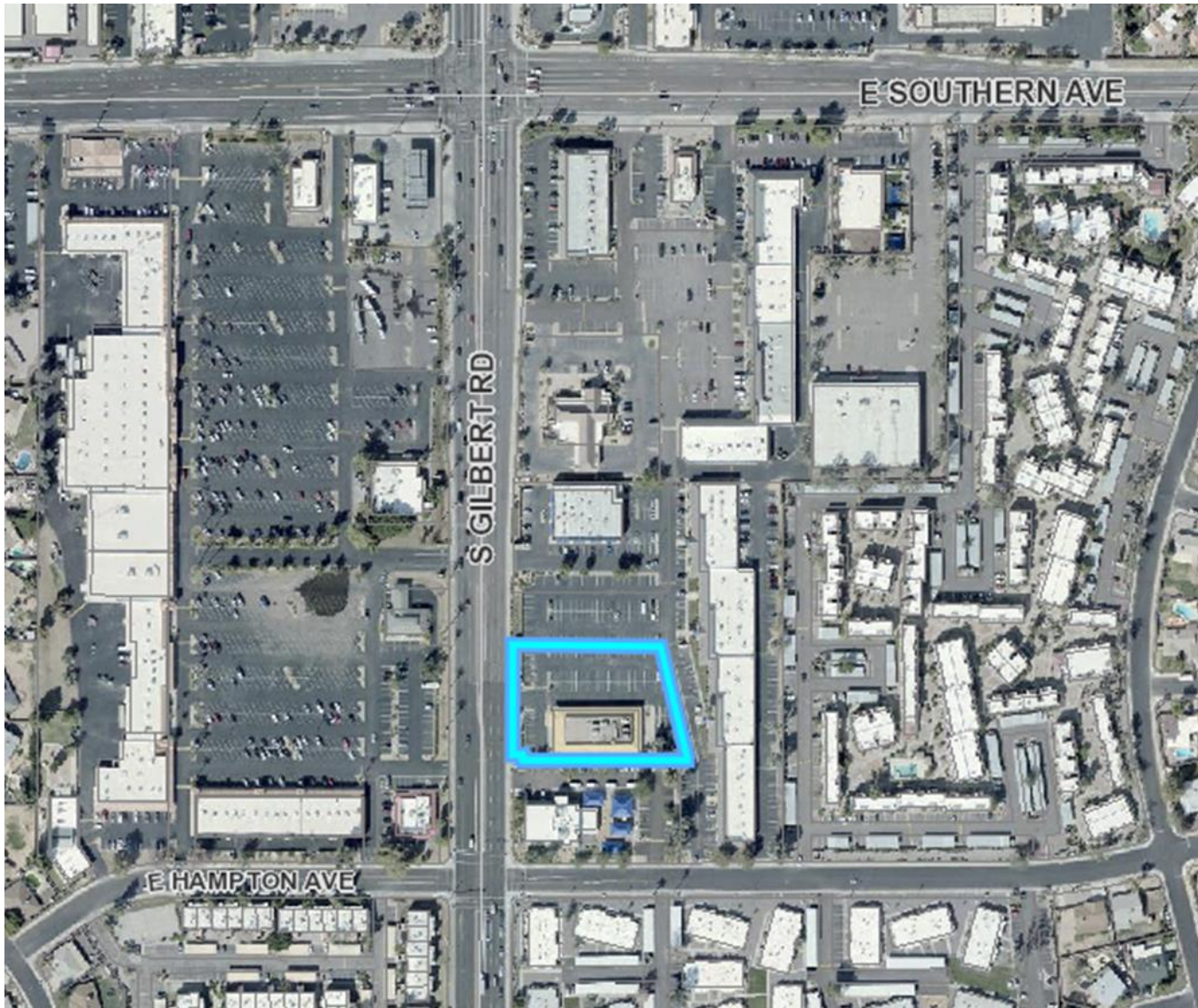


DRB20-00575

Location

- Located south of Southern Avenue on the east side of Gilbert Road





Request

- Design Review per MZO Section 11-71-2

Purpose

- Restaurant with drive-thru

Street View



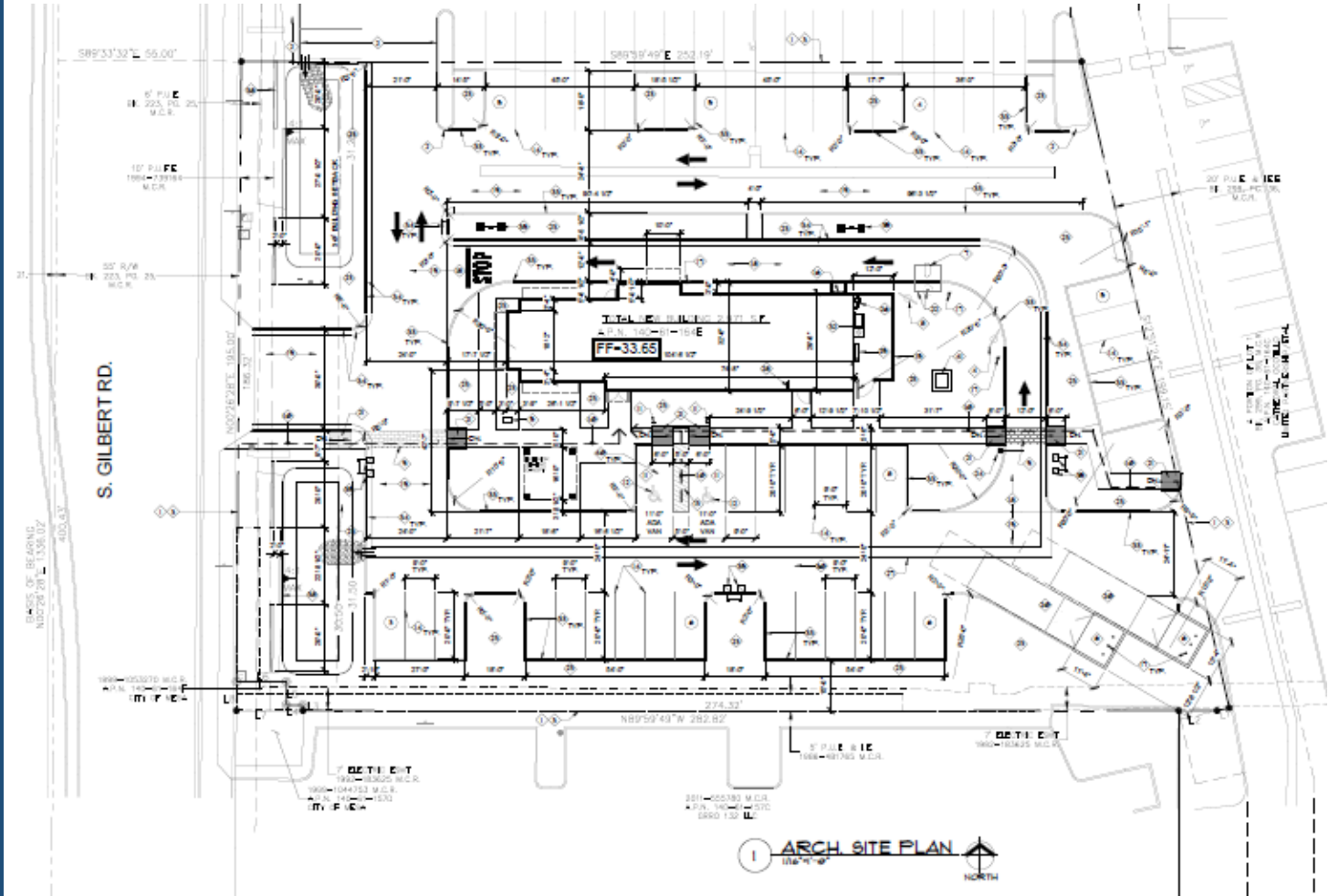
Looking east towards the site from Gilbert Road



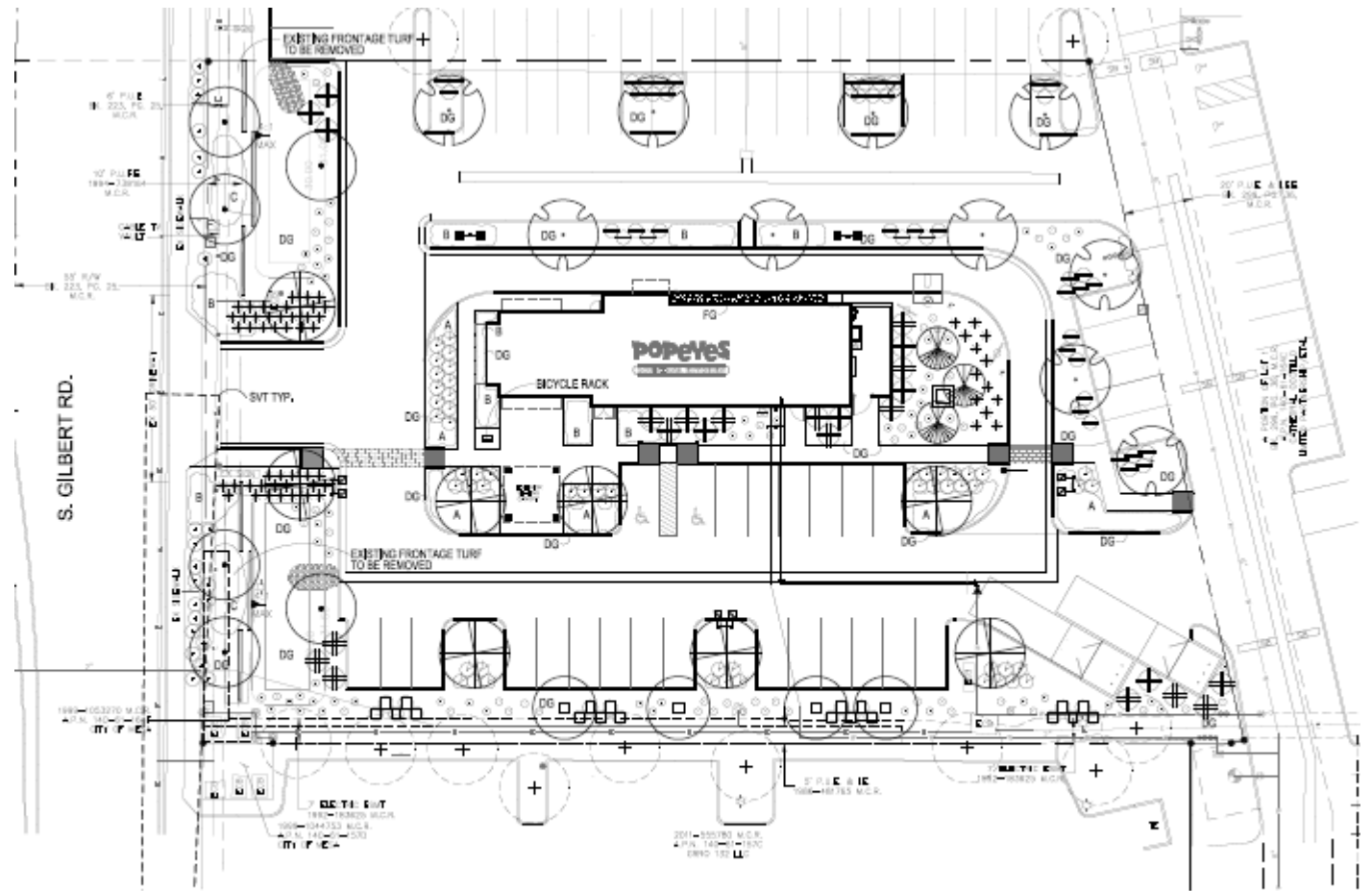
Looking south towards the site

Site Plan

- Restaurant with a drive-thru
- Located within an existing group commercial
- Proposed to replace a vacant building



Landscape Plan



EEDS, DEBRIS, ETC... ARE TO BE REMOVED FROM THE PROJECT AREA OFFSITE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN TO A MINIMUM 6-INCH DEPTH. ADDITIVE RECOMMENDATIONS (FOR TURF AND ORNAMENTALS) SHALL BE TO ANTICIPATED PLANTING TO DETERMINE IF ADDITIVES ARE REQUIRED. AND INCORPORATE SUCH ADDITIVES PRIOR TO OR AT THE TIME OF PLANTING. TREE AND SHRUB LOCATIONS FOR 5-GALLON PLANTS AND LARGER. STAKES IT NAME OR PLANT NAME OF PLANT LEGEND ITEM NUMBER FROM PLANS.

PLANTING PLAN





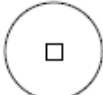














SCALE 1"=20'-0"



Landscape Palette

MASTER PLANT LIST

TREES	SIZE/COMMENTS/QUANTITY
 EXISTING TREE TO REMAIN	NA
 AZT HYBRID PODLESS MESQUITE PROSOPIS 'AZT PODLESS HYBRID'	36" BOX / LOW BREAKER / MATCHED / 8 QTY
 LIVE OAK QUERCUS VIRGINIANA	24" BOX / LOW BREAKER / MATCHED / 10 QTY
 EVERGREEN ELM ULMUS PARVIFOLIA	24" BOX / LOW BREAKER / MATCHED / 6 QTY
 WILLOW ACACIA ACACIA SALICINA	24" BOX / LOW BREAKER / MATCHED / 4 QTY
 SIERRA SUN CASCALOTE CAESALPINIA 'SIERRA SUN'	15 GALLON / LOW BREAKER / MATCHED / 3 QTY
<u>SHRUBS</u>	
 EXISTING SHRUB (TO REMAIN)	NA
 WINTER BLAZE EMU EREMOPHILA CARNOSEA	5 GAL, 57 QTY
 RIO BRAVO SAGE LEUCOPHYLLUM LANGMANIAE	5 GAL, 46 QTY
 RED YUCCA HESPERALOE PARVIFLORA	5 GAL, 57 QTY
 CHIHUAHUA SAGE LEUCOPHYLLUM LAEVIGATUM	5 GAL, 20 QTY
 RED BIRD OF PARADISE CAESALPINIA PULCHERRIMA	5 GAL, 24 QTY
<u>GROUND COVER</u>	
 TURPENTINE ERICAMERIA LARICIFOLIA 'AGUIRRE'	1 GAL, 108 QTY
 NEW GOLD LANTANA LANTANA 'NEW GOLD'	1 GAL @ 3' O.C., 123 QTY
 OUTBACK SUNRISE EMU EREMOPHILA GLABRA	1 GAL @ 3' O.C., 122 QTY
 MEXICAN PETUNIA RUELLIA BRITTONIANA	1 GAL @ 3' O.C., 56 QTY
DG	DECOMPOSED GRANITE SIZE AND COLOR TO MATCH EXISTING
	FRACTURED GRANITE 1'-3" GRANITE EXPRESS 'NATURAL'

Elevations



WEST ELEVATION



EAST ELEVATION

FACADE	TOTAL SQ. FT.	PERCENTAGE OF EXTERIOR MATERIALS				
		EPS/STUCCO	MTL (INC. AWNINGS AND CAP)	BRICK	FENESTRATION (GLASS, DOORS, AND SHUTTERS)	NCBHA
EAST	136.8	47%	5.4%	46.7%	0.7%	0.0%
WEST	794.2	47%	0.0%	24.1%	13.2%	9.0%
NORTH	2283.2	46.2%	6.1%	34.2%	11.4%	1.6%
SOUTH	2305.4	45.3%	6.4%	32.0%	13.0%	1.6%

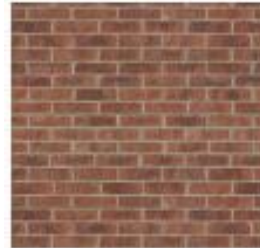


SOUTH ELEVATION



NORTH ELEVATION

Color & Materials



THIN BRICK VENEER -
ARCHITECTURAL URBAN
SERIES - FLAGSTAFF



Moonlight White
OC-125

EIFS- EP-1



Black Iron
2120-20

EIFS - EP-2 AND
SHEET METAL
COPING



Stonington Gray
HC-170

EIFS- EP-3



PREFINISHED ALUMINUM
DOORS AND GOOSENECK
LIGHTS



ALL CANOPIES MINUS DT



NICHIHA FIBER CEMENT
BOARD PANELS- VINTAGE-
WOOD CEDAR



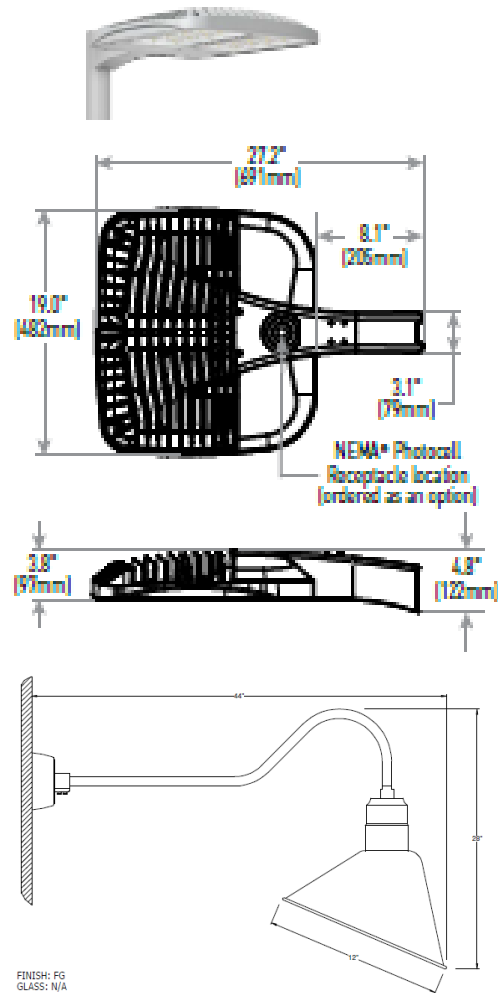
ALUMINUM STOREFRONT
FRAMES- DARK BRONZE



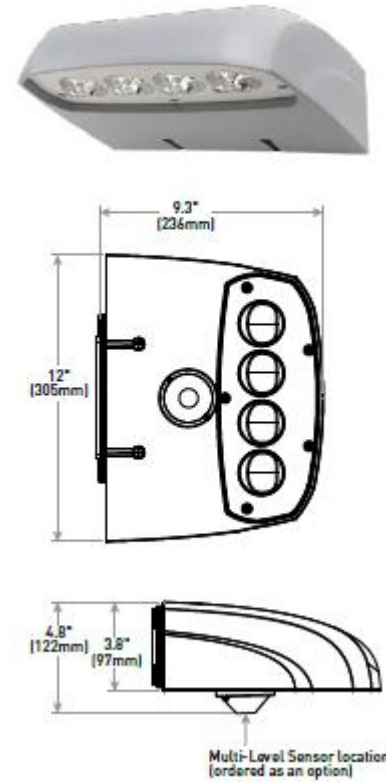
PREFINISHED ALUMINUM
SHUTTERS

Lighting Fixtures

DA Mount



FINISH: FG
 GLASS: N/A
 ACCESSORIES: DS-DARK SKY
 MATERIAL: SPUN ALUM. SHADE
 MOUNTING: SP-E6/LWTH-SPECIAL ARM EXTENSION
 CERTIFICATION: UL Listed
 LAMPING: LED36W/4K
 DIMENSION: AS SHOWN
 VOLTAGE: 120/277



Signage

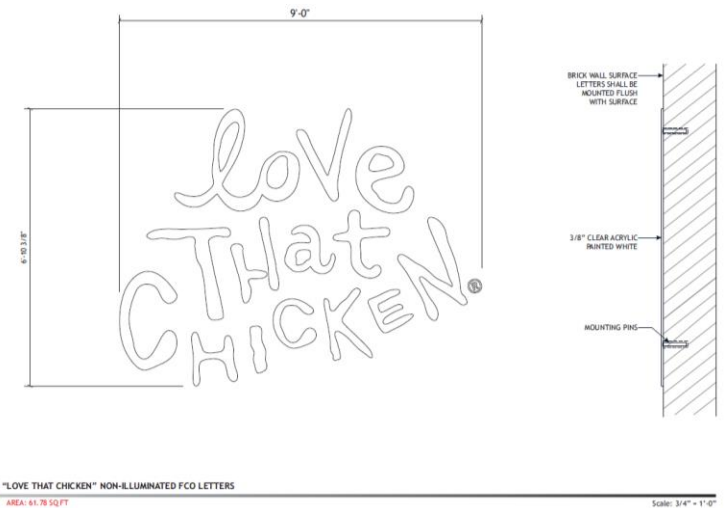
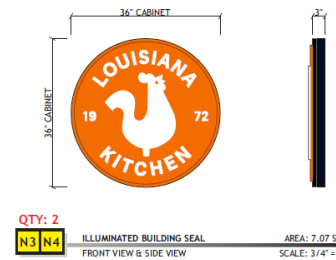
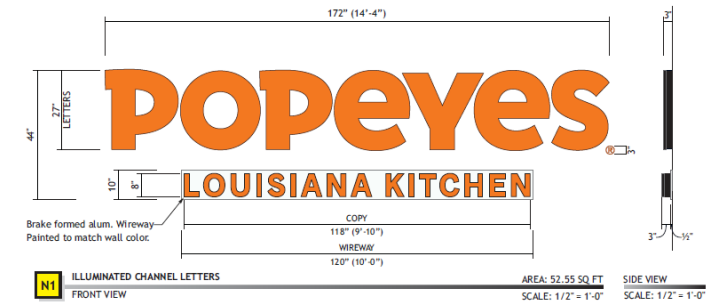


PROPOSED

NTS

COLOR SPECIFICATIONS:

- PMS 3564C - 3M 3630-84 TANGERINE
- WHITE - 3M 3630-20 WHITE
- BLACK PAINT



Design Guidelines

Section 11-6-3

✓	Design incorporates multiple materials
✓	Breaking up mass to human scale
✓	Wall and roof articulation
✓	Recognizable base and top treatments

Summary

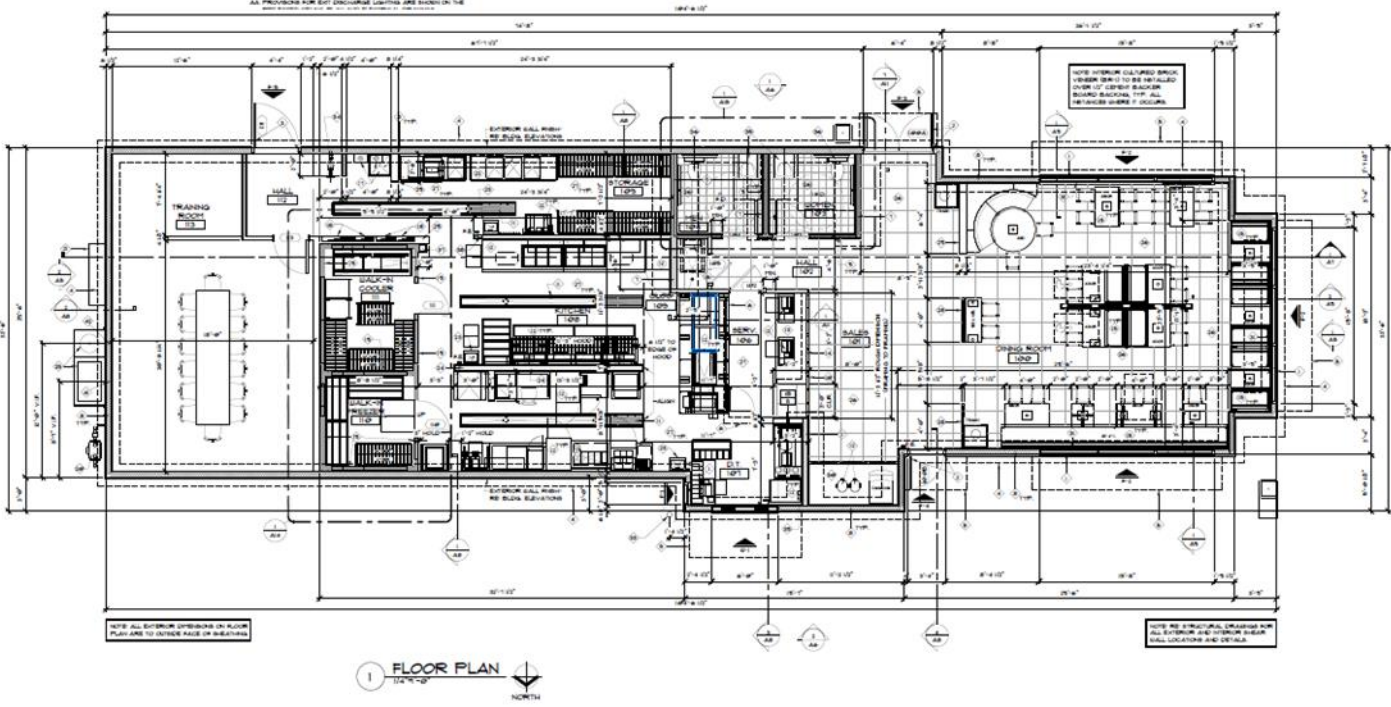
- ✓ Staff has no major concerns
- ✓ Project meets MZO requirements
- ✓ Staff welcomes any feedback



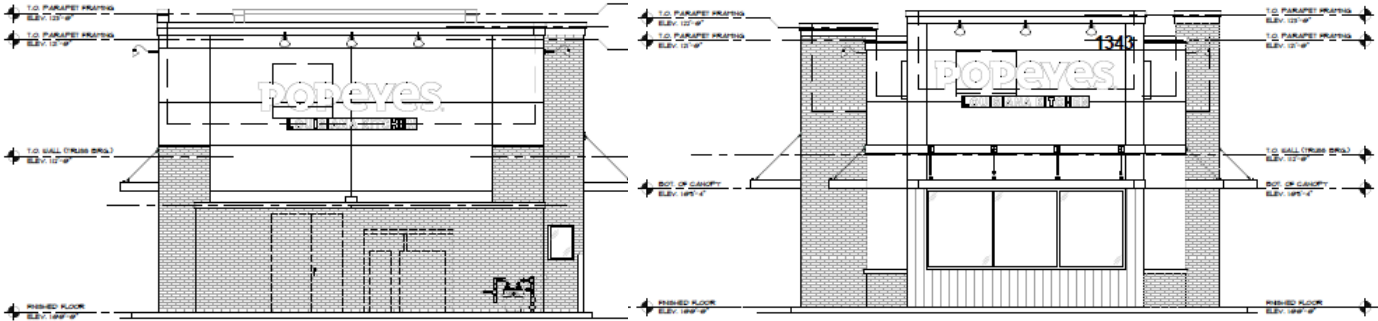
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Floor Plan

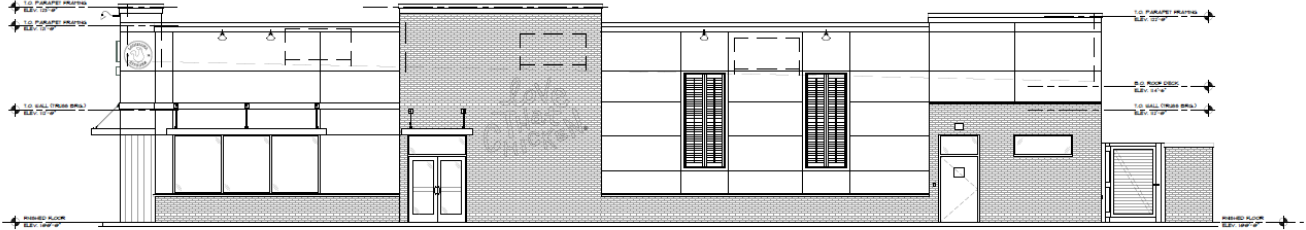


B&W Elevations

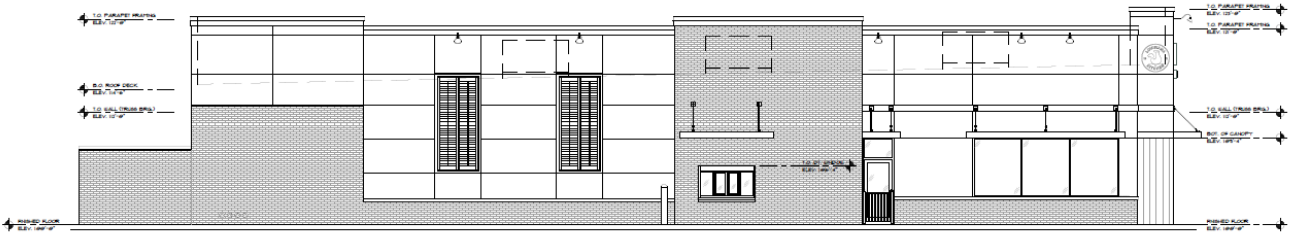


3 EAST ELEVATION W/ SCREEN WALL
14'-4" W

1 WEST ELEVATION
14'-4" W



1 SOUTH ELEVATION
14'-4" W



2 NORTH ELEVATION
14'-4" W