

City of Mesa

# Design Review Board

# DRB25-00903

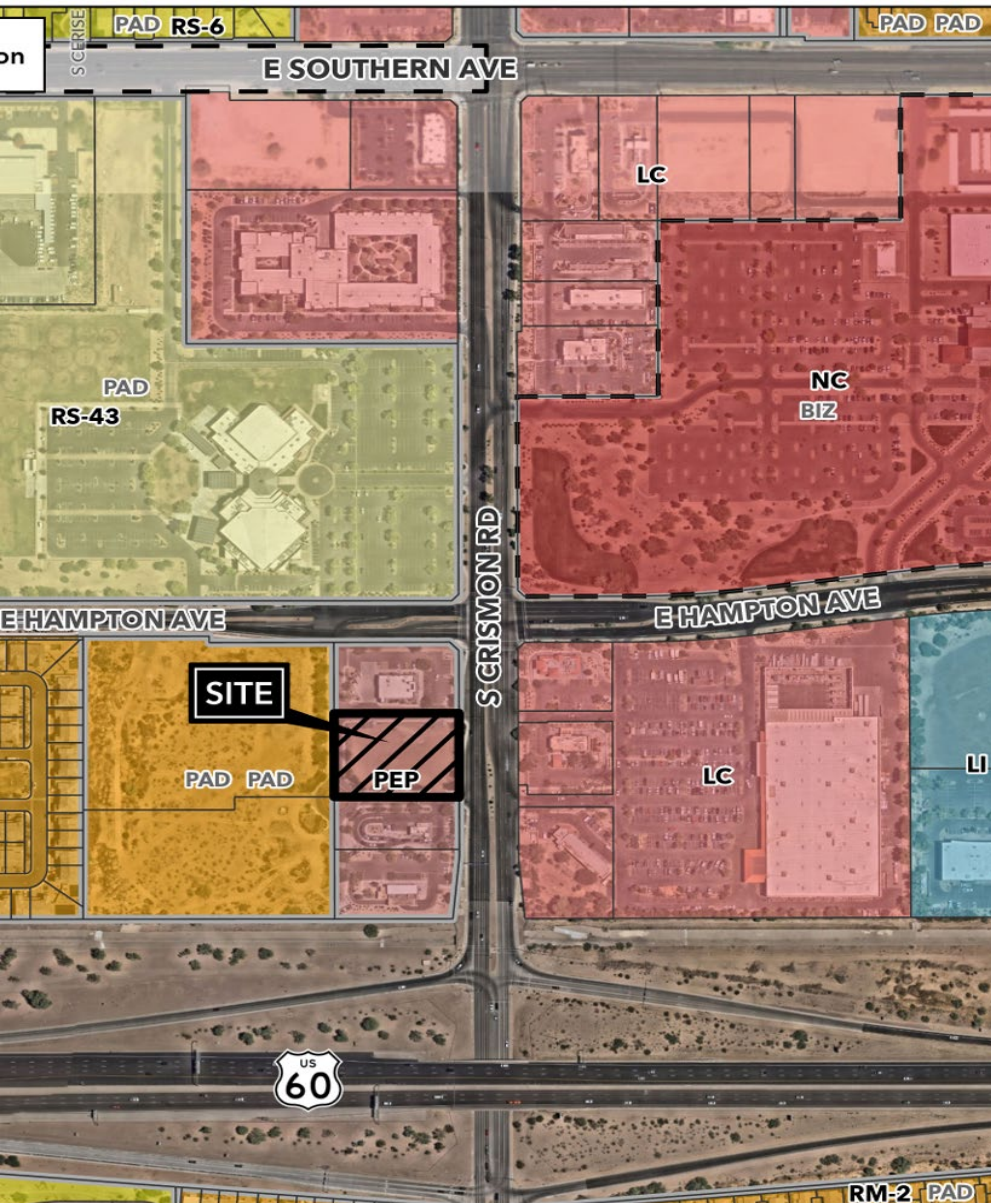
## Terrible's

Chloe Durfee Daniel, Planner II



# Request

- Design Review
- To allow for a 4,689± sq.ft. Convenience Store with a 4,156± sq.ft Accessory Fuel Canopy



# Location

- 1.3± acres
- South of Southern Ave
- West Side of Crismon Road





# Site Photos

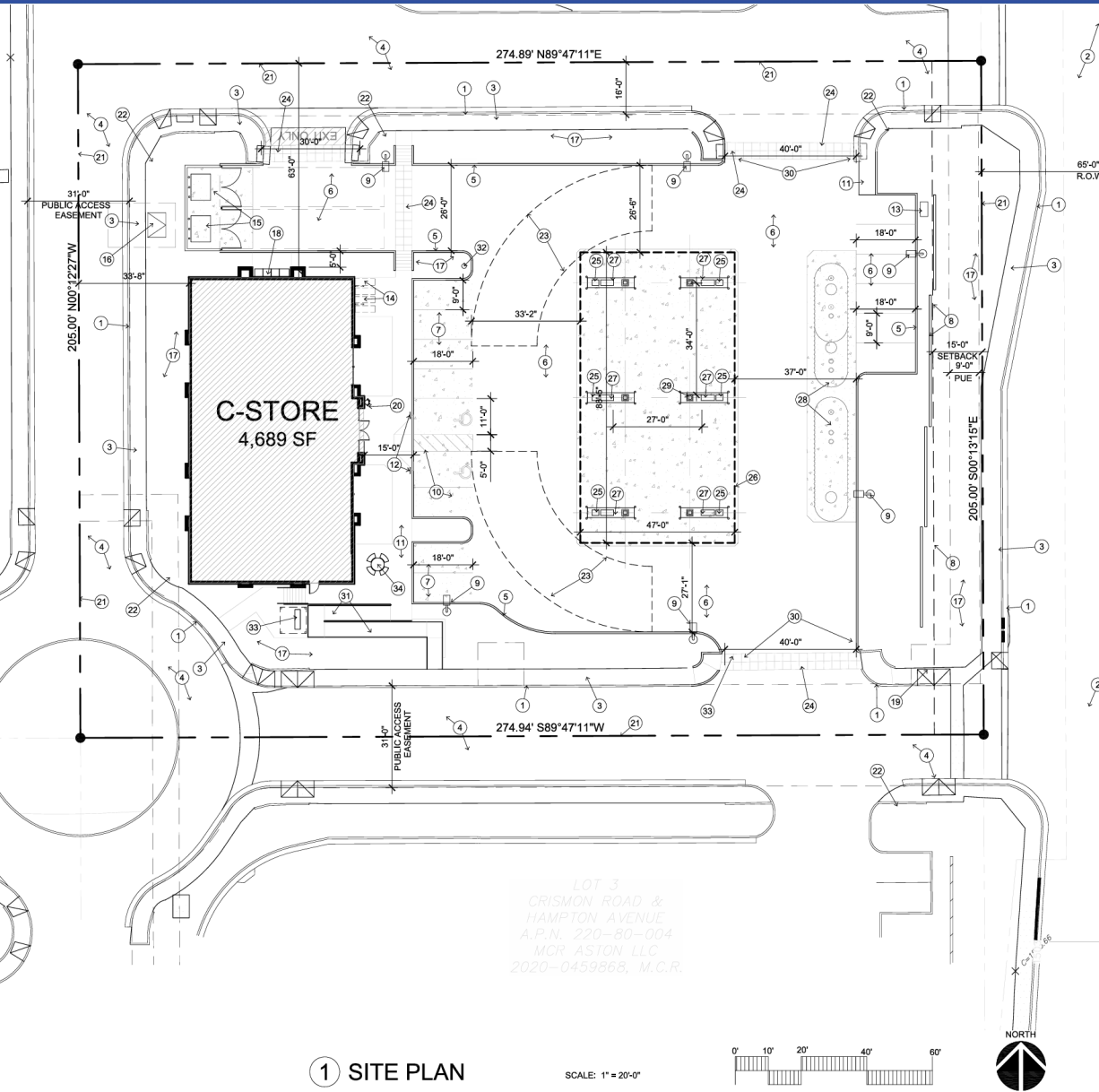


Looking west towards the site from Crismon Road



# Site Plan

- 4,689± sq.ft. C-store
- 4,156± sf.ft. accessory fuel canopy
- Shared cross access points connecting out to Crismon Road
- 13 parking spaces required
- 15 parking spaces provided





# Landscape Plan



## LANDSCAPE LEGEND

### TREES

- CERCIDIMUM 'HYBRID'  
DESERT MUSEUM PALO VERDE  
36" BOX  
(SHADE CANOPY: 350 SQ.FT.)
- ACACIA ANEURA  
MULGA (SRP/APS APPROVED)  
36" BOX  
(SHADE CANOPY: 350 SQ.FT.)
- PHOENIX DACTYLIFERA  
DATE PALM (MATCHING)  
20' T.F. DIAMOND CUT, STRAIGHT,  
NO AERIAL ROOTS SHOWING.  
(SHADE CANOPY: 120 SQ.FT.)
- EXISTING TREE TO REMAIN  
PROTECT IN PLACE  
(SHADE CANOPY: 460 SQ.FT.)

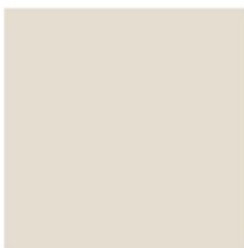
- EXISTING SHRUB TO REMAIN  
PROTECT FROM  
CONSTRUCTION
- TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
- EREMOPHILA MACULATA  
VALENTINE EMU BUSH  
5 GALLON
- LEUCOPHYLLUM FRUTESCENS  
'GREEN CLOUD'  
5 GALLON
- RUPELLIA PENINSULARIS  
BAJA RUELLIA  
5 GALLON

- HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
- LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
5 GALLON
- LANTANA MONTEVIDENSIS  
TRAILING PURPLE  
5 GALLON
- 1/2" SCREENED (MATCH EXISTING)  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS





# Materials & Colors



**PT1** - PAINT  
COLOR: SAIL CLOTH BMOC-142  
FINISH: SATIN  
MANUF: BENJAMIN MOORE



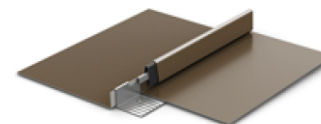
**PT2** - PAINT  
COLOR: SW 7020 BLACK FOX  
FINISH: FLAT  
MANUF: SHERWIN WILLIAMS



**ST** - STUCCO FINISH  
COLOR: SAIL CLOTH BMOC-142  
FINISH: SAND FINISH  
MANUF: BENJAMIN MOORE



**PN** - LASER CUT ART PANEL



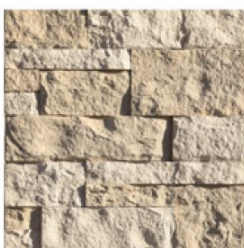
**MT** - METAL ROOFING STANDING SEAM  
COLOR: MEDIUM BRONZE  
MANUF: BERRIDGE OR EQUAL



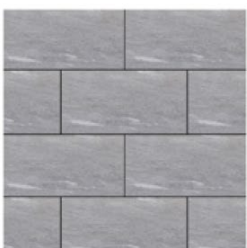
**GL** - GLAZING  
TYPE: GL1 - VITRO SOLARBAN 90 (2)  
CLEAR + CLEAR 1" INSULATING  
GLASS UNIT, 51% VLT, 12% EXT. REFL.,  
19% INT. REFL., 0.24 U-VALUE (ARGON),  
0.23 SHGS, 2.22 LSG  
GL2 - VITRO SPANDREL GLASS  
MANUF: VITRO ARCHITECTURAL GLASS



**SF** - STOREFRONT  
TYPE: ALUMINUM AFG451T  
MEDIUM STILE  
COLOR: MEDIUM BRONZE  
MANUF: ARCADIA



**SV** - STONE VENEER  
TYPE: STACKED STONE CUT COURSE  
COLOR: SEASHELL  
MANUF: EL DORADO STONE



**WT** - PORCELAIN WALL TILE  
TYPE: PORCELAIN 12" X 24" AMBASSADOR  
COLOR: GLOBAL GREY AM35 MATTE  
W/ MAPEI GROUT 112 MEDIUM GREY  
MANUF: DALTILE



**WS** - WOOD SIDING  
COLOR: ARMORHELL, MAPLE T.S.  
MANUF: NORTHWEST





**EAST ELEVATION  
MATERIAL PERCENTAGES**

|              |          |        |
|--------------|----------|--------|
| TOTAL AREA   | 1,871 sf | 100%   |
| CERAMIC TILE | 170 sf   | 9.09%  |
| STUCCO       | 825 sf   | 44.10% |
| STONE        | 384 sf   | 20.52% |
| FIBER CEMENT | 492 sf   | 26.29% |

# Elevations



① EXTERIOR ELEVATION - EAST

SCALE: 1/4" = 1'-0"



② EXTERIOR ELEVATION - NORTH

SCALE: 1/4" = 1'-0"

**NORTH ELEVATION  
MATERIAL PERCENTAGES**

|              |          |        |
|--------------|----------|--------|
| TOTAL AREA   | 1,152 sf | 100%   |
| CERAMIC TILE | 151 sf   | 13.11% |
| STUCCO       | 448 sf   | 38.89% |
| STONE        | 272 sf   | 23.61% |
| FIBER CEMENT | 281 sf   | 24.39% |



# Elevations



① EXTERIOR ELEVATION - WEST

SCALE: 1/4" = 1'-0"



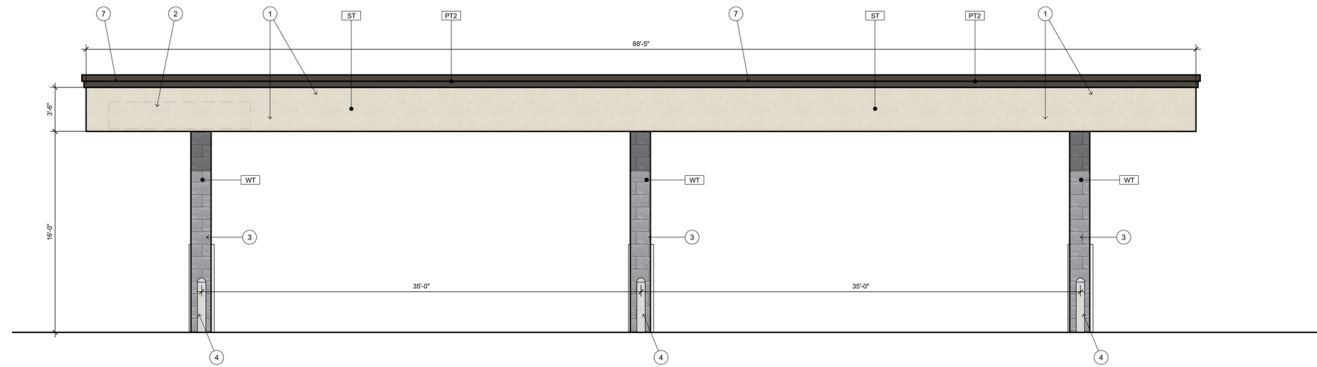
② EXTERIOR ELEVATION - SOUTH

SCALE: 1/4" = 1'-0"

- 5 MECHANICAL UNIT (DASHED) FULL
- 6 PARAPET BEYOND
- 7 STEEL PIPE GUARDRAIL/HANDRAIL
- 8 SPANDREL GLASS PANEL
- 9 LASER CUT ART PANEL

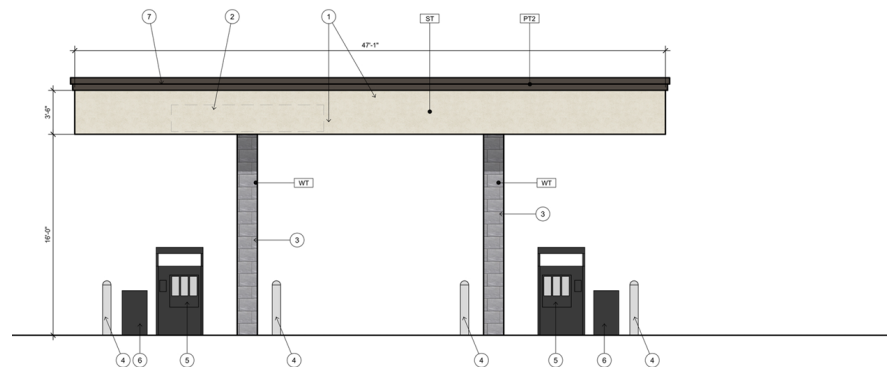


# Elevations



① EXTERIOR ELEVATION - SIDE (EAST/WEST)

SCALE: 1/4" = 1'-0"



② EXTERIOR ELEVATION - END (SOUTH/NORTH)

SCALE: 1/4" = 1'-0"

## NORTH ELEVATION MATERIAL PERCENTAGES

|            |        |        |
|------------|--------|--------|
| TOTAL AREA | 264 sf | 100%   |
| STUCCO     | 212 sf | 80.30% |
| STONE      | 52 sf  | 19.70% |

## EAST ELEVATION MATERIAL PERCENTAGES

|            |        |        |
|------------|--------|--------|
| TOTAL AREA | 476 sf | 100%   |
| STUCCO     | 398 sf | 83.61% |
| STONE      | 78 sf  | 16.39% |

## SOUTH ELEVATION MATERIAL PERCENTAGES

|            |        |        |
|------------|--------|--------|
| TOTAL AREA | 264 sf | 100%   |
| STUCCO     | 212 sf | 80.30% |
| STONE      | 52 sf  | 19.70% |

## WEST ELEVATION MATERIAL PERCENTAGES

|            |        |        |
|------------|--------|--------|
| TOTAL AREA | 476 sf | 100%   |
| STUCCO     | 398 sf | 83.61% |
| STONE      | 78 sf  | 16.39% |

## KEYNOTES

- 1 STUCCO FINISH
- 2 SIGNAGE (UNDER SEPARATE PERMIT)
- 3 STEEL COLUMN- WRAPPED WITH TILE TO MATCH BUILDING
- 4 BOLLARD - SEE FUEL DRAWINGS
- 5 GAS PUMP DISPENSER- SEE FUEL DRAWINGS
- 6 VALET WTRASH- SEE FUEL DRAWINGS
- 7 CORNICE TO MATCH BUILDING

## COLOR AND MATERIALS

[ST1] 7/8" STUCCO FINISH ON SELF FIRRING GALV. METAL LATCH WITH FRY REGLET CORNERS, MOLDING AND TRIM.  
COLOR: BENJAMIN MOORE SAIL CLOTH BMOC-142  
FINISH: SAND FINISH

[PT2] PAINT  
COLOR: BLACK FOX SW 7020  
FINISH: SATIN  
MANUF: SHERWIN WILLIAMS

[WT] PORCELAIN WALL TILE  
TYPE: PORCELAIN 12" X 24" AMBASSADOR  
COLOR: GLOBAL GREY AMSS MATTE WITH  
MANUF: MAPEI GROUT 112 MEDIUM GREY DALTILE





# Renderings







# Renderings





# Alternative Compliance

- ✓ Wall Articulation - Publicly Visible Facades. Provide at least 2 changes in wall articulation every 50 feet.
- ✓ Roof Articulation. Provide a minimum 2 feet vertical modulation for flat roofs in excess of 100 feet.
- ✓ Materials. Provide at least 3 different and distinct materials and no more than 50% of a façade may be covered with 1 single material.





# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Alternative Compliance

City of Mesa

# Design Review Board