



# DESIGN REVIEW BOARD

December 14, 2021



**DRB21-00942**



## Request

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- Design Review

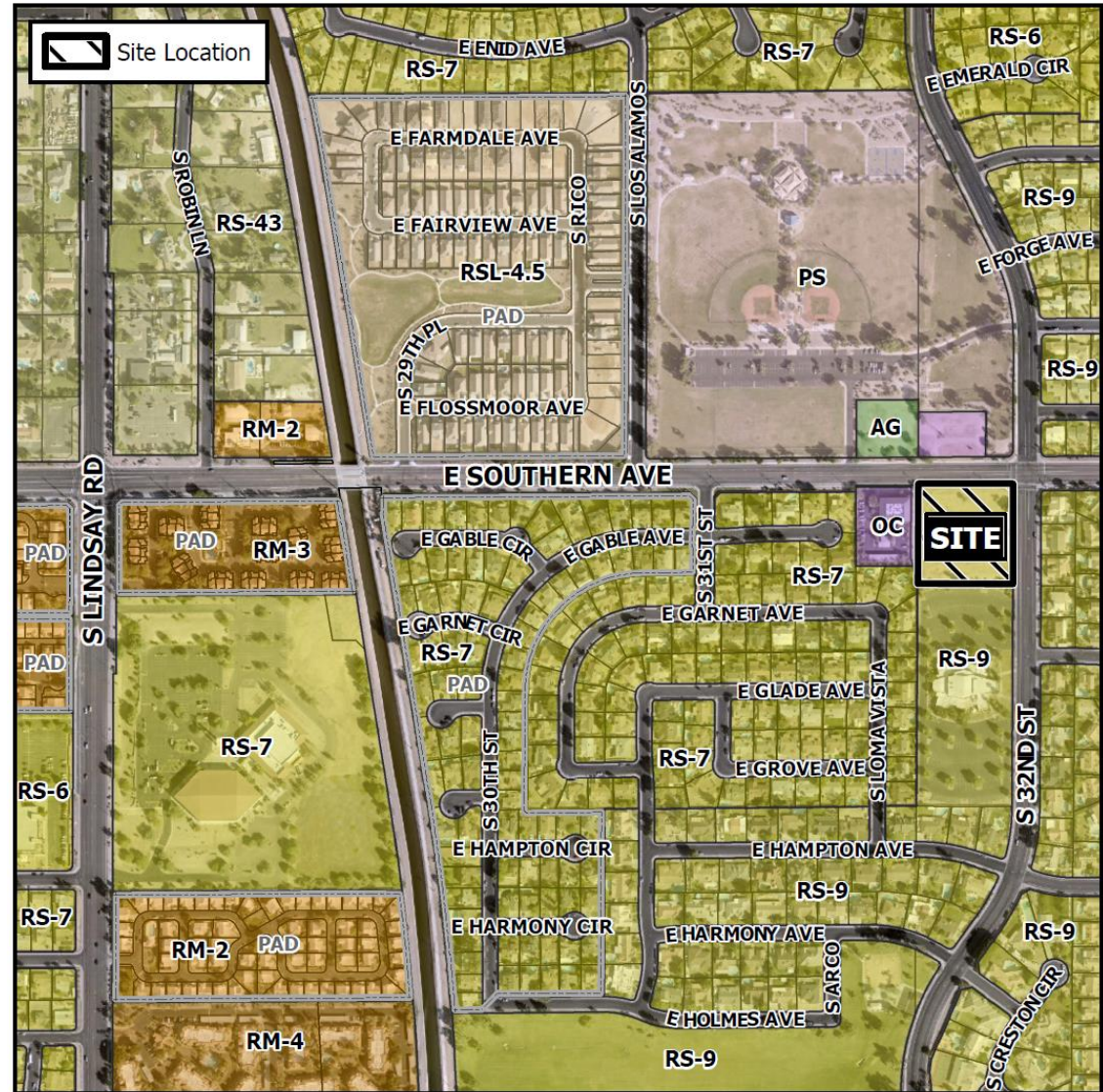
## Purpose

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- Multiple Residence Development

# Location

- East of Lindsay Road
- South of Southern Avenue
- West of 32<sup>nd</sup> Street





# Site Photo



Looking south from Southern Avenue



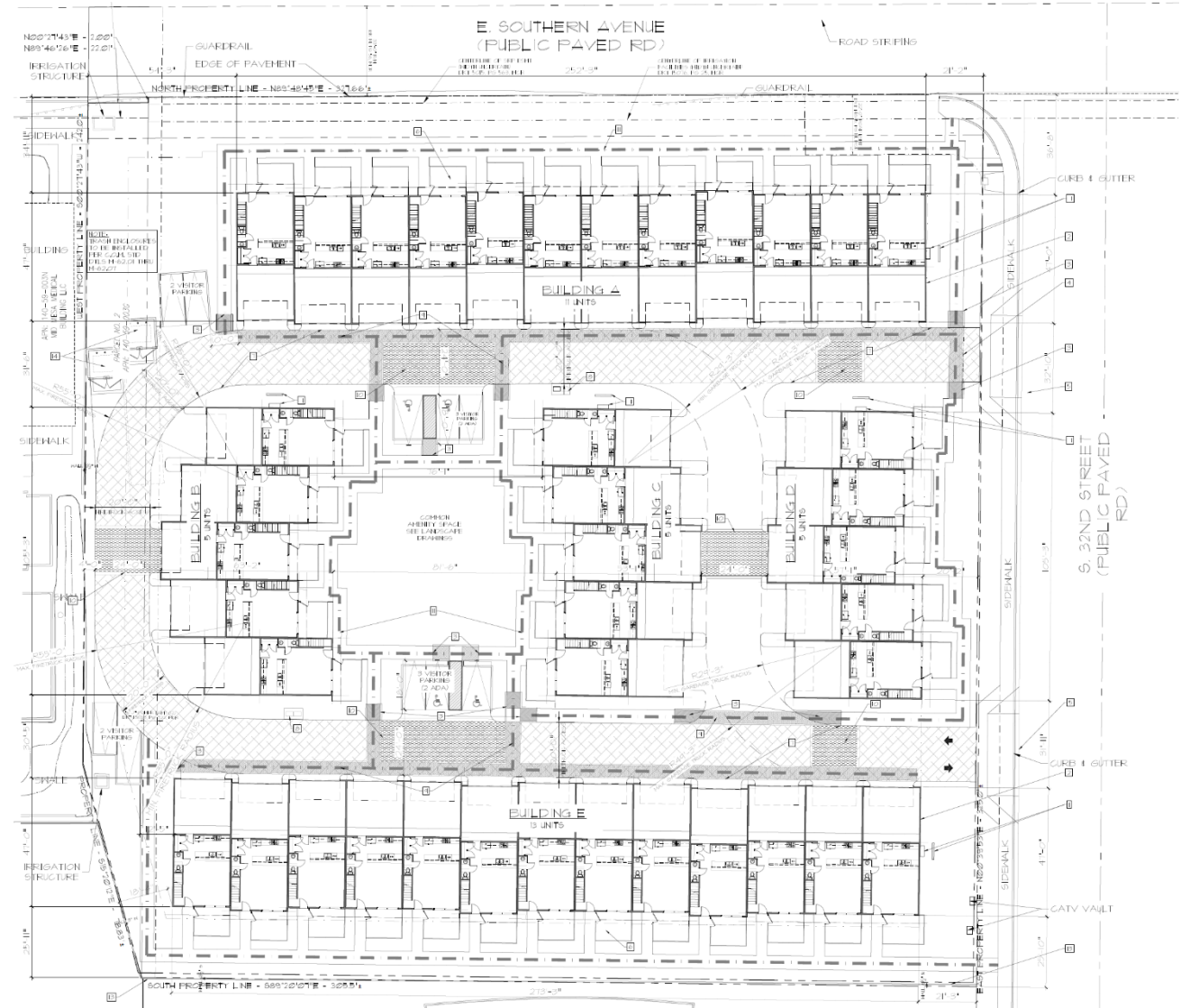
# Site Photo



Looking west from 32<sup>nd</sup> Street

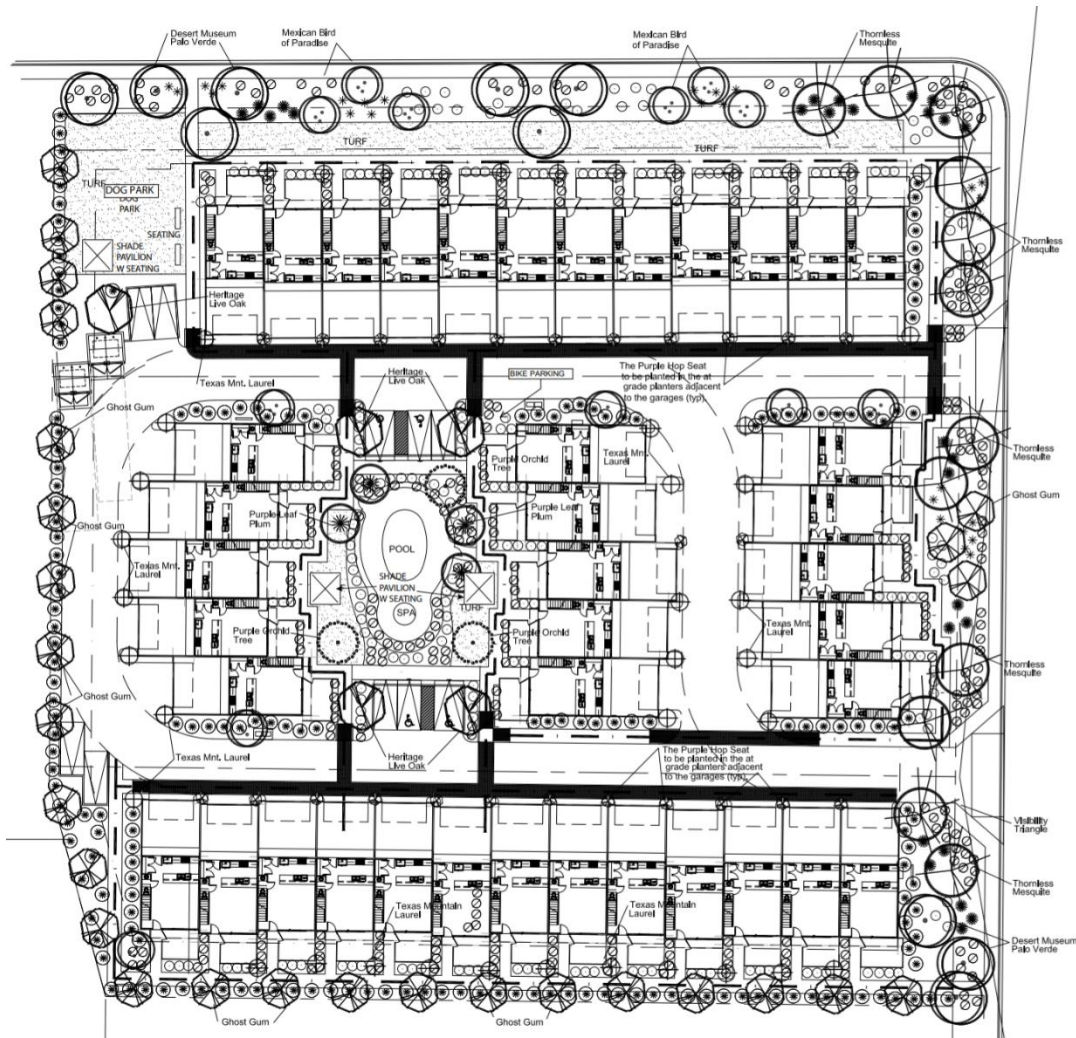
# Site Plan

- Five 2-story buildings (40 total units)
- 2 Primary access points from 32<sup>nd</sup> Street
- Dog park , pool area and playground with shade and seating
- 84 parking stalls required
- 90 parking stalls provided; 80 enclosed





# Landscape Plan



PLANT MATERIAL LEGEND			
KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height, Canopy, & Spacing)
TREES			
1		Sophora secundiflora Texas Mountain Laurel	24" Box 6' 3" 1.0" Double-Staked Typ.
2		Eucalyptus papuana Ghost Gum	15 Gallon 8' 3" 0.5" 24" Box 10' 4" 1.5" Double-Staked Typ.
3		Prosopis hybrid 'Phoenix' Thornless Hybrid Mesquite	24" Box 8' 4" 1.5" Double-Staked Typ.
4		Punia cerasifera 'atropurpurea' Purple Leaf Plum	24" Box 8' 4" 1.25" 36" Box 10' 6" 2.5" Double-Staked Typ.
5		Bauhinia variegata 'Purpurea' Purple Orchid Tree	24" Box 9' 4" 1.25" 36" Box 10' 6" 2.5" Double-Staked Typ.
6		Quercus virginiana Heritage Live Oak	24" Box 9' 4" 1.25" 36" Box 12' 6" 2.5" Double-Staked Typ.
7		Caesalpinia mixicana Mexican Bird of Paradise	24" Box 8' 4" 1.5" Double-Staked Typ.
8		Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24" Box 7.5' 4" 1.5" Double-Staked Typ.
LARGE SHRUBS			
9		Dodonaea viscosa 'purpurea' Hopseed Bush	5 Gallon
10		Eremophila 'Valentine' Valentine Bush	5 Gallon
11		Leucophyllum langmaniae Rio Bravo Texas Ranger	5 Gallon
MEDIUM AND SMALL SHRUBS			
12		Callistemon c. 'Little John' Little John Bottle Brush	5 Gallon
13		Muhlenbergia rigida 'Nashville' Nashville Purple Muhly	5 Gallon
14		Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 Gallon
15		Carlisa grandiflora Green Carpet Natal Plum	5 Gallon
GROUNDCOVERS			
16		Lantana m. 'New Gold' New Gold Lantana	1 Gallon
17		Convolvulus cneorum Bush Morning Glory	1 Gallon
ACCENTS			
18		Agave geminiflora Twin Flower Agave	5 Gallon
19		Hesperaloe parviflora Red Yucca	5 Gallon
LANDSCAPE MATERIALS			
20		Decomposed Granite	1/2" size screened 2" Deep
21		Concrete Header	4" x 6", Curbstyle 2" Deep
22		Midiron Bermuda	Sod

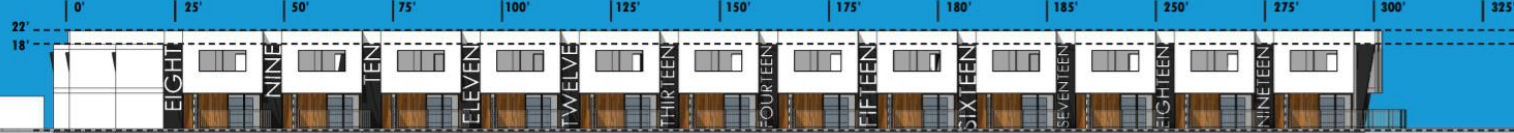
## PLANT CALCULATIONS

<b>STREET RIGHT-OF-WAY LANDSCAPING:</b>			
Linear Feet of Frontage- 686			
Trees required- 27		Trees provided- 27	
(1 Tree per 25 Linear ft.)			
Shrubs required- 165		Shrubs provided- 190	
(6 Shrubs per 25 Linear ft.)			
<b>ADJACENT PROPERTY LINE LANDSCAPING:</b>			
Linear Feet of Adjacent Property Line- 663			
Trees required- 27		Trees provided- 27	
(1 Tree per 25 Linear ft.)			
Shrubs required- 108		Shrubs provided- 128	
(4 Shrubs per 25 Linear ft.)			
<b>PARKING LOT LANDSCAPING:</b>			
Total Parking Islands-8			
Trees required- 8		Trees provided- 8	
(1 Tree per 15' Parking Island)			
Shrubs required- 24		Shrubs provided- 28	
(3 Shrubs per 15' Parking Island)			
<b>PLANT SIZE:</b>			
<b>STREET RIGHT-OF-WAY</b>			
24" Box Trees	Required - 7	Provided - 20	
(Min. 25% of required trees)			
36" Box Trees	Required - 7	Provided - 7	
(Min. 25% of required trees)			
<b>ADJACENT PROPERTY LINE</b>			
24" Box Trees	Required - 27	Provided - 27	
(Min. 50% of required trees)			
<b>PARKING LOT</b>			
36" Box	Required - 1	Provided - 1	
(Min. 10% of required parking lot trees)			
24" Box	Required - 7	Provided - 7	
(All trees other than required 36" box trees)			
<b>OPEN SPACE REQUIREMENT</b>			
<b>LOT SIZE</b> 115,784.20 S.F. (2.66 AC)			
<b>Total Open Space</b> Required (15% of Site) Provided			
	17,367 S.F.	49,667.47 S.F.	
<b>Live Open Space</b>			
Allowed (50% of Open Space in live plant material and turf)			
Allowed (in turf)	24,833 S.F.		
Provided (in turf)	7,658 S.F.		



# Elevations

**SOUTH ELEVATION**



**WEST ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**



**NORTH DRIVE AISLE ELEVATION (SIMILAR TO SOUTH)**



**EAST DRIVE AISLE ELEVATION**



**WEST DRIVE AISLE ELEVATION**



**EAST AMENITY POOL ELEVATION**



**WEST AMENITY POOL ELEVATION**



# Renderings





# Renderings





# Renderings



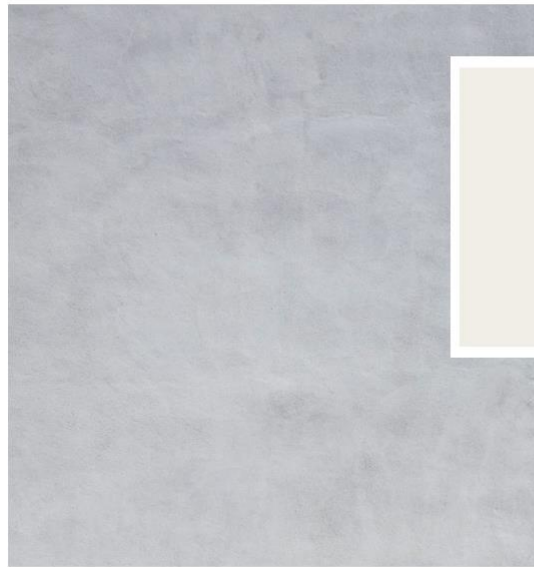
# Materials and Colors

**TIMBOYLEDESIGN**

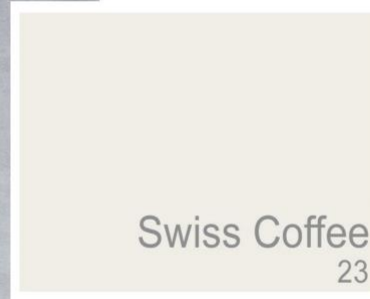
450 N EMERSON MESA AZ 85201

917.526.0323 [www.timboyle.com](http://www.timboyle.com) [tim@timboyle.com](mailto:tim@timboyle.com)

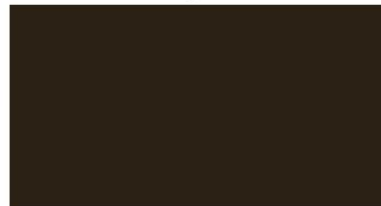
## Countryside Modern Color and Material Board



Synthetic stucco, Benjamin Moore Swiss Coffee



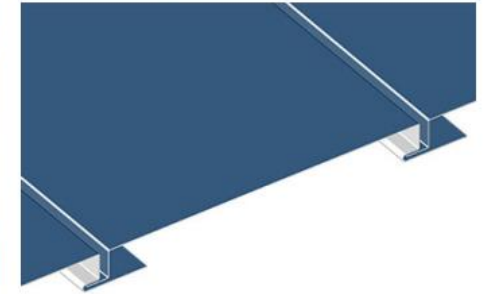
Atas Black Metal Siding Classic Bronze



## Synthetic Ipe Decking



## Metal Siding Detail



# Lighting

[SHOP NOW >](#)

Project Name:  Type:  Quantity:

## FIXTURE SPECIFICATIONS

### INTENDED USE

The specification grade **Zen Architectural LED 5 Inch Round Cylinder Wall Mount Light Fixture** delivers continuous clean lines and clear wall light to commercial, hospitality and residential exterior wall lighting applications. Our slim profiles and stylish modern wall sconces offer excellent direct and indirect lighting, exceptional performance, and versatility for outdoor structural lighting applications.

### PRODUCT FAMILY

**SHORT** | W 5" x H 8" x L 7-1/8"

**TALL** | W 5" x H 15" x L 7-1/8"

### FEATURES

**Construction:** Aluminum

*Top Cover Lens Included for Tall model*

**Light Direction:** Short - Down Light Only. Tall - Up and Down Light.

**Voltage:** 120V

**Color Temperature:** 3000K

**CRI:** 90

**Warranty:** 5 Years Carefree for Parts & Components (Labor Not Included)

**Listings:** ETL Listed, Suitable for Wet Locations



SHORT (1)  
Down Light Only



TALL (2)  
Up and Down Light



# Design Guidelines

## Section 11-5-5(B)

✓	Front facades utilize at least two articulation methods
✓	Primary building entrances face 32 <sup>nd</sup> Street and Southern Ave
✓	Rooftop mechanical units are screened
✓	Front facades utilize a mixture of materials

# Alternative Compliance

Each facade shall utilize at least 2 articulation methods

- *No articulation provided on the side elevations; 1 method utilized on rear for two of the five buildings*

Garage doors located below upper-story living space shall be recessed at least 3 feet from the upper facade

- *6-inch recess from upper facade*

Each facade shall incorporate at least 2 primary materials

- *1 primary material (stucco) proposed on side and rear elevations*

Building entrances shall have a roofed projection with a minimum depth of 5 feet and a minimum horizontal area of 50 square feet

- *Proposing covered entrances with a minimum depth of 3 feet but does have horizontal area of 63 square feet*

# Summary

## Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Proposed landscape plan
- ✓ Alternative compliance requests for materials, wall articulation, and covered entrances





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