

DESIGN REVIEW BOARD

January 11, 2022



DRB21-01091

Request

- Design Review

Purpose

- Development of a restaurant with a drive-thru



CONCEPTUAL RENDERING
1050 S. COUNTRY CLUB DR.
MESA, AZ 85210
2022.01.05



Location

- 1050 Country Club Drive
- North of Southern Ave.
- West side of Country Club Drive





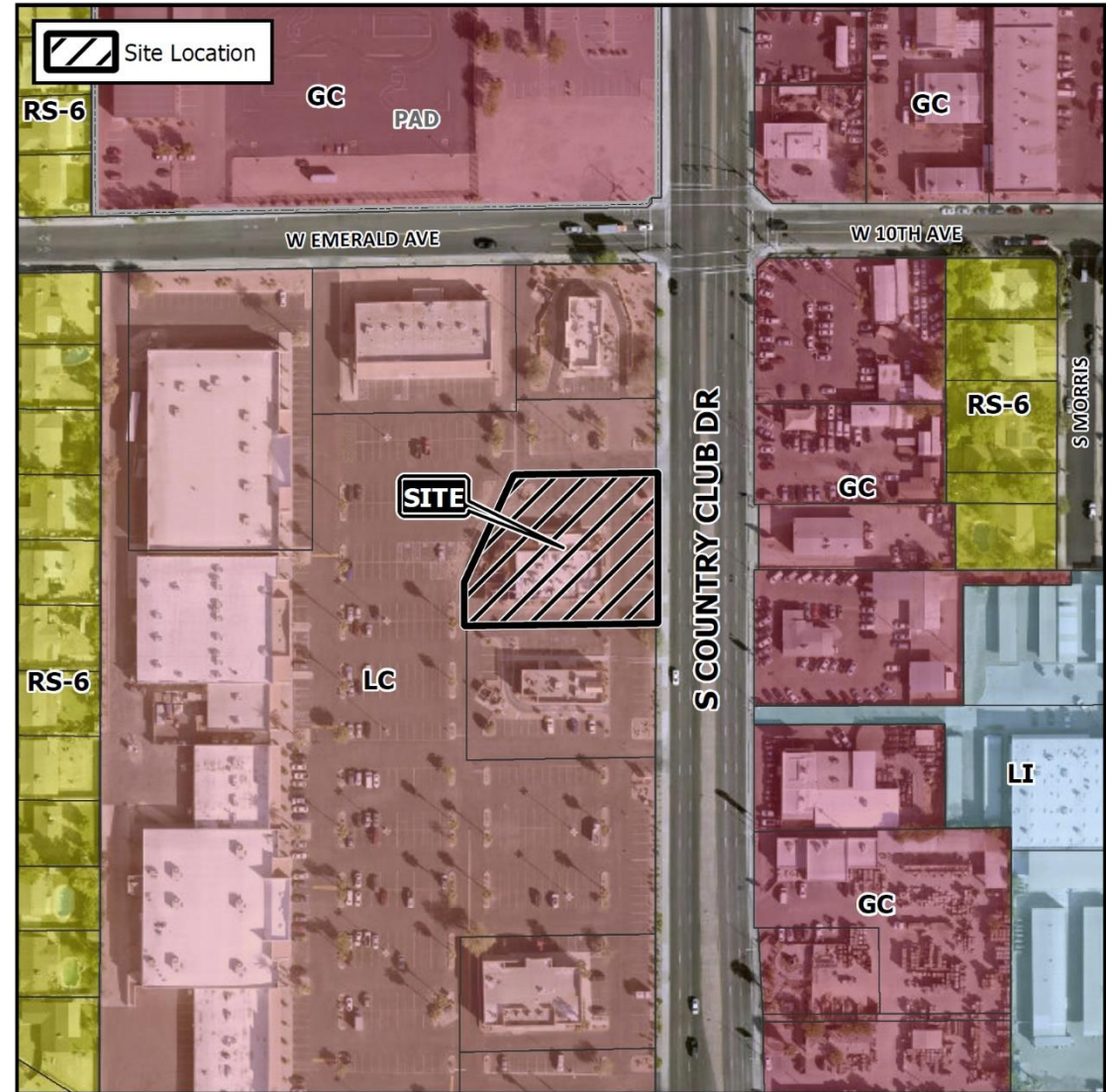
General Plan

Mixed Use Activity/Transit Corridor

- Large scale community and regional activity area with significant retail commercial components including shopping areas design to attract customers from a large radius.

Zoning

- Limited Commercial (LC)
- Restaurant with a drive-thru is a permitted use



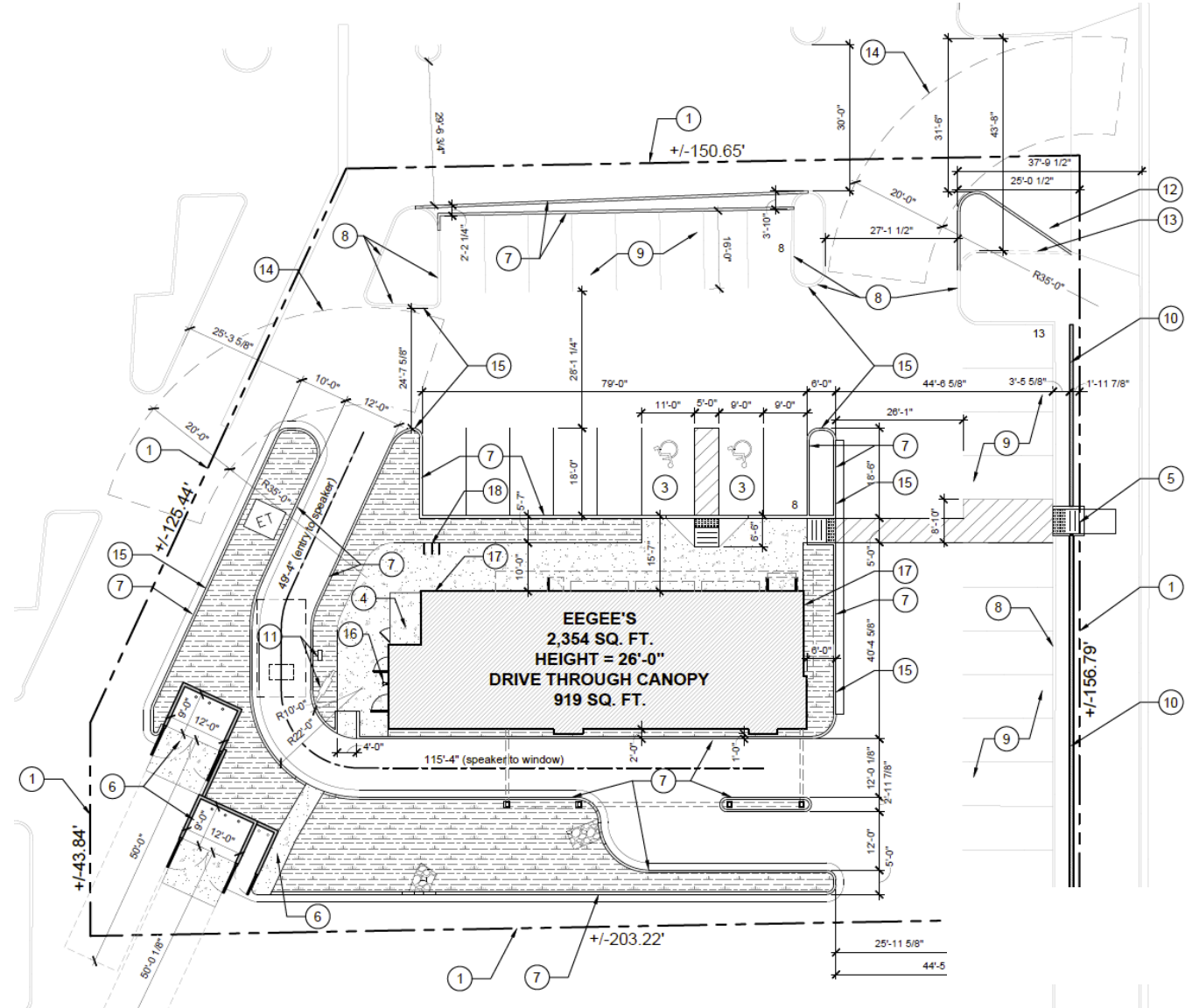
Site Photo



View of existing building from Country Club Drive

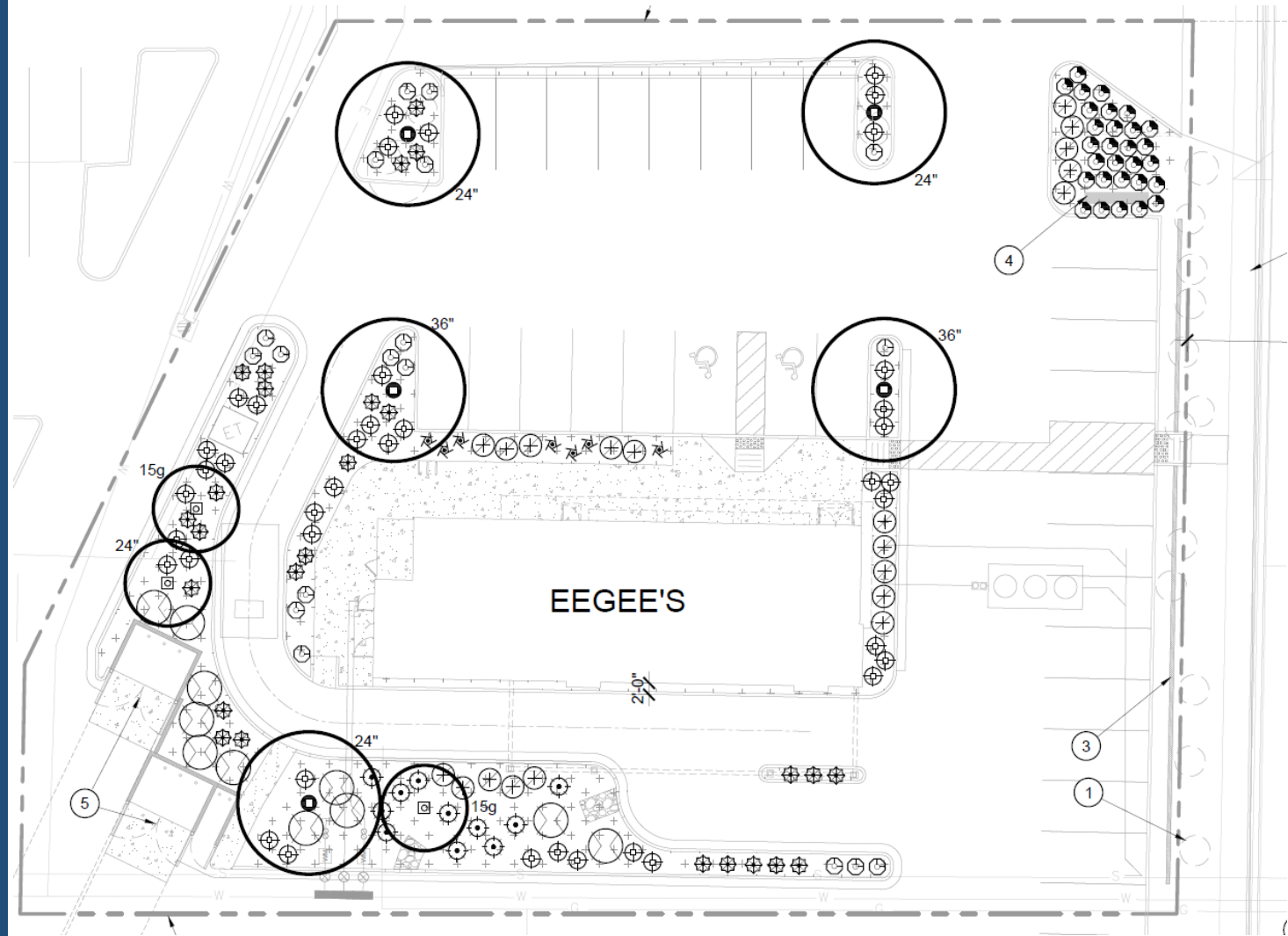
Site Plan

- Repurpose the existing building
- 2,354 SF restaurant with drive thru
- Improved site and landscaping



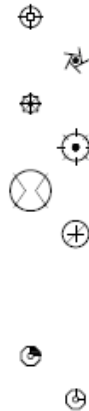
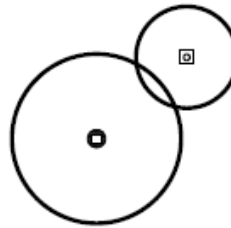
Landscape Plan

- New landscape islands and plantings
- Increased foundation base and landscape material along all elevations



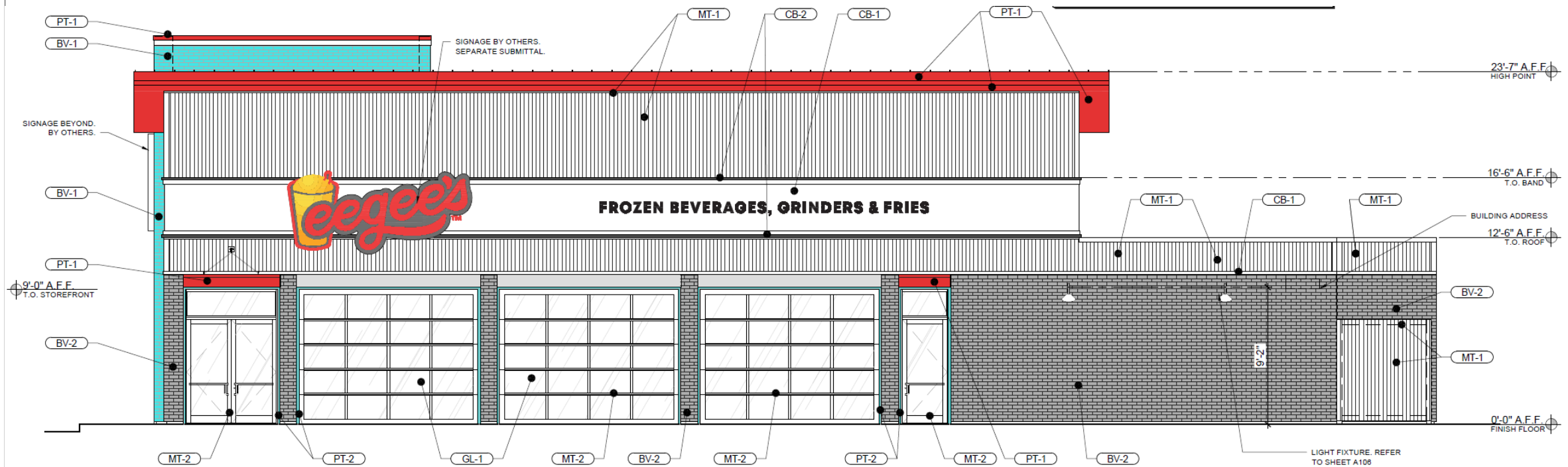
Landscape Palette

LANDSCAPE MATERIAL SCHEDULE



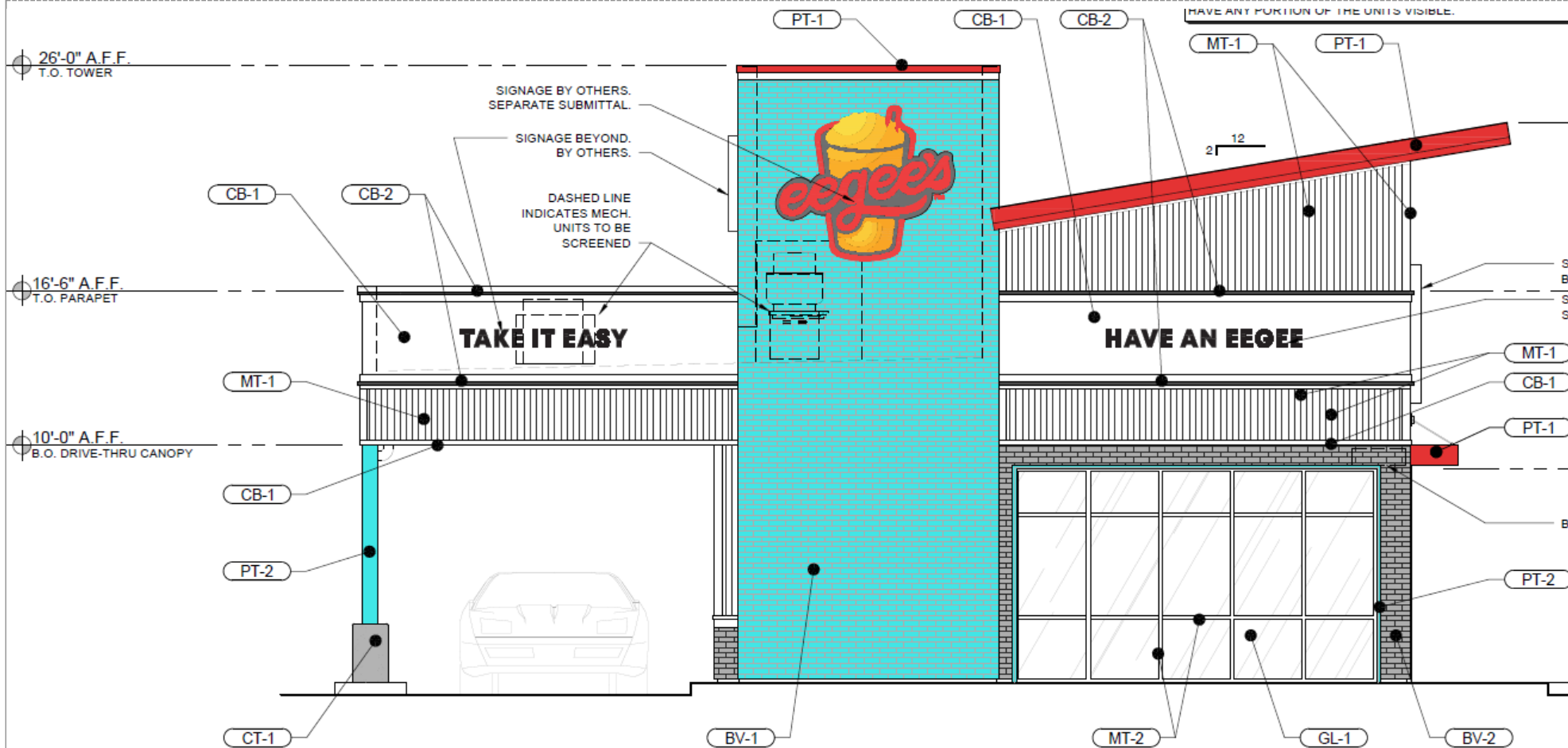
TREES			
ITEM	SIZE	QTY.	COMMENTS
<i>Acacia willardiana</i>	24" BOX	1	
PALO BLANCO	15 GAL.	2	
<i>Ulmus parvifolia</i> 'Sempervirens'	36" BOX	2	
CHINESE EVERGREEN ELM	24" BOX	3	
SHRUBS & ACCENTS			
ITEM	SIZE	QTY.	COMMENTS
<i>Eremophila hygrophana</i>	5 GAL.	40	
BLUE BELLS			
<i>Euphorbia rigens</i>	5 GAL.	7	
GOPHER PLANT			
<i>Hesperaloe parvifolia</i> 'Perpa'	5 GAL.	26	
BRAKELIGHTS RED YUCCA			
<i>Muhlenbergia capillaris</i>	5 GAL.	11	
REGAL MIST			
<i>Tecoma x Gold Star</i>	5 GAL.	11	
GOLD STAR			
<i>Tecoma x Sierra Apricot</i>	5 GAL.	20	
Sierra Apricot			
GROUNDCOVERS			
ITEM	SIZE	QTY.	COMMENTS
<i>Lantana montevidensis</i>	1 GAL.	29	
PURPLE TRAILING LANTANA			
<i>Lantana c. 'New Gold'</i>	1 GAL.	18	
NEW GOLD LANTANA			
MISCELLANEOUS			
ITEM	SIZE	QTY.	COMMENTS
ROCK MULCH	1/2"	4,110 S.F.	2" DEPTH, FIELD VERIFY S.F.,
ROSE	SCREENED		
(MATCH EXISTING)			

North Elevation



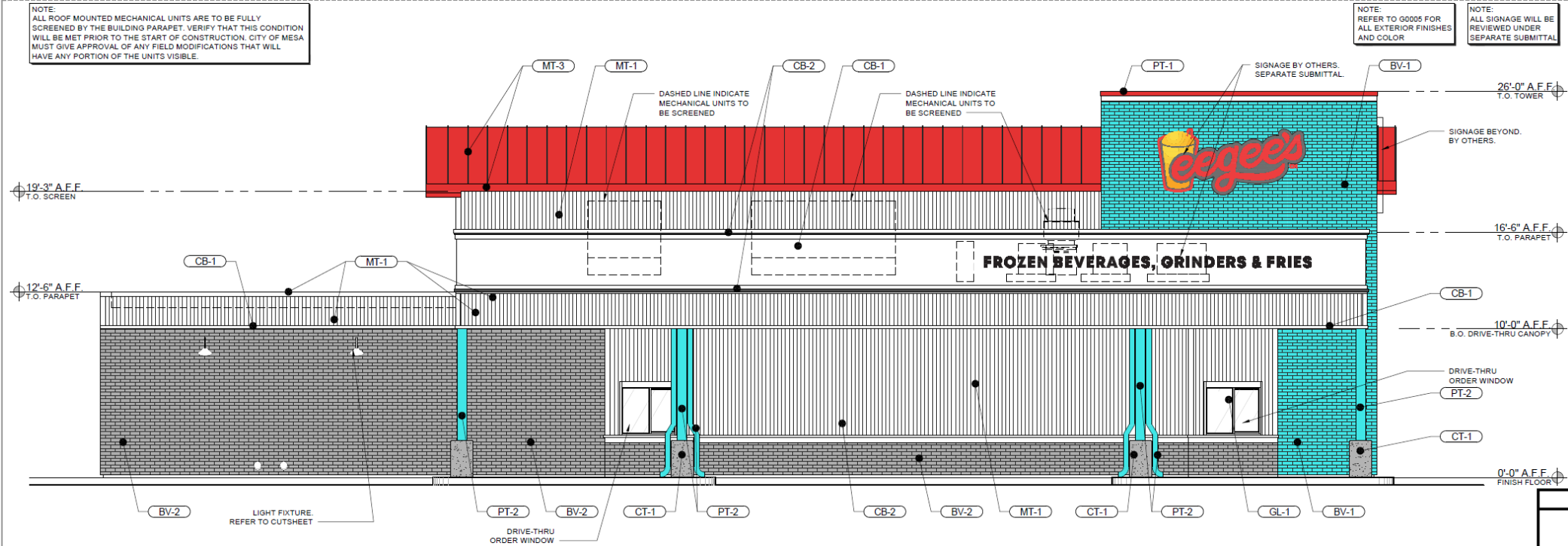
MATERIAL	SQ. FT.
PAC-CLAD	535.39 (33.8%) (43.53 Beyond) (15.01 Far Beyond)
TEAL THIN BRICK (beyond)	45.73 (2.85%)
GREY THIN BRICK	293.44 (18.5%) (21.99 Far Beyond)
HARDIE PANEL	279.02 (17.6%)
GLAZING / DOORS	407.79 (25.47%)
ARCH METAL	39.12 (2.44%)
TOTAL	1,600.49

East Elevation



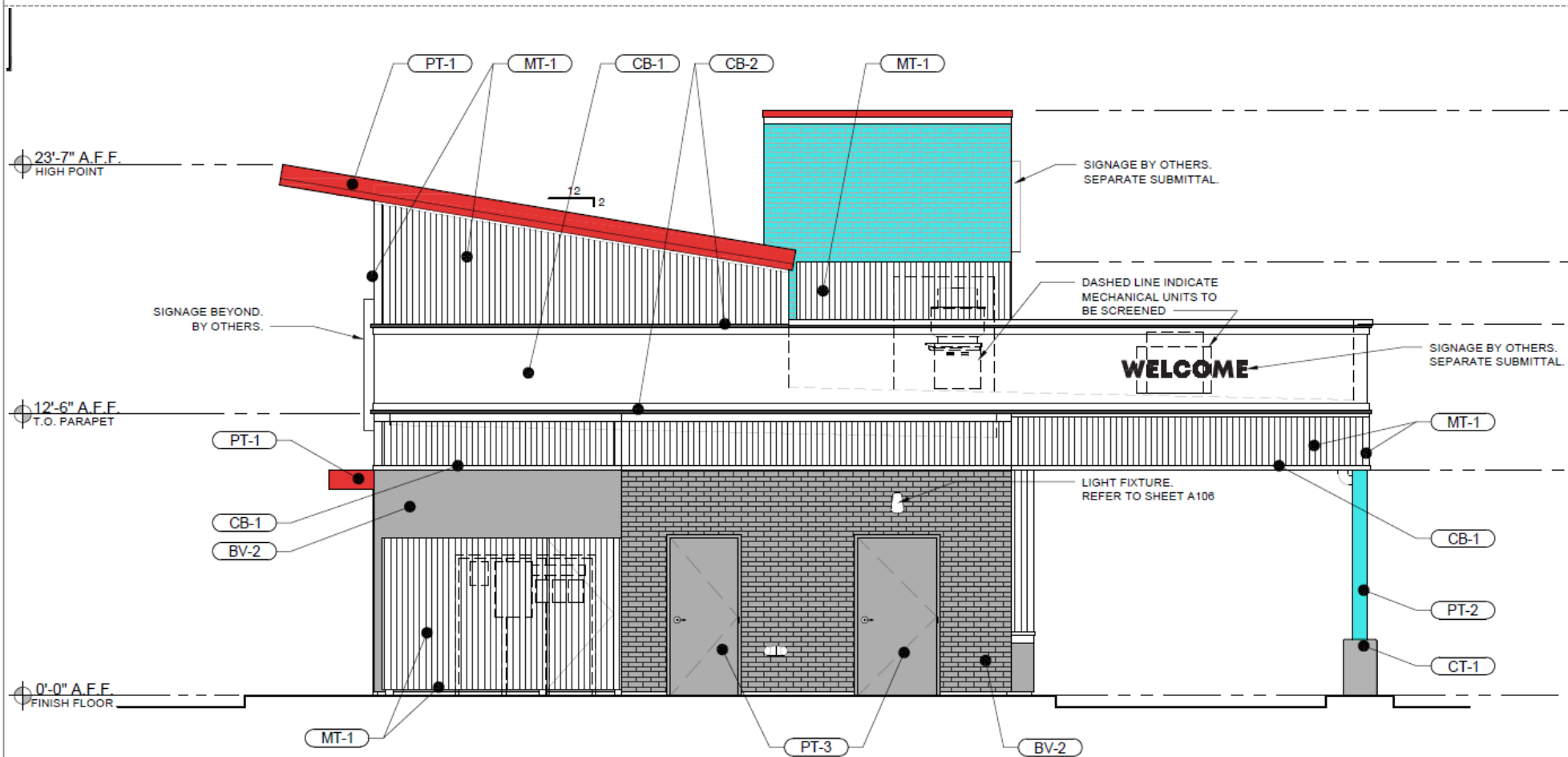
MATERIAL	SQ. FT.
PAC-CLAD	158.52 (22.2%) <i>(7.43 Beyond)</i>
TEAL THIN BRICK	276.02 (36.07%)
GREY THIN BRICK	26.35 (3.7%) <i>(3.86 Beyond)</i>
HARDIE PANEL	159.95 (22.4%) <i>(.60 Beyond)</i>
GLAZING / DOORS	142.67 (19.9%)
ARCH METAL	1.67 (0.21%)
TOTAL	765.18

South Elevation



MATERIAL	SQ. FT.
PAC-CLAD	439.54 (35%) (108.96 Far Beyond)
TEAL THIN BRICK	230.54 (15.64%)
GREY THIN BRICK	487.71 (38.8%) (3.86 Beyond)
HARDIE PANEL	287.58 (22.9%)
GLAZING / DOORS	28.68 (1.94%)
ARCH METAL	0.0 (0%)
TOTAL	1,473.95

West Elevation



MATERIAL	SQ. FT.
PAC-CLAD	298.43 (43.2%) (7.43 Beyond)
TEAL THIN BRICK	66.90 (8.80%)
GREY THIN BRICK	150.66 (21.8%) (3.86 Beyond)
HARDIE PANEL	187.52 (27.1%) (.60 Beyond)
GLAZING / DOORS	54.95 (7.9%)
ARCH METAL	1.67 (0.21%)
TOTAL	760.10

Renderings



CONCEPTUAL RENDERING
1050 S. COUNTRY CLUB DR.
MESA, AZ 85210
2022.01.05



CONCEPTUAL RENDERING
1050 S. COUNTRY CLUB DR.
MESA, AZ 85210
2022.01.05



Renderings



CONCEPTUAL RENDERING
1050 S. COUNTRY CLUB DR.
MESA, AZ 85210

2022.01.05



CONCEPTUAL RENDERING
1050 S. COUNTRY CLUB DR.
MESA, AZ 85210

2022.01.05



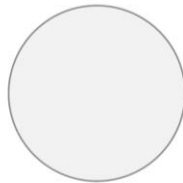
Material Board



BV-2
MFR: ELGIN BUTLER
THIN BRICK GLAZED
COLOR: EG Gray
(Matte Satin Glaze)



BV-1
MFR: ELGIN BUTLER
THIN BRICK GLAZED
COLOR: EG Teal
(Matte Satin Glaze)



PT-1
MFR: SHERWIN WILLIAMS
COLOR: SW 7004
SNOWBOUND
FINISH: EXTERIOR SATIN

NOTE:
PAINT COLORS ARE TO BE
APPLIED OVER JAMES HARDIE
SMOOTH FIBER CEMENT
BOARD PANELS AND TRIMS



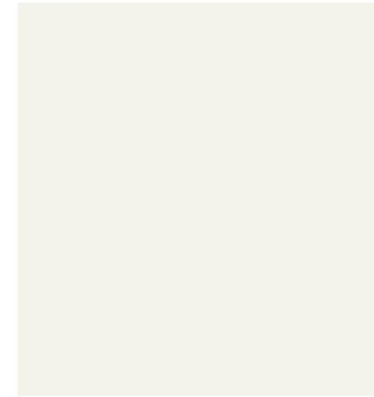
PT-2
MFR: SHERWIN WILLIAMS
COLOR: SW 7076
CYBERSPACE
FINISH: EXTERIOR SATIN



MT-3
MFR: PACCLAD
COLOR: CARDINAL RED
STANDING SEAM ROOF TRIM
ENTRY CANOPIES TO MATCH

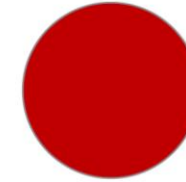


MT-2
CLEAR ANODIZED ALUMINUM
STOREFRONT & OVERHEAD
DOOR CANOPIES



MT-1
MFR: PACCLAD
COLOR: BONE WHITE
METAL STANDING SEAM
ROOF AND WALL PANELS

GLAZING
SOLARBAN 60 OR 72 1"
CLEAR + CLEAR OR
CLEAT + SOLAR GRAY

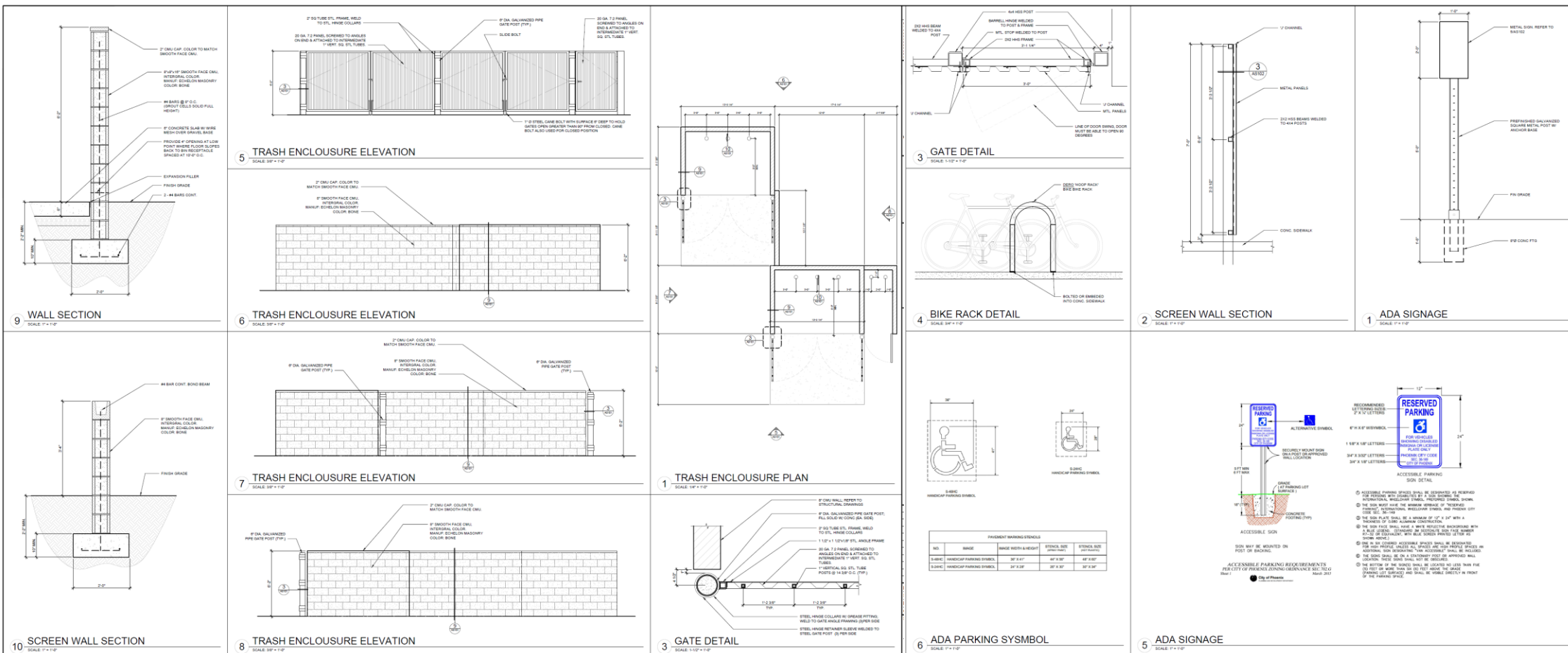


PT-7
MFR: SHERWIN WILLIAMS
COLOR: SW 6871
POSITIVE RED
FINISH: EXTERIOR SATIN
UNDERSIDE OF SHED
ROOF AND TOWER TRIM







PT-3
MFR: BENJAMIN MOORE
COLOR: BM2048-40
POOLSIDE BLUE
FINISH: EXTERIOR SATIN
OVERHEAD DOOR AND
STOREFRONT TRIMS

Architectural Site Details



Photometric Plan

Luminaire Schedule					Lum. Intensity
Symbol	Qty	Label	IES	Description	
	5	BCP48	0.993	BARCO - BCP-E-48L-1A-9W-32-4-RIE	1932
	25	S	0.496	LUMPOLITE - S-48L-107A-LED150W-CROWN	1810
	1	SB	0.993	DUAL-LITE - SB Series	481
	3	SA	0.993	RI-LITE - RMCUR-849-9 W BARCO #642 21W 2100lm A21	2276

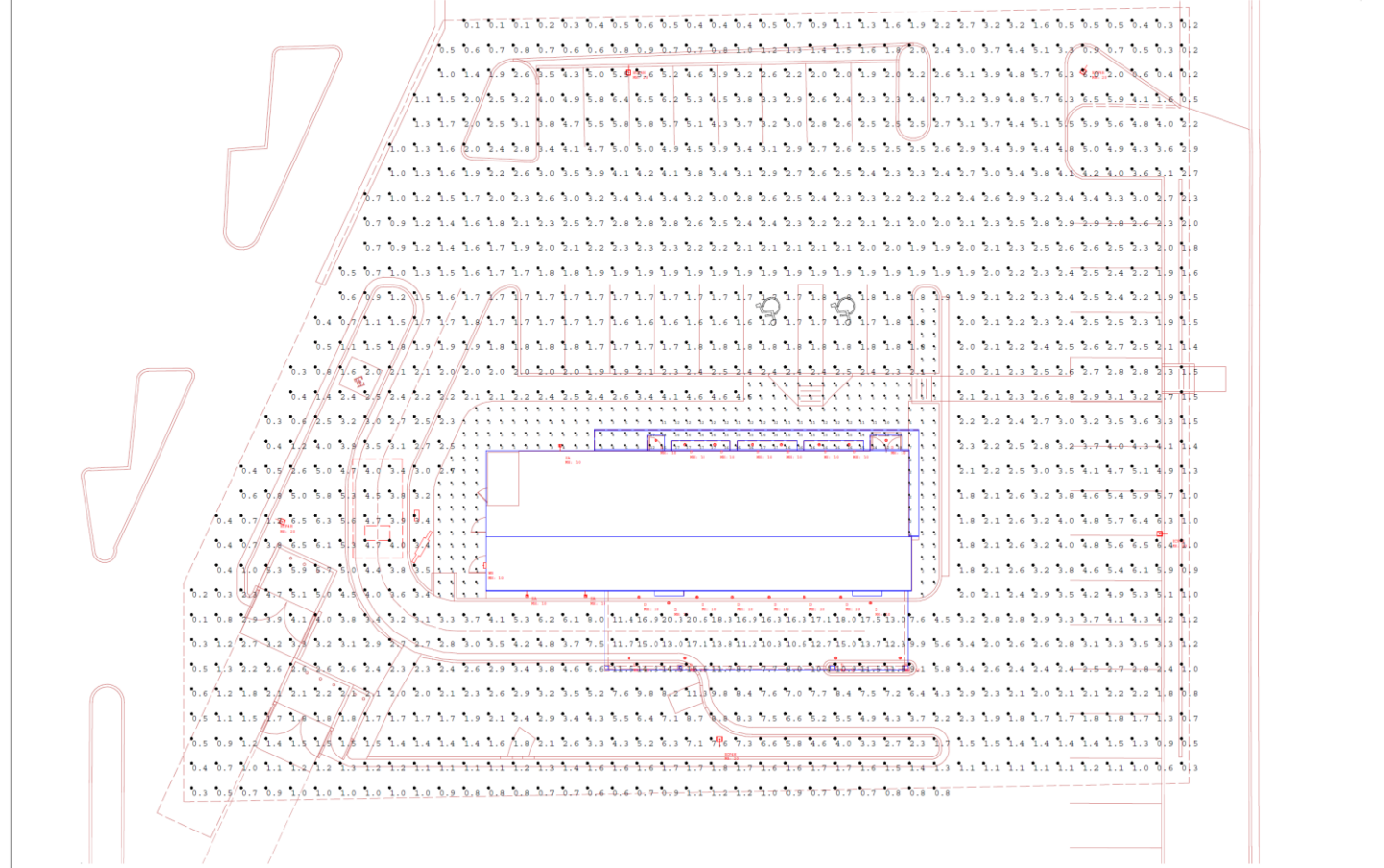
REFLECTANCES ARE 50

CALCULATION POINTS AT 5' 0" O.C. IN PARKING AREAS

CALCULATION POINTS AT 3.0' 0" O.C. IN PEDESTRIAN AREAS

CALCULATION POINTS AT GROUND

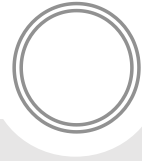
Calculation Summary					Units	Avg	Max	Min	Avg/Min	Max/Min
Label	CalcType	Units	Avg	Max	Min					
PRELIMINARY	Illuminance	FC	5.84	19	1	5.84	19	1	19.00	19.00
SITE PLAN	Illuminance	FC	3.08	20.4	0.1	10.50	20.4	0.1	204.00	204.00



Summary

Findings

- ✓ Design incorporates multiple materials
 - ✓ Exterior walls are subdivided using projections, overhangs, and awnings
 - ✓ Design provides architectural interest along the roofline
 - ✓ No more than 50% of each façade is covered with a single material
-
- Staff welcomes any feedback



DRB21-01091