



# DESIGN REVIEW BOARD

January 11, 2022



**DRB21-01121**

# Location

- Within the 10000 block of East Southern Ave (south side).
- Located east of Crismon Road on the south side of Southern Ave.



# Request

- Design Review

# Purpose

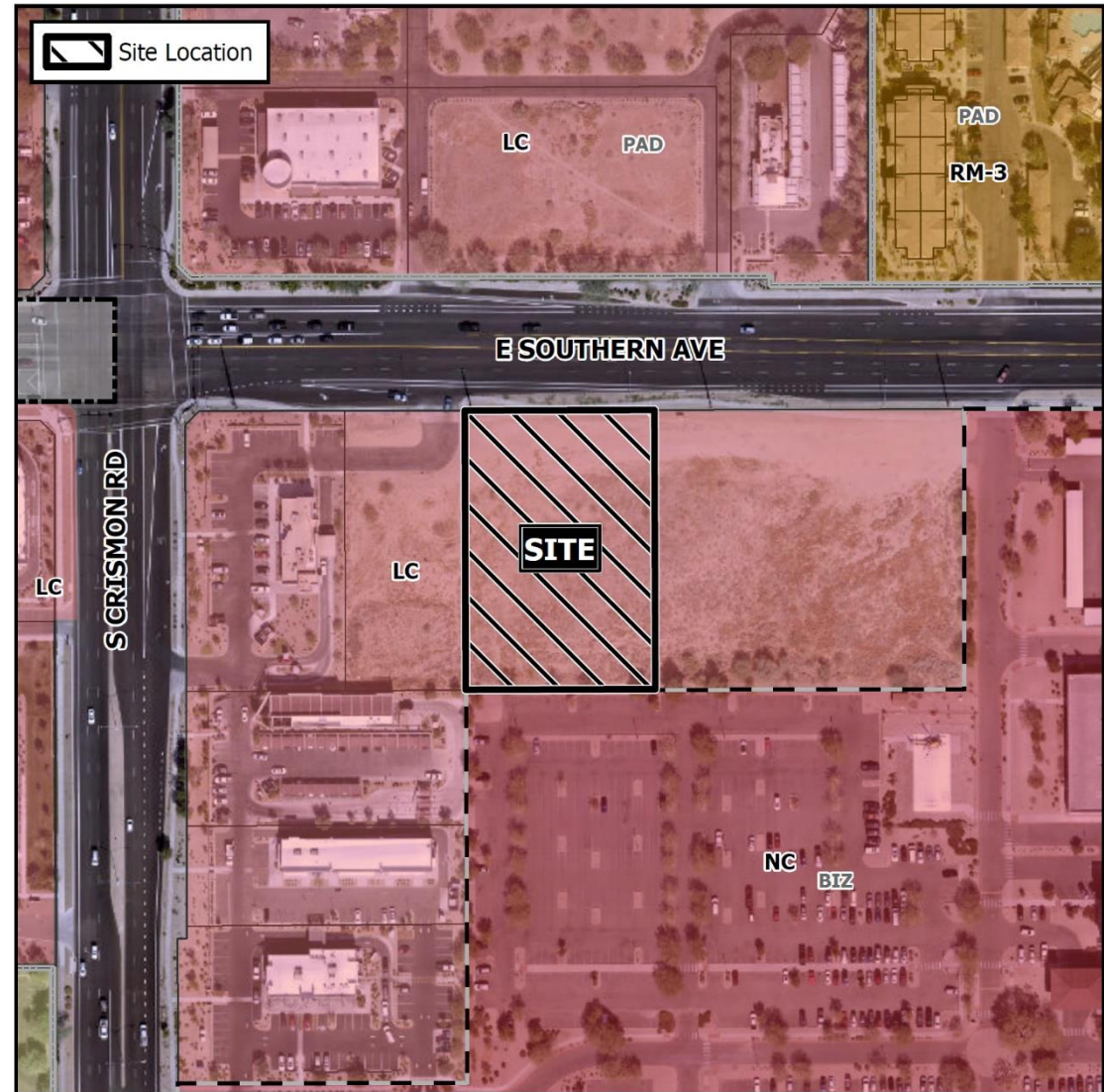
- Development of two restaurants with a drive-thru





# Zoning

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



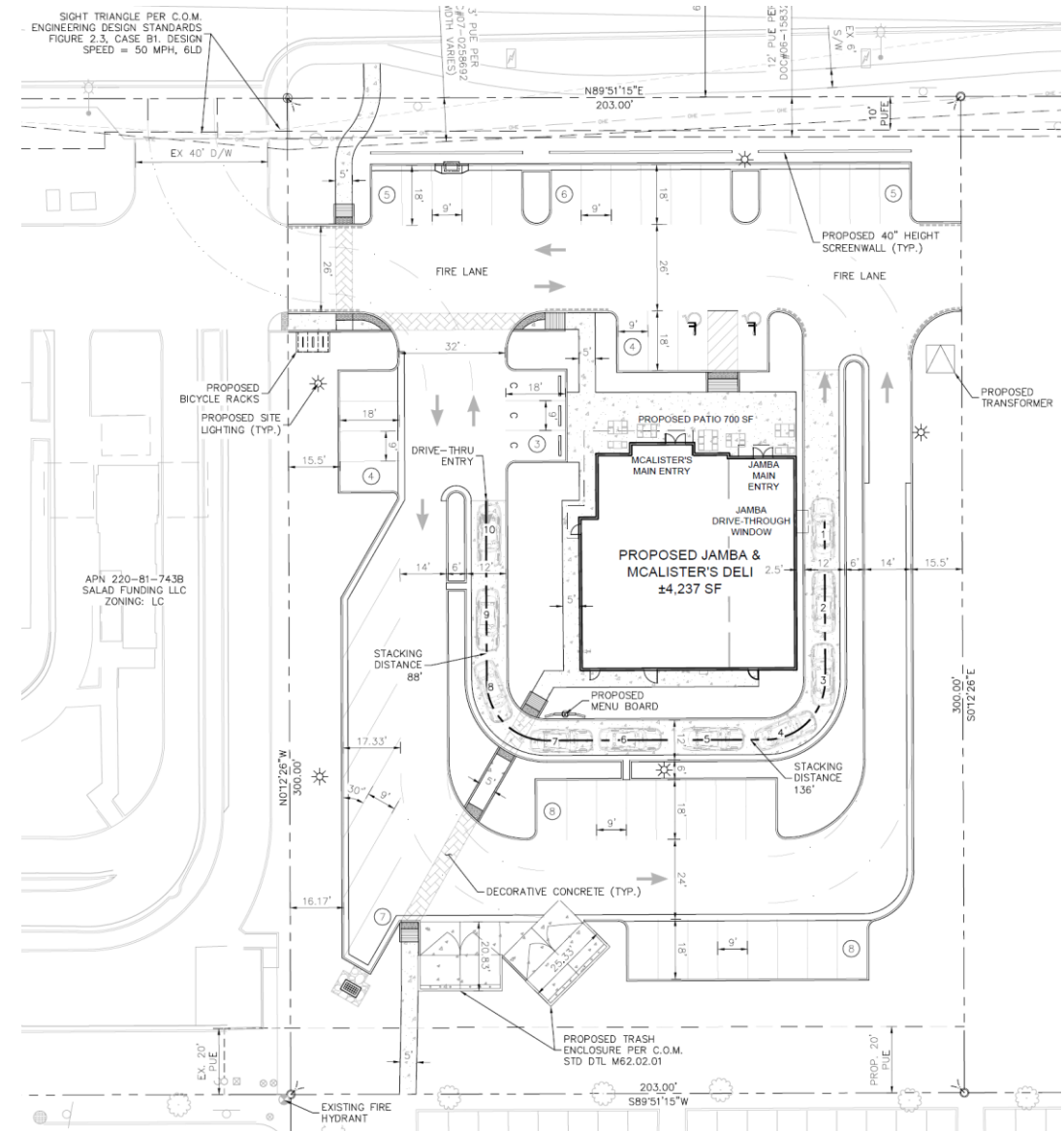
# Site Photo



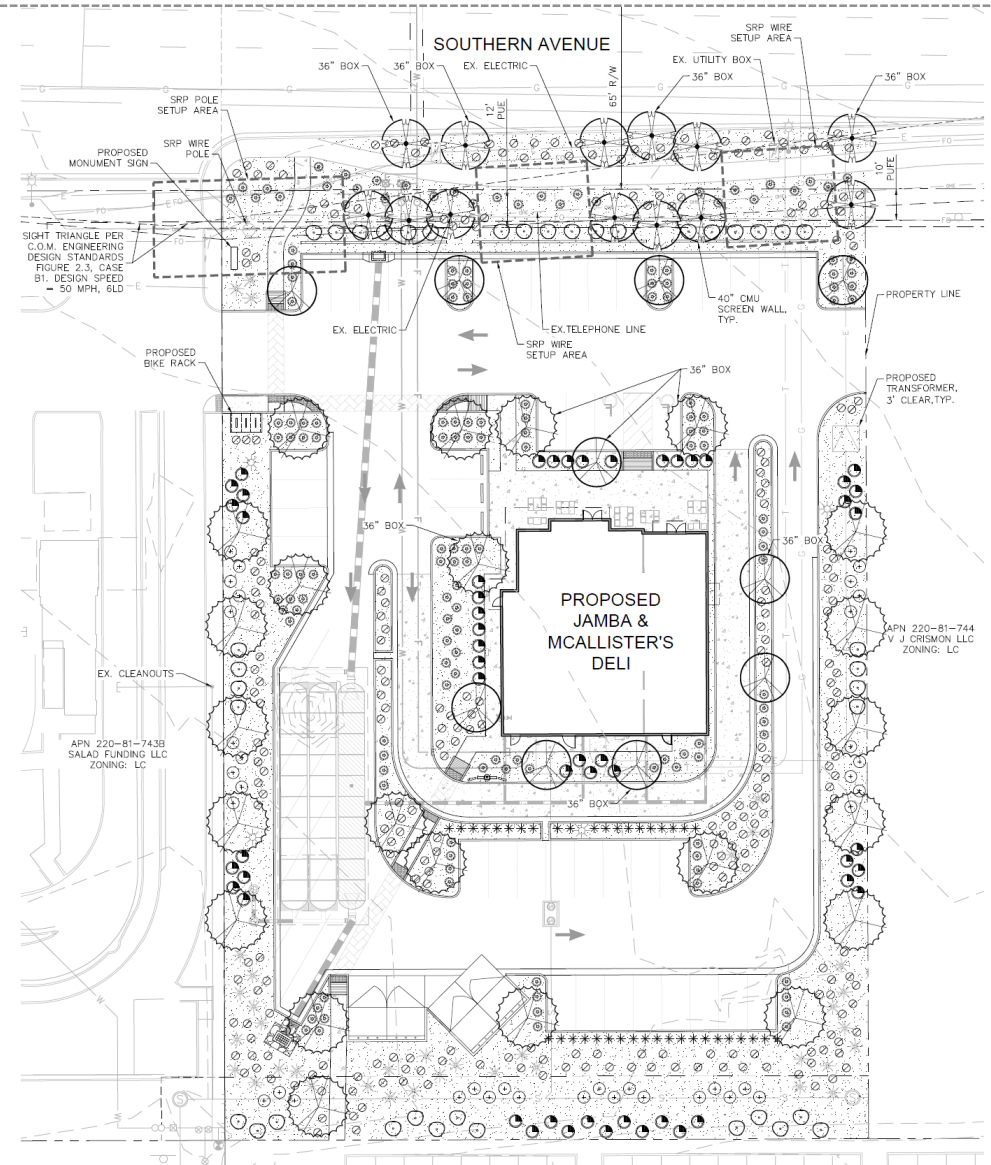
View of site from Southern Ave looking south

# Site Plan

- 4,237 SF restaurants with a drive thru
- Vehicle access from Southern Ave



# Landscape Plan

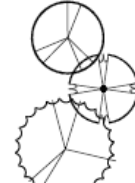


# Landscape Palette


10

## PLANTING LEGEND


### TREES (\*LARGER SPECIMENS LABELED ON PLANS)

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Acacia aneura	1 1/4" Cal., 7' Ht., 24" Box Min.	7
	Mulga	*2" Cal., 9' Ht., 36" Box Min.	3
	Caesalpinia mexicana	1 1/2" Cal., 7' Ht., 24" Box Min.	9
	Mexican Bird of Paradise	*2" Cal., 8' Ht., 36" Box Min.	4
	Ulmus parvifolia	1 1/2" Cal., 9' Ht., 24" Box Min.	20
	Evergreen Elm	*2 1/2" Cal., 12' Ht., 36" Box Min.	3


### SHRUBS

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Nerium oleander 'Petite Pink'	5 Gal.	52
	Petite Pink Oleander		
	Rosmarinus officinalis	5 Gal.	38
	Upright Rosemary		
	Tecoma stans	5 Gal.	39
	Yellow Bells		


### ACCENTS & GRASSES

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Hesperaloe funifera	5 Gal.	36
	Giant Yucca		
	Hesperaloe parviflora 'Perpa'	5 Gal.	40
	Brakelights Red Yucca		
	Muhlenbergia rigida 'Nashville'	5 Gal.	153
	Nashville Muhly Grass		

### GROUNDCOVERS

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Eremophila glabra 'Mingenew Gold'	1 Gal.	265
	Outback Sunrise Emu		

### MATERIALS

	DESCRIPTION	QTY
	Decomposed Granite	26,330 SF
	Color and Size to Match Adjacent, 2" Depth Min.	

# North Elevation



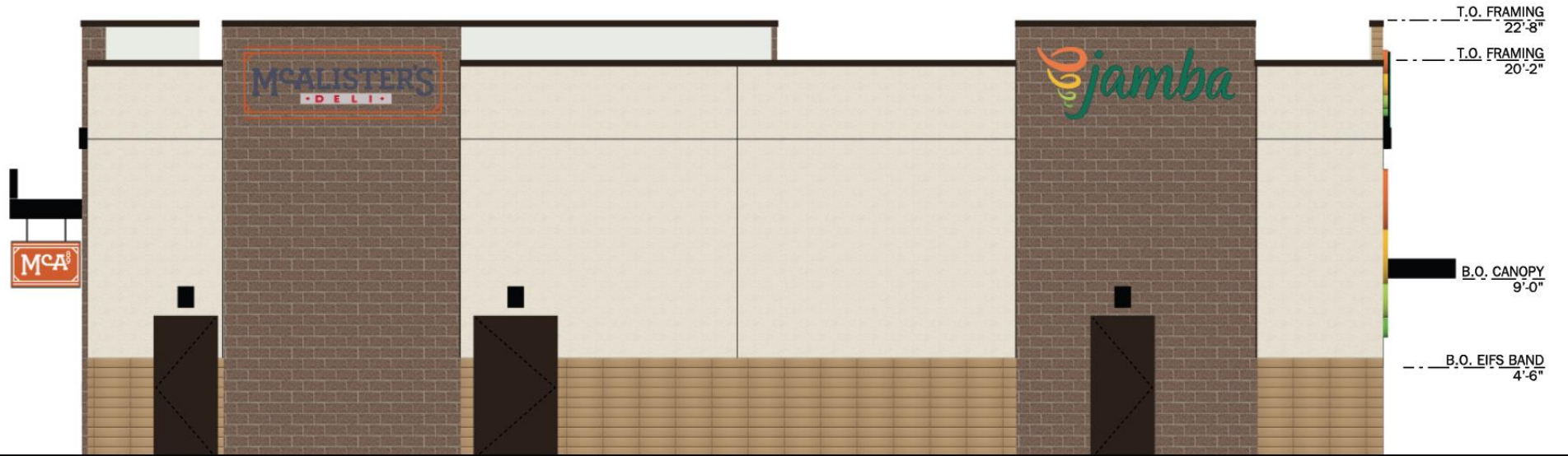
FRONT	
EXTERIOR FINISH CALCULATIONS	
FRONT ELEVATION:	1333 S.F.
DOOR/WINDOWS:	367 S.F.
METAL CANOPY	53 S.F.
METAL COPING	50 S.F.
EIFS:	362 S.F.
WOOD:	141 S.F.
BLOCK:	368 S.F.
DOORS/WINDOW	27%
METAL CANOPY	4%
METAL COPING	4%
EIFS	27%
WOOD	10%
BLOCK	28%
TOTAL:	100%

## Front Elevation

# South Elevation

## REAR

EXTERIOR FINISH CALCULATIONS	
REAR ELEVATION:	1342 S.F.
DOOR/WINDOWS:	79 S.F.
METAL CANOPY	7 S.F.
METAL COPING	22 S.F.
EIFS:	992 S.F.
WOOD:	240 S.F.
BLOCK:	1 S.F.
DOORS/WINDOW	6%
METAL CANOPY	1%
METAL COPING	2%
EIFS	46%
WOOD	17%
BLOCK	37%
TOTAL:	100%



## Rear Elevation

# East Elevation

MCA SIDE

RIGHT ELEVATION:	1430	S.F.
DOOR/WINDOWS:	33	S.F.
METAL CANOPY	10	S.F.
METAL COPING	24	S.F.
EIFS:	825	S.F.
WOOD:	245	S.F.
BLOCK:	29	S.F.
DOORS/WINDOW	2%	
METAL CANOPY	1%	
METAL COPING	2%	
EIFS	41%	
WOOD	34%	
BLOCK	20%	
TOTAL:	100%	



Right Elevation - McAlister's Side

# West Elevation



Left Elevation - Jamba Side

# Renderings



# Renderings



# Renderings



# Renderings



# Material Board

## MASONRY



MANUFACTURER: ECHELON  
PRODUCT: MESASTONE TEXTURED BLOCK  
COLOR: RED BUD

## PAINT



**CAP EXTERIOR PAINT**  
MANUFACTURER: BENJAMIN MOORE  
COLOR: ALMOST BLACK/ 2130-30

## PAINT



**WALL EXTERIOR PAINT**  
MANUFACTURER: BENJAMIN MOORE  
COLOR: BALLET WHITE OC-9

## SIDING



MANUFACTURER: NICHHA FIBER CEMENT  
PRODUCT: NOVENARY TILE SERIES  
COLOR: SAND

## STOREFRONT



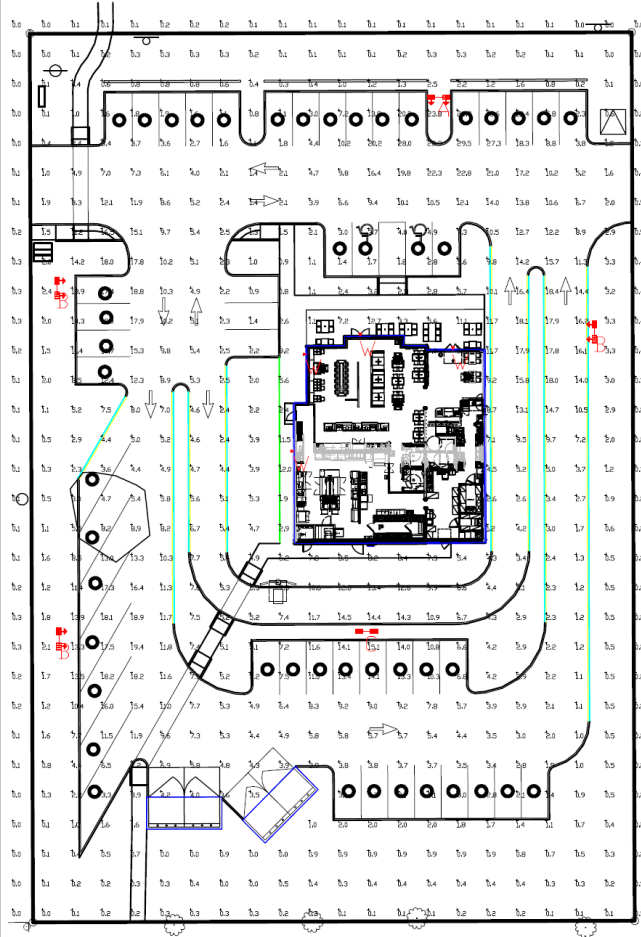
**EXTERIOR STOREFRONT**  
MANUFACTURER: KAWANEER  
COLOR: DARK BRONZE

## ACCENT/ STEEL



**STOREFRONT DOORS**  
MANUFACTURER: BENJAMIN MOORE  
COLOR: FIDDLEHEAD GREEN/ 2041-20

# Lighting Plan



SLM



WPSLS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALCULATION POINTS @ GRADE	Illuminance	Fc	4.99	29.5	0.0	N.A.	N.A.
PARKING & DRIVING SUMMARY	Illuminance	Fc	7.98	29.5	0.9	8.87	32.78

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
	1	A	D180° 2RTD	SLM-LED-48L-SIL-50-70CRI-(C)FT-IL_L;(C)FT-IL_R-20' MH	1.000	1.000	1.000	59194	802
	3	B	D180° 2RTD	SLM-LED-48L-SIL-50-70CRI-(C)FT-IL_L;(C)FT-IL_R-25' MH	1.000	1.000	1.000	59194	802
	1	C	D180°	SLM-LED-48L-SIL-5W-50-70CRI-D-180-25' MH	1.000	1.000	1.000	92332	802
	4	W	SINGLE	WPSLS-04L-50-10' MH	1.000	1.000	1.000	4394	37.05

# Design Guidelines

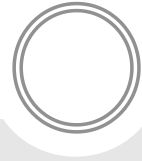
## Section 11-6-3

- |   |  |
|---|--|
| ✓ | Design incorporates multiple materials   |
| ✓ | Wall articulation  |
| ✓ | Roof Articulation  |
| ✓ | No more than fifty percent (50%) of the total façade may be covered with one (1) single material |

# Summary

## Findings

- Staff welcomes any feedback



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