



# DESIGN REVIEW BOARD

May 10, 2022



**DRB22-00261**



## Request

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- Design Review

## Purpose

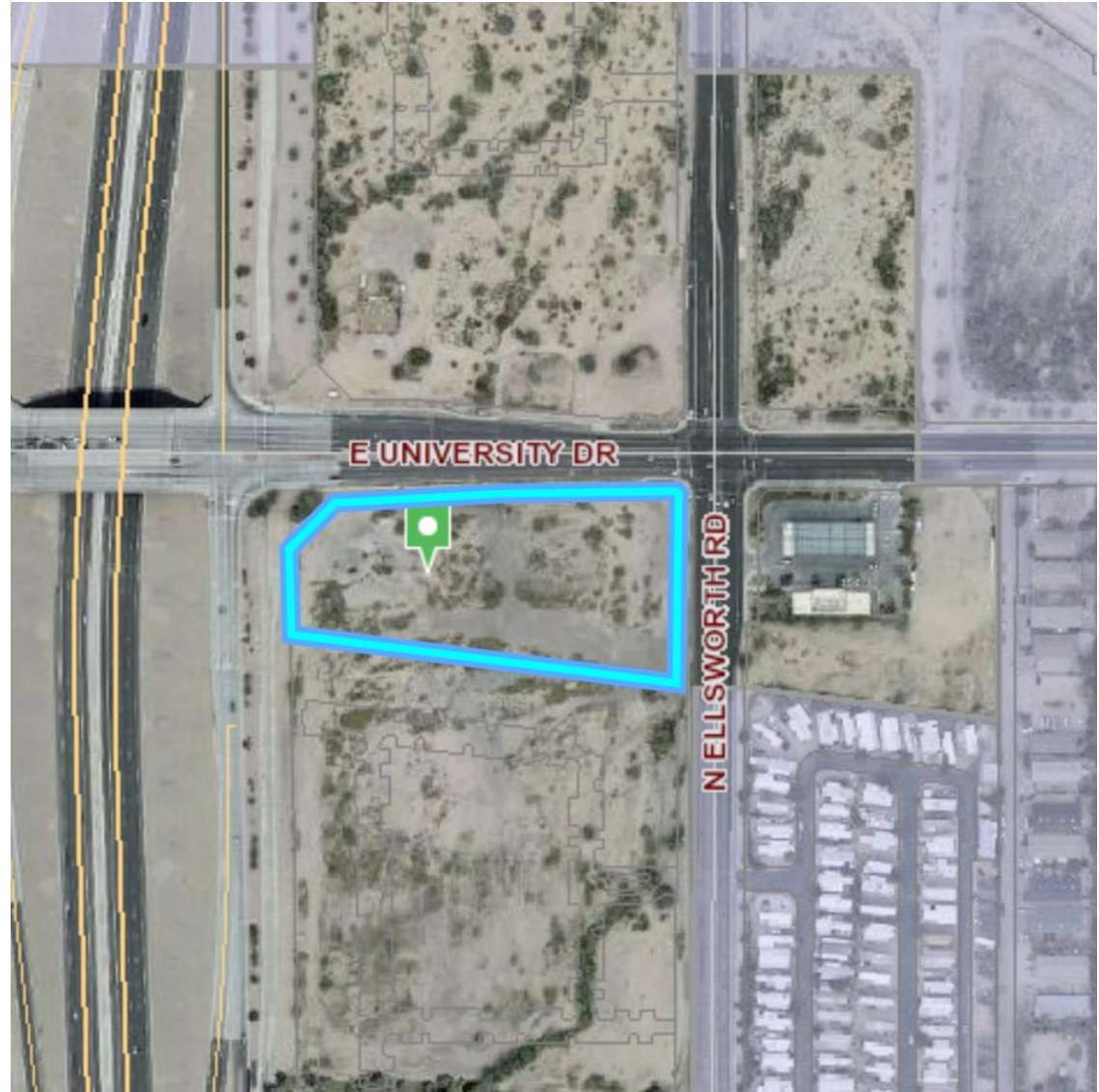
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- Restaurant with drive-thru

# Location

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- West of Ellsworth Road
- East of Loop 202 Freeway
- South of University Drive





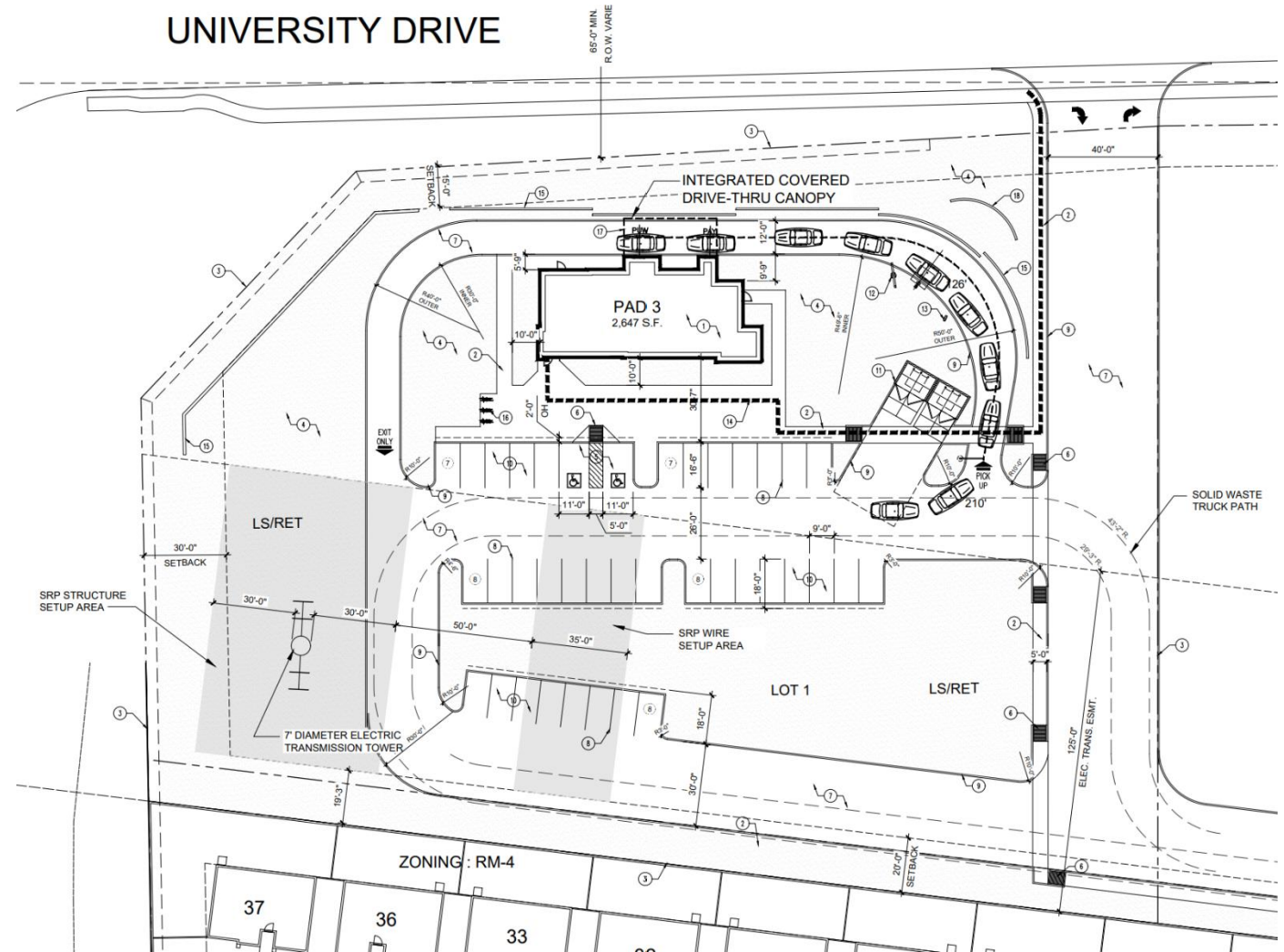
# Site Photo



Looking southeast towards the site from University Dr

# Site Plan

- New 2,647 sf restaurant with drive-thru
- Access via University Dr.
- Parking spaces provided on-site





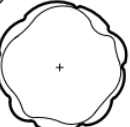





- Landscape yards along all property lines
- Parking lot landscape islands provided
- 15-foot-wide foundation base along south elevation



# Landscape Palette

## proposed plant legend

	botanical name common name	emitters	size	qty	comments
<b>evergreen trees</b>					
	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX	9	6.0H., 2.0W., .75CAL. STAKE IN PLACE FROM SRP APPROVED PLANT LIST
	ACACIA SALICINA SOUTHERN LIVE OAK	(5 @ 1.0 GPH)	24" BOX	14	7.0H., 2.5W., 1.25CAL. STAKE IN PLACE
	QUERCUS VIRGINIANA WILLOW ACACIA	(5 @ 1.0 GPH)	24" BOX	8	7.0H., 3.0W., 1.0CAL. STAKE IN PLACE
<b>shade trees</b>					
	PARKINSONIA X. 'DESERT MUSEUM' DESERT MUSEUM	(5 @ 1.0 GPH)	24" BOX 36" BOX	3 12	5.0H., 3.0W., 1.0CAL. 8.0H., 5.0W., 1.75CAL. STAKE IN PLACE
<b>large shrubs</b>					
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	(1 @ 1.0 GPH)	5 GAL.	16	
	TECOMA STANS VAR. AGUSTATA ARIZONA YELLOW BELL	(1 @ 1.0 GPH)	5 GAL.	68	FROM SRP APPROVED PLANT LIST

## medium shrubs

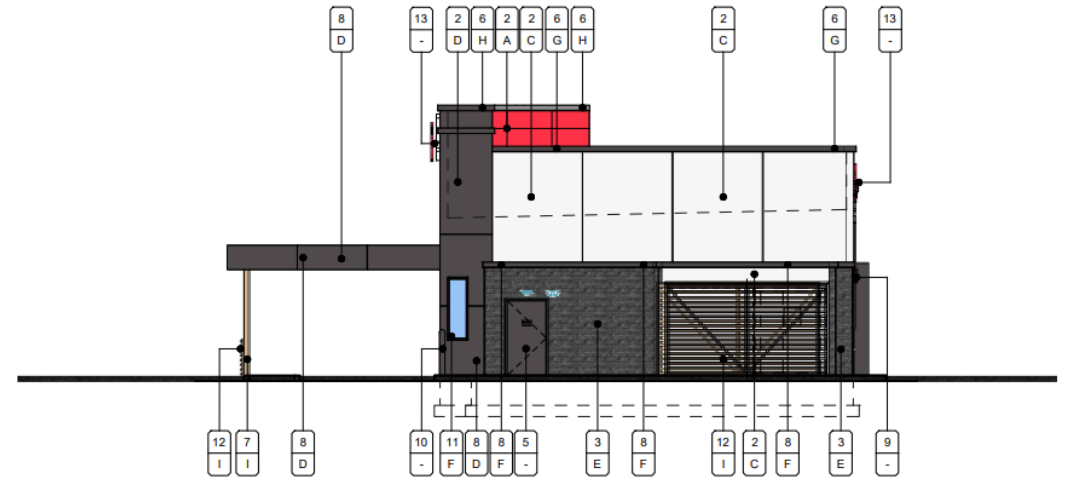
	BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	29	
	BOUGAINVILLEA X BUTTIANA 'ORANGE KING' 'ORANGE KING BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	36	
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	22	
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	9	
	HESPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	26	
	MUHLENBERGIA RIGENS DEER GRASS	(1 @ 1.0 GPH)	5 GAL.	10	
<b>evergreen groundcover</b>					
	LANTANA 'DALLAS RED' RED LANTANA	(1 @ 1.0 GPH)	5 GAL.	34	
	LANTANA MONTEVIDENSIS PURPLE TRAILING	(1 @ 1.0 GPH)	1 GAL.	27	FROM SRP APPROVED PLANT LIST
	MYOPORUM PARVIFOLIUM TRAILING MYOPORUM	(1 @ 1.0 GPH)	1 GAL.	40	FROM SRP APPROVED PLANT LIST
	EREMOPHILA GLABRA 'MIGNEW GOLD' OUTBACK SUNRISE EMU	(1 @ 1.0 GPH)	5 GAL.	9	
	MUHLENBERGIA CAPILLARIS REGAL MIST	(1 @ 1.0 GPH)	5 GAL.	14	
<b>inerts</b>					
	1" MINUS DECOMPOSED GRANITE TABLE MESA BROWN		1"-MINUS S.F.	56,420	2" MINIMUM IN ALL PLANTERS



# Elevations



3 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

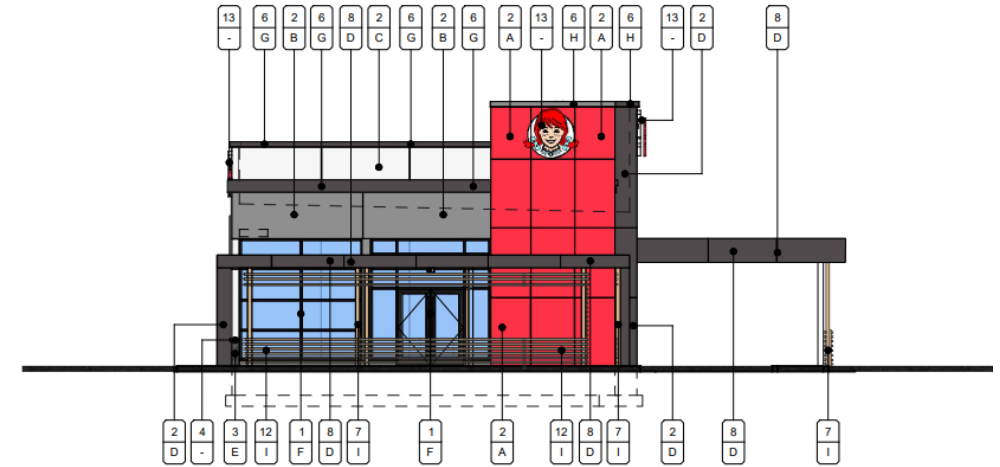


4 EAST ELEVATION  
SCALE: 1/8"=1'-0"

# Elevations



1 NORTH ELEVATION  
SCALE: 1/8"=1'-0"

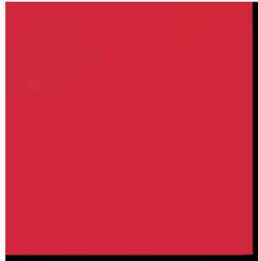


2 WEST ELEVATION  
SCALE: 1/8"=1'-0"

# Rendering



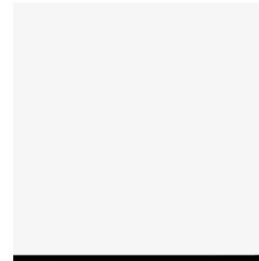
# Materials and Colors



by Sto Corp. (or Equal):  
A. #NA13-0040 - "WENDY'S RED"



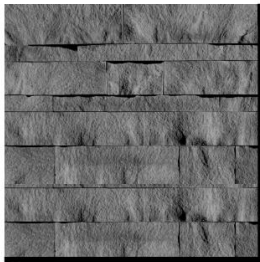
by Sto Corp. (or Equal):  
B. #NA13-0042 - "LIGHT GRAY"



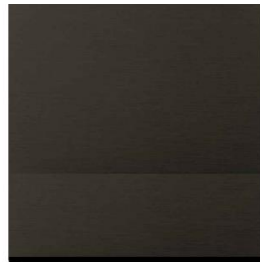
by Dunn Edwards (or Equal):  
C. DEW 394 - "CASCADING WHITE"



by Dunn Edwards (or Equal):  
D. DET 619 - "CELLULOID"



by Coronado Stone (or Equal):  
E. PLAYA VISTA LIMESTONE -  
"BLACK FORES"



by Oldcastle Building Envelope (or Equal):  
F. ANONIZED ALUMINUM STOREFRONT  
SYSTEM - "DARK BRONZE"



by Exceptional Metals (or Equal):  
G. "SILVER METALLIC"



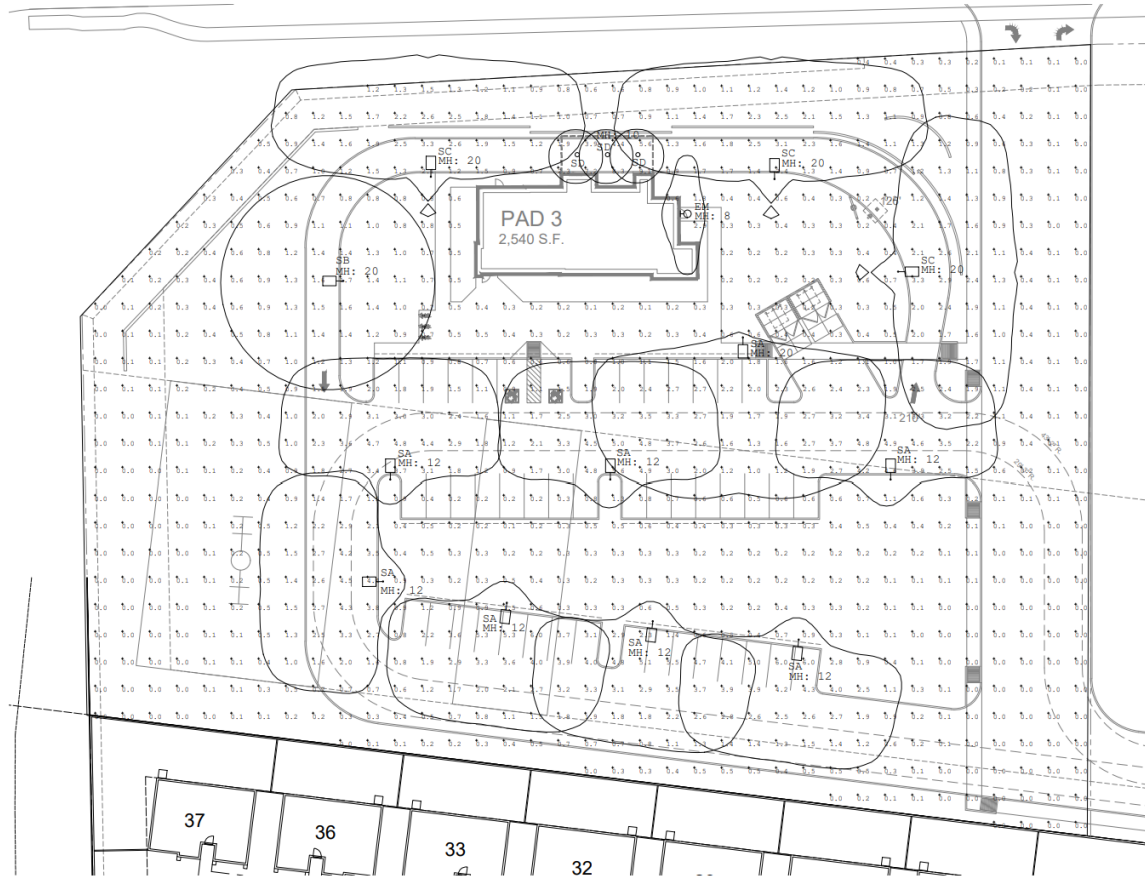
by Exceptional Metals (or Equal):  
H. "TUNDRA"



by Knotwood (or Equal):  
I. "LIGHT OAK"



# Lighting



## PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'-0"



10



## VIPER L

LARGE VIPER LUMINAIRE

### FEATURES

- Large size companion to Viper Small
- Wide choice of different LED wattage configurations
- Ten optical distributions
- Designed to replace HID lighting up to 1000W MH or HPS
- Suitable for wet locations



### CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE w/SCAPE energent SiteSync

### SPECIFICATIONS

#### CONSTRUCTION

- Corrosion resistant, die-cast aluminum housing with powder coat paint finish rated for 1000 hour salt spray.
- External hardware is corrosion resistant

#### OPTICS

- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one-piece optical system
- One-piece silicone gasket ensures a weatherproof seal around each individual optic
- One-piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel

#### INSTALLATION

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included

#### ELECTRICAL

- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz (UNV)
- Power factor is  $\geq 0.90$  at full load
- Dimming drivers are standard, 0-10V dimming leads available for use with control devices (provided by others)
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 15A or higher; 15A rating applies to primary (AC) side only

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

## STRIKE



### RELATED PRODUCTS

# Viper Small

#### ELECTRICAL (CONTINUED)

- Fixture electrical compartment contains all LED driver components
- Optional 7-pin ANSI C136-41-2013 Twist-Lock® photo control receptacle available. Compatible with ANSI C136-41 external wireless control devices
- Ambient operating temperature -40°C to 25°C
- Surge protection: 20kA
- Lifesfield® Circuit (see Electrical Data)

#### CONTROLS

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration

- Available with Energent for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night

#### CONTROLS (CONTINUED)

- In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7

#### CERTIFICATIONS

- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at [www.designlights.org](http://www.designlights.org)
- Certified to UL 1599 and UL 8750
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available online
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 06/03/2020. See [Buy American Solutions](http://Buy American Solutions)

#### WARRANTY

- 5 year warranty
- See HLI Commercial and Industrial Outdoor Lighting Warranty for additional information

KEY DATA	
Lumen Range	14,283-39,969
Wattage Range	64-395
Efficacy Range (LPW)	98-135
Reported Life (Hours)	L70>37,000
Input Current Range (Amps)	0.3-4.0

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SEA-VIPER-L-SPC

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70 Milliken Boulevard • Greenville, SC 29607 / Tel: 864.678.0000 / Website: [www.beaconproducts.com](http://www.beaconproducts.com)



HUBBELL  
Lighting

# Design Guidelines

## Section 11-7-3

- |   |   |
|---|---|
| ✓ | Exterior walls are subdivided using projections, overhangs and recesses |
| ✓ | Design provides architectural interest along the roofline               |
| ✓ | Entrances are clearly defined, shaded and inviting                      |
| ✓ | No more than 50% of façade may be covered in one material               |

# Summary

## Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Proposed landscape plan



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