



DESIGN REVIEW BOARD

May 10, 2022



DRB21-00910



Request

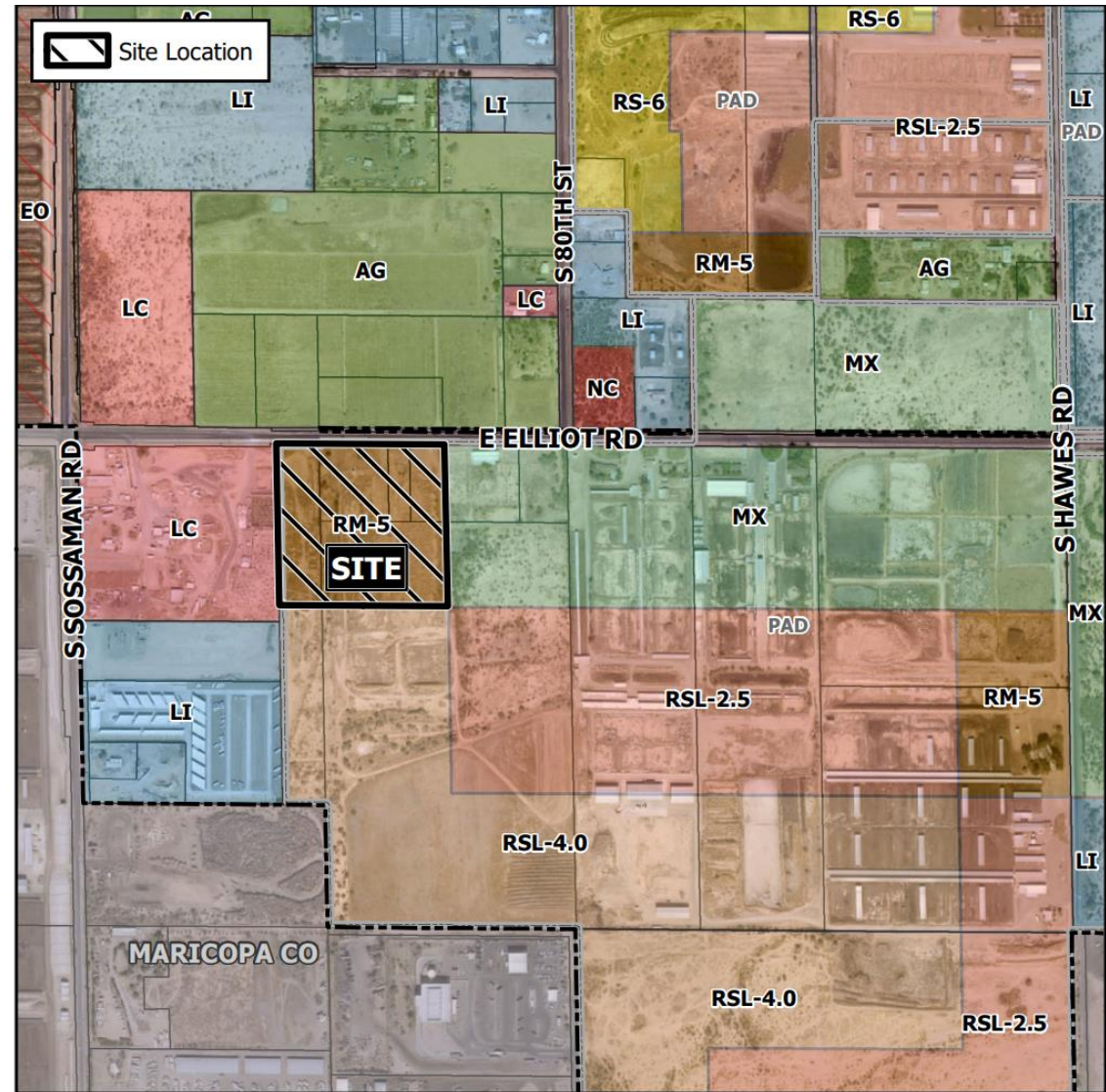
- Design Review

Purpose

- Allow for the development of 372 multiple residence units

Location

- South side of Elliot Road
- East of Sossaman Road
- West of Hawes Road
- Within a portion of Hawes Crossing Village 2



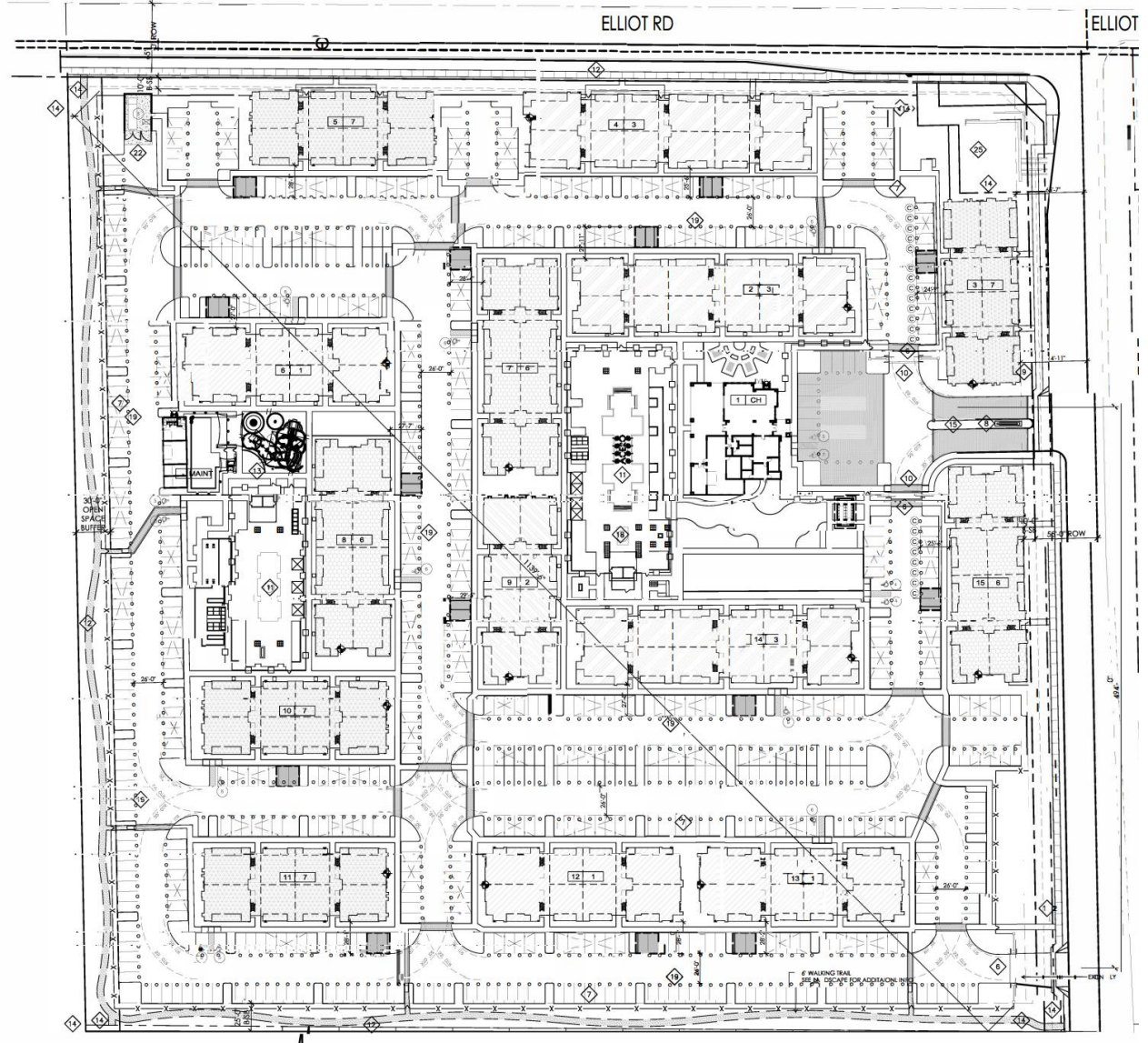
Site Photo



Looking south towards the site from Elliot Road

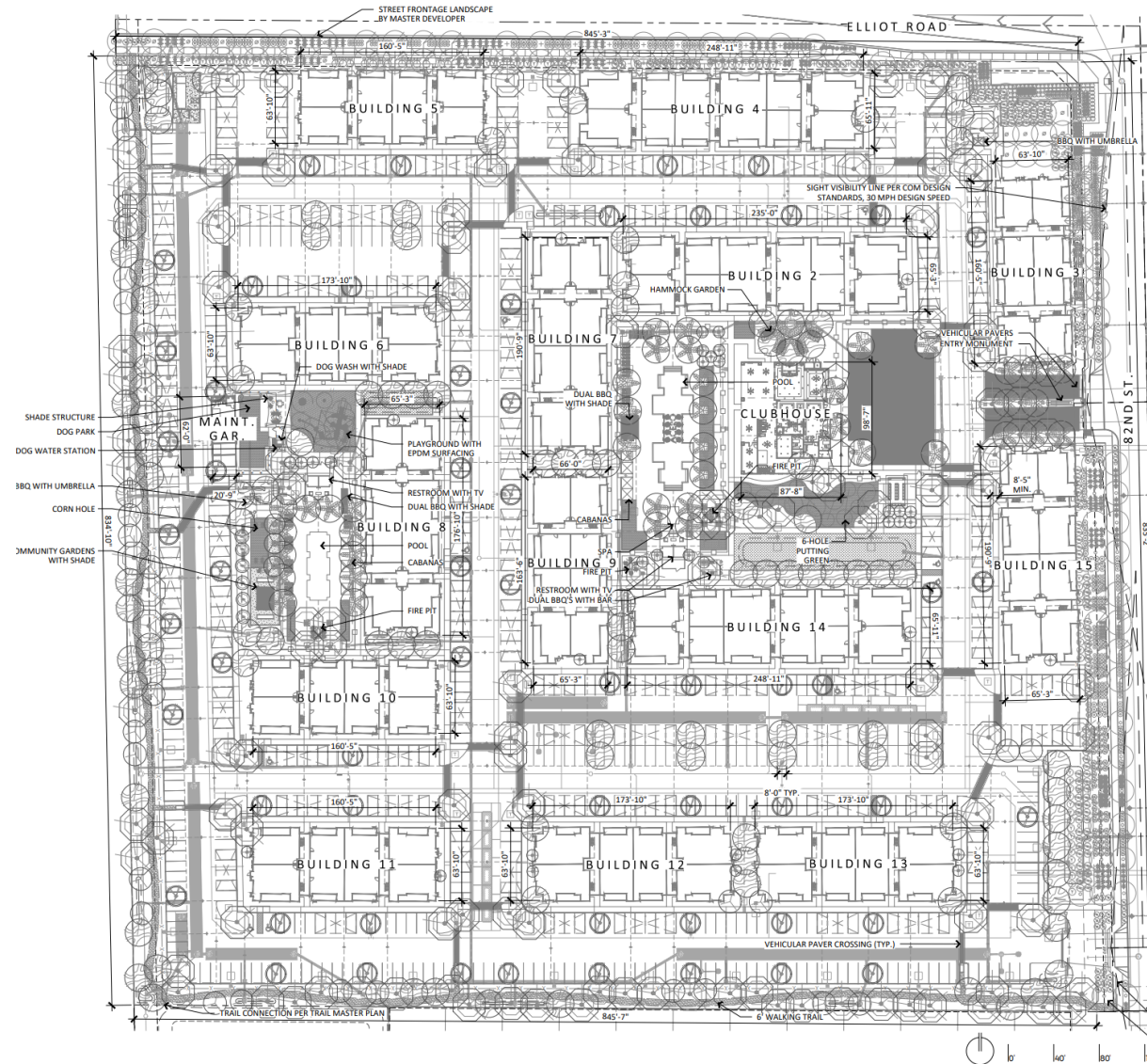
Site Plan

- Parking to the side and rear of street-facing buildings
- Street-facing facades engage Elliot Road and 79th Street
- 781 parking stalls required (372 covered)
- 782 parking stalls proposed (375 covered)
- 30-foot open space buffer along west property line



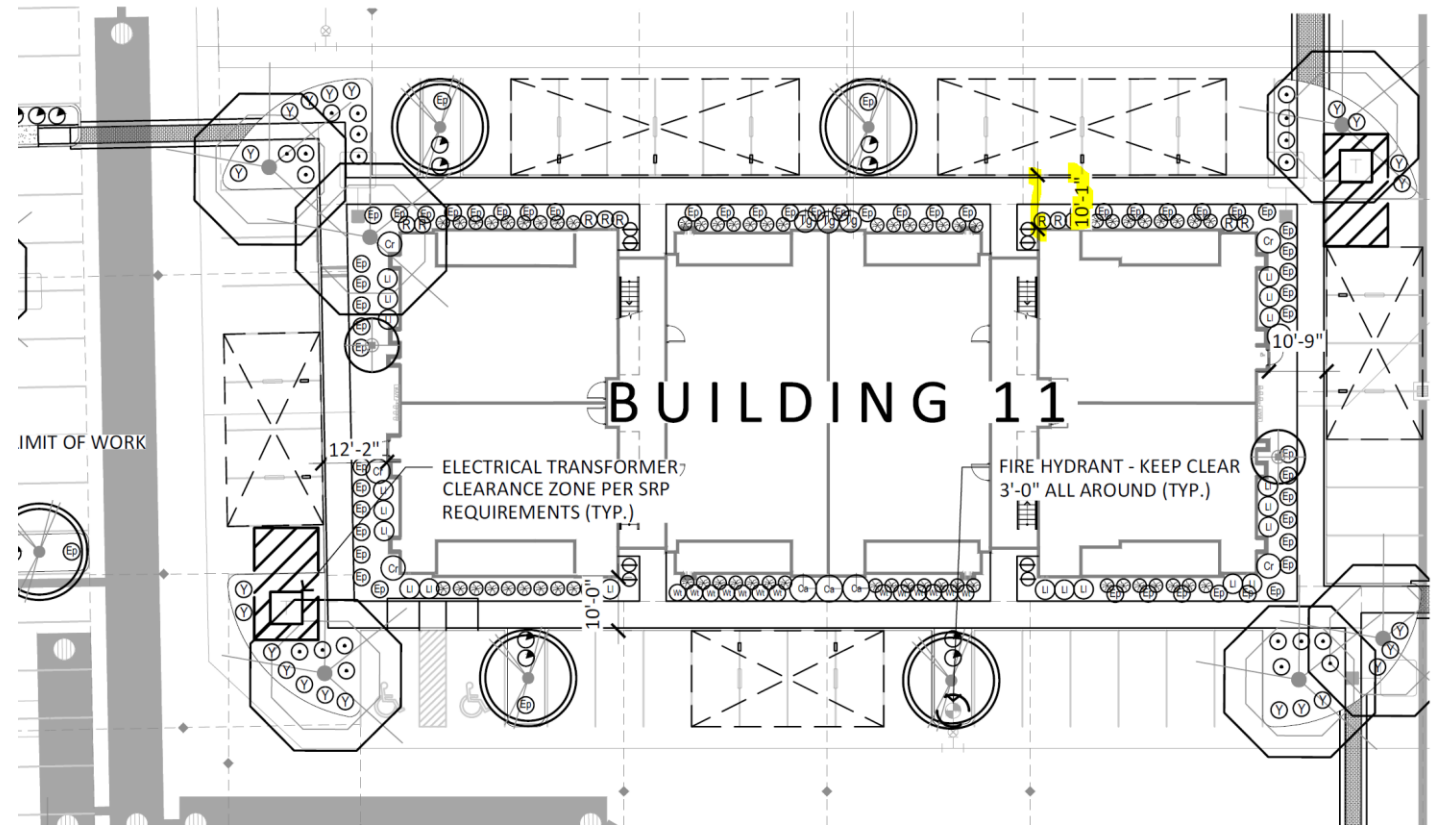
Landscape Plan

- Perimeter landscape yards along all property lines
- Foundation base adjacent to entrances
- Centralized community amenity area
- Entry monumentation



Alternative Landscape Plan

- A 15-foot-wide foundation base is required along exterior walls with a public entrance
- Due to the application of fire codes, the applicant proposed a minimum 10' foundation base along select walls with a public entrance



Elevations – Building Type 6



MATERIAL SCHEDULE-TABLOIDE					
TAG	MATERIAL	COLOR	COLOR CODE	MANUFACTURER	MATERIAL IMAGE
2	BRICK VENEER	PORCELAIN MATTE OR SIMILAR		BRICK IT	
3	BRICK VENEER	CHARCOAL OR SIMILAR		PACIFIC CLAY	
A1	1 COAT STUCCO SYSTEM	ACCESSIBLE BEIGE OR SIMILAR	SW 7036	SHERWIN WILLIAMS	
B4	ALUMINUM SIDING	DEEP GRANITE OR SIMILAR		PLYGEM	
C1	1 COAT STUCCO SYSTEM	GREENBLACK OR SIMILAR	SW 6994	SHERWIN WILLIAMS	
C4	ALUMINIUM SIDING	DEEP CAVERN OR SIMILAR		PLYGEM	
D6	METAL AWNING	TOP BLACK OR SIMILAR		LAWRENCE	
F1	1 COAT STUCCO SYSTEM	RIVERWAY OR SIMILAR	SW6222	SHERWIN WILLIAMS	

Renderings



Renderings



Renderings



Colors and Materials

EXTERIOR PAINT SCHEDULE

TAG	MANUFACTURER	COLOR	NOTES
(A)	SHERWIN WILLIAMS	SW 7005 - PURE WHITE	BLDG. COLOR
(B)	SHERWIN WILLIAMS	SW 7018 - DOVETAIL	BLDG. COLOR
(C)	SHERWIN WILLIAMS	SW 7048 - URBANE BRONZE	BLDG. COLOR
(D)	SHERWIN WILLIAMS	SW 6991 - BLACK MAGIC	TRIM COLOR / METAL WORK
(E)	SHERWIN WILLIAMS	SW 6229 - TEMPE STAR	ACCENT COLOR
(F)	SHERWIN WILLIAMS	SW 6222 - RIVERWAY	ACCENT COLOR

EXTERIOR MATERIAL SCHEDULE

TAG	MATERIAL	MANUFACTURER	PRODUCT NO. / COLOR / TEXTURE	NOTES
(1)	1 COAT STUCCO SYSTEM		LIGHT LACE	
(2)	BRICK VENEER	BRICK IT	WINTER WHITE	STACKED BOND
(3)	BRICK VENEER	PACIFIC CLAY	COASTAL SERIES, BODEGA CLIFFS	STACKED BOND
(4)	ALUMINUM SIDING			
(5)	STEEL GUARD RAILING			
(6)				



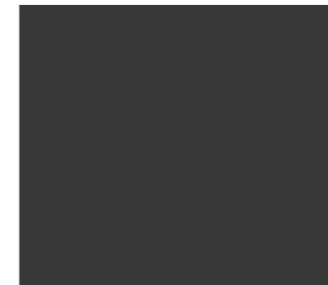
(A)



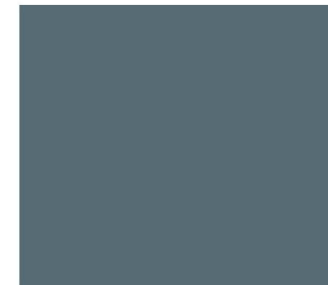
(B)



(C)



(D)



(E)



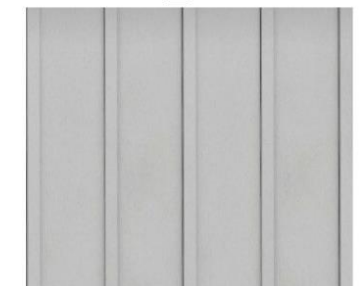
(F)



(2)

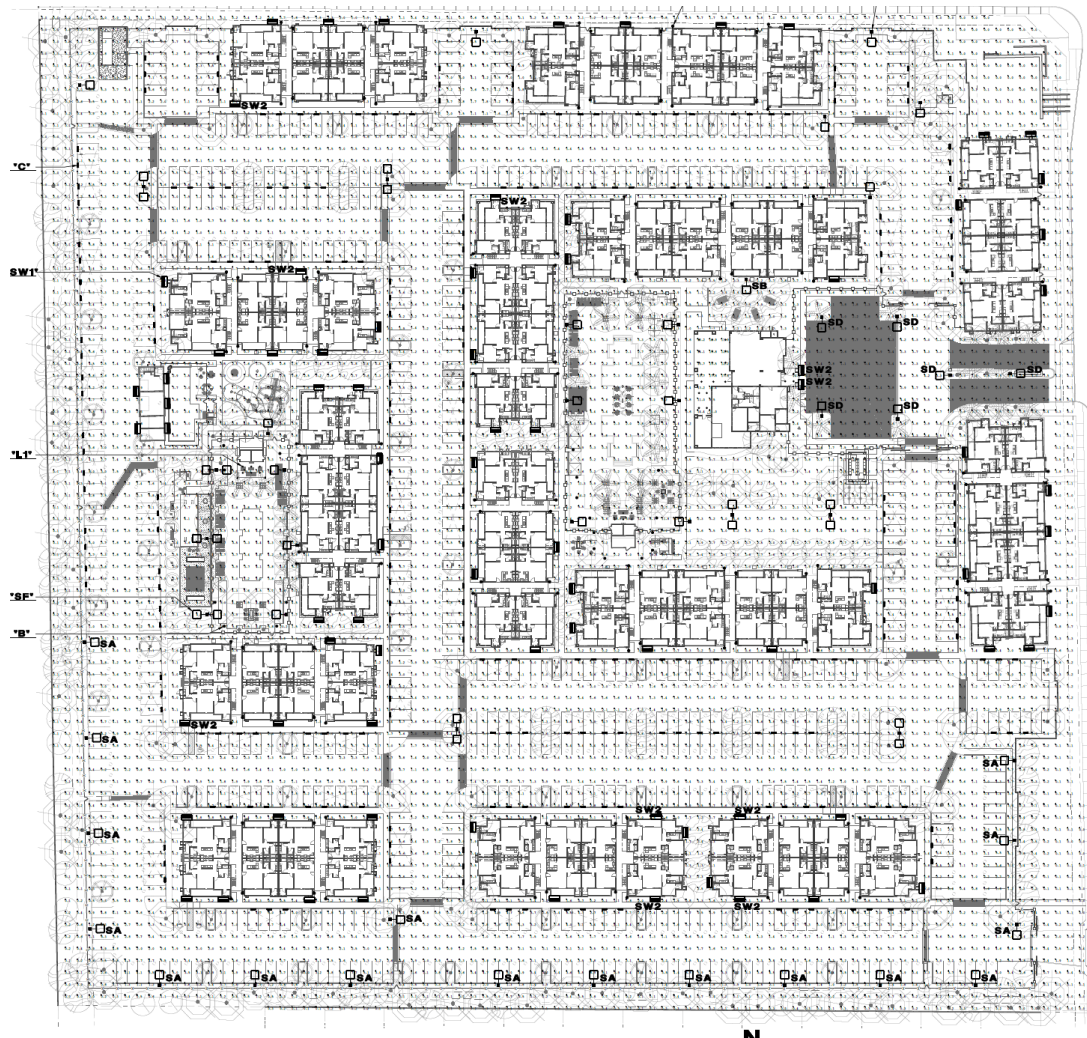


(3)



(4)

Lighting



RELATED PRODUCTS

RD11 GeoPak # TRP1 GeoPak # QSP1 GeoPak



RELATED PRODUCTS

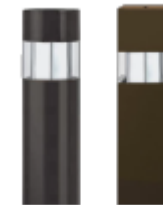
RD12 GeoPak # TRP2 GeoPak # QSP2 GeoPak

OPTICS
STRIKE



RELATED PRODUCTS

Viper Large



RELATED PRODUCTS

Bristol Park # Pavilion Family

Summary

Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building and landscape architecture
- ✓ Alternative landscape plan for reduced foundation base width



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