



DESIGN REVIEW BOARD

August 9, 2022



DRB21-01175



Request

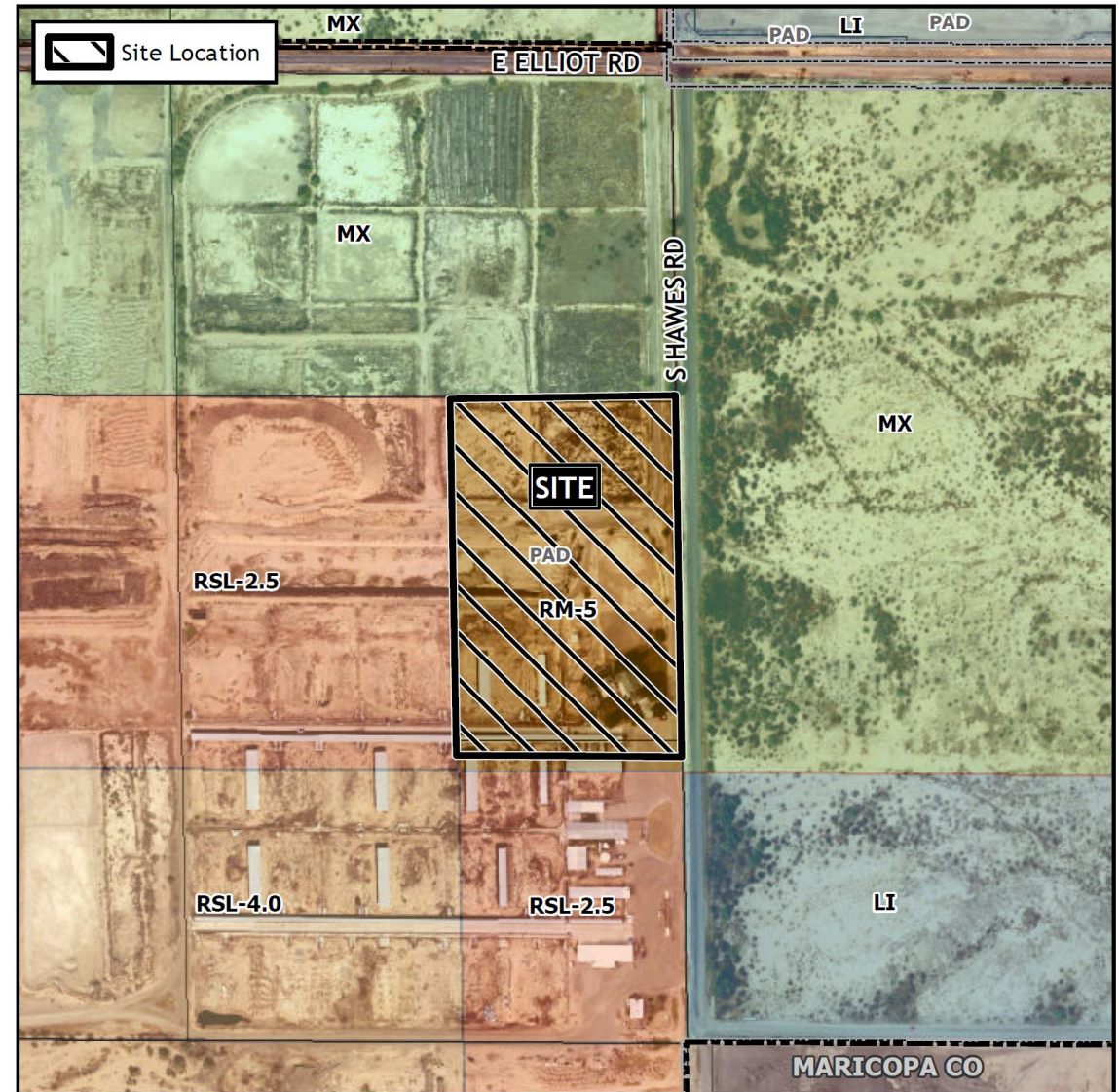
- Design Review

Purpose

- Allow for the development of 234 multiple residence units

Location

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



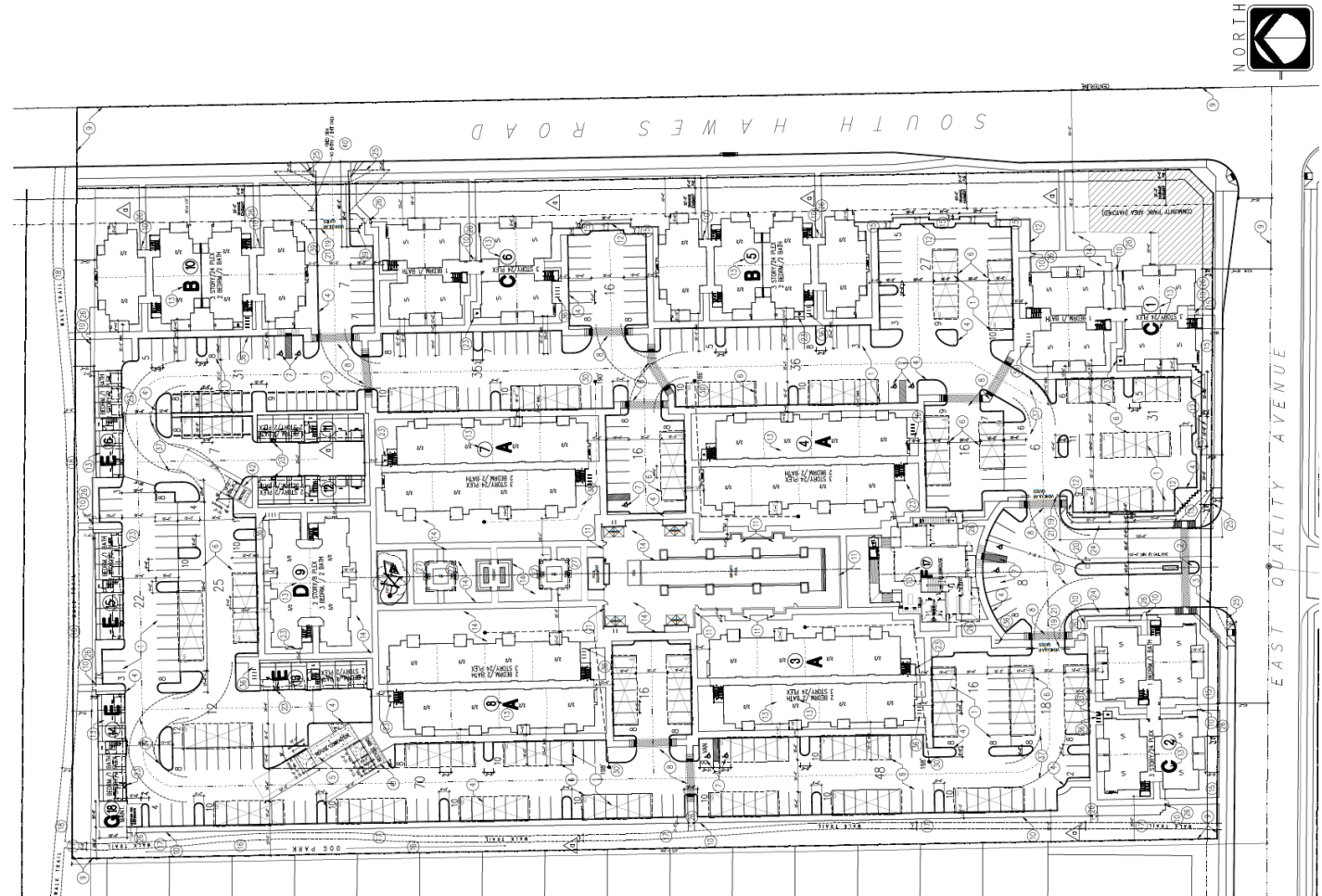
Site Photo



Looking west towards the site from Hawes Road

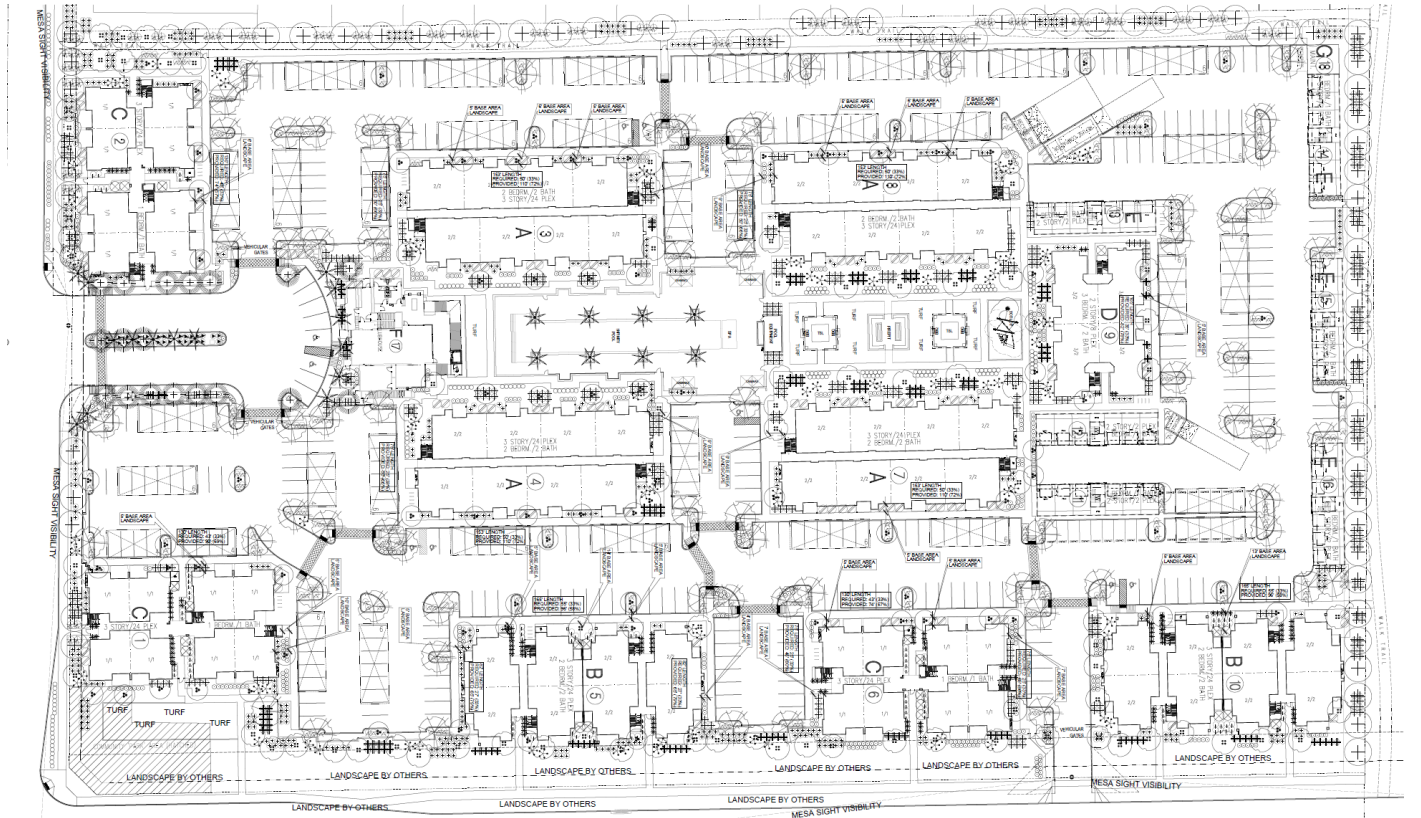
Site Plan

- Parking to the side and rear of street-facing buildings
- Street-facing facades engage Hawes Road and Quality Ave
- 492 parking stalls required (234 covered)
- 795 parking stalls proposed (234 covered)
- 25-foot open space buffer along west property line



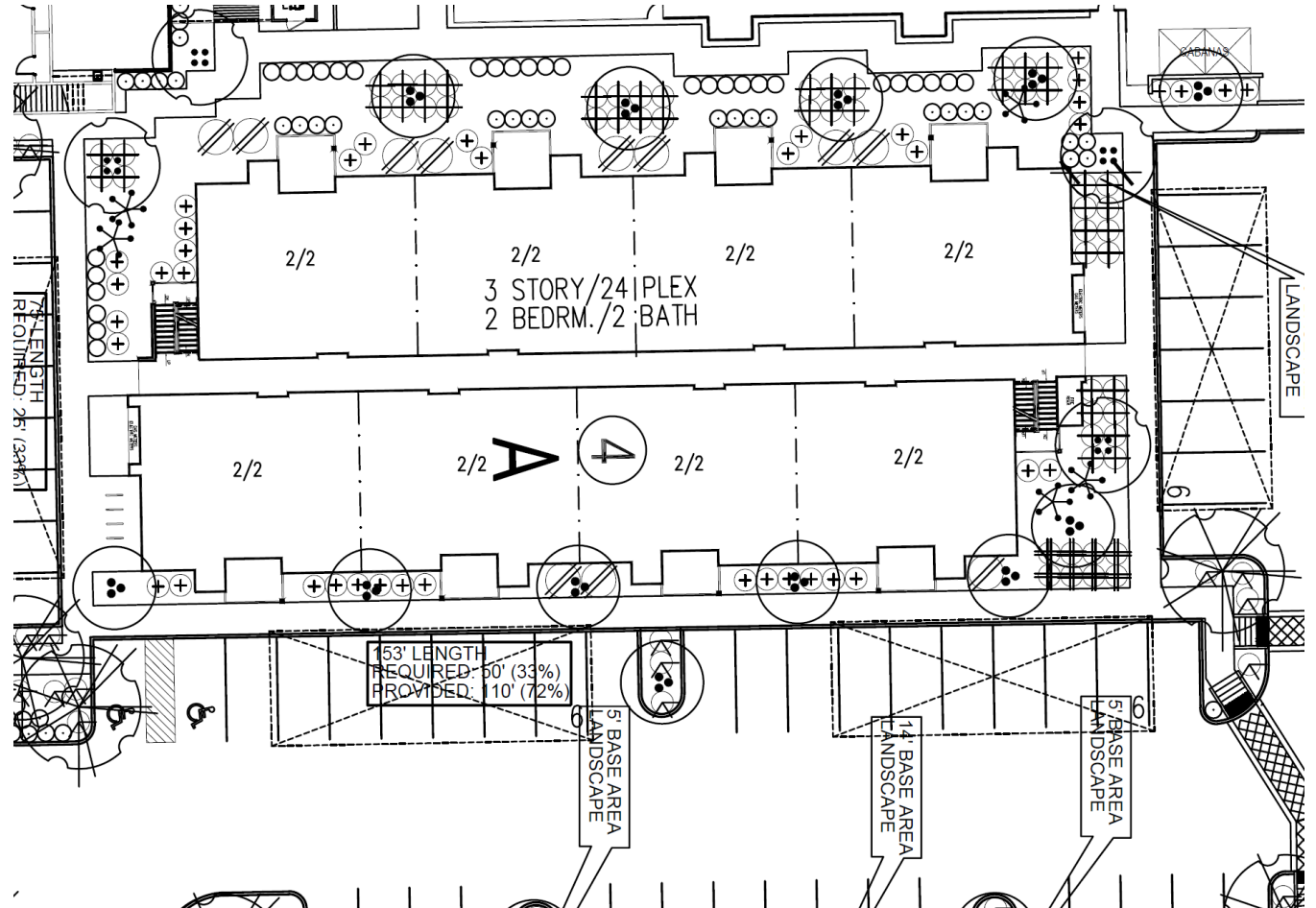
Landscape Plan

- Chinese Elm
- Live Oak
- Date Palm
- Wilson Olive
- Chitalpa
- Texas Mountain Laurel



Alternative Landscape Plan

- A 15-foot-wide foundation base is required along exterior walls with a public entrance
- Proposing a minimum 12' foundation base along select walls with a public entrance



Elevations – Building Type A



BUILDING TYPE A END ELEVATION (STAIRS ONLY)

1/8" = 1'-0"

BUILDING TYPE A END ELEVATION (STAIRS + ELEVATOR)

1/8" = 1'-0"



BUILDING TYPE A REAR ELEVATION

1/8" = 1'-0"



BUILDING TYPE A FRONT ELEVATION

1/8" = 1'-0"

MATERIALS - COLOR LEGEND

- MC1 STUCCO BASE
COLOR – FIRST STAR
(SHERWIN WILLIAMS SW 716)
- MC2 SPARE – NOT USED
- MC3 STUCCO PARAPET COPING / FASCIA / ACCENTS
COLOR – DOVETAIL
(SHERWIN-WILLIAMS SW7018)
- MC4 WINDOW / DOORS / METAL RAILING
COLOR – TRICORN BLACK
(SHERWIN-WILLIAMS SW 6258)
- MC5 CULTURED STONE
COLOR – TALUS – HEWN STONE

Elevations – Building Type B



BUILDING TYPE B - RIGHT END ELEVATION

534 sq. ft. = 23.0 sq. ft. Primary 1/8" = 1'-0"



BUILDING TYPE B - LEFT END ELEVATION

534 sq. ft. = 23.0 sq. ft. Primary 1/8" = 1'-0"



BUILDING TYPE B - REAR ELEVATION

1,172 sq. ft. = 27.0 sq. ft. Primary 1/8" = 1'-0"



BUILDING TYPE B - FRONT ELEVATION

MATERIALS - COLOR LEGEND

- MC1 STUCCO BASE
COLOR - FIRST STAR
(SHERWIN WILLIAMS SW 716)
- MC2 SPARE - NOT USED
- MC3 STUCCO PARAPET COPING / FASCIA / ACCENTS
COLOR - DOVETAIL
(SHERWIN-WILLIAMS SW7018)
- MC4 WINDOW / DOORS / METAL RAILING
COLOR - TRICORN BLACK
(SHERWIN-WILLIAMS SW 6258)
- MC5 CULTURED STONE
COLOR - TALUS - HEWN STONE

Elevations – Building Type C



BUILDING TYPE C - RIGHT ELEVATION



BUILDING TYPE C - LEFT ELEVATION



BUILDING TYPE C - FRONT ENTRY ELEVATION



BUILDING TYPE C - REAR ELEVATION

MATERIALS - COLOR LEGEND

- MC1 STUCCO BASE
COLOR – FIRST STAR
(SHERWIN WILLIAMS SW 716)
- MC2 SPARE – NOT USED
- MC3 STUCCO PARAPET COPING / FASCIA / ACCENTS
COLOR – DOVETAIL
(SHERWIN-WILLIAMS SW7018)
- MC4 WINDOW / DOORS / METAL RAILING
COLOR – TRICORN BLACK
(SHERWIN-WILLIAMS SW 6258)
- MC5 CULTURED STONE
COLOR – TALUS – HEWN STONE

Elevations – Building Type D



BUILDING TYPE D - LEFT END ELEVATION

1/8" = 1'-0"

311 s.f. = 19.7 %
1,270 s.f. = 80.3 %
1,581 s.f. = 100.0 %
Primary



BUILDING TYPE D - REAR ELEVATION

1/8" = 1'-0"

472 s.f. = 22.1 %
1,664 s.f. = 77.9 %
2,136 s.f. = 100.0 %
Primary



BUILDING TYPE D - FRONT ELEVATION

1/8" = 1'-0"

472 s.f. = 22.1 %
1,664 s.f. = 77.9 %
2,136 s.f. = 100.0 %
Primary



BUILDING TYPE D - RIGHT END ELEVATION

1/8" = 1'-0"

305 s.f. = 19.3 %
1,276 s.f. = 80.7 %
1,581 s.f. = 100.0 %
Primary

MATERIALS - COLOR LEGEND

- MC1 STUCCO BASE
COLOR - FIRST STAR
(SHERWIN WILLIAMS SW 716)
- MC2 SPARE - NOT USED
- MC3 STUCCO PARAPET COPING / FASCIA / ACCENTS
COLOR - DOVETAIL
(SHERWIN-WILLIAMS SW7018)
- MC4 WINDOW / DOORS / METAL RAILING
COLOR - TRICORN BLACK
(SHERWIN-WILLIAMS SW 6258)
- MC5 CULTURED STONE
COLOR - TALUS - HEWN STONE

Elevations – Building Type F



MATERIALS - COLOR LEGEND

- MC1 STUCCO BASE
COLOR - FIRST STAR
(SHERWIN WILLIAMS SW 716)
- MC2 SPARE - NOT USED
- MC3 STUCCO PARAPET COPING / FASCIA / ACCENTS
COLOR - DOVETAIL
(SHERWIN-WILLIAMS SW7018)
- MC4 WINDOW / DOORS / METAL RAILING
COLOR - TRICORN BLACK
(SHERWIN-WILLIAMS SW 6258)
- MC5 CULTURED STONE
COLOR - TALUS - HEWN STONE

Elevations – Building Type E



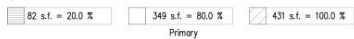
BUILDING E - LEFT END ELEVATION

1/8" = 1'-0"



BUILDING E - RIGHT END ELEVATION

1/8" = 1'-0"



BUILDING E FRONT ELEVATION (DUPLEX - 1/1, GARAGE)

1/8" = 1'-0"



BUILDING E BACK ELEVATION (DUPLEX - 1/1, GARAGE)

1/8" = 1'-0"



MATERIALS - COLOR LEGEND

- MC1 STUCCO BASE
COLOR - FIRST STAR
(SHERWIN WILLIAMS SW 716)
- MC2 SPARE - NOT USED
- MC3 STUCCO PARAPET COPING / FASCIA / ACCENTS
COLOR - DOVETAIL GREY
(SHERWIN-WILLIAMS 1708)
- MC4 WINDOW / DOORS / METAL RAILING
COLOR - TRICORN BLACK
(SHERWIN-WILLIAMS SW 6258)
- MC5 CULTURED STONE
COLOR - TALUS HEWN STONE

Rendering



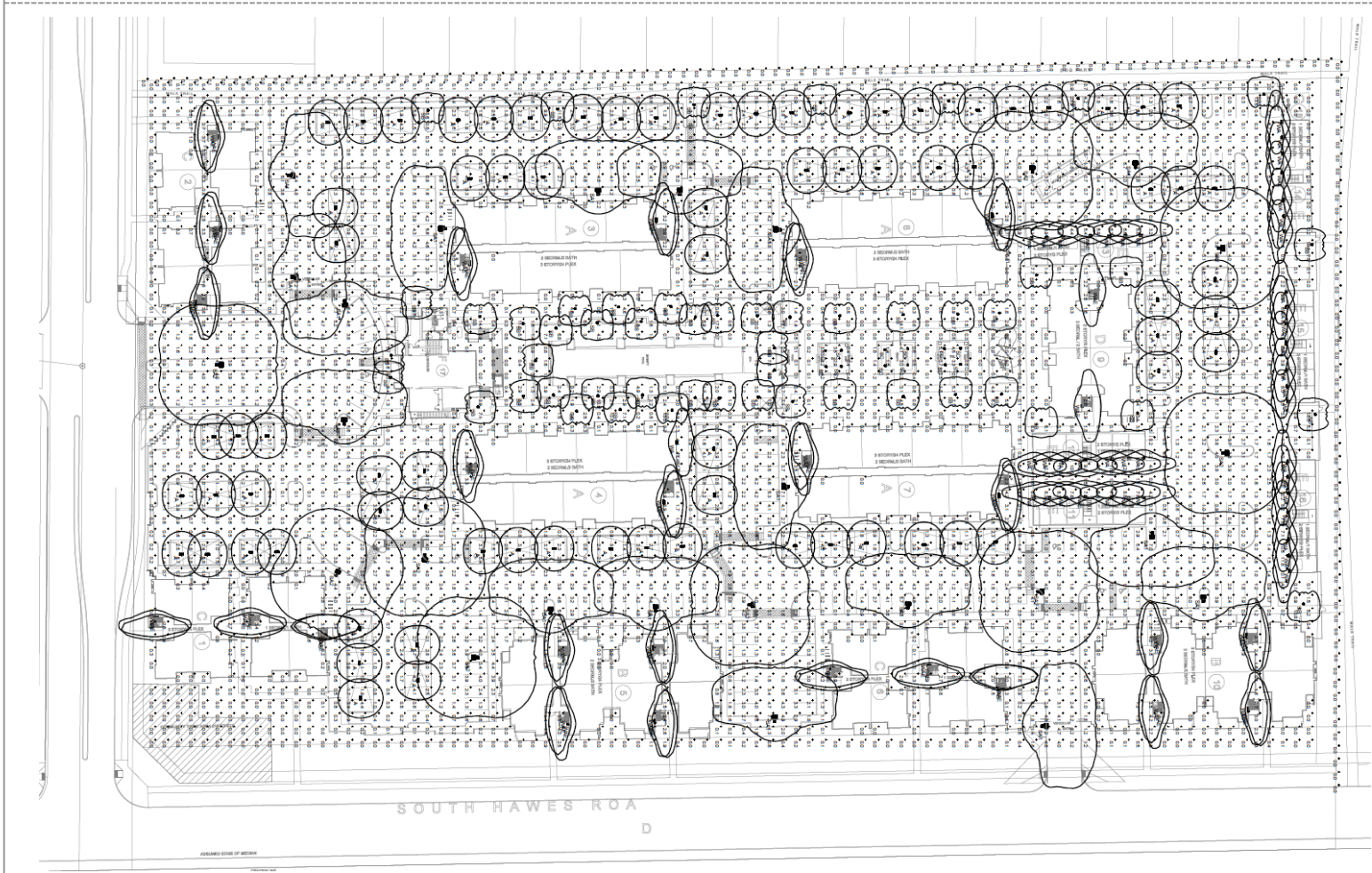
Rendering



Rendering



Lighting



Specifications

EPA:	1.2 ft ³ (0.77 m ³)
Length:	17-1/2" (44.5 cm)
Width:	17-1/2" (44.5 cm)
Height:	7-1/8" (18.1 cm)
Weight (max):	36 lbs. (16.4 kg)



WP62-E
LED Down Light
Wall Pack

 $d''s$

Specifications



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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