



DESIGN REVIEW BOARD

November 8, 2022



DRB22-00784



Request

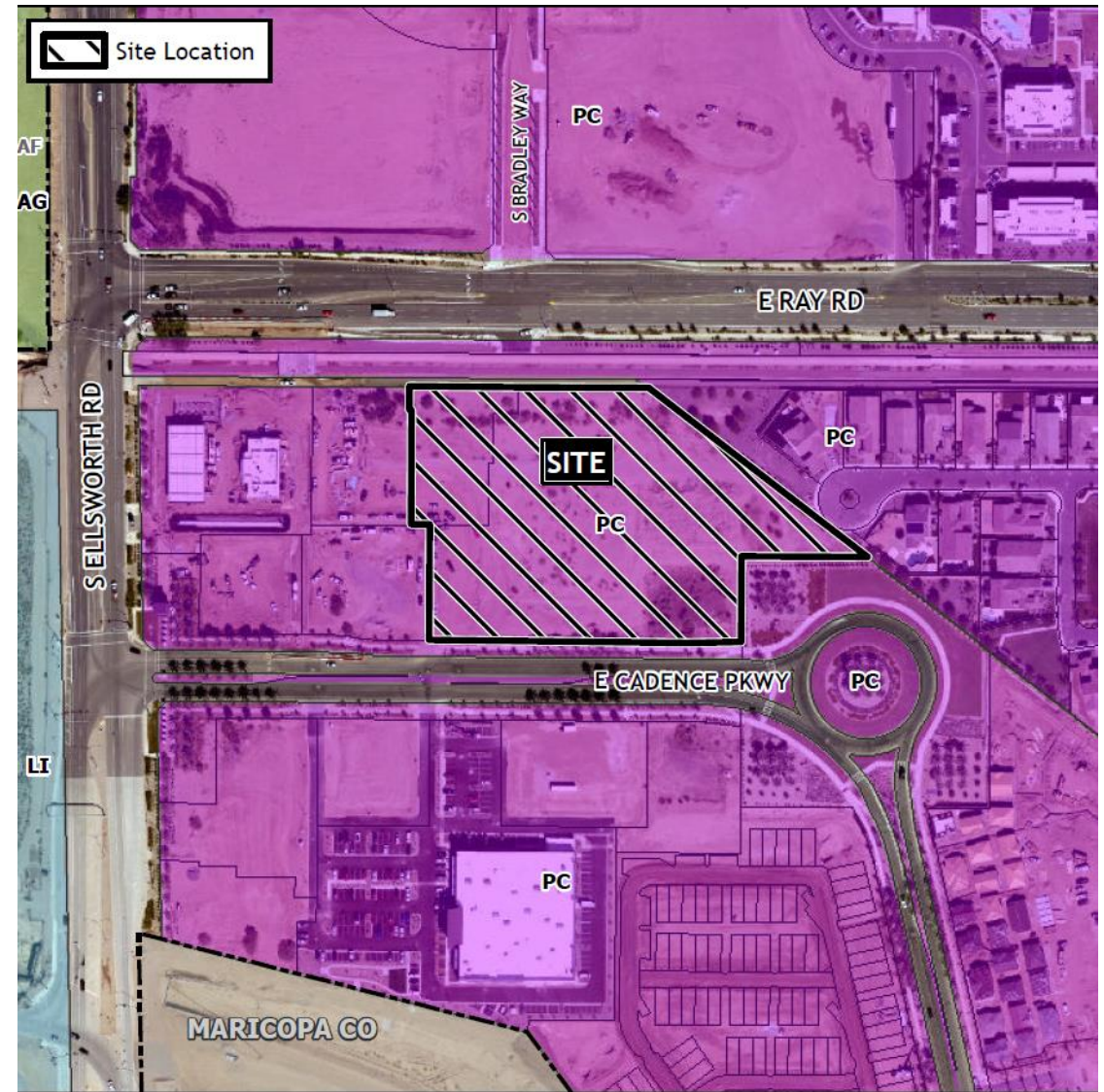
- Design Review

Purpose

- To allow for the development of an Ace Hardware and two retail shops

Location

- North of Cadence Parkway
- East of Ellsworth Road
- South of Ray Road



Site Photo



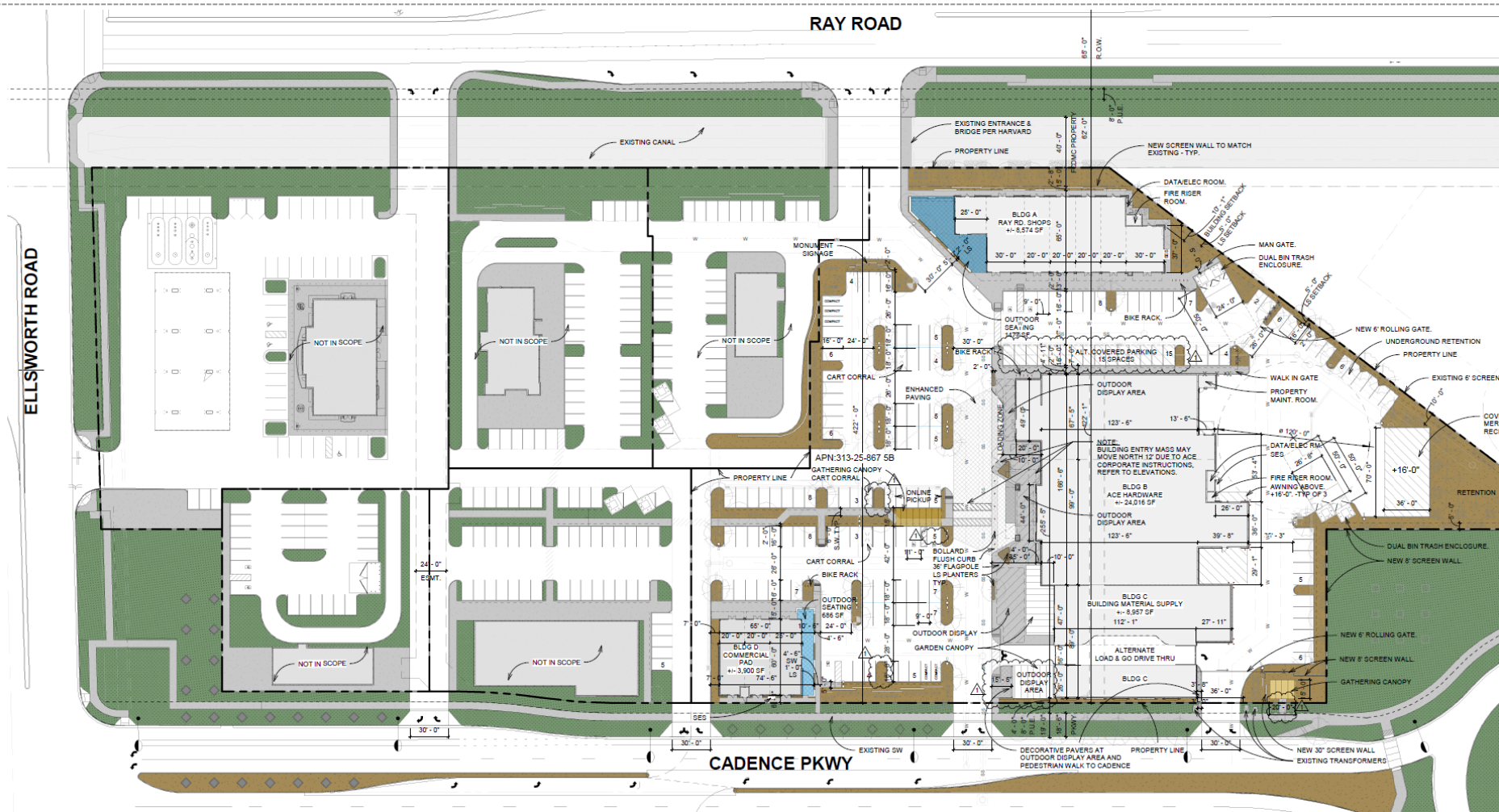
Looking north towards the site from E. Cadence Parkway

Site Photo

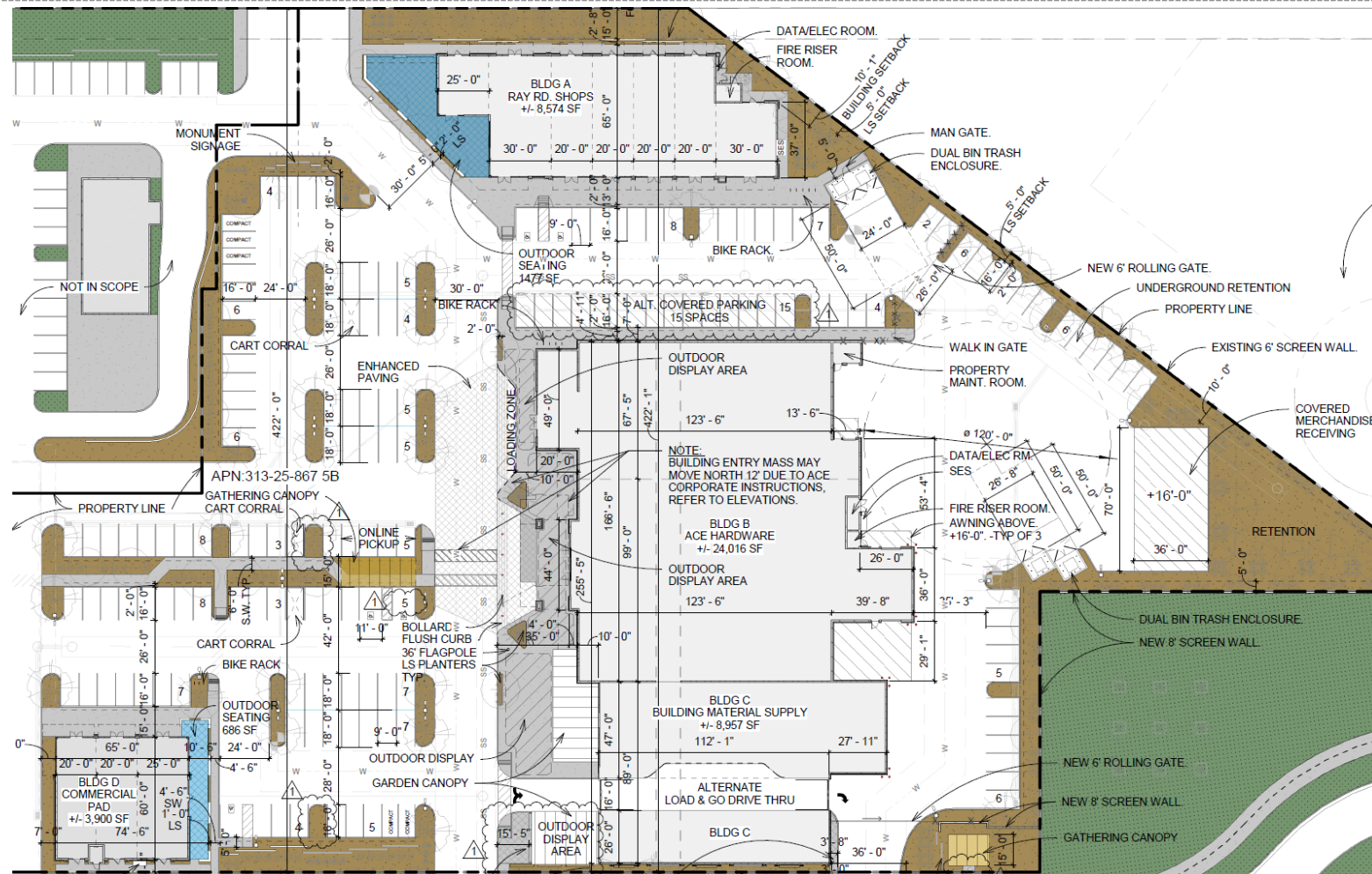


Looking northeast toward the site from the intersection of S. Ellsworth and E. Cadence Pkwy

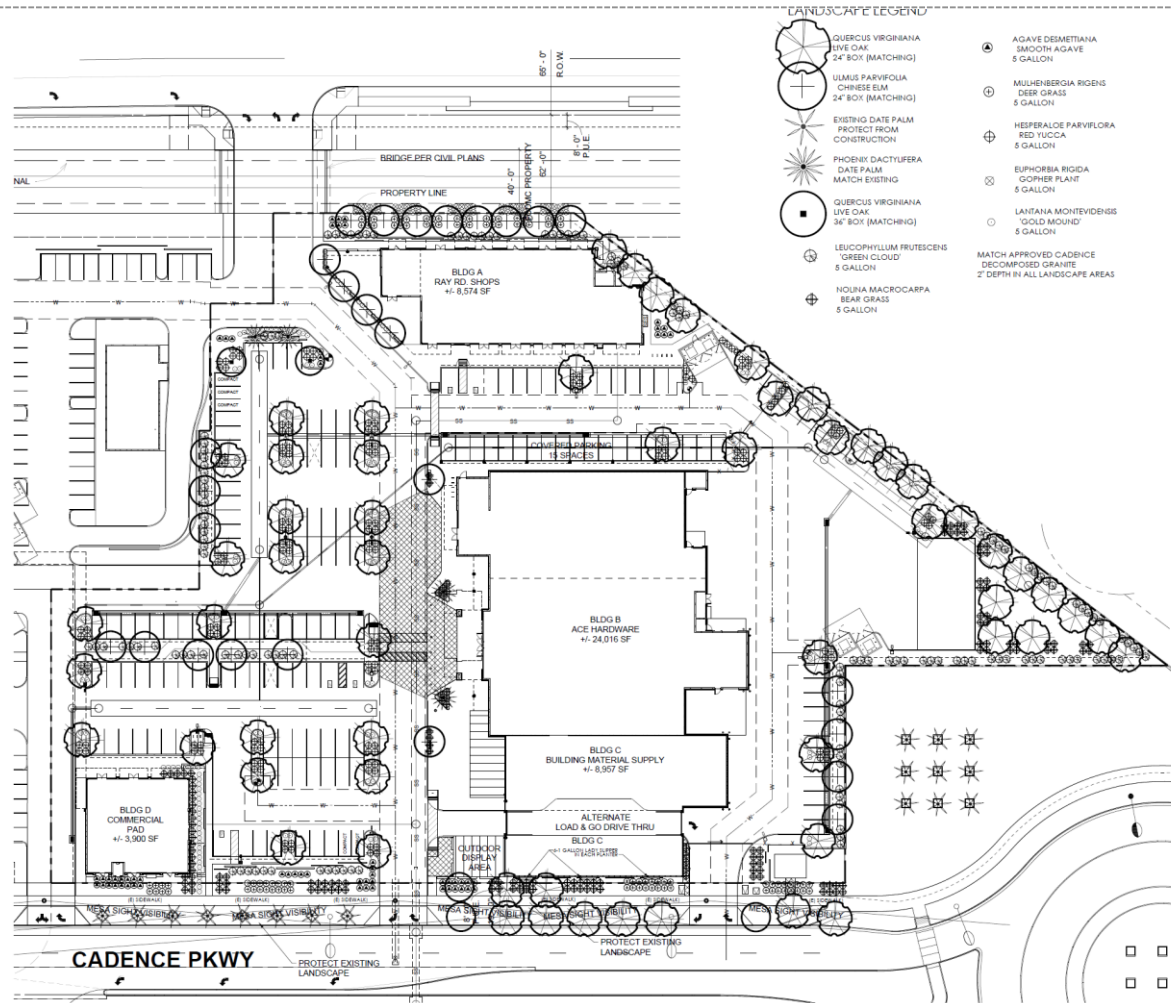
Site Plan



Site Plan



Landscape Plan



LANDSCAPE LEGEND

	QUERCUS VIRGINIANA LIVE OAK 24" BOX (MATCHING)		AGAVE DESMETTIANA SMOOTH AGAVE 5 GALLON
	ULMUS PARVIFOLIA CHINESE ELM 24" BOX (MATCHING)		MULHENBERGIA RIGENS DEER GRASS 5 GALLON
	EXISTING DATE PALM PROTECT FROM CONSTRUCTION		HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
	PHOENIX DACTYLIFERA DATE PALM MATCH EXISTING		EUPHORBIA RIGIDA GOPHER PLANT 5 GALLON
	QUERCUS VIRGINIANA LIVE OAK 36" BOX (MATCHING)		LANTANA MONTEVIDENSIS 'GOLD MOUND' 5 GALLON
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON		MATCH APPROVED CADENCE DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
	NOLINA MACROCARPA BEAR GRASS 5 GALLON		

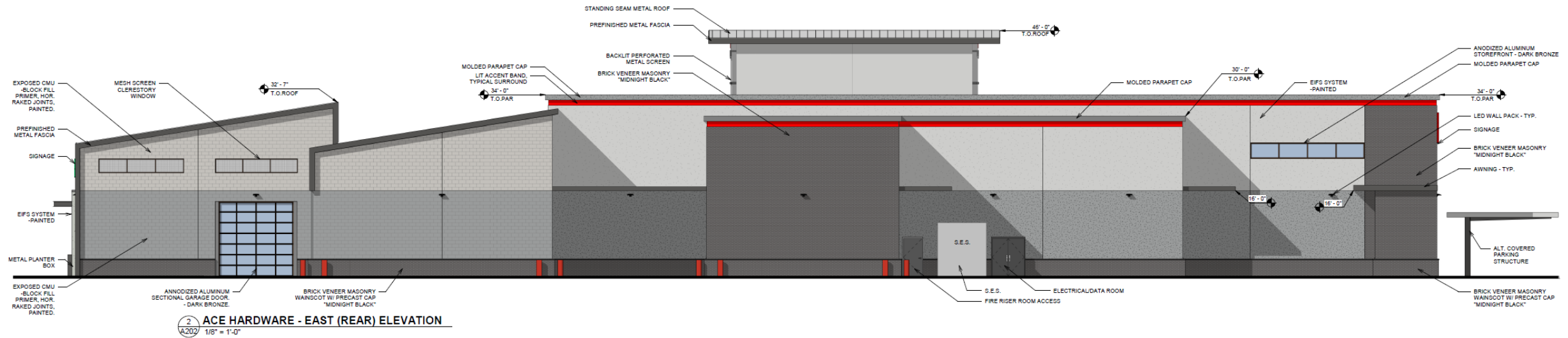
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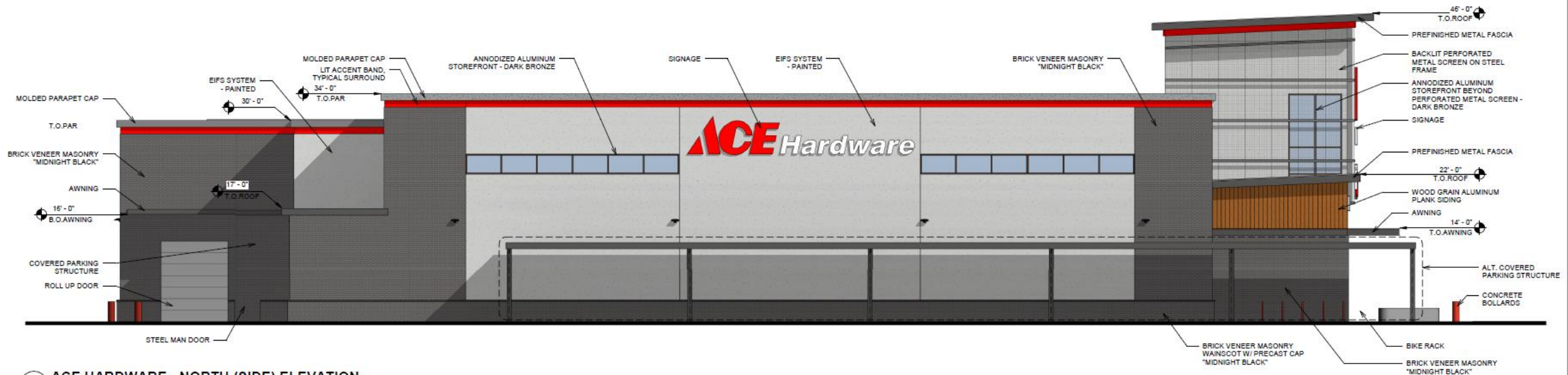
Building Elevations



Building Elevations

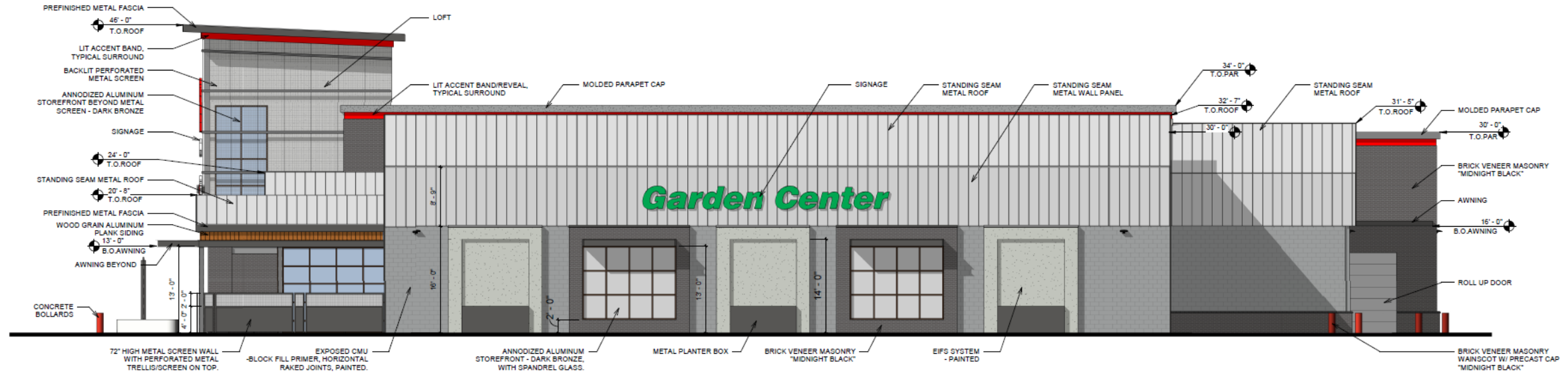


Building Elevations



1 ACE HARDWARE - NORTH (SIDE) ELEVATION
A202 1/8" = 1'-0"

Building Elevations



2 ACE HARDWARE - SOUTH (SIDE) ELEVATION
A201 1/8" = 1'-0"

Building Elevations



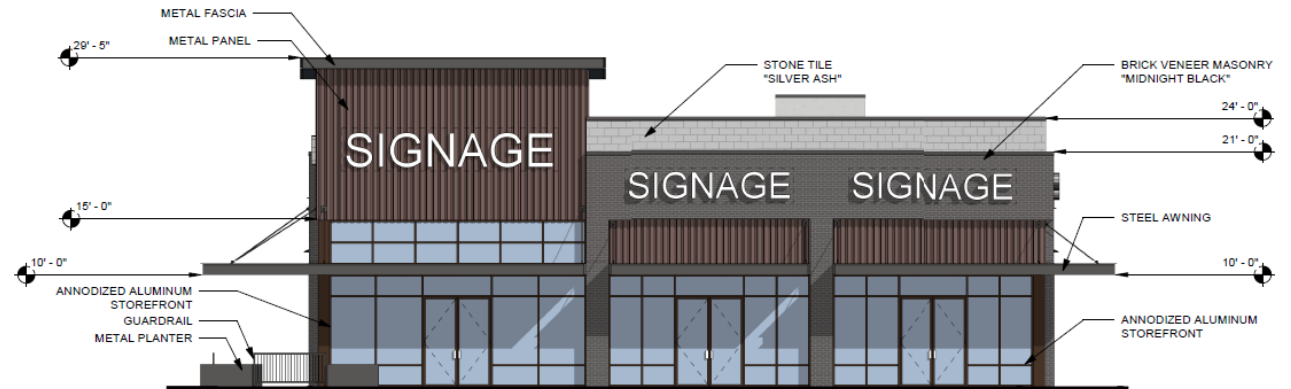
4
A201
CADENCE SHOPS - WEST ELEVATION
1/8" = 1'-0"



3
A201
CADENCE SHOPS - SOUTH ELEVATION
1/8" = 1'-0"

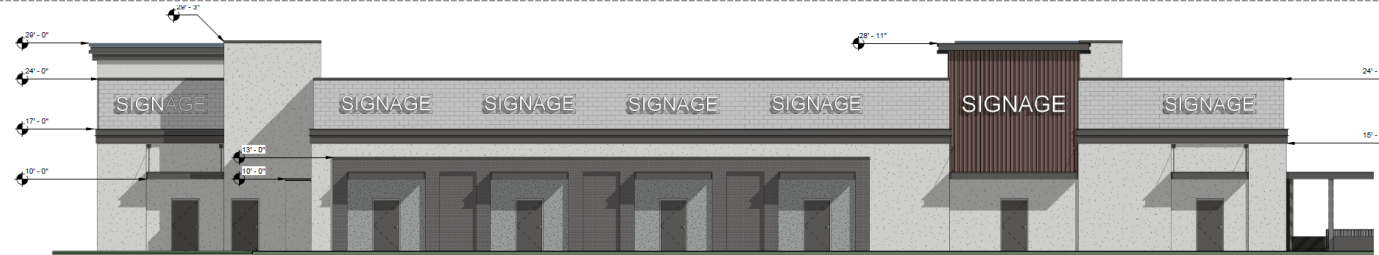


2
A201
CADENCE SHOPS - EAST ELEVATION
1/8" = 1'-0"



1
A201
CADENCE SHOPS - NORTH ELEVATION
1/8" = 1'-0"

Building Elevations



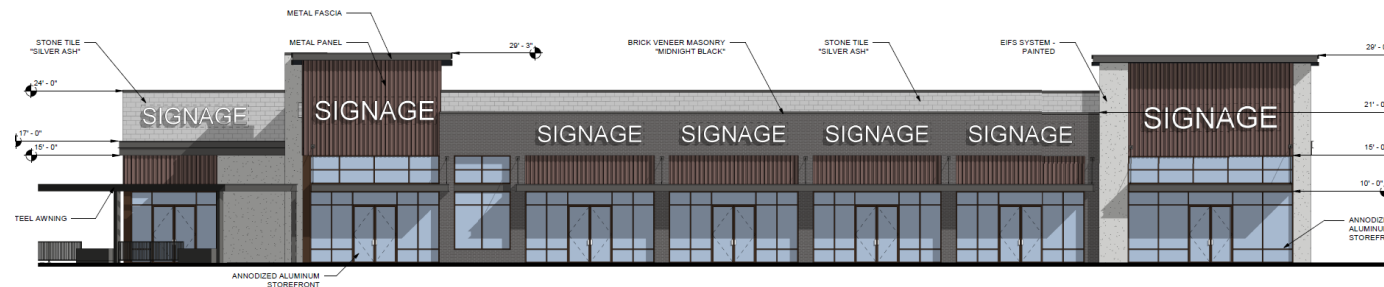
1 RAY SHOPS - NORTH ELEVATION
A201 1/8" = 1'-0"



3 RAY SHOPS - WEST ELEVATION
A201 1/8" = 1'-0"

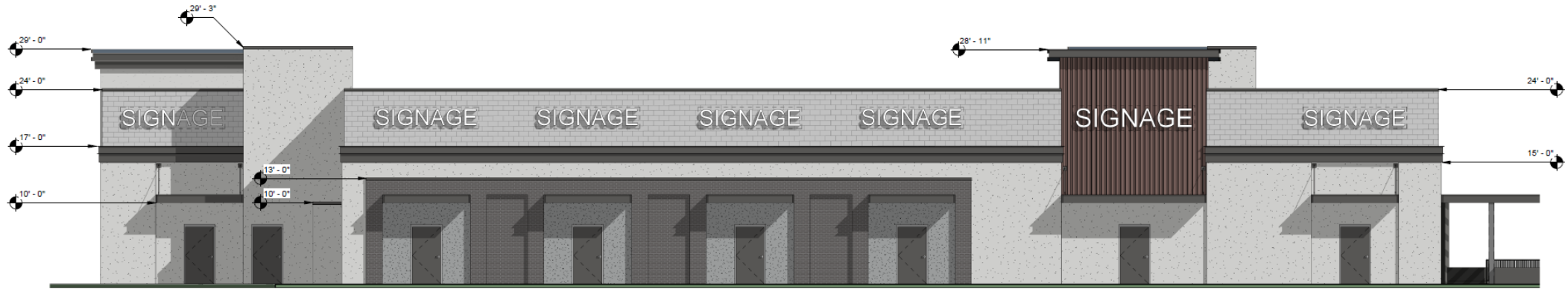


2 RAY SHOPS - EAST ELEVATION
A201 1/8" = 1'-0"

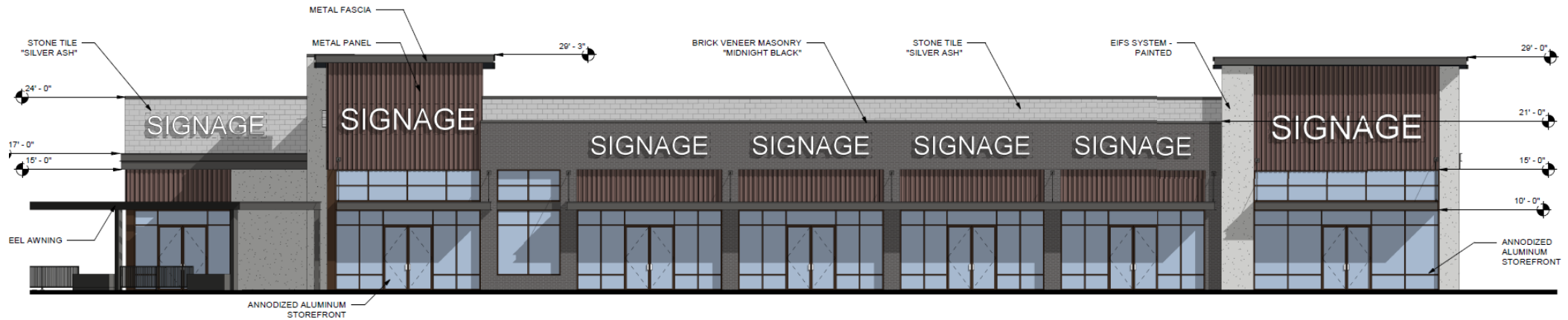


4 RAY SHOPS - SOUTH ELEVATION
A201 1/8" = 1'-0"

Building Elevations



1 RAY SHOPS - NORTH ELEVATION
A201 1/8" = 1'-0"



4 RAY SHOPS - SOUTH ELEVATION
A201 1/8" = 1'-0"

Building Elevations



3 RAY SHOPS - WEST ELEVATION
A201 1/8" = 1'-0"



2 RAY SHOPS - EAST ELEVATION
A201 1/8" = 1'-0"

Renderings



1 ACE HARDWARE-VIEW FROM WEST SIDE
A204 12" = 1'-0"

Renderings



3
A204/ ACE HARDWARE-VIEW FROM NW CORNER
12" = 1'-0"

Renderings



2 ACE HARDWARE-VIEW FROM SW CORNER
A204 12" = 1'-0"

Renderings



5 ACE HARDWARE-VIEW FROM SOUTH SIDE
A204 12" = 1'-0"

Renderings



1 CADENCE SHOPS-VIEW FROM NE CORNER
A203 1/4" = 1'-0"



4 CADENCE SHOPS-VIEW FROM CADENCE
A203 1/4" = 1'-0"



3 CADENCE SHOPS-VIEW FROM EAST SIDE
A203 1/4" = 1'-0"



2 CADENCE SHOPS-VIEW FROM NORTH SIDE
A203 1/4" = 1'-0"

Renderings



1
A203 1/4" = 1'-0"

RAY SHOPS - VIEW FROM SOUTH SIDE



2
A203 1/4" = 1'-0"

RAY SHOPS - FROM SE CORNER



4
A203 1/4" = 1'-0"

RAY SHOPS - VIEW FROM SW CORNER



3
A203 1/4" = 1'-0"

RAY SHOPS - VIEW FROM NORTH SIDE

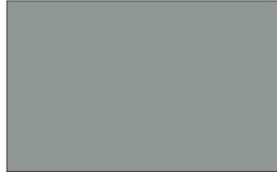
Colors and Materials

PAINT

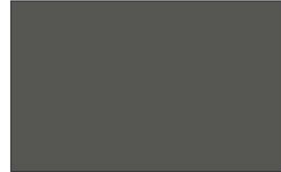
BY DUNN EDWARDS



PT1 - GRAY PEARL
DEC795



PT2 - WALRUS
DE6368



PT3 - JET
DE6378



PT4 - ACE RED

WOOD PLANK SIDING

BY KNOTWOOD OR EQ.



WD1 - YELLOW CEDAR OR EQ.
ALUMINUM PLANK

METAL WALL/ROOF PANEL

BY TBD



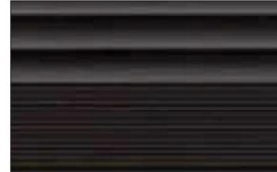
MT2 - RAISIN IN THE SUN
DE6034



MT3 - SILVER

ALUMINUM STOREFRONT

BY ARCADIA



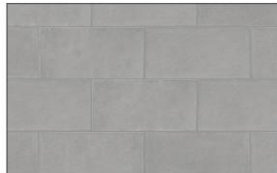
MT4 - DARK BRONZE

CONCRETE MASONRY

BY INTERSTATE BRICK



MU1 - MIDNIGHT BLACK
INTERSTATE BRICK



MU2 - STANDARD BLOCK
INTERSTATE BRICK

STONE TILE

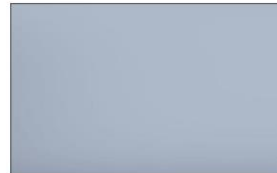
BY CORONADO OR EQ.



SV1 - SILVER ASH OR EQ.
STONE TILE (SIM. TO EXPOSED CMU)

GLAZING

BY TBD



GL1 - SOLARBAN 70

EXTERIOR FINISHES

- PT1 FIELD PAINT - EIFS
MFR: DUNN EDWARDS
COLOR: DEC795 GRAY PEARL
COLOR FINISH: MATTE/FLAT
MATERIAL FINISH: SAND
NOTES: APPLY SEMI-GLOSS FINISH TO METALS.
- PT2 ACCENT PAINT - MOLDED TRIM
MFR: DUNN EDWARDS
COLOR: DE6368 WALRUS
COLOR FINISH: FLAT/MATTE
MATERIAL FINISH: SAND
NOTES: APPLY SEMI-GLOSS FINISH TO METALS.
- PT3 ACCENT PAINT - STEEL
MFR: DUNN EDWARDS
COLOR: DE6378 JET
COLOR FINISH: SEMI-GLOSS
NOTES: APPLY SEMI-GLOSS FINISH TO METALS.
- PT4 ACCENT PAINT - MOLDED TRIM
MFR: DUNN EDWARDS
COLOR: ACE RED
COLOR FINISH: SATIN
MATERIAL FINISH: SMOOTH/SAND
NOTES: APPLY SEMI-GLOSS FINISH TO METALS.
- MT2 METAL WALL PANEL (PAINTED)
MFR: AEP SPAN
TYPE: BOX RIB, 24ga
COLOR: DE6034 RAISIN IN THE SUN
COLOR FINISH: SEMI-GLOSS
- MT3 METAL ROOF/WALL PANEL
MFR: AEP SPAN
TYPE: SPAN-LOK, 24ga
COLOR: HAIRLINE SILVER OR EQ.
- MT4 ALUMINUM STOREFRONT
MFR: ARCADIA
COLOR: STANDARD DARK BRONZE
- MU1 BRICK VENEER
ALL HORIZONTAL JOINTS RAKED
MFR: INTERSTATE BRICK
COLOR: MIDNIGHT BLACK
- MU2 STANDARD MASONRY BLOCK
BLOCK FILLED PRIMER AND PAINTED - ALL HORIZONTAL JOINTS RAKED
MFR: INTERSTATE BRICK
COLOR: DE6368 WALRUS
- SV1 STONE TILE
MFR: CORONADO OR EQ.
COLOR: SILVER ASH OR EQ.
STONE TILE (SIM. TO EXPOSED CMU)

Special Use Permit – Outdoor Display



Special Use Permit – Outdoor Display

Section 11-70-5

✓	#1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;
✓	#2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
✓	#3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
✓	#4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project

Summary

Findings

- ✓ Staff is seeking your review and recommendation on the following:
 - ✓ Proposed building and landscape architecture
- Staff welcomes any feedback