



# Design Review Board



# DRB22-01074



# Request

- Design Review
- To allow for the development of 3 Hotels and retail buildings

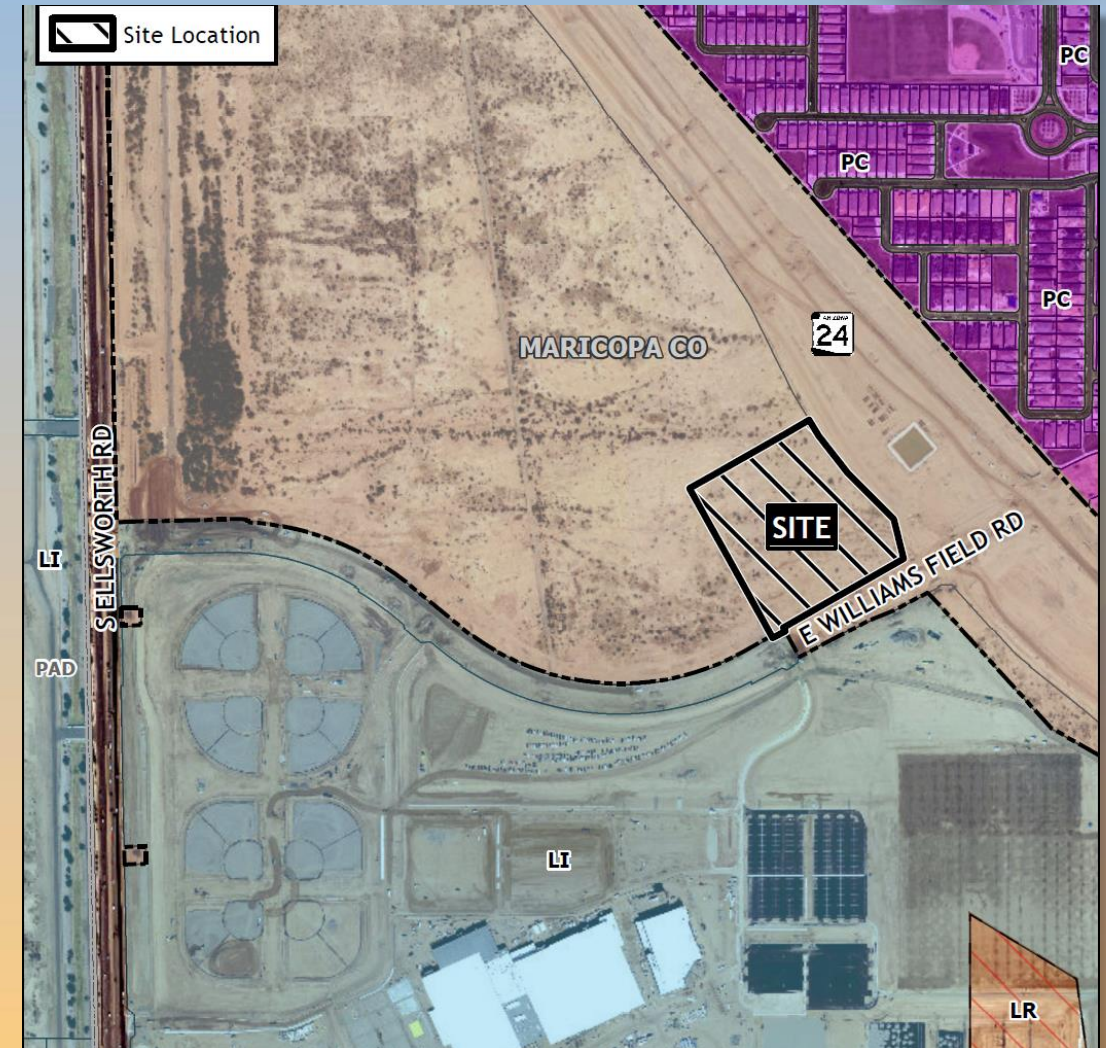






# Location

- North of Williams Field Road
- West of State Route 24 Gateway

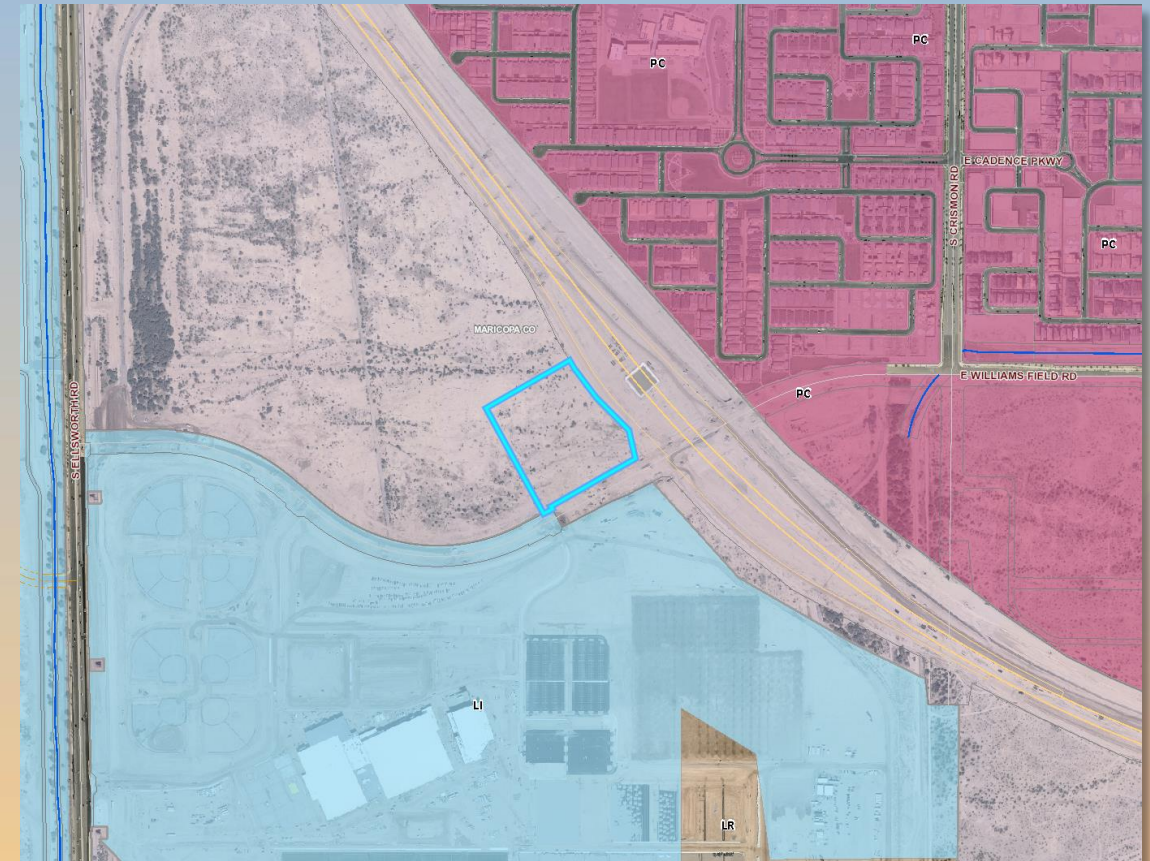






# Zoning

- Currently within the County as IND-2
- Rezone current to proposed LI-PAD
- Permitted in the LI district with a Council Use Permit







# Site Photo



Looking northeast from Williams Field Road





# Site Plan

- 5 Buildings total on site
  - 2 Retail Structures
  - 3 Hotel Structures
- Vehicle access from Williams Field Road – Right In Right Out only







# Landscape Plan

**LANDSCAPE LEGEND** ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS  
DURING BID IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE REQUIRED QUANTITIES OF PLANTS, AS NO COMPENSATION WILL BE MADE FOR ERROR IN PLANT QUANTITIES. IF PLANT COUNTS OCCUR ON PLANT LEGEND, IT IS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. VERIFY PLANT COUNTS IN PLANS IN CASE OF DISCREPANCY PLANS GOVERN.

**NOTE** \* Quantities, Shrubs, Accent and Ground Cover are found on sheet PL-02  
\* Indicates a species that is SRP approved for under OHE and within SRP easements.

TREES	SIZE	QTY
Pistache x Red Push	36" box, matching UON	12
Red Push Pistache		
Parkinsonia hybrid 'Desert Museum'	36" box standard UON	53
Desert Museum Palo Verde	48" box low-break Multi	8
* Cercidium 'Sonoran Emerald'	24" box UON, multi	75
Sonoran Emerald Palo Verde		
* Caesalpinia cacalaco	36" box, multi matching	11
Cascalote (thornless 'smoothie' var.)		
* Chilopsis Linearis	24" box, matching	61
Desert Willow		
Prosopis x Phoenix (Thornless)	36" box stand.	60
Thornless grafted Mesquite		
Ulmus parvifolia 'Sempervirens'	24" box, matching	17
Chinese Evergreen Elm	48" box, matching	4
* Fouquieria splendens	8" - 8 cane min.	23
Ocotillo		
Washingtonia filifera	18" trunk ft. straight skinned, matching	32
Hybrid Filifera / Robusta		
* Acacia aneura	36" box	41
Mulga tree		

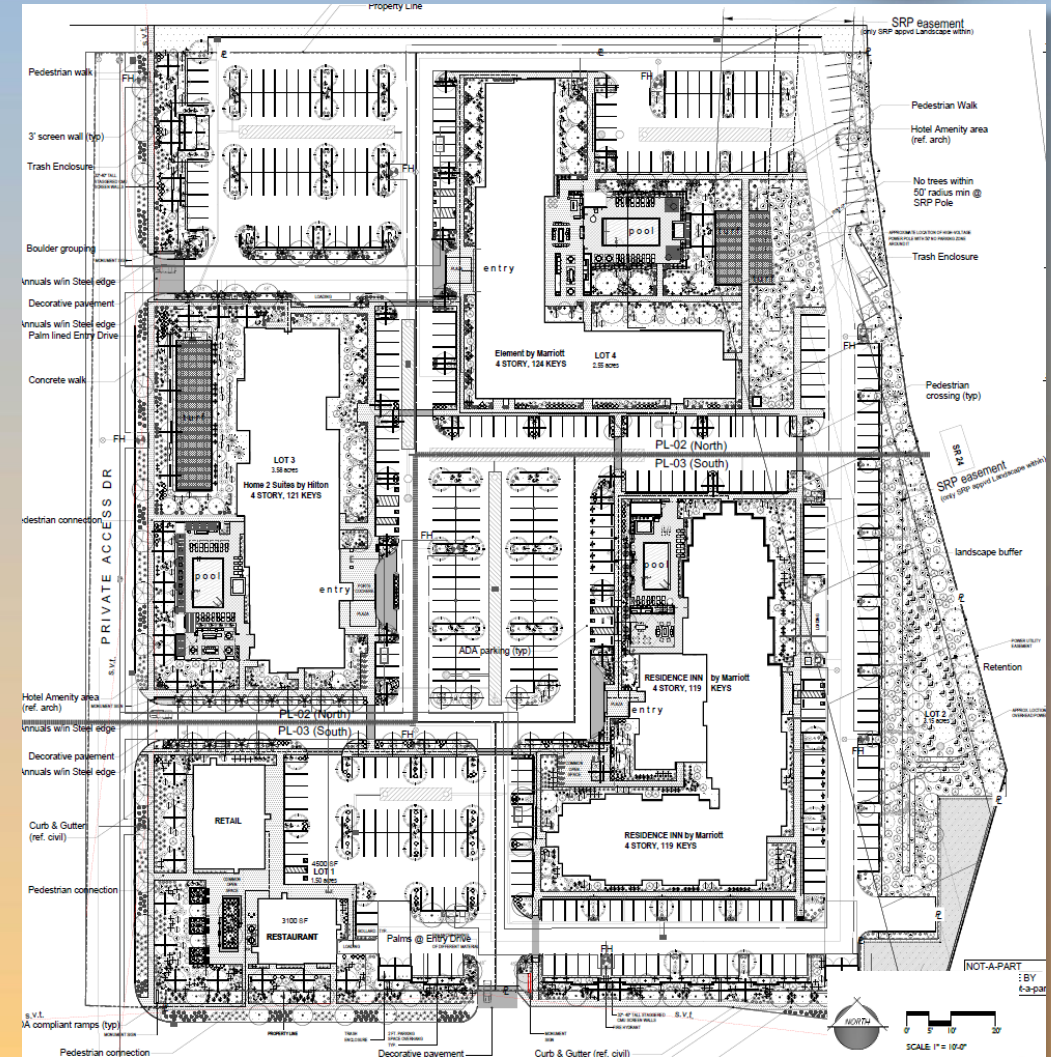
SHRUBS	SIZE	QTY
Aloe 'Blue Elf' var.	1 gal. 136	
Blue Elf Aloe		
Rosemarinus officinalis 'Huntington Carpet'	5 gal. 277	
Tailing Rosemary		
* Muhlenbergia rigida 'Nashville'	5 gal. 197	
Nashville muhly grass		
Hesperaloe parviflora 'Perla' Brakelights	3 gal. 317	
Brakelights Red Yucca		
Simmondsia chinensis	5 gal. 292	
Jobba		
Caesalpinia pulcherrima	5 gal. 175	
Red Bird of Paradise		
Eremophila maculata 'Valentine'	5 gal. 190	
Valentine Bush		
Dasylium quadrangulatum	5 gal. 160	
Toothless Desert Spoon		
Agave weberi	5 gal. 236	
Weber's Agave		
Bougainvillea 'Barbara Karst'	15 gal. 66	
Barbara Karst Bougainvillea		
* Caesalpinia gilliesii	5 gal. 227	
Yellow Bird Of Paradise		
Leucophyllum langmaniae 'Lynn's legacy'	5 gal. 205	
Lynn's Legacy var. Sage		

GROUND COVER	SIZE	QTY
* Tecoma Spp. 'sparkly (r)'	5 gal. 103	
Tecoma 'sparkly' var.		
Bouteloua gracilis	5 gal. 37	
Biond Ambition		
Bougainvillea 'San Diego Red'	5 gal. 151	
San Diego Red Bougainvillea		
Penstemon exoni	5 gal. 132	
Firecracker Penstemon		
Opuntia sp. Kelly's Choice 5 pad min.	38	
Kelly's var. Purple Prickly Pear		
Dodonaea viscosa	5 gal. 147	
Hopbush		
* Yucca rupicola	5 gal. 83	
Twisted leaf yucca		
* Wedelia trilobata	1 gal. 228	
Yellow Dot Wedelia		
* Ruella brittoniana 'katie' var.	5 gal. 456	
Katie Trailing Ruella		
* Lantana montevidensis	1 gal. 838	
Trailing Lantana 'Purple & Gold mound'		
Eremophila Prostrata	1 gal. 456	
Outback Sunrise Emu		

INERT MATERIAL	SIZE	QTY
Decomposed Granite - 3/4" screened PAINTED DESERT RockPro's USA	2" min thickness in all L.S. areas	143,500 s.f.
Fractured Granite rip-rap (4" to 8") as shown + down-spouts, roof drains & drainage outlets		tb.d.
Open Space TURF: Mid-iron Sod, hybrid bermuda		5,188 s.f.
Seasonal Annuals	4" pot 8" o.c.	80 s.f.
4" x 6" Concrete Header at all turf and annual locations		478 l.f.
Surface Select Granite Boulders 3'x3'x3' minimum size (boulders to be minimum 1 ton in weight) bury a min. 1/3		45





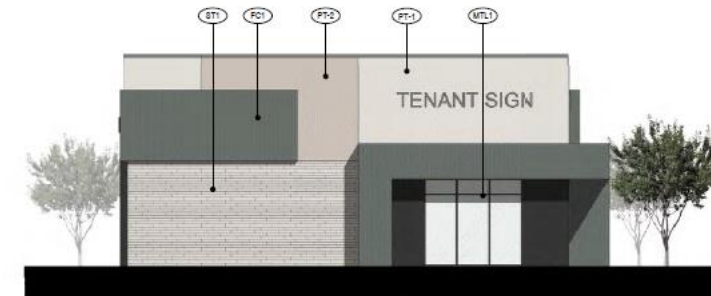


# Elevations – Retail Building 1



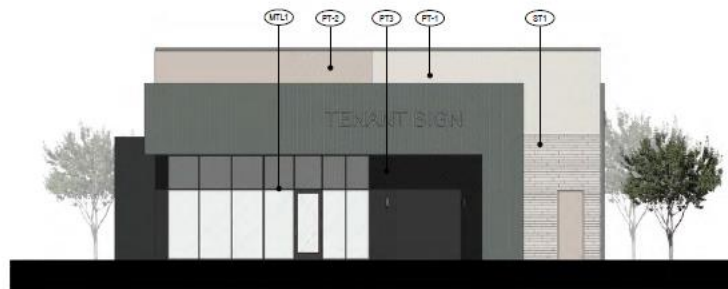
RETAIL BUILDING 1 - SOUTH ELEVATION

1/8" = 1'-0"



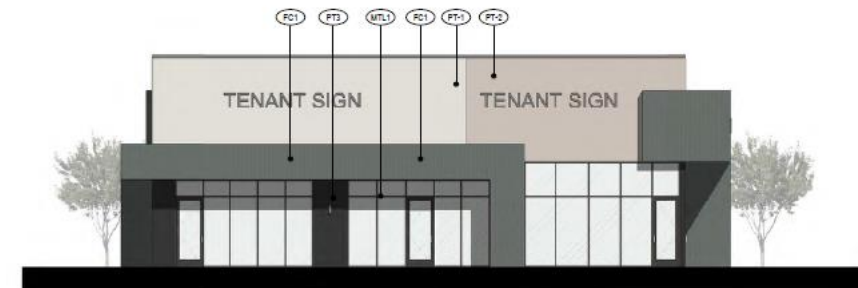
RETAIL BUILDING 1 - EAST ELEVATION

1/8" = 1'-0"



RETAIL BUILDING 1 - WEST ELEVATION

1/8" = 1'-0"

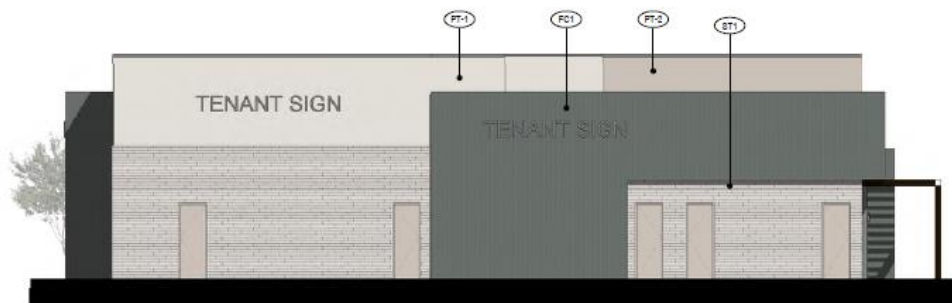


RETAIL BUILDING 1 - NORTH ELEVATION

1/8" = 1'-0"

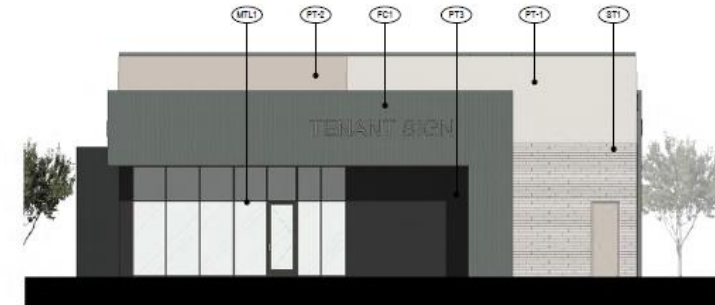


# Elevations – Retail Building 2



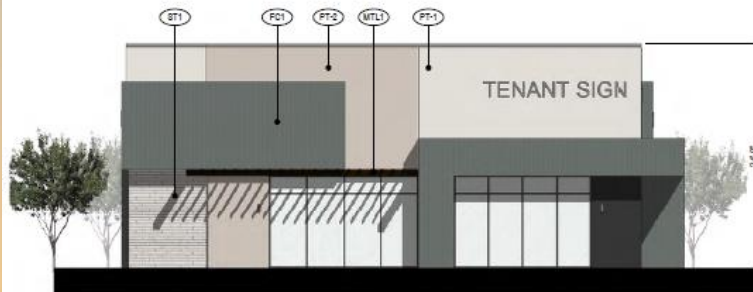
**RETAIL BUILDING 2 - WEST ELEVATION**

1/8" = 1'-0"



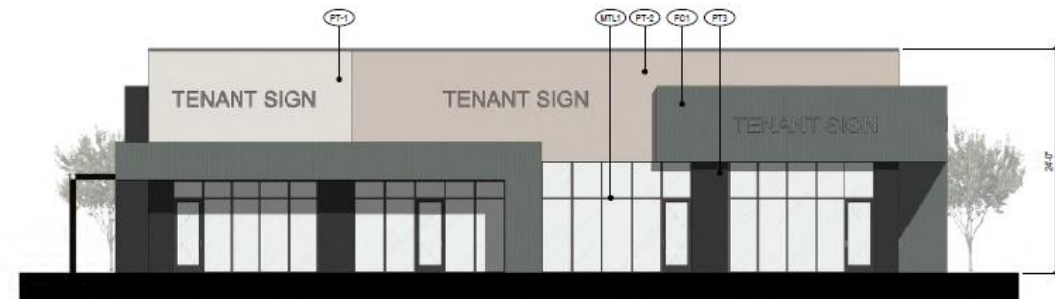
**RETAIL BUILDING 2 - NORTH ELEVATION**

1/8" = 1'-0"



**RETAIL BUILDING 2 - SOUTH ELEVATION**

1/8" = 1'-0"



**RETAIL BUILDING 2 - EAST ELEVATION**

1/8" = 1'-0"





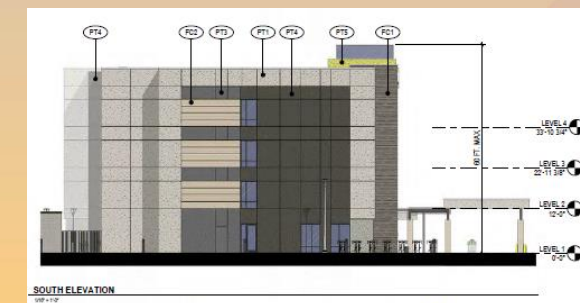
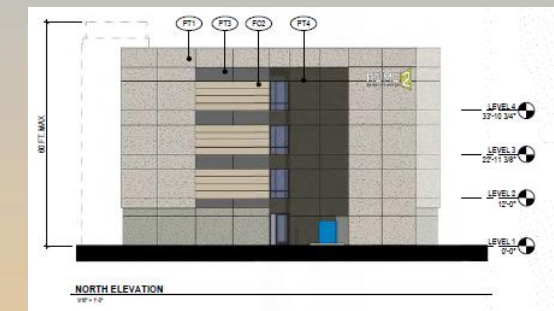
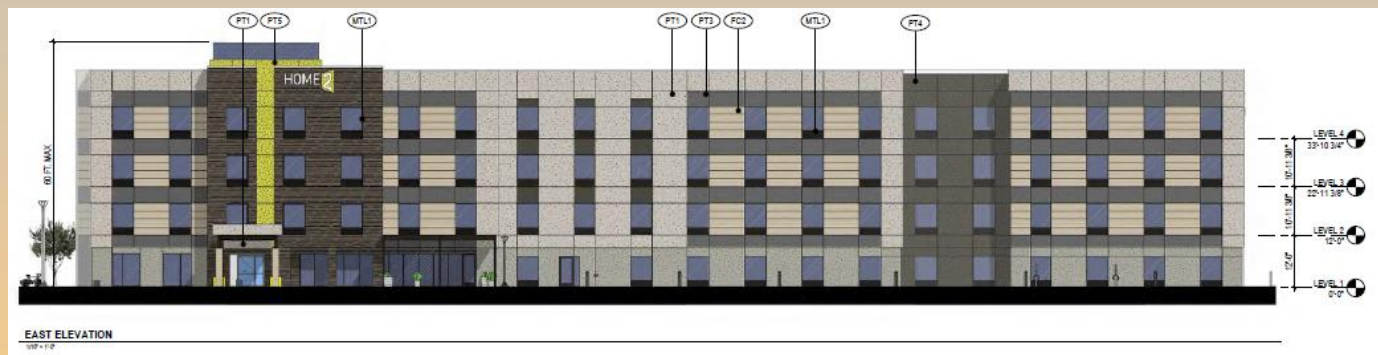
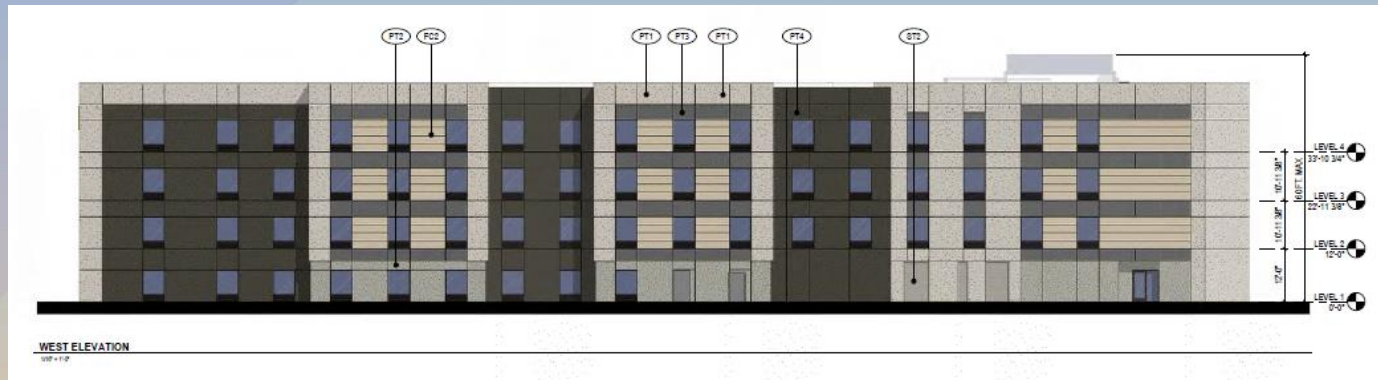
# Elevations – Residence Inn







# Elevations – Home2 Suites







# Elevations – Element



**EAST ELEVATION**

1/16" = 1'-0"



**WEST ELEVATION**

1/16" = 1'-0"



**NORTH ELEVATION**

1/16" = 1'-0"



**SOUTH ELEVATION**

1/16" = 1'-0"



**EAST FENCING ELEVATION**

1/16" = 1'-0"



**MAIN ENTRANCE PERSPECTIVE VIEW**





# Colors and Materials

SYMB. ID	DESCRIPTION
PT1	EPS & METAL PAINTED SHERWIN WILLIAMS SW 7022 BLACK FOX
PT2	EPS & METAL PAINTED SHERWIN WILLIAMS SW 7641 COLONNADE GRAY
PT3	EPS & METAL PAINTED SHERWIN WILLIAMS SW 7524 KEYSTONE GRAY
ST1	STONE VENEER ELBORADO ZEN 24 - SOFT LIGHT
ST2	CORDOVA STONE MASONRY CMU - LIMESTONE - GROUND FACE
FC1	ARTISAN SHIP-LAP EXTERIOR FIBER CEMENT PANEL PAINTED SHERWIN WILLIAMS SW 7022 BLACK FOX
FC2	ARTISAN SHIP-LAP EXTERIOR FIBER CEMENT PANEL PAINTED SHERWIN WILLIAMS SW 7641 COLONNADE GRAY
MTL1	ALUMINUM ENTRANCE CANOPY
MTL2	ALUMINUM STOREFRONT & WINDOW FRAMES / TRELLISES - SHED ROOF FASCIA
MTL3	METAL FENCING TO MATCH STOREFRONT AND WINDOW FRAMES / TRELLISES - DARK BRONZE ANODIZED

11/18/2022  
3/32" = 1'-0" Scale  
MATERIAL BOARD  
**designcell**  
ARCHITECTURE  
1100 WILSON CENTER DRIVE #110  
1. 760.465.1075 WWW.DESIGNCELL.COM  
**DR-5.7**  
22.030  
ELEMENT by MARRIOTT

SYMB. ID	DESCRIPTION	SYMB. ID	DESCRIPTION
PT1	EPS INTEGRAL COLOR SHERWIN WILLIAMS - SW 7641 COLONNADE GRAY	ST2	CORDOVA STONE MASONRY CMU LIMESTONE - GROUND FACE
PT2	EPS INTEGRAL COLOR SHERWIN WILLIAMS - SW 7641 COLONNADE GRAY	FC1	FIBER CEMENT CLADDING NICHIA - VINTAGE WOOD BARK OR SIMILAR
PT3	EPS INTEGRAL COLOR SHERWIN WILLIAMS - SW 7641 COLONNADE GRAY	FC2	ARTISAN V-GROOVE FIBER CEMENT SIDING JAMES HARDIE - PAINTED SHERWIN WILLIAMS - SW 6146 RELAXED KINGS
PT4	EPS INTEGRAL COLOR SHERWIN WILLIAMS - SW 7022 BLACK FOX	MTL1	STANDING SEAM ROOF FAC-CLAD
PT5	EPS INTEGRAL COLOR SHERWIN WILLIAMS - SW 7022 BLACK FOX	MTL2	ALUMINUM STOREFRONT WINDOW FRAMES
PT6	EPS INTEGRAL COLOR SHERWIN WILLIAMS - SW 7022 BLACK FOX	MTL3	METAL FENCING TO MATCH STOREFRONT AND WINDOW FRAMES / TRELLISES DARK BRONZE ANODIZED ALUMINUM
ST1	CULTURED STONE VENEER ELBORADO OR EQUAL - ZEN 24 - SOFT LIGHT		

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**DR-4.7**  
22.032  
HOME2 SUITES BY HILTON

SYMB. ID	DESCRIPTION	SYMB. ID	DESCRIPTION
PT1	EPS INTEGRAL COLOR SHERWIN WILLIAMS - COLONNADE GRAY SW 7641	FC1	POLY-ASH EXTERIOR SIDING ARTISAN - CHANNEL SIDING PAINTED TASSEL SW 6369
PT2	EPS INTEGRAL COLOR SHERWIN WILLIAMS - COLONNADE GRAY SW 7641	FC2	FIBER CEMENT SIDING NICHIA - BARK VINTAGE WOOD
PT3	EPS INTEGRAL COLOR SHERWIN WILLIAMS - URBANE BRONZE SW 7548	MTL1	STANDING SEAM METAL ROOFING DARK BRONZE ANODIZED ALUMINUM
ST1	STONE VENEER ELBORADO OR EQUAL - ZEN 24 - SOFT LIGHT	MTL2	ALUMINUM STOREFRONT & WINDOW FRAMES / TRELLISES - SHED ROOF FASCIA
ST2	CORDOVA STONE MASONRY CMU LIMESTONE - GROUND FACE	MTL3	METAL FENCING TO MATCH STOREFRONT AND WINDOW FRAMES / TRELLISES DARK BRONZE ANODIZED

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**DR-3.6**  
22.034  
RESIDENCE INN BY MARRIOTT

SYMB. ID	DESCRIPTION	SYMB. ID	DESCRIPTION
PT1	STUCCO PAINT COLOR SHERWIN WILLIAMS - 7641, COLONNADE GRAY	ST1	STONE VENEER - CORDOVA STONE LIMESTONE - GROUND FACE
PT2	STUCCO PAINT COLOR SHERWIN WILLIAMS - 7641, COLONNADE GRAY	ST2	CORDOVA STONE MASONRY CMU LIMESTONE - GROUND FACE
PT3	EPS INTEGRAL COLOR SHERWIN WILLIAMS - 7641, URBANE BRONZE	MTL1	STANDING SEAM METAL ROOFING DARK BRONZE ANODIZED ALUMINUM
FC1	ARTISAN SHIP-LAP EXTERIOR FIBER CEMENT PANEL PAINTED SHERWIN WILLIAMS - 9130, EVERGREEN FOG	MTL2	ALUMINUM STOREFRONT WINDOW FRAMES, PAINTED DOORS - DARK BRONZE
		WD1	WOOD FOR OUTDOOR SEATING

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**DR-2.5**  
22.033  
LEGACY SPORTS PARK RETAIL

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PT1	EPS & METAL PAINTED SHERWIN WILLIAMS SW 7022 BLACK FOX
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PT3	EPS & METAL PAINTED SHERWIN WILLIAMS SW 7524 KEYSTONE GRAY
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22.033  
LEGACY SPORTS PARK RETAIL





# Findings

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

*Staff welcomes any feedback*



# Design Review Board