



Design Review Board



DRB22-01013



Request

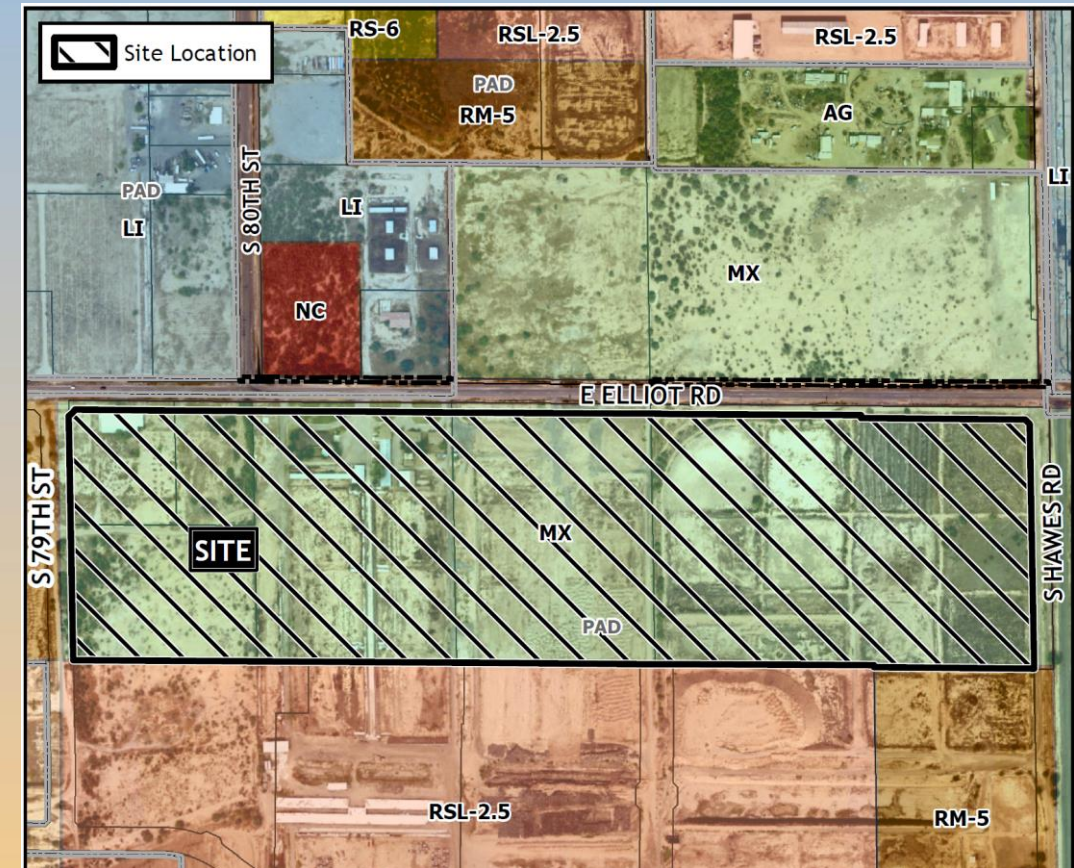
- Design Review
- To allow a multiple residence development





Location

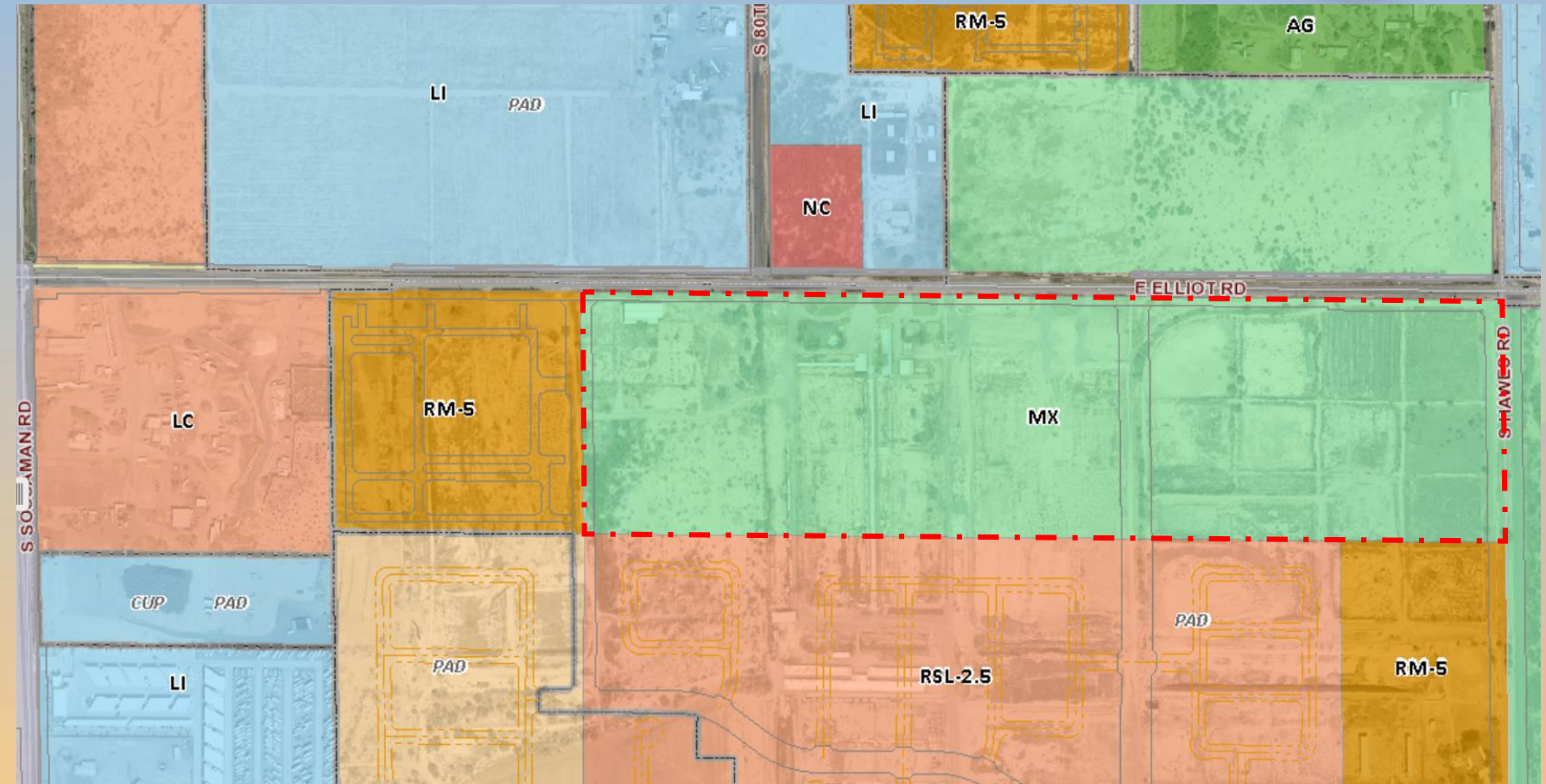
- South side of Elliot Road
- West side of Hawes Road
- East of Sossaman Road
- Within Village 2 of Hawes Crossing





Zoning

- MX-PAD





Site Photos

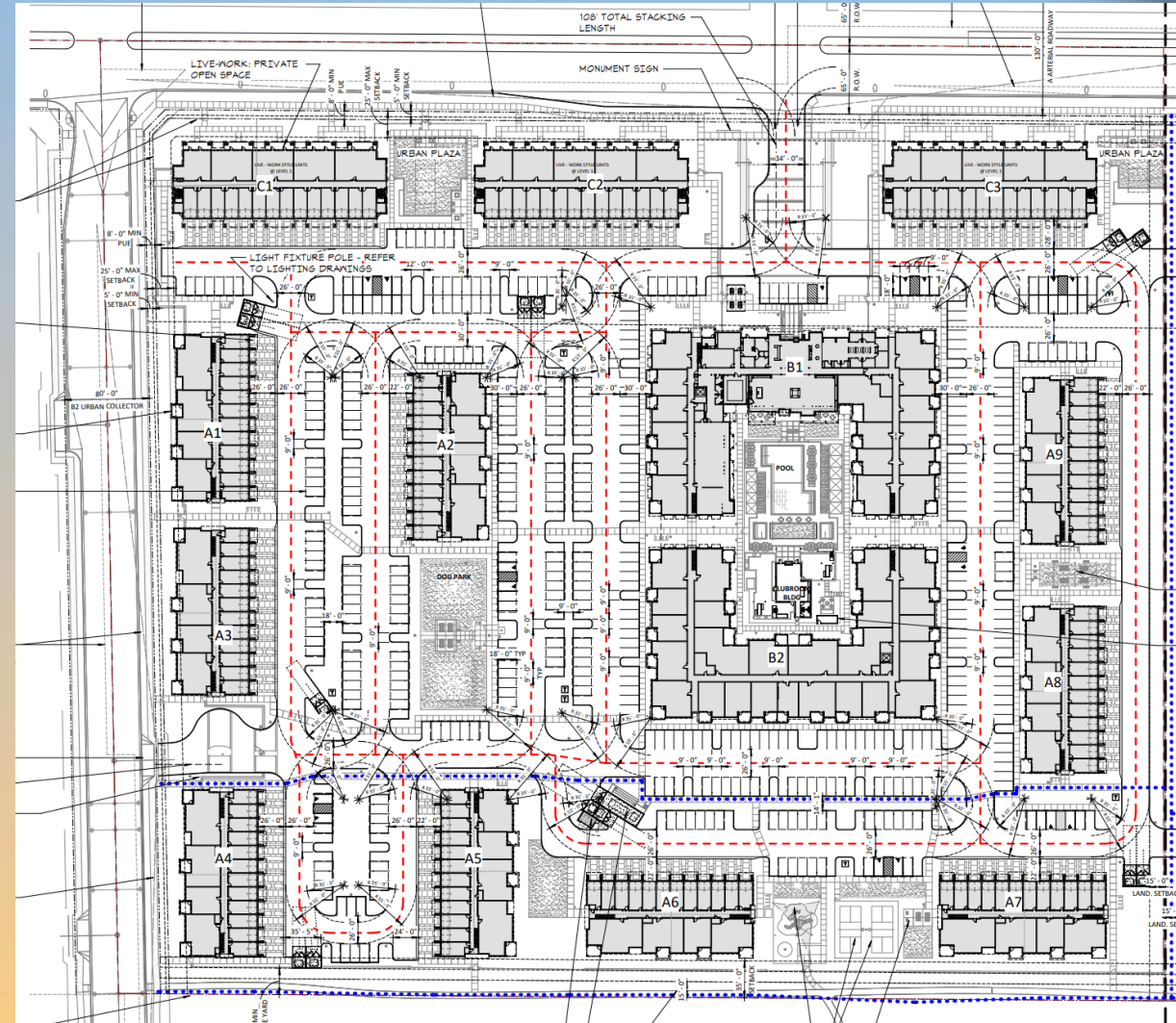


Looking south from Elliot



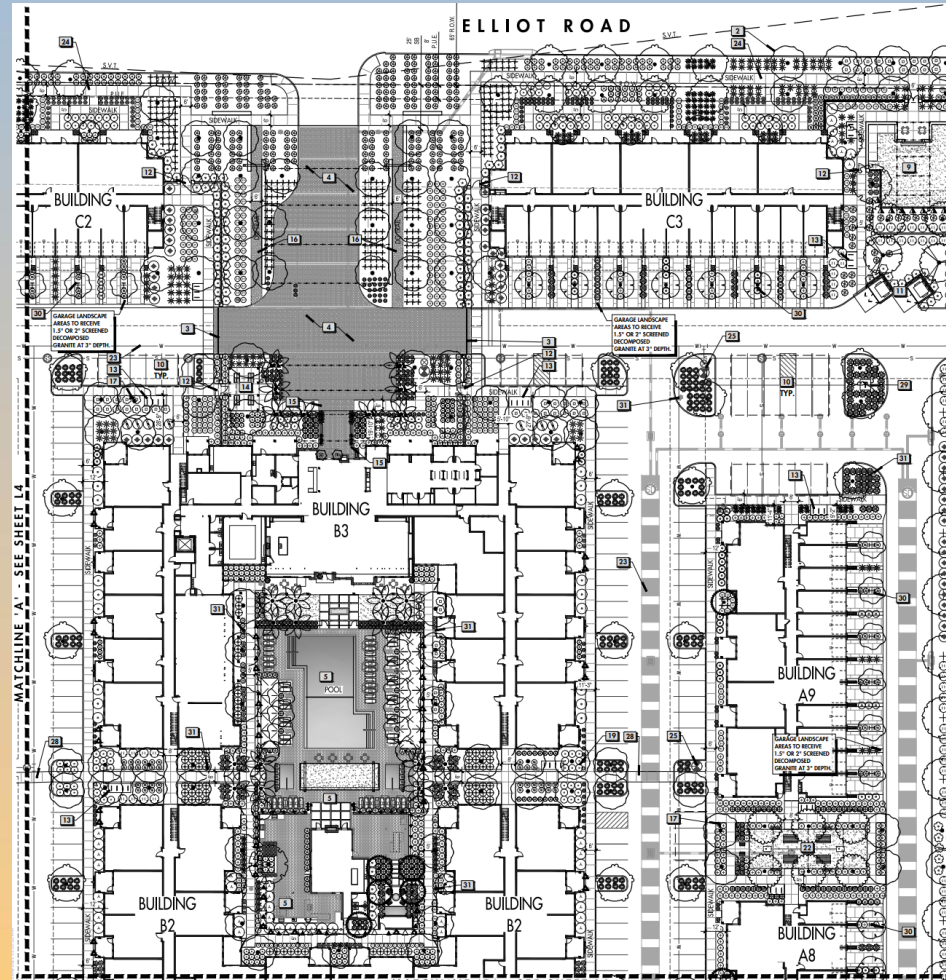
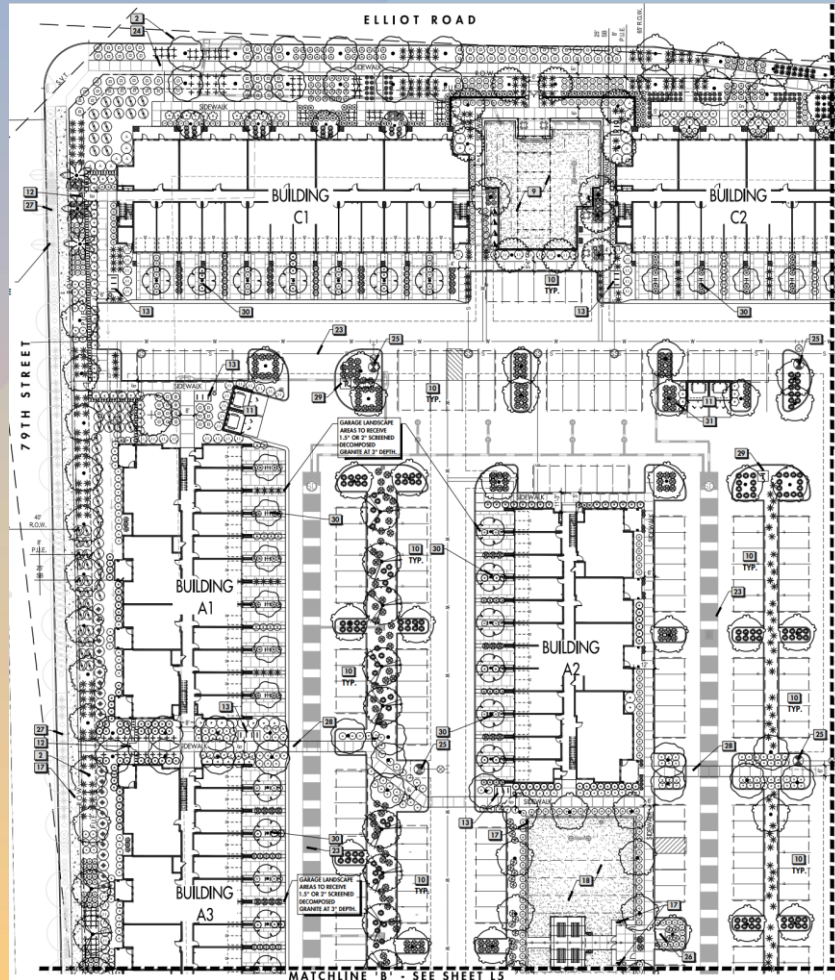
Site Plan

- 14 multi-unit buildings
- 419 total units (Phase 1)
- Swimming Pool
- Playground space
- Pedestrian paths





Landscape Plan

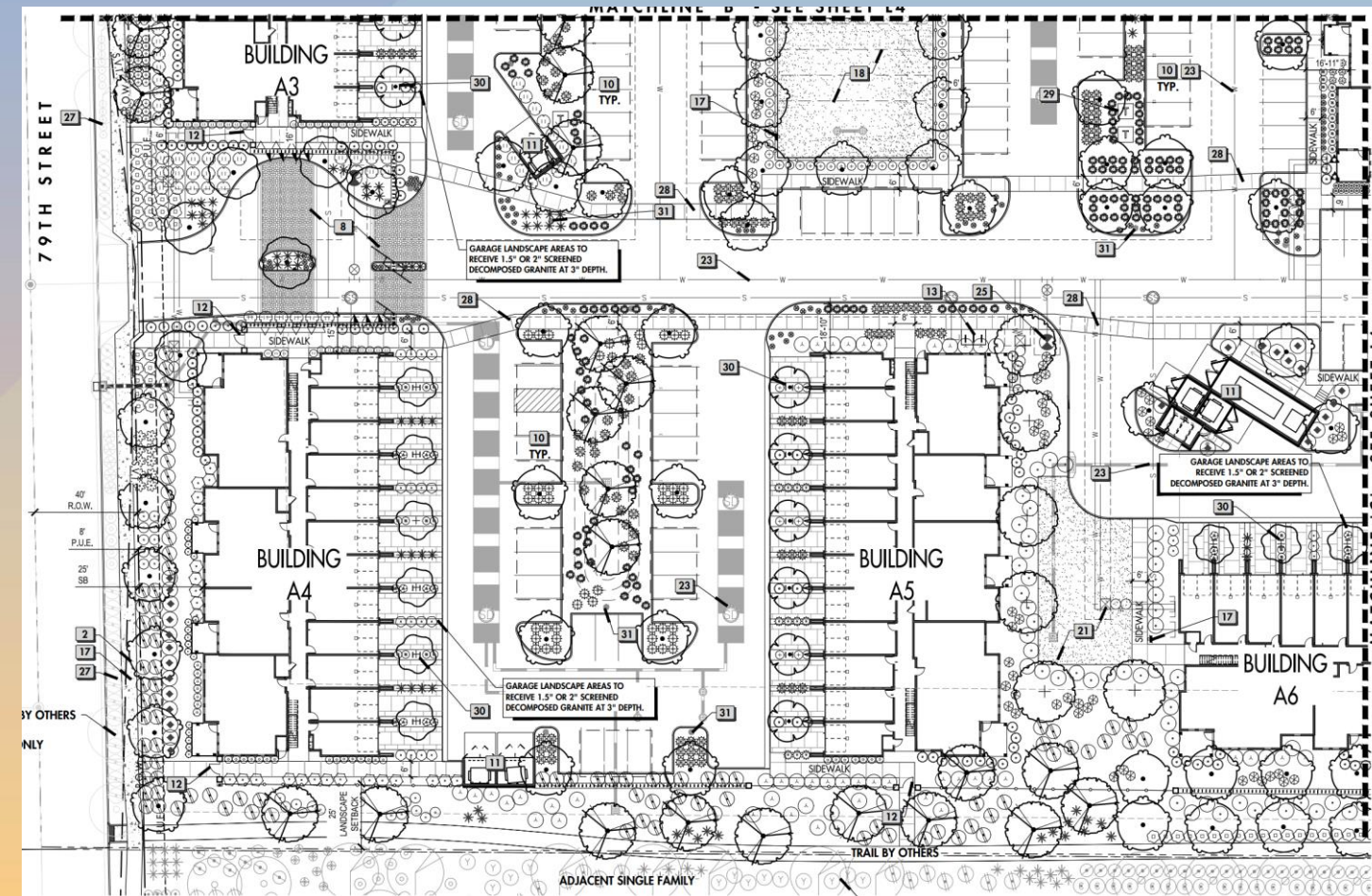


PLANT LEGEND

TREES	COMMON / BOTANICAL NAME
	ANACACHO ORCHID TREE / BAUHINIA LUNARIODES 1.5" CALIPER, 6' MIN HT., TALL UPRIGHT VASE SHAPE,
	ARGENTINE MESQUITE / PROSOPIS ALBA THORNLESS 1.5" CALIPER, 10' MIN HT., TALL UPRIGHT VASE SHAPE, SUPPLIER: WESTERN TREE (602) 243-6125
	CHINESE ELM / ULMUS PARVIFOLIA 8"H X 4"W, 1.75" CAL MIN. MATCHED STANDARDS
	DATE PALM / PHOENIX DACTYLIFERA NEW DIAMOND CUT/ MATCHED SKYLINE HEIGHT/ STRAIGHT TRUNKS ALL TO MATCH IN SIZE
	DESERT IRONWOOD / OLNEYA TESOTA 8"H X 7"W, MATCH STANDARDS, UPRIGHT VASE SHAPED MULTI
	FAN-TEX ASH / FRAXINUS VELUTINA 'FAN-TEX' 2" CALIPER, 12' HEIGHT MIN. MATCHED STANDARDS SUPPLIER: WESTERN TREE 602-243-6125
	FICUS POTTERY TREE / FICUS BENJAMINA TO BE PLANTED IN POTS PER PLAN
	MULGA / ACACIA ANEURA 2" CALIPER, 9' H MIN. MATCH STANDARDS
	RED PUSH PISTACHE / PISTACIA X 'RED PUSH' 6"H X 4"W, 1.5" CAL MIN. MATCHED STANDARDS.
	SMOOTHIE THORNLESS CASCALOTE / CAESALPINIA CACALACO 'SMOOTHIE' TM 6"H X 5"W, MATCH STANDARDS, UPRIGHT VASE SHAPED MULTI
	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA 1.5" CALIPER, 8' HT., MATCHED STANDARDS, SELECT FOR UNIFORMITY
	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA 11"H X 7"W, 2.5" MIN CAL, MATCHED STANDARDS



Landscape Plan

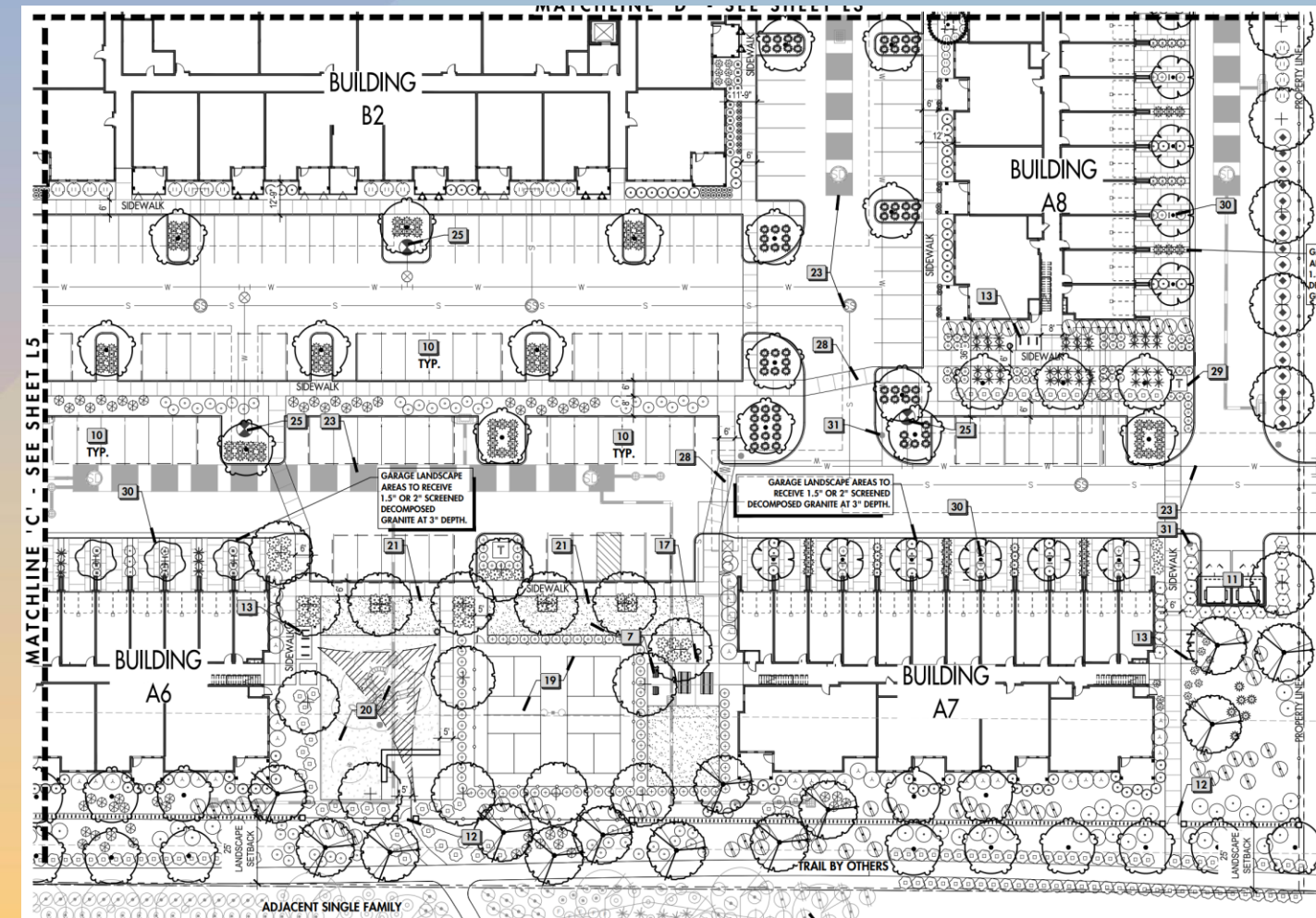


PLANT LEGEND



TREES	COMMON / BOTANICAL NAME	SIZE
	ANACACHO ORCHID TREE / BAUHINIA LUNARIOIDES 1.5" CALIPER, 6' MIN HT., TALL UPRIGHT VASE SHAPE,	36"BOX
	ARGENTINE MESQUITE / PROSOPIS ALBA THORNLESS 1.5" CALIPER, 10' MIN HT., TALL UPRIGHT VASE SHAPE, SUPPLIER: WESTERN TREE (602) 243-6125	24"BOX
	CHINESE ELM / ULMUS PARVIFOLIA 8"H X 4"W, 1.75" CAL. MIN. MATCHED STANDARDS	36" BOX
	DATE PALM / PHOENIX DACTYLIFERA NEW DIAMOND CUT/ MATCHED SKYLINE HEIGHT/ STRAIGHT TRUNKS ALL TO MATCH IN SIZE	18" TALL
	DESERT IRONWOOD / OLNEYA TESOTA 8"H X 7"W, MATCH STANDARDS, UPRIGHT VASE SHAPED MULTI	48" BOX
	FAN-TEX ASH / FRAXINUS VELUTINA 'FAN-TEX' 2" CALIPER, 12' HEIGHT MIN. MATCHED STANDARDS SUPPLIER: WESTERN TREE 602-243-6125	36"BOX
	FICUS POTTERY TREE / FICUS BENJAMINA TO BE PLANTED IN POTS PER PLAN	15 GAL
	MULGA / ACACIA ANEURA 2" CALIPER, 9'H MIN. MATCH STANDARDS	36"BOX
	RED PUSH PISTACHE / PISTACIA X 'RED PUSH' 6"H X 4"W, 1.5" CAL MIN, MATCHED STANDARDS.	24"BOX
	SMOOTHIE THORNLESS CASCALOTE / CAESALPINIA CACALACO 'SMOOTHIE' TM 6"H X 5"W, MATCH STANDARDS, UPRIGHT VASE SHAPED MULTI	36"BOX
	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA 1.5" CALIPER, 8' HT, MATCHED STANDARDS, SELECT FOR UNIFORMITY	24" BOX
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Landscape Plan



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	SMOOTHIE THORNLESS CASCALOTE / CAESALPINIA CACALACO 'SMOOTHIE' TM 6\"H X 5\"W, MATCH STANDARDS, UPRIGHT VASE SHAPED MULTI	36\"BOX
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	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA 11\"H X 7\"W, 2.5\" MIN CAL, MATCHED STANDARDS	36\" BOX



Elevations - Building A

BLDG A - SOUTH ELEVATION



EXTERIOR MATERIALS % TO OVERALL
FACADE AREA (INC. OPENINGS)

ST-1: 11%
ST-3: 27.5%
ST-4: 10.5%
BB-1: 22.5%
M-1: 6%

BLDG A - WEST ELEVATION



BLDG A- ELEVATION FACING STREET

1. WALL AREA AT GROUND FLOOR BETWEEN 2FT & 8 FT : 937 SF
WINDOW AREA: 470 SF (MEETS 50% REQUIREMENT OF OPENINGS TO WALL)
2.EXTERIOR MATERIALS % TO OVERALL FACADE AREA (INC. OPENINGS)
ST-1: 19%
ST-3: 8%
ST-4: 8%
BB-1: 20%
BB-2: 10%
M-1: 5%



Elevations - Building A

BLDG A - NORTH ELEVATION



EXTERIOR MATERIALS % TO OVERALL FACADE AREA (INC. OPENINGS)

ST-1: 18%
ST-3: 24%
ST-4: 10%
BB-2: 24%
M-1: 6.5%

BLDG A - EAST ELEVATION



EXTERIOR MATERIALS % TO OVERALL FACADE AREA (INC. OPENINGS)

ST-1: 20%
ST-3: 18%
ST-4: 3%
BB-1: 11%
BB-2: 4%
M-1: 5%



Elevations - Building B1

BLDG B1 - EAST ELEVATION



EXTERIOR MATERIALS % TO OVERALL
FACADE AREA (INC. OPENINGS)

ST-1: 23%
ST-3: 10%
ST-4: 12%
BB-1: 10%
M-1: 4%

BLDG B1 - WEST ELEVATION



EXTERIOR MATERIALS % TO OVERALL
FACADE AREA (INC. OPENINGS)

ST-1: 26%
ST-3: 11%
ST-4: 12%
BB-1: 16%
M-1: 4%



Elevations - Building B1

BLDG B1 - NORTH ELEVATION



BLDG B1 - ELEVATION FACING PUBLIC STREET

1. WALL AREA AT GROUND FLOOR BETWEEN 2 FT & 8 FT : 1522 SF
WINDOW AREA: 794 SF (MEETS 50% REQUIREMENT OF OPENINGS TO WALL)
2. EACH MATERIAL CONSISTS OF LESS THAN 50% OF OVERALL WALL AREAS @ EXTERIOR ELEVATION FACING THE PUBLIC STREET
EXTERIOR MATERIALS % TO OVERALL FACADE AREA (INC. OPENINGS)

ST-1:	16%
ST-3:	11%
ST-4:	8%
BB-1:	20%
BB-2:	3%
MT-1:	4%
MT-2:	<1%

BLDG B1 - SOUTH ELEVATION



FACADE AREA FACING POOL COURTYRAD

EXTERIOR MATERIALS % TO OVERALL FACADE AREA (INC. OPENINGS)

ST-1:	49.5%
ST-3:	11%
ST-4:	10%
M1 & M-2:	3%



Elevations - Building B2

BLDG B2 - EAST ELEVATION



EXTERIOR MATERIALS % TO OVERALL
FACADE AREA (INC. OPENINGS)

ST-1:	24.5%
ST-3:	13%
ST-4:	11%
BB-1:	17%
M-1:	4%

BLDG B2 - WEST ELEVATION



EXTERIOR MATERIALS % TO OVERALL
FACADE AREA (INC. OPENINGS)

ST-1:	24.5%
ST-3:	13%
ST-4:	11%
BB-1:	17%
M1:	4%



Elevations - Building B2

BLDG B2 - NORTH ELEVATION



FACADE AREA FACING POOL COURTYARD	
EXTERIOR MATERIALS % TO OVERALL FACADE AREA (INC. OPENINGS)	
ST-1:	48%
ST-3:	16%
ST-4:	12%
M-1:	1%

BLDG B2 - SOUTH ELEVATION



EXTERIOR MATERIALS % TO OVERALL FACADE AREA (INC. OPENINGS)	
ST-1:	20%
ST-3:	17%
ST-4:	11%
BB-1:	11%
BB-2:	2%
M-1:	4%



Elevations – Building C

BLDG C - NORTH ELEVATION



EXTERIOR MATERIALS % TO OVERALL FACADE AREA (INC. OPENINGS)	
ST-1:	4%
ST-2:	11%
ST-3:	6%
ST-4:	16%
BB-1:	28%
M-1:	7%

BLDG C - SOUTH ELEVATION



EXTERIOR MATERIALS % TO OVERALL FACADE AREA (INC. OPENINGS)	
ST-1:	27%
ST-2:	11%
ST-3:	13%
ST-4:	12%
M-1:	4%



Elevations – Building C

BLDG C - EAST ELEVATION



EXTERIOR MATERIALS % TO OVERALL
FACADE AREA (INC. OPENINGS)

ST-1: 13%
ST-3: 43%
BB-1: 15%
M-1: 8%

BLDG C - WEST ELEVATION



EXTERIOR MATERIALS % TO OVERALL
FACADE AREA (INC. OPENINGS)

ST-1: 13%
ST-3: 37%
ST-4: <1%
BB-1: 17%
M-1: 7%



Renderings



PEDESTRIAN VIEW AT WORK-LIVE BUILDING ALONG ELLIOT (BLDG C)



Renderings



BIRDSEYE VIEW AT MAIN ENTRANCE TO SITE



Renderings



PEDESTRIAN VIEW AT ENTRY TO CENTRAL BUILDING (BLDG B)



Renderings



BIRD EYE VIEW AT GARAGE SIDE (BLDG A)



Colors and Materials



TYPICAL WINDOWS/DOORS



R-1 ALUMINUM RAILING



SSM-1 STANDING SEAM METAL ROOFING



GARAGE SIDE AT BLDG C



GARAGE SIDE AT BLDG A



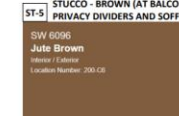
M-2 MASONRY - WHITE



M-1 MASONRY - DARK GRAY



BOARD AND BATTEN TEXTURE (PAINT COLORS ABOVE)



STUCCO TEXTURE (PAINT COLORS ABOVE)



Lighting

TO **Exhibitor** FAR



Below the main image is a row of five smaller thumbnail images showing different architectural details and views of the building.

Below the thumbnails is the logo for "714" in a stylized blue font, with the text "COMMERCIAL REAL ESTATE" underneath it.

The Basic System

The Enduro Series windows are progressively added to the basic unit with a combination of anti-reflective glasses, features are available. Heat and IRMS. Also available is Enduro (single pane) for use in non-ventilated Greenhouses. See Series, LED Type and Glass Selection.

ENDU - 8 - VISION - 816 - C

Enduro Series		Enduro Series		Enduro Series		Enduro Series		Enduro Series		Enduro Series		Enduro Series		Enduro Series	
Model	Size	Material	Color	Material	Color	Material	Color	Material	Color	Material	Color	Material	Color	Material	Color
ENDU-8-1	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-2	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-3	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-4	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-5	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-6	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-7	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-8	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-9	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-10	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-11	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-12	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-13	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-14	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-15	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-16	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-17	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-18	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-19	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-20	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-21	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-22	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-23	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-24	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-25	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-26	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum	White
ENDU-8-27	1000x1000	Aluminum	White	Aluminum	White	Aluminum	White	Aluminum							

Surface Fluorescing with Strepas
Panel EE and EE (blue)
Panel EE-III-III (blue)
 Surface EE and EE (blue) are made of materials with no emitting surface. The Strepas is required for emitting surface fluorescence. The Strepas is placed on either side of the surface, and the light emitted surface by the structure.

Photoconductive Fluorescing
Panel EE-III
 Photoconductive Fluorescing is a process in which a light source is used to excite a photoconductive material. The light source is a high power laser beam that is directed at the photoconductive material. The photoconductive material is a thin layer of material that is placed on a substrate. The laser beam is directed at the photoconductive material from the side. The photoconductive material is then exposed to the laser beam for a period of time. The photoconductive material is then exposed to the laser beam for a period of time. The photoconductive material is then exposed to the laser beam for a period of time.

4 | TONERLESS LIGHTING



Findings

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

Staff welcomes any feedback



Design Review Board