



Design Review Board



DRB22-01150

Chloe Durfee Daniel, Planner I

January 10, 2023



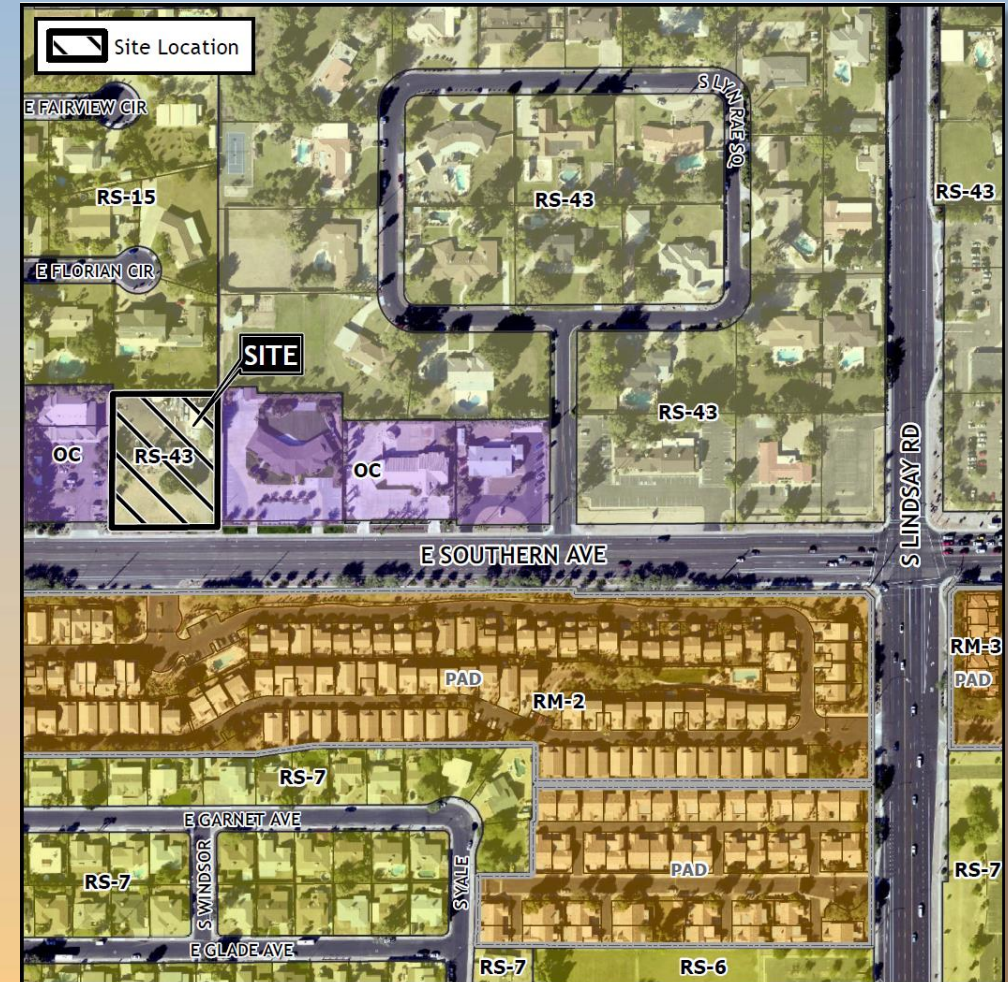
Request

- Design Review
- To allow an office development





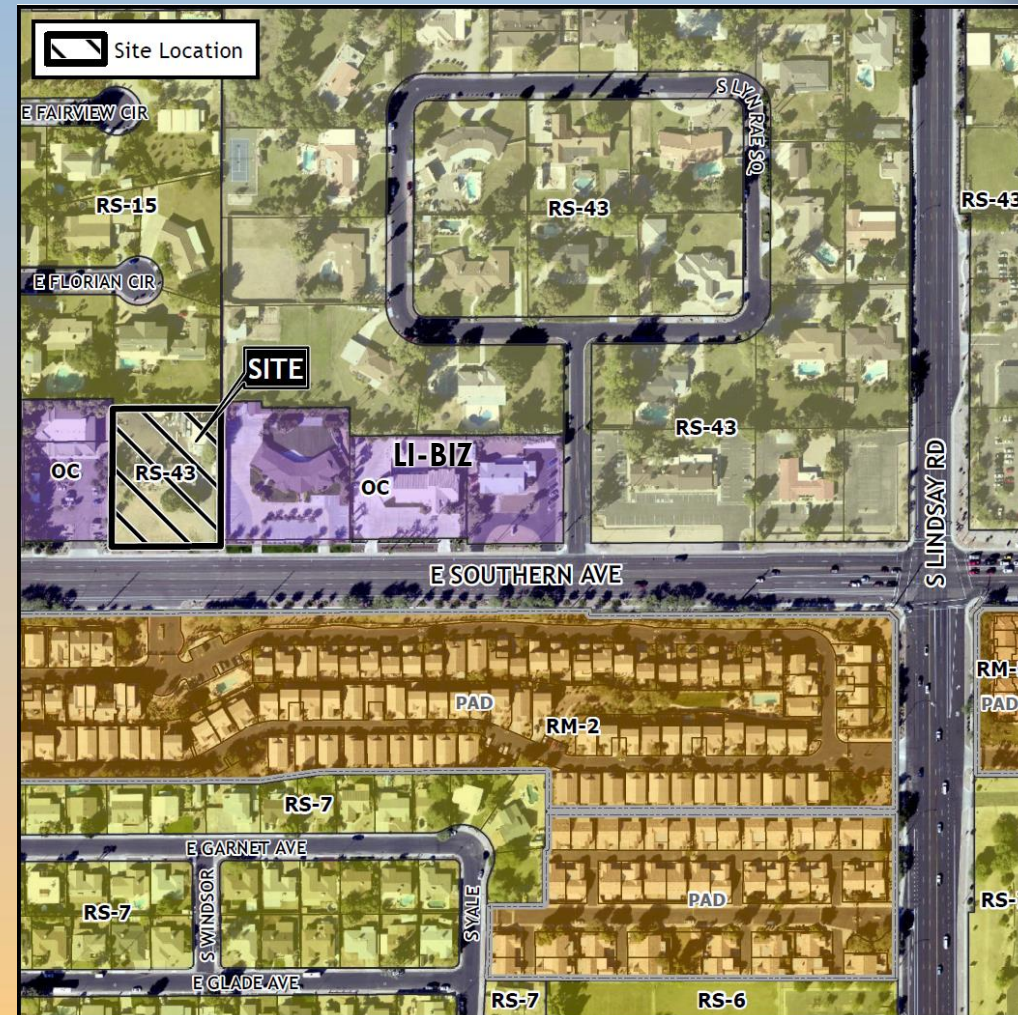
- North of Southern Ave.
- West of Lindsay Road





Zoning

- Existing Zoning: RS-43
- Rezoning: OC-BIZ





Site Photos

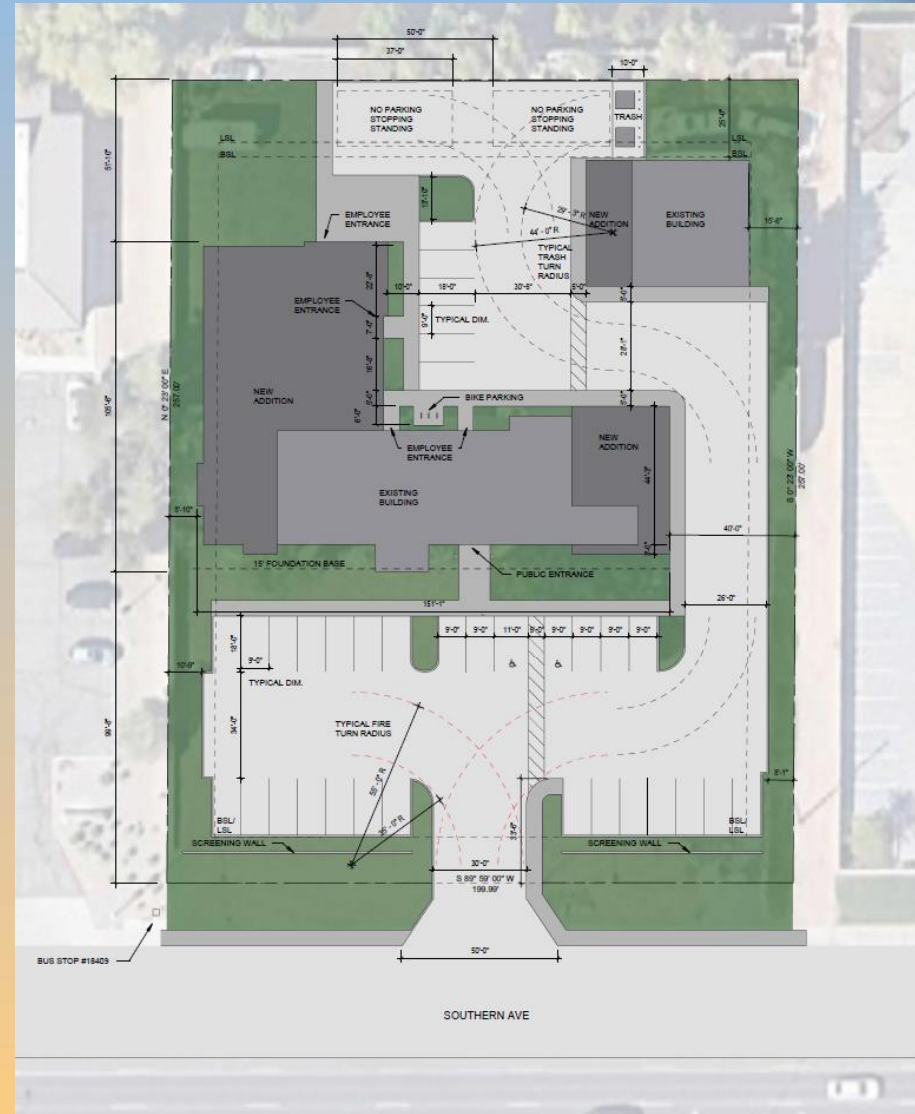


Looking north from Southern Ave



Site Plan














- 11,012 sq. ft. of building space
 - 5,463 sq. ft. existing
 - 5,549 sq. ft. new
- Primary entrance facing Southern Ave.
- Parking stalls to the north and south

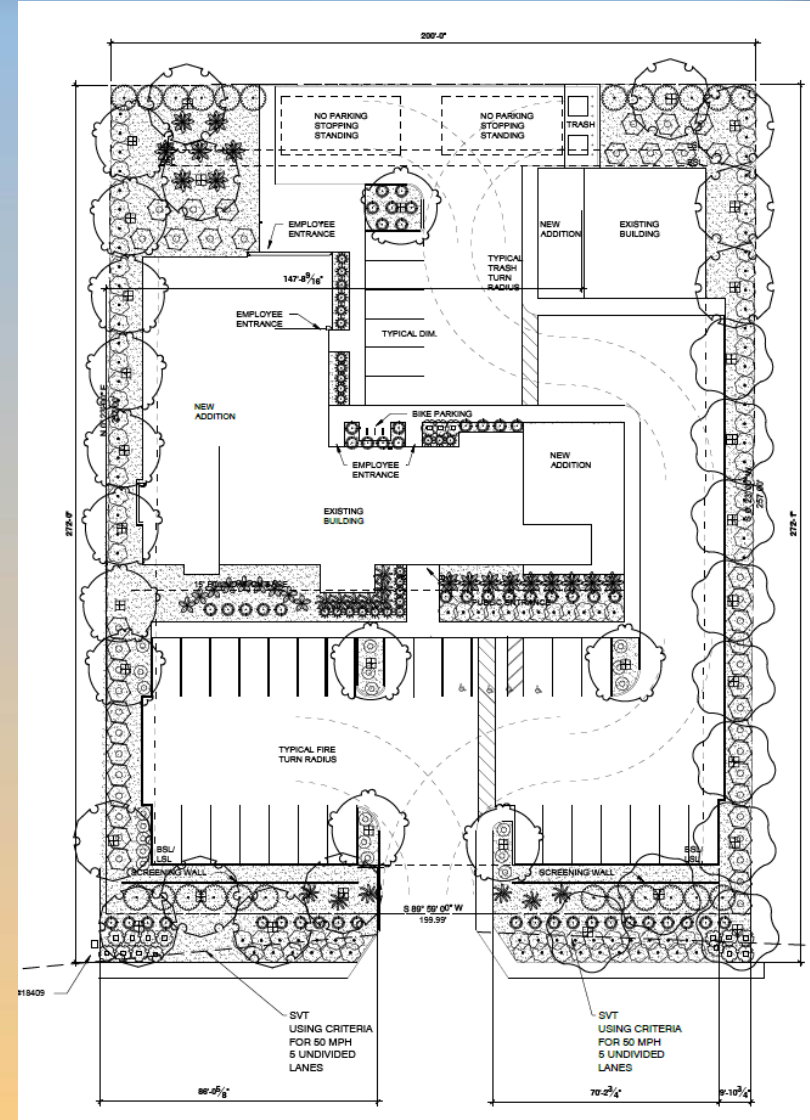




Landscape Plan

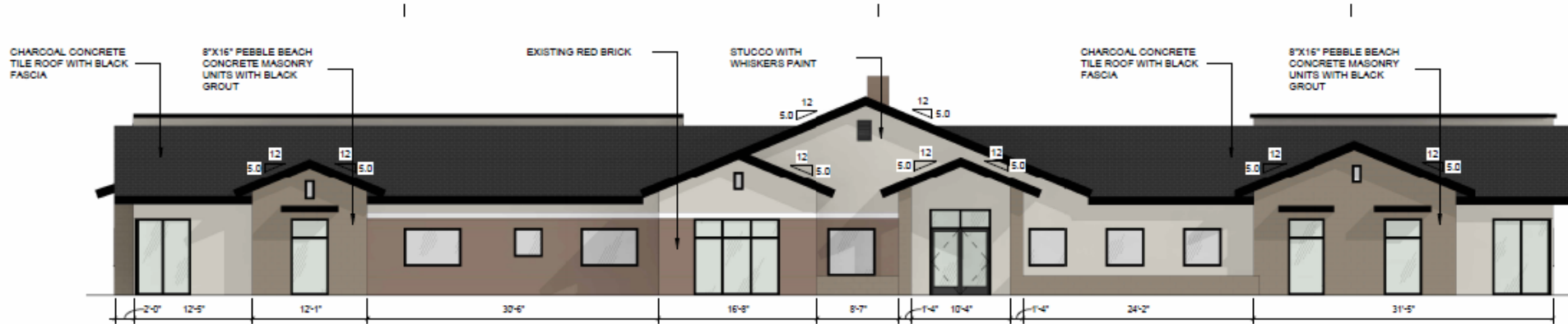
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Pistacia chinensis</i> 'Red Push' Red Push Chinese Pistache	36"	10
	<i>Quercus virginiana</i> 'Heritage' Heritage Southern Live Oak	24"	11
	x <i>Chitalpa tashkentensis</i> 'Pink Dawn' Pink Dawn Chitalpa	24"	13
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Bougainvillea</i> x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	24
	<i>Carissa macrocarpa</i> 'Green Carpet' Green Carpet Natal Plum	1 gal.	17
	<i>Cycas revoluta</i> Sago Palm	5 gal.	9
	<i>Dasyliion longissimum</i> Toothless Desert Spoon	5 gal.	13
	<i>Hesperaloe funifera</i> New Mexico False Yucca	5 gal.	16
	<i>Hesperaloe parviflora</i> 'Brakelights' TM Brakelights Red Yucca	5 gal.	25
	<i>Muhlenbergia capillaris</i> 'Regal Mist' TM Regal Mist Deer Grass	5 gal.	53
	<i>Ruellia penninsularis</i> Wild Petunia	5 gal.	20
	<i>Tecoma stans angustata</i> Yellow Bells	5 gal.	42
	<i>Wedelia trilobata</i> Wedelia	5 gal.	93



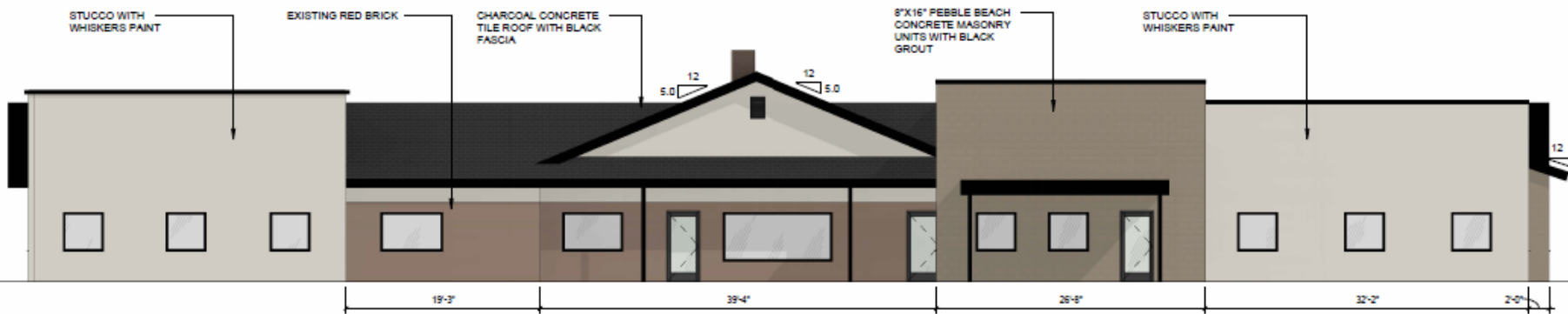


Elevations



1 EXTERIOR ELEVATION, SOUTH MAIN BUILDING
1/8" = 1'-0"

MATERIAL AREA CALCULATIONS	
STUCCO	57%
CMU	31%
RED MASONRY	22%



2 EXTERIOR ELEVATION, NORTH MAIN BUILDING
1/8" = 1'-0"

MATERIAL AREA CALCULATIONS	
STUCCO	59%
CMU	22%
RED MASONRY	19%

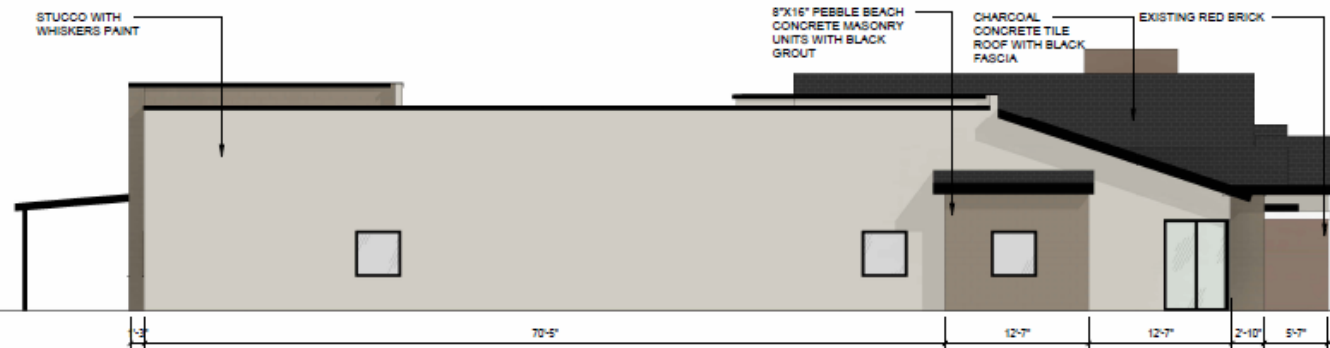


Elevations



3 EXTERIOR ELEVATION EAST MAIN BUILDING
1/8" = 1'-0"

MATERIAL AREA CALCULATIONS	
STUCCO	56%
CMU	40%
RED MASONRY	4%

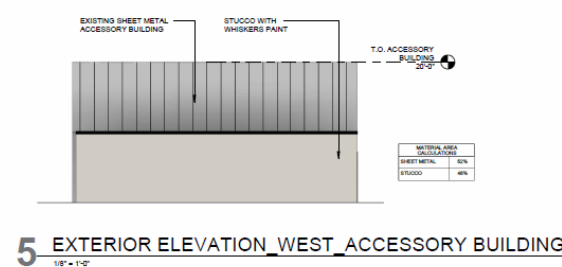
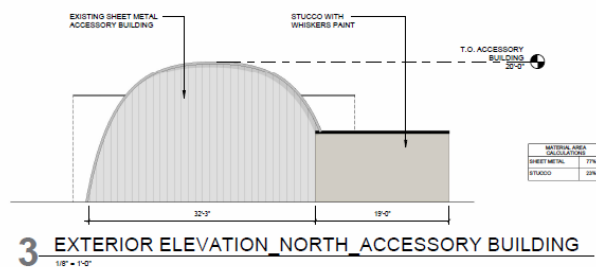
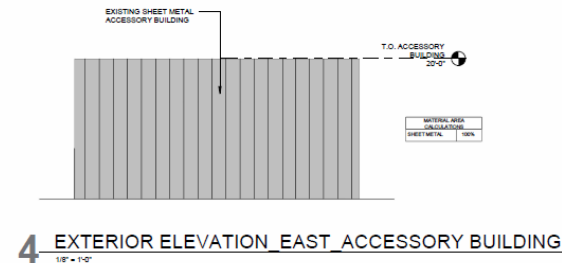
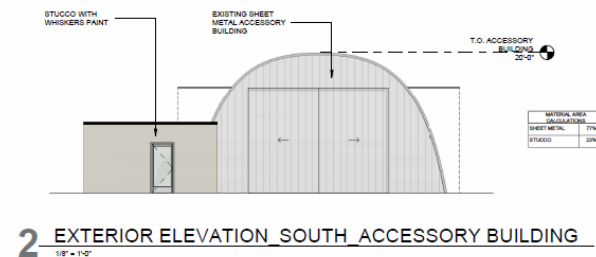
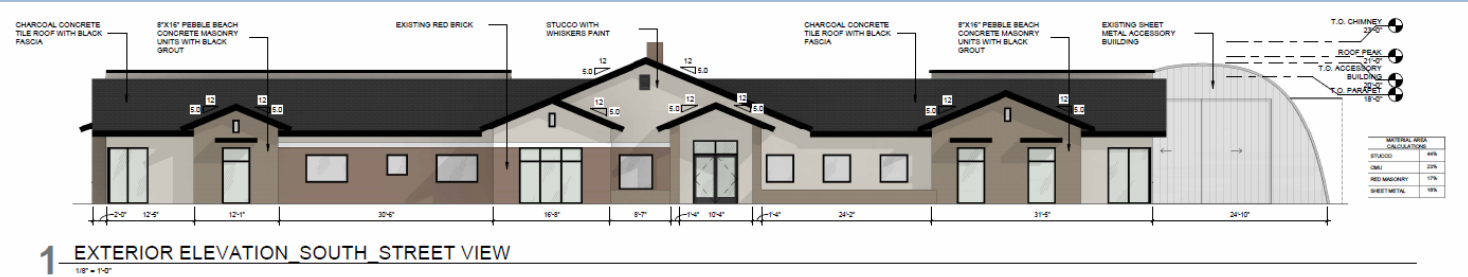


4 EXTERIOR ELEVATION WEST MAIN BUILDING
1/8" = 1'-0"

MATERIAL AREA CALCULATIONS	
STUCCO	79%
CMU	15%
RED MASONRY	6%



Elevations



MATERIALS:

ROOF

GRAY CONCRETE TILES

WALLS

EXISTING RED BRICK

8'X16" PEBBLE BEACH CONCRETE MASONRY UNITS WITH BLACK GROUT

STUCCO WITH PPG WHISKERS PAINT

EXISTING SHEET METAL



Renderings





Colors and Materials

MATERIALS:

ROOF

GRAY CONCRETE TILES



FASCIA- PPG BLACK MAGIC



WALLS

EXISTING RED BRICK



8"X16" PEBBLE
BEACH CONCRETE
MASONRY UNITS
WITH BLACK
GROUT



STUCCO WITH PPG
COMMERCIAL
WHITE PAINT





Alternative Compliance

- No more than 50% may be covered with one material



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed Building Elevations
- ✓ Landscape Plan
- ✓ Alternative Compliance for over 50% of one material per elevation

Staff welcomes any feedback



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