



Design Review Board



DRB22-01341

Residences at Dobson Road and Cubs Way



Request

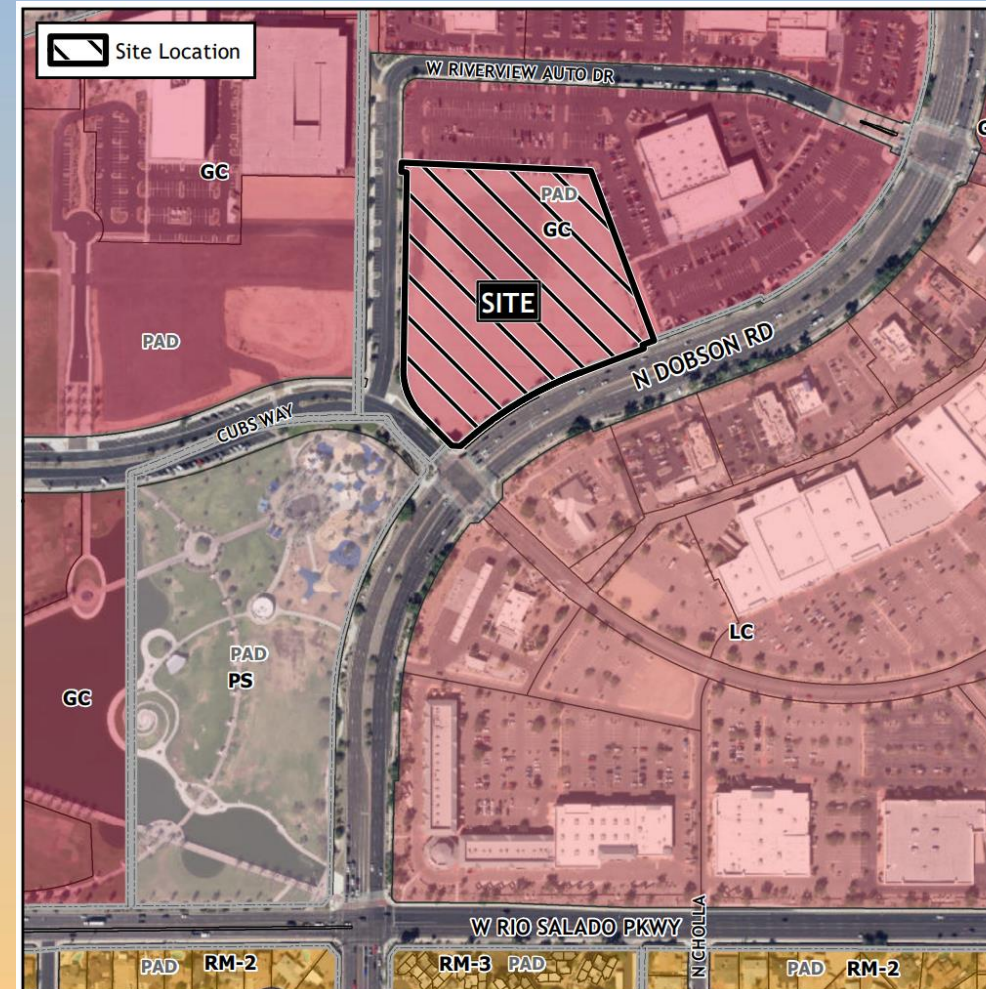
- Design Review
- Multiple Residence development





Location

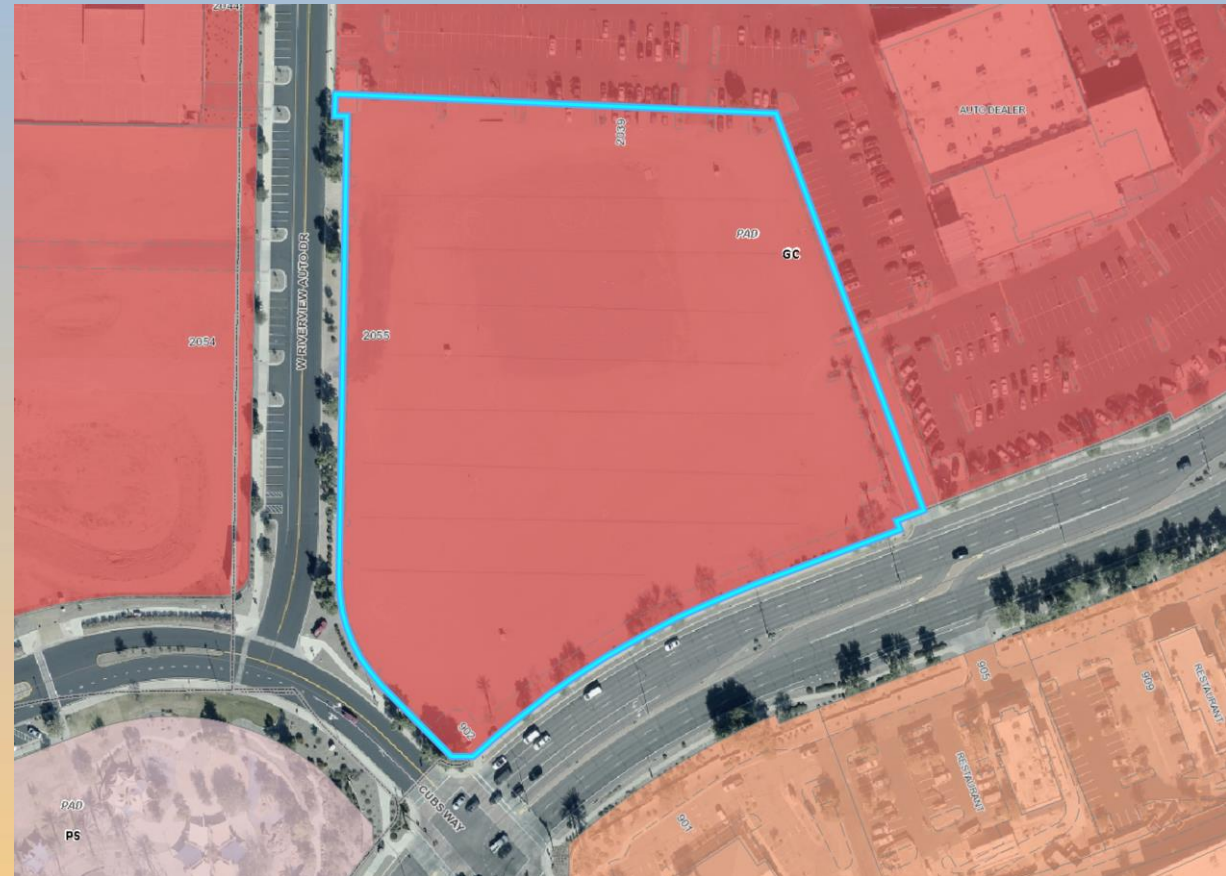
- North side of Dobson
- East side of Riverview Auto Drive
- North of Rio Salado Parkway





Zoning

- Existing zoning: GC-PAD
- Requested zoning: RM-4-BIZ
- Multiple residence is permitted within RM-4





Site Photos



North from Dobson Road



Site Photos

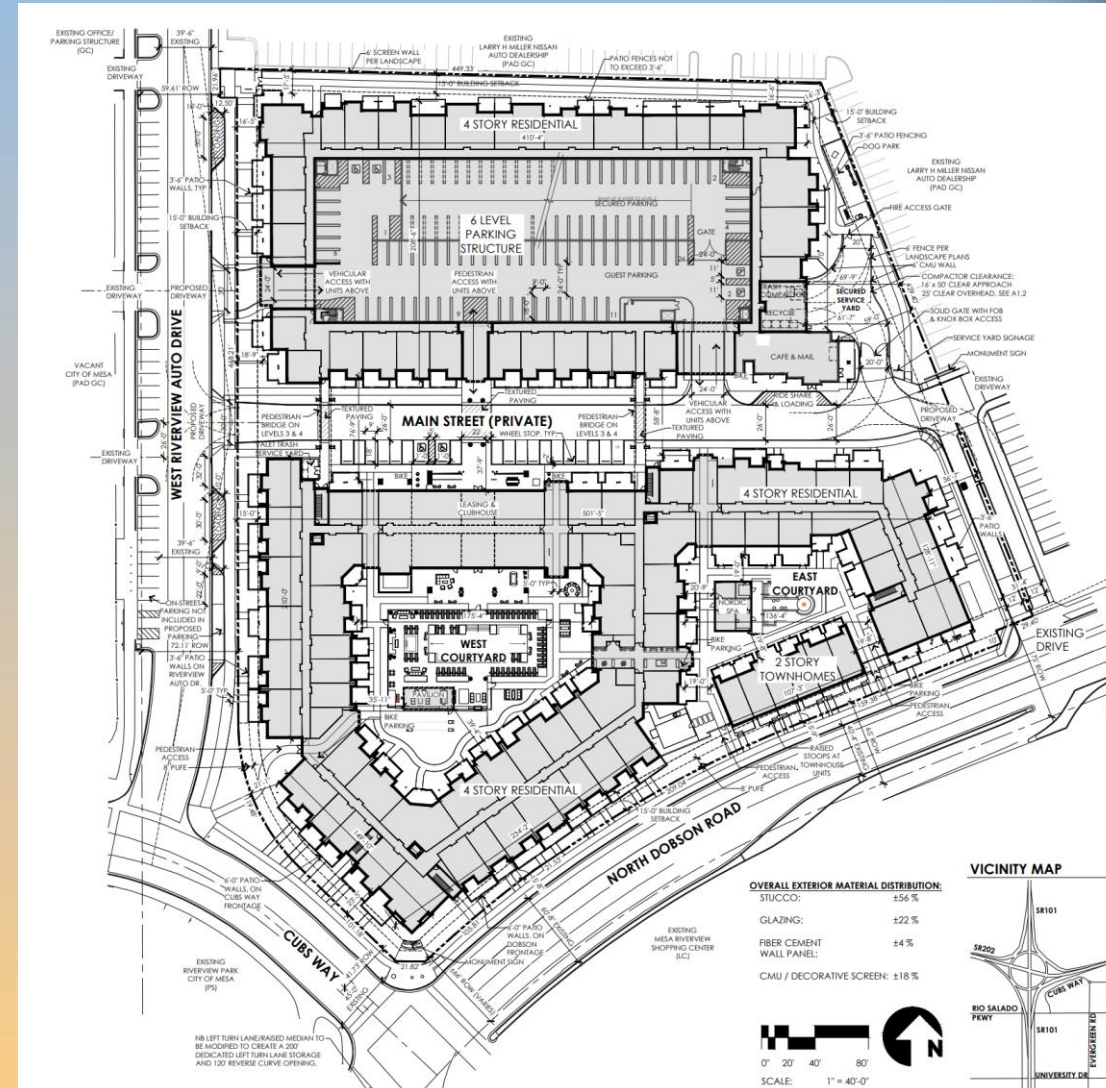


East from Auto Riverview Drive



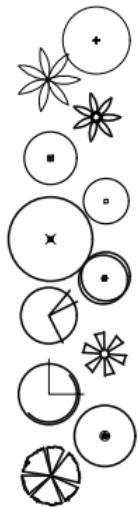
Site Plan

- 416 units
- 6-level parking structure wraps around northern building
- 2 pedestrian bridges
- 2 private amenity spaces including a rooftop terrace





Landscape Plan



EXISTING TREE

EXISTING PALM

CHAMAEROPS HUMILIS	24" BOX	5
MEDITERRANEAN FAN PALM	AS NOTED	
CAESALPINIA CACALACO SMOOTHIE	24" BOX	6
THORNLESS CASCALOTE	MULTI	
CITRUS SPP.	TBD	11
CITRUS	TBD	
FICUS NITIDA	60" BOX	5
INDIAN LAUREL	12'H X 6'W	
FRAXINUS VELUTINA 'FAN TEX'	36" BOX	26
FAN TEX ASH	14'H X 8'W	
MAGNOLIA GRANDIFLORA	48" BOX	1
SOUTHERN MAGNOLIA	4.0" CAL.	
PHOENIX DACTYLIFERA	12'H X 6'W	21
DATE PALM	18' TRUNK HT	
PISTACIA X 'RED PUSH'	36" BOX	26
RED PUSH PISTACHE	11'H X 5'W	
QUERCUS VIRGINIANA	TBD	6
HERITAGE LIVE OAK	TBD	
ULMUS PARVIFOLIA	36" BOX	54
CHINESE ELM	2.5" CAL.	
	12'H X 8'W	

SHRUBS

BOUGAINVILLEA 'LA JOLLA'	5 GAL	62
LA JOLLA BOUGAINVILLEA		
CARISSA MACROCARPA	5 GAL	56
NATAL PLUM		
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	5 GAL	72
TEXAS RANGER		
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GAL	153
REGAL MIST MUHLY		
MUHLENBERGIA DUBIA	5 GAL	274
PINE MUHLY		
RUPELLIA PENINSULARIS	5 GAL	50
BAJA RUPELLIA		
RUPELLIA SIMPLEX	1 GAL	156
MEXICAN PETUNIA		
PHYLLOSTACHYS AUREA	15 GAL	25
GOLDEN BAMBOO	30" DEEP ROOT BARRIER	





North Building



2 NORTH BUILDING - EAST ELEVATION

EXTERIOR MATERIAL DISTRIBUTION:

A B C D	STUCCO:	±62 %
J K	GLAZING:	±22 %
E	FIBER CEMENT WALL PANEL:	±0 %
F G H I	CMU:	±15 %

1 NORTH BUILDING - NORTH ELEVATION

EXTERIOR MATERIAL DISTRIBUTION:

A B C D	STUCCO:	±66 %
J K	GLAZING:	±23 %
E	FIBER CEMENT WALL PANEL:	±0 %
F G H I	CMU:	±11 %





North Building



4 NORTH BUILDING - WEST ELEVATION

EXTERIOR MATERIAL DISTRIBUTION:

A	B	C	D	STUCCO:	±50 %
J	K	GLAZING:	±23 %		
E	FIBER CEMENT WALL PANEL:	±0 %			
F	G	H	I	CMU:	±27 %

3 NORTH BUILDING - SOUTH ELEVATION

EXTERIOR MATERIAL DISTRIBUTION:

A	B	C	D	STUCCO:	±61 %
J	K	GLAZING:	±23 %		
E	FIBER CEMENT WALL PANEL:	±0 %			
F	G	H	I	CMU:	±17 %





South Building



6 SOUTH BUILDING - EAST ELEVATION

EXTERIOR MATERIAL DISTRIBUTION:

A	B	C	D	STUCCO:	±50 %
J	K	GLAZING:	±16 %		
E	FIBER CEMENT WALL PANEL:	±14 %			
F	G	H	I	CMU:	±20 %



5 SOUTH BUILDING - NORTH ELEVATION

EXTERIOR MATERIAL DISTRIBUTION:

A	B	C	D	STUCCO:	±47 %
J	K	GLAZING:	±24 %		
E	FIBER CEMENT WALL PANEL:	±2 %			
F	G	H	I	CMU:	±27 %



South Building



7 SOUTH BUILDING - SOUTH ELEVATION EAST

EXTERIOR MATERIAL DISTRIBUTION:

A	B	C	D	STUCCO:	±34 %
J	K	GLAZING:	±23 %		
E	FIBER CEMENT WALL PANEL:	±43 %			
F	G	H	I	CMU:	±0 %



8 SOUTH BUILDING - SOUTH ELEVATION WEST

EXTERIOR MATERIAL DISTRIBUTION:

A	B	C	D	STUCCO:	±61 %
J	K	GLAZING:	±21 %		
E	FIBER CEMENT WALL PANEL:	±5 %			
F	G	H	I	CMU:	±14 %



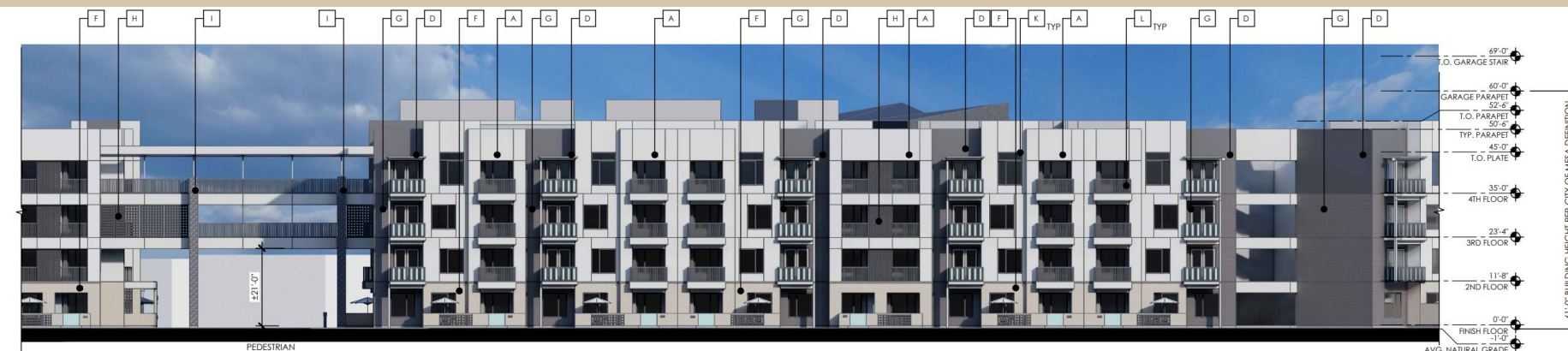
South Building



9 SOUTH BUILDING - SOUTHWEST ELEVATION

EXTERIOR MATERIAL DISTRIBUTION:

A	B	C	D	STUCCO:	±53 %
J	K	GLAZING:	±20 %		
E	FIBER CEMENT WALL PANEL:	±6 %			
F	G	H	I	CMU:	±21 %



10 SOUTH BUILDING - WEST ELEVATION

EXTERIOR MATERIAL DISTRIBUTION:

A	B	C	D	STUCCO:	±49 %
J	K	GLAZING:	±21 %		
E	FIBER CEMENT WALL PANEL:	±0 %			
F	G	H	I	CMU:	±30 %



Renderings



1 VIEW FROM SOUTHEAST



Renderings



2

VIEW FROM SOUTHWEST



Renderings



3

VIEW FROM NORTHWEST



Renderings



4 VIEW FROM NORTHEAST



Renderings





Renderings





Colors and Materials



1 SW PERSPECTIVE



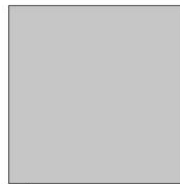
2 MAIN STREET PERSPECTIVE



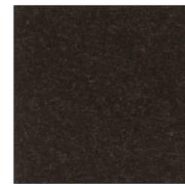
3 SE PERSPECTIVE



A Stucco Color
MFG.: Dunn Edwards
COLOR: DEHW08 "Classic White"
LRV: 84



B Stucco Color
MFG.: Dunn Edwards
COLOR: DE6374 "Silver Polish"
LRV: 53



E Fiber Cement
External Wall Panel
MFG.: TBD ["Equitone [natural]" or eq.]
COLOR: N 972



F Concrete Masonry Unit
MFG.: Echelon
COLOR: Trendstone "Durango"
8x4x16 Ground Face



G Concrete Masonry Unit
MFG.: Superlite Precision
COLOR: Trendstone "Opal"
2x8x16 Veneer CMU



J Storefront Windows & Doors
MFG.: Arcadia (or eq.)
FINISH: Clear Anodized



K Residential Vinyl Windows
MFG.: TBD
FINISH: Black Vinyl



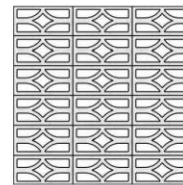
C Accent Color
MFG.: Sherwin-Williams
COLOR: SW6219 "Rain"
LRV: 49



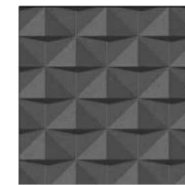
D Stucco Color
MFG.: Dunn Edwards
COLOR: DE6378 "Jet"
LRV: 9



Stucco Texture
MFG.: Senergy (or eq.)
FINISH: Fine Clear



H Decorative Screen
MFG: TBD
Pattern varies by location. See exterior elevations.



I Concrete Masonry Unit
MFG.: Hi-Lite Mark I, Running Band
COLOR: Opal



L Exterior Metals
MFG.: Dunn Edwards
COLOR: DE6378 "Jet"



M Soffit Panel
MFG.: Volterra
COLOR: Doug Fir "Dark Walnut"



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Proposed landscaping

Staff welcomes any feedback



Design Review Board