



DESIGN REVIEW BOARD

October 13, 2020



DRB20-00606



Request

- Design Review

Purpose

- Proposed coffee shop with drive-thru

- North of Guadalupe Road on the east side of Signal Butte Road.



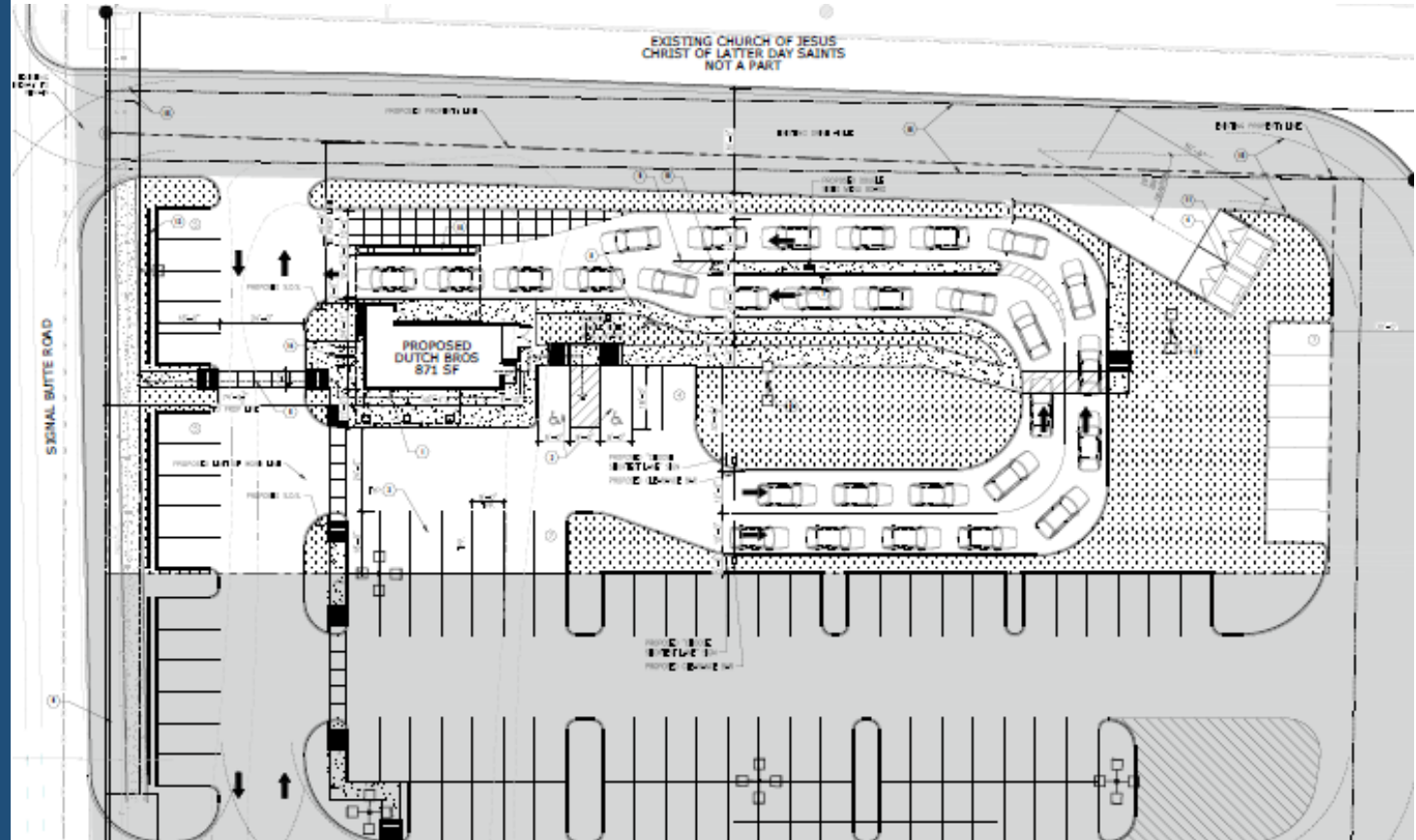
Site Photos



Looking east towards the site

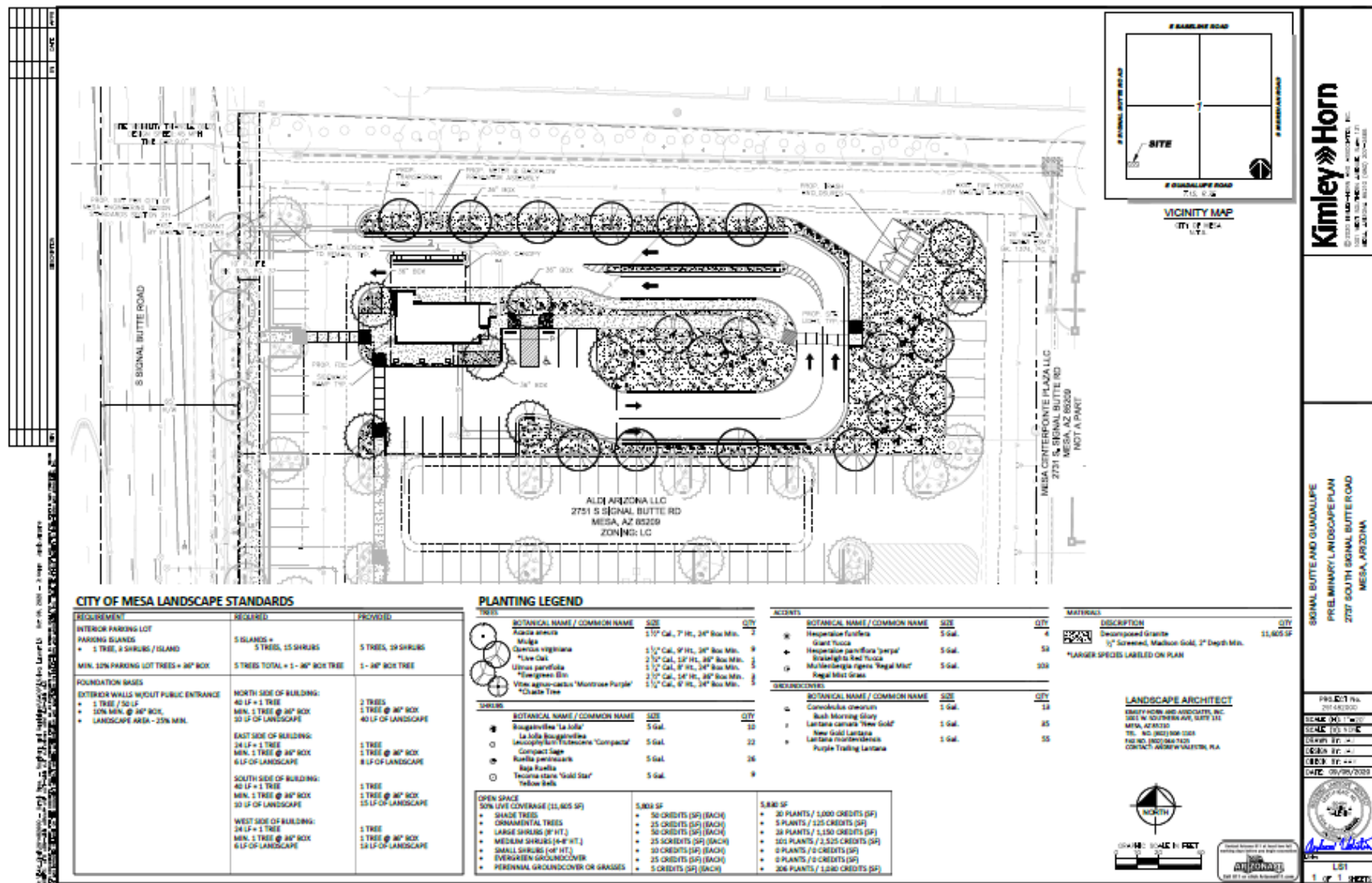
Site Plan

- Access from Signal Butte
- Site plan approved with overall center
- Full canopy requirement through Administrative Review



Landscape Plan

7



8

EXTERIOR FINISH SCHEDULE

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
STORE 1 (2ND FLOOR) OR BLUE OR BROWN				
1A	EXTERIOR GYPSUM PLASTER	SHAWNEE WALLS	SP-400	OR BLUE MEDIUM GRAIN GYPSUM PLASTER
1B	PAINT GYPSUM	INTERIOR WOOD	INTERIOR	OR BROWN WOOD
STORE 2 (2ND FLOOR) OR COLOR SELECTIVE ROOFING				
2	THIN BRICK	BRICKCITY	RESOLUTION ROOFING - SELECTIVE COLOR TO MATCH ANY OTHER WHITE BY POLYURETHANE ROOFING	OR BROWN WOOD
STORE 3 (1ST FLOOR) OR COLOR SELECTIVE ROOFING				
3	STONE VENEER	BRICKCITY	CLIFFSTONE, LUTON	OR BROWN WOOD

4 NORTH ELEVATION - DRIVE-THRU WINDOW
SCALE: 1/4" = 1'-0"

3 EAST ELEVATION - REAR
SCALE: 1/4" = 1'-0"

2 SOUTH ELEVATION - WALK-UP WINDOW
SCALE: 1/4" = 1'-0"

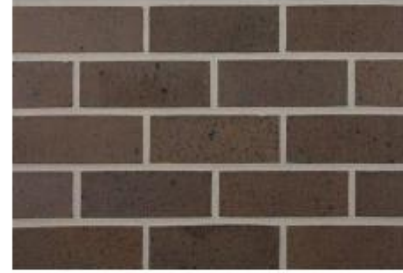
1 WEST ELEVATION - FRONT
SCALE: 1/4" = 1'-0"

COVERAGE RATIO

ID	COVERAGE RATIO
1A	20.00%
1B	20.00%
2	20.00%
3	20.00%

Colors & Materials

- Designed to be consistent with other buildings approved in Center Point Plaza



THIN BRICK AT TOWER
ENDICOTT - THIN BRICK
COLOR: EXECUTIVE IRONSPOT



STONE VENEER AT WAINSCOT
ELDORADO STONE - CLIFFSTONE
COLOR: LATANA



EXTERIOR CEMENT PLASTER
SHERWIN WILLIAMS - GP-0642
COLOR: DUTCH BROS BLUE

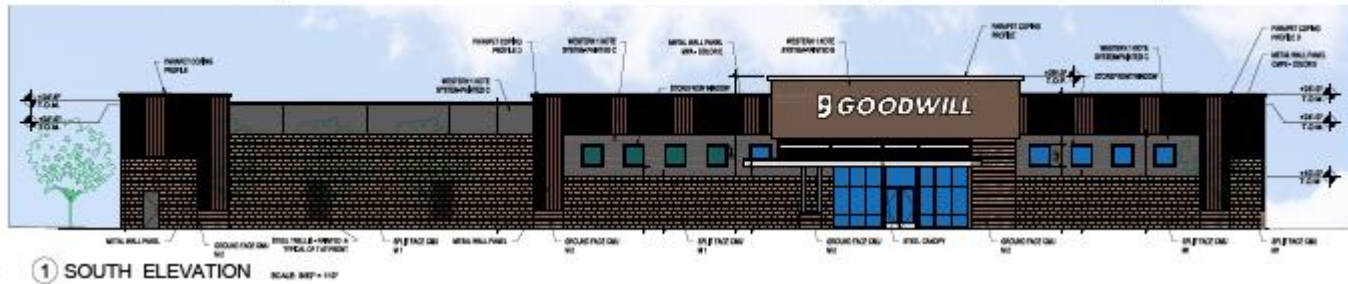


WAINSCOT SILL
ELDORADO STONE - SNAPPED EDGE
COLOR: SAND



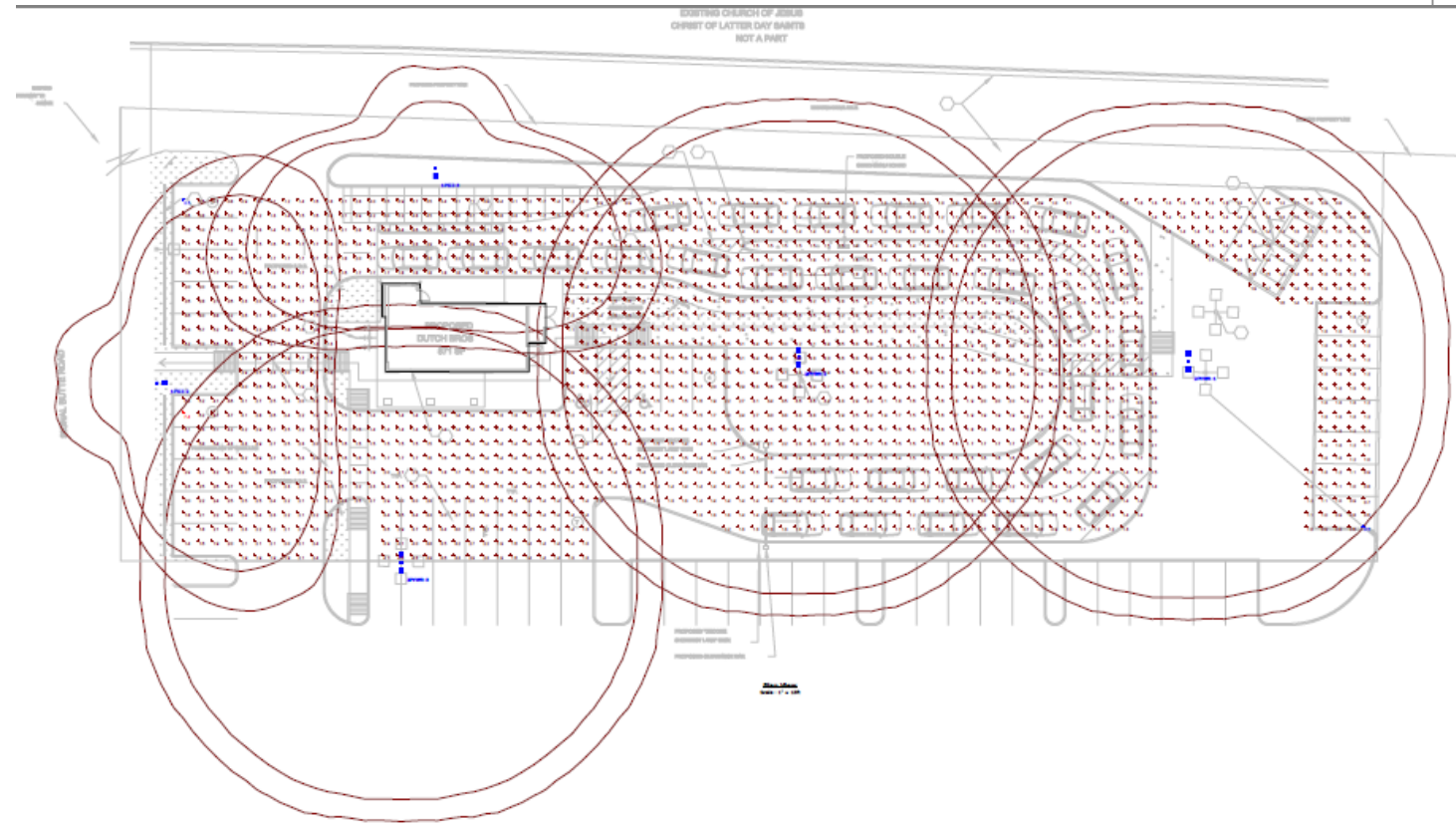
FIBER CEMENT SIDING
NICHHA - VINTAGE WOOD
COLOR: SPRUCE

Center Point Plaza



— ALUMINUM COMPOSITE PANEL-40\"/>





Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.9 fc	7.4 fc	0.5 fc	14.8:1	3.8:1

Schedule															
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Length	Manufacturer Comment	Fluorescent	Lumens (per foot)	LLF	Wattage	Efficiency	Stock Item	Notes
	2PWW R		2	Universal Lighting LLC	FG-1175-48C-1-30-00	18 in L x 18 in W x 0.25 in H LED Luminaire		1	FG-1175-48C-1-30-00	1,000	0.85	214	100%		20 AMP
	1PIII		2	Universal Lighting LLC	FG-1175-48C-1-30-00	18 in L x 18 in W x 0.25 in H LED Luminaire		1	FG-1175-48C-1-30-00	1,000	0.85	107	100%		20 AMP

Criteria

Section 11-6-3.B



Mix of materials



Base and Top Treatments



All visible facades shall incorporate detailing

Alternative Compliance

Requirement: No more than fifty percent (50%) of the total facade may be covered with one (1) single material.

Request: Fiber cement horizontal siding is used for 60% of the eastern elevation.

Summary

Findings

- Staff has no major concerns
- Project meets MZO requirements

Staff welcomes any feedback



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