



# DESIGN REVIEW BOARD

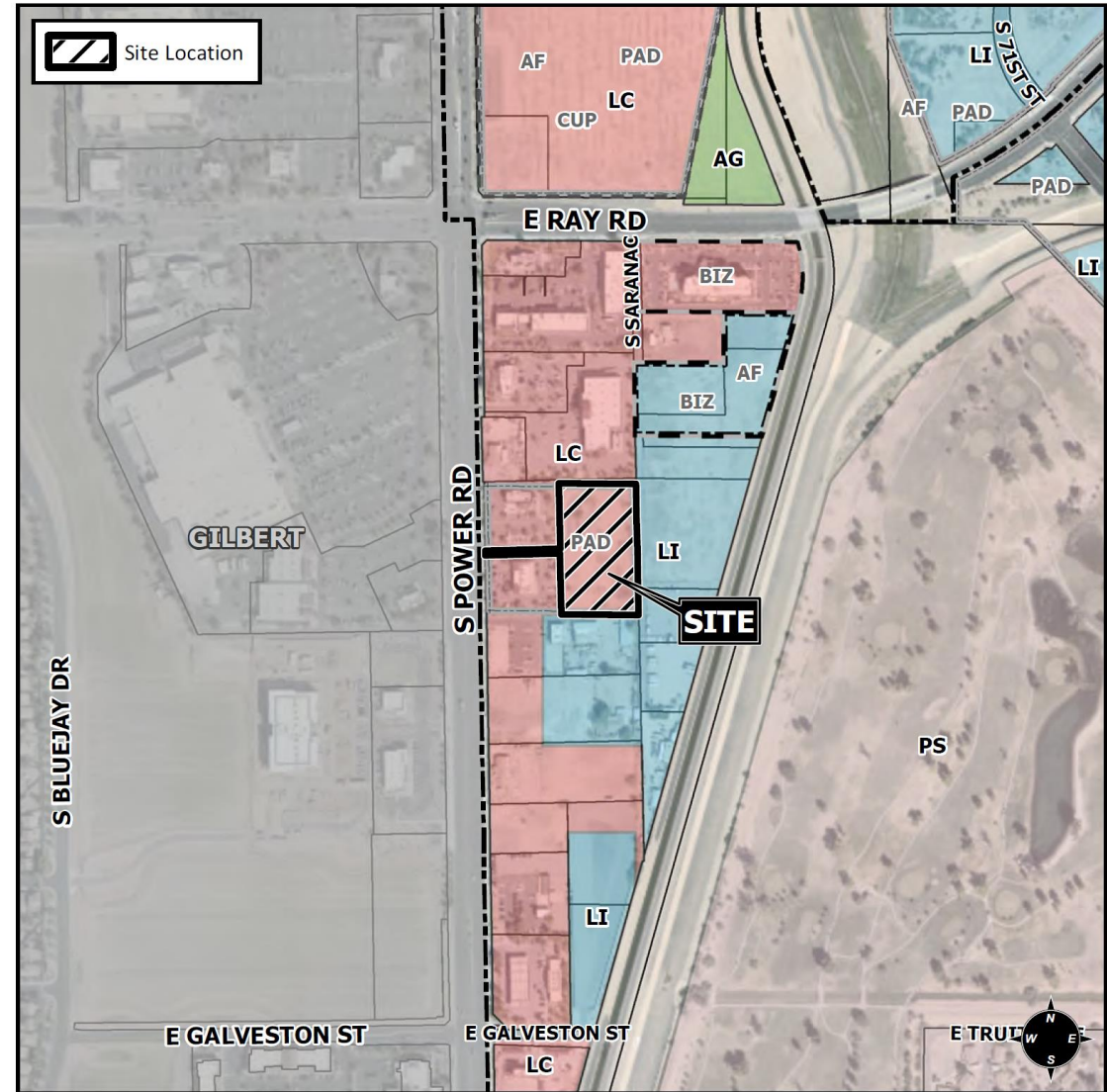
January 12, 2021



**DRB20-00563**

# Location

- South of Ray Road on the east side of Power Road





## Request

- Design Review

## Purpose

- Development of a hotel



# Street View



Looking west into the site from the commercial center

- Access through the group commercial center from Power Road
- Secondary access to the north



# Landscape Plan

## FOUNDATION BASE DATA

AVERAGE OF TOTAL DISTANCE FROM BUILDING TO FACE OF CURB	
WEST (PUBLIC ENTRANCE SIDE)	18.71 LF
NORTH	16 LF
EAST	52 LF
SOUTH	15 LF

## OPEN SPACE LIVE PLANT COVERAGE

REQUIRED OPEN SPACE	232 S.F.
PROVIDED OPEN SPACE	914 S.F.
LIVE PLANT COVERAGE	510 S.F.
- (1) SHADE TREE	
- (1) COLUMNAR EVERGREEN TREE	
- (13) MEDIUM SHRUB	
- (11) SMALL SHRUB	
REQUIRED LIVE PLANT COVERAGE	50%
PROVIDED LIVE PLANT COVERAGE	56%

## LANDSCAPE DATA

GROSS SITE AREA	105,469 S.F.
LANDSCAPE AREA	31,887 S.F.
LANDSCAPE COVERAGE	30.9%

## OPEN SPACE DATA

LANDSCAPE AREA	31,887 S.F.
DECORATIVE VEHICULAR PAVING AREA	1,000 S.F.

## PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
<b>TREES</b>				
	<i>Acacia aneura</i>	Hulga	24" Box	3
	<i>Acacia salicina</i>	Willow Acacia	24" Box	15
	<i>Chitalpa tiliacoides 'Pink Dawn'</i>	Chitalpa	24" Box	4
	<i>Pittosporum 'Red Push'</i>	Red Push Pittosporum	36" Box	18
	<i>Phoenix dactyloides</i>	Date Palm	15' in height (15 Gal)	10
	<i>Pinus edulis</i>	Mondel Pine	24" Box	17
	<i>Chinese parasol tree</i>	Chinese Evergreen Elm	36" Box	2

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
<b>SHRUBS/ACCENTS</b>				
	<i>Agave americana</i>	Century Plant	5 Gal	6
	<i>Agave decumbens</i>	Smooth Agave	5 Gal	21
	<i>Cassia alata 'Smoothie'</i>	Smooth Cassia	5 Gal	9
	<i>Cassia alata 'Parade'</i>	Red Bird of Paradise	5 Gal	28
	<i>Doryopteris spathulifera</i>	Mexican Green Tree	5 Gal	38
	<i>Hesperaloe parviflora 'Brilliant'</i>	Brilliant Red Yucca	5 Gal	35
	<i>Jatropha gossypifolia</i>	Mexican Honeysuckle	5 Gal	59
	<i>Leucophyllum candidum 'Thunder Cloud'</i>	Thunder Cloud Sage	5 Gal	32
	<i>Leucophyllum longimanum 'Rio Bravo'</i>	Rio Bravo Sage	5 Gal	42
	<i>Muhlenbergia capillaris 'Red Hot'</i>	'Red Hot' Muhly	5 Gal	78
	<i>Portulacaria ulmi minima</i>	Dwarf Elephant Food	5 Gal	6
	<i>Russelia perfoliata</i>	Desert Russelia	5 Gal	21
	<i>Russelia equisetiformis</i>	Coral Fountain	5 Gal	27
	<i>Simmondsia chinensis 'Vista'</i>	Compact Japala	5 Gal	34
	<i>Tacoma x 'Orange Jubilee'</i>	Orange Jubilee	5 Gal	48
	<i>Tacoma stars 'Gold Star'</i>	Yellow Balls	5 Gal	25

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
<b>GROUNDCOVERS</b>				
	<i>Eremophila prostrata 'Outback Sunset'</i>	'Outback Sunset'	1 Gal	24
	<i>Lantana x 'Cherry Red'</i>	Cherry Red Lantana	1 Gal	46
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal	43

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
<b>VINE</b>				
	<i>Bougainvillea speciosa</i>	Bougainvillea Vine	5 Gal	18

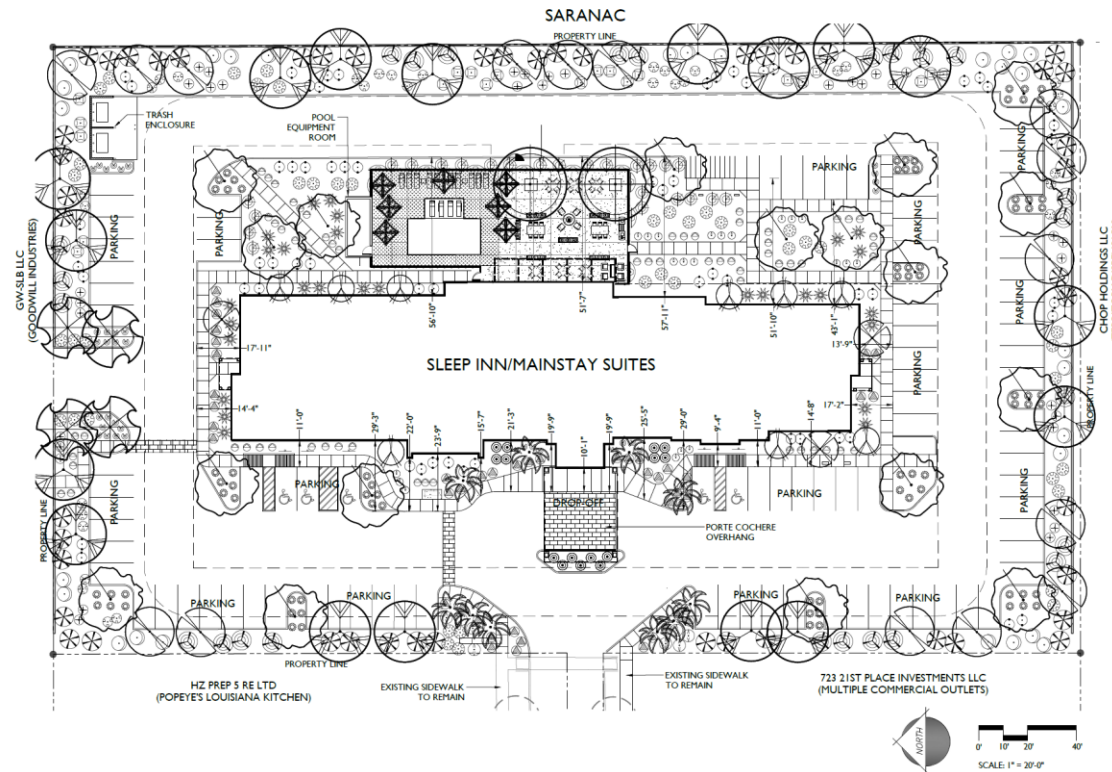
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
<b>MATERIAL</b>				
	Decomposed Granite	'Santa Fe Gold'		31,887 S.F.
	Decorative Vehicular Paving	Stamped Concrete, Pattern: Ashlar Slate, Color: Tuspe		1,000 S.F.
	Standard Concrete Paving			2,464 S.F.
	Pool Deck Paving	Hard Deck Finish, Color: Sand Buff		1,443 S.F.

## CITY OF MESA PLANT DATA

PROPERTY PERIMETER (1,314 L.F.)	REQUIRED	PROVIDED
3 NON DECIDUOUS TREES AND 20 SHRUBS PER 100 L.F. OF ADJACENT PROPERTY LINE	40 TREES 263 SHRUBS	40 TREES 263 SHRUBS

FOUNDATION BASE (688 L.F.)	REQUIRED	PROVIDED
1 TREE PER 50 L.F. OF EXTERIOR BUILDING WALL	14 TREES	14 TREES
10% OF FOUNDATION BASE TREES TO BE 36" BOX SIZE TREES	2 TREES	2 TREES

TREE SIZE	REQUIRED	PROVIDED
36" BOX (25% MIN.)	18 TREES	20 TREES
24" BOX (50% MIN.)	35 TREES	35 TREES



# West Elevation



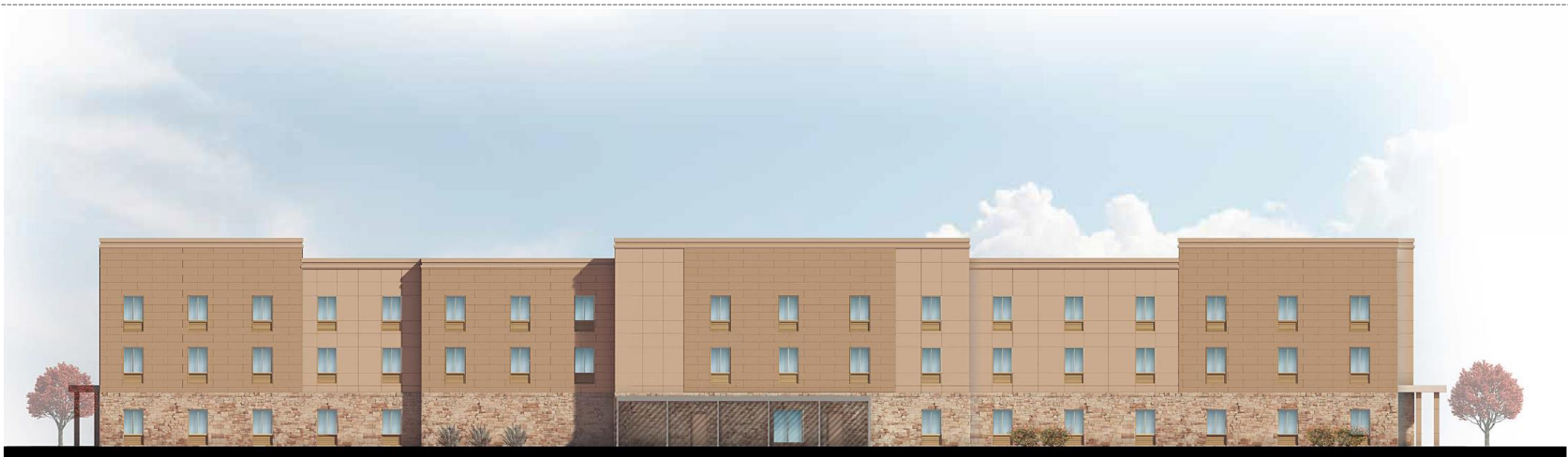
## West Elevation

STONE =	2,521.41	= 24%
FIBER CEMENT BOARD =	3,955.88	= 38%
STUCCO =	2,347.49	= 23%
WINDOWS/HVAC =	1,550.00	= 15%
<hr/>		
TOTAL =	10,374.78	

PER MZO 11-6-3 B2, NO MORE THAN 50% OF THE TOTAL FACADE  
IS COVERED BY ONE MATERIAL



# East Elevation



## East Elevation

STONE	=	2,769.73	= 29%
FIBER CEMENT BOARD	=	3,940.82	= 42%
STUCCO	=	1,327.41	= 14%
WINDOWS/HVAC	=	1,374.09	= 15%
TOTAL		=	9,412.05

PER MZO 11-6-3 B2, NO MORE THAN 50% OF THE TOTAL FACADE  
IS COVERED BY ONE MATERIAL

# North and South Elevations



North Elevation

STONE	=	865.52	= 27%
FIBER CEMENT BOARD	=	769.72	= 24%
STUCCO	=	1,261.63	= 40%
WINDOWS/HVAC	=	148.82	= 5%
ROOF	=	130.83	= 4%
TOTAL		=	3,176.52

PER MZO 11-6-3 B2, NO MORE THAN 50% OF THE TOTAL FACADE IS COVERED BY ONE MATERIAL



South Elevation

STONE	=	945.89	= 34%
FIBER CEMENT BOARD	=	900.43	= 33%
STUCCO	=	807.60	= 29%
WINDOWS/HVAC	=	59.02	= 2%
ROOF	=	51.29	= 2%
TOTAL		=	2,764.23

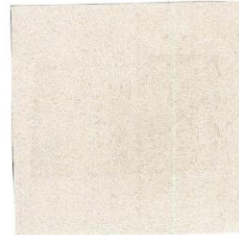
PER MZO 11-6-3 B2, NO MORE THAN 50% OF THE TOTAL FACADE IS COVERED BY ONE MATERIAL

# Rendering



# Color and Material Board

## Sleep Inn \ Main Stay Suites

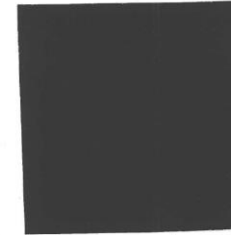


Eider White

SOFFIT @  
SLEEP INN &  
ENTRY ROOF



CertainTeed Colonial Slate Asphalt Shingles



FIBER CEMENT  
BOARD @ SLEEP  
INN SIGN

Peppery



Repose Grey

FASCIA  
BOARDS



Tobacco

FIBER CEMENT  
BOARD @ MAIN STAY  
SIGN



FIBER CEMENT  
BOARD @ SLEEP  
INN SIGN

Dewberry

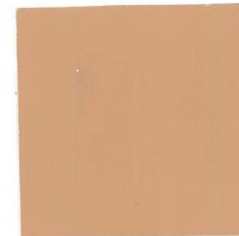


FIBER CEMENT

Ancient Pottery



Sundial Rim Mountain Ledge stone



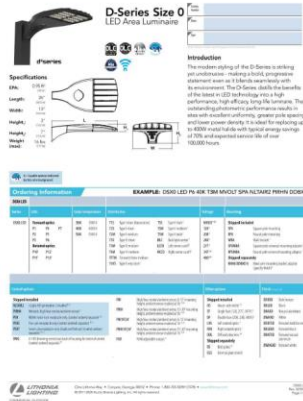
Pottery Wheel

STUCCO

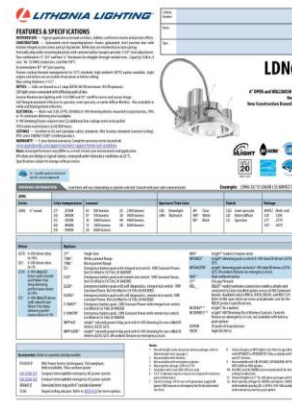


# Lighting

FIXTURE 'AA', 'BB', 'CC', 'DD'



FIXTURE 'FF'



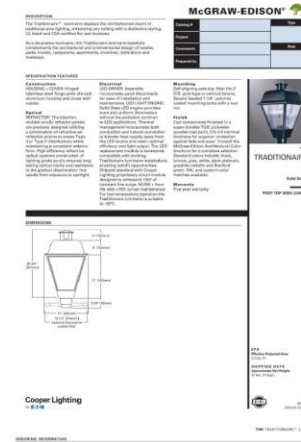
FIXTURE 'GG'



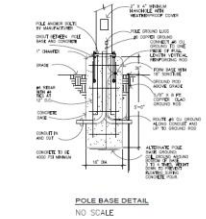
FIXTURE 'KK'



FIXTURE 'HH'



TYPE AA, BB, CC, DD, FIXTURE & POLE DETAIL  
NO SCALE



# Lighting

LUMINAIRE SCHEDULE												
TAG	DESCRIPTION	INSTALLATION METHOD	QTY	LAMP SPEC	LUMEN OUTPUT SPEC	VOLTAGE	WATTAGE	SHIELDING / OPTICS	FEATURES / OPTIONS	REFERENCED PRODUCTS	NOTES	
AA	POLE MOUNT AREA LIGHT SINGLE HEAD TYPE 8 SHORT DISTRIBUTION	70" POLE (BASE INCL.)	17	LED	11,000	70	120-277	90	HOUSE SIDE SHIELD	DARK BRONZE FINISH	LUMINAIRE LIGHTING	1
BB	POLE MOUNT AREA LIGHT SINGLE HEAD RIGHT CORNER OUTPOST DISTRIBUTION	70" POLE (BASE INCL.)	1	LED	6,100	70	120-277	71		DARK BRONZE FINISH	LUMINAIRE LIGHTING	1
CC	POLE MOUNT AREA LIGHT DOUBLE HEAD LEFT CORNER OUTPOST DISTRIBUTION	70" POLE (BASE INCL.)	1	LED	8,100	70	120-277	71		DARK BRONZE FINISH	LUMINAIRE LIGHTING	1
DD	POLE MOUNT AREA LIGHT DOUBLE HEAD TYPE 8 SHORT DISTRIBUTION	70" POLE (BASE INCL.)	1	LED	8,400	70	120-277	140	HOUSE SIDE SHIELD	DARK BRONZE FINISH	LUMINAIRE LIGHTING	1
FF	6" ROUND DOWNLIGHT	RECESSED	6	LED	504	90	120-277	10.4	WET LOCATION BASED	LUMINAIRE LIGHTING	LUMINAIRE LIGHTING	1
GG	12" ROUND FLOOD MOUNT LIGHT W/ POLY CARBONATE LENS	SURFACE	2	LED	1,077	90	120	16.6	WET LOCATION BASED	DARK BRONZE FINISH	LUMINAIRE LIGHTING	1
HH	POST TOP AREA LIGHT W/ ACRYLIC REFRACTOR PANELS	FENCE MOUNT	8	LED	5,000	90	120-277	57.4	WET LOCATION BASED	BRONZE FINISH	MCGRATH DESIGN	1
KK	12" CYLINDER WALL LIGHT	WALL	6	LED	580	90	120	14.7		BRONZE FINISH	MOULDER 110144701	1
SSA	LED BULLET FLOOD LIGHT	GROUND	10	LED	592	84	120-277	10.5		DARK BRONZE FINISH	LUMINAIRE LIGHTING	1

## GENERAL NOTES:

- REFERENCED PRODUCTS CONFORM TO THE LUMINAIRE DESIGN INTENTS ESTABLISHED IN THE PROJECT SPECIFICATIONS. EQUIVALENT PRODUCTS BY OTHER MANUFACTURERS MAY BE CONSIDERED PRIOR TO BID.
- COORDINATE FINAL FINISH AND REFLECTOR COLOR WITH ARCHITECT PRIOR TO PLACING ORDER.
- LISTED SIZES, LAMPING, AND TYPES OF LUMINAIRES MAY NOT BE AVAILABLE FROM ANY GIVEN MANUFACTURER OR SERIES.
- ALERT ARCHITECT AND ELECTRICAL ENGINEER OF DISCREPANCIES PRIOR TO BID.

## NOTES:

- LIGHT LOSS FACTOR (LLF) EQUALS 1.

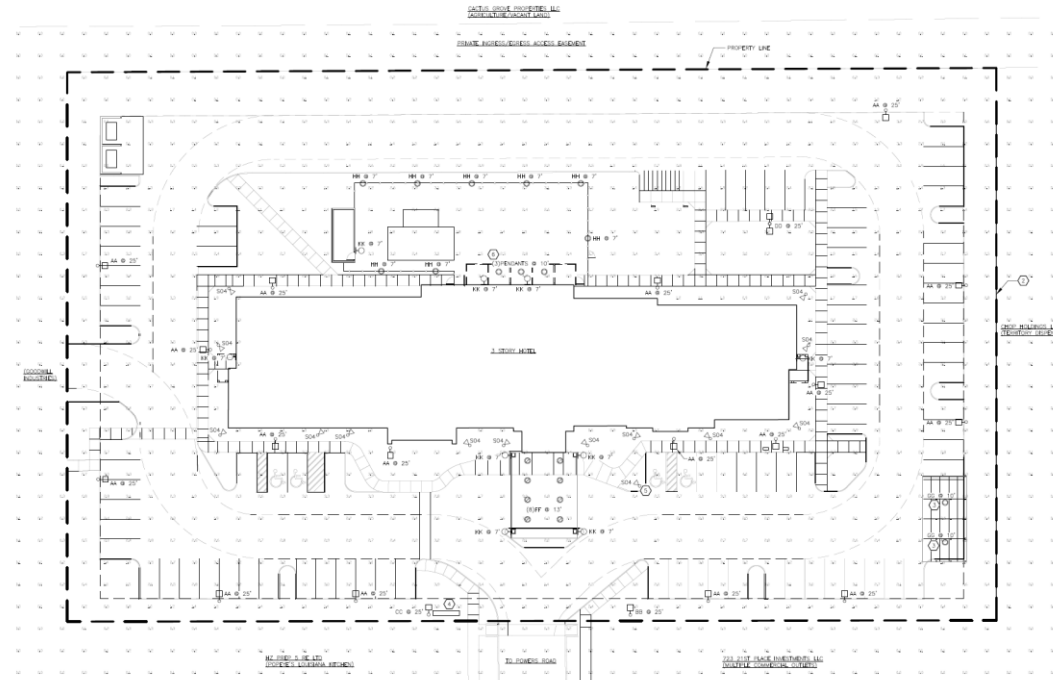
STATISTICS						
DESCRIPTION	FEET	IN	FEET	IN	MAJOR	AUGMENT
PORTAL COVERAGE	7.1	0.1	4.2	2.2	1.1	1.1
COVERED PARKING	3.0	0.0	1.5	0.1	0.1	0.1
POOL AREA	2.8	4.0	1.4	0.1	0.1	0.1
SITE AREA	1.4	0.1	0.0	NA	NA	NA

## GENERAL NOTES:

- EXTERIOR LIGHTING IS DESIGNED FOR 20% TO 30% DARK OPERATION. ON PHOTOCELL ONLY. THE LOCK OFF FOR THE SAFETY OF SECURITY AND DUE TO THE NATURE OF THE LIGHTING, AN AFTER HOURS REDUCTION IN LIGHT LEVELS IS NOT REQUIRED.

## WORK NOTES:

- NOT LINES
- SEE FENCE LINE ALONG PROPERTY LINE
- COVERED PARKING AREA
- MONUMENT SIGN, COORDINATE LIGHTING WITH MANUFACTURER OR VENDOR PRIOR TO ORDERING
- PROVIDE FLOOD LIGHT BATTERY 100% IF FLAG POLE IS PRESENT
- REVIEWERS ARE REQUESTED TO REVIEW PRIOR TO ARCHITECTURAL DRAWINGS FOR ELEVATION DETAILS



1 SITE PHOTOMETRICS  
SCALE: 1"=20'-0"



# Design Guidelines

## Section 11-6-3

- |   |  |
|---|--|
| ✓ | Design incorporates multiple materials   |
| ✓ | Wall articulation  |
| ✓ | Roof articulation  |
| ✓ | No more than fifty percent (50%) of the total façade may be covered with one (1) single material |

# Summary

## Findings

- ✓ Staff has no major concerns
- ✓ Project meets MZO requirements
- ✓ Staff welcomes any feedback





# DESIGN REVIEW BOARD

January 12, 2021