



# DESIGN REVIEW BOARD

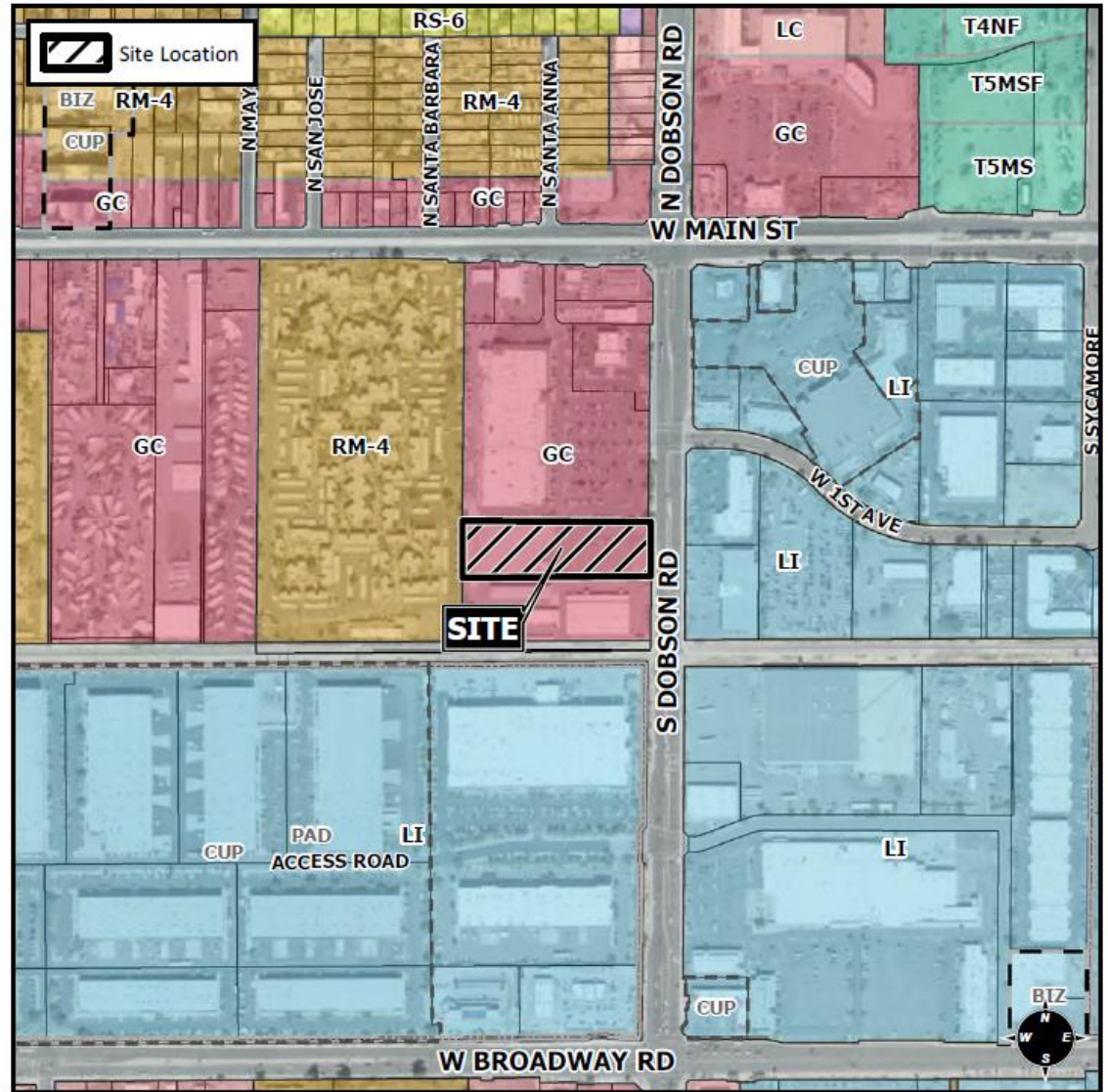
January 12, 2021



**DRB20-00697**

# Location

- South of Main Street
- West of Dobson Road





## Request

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- Design Review

## Purpose

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- Allow for a multi-tenant commercial building



# Site Photos



Looking west towards the site from Dobson Road

# Site Photos



Looking south towards the site

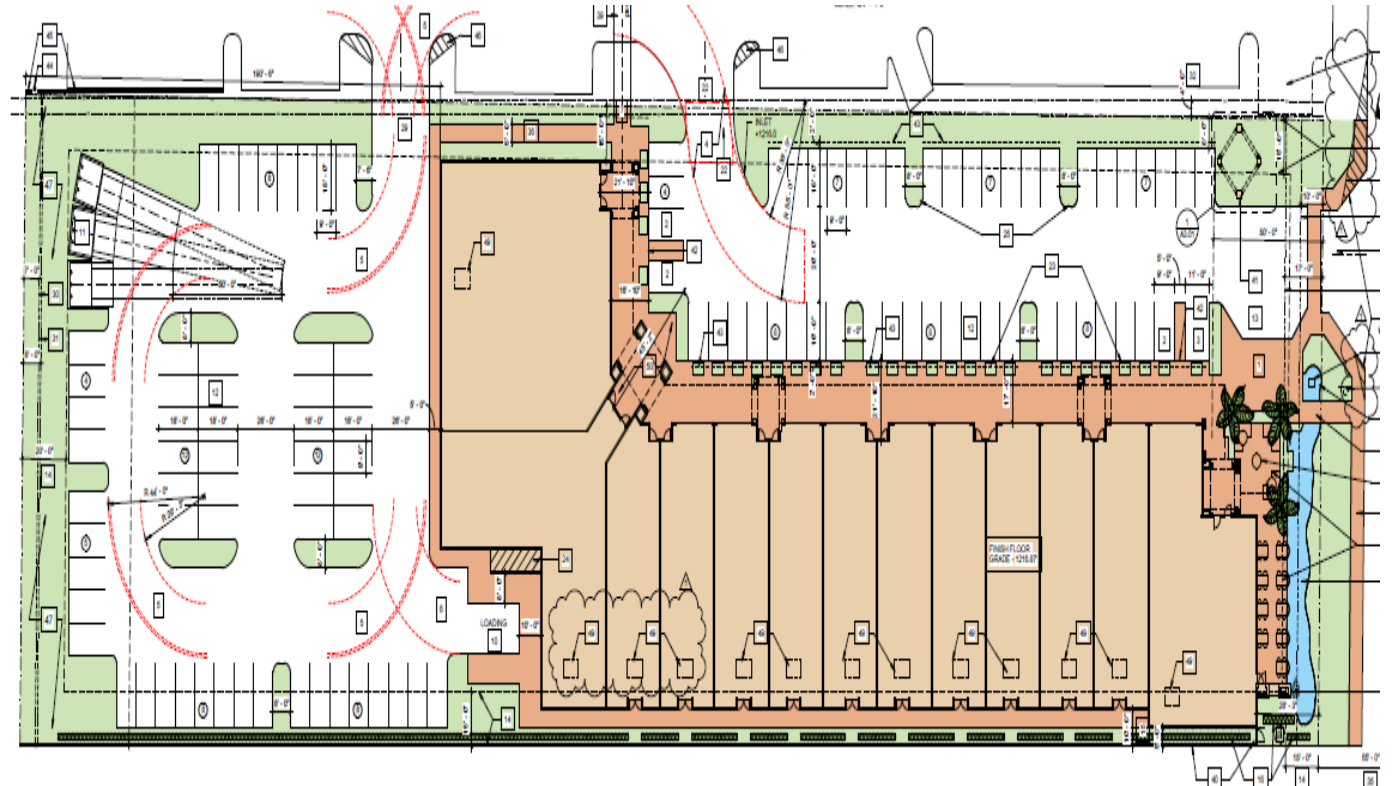


Existing commercial center to north



# Site Plan

- L-shaped building
- Parking located to the north & west
- Outdoor seating & enhanced landscaping along Dobson Road



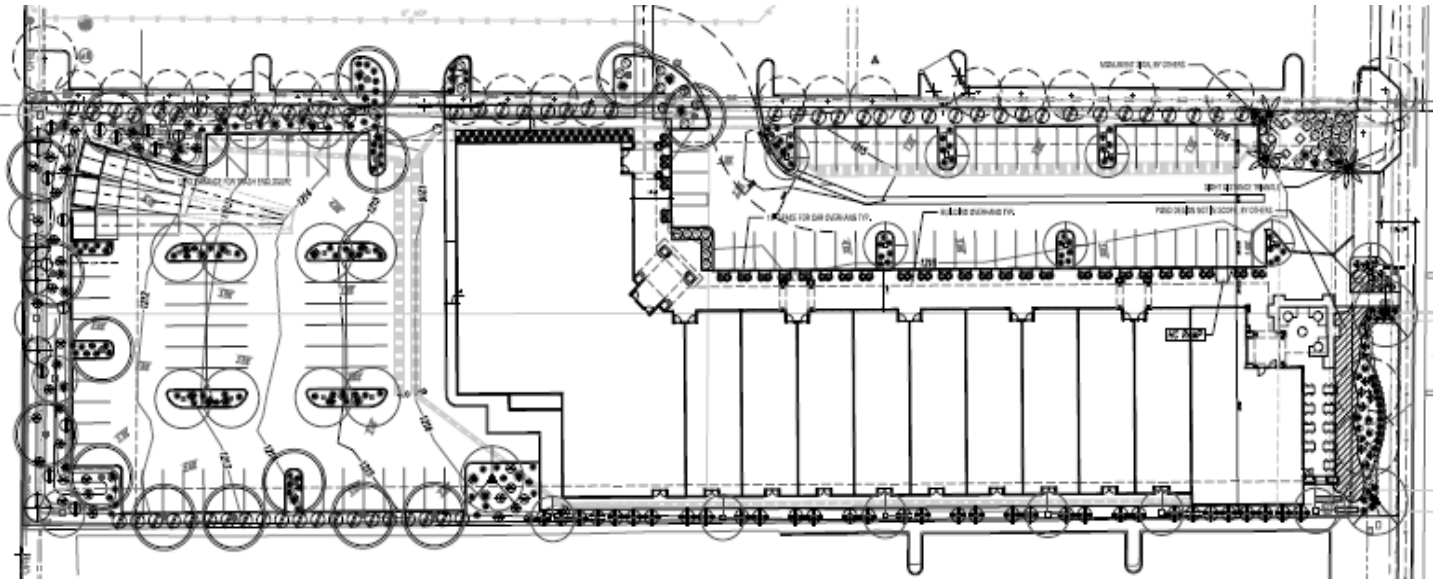
# Landscape Plan

## PLANT LEGEND:

SYMBOL	TYPE	SIZE	TOTAL QTY.	CALIF. PER
<b>TREES</b>				
	Existing Tree			
	Protected In Place			
	Chilopsis linearis	24" Box	5	1,0-1,5
	Desert Willow	24" Box	5	1,0-1,5
	Quercus agrifolia	24" Box	5	1,0-1,5
	Cercocarpus californicus	36" Box	13	1,75-2,5
	Prosopis juliflora	36" Box	16	1,0-1,5
	Parkinsonia florida	36" Box	3	1,75-2,5
	Washingtonia filifera	20 FT HEIGHT	4	
	California Palm			

SYMBOL	TYPE	SIZE	TOTAL QTY.	HEIGHT
<b>SHRUBS</b>				
	Calliandra eriophylla	5 Gallon	31	3'-4'
	Cordia alliodora	5 Gallon	5	10'-12'
	Aristida californica	5 Gallon	15	3'-4'
	Mandala domestica	5 Gallon	58	3'-4'
	Lantana montevidensis	5 Gallon	39	2'-4'
	Ruellia equisetiformis	5 Gallon	20	2'-4'
	Ruellia brittanica	5 Gallon	22	2'-4'
	Tecoma stans	5 Gallon	63	3'-4'

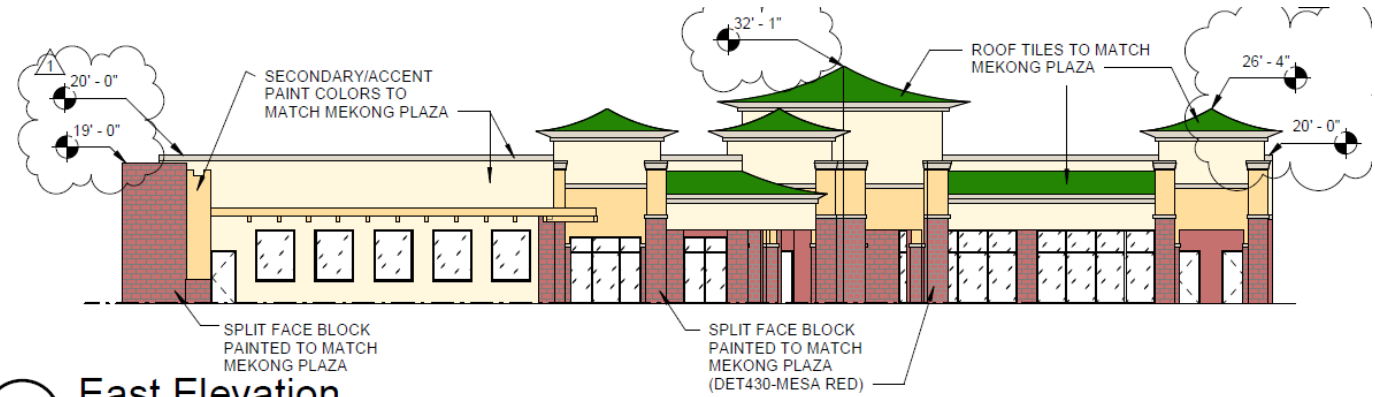
SYMBOL	TYPE	SIZE	TOTAL QTY.	HEIGHT
<b>ACCENTS</b>				
	Bamboo Specimen	5 Gallon	34	10'-12'
	Dasylirion wheeleri	5 Gallon	41	3'-4'
	Hesperaloe parviflora	5 Gallon	127	3'-4'
	Muhlenbergia capillaris	5 Gallon	50	3'-4'



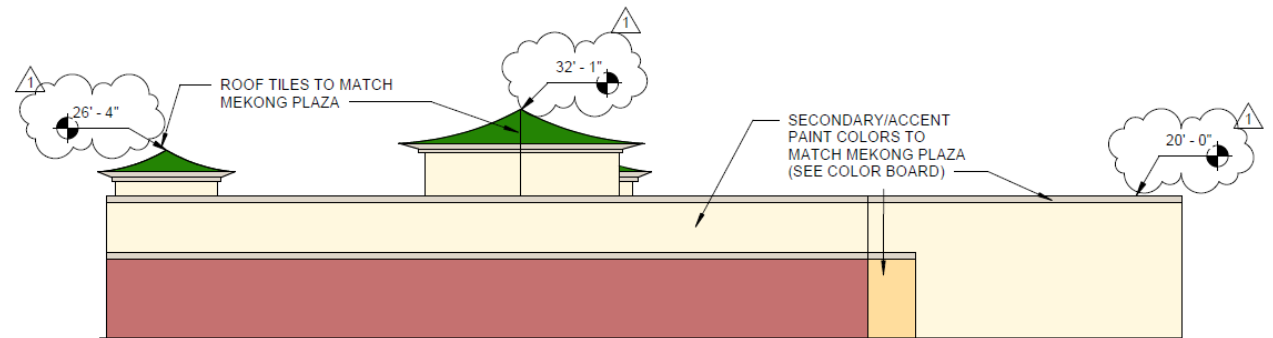


# Elevations

- Designed to match Mekong Plaza to north
- Same materials & building form

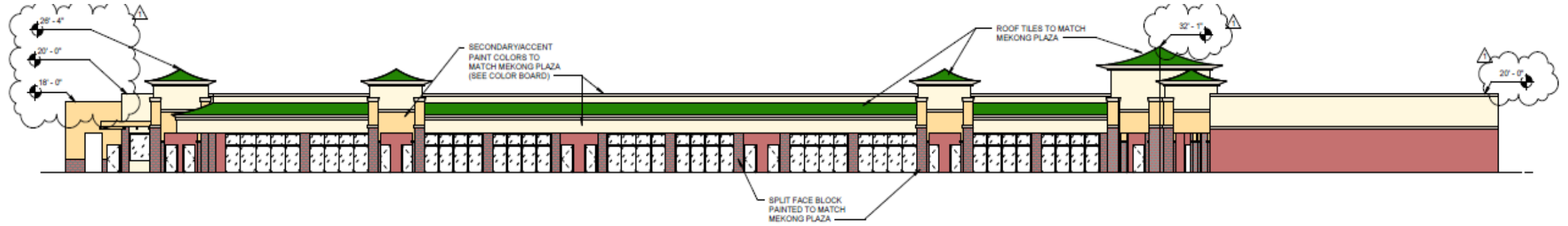


4 East Elevation  
SCALE: 1/16" = 1'-0"



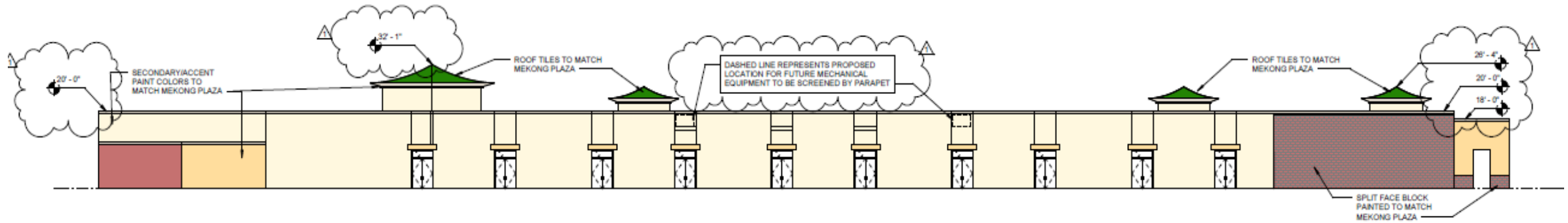
3 West Elevation  
SCALE: 1/16" = 1'-0"

# Elevations



2 North Elevation

SCALE: 1/16" = 1'-0"



1 South Elevation

SCALE: 1/16" = 1'-0"

# Colors & Materials

- Designed to match
- Primarily stucco
- Split-face CMU

## COLORS/MATERIALS

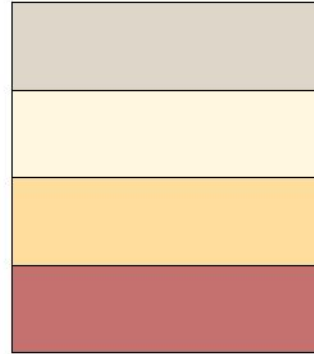
PAINT: ALL PRIMARY/SECONDARY/ACCENT COLORS TO MATCH EXISTING MEKONG PLAZA

— ACCENT COLOR

— SECONDARY

— SECONDARY (2)

— PRIMARY



— BLOCK: SPLIT-FACE BLOCK PAINTED TO MATCH EXISTING MEKONG PLAZA

— ROOF TILE: GREEN FROM MCA ROOFING TO MATCH EXISTING MEKONG PLAZA



WOOD BEAMS: TREATED WOOD TO BE PAINTED TO MATCH THE ORANGE COLOR FROM MEKONG PLAZA

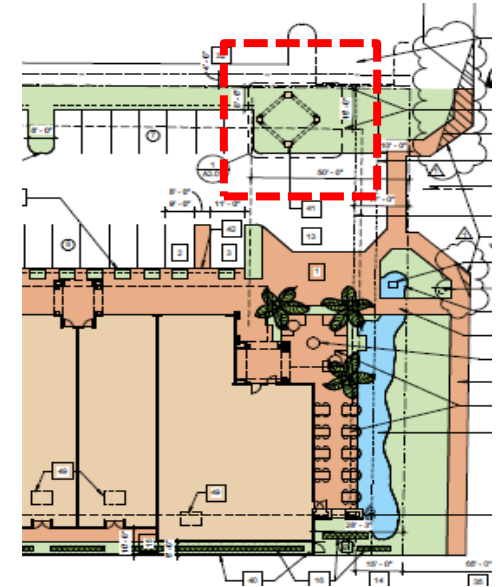
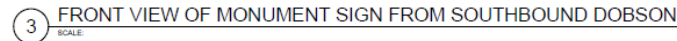
CONCRETE: EXPOSED AGGREGATE:





- Proposed signage designed to match

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# Design Guidelines

## Section 11-6-3

✓	Varied building height
✓	Shared characteristics within multiple building developments
✓	Recognizable “base” and “top” treatments

## Alternative Compliance

11-6-3-B-5	Facades shall incorporate at least three different materials
11-6-3-B-5	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 requests Alternative Compliance for material requirements
- ✓ Staff welcomes any feedback

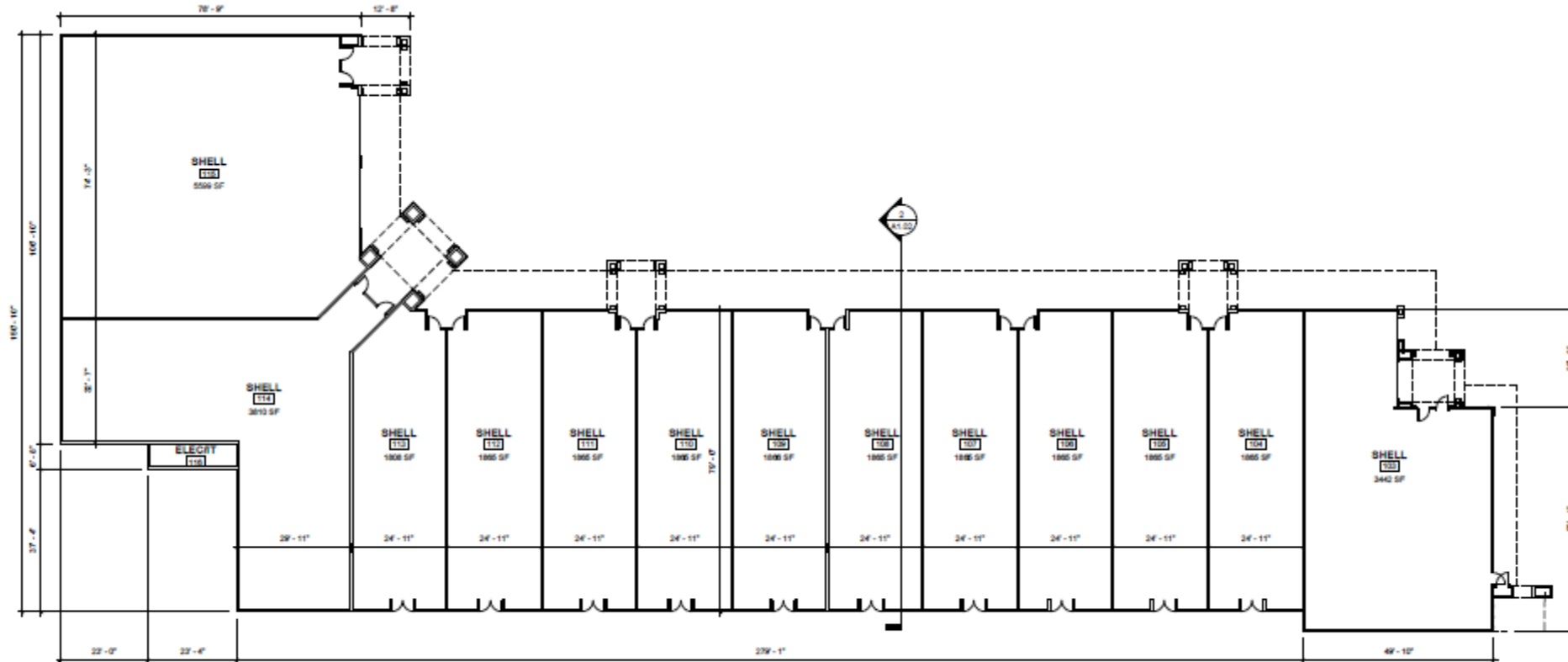




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# Floor Plan



1 BUILDING FLOOR PLAN  
SCALE: 1/16" = 1'-0"