



DESIGN REVIEW BOARD

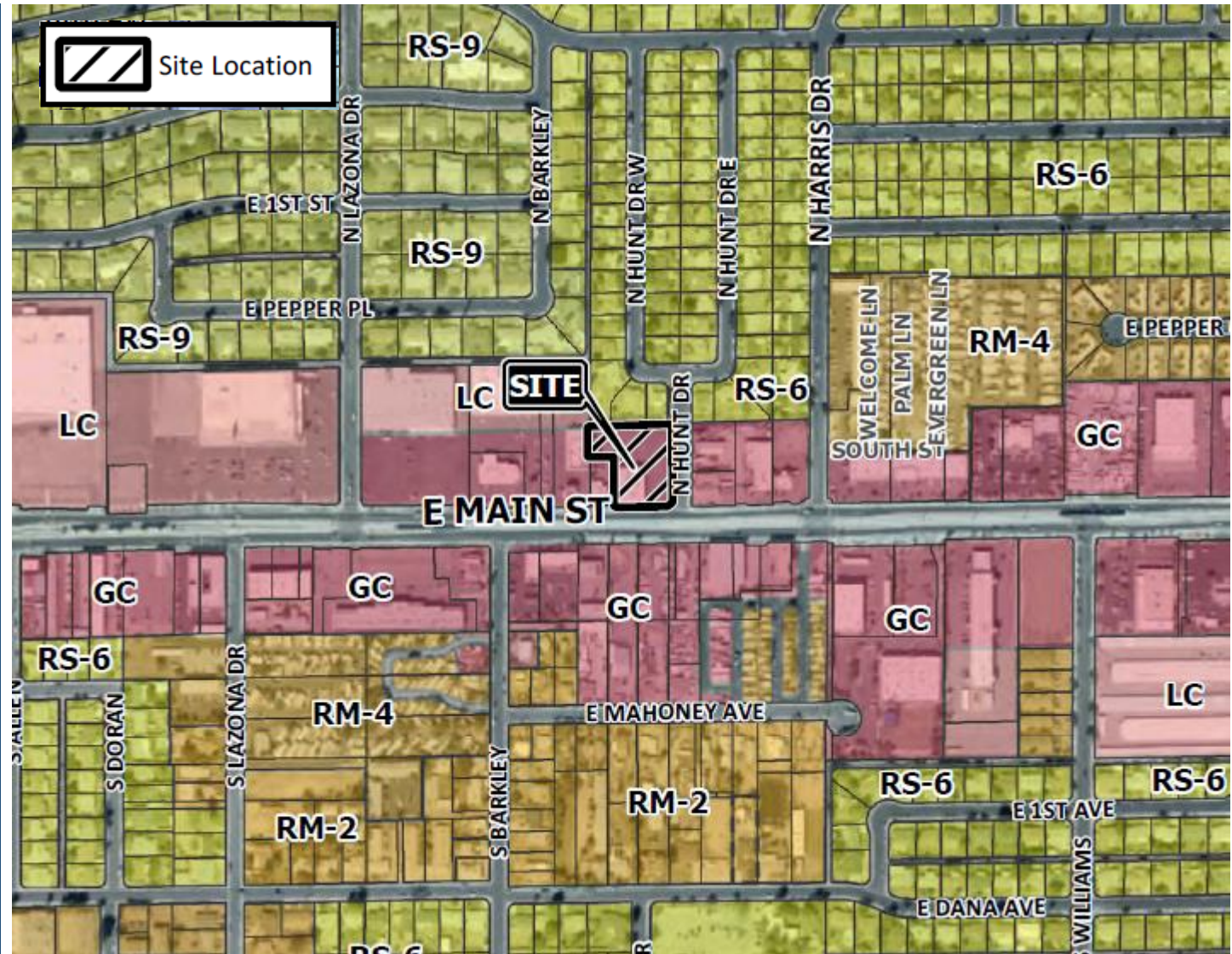
April 13, 2021



DRB20-00790

Location

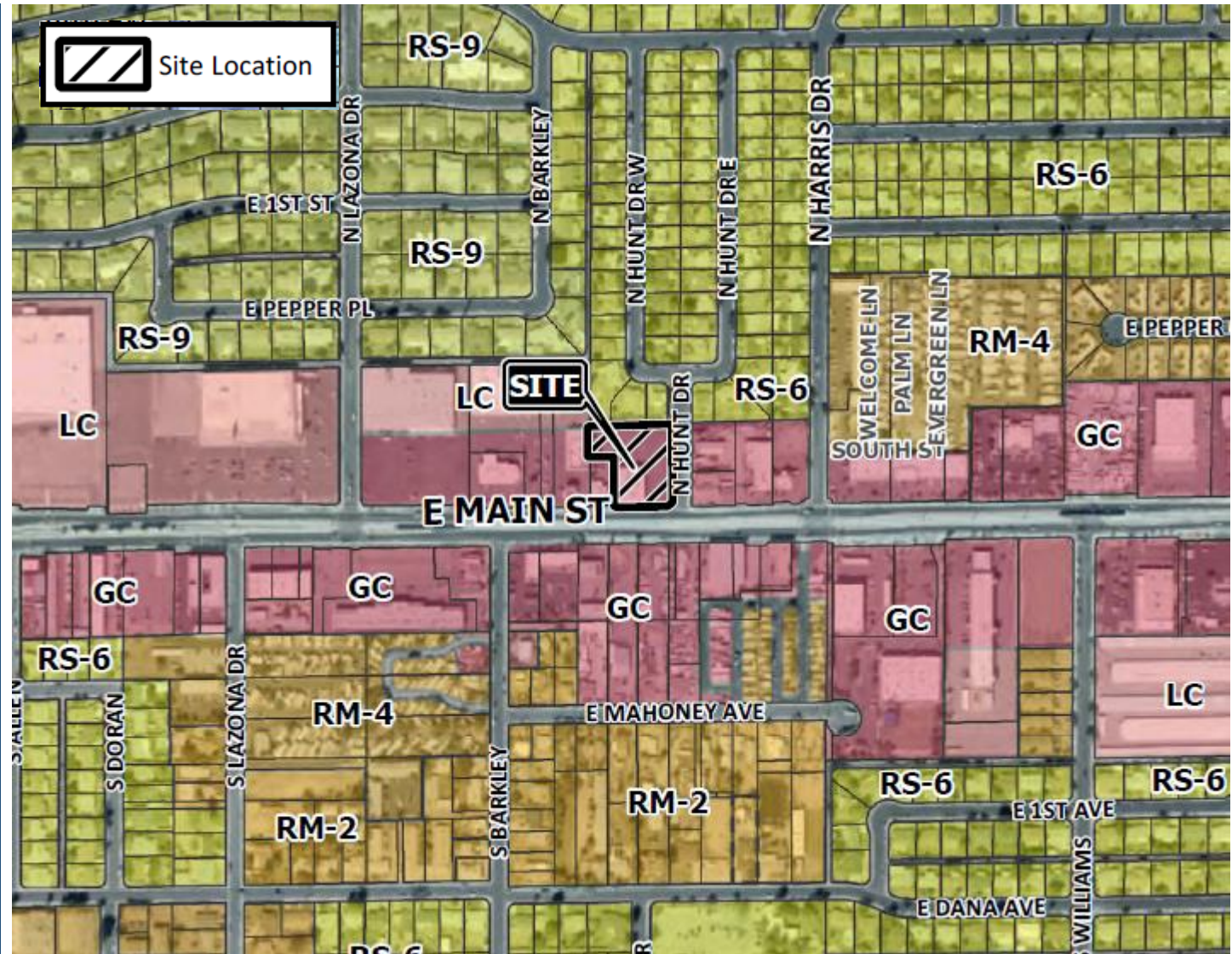
- 1526 East Main Street
- One-third mile east of Stapley Road
- Northwest corner of Main Street and Hunt Drive



Zoning

General Commercial (GC)

- A full-service restaurant is a permitted use





Request

- Design Review

Purpose

- Redevelopment of a restaurant building

Site Photos



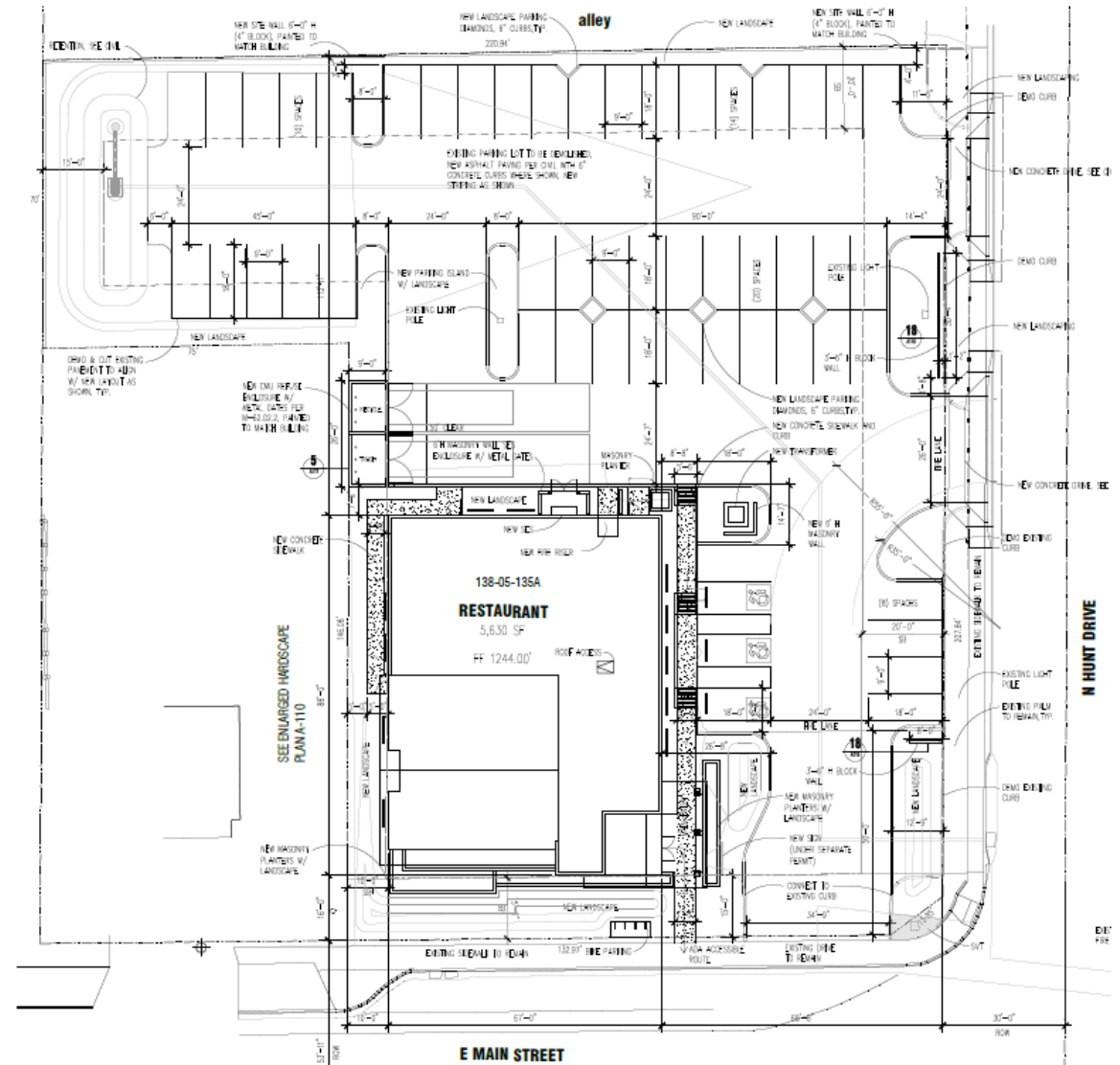
Looking north at existing site



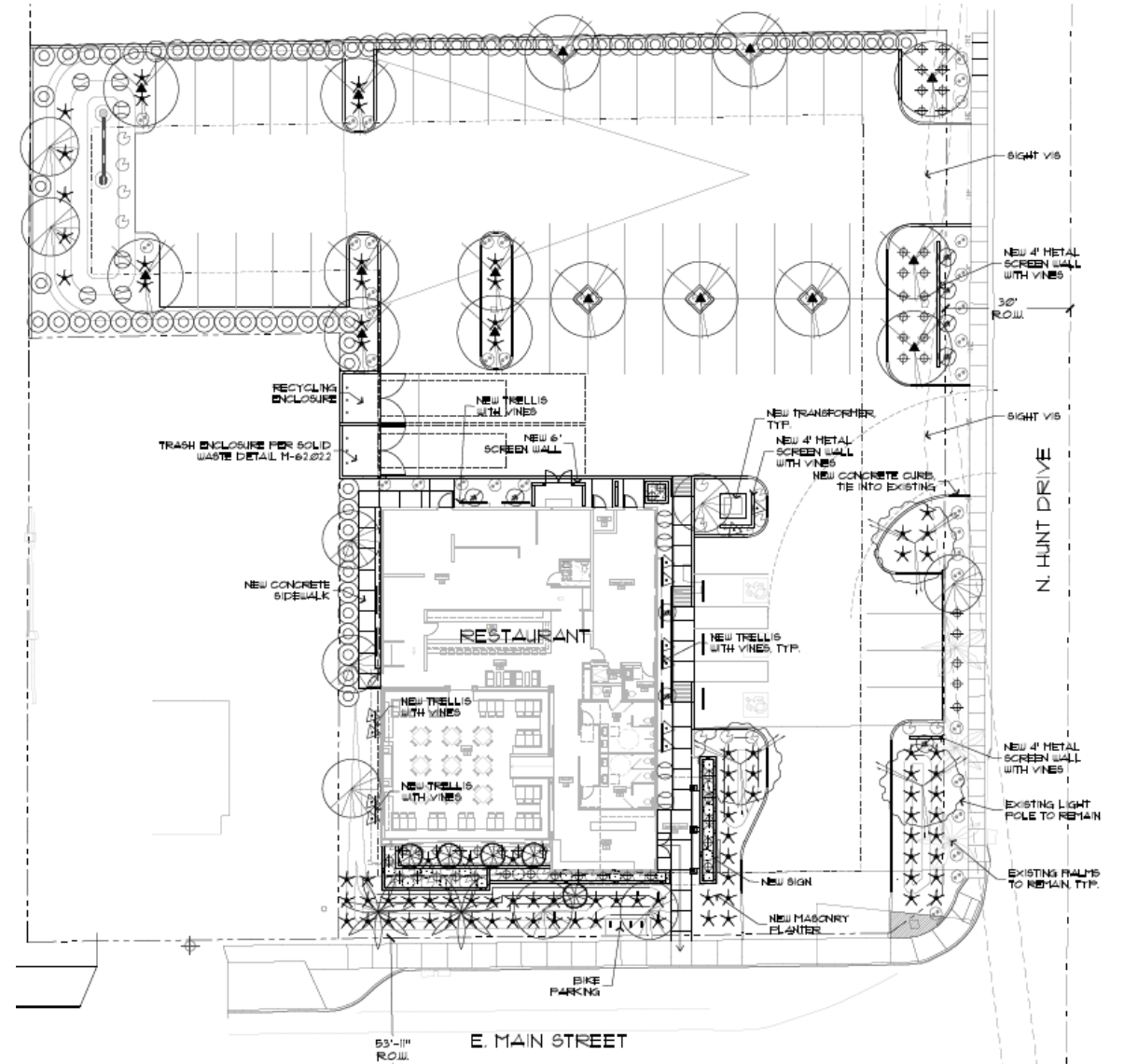
Looking west at existing site

Site Plan

- New 5,630 SF building
- Complies with 15-foot building setback and landscape area at Main Street
- New 6-foot-tall masonry wall along north property line
- 52 parking spaces provided



Landscape Plan



Plant Palette

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QTY	COMMENTS
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TREES

	<i>Olea europaea</i> 'Wilsonii'	Fruitless Olive	36" Box	3	Standard Trunk Dense Canopy
	<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise	15 Gal.	9	Standard Trunk Dense Canopy
	<i>Quercus virginiana</i>	Southern Live Oak	24" Box	15	Standard Trunk Dense Canopy
	<i>Washingtonia filifera</i>	California Fan Palm	12' C.T.H.	2	Standard Trunk Dense Canopy
		Existing Palm to remain	Varies	3	As Per Plan




ACCENTS/VINES

	<i>Bougainvillea</i> 'Barbara Karst'	Vine Bougainvillea	5 Gal.	9	As Per Plan
	<i>Dolichandra unguis-cati</i>	Cat's Claw Vine	5 Gal.	12	As Per Plan
	<i>Dasylirion acrotrichum</i>	Green Desert Spoon	5 Gal.	88	As Per Plan
	<i>Stenocereus thurberi</i>	Organ Pipe	6'-8'	5	As Per Plan
	<i>Yucca filamentosa</i> 'Bright Edge'	Bright Edge Yucca	5 Gal.	53	As Per Plan

SHRUBS

	<i>Tecoma</i> 'Bells of Fire'	Bells of Fire	5 Gal.	10	As Per Plan
	<i>Dodonea viscosa</i>	Hopseed	5 Gal.	71	As Per Plan

GROUND COVERS

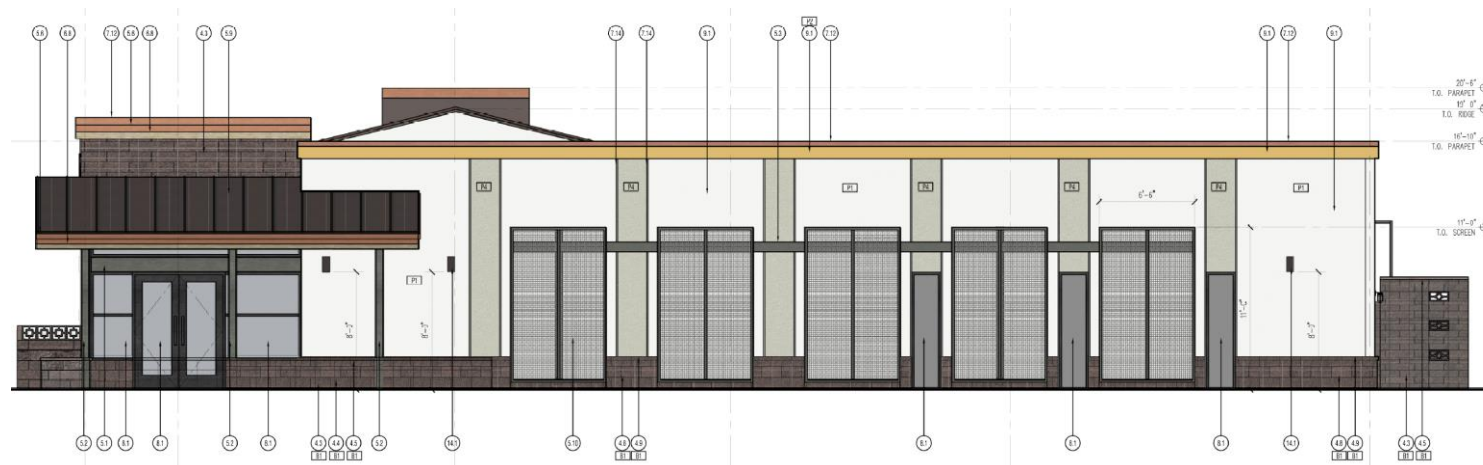
	<i>Eremophila glabra</i>	Outback Sunrise	1 Gal.	36	As Per Plan
	<i>Sphagneticola trilobata</i>	Wedelia	1 Gal.	16	As Per Plan
	<i>Lantana montevidensis</i>	Purple Trailing Lantana	1 Gal.	38	As Per Plan

MISCELLANEOUS

Decomposed Granite - 1/4" Minus Mahogany or equal
3" Depth In All Planting Areas (Typ) - **6,384 SQ. FT.**

TOTAL 1064 SF

A horizontal number line with arrows at both ends. It is marked with the numbers 0, 2, 4, and 8. There are tick marks at every integer from 0 to 8. A solid black bar is drawn above the line, starting at 0 and ending at 2. Another solid black bar is drawn above the line, starting at 4 and ending at 8.



TOTAL 1437 SF

3 NORTH ELEVATION

1/4" = 1'-0"

Material	SF	%
STEEL TRELLIS	175	15.1%
STEEL GATE/DOOR	150	12.9%
GLASS	4	0.4%
STUCCO	574	49.6%
BLOCK	254	22.0%
TOTAL	1157	

4 WEST ELEVATION

1/4" = 1'-0"

Material	SF	%
STEEL TRELLIS	315	20.8%
STEEL GATE/DOOR	26	1.8%
STUCCO	715	47.1%
BLOCK	460	30.3%
TOTAL	1516	

Renderings



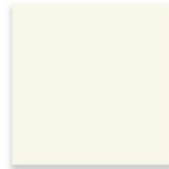
Renderings



Colors & Materials

- Stucco
- Integral color, smooth/split face Block
- Glass storefront system
- Steel landscape trellises
- Standing seam metal roof
- Wood fascia trim

P1 - SWISS COFFEE
DEW341
LRV 83



P2 - HEART OF GOLD
DET656
LRV 22



P3 - IRON RIVER
DEA176
LRV 8



P4 - WHALE WATCHING
DET512
LRV 37



METAL FASCIA
OCM-COPPER PENNY



B1 - INTEGRAL COLOR BLOCK
'BLACK MOUNTAIN'
SMOOTH/SPLIT FACE BLOCK



B2 - INTEGRAL COLOR BLOCK
'MOJAVE BROWN'
SMOOTH/SPLIT FACE BLOCK



STANDING SEAM METAL ROOF
MEDIUM BRONZE - KYNAR



ALUMINUM STOREFRONT
ARCADIA - DARK BRONZE



GLAZING
SOLARBAN 60 SOLARGRAY LOWE



WOOD FASCIA
STAINED - NATURAL

CASA RAMOS - EXTERIOR MATERIALS PALETTE



Lighting



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
- Staff welcomes any feedback



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Floor Plan

