



DESIGN REVIEW BOARD

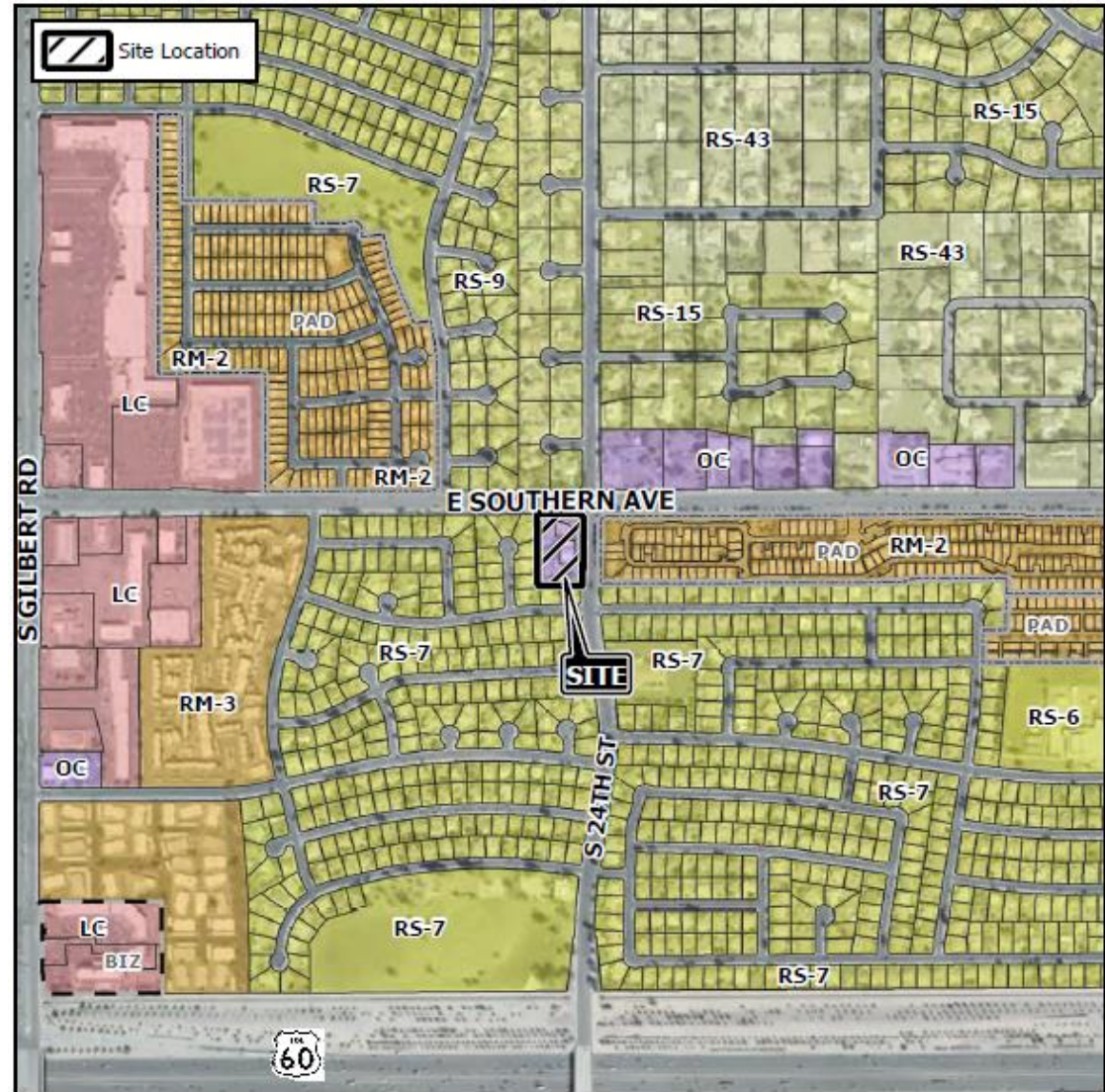
April 13, 2021

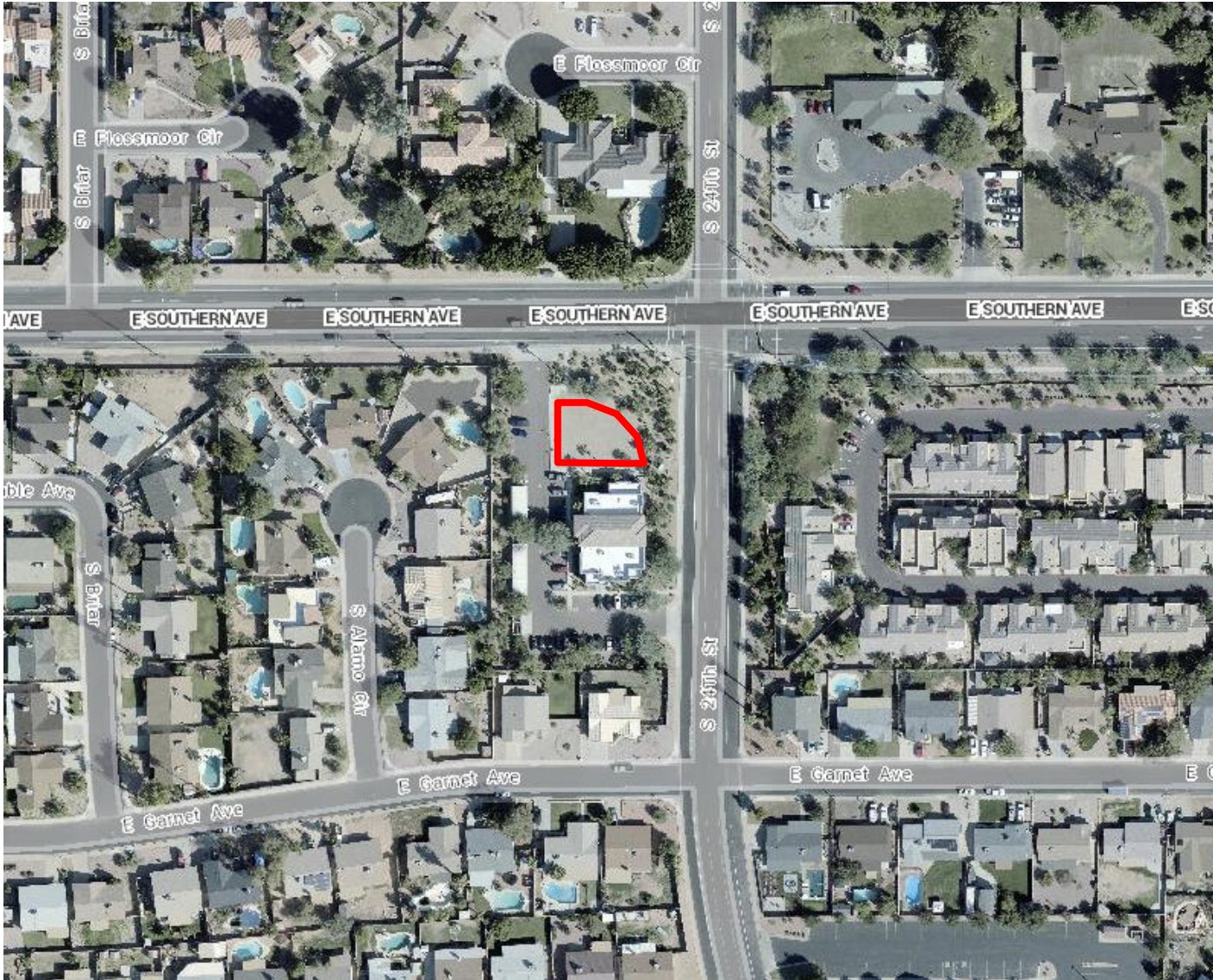


DRB21-00179

Location

- 2345 E. Southern Ave.
- ½ mile east of Gilbert Rd.
- South side of Southern Ave.
- Southwest corner of Southern Avenue and 24th Street





Request

- Design Review

Purpose

- Proposed medical office building

Site Photo



Looking south at the subject site from across Southern Avenue

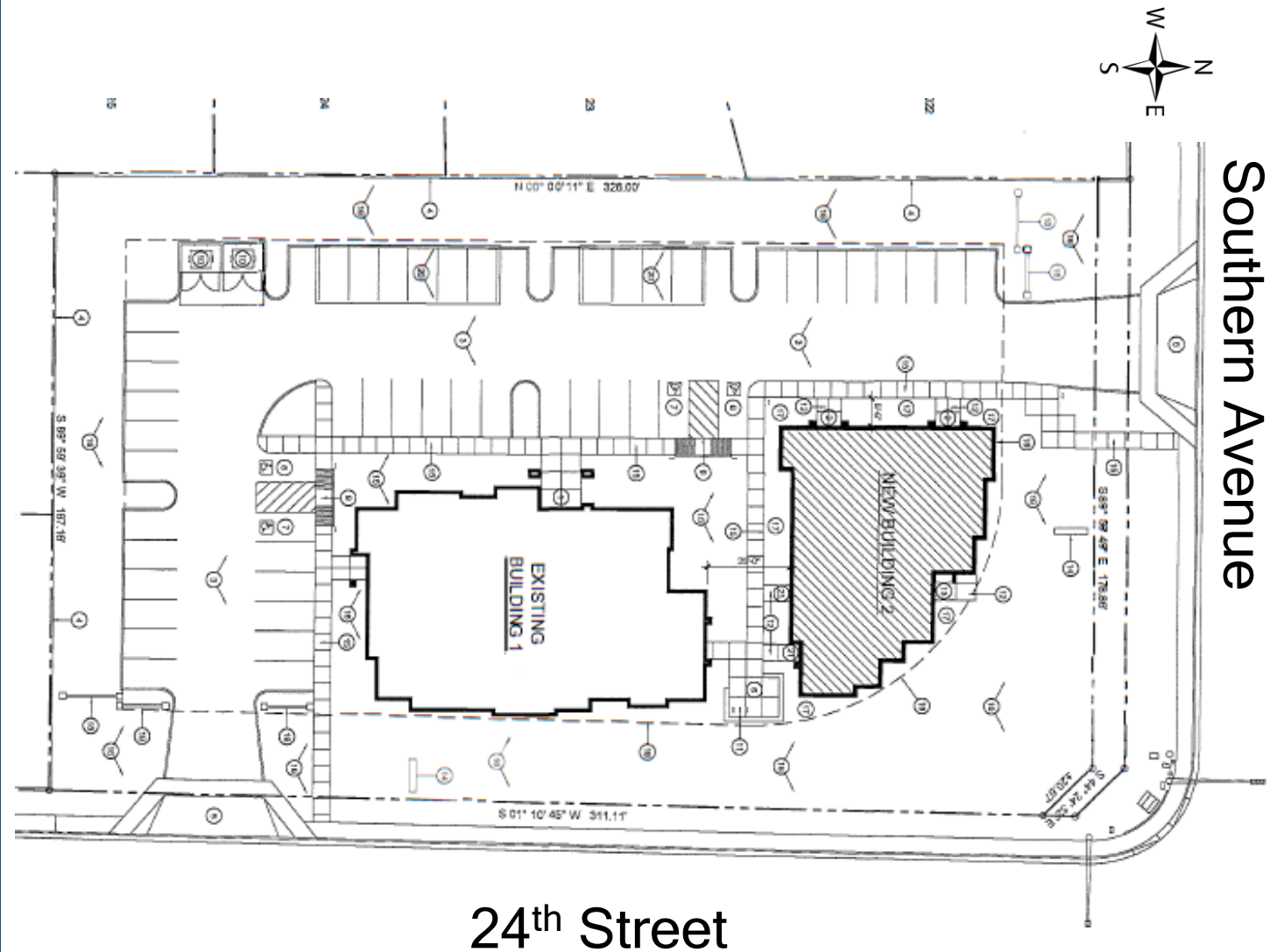
Site Photo



Looking west at the subject site from across 24th Street

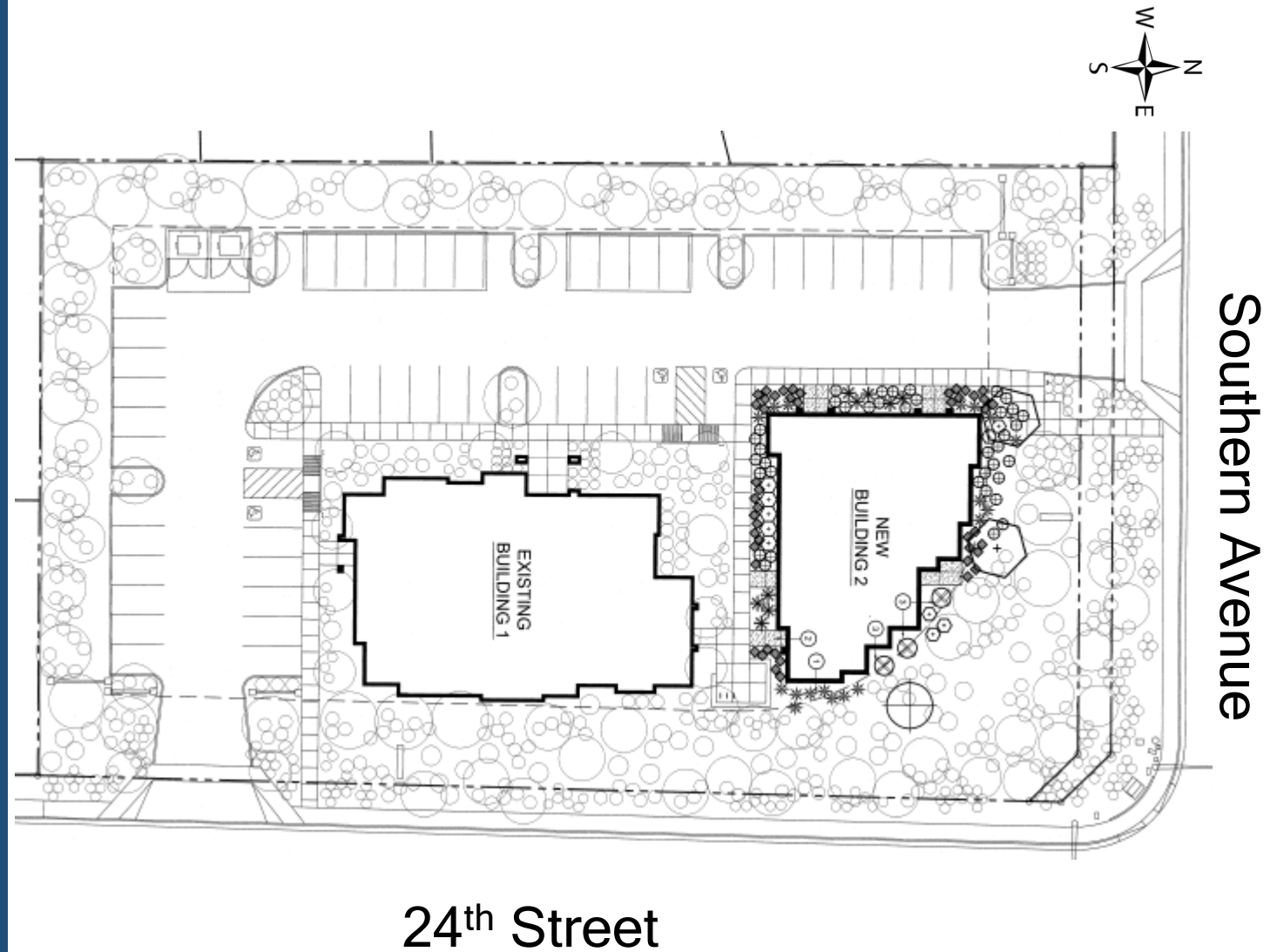
Site Plan

- Proposed 4,085 square feet building
- Existing site improvements
- Existing access from Southern Avenue and 24th Street



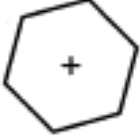







Landscape Plan

- Existing perimeter and parking lot landscape
- New foundation base landscape around proposed building



Plant Palette

NEW ADDITIONAL LANDSCAPING

- 
 NEW CERCIDIUM PRAECOX
(SONORAN PALO VERDE 'AZT'™)
15 GAL. SINGLE-TRUNK TREE
- 
 NEW NERIUM OLEANDER STANDARD
(WHITE OLEANDER TRAINED TREE)
5 GAL. SHRUB
- 
 NEW CAESALPINIA MEXICANA
(MEXICAN BIRD OF PARADISE)
5 GAL. SHRUB
- 
 NEW CALLIANDRA CALIFORNICA
(BAJA FAIRY DUSTER)
5 GAL. SHRUB
- 
 NEW DASYLIRION WHEELERII
(GREEN DESERT SPOON)
5 GAL. SHRUB
- 
 NEW PENNISETUM SETACEUM
(GREEN FOUNTAIN GRASS)
5 GAL. SHRUB
- 
 NEW RUELLIA BRITTONIANA 'KATIE'
(KATIE RUELLIA)
5 GAL. GROUND COVER
- 
 NEW LANTANA CAMARA 'POT OF GOLD'
(POT OF GOLD LANTANA)
1 GAL. GROUND COVER

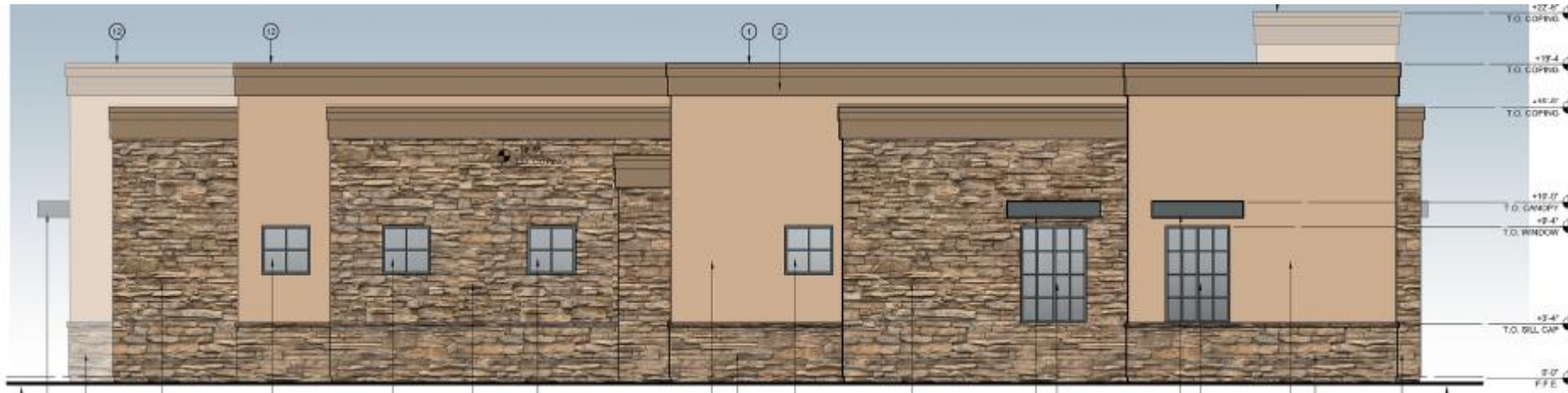
EXISTING LANDSCAPING ON SITE

(***INDICATED WITH LARGE & SMALL CIRCLES THROUGHOUT EXISTING SITE***)

- 1 - EXISTING CERCIDIUM PRAECOX - TO REMAIN
(SONORAN PALO VERDE)
- 2 - EXISTING CERCIDIUM FLORIDUM - TO REMAIN
(BLUE PALO VERDE)
- 3 - EXISTING ACACIA SALICINA - TO REMAIN
(WILLOW ACACIA)
- 4 - EXISTING OLEA EUROPEA - TO REMAIN
(SWAN HILL FRUITLESS OLIVE)
- 5 - EXISTING WASHINGTONIA ROBUSTA - TO REMAIN
(MEXICAN FAN PALM)
- 6 - EXISTING NERIUM OLEANDER STANDARD - TO REMAIN
(WHITE OLEANDER TRAINED TREE)
- 7 - EXISTING PROSOPIS CHILENSIS 'THORNLESS' - TO REMAIN
(THORNLESS CHILEAN MESQUITE)
- 8 - EXISTING SOPHORA SECUNDIFLORA - TO REMAIN
(TEXAS MOUNTAIN LAUREL)
- 9 - EXISTING NERIUM OLEANDER 'PETITE PINK' - TO REMAIN
(PETITE PINK OLEANDER)
- 10 - EXISTING LEUCOPHYLLUM FRUTECENS 'GREEN CLOUD' - TO REMAIN
(GREEN CLOUD TEXAS RANGER)
- 11 - EXISTING "CAESALPINIA MEXICANA" - TO REMAIN
(MEXICAN BIRD OF PARADISE)
- 12 - EXISTING HESPERALOE PARVIFLORA - TO REMAIN
(RED YUCCA)
- 13 - EXISTING DASYLIRION WHEELERII - TO REMAIN
(GREEN DESERT SPOON)
- 14 - EXISTING PENNISETUM SETACEUM - TO REMAIN
(GREEN FOUNTAIN GRASS)
- 15 - EXISTING CALLIANDRA CALIFORNICA - TO REMAIN
(BAJA FAIRY DUSTER)
- 16 - EXISTING RUELLIA PENINSULARIS - TO REMAIN
(BAJA RUELLIA)
- 17 - EXISTING LANTANA CAMARA 'GOLD MOUND' - TO REMAIN
(GOLD MOUND LANTANA)
- 18 - EXISTING "CONVOLVULUS CNEORUM" - TO REMAIN
(BUSH MORNING GLORY)
- 19 - EXISTING RUELLIA BRITTONIANA 'KATIE' - TO REMAIN
(TRAILING KATIE RUELLIA)
- 20 - EXISTING GAZANIA RIGENS 'SUN GOLD' - TO REMAIN
(SUN GOLD GAZANIA)

Elevations

North Elevation - Southern Avenue



North Elevation:
EIFS (44%);
Faux Stone (47%);
Door & Frames (1%);
Glazing (4%);
Metal Canopies (3%)

East Elevation:
EIFS (51%);
Faux Stone (39%);
Door & Frames (1%);
Glazing (2%);
Metal Canopies (7%)



East Elevation - 24th Street

Elevations

South Elevation

South Elevation:
EIFS (29%);
Faux Stone (59%);
Door & Frames (3%);
Glazing (6%);
Metal Canopies (3%)



West Elevation

West Elevation:
EIFS (60%);
Faux Stone (25%);
Door & Frames (4%);
Glazing (8%);
Metal Canopies (3%)

Color and Material Board

Exterior Main Field
Color - Stucco



Exterior Base &
Feature Walls
Cast-in-Stone



Exterior Metal
Canopy Color



Exterior Aluminum
Entrance Doors,
Windows



Exterior Accent
Band and Entry
Eyebrow Color



Exterior Cornice
Trim Color



Exterior Metal
Doors Color 1



Exterior Metal
Doors Color 2



Lighting

Outdoor Wall Sconces



Design Guidelines

Section 11-6-3

✓	Wall Articulation
✓	Roof Articulation
✓	Proposing a complementary design to existing building

Alternative Compliance

11-6-3-B-5	Facades shall incorporate at least 3 different and distinct 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 is seeking your review and recommendation on the following:

- Alternative Compliance -- Facades shall incorporate at least 3 different and distinct materials.
- Alternative Compliance -- West façade exceeding fifty percent (50%) of the total facade being covered with stucco.



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April 13, 2021

Elevations of Existing Building

North Elevation



East Elevation



Elevations of Existing Building

South Elevation



West Elevation



Photos of Existing Building

