



DESIGN REVIEW BOARD

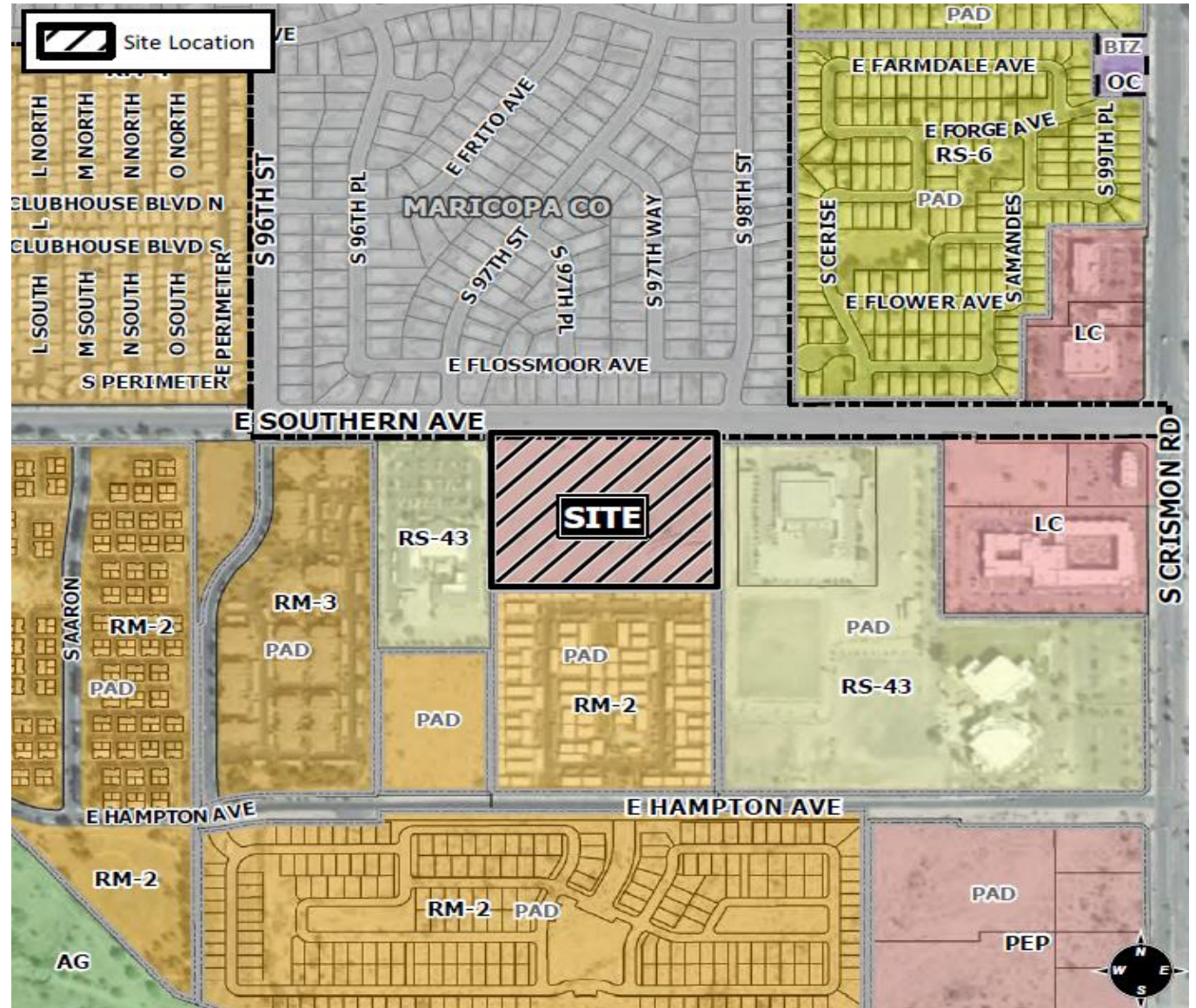
May 11, 2021



DRB20-00852

Location

- South of Southern Avenue
- West of Crismon Road





Request

- Design Review

Purpose

- Allow for multiple residence

Site Photos



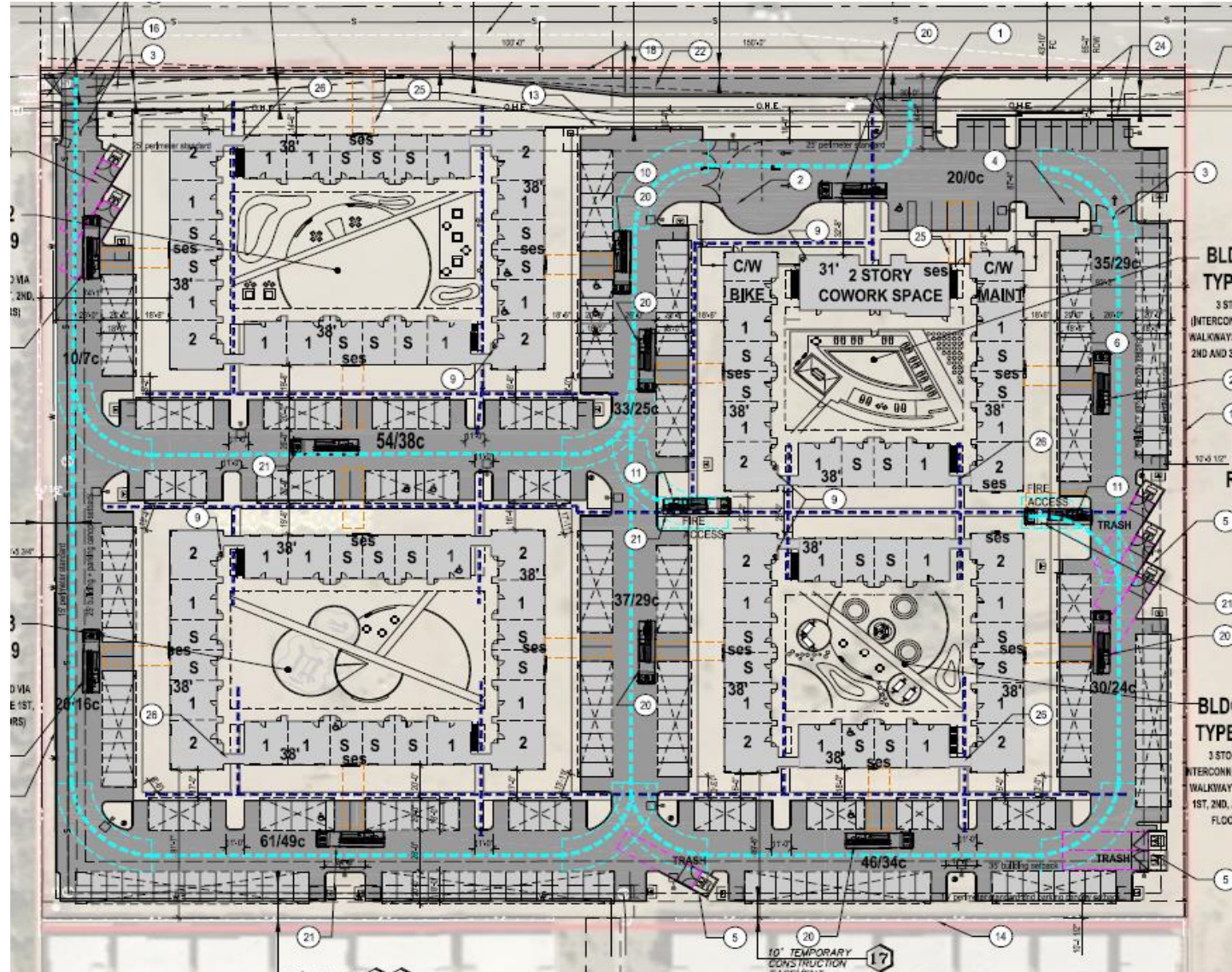
Looking southwest towards the site



Looking south towards the site

Site Plan

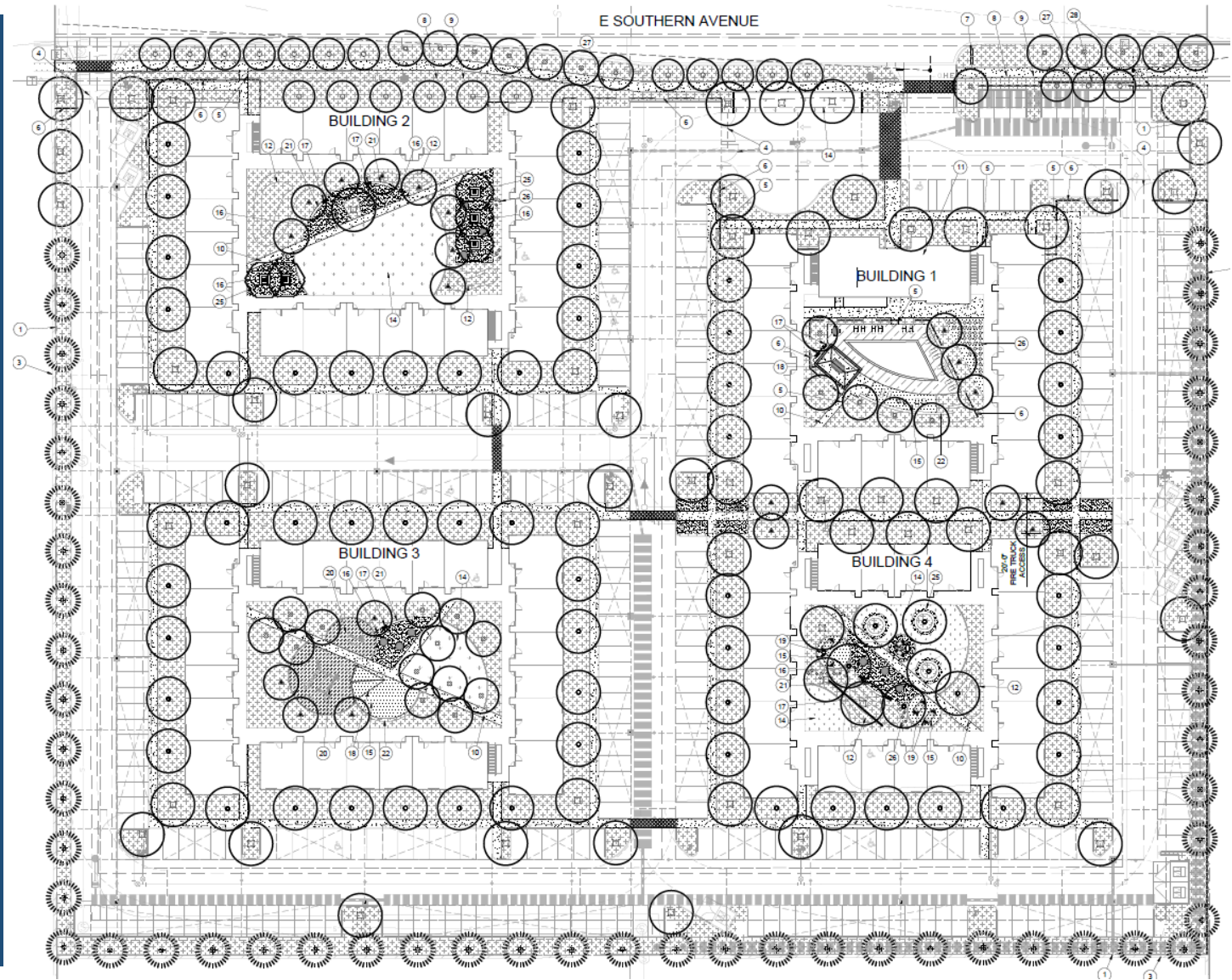
- 250 units
- Four 3-story buildings, amenity courtyard
- Access from Southern Avenue
- Parking between buildings



Landscape Plan






























Landscape Plan



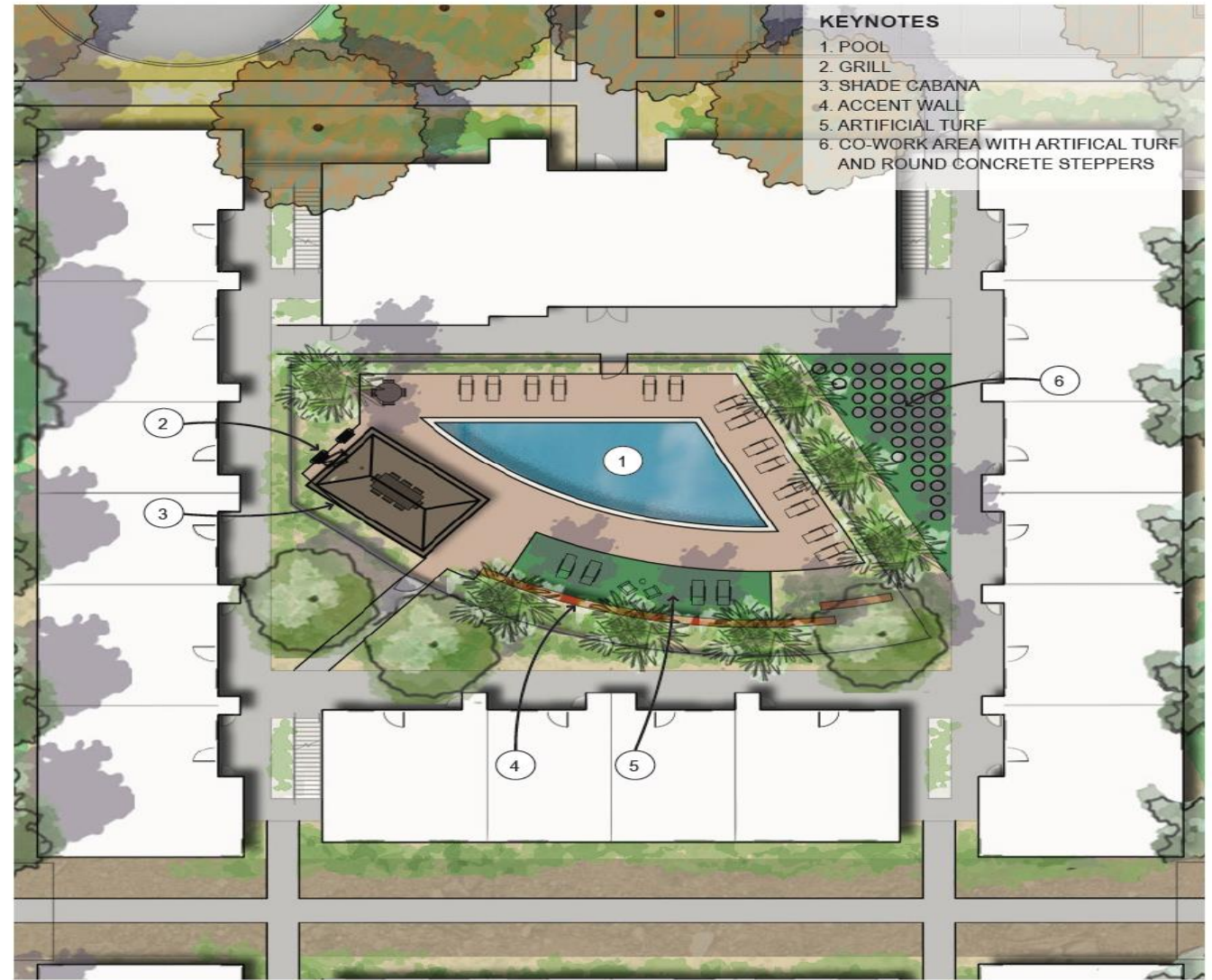
Plant Legend

LANDSCAPE MATERIAL SCHEDULE

| TREES | |
|---|--|
| BOTANICAL / COMMON NAME | |
|  | <i>Caesalpinia x 'Minstamepa' TM</i> SIERRA SUN CAESALPINIA |
|  | <i>Citrus x sinensis 'Navel'</i> NAVEL ORANGE |
|  | <i>Pinus eiderica</i> AFGHAN PINE |
|  | <i>Pistacia x 'Red Push'</i> RED PUSH PISTACHE |
|  | <i>Prosopis x 'Phoenix' TM</i> THORNLESS MESQUITE |
|  | <i>Quercus virginiana 'Heritage'</i> HERITAGE SOUTHERN LIVE OAK |
|  | <i>Ulmus parvifolia 'Sempervirens'</i> EVERGREEN LACEBARK ELM |
| SHRUBS & ACCENTS | |
| BOTANICAL / COMMON NAME | |

|  | <i>Bougainvillea x 'La Jolla'</i> LA JOLLA BOUGAINVILLEA |
|---|---|
|  | <i>Eremophila hydropyrena 'Blue Bells'</i> BLUE BELLS |
|  | <i>Eremophila maculata 'Valentine'</i> RED EMU BUSH |
|  | <i>Hesperaloe parviflora 'Peppa' TM</i> BRAKELIGHTS RED YUCCA |
|  | <i>Leucophyllum laevigatum 'Summer Snow'</i> WHITE CHIHUAHUA SAGE |
|  | <i>Leucophyllum langmaniae 'Rio Bravo' TM</i> RIO BRAVO TEXAS RANGER |
|  | <i>Muhlenbergia capillaris 'Regal Mist' TM</i> REGAL MIST PINK MUHLY GRASS |
|  | <i>Muhlenbergia lindheimeri 'Autumn Glow' TM</i> LINDHEIMER'S MUHLY |
|  | <i>Muhlenbergia rigida 'Nashville' TM</i> PURPLE MUHLY |
|  | <i>Myrtus communis 'Compacta' Variegata</i> VARIEGATED DWARF MYRTLE |
|  | <i>Nerium oleander 'Petite Pink'</i> PETITE PINK OLEANDER |
|  | <i>Olea europaea 'Little Ollie' TM</i> LITTLE OLLIE OLIVE |
|  | <i>Simmondsia chinensis</i> JOJOBA |
|  | <i>Tecoma x 'Sparky'</i> SPARKY YELLOW BELLS |
| GROUND COVER | |
| BOTANICAL / COMMON NAME | |
|  | <i>Carlisa macrocarpa 'Emerald Carpet'</i> EMERALD CARPET NATAL PLUM |
|  | <i>Eremophila glabra 'Mingenew Gold'</i> OUTBACK SUNRISE EMU BUSH |
|  | <i>Lantana camara 'Dallas Red'</i> DALLAS RED LANTANA |
|  | <i>Lantana montevidensis</i> TRAILING LANTANA |
|  | <i>Cynodon Dactylon 'MIDIRON'</i> MIDIRON BERMUDA GRASS |
|  | Decomposed Granite 1/2" Screened, 2" Depth, Color: 'Carmel' from Rock Pros USA |

Open Space



Open Space



Open Space



Open Space



Elevations – Building B.1



2 BUILDING B.1 EAST AND WEST ELEVATION
A3.3 1/8" = 1'-0"



1 BUILDING B.1 NORTH AND SOUTH ELEVATION
A3.3 1/8" = 1'-0"

Elevations – Buildings D.9



1 BUILDING D9 EAST AND WEST ELEVATION
A3.2 1/8" = 1'-0"



2 BUILDING D9 NORTH AND SOUTH ELEVATION
A3.3 1/8" = 1'-0"



Elevations - Building A.1



1 BUILDING A1.2 EAST AND WEST ELEVATION
A1.1 1/8" = 1'-0"



2 BUILDING A1.2 SOUTH ELEVATION
A1.1 1/8" = 1'-0"



Elevations - Building A.1



Rendering



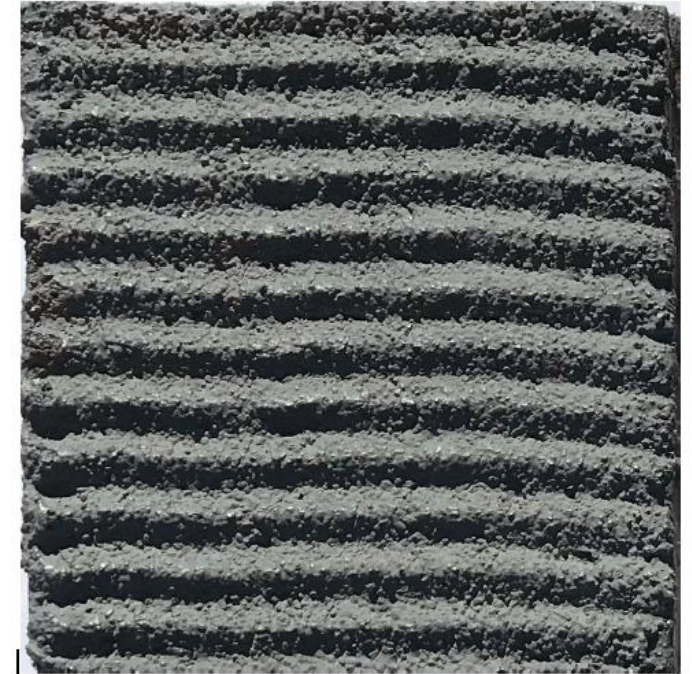
Color and Material Board



1.1 STC1: STUCCO, SAND FINISH TEXTURE WITH REVEALS
AS SHOWN ON ELEVATIONS (UNCOLORED)



1.2 STC2: STUCCO, SMOOTH TEXTURE WITH REVEALS
AS SHOWN ON ELEVATIONS(UNCOLORED)



1.3 STC3: STUCCO, HORIZONTAL RAKED TEXTURE WITH
REVEALS AS SHOWN ON ELEVATIONS (UNCOLORED)

Color and Material Board



1.4 LS1: LAP SIDING, 10 3/4" EXPOSURE SMOOTH (RAW SAMPLE-UNCOLORED)



1.5 LS2: LAP SIDING, 4" EXPOSURE PATTERNED (RAW SAMPLE-UNCOLORED)



1.6 BLK1: CMU, 8X12X16 BLOCK, DARK GREY COLOR W/ RAKED GROUT JOINTS (DARK GREY)

Color and Material Board



P-1 "MINDFUL GRAY", SHERWIN
WILLIAMS, SW 7016



P-2 "AUGUST MOON", SHERWIN
WILLIAMS, SW 7687

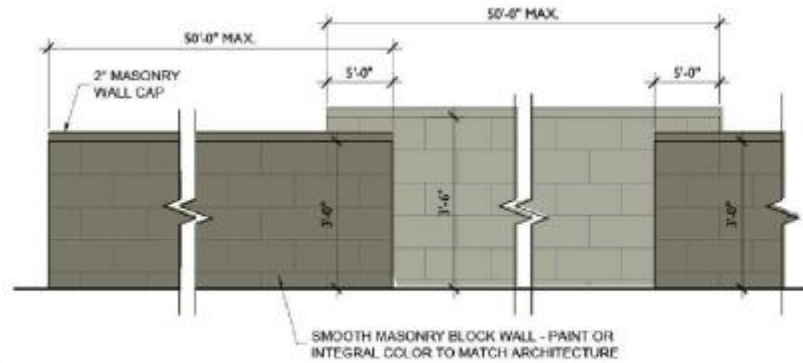


P-3 "CARIBBEAN CORAL", SHERWIN-
WILLIAMS, SW 2854

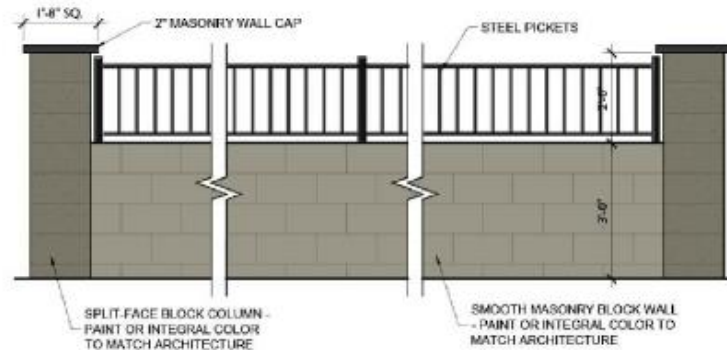


P-4 "PEARLY WHITE" SHERWIN
WILLIAMS, SW 7009

Site Details



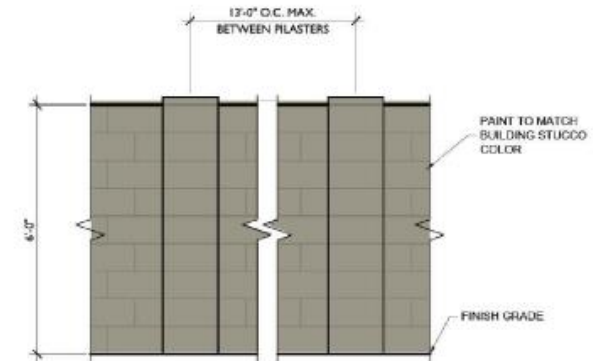
1 VEHICULAR SCREEN WALL
SCALE: 1/2" = 1'-0"



4 VIEW WALL ELEVATION
SCALE: 1/2" = 1'-0"

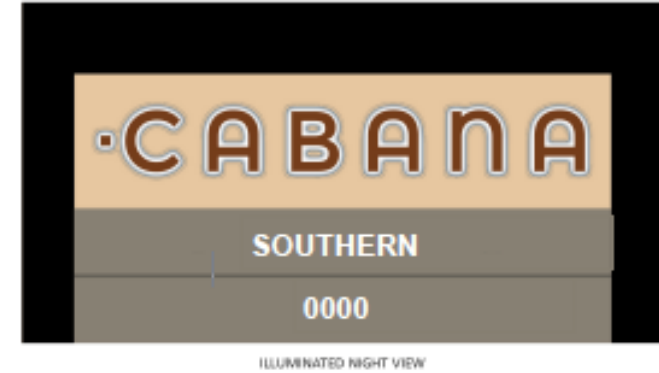
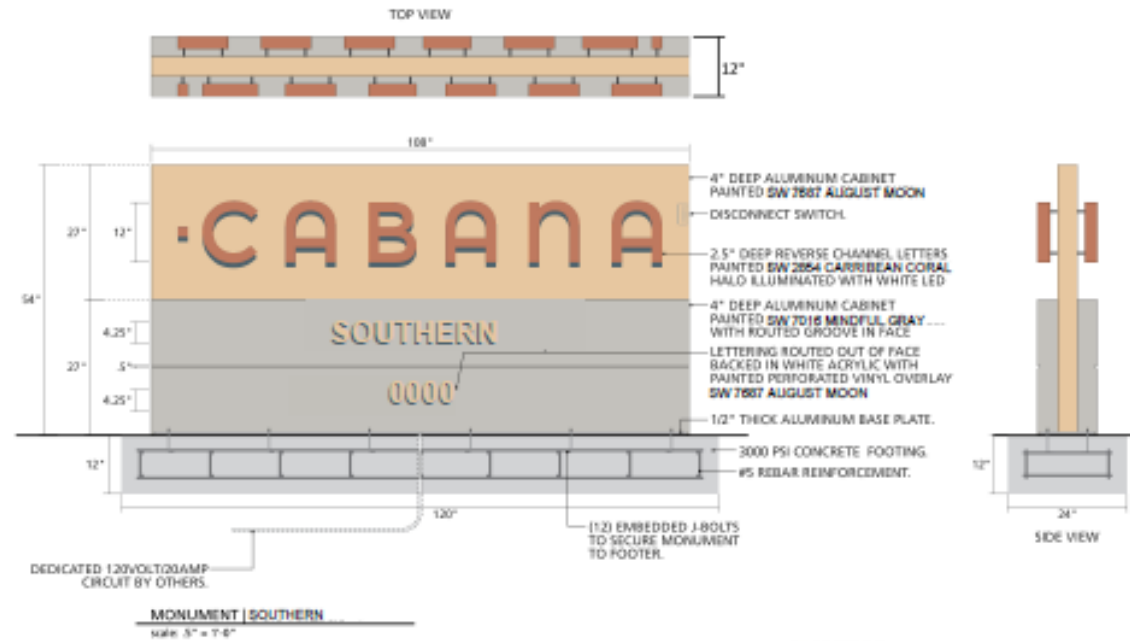


2 EXTERIOR PEDESTRIAN GATE - ELEVATION
SCALE: 1/2" = 1'-0"



5 PERIMETER WALL
SCALE: 1/2" = 1'-0"

Signage



Design Guidelines

Section 11-5-5

- | | |
|---|--|
| ✓ | Thoughtful identity and amenity features |
| ✓ | Massing and scale |
| ✓ | Engagement with Southern Avenue |
| ✓ | Min. 75% primary exterior building materials |
| ✓ | Min. 2 materials, 25% coverage each |

Findings

Findings

- Staff welcomes any feedback



DESIGN REVIEW BOARD

May 11, 2021