



DESIGN REVIEW BOARD

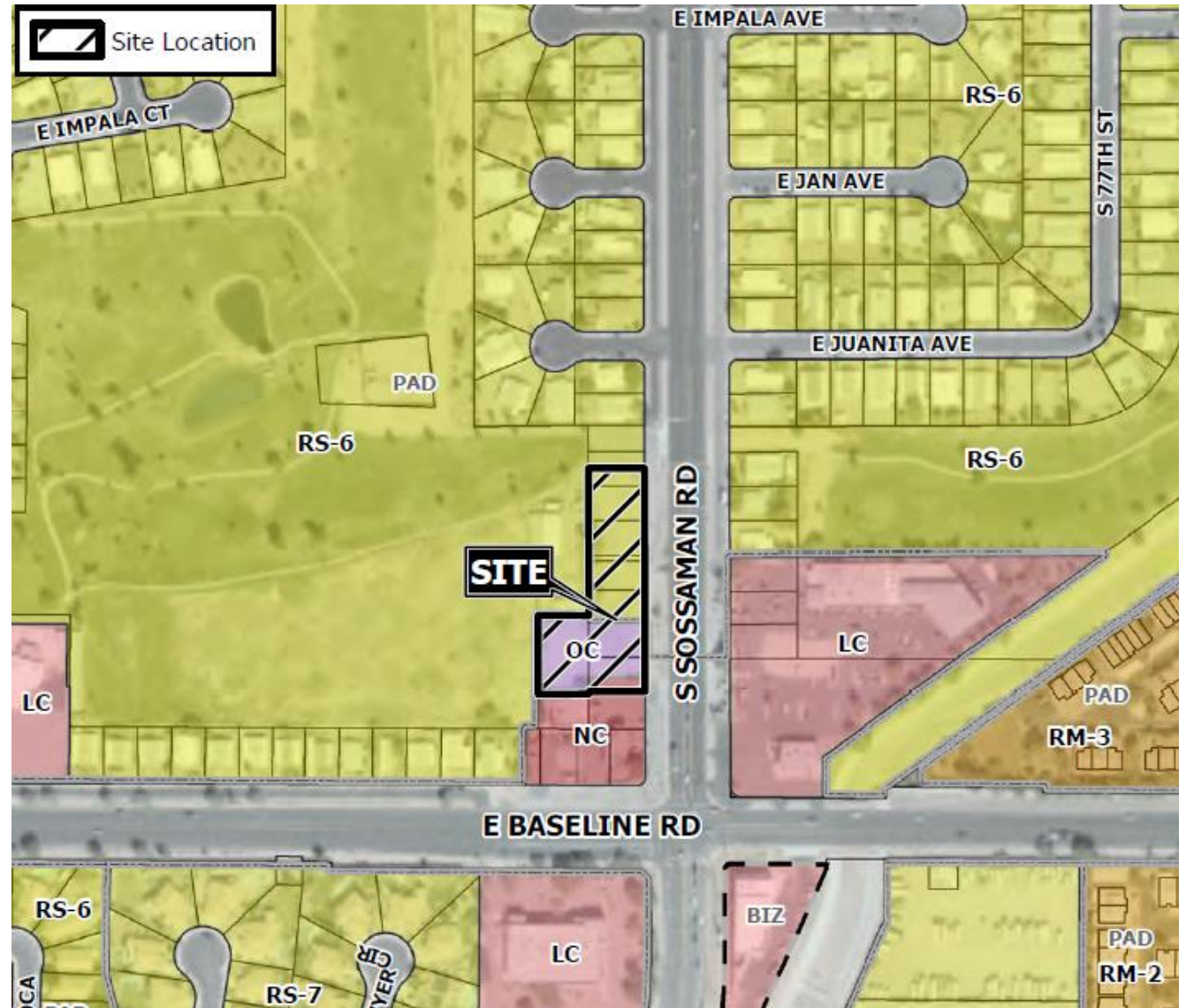
June 15, 2021



DRB21-00086

Location

- West of Sossaman Road
- North of Baseline Road
- Golf course to west
- Circle K to south





Request

- Design Review

Purpose

- Allow for multiple residence development

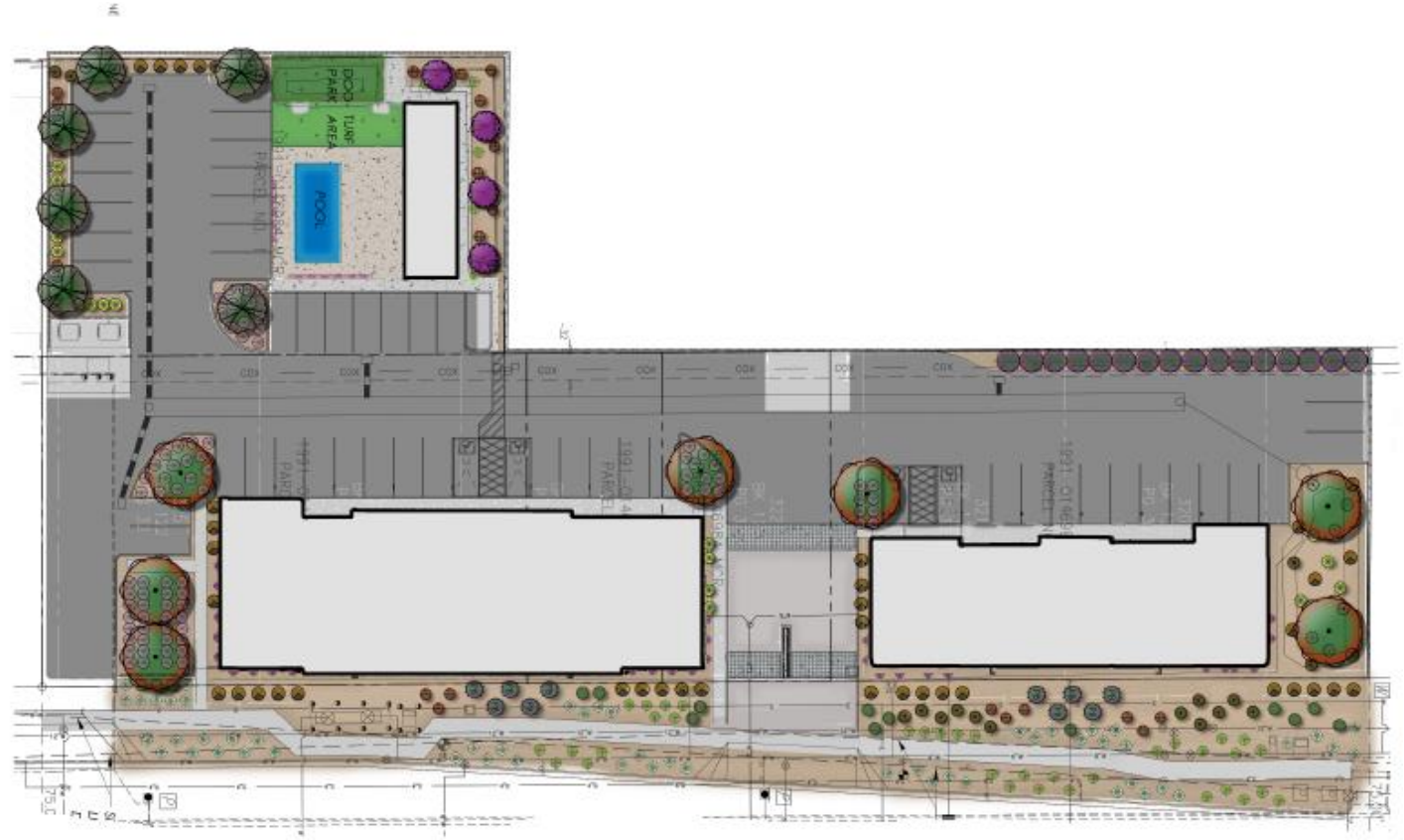
Site Photos



Looking southwest towards the site
















Site Plan

- 2 buildings, 2-3 stories
- 29 units
- Access from Sossaman Road
- Parking and amenities behind buildings

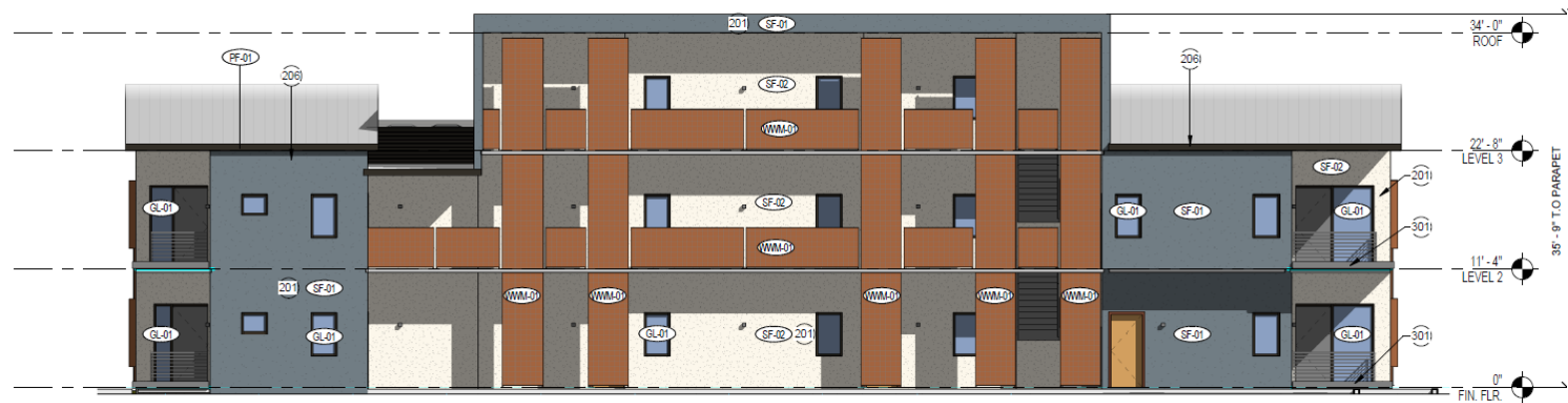


Landscape Plan

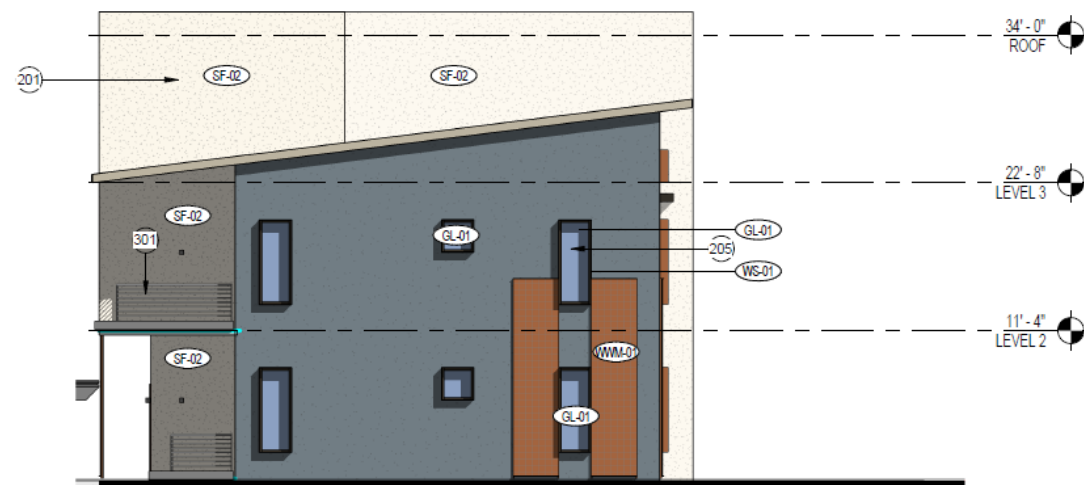


PLANT MATERIALS LEGEND			
SYM.	PLANT NAME	SIZE	QTY
TREES			
	Pistacia species Pistachio	T.B.D.	7
	Prunus cerasifera 'Atropupurea' Purple-leaf Plum	T.B.D.	4
	Quercus virginiana Southern Live Oak	T.B.D.	6
SHRUBS			
	Dodonaea viscoa 'Purpurea' Purple Hop Bush	5 GAL.	16
	Plumbago auriculata Plumbago	5 GAL.	10
	Russelia equisetiformis Coral Plant	5 GAL.	24
	Tecoma 'Sparky' TM Sparky	5 GAL.	38
ACCENTS			
	Hesperaloe parviflora Red Yucca	5 GAL.	27
	Hesperaloe parviflora-yellow Yellow Hesperaloe	5 GAL.	22
	Muhlenbergia capillaris Regal Mist TM	5 GAL.	80
	Yucca gloriosa Spanish Dagger	5 GAL.	15
GROUNDCOVERS			
	Lantana montevidensis 'White' White Lantana	1 GAL.	54
	Lantana hybrid New Gold	1 GAL.	42
VINES			
	Podranea ricasollana Pink Trumpet Vine	5 GAL.	28
INERTS			
SYM.	DESCRIPTION		
	SIZE: 1/2" SCREENED COLOR: T.B.D.		

Elevations – Building 100



4 BUILDING 100 WEST ELEVATION
SCALE: 1/8" = 1'-0"

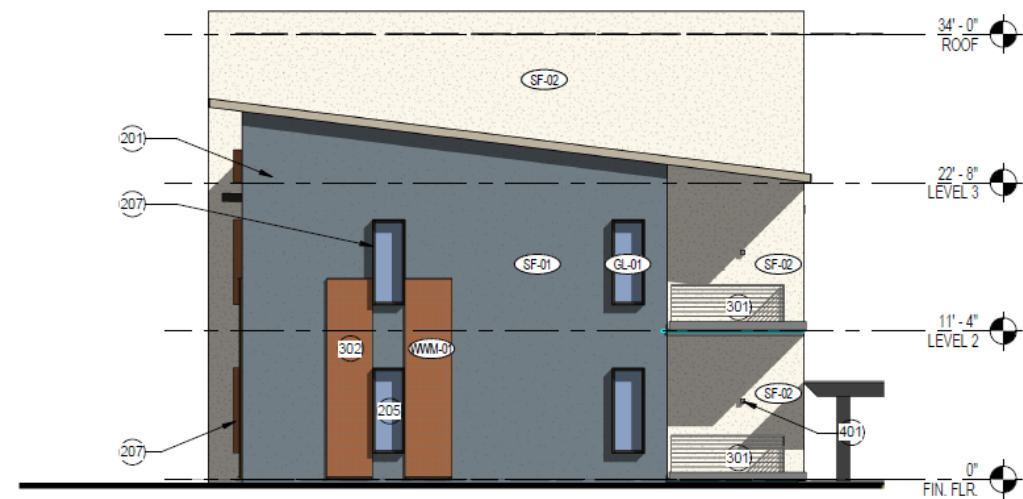


3 BUILDING 100 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Elevations – Building 100



1 BUILDING 100 EAST ELEVATION

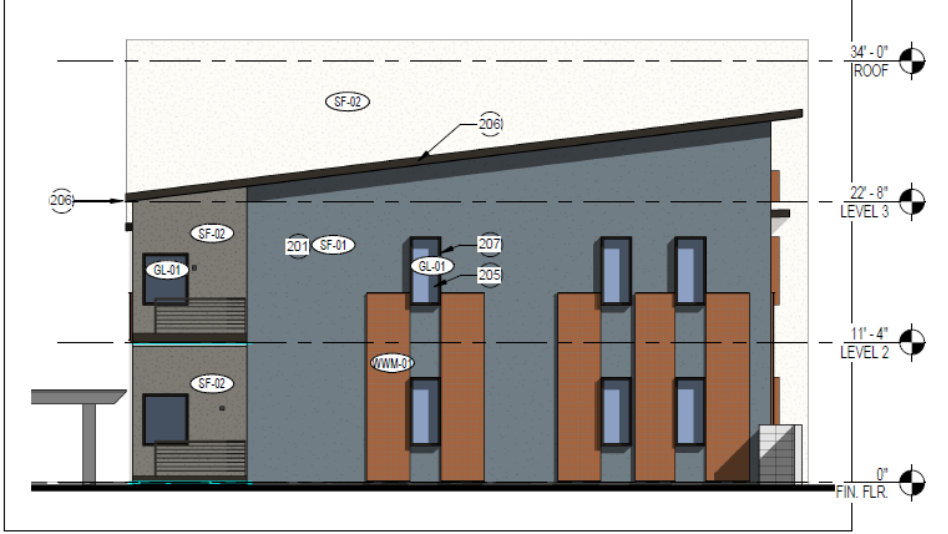


2 BUILDING 100 NORTH ELEVATION

Elevations - Building 200



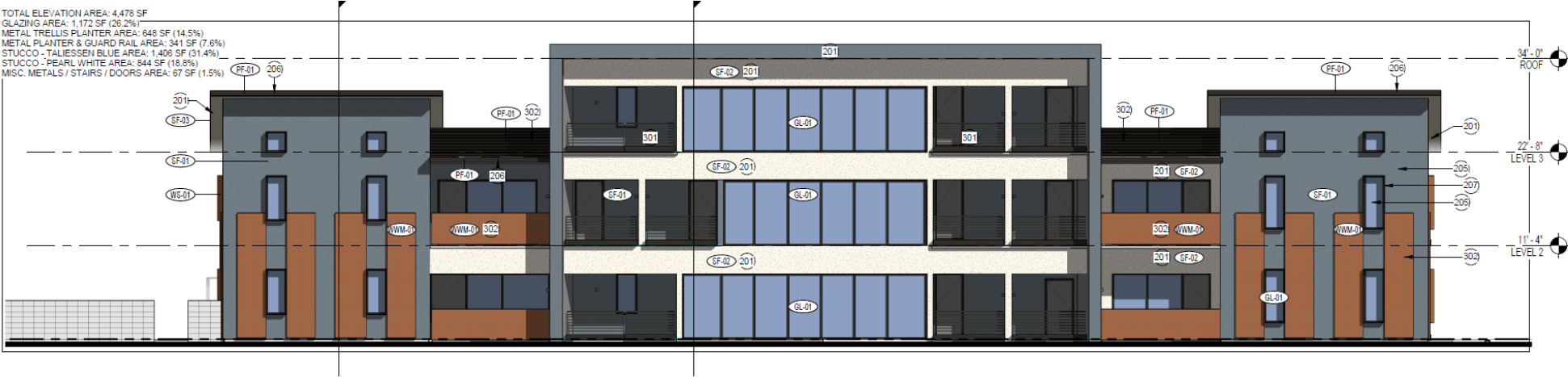
BUILDING 200 WEST ELEVATION



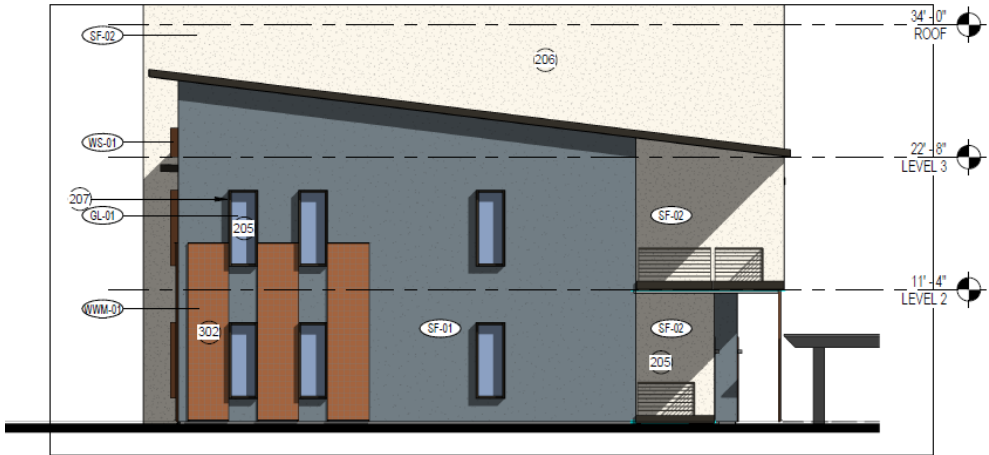
BUILDING 200 SOUTH ELEVATION

Elevations - Building 200

TOTAL ELEVATION AREA: 4,478 SF
GLAZING AREA: 1,172 SF (26.2%)
METAL TRELLIS PLANTER AREA: 848 SF (14.5%)
METAL PLANTER & GUARD RAIL AREA: 341 SF (7.6%)
STUCCO - TALIESSEN BLUE AREA: 1,406 SF (31.4%)
STUCCO - PEARL WHITE AREA: 844 SF (18.8%)
MISC. METALS / STAIRS / DOORS AREA: 67 SF (1.5%)



BUILDING 200 EAST ELEVATION



BUILDING 200 NORTH ELEVATION

Rendering



Rendering



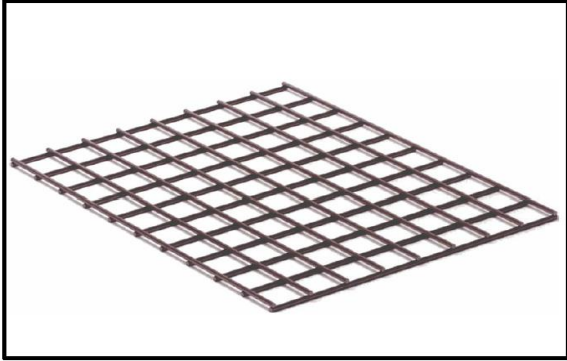
Rendering



Rendering



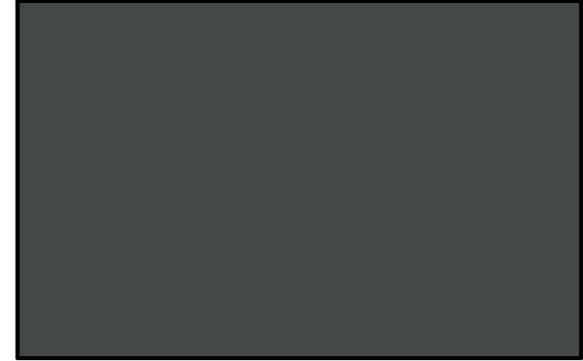
Color and Material Board



MARK: WWM-01
MATERIAL: CARBON STEEL WIRE MESH
MFR. & FINISH: WEATHERED
PRODUCT APPLICATION: TRELLIS, GUARDS, FENCING



MARK: WS-01
MATERIAL: WEATHERED CARBON STEEL
MFR. & FINISH: WEATHERED
PRODUCT APPLICATION: BUILDING PANEL & FENESTRATION ACCENT



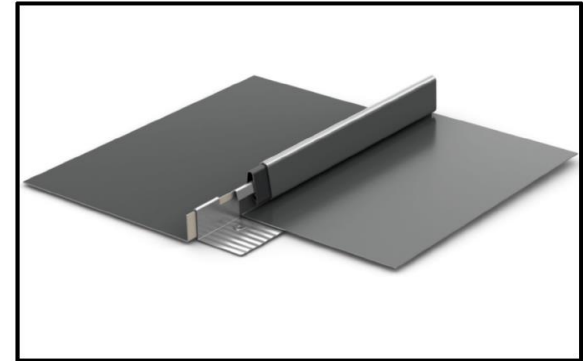
MARK: MF-01
MAT. METAL FLASHING & COPING
FINISH INFO: WEATHERED
PRODUCT APPLICATION: BUILDING PANEL & FENESTRATION ACCENT



MARK: MP-01
MATERIAL: METAL PANELING
MFR & FINISH: WESTERN STATES METAL ROOFING
"WESTERN RIB" WEATHERED
PRODUCT APPLICATION: WALLS, ROOF, ENCLOSURE
GATES



MARK: PF-01
MATERIAL: PAINT (OR) POWDER COAT
MFR & FINISH: RAL #8022
PRODUCT APPLICATION: FENCING & PLANTER BOX FINISH



MARK: RP-01
MATERIAL: ROOF PANEL
MFR. & FINISH: BERRIDGE, CHARCOAL GRAY
PRODUCT APPLICATION: RAKED ROOF AREAS AT DWELLING UNITS

Color and Material Board



MARK: SF-#
MATERIAL: STUCCO FINISH
MFR. & FINISH: SMOOTH SAND
PRODUCT APPLICATION: BUILDING ENVELOPE WALLS & SOFFITS



MARK: SF-01
MATERIAL: STUCCO
MFR. & FINISH: DUNN EDWARDS - TALIESEN BLUE
PRODUCT APPLICATION: BUILDING ENVELOPE



MARK: SF-02
MATERIAL: STUCCO
MFR. & FINISH: DUNN EDWARDS - PEARL NECKLACE
PRODUCT APPLICATION: BUILDING ENVELOPE



MARK: GL-01
MATERIAL: ALUMINUM
MFR & FINISH: IAP ENCLOSURE SYSTEMS, FRAMED GLAZING
PRODUCT APPLICATION: BUILDING ENVELOPE / PATIO DOORS

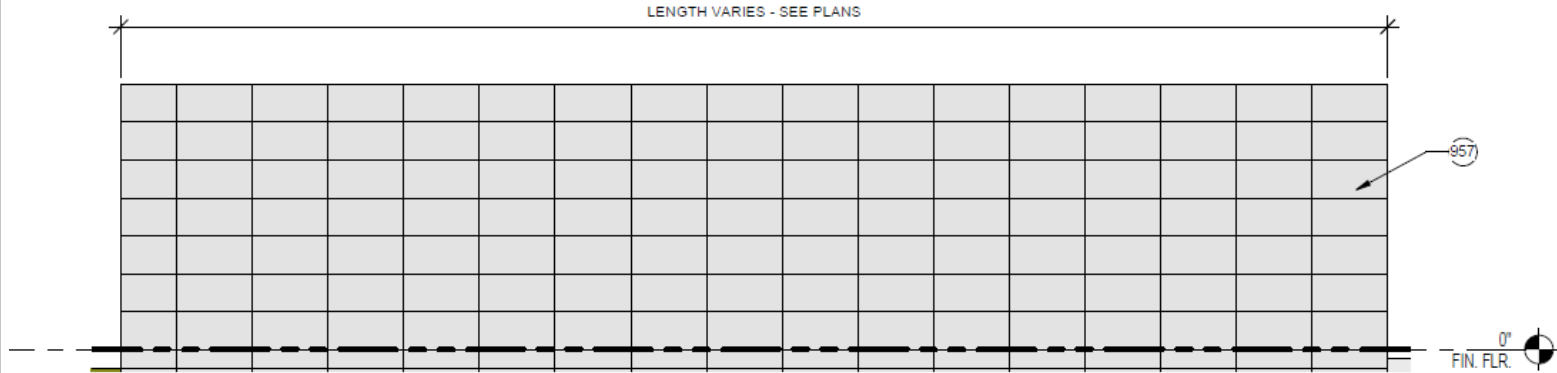


MARK: GL-01
MATERIAL: GLASS
MFR & FINISH: IAP ENCLOSURE SYSTEMS, BLUE-GRAY TINT (OR EQ.)
PRODUCT APPLICATION: BUILDING ENVELOPE / PATIO DOORS

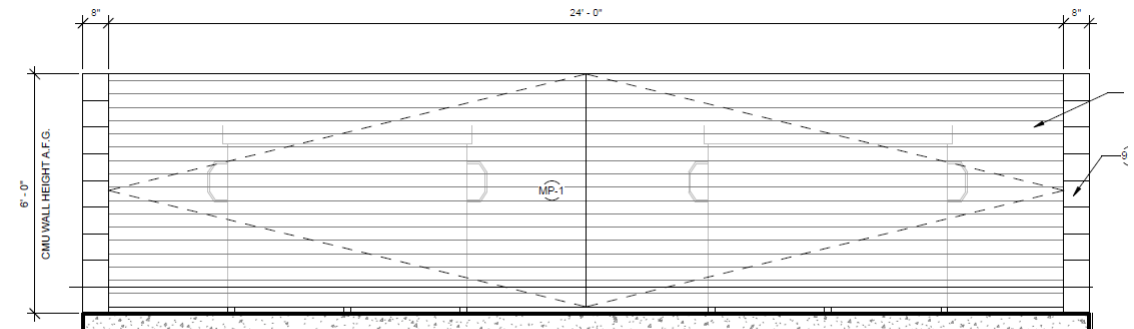


MARK: GL-01
MATERIAL: ALUMINUM
MFR. & FINISH: DARK ANODIZED
PRODUCT APPLICATION: BUILDING ENVELOPE

Site Details



3 MASONRY SCREEN WALL EXHIBIT
SCALE: 1/2" = 1'-0"



2 REFUSE WALL ENCLOSURE - FRONT VIEW
SCALE: 1/2" = 1'-0"

PROJECT KEYED NOTES	
NUMBER	COMMENTS
101	ROOF MOUNTED MECHANICAL UN TYPICAL

Site Details



MARK: WWM-01
MAT. DESCRIPTION: SAMPLE / REFERENCE IMAGE



MARK: CMU-1
MAT. DESCRIPTION: CMU STACKED BOND SITE WALL STANDARD GRAY REFERENCE IMAGE
(ALTERNATE FINISH - FIELD SAND BLASTED)



MARK: PF-01
PLANTER & GUARD RAIL REFERENCE IMAGE

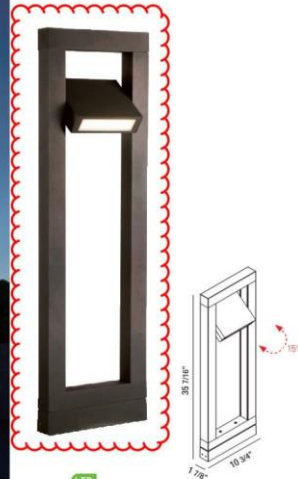


MARK: GABION
REFERENCE IMAGE FOR GABION AT FRONT ENTRY / MONUMENT SIGN.

Lighting



ZON21-00050
SOSSAMAN HEIGHTS
DESIGN REVIEW BOARD SUBMISSION
SITE LIGHTING - BOLLARD LIGHTING
LOCATION: YARD GAMES, WALKING PATHS & P
120V BOLLARD



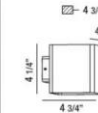
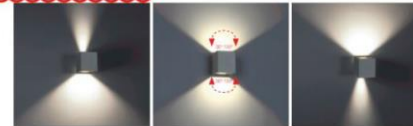
LED

31918-022

- 16W CREE LED
- 3000 Kelvin
- Lumen Output: 900lm
- LED driver included
- Electronic driver 120V 50/60Hz
- IP 65
- CRI: 80+
- High corrosion resistant die-cast aluminum body
- Stainless steel screws
- Silicone rubber gasket
- Powder coated graphite grey finish

More detailed specification information and performance data is available at www.eurofase.com

EXTERIOR LIGHTING 120V SURFACE MOUNT

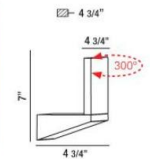
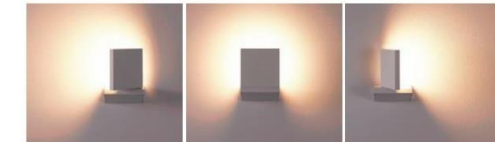


ZON21-00050
SOSSAMAN HEIGHTS
DESIGN REVIEW BOARD SUBMISSION
SITE LIGHTING - BUILDING WALL SURFACE MOUNTED LIGHTS
LOCATION: UNIT PATIOS & EXTERIOR WALKWAYS

LED

28285

- 2 x 5W CREE LED
- 3000 Kelvin
- Lumen Output: 620lm
- LED driver included
- Electronic driver 120V 50/60Hz
- IP 54
- CRI: 80+
- High corrosion resistant die-cast aluminum body
- Stainless steel screws
- Silicone rubber gasket
- Powder coated with pretreatment for outdoor use
- Patented design
- Cover plate included for standard junction box

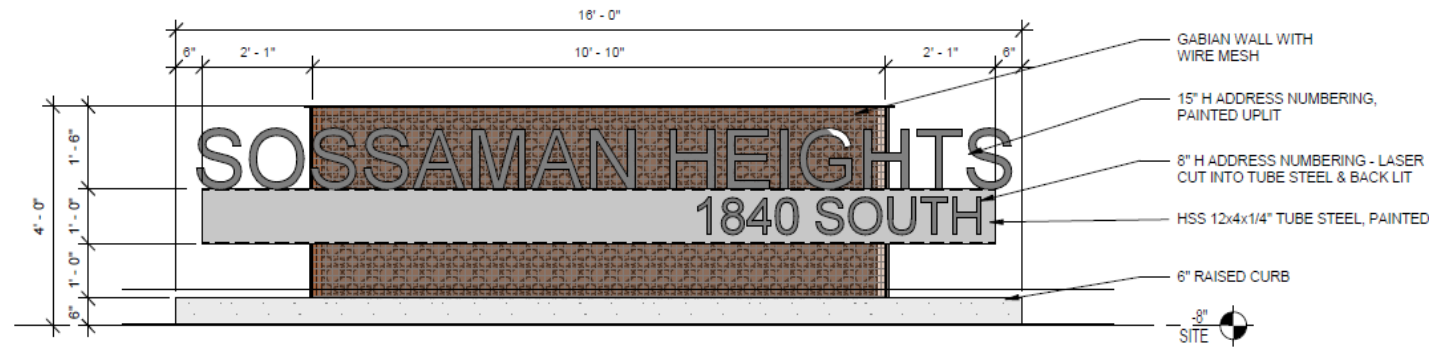


LED

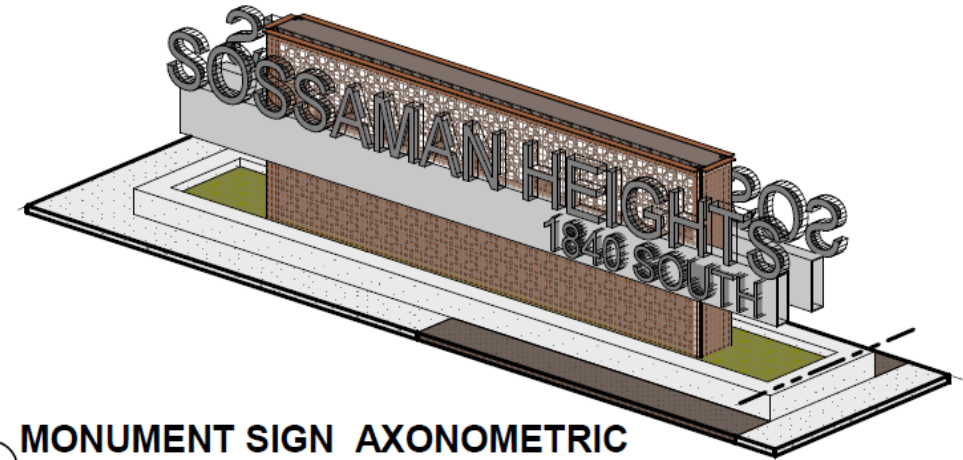
28283

- 6W CREE LED
- 3000 Kelvin
- Lumen Output: 220lm
- LED driver included
- Electronic driver 120V 50/60Hz
- IP 54
- CRI: 80+
- High corrosion resistant die-cast aluminum body
- Stainless steel screws
- Silicone rubber gasket
- Powder coated with pretreatment for outdoor use
- Patented design
- Cover plate included for standard junction box

Signage



5 MONUMENT SIGNAGE - NORTH
SCALE: 1/2" = 1'-0"



4 MONUMENT SIGN AXONOMETRIC
SCALE:

Design Guidelines

Section 11-5-5

✓	Design incorporates multiple materials
✓	Wall articulation
✓	Roof Articulation
X	Buildings must contain at least two (2) kinds of primary exterior materials, with each of the required materials covering at least twenty-five percent (25%) of the exterior walls of the building. - Seeking Alternative Compliance

Findings

Findings

- ✓ Staff is seeking your review and recommendation on the following:
 - Alternative Compliance for building facade
- Staff welcomes any feedback



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June 15, 2021