



DESIGN REVIEW BOARD

September 14, 2021



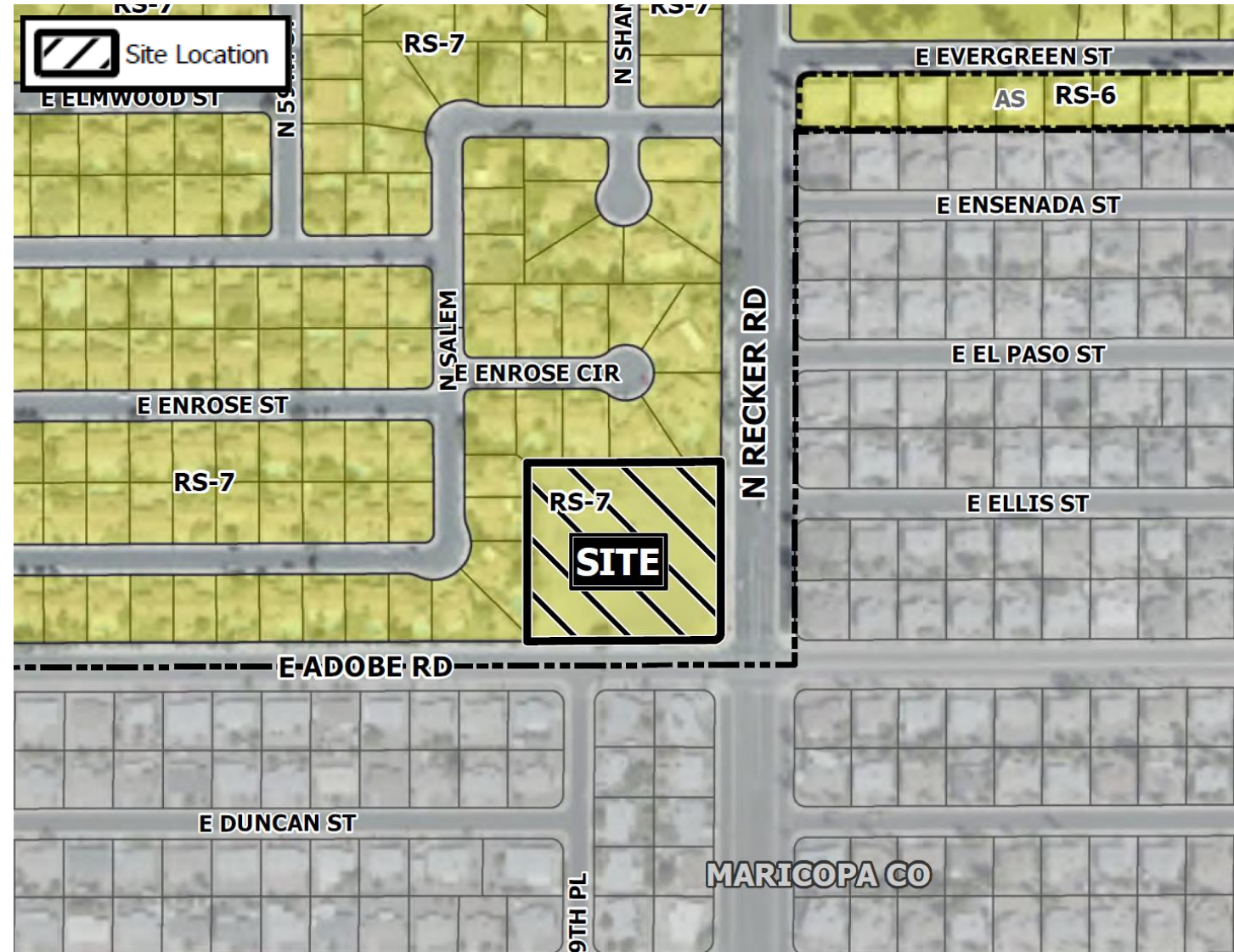
DRB21-00542

Location

- Northwest corner of East Adobe Road and North Recker Road

Request

- Design Review of 2, two-story, multiple residence buildings



Street View



Looking north from Adobe Road

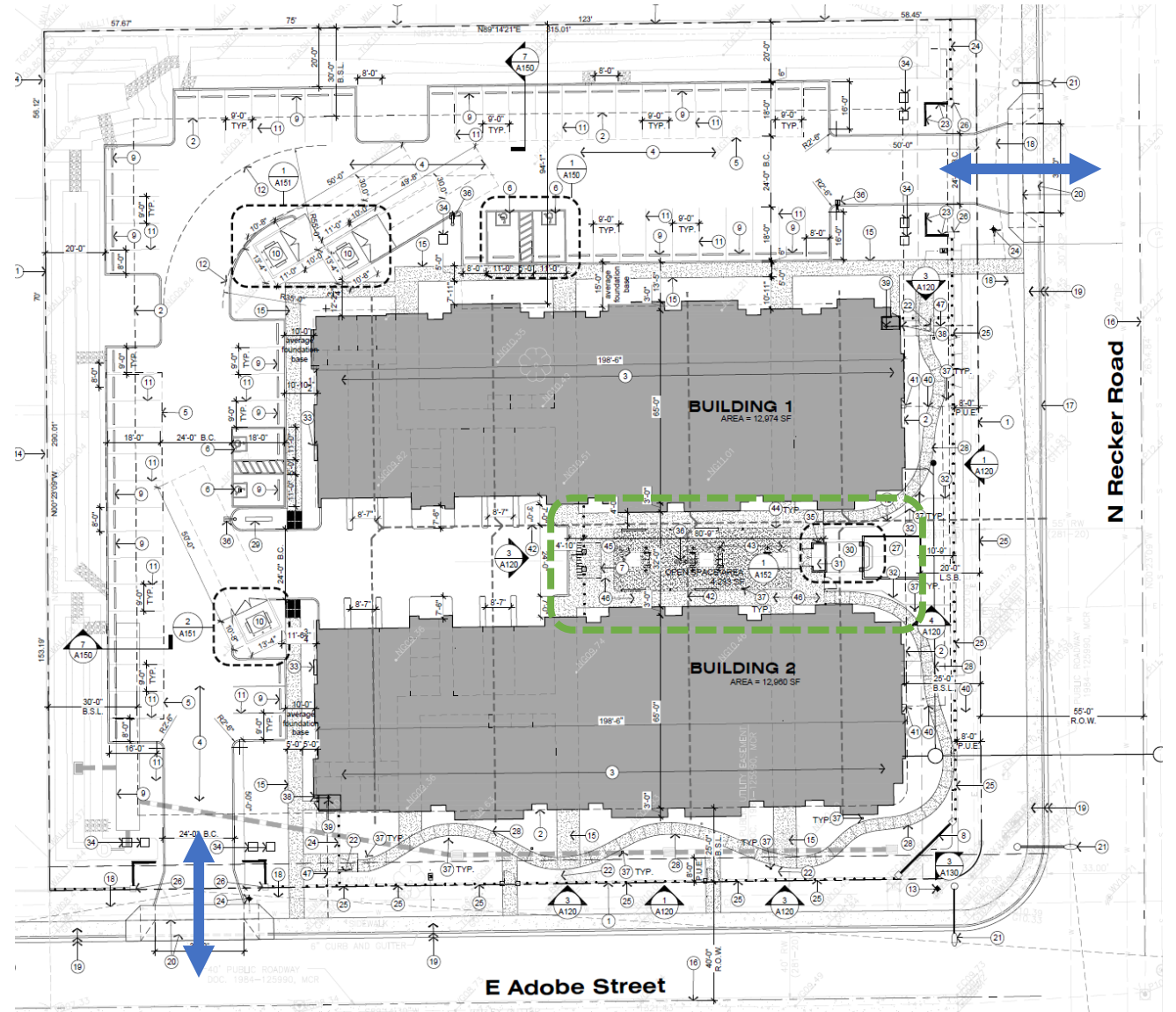
Street View



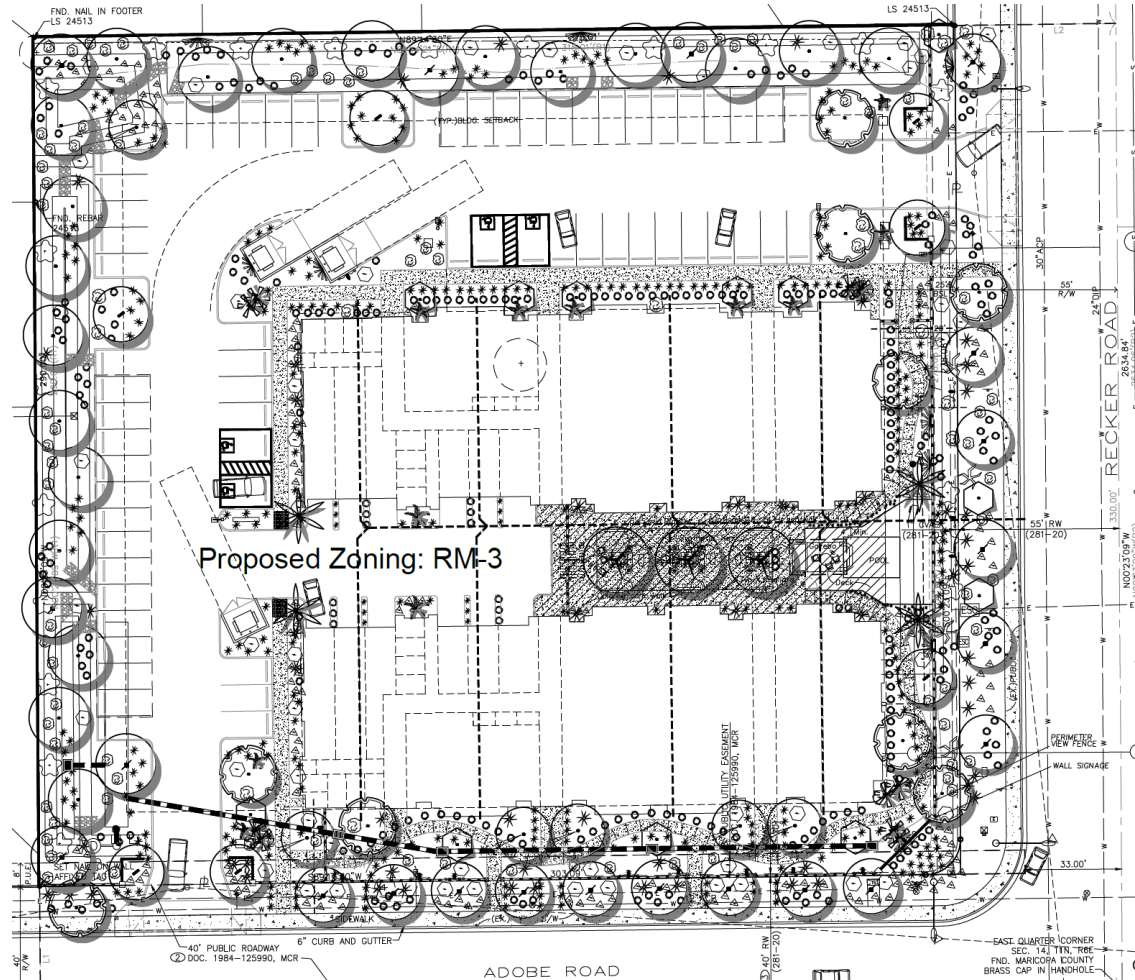
Looking west from Recker Road

Site Plan

- Approved 8/25/21 by PZ Board
- Two, two-story multiple residence buildings
- Building 1 = 12,974 SF with 19 units and six garages
- Building 2 = 12,960 SF with 19 units and six garages



Landscape plan



PLANT PALETTE				
Sym.	Botanical/Common Name	Qty.	Size	Remark
	Washingtonia robusta/ mexican fan palm	10	12'ht.	trunk ht.
	Phoenix dactylifera 'majul' / phoenix date palm	4	20' trunk ht.'diamond cut'	
	Acacia salicina/ willow acacia	8	24"Bx.	
	Chilopsis linearis/ desert willow	5	24"Bx.	
	Parkinsonia 'Emerald'/hybrid palo verde	8	24"Bx.	
	Chitalpa tashkentensis /chitalpa tree	3	36-48"Bx.	Matching-Interior Courtyard
	Acacia smallii/ sweet acacia	20	24"Bx.	
	Dalbergia sissoo/ sissoo tree	21	24"Bx.	
	Caesalpinia mexicana/yellow bird	11	24"Bx.	
	Pachycereus marginatus/ mexican fencepost	6	24"Bx.	Specimen Cactus
	Chamaerops humilis/ mediterranean fan palm	9	24"Bx.	Specimen Palm
	Tecoma stans 'Orange Jubilee'/m/hybrid	22	5 gal.	Large shrub
	Dasylirion longissimum/ mexican grass tree	49	5 gal.	Large accent shrub
	Hesperaloe parviflora/ giant hesperaloe	"	"	"
	Bougainvillea 'Torchglow'/bush bougainvillea	"	"	"
	Caesalpinia sp./ mex.-yellow bird of paradise	30	5 gal.	medium accent
	Muhlenbergia cap. /Deer Grass	425	1-5 gal.	small-medium accent
	Asclepias tuberosa/ desert milkweed	"	"	"
	Dietes vegeta/ fortnight lily	"	"	"
	Tetrandeum acaule/Angelita daisy	"	"	"
	Encelia farinosa /brittlebush	77	5 gal.	medium-large shrubs
	Salvia clevelandii/ chaparral sage	"	"	"
	Ruellia peninsularis/baja ruellia	"	"	"
	Calliandra eriophylla/ pink fairyduster	"	"	"
	Convolvulus cneorum/Bush Morningglory	"	"	"
	Leucophyllum sp./ tex. ranger	"	"	"
	Ruellia sp./ruellia	380	1-5 gal.	small flowering shrubs
	Salvia sp./salvia	"	"	"
	Chrysanthemum/ damianita	117	1-5gal.	Flowering Groundcover
	Aca. red. 'Des.Carpet'/trailing acacia	"	"	"
	Rosmarinus off. / Trailing Rosemary	"	"	"
	Lantana sp./ trailing lantana	"	"	"
	Rosa banksia/ yellow lady bank's rose	7	5 gal.	Flowering-cascading Vine
	Mascagnia illiacea/ lilac vine	10	5 gal.	Flowering-Vine
	Easy Turf/Synthetic Turf	1,370 S.F.		

d.g. (Decomposed Granite)(1/2" 'screened') to 2" min. depth.
Color: 'Madison Gold' or approved equal.

Elevations – Building 1



	Primary Materials						Openings					
	Stucco		Siding		Stone Veneer		Total Primary Materials		Doors, Windows, Openings		Overall	
	Area	%	Area	%	Area	%	Area	%	Area	%	Area	%
Building 1												
North	1,856	47.5%	1,042	26.7%	165	4.2%	3,063	78.5%	841	21.5%	3,904	100.0%
East	478	37.7%	602	47.5%	44	3.5%	1,124	88.6%	144	11.4%	1,268	100.0%
South	1,648	42.2%	1,052	26.9%	130	3.3%	2,830	72.5%	1,074	27.5%	3,904	100.0%
West	413	31.4%	640	48.7%	117	8.9%	1,170	89.0%	144	11.0%	1,314	100.0%
Total building 1	4,395	42.3%	3,336	32.1%	331	3.2%	8,187	78.8%	2,203	21.2%	10,390	100.0%

Elevations – Building 2



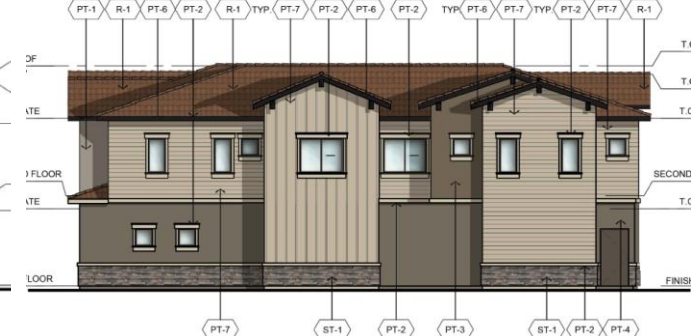
NORTH ELEVATION, BUILDING #2
SCALE: 1/8" = 1'-0"



EAST ELEVATION, BUILDING #2
SCALE: 1/8" = 1'-0"




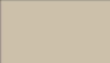


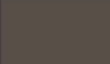




SOUTH ELEVATION, BUILDING #2
SCALE: 1/8" = 1'-0"



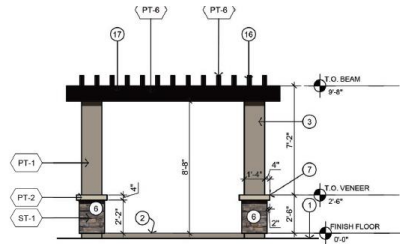
WEST ELEVATION, BUILDING #2
SCALE: 1/8" = 1'-0"

Exterior Materials Use table													
	Primary Materials								Openings		Overall		
	Stucco		Siding		Stone Veneer		Total Primary Materials		Doors, Windows, Openings				
	Area	%	Area	%	Area	%	Area	%	Area	%	Area	%	
Building 2													
North	1,642	42.1%	1,059	27.1%	129	3.3%	2,830	72.5%	1,074	27.5%	3,904	100.0%	
East	518	40.9%	563	44.4%	43	3.4%	1,124	88.6%	144	11.4%	1,268	100.0%	
South	1,862	47.7%	1,056	27.0%	164	4.2%	3,082	78.9%	822	21.1%	3,904	100.0%	
West	400	30.4%	653	49.7%	117	8.9%	1,170	89.0%	144	11.0%	1,314	100.0%	
Total Building 2	4,422	42.6%	3,331	32.1%	334	3.2%	8,206	79.0%	2,184	21.0%	10,390	100.0%	

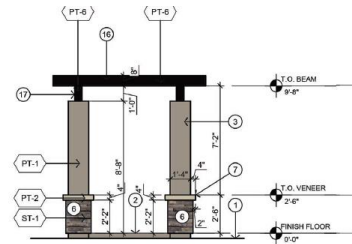
Material Board

MATERIALS FINISH SCHEDULE					
		MATERIAL	FINISH	MANUFACTURER	COLOR / MATERIAL PRODUCT CODE
PT-1		1-KOTE STUCCO SYSTEM	PAINT Body Color / SIDING	Dunn Edwards	Barnwood Gray DET620
PT-2		1-KOTE STUCCO SYSTEM	PAINT Trim	Dunn Edwards	Birchwood DEC752
PT-3		1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Cocoa DEC755
PT-4		1-KOTE STUCCO SYSTEM	PAINT Body Color/Site Walls/Siding	Dunn Edwards	Cocoa Powder DET631
PT-5		1-KOTE STUCCO SYSTEM	PAINT Railing / Front Doors	Dunn Edwards	Nomad DET697
PT-6		WROUGHT IRON/ WOOD	PAINT Railing / Fascia / Gar. Doors	Sherwin -Williams	Quaker Bronze
PT-7		SIDING WALLS	PAINT Siding	Dunn Edwards	Pigeon Grey DE6214
R-1		CONCRETE ROOF TILE	ROOF TILE	Eagle Roofing	Roof Tile Fnish 3106 CapistranoBrown, Black Flashed
ST-1		STONE VENEER	STONE VENEER	Coronado	Element LedgeStone -Mouont Vernon
NOTE STUCCO TEXTURE: LIGHT LACE					

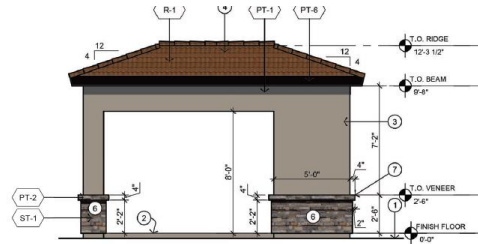
Site Details



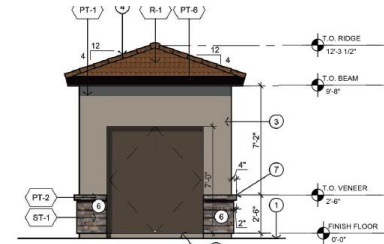
8 TRELLIS NORTH ELEVATION
SCALE: 1/4"=1'-0"



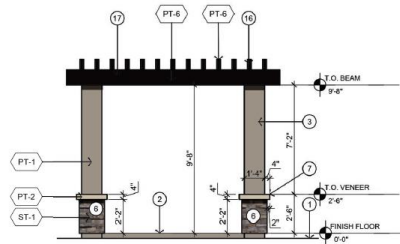
7 TRELLIS WEST ELEVATION
SCALE: 1/4"=1'-0"



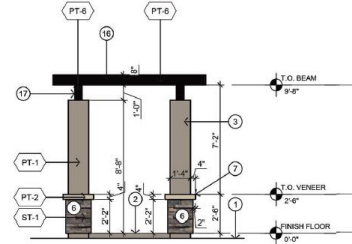
3 CABANA NORTH ELEVATION
SCALE: 1/4"=1'-0"



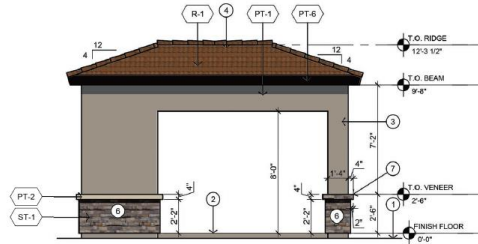
2 CABANA WEST ELEVATION
SCALE: 1/8"=1'-0"



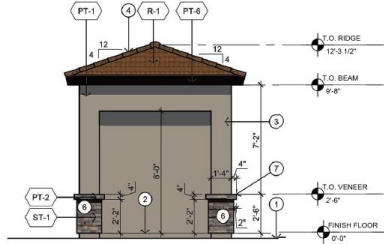
10 TRELLIS SOUTH ELEVATION
SCALE: 1/4"=1'-0"



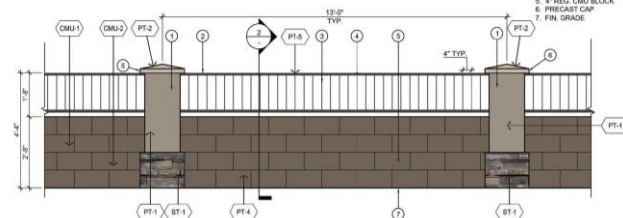
9 TRELLIS EAST ELEVATION
SCALE: 1/4"=1'-0"



5 CABANA SOUTH ELEVATION
SCALE: 1/4"=1'-0"

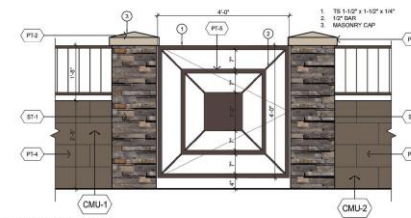


4 CABANA EAST ELEVATION
SCALE: 1/8"=1'-0"

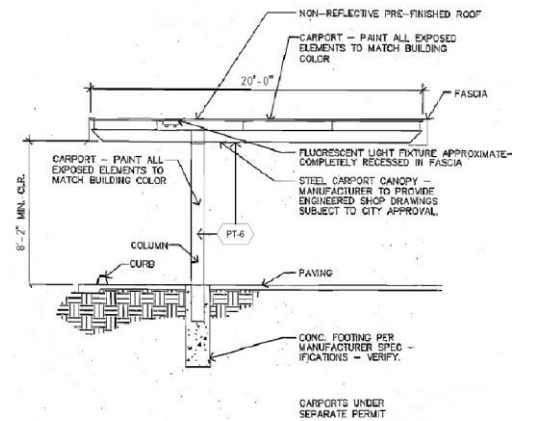


1 MASONRY/WROUGHT IRON COMBO THEME WALL - ELEVATION
SCALE: 1/2"=1'-0"

1. PLASTER
2. WROUGHT IRON FENCE
3. 1" SQ. STEEL RAIL
4. 1/2" SQ. METAL PICKETS (18" O.C.)
5. 4" REG. CMU BLOCK
6. PRECAST CAP
7. FIN. GRADE



3 ENTRY GATE
SCALE: 3/4"=1'-0"



7 TYPICAL PARKING CANOPY
SCALE: 1/4"=1'-0"

Summary

Findings

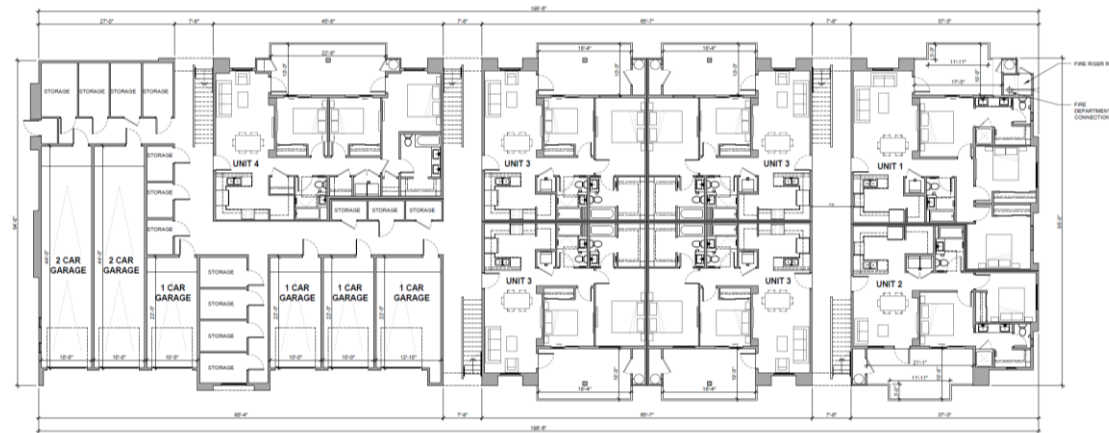
- ✓ Design incorporates multiple materials
- ✓ Exterior walls are subdivided using projections and recesses
- ✓ Variable roof forms are incorporated into the building design
- ✓ A minimum 75% primary exterior building materials (stucco, siding, stone and glazing)
- ✓ At least two (2) kinds of primary exterior materials, with each covering at least 25% of the exterior walls of the building
- Staff welcomes any feedback



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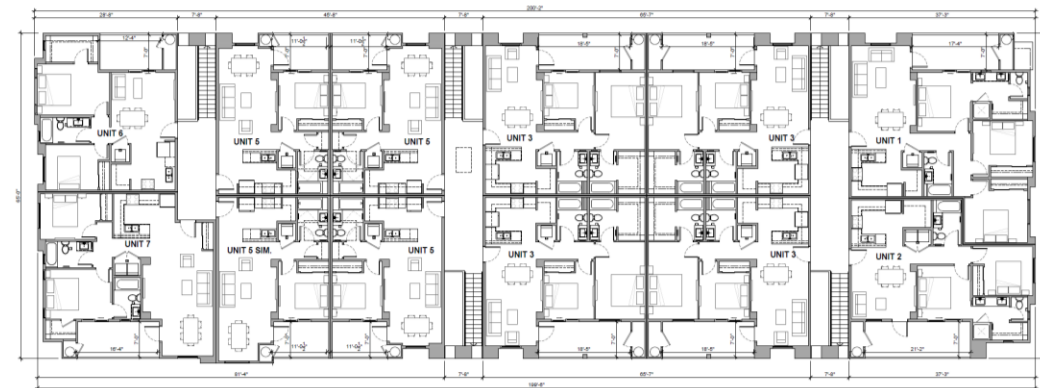
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Floor Plans



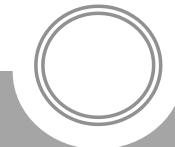
OVERALL FIRST FLOOR PLAN - BUILDING 1

SCALE: 1/8"=1'-0"

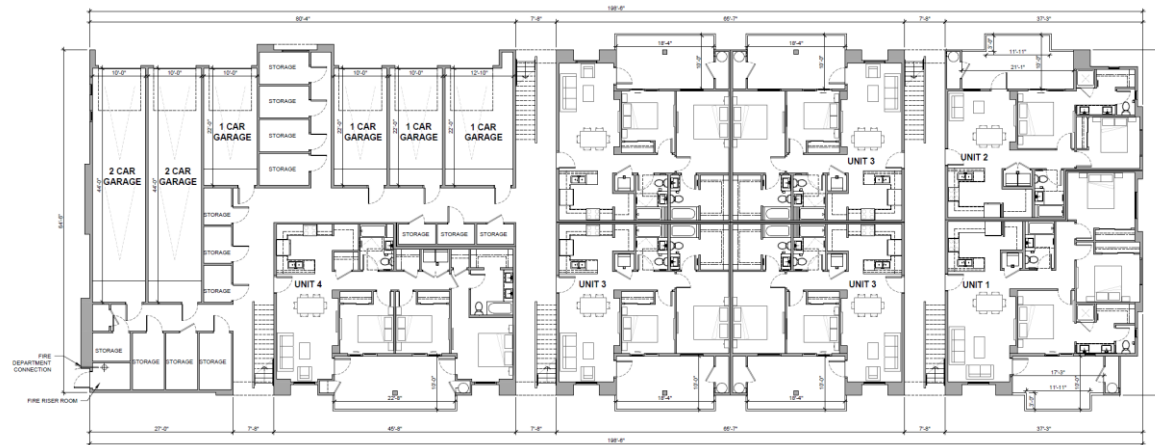


OVERALL SECOND FLOOR PLAN - BUILDING 1

SCALE: 1/8"=1'-0"

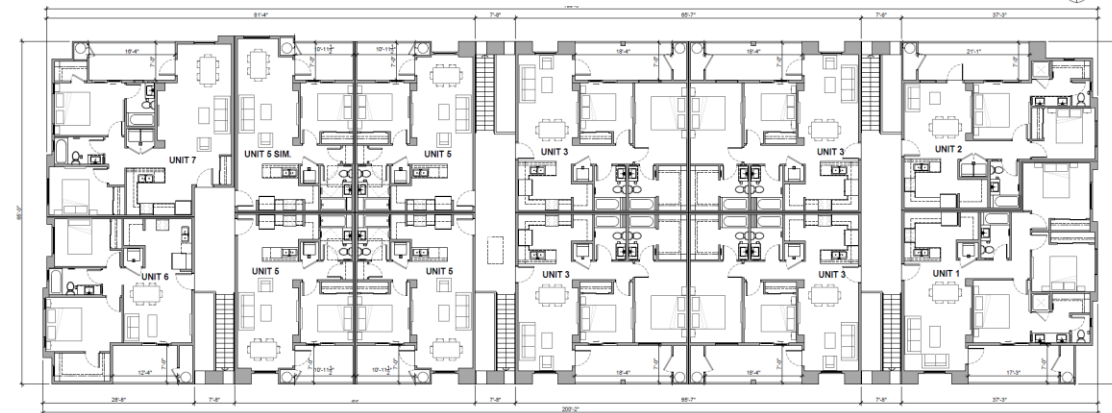


Floor Plans



OVERALL FIRST FLOOR PLAN - BUILDING 2

SCALE: 1/8"=1'-0"



OVERALL SECOND FLOOR PLAN - BUILDING 2

SCALE: 1/8"=1'-0"