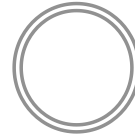


# DESIGN REVIEW BOARD

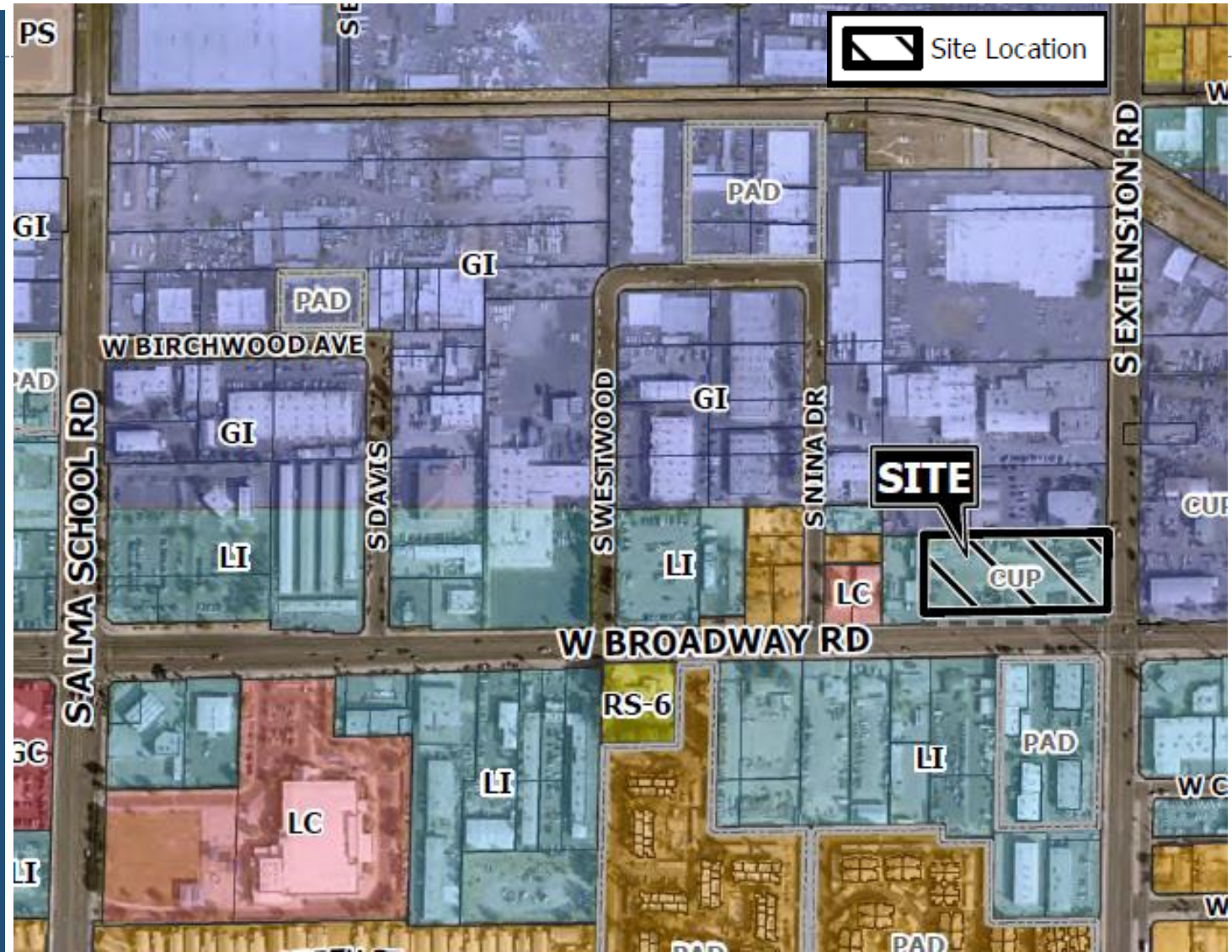
October 12, 2021



# DRB21-00131

# Location

- East of Alma School Road
- North of Broadway Road
- NWC of Broadway and Extension Roads







## Request

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- Design Review

## Purpose

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- Proposed convenience market with an associated fuel station



# Street View



Looking northeast from Broadway Road

# Street View

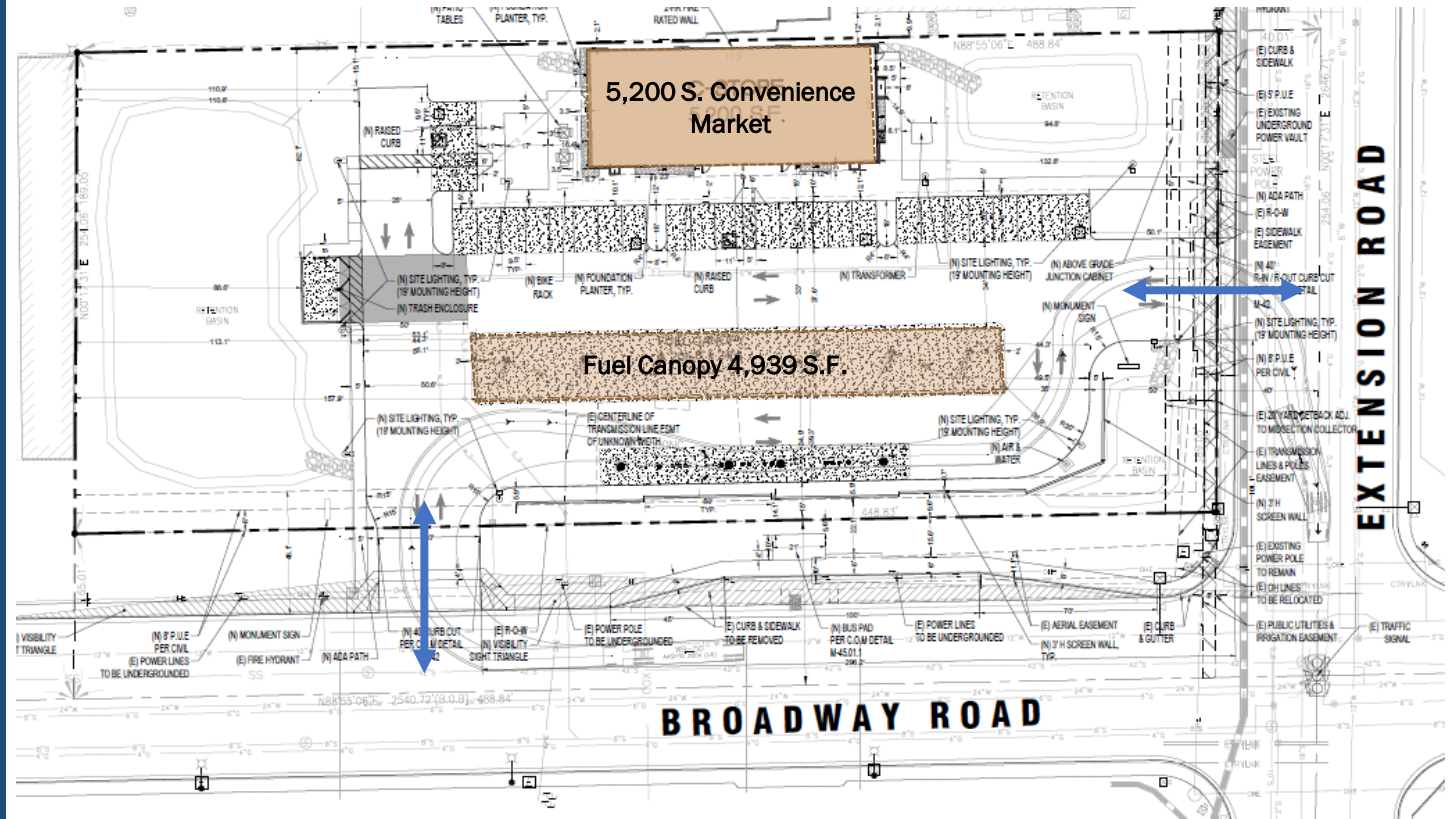


Looking west from Extension Road



# Site Plan

- Convenience Market 5,200 SF
- Fuel Canopy 4,939 SF
- Seven pump fuel station
- Access from Broadway and Extension Roads
- 27 parking spaces



The site plan illustrates the proposed development at 10000 Broadway Road. Key features include:

- C-STORE:** A large rectangular building measuring 5,200 S.F.
- FUEL CANOPY:** A rectangular structure measuring 205.8' x 24', labeled SG-7.
- Retention Basin:** Located on the left side of the site.
- Yard Setback:** A designated area for landscaping and setbacks.
- Easements:** Various easements are shown, including a 10' Aerial Easement, 10' Public Utilities Easement, and 10' Right of Way.
- Setbacks:** The plan shows setbacks from Broadway Road (10' and 20' areas) and Extension Road (10' and 20' areas).
- Infrastructure:** Broadway Road and Extension Road are shown at the bottom and right, respectively. A 10' Right of Way is indicated along the bottom.
- Other Features:** The plan includes a 10' Aerial Easement, 10' Public Utilities Easement, and 10' Right of Way. It also shows a 10' Aerial Easement, 10' Public Utilities Easement, and 10' Right of Way.

	CERCIDIUM HYBRID "DESERT MUSEUM PALO VERDE" 24" BOX
	ACACIA SALICINA WILLOW ACACIA 36" BOX
	ACACIA ANEURA MULGA (SRF/AAPS APPROVED) 24" BOX
	CAESALPINIA CACALOCA "SMOOTH" CASCALOTE 36" BOX
	CAESALPINIA MEXICANA MEXICAN BRD OF PARADISE 5 GALLON
	TECOMA "ORANGE JUBILEE" ORANGE JUBILEE 5 GALLON
	LEUCOPHYLLUM FRUTESCENS "GREEN CLOUD" 5 GALLON
	ACACIA REDOLENS "DESERT CARPET" 1m 5 GALLON
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
	DASYLIRION WHEELERII DESERT SPOON 5 GALLON
	LANTANA MONTEVIDENSIS "GOLD MOUND" 1 GALLON
	LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON

1/2" SCREENED SADDLEBACK BROWN  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS



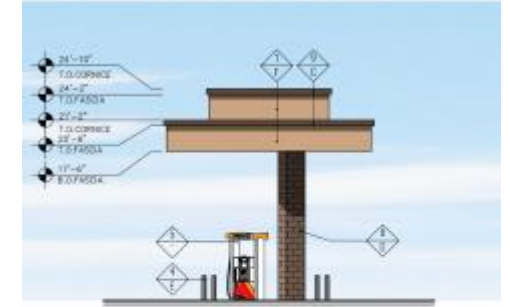
# Elevations



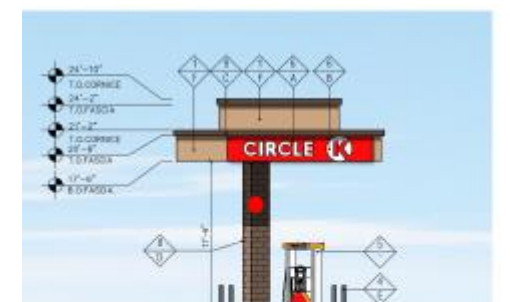
# Elevations



2 "FRONT" ELEVATION (SOUTH)  
SCALE: 1/8" = 1'-0"



3 "SIDE" ELEVATION (EAST)  
SCALE: 1/8" = 1'-0"



4 "SIDE" ELEVATION (WEST)  
SCALE: 1/8" = 1'-0"

# Material Board



GRAY TINTED SOLARBAN  
SOLARGRAY GLASS



NICHIHA TUFF BLOCK TO MATCH  
#SW 6095 "TOASTY"



NICHIHA TUFF BLOCK TO MATCH  
#SW 6115 "TOTALLY TAN"



NICHIHA TUFF BLOCK TO MATCH  
#SW 4081 "SAFETY RED"



DARK BRONZE  
STOREFRONT SYSTEM



FIRESTONE MANSARD  
BROWN SR/SW #6090 "JAVA"



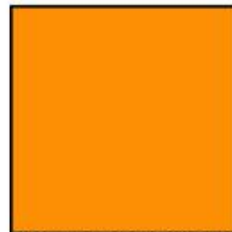
NICHIHA FIBER CEMENT CAP  
CHISELED SILL "TAN"



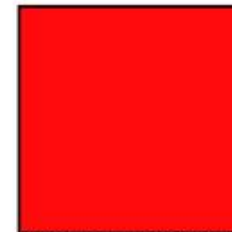
NICHIHA KURASTONE HIGH  
FIBER CEMENT WAINSCOT  
LEDGESTONE "BLUFF"



SHERWIN WILLIAMS #SW 7005  
"PURE WHITE"



PMS #144 "CIRCLE K ORANGE"



SHERWIN WILLIAMS #SW 4081  
"SAFETY RED"



# Lighting

LED Area/Flood Luminaire



LED Recessed Canopy Luminaire



Soffit LED Downlight



LED Security Wall Pack



# Design Guidelines

## Section 11-7-3

✓	Wall Articulation
✓	Employee and Visitor Amenities
✓	Roof Articulation
✓	Incorporates three different and distinct material

## Alternative Compliance

11-7-3-B-5	North elevation (rear): No more than fifty percent (50%) of the total façade may be covered with one (1) single material
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# Summary

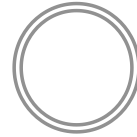
## Findings

Staff is seeking review and recommendation on the following:

- Canopy Elevation - Varying roof height
- North elevation (rear) - No more than fifty percent (50%) of the total façade may be covered with one (1) single material

Staff welcomes any feedback





# DESIGN REVIEW BOARD

October 12, 2021