

DESIGN REVIEW BOARD



DRB21-00591

Location

- Within the 6600 block of S. Sossaman Road (east side)
- North of Pecos Road

Design Review Vicinity Map: DRB21-00591



Case Details

Case

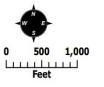
DRB21-00591

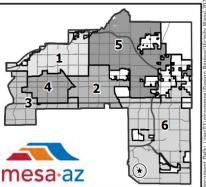
Site / Address:

District 6. Within the 6600 block of South Sossaman Road (east side). Located north of Pecos Road on the east side of Sossaman Road. $(4.5\pm acres)$.

Request:

Requesting the review of a hotel development.





3



Request

Design Review

Purpose

4-story hotel development

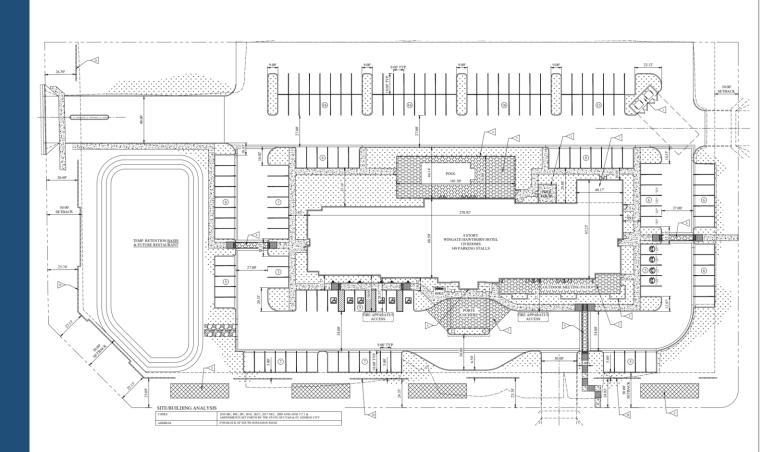
Site Photo



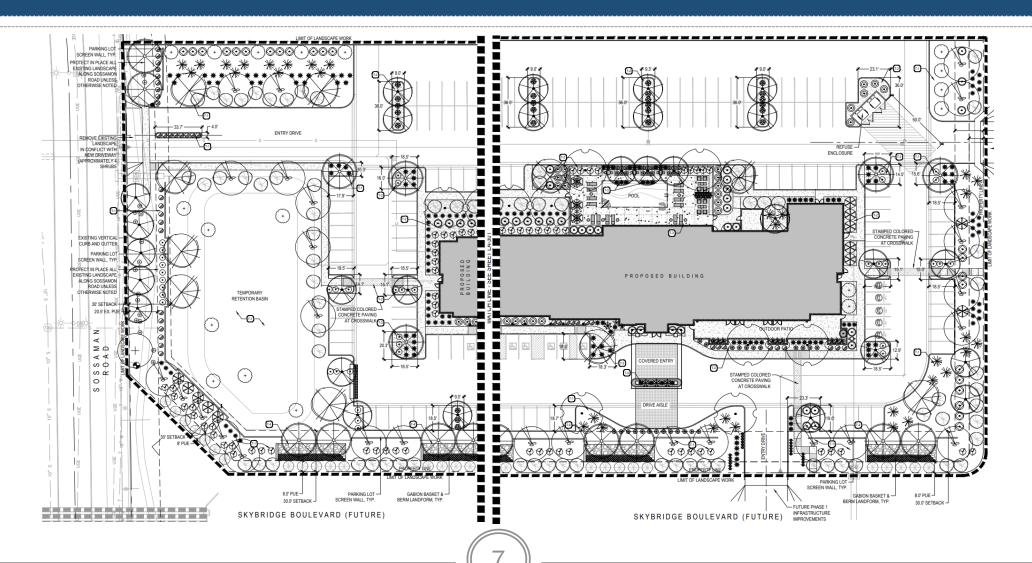
Looking east towards the site from Sossaman Road

Site Plan

- 4-story building (56'-0")
- 18,320 square feet of ground floor area
- Porte cochere for covered vehicle parking during checkin and check-out
- Outdoor pool and patio space for guests

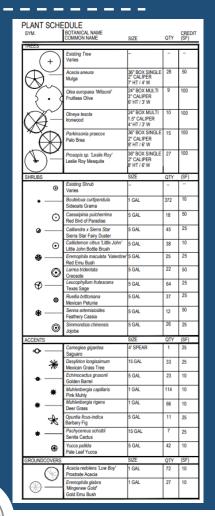


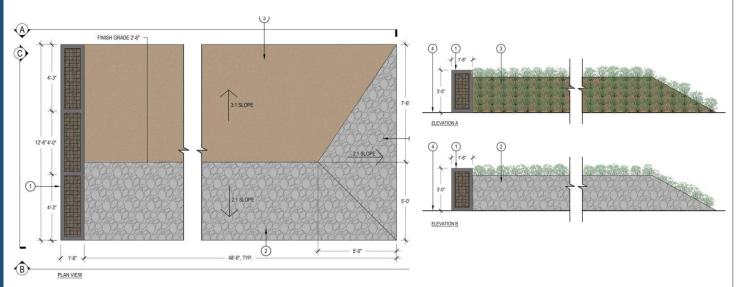
Landscape Plan

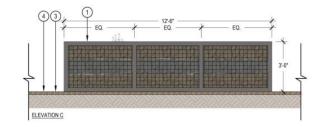


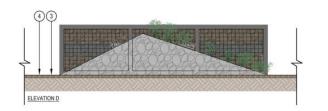
Landscape Plan

PLANT SCHE	BOTANICAL NAME COMMON NAME	SIZE	QTY	CREDIT (SF)
TREES				$\overline{}$
(+)	Existing Tree Varies	_	-	-
R.	Acacia aneura Mulga	36" BOX SINGLE 2" CALIPER 7" HT / 4" W	28	50
{.}	Olea europaea "Wilsonii" Fruitless Olive	24" BOX MULTI 3" CALIPER 6' HT / 3' W	9	100
	Olneya tesota Ironwood	24" BOX MULTI 1.5" CALIPER 4" HT / 3" W	10	100
XXX	Parkinsonia praecox Palo Brea	36" BOX SINGLE 2" CALIPER 8' HT / 6' W	15	100
(L)	Prosopis sp. 'Leslie Roy' Leslie Roy Mesquite	36" BOX SINGLE 2" CALIPER 8' HT / 6' W	27	100
SHRUBS	l	SIZE	QTY	(SF)
	Existing Shrub	-	WIII	100 /
•	Varies Boutelous curtipendula	1 GAL	372	10
	Sideoats Grama Caesalpinia pulcherrima	1 GAL 5 GAL	18	50
0	Red Bird of Paradise Calliandra x Sierra Star	5 GAL	45	25
	Sierra Star Fairy Duster Callistemon citrus 'Little John'	5 GAL	38	10
	Little John Bottle Brush Eremophila maculata 'Valentine'		25	25
O	Red Emu Bush Larrea tridentata Creosote	5 GAL	22	50
♥	Leucophyllum frutescens Texas Sage	5 GAL	64	25
0	Ruellia brittoniana Mexican Petunia	5 GAL	37	25
*	Senna artemisioides Feathery Cassia Simmondsia chinensis	5 GAL 5 GAL	12	50
©	Jojoba	5 GAL	20	25
ACCENTS		SIZE	QTY	(SF)
• —	Camegiea gigantea Saguaro	4'SPEAR	1	25
*	Dasylirion longissimum Mexican Grass Tree	15 GAL	33	25
•	Echinocactus grusonii Golden Barrel Muhlenbergia capillaris	5 GAL 1 GAL	23	10
_ *	Pink Muhly Muhlenbergia rigens	1 GAL	66	10
* -	Deer Grass Opuntia ficus-indica	5 GAL	11	25
*	Barbary Fig Pachycereus schottii Senita Cactus	15 GAL	7	25
- ⊕	Yucca pallida Pale Leaf Yucca	5 GAL	42	10
GROUNDCOVERS		SIZE	QTY	(SF)
(2)	Acacia redolens 'Low Boy' Prostrate Acacia	1 GAL	72	10
\oplus	Eremophila glabra "Mingenew Gold" Gold Emu Bush	1 GAL	27	10
	Gold CITU DUST			



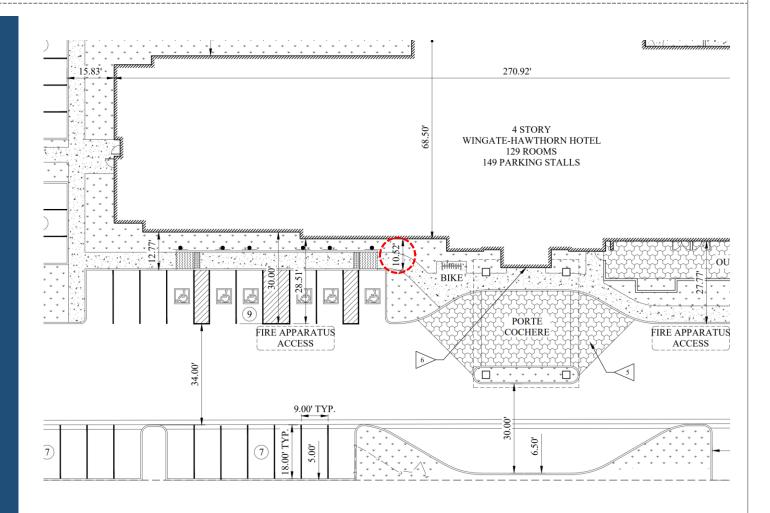






Alternative Landscape Plan

- Per Section 11-33-5 in the MZO, a 15-foot-wide foundation base is required along exterior walls with a public entrance
- Due to the application of fire codes, proposed 10.5' foundation base along the front facade



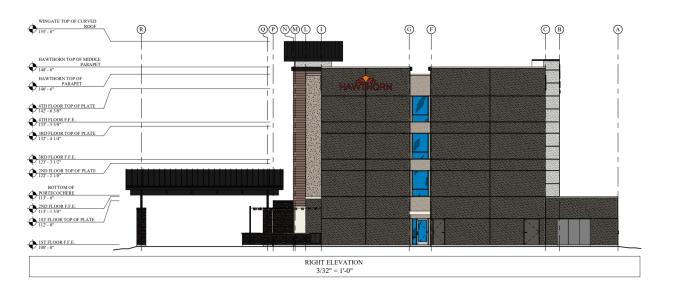


Front Elevation



Side Elevations

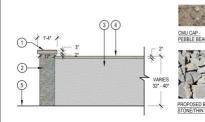




Rear Elevation



Site Details



16"x3"x16" CONCRETE WALL CAP COLOR: PEBBLE BEACH.

12"X12" END COLUMN WITH BUILDING STONE/THIN VENEER TYPE: YUKON GREY RUBBLE SOURCE: ANAZASI STONE

8"X8"X16" CONCRETE MASONRY UNIT. FINISH: STUCCO, PAINTED LIGHT WARM CONTRACTOR TO CONFIRM COLOR SELECTION.

10"X2"X24" CONCRETEWALL CAP. PRODUCT: TRENWYTH BY ECHELON. COLOR: PEBBLE BEACH.

FRONT ELEVATION (5)(6) NOTES:

1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.

2. NORRIS DESIGN IS NOT RESPONSIBILE FOR STRUCTURAL ENGINEERING ASSOCIATED WITH THIS DETAIL. THIS MUST BE PREPARED BY A LOCALLY LICENSED ENGINEER AS REQUIRED FOR PERMITS AND MUST COMPLY WITH ALL CODES AND REGULATIONS. 3. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. BACK ELEVATION

- NOTES:

 1. ALL REINFORCEMENT AND CONNECTIONS TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

 2. ANY EXPOSED/ABOVE GRADE CMU BLOCK IS TO BE STUCCOED AND PAINTED PER
- LANDSCAPE ARCHITECT'S SPECIFICATION AND MANUFACTURER'S RECOMMENDATION.
- SEE HARDSCAPE PLANS FOR COLUMN LOCATIONS.
- COLUMN MUST BE PROVIDED AT THE END OF SCREEN WALL RUNS AND EVERY 25 LINEAR

PARKING LOT SCREEN WALL - ELEVATION

SEE HARDSCAPE PLAN 5 2 1 3 4 6 (4) - 3 3" MAX TYP. ELEVATION

ALL REINFORCEMENT AND CONNECTIONS TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
WATERPROOF ALL MASONRY SURFACES BELOW GRADE.

3 5' H POOL BARRIER WALL

2 REFUSE ENCLOSURE



- CAP. PRODUCT: TRENWYTH BY ECHELON. COLOR: PEBBLE BEACH. (2) 8"X8"X16" CONCRETE MASONRY UNIT.
- FINISH: SPLIT FACE. PAINTED LIGHT WARM GRAY TO MATCH ARCHITECTURE. CONTRACTOR TO CONFIRM COLOR SELECTION.

8"X4"X16" CONCRETE MASONRY UNIT WALL

- 8"X8"X16" CONCRETE MASONRY UNIT. FINISH: SMOOTH, PAINTED LIGHT WARM CONTRACTOR TO CONFIRM COLOR
- 4 FINISH GRADE
- 6 8"X4"X16" CONCRETE MASONRY UNIT. PRODUCT: TRENWYTH BY ECHELON. COLOR: PEBBLE BEACH.
- 5' H STEEL POOL FENCE PRIMED AND PAINTED COLOR DARK BROWN TO MATCH ARCHITECTURE. CONTRACTOR TO CONFIRM COLOR SELECTION

SCALE: 1/2" = 1'-0"

Renderings



PERSPECTIVE - SOUTHWEST VIEW

Renderings



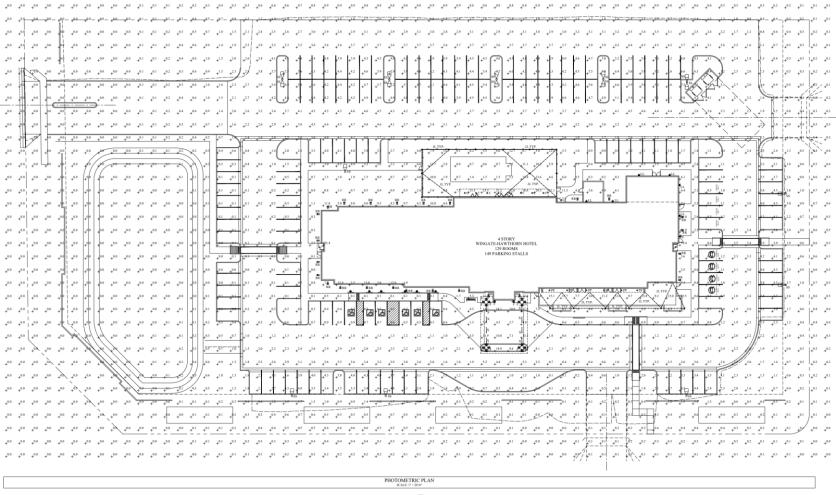
PERSPECTIVE - SOUTHWEST VIEW



Color and Material Palette



Lighting



Lighting

OUTDOOR PHOTOMETRIC REPORT CATALOG: DSX0 LED P6 40K T3M MVOLT

Test #: ISF 33813P17 Test Lab: SCALED PHOTOMETRY

Test Date: 3/13/2017 DSX0 LED P6 40K T3M MVOLT Catalog:

Description: DSX0 LED P6 40K T3M MVOLT D-Series Area Size 0 Series:

Lamp Catalog: PCBA LEM-30 4000K 319A 70 CRI

Lamp:

Total luminaire Lumens: 15508.8, absolute Lamp Output:

photometry * LED Driver Input Wattage:



CATALOG: DSXF2 LED P4 50K 70CRI FL

ISF 211403P12 Test #: Test Lab: SCALED PHOTOMETRY

DSXF2 LED P4 50K 70CRI FL Catalog:

Description: DSX Floodlight Luminaire Size 2 P4 Lumen Package 5000K CCT

70CRI Type FL Distribution

Series: D-Series Flood Size 2

Total luminaire Lumens: 17587.1, absolute photometry * Lamp Output:

144.6545 Input Wattage:

Luminous Opening: Rectangle (L: 2.28", W: 9.72")



AcuityBrands.

LITHONIA LIGHTING

AcuityBrands.



INDOOR PHOTOMETRIC REPORT

CATALOG: LDN4CYL 27/20 LW4 WR

Test #:

ISF 31743P373

Test Lab: Catalog:

SCALED PHOTOMETRY LDN4CYL 27/20 LW4 WR

4IN LDN CYLINDER WALLWASH, 2700K, 2000LM, Description:

WHITE, CRI80

LDN4 Cylinder Series Series:

Total luminaire Lumens: 1680, absolute photometry * Lamp Output:

Input Wattage: 22.12

Luminous Opening: Circular (Dia: 3.96")

Cie Class: Direct

Max Cd: 1,618.5 at Horizontal: 180°, Vertical: 15°

Spacing Criterion: @ 0 = 0.95 / @ 90 = 1.14





INDOOR PHOTOMETRIC REPORT

CATALOG: MRW LED P1 SR2 40K MVOLT

Test #:

ISF 37792P4

Test Lab:

SCALED PHOTOMETRY

Test Date:

3/22/2018

Catalog:

MRW LED P1 SR2 40K MVOLT

Description:

MRW LED WITH P1-PERFORMANCE PACKAGE, 4000K, AND

SR2 OPTIC TYPE

Series:

MRW-LED

Lamp:

Lamp Output:

Total luminaire Lumens: 2250.8, absolute photometry *

Ballast / Driver: Input Wattage:

LED DRIVER

19.56





Design Guidelines

Section 11-7-3		
√	Wall and roof articulation	
✓	Defined primary entrances	
√	More than 1 color on all elevations	
√	All visible facades incorporate details	
*	Each facade incorporates 3 different and distinct materials	
*	No more than 50% of each facade is covered with a single material	

Alternative Compliance

Each facade shall incorporate at least 3 different materials

Alternative is more aesthetically harmonious and complimentary to the overall design

No more than 50% of each facade shall be covered with one material

 Alternative is more aesthetically harmonious and complimentary to the overall design

Summary

Findings

- Staff is seeking your review and recommendation on the following:
 - Proposed building elevations
 - Proposed landscape plan
 - Alternative compliance requests for materials
 - Alternative landscape plan for foundation base width

Staff welcomes any feedback



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