

Bedrosians Tile & Stone Warehouse Addition Preliminary Design Review



Design Review Board

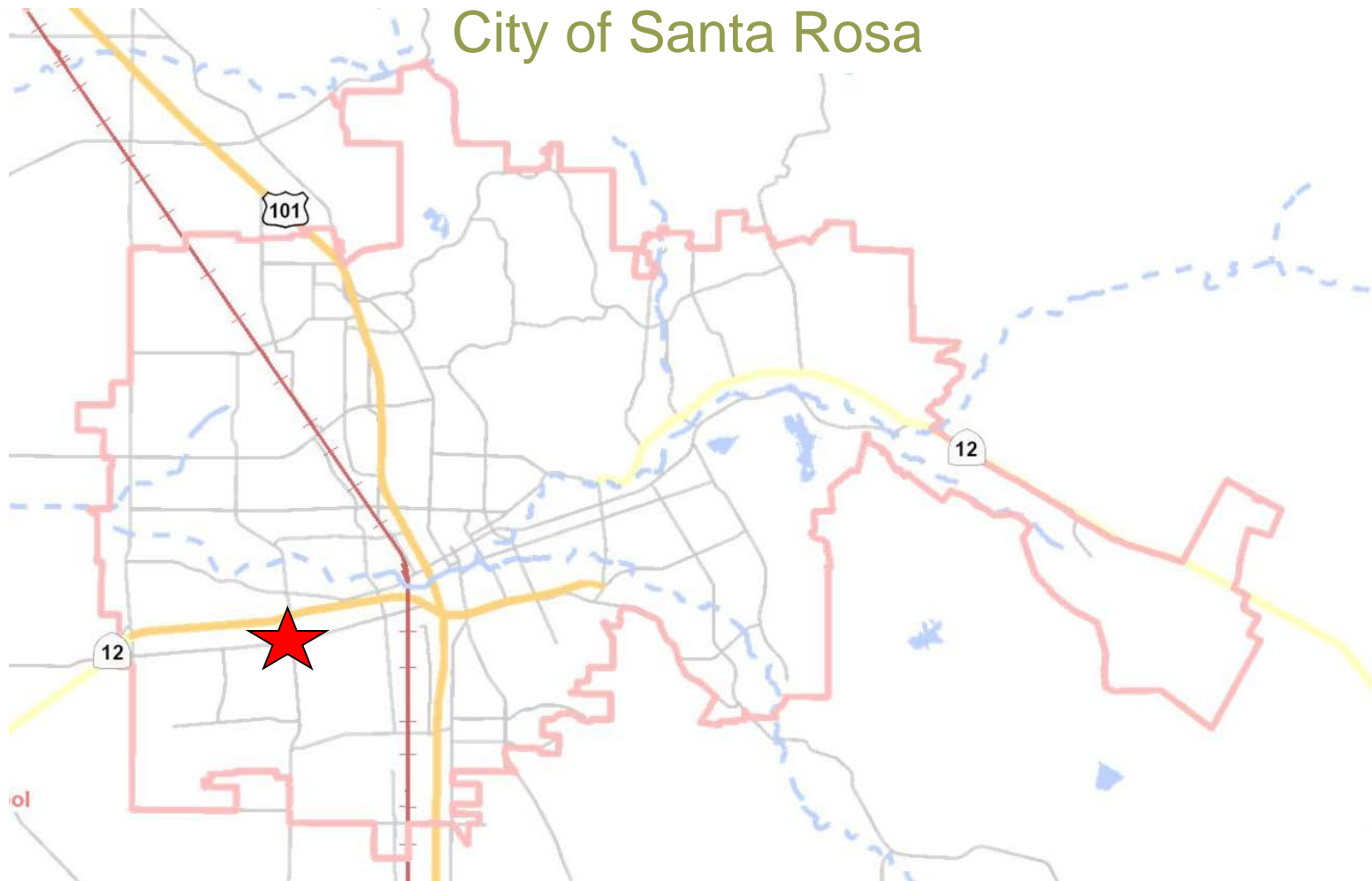
November 21, 2019

Shari Meads
City Planner
Planning and Economic Development

- Construct a 17,000-square-foot (sf) warehouse addition to the existing 15,000-sf Bedrosians Tile & Stone retail showroom and warehouse to replace two existing detached storage structures that will be demolished
- On-site improvements include additional parking and perimeter landscaping including the creation of a 152-sf planted bio-retention area to aid in the treatment of stormwater

Project Location

700 Stony Point Road



Neighborhood Context

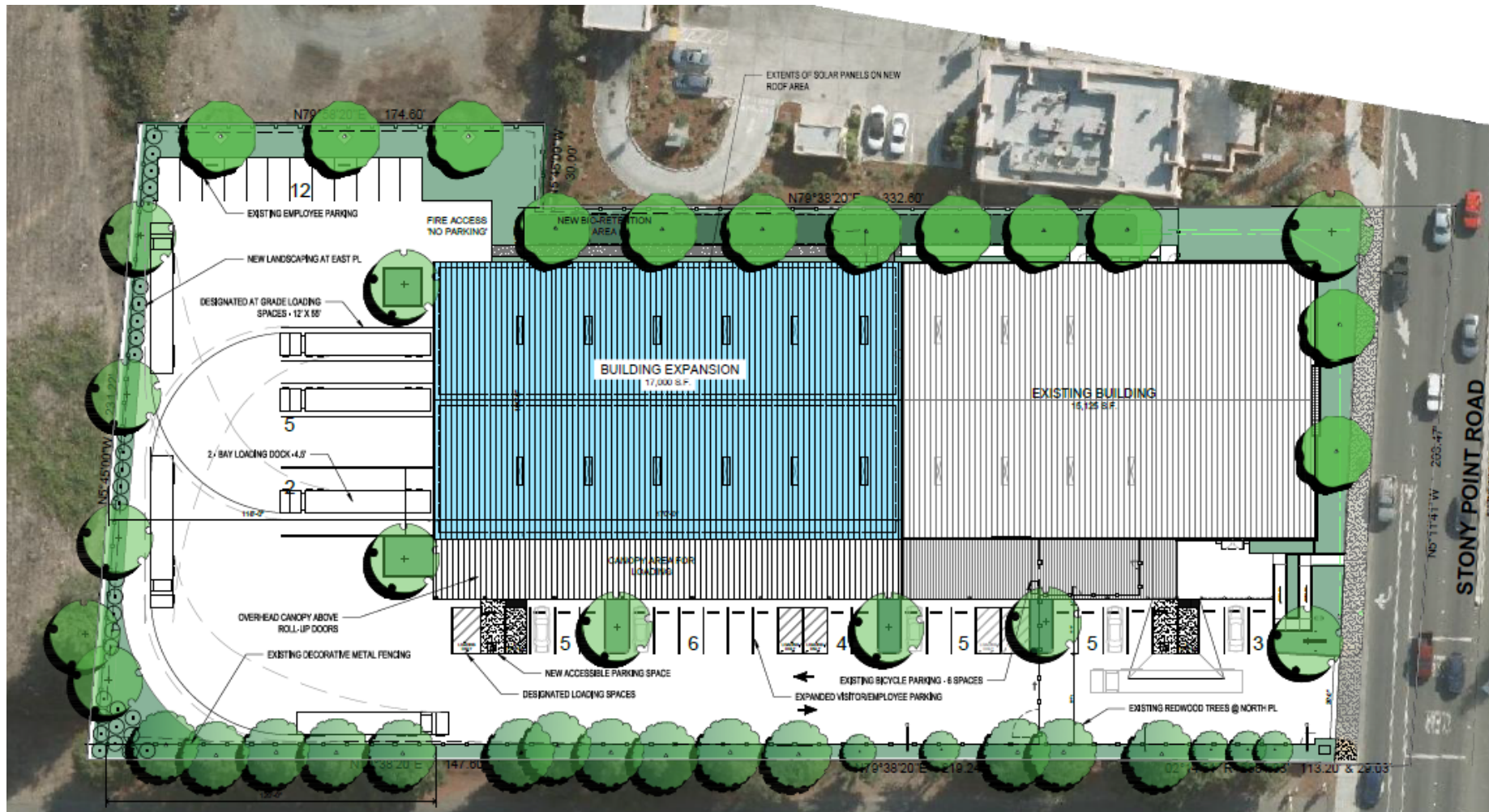
700 Stony Point Road





Project Description

Site Plan

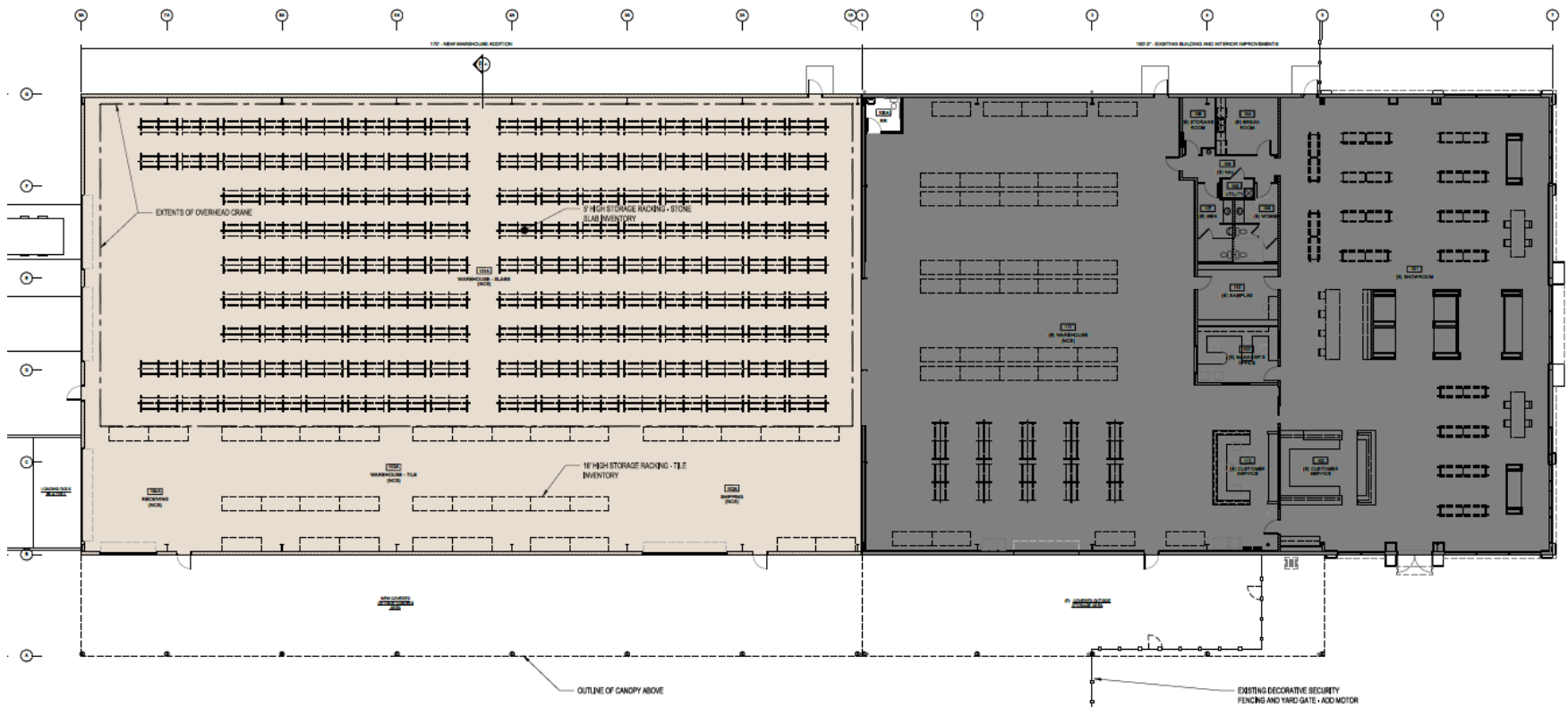


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Floor Plan Existing and Proposed Addition

Proposed warehouse addition

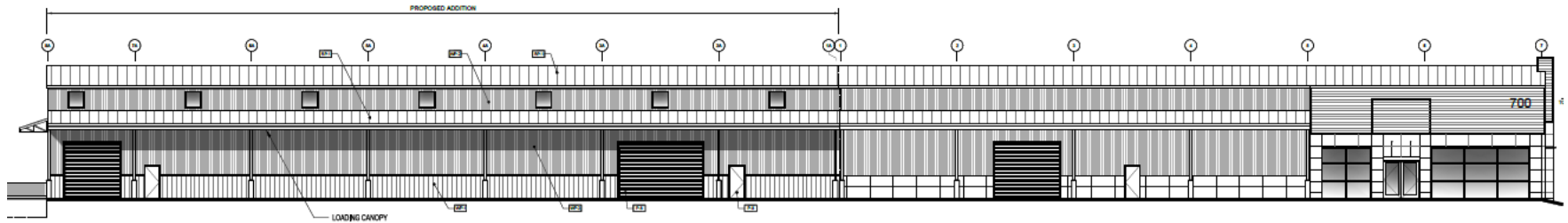
Existing retail showroom
and warehouse



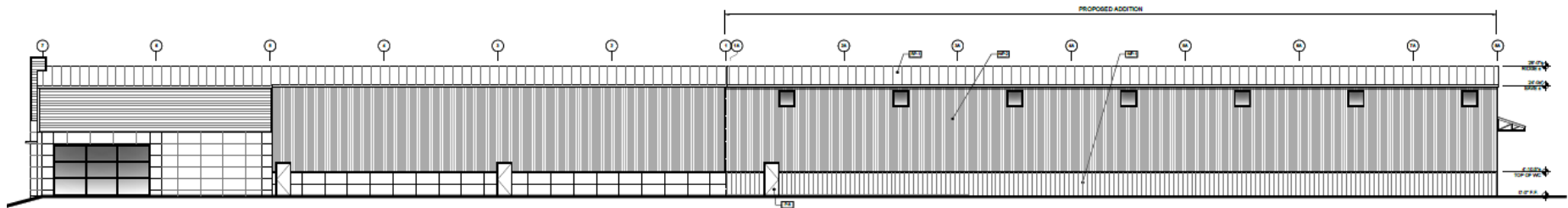
Project Elevations

Proposed Addition and Existing

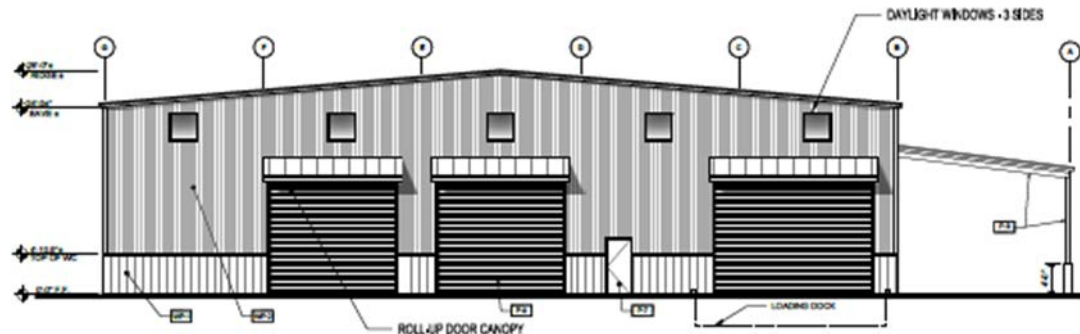
North Elevation



South Elevation



East Elevation



Existing Façade and Color Palette

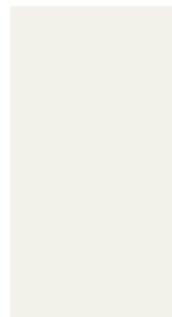
West Elevation (Façade), granted Final Design Review on 11-15-2012



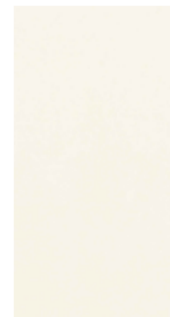
P1/SF1
METAL WALL PANEL & STOREFRONT
MET
SILVER METALIC
SP. SATIN ALUMINUM



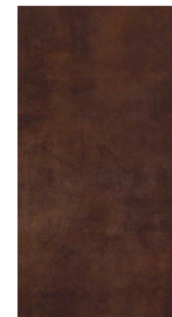
WP-2/P-8
METAL WALL PANEL II
MET
ASH GRAY



RP-1
METAL ROOFING
MET
POLAR WHITE



WP-1/PT1
PORCELAIN TILE 24 X 48"
MET
BEDROSIANS
SILVERNOGAH



PT2
PORCELAIN TILE 24 X 24"
MET
BEDROSIANS
METRO PLUS
CHERRY COLA

The proposed materials and color palette will match existing color palette approved by the Design Review Board on 11-15-2012.

New Exterior Lighting Canopy Bays

- The LSI Fixture will be mounted to the underside of the canopy bays, with one fixture per bay.



EGW 4
Wide Wet Location LED



The EGW fixture provides excellent lighting in heavy-duty, high-impact, reinforced fiberglass housing. With its vaportight design, it is ideal for utility, backroom, and cooler applications. Offered with high-impact acrylic lens and symmetrical distribution for outstanding light delivery.

New Exterior Lighting Building Perimeter

- New performance LED sconces will be wall mounted (to match existing height) and spaced similar to existing spacing at 30 feet on center. Four new sconces will be located on the south elevation and two will be located on the east elevation of the new addition.



- The Planning and Economic Development Department recommends that the Design Review Board, by resolution, grant Preliminary Design Review to construct a 17,000-square-foot warehouse addition to the existing Bedrosians Tile & Stone retail showroom and warehouse, and site improvements for the property located at 700 Stony Point Road, Assessor's Parcel Number 125-071-020.

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