



DESIGN REVIEW BOARD

May 10, 2022



DRB22-00100



Request

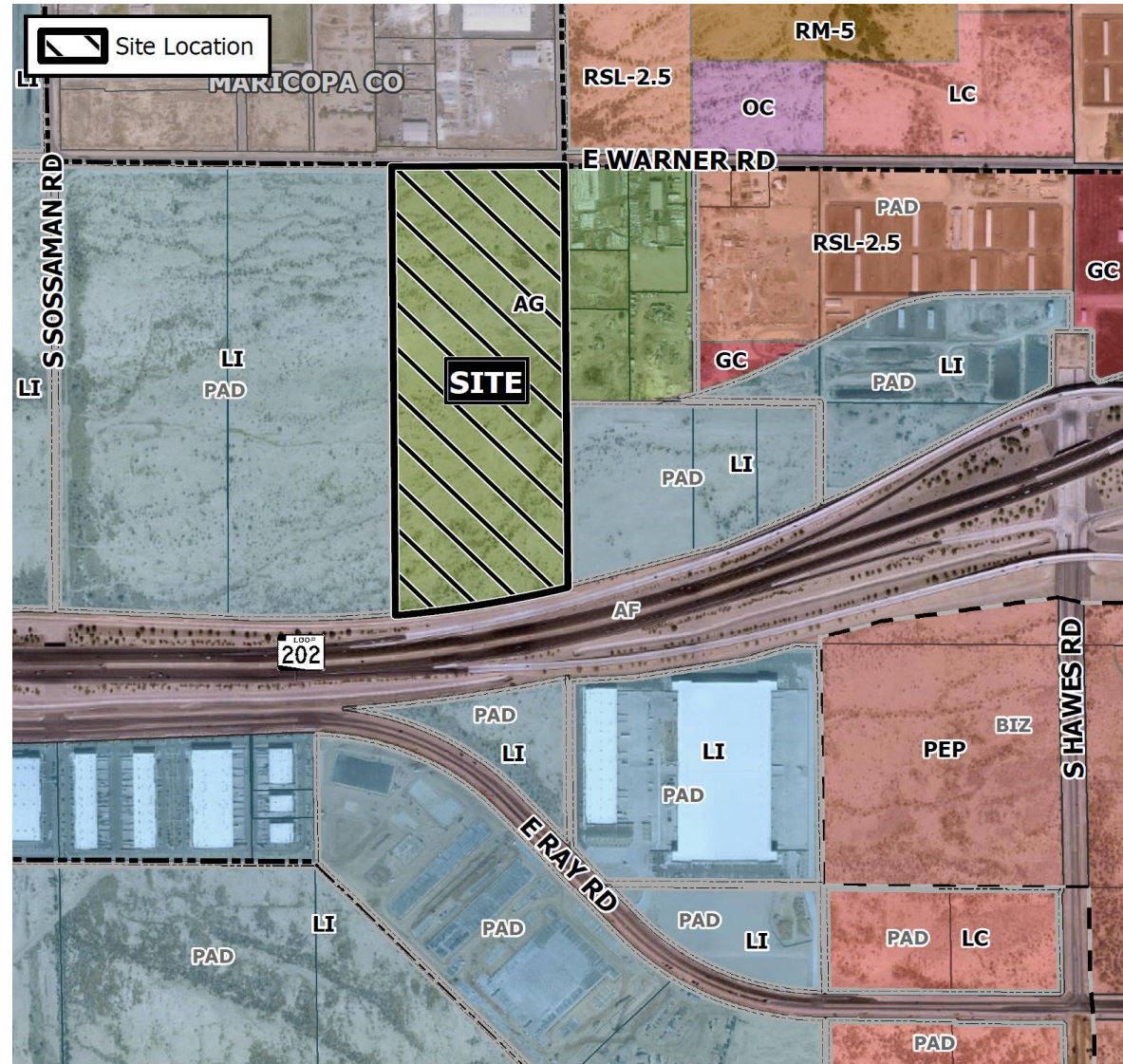
- Design Review

Purpose

- To allow for the development of an industrial park

Location

- South of Warner Road
- East of Sossaman Road

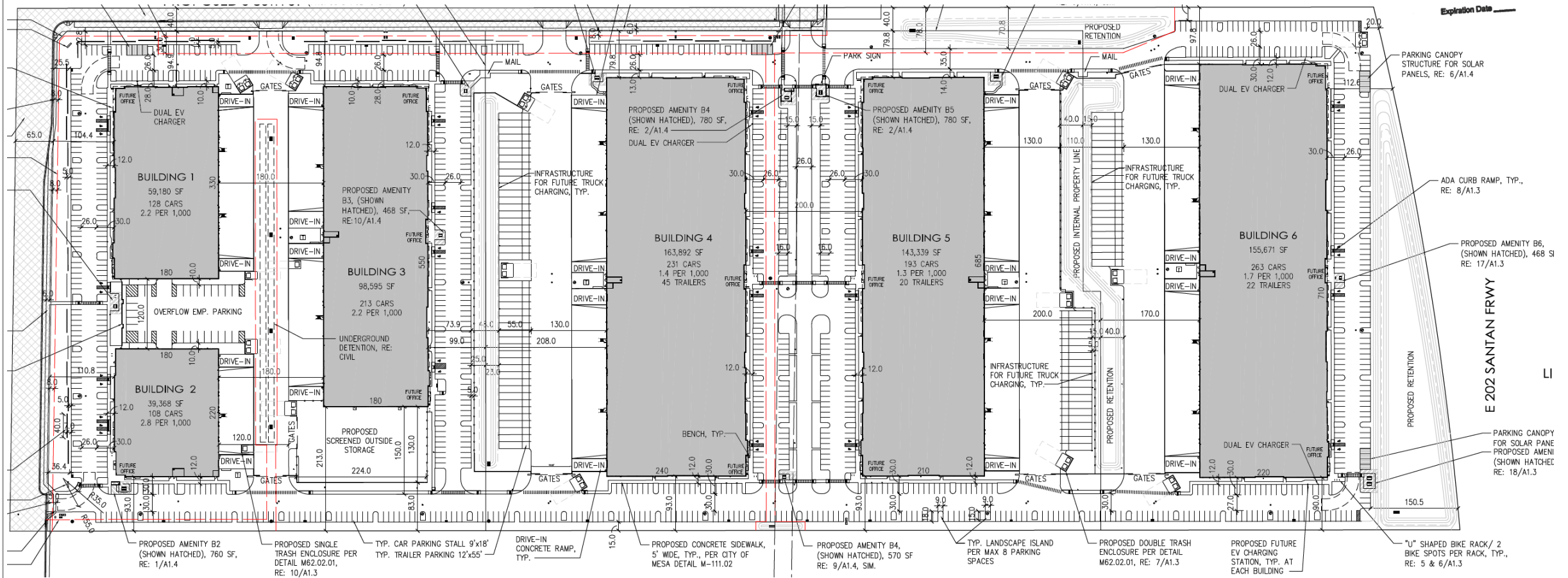


Site Photo



Looking south towards the site from Warner Road

































Site Plan





























Landscape Plan

- Sissoo, Evergreen Elm, Texas Ebony, Texas Mountain Laurel

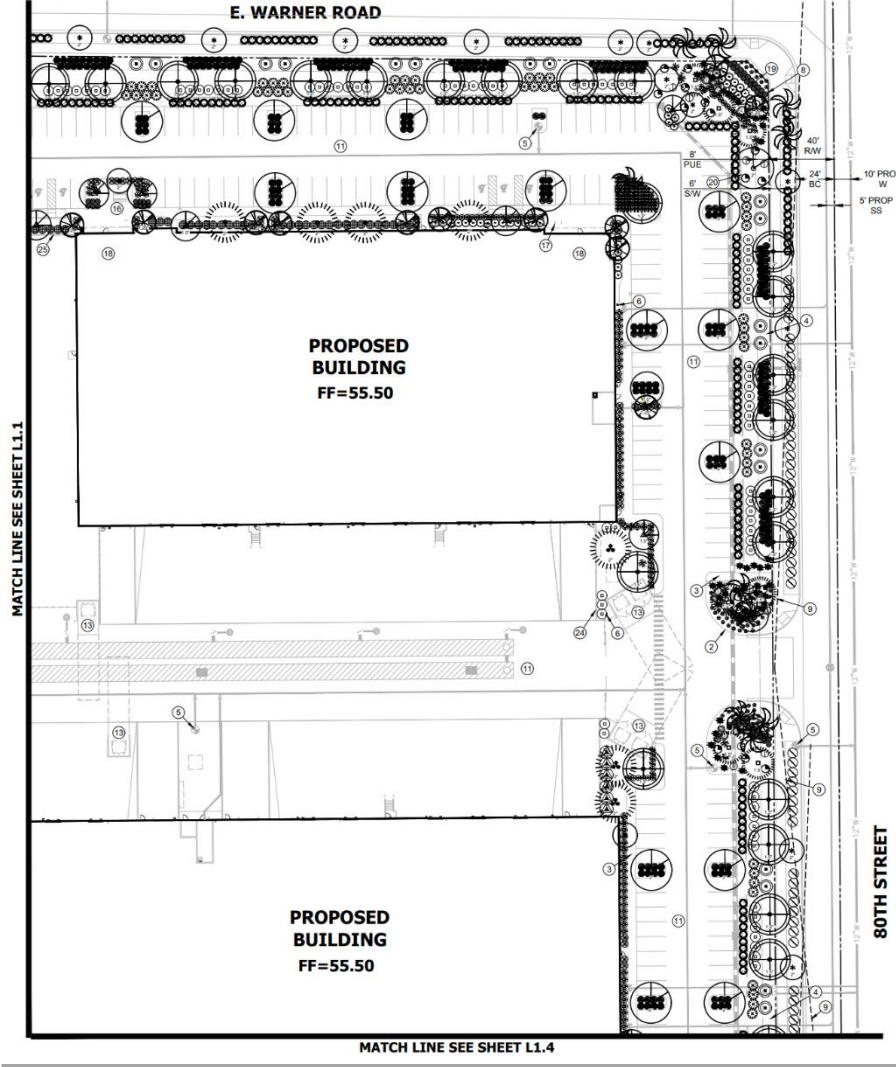
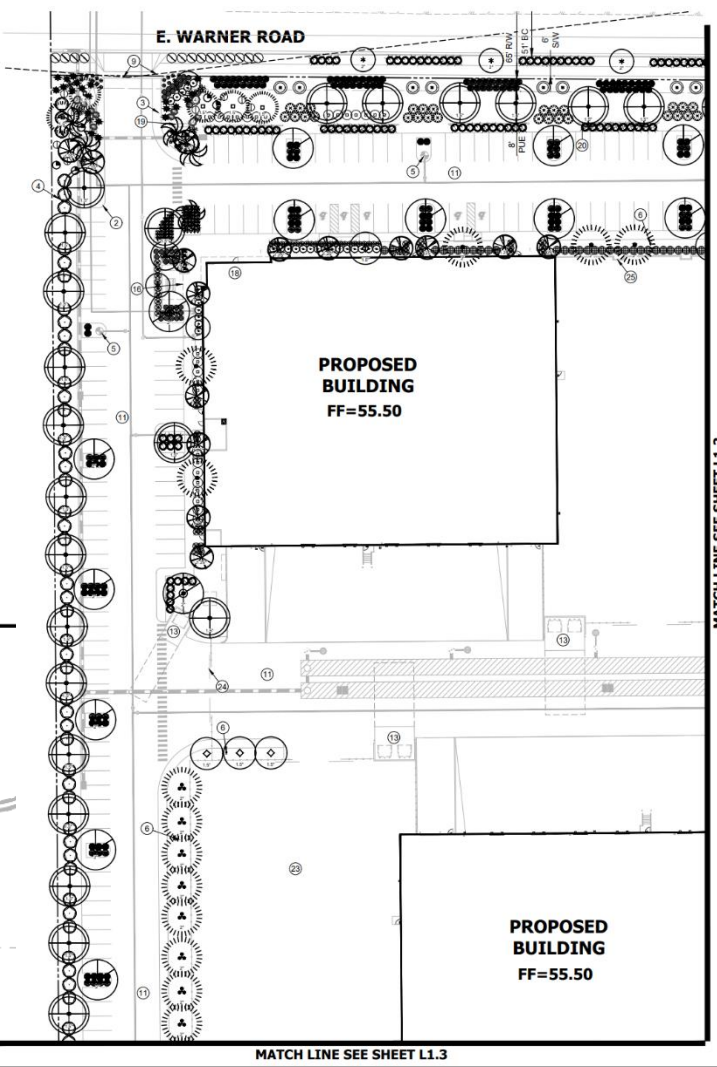
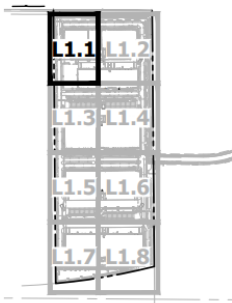
PLANTING LEGEND

Trees	Caliper	Qty.
 Acacia aneura Mulga	2"	39
 Caesalpinia cacalaco 'Smoothie'	1.5"	34
 Cascalote	1.5"	178
 Dalbergia sissoo	1.5"	68
 Ebenopsis ebano	1.5"	51
 Texas Ebony	2"	10
 Eucalyptus microtheca	2"	3
 Coolibah	1.5"	49
 Fraxinus velutina	2"	31
 'Rio Grande' Ash	2"	4
 Parkinsonia x 'desert museum'	1.5"	34
 Desert Museum Palo Verde	1.5"	115
 Pinus halepensis	2"	10
 Aleppo Pine	2"	116
 Pistacia x 'red push'	2"	22
 Red Push Pistache	12' Ht	4
 Populus freemontii	16' Ht	0
 Cottonwood		
 Prosopis glandulosa		
 'Torreyana' Mesquite		
 Sophora secundiflora		
 Texas Mountain Laurel		
 Quercus virginiana 'Heritage'		
 Heritage Live Oak		
 Ulmus parvifolia 'True Green'		
 Evergreen Elm		
 Washingtonia robusta		
 Mexican Fan Palm		
 Washingtonia robusta		
 Mexican Fan Palm		
 Washingtonia robusta		
 Mexican Fan Palm		

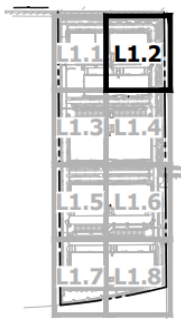
Shrubs	Size	Qty.
 Baccharis x 'Starn'	5 gal.	324
 Thompson		
 Bougainvillea 'Barbara Karst'	5 gal.	67
 'Barbara Karst'		
 Caesalpinia mexicana	5 gal.	199
 Mexican Bird of Paradise		
 Calliandra eriophylla	5 gal.	28
 Pink Fairy Duster		
 Callistemon citrinus 'Little John'	5 gal.	222
 Bush Bottlebrush		
 Dodonaea viscosa	5 gal.	126
 Hop Bush		
 Eremophila glabra	5 gal.	188
 Winter Blaze		
 Eremophila hygrophana 'Blue Bells'	gal.	64
 Blue Bells		
 Feijoa sellowiana	5 gal.	96
 Pineapple Guava		
 Leucophyllum candidum	5 gal.	17
 Thunder Cloud		
 Rosmarinus officinalis 'Tuscan Blue'	5 gal.	1137
 Tuscan Blue Rosemary		
 Ruellia peninsularis	5 gal.	37
 Baja Ruellia		
 Tecoma stans	5 gal.	721
 Yellow Bells		

Landscape Plans

KEY MAP

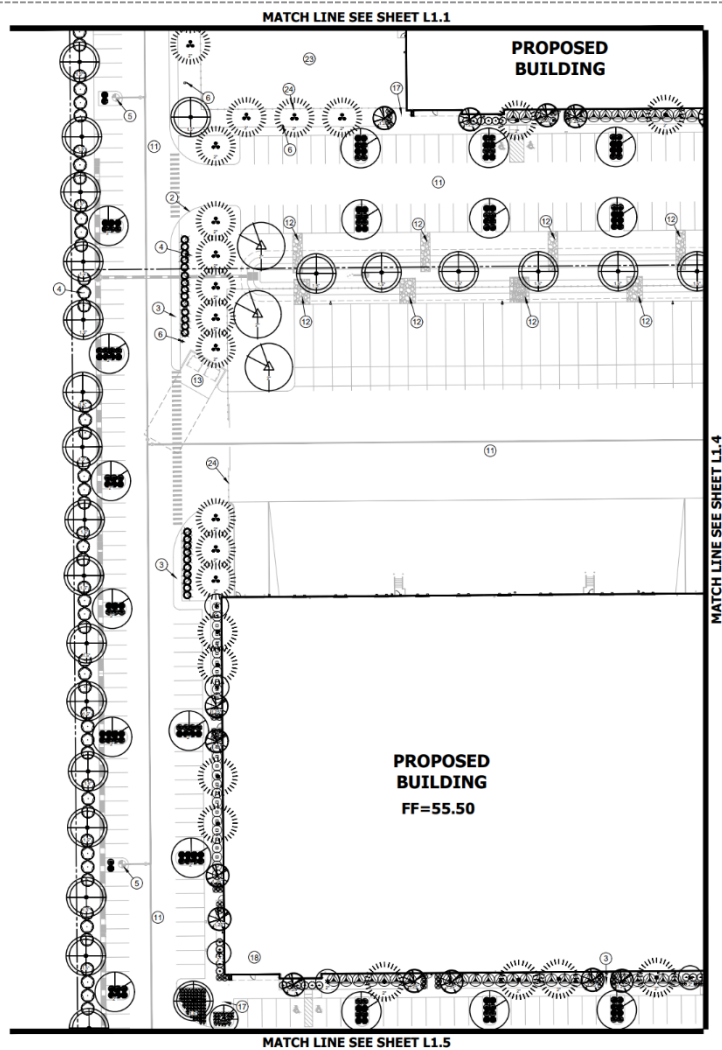
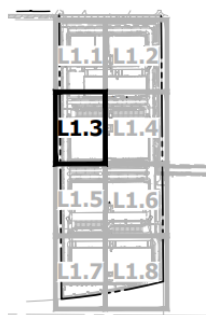


KEY MAP



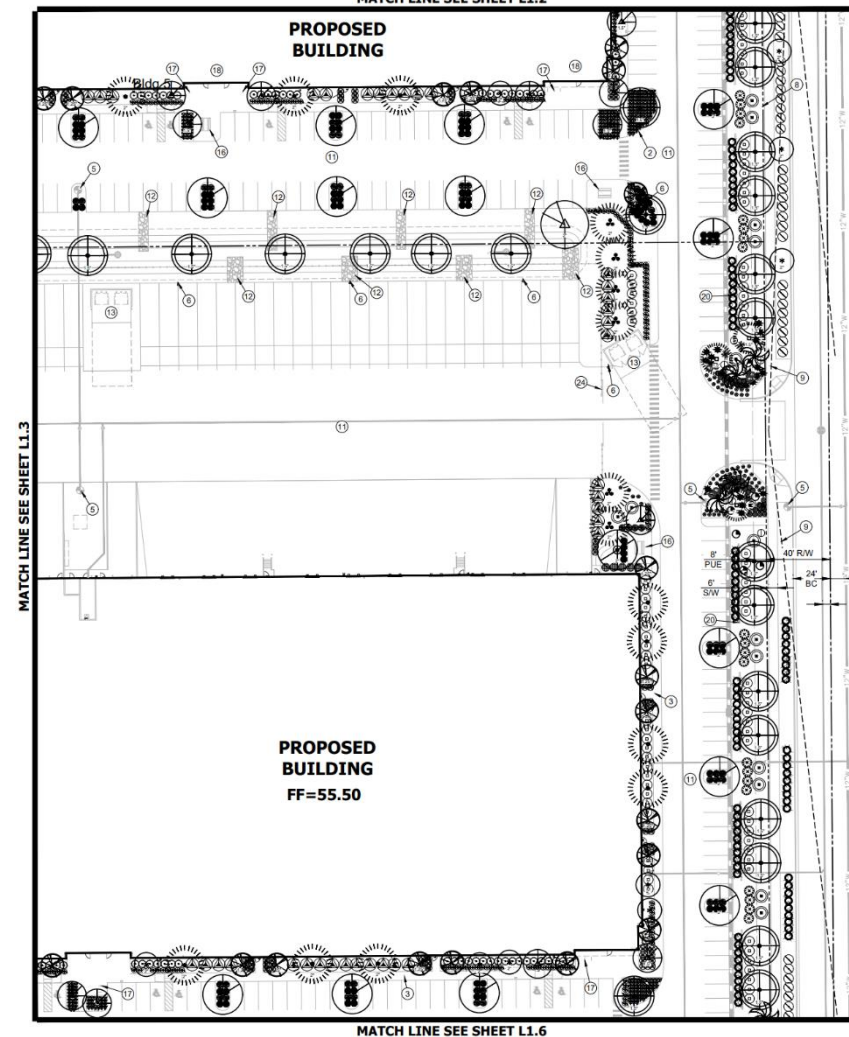
Landscape Plans

KEY MAP

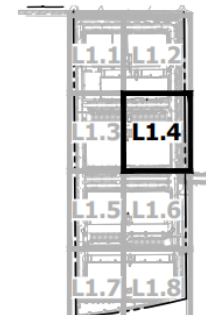


MATCH LINE SEE SHEET L1.4

MATCH LINE SEE SHEET L1.2

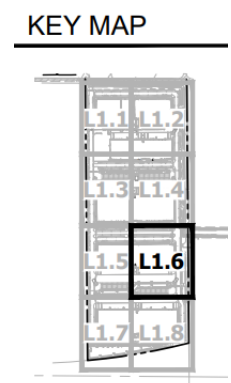
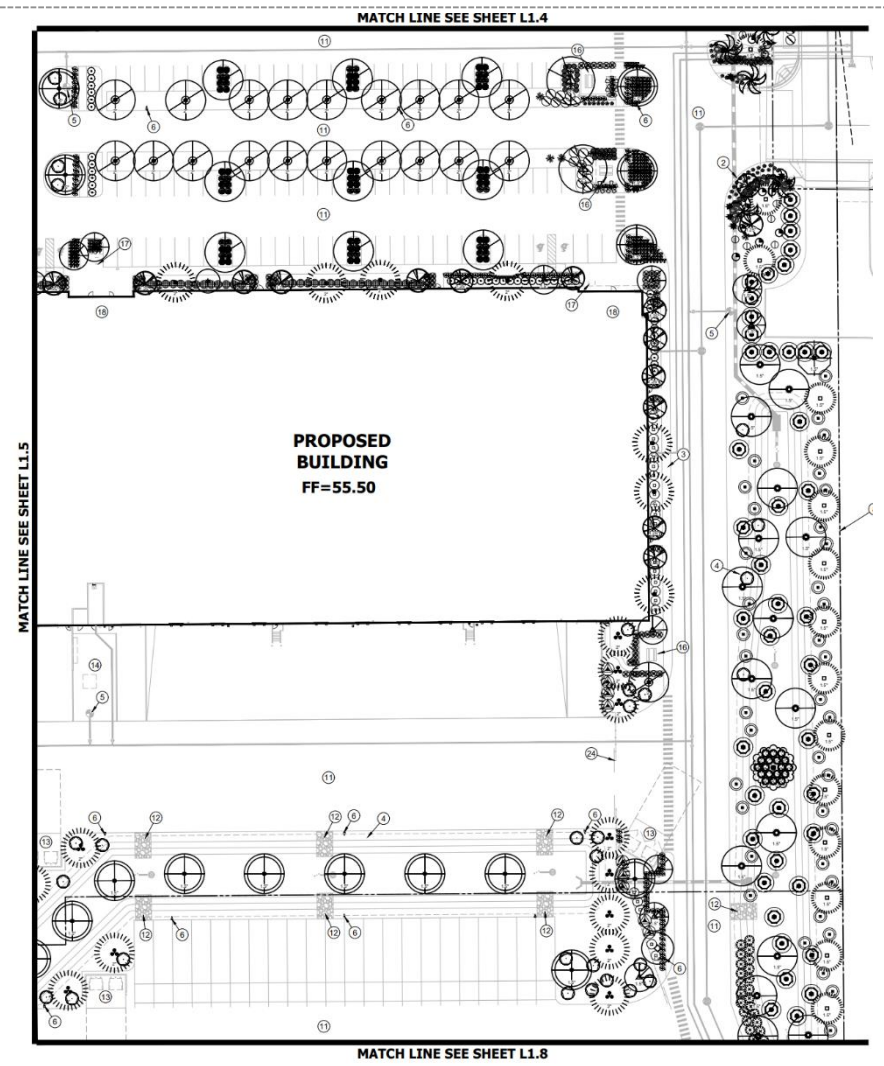
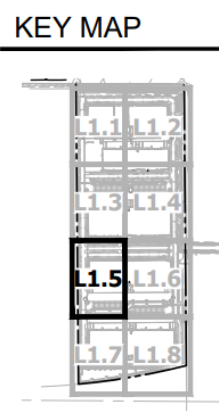
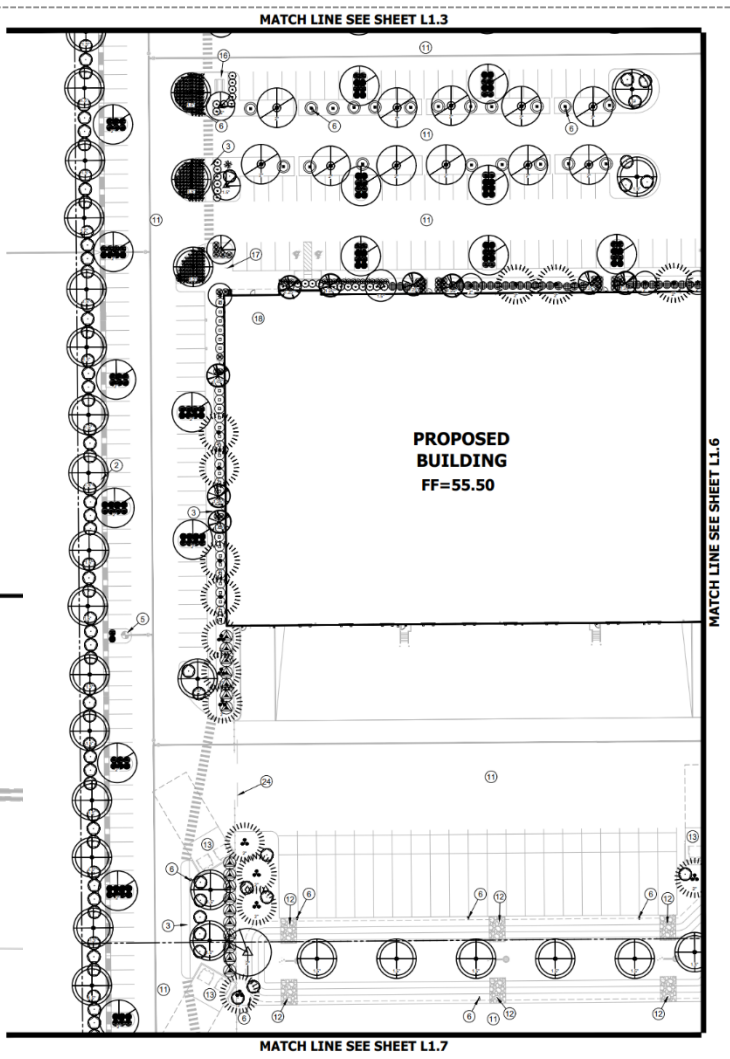


KEY MAP



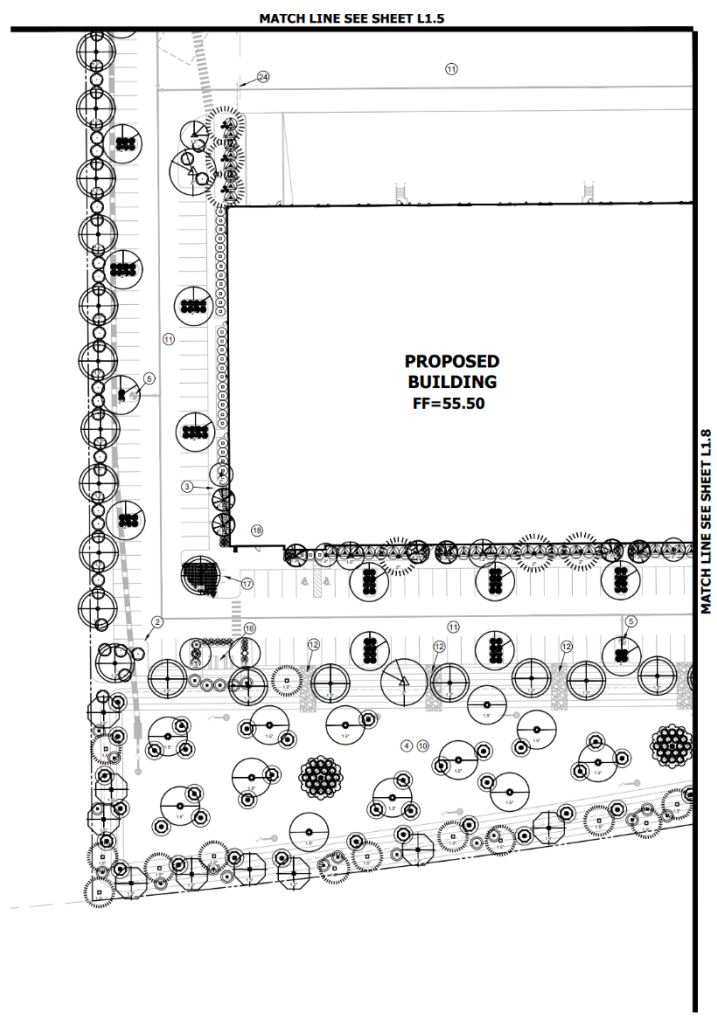
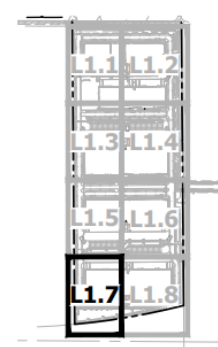
80TH STREET

Landscape Plans

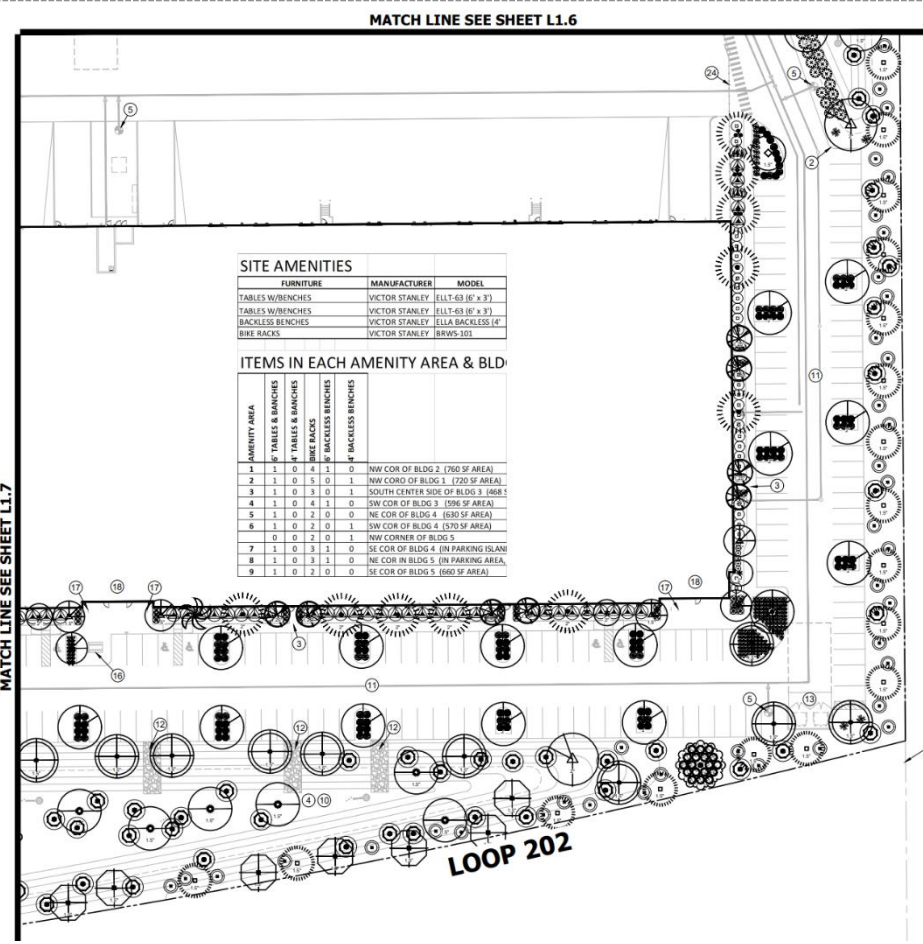


Landscape Plans

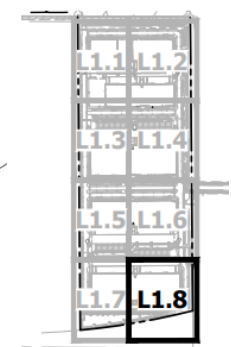
KEY MAP



MATCH LINE SEE SHEET L1.7

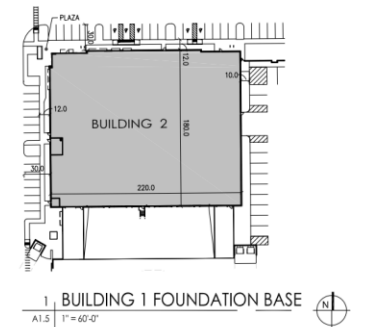
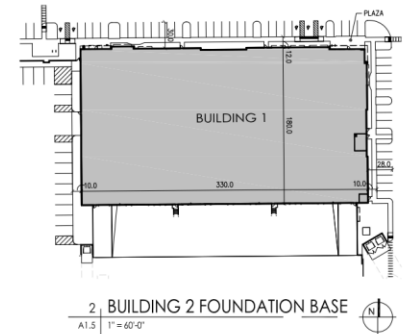
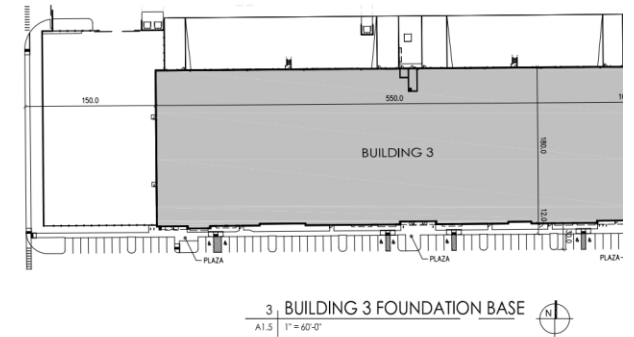
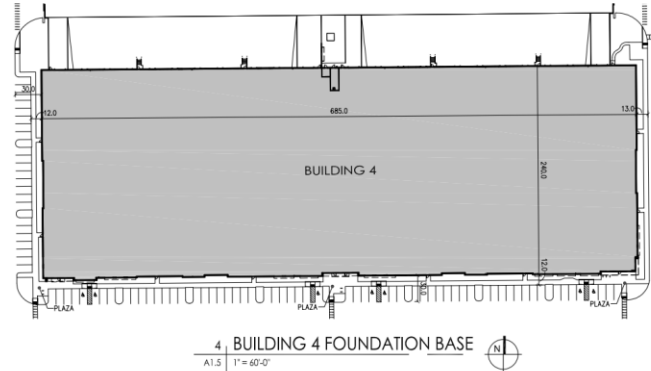
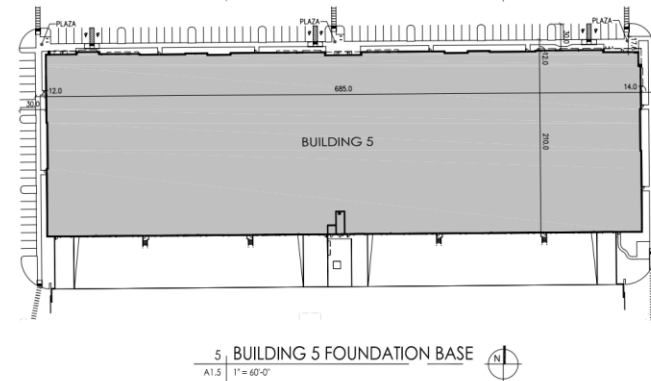
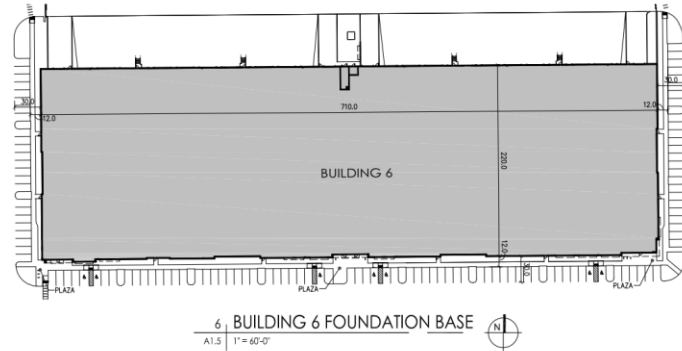


KEY MAP

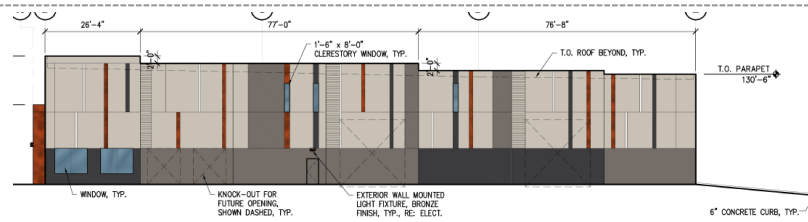


Alternative Landscape Plan

- A 15-foot-wide foundation base is required along exterior walls with a public entrance
- Due to the application of fire codes, the applicant proposed a 12' foundation base along exterior walls with a public entrance

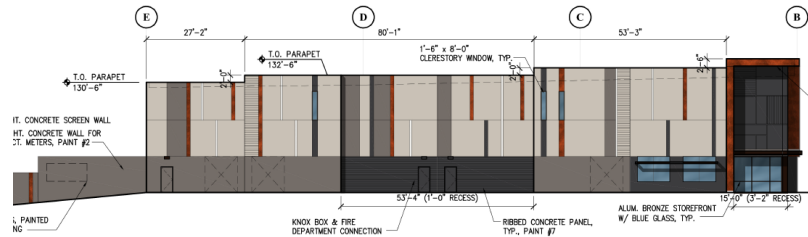


Building 01 Elevations



4 WEST ELEVATION

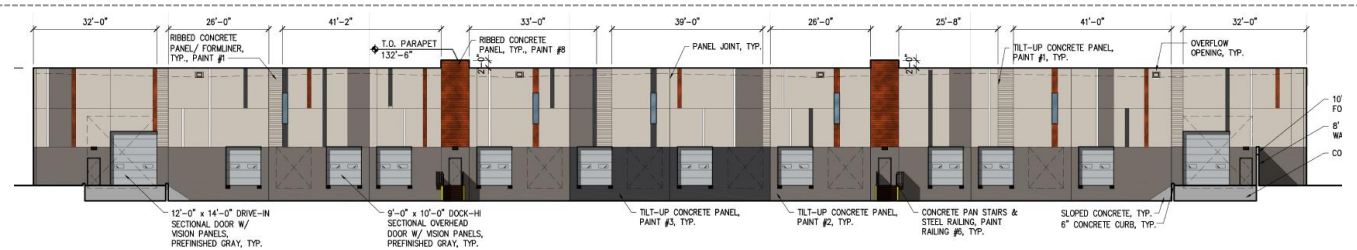
A3.1 1/16" = 1'-0"



3 EAST ELEVATION

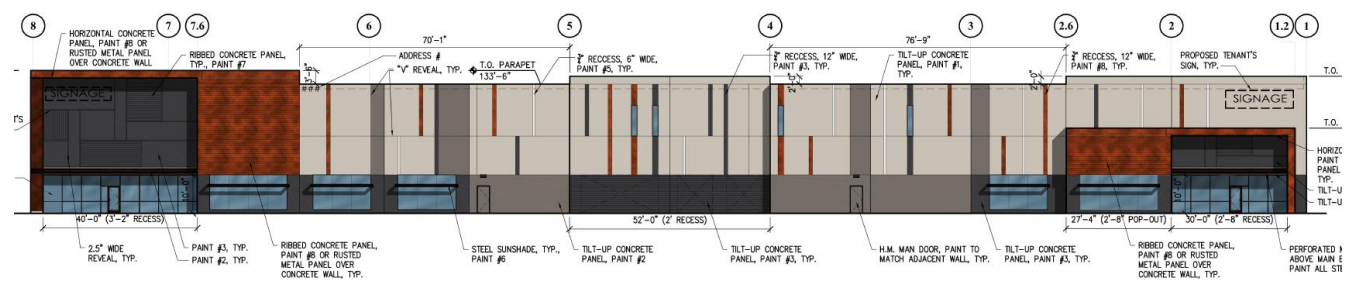
COLOR LEGEND (Bldg 1, 2, 6)

- TILT-UP PANEL COLOR #1, LIGHT GRAY
SW6002 ESSENTIAL GRAY
- TILT-UP PANEL COLOR #2, MEDIUM GRAY
SW6004 MINK
- TILT-UP PANEL COLOR #3, DARK GRAY
SW7048 URBAN BRONZE
- TILT-UP PANEL COLOR #8, RUSTED METAL LOOK COLOR/
COLOR OR STAIN TBD
- TILT-UP PANEL COLOR #5, WHITE COLOR
SW6000 SNOWFALL
- STEEL PAINT, COLOR #6, SW 6991 BLACK MAGIC,
RE: GENERAL NOTE #5
- ACCENT RIBBED FORM LINER, (USE BERRIDGE METAL S DECK 7"
DEEP FOR FORM OR EQ) COLOR #8, RUSTED METAL LOOK COLOR/
STAIN, COLOR OR STAIN TBD
OR RUSTED METAL PANEL OVER CONCRETE PANEL
- ACCENT RIBBED FORM LINER, (USE BERRIDGE METAL S DECK 7"
DEEP FOR FORM OR EQ) PAINT #7, SW 7047 PORPOISE



2 SOUTH ELEVATION

A3.1 1/16" = 1'-0"



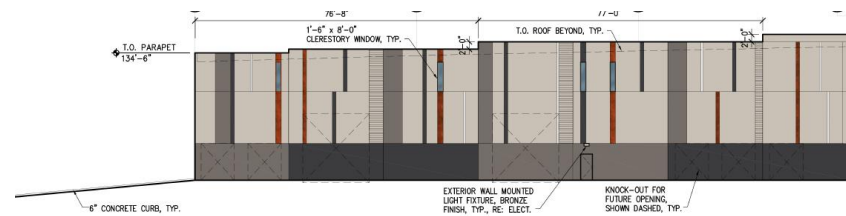
1 NORTH ELEVATION

A3.1 1/16" = 1'-0"

% OF MATERIAL/ COLOR PER FACADE

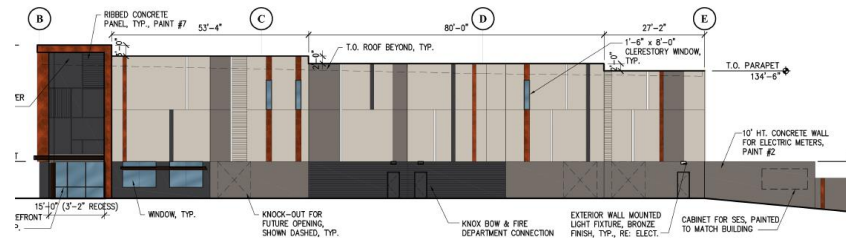
	NORTH FACADE (11,610 SF)	SOUTH FACADE (11,300 SF)	EAST FACADE (5,937 SF)	WEST FACADE (5,993 SF)
* CONCRETE COLOR #1	4,815 SF - 41.4%	5,311 SF - 47%	2,841 SF - 48%	3,438 SF - 57.4%
CONCRETE COLOR #2	1,422 SF - 12.3%	3,050 SF - 27%	1,330 SF - 22%	1,464 SF - 24.1%
CONCRETE COLOR #3	1,664 SF - 14%	728 SF - 6.5%	518 SF - 9%	650 SF - 11%
STOREFRONT	1,512 SF - 13%	60 SF - 0.5%	298 SF - 5%	174 SF - 3%
OVH OR MAN DOORS	42 SF - 0.3%	1,320 SF - 12%	63 SF - 1%	21 SF - 0.4%
RIBBED FORMLINER & ACCENT COLOR #8	2,155 SF - 19%	831 SF - 7%	887 SF - 15%	246 SF - 4.1%

Building 02 Elevations



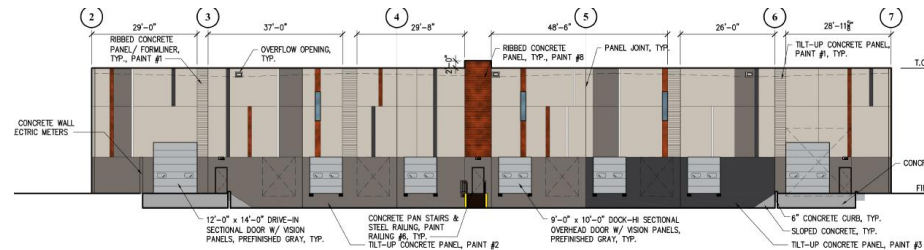
4 EAST ELEVATION

A3.2 1/16" = 1'-0"



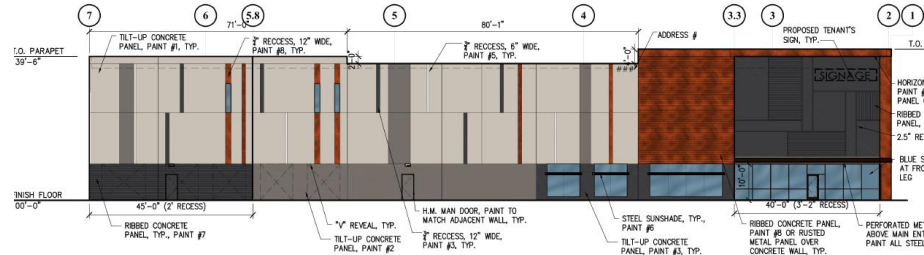
3 WEST ELEVATION

A3.2 1/16" = 1'-0"



2 SOUTH ELEVATION

A3.2 1/16" = 1'-0"



1 NORTH ELEVATION

A3.2 1/16" = 1'-0"

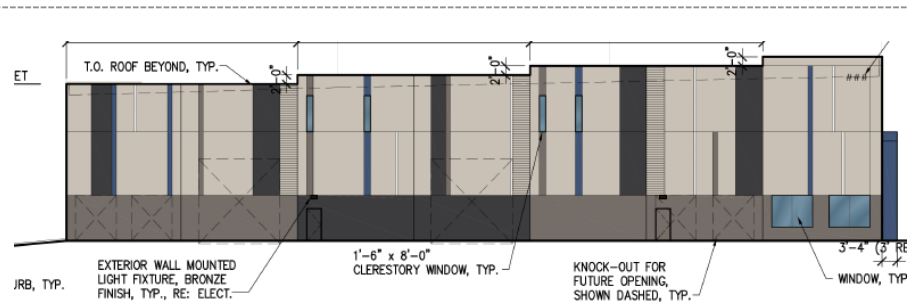
COLOR LEGEND (Bldg 1, 2, 6)

- TILT-UP PANEL COLOR #1, LIGHT GRAY
SW6002 ESSENTIAL GRAY
- TILT-UP PANEL COLOR #2, MEDIUM GRAY
SW6004 MINK
- TILT-UP PANEL COLOR #3, DARK GRAY
SW7048 URBAN BRONZE
- TILT-UP PANEL COLOR #8, RUSTED METAL LOOK COLOR/ STAIN
COLOR OR STAIN TBD
- TILT-UP PANEL COLOR #5, WHITE COLOR
SW6000 SNOWFALL
- STEEL PAINT, COLOR #6, SW 6991 BLACK MAGIC,
RE: GENERAL NOTE #5
- ACCENT RIBBED FORM LINER, (USE BERRIDGE METAL S DECK 8"
DEEP FOR FORM OR EQ) COLOR #8, RUSTED METAL LOOK COLOR,
STAIN, COLOR OR STAIN TBD
OR RUSTED METAL PANEL OVER CONCRETE PANEL
- ACCENT RIBBED FORM LINER, (USE BERRIDGE METAL S DECK 8"
DEEP FOR FORM OR EQ) PAINT #7, SW 7047 PORPOISE

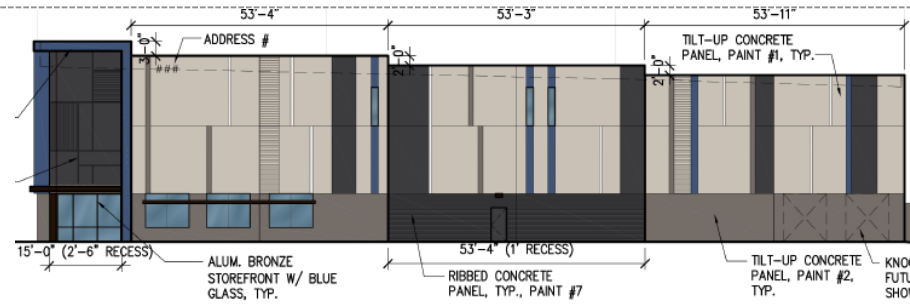
% OF MATERIAL/ COLOR PER FACADE

	NORTH FACADE (8,754 SF)	SOUTH FACADE (8,290 SF)	EAST FACADE (6,713 SF)	WEST FACADE (6,857 SF)
CONCRETE COLOR #1	3,917 SF - 44.7%	4,261 SF - 51.4%	4,121 SF - 61.2%	3,744 SF - 55%
CONCRETE COLOR #2	1,200 SF - 14%	2,099 SF - 25.3%	1,234 SF - 18.4%	1,445 SF - 21%
CONCRETE COLOR #3	1,311 SF - 15%	520 SF - 6.3%	1,033 SF - 15.4%	402 SF - 6%
STOREFRONT	777 SF - 8.8%	36 SF - 0.4%	48 SF - 0.7%	298 SF - 4.1%
OVH OR MAN DOORS	42 SF - 0.5%	849 SF - 10.2%	21 SF - 0.3%	63 SF - 0.9%
RIBBED FORMLINER & COLOR #8	1,507 SF - 17%	525 SF - 6.4%	256 SF - 4%	905 SF - 13%

Building 03 Elevations



4 WEST ELEVATION

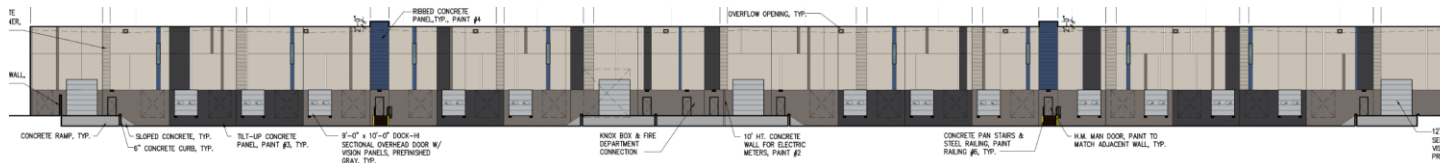


3 EAST ELEVATION

A3.3 | 1" = 20'-0"

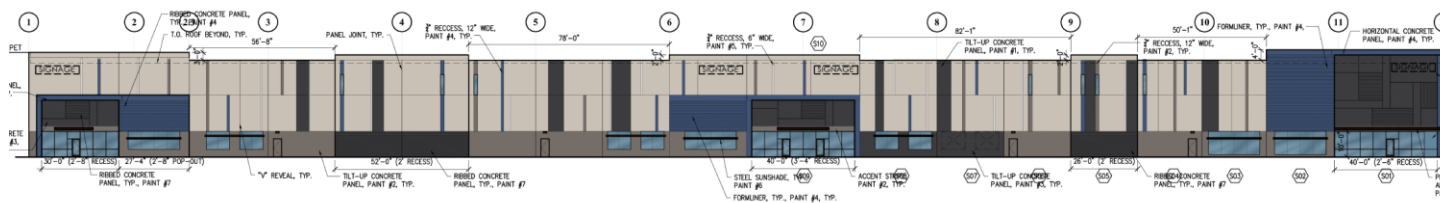
COLOR LEGEND (Bldg 3, 4, 5)

- TILT-UP PANEL COLOR #1, LIGHT GRAY SW6002 ESSENTIAL GRA
- TILT-UP PANEL COLOR #2, MEDIUM GRAY SW6004 MINK
- TILT-UP PANEL COLOR #3, DARK GRAY SW7048 URBAN BRONZE
- TILT-UP PANEL COLOR #4, ACCENT BLUE SHERWIN WILLIAMS, EMPOWER BLUE, A-100 E FLAT A06T00254 CONTROL #: 0294384-001
- TILT-UP PANEL COLOR #5, WHITE COLOR SW6000 SNOWFALL
- STEEL PAINT, COLOR #6, SW 6991 BLACK MAGIC, RE: GENERAL NOTE #5
- ACCENT RIBBED FORM LINER, (USE BERRIDGE METAL S DECK 3' DEEP FOR FORM OR EQ) PAINT BLUE, COLOR #4
- ACCENT RIBBED FORM LINER, (USE BERRIDGE METAL S DECK 3' DEEP FOR FORM OR EQ) PAINT #7, SW 7047 PORPOISE



2 NORTH ELEVATION

A3.3 | 1" = 20'-0"



1 SOUTH ELEVATION

A3.3 | 1" = 20'-0"

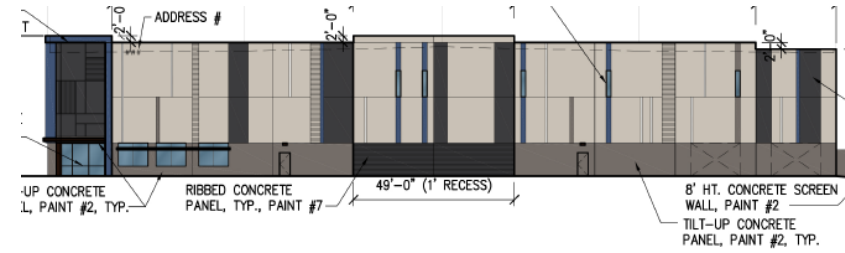
% OF MATERIAL/ COLOR PER FACADE

	NORTH FACADE (20,824 SF)	SOUTH FACADE (21,476 SF)	EAST FACADE (6,778 SF)	WEST FACADE (6,740 SF)
CONCRETE COLOR #1	11,053 SF - 53%	10,481 SF - 49%	3,388 SF - 50%	3,901 SF - 57.5%
CONCRETE COLOR #2	2,769 SF - 13.5%	2,551 SF - 12.3%	910 SF - 13.2%	1,136 SF - 16.8%
CONCRETE COLOR #3	3,755 SF - 18%	3,295 SF - 15%	1,145 SF - 17%	1,180 SF - 18%
STOREFRONT	96 SF - 0.5%	2,201 SF - 10%	373 SF - 5.5%	174 SF - 2.6%
OVH OR MAN DOORS	1,920 SF - 9.2%	84 SF - 0.4%	21 SF - 0.3%	42 SF - 0.6%
RIBBED FORMLINER & COLOR #4	1,231 SF - 5.8%	2,864 SF - 13.3%	941 SF - 14%	307 SF - 4.5%

Building 04 Elevations



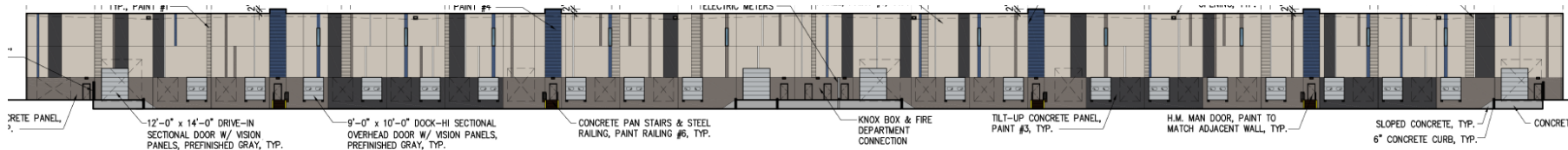
4 WEST ELEVATION



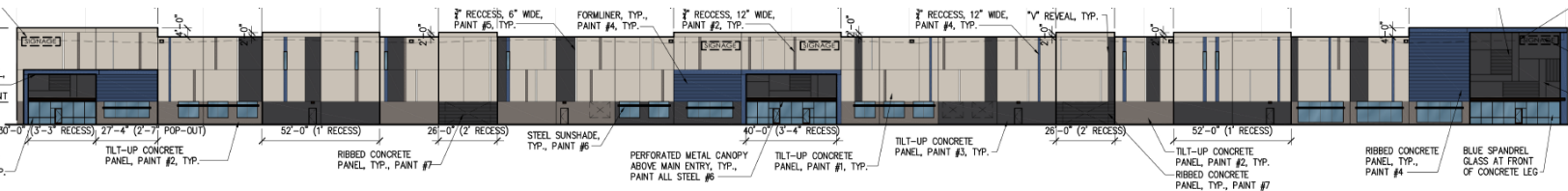
3 EAST ELEVATION

COLOR LEGEND (Bldg 3, 4, 5)

- TILT-UP PANEL COLOR #1, LIGHT GRAY
SW6002 ESSENTIAL GRAY
- TILT-UP PANEL COLOR #2, MEDIUM GRAY
SW6004 MINK
- TILT-UP PANEL COLOR #3, DARK GRAY
SW7048 URBAN BRONZE
- TILT-UP PANEL COLOR #4, ACCENT BLUE
SHERWIN WILLIAMS, EMPOWER BLUE, A-100 E FLAT A06T00254,
CONTROL #: 0294384-001
- TILT-UP PANEL COLOR #5, WHITE COLOR
SW6000 SNOWFALL
- STEEL PAINT, COLOR #5, SW 6991 BLACK MAGIC,
RE: GENERAL NOTE #5
- ACCENT RIBBED FORM LINER, (USE BERRIDGE METAL S DECK 3/8"
DEEP FOR FORM OR EQ) PAINT BLUE, COLOR #4
- ACCENT RIBBED FORM LINER, (USE BERRIDGE METAL S DECK 3/8"
DEEP FOR FORM OR EQ) PAINT #7, SW 7047 PORPOISE



2 NORTH ELEVATION

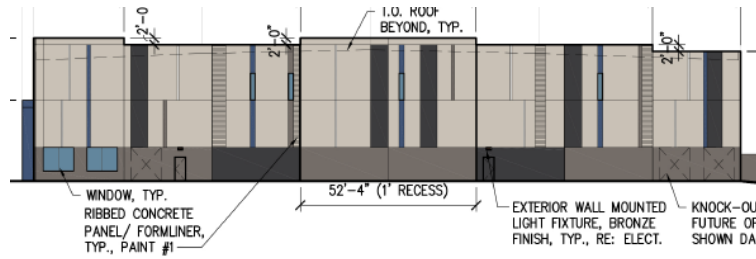


1 SOUTH ELEVATION

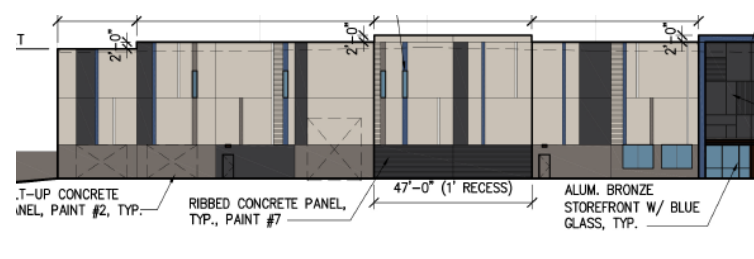
% OF MATERIAL/ COLOR PER FACADE

	NORTH FACADE (28,490 SF)	SOUTH FACADE (27,076 SF)	EAST FACADE (9,732 SF)	WEST FACADE (9,723 SF)
CONCRETE COLOR #1	15,192 SF - 53.3%	14,107 SF - 52%	5,307 SF - 54.2%	6,069 SF - 62.4%
CONCRETE COLOR #2	4,702 SF - 16.5%	2,030 SF - 7.5%	1,551 SF - 16.3%	1,167 SF - 12%
CONCRETE COLOR #3	4,042 SF - 14%	5,660 SF - 21%	1,470 SF - 15.1%	1,831 SF - 18.9%
STOREFRONT	120 SF - 0.4%	2,507 SF - 9.2%	385 SF - 4%	186 SF - 1.9%
OVH OR MAN DOORS	2,502 SF - 9%	84 SF - 0.3%	42 SF - 0.4%	42 SF - 0.4%
RIBBED FORMLINER & COLOR #4	1,932 SF - 6.8%	2,688 SF - 10%	977 SF - 10%	428 SF - 4.4%

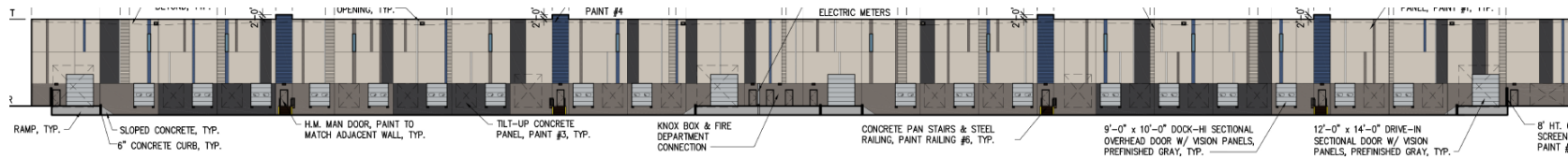
Building 05 Elevations



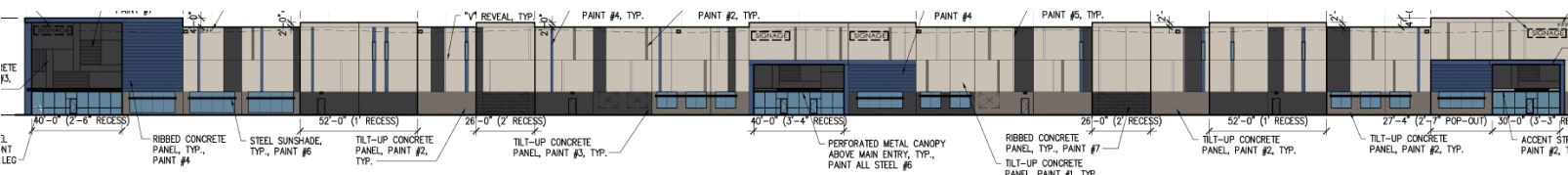
4 WEST ELEVATION



3 EAST ELEVATION



2 SOUTH ELEVATION



1 NORTH ELEVATION

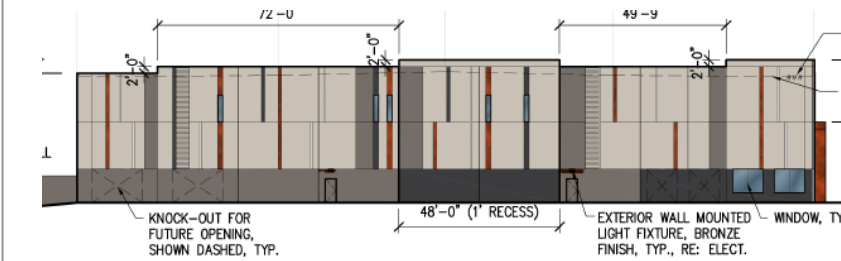
COLOR LEGEND (Bldg 3, 4, 5)

- TILT-UP PANEL COLOR #1, LIGHT GRAY
SW6002 ESSENTIAL GRAY
- TILT-UP PANEL COLOR #2, MEDIUM GRAY
SW6004 MINK
- TILT-UP PANEL COLOR #3, DARK GRAY
SW7048 URBAN BRONZE
- TILT-UP PANEL COLOR #4, ACCENT BLUE
SHERWIN WILLIAMS, EMPOWER BLUE, A-100 E FLAT A06T00254,
CONTROL #: 0294384-001
- TILT-UP PANEL COLOR #5, WHITE COLOR
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- STEEL PAINT, COLOR #6, SW 6991 BLACK MAGIC,
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DEEP FOR FORM OR EQ) PAINT BLUE, COLOR #4
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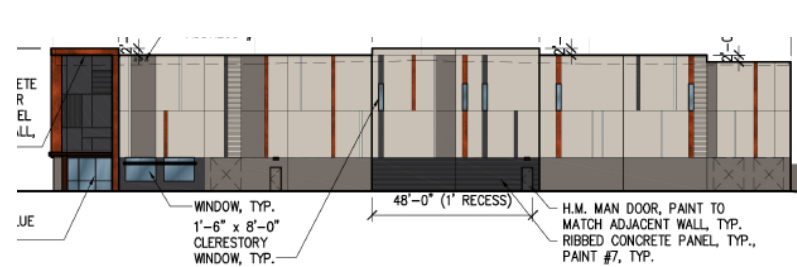
% OF MATERIAL/ COLOR PER FACADE

	SOUTH FACADE (28,490 SF)	NORTH FACADE (27,076 SF)	EAST FACADE (8,519 SF)	WEST FACADE (8,508 SF)
CONCRETE COLOR #1	15,192 SF - 53.3%	14,107 SF - 52%	4,650 SF - 54.5%	5,246 SF - 62%
CONCRETE COLOR #2	4,702 SF - 16.5%	2,030 SF - 7.5%	1,103 SF - 13%	1,425 SF - 16.7
CONCRETE COLOR #3	4,042 SF - 14%	5,660 SF - 21%	1,481 SF - 17.4%	1,252 SF - 14.8
STOREFRONT	120 SF - 0.4%	2,507 SF - 9.2%	310 SF - 3.6%	174 SF - 2%
OWH OR MAN DOORS	2,502 SF - 9%	84 SF - 0.3%	42 SF - 0.5%	42 SF - 0.5%
RIBBED FORMLINER & COLOR #4	1,932 SF - 6.8%	2,688 SF - 10%	933 SF - 11%	369 SF - 4%

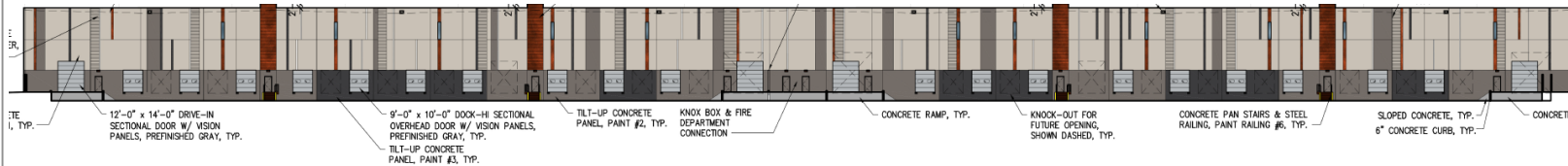
Building 06 Elevations



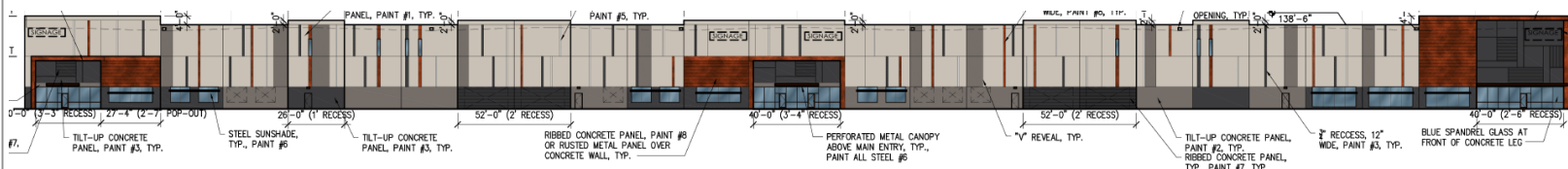
4 WEST ELEVATION
A3.6 1" = 30'-0"



3 EAST ELEVATION



2 NORTH ELEVATION



1 SOUTH ELEVATION

COLOR LEGEND (Bldg 1, 2, 6)

- TILT-UP PANEL COLOR #1, LIGHT GRAY
SW6002 ESSENTIAL GRAY
- TILT-UP PANEL COLOR #2, MEDIUM GRAY
SW6004 MINK
- TILT-UP PANEL COLOR #3, DARK GRAY
SW7048 URBAN BRONZE
- TILT-UP PANEL COLOR #8, RUSTED METAL LOOK COLOR/ STAIN
COLOR OR STAIN TBD
- TILT-UP PANEL COLOR #5, WHITE COLOR
SW6000 SNOWFALL
- STEEL PAINT, COLOR #6, SW 6991 BLACK MAGIC,
RE: GENERAL NOTE #5
- ACCENT RIBBED FORM LINER, (USE BERRIDGE METAL S DECK 7/8"
DEEP FOR FORM OR EQ) COLOR #8, RUSTED METAL LOOK COLOR
STAIN, COLOR OR STAIN TBD
OR RUSTED METAL PANEL OVER CONCRETE PANEL
- ACCENT RIBBED FORM LINER, (USE BERRIDGE METAL S DECK 7/8"
DEEP FOR FORM OR EQ) PAINT #7, SW 7047 PORPOISE

% OF MATERIAL/ COLOR PER FACADE

	SOUTH FACADE (28,012 SF)	NORTH FACADE (29,607 SF)	EAST FACADE (8,920 SF)	WEST FACADE (8,914 SF)
CONCRETE COLOR #1	14,998 SF - 53.6%	15,578 SF - 52.8%	4,972 SF - 55.4%	5,525 SF - 62%
CONCRETE COLOR #2	4,422 SF - 15.8%	6,124 SF - 21%	1,740 SF - 19.5%	2,049 SF - 23%
CONCRETE COLOR #3	2,933 SF - 10.5%	2,439 SF - 8%	778 SF - 9%	854 SF - 9.6%
STOREFRONT	2,382 SF - 8.5%	132 SF - 0.4%	322 SF - 3.6%	186 SF - 2.1%
OVH OR MAN DOORS	84 SF - 0.3%	2,592 SF - 8.8%	42 SF - 0.5%	42 SF - 0.5%
RIBBED FORMLINER & COLOR #8	3,193 SF - 11.3%	2,742 SF - 9%	1,066 SF - 12%	258 SF - 2.8%

Renderings



Renderings



Renderings



Renderings



Colors and Materials

MATERIAL BOARD - RUSTED SCHEME (Bldg 1, 2, 6)



CONCRETE PANEL - COLOR #1
SHERWIN WILLIAMS
SW6002 ESSENTIAL GRAY



CONCRETE PANEL - COLOR #2
SHERWIN WILLIAMS
SW6004 MINK



CONCRETE PANEL - COLOR #3
SHERWIN WILLIAMS
SW7048 URBAN BRONZE



CONCRETE PANEL - COLOR #8
RUSTED LOOK STAIN OR
CORRUGATED RUSTED METAL PANEL



CONCRETE PANEL - COLOR #5
SHERWIN WILLIAMS
SW6000 SNOWFALL



STEEL COLOR - COLOR #6
SHERWIN WILLIAMS
SW6991 BLACK MAGIC



CONCRETE PANEL - COLOR #7
SHERWIN WILLIAMS
SW7047 PORPOISE



BRONZE ALUM STOREFRONT
W/ BLUE GLASS



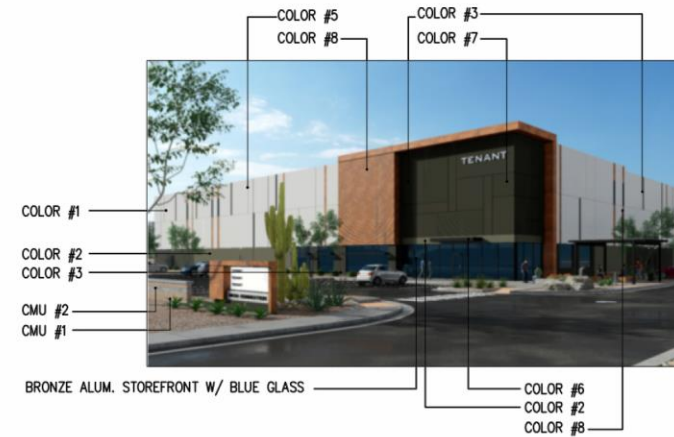
PERFORATED METAL



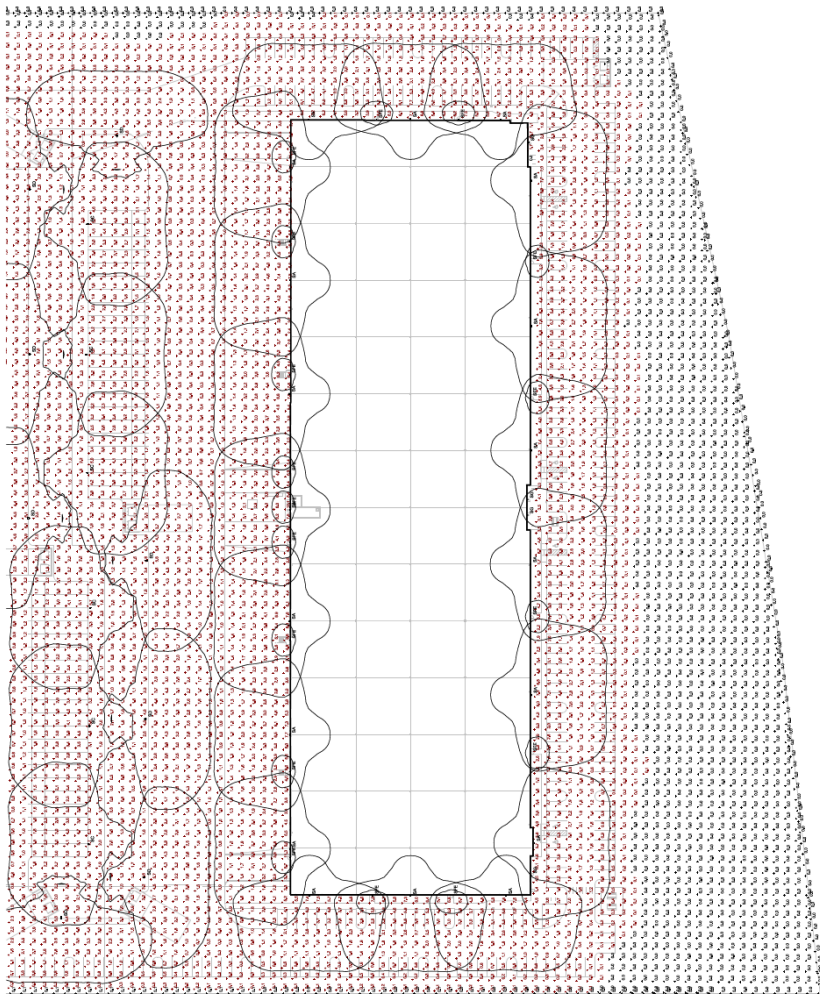
CMU BLOCK #1
SMOOTH FACE
BUFF COLOR



CMU BLOCK #2
SPLIT FACE
GRAY COLOR



Lighting



WDGE4 LED
Architectural Wall Sconce



Specifications

Depth (D1): 10"
Depth (D2): 2"
Height: 9"
Width: 25"
Weight: 30.5 lbs.
(without options)

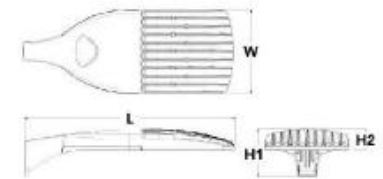


D-Series Size 1
LED Area Luminaire



Specifications

EPA: 1.01 ft²
(0.09m²)
Length: 33"
(838mm)
Width: 13"
(330mm)
Height H1: 7-1/2"
(191mm)
Height H2: 3-1/2"
(91mm)
Weight (max): 27 lbs.
(12.1kg)

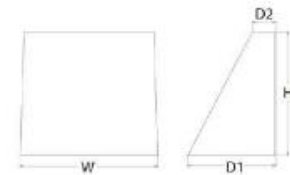


WDGE1 LED
Architectural Wall Sconce



Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs.
(without options)



Alternative Compliance

Flat roofs must have vertical modulation every 100 feet

All parapets must have detailing

Facades shall incorporate 3 different materials

No more than 50% of façade may be covered in one material

Summary

Findings

- ✓ Staff is seeking your review and recommendation on the following:
 - Alternative Compliance for materials, vertical modulation, and parapet detailing
 - Alternative Landscape Plan for reduced foundation base width along facades with a public entrance
- Staff welcomes any feedback



DESIGN REVIEW BOARD

May 10, 2022