



Design Review Board



DRB23-00394

AZ4 Expansion - MPCA

Chloe Durfee Daniel, Planner II

November 12, 2024



Request

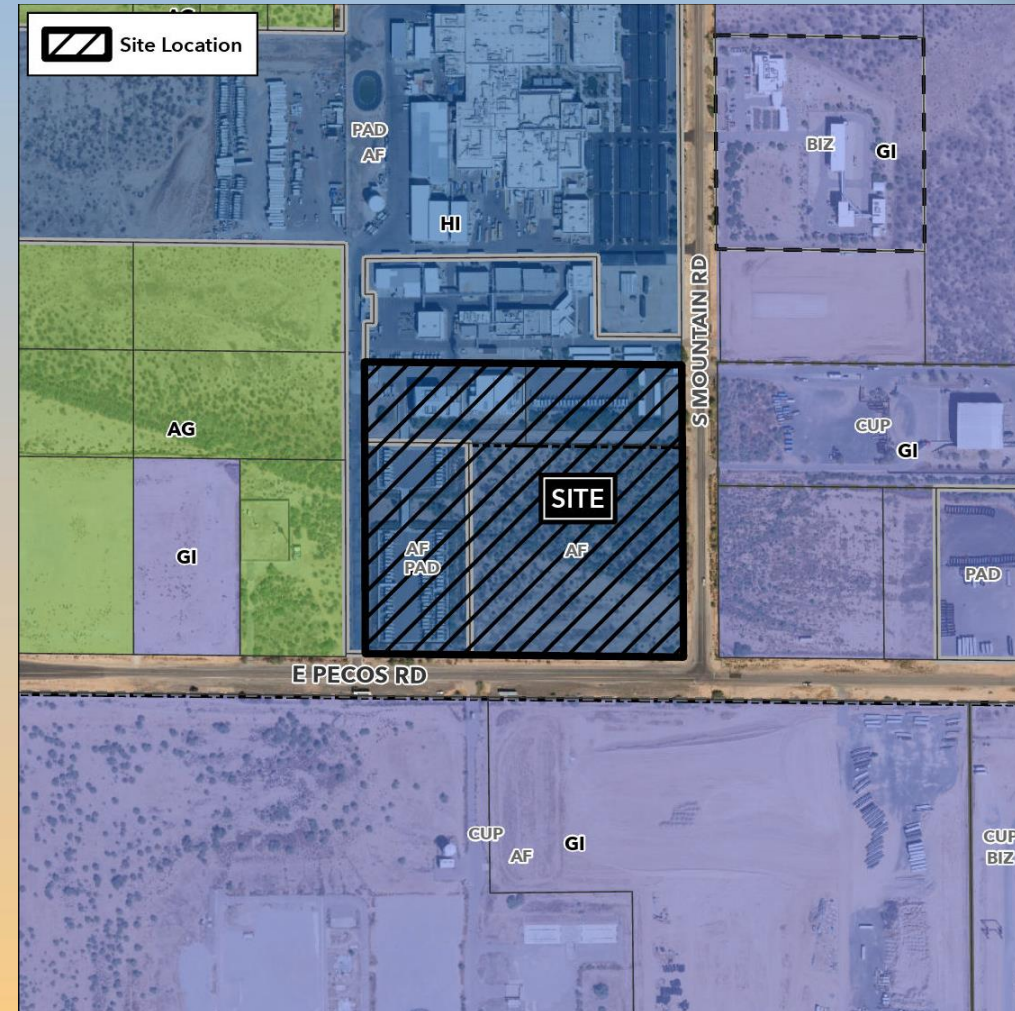
- Design Review
- To allow for an expansion to a Manufacturing facility





Location

- North of Pecos Road
- West of Mountain Road





Site Photo

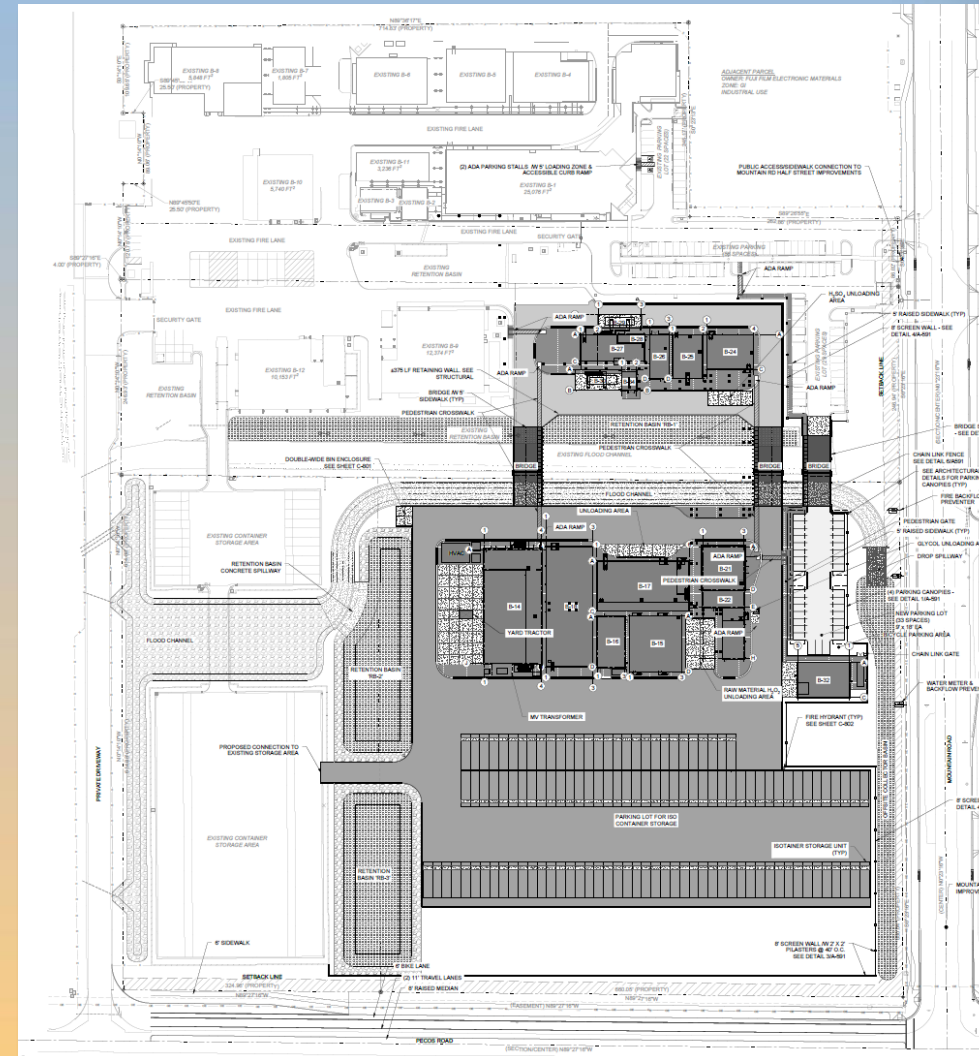


Looking west from Mountain Road



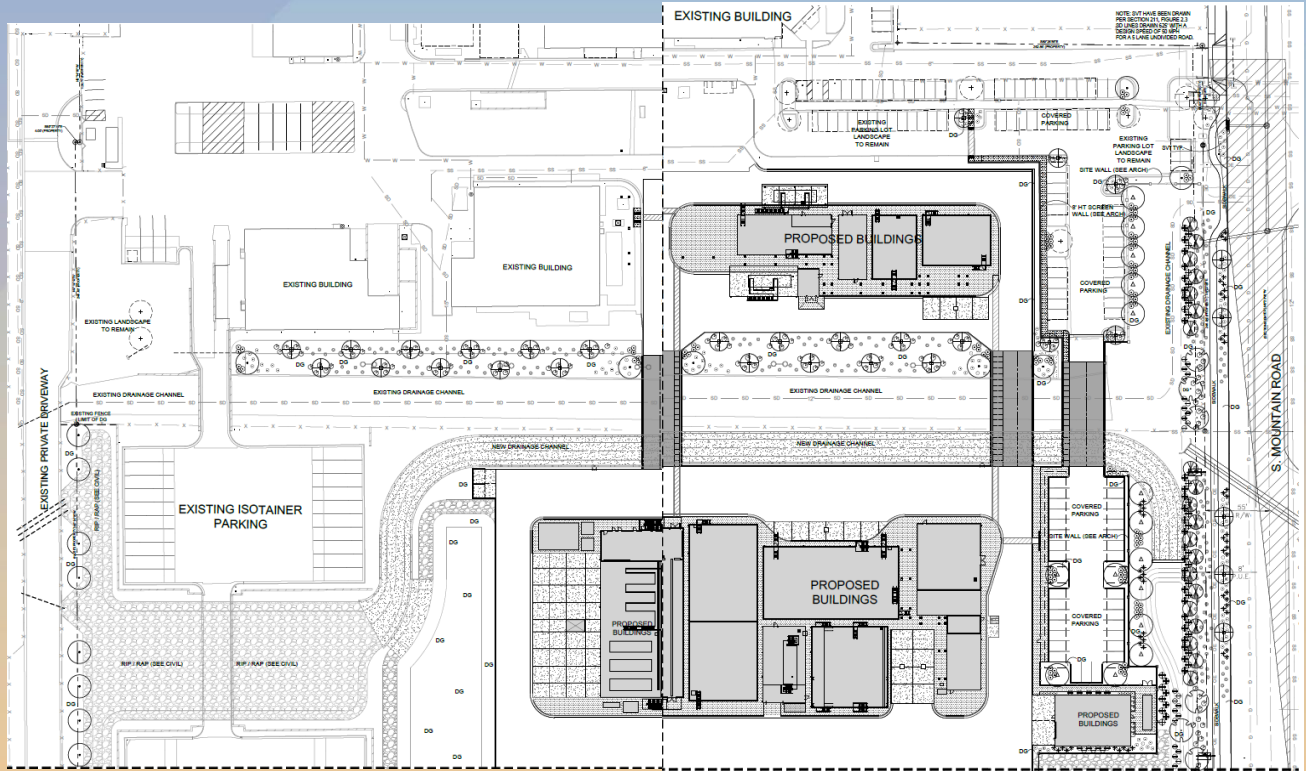
Site Plan

- 16± acres
- Access will be via the existing entrance off Mountain
- 50 ft max building height – SUP request for height increase





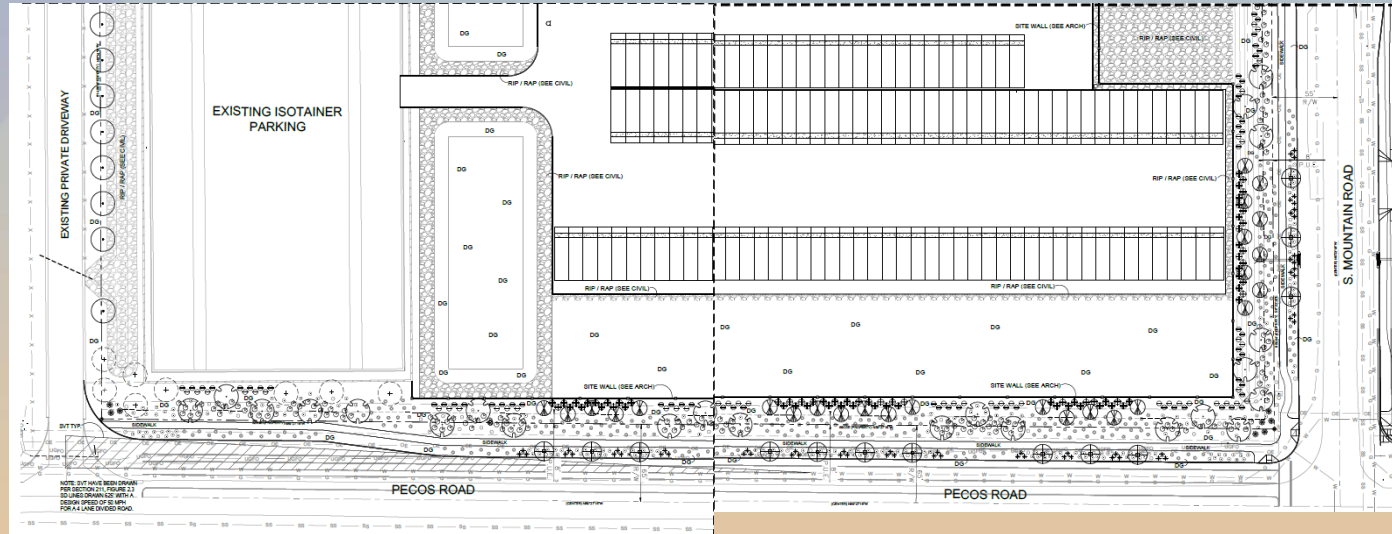
Landscape Plan



PROPOSED PLANT PALETTE	
TREES	SIZE/COMMENTS
+	EXISTING TREE (TO REMAIN) N/A
△	CERCIDIUM FLORIDUM BLUE PALO VERDE 36" BOX / LOW BREAKING MATCHED / 15 QTY
○	PROSOPIS VELUTINA NATIVE MESQUITE 35" BOX / LOW BREAKING MATCHED / 29 QTY
○	PROSOPIS 'COOPER' HYBRID MESQUITE 24" BOX / LOW BREAKING MATCHED / 27 QTY
○	CHILOPSIS LINEARIS DESERT WILLOW 24" BOX / LOW BREAKING MATCHED / 43 QTY
○	CERCIDIUM MACROPHYLLA FOOTHILL PALO VERDE 24" BOX / LOW BREAKING MATCHED / 46 QTY
SHRUBS	
●	OPUNTIA ENGELMANII PRICKLY PEAR 10 PAD MINIMUM / 8 QTY
+	HESPERALOE PARVIFLORA RED YUCCA 5 GAL / 112 QTY
○	JUSTICIA CALIFORNICA CHUPAROSA 5 GAL / 298 QTY
○	RUELLIA PENINSULARIS BAJA RUELLIA 5 GAL / 116 QTY
○	SIMMONDSIA CHINENSIS JOJOBA 5 GAL / 139 QTY
+	DODONAEA VISCOSA HOPBUSH 5 GAL / 123 QTY
GROUNDCOVER	
○	E. FARINOSA / A. DELTOIDEA 50 / 50 MIX 1 GAL EA. / 438 QTY
○	ERICAMERIA LARICIFOLIA TURPENTINE BUSH 1 GAL EA. / 395 QTY
DG	DECOMPOSED GRANITE ROCK PROB - DATE CREEK GOLD 2" THICK TYP. 1/2" MINUS



Landscape Plan

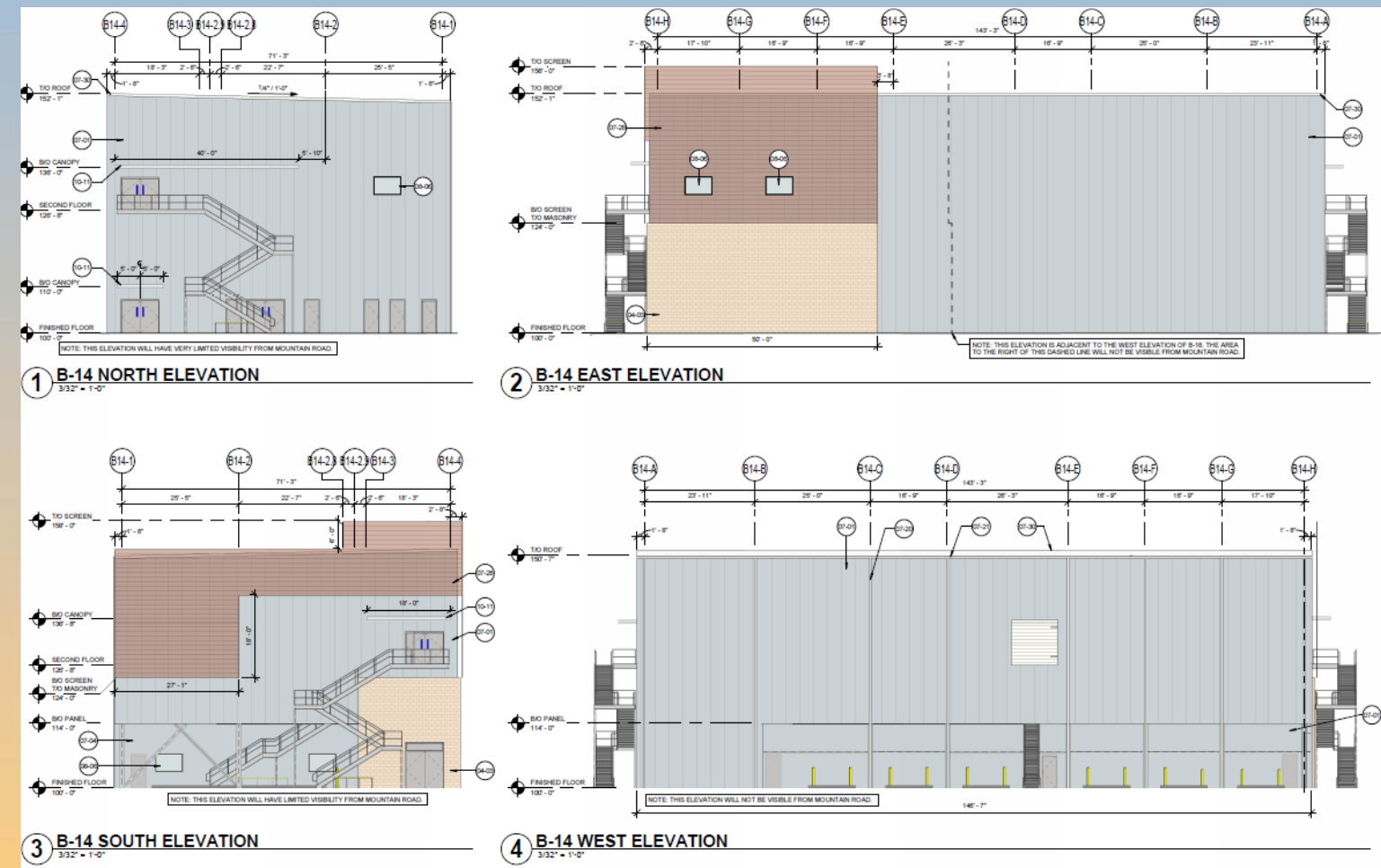


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DG	DECOMPOSED GRANITE 2" THICK TYP. 1/2" MINUS

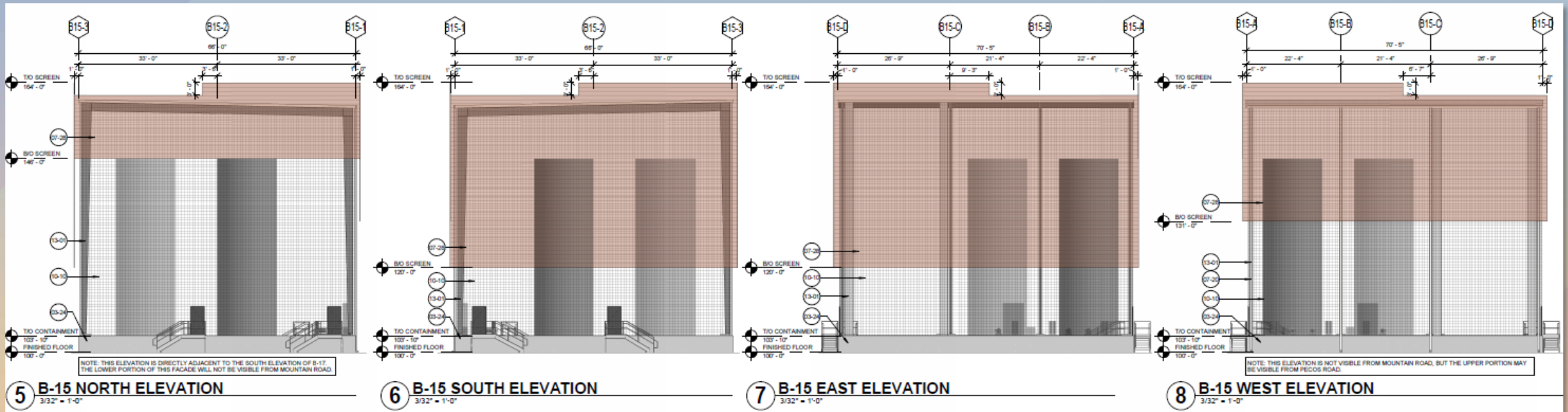


Elevations



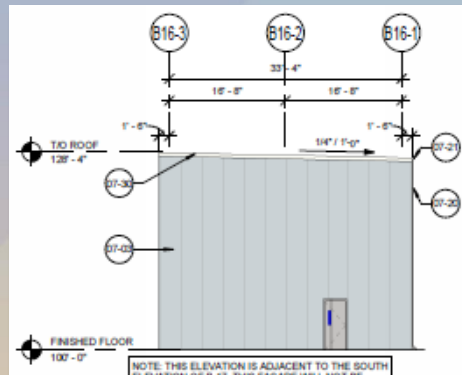


Elevations

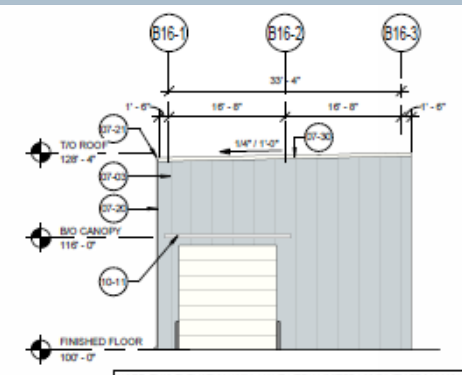




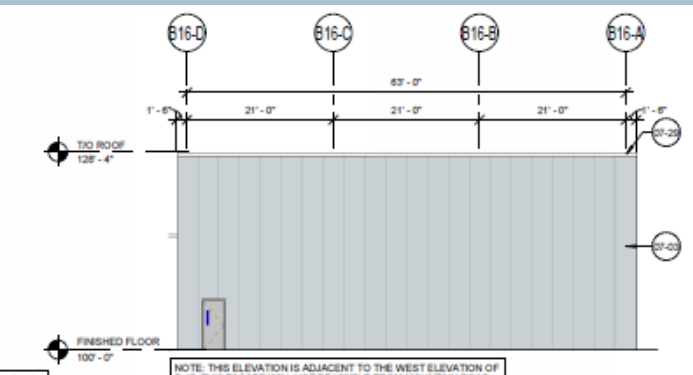
Elevations



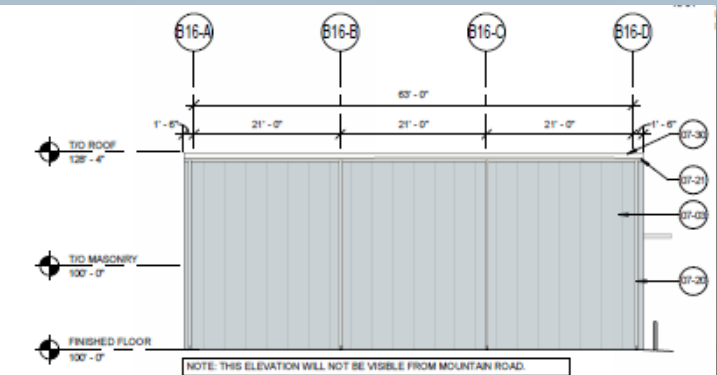
① **B-16 NORTH ELEVATION**
3/32" = 1'-0"



② **B-16 SOUTH ELEVATION**
3/32" = 1'-0"



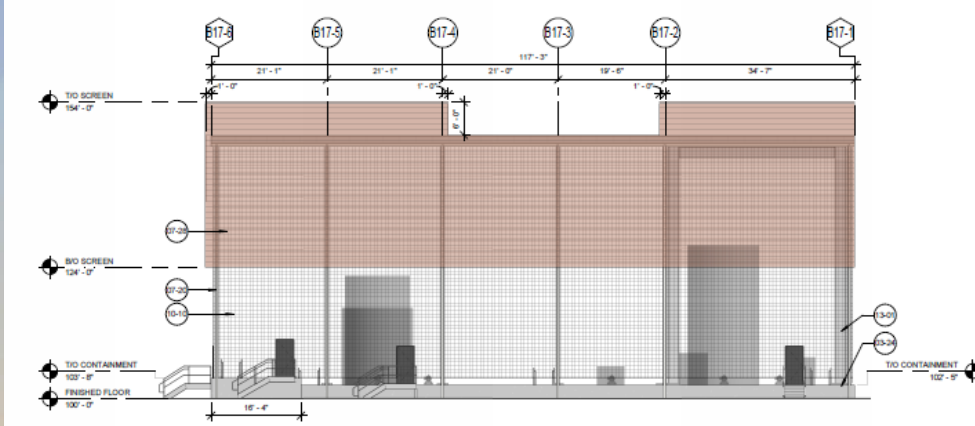
③ **B-16 EAST ELEVATION**
3/32" = 1'-0"



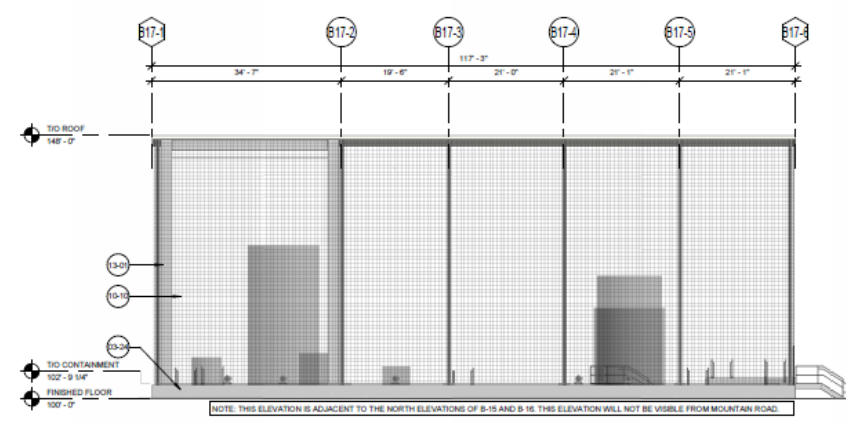
④ **B-16 WEST ELEVATION**
3/32" = 1'-0"



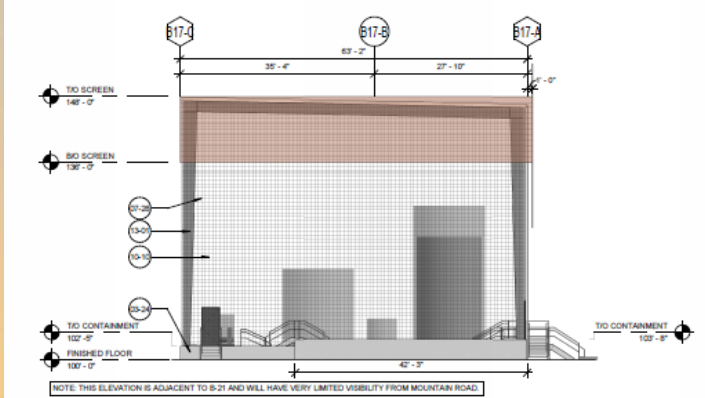
Elevations



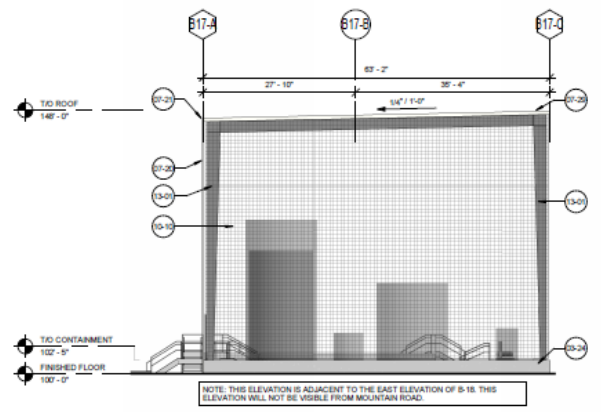
5 B-17 NORTH ELEVATION
3/32" = 1'-0"



6 B-17 SOUTH ELEVATION
3/32" = 1'-0"



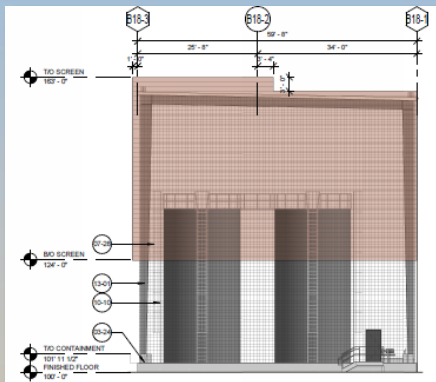
7 B-17 EAST ELEVATION
3/32" = 1'-0"



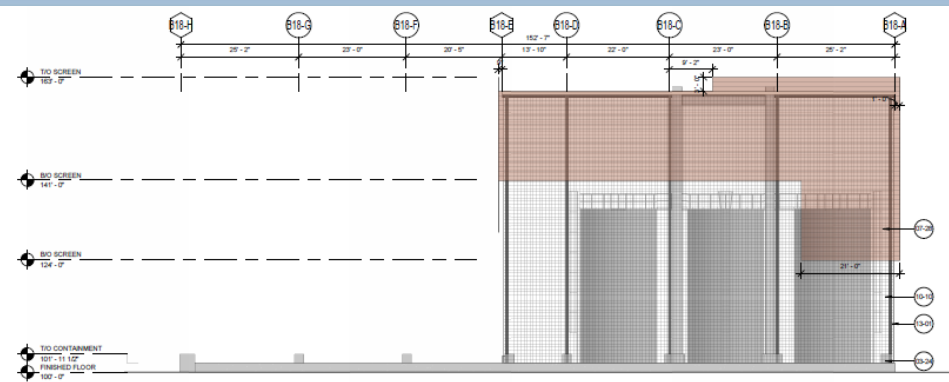
8 B-17 WEST ELEVATION
3/32" = 1'-0"



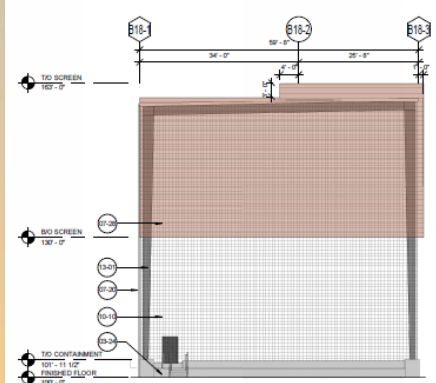
Elevations



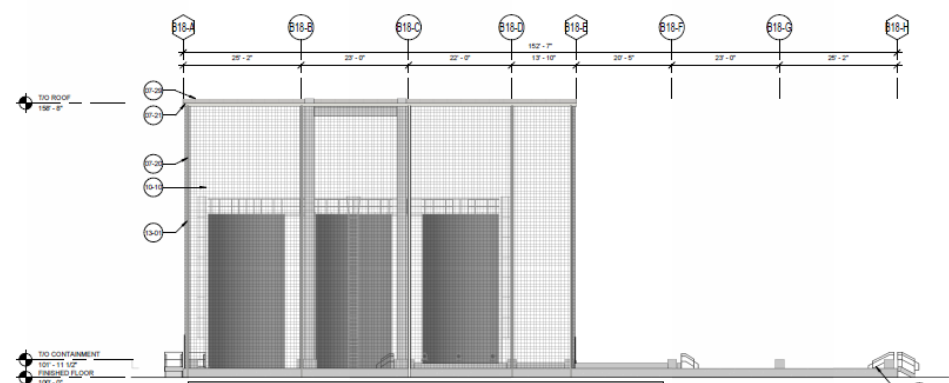
1 B-18 NORTH ELEVATION
3/32" = 1'-0"



2 B-18 EAST ELEVATION
3/32" = 1'-0"



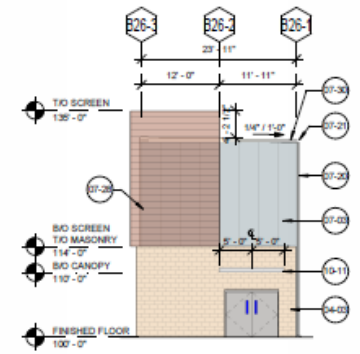
3 B-18 SOUTH ELEVATION
3/32" = 1'-0"



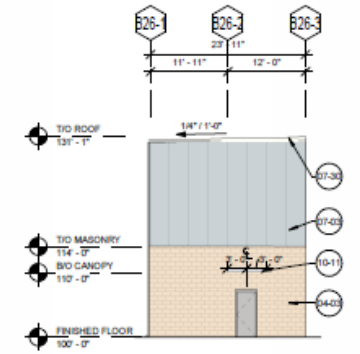
4 B-18 WEST ELEVATION
3/32" = 1'-0"



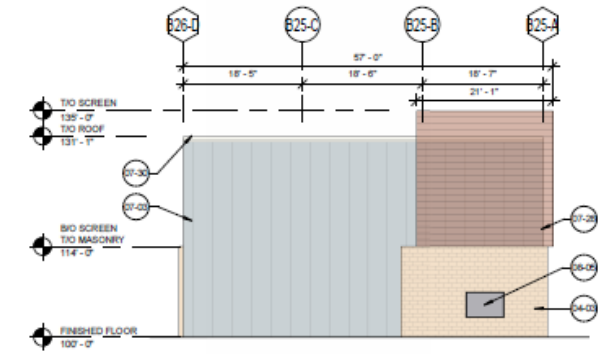
Elevations



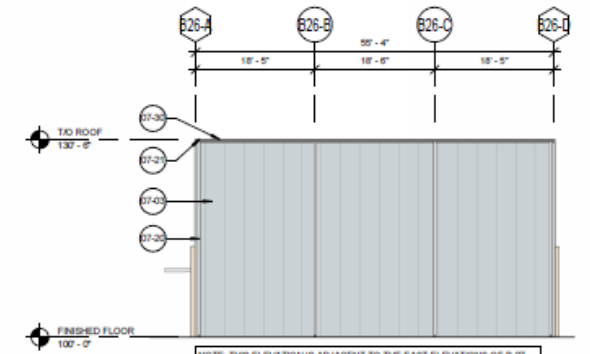
5 B-26 NORTH ELEVATION
3/32" = 1'-0"



6 B-26 SOUTH ELEVATION
3/32" = 1'-0"
NOTE: THIS ELEVATION WILL HAVE VERY LIMITED VISIBILITY FROM MOUNTAIN ROAD.



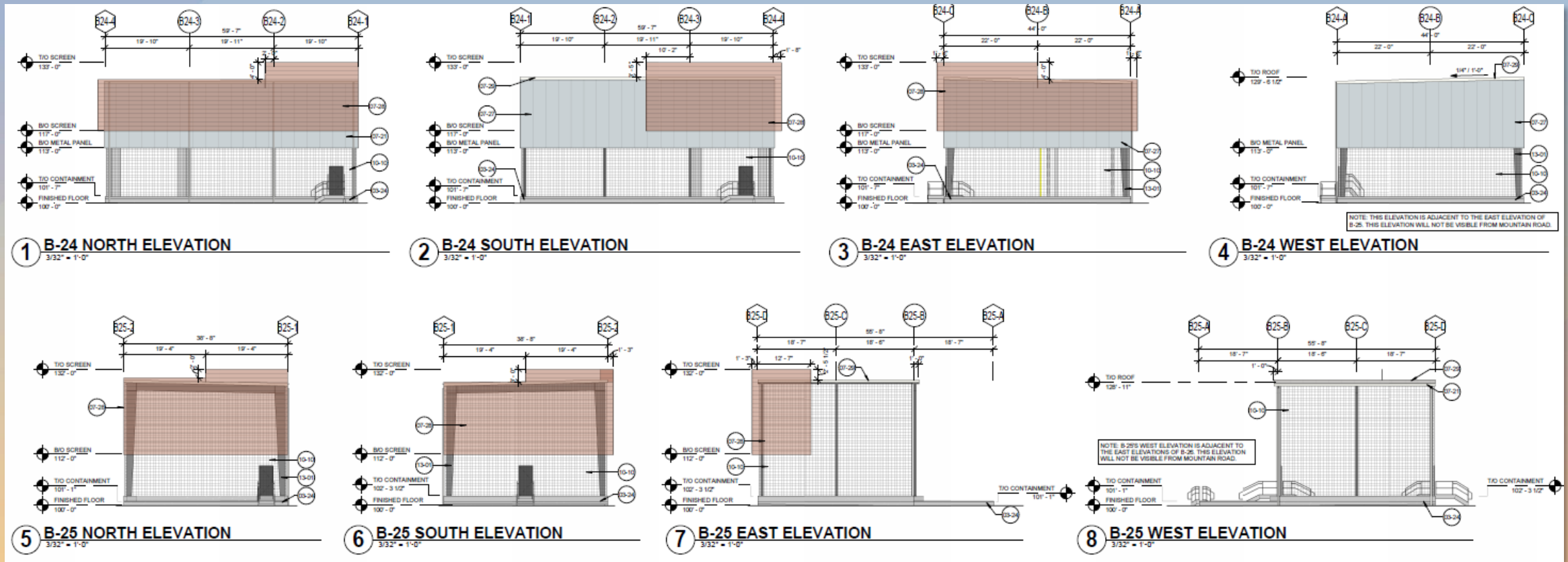
7 B-26 EAST ELEVATION
3/32" = 1'-0"
NOTE: THIS ELEVATION IS ADJACENT TO THE WEST ELEVATION OF B-25. ONLY THE RIGHT SIDE WILL HAVE VISIBILITY FROM MOUNTAIN ROAD.



8 B-26 WEST ELEVATION
3/32" = 1'-0"
NOTE: THIS ELEVATION IS ADJACENT TO THE EAST ELEVATIONS OF B-27 AND B-28. THIS ELEVATION WILL NOT BE VISIBLE FROM MOUNTAIN ROAD.

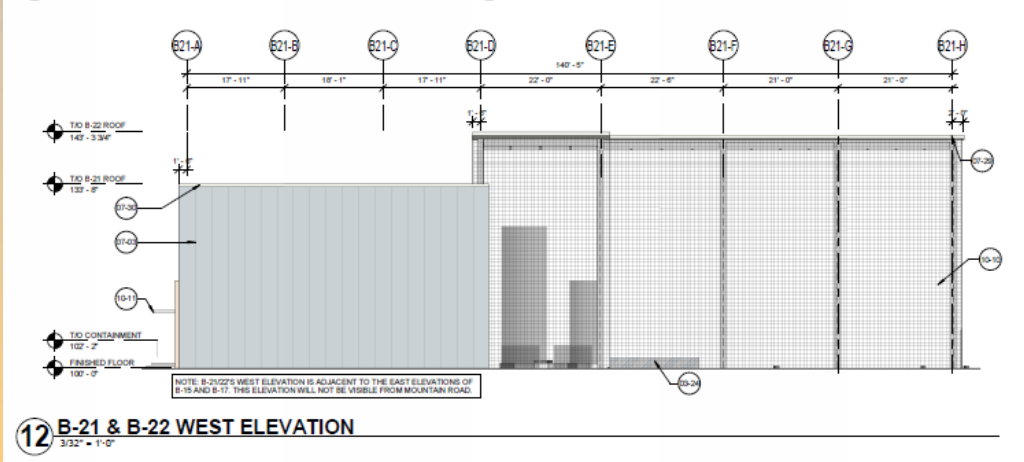
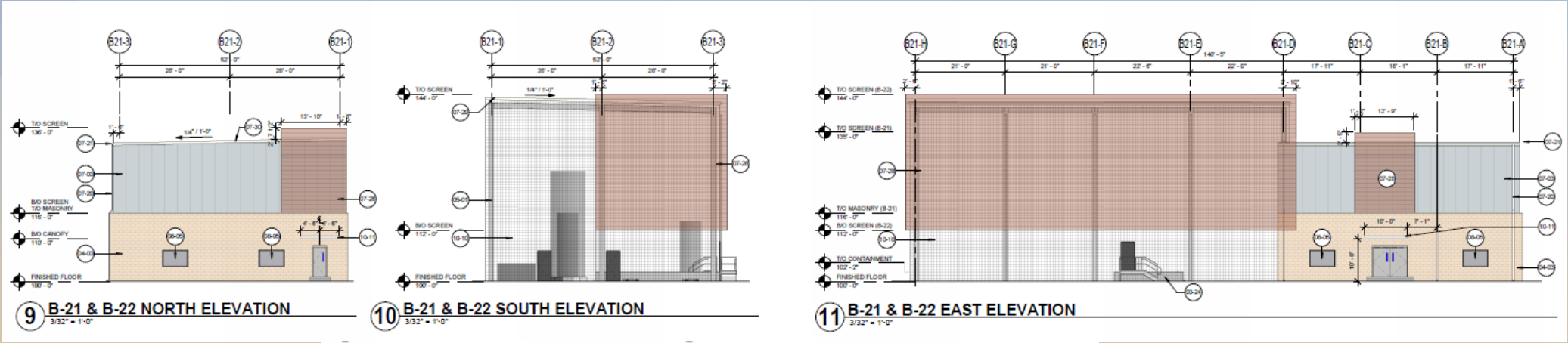


Elevations



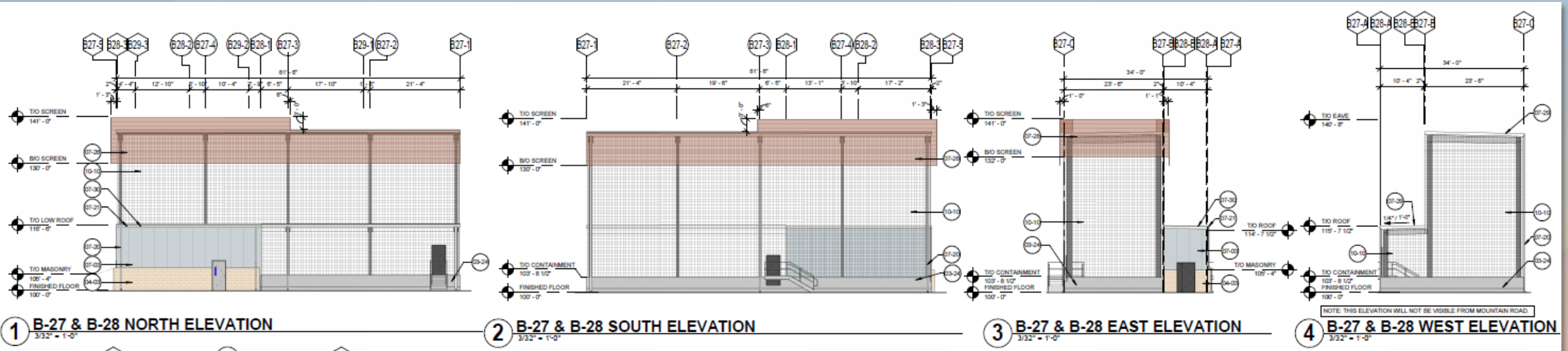


Elevations



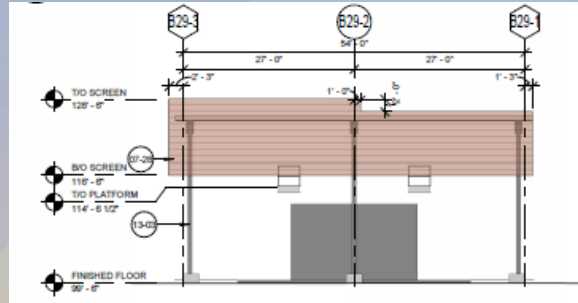


Elevations

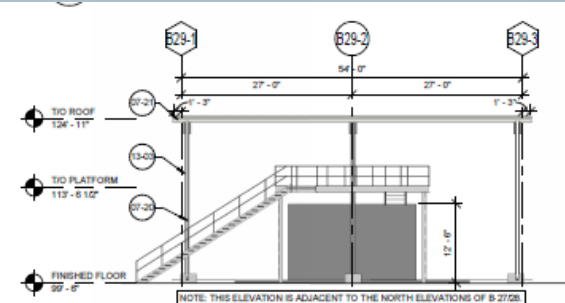




Elevations

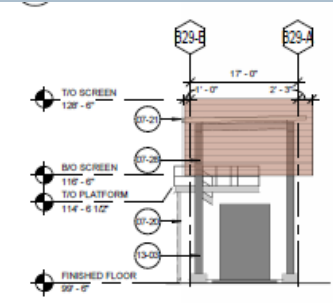


5 B-29 NORTH ELEVATION
3/32" = 1'-0"

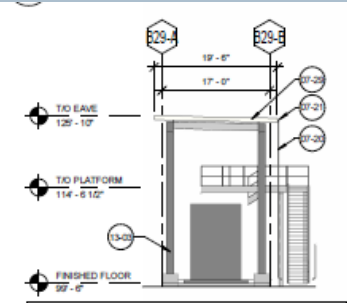


6 B-29 SOUTH ELEVATION
3/32" = 1'-0"

NOTE: THIS ELEVATION IS ADJACENT TO THE NORTH ELEVATIONS OF B-2728. THIS ELEVATION WILL NOT BE VISIBLE FROM MOUNTAIN ROAD.

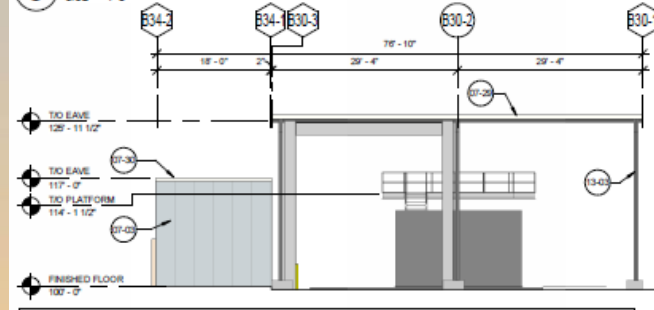


7 B-29 EAST ELEVATION
3/32" = 1'-0"



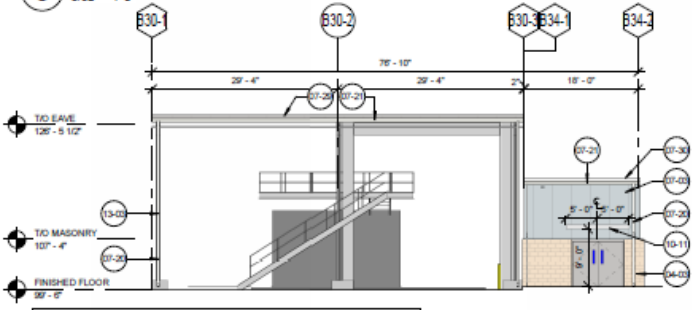
8 B-29 WEST ELEVATION
3/32" = 1'-0"

NOTE: THIS ELEVATION WILL NOT BE VISIBLE FROM MOUNTAIN ROAD.



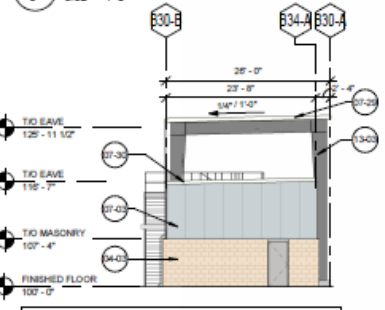
9 B-30 & B-34 NORTH ELEVATION
3/32" = 1'-0"

NOTE: THIS ELEVATION IS ADJACENT TO THE SOUTH ELEVATION OF B-27. THIS ELEVATION WILL NOT BE VISIBLE FROM MOUNTAIN ROAD.



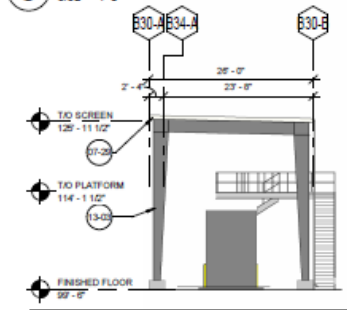
10 B-30 & B-34 SOUTH ELEVATION
3/32" = 1'-0"

NOTE: THIS ELEVATION WILL HAVE VERY LIMITED VISIBILITY FROM MOUNTAIN ROAD.



11 B-30 & B-34 EAST ELEVATION
3/32" = 1'-0"

NOTE: THIS ELEVATION WILL NOT BE VISIBLE FROM MOUNTAIN ROAD.

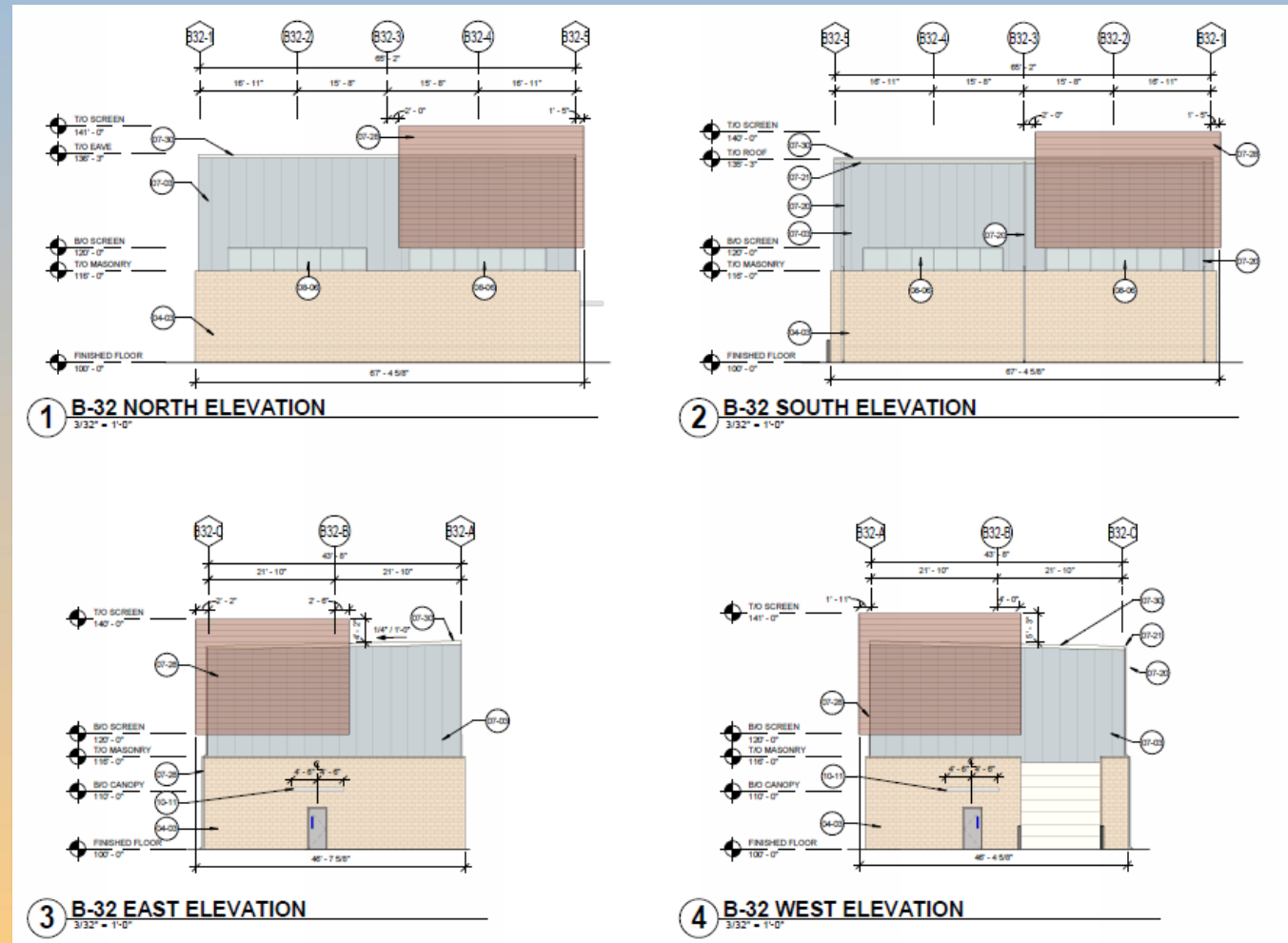


12 B-30 & B-34 WEST ELEVATION
3/32" = 1'-0"

NOTE: THIS ELEVATION WILL NOT BE VISIBLE FROM MOUNTAIN ROAD.




Elevations







Color and Material Board




Insulated Metal Wall Panel




971 Chromium Gray



Prefinished Aluminum Architectural Canopies

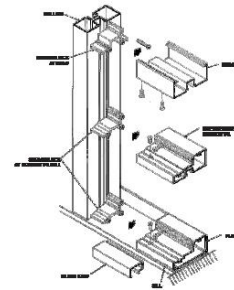


Clear Anodized




Split-Face Masonry


Durango




Spandrel Glazing



Warm Gray




CHARCOAL



Aluminum Storefront Window System


OUTDOOR LITE
Graylite® II + Solarban® 90 (3) Clear




Insulated Glazing Unit

Diam. of Wire	Width of Opening	Percentage of Open Area	Weights Plain Steel*
1" MESH CENTER TO CENTER			
.250"	.750"	56.3%	412.4
.225"	.775"	60.1%	332.1
.207"	.793"	62.9%	280.1
.192"	.808"	65.3%	240.3
.177"	.823"	67.7%	203.7
.162"	.838"	70.2%	170.2
.148"	.852"	72.6%	141.7
.135"	.865"	74.8%	117.7
.120"	.880"	77.4%	92.8
.105"	.895"	80.1%	71.0
.092"	.908"	82.4%	54.4
.080"	.920"	84.6%	41.1
.072"	.928"	86.1%	33.3
.063"	.937"	87.8%	25.5


Metal Wire Mesh



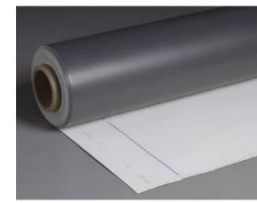
1" Opening
.250 CS Lock Crimp



Standing Seam Metal Roof



179 Regal White




Thermoplastic Polyolefin (TPO) Roofing Membrane

Colors

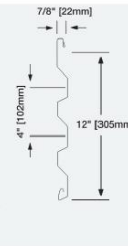
Grey* White Tan*

** Grey and Tan lead times are subject to availability and may require an upcharge for smaller projects.*



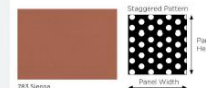
Perforated Metal Screening Panel

CS-260



7/8" [22mm]
4" [102mm]
12" [305mm]

OPEN/FREE AREA PERCENTAGE	PATTERN	DIAMETER	SPACING
10%	Reverse	1/8"	3/8"
23%	Reverse	1/8"	1/2"
33%	Reverse	1/4"	3/2"
30%	Staggered	1/8"	1/2"
33%	Staggered	3/16"	5/8"
40N*	Staggered	1/8"	3/8"
40N*	Staggered	3/8"	9/16"



Staggered Pattern
Panel Height
Panel Width

783 Sierra





Rendering



VIEW FROM CORNER OF MOUNTAIN ROAD AND PECOS ROAD LOOKING NORTHWEST - WITHOUT LANDSCAPING



VIEW FROM MOUNTAIN ROAD LOOKING SOUTHWEST TOWARDS B-32 - WITHOUT LANDSCAPING



VIEW FROM MOUNTAIN ROAD LOOKING TOWARDS B-21/22 - WITHOUT LANDSCAPING



VIEW FROM CORNER OF MOUNTAIN ROAD AND PECOS ROAD LOOKING NORTHWEST - WITH LANDSCAPING



VIEW FROM MOUNTAIN ROAD LOOKING SOUTHWEST TOWARDS B-32 - WITH LANDSCAPING



VIEW FROM MOUNTAIN ROAD LOOKING TOWARDS B-21/22 - WITH LANDSCAPING



Rendering



VIEW FROM MOUNTAIN ROAD LOOKING NORTHWEST TOWARDS UPPER GROUP OF BUILDINGS - WITHOUT LANDSCAPING



VIEW FROM MOUNTAIN ROAD LOOKING SOUTHWEST TOWARDS LOWER BUILDINGS - WITHOUT LANDSCAPING



VIEW FROM MOUNTAIN ROAD AT THE EXISTING MAIN SITE ENTRANCE - WITHOUT LANDSCAPING



VIEW FROM MOUNTAIN ROAD LOOKING NORTHWEST TOWARDS UPPER GROUP OF BUILDINGS - WITH LANDSCAPING



VIEW FROM MOUNTAIN ROAD LOOKING SOUTHWEST TOWARDS LOWER BUILDINGS - WITH LANDSCAPING



VIEW FROM MOUNTAIN ROAD AT THE EXISTING MAIN SITE ENTRANCE - WITH LANDSCAPING



Alternative Compliance

- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Materials. No more than 50% of the façade may be covered with one single material



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape plan
- ✓ Proposed alternative compliance

Staff welcomes any feedback



Design Review Board