



Design Review Board



DRB26-00045

Kaltech Addition

Emily Johnson, Planner II

April 14, 2026



Request

- Major Site Plan Modification
- Design Review
- Office/Warehouse Addition





Site Photo



Looking east from 89th Place



Landscape Plan

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME			
TREES	COMMON NAME	MATURE CANOPY	SIZE	QTY
	Acacia aneura	15' dia.	24" Box	22
	Mulga			
	Caesalpinia cacalaco	18' dia.	24" Box	18
	Casalote 'Smoothie'			
	Chitalpa tashkentensis	25' dia.	36" Box	6
	Chitalpa			
	Parkinsonia praecox	25' dia.	24" Box	3
	Palo Brea			
	Prosopis hybrid 'Phoenix'	30' dia.	24" Box	9
	Thornless Mesquite			

SHRUBS/ACCENTS	COMMON NAME	SIZE
Agave desmettiana	Smooth Agave	5 Gal
Aloe hybrid 'Blue Elf'	Blue Elf Aloe	5 Gal
Dasyliroon wheeleri	Desert Spoon	5 Gal
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
Muhlenbergia rigida 'Nashville'	Purple Muhly	5 Gal
Muhlenbergia rigens	Deer Grass	5 Gal
Russelia equisetiformis	Coral Fountain	5 Gal
Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal

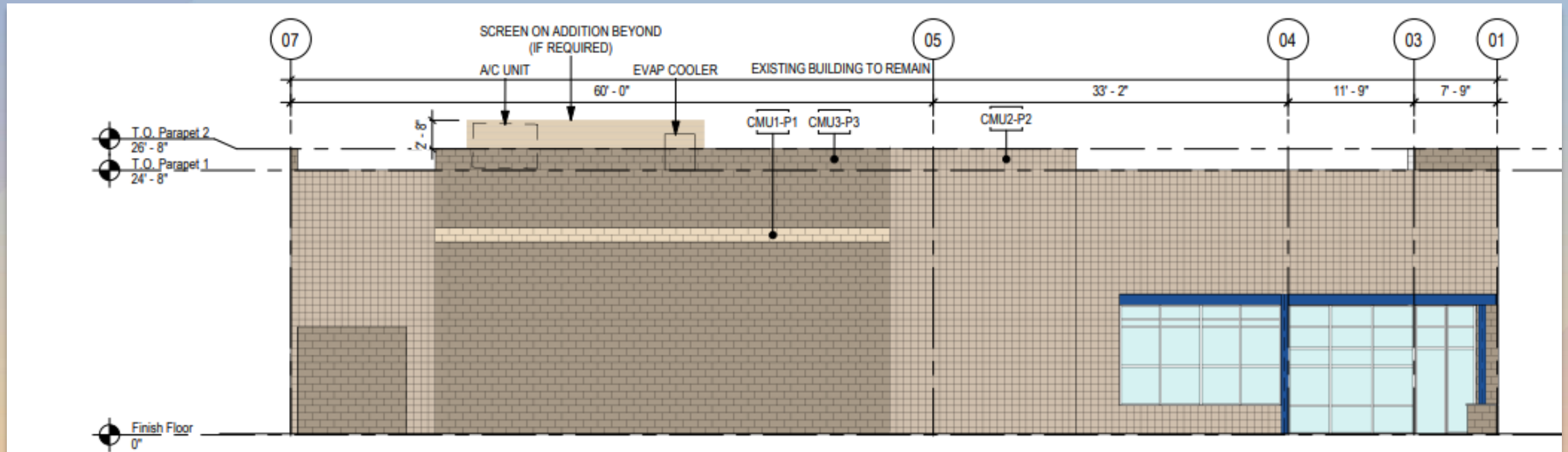
GROUNDCOVERS	COMMON NAME	SIZE
Convolvulus cneorum	Bush Morning Glory	1 Gal
Eremophila prostrata 'Outback Sunrise'	Outback Sunrise	1 Gal
Lantana x 'New Gold'	New Gold Lantana	1 Gal

MATERIALS	SIZE	QTY
	"AZ Brown" Decomposed Granite with Shrub Plantings	17,813 S.F.
	1/2" Screened	
	2" Depth Min.	





Elevations

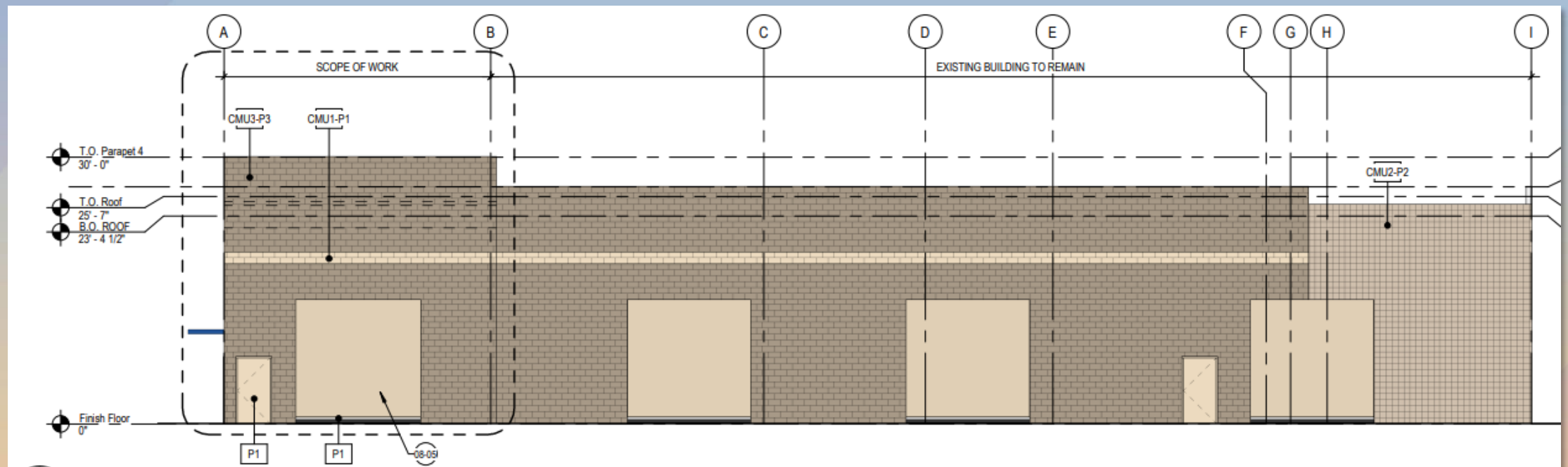


1 North Elevation
1" = 10'-0"

PERCENT MATERIAL:	
EXISTING	
CMU 1:	2%
CMU 2:	47%
CMU 3:	37%
GI:	14%



Elevations

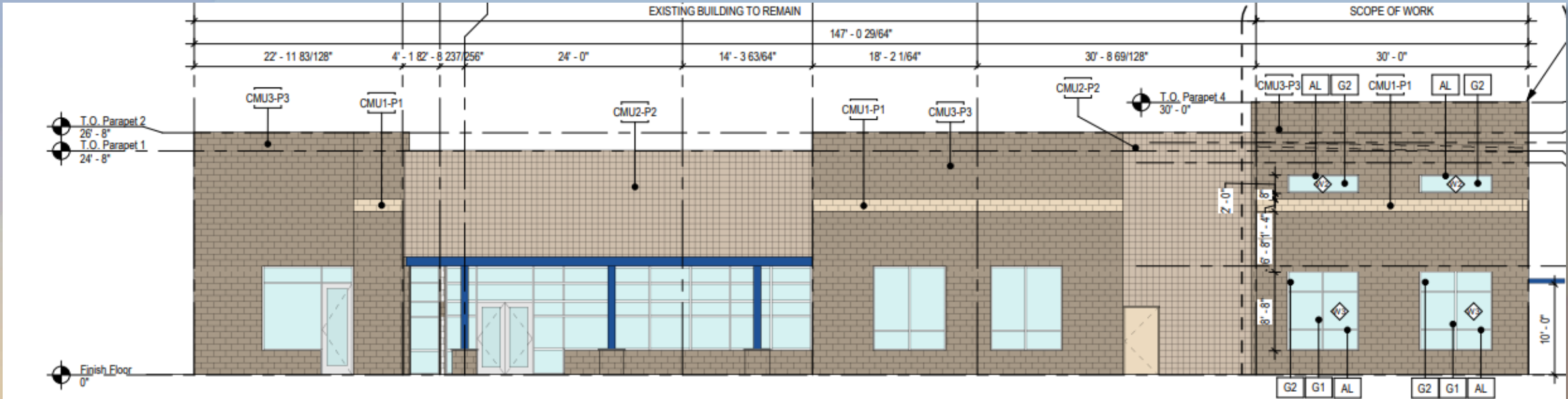


2 **East Elevation**
1" = 10'-0"

PERCENT MATERIAL:	
NEW	EXISTING
CMU 1: 4%	CMU 1: 8%
CMU 2: 0%	CMU 2: 0%
CMU 3: 67%	CMU 3: 58%



Elevations



4 West Elevation
1" = 10'-0"

PERCENT MATERIAL:	
NEW	EXISTING
CMU 1: 2%	CMU 1: 2%
CMU 2: 22%	CMU 2: 29%
CMU 3: 48%	CMU 3: 44%



Renderings



NORTHWEST VIEW



Renderings



WEST VIEW



Renderings



SOUTHWEST VIEW



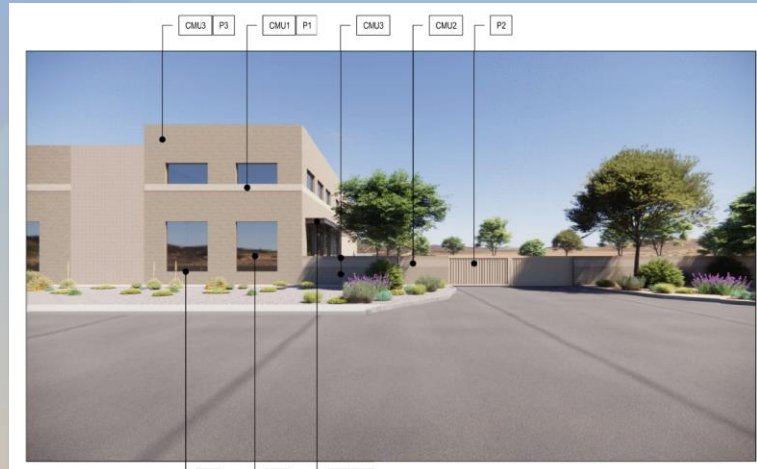
Renderings



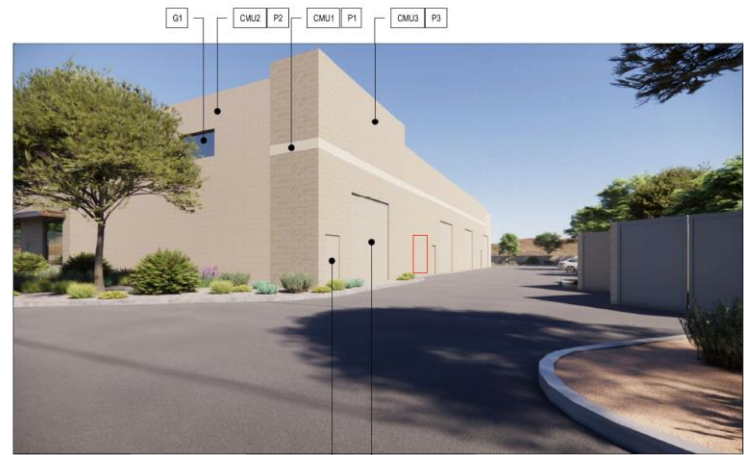
SOUTH VIEW



Colors and Materials



VIEW AT ROAD



TRUCK COURT



P1



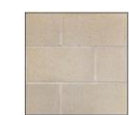
P2



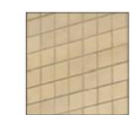
P3



P4



CMU 1



CMU 2



CMU 3



AL

- PAINT**
- PAINTING NOTES:**
1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED
 2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.
 3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
 4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
 5. COORDINATE PAINT WITH ALL SIDES AND TURN-BACKS OF TILT WALL PANELS
- P1 INSIDE PASSAGE
DUNN EDWARDS DEC764
MATCH EXISTING COLOR.
 - P2 STEVEARENO BEIGE
DUNN EDWARDS DEC766
MATCH EXISTING COLOR.
 - P3 BISON BEIGE
DUNN EDWARDS DEC750
MATCH EXISTING COLOR.
 - P4 OUTER BOUNDARY
DUNN EDWARDS DE6021
MATCH EXISTING COLOR.

- EXTERIOR WALLS**
- WALL KEYS:**
- CMU 1 SMOOTH FACE 8" X 8" X 16" CMU - STRUCK JOINTS
 - CMU 2 SINGLE - SCORE 8" X 8" X 16" CMU - RAKED JOINTS
 - CMU 3 SPLIT FACED 8" X 8" X 16" CMU - RAKED JOINTS

- GLAZING**
- GLAZING KEY:**
- AL FRAME: 2"X4-1/2" AC-2 CLEAR ANODIZE STOREFRONT
 - G1 STOREFRONT: 1" INSULATED GREEN NON-REFLECTIVE (TO MATCH EXISTING GLASS)

NOTE: ALL GLAZING TO COMPLY WITH IBC 2406.



Alternative Compliance

- ✓ Wall Articulation. Blank, uninterrupted wall lengths exceeding 50 feet
- ✓ Roof Articulation. Flat roofs or facades in excess of 100 feet must provide vertical modulation
- ✓ Roof Articulation. All parapets must have detailing
- ✓ Materials and Colors. Facades shall incorporate at least three different and distinct materials
- ✓ Materials and Colors. No more than 50% in a single material



Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with the Mesa Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO

Staff recommends Approval with Conditions



Design Review Board