



# Design Review Board



DRB23-000981

# Dave Downing and Associates Warehouse



# Request

- Design Review
- To allow for a warehouse development

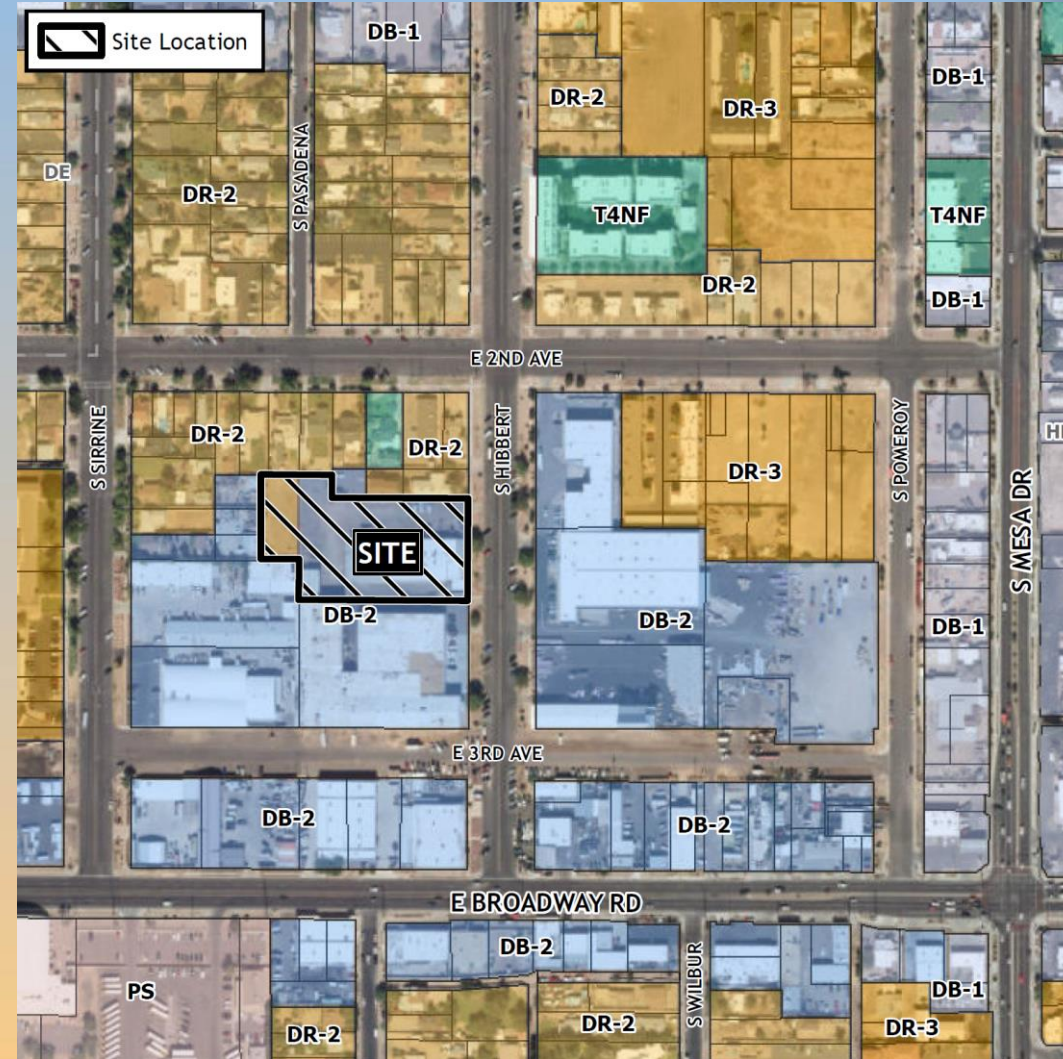






# Location

- North of Broadway Road
- West of Mesa Drive







# Site Photo



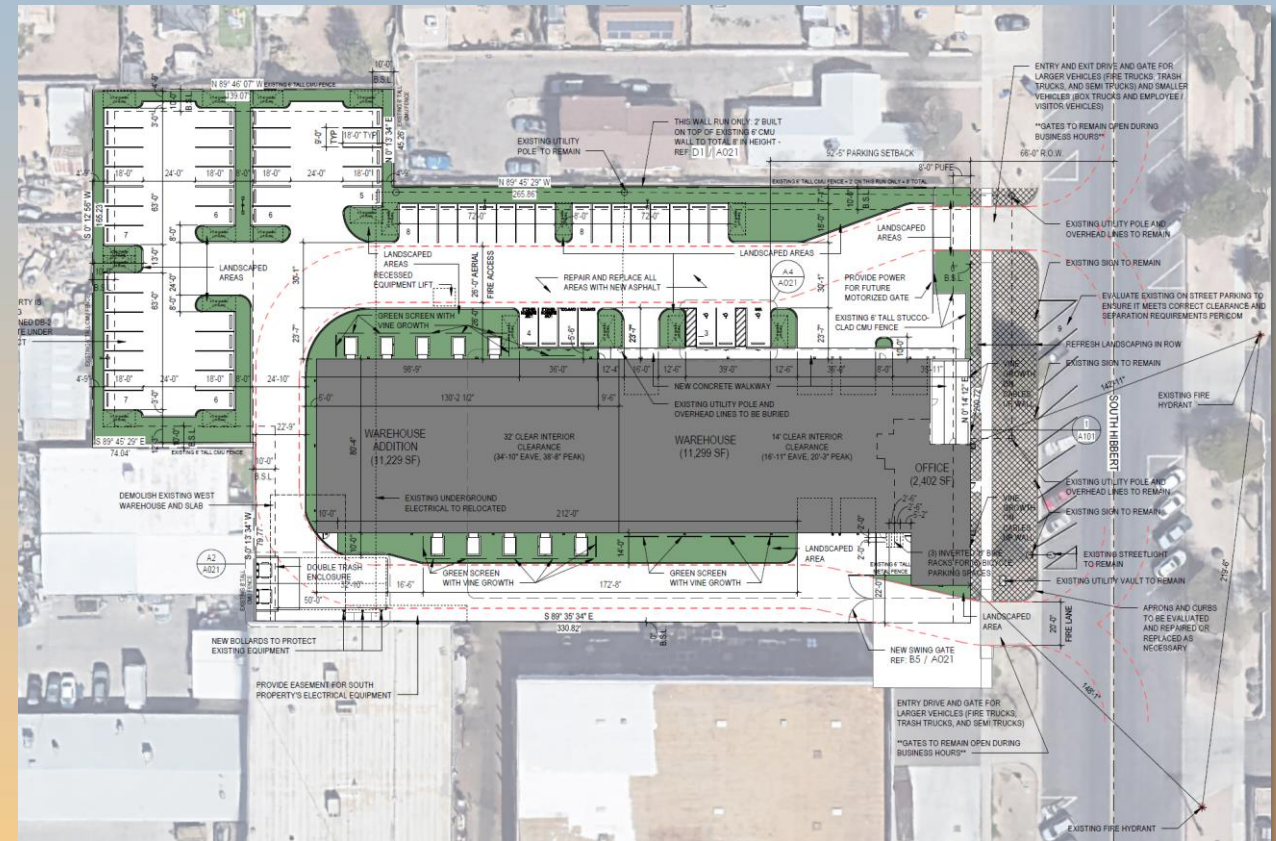
Looking southwest on Hibbert





# Site Plan

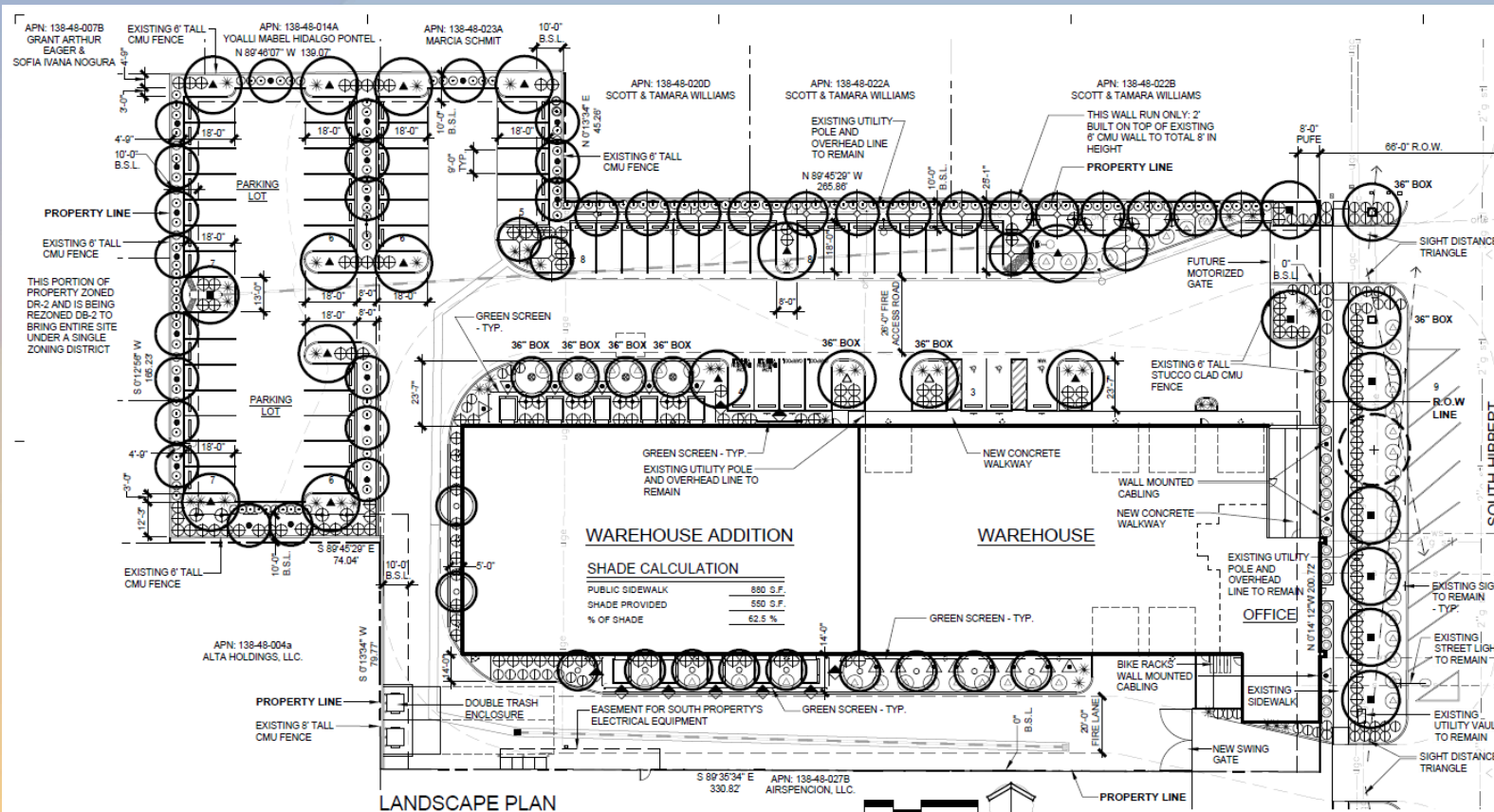
- 11,229 sq. ft. addition to existing warehouse totaling 22,528 sq. ft. of warehouse and 2,402 sq. ft. of office
- 33 parking spaces required; 53 proposed
- Access from Hibbert







# Landscape Plan



**PLANT LIST**

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	REMARK
<b>TREES:</b>				
⊕	EXISTING MESQUITE TREE TO REMAIN		1	PROTECT FROM DAMAGE DURING CONSTRUCTION
⊕	ACACIA ANEURA MULGA	24" BOX	18	
⊕	ACACIA SALICINA WILLOW ACACIA	24" BOX	21	7-8"X2.5-35WX1.25"-1.25" CAL.
⊕	ACACIA WILLARDIANA PALO BLANCO	36" BOX	4	9-11"X3-7"X2"-2.5" CAL.
⊕	ACACIA WILLARDIANA PALO BLANCO	24" BOX	11	5-8"X2.5-3.5WX1-1.5" CAL.
⊕	PISTACIA LENTIGOS MASTIC TREE	36" BOX	2	9-11"X4-5"X1.25-2.25" CAL.
⊕	PISTACIA LENTIGOS MASTIC TREE	24" BOX	8	7-9"X2.5-3.5WX1-1.5" CAL.
⊕	PROSOPIG X PHOENIX THORNLESS SOUTH AMERICAN MESQUITE	36" BOX	2	8-10"X7-8"X1.75-2.25" CAL.
⊕	PROSOPIG X PHOENIX THORNLESS SOUTH AMERICAN MESQUITE	24" BOX	13	6-7"X3-4"X1"-1.5" CAL.
<b>SHRUBS:</b>				
⊕	CASALPINA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON	18	
⊕	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD THUNDER CLOUD SHAG	5 GALLON	156	
⊕	LEUCOPHYLLUM LANGMANIAE RIO BRAVO RIO BRAVO SAGE	5 GALLON	155	
<b>ACCENTS:</b>				
⊕	HESPERALOE PARVIFLORA RED YUCCA	5 GALLON	45	
⊕	RUESSIELLA EQUISSETIFORMIS CORAL FOUNTAIN	5 GALLON	23	

**PLANT LIST - CONT.**

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.	REMARK
<b>VINES:</b>				
⊕	BOUGHANVILLE BARBARA KARST BARBARA KARST BOUGHANVILLE	5 GALLON	17	
⊕	MACADAMIA UNGUIS-CATI CATS CLAW VINE	5 GALLON	9	
<b>GROUND COVER:</b>				
⊕	EREMOPHILA GLABRA WINGENOW GOLD OUTBACK GUMBLE GUM	5 GALLON	47	
⊕	LANTANA X NEW GOLD YELLOW TRAILING LANTANA	5 GALLON	59	
<b>DECOMPOSED GRANITE:</b>				
AS NOTED	TAM COLOR	10" MINUS		ALL LANDSCAPE AREAS TO RECEIVE A 2" LAYER OF DECOMPOSED GRANITE UNLESS OTHERWISE NOTED ON PLAN.

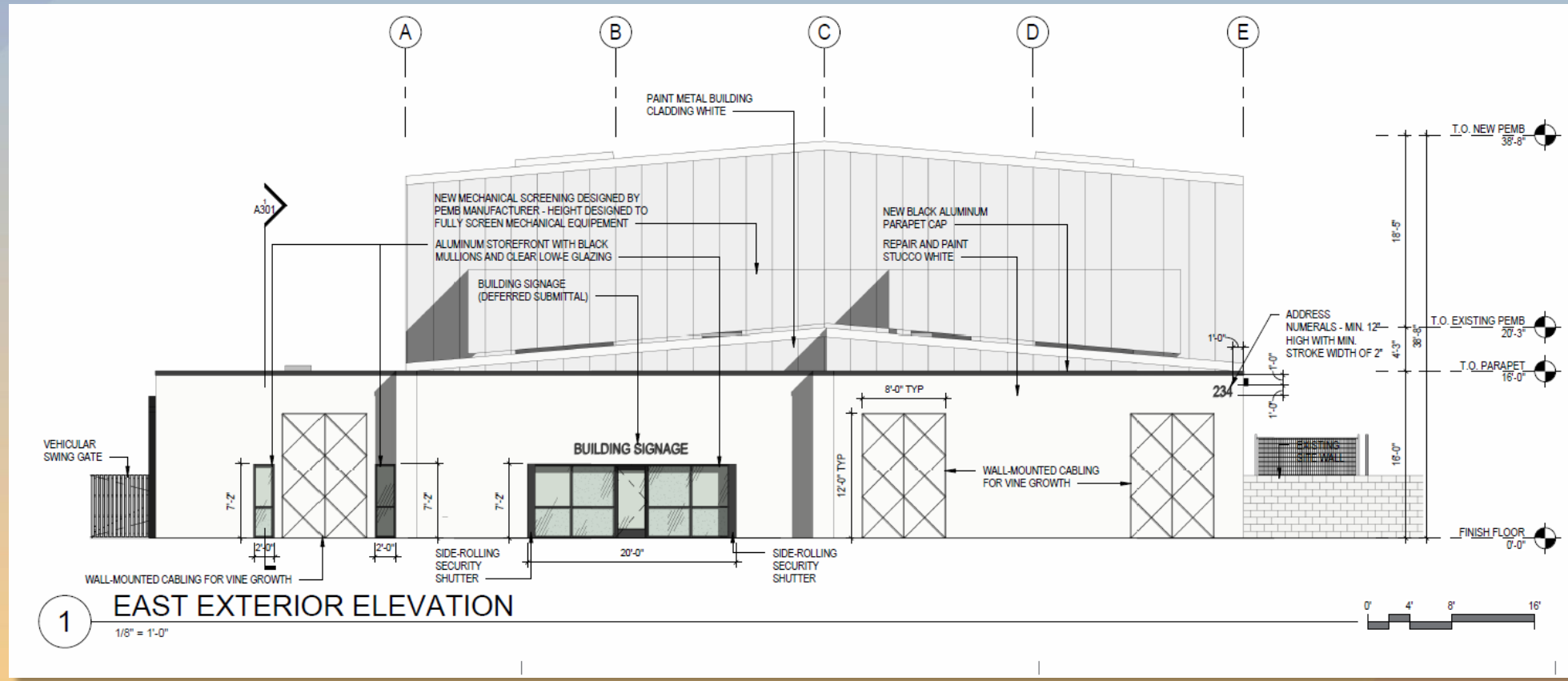
**LANDSCAPE CALCULATIONS**

	REQUIRED	PROVIDED
TOTAL AREA OF PROPERTY	51,454 S.F.	
TOTAL BUILDING AREA	25,644 S.F.	
TOTAL PARKING AREA	41,766 S.F.	
TOTAL LANDSCAPE AREA	17,655 S.F.	
TOTAL SITE TREES	450	
TOTAL SITE SHRUBS, ACCENTS, VINES (5 GALLON)	423	
TOTAL GROUND COVER (5 GALLON)	156	
TOTAL TURF AREA	0 S.F.	
TOTAL LANDSCAPE INORGANIC MATERIAL (DECOMPOSED GRANITE)	17,655 S.F.	
<b>STREET FRONTAGE</b>		
TREE: 1 PER 25' L.F. OF STREET FRONTAGE	0	8
SHRUB: 6 PER 25' L.F. OF STREET FRONTAGE (5 GALLON MIN.)	48	11
TREE: 36" BOX (25% STREET FRONTAGE TREES)	2	3
TREE: 24" BOX (50% REQUIRED TREES)	4	5

\* COUNT INCLUDES (1) EXISTING TREE TO REMAIN



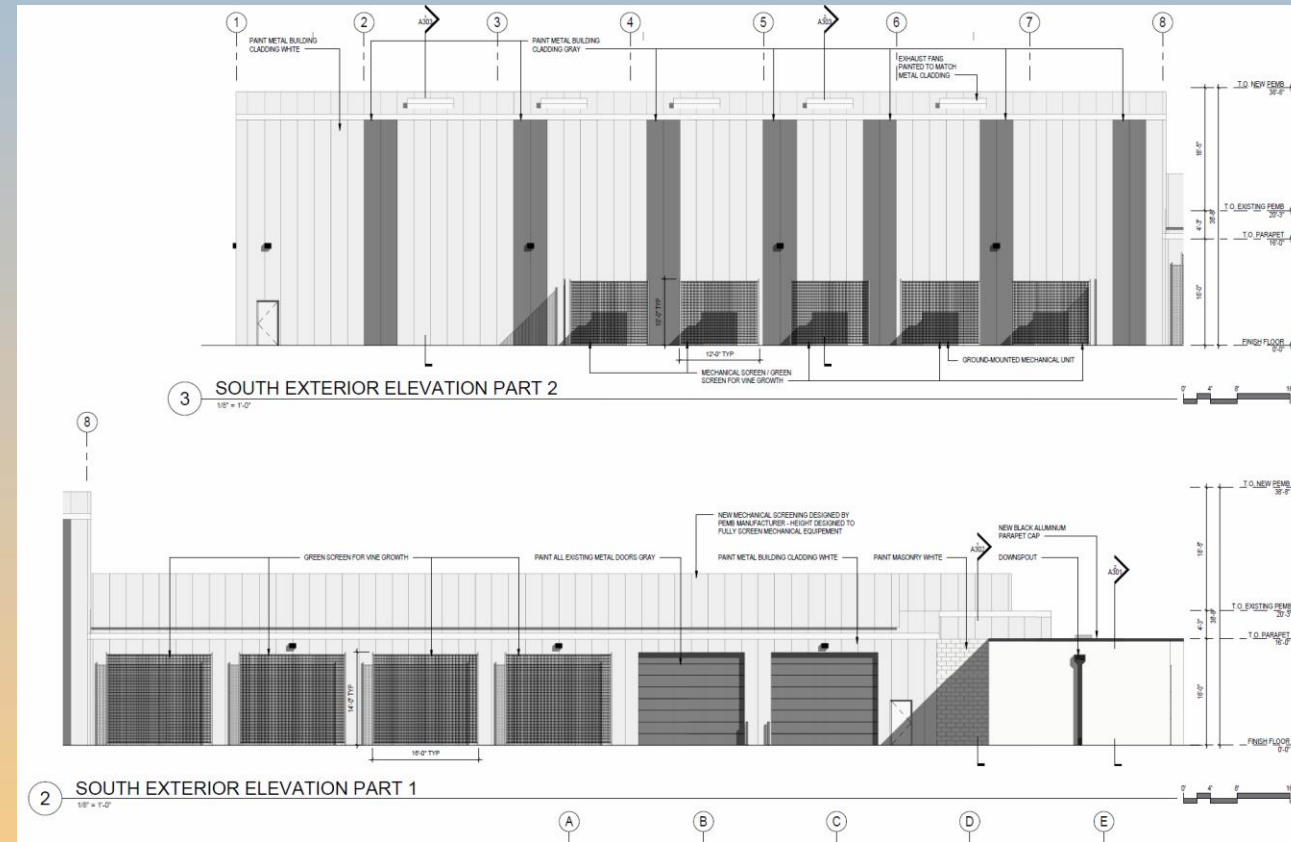
# Elevations





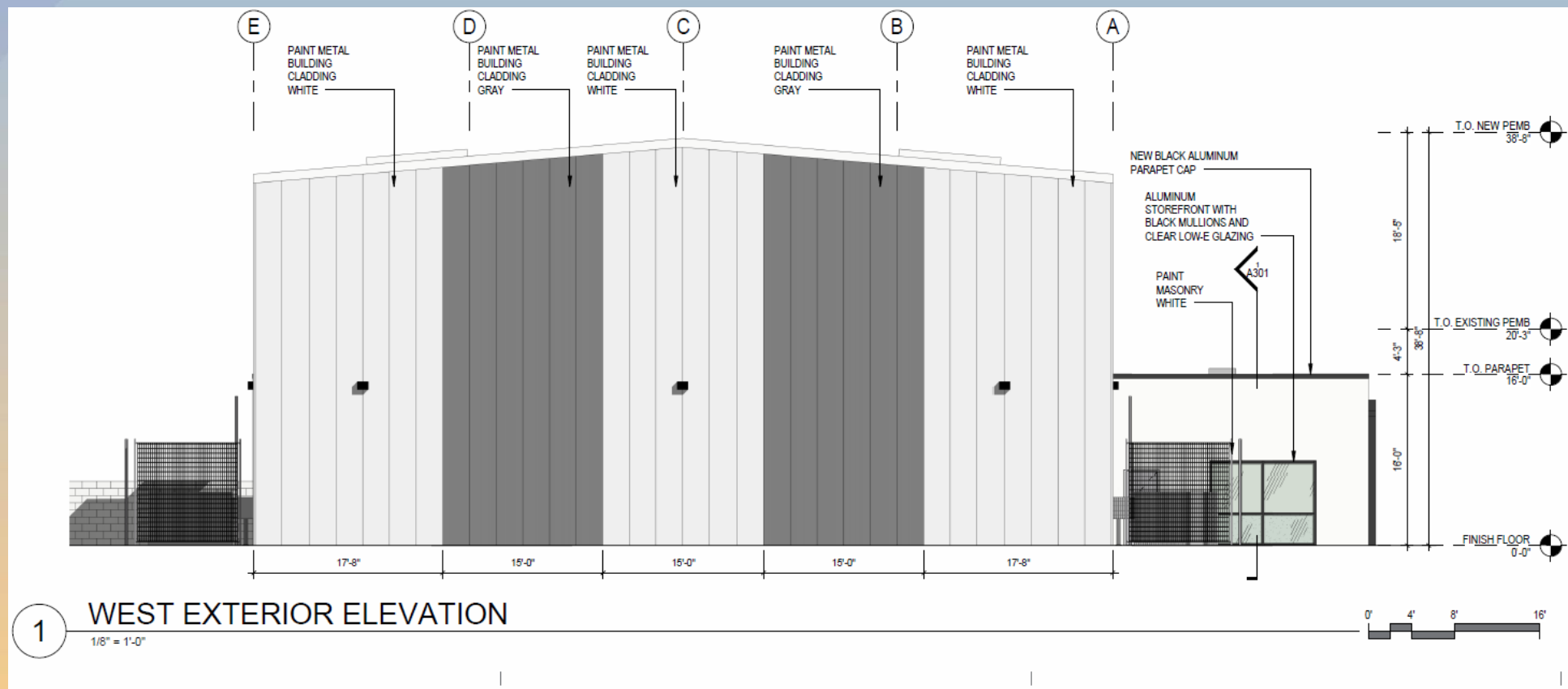


# Elevations





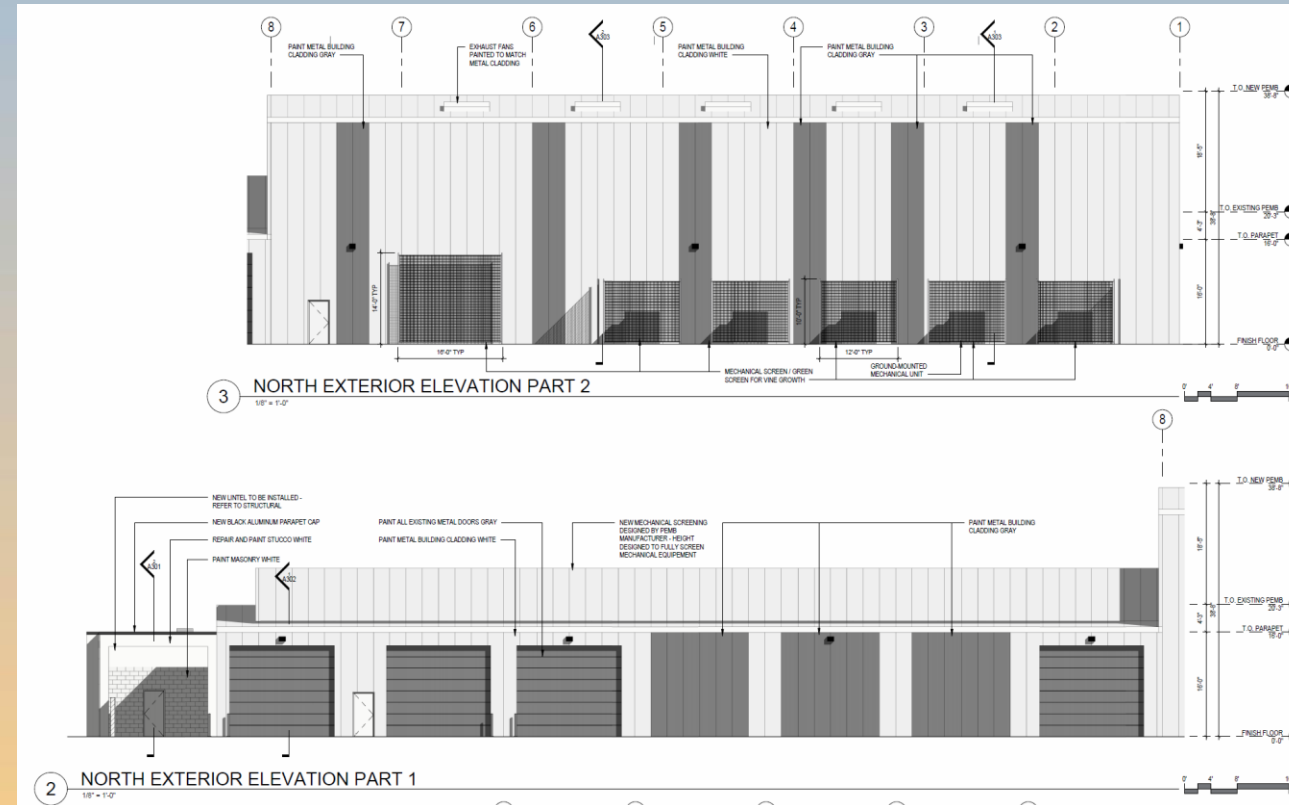
# Elevations







# Elevations





# Rendering







# Rendering



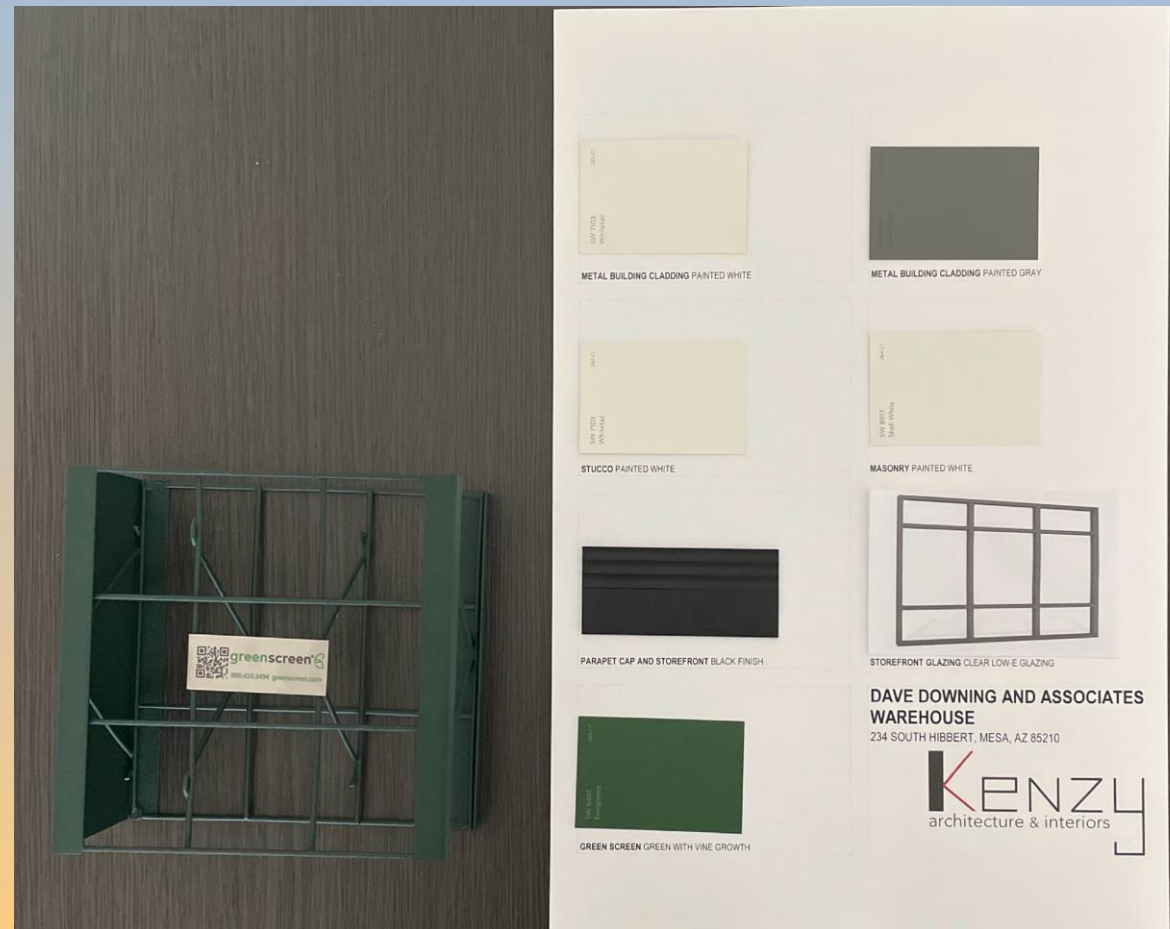
2 NORTHWEST PERSPECTIVE



1 SOUTHEAST PERSPECTIVE



# Material Board







# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

***Staff welcomes any feedback***



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