

**Tuesday, July 9, 2024**  
**Virtual Platform**  
**57 East 1<sup>st</sup> Street**  
**4:30 PM**

A meeting of the Design Review Board was held at 4:30 p.m.

**MEMBERS PRESENT:**

Chair Scott Thomas  
Boardmember Paul Johnson  
Boardmember Justin Trexler  
Boardmember Kyle Bell  
Boardmember Ryan Circello  
Boardmember Denise Dunlop

**MEMBERS ABSENT:**

Vice Chair Dane Astle

**STAFF PRESENT:**

Evan Balmer  
Cassidy Welch  
Jennifer Merrill  
Sean Pesek  
Joshua Grandlienard  
Chloe Durfee Daniel  
Sergio Solis  
Tulili Tuiteleleapaga-Howard  
Vanessa Felix

**OTHERS PRESENT:**

(\* indicates Boardmember or staff participated in the meeting using audio conference equipment)

**1 Call meeting to order.**

Chair Thomas welcomed everyone to the meeting at 4:30 PM.

**2 Election of Design Review Board Officers:**  
**a. Chair**  
**b. Vice Chair**

A motion to continue the elections to the August 13, 2024 Work Session, was made by Boardmember Johnson and seconded by Boardmember Trexler.

**Vote: 6 – 0**

Upon tabulation of votes, it showed:

AYES – Thomas – Johnson – Trexler – Bell – Circello – Dunlop

NAYS – None

ABSENT– Astle

ABSTAINED – None

**3 Consider the Minutes from the June 11, 2024, Design Review Board Meeting.**

A motion to approve the Minutes from the June 11, 2024, Design Review Board Meeting was made by Boardmember Trexler and seconded by Boardmember Bell.

**Vote: 6 – 0**

Upon tabulation of votes, it showed:

AYES – Thomas – Johnson – Trexler – Bell – Circello – Dunlop

NAYS – None

ABSENT– Astle

ABSTAINED – None

**4 Discuss and take action on the following Design Review cases:**

**4a DRB24-00276 - “Atwood and Winnston” (District 6).** Within the 7400 block of South 89th Place (west side), within the 8900 block of East Winnston Avenue (north side), and within the 7400 block of South Atwood (east side). Located west of Ellsworth Road and north of Germann Road. (2± acres). Design Review for an industrial development. Alex Hayes, Withey Morris Baugh, PLC, Applicant; Tyco Metal Works, LLC, Owner.

**Staff planner Cassidy Welch presented the case.**

See attached presentation.

A motion to approve case DRB24-00276 was made by Boardmember Johnson and seconded by Boardmember Trexler.

**Conditions of Approval:**

1. Compliance with the final elevations and landscape plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all conditions of approval for Z06-093.

4. Compliance with all requirements of Case No. ZON24-00277.
5. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner must execute the City’s standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
  - b. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
  - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
  - d. Provide written notice to future property owners that the project is within 3 miles of Phoenix-Mesa Gateway Airport
  - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: “This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”
6. Update the landscape plan to replace the *Caesalpinia Cacalaco* Cascalote trees adjacent to walkways with the smoothie variety.

**Vote: 6 – 0**

Upon tabulation of votes, it showed:

AYES – Thomas – Johnson – Trexler – Bell – Circello – Dunlop

NAYS – None

ABSENT– Astle

ABSTAINED – None

- 4b DRB24-00315 - "Hibbert Garage Renovation" (District 4).** Within the 100 block of East Main Street (north side) and the 0 to 100 blocks of North Hibbert (west side). Located west of Mesa Drive on the north side of Main Street (3± acres). Design Review for a municipal parking garage. Lance Webb, City of Mesa, Applicant; City of Mesa, Owner.

**Staff planner Chloe Durfee Daniel presented the case.**

See attached presentation.

A motion to approve case DRB24-00315 was made by Boardmember Trexler and seconded by Boardmember Bell.

**Conditions of Approval:**

1. Compliance with the final elevations and landscape plan submitted.
2. Compliance with Zoning Case No. ZON24-00472.
3. Compliance with all City development codes and regulations.

**Vote: 6 – 0**

Upon tabulation of votes, it showed:

AYES – Thomas – Johnson – Trexler – Bell – Circello – Dunlop

NAYS – None

ABSENT– Astle

ABSTAINED – None

**5 Discuss and provide direction on the following Preliminary Design Review cases:**

- 5a DRB24-00483 - "City of Mesa Fire Station 223" (District 1).** Within the 3200 to 3300 blocks of East McDowell Road (north side). Located west of Val Vista Drive on the north side of McDowell Road. (14± acres) Design Review for a Fire Station. Pearlman Architects, Applicant, City of Mesa, Owner.

**Staff planner Joshua Grandlienard presented the case.**

See attached presentation.

**Staff planner Joshua Grandlienard summarized the case:**

- Consider removing the architectural element for the 4<sup>th</sup> bay door on the front elevation
- Terminate the windows above the bays at the edge of the wall
- Verify landscape quantities
- Bring the Desert Willows closer to the sidewalk
- Ensure the Mesquite trees are thornless

**5b DRB24-00484 - "City of Mesa Fire Station 224" (District 6).** Within the 3400 block of South 80th Street (east side). Located west of Hawes Road and north of Elliot Road. (2± acres) Design Review for a Fire Station. Pearlman Architects, Applicant; City of Mesa, Owner.

**Staff planner Joshua Grandlienard presented the case.**  
See attached presentation.

**Staff planner Joshua Grandlienard summarized the case:**

- Consider removing the architectural element for the 3<sup>rd</sup> bay door on the front elevation
- Terminate the windows above the bays at the edge of the wall
- Verify landscape quantities
- Bring the Desert Willows closer to the sidewalk
- Ensure the Mesquite trees are thornless

**5c DRB24-00175 - "Metso Expansion" (District 6).** Within the 8200 block of East Pecos Road (south side). Located west of Hawes Road on the south side of Pecos Road. (10± acres). Design Review for an expansion to an existing industrial development. Dennis Newcombe, Gammage & Burnham, PLC, Applicant; Metso Minerals Industry Inc., Owner.

**Staff planner Jennifer Merrill presented the case.**  
See attached presentation.

**Staff planner Jennifer Merrill summarized the case:**

- The new addition is a smooth continuation of the existing development
- The metal building has long, uninterrupted facades. Consider revising
- Recommend removing thorny trees (Ironwood) from parking areas
- Select smaller tree types (Sepora or similar) that could fit closer to the solar panels
- Overall nice plant palette

**DRB24-00175 continued to the August 13, 2024 Design Review Board Meeting.**

**5d DRB24-00191 - "Pacific Proving Technology Campus" (District 6).** Within the 10000 to 10400 blocks of East Pecos Road (north side) and within the 6200 to 6800 blocks of the future South Crismon Road alignment (east side). Located at the northeast corner of Pecos Road and the future South Crismon Road alignment. (177± acres). Design Review for a technology campus. Dennis Newcombe, Gammage & Burnham, PLC, Applicant; Pacific Proving LLC., Owner.

**Staff planner Sean Pesek presented the case.**

See attached presentation.

**Staff planner Sean Pesek summarized the case:**

- Consider changing the wall design along the northern property line to better highlight the office building.
- Replace Cyprus, Texas Redbud, and Italian Laurel Fiscus with more drought-tolerant species (same quantity).
- Replace Wilson Olive with a different species (same quantity).
- Replace Bismark Palm with a different palm species (same quantity).
- Increase landscaping along both street frontages.

**5e DRB24-00250 - "Valvoline Instant Oil Change Sossaman" (District 6).** Within the 1300 block of South Sossaman Road (west side). Located south of Hampton Avenue and west of Sossaman Road (1± acres). Design Review for a minor automobile repair facility. Benjamin Tate, Withey Morris Baugh, PLC, Applicant; Avalon Sossaman, LLC, Owner.

**Staff planner Tulili Tuiteleleapaga-Howard presented the case.**

See attached presentation.

**Staff planner Tulili Tuiteleleapaga-Howard the case:**

- Match the proposed screen wall with the existing block wall and ensure it does not compromise the building's visibility.
- Revise the north elevation to align the brick material with the door.

**5f DRB24-00253 - "CyrusOne Data Center" (District 6).** Within the 3200 to 3300 blocks of South Crismon Road (west side) and within the 3200 to 3300 blocks of 96th Street (east side). Located north of Elliot Road and east of Crismon Road. (66± acres). Design Review for a data center. C-1 Mesa, LLC, Owner; Sean Leroy, Cyrus One, Applicant.

**Staff planner Cassidy Welch presented the case.**

See attached presentation.

**Staff planner Cassidy Welch the case:**

- Articulate wall along north boundary
- Group landscape species
- Remove thorny species from pedestrian areas

Anson Gilbert, 3129 South Verde Circle - expressed their opposition to this project.

Frank Brontsema, 3121 South Verde Circle - expressed their opposition to this project.

**5g DRB24-00370 - "Banner Health East Mesa Health Center" (District 5).** Within the 1800 to 1900 blocks of South Crismon Road (east side) and within the 10000 to 10100 blocks of East Baseline Road (north side). Located north of Baseline Road and east of Crismon Road. (10± acres). Design Review for a medical clinic addition. Eric Ubersax, Applicant; SCP MOB 1917 S Crismon Road LLC, Owner.

**Staff planner Sergio Solis presented the case.**

See attached presentation.

Boardmember Johnson recused himself

**Staff planner Sergio Solis the case:**

- No comments

**6 Adjournment:** Boardmember Johnson moved to adjourn the meeting and was seconded by Boardmember Circello. Without objection, the meeting was adjourned at 6:28 PM.

Respectfully submitted,

*Cassidy Welch*

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Cassidy Welch, Senior Planner



# DRB24-00276

# Atwood and Winnston

Emily Johnson, Planner I

July 9, 2024





# Request

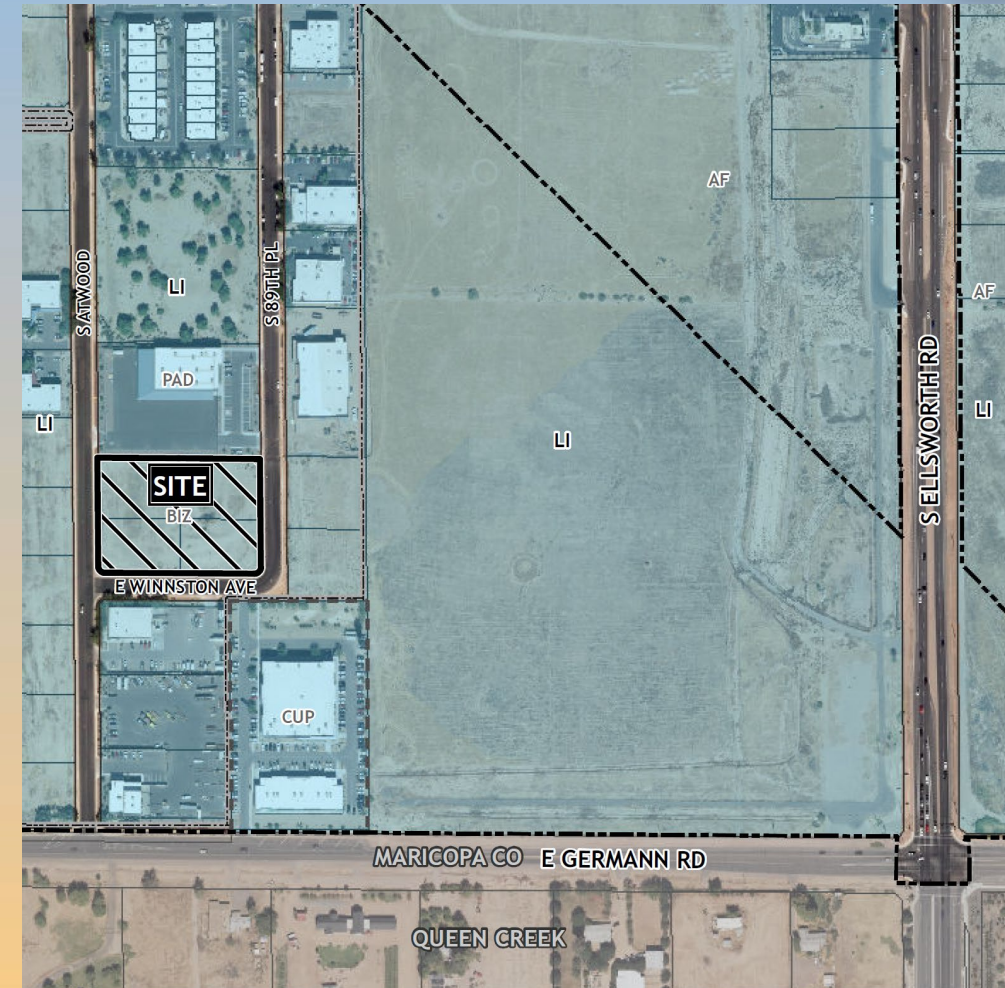
- Design Review
- To allow an industrial development





# Location

- North of Germann Road
- West of Ellsworth Road
- Within Gateway Airport Commerce Park





# Zoning

- Currently zoned LI-PAD-BIZ
- Industrial uses are permitted in the LI district
- Outdoor storage is permitted in the LI district if confined to rear one-half of the lot





# Site Photo

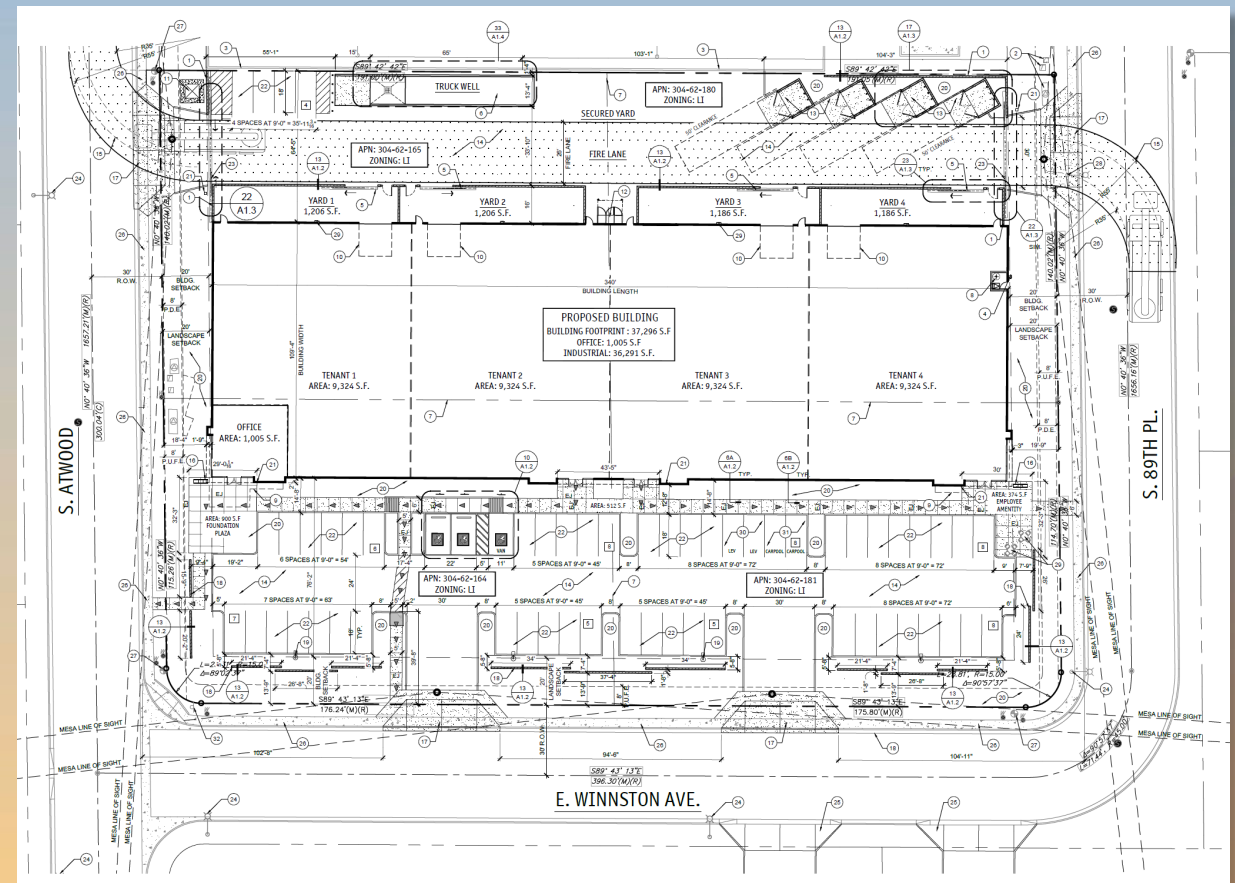


Looking northeast from Atwood and Winnston



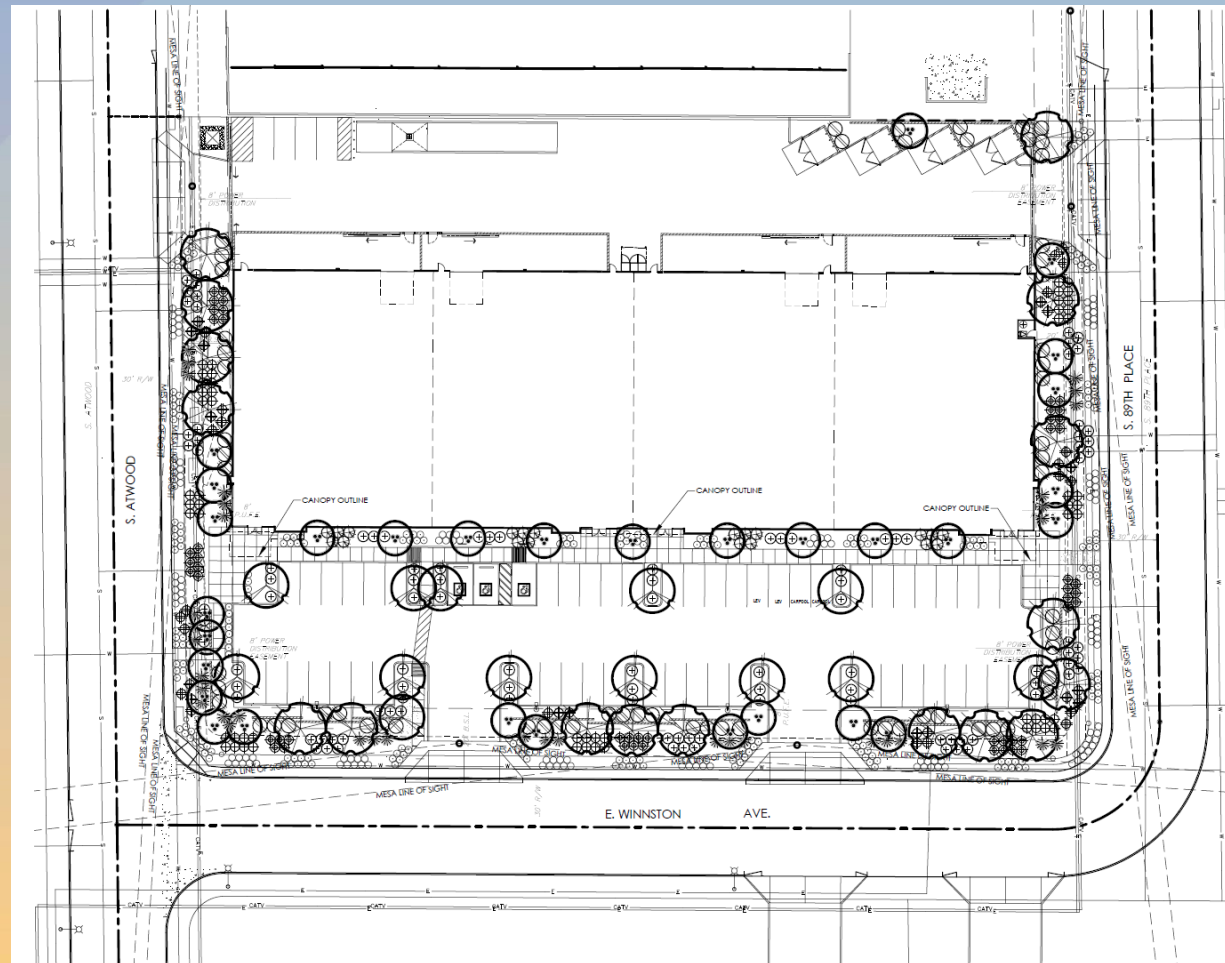
# Site Plan

- New 37,296 sq. ft. building
- Primary access from Winnston and secondary gated access to outdoor storage yards from Atwood and 89<sup>th</sup>
- Screened storage yard in rear half of property (north side)


















# Landscape Plan



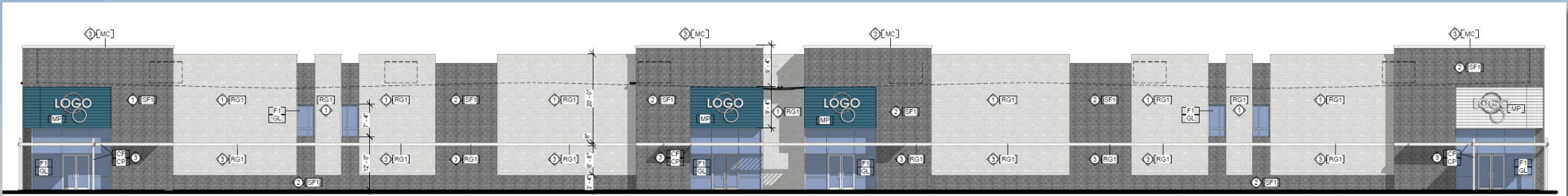
## LANDSCAPE LEGEND

### TREES

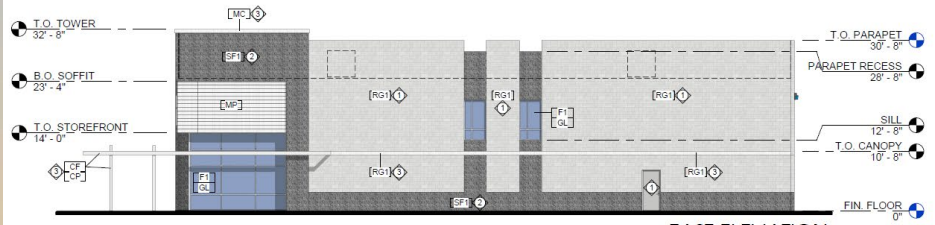
-  TIPUANA TIPU  
TIPU TREE  
36" BOX (17)
-  QUERCUS VIRGINIANA  
LIVE OAK  
36" BOX (15)
-  CAESALPINIA CACALACO  
CASALOTE  
36" BOX (31)
- LARGE SHRUBS**
-  TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON (61)
- MEDIUM SHRUBS**
-  EREMOPHILA MACULATA  
VALENTINE EMU BUSH  
5 GALLON (109)
-  LEUCOPHYLLUM FRUTESCENS  
'GREEN CLOUD'  
5 GALLON (20)
- ACCENTS**
-  HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON (56)
-  HESPERALOE PARVIFLORA  
YELLOW YUCCA  
5 GALLON (50)
-  DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON (38)
-  AGAVE DESMETIANA  
SMOOTH AGAVE  
5 GALLON (35)
- GROUND COVER**
-  LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON (237)
-  LANTANA MONTEVIDENSIS  
TRAILING PURPLE  
1 GALLON (126)
-  1/2" SCREENED ROCK PROS CARMEL  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS



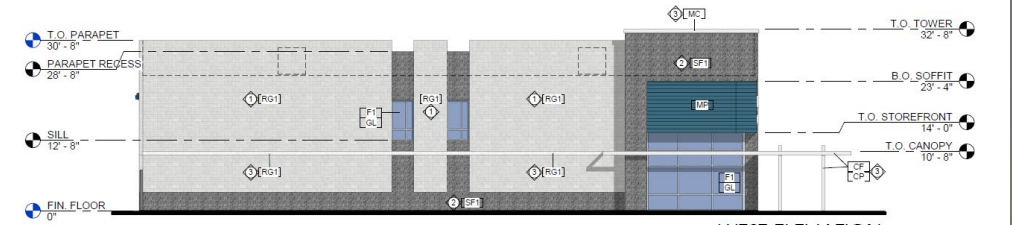
# Elevations



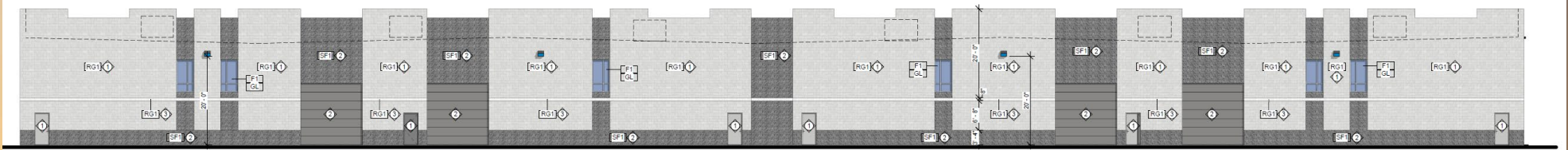
SOUTH ELEVATION



EAST ELEVATION



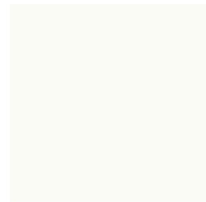
WEST ELEVATION



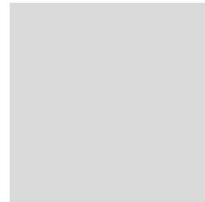
NORTH ELEVATION



# Colors and Materials



① Material: Paint  
Manufacturer: Dunn Edwards  
Color: 'Cool December'  
Color Number: DEW383



② Material: Paint  
Manufacturer: Dunn Edwards  
Color: 'Porpoise'  
Color Number: DE6373



③ Material: Paint  
Manufacturer: Dunn Edwards  
Color: 'Looking Glass'  
Color Number: DE6376



MP Material: Prefinished Metal Panel  
Manufacturer: Berridge  
Color: 'Bristol Blue'



F1 Material: Pre-Finished Storefront  
Manufacturer: Arcadia  
Color: 'Clear Anodized'  
Color Number: AC-2



- ① MC
- MP
- ① CF
- ② CMU
- ③ SFU
- ① CMU
- GL
- F1

#### ADDITIONAL MATERIALS

- GL Material: Insulated Glazing  
Manufacturer: PPG  
Color: 'Gray Reflective'  
Refer to A7 Building Elevation  
Sheets for Glass specification  
and 12' x 12' sample
- CMU 8x16 CMU Block - Smooth  
Manufacturer : Superlite
- SFU 8x16 CMU Block - Split-face  
Manufacturer : Superlite
- CF Canopy Frame
- MC Metal Cap





# Alternative Compliance

- ✓ Roof Articulation. All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing
- ✓ Materials and Colors. Facades shall incorporate at least 3 different and distinct materials
- ✓ Materials and Colors. No more than 50% of the façade may be covered with one single material



# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Criteria in Chapter 71 of the MZO for Design Review

*Staff recommend Approval with Conditions*



DRB24-00315

# Hibbert Garage Renovation

Chloe Durfee Daniel, Planner II

July 9, 2024



# Request

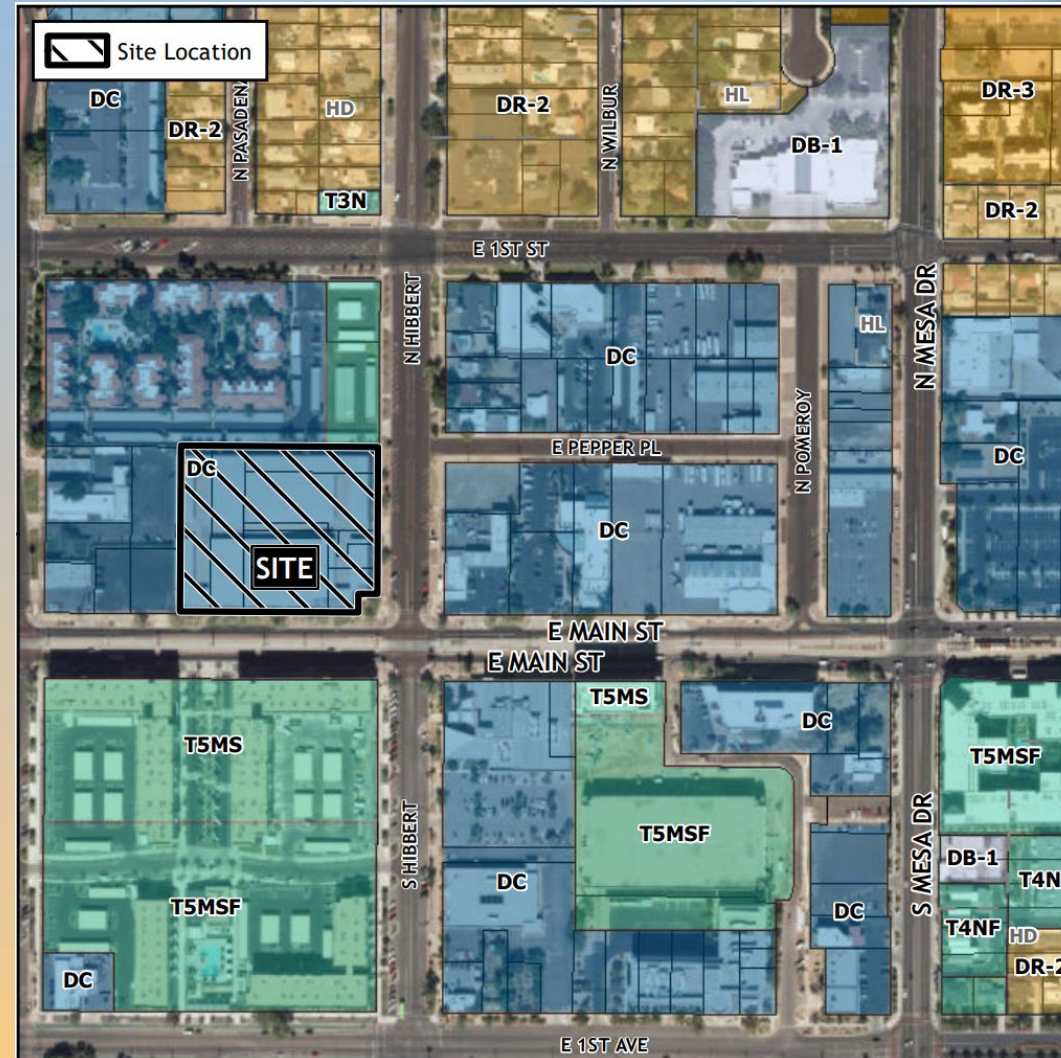
- Design Review
- To allow for a municipal parking garage





# Location

- North side of Main Street
- West of Mesa Drive
- West of Hibbert





# Site Photos

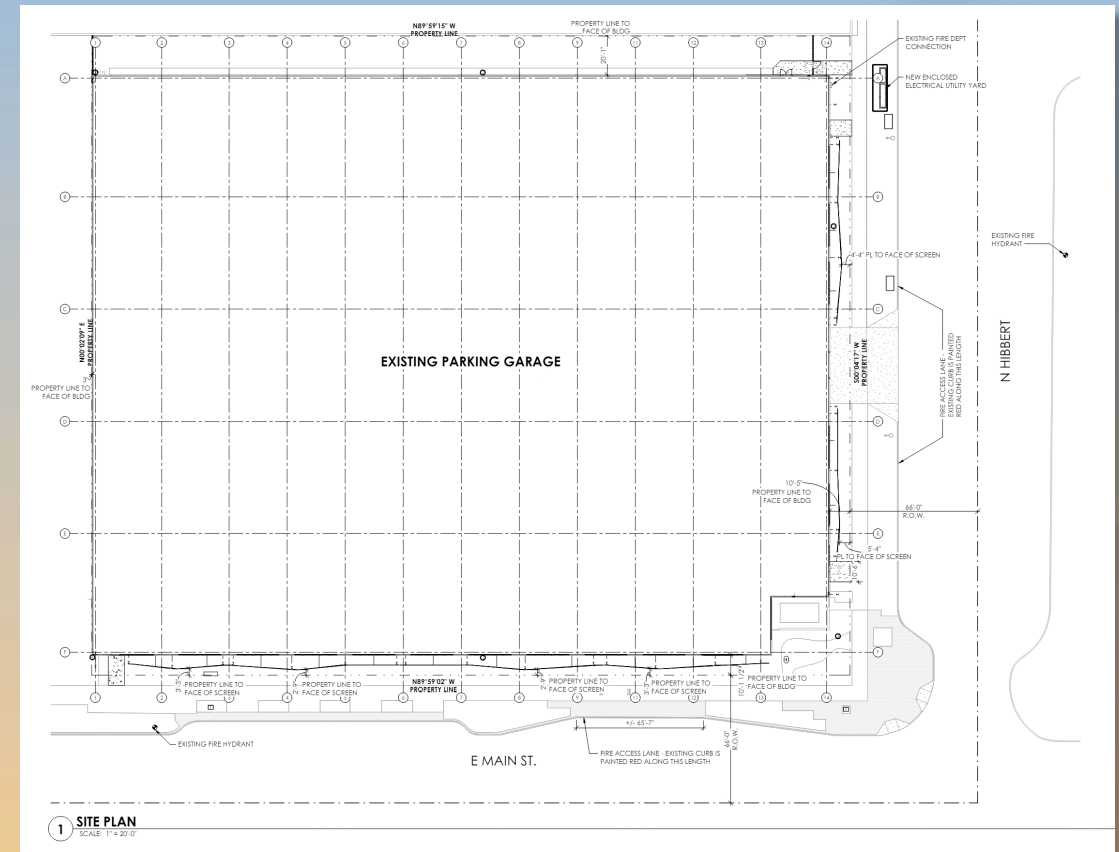


Looking northwest at the corner of Main Street and Hibbert



# Site Plan

- 3 story existing garage going through renovations
- 862 parking spaces proposed
- Vehicle access from Hibbert
- Pedestrian access from Main St. and Hibbert





# Landscape Plan

## PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
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### TREES

	<i>Parkinsonia microphylla</i>	Foothill Palo Verde	36" Box	2
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box	8
	Existing Tree to Remain		36" Box	1
	Existing Tree to Remain			39

### SHRUBS/ACCENTS

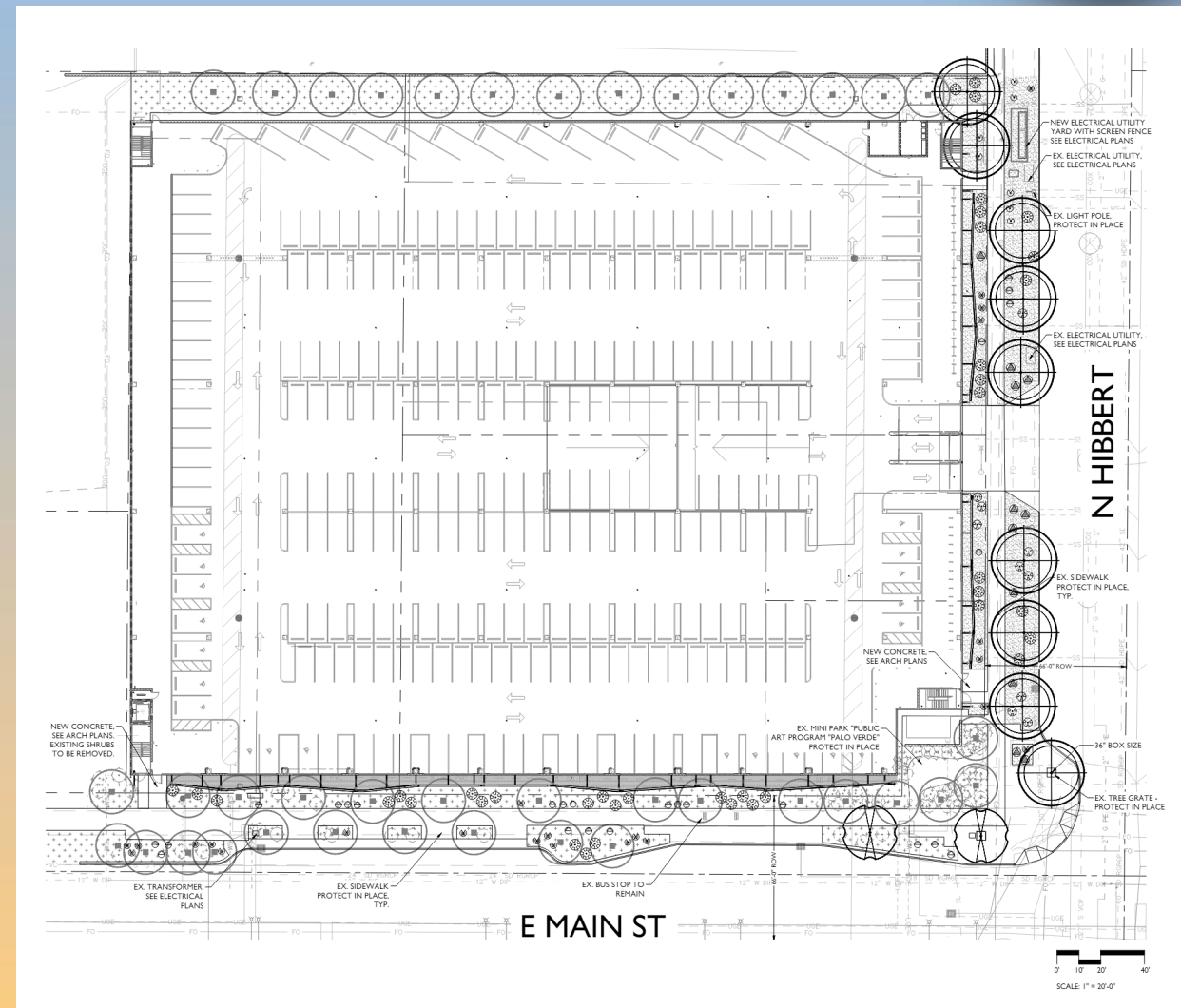
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal	23
	<i>Leucophyllum candidum</i> 'Thunder Cloud'	Thunder Cloud Sage	5 Gal	10
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	5 Gal	39
	Existing Shrub to Remain			64

### GROUNDCOVERS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
	<i>Lantana x 'Dallas Red'</i>	Dallas Red Lantana	1 Gal	11
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal	25
	<i>Sphagnetocola trilobata</i>	Yellow Dot	1 Gal	7

### MATERIALS

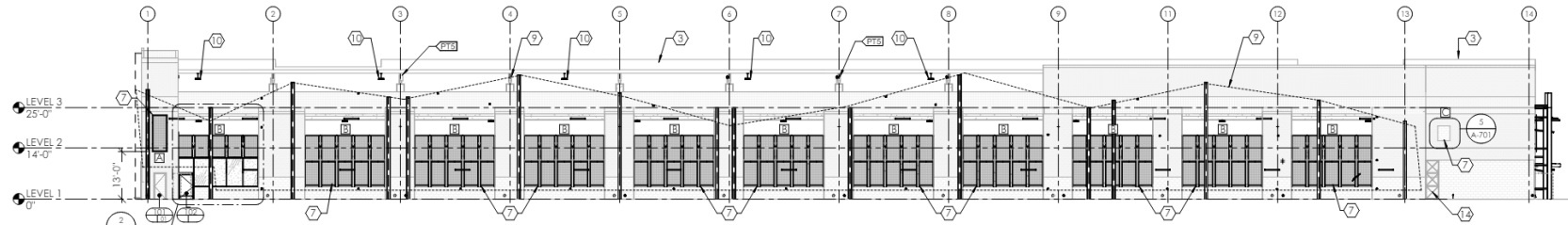
SYMBOL	DESCRIPTION	SIZE	QTY
	Decomposed Granite Color to match adjacent site to the north City of Mesa to approve color and size	1" Screened 2" Depth, Min.	6,665 S.F.
	Existing Landscape to Remain - Protect in Place		
	Existing Landscape to Remove Install new DG to match the existing Blend with existing DG		



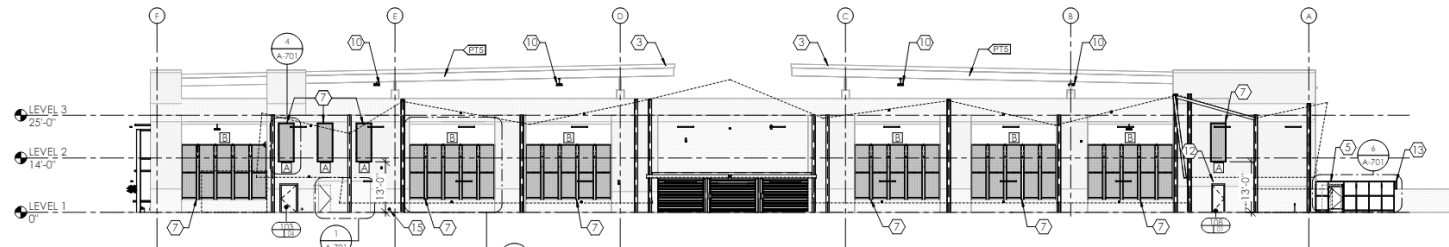




# Elevations



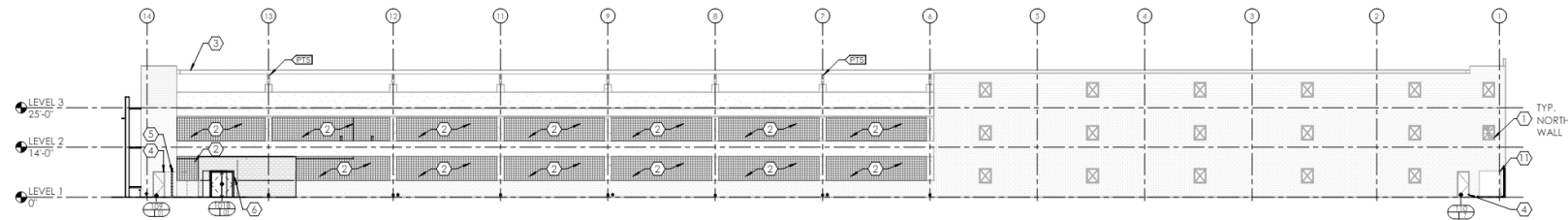
**1** EXTERIOR ELEVATION - SOUTH  
SCALE: 1/16" = 1'-0"



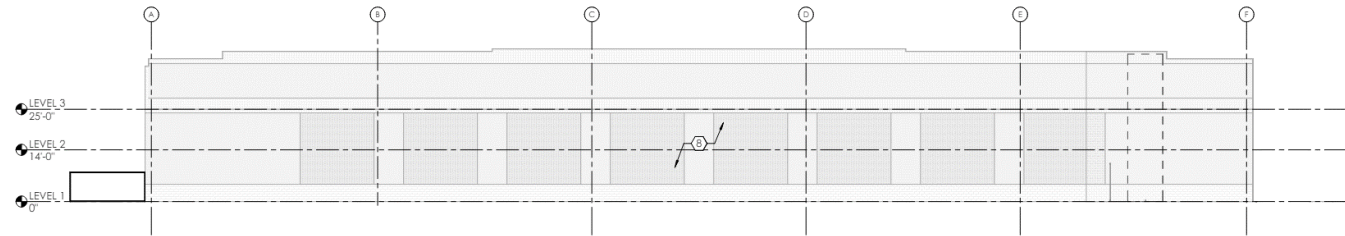
**2** EXTERIOR ELEVATION - EAST  
SCALE: 1/16" = 1'-0"



# Elevations



**3** EXTERIOR ELEVATION - NORTH  
SCALE: 1/16" = 1'-0"



**4** EXTERIOR ELEVATION - WEST  
SCALE: 1/16" = 1'-0"



# Rendering



View from Hibbert



# Rendering



View from Main Street



# Rendering



View from Main Street



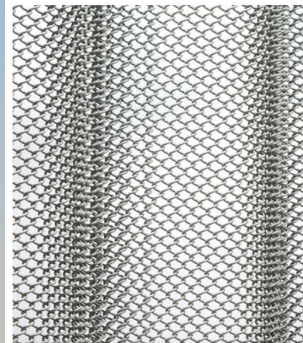
# Rendering



View from Hibbert



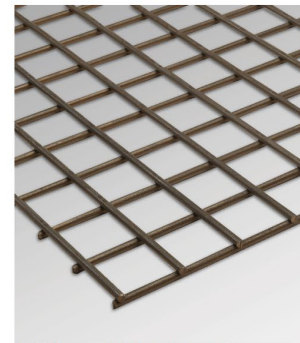
# Material Board



Fabricoil - Silver Finish  
Location | Exterior Facade Screening South & East Faces



Fabricoil - White Finish  
Location | Exterior Facade Screening South & East Faces



Welded Wire Mesh - Primed & Painted  
Location | Ground Level Fencing & Security Screening



Arcadia Storefront System -  
Location | All Project Storefront Systems



Paint - SW 6868 "Real Red"  
Location | Accent At Stairs



Paint - SW 6892 "Carnival"  
Location | Accent At Stairs



Paint - SW 6903 "Cheerful"  
Location | Accent At Stairs



Paint - SW 6965 "Hyper Blue"  
Location | Accent At Stairs



Paint - SW 7006  
Location | Decorative Steel Framing, Ramp Railings, Stair Rails/Pans/Risers



Paint - SW 7069  
Location | Structural Steel Columns, Security Screens, Stair Pans & Stringers

Materials will be flat in finished product



# Findings

Staff is seeking your approval on the following:

- ✓ Proposed building elevations and landscape plan

***Staff recommends Approval with Conditions***





# DRB24-00483

## Fire Station 223

Josh Grandlienard, Senior Planner

July 9, 2024



# Request

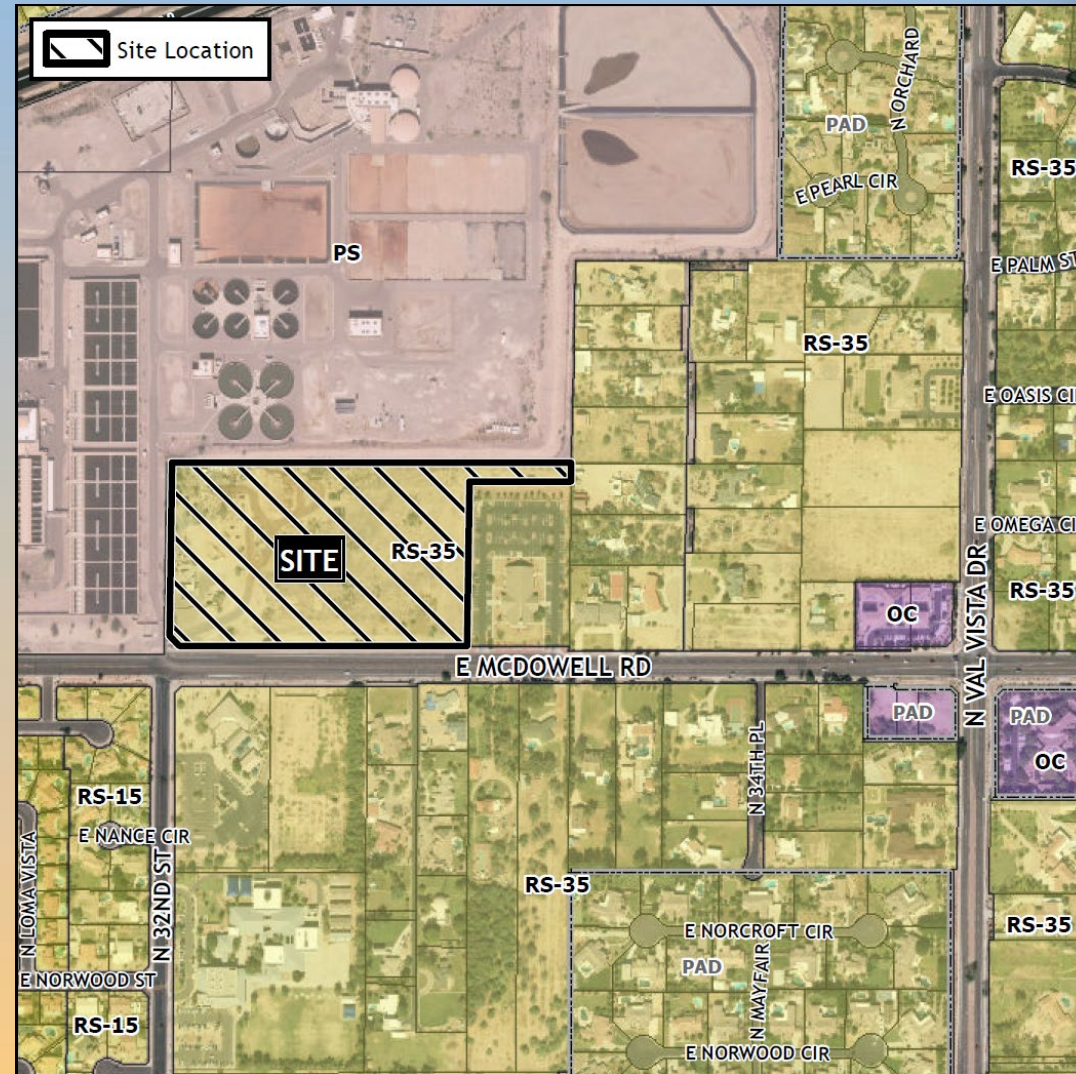
- Design Review
- To allow for a new Fire Station





# Location

- West of Val Vista Road
- North of McDowell Road





# Site Photo

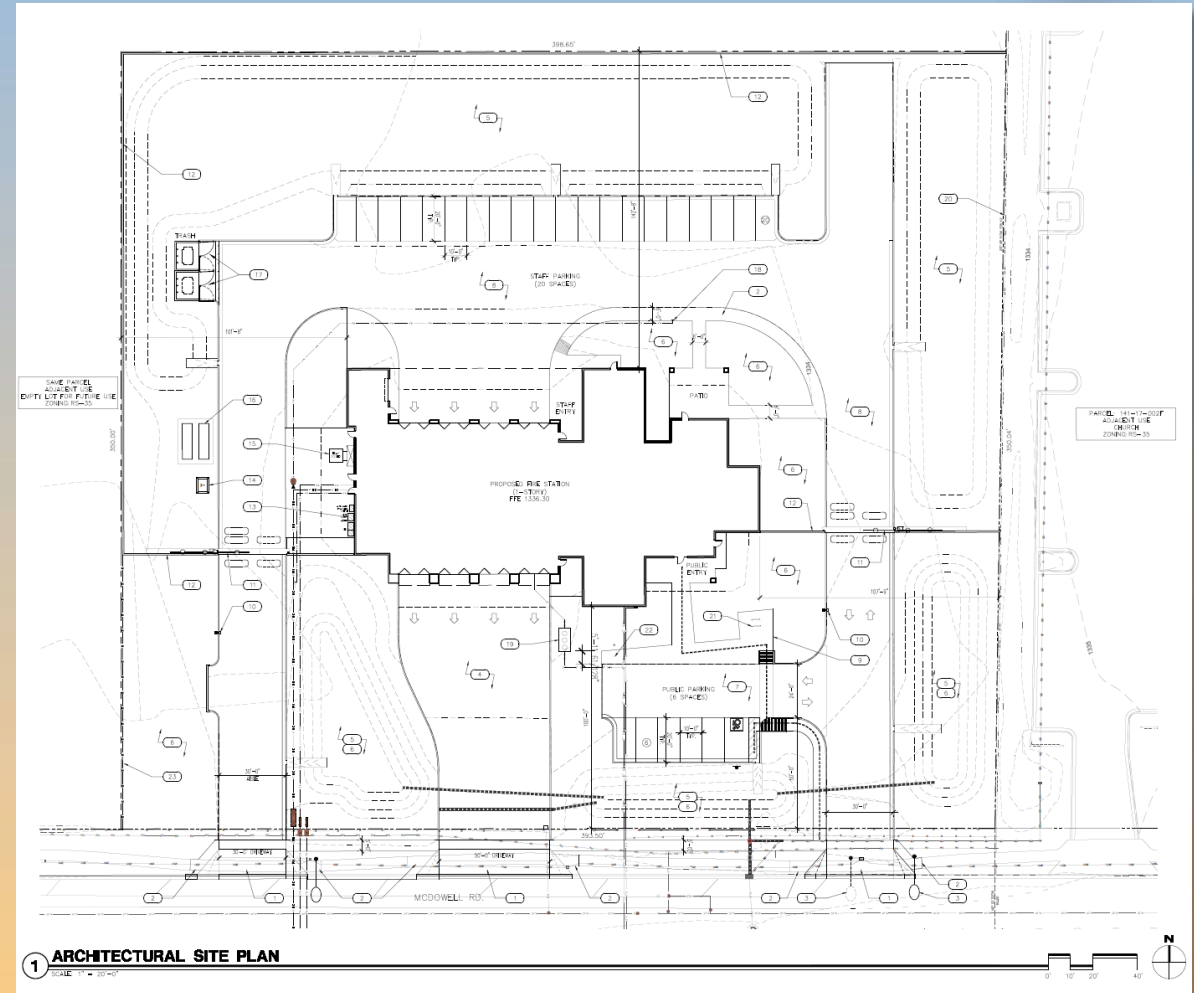


Looking north from McDowell Road



# Site Plan

- Fire Station with 4 bay doors
- Vehicular access to the site is provided from McDowell Road
- 26 parking spaces provided

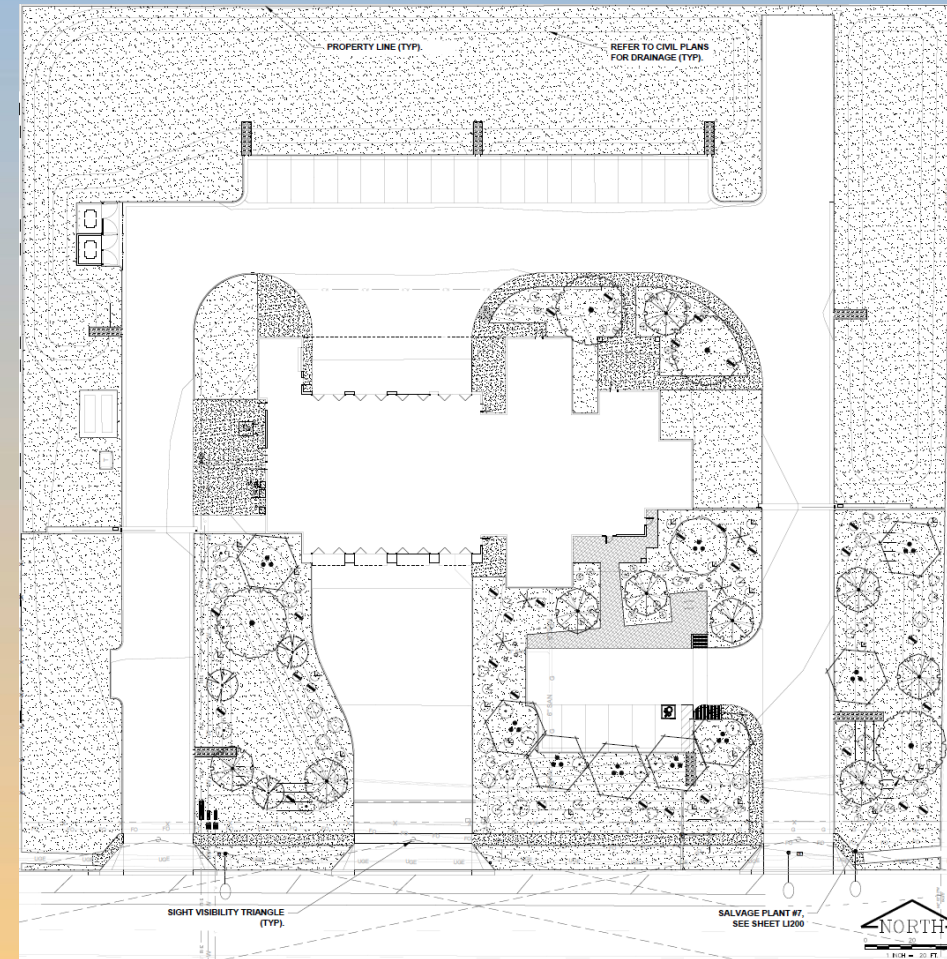




# Landscape Plan

## LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT.	GAL.	QTY.
<b>TREES</b>					
	CAESALPINIA CACALACO 'SMOOTHIE'™ TM	SMOOTHIE CASCALOTE	24" BOX		4
	CERCIDIUM MICROPHYLLUM	LITTLE LEAF PALO VERDE	B & B		4
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX		10
	OLNEYA TESOTA	IRONWOOD	24" BOX	MULTI-TRUNK	2
	PROSOPIS VELUTINA	VELVET MESQUITE	24" BOX	MULTI-TRUNK	9
<b>SHRUBS</b>					
	AMBROSIA DELTOIDEA	TRIANGLELEAF BURSAGE	1 GAL		1
	ENCELIA FARINOSA	BRITTLEBUSH	1 GAL		32
	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL		20
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL		14
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL		8
	SIMMONDSIA CHINENSIS	JOJOBA	5 GAL		8
	SPHAERALCEA AMBIGUA	GLOBEMALLOW	5 GAL		28
<b>ACCENTS</b>					
	FEROCACTUS CYLINDRACEUS	COMPASS BARREL	5 GAL		7
	FOUQUIERIA SPLENDENS	OCOTILLO	15 GAL		5
	HESPERALOE PARVIFLORA 'BRAKELIGHTS'™ TM	BRAKELIGHTS RED HESPERALOE	3 GAL		20
	OPUNTIA SANTA-RITA	PURPLE PRICKLY PEAR	5 GAL		8
<b>GROUNDCOVERS</b>					
	GLANDULARIA GOODDINGII	GOODDING'S VERBENA	1 GAL		1
<b>INSERT MATERIALS</b>					
	DG	DECOMPOSED GRANITE			74,564 SF.
	BOULDER	SURFACE SELECT BOULDER PER DETAIL X LS300			12 EA.





# Building Elevations



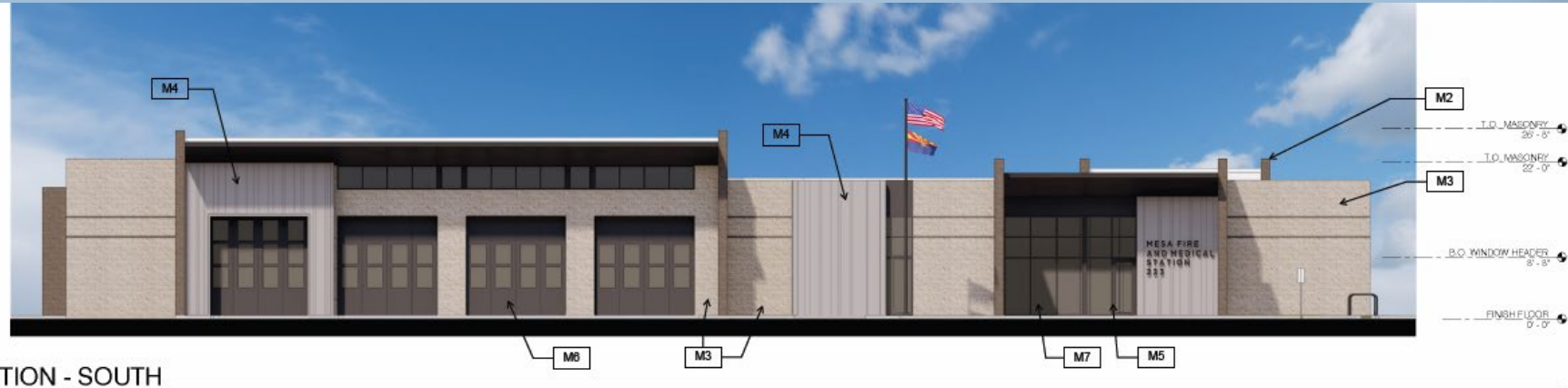
① EXTERIOR ELEVATION - NORTH  
1" = 10'-0"



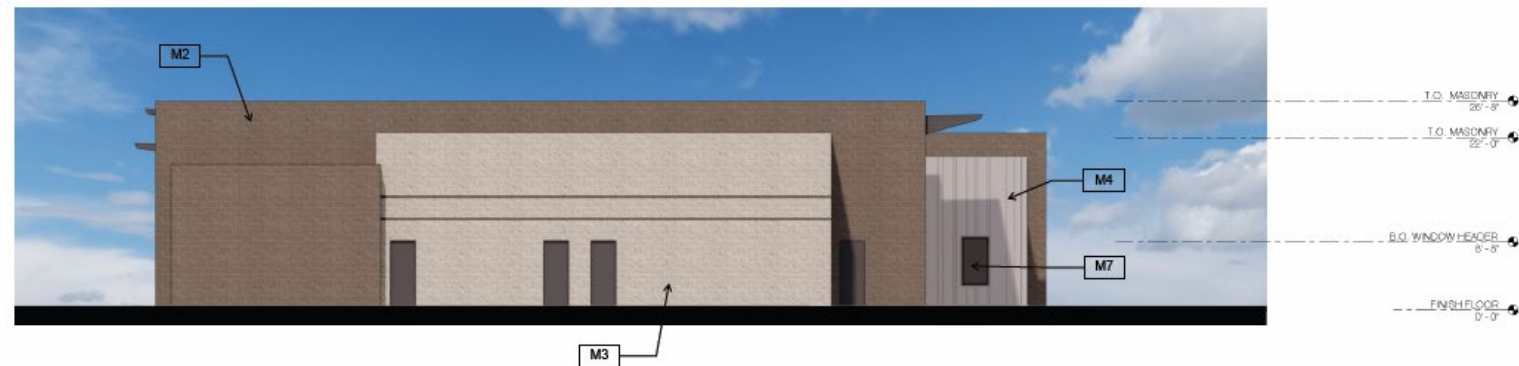
② EXTERIOR ELEVATION - EAST  
1" = 10'-0"



# Building Elevations



3 EXTERIOR ELEVATION - SOUTH  
1" = 10'-0"



4 EXTERIOR ELEVATION - WEST  
1" = 10'-0"





# Site Rendering





# Site Rendering





# Site Rendering





# Site Rendering





# Colors and Materials

**Material Legend**

1	M1	METAL ROOFING MANF. ATAS COLOR: 29 CHAR BROWN
2	M2	CONCRETE MASONRY UNIT - TRENDSTONE MANF. SUPERLITE COLOR: BLACK MOUNTAIN
3	M3	CONCRETE MASONRY UNIT - MESASTONE MANF. SUPERLITE COLOR: PEARL WHITE
4	M4	METAL CLADDING MANF. ATAS COLOR: ST ANCHOR GREY
5	M5	DOOR/WINDOW FRAME MANF. TED COLOR: TO MATCH 29 CHAR BROWN
6	M6	APPARATUS BAY DOORS MANF. TIGER DRYLAC POWDER COATINGS COLOR: TO MATCH 29 CHAR BROWN
7	M7	GLAZING MANF. PRG COLOR: SOLARBAN 70 SOLARGRAY

M1      M2      M3      M4

M5      M6      M7

FS  
223



# 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 design
- ✓ Alternative Compliance for building materials

***Staff welcomes any feedback***



# DRB24-00484

## Fire Station 224

Josh Grandlienard, Senior Planner

July 9, 2024





# Request

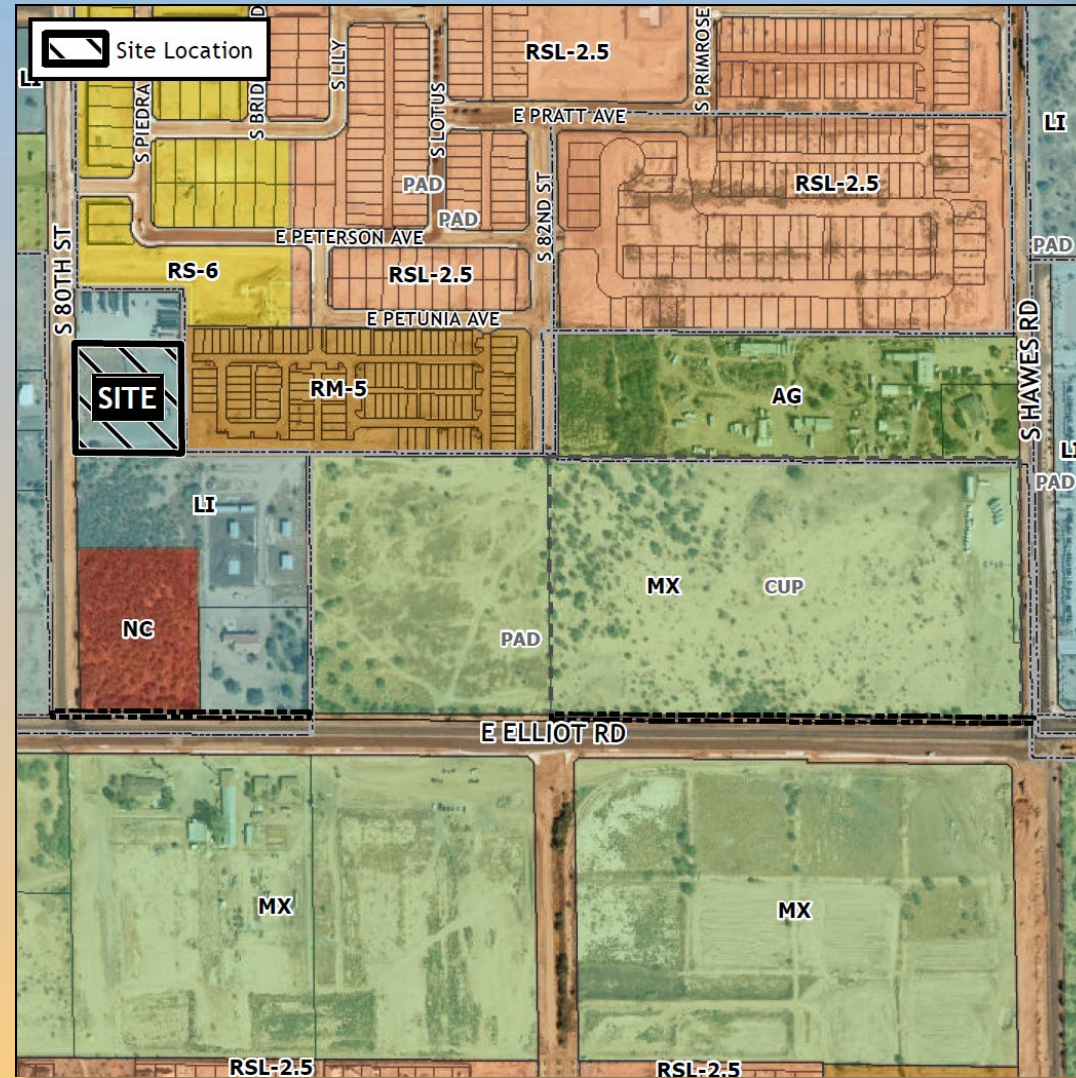
- Design Review
- To allow for a new Fire Station





# Location

- West of Hawes Road
- North of Elliot Road
- East of 80<sup>th</sup> Street





# Site Photo

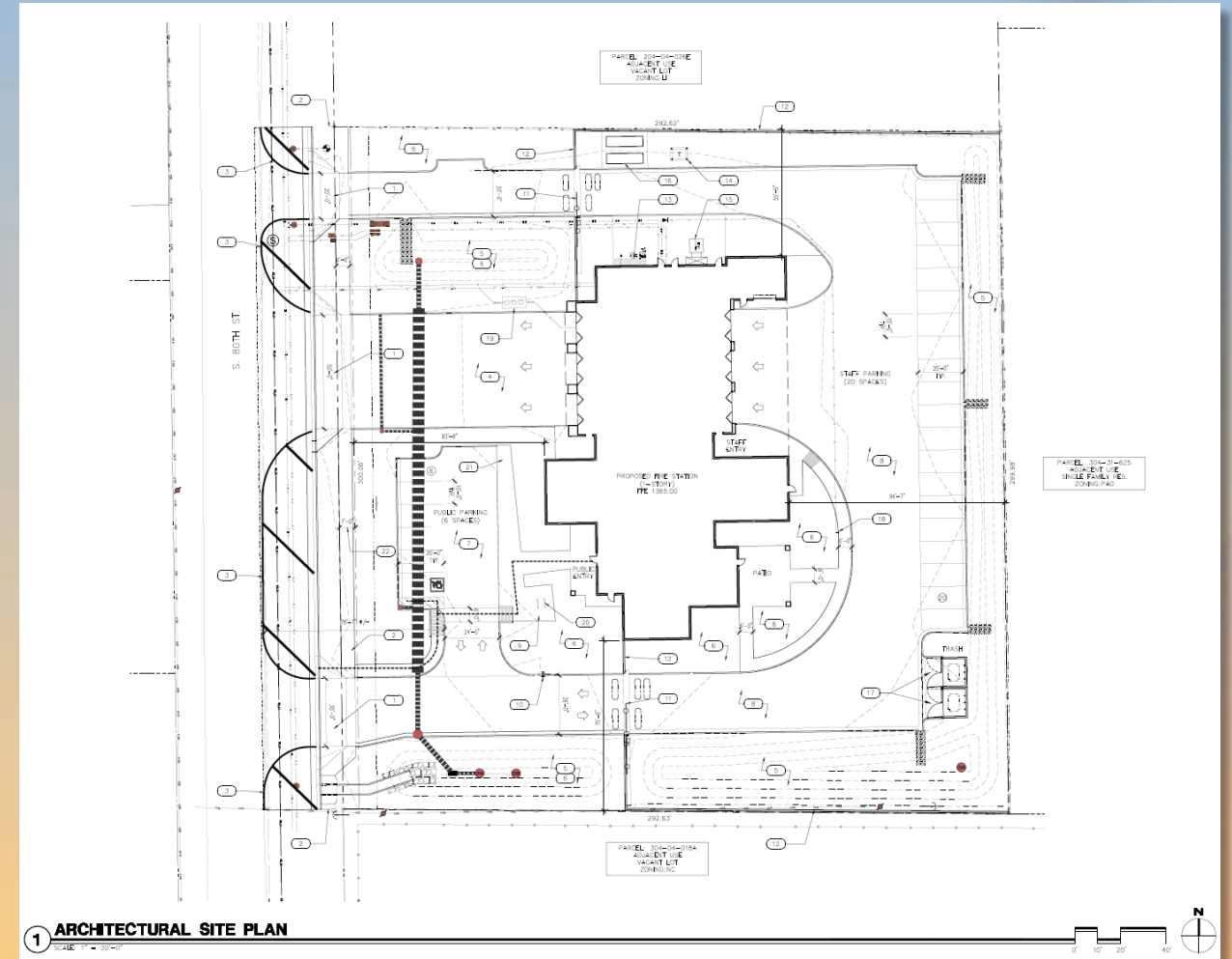


Looking east from 80<sup>th</sup> Street



# Site Plan

- Fire Station with 3 bay doors
- Vehicular access to the site is provided from S 80<sup>th</sup> Street
- 26 parking spaces provided

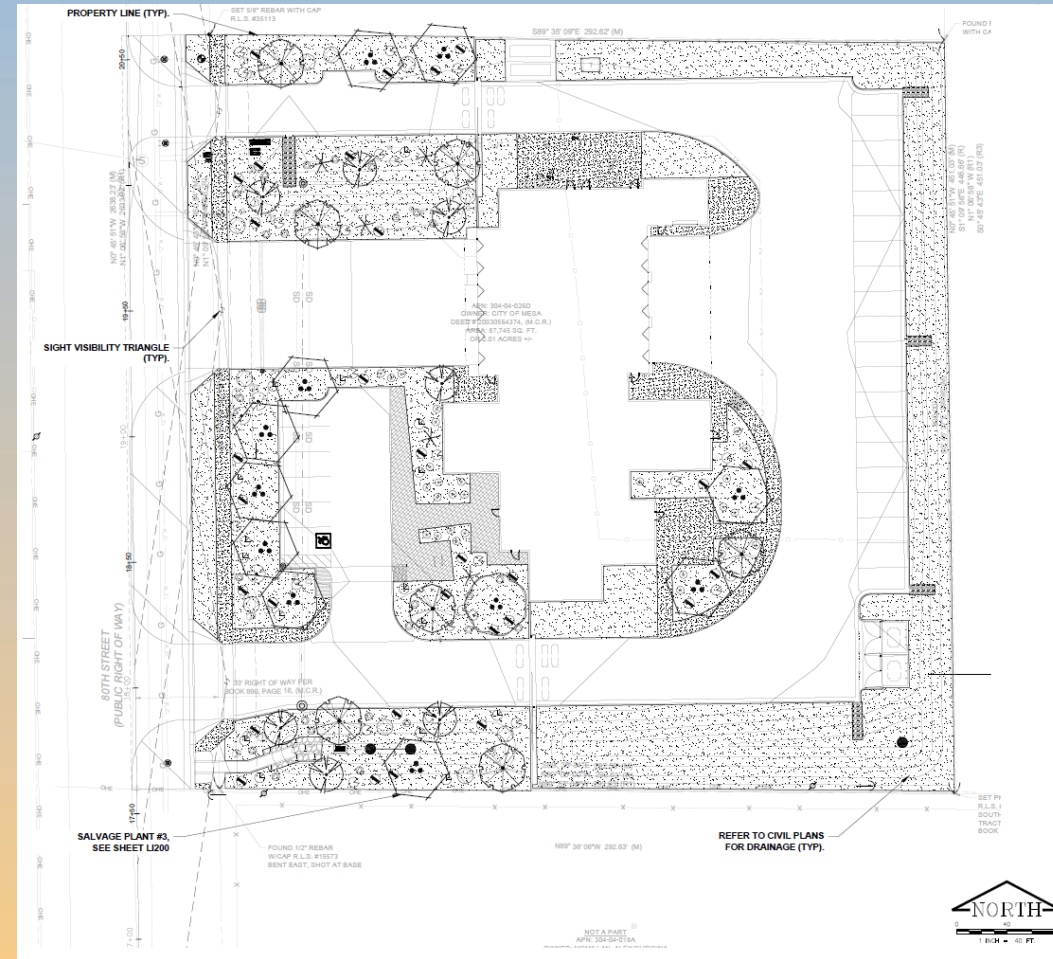




# Landscape Plan

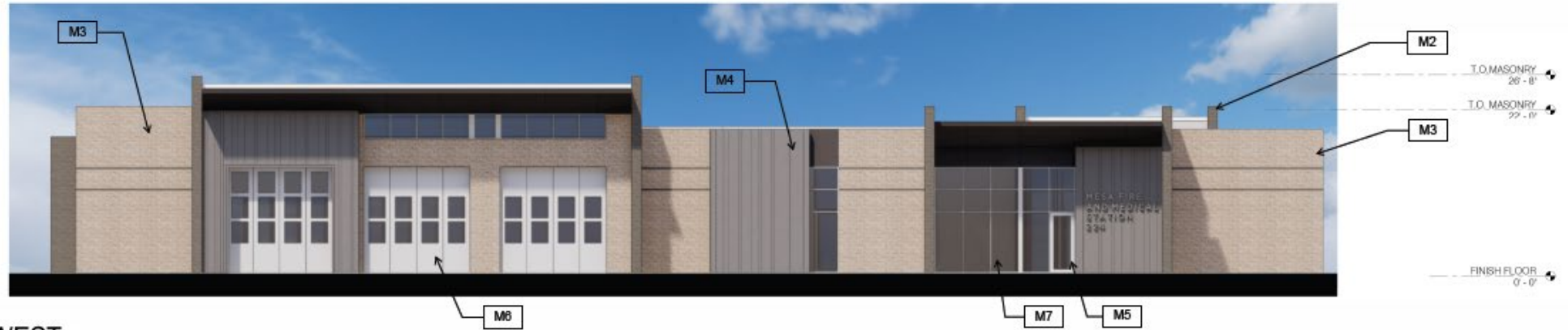
## LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT.	GAL.	QTY.
<b>TREES</b>					
	CAESALPINIA CACALACO 'SMOOTHIE' TM	SMOOTHIE CASCALOTE	24'BOX		8
	CHILOPSIS LINEARIS	DESERT WILLOW	24'BOX		8
	OLNEYA TESOTA	IRONWOOD	24'BOX	MULTI-TRUNK	2
	PROSOPIS VELUTINA	VELVET MESQUITE	24'BOX	MULTI-TRUNK	11
<b>SHRUBS</b>					
	AMBROSIA DELTOIDEA	TRIANGLELEAF BURSAUGE	1 GAL		26
	ENCELIA FARINOSA	BRITTLEBUSH	1 GAL		31
	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL		17
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL		11
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD TEXAS RANGER	5 GAL		1
	SIMMONDSIA CHINENSIS	JOJOBA	5 GAL		5
	SPHAERALCEA AMBIGUA	GLOBEMALLOW	5 GAL		25
<b>ACCENTS</b>					
	FEROCACTUS CYLINDRACEUS	COMPASS BARREL	5 GAL		1
	FOUQUIERIA SPLENDENS	OCOTILLO	15 GAL		6
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM	BRAKELIGHTS RED HESPERALOE	3 GAL		30
	OPUNTIA ENGELMANNII	ENGELMANN'S PRICKLY PEAR	5 GAL		1
<b>GROUNDCOVERS</b>					
	GLANDULARIA GOODINGII	GOODING'S VERBENA	1 GAL		1
<b>INERT MATERIALS</b>					
	DG	DECOMPOSED GRANITE	32,275 SF.		
	BOULDER	SURFACE SELECT BOULDER PER DETAIL X L3300	16 EA.		





# Building Elevations



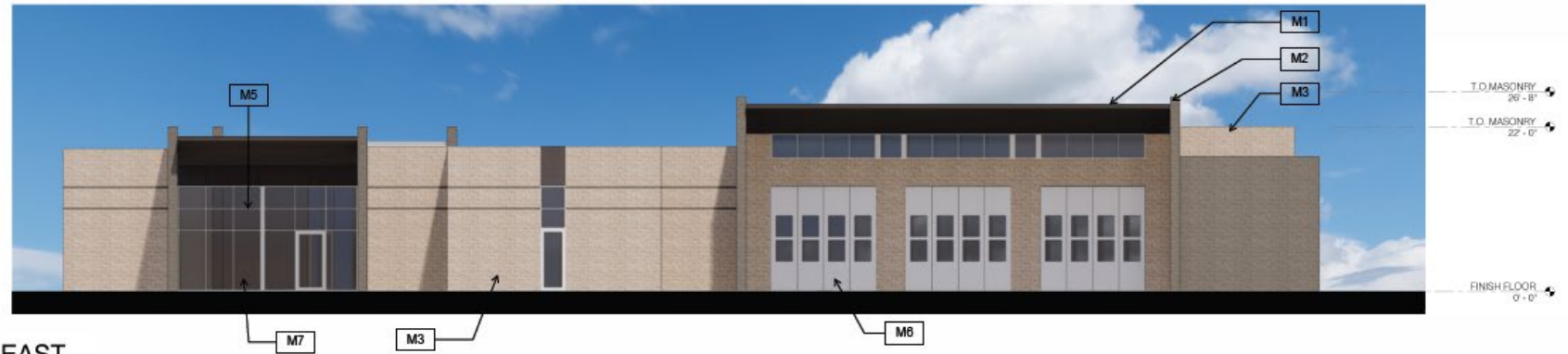
3 EXTERIOR ELEVATION - WEST  
1" = 10'-0"



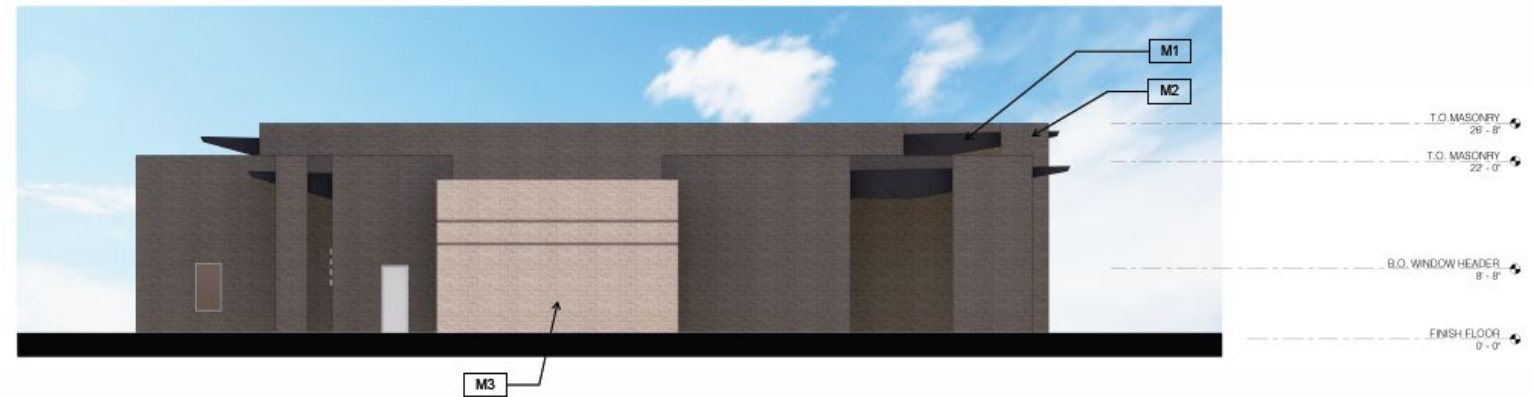
4 EXTERIOR ELEVATION - NORTH  
1" = 10'-0"



# Building Elevations



1 EXTERIOR ELEVATION - EAST  
1" = 10'-0"



2 EXTERIOR ELEVATION - SOUTH  
1" = 10'-0"



# Site Rendering







# Site Rendering





# Site Rendering





# Site Rendering





# Colors and Materials

**Material Legend**

1	<b>M1</b>	METAL ROOFING MANF: ATAS COLOR: 02 BLACK
2	<b>M2</b>	CONCRETE MASONRY UNIT - TRENDSTONE MANF: SUPERLITE COLOR: OPAL
3	<b>M3</b>	CONCRETE MASONRY UNIT - MESASTONE MANF: SUPERLITE COLOR: PEBBLE BEACH
4	<b>M4</b>	METAL CLADDING MANF: ATAS COLOR: 62 CHARCOAL GREY
5	<b>M5</b>	DOOR WINDOW FRAME MANF: ARCADIA COLOR: CLEAR
6	<b>M6</b>	APPARATUS BAY DOORS MANF: TISER DRYLAP POWDER COATINGS COLOR: SILVER TO MATCH ALUMINUM
7	<b>M7</b>	GLAZING MANF: PPG COLOR: SOLARBAN 70 SOLARGRAY

M1      M2      M3      M4

M5      M6      M7

FS  
224



# 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 design
- ✓ Alternative Compliance for building materials

***Staff welcomes any feedback***



# DRB24-00175

# Metso Expansion

Jennifer Merrill, Senior Planner

July 9, 2024



# Request

- Design Review
- To allow an expansion to an industrial development

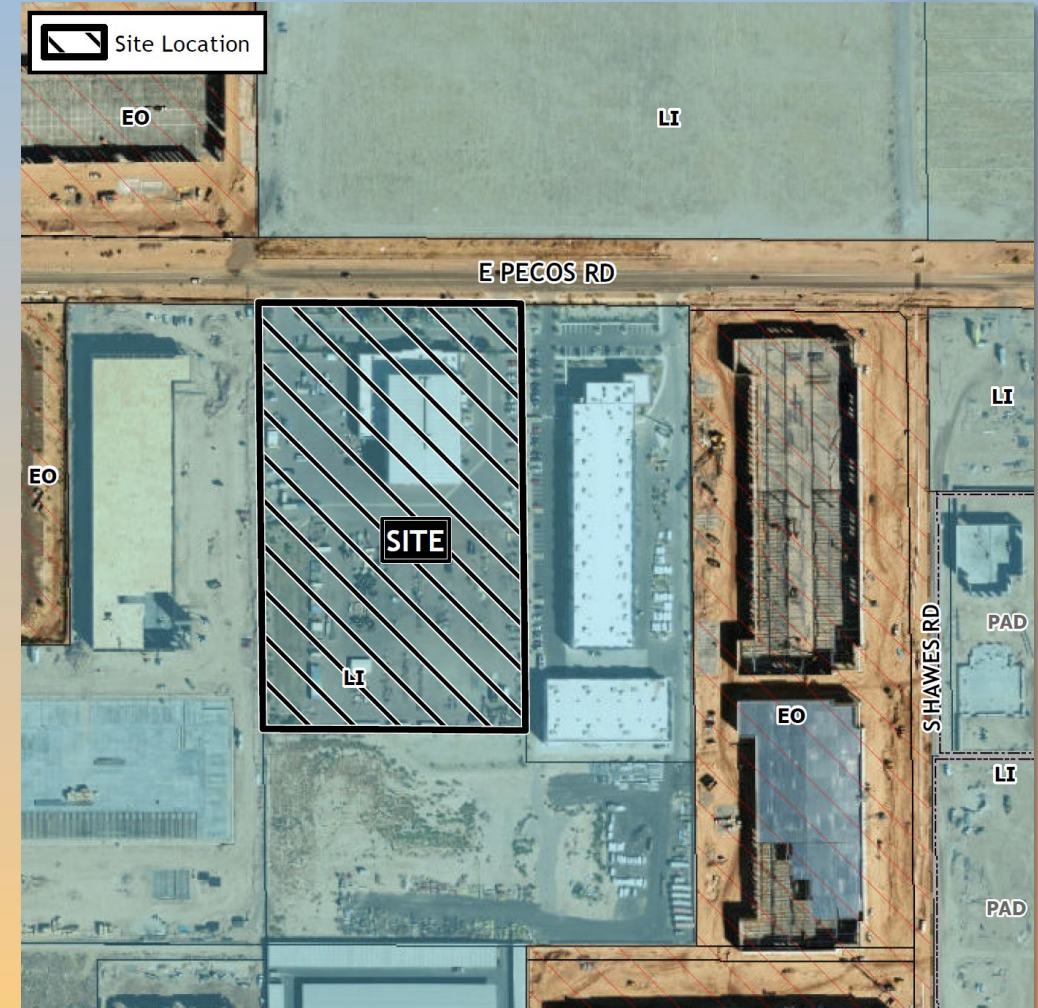






# Location

- West of Hawes Road
- South Side of Pecos Road

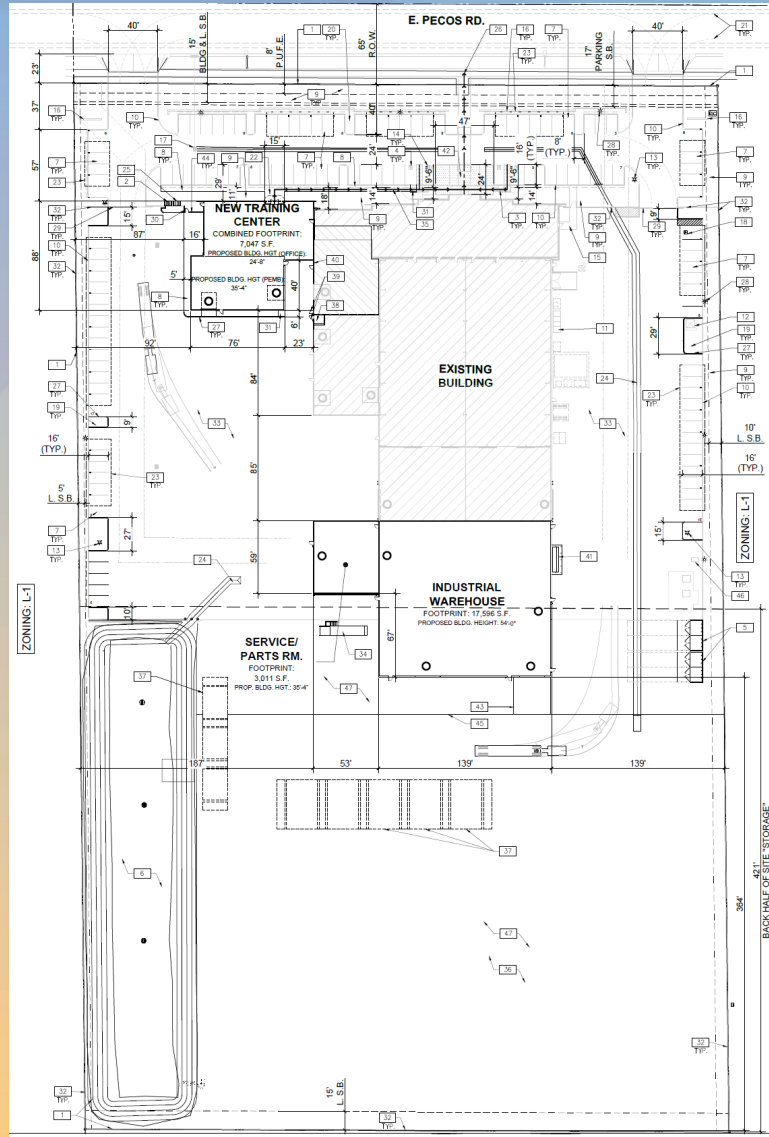




# Site Photo



Looking southeast at the existing Metso site

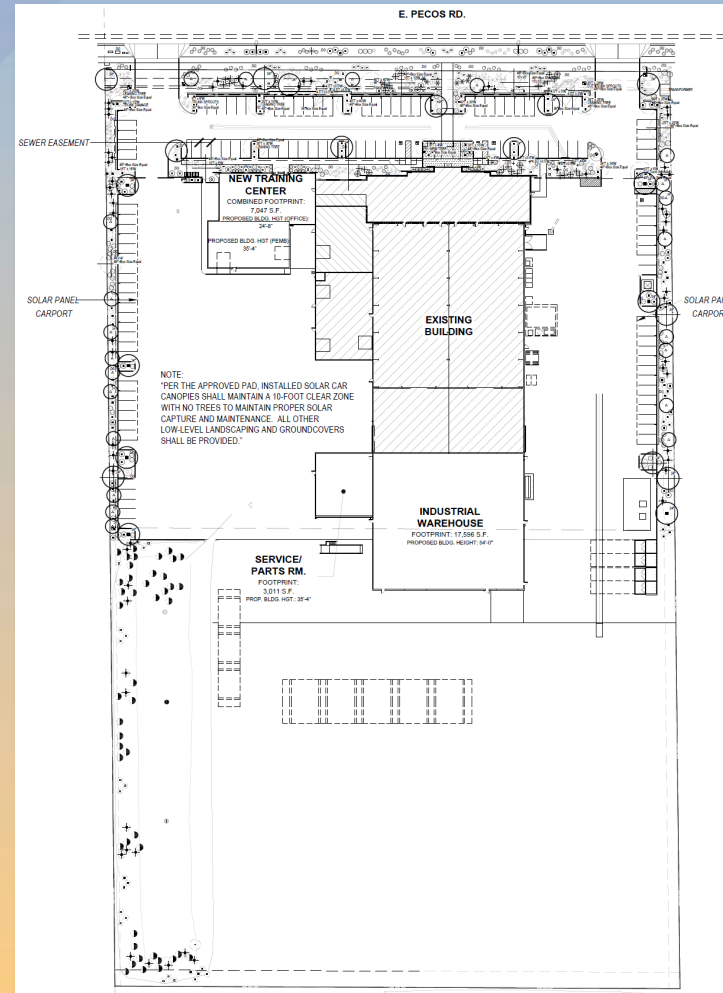


# Site Plan

- New 27,654 square foot building expansion:
  - 7,047 sq ft training center
  - 17,596 sq ft warehouse
  - 3,011 sq ft service/parts
- Solar parking canopies
- Screened storage yard in rear half of property (south side)



# Landscape Plan

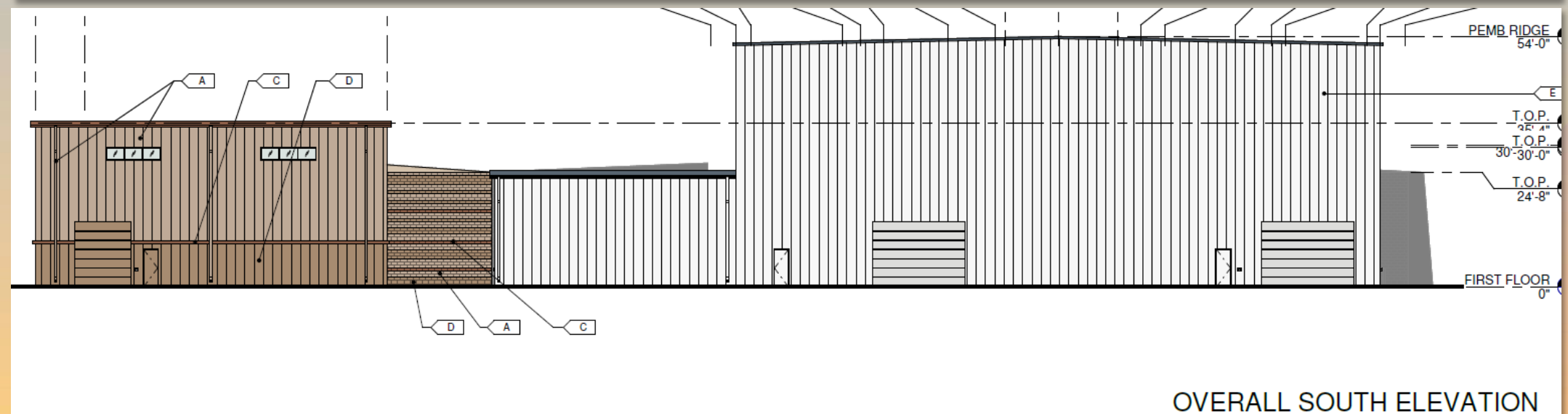
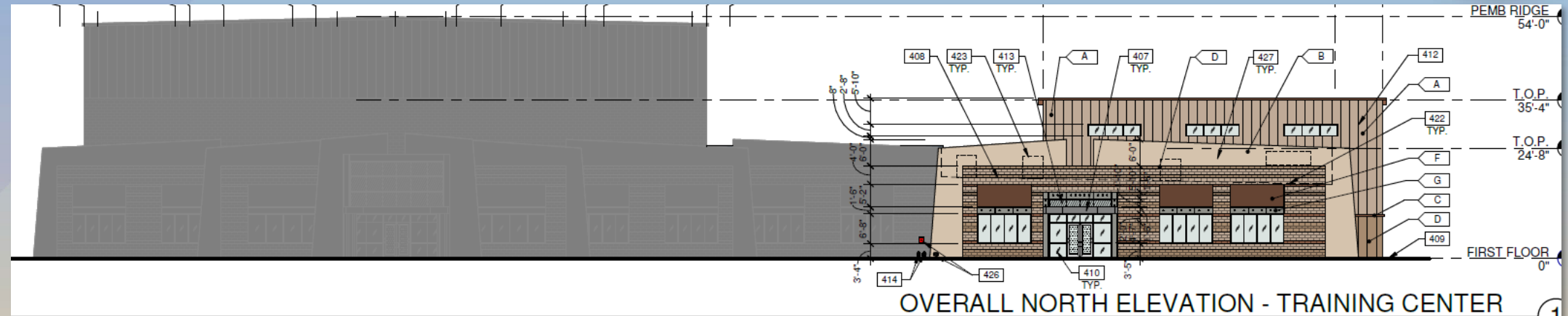


### PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	CO
<b>TREES:</b>				
	<i>Quercus virginiana</i> Live Oak	24" box	8	STA
	<i>Olneya tesota</i> Ironwood	24" box	5	MU
	<i>Chitalpa tashkentensis</i> Chitalpa	24" box	7	STA
	<i>Acacia aneura</i> Mulga	15 gal. 24" box	16 6	STA
<b>ACCENTS, GRASSES AND CACTI</b>				
	<i>Agave desmettiana</i> Smooth Agave		7	
	<i>Aloe x 'Blue Elf'</i> Blue Elf Aloe		15	
	<i>Dasyliiron wheeleri</i> Desert Spoon		13	
	<i>Hesperaloe parviflora</i> Red Yucca		45	
<b>SHRUBS</b>				
	<i>Ruellia peninsularis</i> Desert Ruellia		51	
	<i>Tecoma x 'Orange Jubilee'</i> Orange Jubilee Tecoma Hybrid		15	
	<i>Leucophyllum frutescens</i> Texas Sage		5	
	<i>Caesalpinia pulcherrima</i> Red Bird of Paradise		4	
	<i>Justicia californica</i> Chuparosa		22	
	<i>Eremophila hygrophana</i> Blue Bells		54	
<b>GROUNDCOVERS:</b>				
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gallon	57	
	<i>Myoporum parvifolium</i> Myoporum	1 gallon	24	
<b>ROCK MULCH:</b>				
	<i>1/2" Screened, ROCKPROS Apache Gold</i> 2" Deep in all Landscape Areas		38,260 SF	

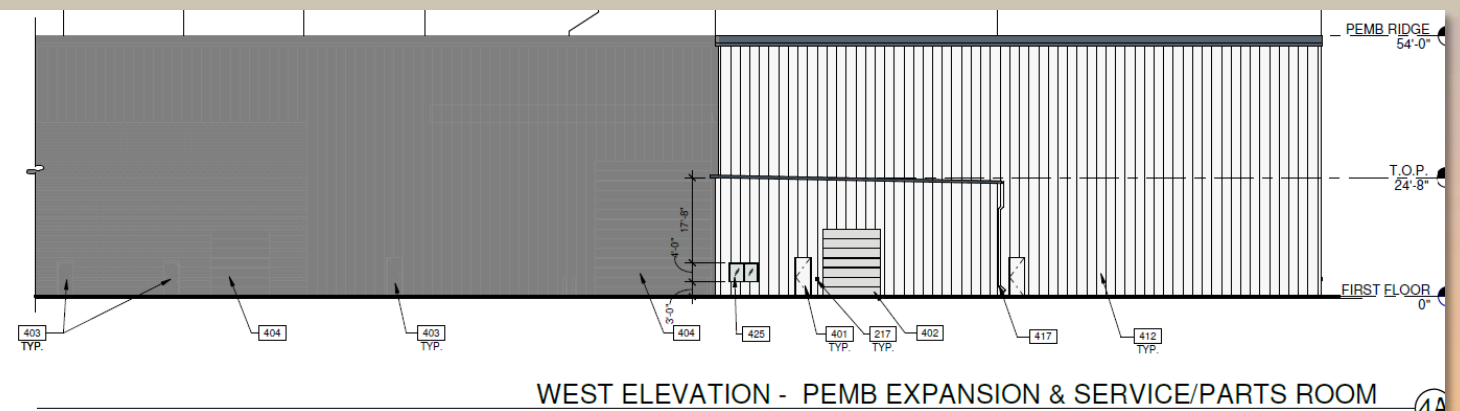
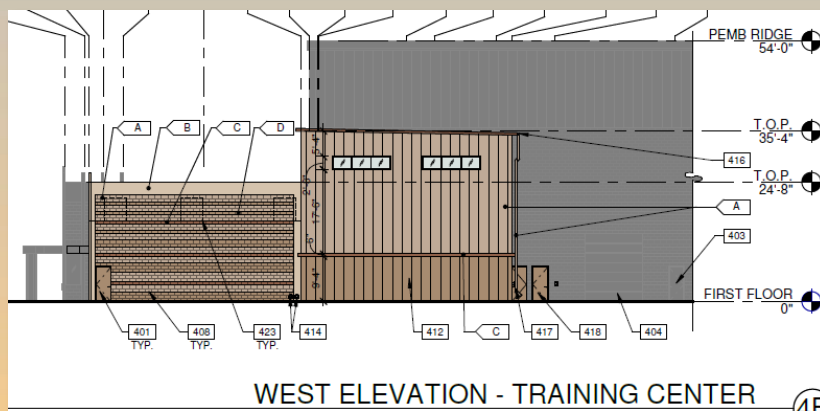
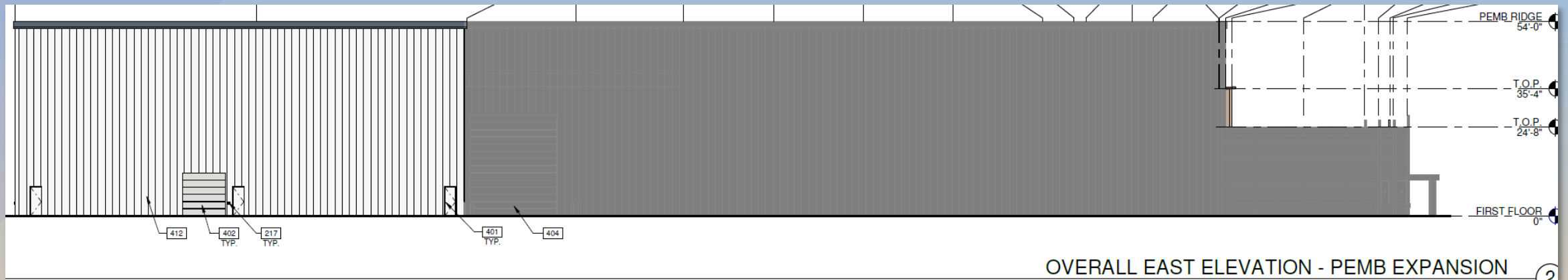


# Elevations





# Elevations





# Rendering





# Colors and Materials



MFR: TBD  
TYPE: ALUMINUM FINISH  
COLOR: ALUMINUM FINISH



MFR: TBD  
TYPE: METAL PANEL  
COLOR: 'RUSTED' PATINA



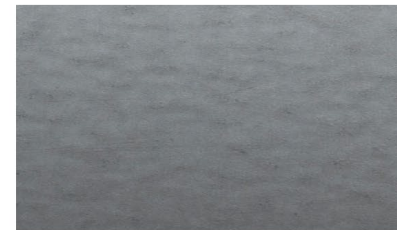
MFR: DUNN EDWARDS  
TYPE: DE6123  
COLOR: TRAIL DUST



MFR: DUNN EDWARDS  
TYPE: DEC718  
COLOR: MESA TAN



MFR: TBD  
TYPE: 1" INSULATED GLAZING UNIT  
COLOR: BRONZE REFLECTIVE  
SHGC: 0.18 U-FACTOR SUMMER DAYTIME: 0.18



MFR: TBD  
TYPE: METAL LINTEL  
COLOR: PAINTED TO MATCH EXISTING FINISH



MFR: DUNN EDWARDS  
TYPE: DE6105  
COLOR: WEATHERED LEATHER



MFR: TBD  
TYPE: METAL PANEL  
COLOR: TO MATCH EXISTING PEMB FINISH



MFR: DUNN EDWARDS  
TYPE: DEC74  
COLOR: SAHARA



MFR: DUNN EDWARDS  
TYPE: DEC752  
COLOR: BIRCHWOOD





# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Proposed landscape design

*Staff welcomes any feedback*



# Zoning

- Currently zoned LI
- Industrial uses are permitted in the LI district
- Outdoor storage is permitted in the LI district if confined to the rear one-half of the lot
- Maximum height in LI: 40-feet





# DRB24-00191

# Pacific Proving Technology Campus

Sean Pesek, Senior Planner

July 9, 2024



# Request

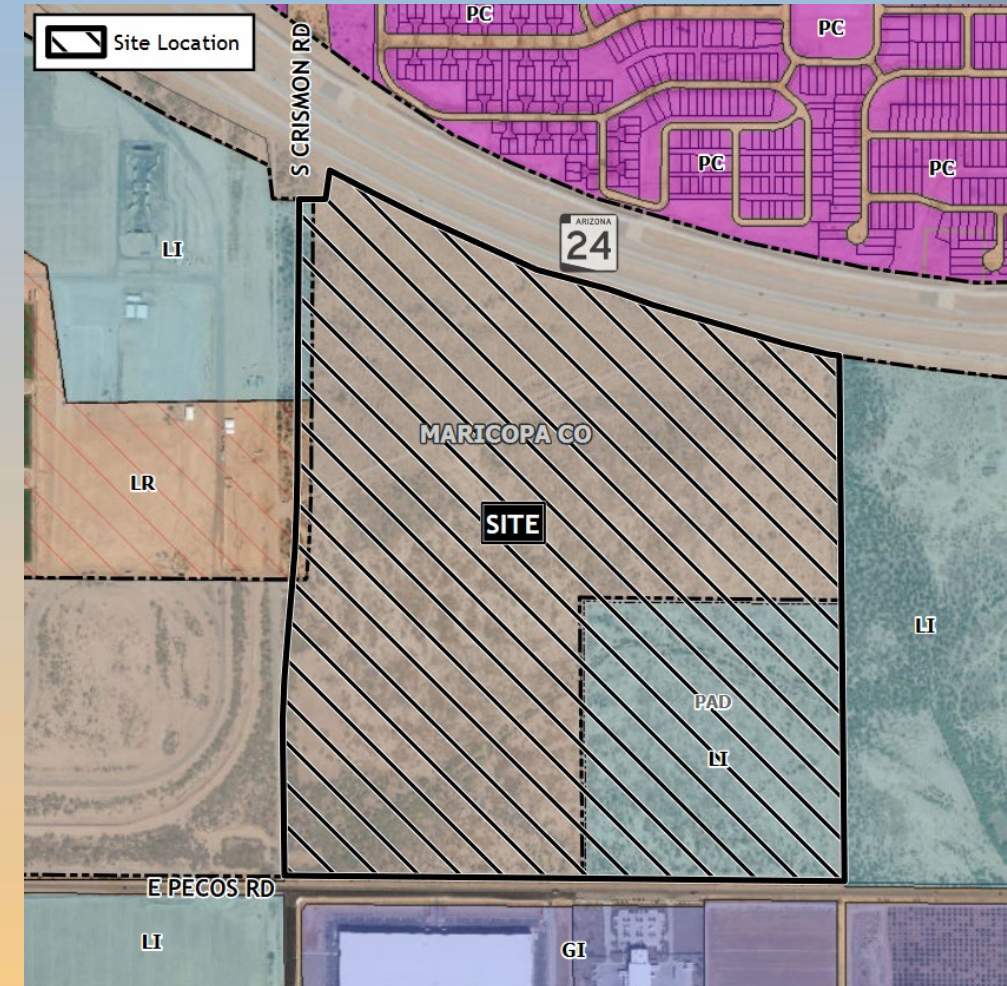
- Design Review
- To allow a technology campus





# Location

- South of SR 24
- East side of Crismon (future alignment)
- North side of Pecos Road





# Site Photo

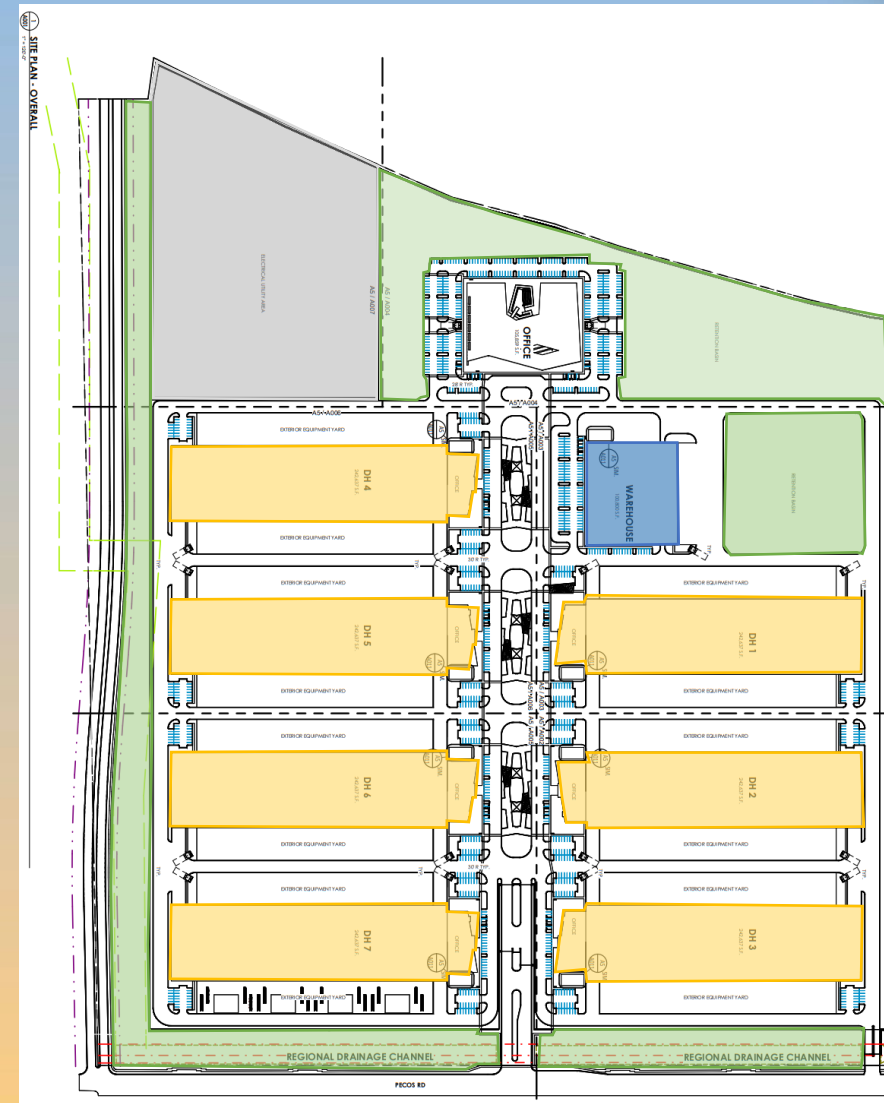


Looking north from Pecos Road



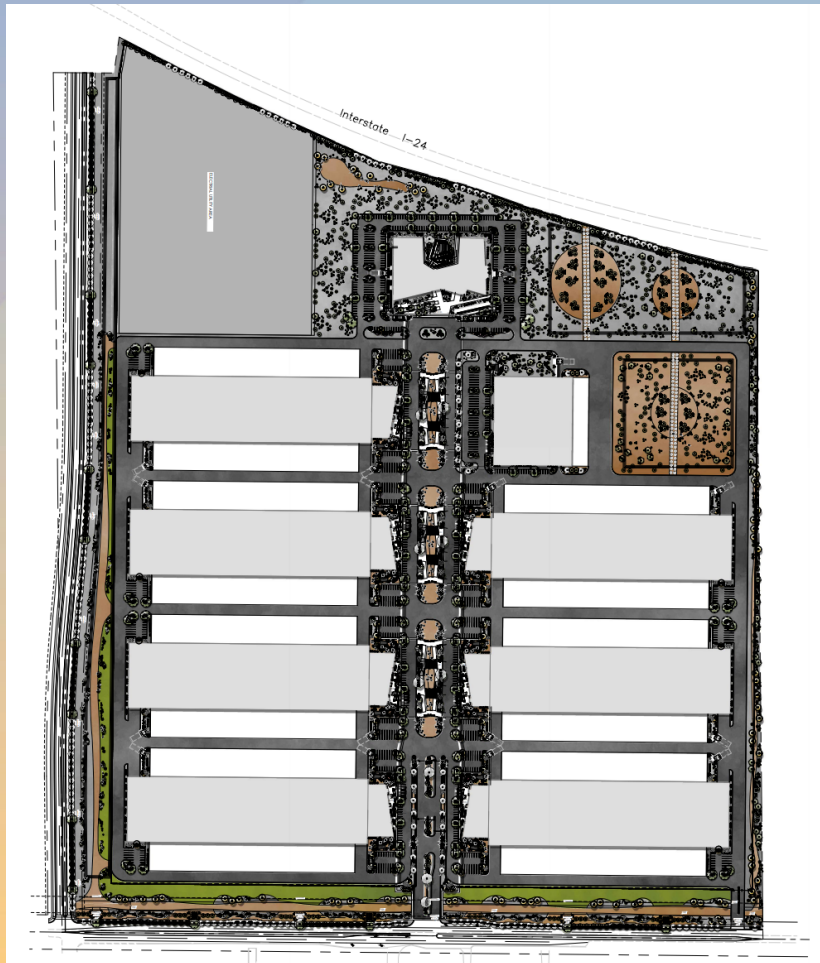
# Site Plan

- Seven data halls (1,698,459sf of GFA)
- One warehouse building (100,800sf)
- One, two-story office building (105,859sf of GFA)
- Primary access from Pecos Road





# Landscape Plan



**PLANT LEGEND**

**CONIFERS**

	C3B	30	Cupressus arizonica 'Blue Ice'	Blue Ice Arizona Cypress	30'w x	5'-6"
	C3C	240	Cupressus sempervirens 'Glauca'	Blue Italian Cypress	24'w x	6'-7"

**DECIDUOUS TREES**

	AWP	182	Acacia villosissima	Palo Verde	24'w x	2'Cl
	CDD	24	Chilopsis linearis 'Merrill's Eye'	Desert Decid Decid Willow	24'w x	Multi-stemmed
	G4	7	Croton canadensis 'Texas Red'	Texas Redbud	24'w x	Multi-stemmed
	CLX	136	Chilopsis linearis 'Burgundy Lace'	Burgundy Lace Decid Willow	24'w x	Multi-stemmed
	LTD	54	Lagotis linearis 'White Top'	Dynamite® Cape Myrtle	20'Cl	Clamp
	PDM	160	Parthenocissis 'Desert Mosaic'	Desert Mosaic Palo Verde	24'w x	Multi-stemmed
	PCL	118	Pinus chihuensis 'Red Peak'	Red Peak Chisos Pine	36'w x	2'Cl
	PCT	89	Prosopis juliflora 'Thomson's'	Thomson's Chisos Mesquite	36'w x	2'Cl
	PFB	51	Parthenocissis flexilis	Blue Palo Verde	36'w x	Multi-stemmed

**EVERGREEN TREES**

	A5W	45	Acacia salicina	Willow Acacia	24'w x	2'Cl
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**PALMS**

	BNP	6	Bismarckia nobilis	Bismarck Palm	48'w x	10-12'
	CFM	95	Chamaecyparis lawsoniana 'Fat Palm'	Mediterranean Fat Palm	48'w x	Clamp
	PGL	6	Phoenix rostrata	Candy Cane Date Palm	48'w x	10-12'
	PFD	44	Phoenix dactyloides	Date Palm	48'w x	10-12'
	W4	2	Washingtonia robusta	Mountain Fan Palm	48'w x	10-12'

**HOT DESERT EVERGREEN**

	A3M	175	Acacia greggii	Majesty	24'w x	2'Cl
	FNL	10	Ficus nitida	Indian Laurel Ficus	24'w x	2'Cl
	OEW	11	Olea europaea 'Wilson'	Wilson Olive	24'w x	2'Cl

**DECIDUOUS SHRUBS**

	CFP	208	Calliandra eriophylla	Pink Fairy Duster	5 gal
--	-----	-----	-----------------------	-------------------	-------

**EVERGREEN SHRUBS**

	CMB	1,074	Carissa macrocarpa 'Borrowed Beauty'	Borrowed Beauty Natal Plum	5 gal
	EFB	974	Eucalyptus fulviflora	Bottlebrush	5 gal
	EFB	1,700	Eucalyptus leucophylla 'Blue Bell'	Blue Bell Eucalyptus	5 gal
	EMV	89	Eucalyptus maculata 'Valentine'	Valentine Spotted Eucalyptus	5 gal
	LHC	178	Leucophaea 'Heavenly Cloud'	Heavenly Cloud Texas Sage	5 gal
	LFG	171	Leucophaea frutescens 'Green Cloud'	Green Cloud Texas Sage	5 gal
	LVC	392	Lantana tricolorata	Canyon Bush	5 gal
	MBT	7	Myrica communis 'Borcia'	Borcia Twisted Common Myrtle	5 gal
	PE	16	Phorinia x fraseri	Red Tip Phorinia Euphorbia	5 gal
	RFB	261	Rhapidochloa indica 'Valerina'	Valerina Indian Hawthorn	5 gal
	RFP	64	Rhapidochloa indica 'Pink Lady'	Pink Lady Indian Hawthorn	5 gal
	ROY	26	Rosa rugosa 'Tuscan Blue'	Tuscan Blue Rosemary	5 gal
	SCJ	456	Santanderia chinensis	Joyita	5 gal
	STL	159	Sophora secundiflora	Texas Mountain Laurel	5 gal

**FERNS**

	AYM	53	Asparagus densiflorus 'Myer'	Myer Asparagus Fern	1 gal
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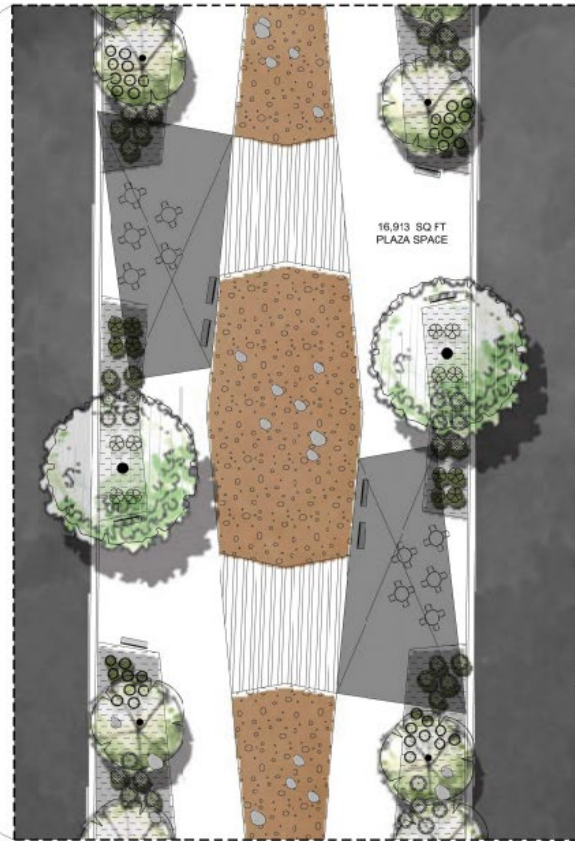
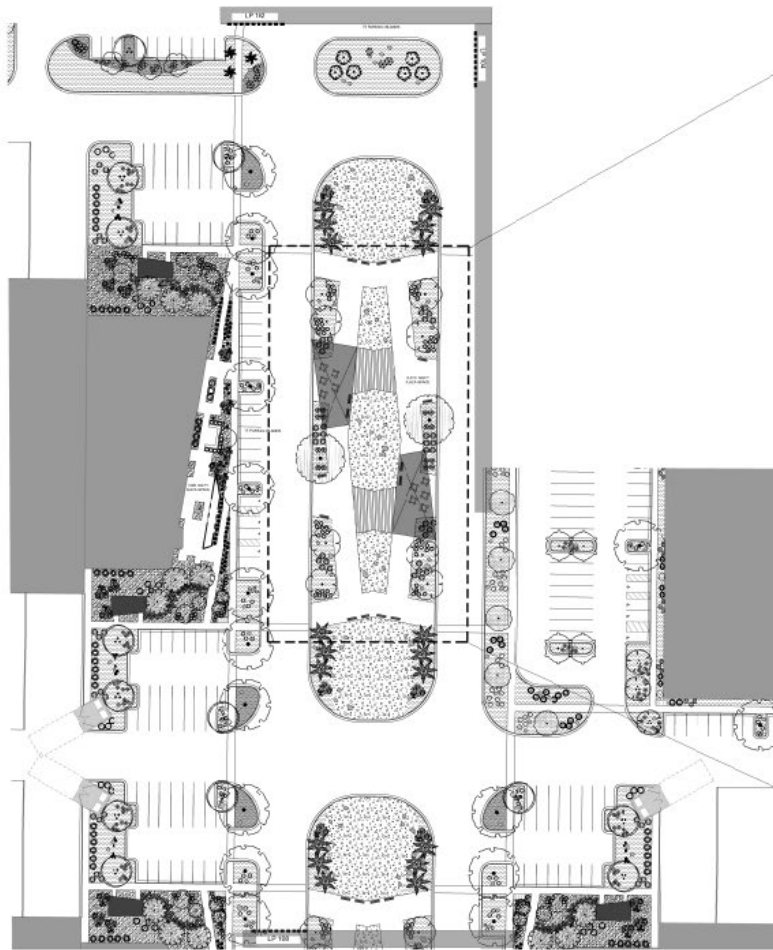
**GRASSES**

	MCL	1,049	Muhlenbergia capillaris 'Lemon'	Regal Meff® Pink Mahly Grass	1 gal
	MLT	209	Muhlenbergia lindheimeri 'Lemon'	Autumn Glow™ Lindheimer's Mahly	1 gal
	MLT	128	Muhlenbergia lindheimeri 'Lemon'	Autumn Glow™ Lindheimer's Mahly	1 gal
	MKD	399	Muhlenbergia rigens	Deer Grass	1 gal

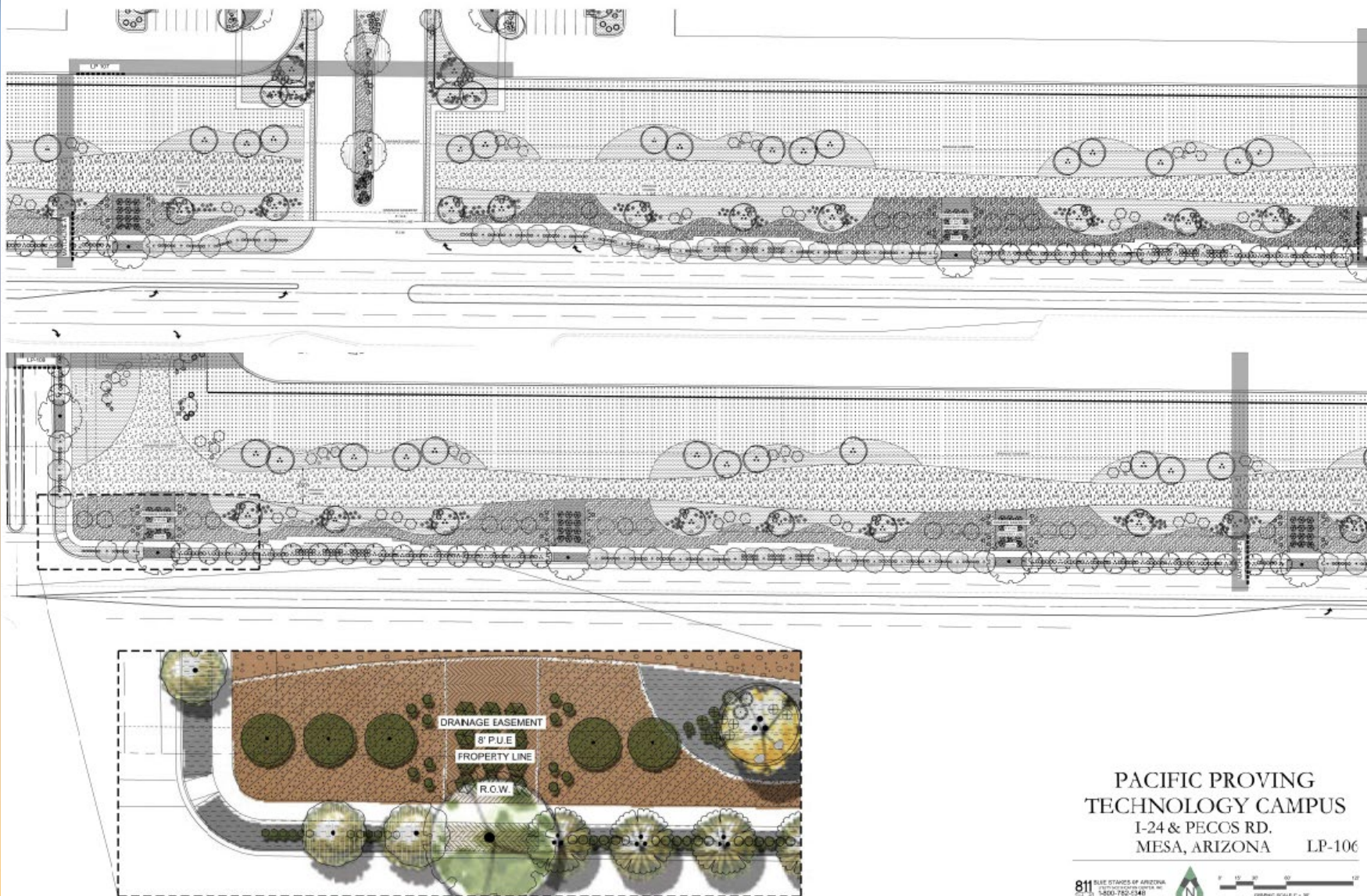
**PERENNIALS**

	GLR	10	Gaura lindheimeri 'Rose Jane'	Rose Jane Gaura	1 gal
	SGR	1,205	Salvia greggii 'Raspberry'	Raspberry Autumn Sage	1 gal
	Sgr	70	Salvia greggii 'Raspberry'	Raspberry Autumn Sage	1 gal
	ZEG	66	Zantedeschia eliotiana	Golden Calla	Ball



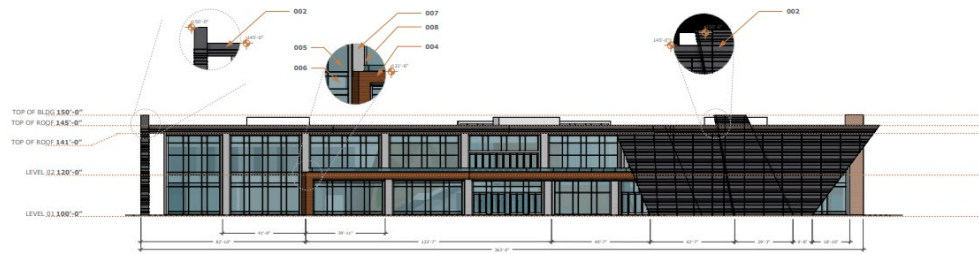


PACIFIC PROVING  
TECHNOLOGY CAMPUS  
I-24 & PECOS RD.  
MESA, ARIZONA LP-109





# Office Elevations



**SOUTH ELEVATION - MAIN BUILDING**

SCALE 1/16" = 1'-0"

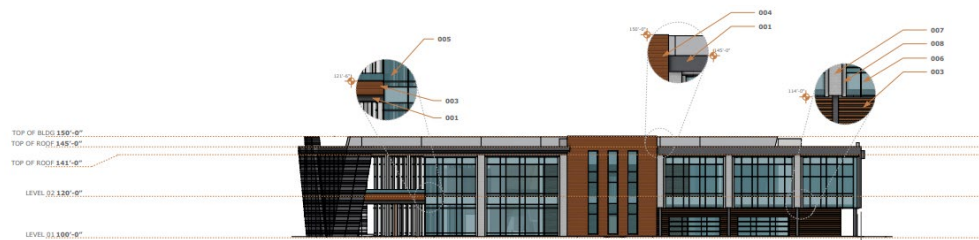


**EDGE OF ROOF PLAN - FOR REFERENCE**

SCALE 1/16" = 1'-0"

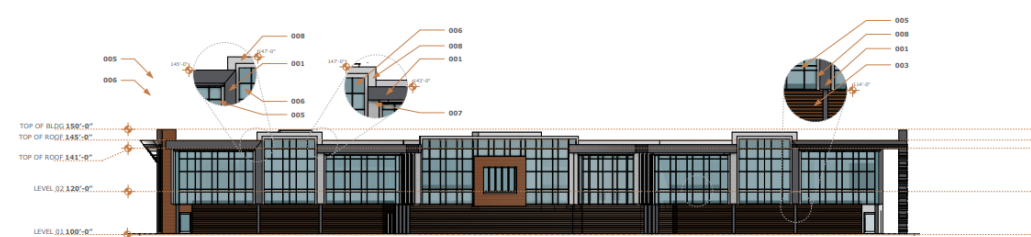
**MATERIALS LEGEND**

- |     |                              |     |                               |     |                                  |     |                         |
|-----|------------------------------|-----|-------------------------------|-----|----------------------------------|-----|-------------------------|
| 001 | ACM METAL PANEL SYSTEM       | 003 | LOUVERED WALL SYSTEM          | 005 | VITRO VISTACOOOL REFLECTIVE BLUE | 007 | ACM METAL PANEL SYSTEM  |
| 002 | DRI-DESIGN ZINC PANEL SYSTEM | 004 | DRI-DESIGN METAL PANEL SYSTEM | 006 | SPANDREL PANEL SYSTEM            | 008 | ANODIZED ALUMINUM METAL |



**EAST ELEVATIONS - MAIN BUILDING**

SCALE 1/16" = 1'-0"

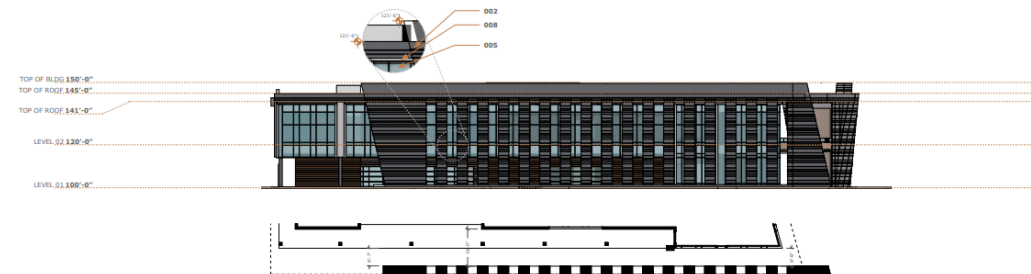


**NORTH ELEVATION - MAIN BUILDING**

SCALE 1/16" = 1'-0"

**MATERIALS LEGEND**

- |     |                              |     |                               |     |                                  |     |                         |
|-----|------------------------------|-----|-------------------------------|-----|----------------------------------|-----|-------------------------|
| 001 | ACM METAL PANEL SYSTEM       | 003 | LOUVERED WALL SYSTEM          | 005 | VITRO VISTACOOOL REFLECTIVE BLUE | 007 | ACM METAL PANEL SYSTEM  |
| 002 | DRI-DESIGN ZINC PANEL SYSTEM | 004 | DRI-DESIGN METAL PANEL SYSTEM | 006 | SPANDREL PANEL SYSTEM            | 008 | ANODIZED ALUMINUM METAL |

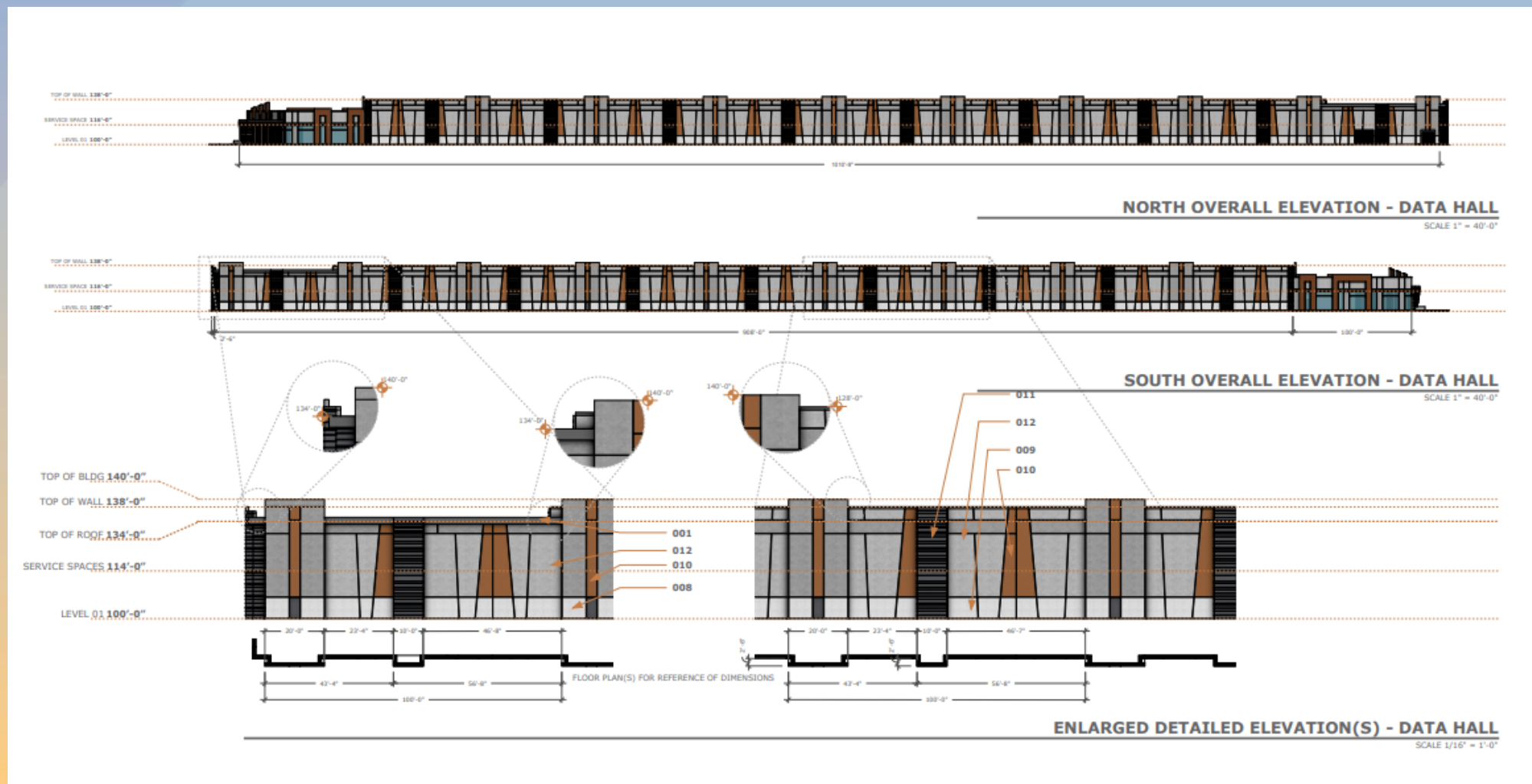


**WEST ELEVATIONS - MAIN BUILDING**

SCALE 1/16" = 1'-0"

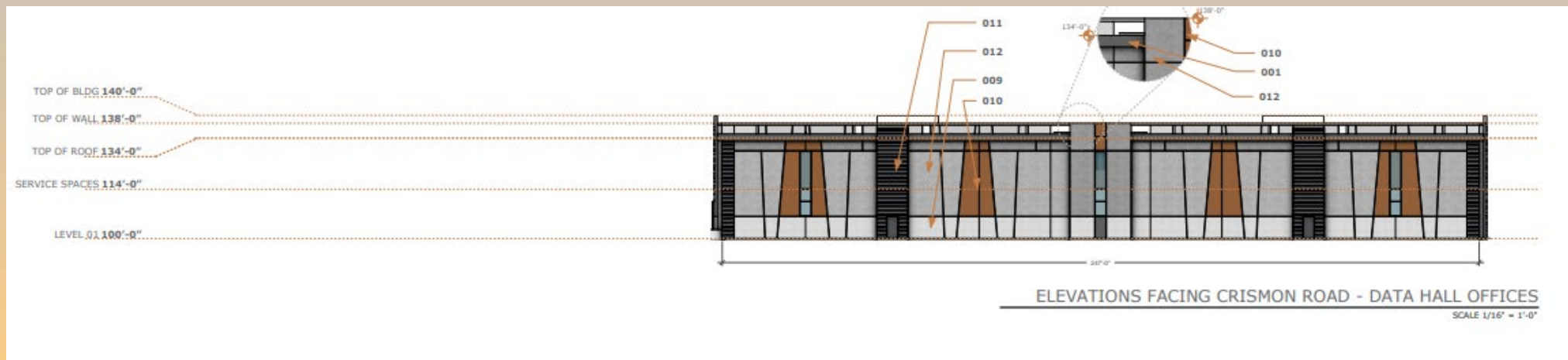
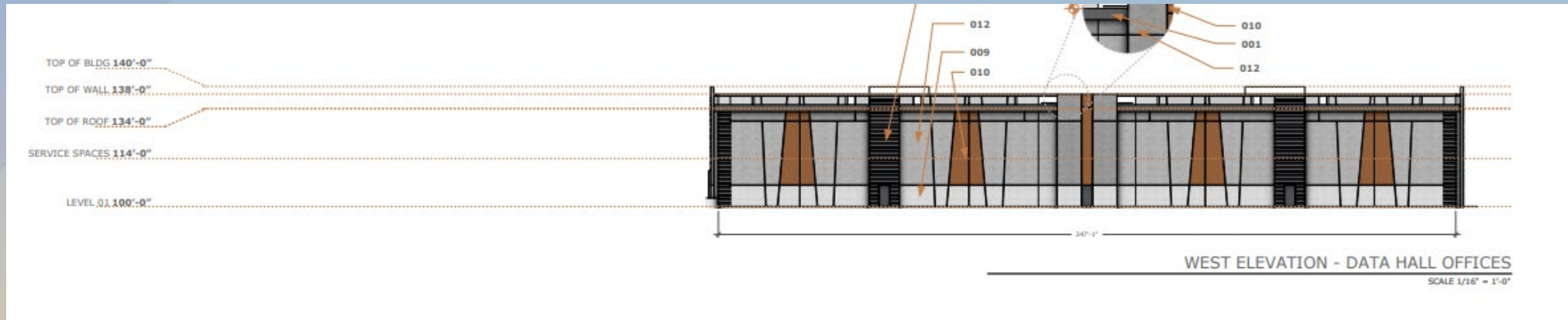


# Data Hall Elevations





# Data Hall Elevations



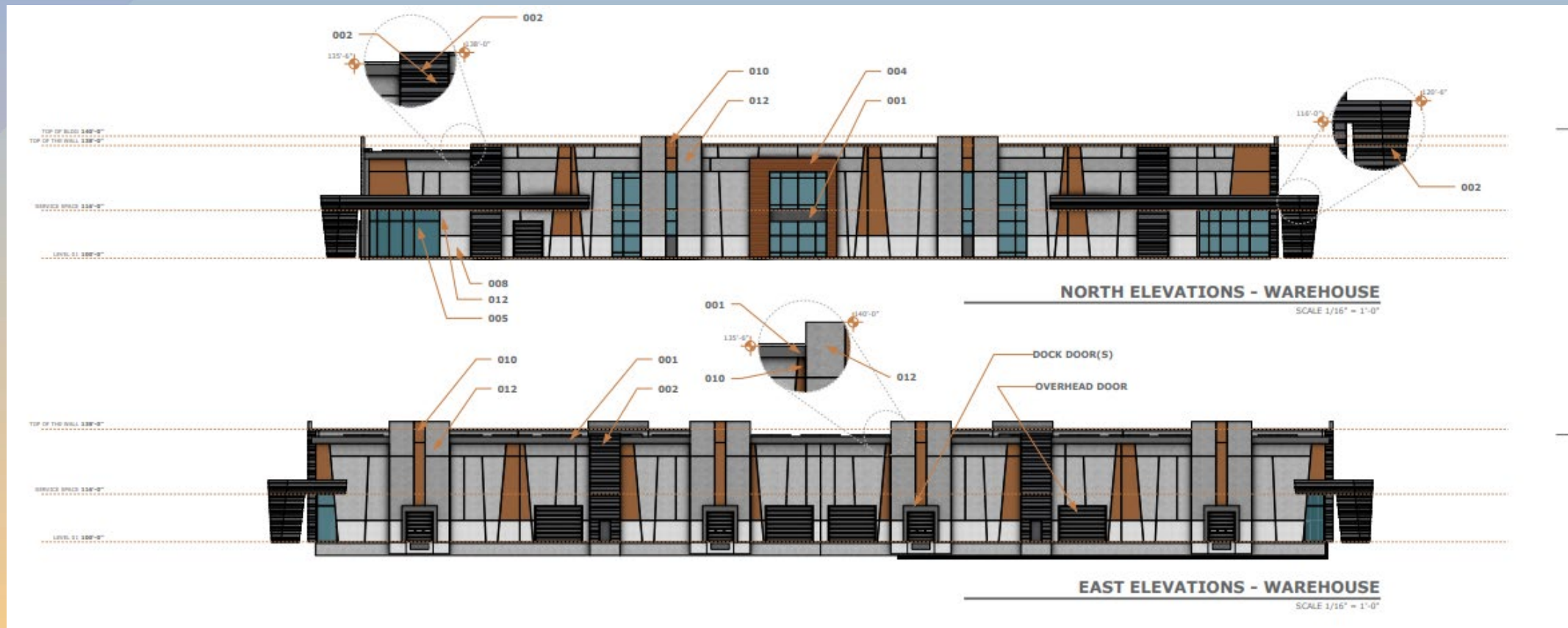


# Warehouse Elevations





# Warehouse Elevations

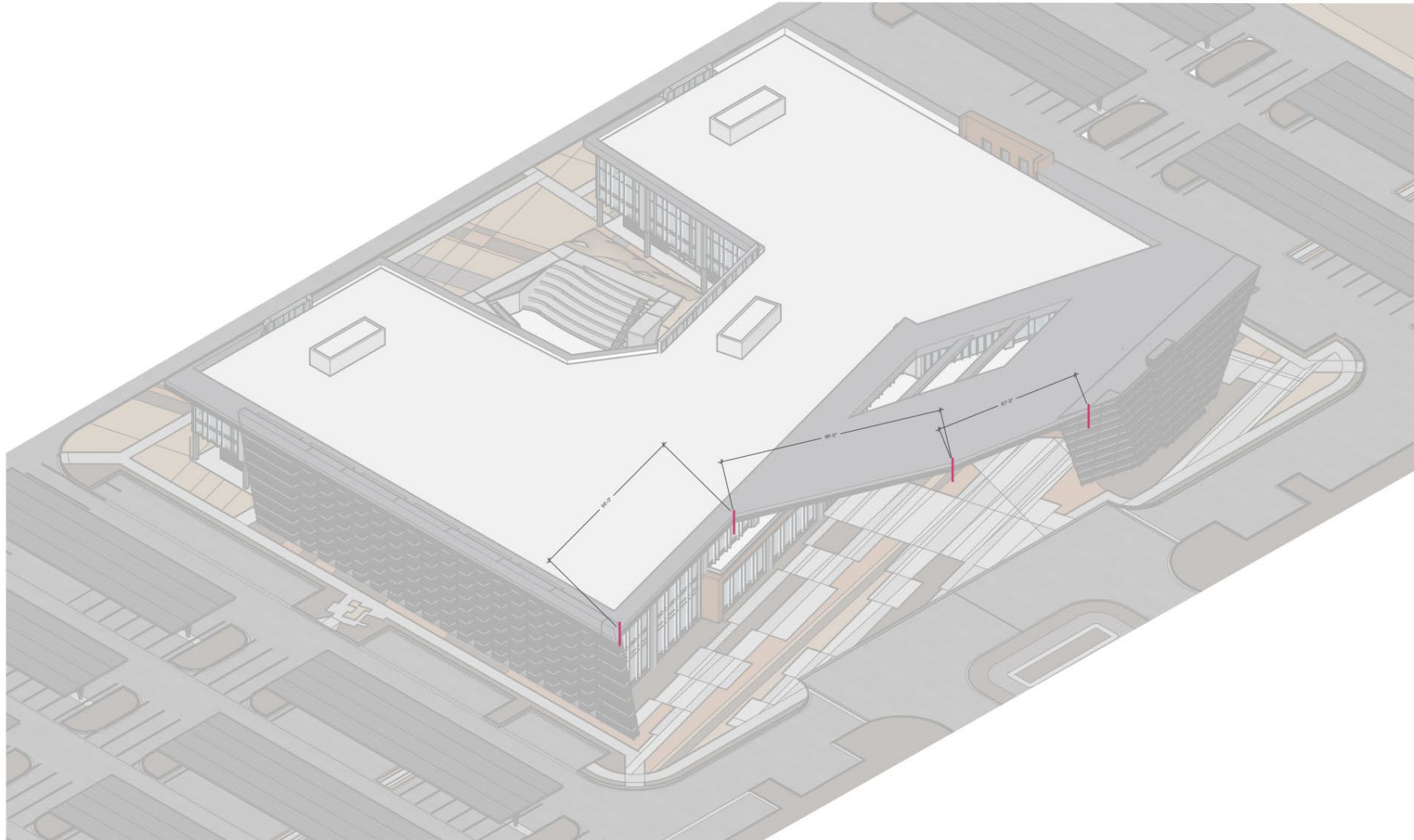




AMENITY RETENTION - AFTER RAIN STORM























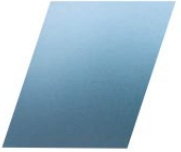










# Colors and Materials

## MATERIALS LEGEND

001	 ACM METAL PANEL SYSTEM	004	 DRI-DESIGN METAL PANEL SYSTEM	007	 ACM METAL PANEL SYSTEM	010	 METALIC PAINT
002	 DRI-DESIGN ZINC PANEL SYSTEM	003	 LOUVERED WALL SYSTEM				
							
		005	 VITRO VISTACOOOL REFLECTIVE BLUE	008	 ANODIZED ALUMINUM METAL	011	 METAL PANEL SYSTEM
		006	 SPANDREL PANEL SYSTEM				
				009	 STUCCO	012	 EXPOSED/PAINTED CONCRETE
							



# Alternative Compliance

- ✓ Publicly visible facades may not have blank, uninterrupted wall lengths exceeding 50 feet without including at least two elements that subdivide the wall into human scale proportions
- ✓ Materials and Colors. Facades shall incorporate at least 3 different and distinct materials
- ✓ Materials and Colors. 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 design
- ✓ Alternative Compliance for building materials

***Staff welcomes any feedback***



# DRB24-00250

# Valvoline Instant Oil Change

Tulili Tuiteleapaga-Howard, Planner I

July 9, 2024





# Request

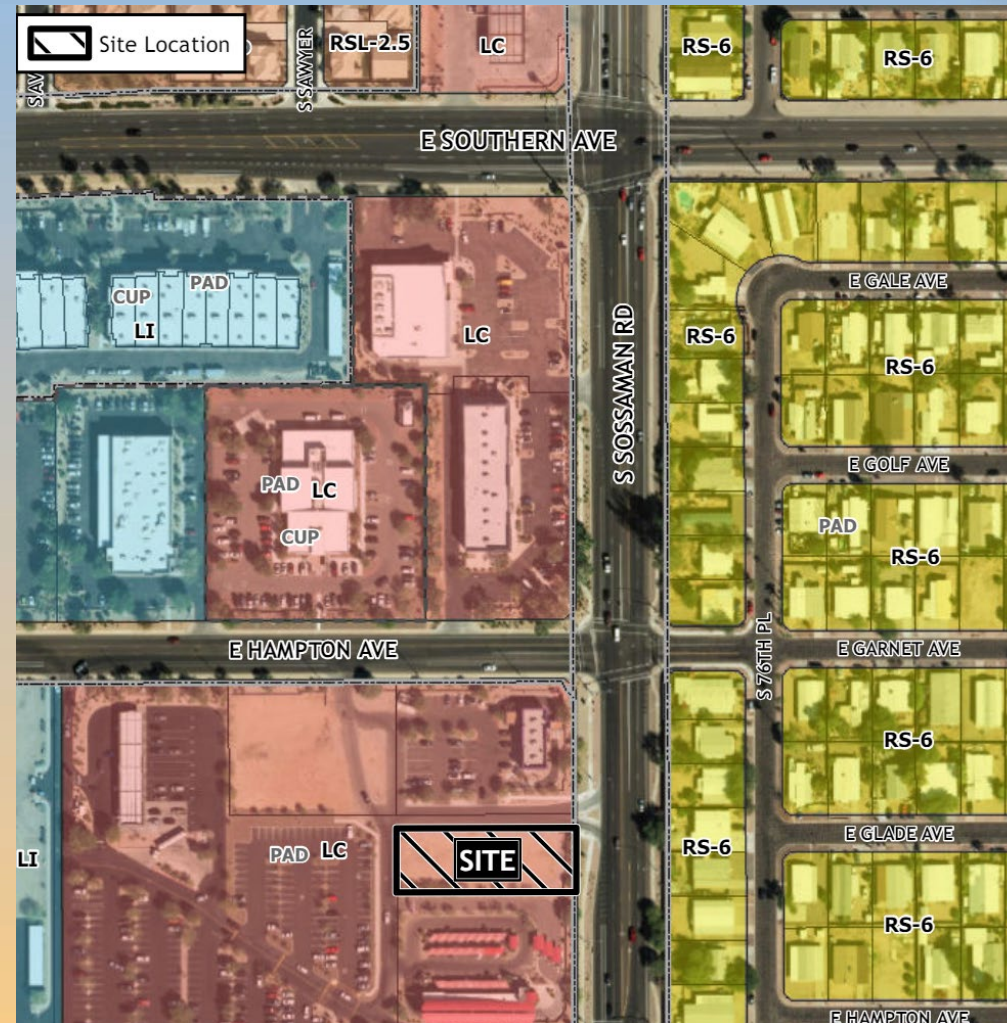
- Design Review
- Minor automobile repair facility





# Location

- South of Hampton Avenue
- West of Sossaman Road
- South of Southern Avenue





# Site Photos

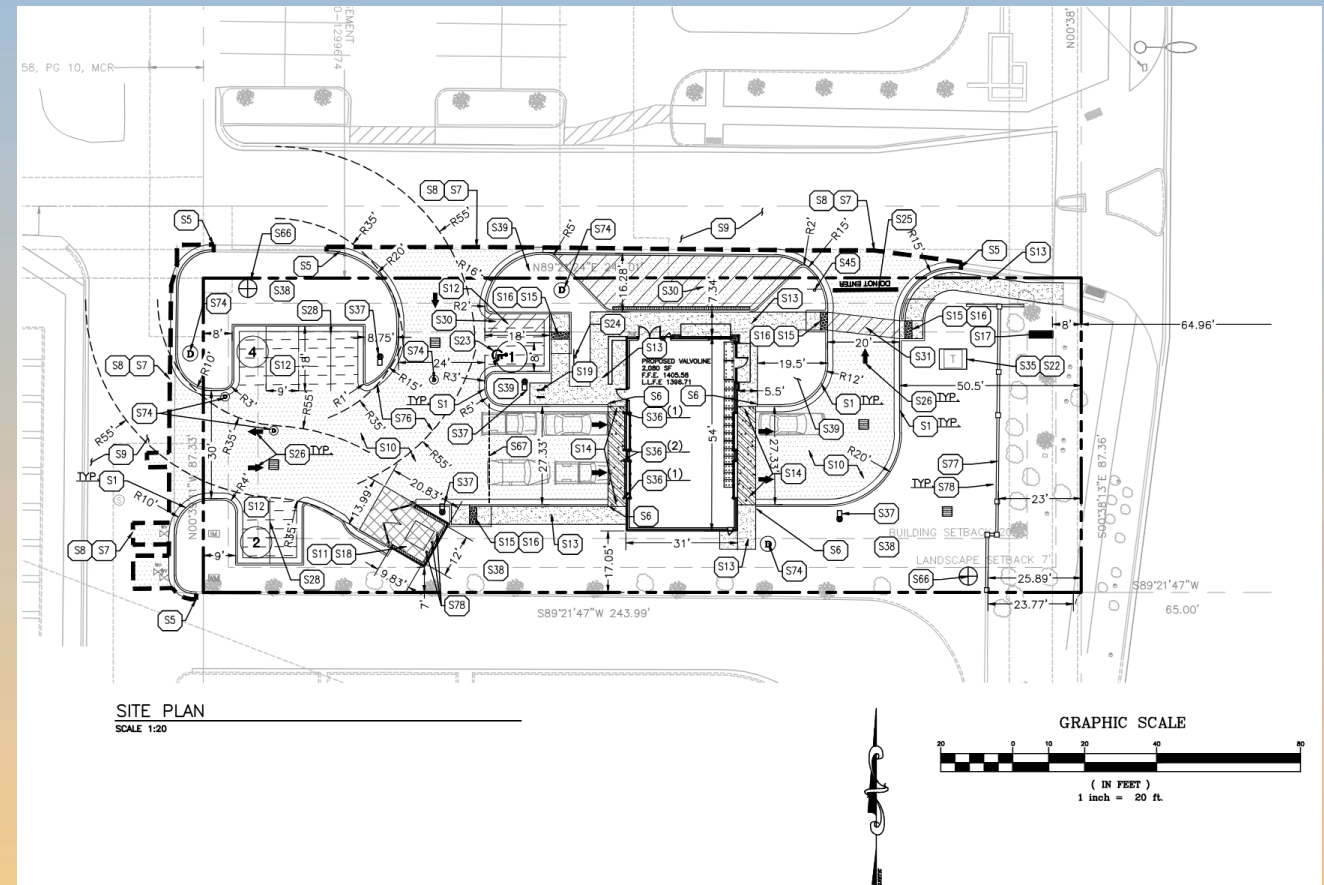


Looking southwest at the site from Sossaman Road



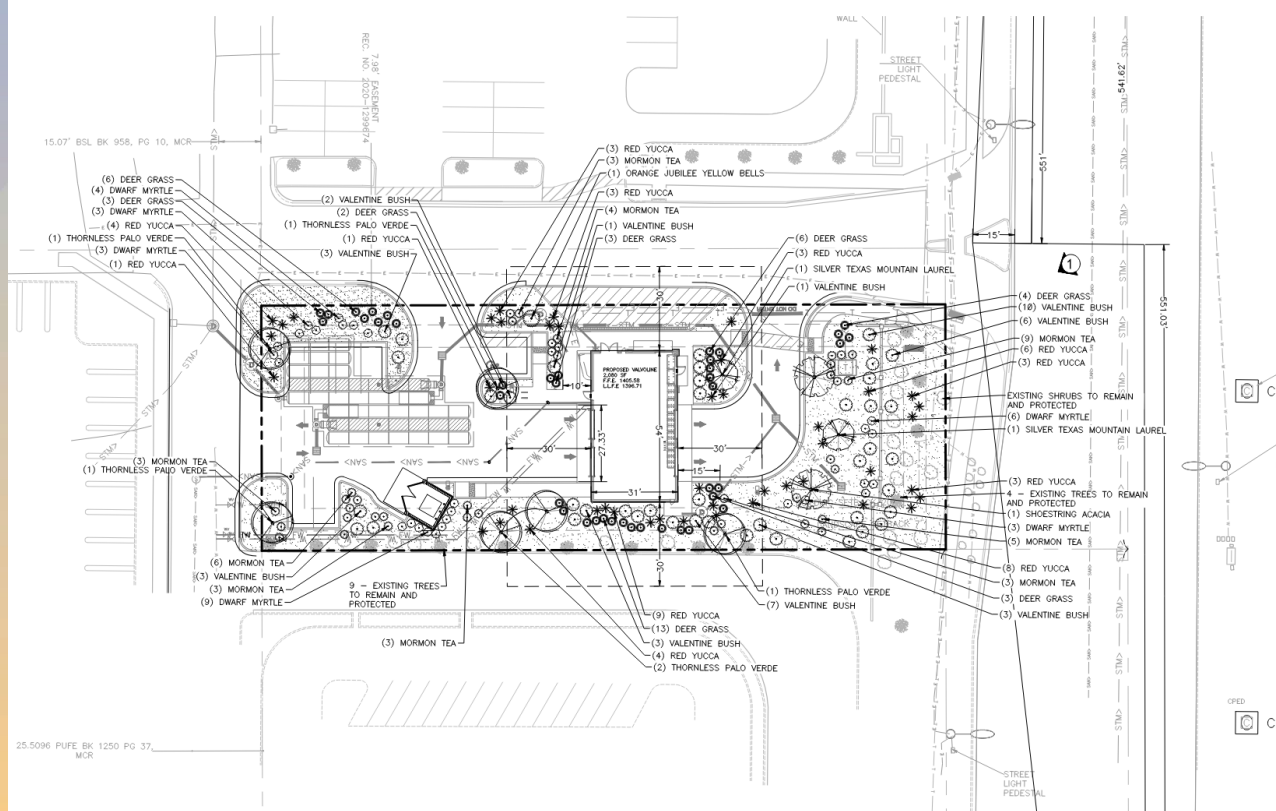
# Site Plan

- 2,080 square foot building
- 2 service bays
- 9 provided parking spaces
- Vehicular access from the north (entry and exit-only) and from the west





# Landscape Plan

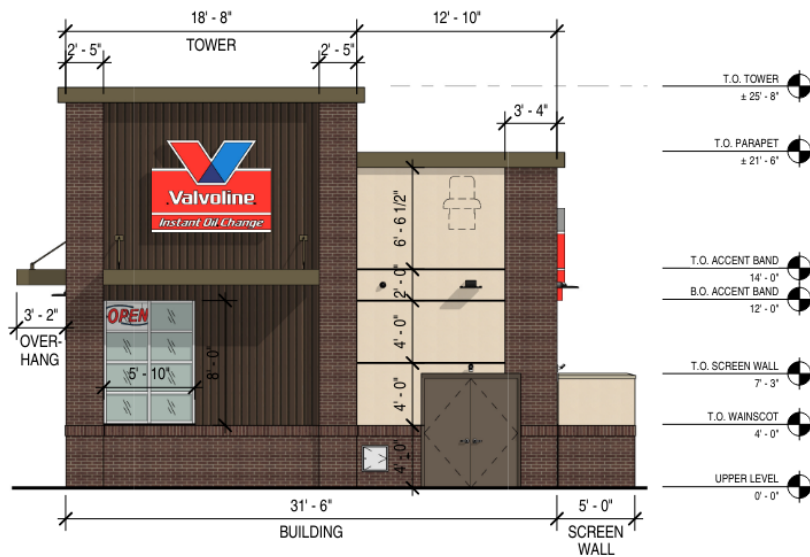


## PLANT SCHEDULE

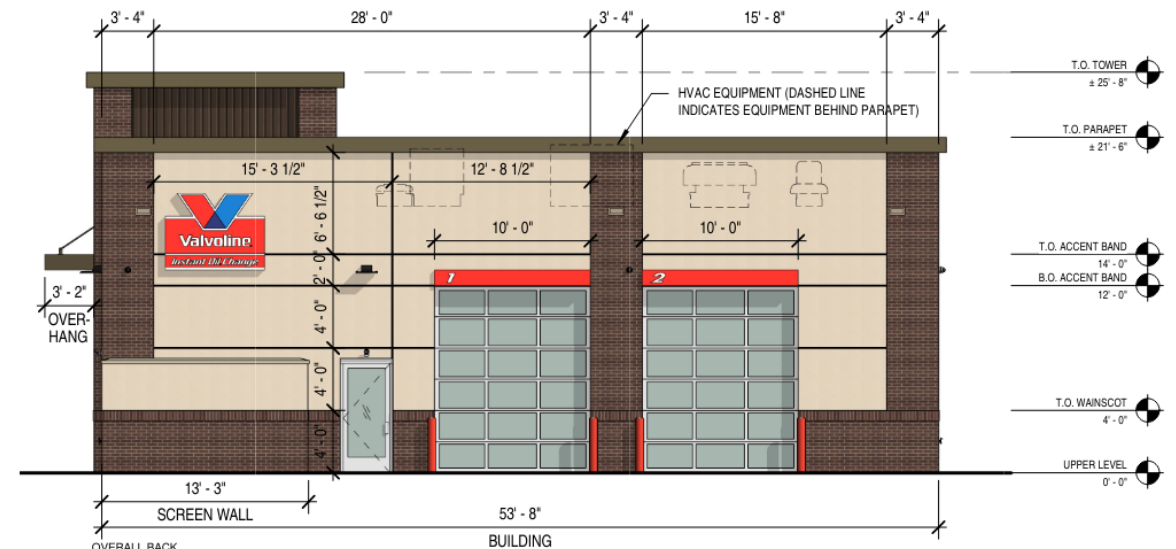
SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
<b>TREES</b>			
	Acacia stenophylla / Shoestring Acacia	36"box	2
	Cercidium x 'Desert Museum' / Thornless Palo Verde	24"box	6
	Sophora secundiflora 'Silver Sierra' TM / Silver Texas Mountain Laurel	36"box	2
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
<b>SHRUBS</b>			
	Ephedra nevadensis / Mormon Tea	5 gal	38
	Eremophila maculata 'Valentine' / Valentine Bush	5 gal	42
	Hesperaloe parviflora / Red Yucca	5 gal	45
	Muhlenbergia rigens / Deer Grass	5 gal	40
	Myrtus communis 'Compacta' / Dwarf Myrtle	5 gal	28
	Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bells	5 gal	1
SYMBOL	BOTANICAL / COMMON NAME		
	Decomposed Granite		
<p>DECOMPOSED GRANITE OR D.G.: GRANULAR STONE SURFACING MATERIAL CONSISTING OF PARTICLE SIZES RANGING FROM 3/8" DOWN TO ROCK DUST. 2" MIN. D.G. TO COVER ALL LANDSCAPE AREAS. COLOR TO MATCH EXISTING ON SITE.</p>			



# Elevations



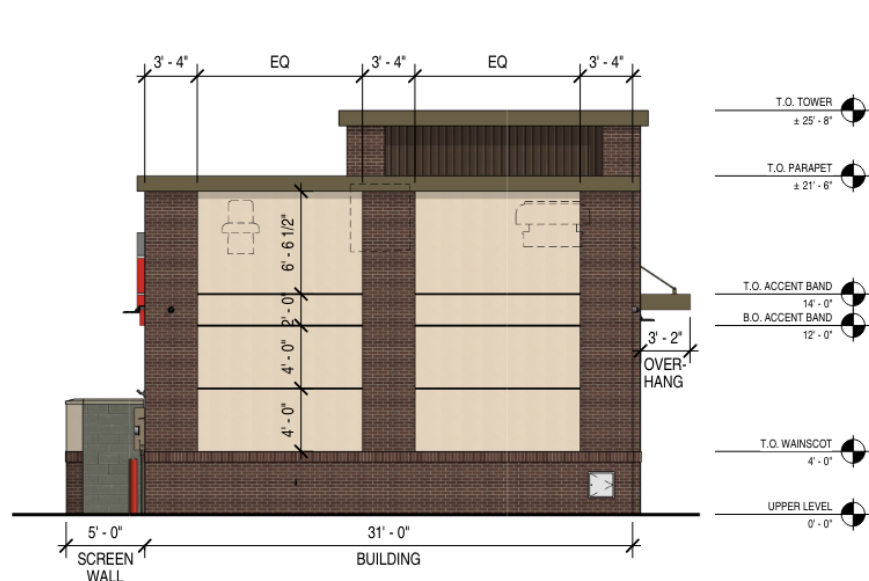
2 OVERALL RIGHT SIDE EXTERIOR ELEVATION (RIGHT)  
Scale: 1/8" = 1'-0"



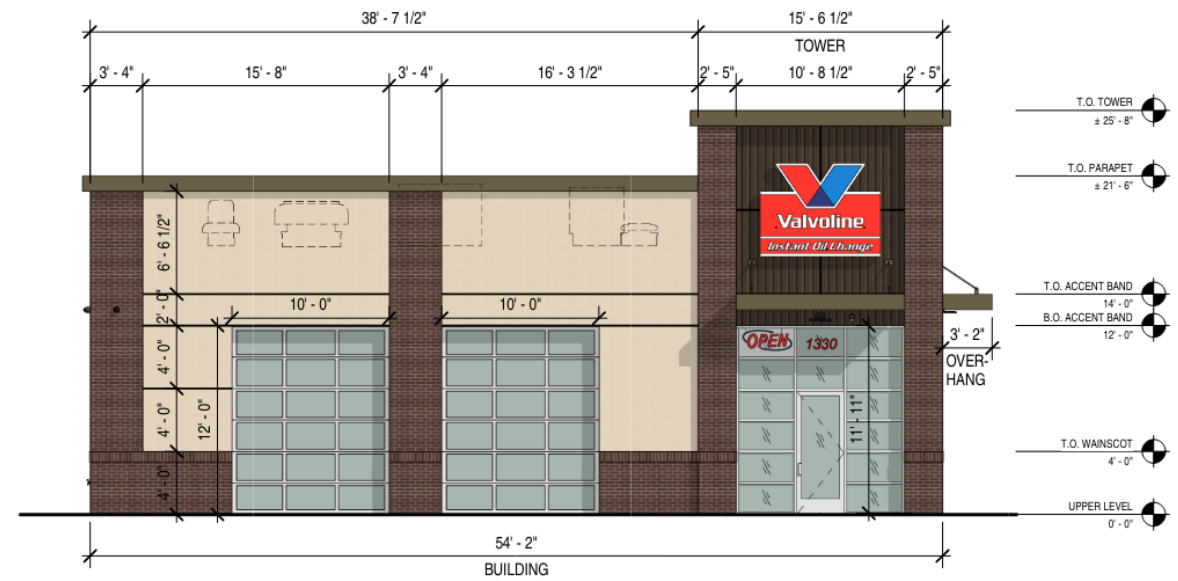
1 OVERALL BACK EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"



# Elevations



4 OVERALL LEFT SIDE EXTERIOR ELEVATION (LEFT)  
Scale: 1/8" = 1'-0"



3 OVERALL FRONT EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"



# Wall Detail



View from Sossaman Road





# Rendering



Northwest view from Sossaman Road



# Rendering



Southwest view from Sossaman Road



# Material Board





# Findings

Staff is seeking your approval on the following:

- ✓ Proposed building elevations and landscape plan

***Staff welcomes any feedback***



# DRB24-00292

# Project Borealis

Cassidy Welch, Senior Planner

August 13, 2024



# Request

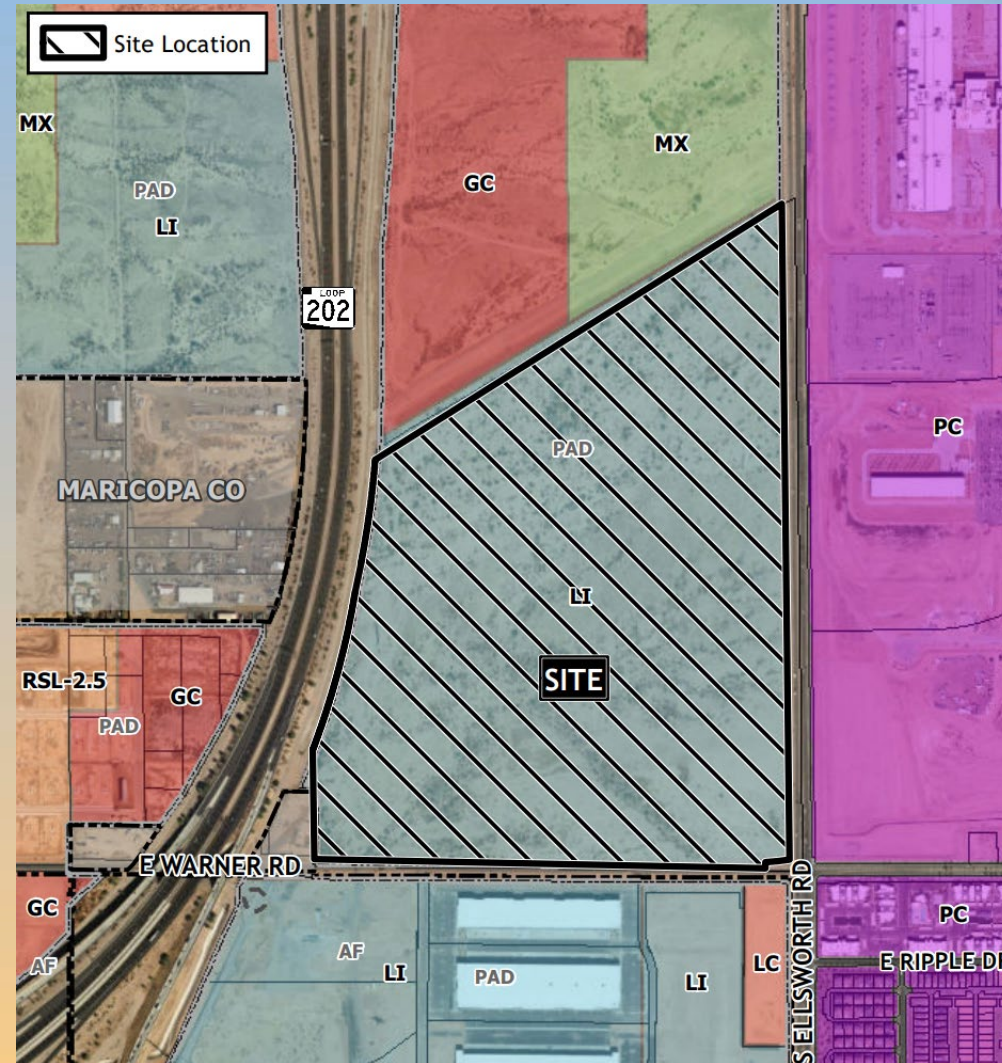
- Design Review
- To allow for a Data Center





# Location

- North of Warner Road
- East of Ellsworth Road



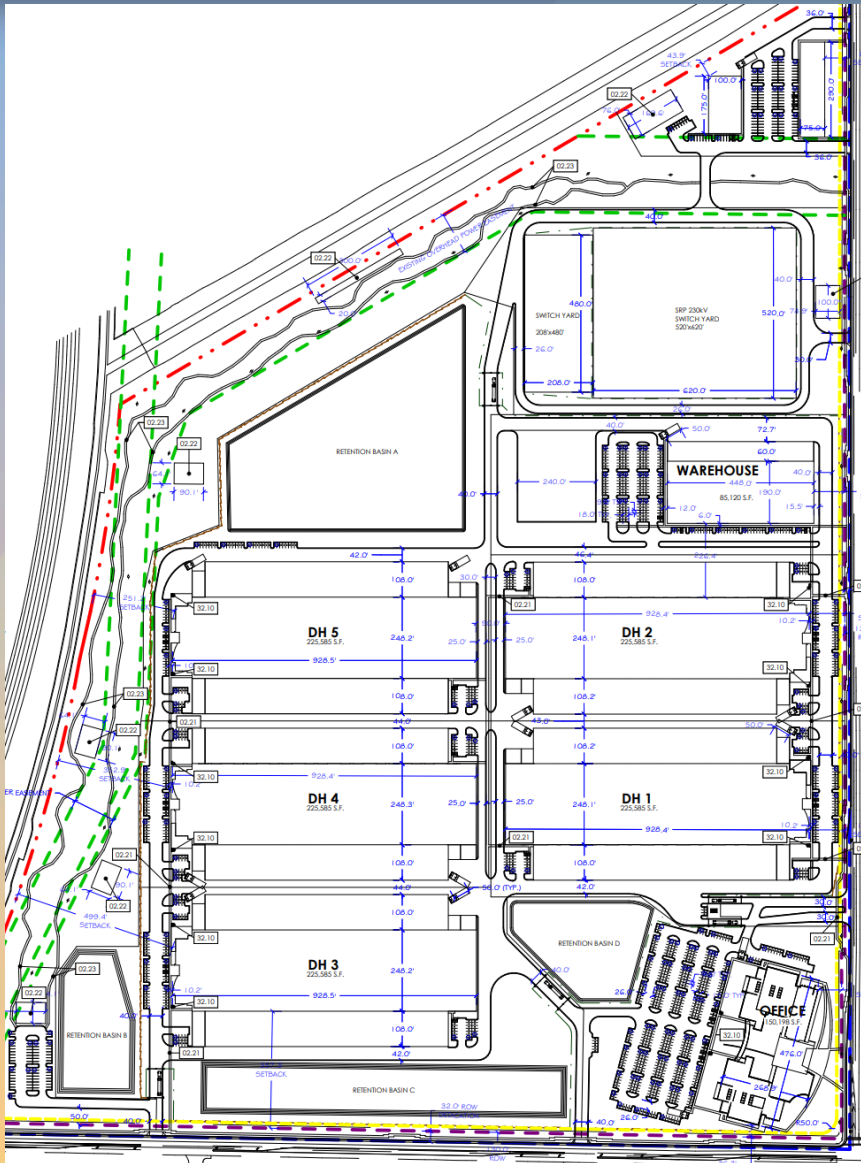


# Site Photos



Looking north towards the site





# Site Plan

- 1 Office building
- 5 Data Halls
- 1 Warehouse building
- Associated SRP yard
- Future retail



# Landscape Plan



# Landscape Plan

## BIKE PARK TRAIL CONCEPTS



AN INCLUSIVE BIKE TRAIL SYSTEM IS PLANNED FOR THIS AREA ALONG THE AMENITIES PATHWAY TRAIL THAT WILL INCLUDE AREAS FOR ALL AGES AND SKILLS

THESE ARE CONCEPT IMAGES THAT WILL HELP INFORM THE FINAL DESIGN BUT DO NOT REPRESENT A FINAL DESIGN AT THIS TIME



## GATHERING SPACE CONCEPTS



SEATING AND GATHERING SPACES ARE PLANNED INTERMITTENTLY ALONG THE AMENITIES PATHWAY TRAIL

THESE ARE CONCEPT IMAGES THAT WILL HELP INFORM THE FINAL DESIGN BUT DO NOT REPRESENT A FINAL DESIGN AT THIS TIME



## WATER SCULPTURE CONCEPTS



A WATER FEATURE IS PLANNED FOR THIS AREA ALONG THE AMENITIES PATHWAY TRAIL

THESE ARE CONCEPT IMAGES THAT WILL HELP INFORM THE FINAL DESIGN BUT DO NOT REPRESENT A FINAL DESIGN AT THIS TIME

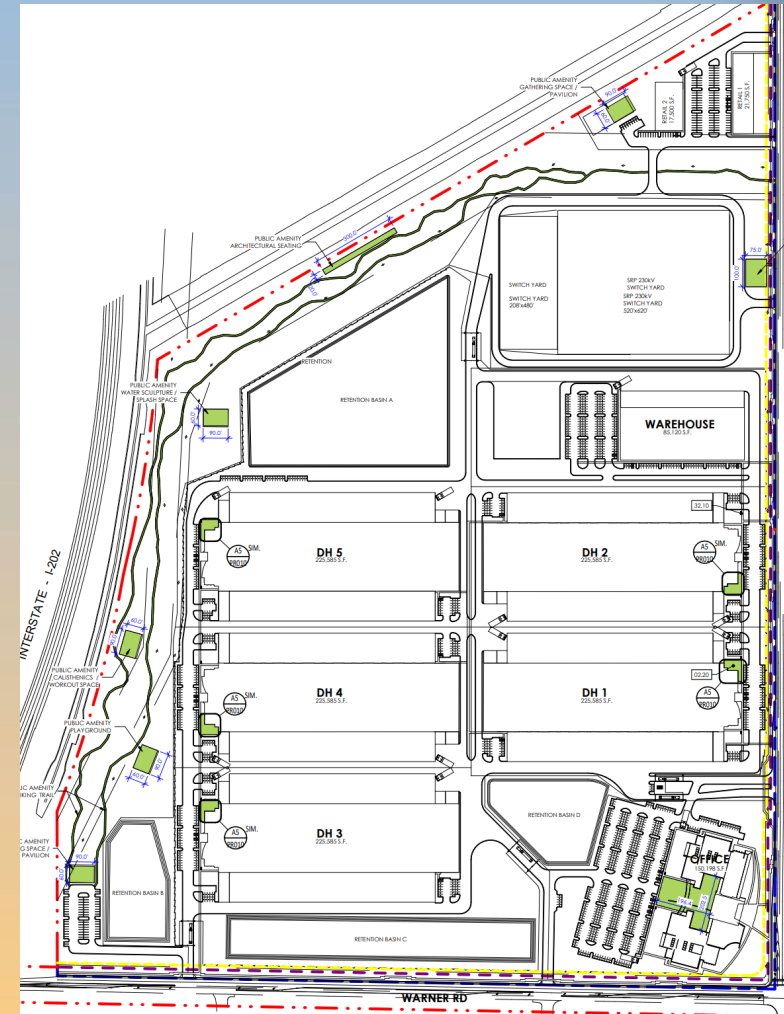


## CALISTHENICS



A CALISTHENICS AND NATURAL EXERCISE AREA IS PLANNED ALONG THE AMENITIES PATHWAY TRAIL

THESE ARE CONCEPT IMAGES THAT WILL HELP INFORM THE FINAL DESIGN BUT DO NOT REPRESENT A FINAL DESIGN AT THIS TIME





# Renderings



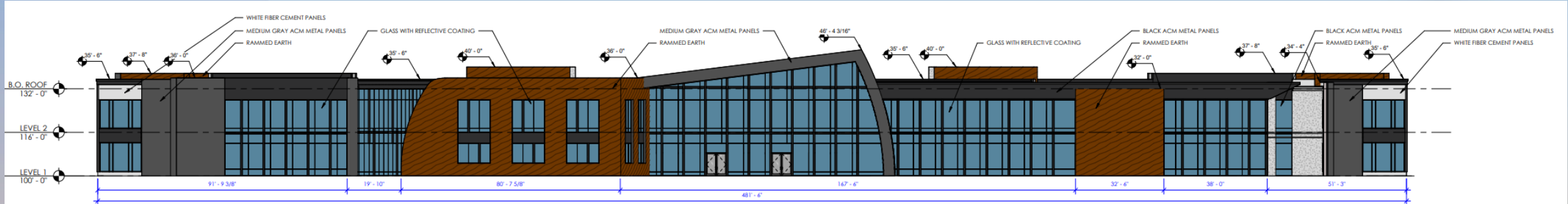


# Renderings

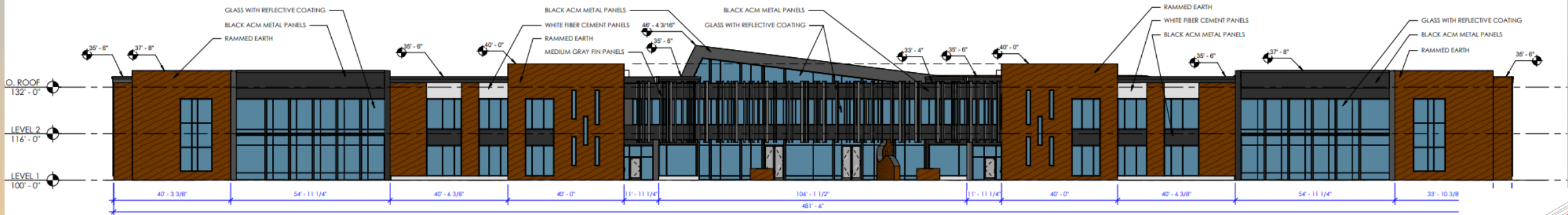




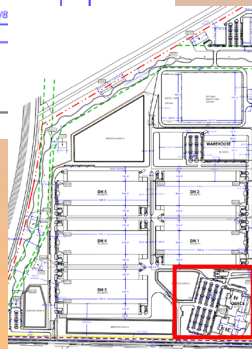
# Elevations - Office



**BS NORTH ELEVATION**  
1/16" = 1'-0"



**AS SOUTH ELEVATION**  
1/16" = 1'-0"

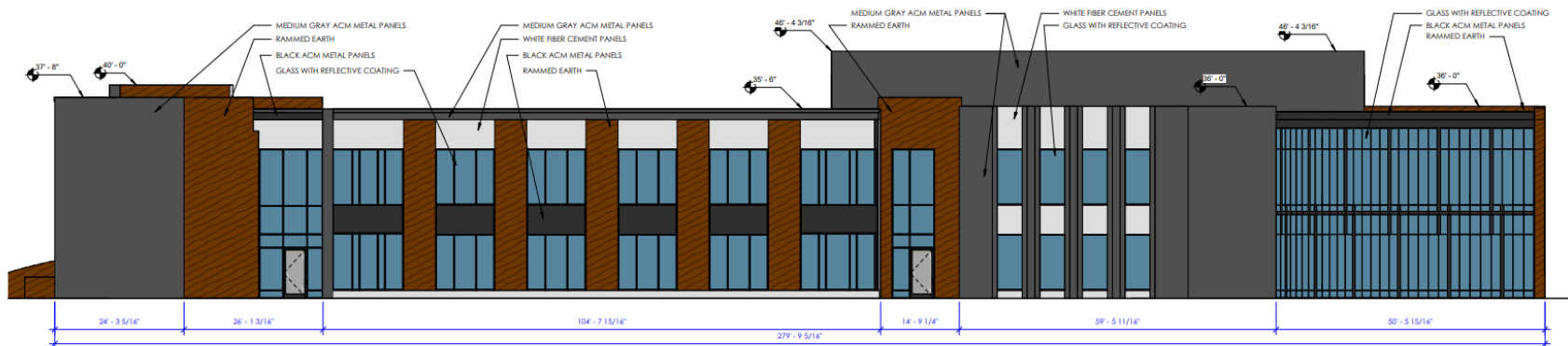




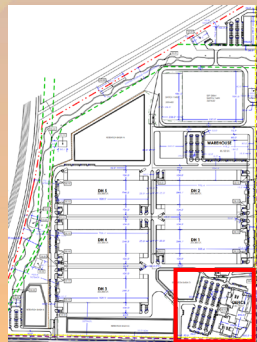
# Elevations - Office



85  
A.202  
EAST ELEVATION  
3/32" = 1'-0"

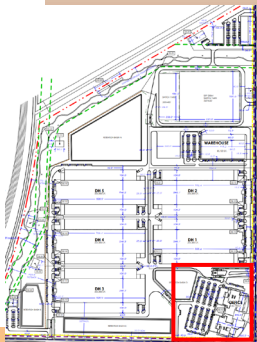
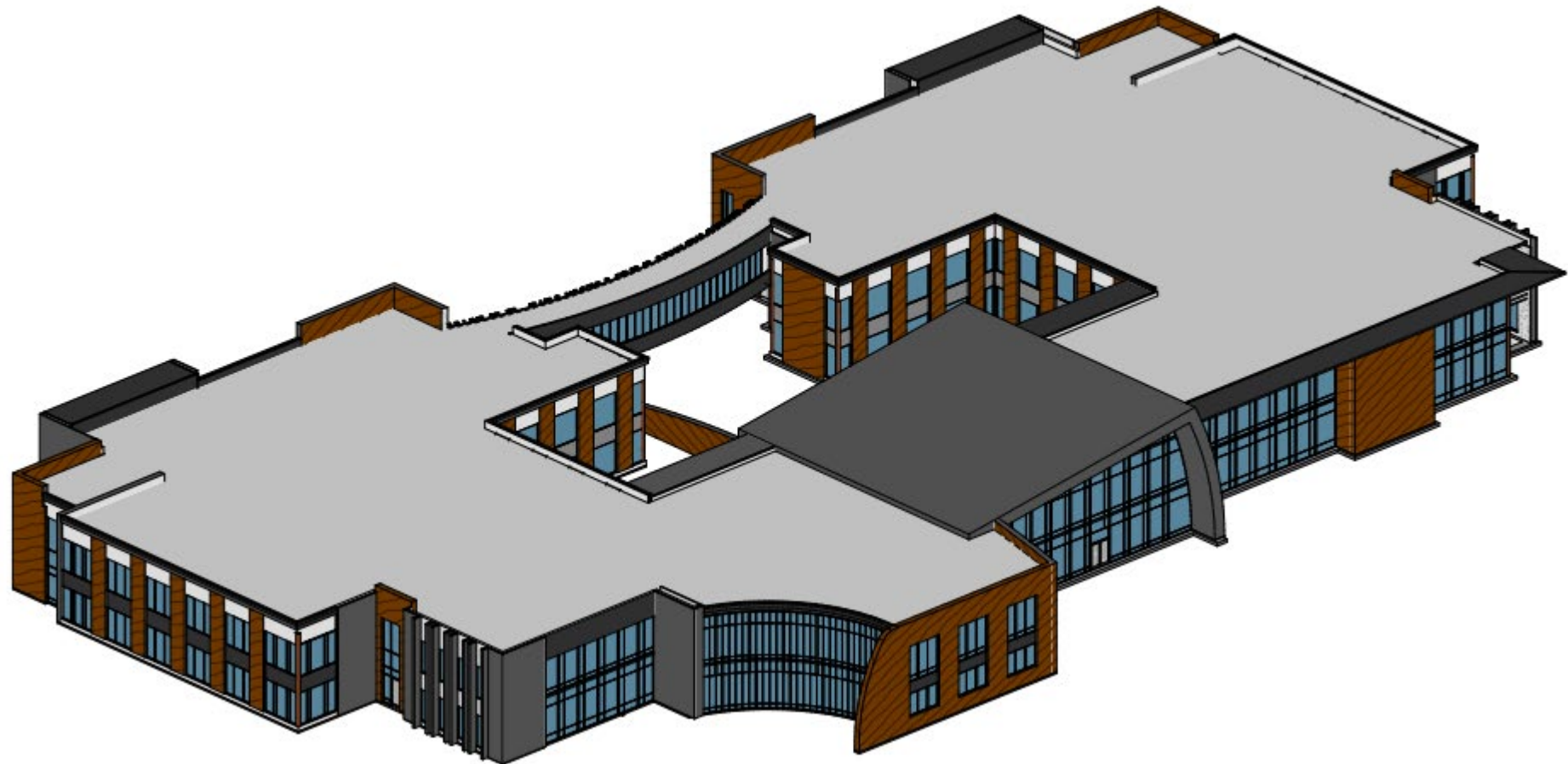


85  
A.202  
WEST ELEVATION  
3/32" = 1'-0"





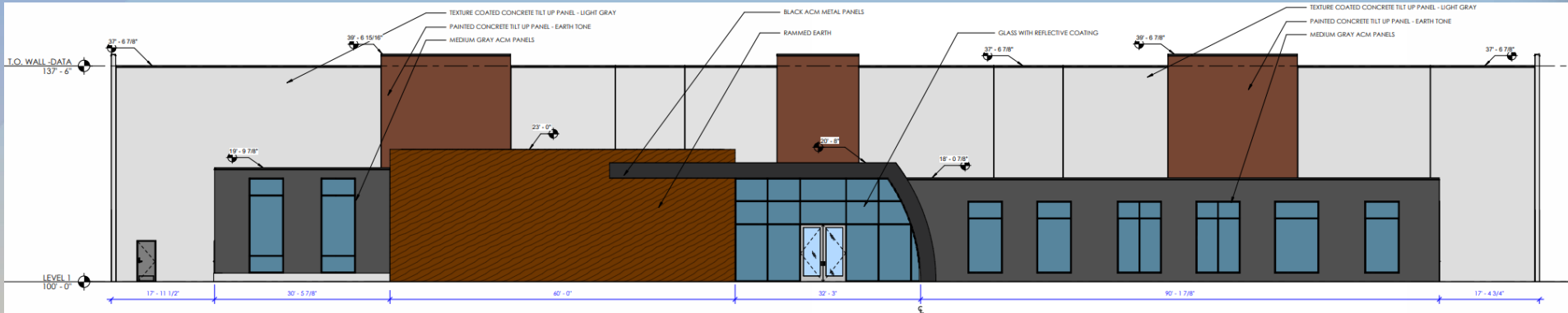
# Elevations - Office



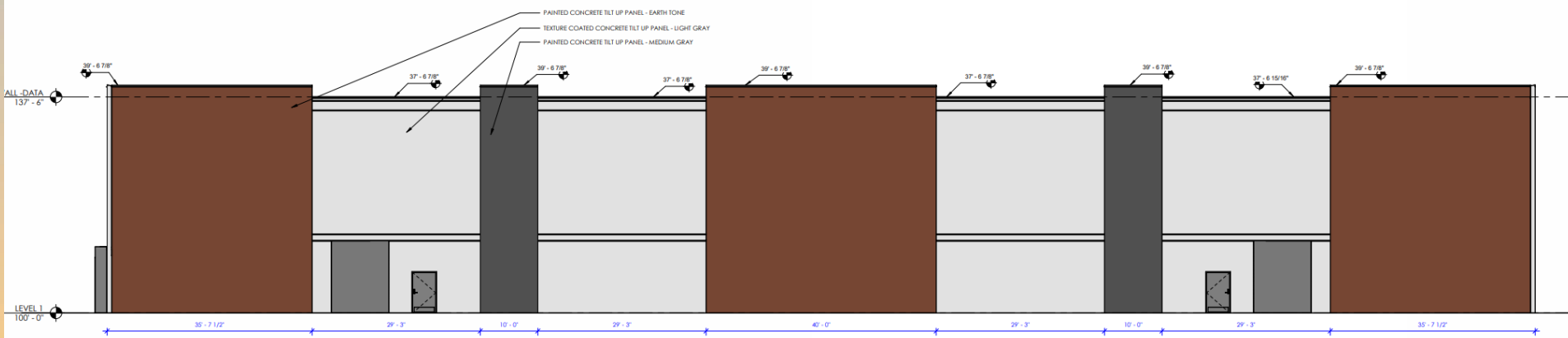




# Elevations – Data Halls



**NORTH ELEVATION**  
1/8" = 1'-0"



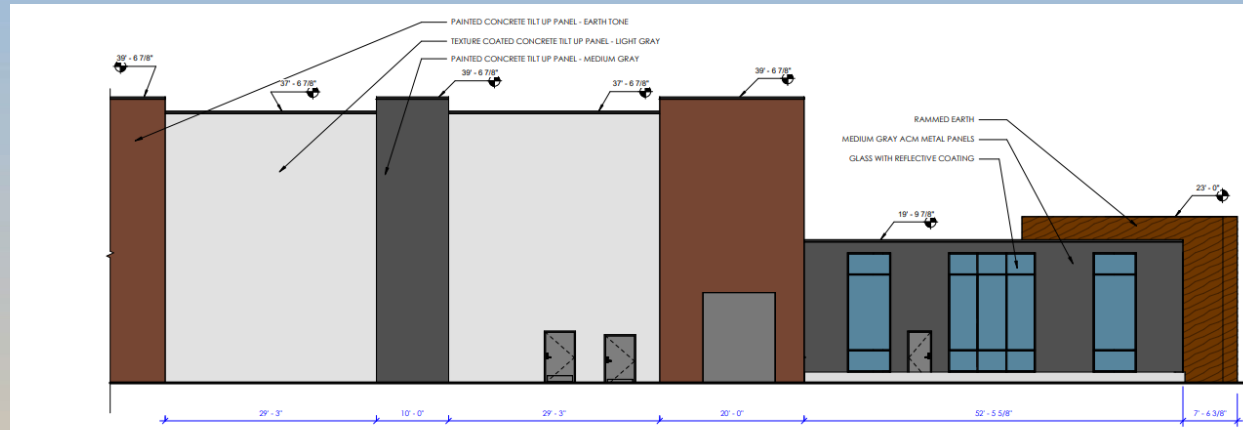
**SOUTH ELEVATION**  
1/8" = 1'-0"



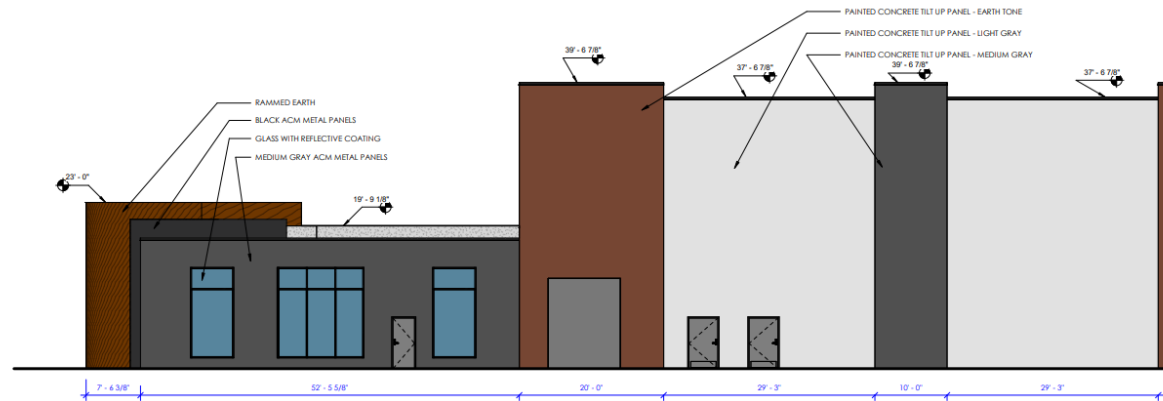




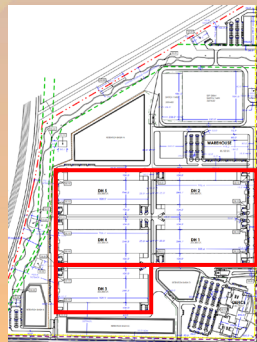
# Elevations – Data Halls



**85 EAST ELEVATION**  
1/8" = 1'-0"

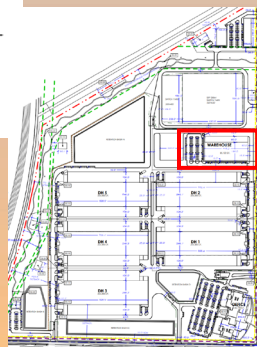
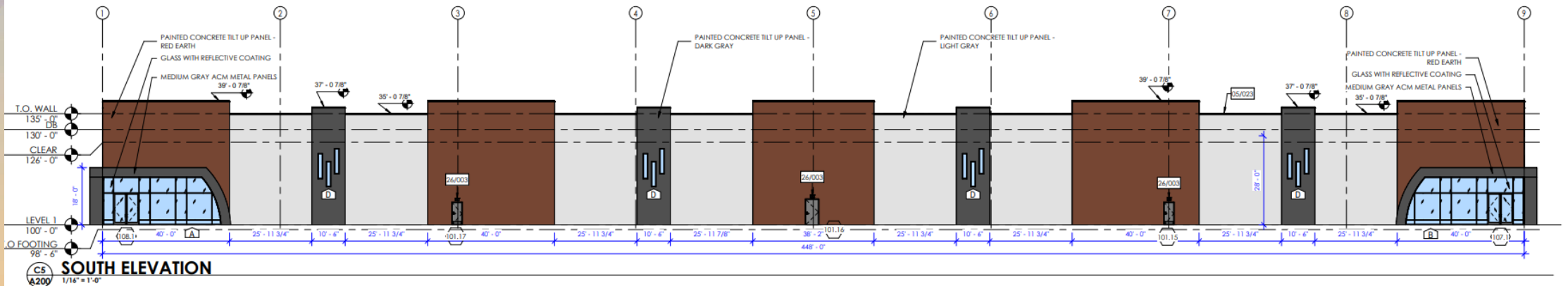
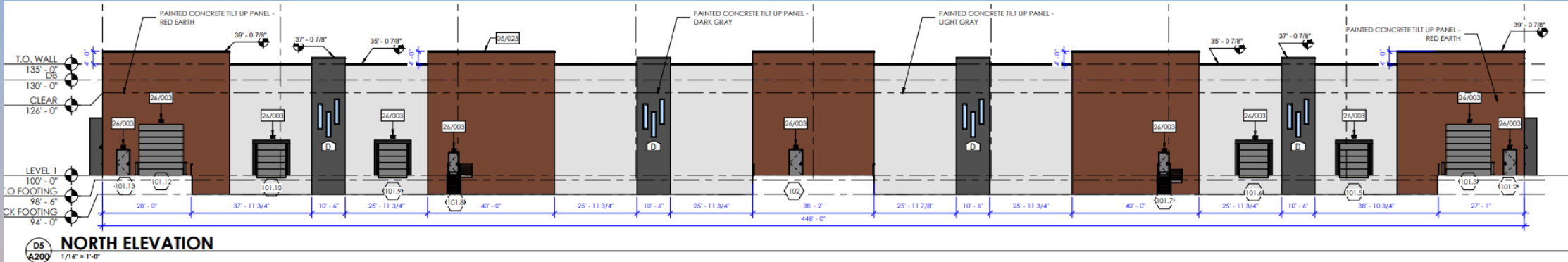


**84 ENLARGED WEST ELEVATION - OFFICE**  
1/8" = 1'-0"



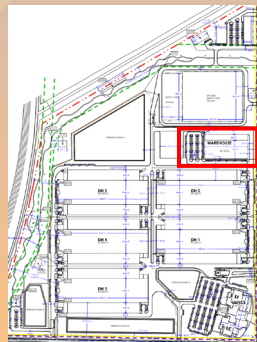
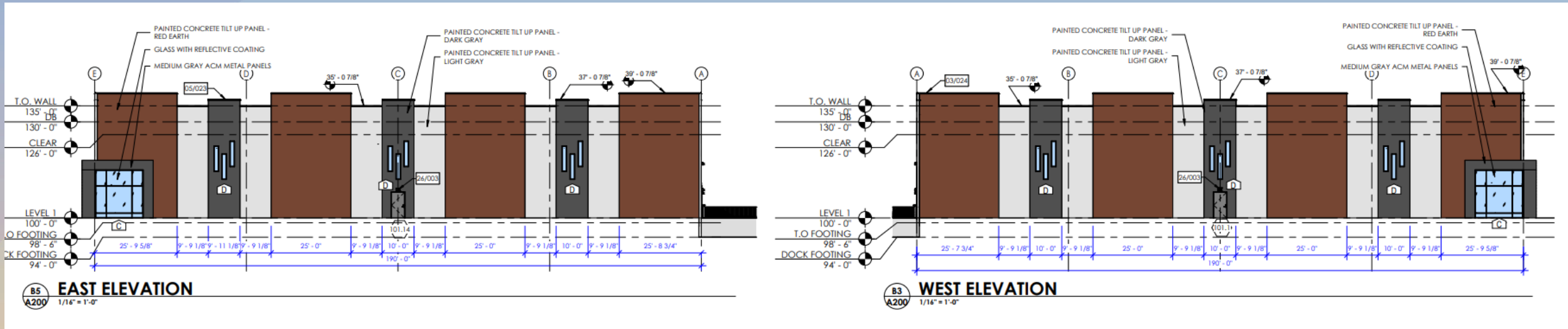


# Elevations - Warehouse



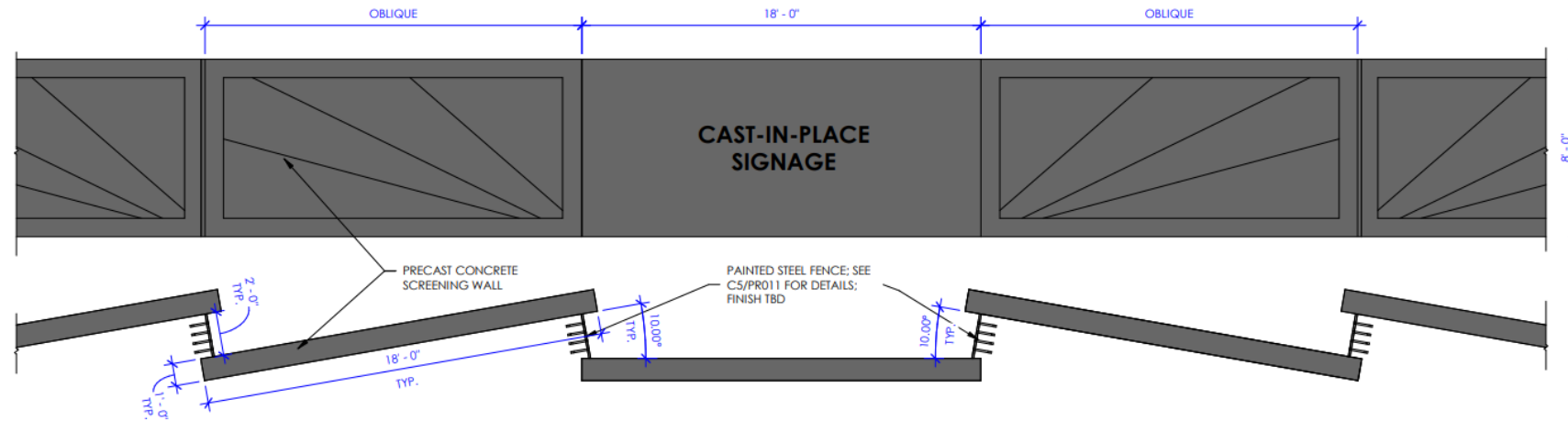


# Elevations - Warehouse



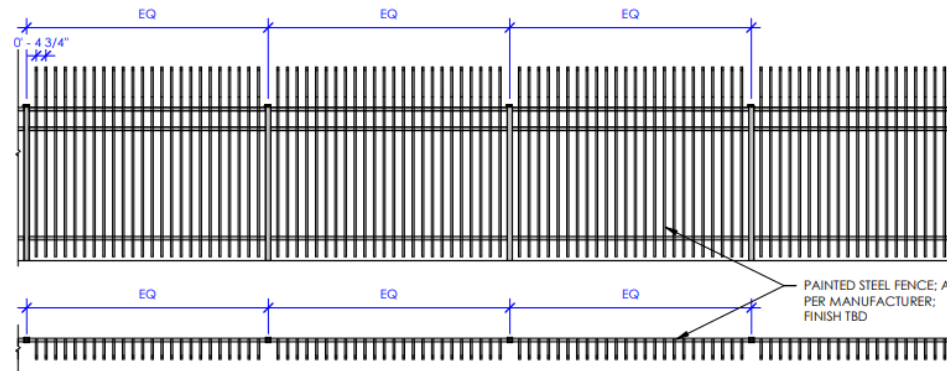


# Elevations - Walls



## 5 CONCRETE WALL DETAIL

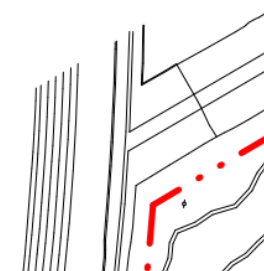
1/4" = 1'-0"



PAINTED STEEL FENCE; AS PER MANUFACTURER; FINISH TBD

## 5 METAL FENCE DETAIL

1/4" = 1'-0"





# Material Board





# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

***Staff welcomes any feedback***





# DRB24-00370

## Banner Health East Mesa Health Center

Sergio Solis, Planner I

July 9, 2024



# Request

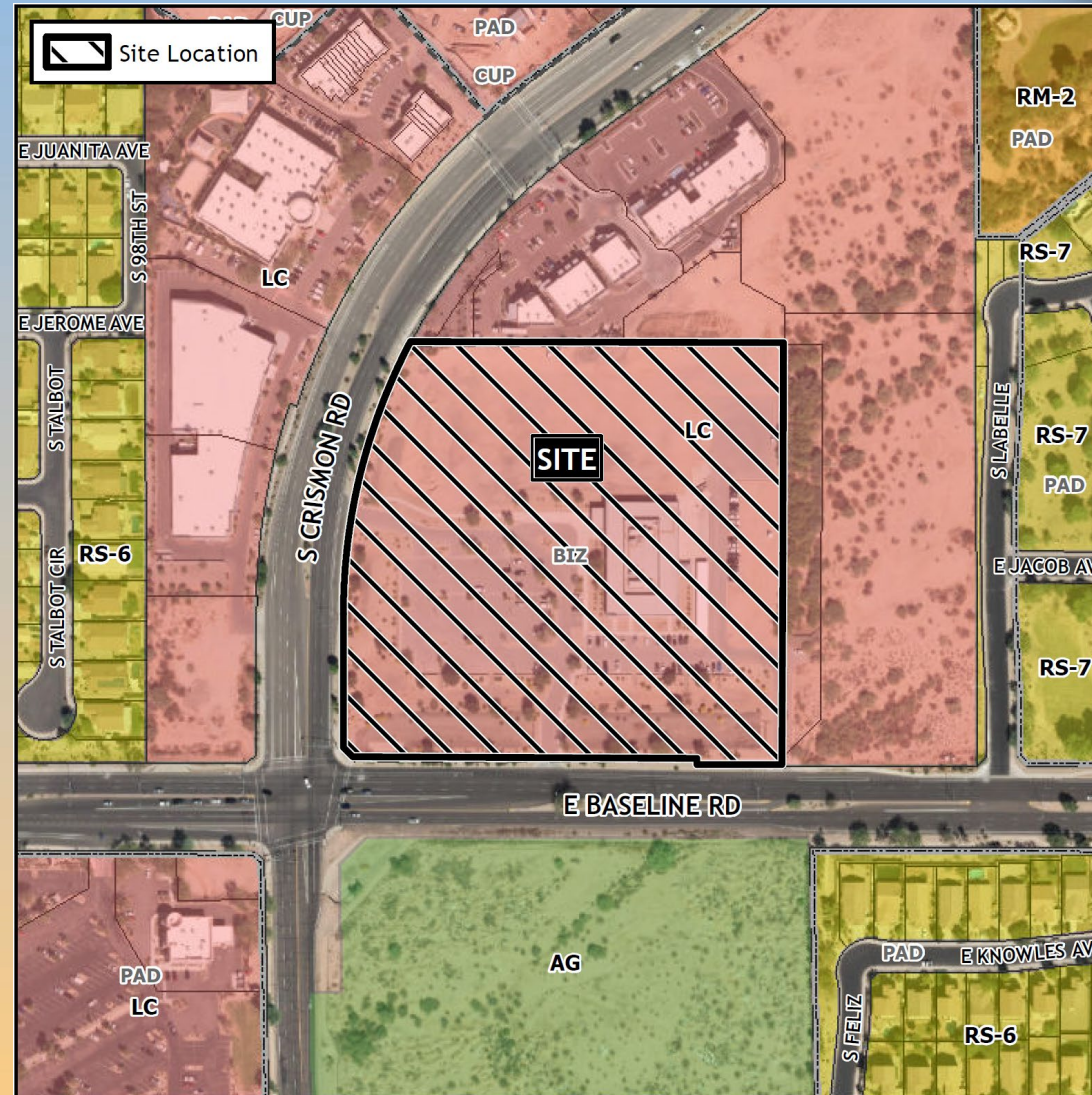
- Design Review
- To allow a medical clinic addition





# Location

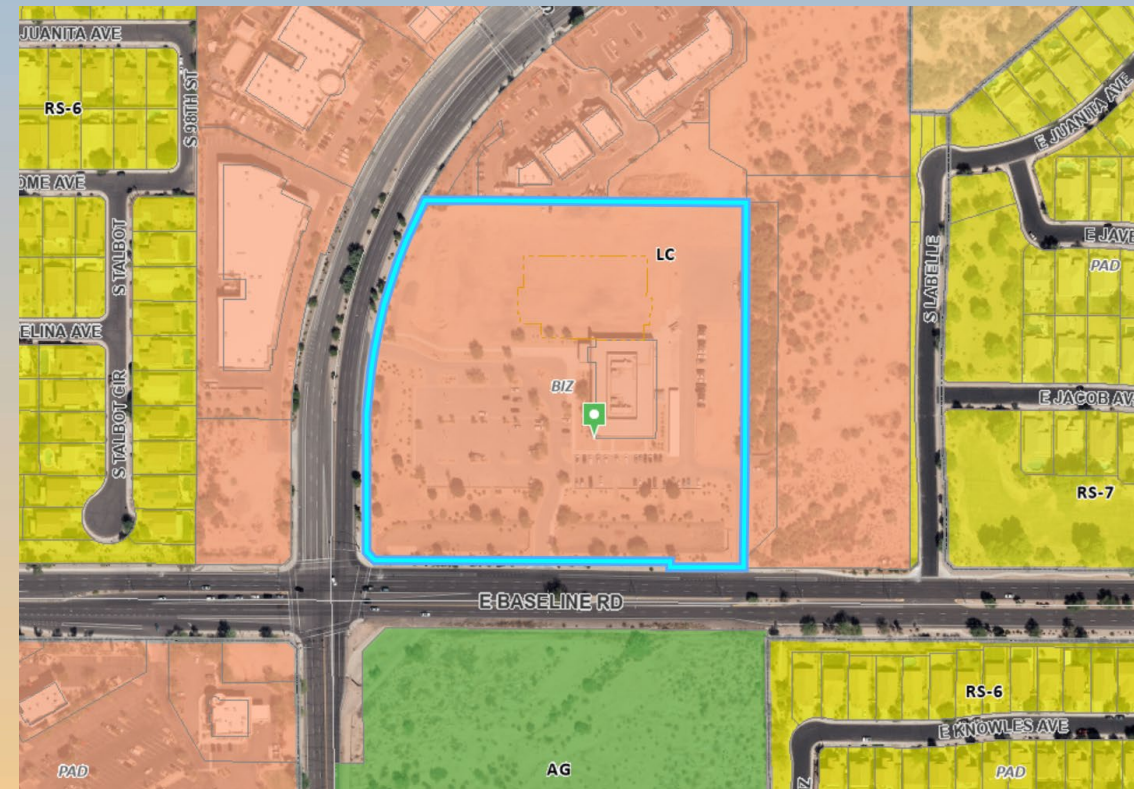
- North of Baseline Road
- East of Crismon Road





# Zoning

- Currently zoned Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ)
- Medical clinic uses are permitted in the LC zoning district
- Planning and Zoning Case Z12-019 approved future phases of development





# Site Photo

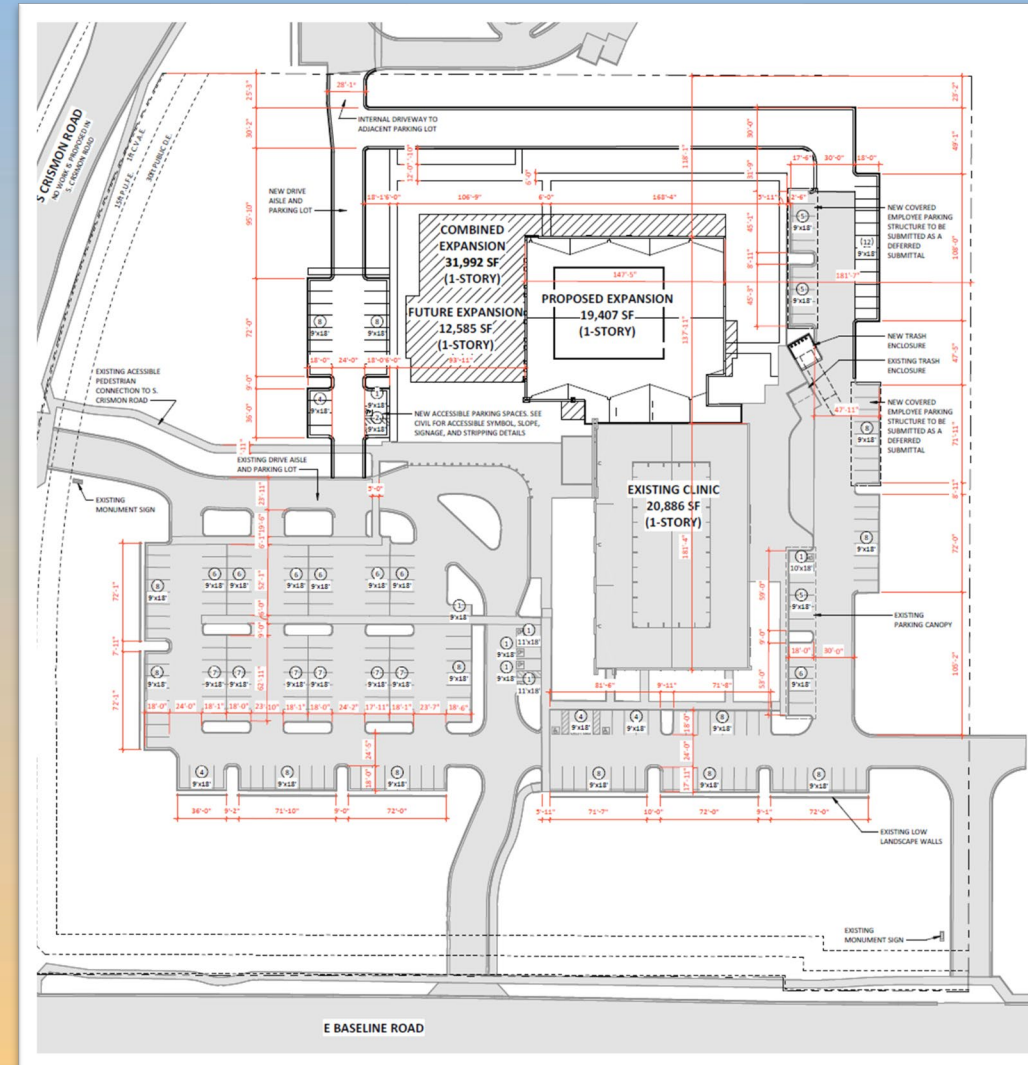


Looking east from Crismon Road



# Site Plan

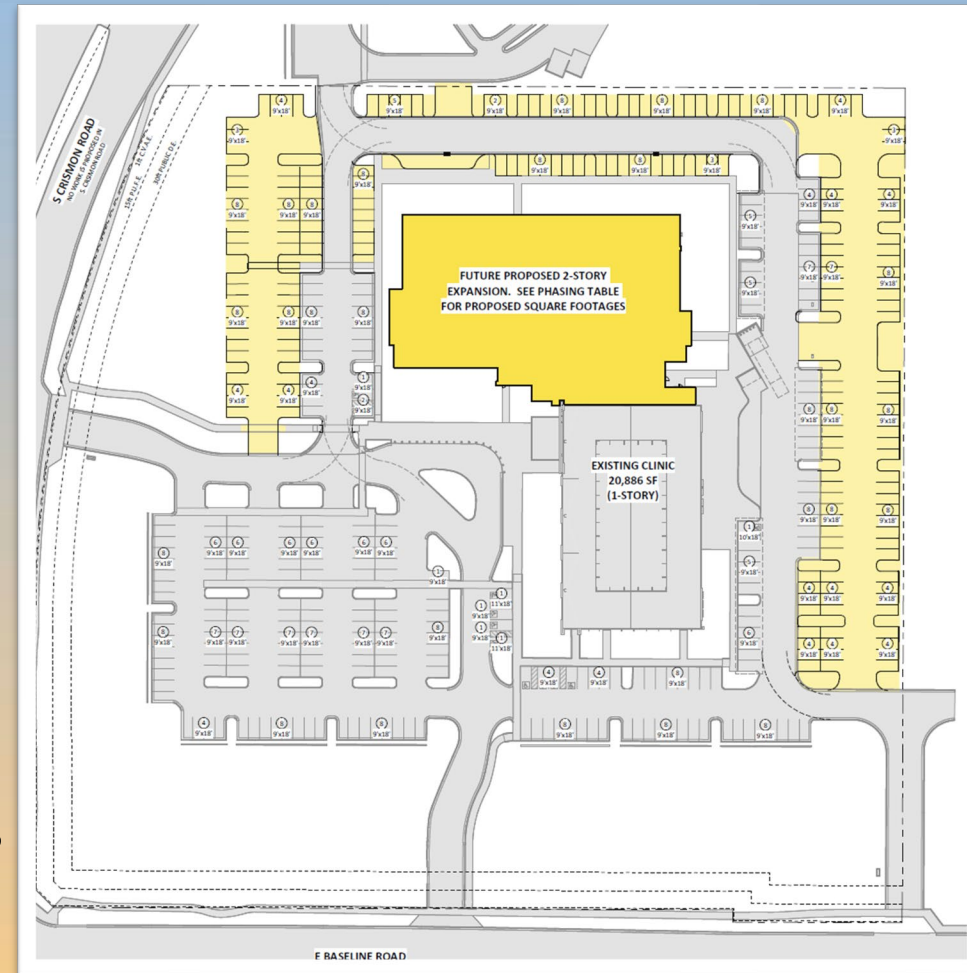
- Phase IB – 1-story
- 19,407 square foot addition
- 35 new parking spaces





# Site Plan

- Future phases of development require Design Review
- Final build-out will be 2-stories (63,984 sq. ft.)
- 438 total parking spaces



EXISTING AND CURRENT PROPOSED PROJECT  
 FUTURE SECOND STORY / EXPANSION / PARKING

SEE ELECTRICAL PLANS FOR SITE LIGHTING LAYOUT AND PHOTOMETRICS  
 SEE LANDSCAPE DRAWINGS FOR PLANTINGS AND IRRIGATION  
 SEE CIVIL DRAWINGS FOR SETBACKS, EASEMENTS, UTILITIES

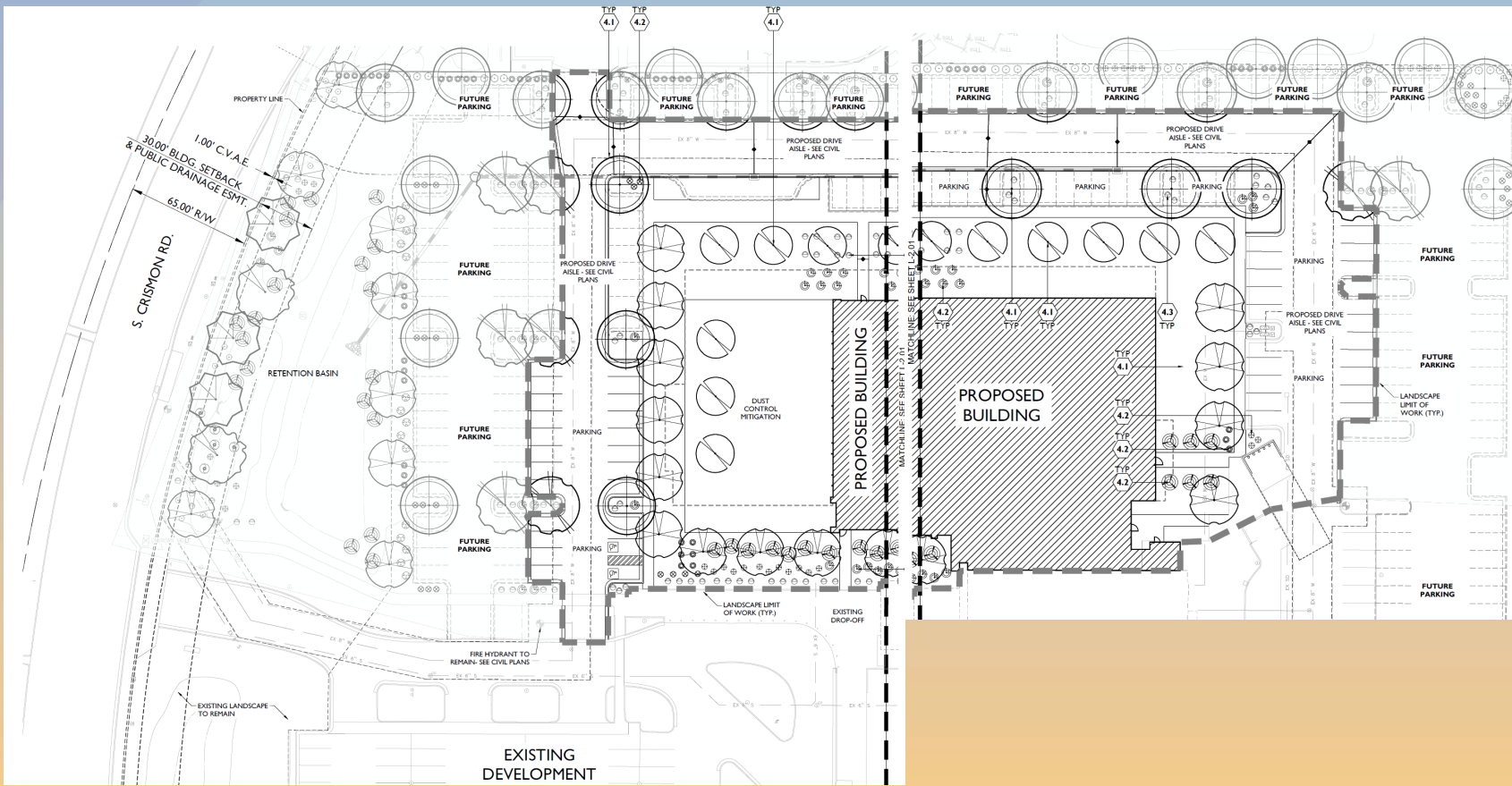
Phase	1st Story	2nd Story
2012 Phase	20,886 sf	
2024 Phase	19,456 sf	
Future Phase 2nd story		19,456 sf
Future Phase Addition	13,067 sf	13,067 sf

85,932 sf Total Proposed Building Area  
 Outpatient clinic parking : 1 space / 200 sf

430 min. parking spaces required  
 444 spaces provided



# Landscape Plan



SITE DETAIL KEYNOTES		PAGE #/DETAIL #
<b>4.0</b>	<b>PLANTING AND LANDSCAPE</b>	
4.1	TREE PLANTING	L-5.01/1
4.2	SHRUB PLANTING	L-5.01/2
4.3	GROUNDCOVER PLANTING	L-5.01/3

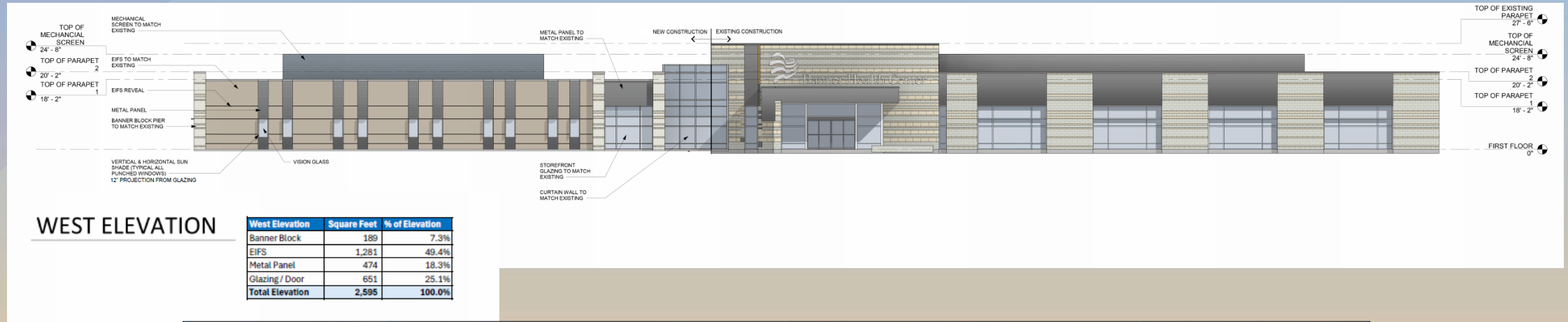
  

PLANT LEGEND			
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
<b>TREES</b>			
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Olneya tesota</i>	Desert Ironwood	36" Box
	<i>Ulmus parvifolia</i>	Evergreen Elm	24" Box
<b>SHRUBS/ACCENTS</b>			
	<i>Callistemon citrinus</i> 'Little John'	Little John Bottlebrush	5 Gal
	<i>Agave palmeri</i>	Palmer Agave	5 Gal
	<i>Eremophila maculata</i> 'Valentine'	Valentine Bush	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	Regal Mist Grass	5 Gal
	<i>Tecoma stans</i>	Gold Star	5 Gal
<b>GROUNDCOVERS</b>			
	<i>Lantana species</i> 'New Gold'	New Gold Lantana	1 Gal
<b>MATERIALS</b>			
	'Madison Gold' Decomposed Granite	3/4" Screened 2" Depth, Min.	7
	'Madison Gold' Dust Control Decomposed Granite	1/4" Minus 1" Depth, Min.	



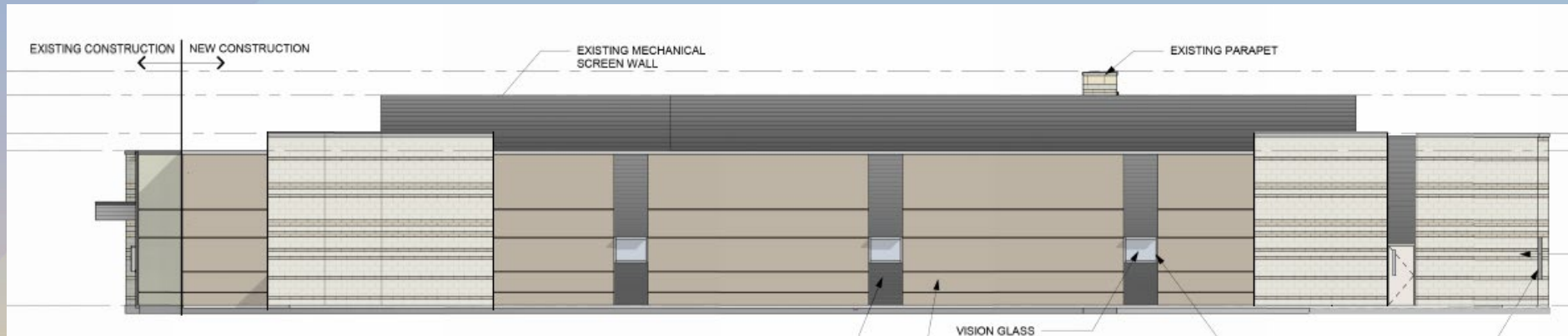


# Elevations





# Elevations



## NORTH ELEVATION

North Elevation	Square Feet	% of Elevation
Banner Block	1,236	39.6%
EIFS	1,550	49.7%
Metal Panel	270	8.7%
Glazing / Door	62	2.0%
<b>Total Elevation</b>	<b>3,118</b>	<b>100.0%</b>

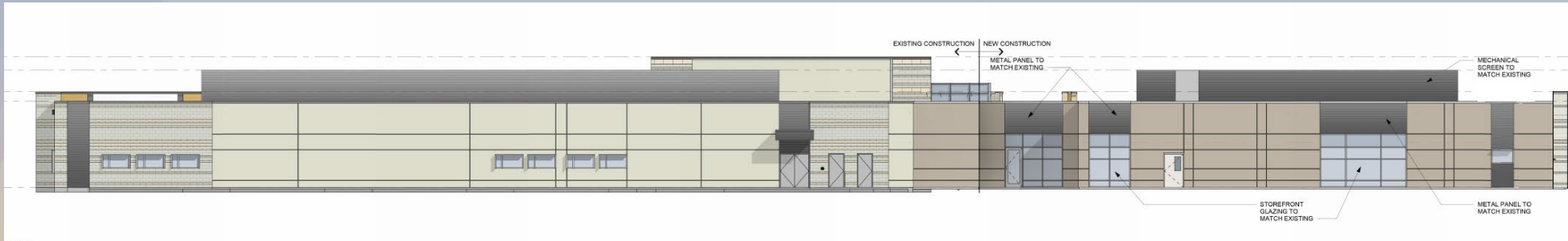


## SOUTH ELEVATION

South Elevation	Square Feet	% of Elevation
Banner Block	155	16.2%
EIFS	-	0.0%
Metal Panel	239	25.0%
Glazing / Door	561	58.7%
<b>Total Elevation</b>	<b>955</b>	<b>100.0%</b>



# Elevations



## EAST ELEVATION

East Elevation	Square Feet	% of Elevation
Banner Block	64	2.8%
EIFS	1,445	62.1%
Metal Panel	333	14.3%
Glazing / Door	485	20.8%
<b>Total Elevation</b>	<b>2,327</b>	<b>100.0%</b>



# Colors and Materials

GLAZING FRAMES	INSULATED GLASS	METAL PANEL FINISHES	EIFS FINISHES	MASONRY FINISHES	
				 PEARL WHITE  MALIBU SAND  WALNUT CREEK  MISSION WHITE	
<b>AL-01</b> MFR: TBD MATCH EXISTING CLEAR ANODIZED ALUMINUM	<b>V-1</b> MFR: GUARDIAN SUPER NEUTRAL 54 CRYSTAL GRAY - MATCH EXISTING	<b>S-1</b> MFR: GUARDIAN SUPER NEUTRAL 54 W/ SPANDREL CRYSTAL GRAY - MATCH EXISTING	<b>MP-2</b> MFR: CENTRIA PROFILE: IW-10A COLOR: MATCH EXISTING - "LIGHT GREY"	<b>EFS-1</b> MFR: SERENITY COLOR: "BRUME" FINE FINISH -MATCH EXISTING	<b>BB-1</b> MATCH EXISTING "BANNER BLOCK" CMU BLEND TRENDSTONE BY TRENWYTH
<b>BANNER HEALTH EAST MESA HEALTH CENTER</b> MESA, ARIZONA 04.26.24			<b>MATERIAL SAMPLES</b>		



# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

***Staff welcomes any feedback***