



DESIGN REVIEW BOARD

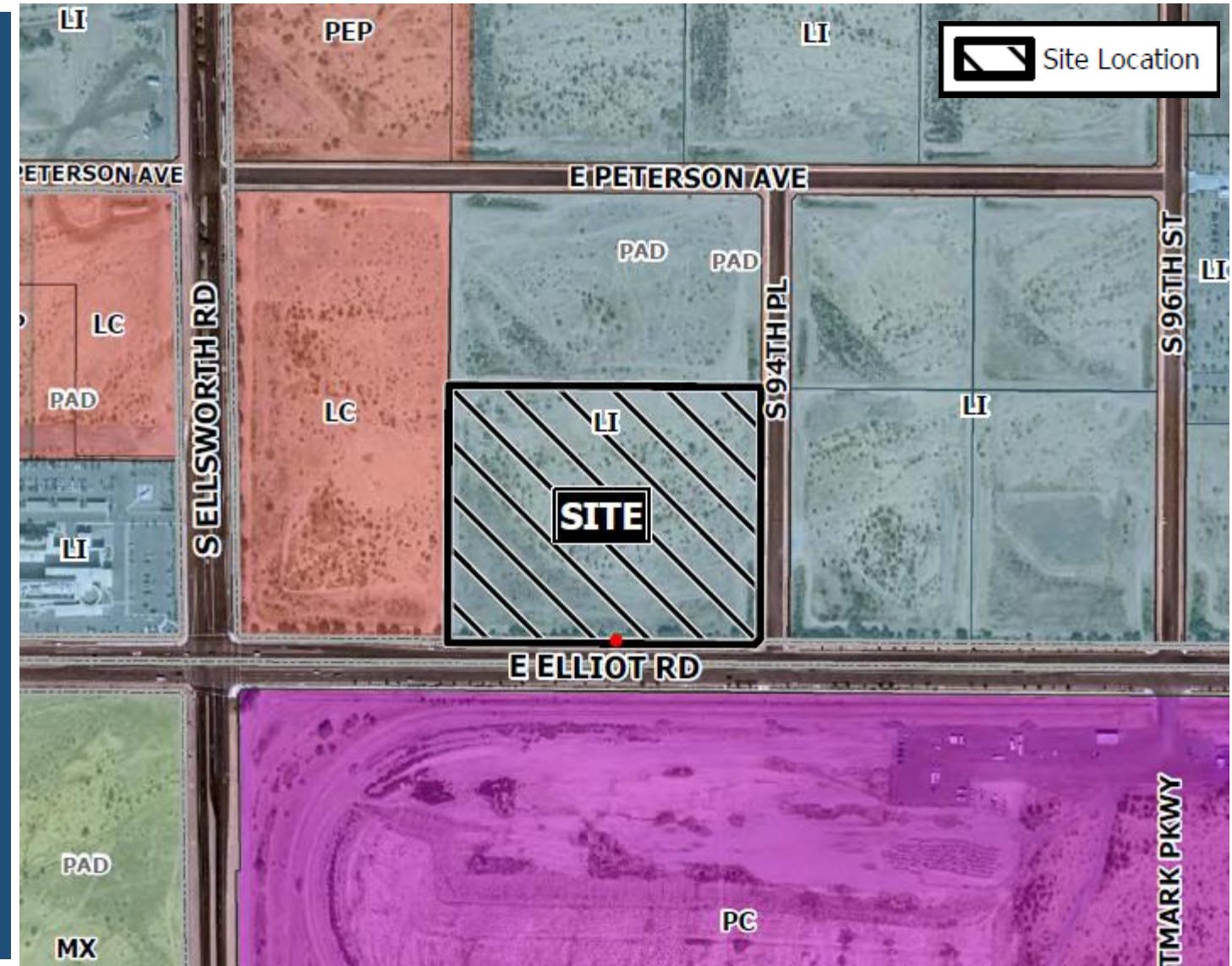
October 12, 2021



DRB21-00688

Location

- East of Ellsworth Road
- North of Elliot Road
- NWC of 94th Place and Elliot Road





Request

- Design Review

Purpose

- Proposed industrial development with two buildings

Street View



Looking north from Elliot Road

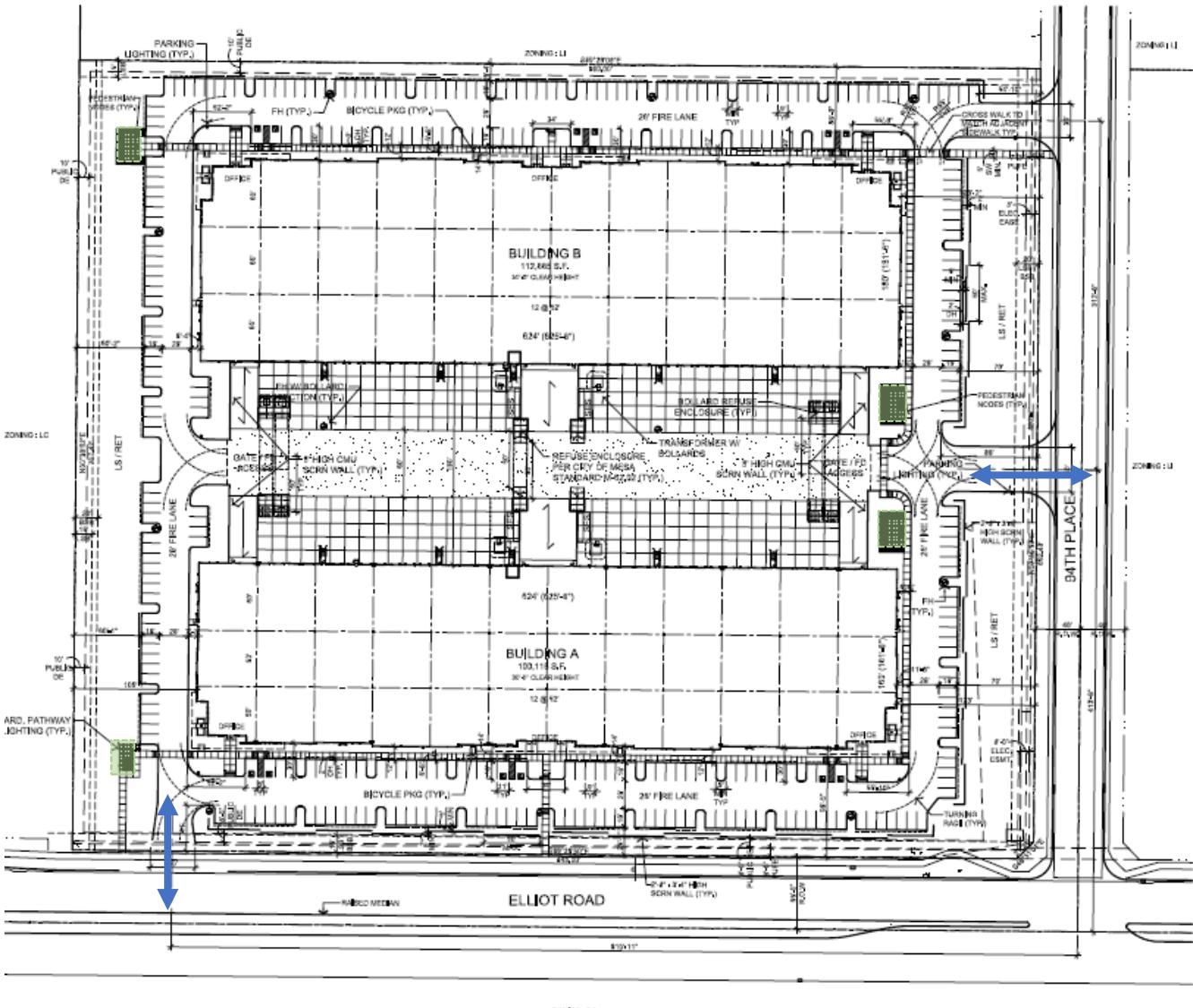
Street View



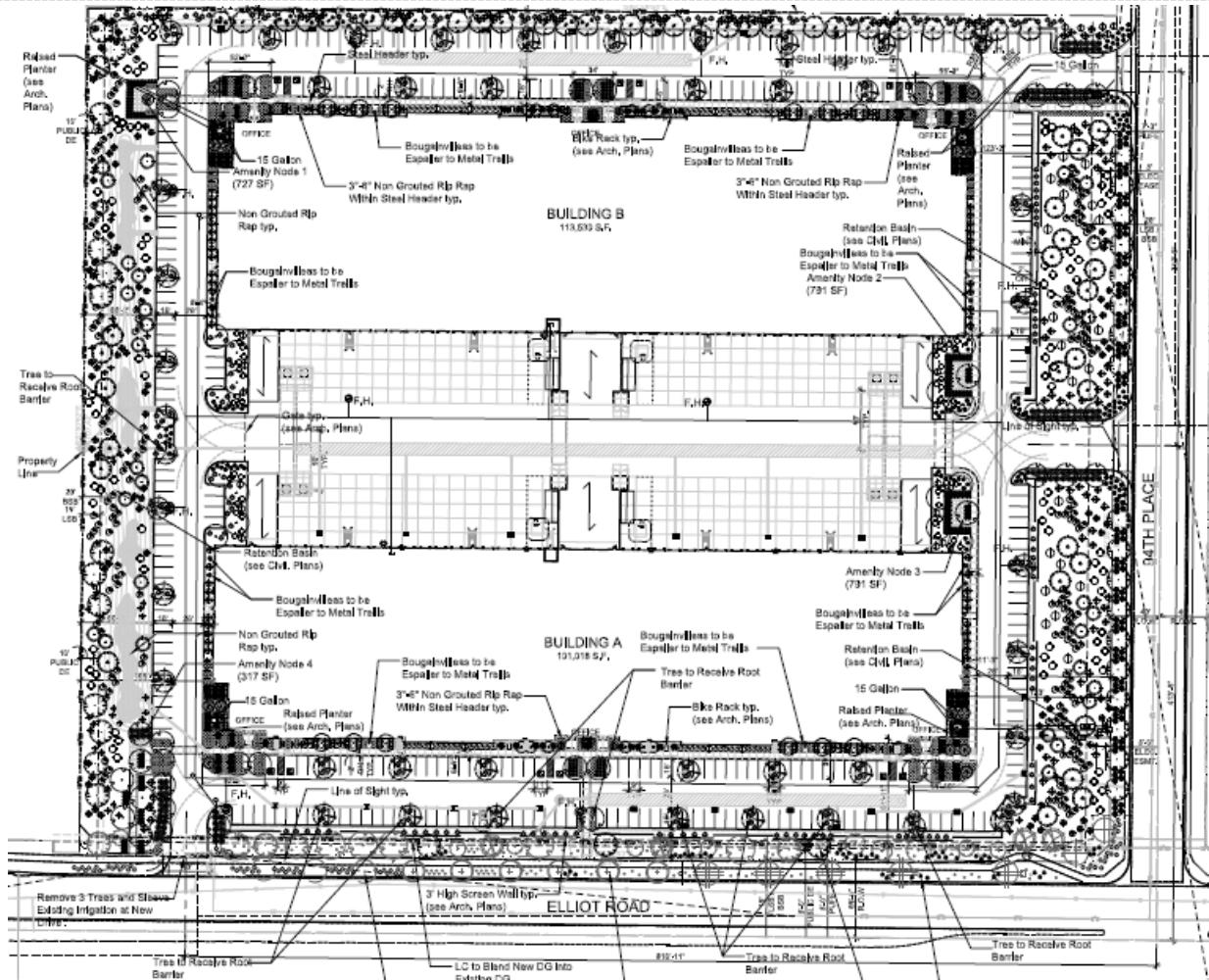
Looking west from 94th Place

Site Plan

- Access from Elliot Road and 98th Place
- Building A = 100,115 SF
- Building B = 112,665 SF
- Screened truck docks and loading bays
- Four pedestrian nodes



Landscape Plan



LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.W.A. SPECIFICATIONS
(U.D.W. - UNLESS OTHERWISE NOTED)
(In inches measured 6 inches above State Nipple.)

ON YOUR NEW TIME

NATIVE TREES		NAME	SIZE	QUANTITY
		<i>Acacia arborescens</i> Mimosa Tree	56" Box	16
		<i>Quercus virginiana</i> Live Oak	16 Gallon Standard	28
		<i>Citrus trifoliata 'Bubba'</i> Desert Willow 'Bubba'	16 Gallon M41 Trunk	31
native trees		<i>Prosopis velutina</i> Native Mesquite	24" Box M41 Trunk	25
		<i>Ulmus parvifolia 'Sempervirens'</i> Evergreen Elm	24" Box Standard	16
		<i>Prosopis alba</i> hybrid Cooper's Thornless Mesquite	56" Box High Breaking M41-Trunk	40
		<i>Acacia callosa</i> Willow Acacia	56" Box Equivalent	08
		<i>Casuarina glauca</i> Smooth Casuarina	24" Box M41 Trunk	44
		<i>Parthenocissus quinquefolia</i> Pawpaw	24" Box M41 Trunk	38
		<i>Parthenocissus</i> hybrid Desert Museum	24" Box U.O.N M41 Trunk	44
		Existing to Remove Red Bush	24" Box Equivalent	06
		Existing to Remove Ironwood	48" Box Equivalent	02
		Existing to Remove Ghost Gum	56" Box Equivalent	02

SHRUBS / ACCENT

●	Bougainvillea 'Barbara Kart'	15 Gallon	88
●	Bougainvillea 'Stoked' (Espalier or Tree)	5 Gallon	127
●	Castilleja	5 Gallon	57
●	Castilleja mexicana	5 Gallon	57
●	Medicinal Plant of Paradise	5 Gallon	827
●	Hesperaloe parviflora	5 Gallon	827
●	Desert Dusk Yucca tm	5 Gallon	23
●	Agave americana 'Variegated'	5 Gallon	23
●	Variegated Century Agave	15 Gallon	88
●	Callipepla californica	5 Gallon	88
●	Baja Fairy Duster	5 Gallon	152
●	Eriogonum microthecum	5 Gallon	152
●	Turpentine Bush	5 Gallon	128
●	Bouteloua gracilis	5 Gallon	128
●	Blonde Ambition	1 Gallon	183
●	Nolina liriana	1 Gallon	183
●	Bear Grass	5 Gallon	65
●	Olea europaea 'Little Ole'	5 Gallon	65
●	Olea Ole	5 Gallon	82
●	Larrea divaricata	5 Gallon	82
●	Crocosmia Bush	5 Gallon	83
●	Hesperaloe furfuracea	5 Gallon	83
●	Giant Yucca	5 Gallon	83
●	Bougainvillea 'Torch Glos'	5 Gallon	124
●	Torch Claw Bougainvillea	5 Gallon	300
●	Leucophyllum x 'Heavenly Cloud'	5 Gallon	300
●	Heavenly Cloud Sage	5 Gallon	127
●	Teucrium x 'Orange Jubilee'	5 Gallon	127
●	Orange Verbena	5 Gallon	127

Groundcovers

 Lantana & New Gold™	1 Gallon	699
 Lantana & White Lighting™	1 Gallon	199
 White Lighting Lantana		
Decreasped Crete 1/2" Screened Apache Brown 2" Min Thickness In All Landscape Areas		
 Grouted Rip-Stop 3" - 8" Apache Brown 8" Min Thickness In All Indicated Areas, 85% Rock Coverage Required		
 Non-Grouted Rip-Stop 3" - 8" Apache Brown 8" Min Thickness In All Indicated Areas, Bury 2" Into Grade		
 Non-Grouted Rip-Stop 3" - 8" Madison Gold 8" Min Thickness In All Indicated Areas, Bury 2" Into Grade		
 5/16" x 4" Steel Metal Heater (Secure Every 48" with Metal Stake)		

SUBMIT SAMPLES OF ALL INERT MATERIAL TO LA FOR APPROVAL.

Building A Elevations



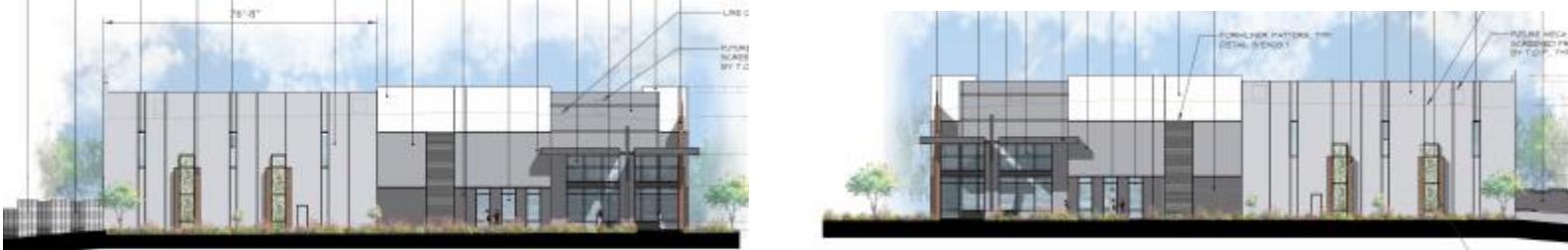
④ SOUTH ELEVATION



④ NORTH ELEVATION



② WEST ELEVATION



③ EAST ELEVATION

Building Elevation Material Calculations						
Building A	South (Front) Area		West (Side) Area		East (Side) Area	
	Area	%	Area	%	Area	%
Tilt Concrete	19,498	73%	5,529	81%	5,529	81%
Glass	2,800	10%	743	11%	743	11%
Steel	650	2%	145	2%	145	2%
Vine Trellis	182	1%	182	3%	182	3%
Formliner	3,649	14%	220	3%	220	3%
Total	26,779		6,819		6,819	

Building B Elevations



Renderings



Renderings



Landscape Plan



WDGE4 LED
Architectural Wall Sconce



Inula Bollard LED



D-Series Size 0
LED Area Luminaire



Buy American



with photocell
(dark bronze)

Design Guidelines

Section 11-7-3

✓	Varied building height
✓	Employee and Visitor Amenities
✓	Design incorporates multiple materials

Design Guidelines

Alternative Compliance

11-7-3-B-2	Roof Articulation - All parapets must have detailing
11-7-3-B-5	Incorporates three different and distinct material
11-7-3-B-5	No more than fifty percent (50%) of the total façade may be covered with one (1) single material.

Findings

Staff is seeking review and recommendation on the following:

- Roof Articulation - All parapets must have detailing
- Incorporates three different and distinct material
- North elevation (rear) - No more than fifty percent (50%) of the total façade may be covered with one (1) single material

Staff welcomes any feedback



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