

DESIGN REVIEW BOARD

October 12, 2021



DRB21-00688

- 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

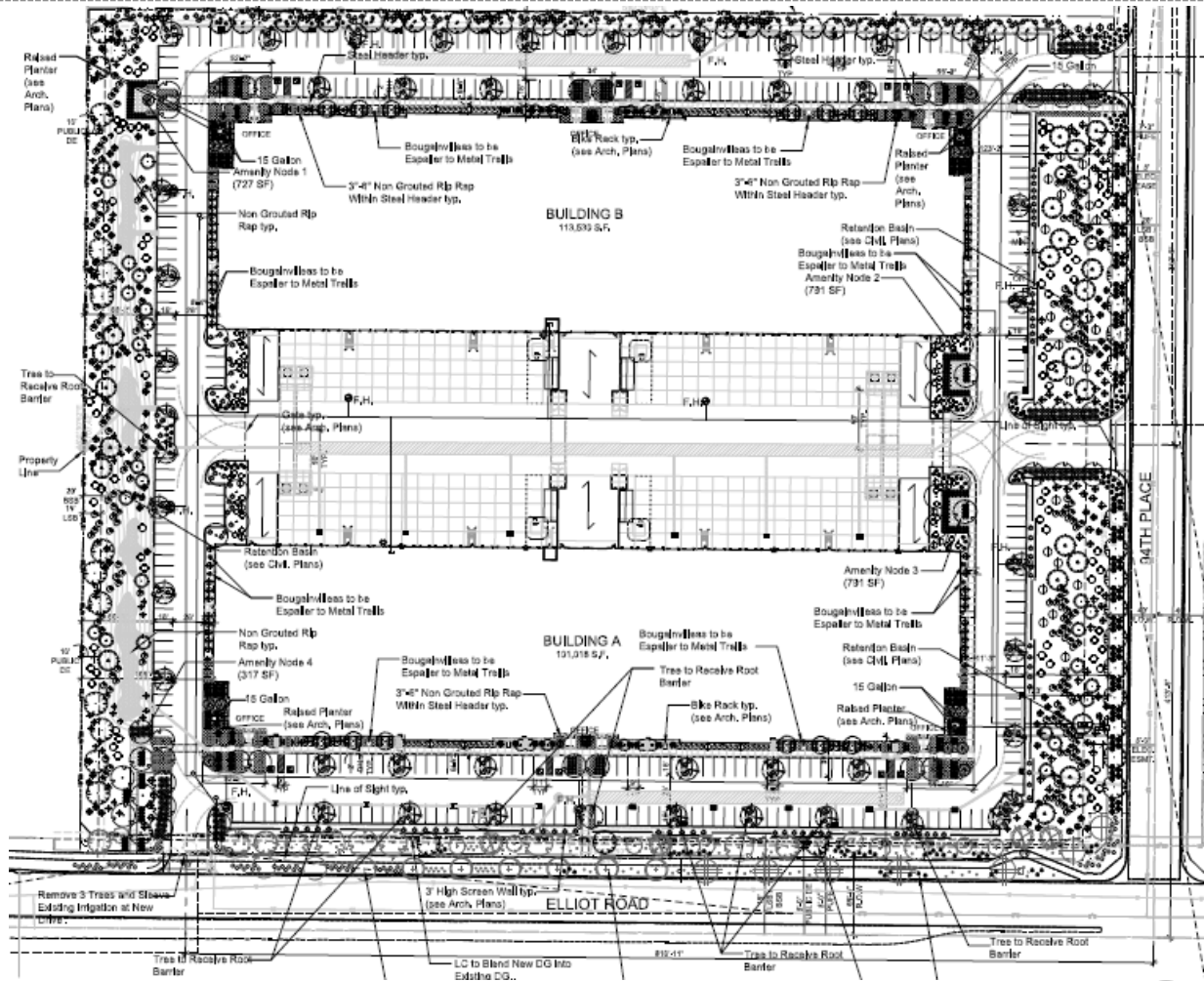


Looking west from 94th Place

- 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 AWA SPECIFICATIONS
(UWA, UNLESS OTHERWISE NOTED)
(In trade marked Mountain States Nursery)

NEW TREES	SIZE	QTY
Acacia aneura Midge Tree	36" Box	16
Quercus virginiana Live Oak	15 Gallon Standard	28
Chionochloa linearis 'Bubble' Desert Willow 'Bubble'	15 Gallon Multi Trunk	31
Prosopis juliflora Native Mesquite	24" Box Multi Trunk	25
Ulmus parviflorus 'Sempervirens' Evergreen Elm	24" Box Standard	16 01 EX
Prosopis juliflora hybrid Cooper's Thornless Mesquite	36" Box High Breaking Multi-Trunk	40 07 EX
Acacia aneura Willow Acacia	36" Box Equivalent	08
Casahuate casahuate Smooth Casahuate	24" Box Multi Trunk	44 10 EX
Panicum praeceps Pato Grass	24" Box U.O.N. Multi Trunk	36 05 EX
Panicum hybrid Desert Museum	24" Box U.O.N. Multi Trunk	44
Existing to Remain Red Push	24" Box Equivalent	06
Existing to Remain Ironwood	48" Box Equivalent	02
Existing to Remain Chast Gum	36" Box Equivalent	02

SHRUBS / ACCENTS

SHRUBS / ACCENTS	SIZE	QTY
Bougainvillea Barbara Karst	15 Gallon	08
Bougainvillea Staked (Espalier to Trellis)	15 Gallon	08
Desert Spoon	5 Gallon	127
Casahuate mexicana Mexican Bird of Paradise	5 Gallon	97
Hesperaloe parviflora Desert Dusk Yucca tm	5 Gallon	627
Agave americana 'Variegated' Variegated Century Agave	5 Gallon	23
Colchicum californicum Baja Fairy Duster	15 Gallon	08
Eriodaphne bicolor Turquoise Bush	5 Gallon	102
Bouteloua gracilis Blonch Amblon	5 Gallon	129
Nolina linearis Bear Grass	1 Gallon	180
Oliva humilis 'Little Olive'	5 Gallon	60
Larrea tridentata Greasewood	5 Gallon	92
Hesperaloe parviflora Giant Yucca	5 Gallon	93
Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 Gallon	124
Leucophyllum x 'Heavenly Cloud' Heavenly Cloud Sage	5 Gallon	300
Tecoma x 'Orange Jubilee' Orange Jubilee	5 Gallon	127

GROUNDCOVERS

GROUNDCOVERS	SIZE	QTY
Lantana x New Gold tm New Gold	1 Gallon	659
Lantana x White Lighting tm White Lighting Lantana	1 Gallon	199
Decomposed Granite 1/2" Screened Apache Brown 2" Min Thickness In All Landscape Areas		
Grouted Rip-Rap 5" - 8" Apache Brown 6" Min Thickness In All Indicated Areas, 81% Rock Coverage Required		
Non Grouted Rip-Rap 3" - 6" Apache Brown 6" Min Thickness In All Indicated Areas, Bury 2" Into Grade		
Non Grouted Rip-Rap 5" - 8" Madison Gold 6" Min Thickness In All Indicated Areas, Bury 2" Into Grade		
3/16" x 4" Steel Metal Header / Secure Every 48" with Metal Stake		

SUBMIT SAMPLES OF ALL INERT MATERIAL TO LA FOR APPROVAL

Building A Elevations



Building Elevation Material Calculations						
Building A	South (Front)		West (Side)		East (Side)	
	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



1 NORTH ELEVATION
Scale: 1" = 20'



4 SOUTH ELEVATION
Scale: 1" = 20'



2 EAST ELEVATION
Scale: 1" = 20'



3 WEST ELEVATION
Scale: 1" = 20'

Building Elevation Material Calculations							
Building	B	North (Front)		West (Side)		East (Side)	
		Area	%	Area	%	Area	%
	Tilt Concrete	19,498	73%	6,180	80%	6,180	80%
	Glass	2,800	10%	734	10%	734	10%
	Steel	650	2%	145	2%	145	2%
	Vine Trellis	182	1%	182	2%	182	2%
	Formliner	3,649	14%	439	6%	439	6%
	Total	26,779		7,680		7,680	

Renderings



Renderings



Landscape Plan



WDGE4 LED
Architectural Wall Sconce



D-Series Size 0
LED Area Luminaire



Inula Bollard LED



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.

Summary

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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