



# DESIGN REVIEW BOARD

August 9, 2022



**DRB22-00433**



## Request

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- Design Review

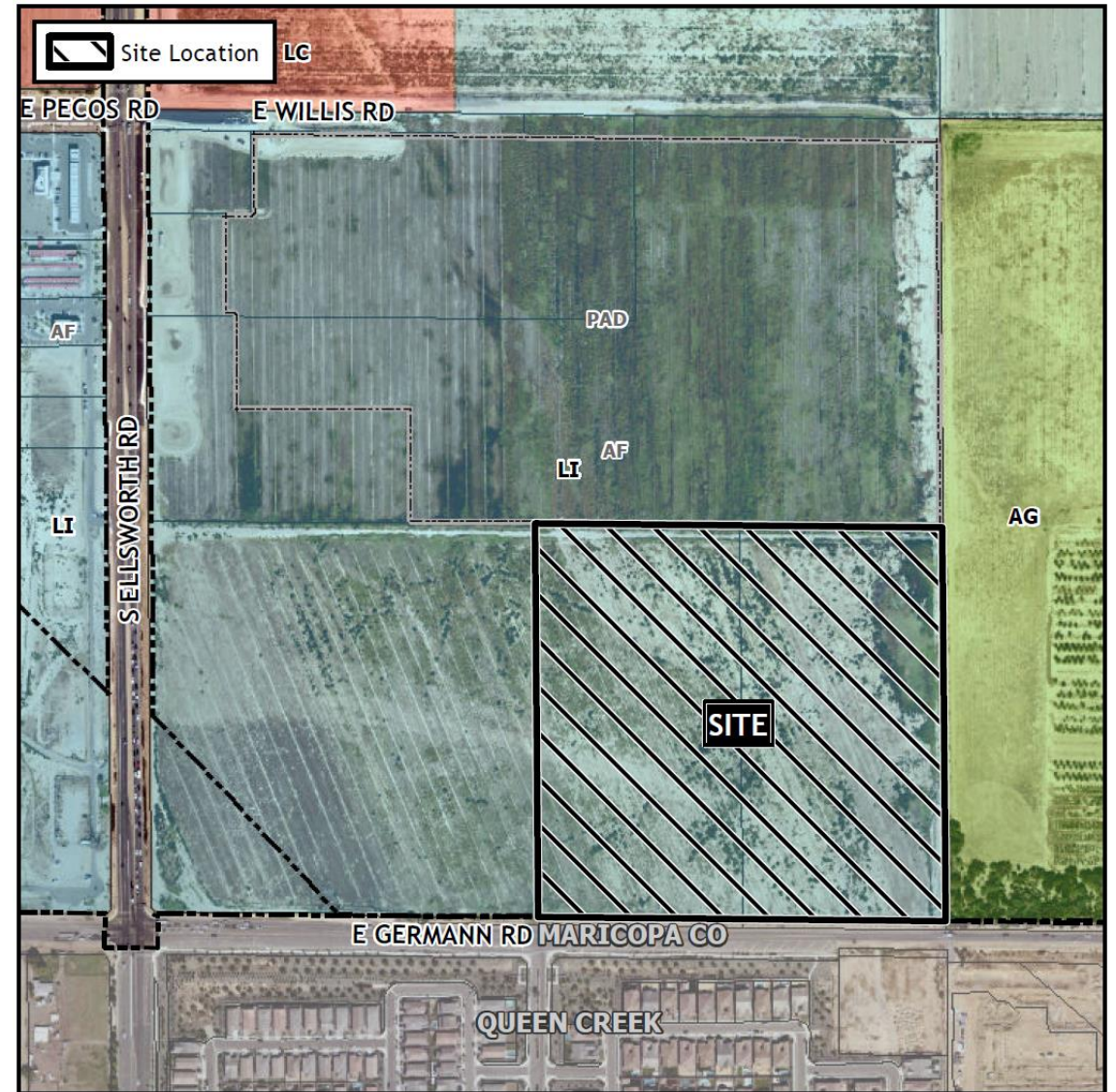
## Purpose

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- To allow for development of an industrial park

# Location

- North of Germann Road
- East of Ellsworth Road





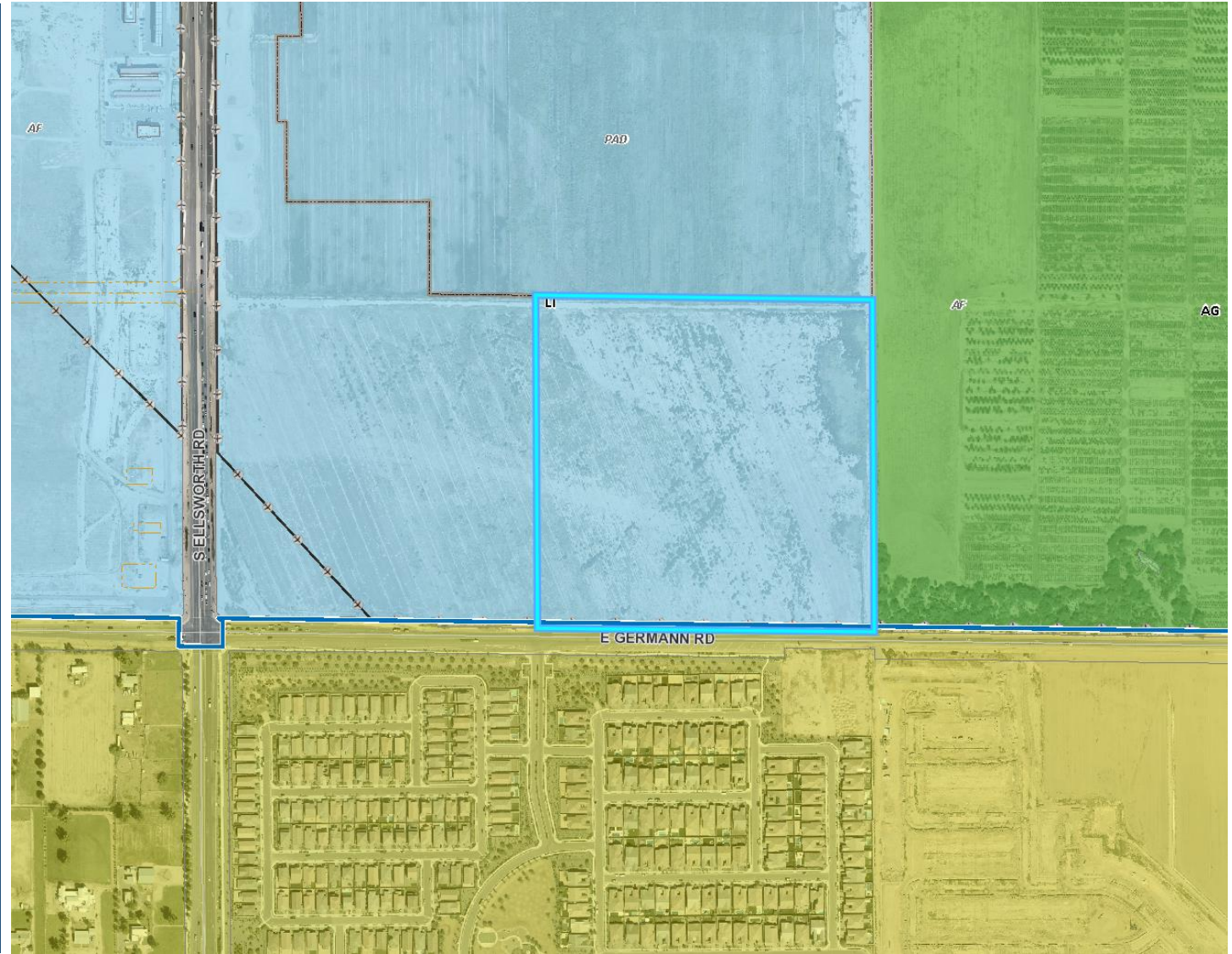
# Site Photo



Looking north towards the site from Germann Road

# Zoning

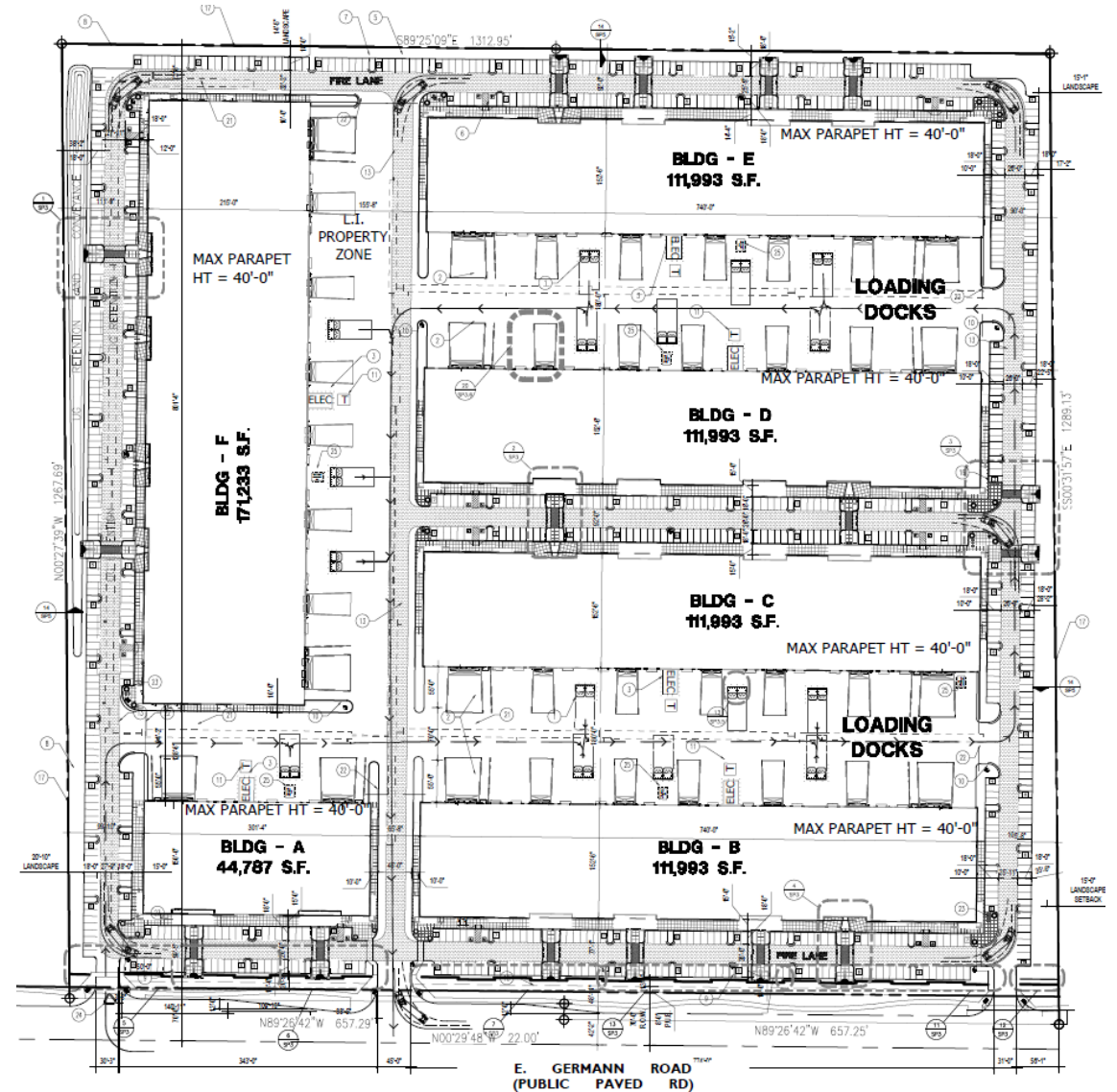
- Light Industrial (LI)
- Use is consistent with the existing zoning



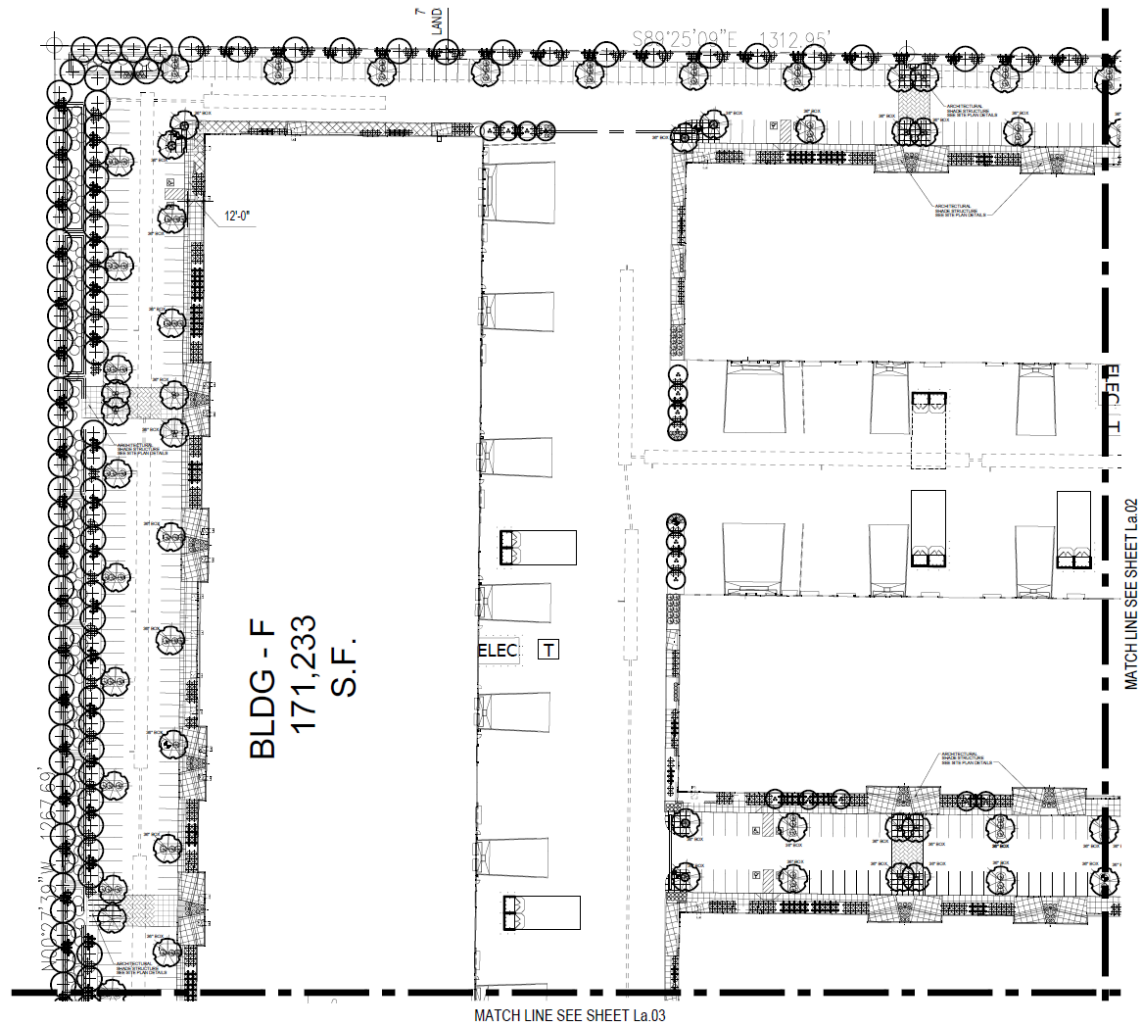


# Site Plan

- Six buildings 663,992 sf
- Maximum height 40 feet
- Access from Germann Road



# Landscape Plan

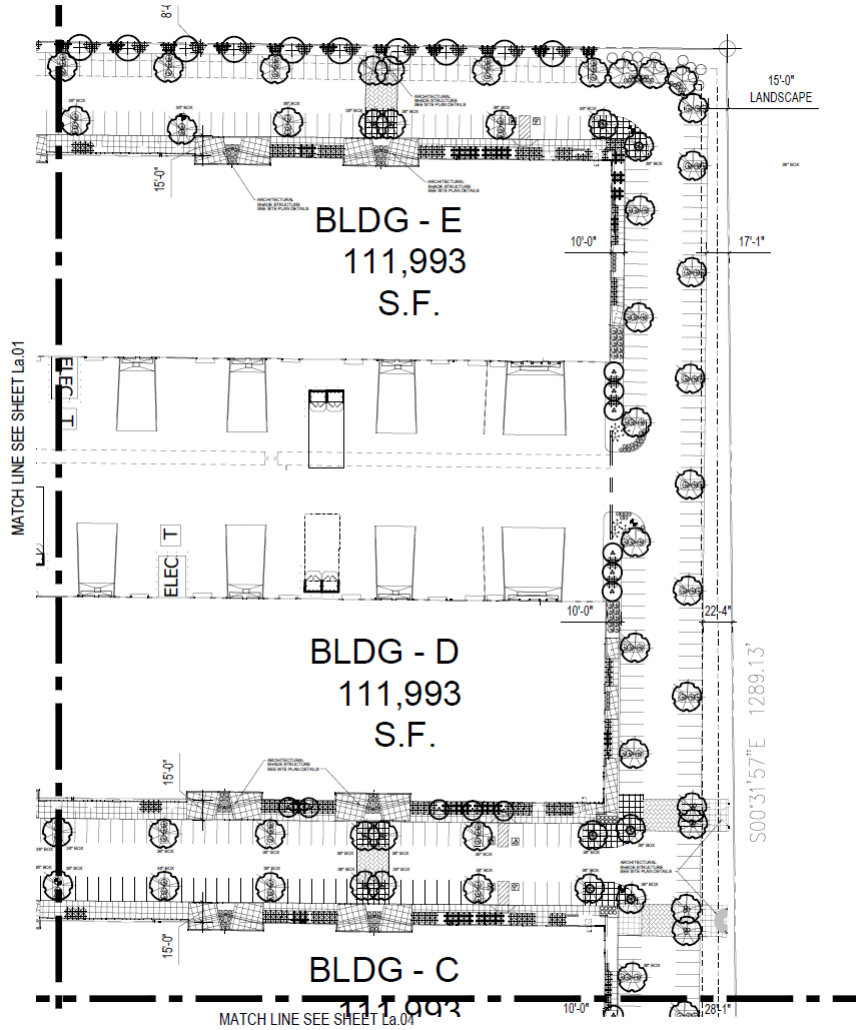


## LANDSCAPE LEGEND

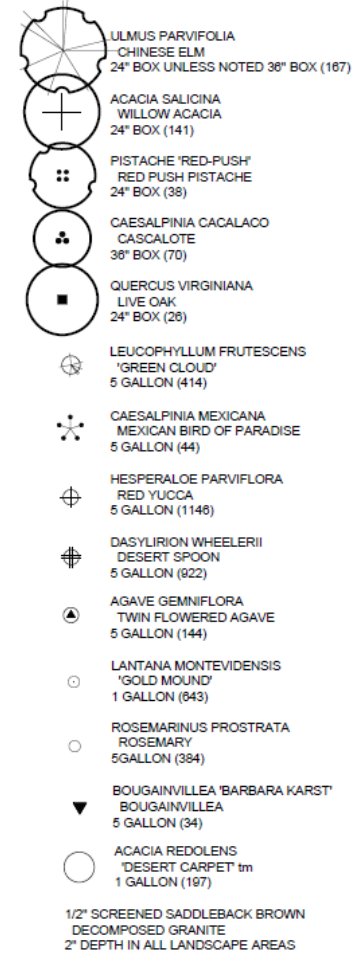
- ULMUS PARVIFOLIA  
CHINESE ELM  
24" BOX UNLESS NOTED 36" BOX (167)
  - ACACIA SALICINA  
WILLOW ACACIA  
24" BOX (141)
  - PISTACHE 'RED-PUSH'  
RED PUSH PISTACHE  
24" BOX (38)
  - CAESALPINIA CACALACO  
CASALOTE  
36" BOX (70)
  - QUERCUS VIRGINIANA  
LIVE OAK  
24" BOX (28)
  - LEUCOPHYLLUM FRUTESCENS  
'GREEN CLOUD'  
5 GALLON (414)
  - CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON (44)
  - HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON (1146)
  - DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON (922)
  - AGAVE GEMMIFLORA  
TWIN FLOWERED AGAVE  
5 GALLON (144)
  - LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON (843)
  - ROSEMARINUS PROSTRATA  
ROSEMARY  
5 GALLON (384)
  - BOUGAINVILLEA 'BARBARA KARST'  
BOUGAINVILLEA  
5 GALLON (34)
  - ACACIA REDOLENS  
'DESERT CARPET' tm  
1 GALLON (197)
- 1/2" SCREENED SADDLEBACK BROWN  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS



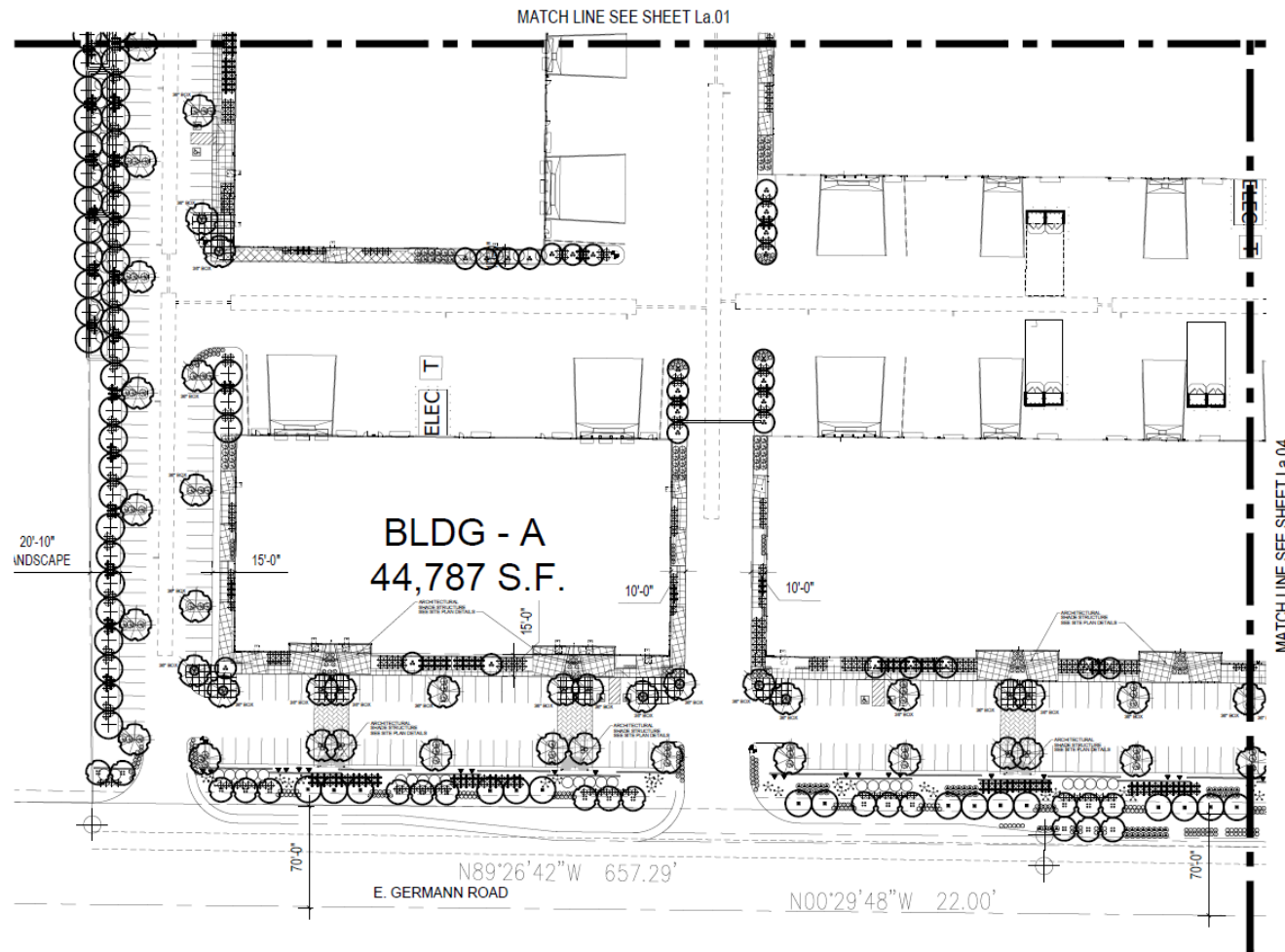
# Landscape Plan



## LANDSCAPE LEGEND

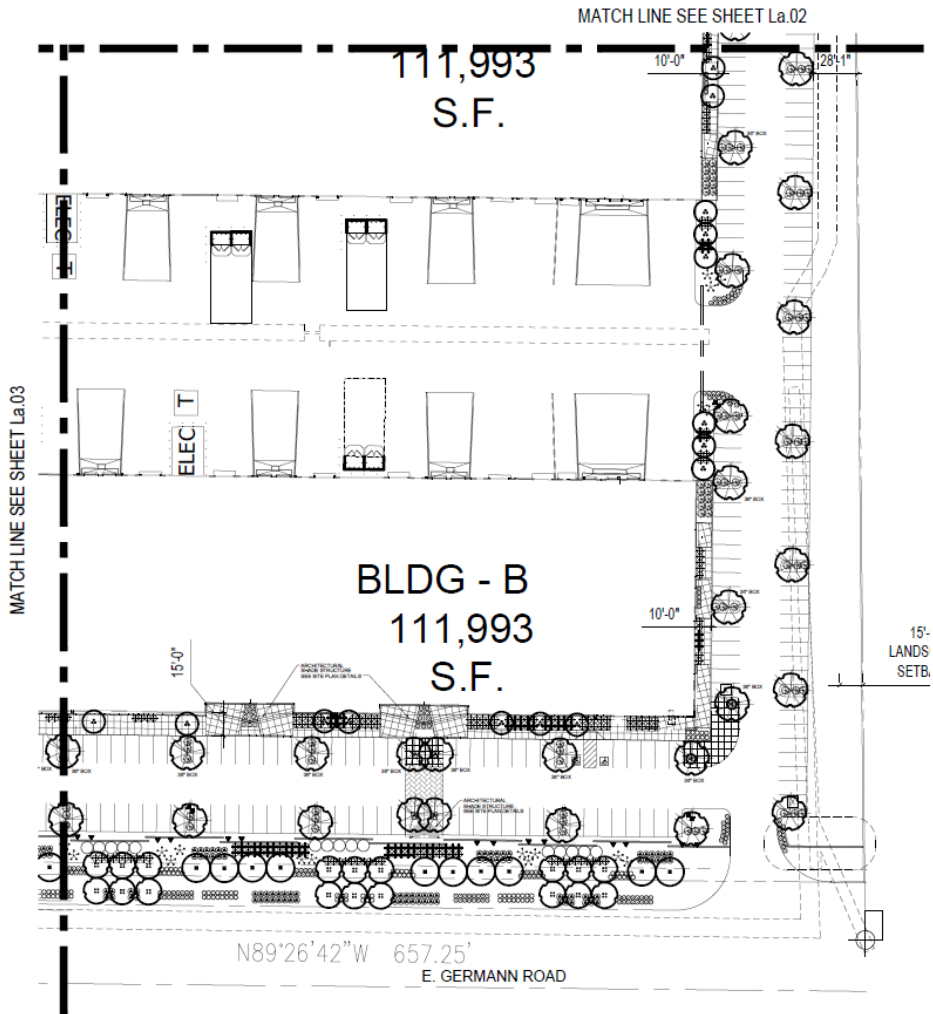


# Landscape Plan

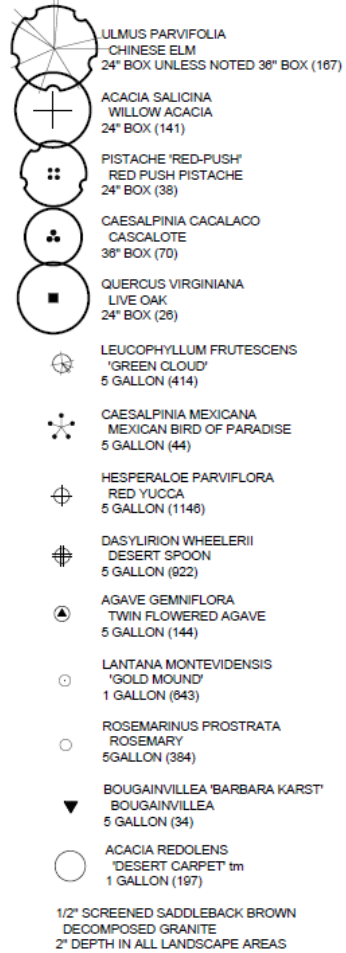


| LANDSCAPE LEGEND  |   |
|---|---|
|   | ULMUS PARVIFOLIA<br>CHINESE ELM<br>24" BOX UNLESS NOTED 36" BOX (167) |
|   | ACACIA SALICINA<br>WILLOW ACACIA<br>24" BOX (141)                     |
|   | PISTACHE 'RED-PUSH'<br>RED PUSH PISTACHE<br>24" BOX (38)              |
|   | CAESALPINIA CACTALACO<br>CASCALOTE<br>36" BOX (70)                    |
|   | QUERCUS VIRGINIANA<br>LIVE OAK<br>24" BOX (26)                        |
|   | LEUCOPHYLLUM FRUTESCENS<br>'GREEN CLOUD'<br>5 GALLON (414)            |
|   | CAESALPINIA MEXICANA<br>MEXICAN BIRD OF PARADISE<br>5 GALLON (44)     |
|   | HESPERALOE PARVIFLORA<br>RED YUCCA<br>5 GALLON (1148)                 |
|   | DASYLIRION WHEELERII<br>DESERT SPOON<br>5 GALLON (622)                |
|   | AGAVE GEMINIFLORA<br>TWIN FLOWERED AGAVE<br>5 GALLON (144)            |
|   | LANTANA MONTEVIDENSIS<br>'GOLD MOUND'<br>1 GALLON (643)               |
|   | ROSEMARINUS PROSTRATA<br>ROSEMARY<br>5 GALLON (384)                   |
|   | BOUGAINVILLEA 'BARBARA KARST'<br>BOUGAINVILLEA<br>5 GALLON (34)       |
|   | ACACIA REDOLENS<br>'DESERT CARPET' tm<br>1 GALLON (197)               |
| 1/2" SCREENED SADDLEBACK BROWN<br>DECOMPOSED GRANITE<br>2" DEPTH IN ALL LANDSCAPE AREAS |   |

# Landscape Plan

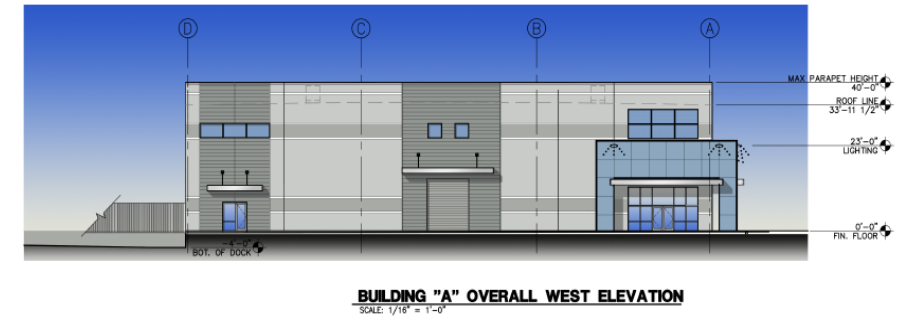
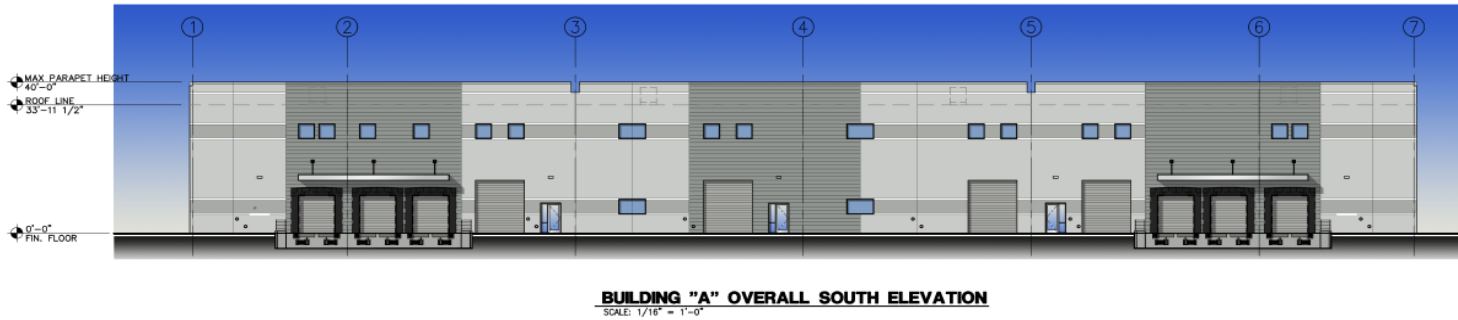
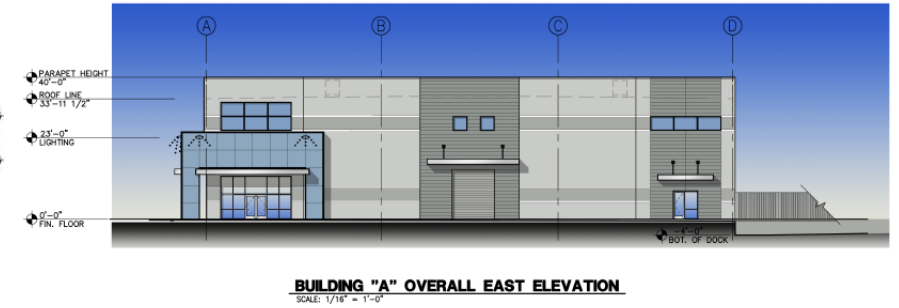
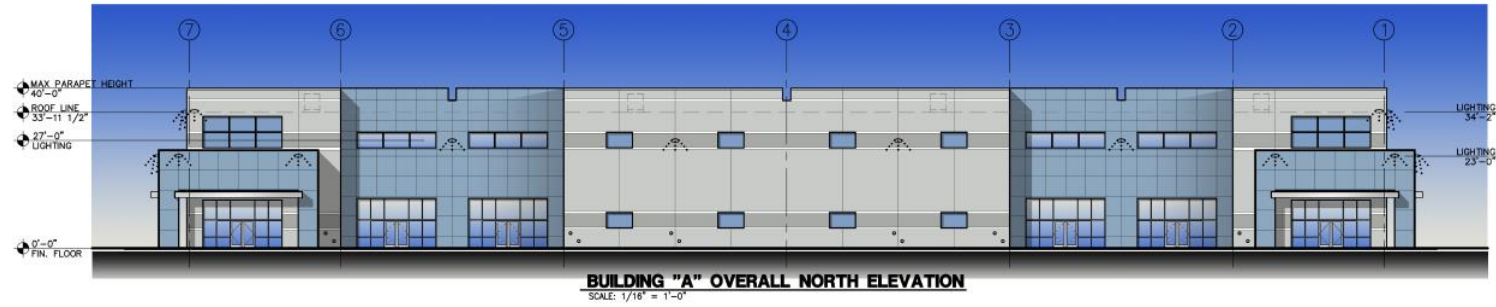


## LANDSCAPE LEGEND

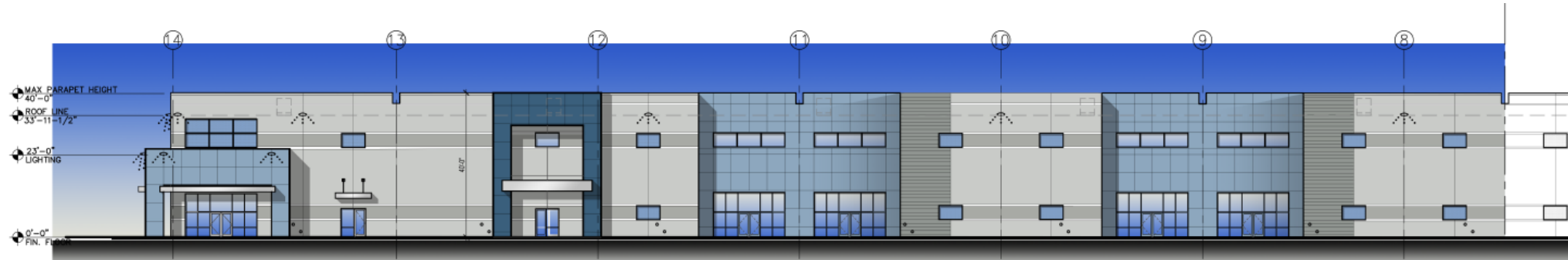




# Building A

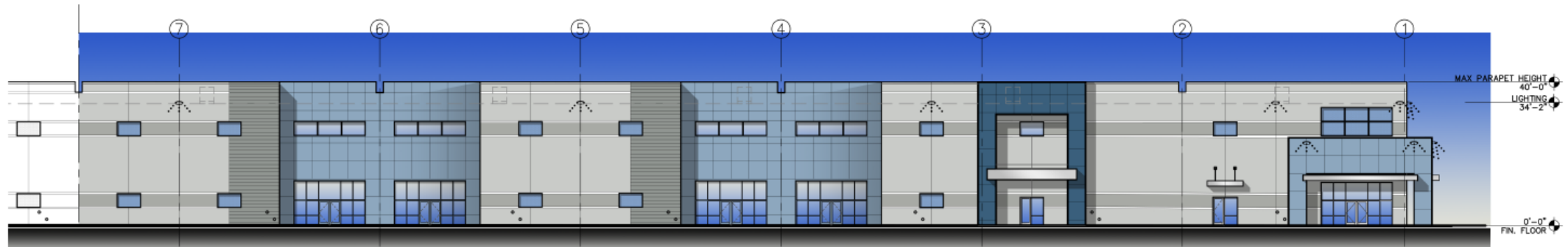


# Buildings B, C, D and E



**BUILDING "B & D" OVERALL SOUTH ELEVATION**  
SCALE: 1/32" = 1'-0"

**BUILDING "C & E" OVERALL NORTH ELEVATION**  
SCALE: 1/32" = 1'-0"



**BUILDING "B & D" OVERALL SOUTH ELEVATION**  
SCALE: 1/32" = 1'-0"

**BUILDING "C & E" OVERALL NORTH ELEVATION**  
SCALE: 1/32" = 1'-0"

# Buildings B, C, D and E



**BUILDING "B & D" OVERALL NORTH ELEVATION**  
SCALE: 1/32" = 1'-0"

**BUILDING "C & E" OVERALL SOUTH ELEVATION**  
SCALE: 1/32" = 1'-0"

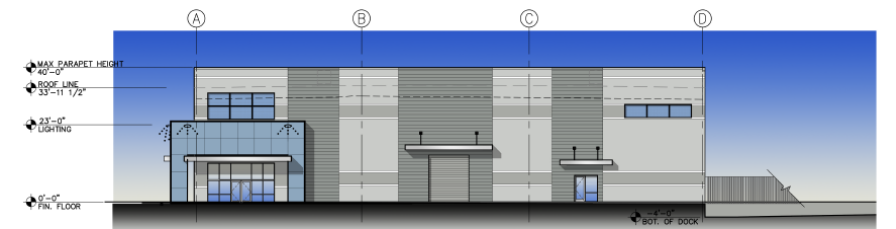


**BUILDING "B & D" WEST ELEVATION** **BUILDING "C & E" EAST ELEVATION**  
SCALE: 1/16" = 1'-0"



**BUILDING "B & D" OVERALL NORTH ELEVATION**  
SCALE: 1/32" = 1'-0"

**BUILDING "C & E" OVERALL SOUTH ELEVATION**  
SCALE: 1/32" = 1'-0"



**BUILDING "B & D" EAST ELEVATION** **BUILDING "C & E" WEST ELEVATION**  
SCALE: 1/16" = 1'-0"



# Building F - West Elevation



**BUILDING "F" WEST ELEVATION**  
SCALE: 1/16" = 1'-0"



**BUILDING "F" WEST ELEVATION**  
SCALE: 1/16" = 1'-0"

# Building F – East Elevation



**BUILDING "F" OVERALL EAST ELEVATION**  
SCALE: 1/16" = 1'-0"



**BUILDING "F" OVERALL EAST ELEVATION**  
SCALE: 1/16" = 1'-0"

# Renderings





# Renderings



# Renderings





# Renderings

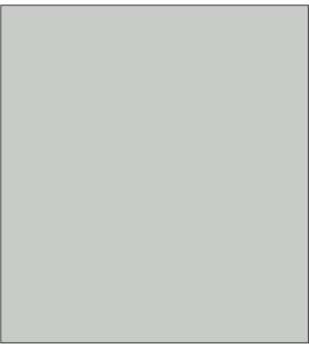


# Renderings






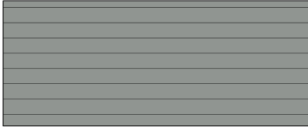
# Color and Materials




1 TILT-UP CONCRETE PANEL  
PPG PAINTS  
PPG0994-2 PITTSBURGH GRAY



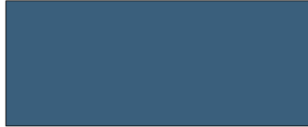
2 TILT-UP CONCRETE PANEL  
PPG PAINTS  
PPG0994-4 HIPPOPOTAMUS




3 TILT-UP CONCRETE PANEL  
PPG PAINTS  
PPG0994-6 HUSKY GRAY




4 TILT-UP CONCRETE PANEL  
PPG PAINTS  
PPG160-4 KALEIDOSCOPE



5 TILT-UP CONCRETE PANEL  
PPG PAINTS  
PPG160-6 CHINESE PORCELAIN



6 DOOR AND ENTRY METAL  
CANOPIES  
CLEAR ANODIZED



7 STOREFRONT DOOR AND  
WINDOW SYSTEM  
CLEAR ANODIZED ALUMINUM

1 MATERIAL + COLOR BOARD - GERMANN INDUSTRIAL PARK  
SCALE: NONE



Andrews Design Group, Inc.

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

CV MESA GERMANN INDUSTRIAL PARK  
NEC. E. GERMANN + ELLSWORTH  
MESA, ARIZONA  
1095 W. RIO SALADO PKWY., SUITE 200 TEMPE, AZ 85281

ADO A1421

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| 1   |      |           |
| 2   |      |           |
| 3   |      |           |

MB-1

DATE: 05/04/2022

# Lighting

## FIXTURE TYPE '8C'



**D-Series Size 0  
LED Area Luminaire**



Day Broom

### Specifications

**EPA:** 0.75 ft<sup>2</sup>  
**Length:** 26"  
**Width:** 13"  
**Height:** 3"  
**Weight:** 16 lbs



### Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

### Ordering Information

**EXAMPLE: DSX0 LED P6 40K T3M MVOLT 5PA NLTAR2 PRHN DBXND**

| Item     | Qty | Material | Description                                     | Notes | Shipped |
|----------|-----|----------|---|-------|---------|
| DSX0 LED | 1   | DSX0 LED | DSX0 LED P6 40K T3M MVOLT 5PA NLTAR2 PRHN DBXND |       |         |
| DSX0 LED | 1   | DSX0 LED | DSX0 LED P6 40K T3M MVOLT 5PA NLTAR2 PRHN DBXND |       |         |
| DSX0 LED | 1   | DSX0 LED | DSX0 LED P6 40K T3M MVOLT 5PA NLTAR2 PRHN DBXND |       |         |
| DSX0 LED | 1   | DSX0 LED | DSX0 LED P6 40K T3M MVOLT 5PA NLTAR2 PRHN DBXND |       |         |
| DSX0 LED | 1   | DSX0 LED | DSX0 LED P6 40K T3M MVOLT 5PA NLTAR2 PRHN DBXND |       |         |
| DSX0 LED | 1   | DSX0 LED | DSX0 LED P6 40K T3M MVOLT 5PA NLTAR2 PRHN DBXND |       |         |
| DSX0 LED | 1   | DSX0 LED | DSX0 LED P6 40K T3M MVOLT 5PA NLTAR2 PRHN DBXND |       |         |
| DSX0 LED | 1   | DSX0 LED | DSX0 LED P6 40K T3M MVOLT 5PA NLTAR2 PRHN DBXND |       |         |
| DSX0 LED | 1   | DSX0 LED | DSX0 LED P6 40K T3M MVOLT 5PA NLTAR2 PRHN DBXND |       |         |

| Item     | Qty | Material | Description                                     | Notes | Shipped |
|----------|-----|----------|---|-------|---------|
| DSX0 LED | 1   | DSX0 LED | DSX0 LED P6 40K T3M MVOLT 5PA NLTAR2 PRHN DBXND |       |         |
| DSX0 LED | 1   | DSX0 LED | DSX0 LED P6 40K T3M MVOLT 5PA NLTAR2 PRHN DBXND |       |         |
| DSX0 LED | 1   | DSX0 LED | DSX0 LED P6 40K T3M MVOLT 5PA NLTAR2 PRHN DBXND |       |         |
| DSX0 LED | 1   | DSX0 LED | DSX0 LED P6 40K T3M MVOLT 5PA NLTAR2 PRHN DBXND |       |         |
| DSX0 LED | 1   | DSX0 LED | DSX0 LED P6 40K T3M MVOLT 5PA NLTAR2 PRHN DBXND |       |         |
| DSX0 LED | 1   | DSX0 LED | DSX0 LED P6 40K T3M MVOLT 5PA NLTAR2 PRHN DBXND |       |         |
| DSX0 LED | 1   | DSX0 LED | DSX0 LED P6 40K T3M MVOLT 5PA NLTAR2 PRHN DBXND |       |         |
| DSX0 LED | 1   | DSX0 LED | DSX0 LED P6 40K T3M MVOLT 5PA NLTAR2 PRHN DBXND |       |         |
| DSX0 LED | 1   | DSX0 LED | DSX0 LED P6 40K T3M MVOLT 5PA NLTAR2 PRHN DBXND |       |         |



One Lithonia Way • Conyers, Georgia 30622 • Phone: 1-800-765-0376 • www.lithonia.com

DSX0 LED  
Rev 01/19/21  
Page 1 of 2

## FIXTURE TYPE '8A'



**WDG4 LED  
Architectural Wall Sconce**



### Introduction

The WDG4 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embodied with rugged, AIA wireless controls, the WDG4 family provides additional energy savings and code compliance. WDG4 has been designed to deliver up to 25,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

### Specifications

**Depth (D1):** 10"  
**Depth (D2):** 2"  
**Height:** 2"  
**Width:** 21"  
**Weight:** 30.5 lbs



### WDG4 LED Family Overview

| Luminaire | Series/Size, PFC | LED PFC, PFC | Series | W     | H     | D1    | D2    | W     | H     | D1    | D2    |
|-----------|------------------|--------------|--------|-------|-------|-------|-------|-------|-------|-------|-------|
| WDG4 LED  | 40               | 40           | 40     | 1,200 | 2,500 | 1,200 | 2,500 | 1,200 | 2,500 | 1,200 | 2,500 |
| WDG4 LED  | 100              | 100          | 100    | 1,200 | 2,500 | 1,200 | 2,500 | 1,200 | 2,500 | 1,200 | 2,500 |
| WDG4 LED  | 100              | 100          | 100    | 1,200 | 2,500 | 1,200 | 2,500 | 1,200 | 2,500 | 1,200 | 2,500 |
| WDG4 LED  | 100              | 100          | 100    | 1,200 | 2,500 | 1,200 | 2,500 | 1,200 | 2,500 | 1,200 | 2,500 |

### Ordering Information

**EXAMPLE: WDG4 LED P3 40K 70CR R3 MVOLT SRM DBXND**

| Item     | Qty | Material | Description                             | Notes | Shipped |
|----------|-----|----------|---|-------|---------|
| WDG4 LED | 1   | WDG4 LED | WDG4 LED P3 40K 70CR R3 MVOLT SRM DBXND |       |         |
| WDG4 LED | 1   | WDG4 LED | WDG4 LED P3 40K 70CR R3 MVOLT SRM DBXND |       |         |
| WDG4 LED | 1   | WDG4 LED | WDG4 LED P3 40K 70CR R3 MVOLT SRM DBXND |       |         |
| WDG4 LED | 1   | WDG4 LED | WDG4 LED P3 40K 70CR R3 MVOLT SRM DBXND |       |         |
| WDG4 LED | 1   | WDG4 LED | WDG4 LED P3 40K 70CR R3 MVOLT SRM DBXND |       |         |
| WDG4 LED | 1   | WDG4 LED | WDG4 LED P3 40K 70CR R3 MVOLT SRM DBXND |       |         |
| WDG4 LED | 1   | WDG4 LED | WDG4 LED P3 40K 70CR R3 MVOLT SRM DBXND |       |         |
| WDG4 LED | 1   | WDG4 LED | WDG4 LED P3 40K 70CR R3 MVOLT SRM DBXND |       |         |
| WDG4 LED | 1   | WDG4 LED | WDG4 LED P3 40K 70CR R3 MVOLT SRM DBXND |       |         |

| Item     | Qty | Material | Description                             | Notes | Shipped |
|----------|-----|----------|---|-------|---------|
| WDG4 LED | 1   | WDG4 LED | WDG4 LED P3 40K 70CR R3 MVOLT SRM DBXND |       |         |
| WDG4 LED | 1   | WDG4 LED | WDG4 LED P3 40K 70CR R3 MVOLT SRM DBXND |       |         |
| WDG4 LED | 1   | WDG4 LED | WDG4 LED P3 40K 70CR R3 MVOLT SRM DBXND |       |         |
| WDG4 LED | 1   | WDG4 LED | WDG4 LED P3 40K 70CR R3 MVOLT SRM DBXND |       |         |
| WDG4 LED | 1   | WDG4 LED | WDG4 LED P3 40K 70CR R3 MVOLT SRM DBXND |       |         |
| WDG4 LED | 1   | WDG4 LED | WDG4 LED P3 40K 70CR R3 MVOLT SRM DBXND |       |         |
| WDG4 LED | 1   | WDG4 LED | WDG4 LED P3 40K 70CR R3 MVOLT SRM DBXND |       |         |
| WDG4 LED | 1   | WDG4 LED | WDG4 LED P3 40K 70CR R3 MVOLT SRM DBXND |       |         |
| WDG4 LED | 1   | WDG4 LED | WDG4 LED P3 40K 70CR R3 MVOLT SRM DBXND |       |         |

### Accessories

DSX0 LED  
Rev 01/19/21  
Page 1 of 2

WDG4 LED  
Rev 01/19/21  
Page 1 of 2

# Alternative Compliance

11-7-3

Parapet detailing

No more than 50% of façade may be covered in one material

# Summary

## Findings

- ✓ Staff is seeking your review and recommendation on the following:
  - Alternative Compliance for materials and parapets
  - Staff welcomes any feedback





# DESIGN REVIEW BOARD

August 9, 2022