



# DESIGN REVIEW BOARD

September 13, 2022



**DRB22-00438**



## Request

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- Design Review

## Purpose

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- To allow for the development of an industrial park

# Location

- North side of Germann
- South side of Pecos
- East of Sossaman Road





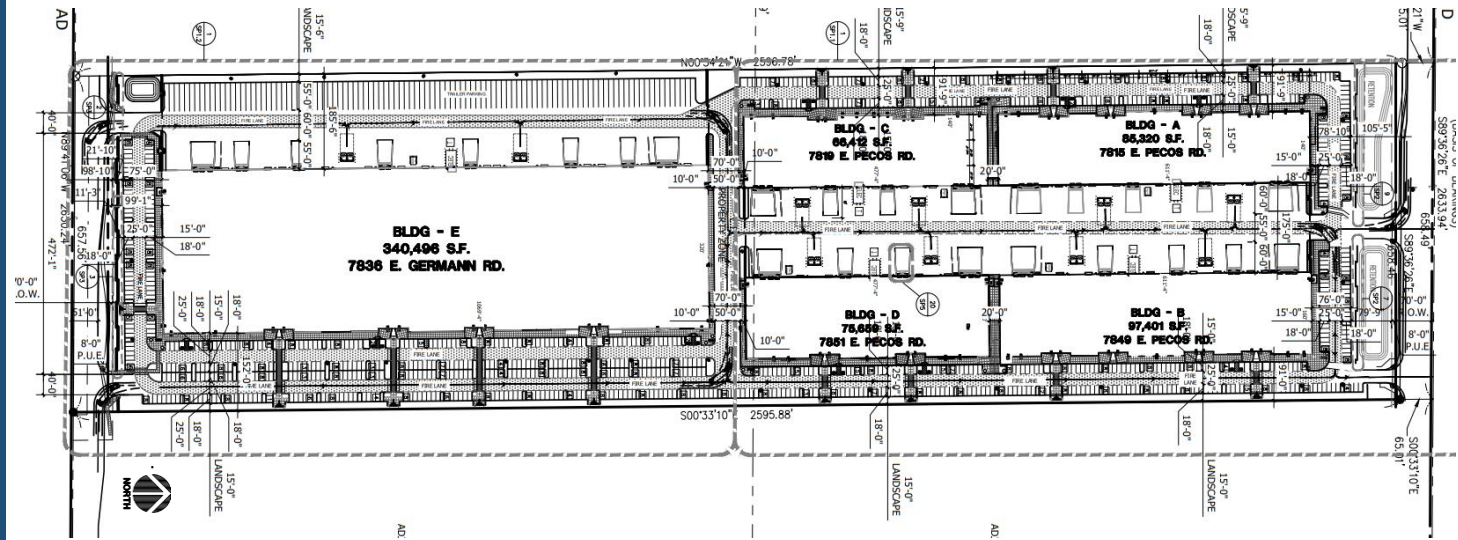
# Site Photo



Looking south from Germann

# Site Plan

- Five buildings 668,786 sf
- Maximum height 40 feet
- Access from Germann and Pecos Roads



# Landscape Plan

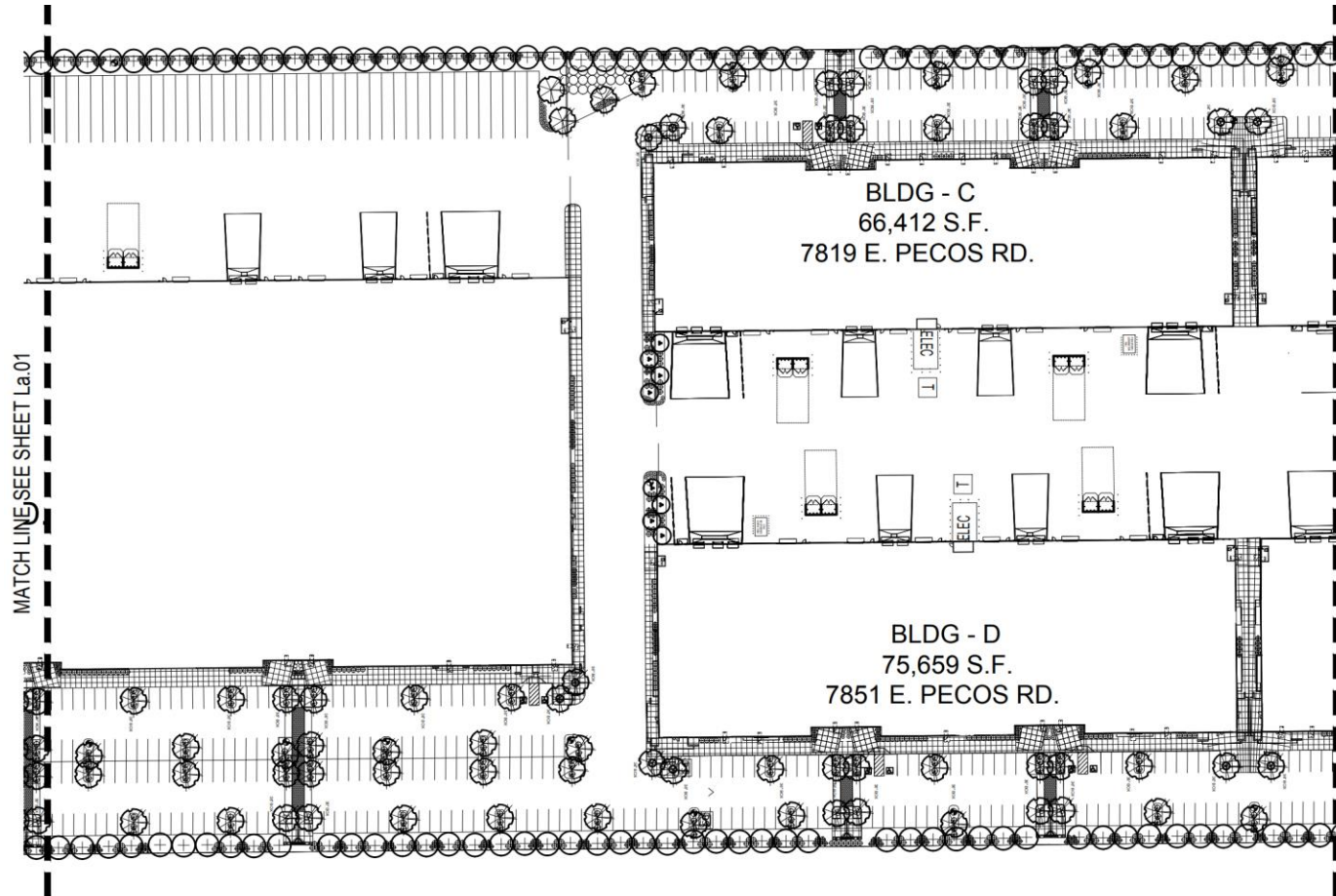
BLDG - E  
340,496 S.F.  
7836 E. GERMANN RD















MATCHLINE SEE SHEET 100

- ULMUS PARVIFOLIA  
CHINESE ELM  
24" BOX (110), UNLESS NOTED 36" BOX (79)
  - ACACIA SALICINA  
WILLOW ACACIA  
24" BOX (229)
  - PISTACHE 'RED-PUSH'  
RED PUSH PISTACHE  
36" BOX (31)
  - CAESALPINIA CACALACO  
CASCALOTE  
36" BOX (19)
  - QUERCUS VIRGINIANA  
LIVE OAK  
24" BOX (46)
  - LEUCOPHYLLUM FRUTESCENS  
'GREEN CLOUD'  
5 GALLON (733)
  - CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON (58)
  - HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON (1166)
  - DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON (975)
  - AGAVE GEMNIFLORA  
TWIN FLOWERED AGAVE  
5 GALLON (208)
  - LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON (441)
  - ROSEMARINUS PROSTRATA  
ROSEMARY  
5 GALLON (304)
  - BOUGAINVILLEA 'BARBARA KARST'  
BOUGAINVILLEA  
5 GALLON (48)
  - ACACIA REDOLENS  
'DESERT CARPET' tm  
1 GALLON (122)
- 1/2" SCREENED SADDLEBACK BROWN  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS



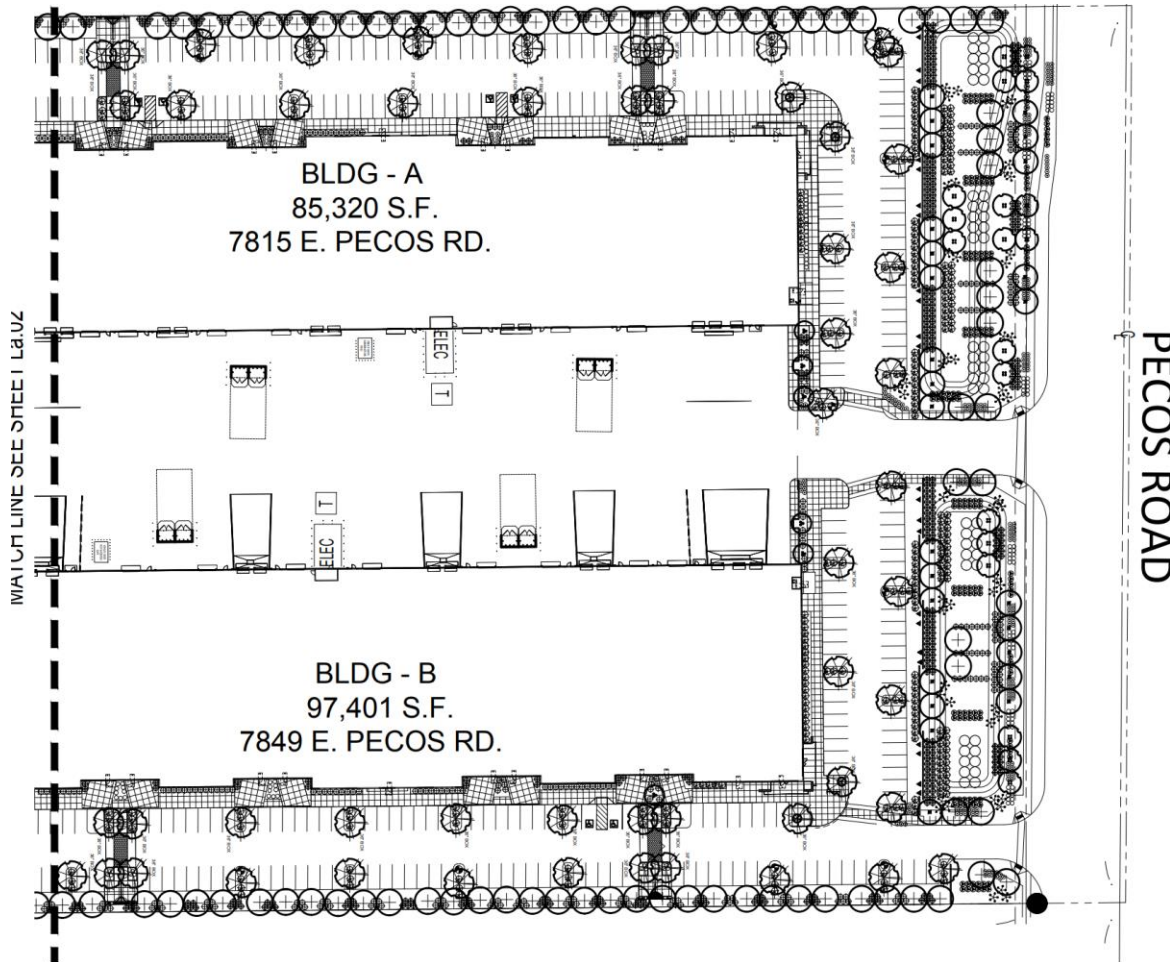
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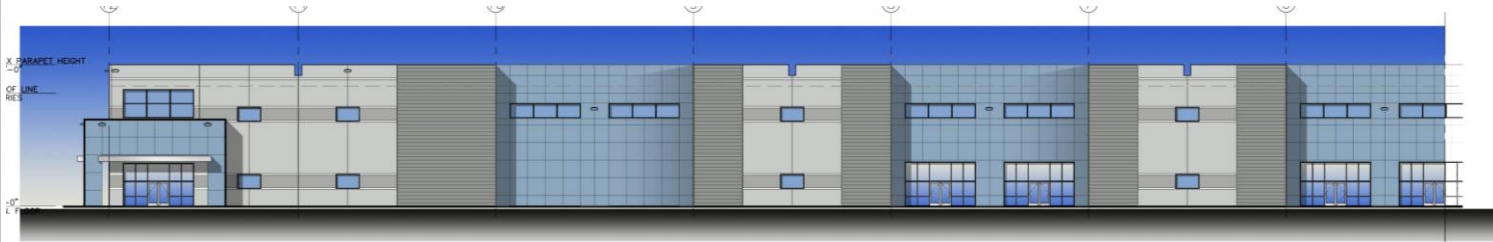


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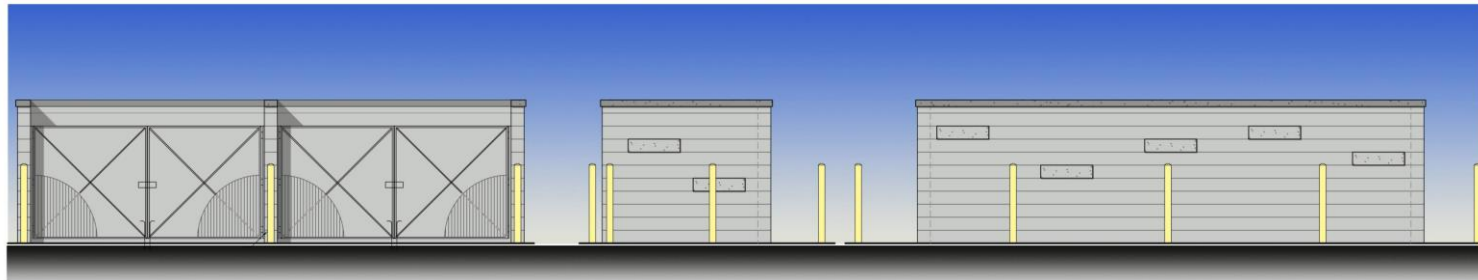
# Building A



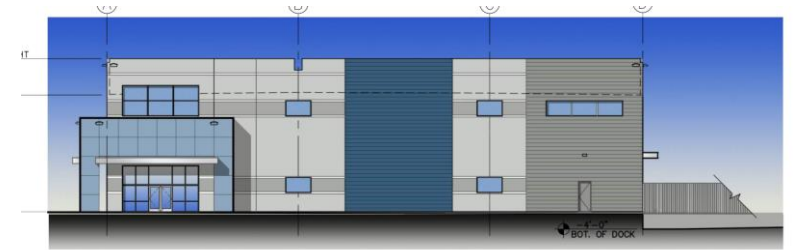
**BUILDING "A" WEST ELEVATION**



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



**BUILDING "A" NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



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

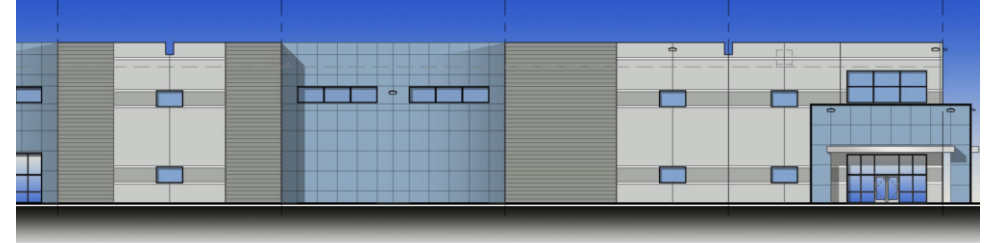


**BUILDING "A" WEST ELEVATION**  
SCALE: 1/16" = 1'-0"

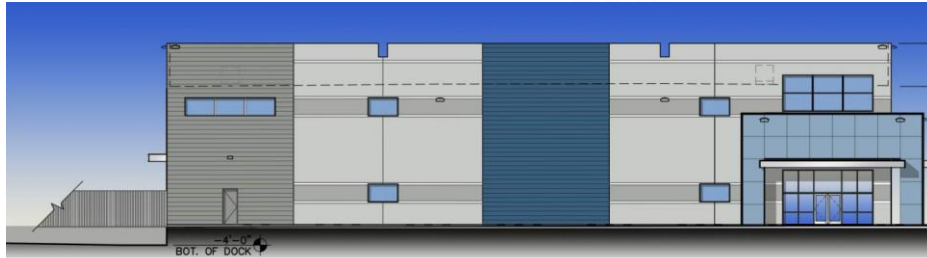
# Building B



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



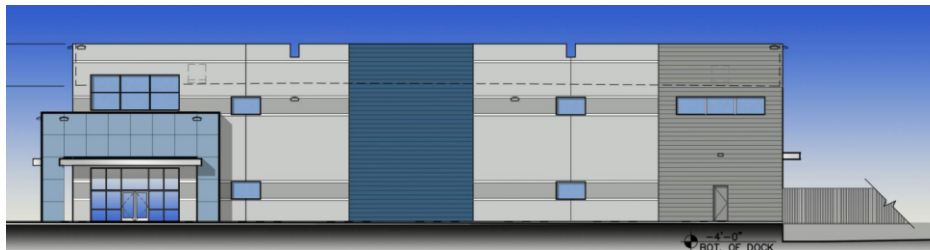
**BUILDING "B" EAST ELEVATION**  
SCALE: 1/16" = 1'-0"



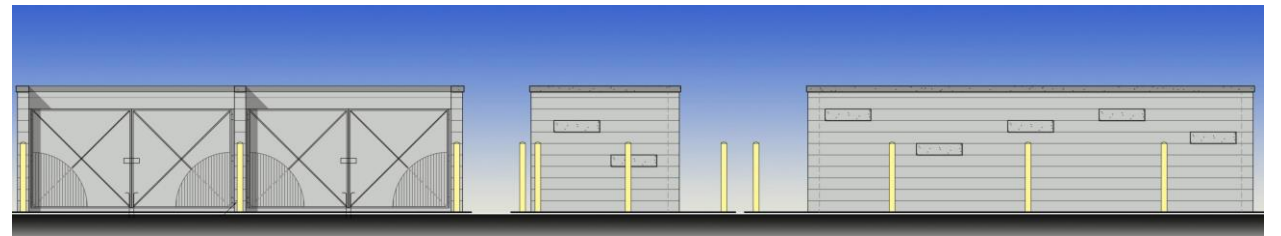
**BUILDING "B" SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"



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

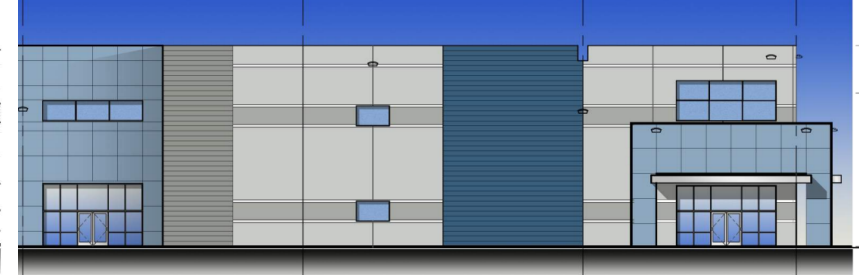


**BUILDING "B" NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



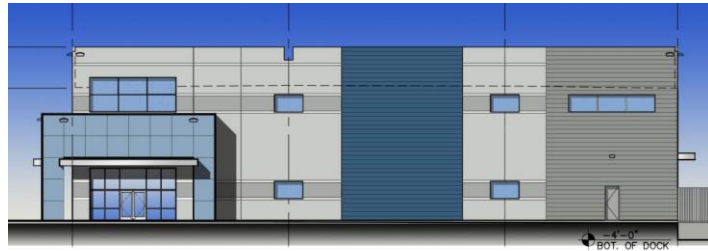


# Building C



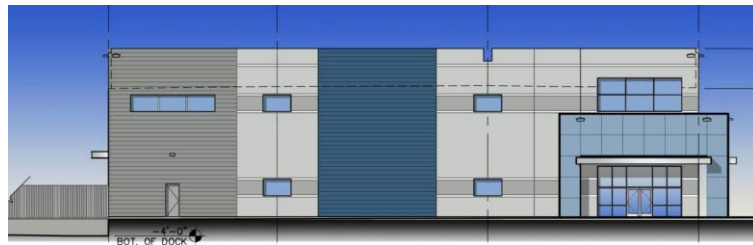
**BUILDING "C" WEST ELEVATION**

SCALE: 1/16" = 1'-0"



**BUILDING "C" SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"



**BUILDING "C" NORTH ELEVATION**

SCALE: 1/16" = 1'-0"



**BUILDING "C" EAST ELEVATION**

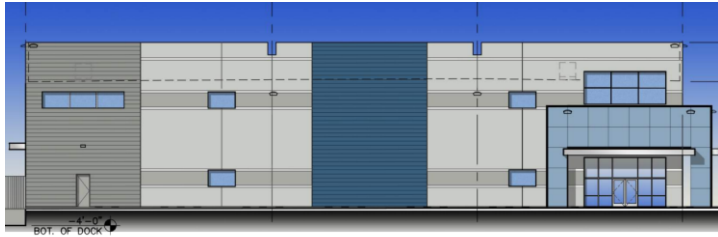
SCALE: 1/16" = 1'-0"

# Building D



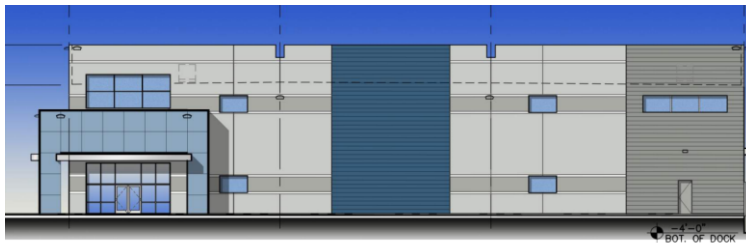
**BUILDING "D" EAST ELEVATION**

SCALE: 1/16" = 1'-0"



**BUILDING "D" SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"



**BUILDING "D" NORTH ELEVATION**

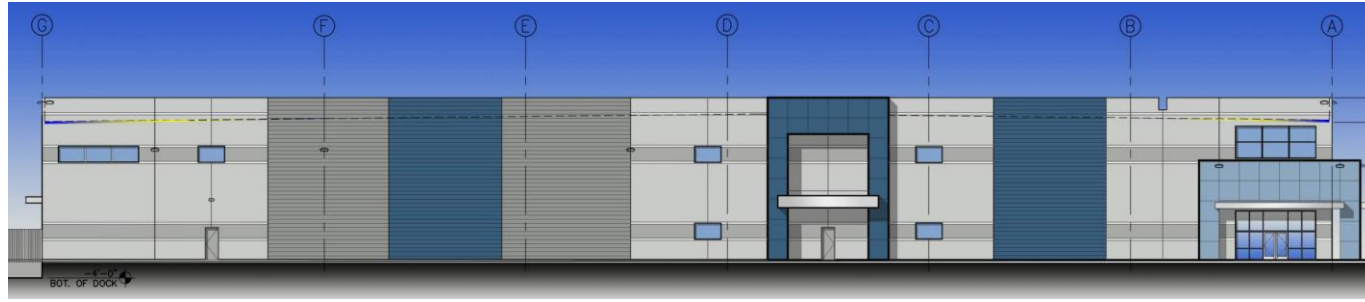
SCALE: 1/16" = 1'-0"



**BUILDING "D" WEST ELEVATION**

SCALE: 1/16" = 1'-0"

# Building E



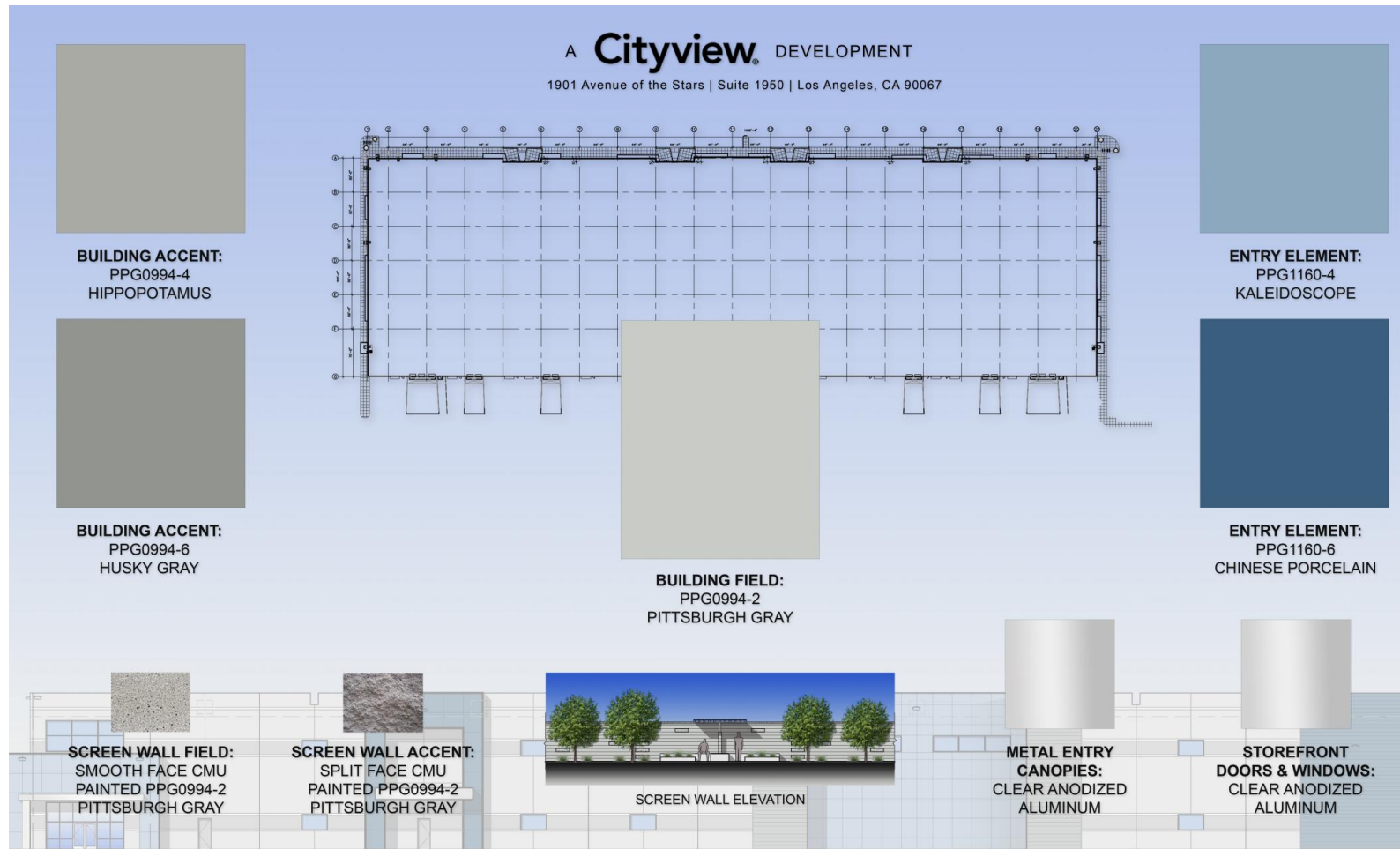
**BUILDING "E" NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



#	COLORS & MATERIALS	
1	FIELD 1 - PPG0994-2 PITTSBURGH GRAY TILT PANEL	
2	ACCENT 1 - PPG0994-4 HIPPOPOTAMUS TILT PANEL	
3	ACCENT 2 - PPG0994-6 HUSKY GRAY TILT PANEL	
4	ACCENT 3 - PPG1160-4 KALEIDOSCOPE TILT PANEL	
5	ACCENT 4 - PPG1160-6 CHINESE PORCELAIN TILT PANEL	
6	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM	
7	METAL CANOPY - CLEAR ANODIZED ALUMINUM FINISH	



# Color and Materials



# Lighting

## FIXTURE TYPE 'SC' 20' max height within 50' of property line.



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



### Specifications

EPA:	0.95 ft <sup>2</sup> (0.09 m <sup>2</sup> )
Length:	26" (660 mm)
Width:	13" (330 mm)
Height:	3" (76 mm)
Height <sub>2</sub> :	7" (178 mm)
Weight:	18.5 lbs (8.4 kg)

Color	White
Finish	White
Type	Area

### 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

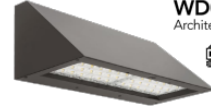
EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRNH DBXBD

Code	Qty	Color/Temperature	Beam	Height	Mounting
DSX0 LED	Forward optics	30K 3000K	T35	Typ 10' (3.0m)	DSX0 (120V-277V)
	P1 P5	40K 4000K	T25	Typ 10' (3.0m)	DSX0 (120V-480V)
	P2 P6	50K 5000K	T25	Typ 10' (3.0m)	DSX0 (120V-480V)
	P3 P7		T25	Typ 10' (3.0m)	DSX0 (120V-480V)
	P4		T25	Typ 10' (3.0m)	DSX0 (120V-480V)
	Retained optics				
	P10*				
	P11*				

Code	Qty	Color/Temperature	Beam	Height	Mounting
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	P3 P7		T25	Typ 10' (3.0m)	DSX0 (120V-480V)
	P4		T25	Typ 10' (3.0m)	DSX0 (120V-480V)
	Retained optics				
	P10*				
	P11*				

LITHONIA LIGHTING  
COMMERCIAL OUTDOOR  
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## FIXTURE TYPE 'SA','SB'



**WDGE4 LED**  
Architectural Wall Sconce



### Specifications

Depth (D1):	10"
Depth (D2):	2"
Height:	9"
Width:	25"
Weight:	30.5 lbs

### WDGE4 LED Family Overview

Model	Standard LED CCT	Color Temp. (K)	Beam	Power (W)	Power (W)	Power (W)	Power (W)	Power (W)	Power (W)
WDGE4 LED	40K	4000K	Standard / High	1,200	2,000	3,000	4,500	6,000	7,500
WDGE4 LED	50K	5000K	Standard / High	1,200	2,000	3,000	4,500	6,000	7,500
WDGE4 LED	50K	5000K	Standard / High	1,200	2,000	3,000	4,500	6,000	7,500

### Ordering Information

EXAMPLE: WDGE4 LED P3 40K 70CRI R3 MVOLT SRM DBXBD

Code	Qty	Color/Temperature	Beam	Height	Mounting
WDGE4 LED	P1 P4	30K 3000K	T30R	Typ 7'	WDGE4 (120V-277V)
	P2 P5	40K 4000K	T30R	Typ 7'	WDGE4 (120V-480V)
	P3 P6	50K 5000K	T30R	Typ 7'	WDGE4 (120V-480V)

Code	Qty	Color/Temperature	Beam	Height	Mounting
WDGE4 LED	P1 P4	30K 3000K	T30R	Typ 7'	WDGE4 (120V-277V)
	P2 P5	40K 4000K	T30R	Typ 7'	WDGE4 (120V-480V)
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### SITE POST CURFEW PHOTOMETRICS PLAN



### SITE PRE CURFEW PHOTOMETRICS PLAN



# 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



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