



Design Review Board





DRB22-01156 Higley 202





Request

- Design Review
- To allow an Industrial Business Park







Location

- North of Thomas Road
- East of Higley Road







Zoning

- Light Industrial (LI)
- Proposed Rezone to LI-PAD to allow for lots to front on a private drive







Site Photos



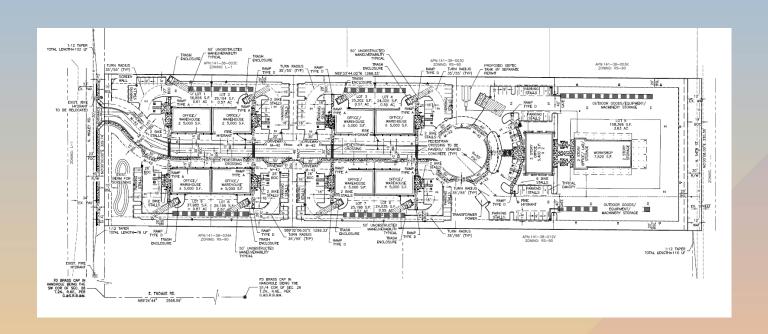
Looking east from Higley Road





Site Plan

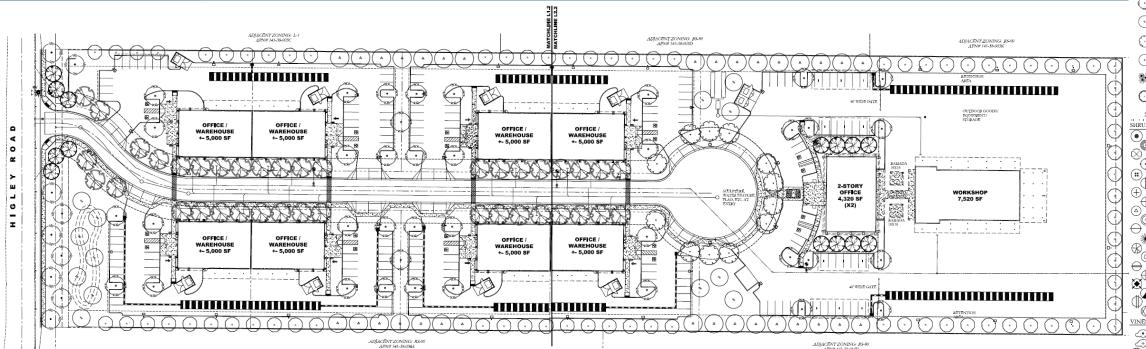
- 9 buildings of various sizes
- Majority of buildings are general industrial spec buildings
- Kinkaid Civil proposed user for 2 story office







Landscape Plan



SYMBOL SPECIES 24° BOX / 38 24° BOX / 76 24° BOX / 13 36° BOX / 14 JACARANDA
PISTACIA "RED PUSH"
RED PUSH PISTACHE
FRANINUS VELUTINA
ARIZONA ASH
DAHLBERGIA SISSOO
BISSOO TREE
CERCIOUN 'DESERT MUSEL
THORNLESS PALO VERDE 24° BOX / 9 24* BOX / TBD CHITALPA TASHKENTENSE PINK DAWN CHTALPA NERIUM OLEANDER RED TREE OLEANDER SHRUBS, SUCCULENTS & CACTI BUELLIA BRITONIANA CALLIANDRA CALIFORNICA BAJA RED FAIRY DUSTER EUCOPHYLLUM CANDIDUM VIOLET SILVERLEAF 5 GAL / MUHLENBERGIA RIGENS DEER GRASS 5 GAL/ 5 GAL / GREEN FEATHERY SERVINA EUPHORBIA RIGIDA GOPHER PLANT JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE DIETES VEGETA FORTNIGHT LILY STRELITZIA REGINAE AFRICAN BIRD OF PARADISE VINES & GROUNDCOVER BOUGANVILLEA SPECTABILIS BARB KARST VARIETY BOUGANVILLAE SPECTABILIS PURPLE VARIETY LANTANA MONTEVIDENSIS NEW GOLD 1 GAL/ LANTANA MONTEVIDENSIS TRAILING PURPLE ANTANA MONTIVIDENSIS TRAILING WHITE 1 GAL/ LANTANA MONTEVIDENSIS TRALLING RED RUELLIA BRITONIANA KATIE DWARF PURPLE RUELLIA

> DESERT VARNISH ROCK IN ALL NON-TURF AREAS COLOR DESERT BROWN OR AN APPROVED EQUAL MINED FROM A LOCAL QUARRY, SUBMIT SAMPLE FOR PRIOR APPROVAL.

PLANT MATERIAL SCHEDULE





PLANNING

Elevations





WEST SIDE ELEVATION



NORTH SIDE ELEVATIONS



SOUTH SIDE ELEVATIONS

FINISH COLOR



A SERIES SHERWIN MILLIAMS SM 1000 IBIS WHITE



B SERIES SHERMN MILLIAMS SM 9143 CADET



C SERIES SHERWN WILLIAMS SM 6256 GRAYS HARBOR



D
SHEET METAL CLADD'S
FINISH: CHEMETAL CO.
#314 MAYAN
HAMACHSMETALO.COM
OR EQUIVALANT



E WINDOMS/ DOORS FRAMES DARK BRONZE ANODIZED ALLMINUM



F GLAZING REFLECTIVE GRAY



G SERIES
HOLLOW METAL
FRAME AND DOORS
OVERHEAD DOORS
STEEL RAIL G/CABLE
WALL SCONCE
SM TO48
URBANE BRONZE





Elevations



WEST ELEVATION BLDG: | \$ 3 EAST ELEVATION BLDG: 6 \$ 8 SCALE: 1/8" = 1'-0"



EAST ELEVATION BLDG: 2 \$ 4

WEST ELEVATION BLDG: 7 \$ 9 SCALE: 1/8" = 1'-0"



SOUTH ELEVATIONS BLDG: 1+2 \$ 3+4 NORTH ELEVATIONS BLDG: 6+7 \$ 8+9 SCALE: 1/8 = 1-0



NORTH ELEVATIONS BLDG: 1+2 \$ 3+4 SOUTH ELEVATIONS BLDG: 6+7 \$ 8+9 SCALE: 1/8" = 1-0"

FINISH COLOR



A SERIES SHERWIN MILLIAMS SM 1000 IBIS WHITE



B SERIES SHERMN MILLIAMS SM 4143 CADET



C SERIES SHERWN WILLIAMS SM 6256 GRAYS HARBOR



D SHEET METAL CLADD'S FINISH CHEMETAL CO. #314 MAYAN OR EQUIVALANT



WINDOMS/DOORS FRAMES DARK BRONZE ANODIZED ALIMINUM



SLAZING REFLECTIVE SRAY



G SERIES HOLLOW METAL FRAME AND DOORS OVERHEAD DOORS STEEL RAIL S/CABLE WALL SCONCE SM 7048 URBANE BRONZE





Renderings







Renderings







Colors and Materials



E
WINDOWS/ DOORS
FRAMES
DARK BRONZE
ANODIZED ALUMINUM



A SERIES SHERWIN WILLIAMS SW 7000 IBIS WHITE



F GLAZING: REFLECTIVE GRAY



B SERIES SHERMAN WILLIAMS SM 9143 CADET



G SERIES
HOLLOW METAL
FRAME AND DOORS
OVERHEAD DOORS
STEEL RAIL'G/CABLE
WALL SCONCE
SW 1048
URBANE BRONZE



C SERIES SHERMAN WILLIAMS SW 6236 GRAYS HARBOR



D
SHEET METAL CLADD'G
FINISH: CHEMETAL CO.
#314 MAYAN
MMM.chemetalco.com
OR EQUIVALANT





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
- ✓ Parapet. All parapets must have detailing
- ✓ Height. Vary building height, providing at least 2 changes





Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Alternative Compliance for Building Materials

Staff welcomes any feedback





Design Review Board