



Design Review Board



DRB23-00013

Home Away from Home



Request

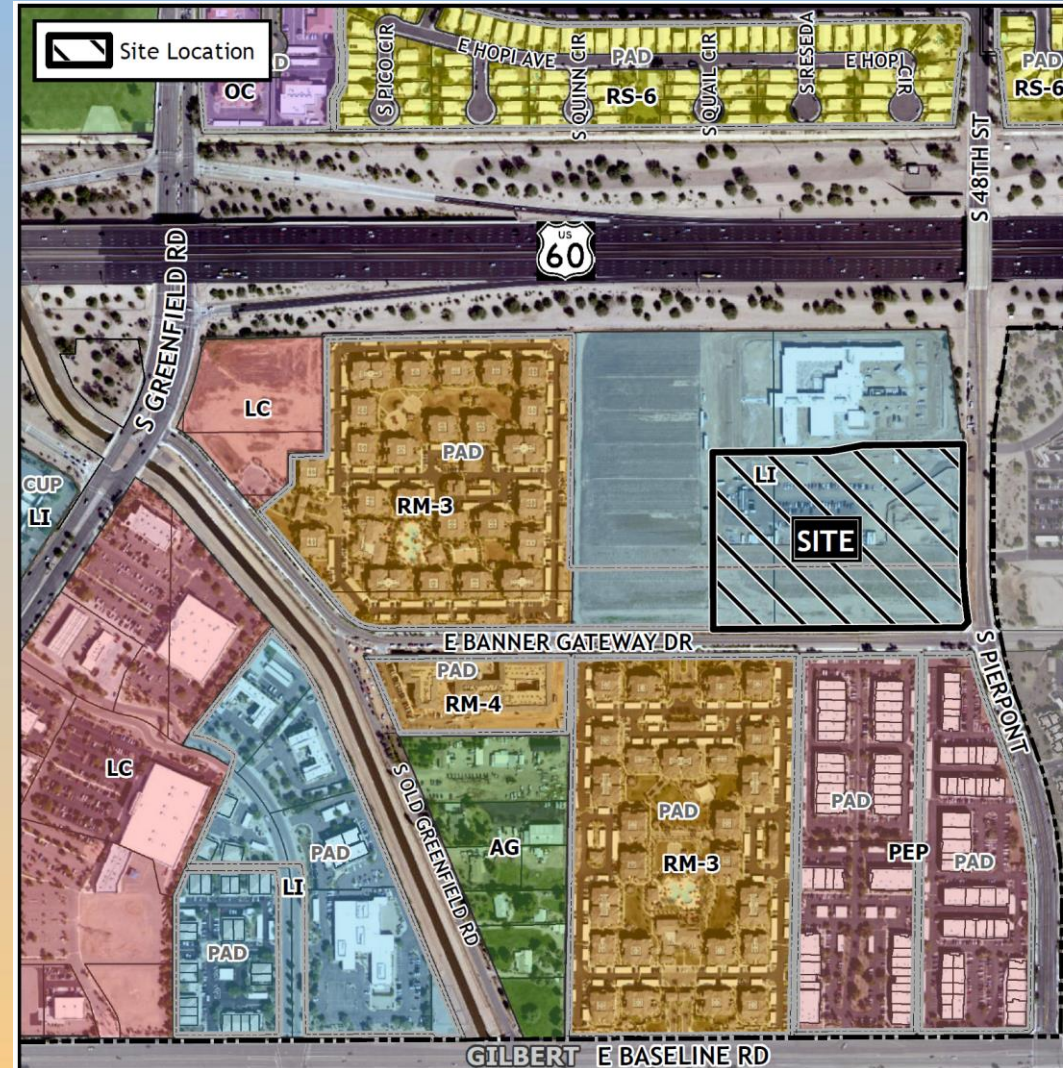
- Design Review
- Temporary patient housing for Banner Health





Location

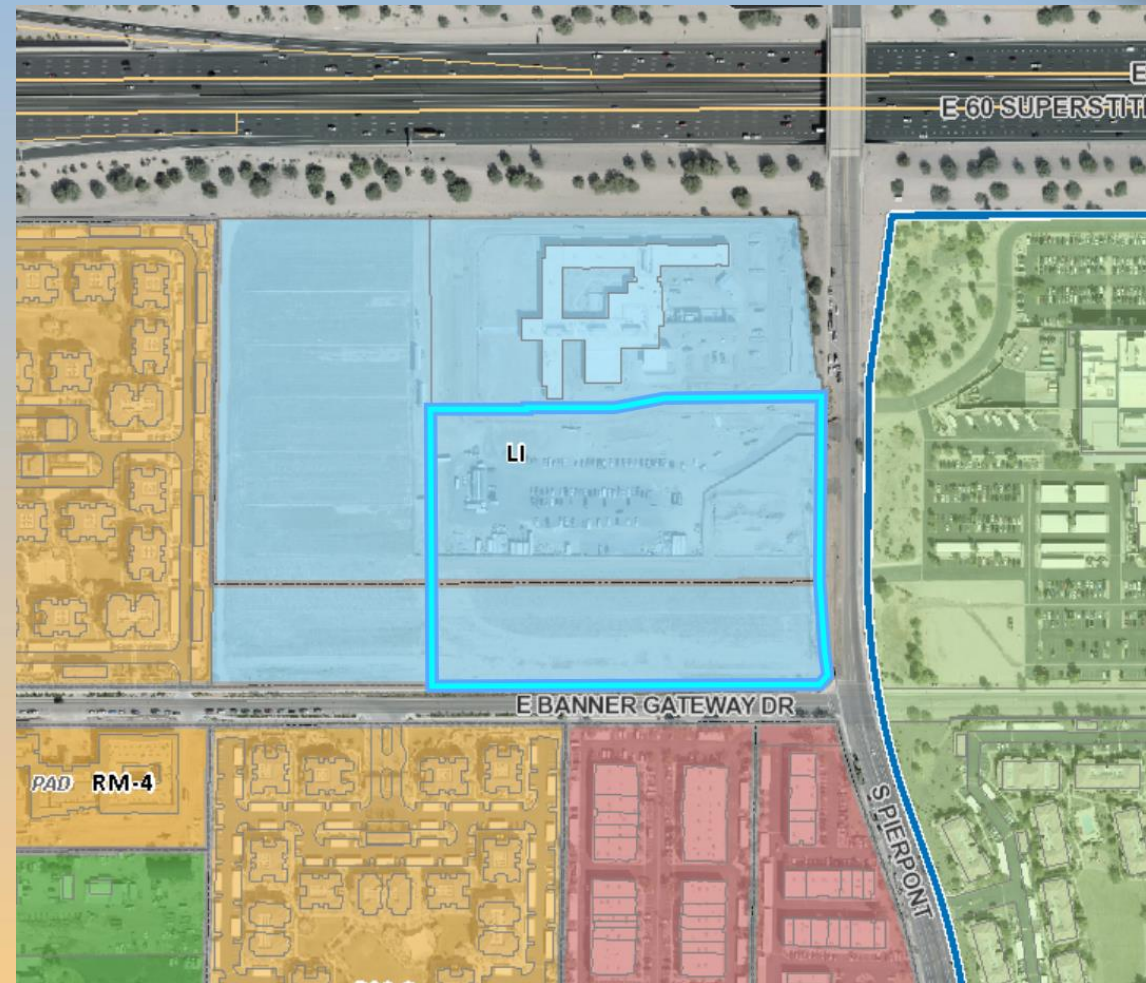
- North of Banner Gateway Drive
- West of Pierpont
- South of the US 60





Zoning

- Light Industrial (LI)





Site Photos



North from Banner Gateway Drive



Site Photos

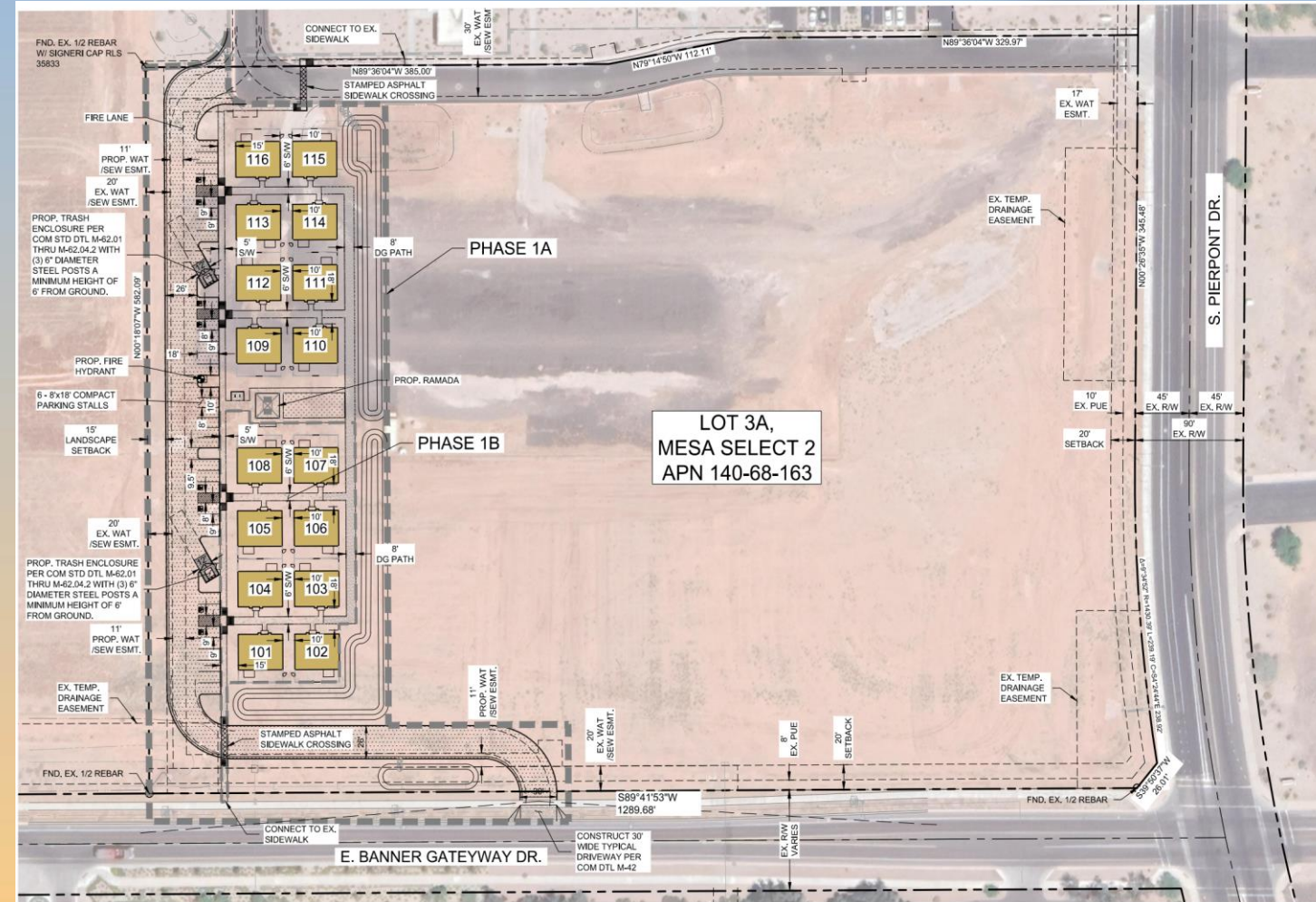


West from Pierpont Drive



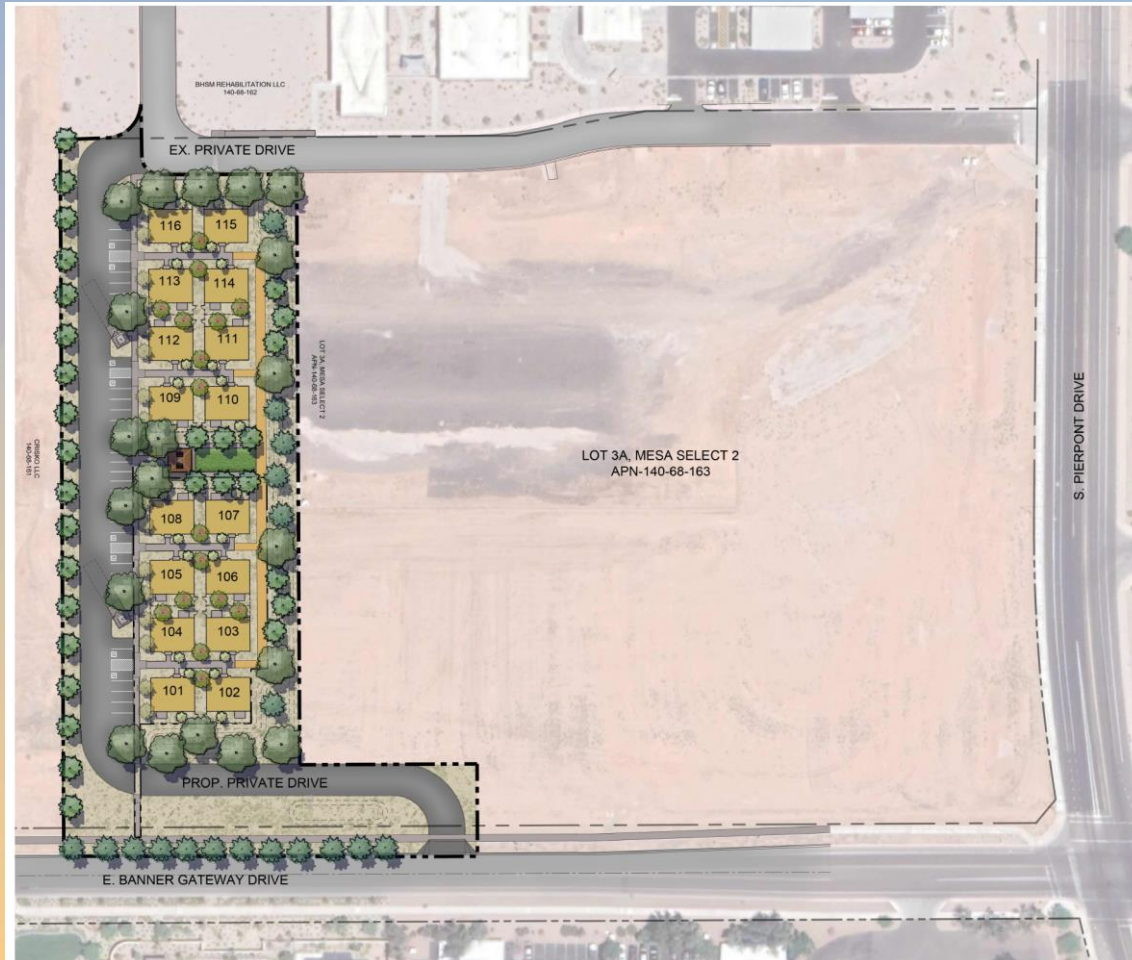
Site Plan

- 16 detached units (8 in each phase)
- Small centralized amenity space
- 15' perimeter yards provided
- Access from Banner Gateway Drive
- 34 parking spaces provided





Landscape Plan



LANDSCAPE MATERIAL SCHEDULE

TREES BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
Acacia salicina WILLOW ACACIA	24" BOX	12	
Acacia salicina PALM BLANCO	24" BOX	18	
Baccharis linearis ANACACHO ORCHARD	24" BOX	24	
Quercus agrifolia SOUTHERN LIVE OAK	24" BOX	17	
Sophora secundiflora TEXAS MOUNTAIN LAUREL	24" BOX	16	
Ulmus parvifolia EVERGREEN ELM	24" BOX	16	
SHRUBS & ACCENTS BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
Baccharis linearis BLANCO BLANCO BLUE GRAMA	5 GAL	127	
Baccharis linearis BUTTERFLY BUSH	5 GAL	10	
Baccharis linearis CALIFORNIA CALIFORNIA	5 GAL	65	
Baccharis linearis PINK PINKY CLOUTIER	5 GAL	73	
Baccharis linearis PINKY CLOUTIER	5 GAL	29	
Baccharis linearis PINKY CLOUTIER	5 GAL	20	
Baccharis linearis PINKY CLOUTIER	5 GAL	96	
Baccharis linearis PINKY CLOUTIER	5 GAL	400	
Baccharis linearis PINKY CLOUTIER	5 GAL	17	
Baccharis linearis PINKY CLOUTIER	5 GAL	57	
GROUND COVER BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
Baccharis linearis GRASS THOMPSON COVOTE BRUSH	1 GAL	33	
Baccharis linearis GRASS THOMPSON COVOTE BRUSH	1 GAL	14	
Baccharis linearis GRASS THOMPSON COVOTE BRUSH	1 GAL	300	
MISCELLANEOUS BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
ROCK MULCH PALMING GOLD	10"	PLAN VERIFY	2" DEPTH, FIELD VERIFY S.F.
TURF	SOD	PLAN VERIFY	FIELD VERIFY S.F.

LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE COVERAGE

TOTAL LANDSCAPE AREA: 58,757SF
COVERAGE: 30,825SF (52.4%)
EVERGREEN TREE: 4,700SF (47 TOTAL)
SHADE TREE: 900SF (18 TOTAL)
ORNAMENTAL TREE: 1,000SF (40 TOTAL)
LARGE SHRUB: 2,300SF (46 TOTAL)
MEDIUM SHRUB: 6,200SF (248 TOTAL)
SMALL SHRUB: 730SF (73 TOTAL)
GROUND COVER: 9,425SF (377 TOTAL)
ORNAMENTAL GRASS: 5,570SF (557 TOTAL)

TOTAL PERIMETER LANDSCAPE (BANNER GATEWAY)

TOTAL REQUIRED: 1 TREE AND 6 SHRUBS PER 25 LINEAR FEET
TOTAL LINEAR FEET: 298.5FT
TOTAL TREES REQUIRED: 12
TOTAL TREES PROVIDED: 12
TOTAL SHRUBS REQUIRED: 72
TOTAL SHRUBS PROVIDED: 79

PARKING LOT ISLAND LANDSCAPE

NOTE: A MINIMUM OF 1 SHADE TREE AND 3 SHRUBS ARE PROVIDED PER PARKING LOT ISLAND.

FOUNDATION LANDSCAPE

TREES REQUIRED: 6
TREES PROVIDED: 16

TOTAL PERIMETER LANDSCAPE (NORTH SETBACK)

TOTAL REQUIRED: 3 TREES AND 20 SHRUBS PER 100 LINEAR FEET
TOTAL LINEAR FEET: 134FT
TOTAL TREES REQUIRED: 4
TOTAL TREES PROVIDED: 4
TOTAL SHRUBS REQUIRED: 27
TOTAL SHRUBS PROVIDED: 33

TOTAL PERIMETER LANDSCAPE (EAST SETBACK)

TOTAL REQUIRED: 3 TREES AND 20 SHRUBS PER 100 LINEAR FEET
TOTAL LINEAR FEET: 500FT
TOTAL TREES REQUIRED: 15
TOTAL TREES PROVIDED: 17
TOTAL SHRUBS REQUIRED: 100
TOTAL SHRUBS PROVIDED: 128

TOTAL PERIMETER LANDSCAPE (WEST SETBACK)

TOTAL REQUIRED: 3 TREES AND 20 SHRUBS PER 100 LINEAR FEET
TOTAL LINEAR FEET: 594FT
TOTAL TREES REQUIRED: 18
TOTAL TREES PROVIDED: 18
TOTAL SHRUBS REQUIRED: 119
TOTAL SHRUBS PROVIDED: 130



Elevations



LEFT ELEVATION
DESERT MODERN 1/8" = 1'-0"



REAR ELEVATION
DESERT MODERN 1/8" = 1'-0"



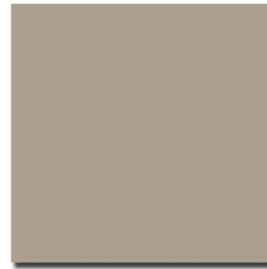
RIGHT ELEVATION
DESERT MODERN 1/8" = 1'-0"



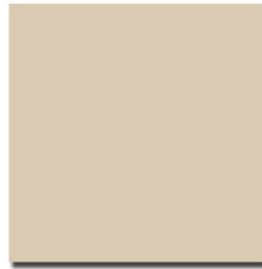


Colors and Materials

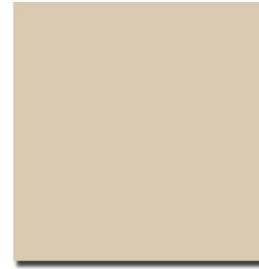
COLOR SCHEME-1 (Desert Modern)



Main Body:
Taupe Tone (SW 7633)
Mfg: Sherwin Williams



Trim:
Softer Tan (SW 6141)
Mfg: Sherwin Williams



Fascia:
Softer Tan (SW 6141)
Mfg: Sherwin Williams



Front Door:
Thunder Gray (SW 7645)
Mfg: Sherwin Williams



Masonry
Residential Alamo
Mfg: Boral stone



Roof:
Saxony 900 Split Shake -
Charcoal Brown Blend
Mfg: Boral Roof



Alternative Compliance

- ✓ Materials. At least 3 kinds of different + distinct materials with no more than 50% of each façade being covered with one (1) single material



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Proposed landscape plan
- ✓ Alternative Compliance request

Staff welcomes any feedback



Design Review Board