



# Design Review Board



# DRB23-00025

# Sonoran Gateway Exchange





# Request

- Design Review
- Industrial park

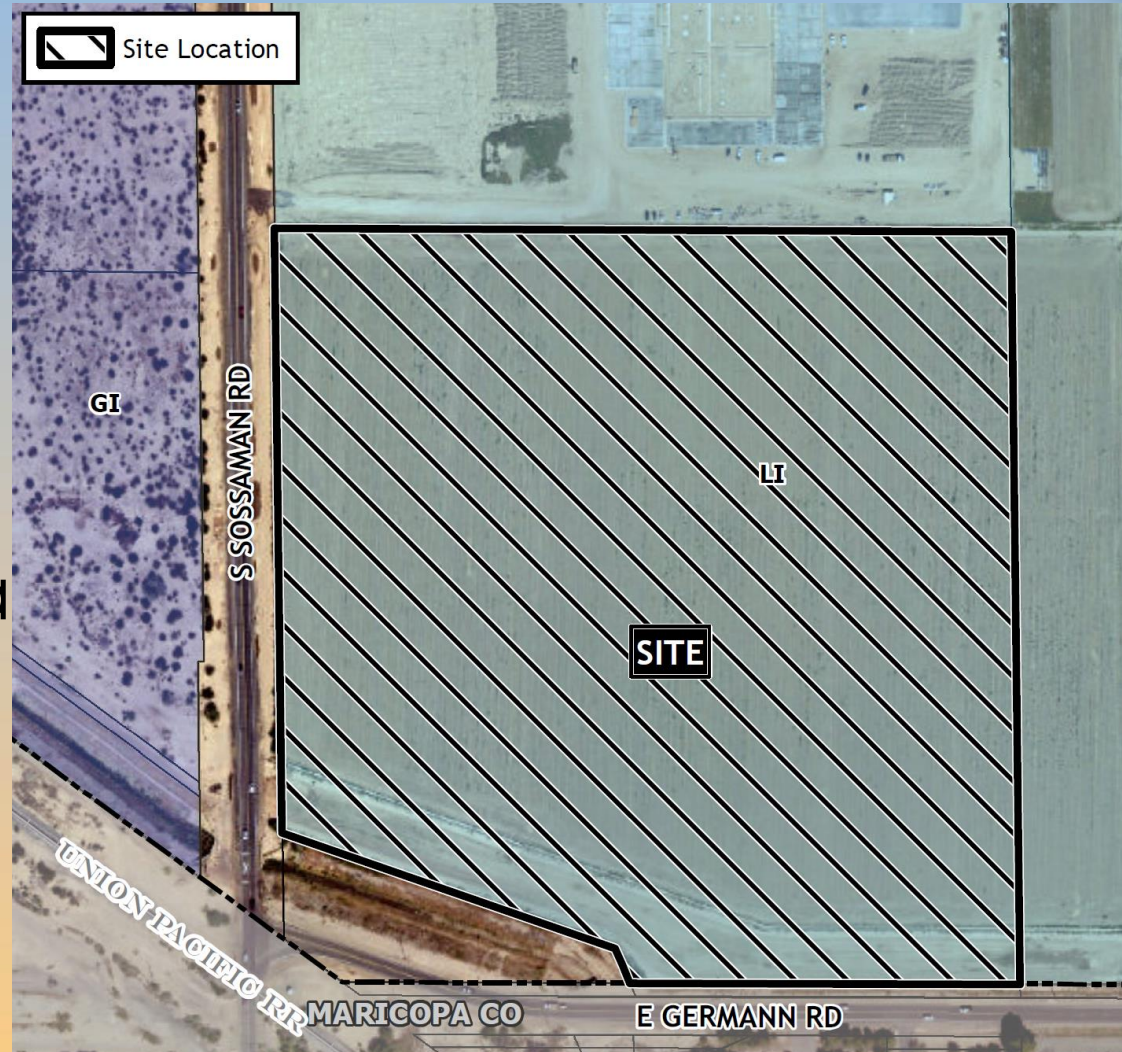






# Location

- North of Germann Road
- East of Sossaman Road







# Zoning

- Light Industrial (LI)





# Site Photos



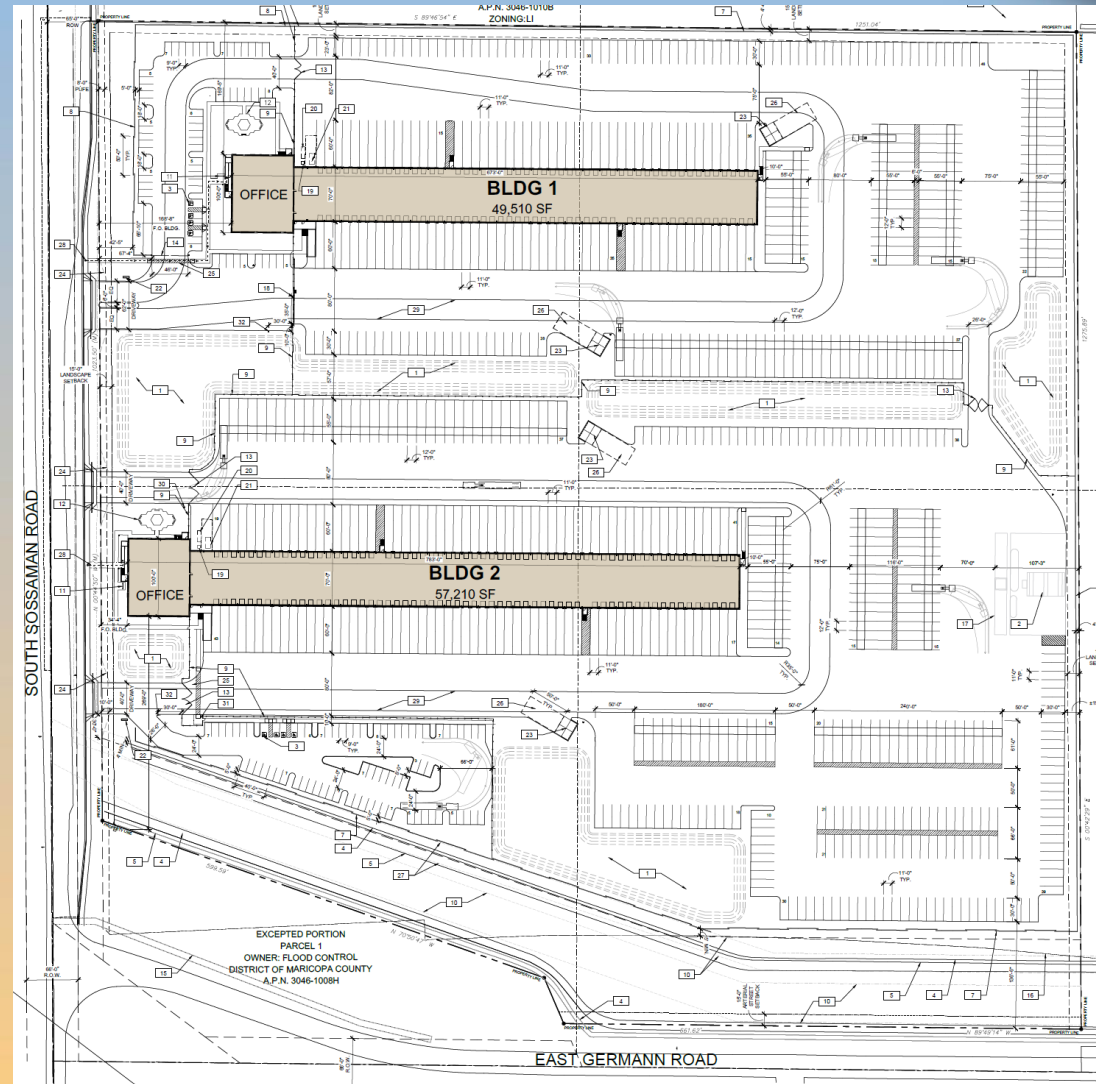
Looking east from Sossaman Road





# Site Plan

- 2 industrial buildings, 49,510 – 57,210 SF
- Access from Sossaman Road
- Truck docks and loading on sides of buildings
- Outdoor storage to sides and rear





# Landscape Plan



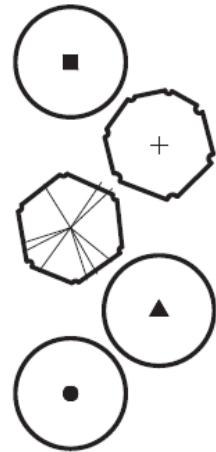




# Landscape Plan

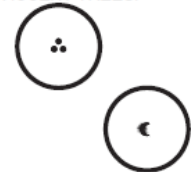
## PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE
<b>TREES:</b>		

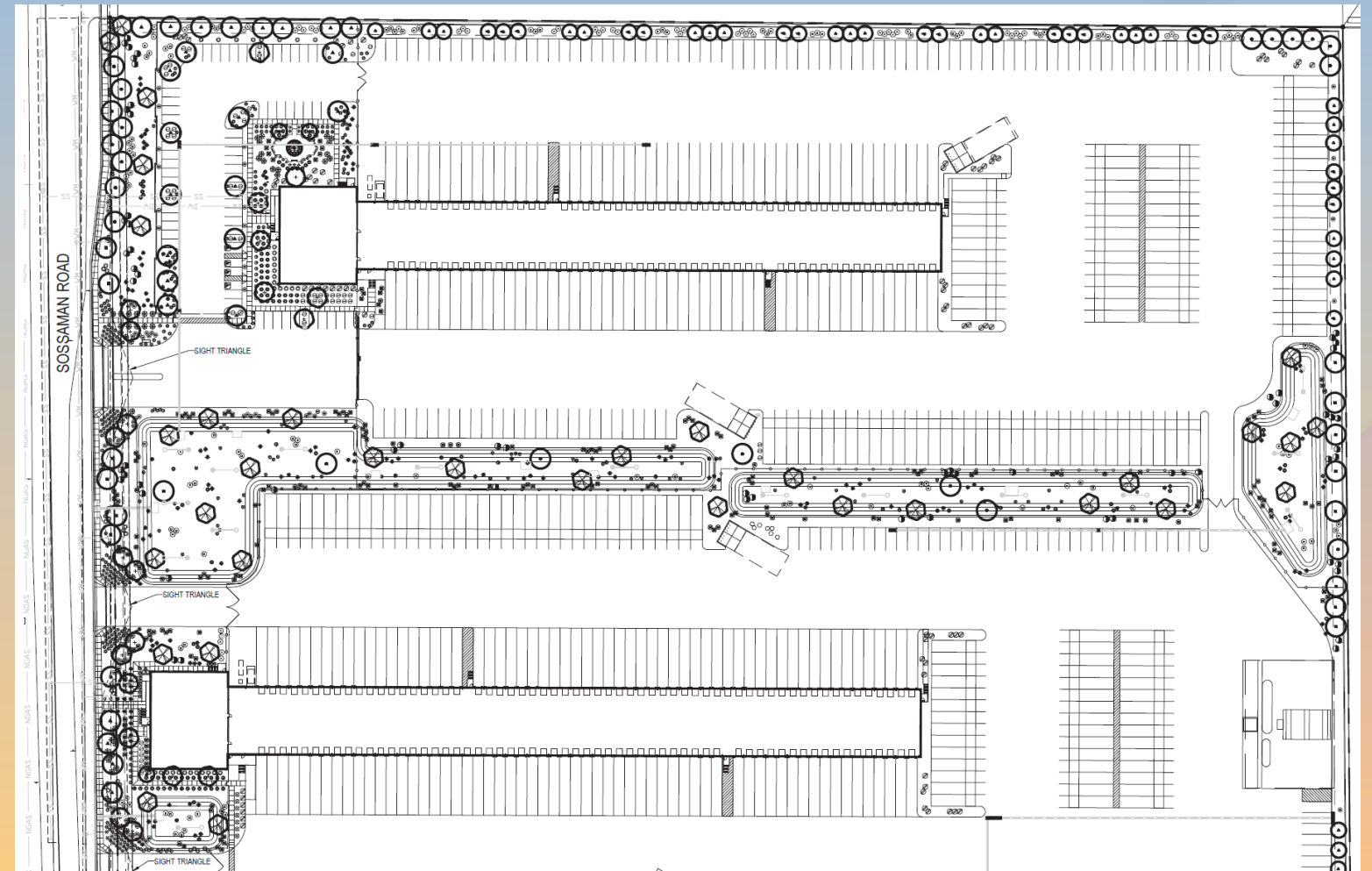


<i>Cercidium x 'Desert Museum'</i> Desert Museum Palo Verde	15 gal 24" box
<i>Chitalpa tashkentensis</i> Chitalpa	24" box 36" box
<i>Prosopis glandulosa</i> Texas Honey Mesquite	15 gal 24" box
<i>Quercus virginiana</i> Southern Live Oak	15 gal 24" box
<i>Ulmus parvifolia</i> Evergreen Elm	15 gal 24" box

## ACCENT TREES:



<i>Caesalpinia mexicana</i> Mexican Bird of Paradise	15 gal 24" box
<i>Sophora secundiflora</i> Texas Mountain Laurel	15 gal 24" box





# Landscape Plan

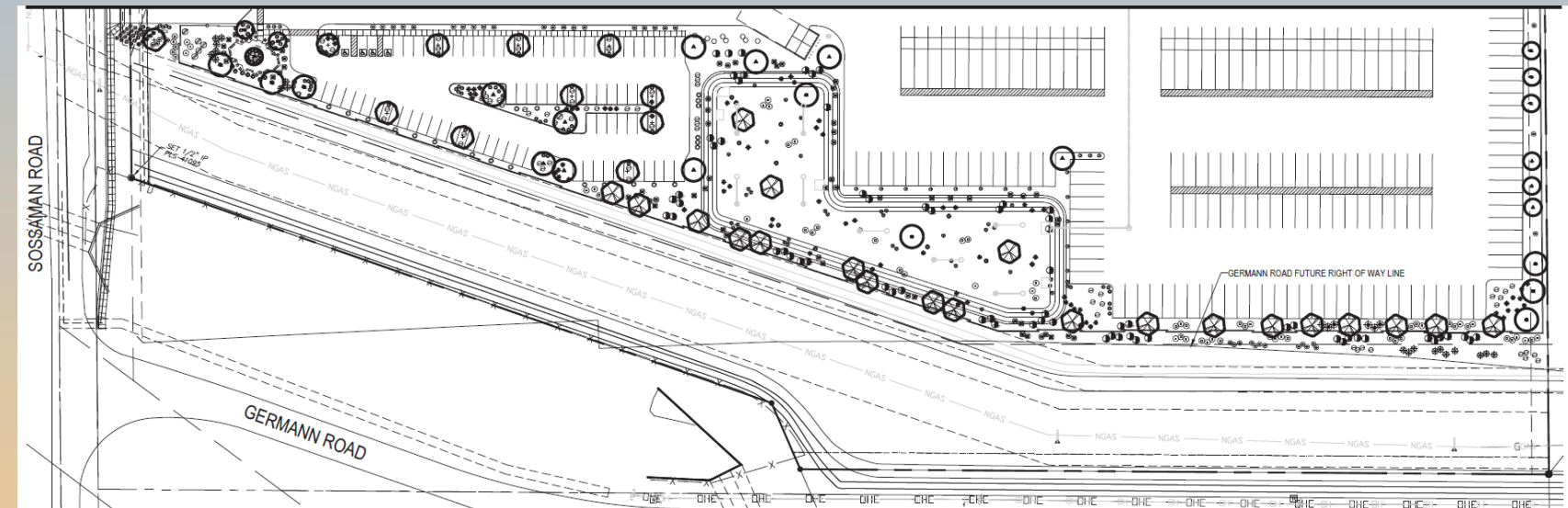
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# Elevations – Building 1



NORTH ELEVATION - SCALE: 1" = 20'-0"



A: PARTIAL NORTH ELEVATION - SCALE: 1/8" = 1'-0"



# Elevations – Building 1



SOUTH ELEVATION - SCALE: 1" = 20'-0"

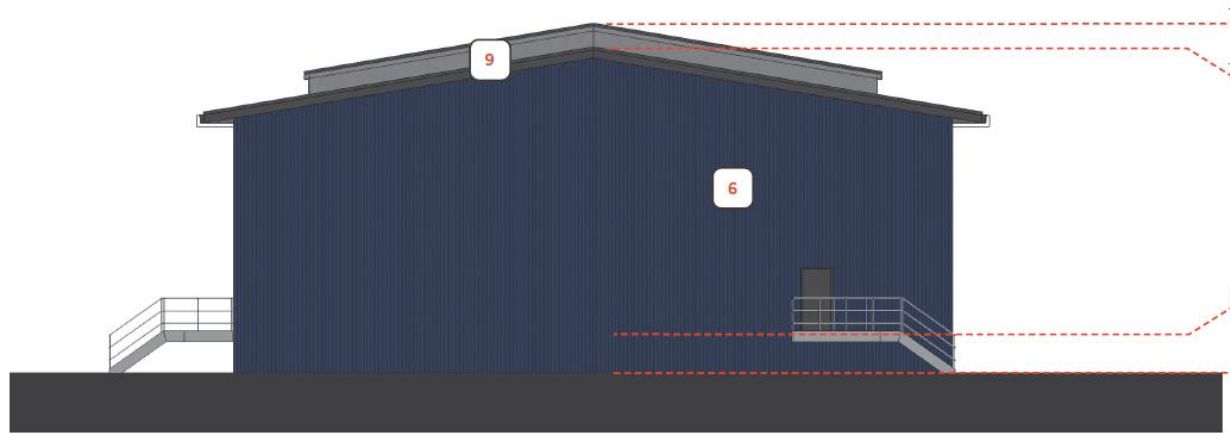


B: PARTIAL SOUTH ELEVATION - SCALE: 1/8" = 1'-0"





# Elevations – Building 1



EAST ELEVATION - SCALE: 1/8" = 1'-0"



WEST ELEVATION - SCALE: 1/8" = 1'-0"



# Elevations – Building 2



NORTH ELEVATION - SCALE: 1" = 20'-0"



A: PARTIAL NORTH ELEVATION - SCALE: 1/8" = 1'-0"

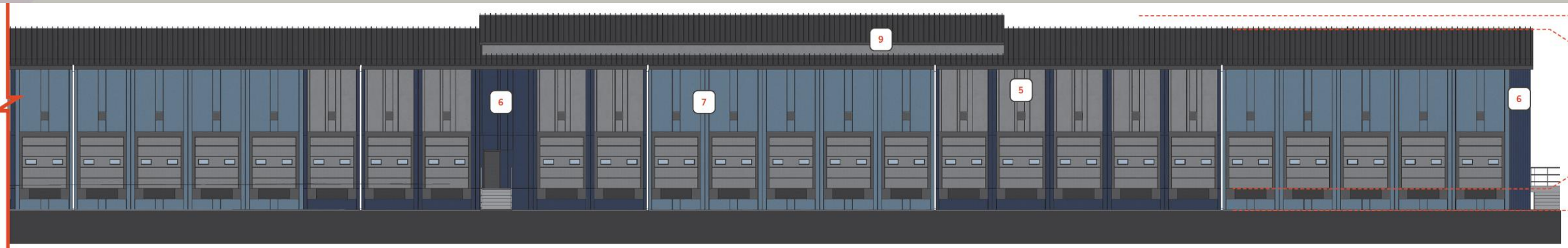




# Elevations – Building 2



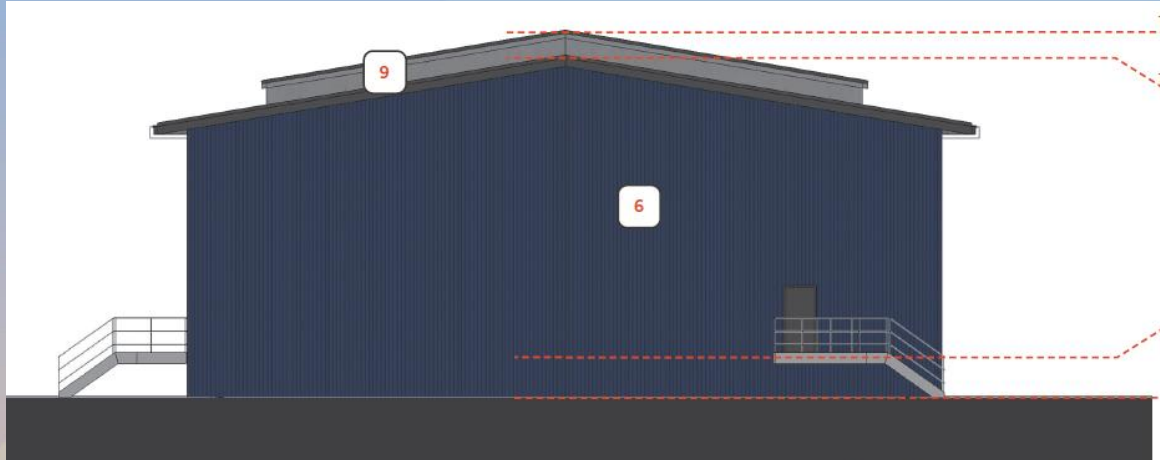
SOUTH ELEVATION - SCALE: 1" = 20'-0"



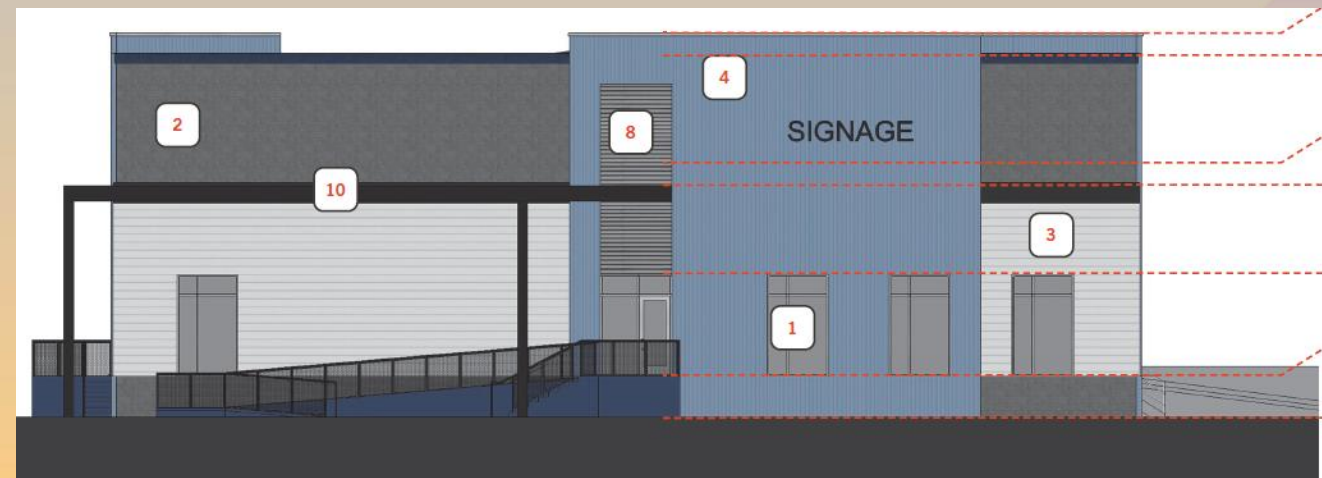
B: PARTIAL SOUTH ELEVATION - SCALE: 1/8" = 1'-0"



# Elevations – Building 2



EAST ELEVATION - SCALE: 1/8" = 1'-0"



WEST ELEVATION - SCALE: 1/8" = 1'-0"





# Rendering







# Rendering







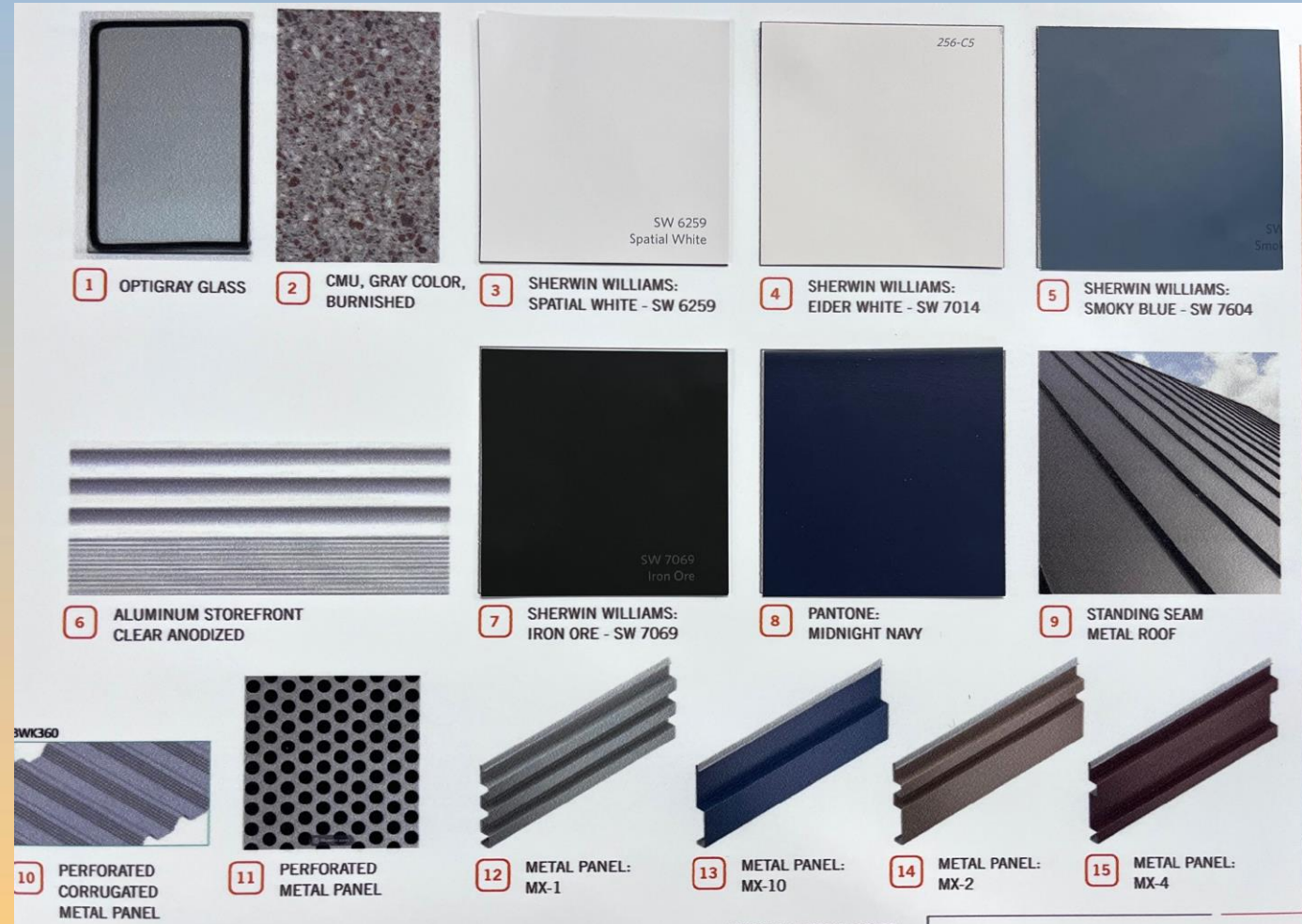
# Rendering







# Colors and Materials







# Alternative Compliance

- No more than 50% of the façade may be covered with one material
- Incorporate 3 different and distinct materials



# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations & landscape design
- ✓ Alternative compliance requests

*Staff welcomes any feedback*





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