



DESIGN REVIEW BOARD

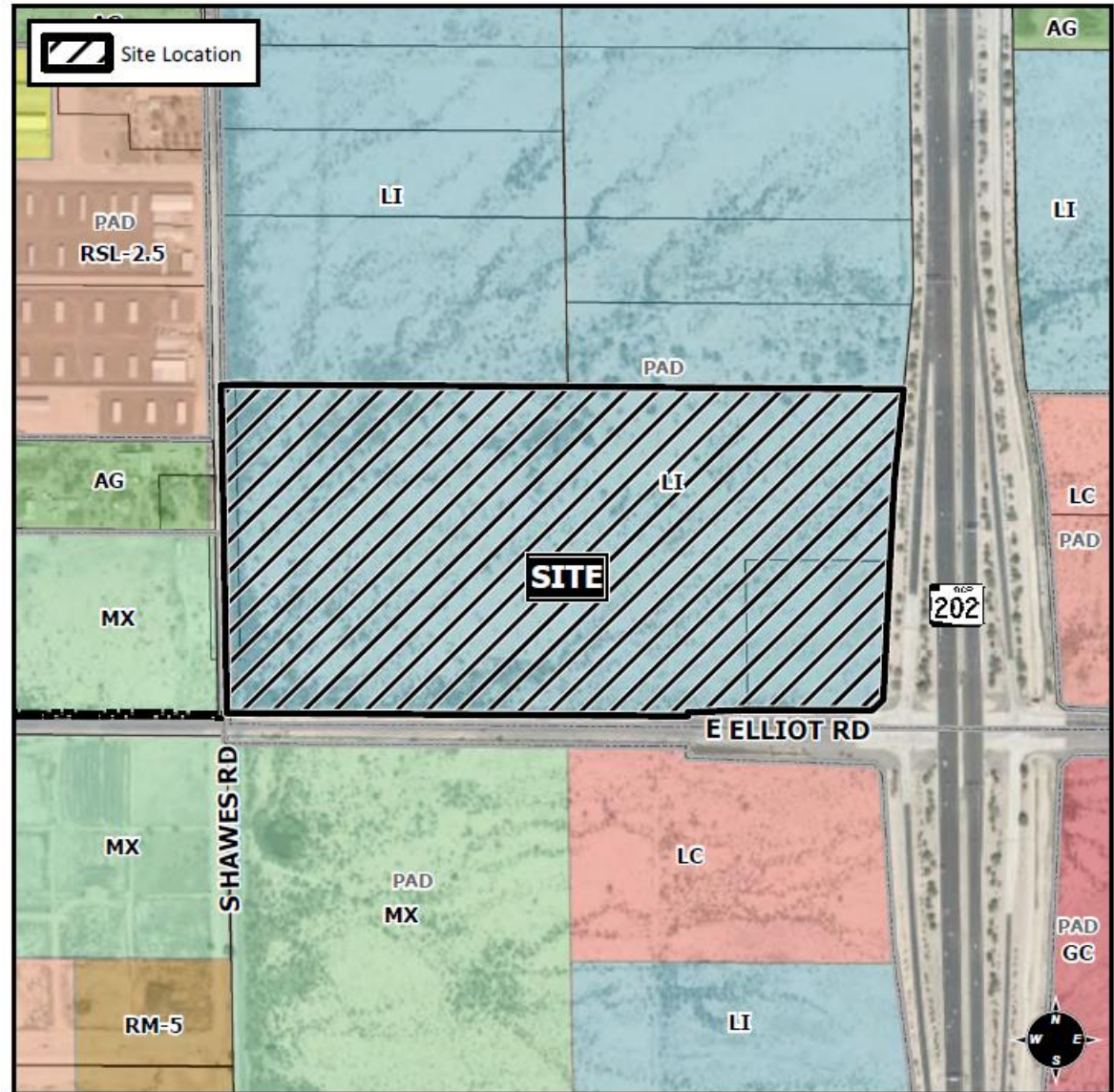
January 12, 2021



DRB20-00768

Location

- North of Elliot Road
- East of Hawes Road
- West of 202 San Tan Freeway





Request

- Design Review

Purpose

- Allow for 2 industrial buildings

Site Photos



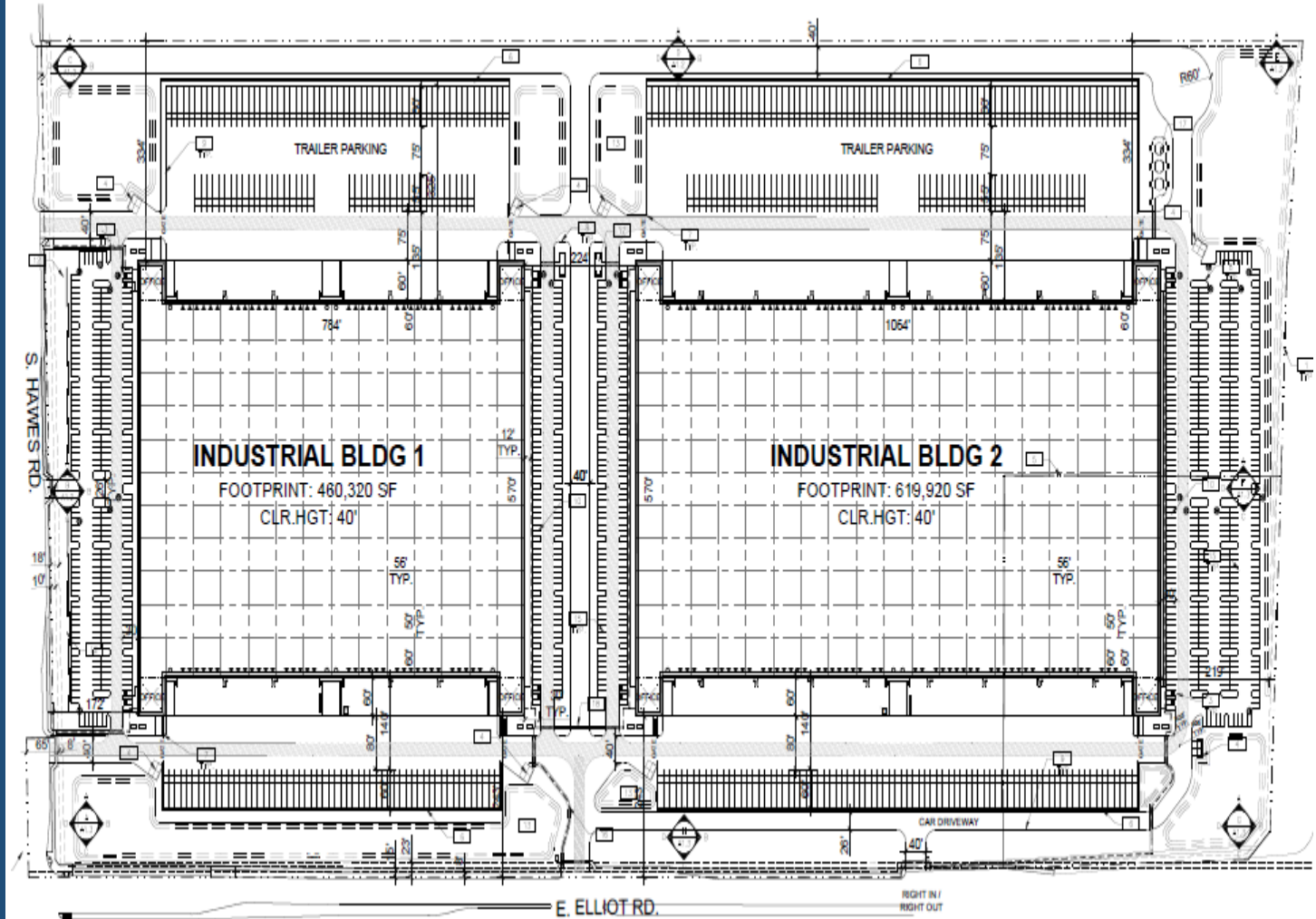
Looking north towards the site



Looking east towards the site

Site Plan

- 2 industrial buildings
- Truck docks located on north & south sides
- Appr. 1,080,420 SF
- Access from Hawes & Elliot Rds



Landscape Plan

PLANT SCHEDULE

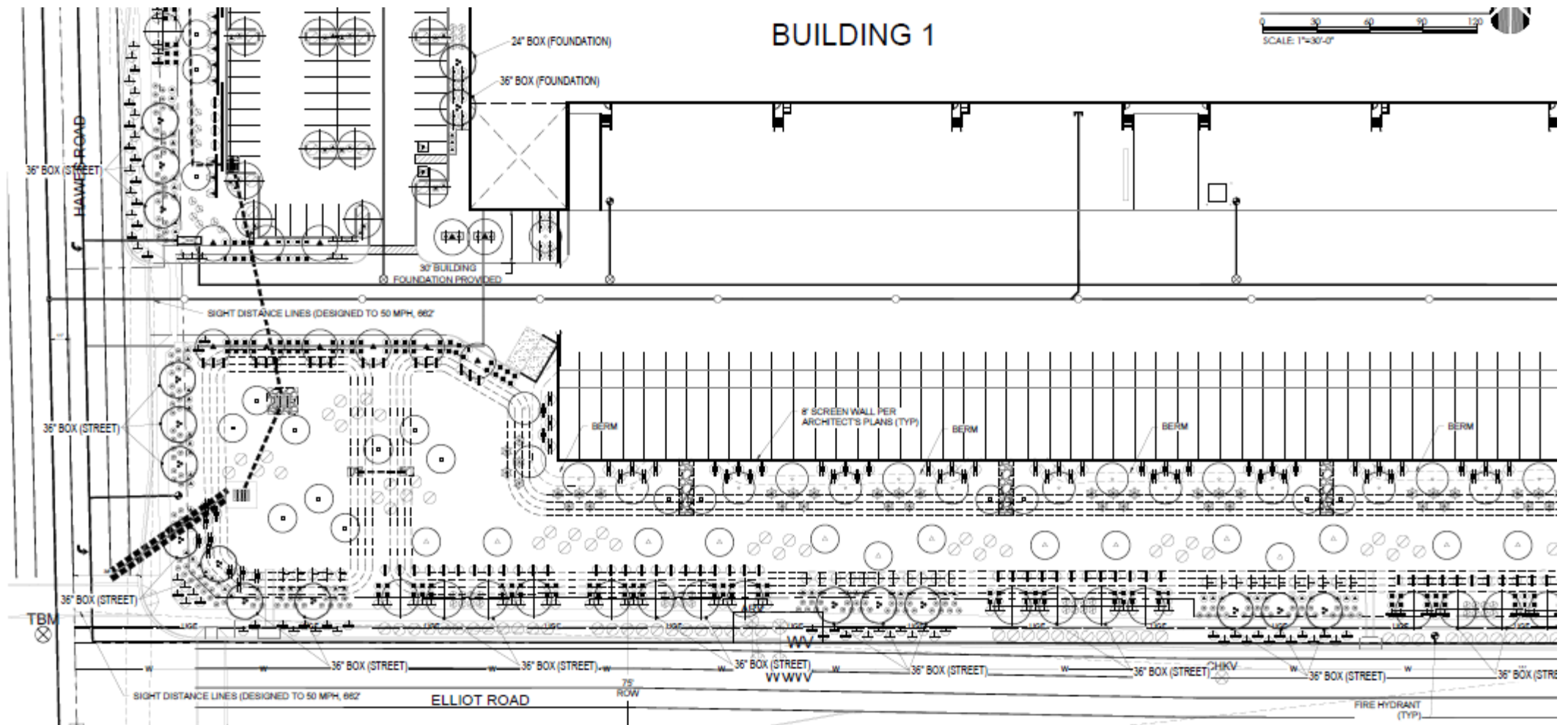
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	REMARKS
TREES				
	ACACIA SALICINA WILLOWLEAF ACACIA	15 GAL 24" BOX	139 28	STAKE AS REQUIRED
	PARKINSONIA FLORIDUM BLUE PALO VERDE	24" BOX 36" BOX	170 12	STAKE AS REQUIRED
	OLENIA TESTOSA IRONWOOD	24" BOX 36" BOX	8 88	STAKE AS REQUIRED
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	15 GAL	79	STAKE AS REQUIRED
	CHILOPSIS LINEARIS DESERT WILLOW	15 GAL	85	STAKE AS REQUIRED
	CERCIDIUM PRAECOX PALO BREA	24" BOX	94	STAKE AS REQUIRED
	EUCALYPTUS PAUJANA GHOST GUM	24" BOX 36" BOX	12 2	STAKE AS REQUIRED
SHRUBS				
	PROSOPIS JULIFLORA ARIZONA NATIVE MESQUITE	5 GAL	16	STAKE AS REQUIRED
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	37	1 GPH EMITTER
	CASSIA NEMOPHILA DESERT CASSIA	1 GAL	269	1 GPH EMITTER
	EREMOPHILA HYDROPHABA 'BLUE BELLS' BLUE BELLS	5 GAL	180	1 GPH EMITTER
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	5 GAL	982	1 GPH EMITTER
	ACACIA REDDOLENS 'DESERT CARPET' N.C.N.	1 GAL	457	1 GPH EMITTER
	EREMOPHILA MACULATA 'VALENTINE' VALENTINE EMU	5 GAL	702	1 GPH EMITTER
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GAL	97	1 GPH EMITTER
	TECOMA SPIR 'ORANGE JUBILEE'	5 GAL	230	1 GPH EMITTER
	LEUCOPHYLLUM ZYOPHYLLUM 'CIMARRON' CIMARRON SAGE	5 GAL	1087	1 GPH EMITTER
ACCENTS				
	HESPERALOE FUNIFERA GRANT HESPERALOE	5 GAL	118	1 GPH EMITTER
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	486	1 GPH EMITTER
	MULLENBERGIA CAPLARI 'REGAL MIST' REGAL MIST DEER GRASS	1 GAL	44	1 GPH EMITTER
	AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE	5 GAL	458	5 GPH EMITTER
	EREMOPHILA GLABRA 'MINEW GOLD' OUTBACK SUNRISE EMU	1 GAL	457	1 GPH EMITTER
	DECOMPOSED GRANITE 'EXPRESS GOLD'	3/4" SCREENED	2"	DEPTH ALL LANDSCAPE AREAS

NOTES:

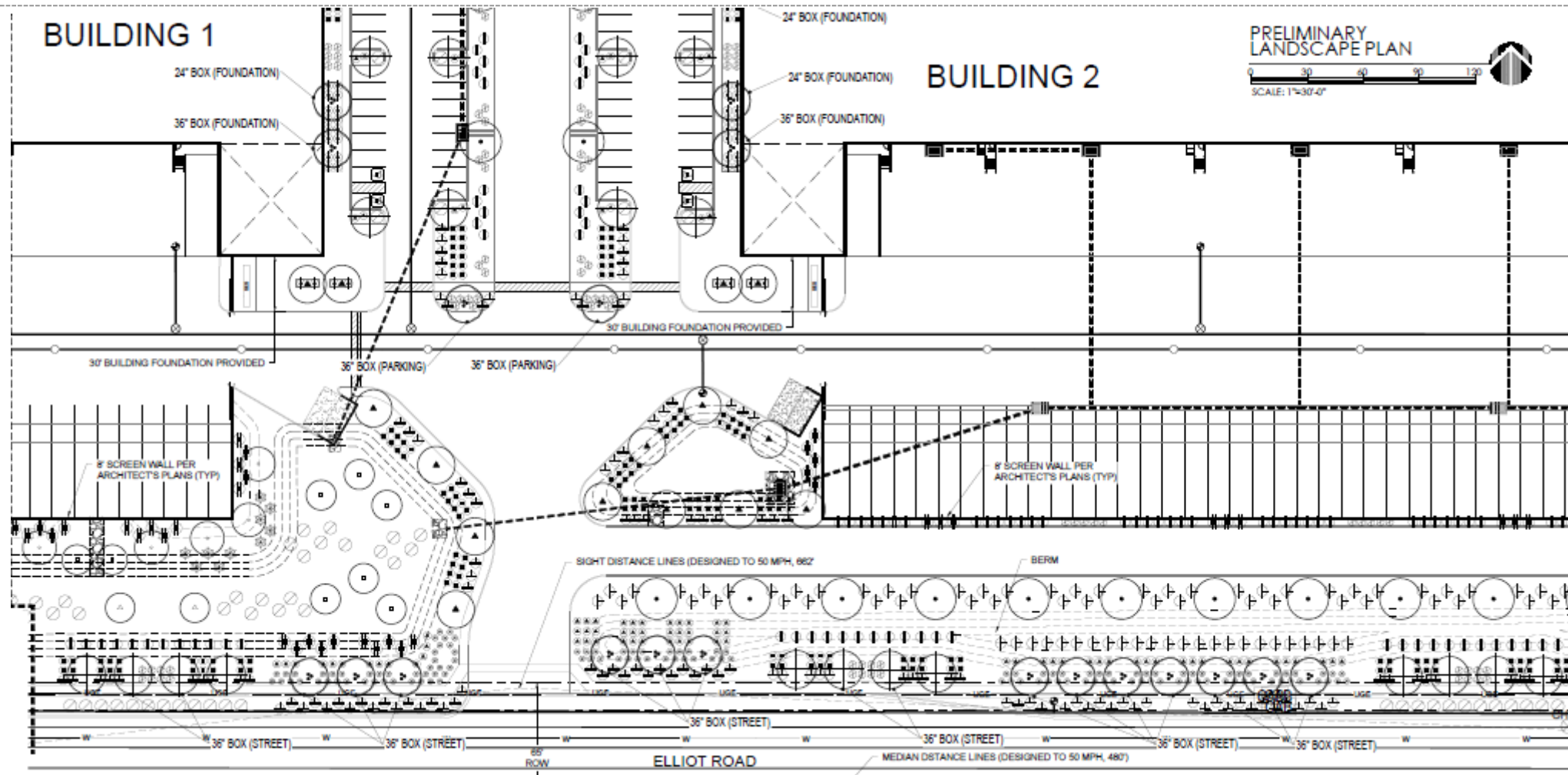
- 1) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE
- 2) LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM



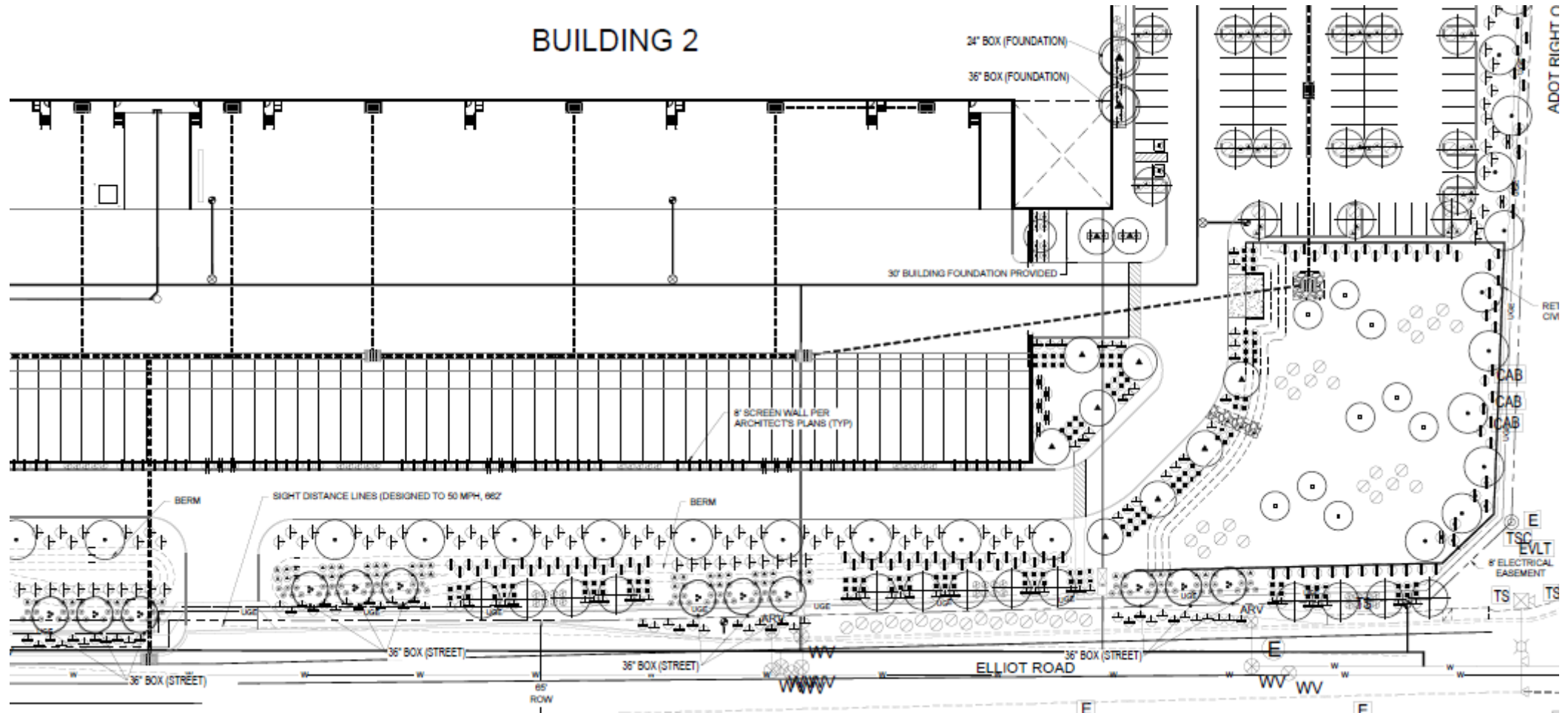
Landscape Plan



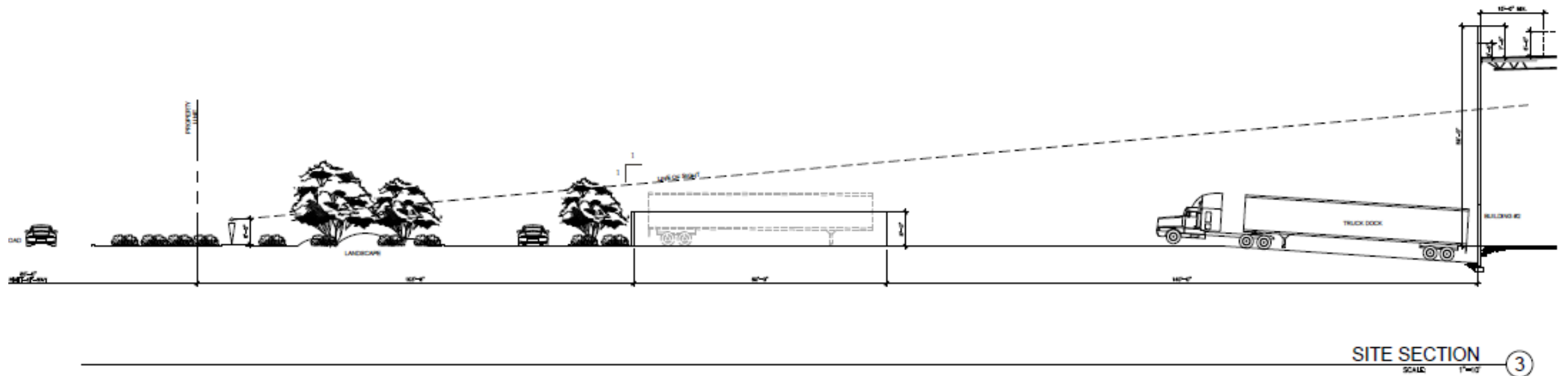
Landscape Plan



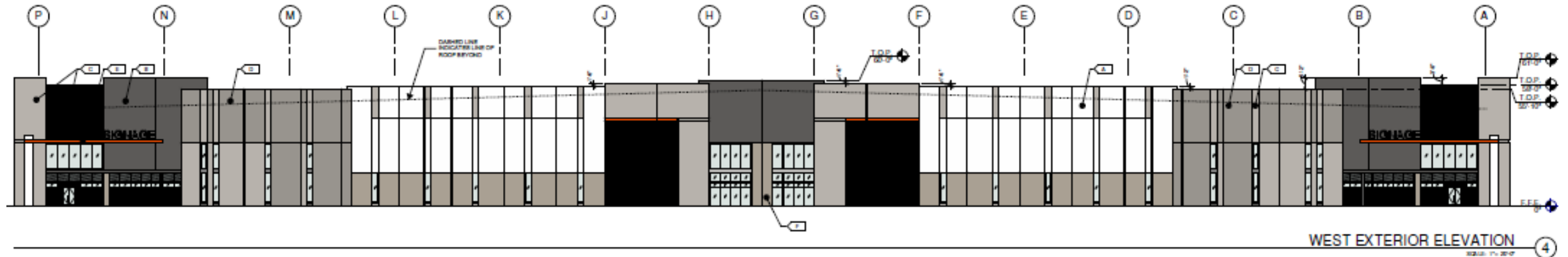
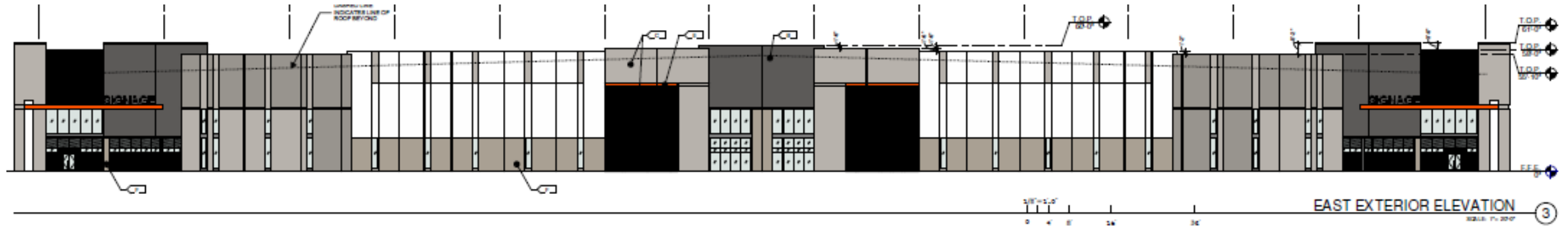
Landscape Plan



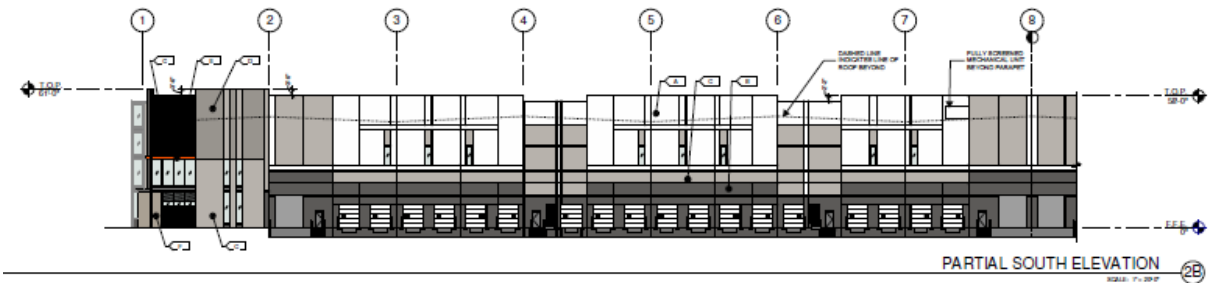
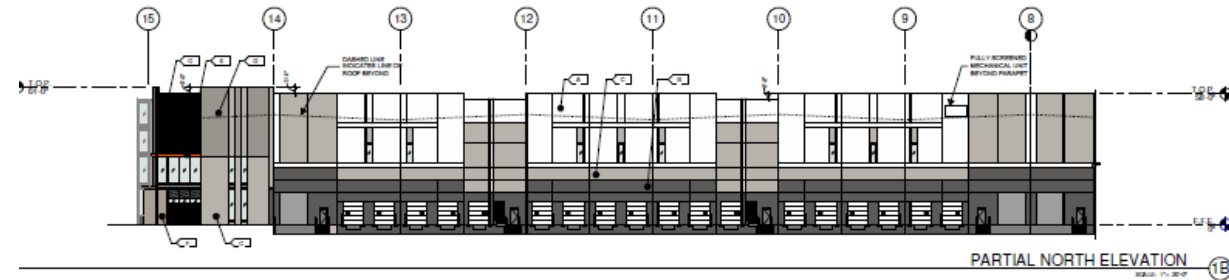
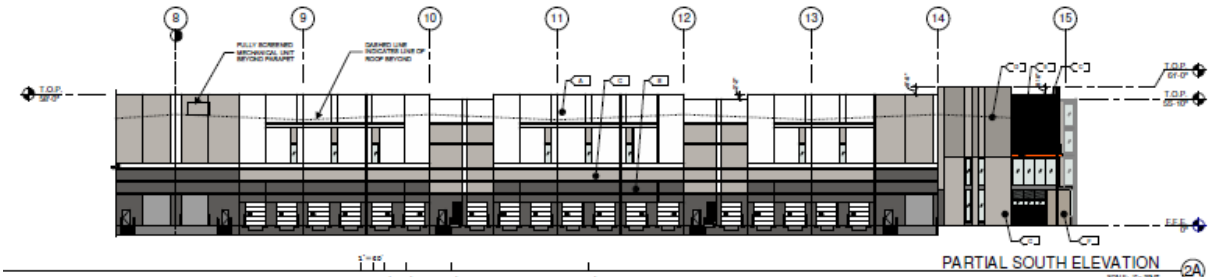
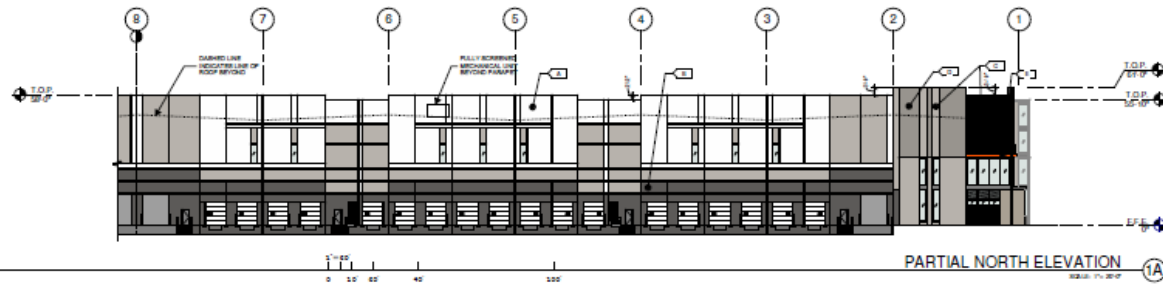
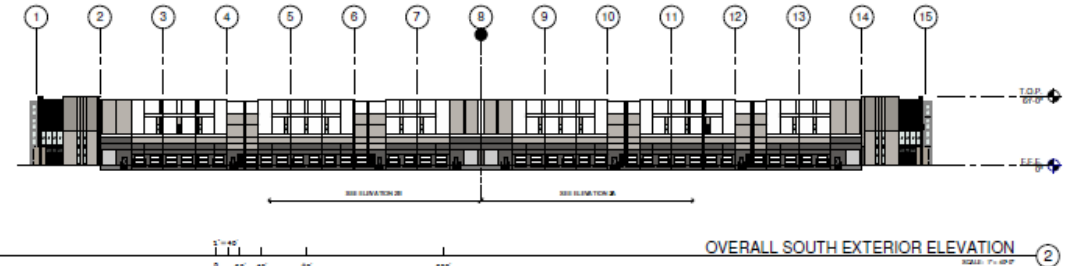
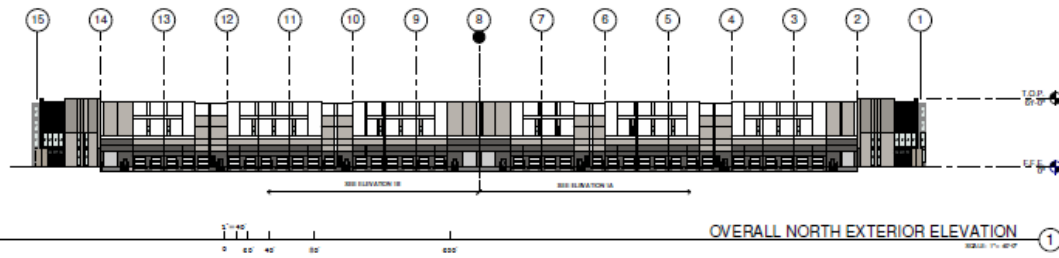
Site Visibility Section



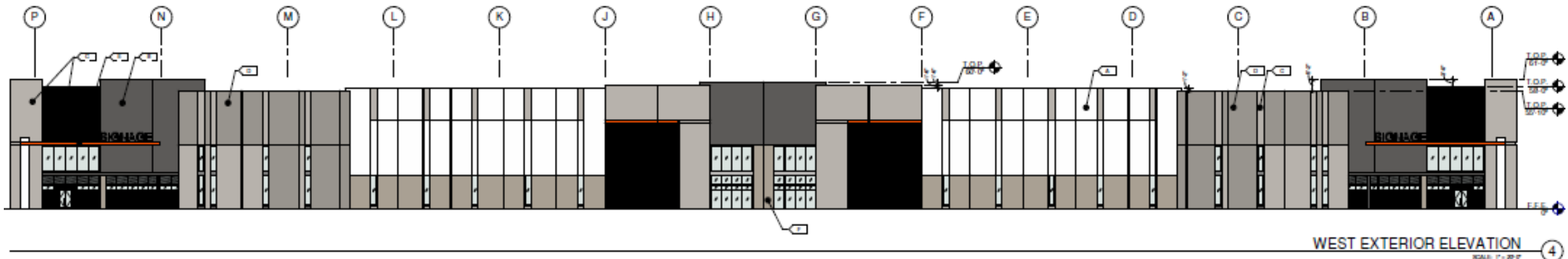
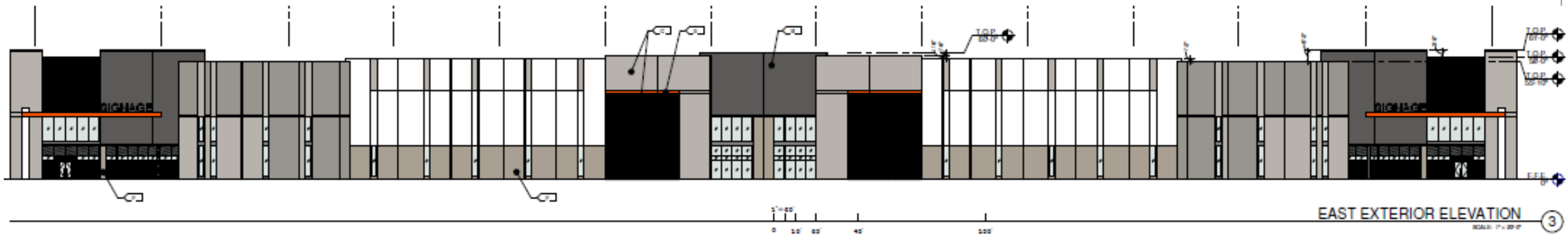
Elevations – Building 1



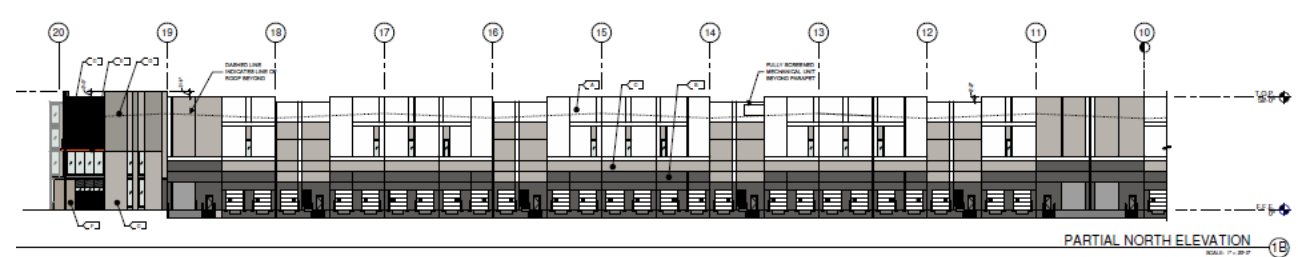
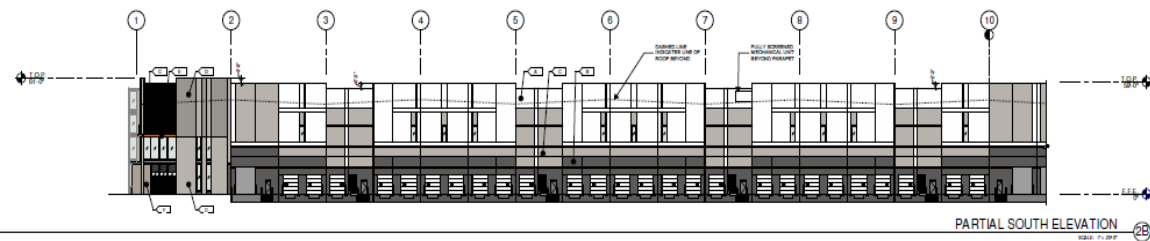
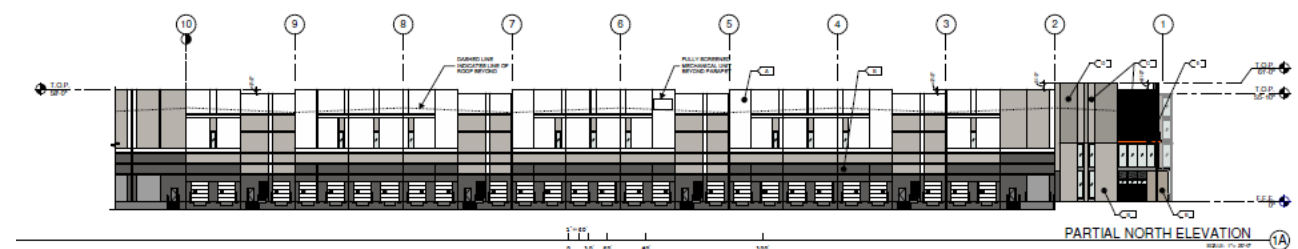
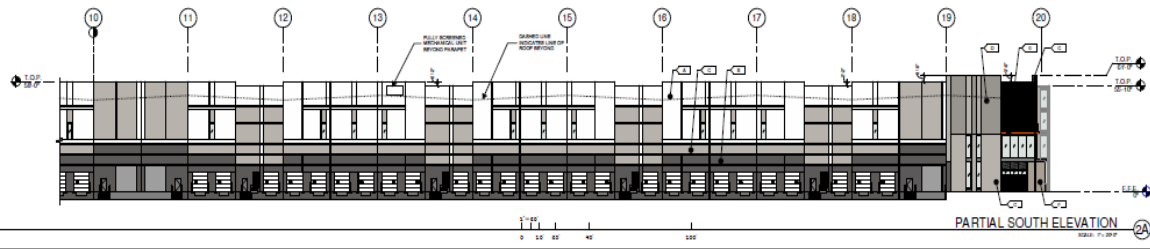
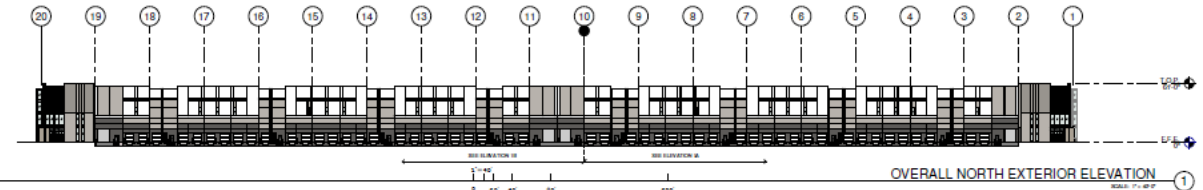
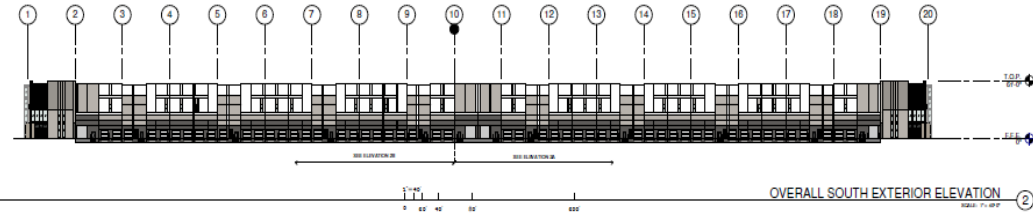
Elevations – Building 1



Elevations – Building 2



Elevations – Building 2



Renderings



Renderings



Renderings



Renderings

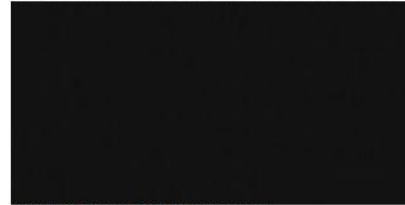


Renderings – Screen Wall

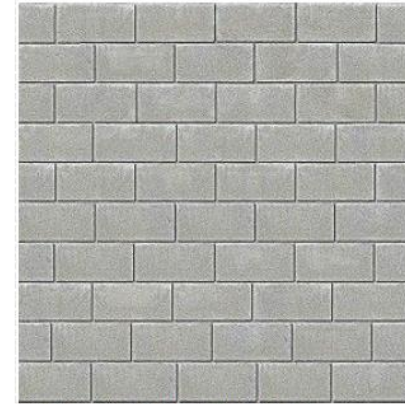


Colors & Materials

- Concrete tilt panels
- Board-form concrete
- Glazing
- Concrete formliner



BLACK ANODIZED ALUMINUM STOREFRONT



STANDARD PAINTED B: GAUNTLET GRAY SW 7019



B: GAUNTLET GRAY SW 7019



C: PEWTER CAST SW 7673



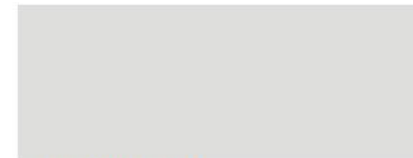
VITRO AZURIA SOLAR GRAY GLAZING



BOARDFORM CONCRETE: OUTBACK - DAVIS
COLORS



D: MINDFUL GRAY SW 7016



A: NEBULOUS WHITE SW 7063



E: SWEET POTATO - DE5201

Design Guidelines

Section 11-6-3

✓	Varied building height
✓	Employee and Visitor Amenities
✓	Exterior buildings subdivided & proportioned to human scale

Alternative Compliance

11-7-3-B-2	All parapets must have detailing
11-6-3-B-5	No more than fifty percent (50%) of the total façade may be covered with one (1) single material.

Summary

Findings

- ✓ Staff has no major concerns
- ✓ Project requests Alternative Compliance
- ✓ Staff welcomes any feedback



DESIGN REVIEW BOARD

January 12, 2021

Floor Plans

