



DESIGN REVIEW BOARD

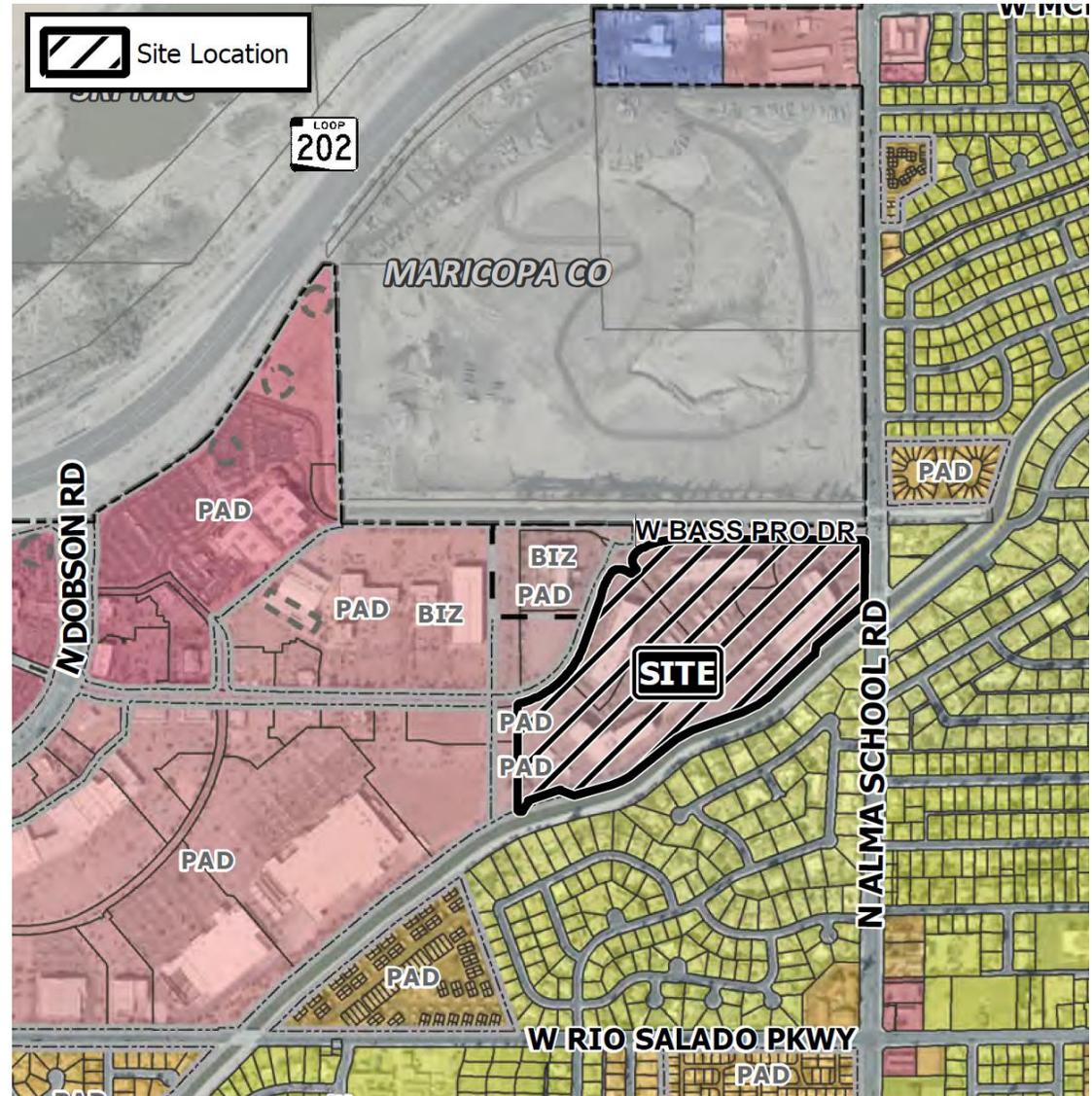
February 9, 2021



DRB20-00511

Location

- West of Alma School Road on the south side of Bass Pro Drive





Request

- Design Review

Purpose

- Proposed office building and parking garage

Street View

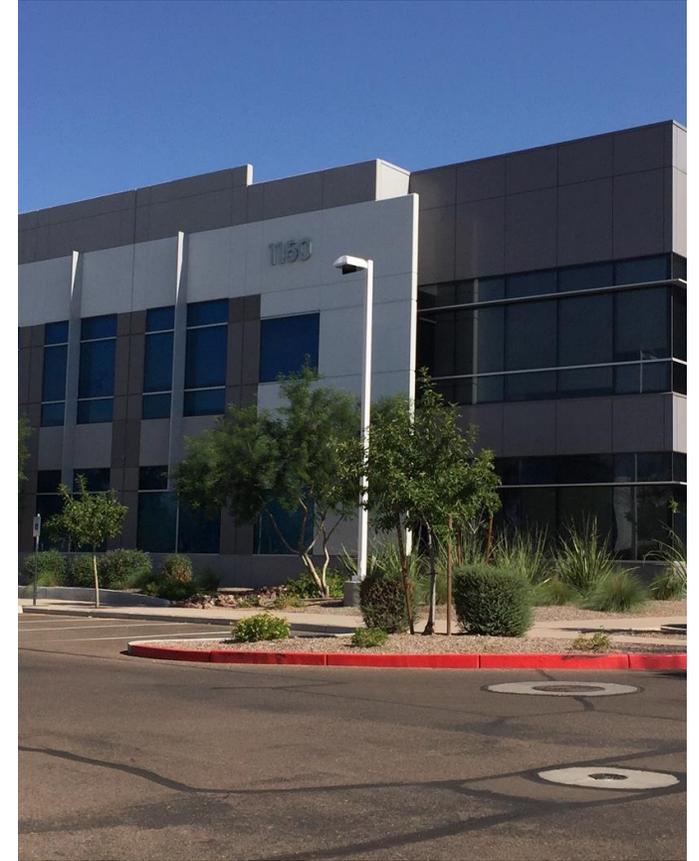


Looking southwest from Alma School Road & Bass Pro Drive

Site Photos

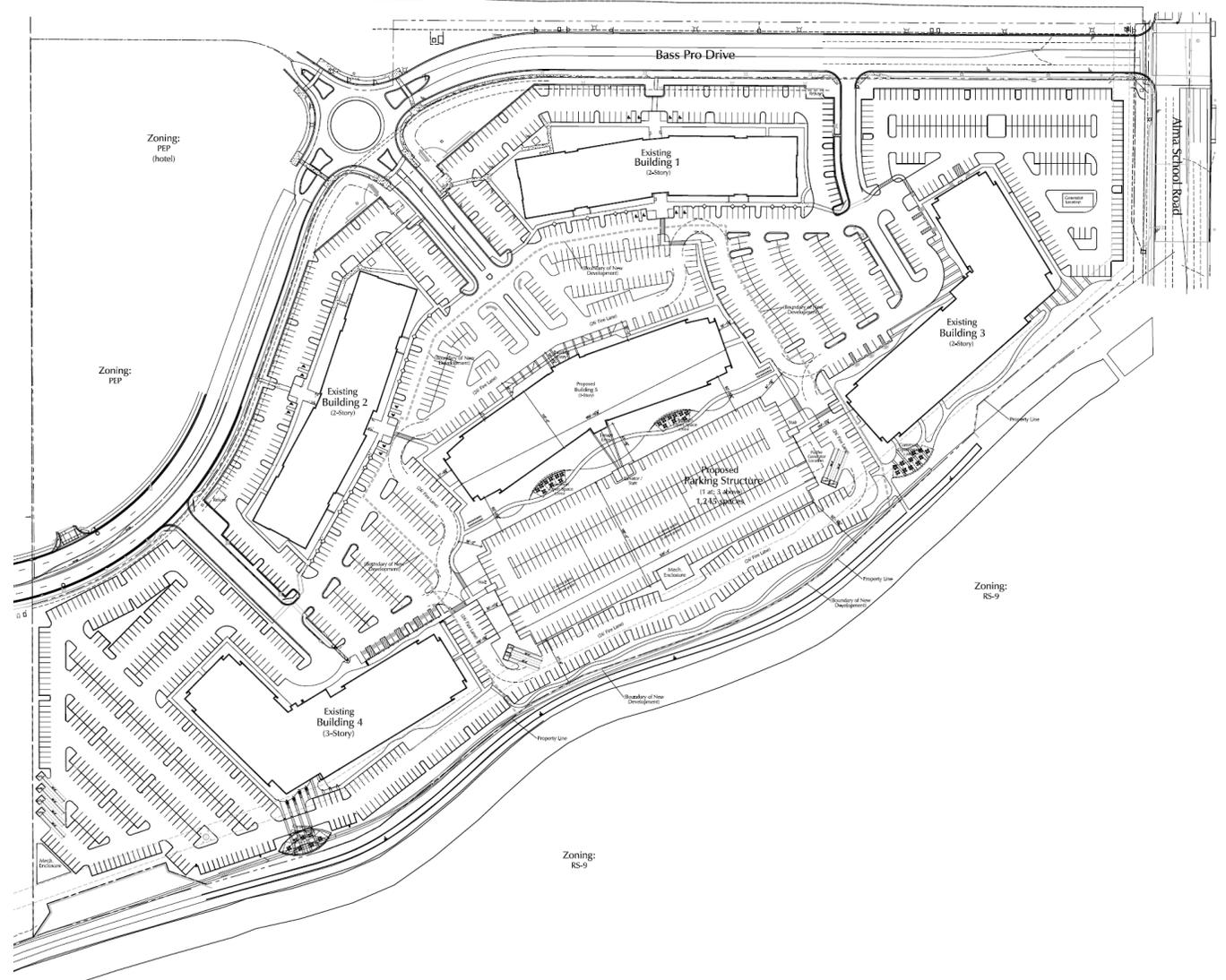


Site Photos

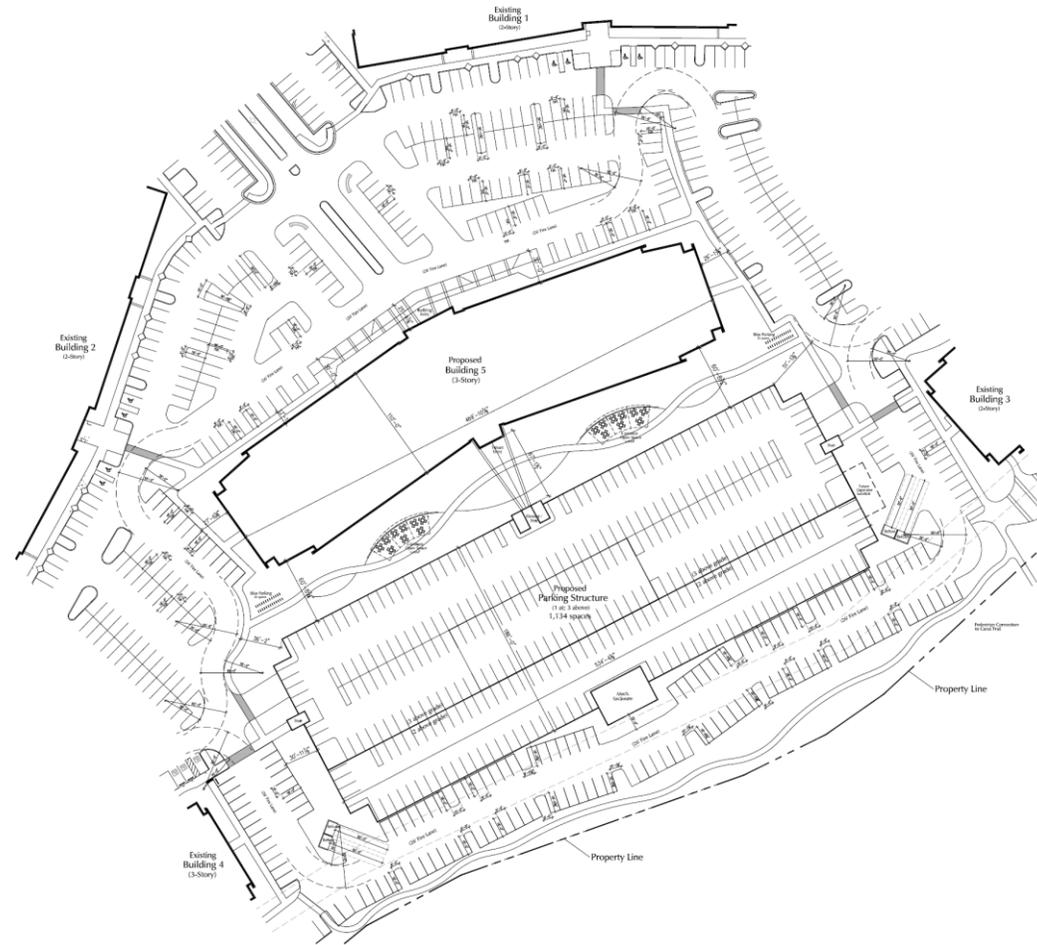


Site Plan

- 3-story office building and 4-story parking garage
- 4 existing office buildings

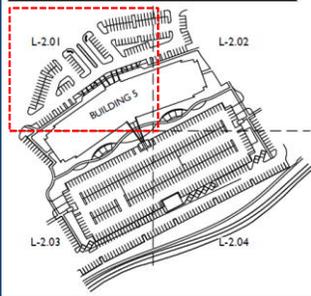


Site Plan



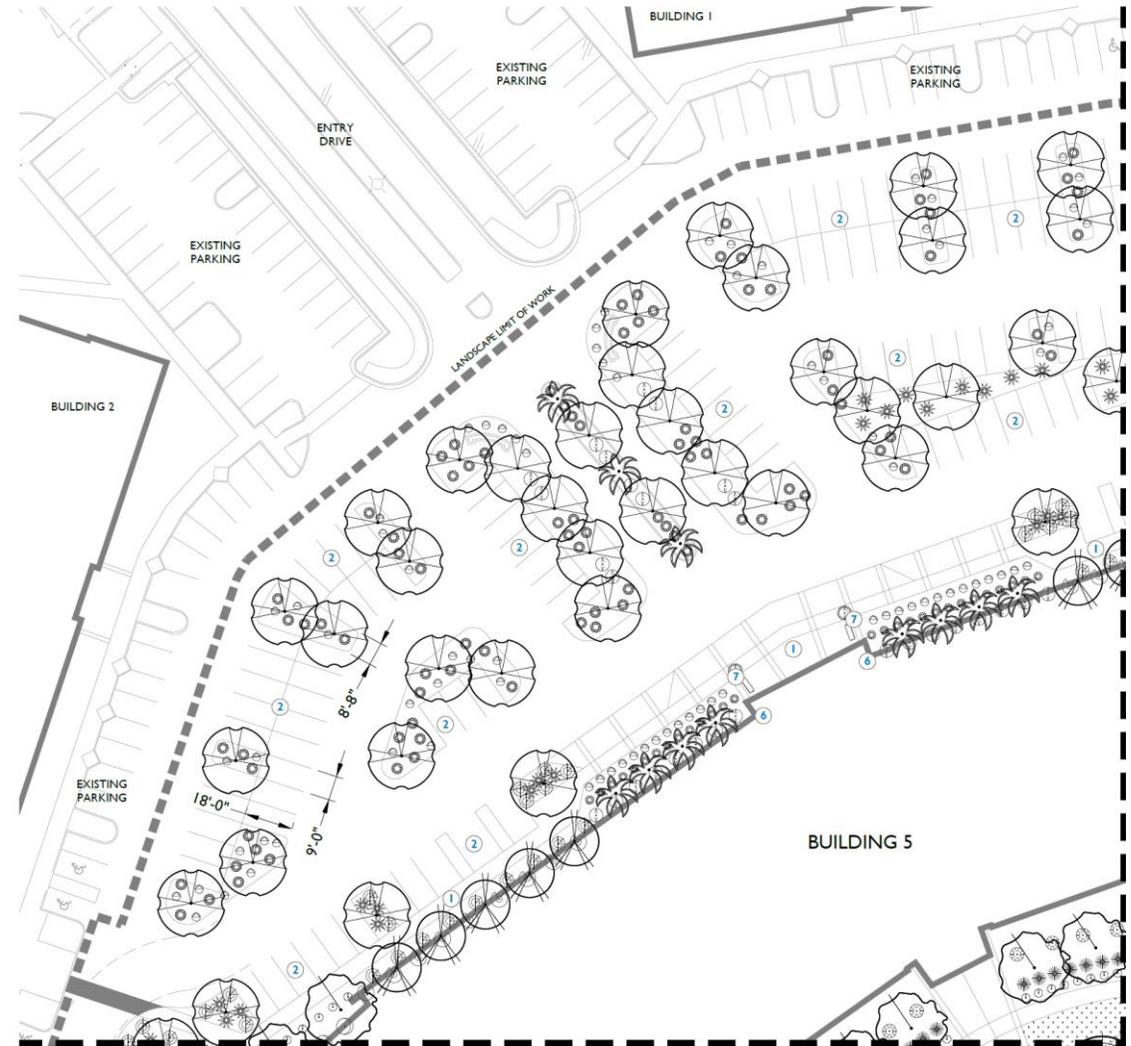
Landscape Plan

KEY MAP



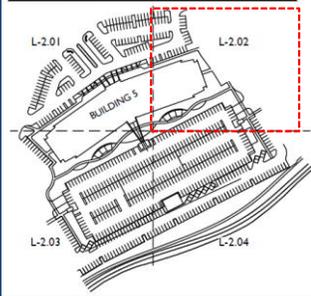
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia salicina</i>	Willow Acacia	48" Box	46
	<i>Caesalpinia cacalaco</i>	Cascalote	48" Box	23
	Mondel Pine	Pinus edlarica	48" Box	13
	<i>Parkinsonia x 'Desert Museum'</i>	Desert Museum Palo Verde	48" Box	76
	<i>Phoenix dactylifera</i>	Date Palm	18" Tall	11
	<i>Pistacia chinensis 'Red Push'</i>	'Red Push' Chinese Pistache	48" Box	14
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	48" Box	14
	Existing Tree			16
SHRUBS/ACCENTS				
	<i>Agave americana</i>	Century Plant	5 Gal	62
	<i>Agave desmettiana</i>	Smooth Agave	5 Gal	148
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal	55
	<i>Dasyliston quadrangulum</i>	Mexican Grass Tree	5 Gal	85
	<i>Encelia farinosa</i>	Brittlebush	5 Gal	16
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal	32
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal	82
	<i>Hesperaloe parviflora 'Brakeights'</i>	Brakeights Red Yucca	5 Gal	77
	<i>Leucophyllum laevigatum</i>	Chihuahuan Sage	5 Gal	68
	<i>Muhlenbergia capillaris 'Regal Mist'</i>	'Regal Mist' Muhly	5 Gal	82
	<i>Muhlenbergia lindheimeri 'Autumn Glow'</i>	'Autumn Glow' Muhly	5 Gal	102
	<i>Muhlenbergia rigens</i>	Deer Grass	5 Gal	210
	Existing Shrub			
VINE				
	<i>Trachelospermum jasminoides</i>	Star Jasmine	5 Gal	12
GROUNDCOVERS				
	<i>Eremophila prostrata 'Outback Sunrise'</i>	'Outback Sunrise'	1 Gal	140
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal	267
TURF				
	<i>Cynodon dactylon 'Tifway 419'</i>	Tifway 419	Sod	2492 S.F.



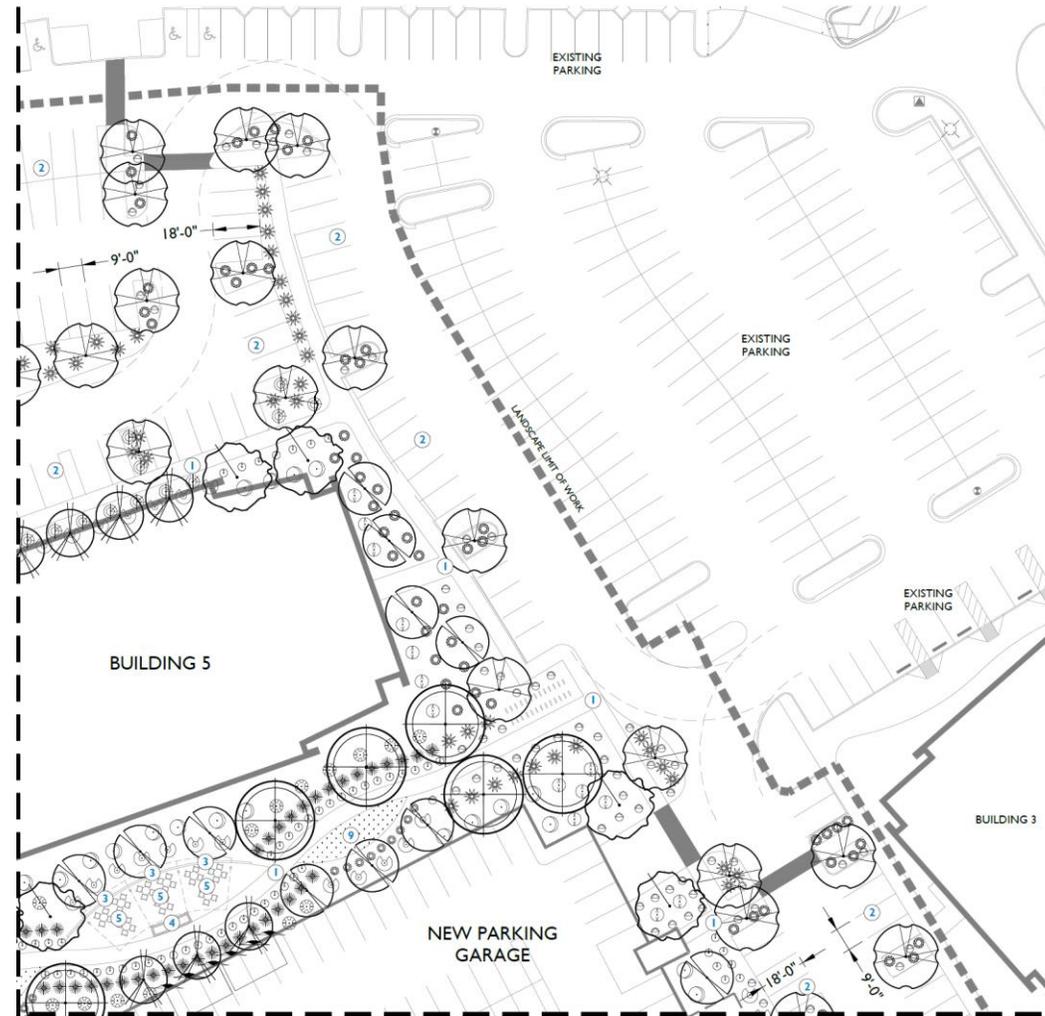
Landscape Plan

KEY MAP



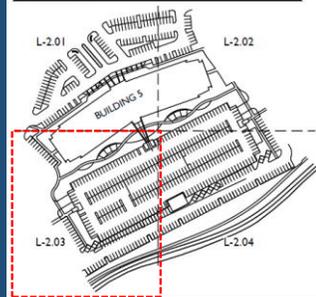
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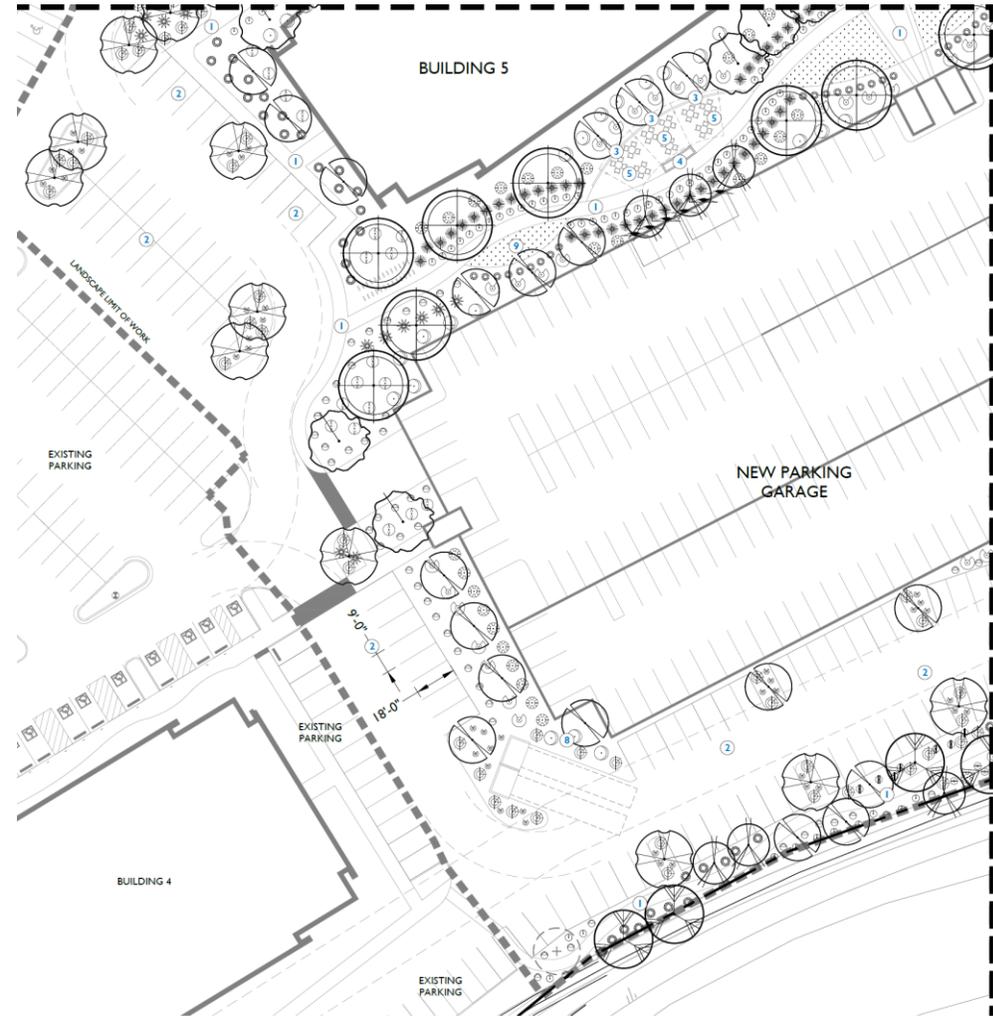
Landscape Plan

KEY MAP



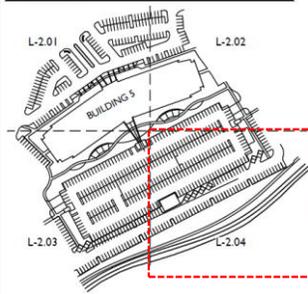
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Landscape Plan

KEY MAP



PLANT LEGEND

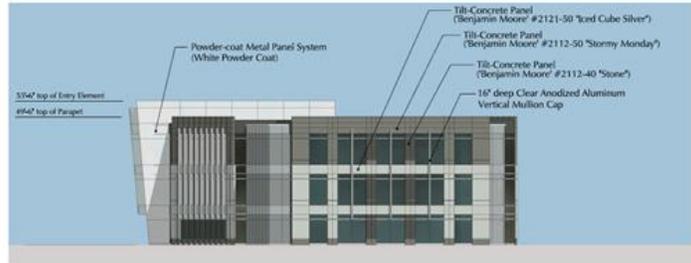
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Elevations



North Elevation



West Elevation



East Elevation



South Elevation

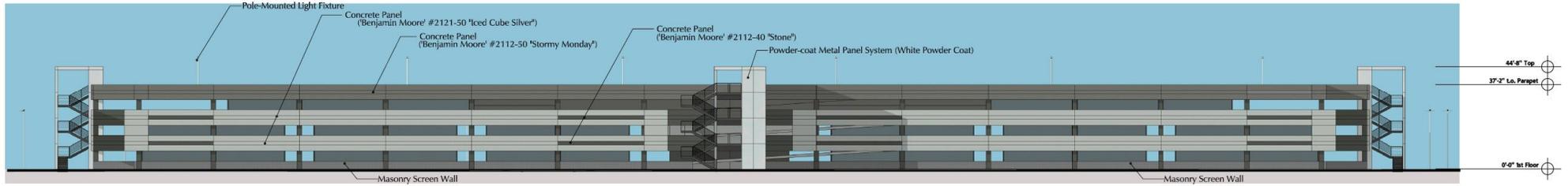
Elevations



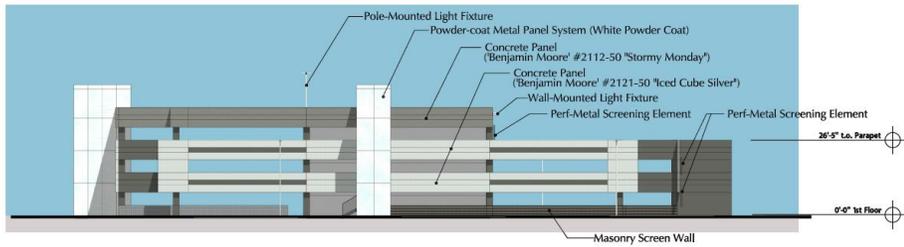
Elevations



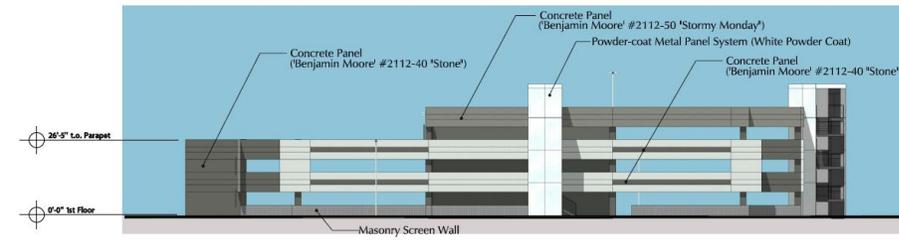
Elevations



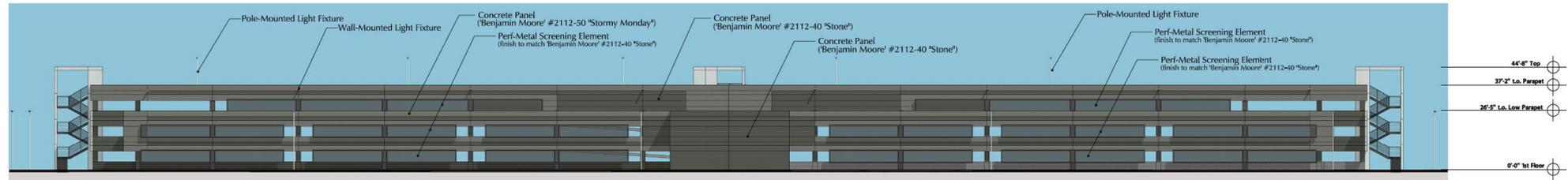
North Elevation



West Elevation

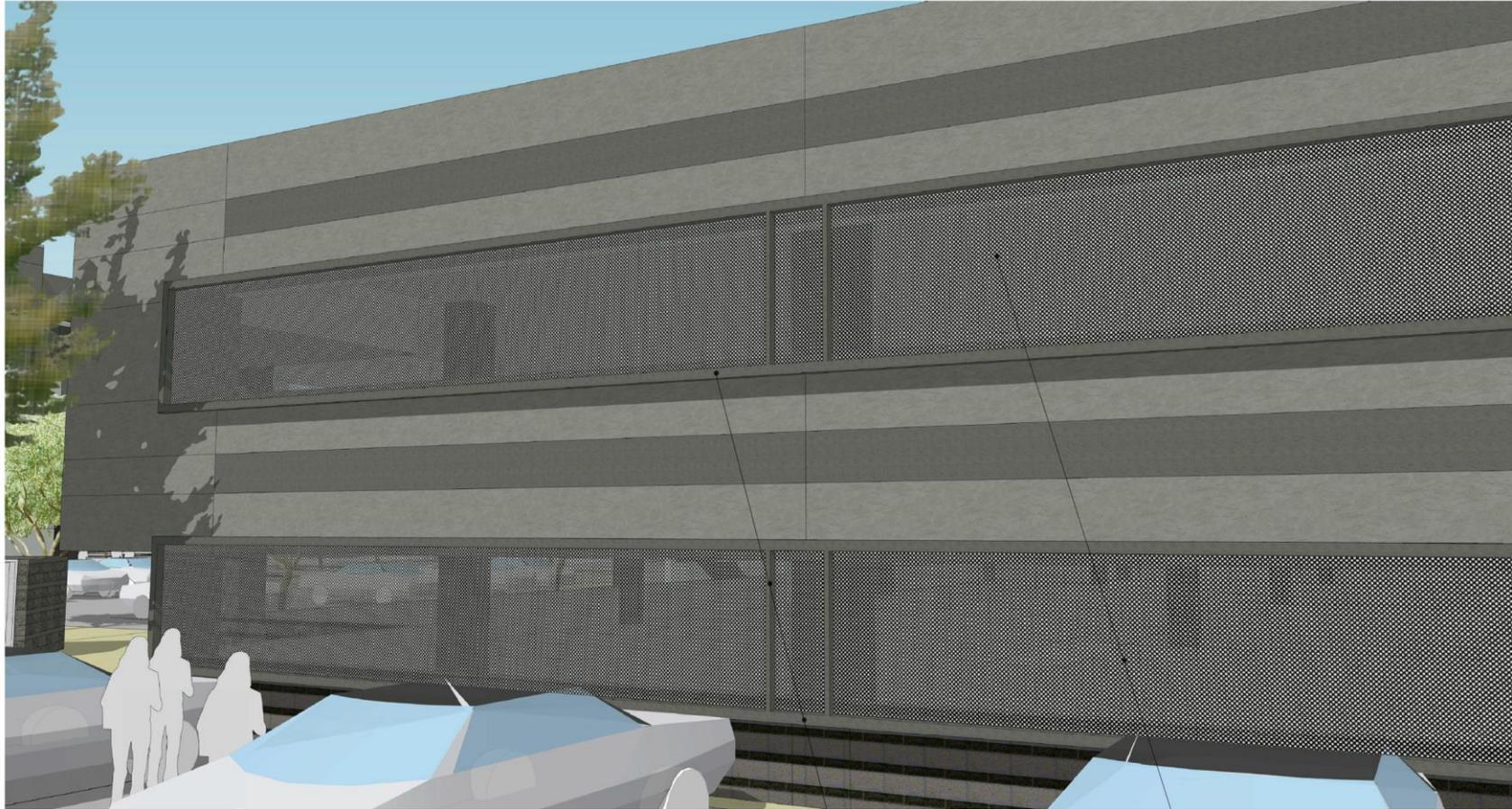


East Elevation



South Elevation

Elevations



Tube Steel Frame and Accent Pieces
(finish to match Benjamin Moore #2112-40 'Stone')

Perforated Metal Infill Panels
(finish to match Benjamin Moore #2112-40 'Stone')

Elevations



Sight Line Exhibit



Site Line Study Looking East



Site Line Key Plan

Colors & Materials



Viracon- 'Pacifica - 27'



Viracon- 'Gray - 3'



Viracon- 'VRE 1-46 Clear'



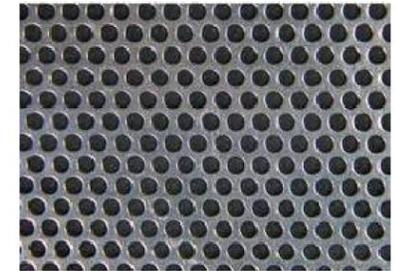
(Benjamin Moore' #2121-50 'Iced Cube Silver')



(Benjamin Moore' #2112-50 'Stormy Monday')



(Benjamin Moore' #2112-40 'Stone')



Perforated Metal Material Examples

Lighting

CORE 400 LX

ALW Architectural Wall Science

PROJECT

Job: _____ Name: _____
 Site: _____
 Part #: _____

SPECIFICATIONS

Notes: Mount 400 LX LED module up to 10000 lumens
 400 LX: 200W, 300W, 400W or 600W
 400 LX: 200W, 300W, 400W or 600W
 Color Rendering: 90 CRI Minimum among 90, 92, 94, 96 or 98 (See v1.201)
 CRI: 90, 92, 94, 96
 Size / Location: 1/2" recessed with visible or flush surface options
 Finish: 1/2" or 3/4" recessed with 1/8" or 3/16" depth (See 400 LX v1.201)
 Input Voltage: 120V or 277VAC, please consult architect or EPC for details
 Power: 200, 300, 400, 600 watts depending on LED module and option
 Efficiency: 110, 120, 140, 150, or 160 lm/w depending on LED module and option
 Material: 100% recyclable aluminum with stainless steel hardware
 Mount: 1/2" or 3/4" recessed with 1/8" or 3/16" depth
 Finish: Powder coat, 1500 degrees for exterior and vehicle use
 Weight: 6.5 to 12.5 lbs
 Location: Suitable for 100% duty applications
 Approval: UL Listed to UL 2590, 2596, 9710 and IES LM-79 v1.0
 LM-80: v1.0/2010 based on 6000K luminaire performance based on 8000h @ 25°C
 Warranty: Lifetime Limited Warranty, see warranty for details
 400 LX: See 400 LX for details

DESIGNER LOGS

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WSR LED

Architectural Wall Science

PROJECT

Job: _____ Name: _____
 Site: _____
 Part #: _____

SPECIFICATIONS

Luminaire
 Height: 3.5" (91.4mm)
 Width: 1.5" (38.1mm)
 Depth: 1.5" (38.1mm)
 Weight: 17 lbs (7.7kg)

Optional Back Box (BBW)
 Height: 4" (101.6mm)
 Width: 5.5" (139.7mm)
 Depth: 5.5" (139.7mm)

Introduction

Classic Architectural Wall Science with the LED technology. Long-life, maintenance-free product with typical energy savings of 80% compared to metal halide lamps. The integral battery backup option provides emergency egress lighting without the use of a back box or remote gear, so installers maintain their aesthetic energy. The WSR LED is ideal for replacing existing 50-250W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Coloring Information

WSR LED	Color	Temp	Power	Beam Angle	Mounting	Notes
WSR LED	90	3000	200	120	Recessed	See Notes
WSR LED	90	3000	300	120	Recessed	See Notes
WSR LED	90	3000	400	120	Recessed	See Notes
WSR LED	90	3000	600	120	Recessed	See Notes
WSR LED	90	3000	200	120	Recessed	See Notes
WSR LED	90	3000	300	120	Recessed	See Notes
WSR LED	90	3000	400	120	Recessed	See Notes
WSR LED	90	3000	600	120	Recessed	See Notes

Emergency Battery Operation

The emergency battery backup (EBB) is a 2000mAh battery pack that is mounted behind the luminaire. The EBB provides up to 1 hour of emergency lighting. The EBB is not required for most applications. The EBB is not required for applications that require emergency lighting. The EBB is not required for applications that require emergency lighting. The EBB is not required for applications that require emergency lighting.

Inula Bollard LED

selux

PROJECT

Job: _____ Name: _____
 Site: _____
 Part #: _____

SPECIFICATIONS

Height: 1.5" (38.1mm)
 Width: 1.5" (38.1mm)
 Depth: 1.5" (38.1mm)
 Weight: 17 lbs (7.7kg)

Introduction

The Inula Bollard LED is a modern, minimalist lighting fixture. It is designed for use in outdoor spaces. The Inula Bollard LED is a modern, minimalist lighting fixture. It is designed for use in outdoor spaces. The Inula Bollard LED is a modern, minimalist lighting fixture. It is designed for use in outdoor spaces.

Coloring Information

Inula Bollard LED	Color	Temp	Power	Beam Angle	Mounting	Notes
Inula Bollard LED	90	3000	200	120	Recessed	See Notes
Inula Bollard LED	90	3000	300	120	Recessed	See Notes
Inula Bollard LED	90	3000	400	120	Recessed	See Notes
Inula Bollard LED	90	3000	600	120	Recessed	See Notes

Product Modifications

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VCPG LED

Parking Garage

PROJECT

Job: _____ Name: _____
 Site: _____
 Part #: _____

SPECIFICATIONS

Height: 1.5" (38.1mm)
 Width: 1.5" (38.1mm)
 Depth: 1.5" (38.1mm)
 Weight: 17 lbs (7.7kg)

Introduction

The VCPG LED is a modern, minimalist lighting fixture. It is designed for use in parking garages. The VCPG LED is a modern, minimalist lighting fixture. It is designed for use in parking garages. The VCPG LED is a modern, minimalist lighting fixture. It is designed for use in parking garages.

Coloring Information

VCPG LED	Color	Temp	Power	Beam Angle	Mounting	Notes
VCPG LED	90	3000	200	120	Recessed	See Notes
VCPG LED	90	3000	300	120	Recessed	See Notes
VCPG LED	90	3000	400	120	Recessed	See Notes
VCPG LED	90	3000	600	120	Recessed	See Notes

Product Modifications

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P61 | Wet Listed, Surface & Wall

PROJECT

Job: _____ Name: _____
 Site: _____
 Part #: _____

SPECIFICATIONS

Height: 1.5" (38.1mm)
 Width: 1.5" (38.1mm)
 Depth: 1.5" (38.1mm)
 Weight: 17 lbs (7.7kg)

Introduction

The P61 is a modern, minimalist lighting fixture. It is designed for use in wet locations. The P61 is a modern, minimalist lighting fixture. It is designed for use in wet locations. The P61 is a modern, minimalist lighting fixture. It is designed for use in wet locations.

Coloring Information

P61	Color	Temp	Power	Beam Angle	Mounting	Notes
P61	90	3000	200	120	Recessed	See Notes
P61	90	3000	300	120	Recessed	See Notes
P61	90	3000	400	120	Recessed	See Notes
P61	90	3000	600	120	Recessed	See Notes

Product Modifications

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D-Series Size 0

LED Area Luminaire

PROJECT

Job: _____ Name: _____
 Site: _____
 Part #: _____

SPECIFICATIONS

Height: 1.5" (38.1mm)
 Width: 1.5" (38.1mm)
 Depth: 1.5" (38.1mm)
 Weight: 17 lbs (7.7kg)

Introduction

The D-Series Size 0 is a modern, minimalist lighting fixture. It is designed for use in area lighting applications. The D-Series Size 0 is a modern, minimalist lighting fixture. It is designed for use in area lighting applications. The D-Series Size 0 is a modern, minimalist lighting fixture. It is designed for use in area lighting applications.

Coloring Information

D-Series Size 0	Color	Temp	Power	Beam Angle	Mounting	Notes
D-Series Size 0	90	3000	200	120	Recessed	See Notes
D-Series Size 0	90	3000	300	120	Recessed	See Notes
D-Series Size 0	90	3000	400	120	Recessed	See Notes
D-Series Size 0	90	3000	600	120	Recessed	See Notes

Product Modifications

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Design Guidelines

Section 11-7-3

✓	Design incorporates multiple materials
✓	Varied building height
	No more than fifty percent (50%) of the total façade may be covered with one (1) single material.

Alternative Compliance (11-7-3): allows development to satisfy the Site Planning and Design Standards in this Chapter by providing comparable standards in a creative way.

The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds the design objectives as described in the City's General Plan.

Summary

Findings

- Staff is seeking your review and recommendation on the following:
 - No more than 50% of facade covered with one (1) material
- Staff welcomes any feedback



DESIGN REVIEW BOARD

February 9, 2021