



# DESIGN REVIEW BOARD

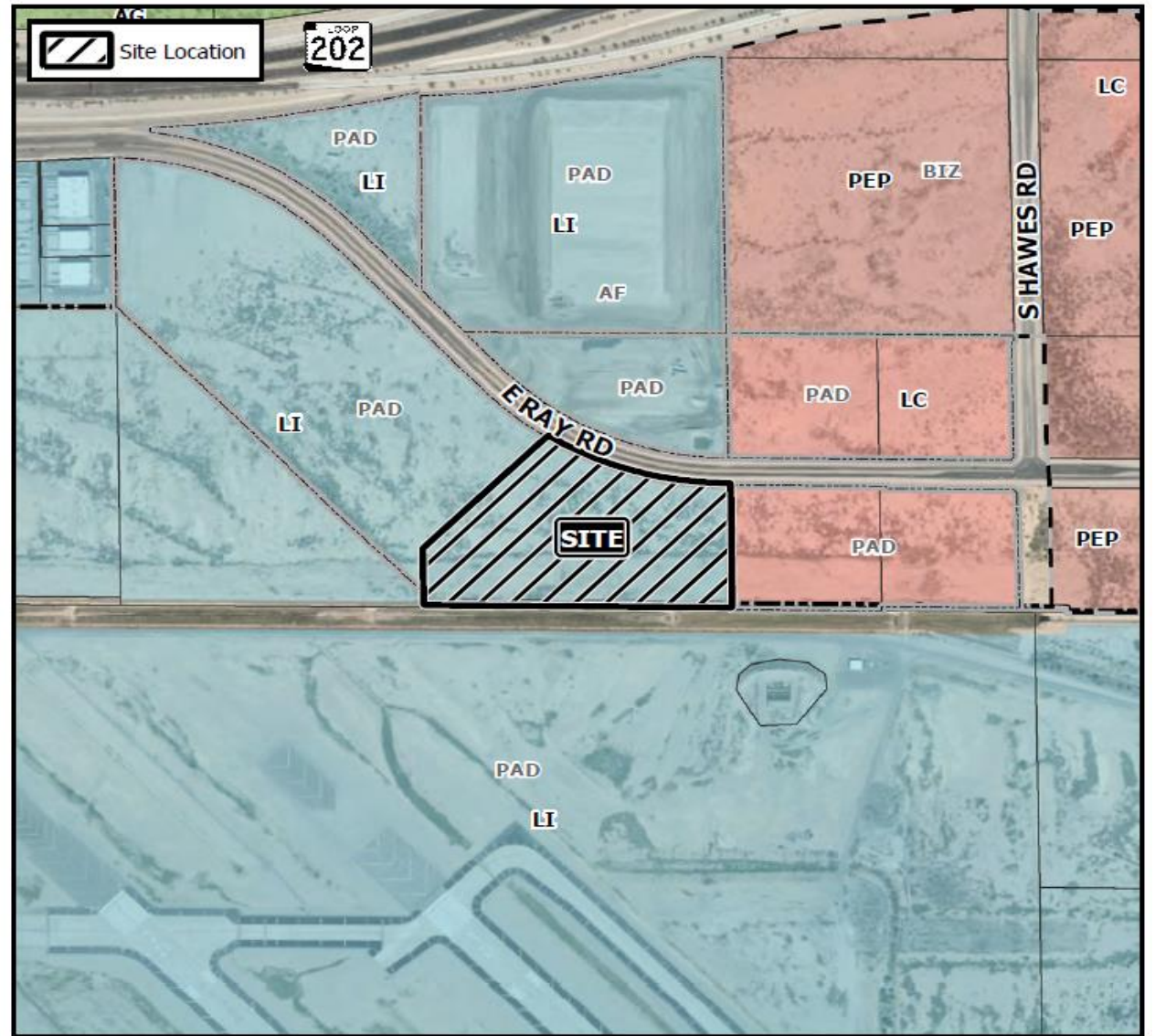
April 13, 2021



**DRB21-00120**

# Location

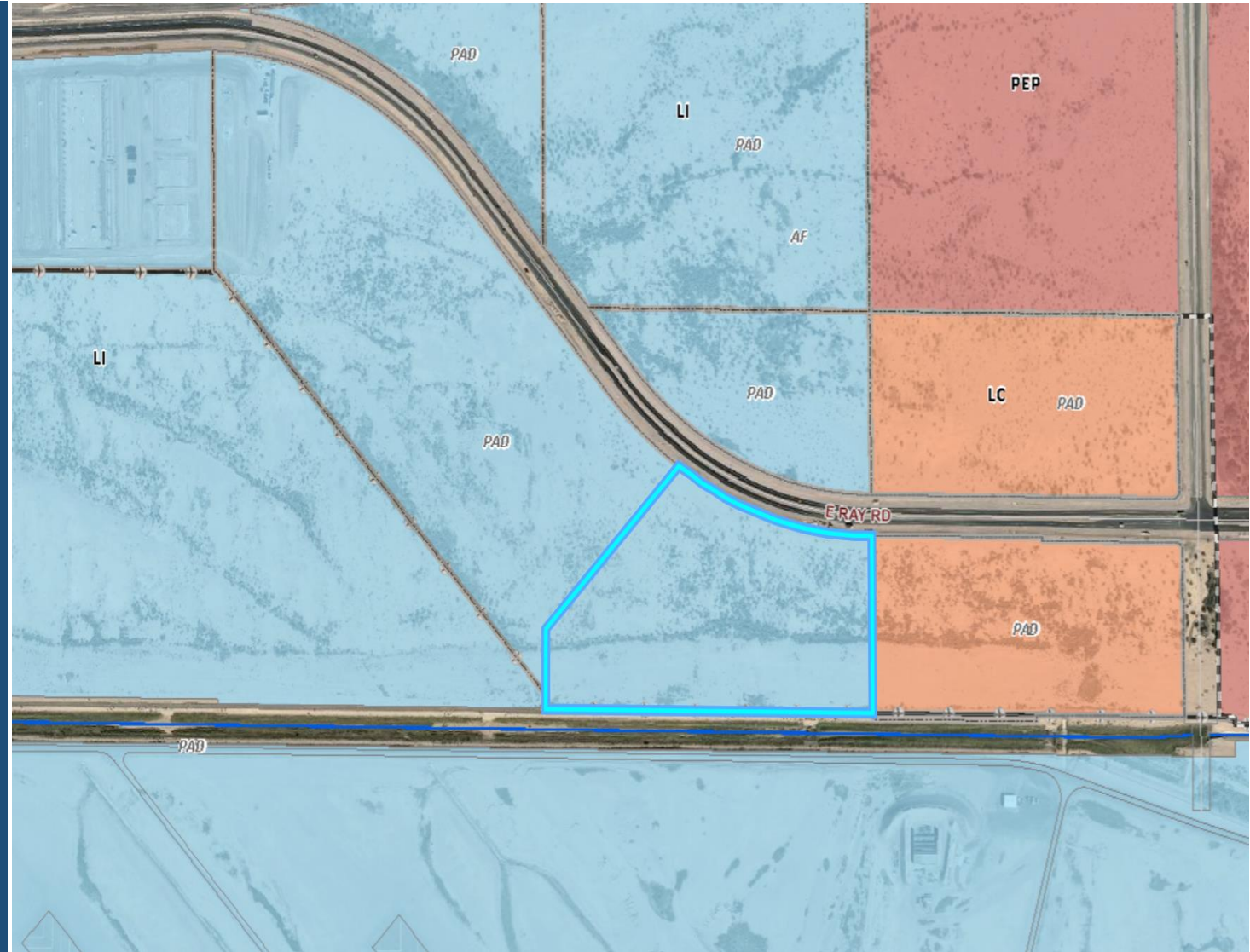
- South side of Ray Road
- West of Ellsworth Road
- North of Phoenix-Mesa Gateway Airport



# Zoning

## Light Industrial - PAD

- Landing PAD - Phase IV
- Industrial and warehousing permitted







## Request

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- Design Review

## Purpose

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- Development of an industrial building

# Site Photo

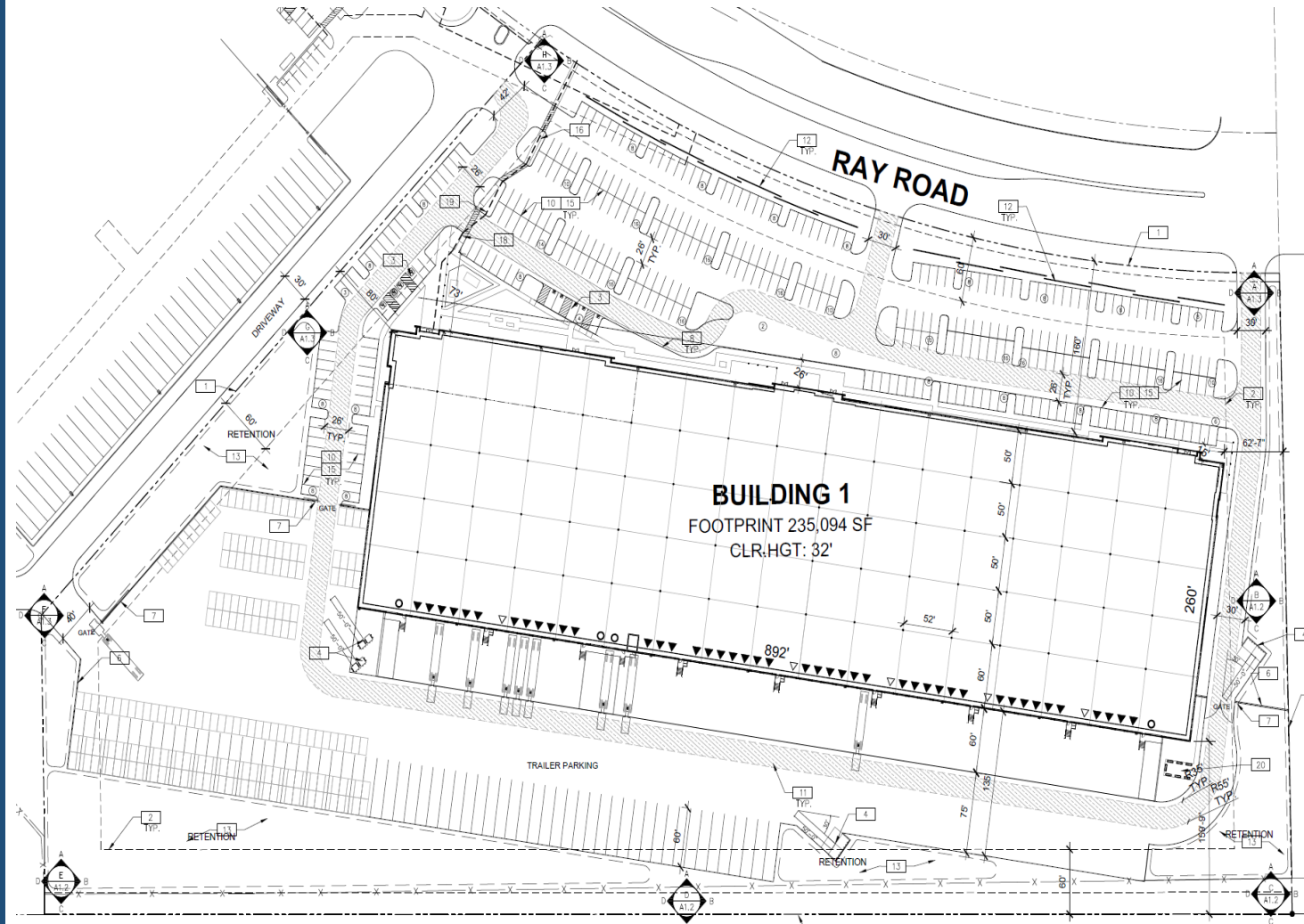


Looking south towards the site

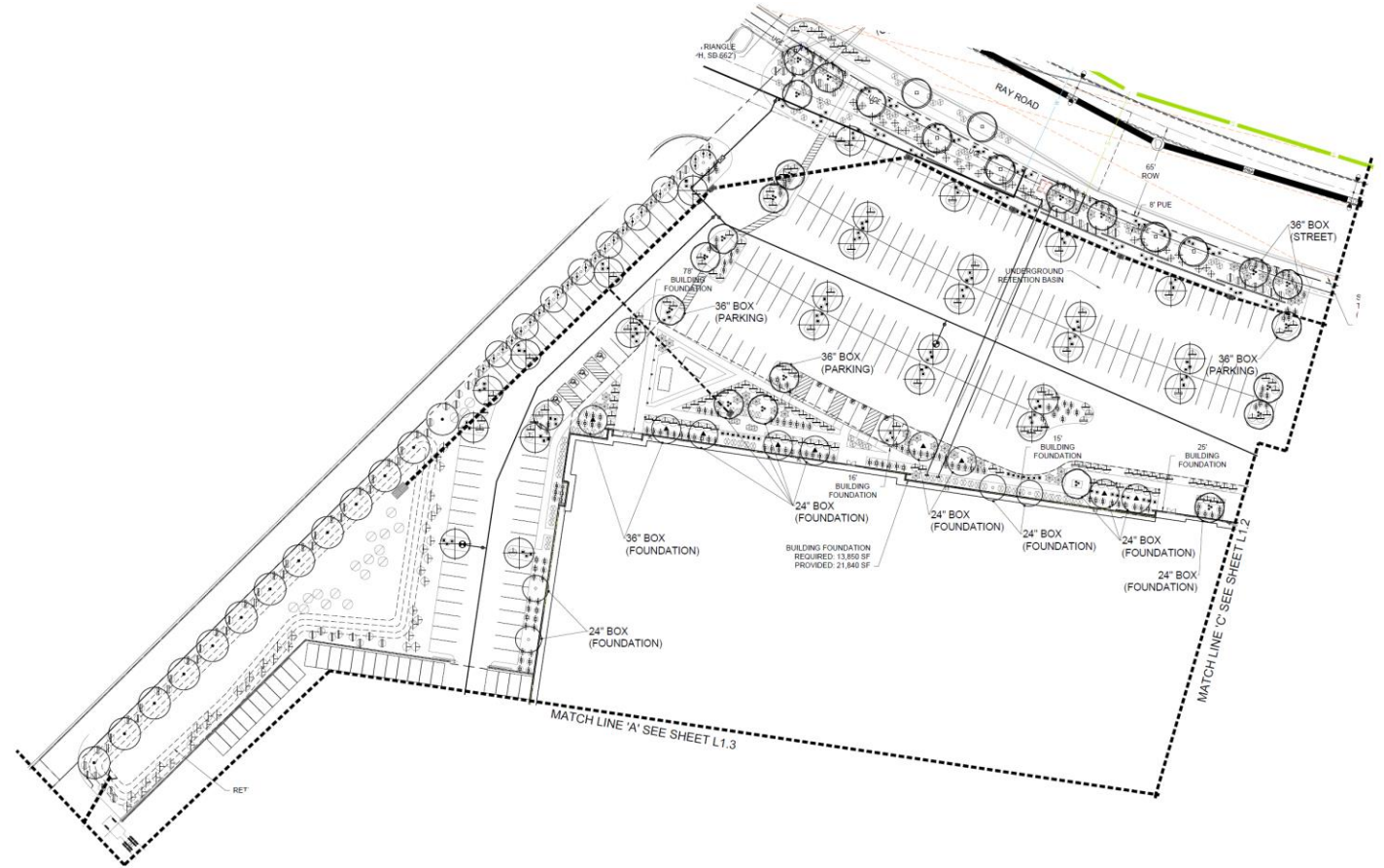
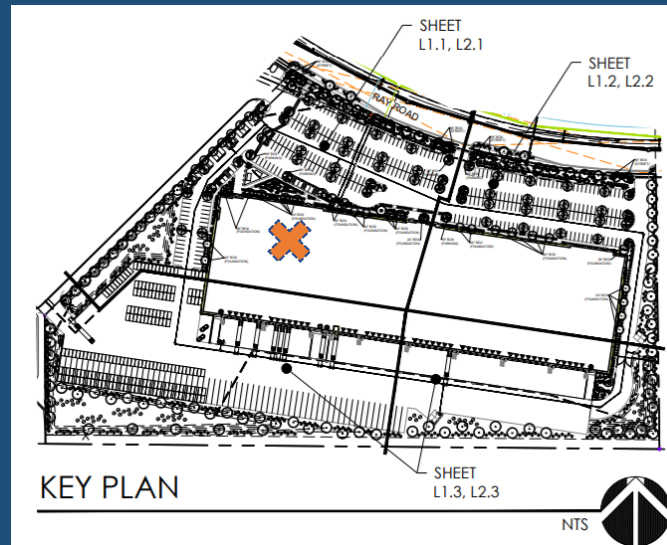


# Site Plan

- 235,000 SF industrial building
- Truck docks, outdoor storage in the rear
- North of airport

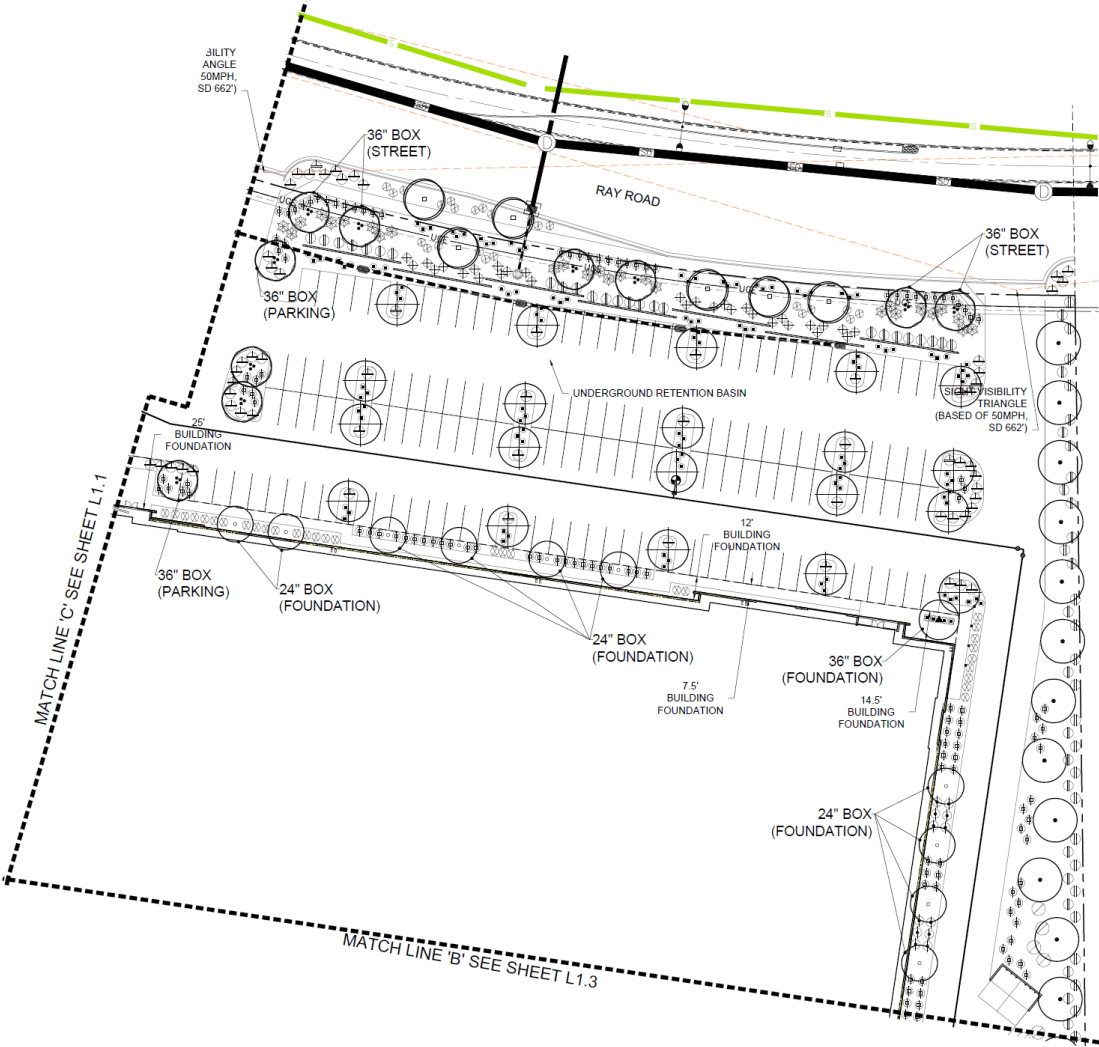
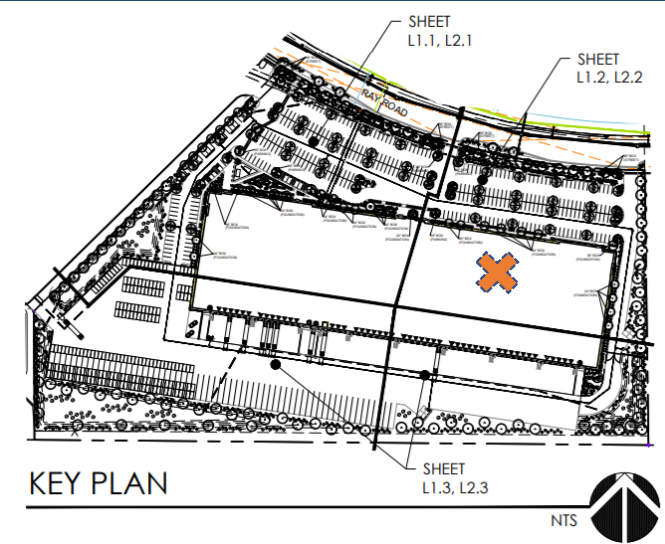


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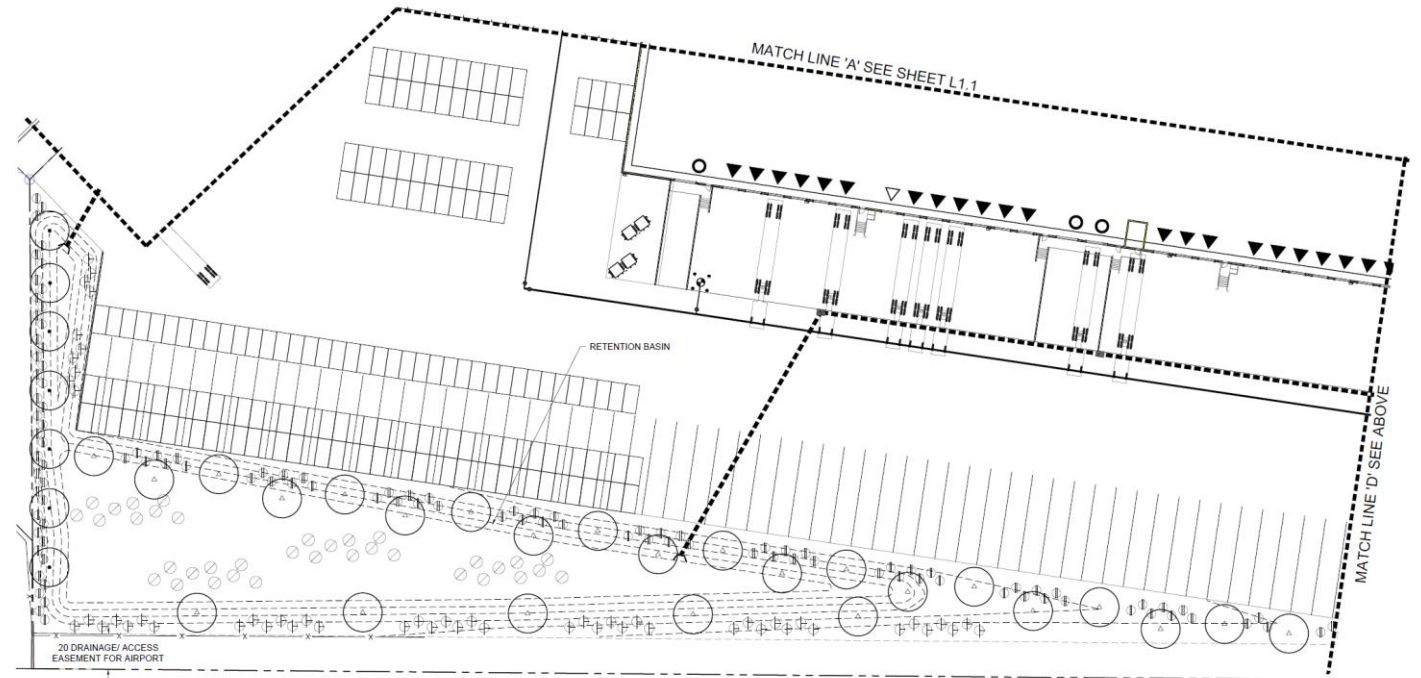
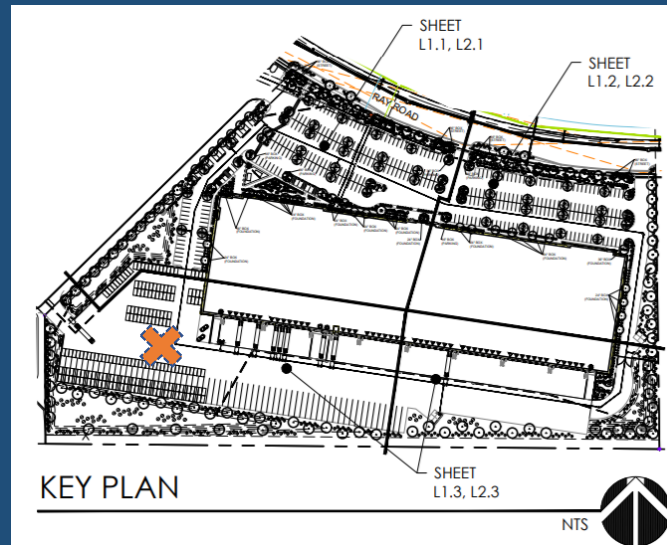




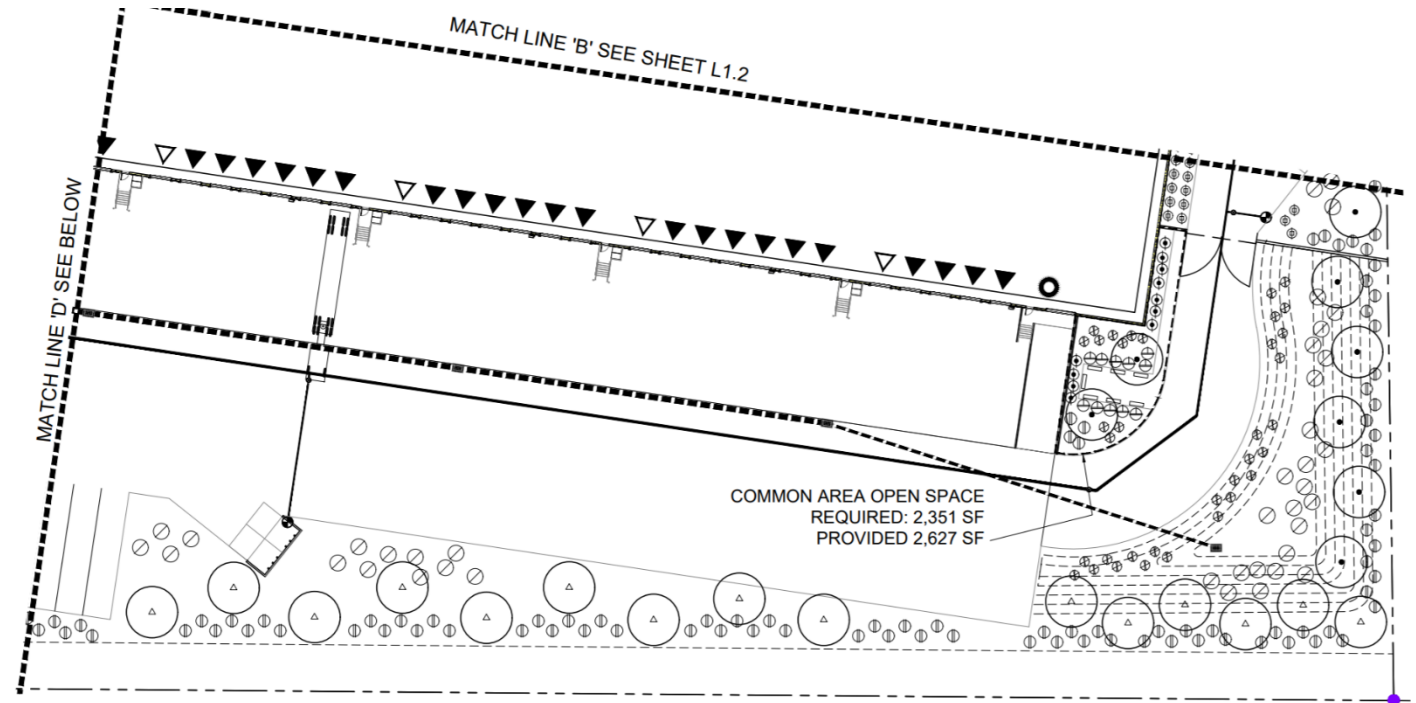
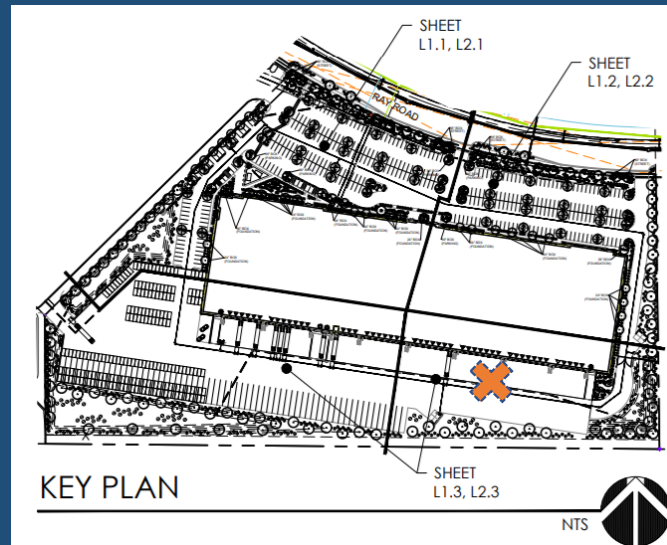
# Landscape Plan



# Landscape Plan







































# Landscape Plan



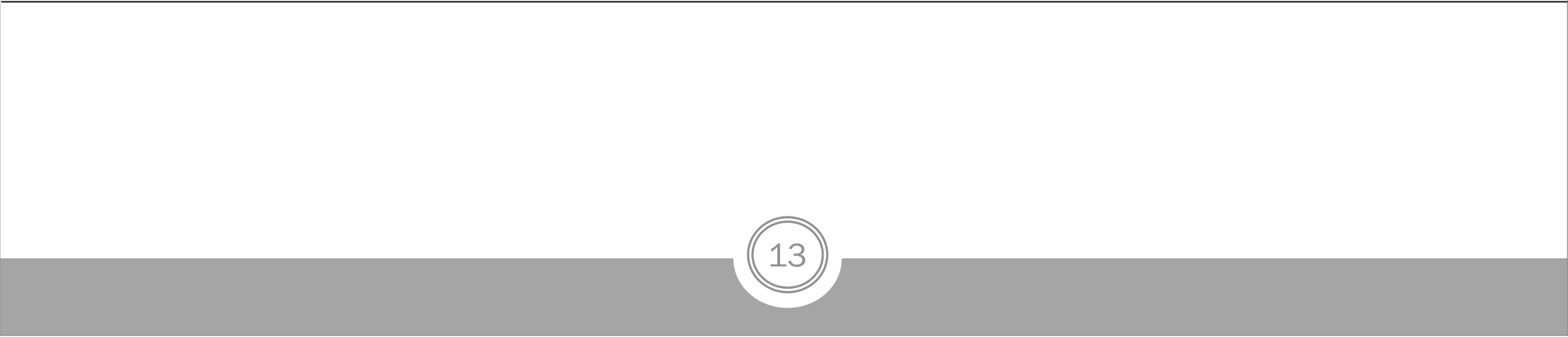


# Landscape Palette

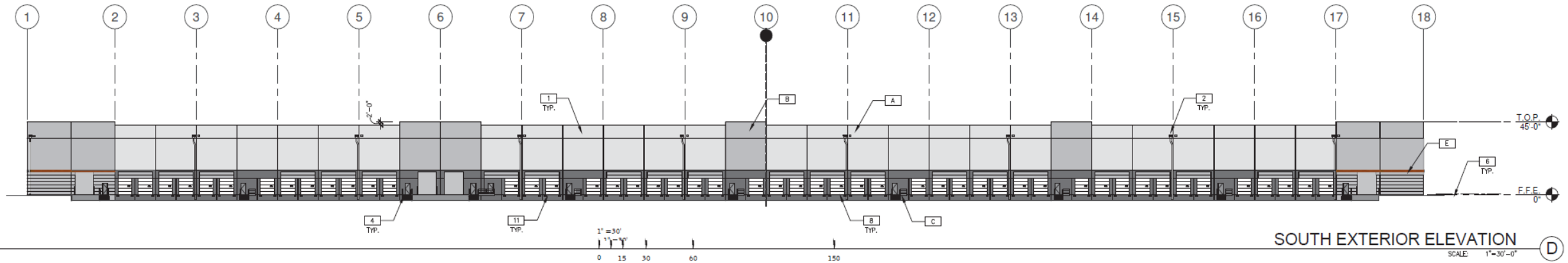
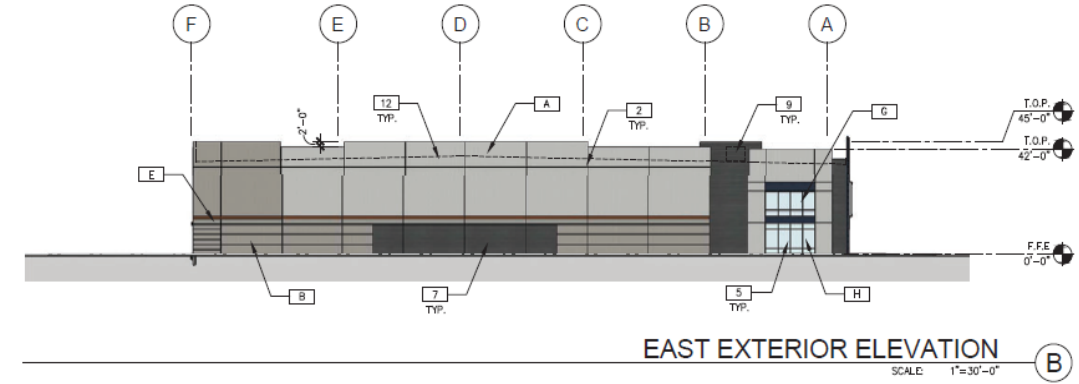
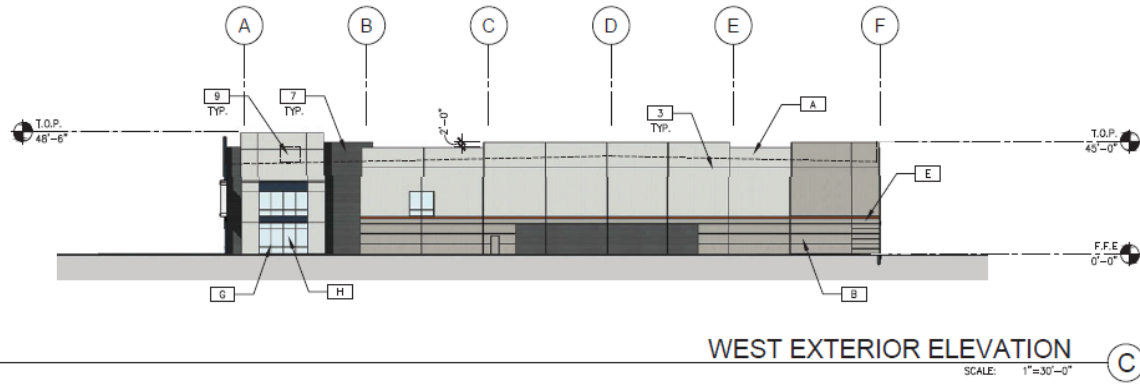
## PLANT SCHEDULE

SYMBOL	BOTANICAL/Common Name	SIZE	QTY.	REMARKS
TREES				
	ACACIA SALICINA	15 GAL.	8	STAKE AS REQUIRED
	WILLOWLEAF ACACIA	24" BOX	14	
	PARKINSONIA FLORIDUM	24" BOX	49	STAKE AS REQUIRED
	BLUE PALO VERDE			
	PARKINSONIA HYBRID 'DESERT MUSEUM'	24" BOX	13	STAKE AS REQUIRED
	DESERT MUSEUM PALO VERDE			STRAIGHT TRUNK UP TO 3' THEN BRANCHING
	PARKINSONIA PREACOX	24" BOX	7	STAKE AS REQUIRED
	PALO BREA	36" BOX	3	
	OLENYA TESTOSA	24" BOX	16	STAKE AS REQUIRED
	IRONWOOD	36" BOX	14	
	PROSOPIS CHILENSIS 'THORNLESS'	15 GAL.	40	STAKE AS REQUIRED
	THORNLESS CHILEAN MESQUITE			
	PROSOPIS JULIFLORA	15 GAL.	40	STAKE AS REQUIRED
	ARIZONA NATIVE MESQUITE			
SHRUBS				
	CALLIANDRA CALIFORNICA	5 GAL.	68	1 GPH EMITTER
	RED FAIRY DUSTER			
	CASSIA NEMOPHILA	1 GAL.	92	1 GPH EMITTER
	DESERT CASSIA			
	EREMOPHILA HYDROPHANA 'BLUE BELLS'	5 GAL.	49	1 GPH EMITTER
	BLUE BELLS			
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	5 GAL.	364	1 GPH EMITTER
	GREEN CLOUD SAGE			
	ACACIA REDOLENS 'DESERT CARPET'	1 GAL.	98	1 GPH EMITTER
	N.C.N.			
	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'	5 GAL.	308	1 GPH EMITTER
	CIMARRON SAGE			
	EREMOPHILA MACULATA 'VALENTINE'	5 GAL.	316	1 GPH EMITTER
	VALENTINE EMU			
	RUELLIA PENINSULARIS	5 GAL.	76	1 GPH EMITTER
	BAJA RUELLIA			
ACCENTS				
	DASYLIRION WHEELERI	5 GAL.	75	1 GPH EMITTER
	DESERT SPOON			
	HESPERALOE PARVIFLORA	5 GAL.	111	1 GPH EMITTER
	RED YUCCA			
GROUND COVER				
	EREMOPHILA GLABRA 'MINGEW GOLD'	1 GAL.	238	1 GPH EMITTER
	OUTBACK SUNRISE EMU			
	DECOMPOSED GRANITE "EXPRESS GOLD"	3/4" SCREENED		2" DEPTH ALL LANDSCAPE AREAS

## Elevations



# Elevations





# Renderings



# Renderings



# Colors & Materials

- Concrete tilt panels
- Glazing
- Concrete form liner



BLACK ANODIZED ALUMINUM STOREFRONT



STANDARD PAINTED B: FLINTSTONE - DE62211



C: COAL MINER - DET613



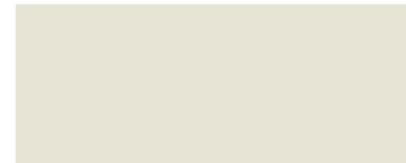
VITRO AZURIA SOLAR GRAY GLAZING



OMEGA LITE PANELS: BONE WHITE



D: BLACK POOL - DE6315



A: CRYSTAL HAZE - DE6219



E: SWEET POTATO - DE5201



B: FLINTSTONE - DE62211



F: YANKEES NAVY - BENJAMIN MOORE SC-51



# Lighting



# Design Guidelines

## Section 11-7-3

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

## Alternative Compliance

11-7-3-B-2	Roof Articulation - All parapets must have detailing
11-7-3-B-5	No more than fifty percent (50%) of the total façade may be covered with one (1) single material.
11-7-3-B-5	Facades shall incorporate at least 3 different and distinct materials

# Summary

## Findings

- ✓ Staff is seeking your review and recommendation on the following:
  - Alternative Compliance for building façade and roof articulation
- Staff welcomes any feedback





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# Floor Plan

