

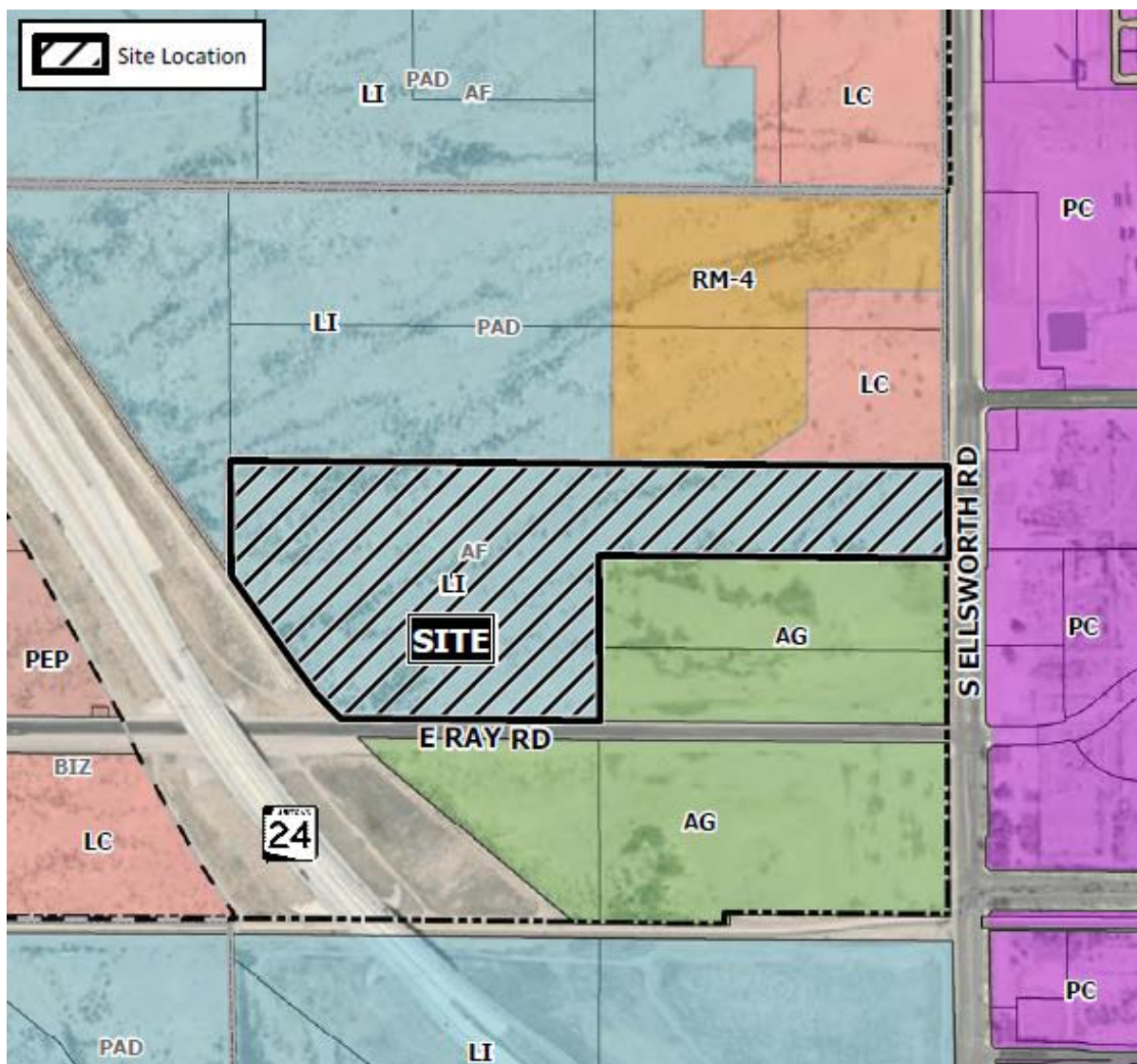


DESIGN REVIEW BOARD

April 13, 2021



DRB21-00052



Location

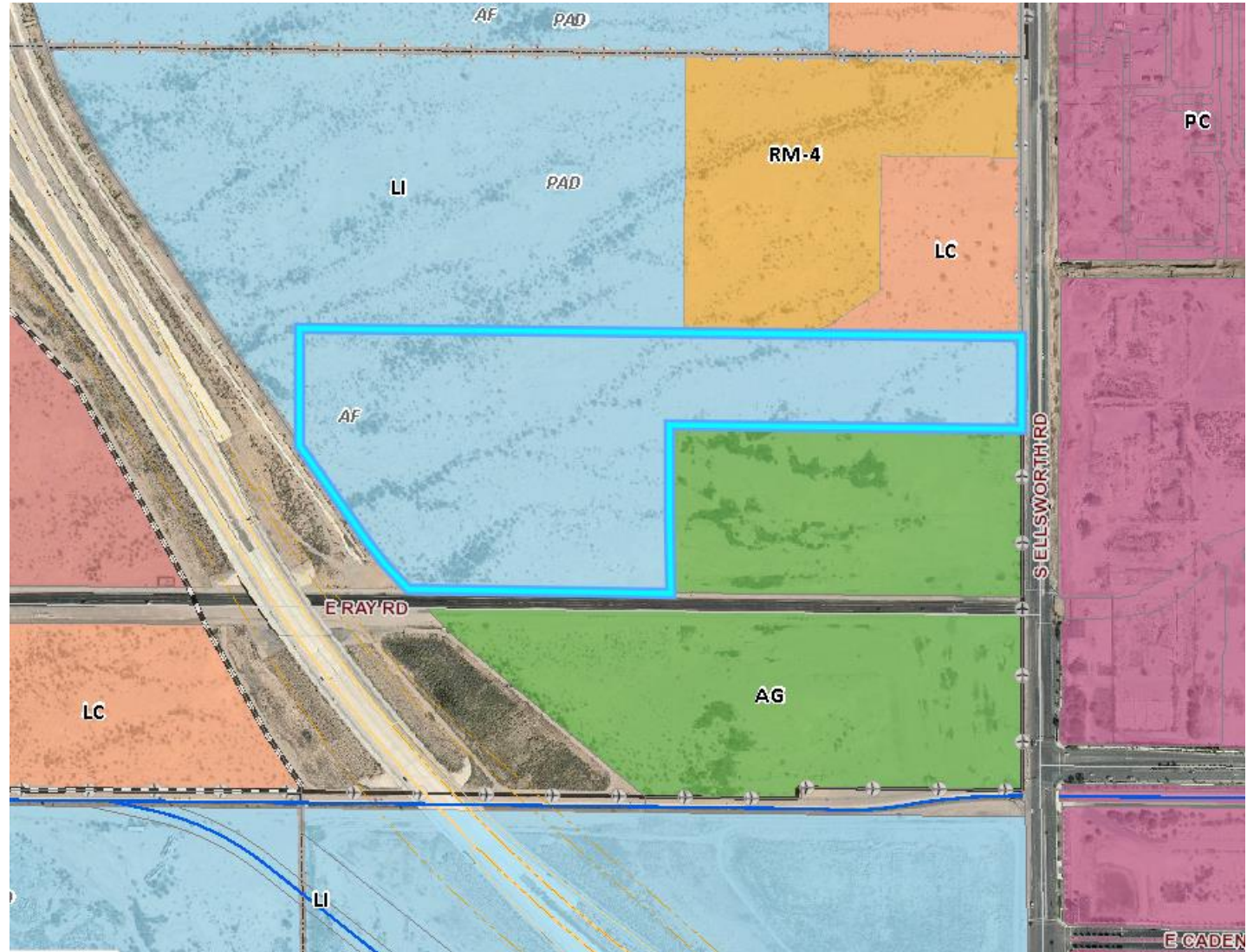
- North of Ray Rd
- West of Ellsworth Rd

Zoning

- Light Industrial (LI)
- Warehousing and manufacturing uses permitted in LI

Request

- Design Review for six industrial buildings



Site Photos

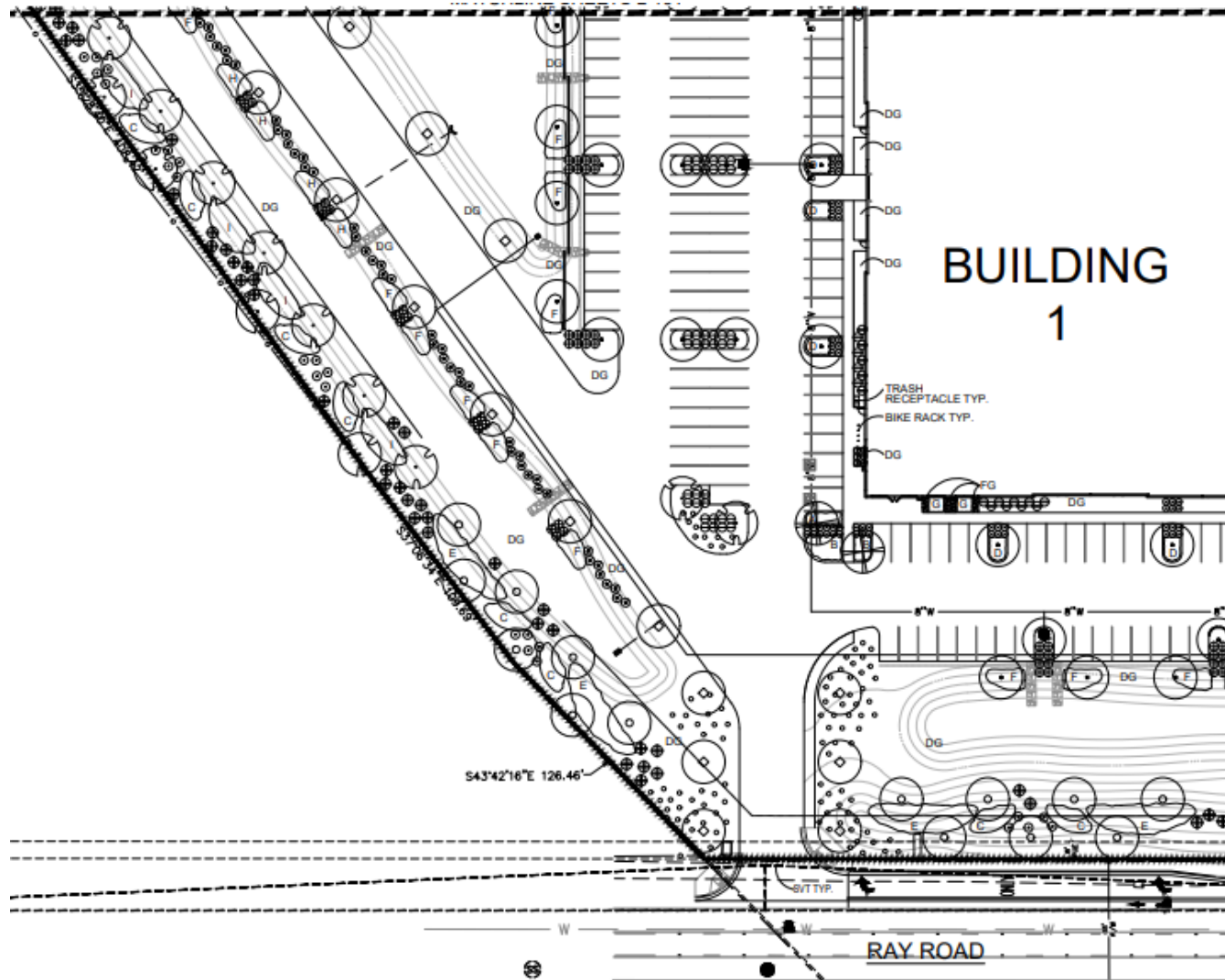


Looking southwest towards the site



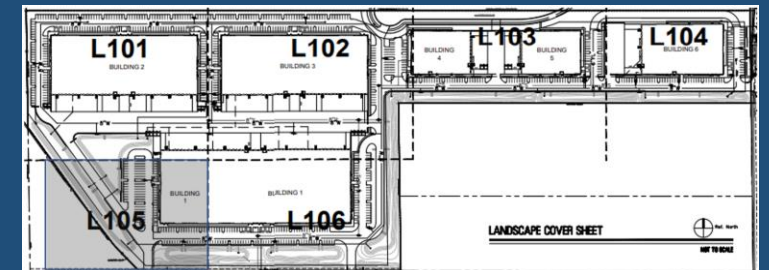
Looking northeast across the site

The site plan illustrates the layout of a development with six buildings. BUILDING 1 is a large rectangular structure at the bottom left. BUILDING 2 and BUILDING 3 are located at the top left. BUILDING 4, BUILDING 5, and BUILDING 6 are situated at the top right. The plan also shows extensive parking areas, access roads, and utility lines. A north arrow and a scale bar are provided for orientation and measurement.



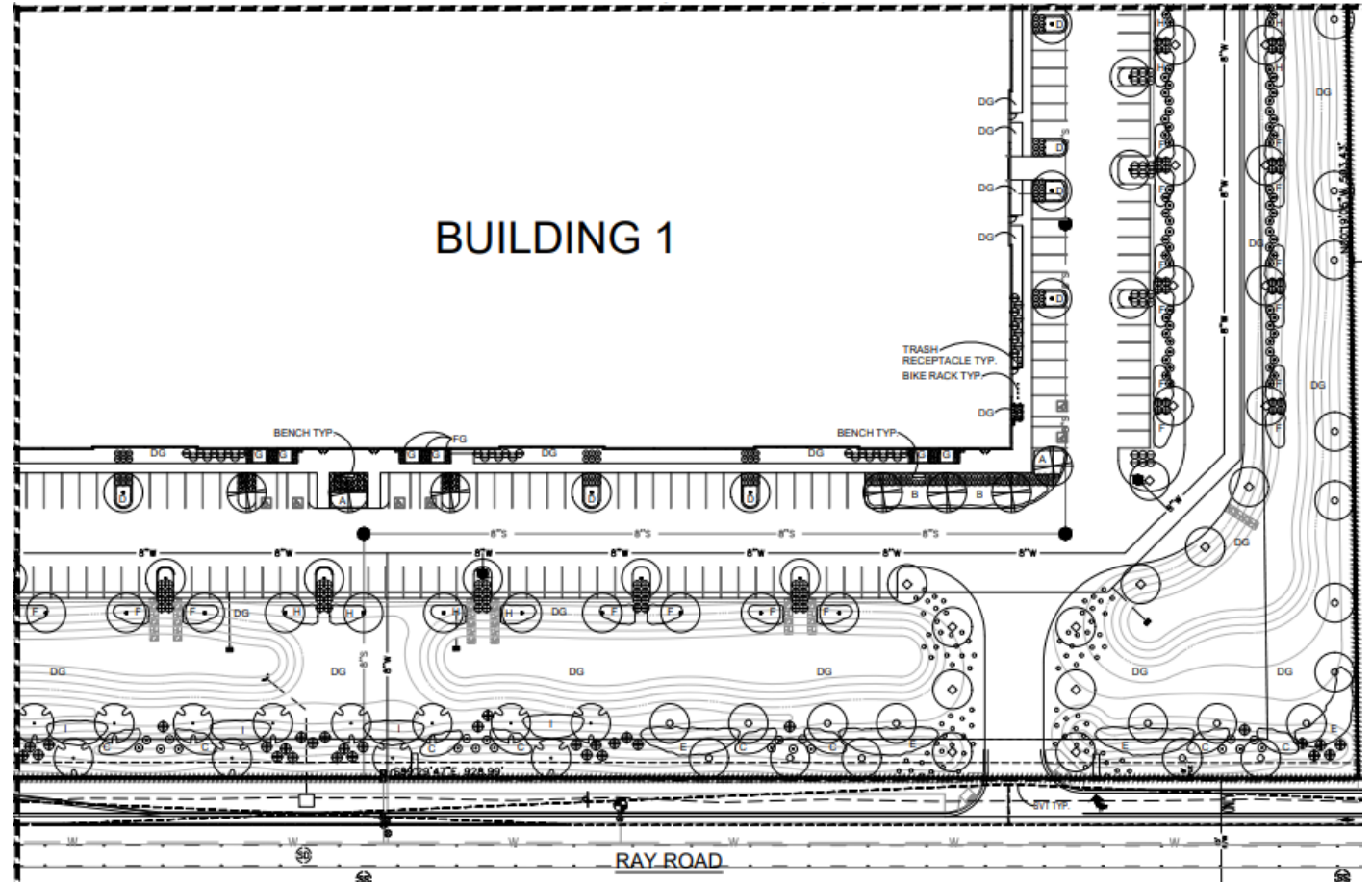
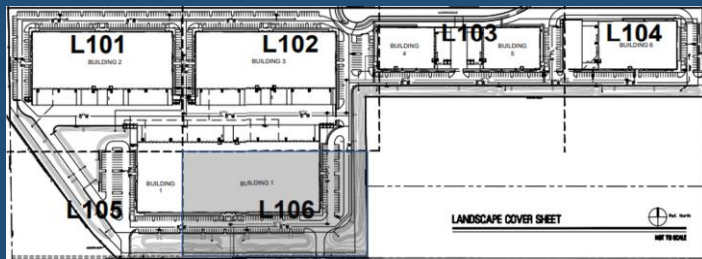
Landscape Plan

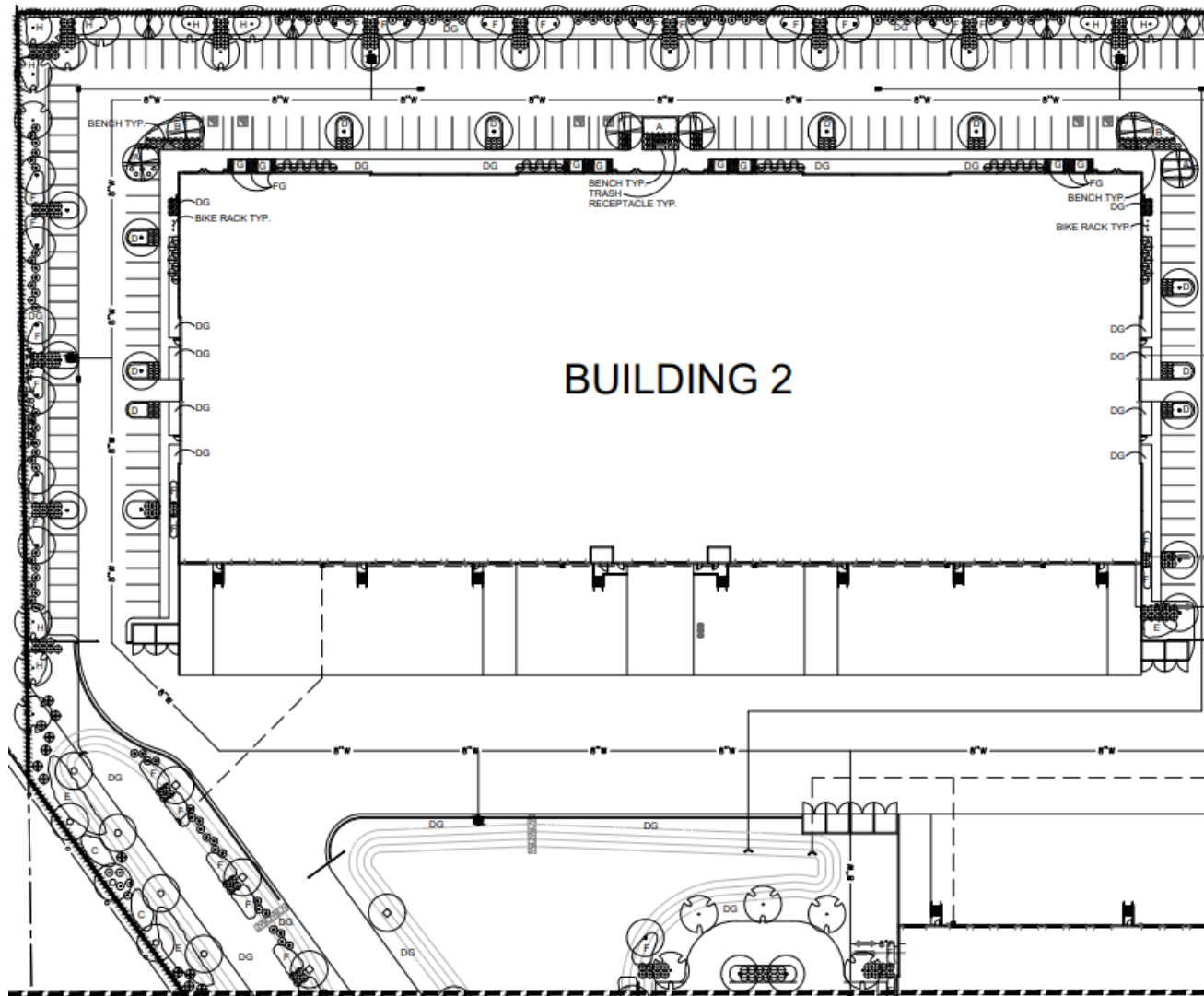
- Portion of Building One



Landscape Plan

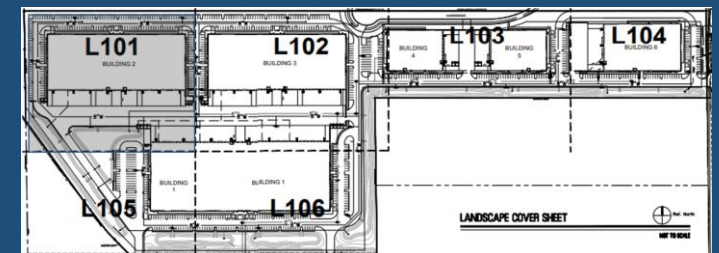
- Portion of Building One





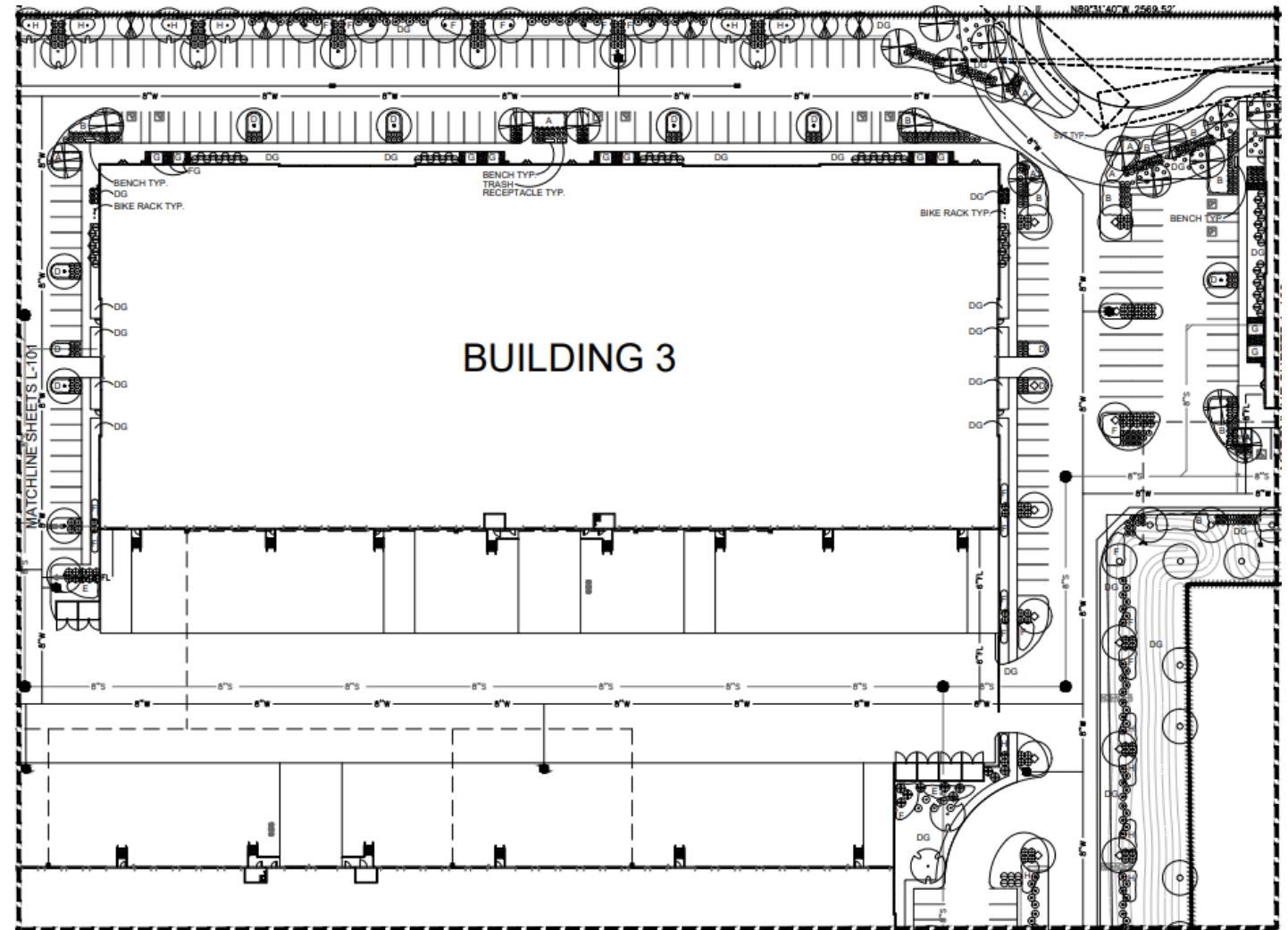
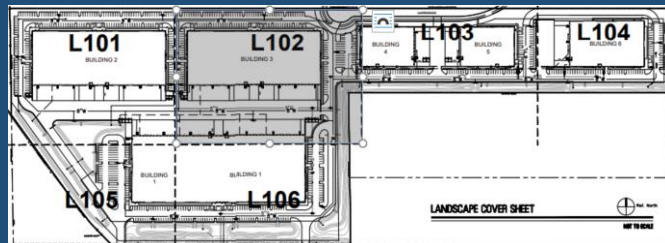
Landscape Plan

- Building Two



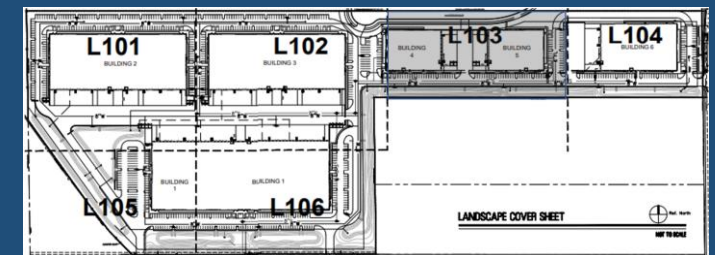
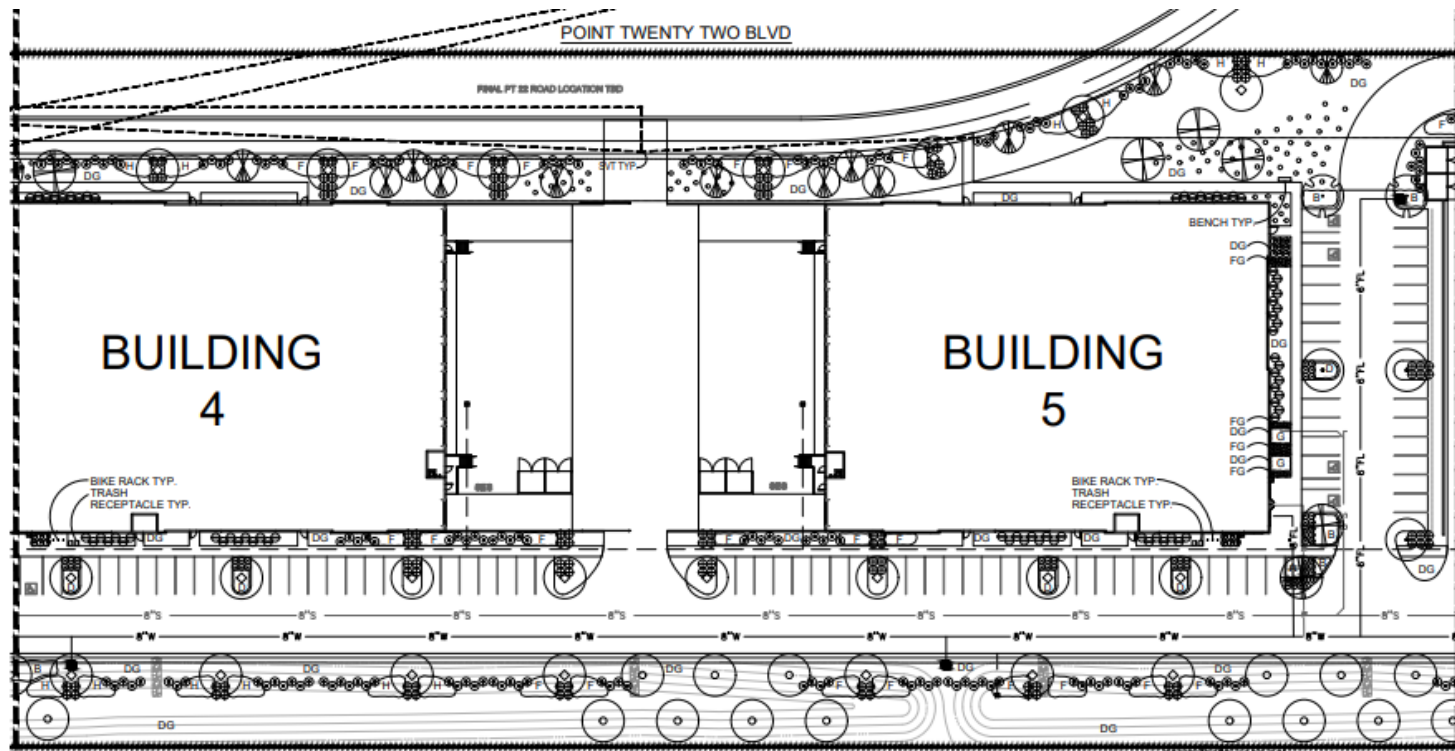
Landscape Plan

- Building Three



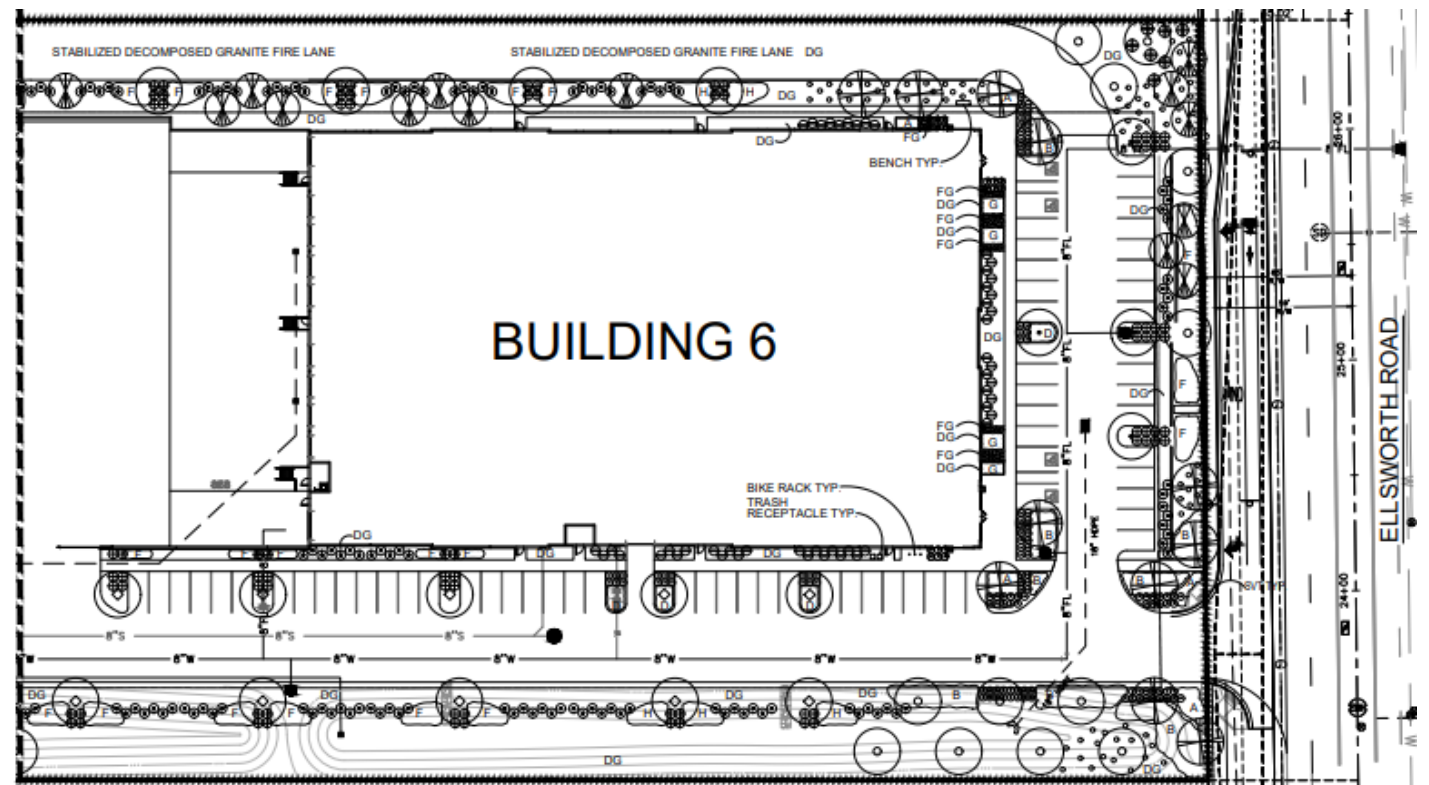
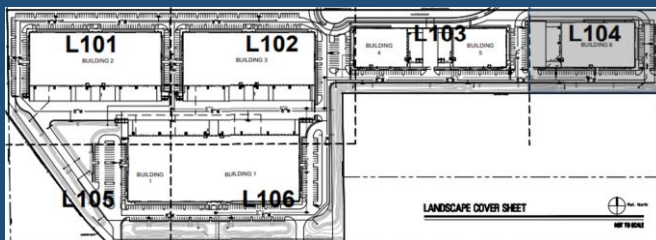
Landscape Plan

- Buildings Four and Five


















Landscape Plan
















- Building Six



Landscape Palette

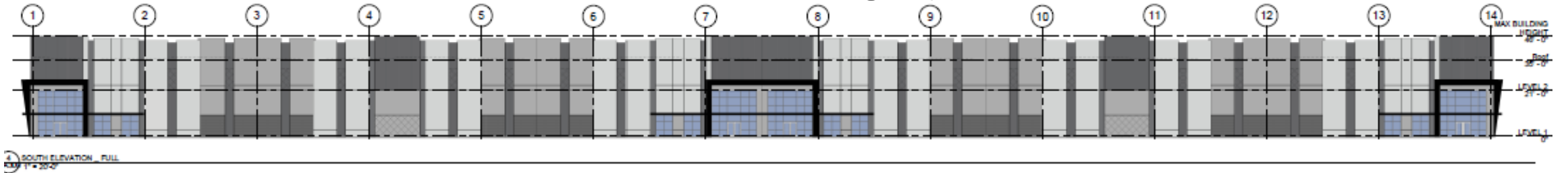
PROPOSED PLANT PALETTE

TREES		SIZE/ COMMENT/ QTY
	PARKINSONIA PRAECOX 'AZT #5' AZT HYBRID PALO BREA	36" BOX / 51 QTY / LOW-BREAKING / MATCHED
	PROSOPIS 'AZT SEEDLESS' AZT HYBRID PODLESS MESQUITE	36" BOX / 57 QTY / LOW BREAKING / MATCHED
	ACACIA ANUERA MULGA	24" BOX / 86 QTY / LOW BREAKING / MATCHED
	ULMUS PARVIFOLIA CHINESE ELM	24" BOX / 109 QTY / LOW BREAKING / MATCHED
	ACACIA FARNESIANA 'SWEET SIERRA' PODLESS SWEET ACACIA	24" BOX / 76 QTY / LOW-BREAKING / MATCHED
	PISTACIA LENTISCUS MASTIC TREE	24" BOX / 35 QTY / LOW-BREAKING / MATCHED
SHRUBS		
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL, 170 QTY
	OLEA EUROPAEA 'LITTLE OLLIE' DWARF OLIVE	5 GAL, 189 QTY
	NERIUM OLEANDER 'PETITE SALMON' DWARF OLEANDER	5 GAL, 547 QTY
	JUSTICIA CALIFORNICA CHUPAROSA	5 GAL, 80 QTY
	LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON SAGE	5 GAL, 603 QTY
	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GAL, 593 QTY
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL, 279 QTY
	SIMMONDSIA CHINENSIS JOJOBA	5 GAL, 55 QTY
	SENNA ARTEMISIOIDES FEATHERY CASSIA	5 GAL, 101 QTY

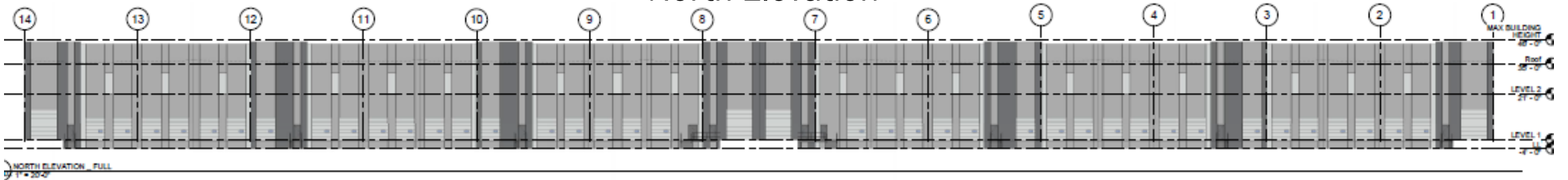
GROUNDCOVERS		
	ERICAMERIA LARICIFOLIA 'AGUIRRE' TURPENTINE	1 GAL, 392 QTY
	A LANTANA 'NEW GOLD' TRAILING YELLOW LANTANA	1 GAL @ 3' O.C., 294 QTY
	B EREMOPHILA GLABRA 'MIGNEW GOLD' OUTBACK SUNRISE EMU	1 GAL @ 3' O.C., 913 QTY
	C MUHLENBERGIA RIGIDA NASHVILLE GRASS	5 GAL @ 4' O.C., 238 QTY
	D DALEA GREGGII TRAILING INDIGO BUSH	1 GAL @ 3' O.C., 399 QTY
	E ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	1 GAL @ 4' O.C., 432 QTY
	F EREMOPHILA CARNOSA WINTER BLAZE EMU	1 GAL @ 4' O.C., 1,142 QTY
	G ALOE VERA MEDICINAL ALOE	5 GAL @ 3' O.C., 204 QTY
	H LANTANA MONTEVIDENSIS PURPLE LANTANA	1 GAL @ 3' O.C., 945 QTY
	I BOUTELOUA 'BLONDE AMBITION' BLONDE AMBITION GRAMA	1 GAL @ 3' O.C., 306 QTY
INERT MATERIAL		
	DG DECOMPOSED GRANITE PALOMINO GOLD	1/2" MINUS, 2" DEPTH, TYP.
	FG FRACTURED GRANITE ROCK PROS - MOHOGANY	1"-3" NATURAL, 4" DEPTH, TYP.
SITE AMENITIES		
	FORMS+SURFACES - KNIGHT BENCH ENSAMBLE (OR EQUAL) 6' BACKLESS BENCHES W/ ALUMINUM SLATS	
	FORMS+SURFACES - KNIGHT LITTER RECEPTACLE (OR EQUAL)	
	FORMS+SURFACES - CAPITOL BIKE RACK (OR EQUAL)	

Building 1 Elevations

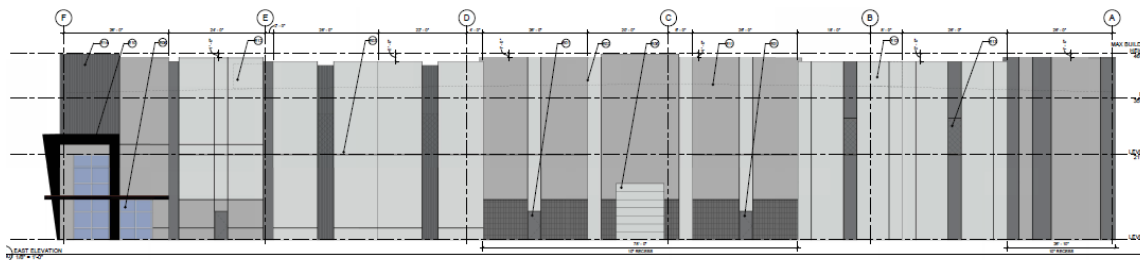
South Elevation (facing Ray Rd)



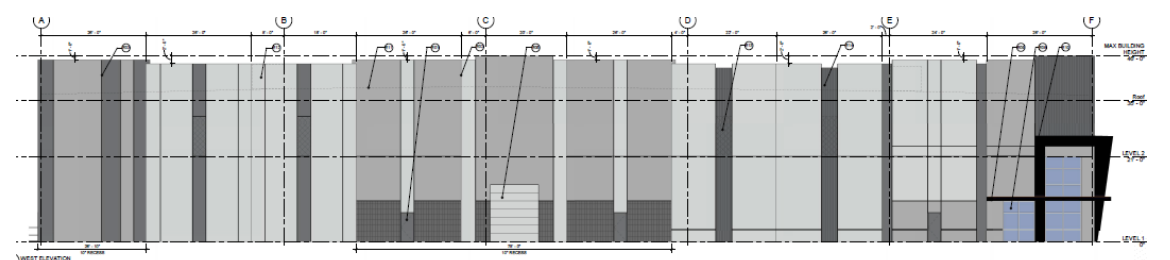
North Elevation



East Elevation

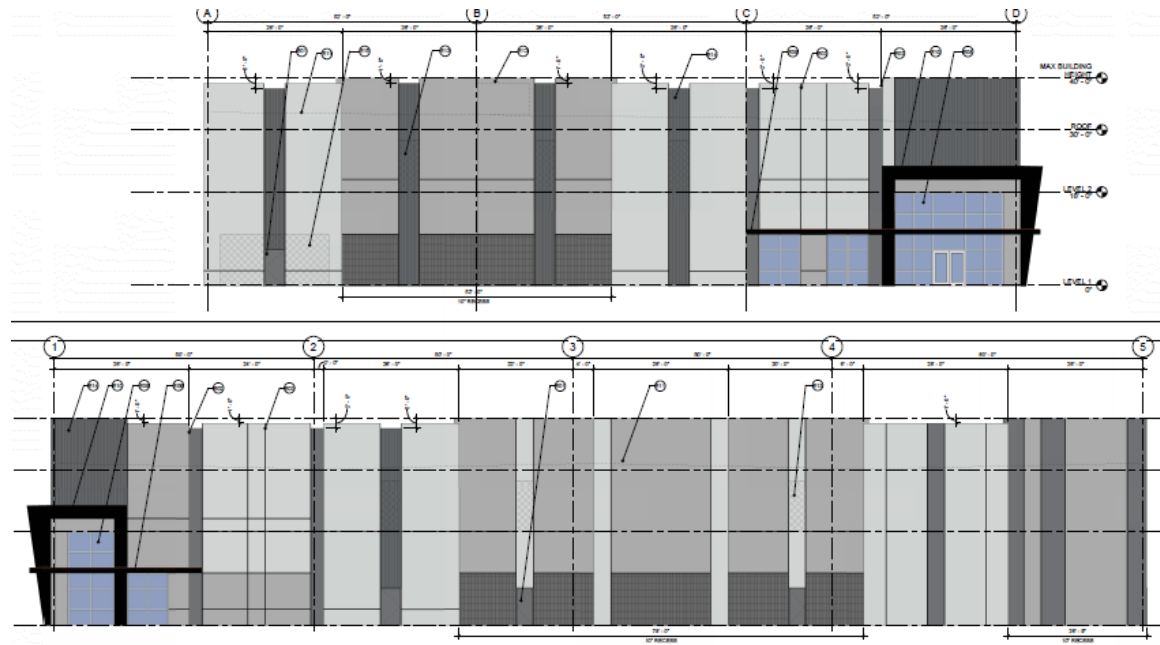


West Elevation



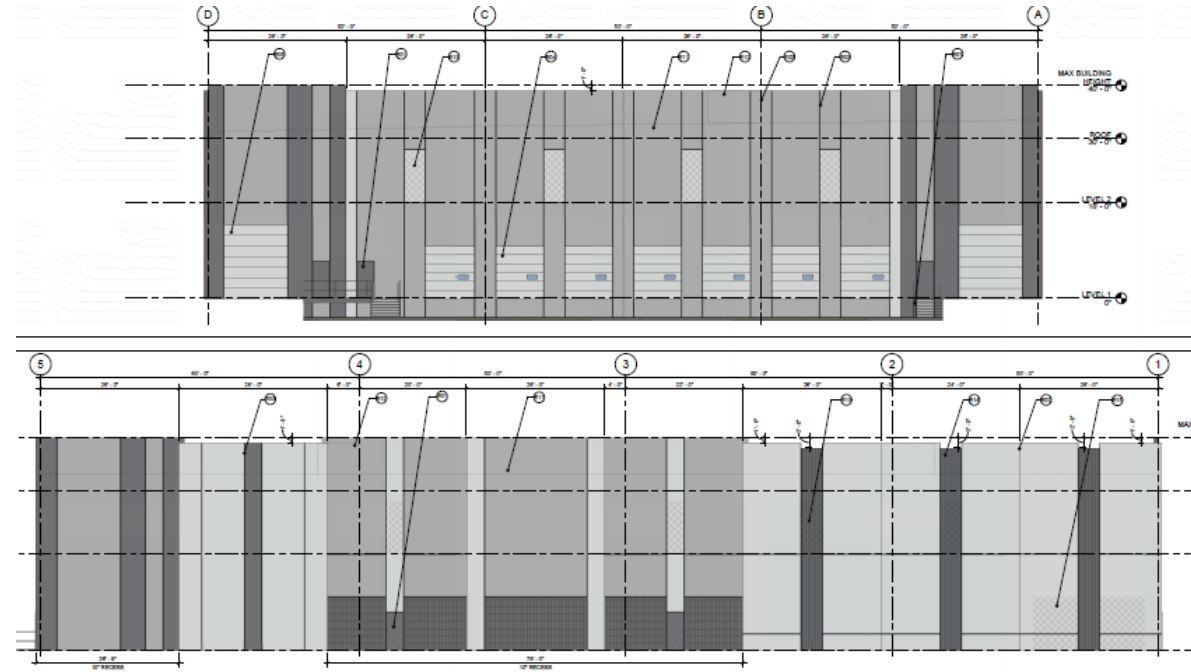
Building 4 Elevations

West Elevation



South Elevation

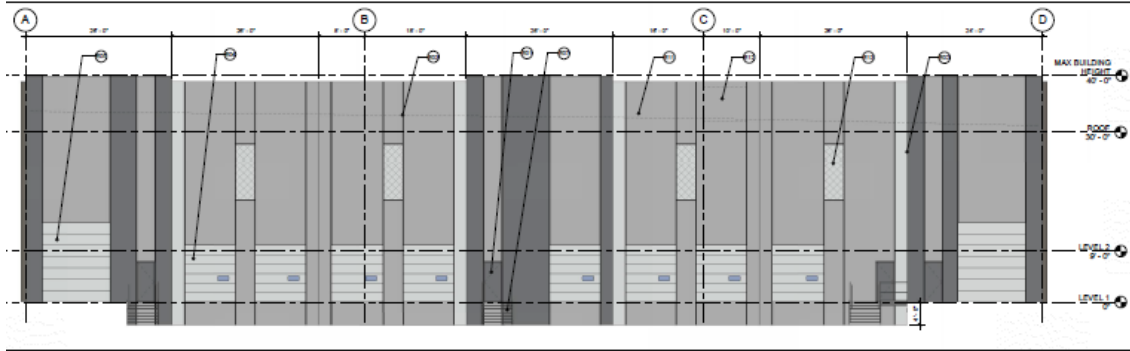
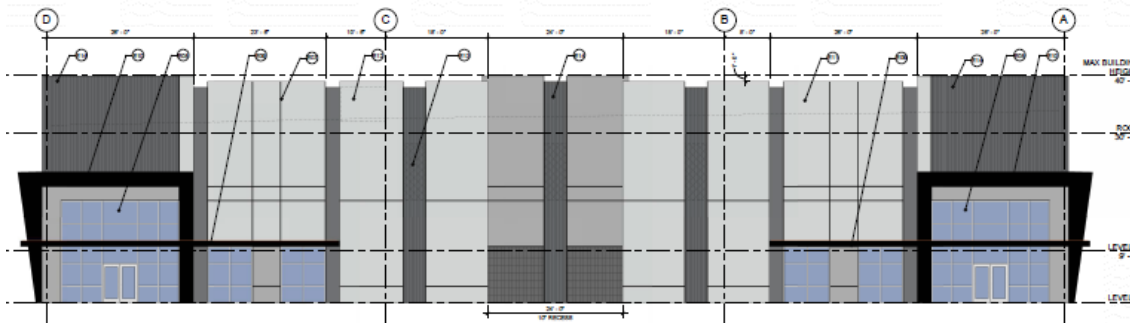
East Elevation



North Elevation

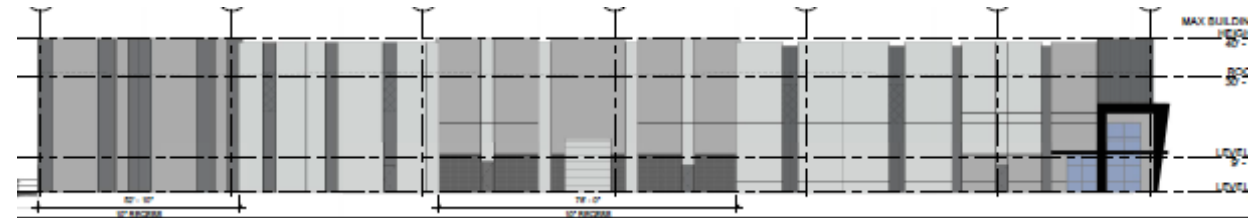
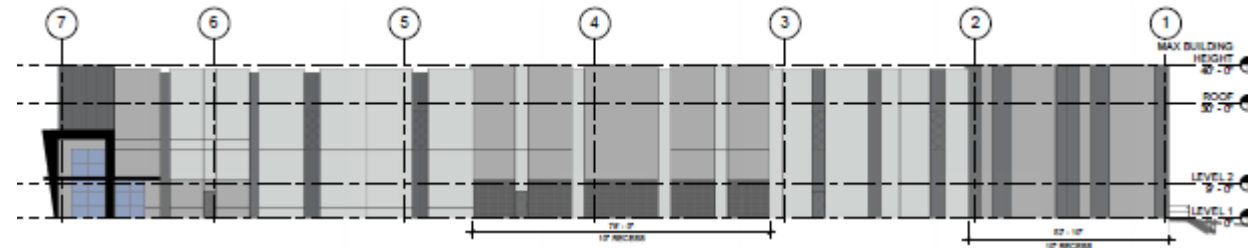
Building 6 Elevations

East Elevation (facing Ellsworth Rd)



West Elevation

North Elevation



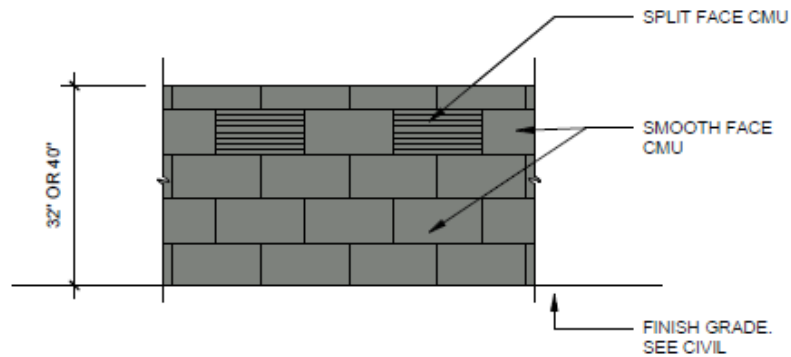
South Elevation

Rendering

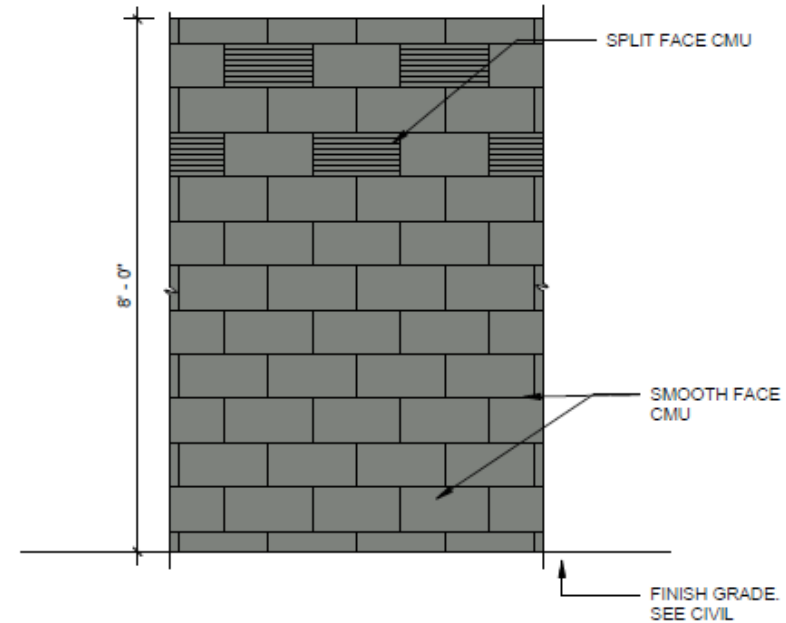


Screen Wall elevations

PARKING SCREEN WALLS

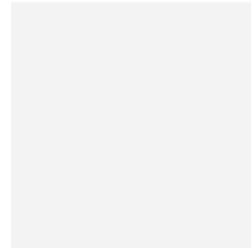


TRUCK COURT SCREEN WALLS



Colors & Materials

- Concrete tilt panels
- Glazing
- Concrete form liner
- CMU veneer



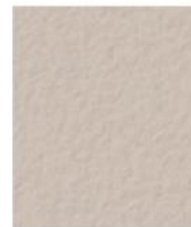
PT-1 :
LIGHTHOUSE
DUNN EDWARDS
DEW3885



PT-2 :
SILVER POLISH
DUNN EDWARDS
DE6374



PT-3 :
STORM CLOUD
DUNN EDWARDS
DE6362



INTEGRAL
CONCRETE COLOR
FOR PEDESTRIAN
CROSSINGS :
OUTBACK



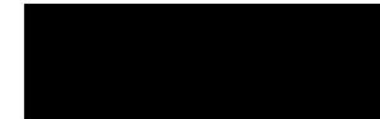
STOREFRONT
GLAZING
SOLARGRAY



KAWNEER
STOREFRONT
CLEAR
ANODIZED



FORMLINER
3/4" DEEP
2" CEDAR
GRAPESTAKES



APOLIC
METAL PANEL
BLX BLACK



CMU VENEER
ECHELON
CHARCOAL

Lighting



d#series



d#series



Design Guidelines

Section 11-7-3

✓	Varied building height
✓	Employee and Visitor Amenities
✓	Design incorporates multiple materials

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.

Summary

Findings

- ✓ Staff is seeking your review and recommendation on the following:
 - Alternative Compliance for building materials and parapet detailing
- Staff welcomes any feedback



DESIGN REVIEW BOARD

April 13, 2021