



# DESIGN REVIEW BOARD

May 11, 2021

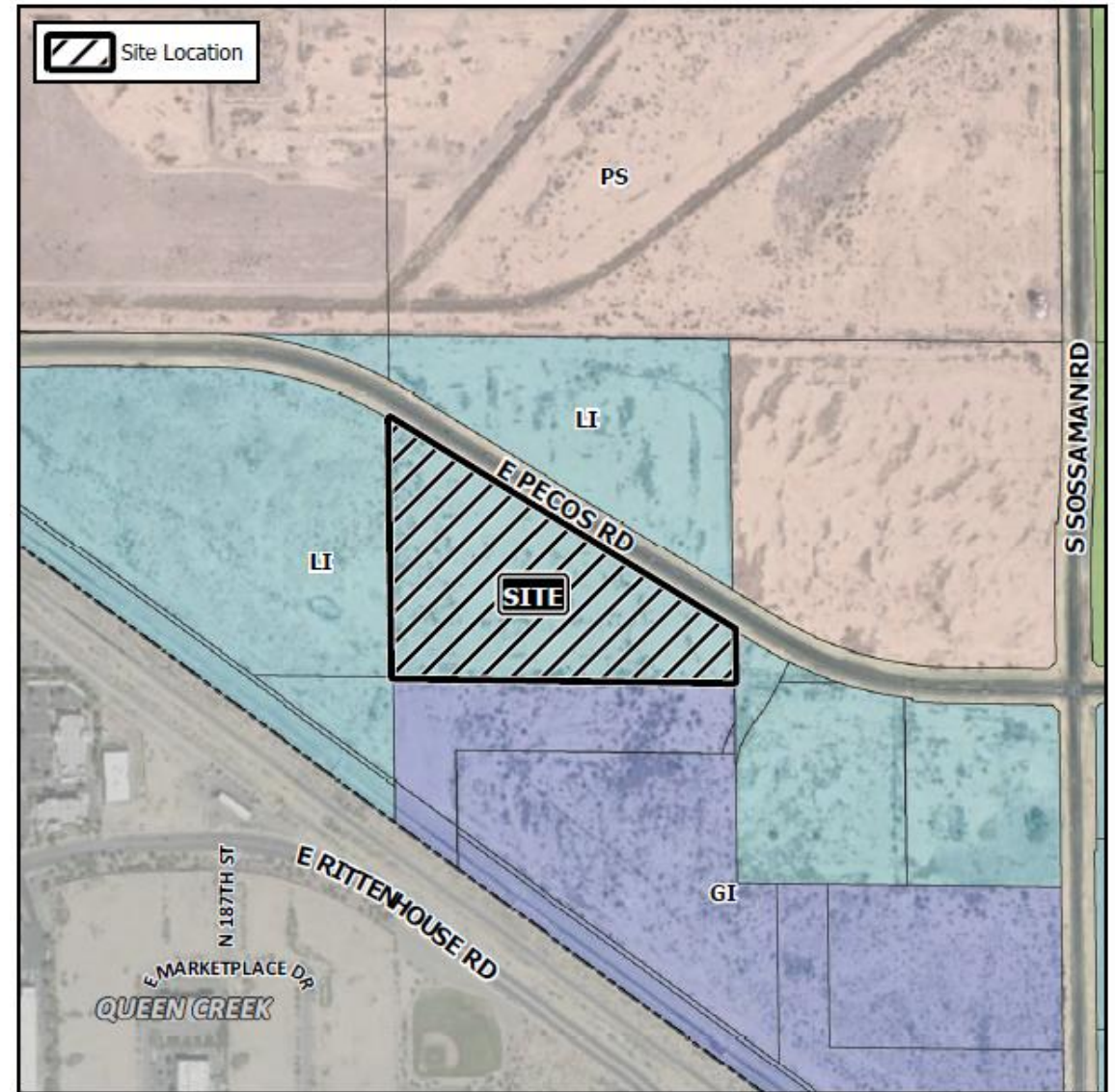


**DRB20-00698**

# Location

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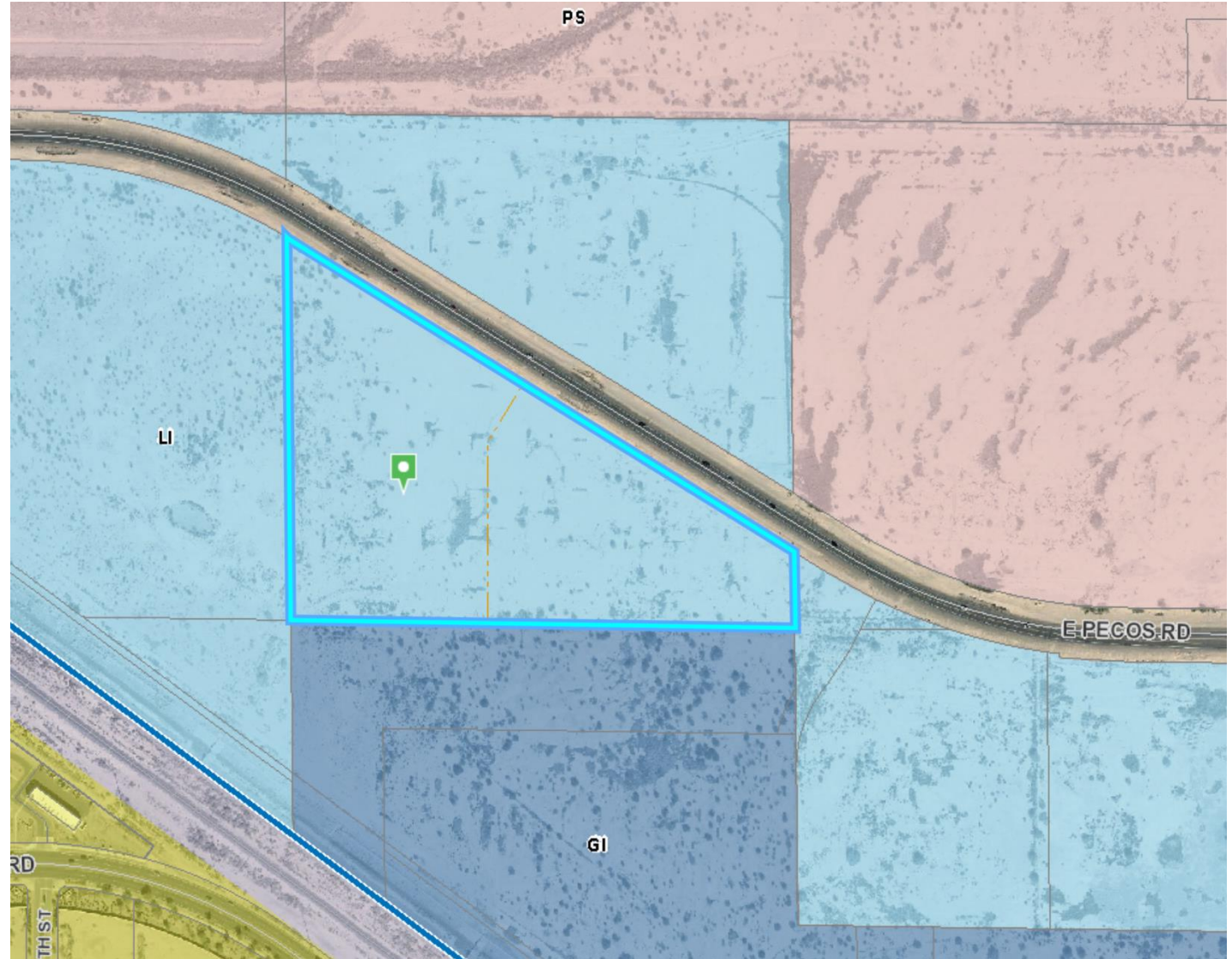
- South side of Pecos Road
- West of Sossaman Road



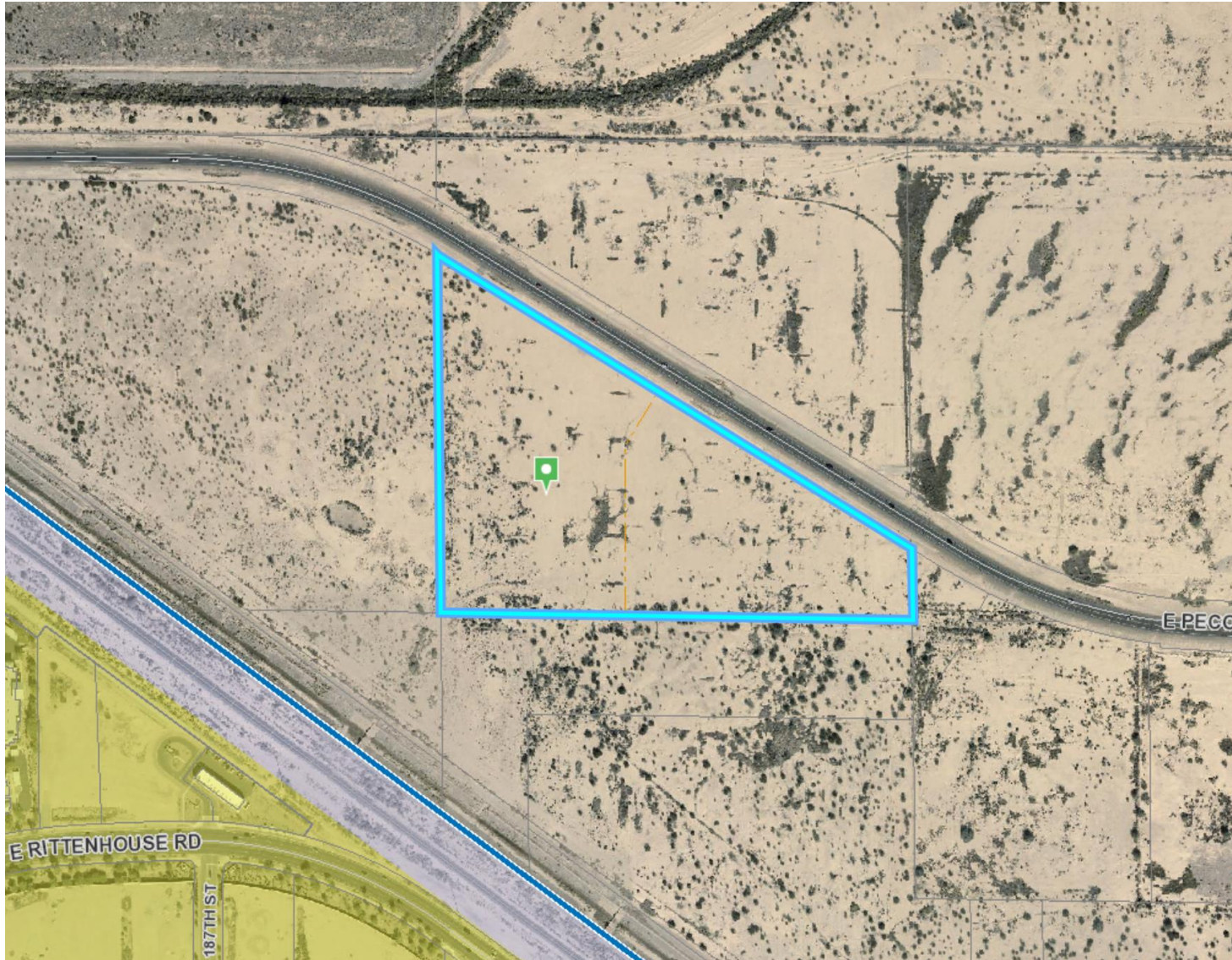
# Zoning

## Light Industrial (LI)

- As of January 1, 2021, storage facilities require a Council Use Permit
- This application pre-dates this code requirement







## Request

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- Design Review

## Purpose

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- Development of an storage facility

# Site Photo

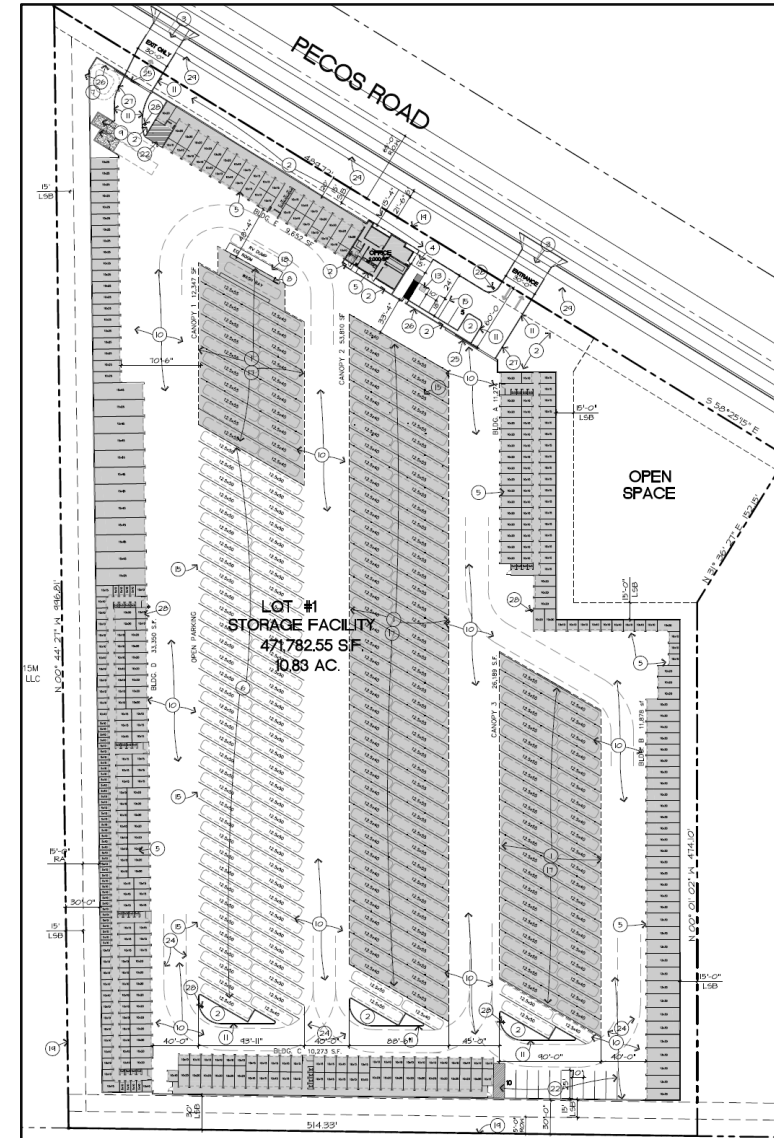


Looking south towards the site

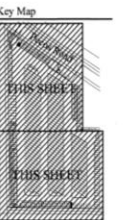


# Site Plan

- 76,205 SF self storage buildings
- 92,346 SF RV storage
- Access on Pecos Road



## 8



**7305 E. Pecos Road  
Mesa, Arizona 85242**



**Wildwood Design Studio**  
15207 Staghorn Drive  
Fountain Hills, AZ. 85268





# Landscape Palette

## Master Legend

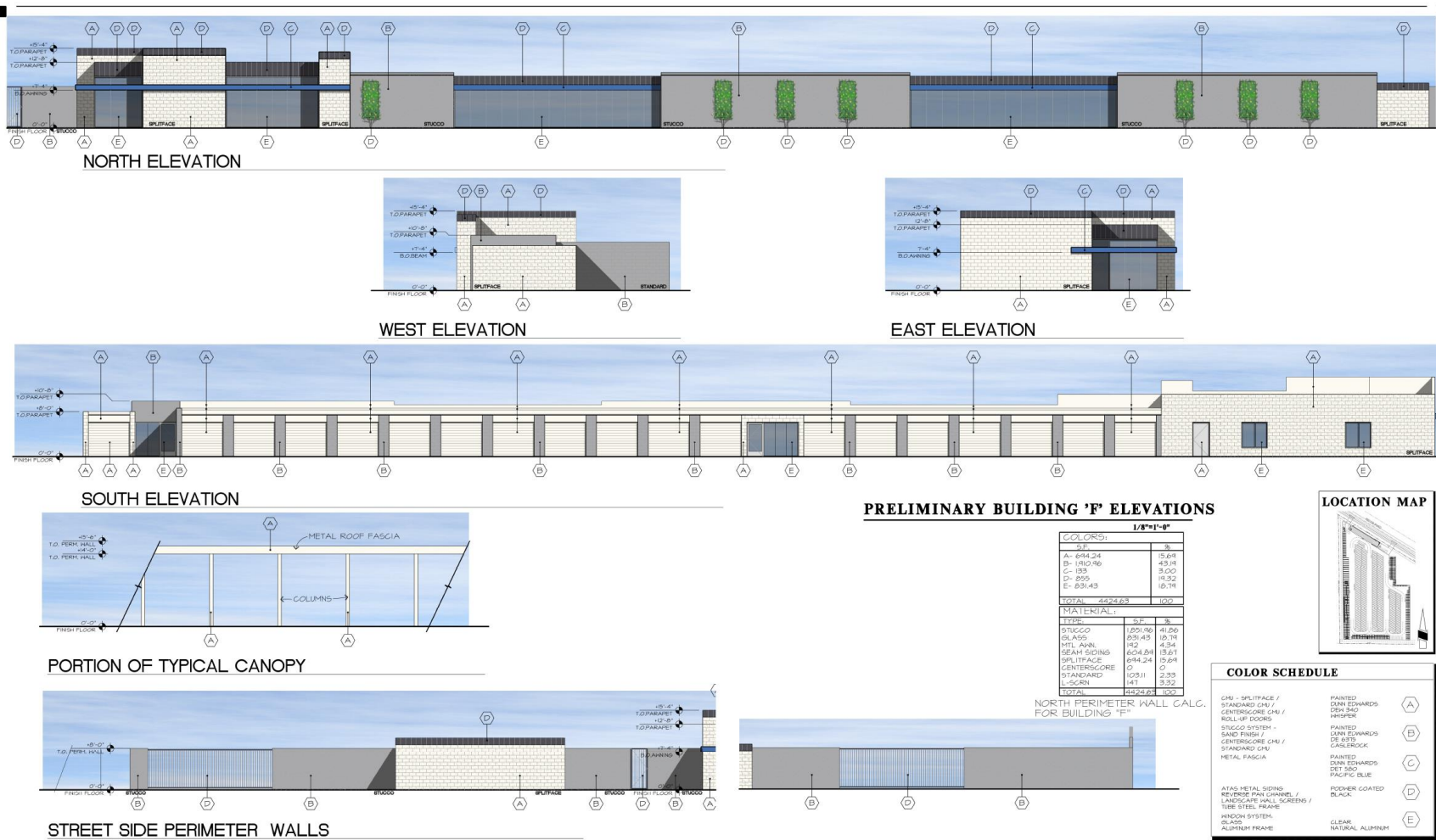
Sym.	Botanical Name	Common Name	*Qty.	Size	Remarks (ANA Minimum Std.'s)
<u>Trees</u>					
	PROSOPIS HYBRID MESQUITE	PHOENIX MESQUITE	1	36" BOX	TALL, UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE. (10'-0" TALL, 8'-0" WIDE, 2 1/2" MIN. CALIPER)
	ULMUS PARVIFOLIA 'DRAKE'	DRAKE EVERGREEN ELM	37	24" BOX	TALL, UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE. (8'-0" TALL, 3'-0" WIDE, 1 1/2" MIN. CALIPER) AVAIL. THRU BASELINE TREES (602-989-9275)
	PINUS ELDARICA	MONDEL PINE	40	15 GAL.	TALL, UPRIGHT, MATCHING (6'-0" TALL, 2'-0" WIDE, 1 1/2" MIN. CALIPER) AVAIL. THRU BASELINE TREES (602-989-9275)
	DALBERGIS SISSOO	SISSOO TREE	1	24" BOX	TALL, UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE. (MINIMUM 10' HEIGHT, 4' WIDE, 1 1/2" CALIPER) AVAIL. THRU BASELINE TREES (602-989-9275)
<u>Shrubs</u>					
	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK DWARF OLEANDER	161	5 GAL.	RANDOM SPACE IN CLUSTERS AS SHOWN
	LEUCOPHYLLUM ZYGOPHYLLUM	BLUE RANGER	34	5 GAL.	SPACE 4' O.C., 3' FROM HARDSCAPE
	CAESALPINIA PULCHERRIMA	BIRD OF PARADISE	210	5 GAL.	SPACE 6' O.C., 5' FROM HARDSCAPE
	LEUCOPHYLLUM LANGMANIA 'RIO BRAVO'	RIO BRAVO TEXAS RANGER	173	5 GAL.	SPACE 6' O.C., 5' FROM HARDSCAPE
<u>Accents/G.C.</u>					
	HESPERALOE PARVIFLORA	RED YUCCA	51	5 GAL.	FULL AND BUSHY
	DASYLIRION WHEELERI	DESERT SPOON	8	5 GAL.	FULL AND BUSHY
	LANTANA SP. 'NEW GOLD'	NEW GOLD LANTANA	51	1 GAL.	SPACE 3' O.C., 3' FROM HARDSCAPE
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	11	5 GAL.	ATTACH TO GREEN SCREEN PER MFG. INSTRUCTIONS

\* PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR

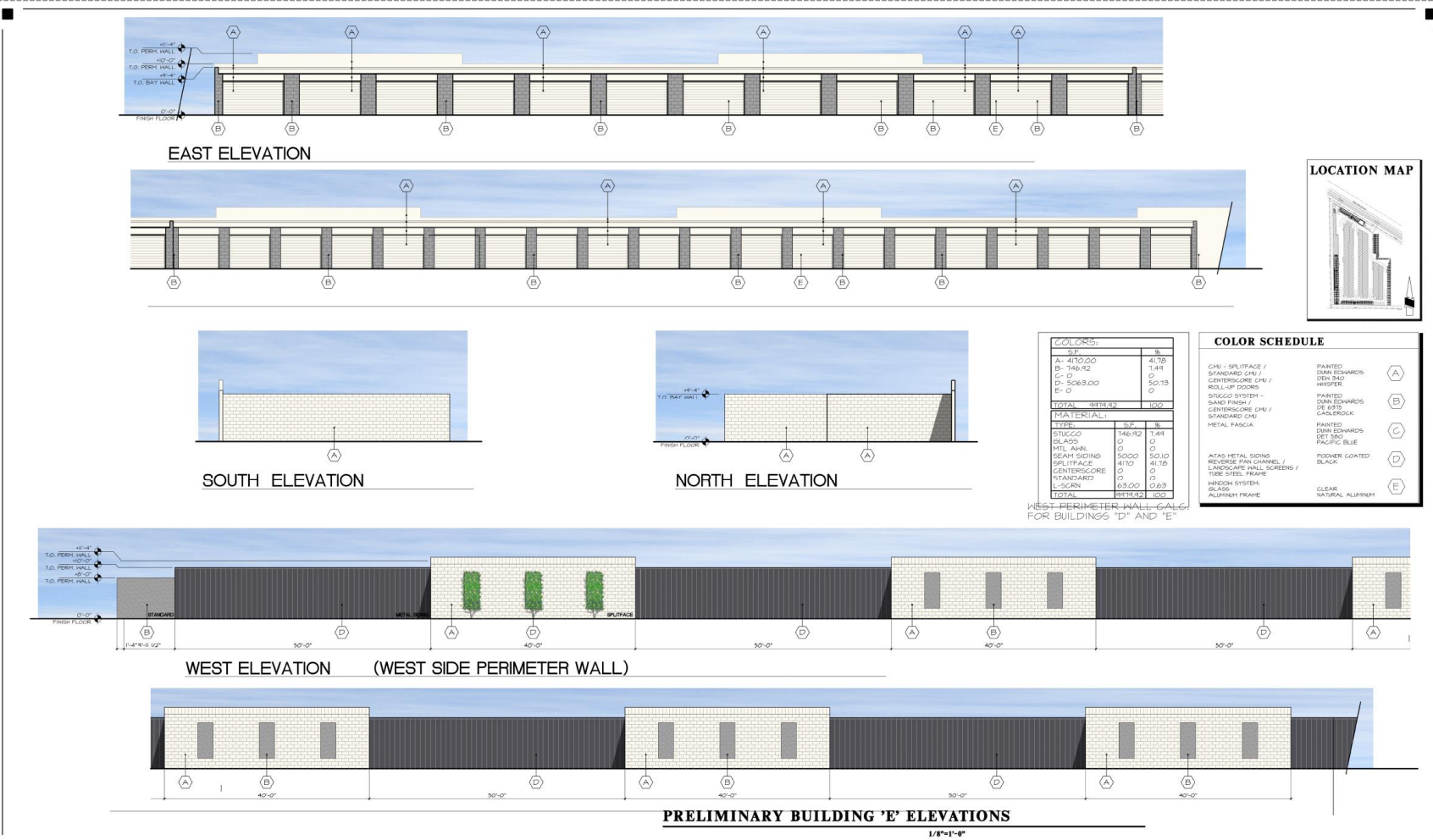
## Bulk Materials Legend

Sym.	Common Name	Qty.	Remarks
	DECOMPOSED GRANITE EXPRESS GOLD (3/4" SCREENED)	±83,000 SF.	AVAILABLE THROUGH GRANITE EXPRESS (480) 354-6809. PROVIDE SAMPLE FOR FINAL APPROVAL.

# Elevations Building F

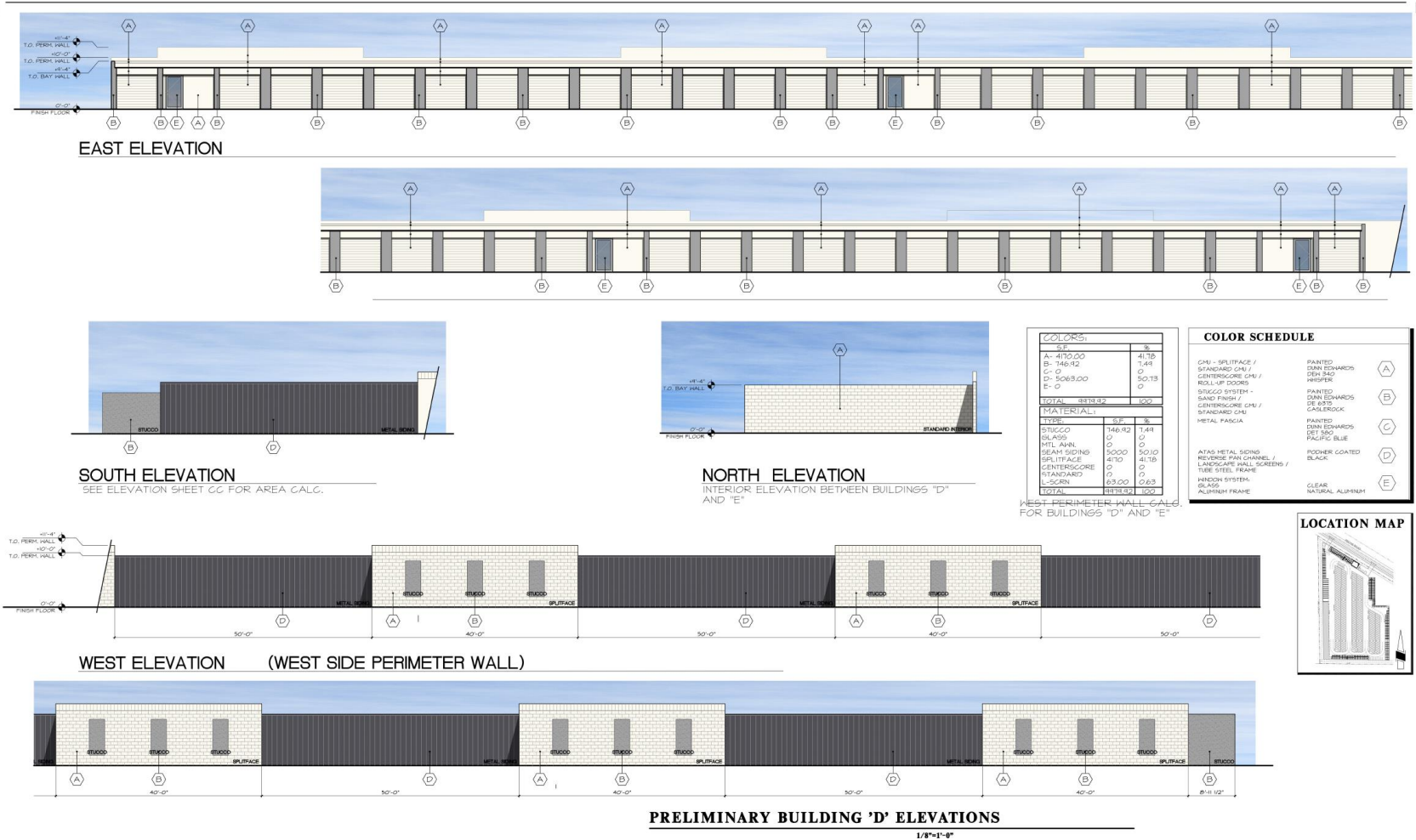


# Elevations Building E





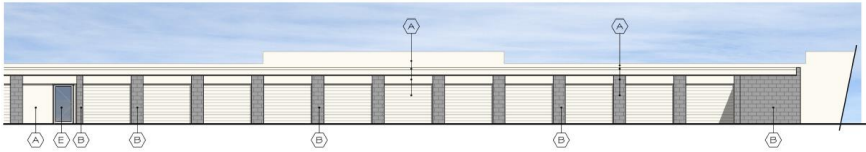
# Elevations Building D



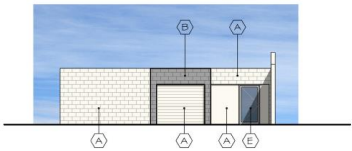
# Elevations Building C



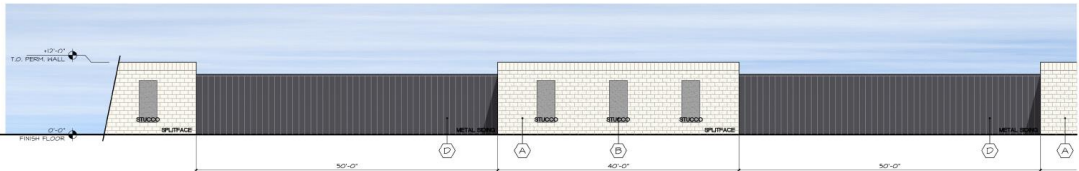
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION (SOUTH SIDE PERIMETER WALL)



PRELIMINARY BUILDING 'B' ELEVATIONS

1/8"=1'-0"

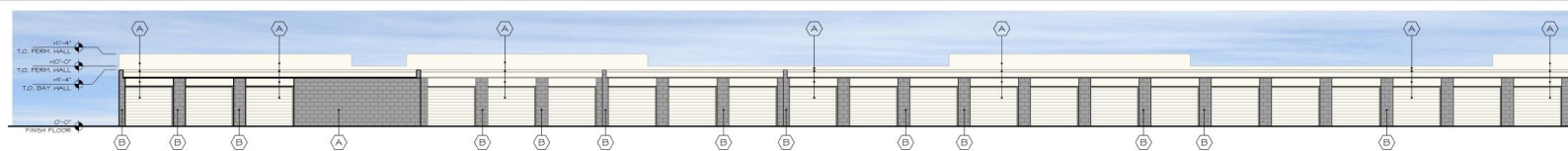


COLORS:		
SF		%
A- 2502.00		43.94
B- 691.84		12.5
C- 0		0
D- 2000.00		43.94
E- 0		0
TOTAL 5693.84		100
MATERIAL:		
TYPE	SF	%
STUCCO	691.84	12.5
GLASS	0	0
MTL. WLN.	0	0
SEAM SIDING	2500	43.94
SPLITFACE	2502	43.94
CENTERSCORE	0	0
STANDARD	0	0
L-SGRN	0	0
TOTAL 5693.84		100

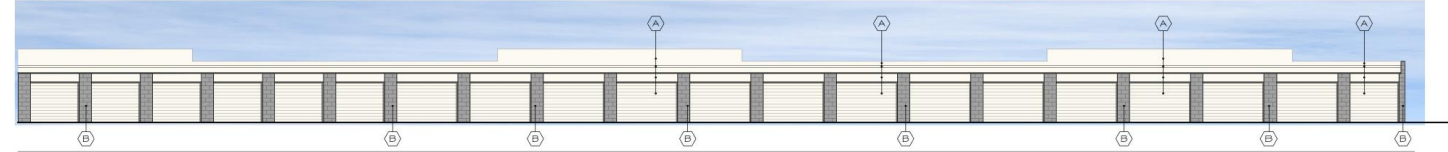
COLOR SCHEDULE		
CMU - SPLIFFAGE / STANDARD CMU / CENTERSCORE CMU / ROLL-UP DOOR	PAINTED DUNE EDWARDS DEK 940 WINTER	(A)
STUCCO SYSTEM - SAND FINISH / CENTERSCORE CMU / STANDARD CMU	PAINTED DUNE EDWARDS DE 625 CALBROCK	(B)
METAL FASCIA	PAINTED DUNE EDWARDS DET 500 PACIFIC BLUE	(C)
ATLAS METAL SIDING REVERSE PAN CHANNEL / LANDSCAPE WALL SCREENING / TUBE STEEL FRAME	POWDER COATED BLACK	(D)
WINDOW SYSTEM: BLINDS ALUMINUM FRAME	CLEAR NATURAL ALUMINUM	(E)

SOUTH PERIMETER WALL CALC.  
FOR BUILDINGS "B", "C" AND "D"

# Elevations Building B



WEST ELEVATION



SOUTH ELEVATION

SEE ELEVATION SHEET CF FOR AREA CALC.

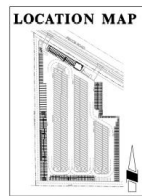


NORTH ELEVATION

SEE ELEVATION SHEET CF FOR AREA CALC.



EAST ELEVATION (EAST SIDE PERIMETER WALL)



COLORS:	
ST	SE
A- 3336.00	40.18
B- 523.87	11.41
C- 0	0
D- 5069.00	42.48
E- 0	0
TOTAL	1222.81
100	100
MATERIAL:	
TYPE	SE
STUCCO	203.87
GLASS	0
MTL AWL	0
SEAM SIDING	3000
SPLITFACE	3336
CENTERSCORE	0
STANDARD	0
L-SIDE	83
TOTAL	1022.75

COLOR SCHEDULE	
CMU - SPLITFACE /	PANED
STANDARD CMU /	DUN EDWARDS
CENTERSCORE CMU /	DEW PAO
ROLL-UP DOORS	WHISPER
STUCCO SYSTEM -	PANED
SAND FINISH /	DUN EDWARDS
CENTERSCORE CMU /	DE ARIS
STANDARD CMU	CASLEROCK
METAL FASCIA	PANED
	DUN EDWARDS
	LM 180
	PACIFIC BLUE
ATAS METAL SIDING	RODNER COATED
REVERSE PAN CHANNEL /	BLACK
LANDSCAPE WALL SCREENS /	
TUBE STEEL FRAME	
HINDON SYSTEM,	CLEAR
GLASS	NATURAL ALUMINUM
ALUMINUM FRAME	

PRELIMINARY BUILDING 'B' ELEVATIONS

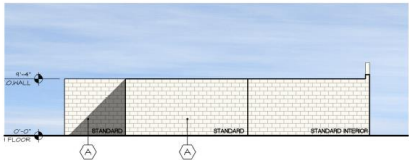
EAST PERIMETER WALL CALC. FOR BUILDINGS 'A' AND 'B'



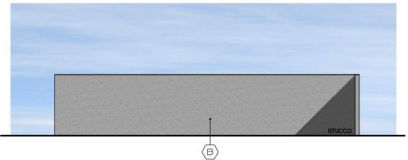
# Elevations Building A



WEST ELEVATION

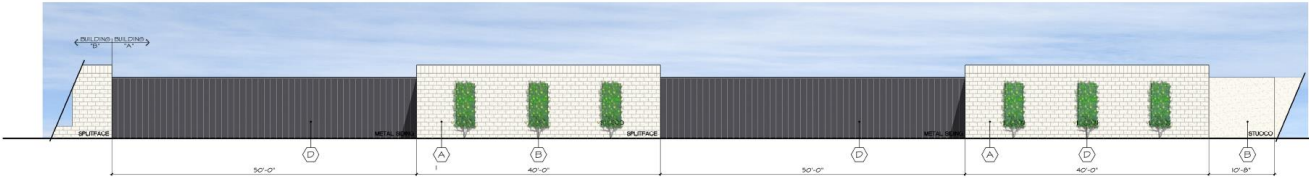


SOUTH ELEVATION



NORTH ELEVATION

SEE ELEVATION SHEET CF FOR AREA CALC.



EAST ELEVATION (EAST SIDE PERIMETER WALL)



COLORS:		
S.F.	S	S
A - 3536.00	46.18	
B - 8228.87	11.41	
C - 0	0	
D - 3085.00	42.40	
E - 0	0	
TOTAL	1222.87	100
MATERIAL:		
S.F.	S	S
STUCCO	8228.87	11.41
GLASS	0	0
MTL. AVN.	0	0
SEAM SIDING	3000	41.55
SPLITFACE	3336	10.11
CENTERSCORE	0	0
STANDARD	0	0
SCREEN	63	20.81
TOTAL	1222.87	100

COLOR SCHEDULE		
CHU - SPLITFACE /	PAINTED	(A)
STANDARD CHU /	DARK EDWARDS	
CENTERSCORE CHU /	DE EPS	
ROLL-UP DOORS	PAINTED	(B)
STUCCO SYSTEM -	DARK EDWARDS	
SAND FINISH /	DE EPS	
CENTERSCORE CHU /	PAINTED	(C)
STANDARD CHU	DARK EDWARDS	
METAL FASCIA	DET 580	
	PACIFIC BLUE	
ATAS METAL SIDING	POWDER COATED	(D)
REVERSE PAN CHANNEL /	BLACK	
LANDSCAPE WALL SCREENS /		
TUBE STEEL FRAME		(E)
WINDOW SYSTEM		
GLASS	CLEAR	
ALUMINUM FRAME	NATURAL ALUMINUM	

EAST PERIMETER WALL CALC.  
FOR BUILDINGS 'A' AND 'B'

PRELIMINARY BUILDING 'A' ELEVATIONS

1/8"=1'-0"

# Colors & Materials

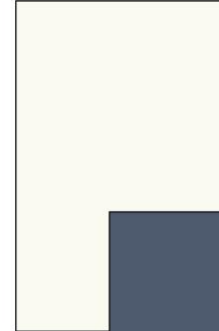
- Stucco
- Split face CMU
- Metal siding
- Glazing

## MATERIAL / COLOR SCHEDULE

### Pecos Storage Facility 7305 E. Pecos Road Mesa, Arizona

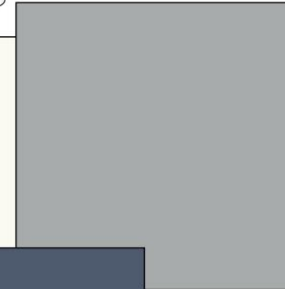
#### Building Color A:

Masonry - Painted  
Dunn-Edwards DEW 340  
Color: Whisper



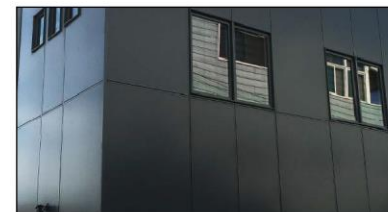
#### Building Color B:

Stucco System (Sand Finish) /  
Masonry - Painted  
Dunn-Edwards DE 6375  
Color: Caslerock



#### Building Color C:

Steel Beam - Painted  
Dunn-Edwards DET 580  
Color: Pacific Blue



#### Building Color D:

ATAS Metal Siding  
Landscape Wall Screens  
Powder Coated  
Color: Black



#### Storefront Systems E:

Storefront Doors & Windows  
Anodized Dark Bronze Frame  
Clear Glass

## 17





# Design Guidelines

## Section 11-7-3

✓	Roof articulation
✓	Wall articulation
✓	Exterior buildings subdivided & proportioned to human scale

## Alternative Compliance for Internal Elevations Only

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, roof articulation and material percentages for the elevations internal to the site
- Staff welcomes any feedback



# DESIGN REVIEW BOARD

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