



DESIGN REVIEW BOARD

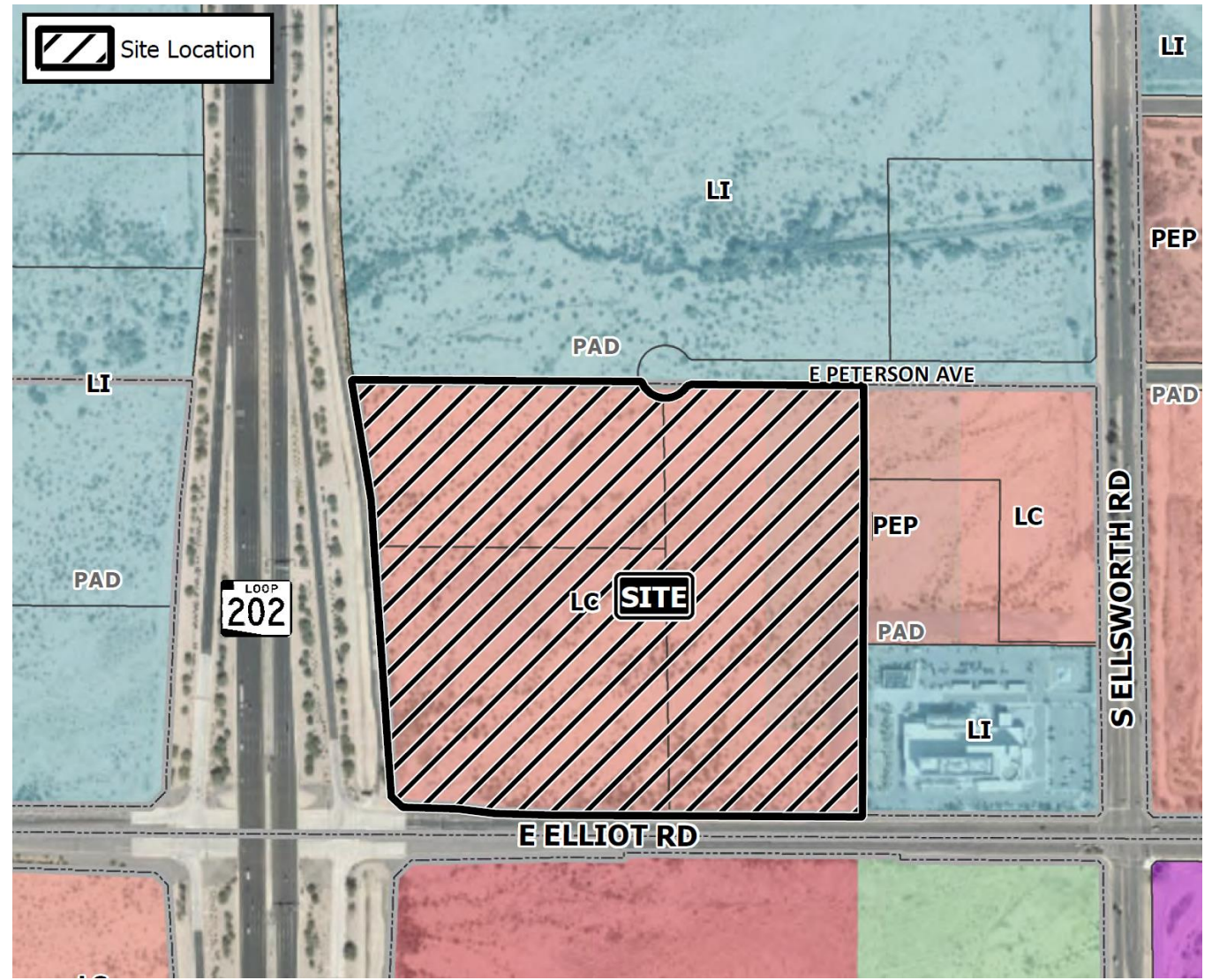
June 15, 2021



DRB21-00227

Location

- North of Elliot Road
- West of Ellsworth Road
- East of Loop 202 Freeway





Request

- Design Review

Purpose

- Industrial development

Site Photos



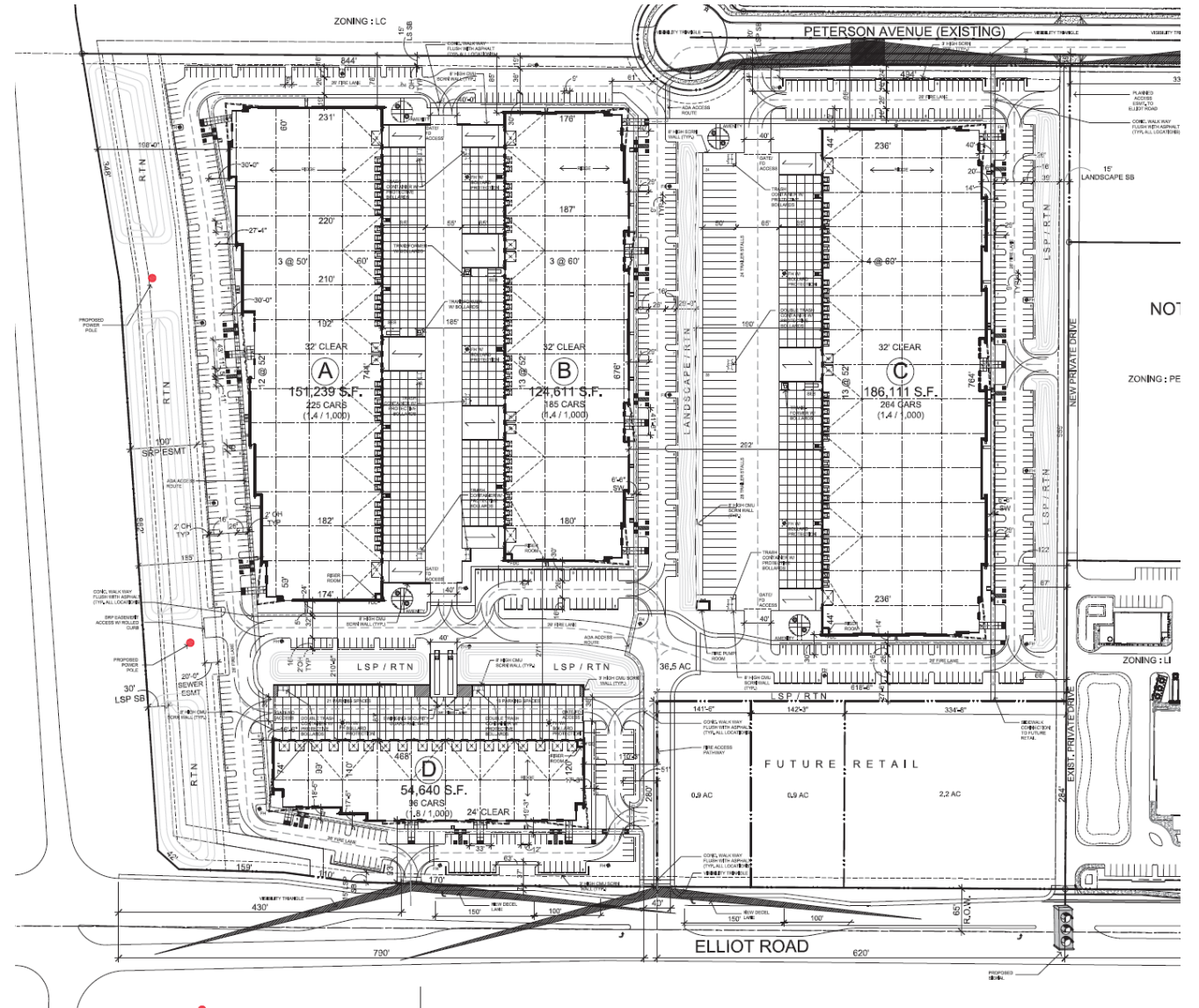
Looking northwest towards the site







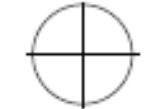


Looking northeast towards the site

Site Plan



















- Four industrial buildings
- Future commercial







Landscape Palette

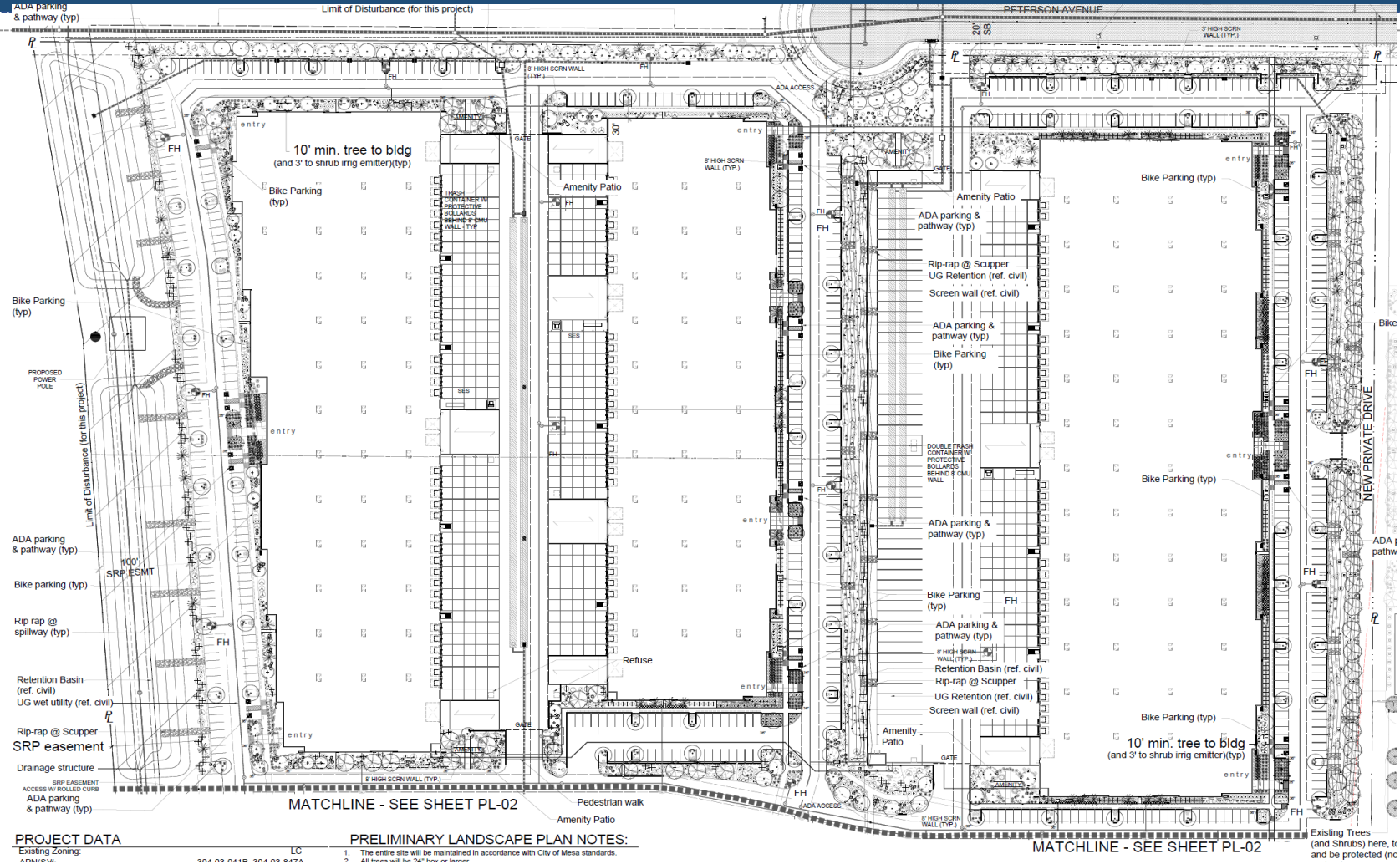
TREES	SIZE
	Prosopis glandulosa (var. torreyana) Honey Mesquite 24" box UON, matching 36" box matching
	Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde 36" box standard low breaking
	Quercus Virginiana 'Heritage' Heritage Live Oak 24" box UON, multi 36" box multi
	Acacia anuera Mulga Tree 36" box
	Chilopsis Linearis Desert Willow 24" box, matching
	Fouquieria splendens Ocotillo 8' - 8 cane min.
	Existing Tree to remain and be protected selectively trim to 7' canopy

Landscape Palette

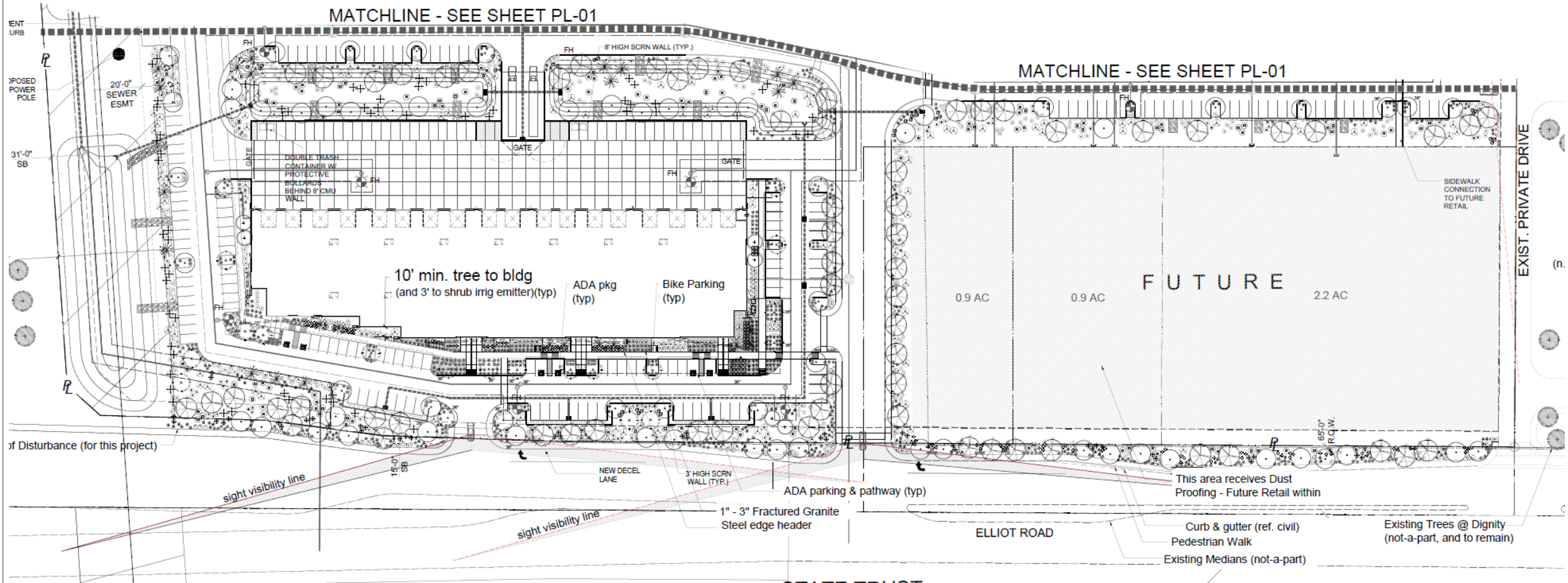
SHRUBS		CANOPY SIZE
	Muhlenbergia rigens Deer grass	5 gal.
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.
	Simmondsia chinensis Jojoba	5 gal.
	Caesalpinia pulcherrima Red Bird of Paradise	5 gal.
	Eremophila maculata 'Valentine' Valentine Bush	5 gal.
	Dasyllirion quadrangulatum Toothless Desert Spoon	5 gal.
	Agave Murpheyi Murphey Agave	5 gal.
	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	15 gal.
	Caesalpinia gilliesii Yellow Bird Of Paradise	5 gal.
	Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.
	Dodonaea viscosa Hopbush	5 gal.
	Lantana montevidensis Trailing Lantana 'Purple & Gold mound'	1 gal.
	Opuntia santa rita Purple Prickly Pear	6 pad min.
	Yucca Pallida Pale leaf Yucca	5 gal.
	Hesperaloe funifera Giant hesperaloe	5 gal.
	Lantana montevidensis Trailing Lantana 'Purple & Gold mound'	1 gal.
	Eremophila Glabra "Mingenew Gold" Outback Sunrise Emu	1 gal.
	Olea europaea " Little Ollie" Dwarf Olive	5 gal.

INERT MATERIAL	SIZE
	Mulch - DESERT TAN (3/4" minus) 2" min thickness in all L.S. areas (submit sample to LA for approval) By Custom Landscape Materials
	'Dust Control' area (future / potential) to receive Soilworks Gorilla-Snot® dust suppression system - topical application
	Fractured Granite rip-rap (match DG color) (4" to 6") install at down-spouts, roof drains & drainage outlets
	3/16" thick x 6" high STEEL EDGE HEADER (to enclose Fractured Granite Rip-rap @ entries, per plan)

Landscape Plan



Landscape Plan



[illegible]

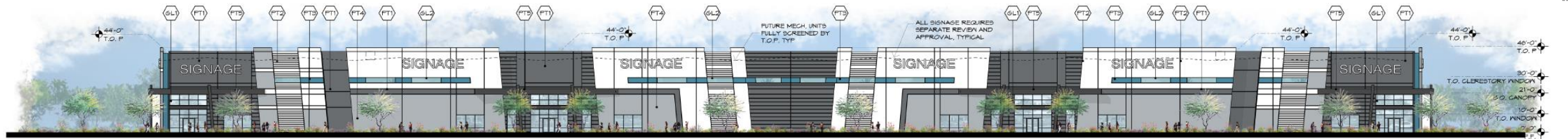
Architectural elevation drawing of a building facade. The drawing includes the following annotations:

- PT3, SL2, PT2, PT1, PT4, PT4, SL1, PT5 (Point and Line markers)
- 3'x14' CLERESTORY WINDOW
- ALL SIGNAGE REQUIRES SEPARATE REVIEW AND APPROVAL, TYPICAL
- 44'-0" T.O. F
- 48'-0" T.O. F
- 30'-0" T.O. CLERESTORY WINDOW
- 21'-0" B.O. CANOPY
- 10'-0" T.O. WINDOW
- 0'-0" F.F.
- 8' TALL CMU SCREEN WALL
- SIGNAGE

2 SOUTH ELEVATION - BUILDING A

11

Elevations – Building B



1 EAST ELEVATION - BUILDING B
SCALE: 1"=30'-0"



2 SOUTH ELEVATION - BUILDING B
SCALE: 1"=30'-0"



3 NORTH ELEVATION - BUILDING B
SCALE: 1"=30'-0"

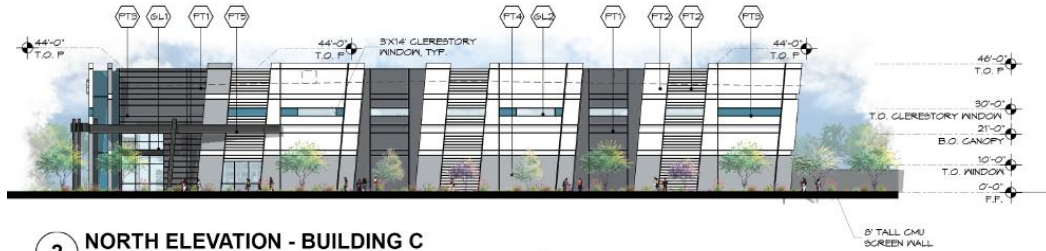


4 WEST ELEVATION - BUILDING B
SCALE: 1"=30'-0"

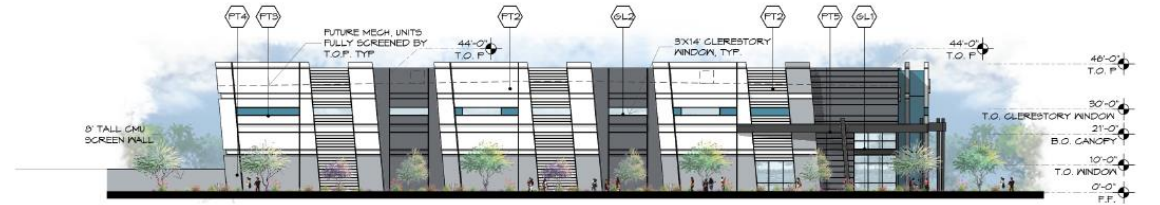
Elevations – Building C



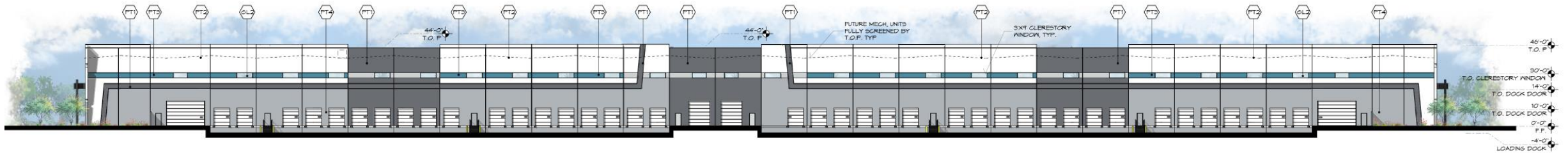
1 EAST ELEVATION - BUILDING C
SCALE: 1"=30'-0"



2 NORTH ELEVATION - BUILDING C
SCALE: 1"=30'-0"



3 SOUTH ELEVATION - BUILDING C
SCALE: 1"=30'-0"



4 WEST ELEVATION - BUILDING C
SCALE: 1"=30'-0"

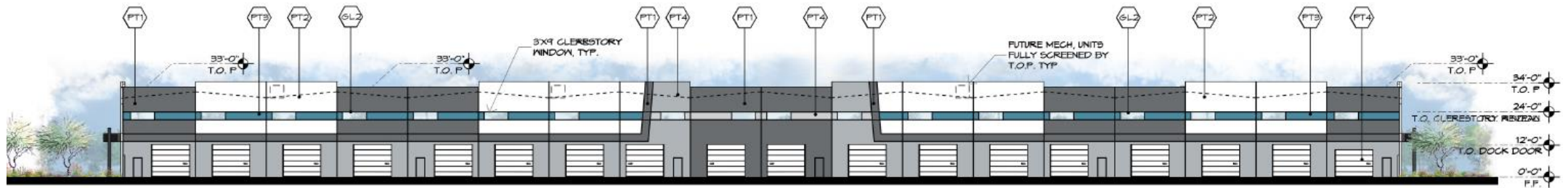
Elevations – Building D



1 SOUTH ELEVATION - BUILDING D
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION - BUILDING D



2 WEST ELEVATION - BUILDING D

4 NORTH ELEVATION - BUILDING D
SCALE: 1"=30'-0"

Color & Materials

- Concrete tilt-up panels
- Glazing
- Steel accents

PAINT COLOR PALETTE by Dunn Edwards



TARNISHED SILVER
DE6355



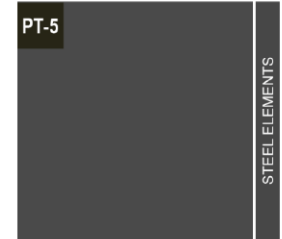
DECEMBER SKY
DE6352



ENGLISH RIVER
DE5789



BABY SEAL
DE6361



BLACK TIE
DE6357

GLASS by Viracom



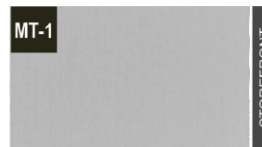
CLEAR
VUE21-2M

GLASS by Viracom



AZURIA
Solarban 67 - Azuria + Clear

ALUMINUM STORE FRONT by TBD



CLEAR ANODIZED

Renderings



Lighting



D-Series Size 1
LED Area Luminaire



AFF



without photocell (white)



without photocell
(natural aluminum)



with photocell (white)



with photocell
(dark bronze)



WDGE4 LED
Architectural Wall Sconce



Design Guidelines

Section 11-7-3

✓	Varied building height
✓	Employee and Visitor Amenities

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 three materials

Summary

Findings

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



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June 15, 2021