



DESIGN REVIEW BOARD

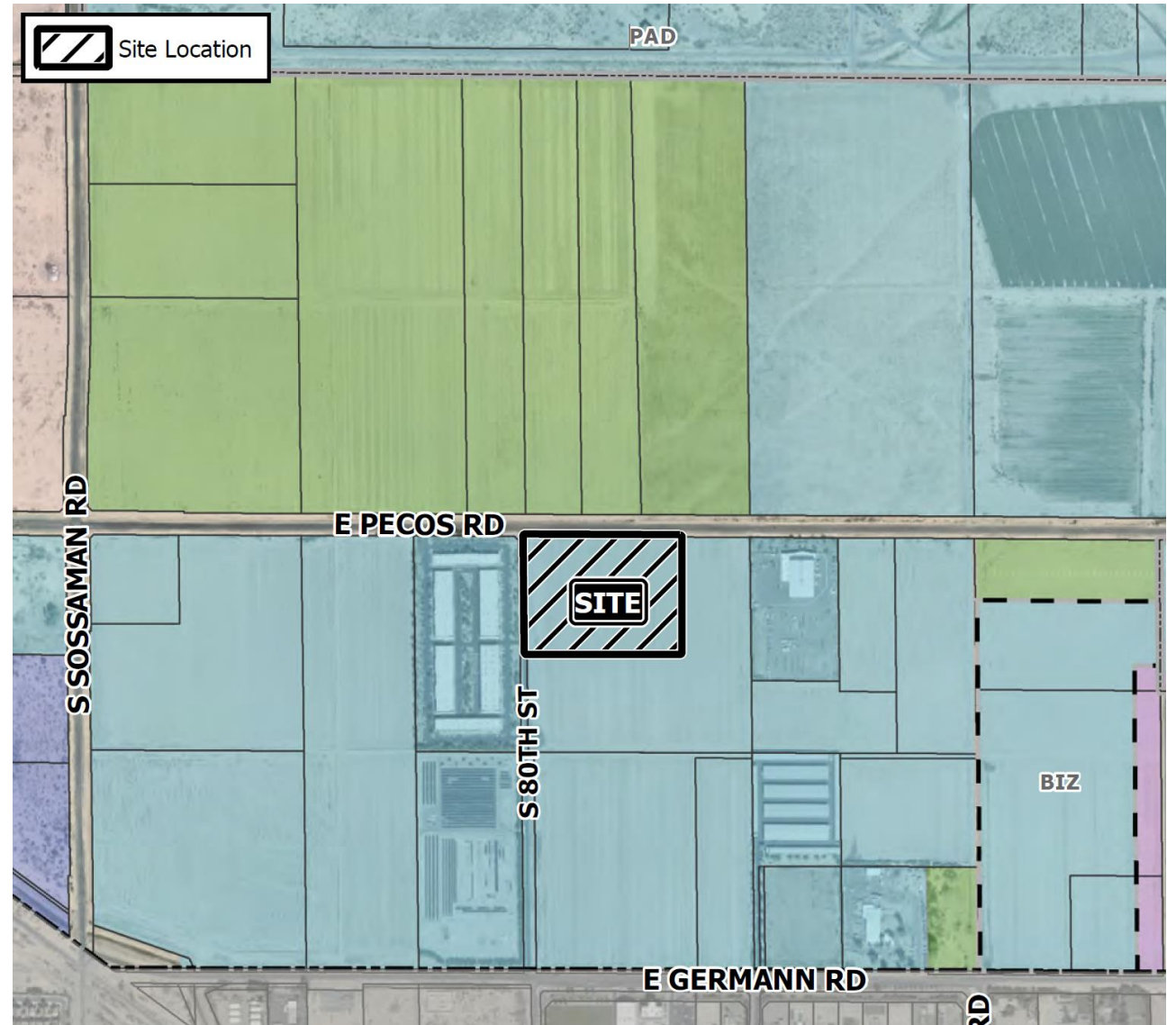
June 15, 2021

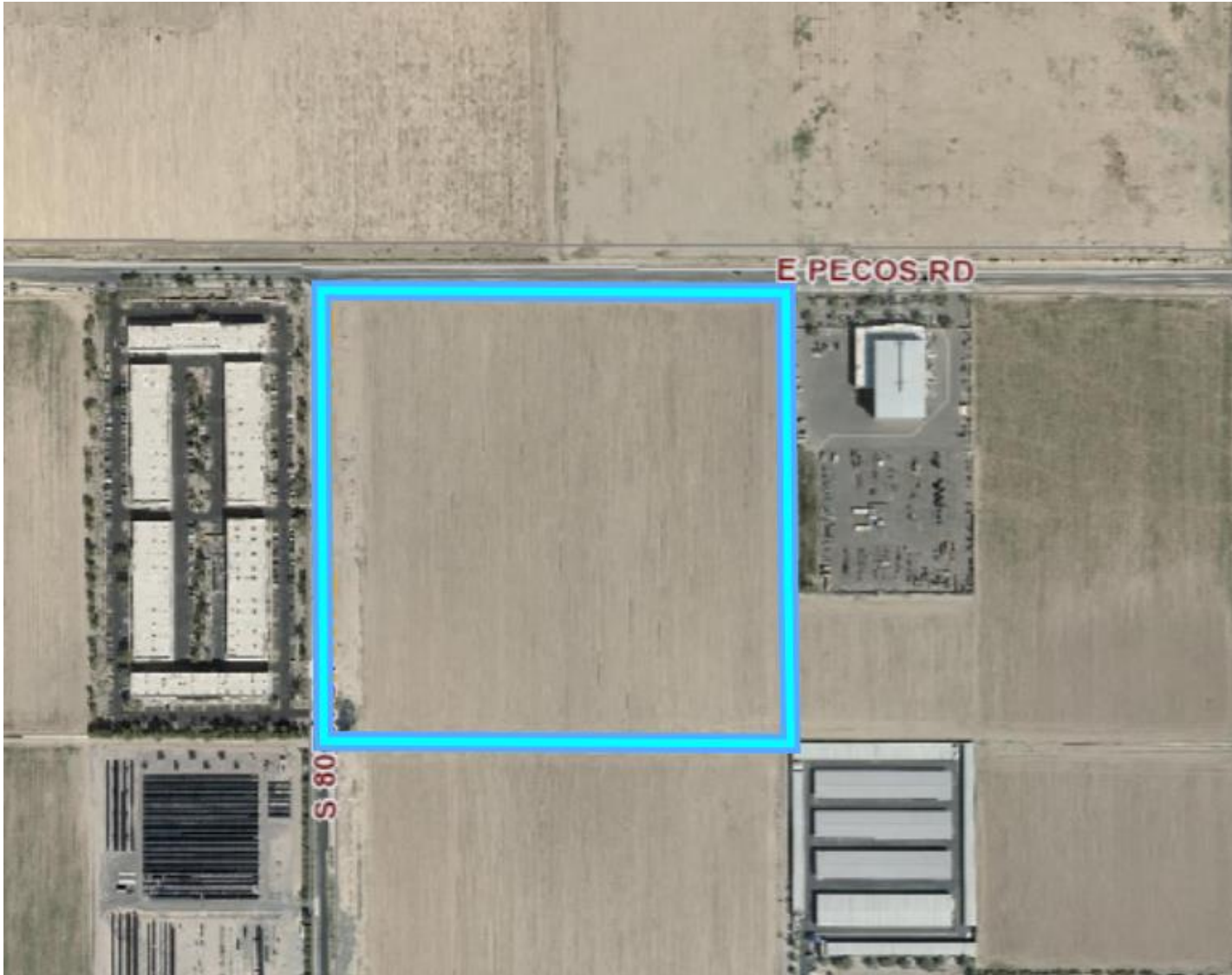


DRB21-00387

Location

- North of Germann Road
- South of Pecos Road
- East of Sossaman Road
- East of 80th Street





Request

- Design Review

Purpose

- Development of an industrial development

Site Photos



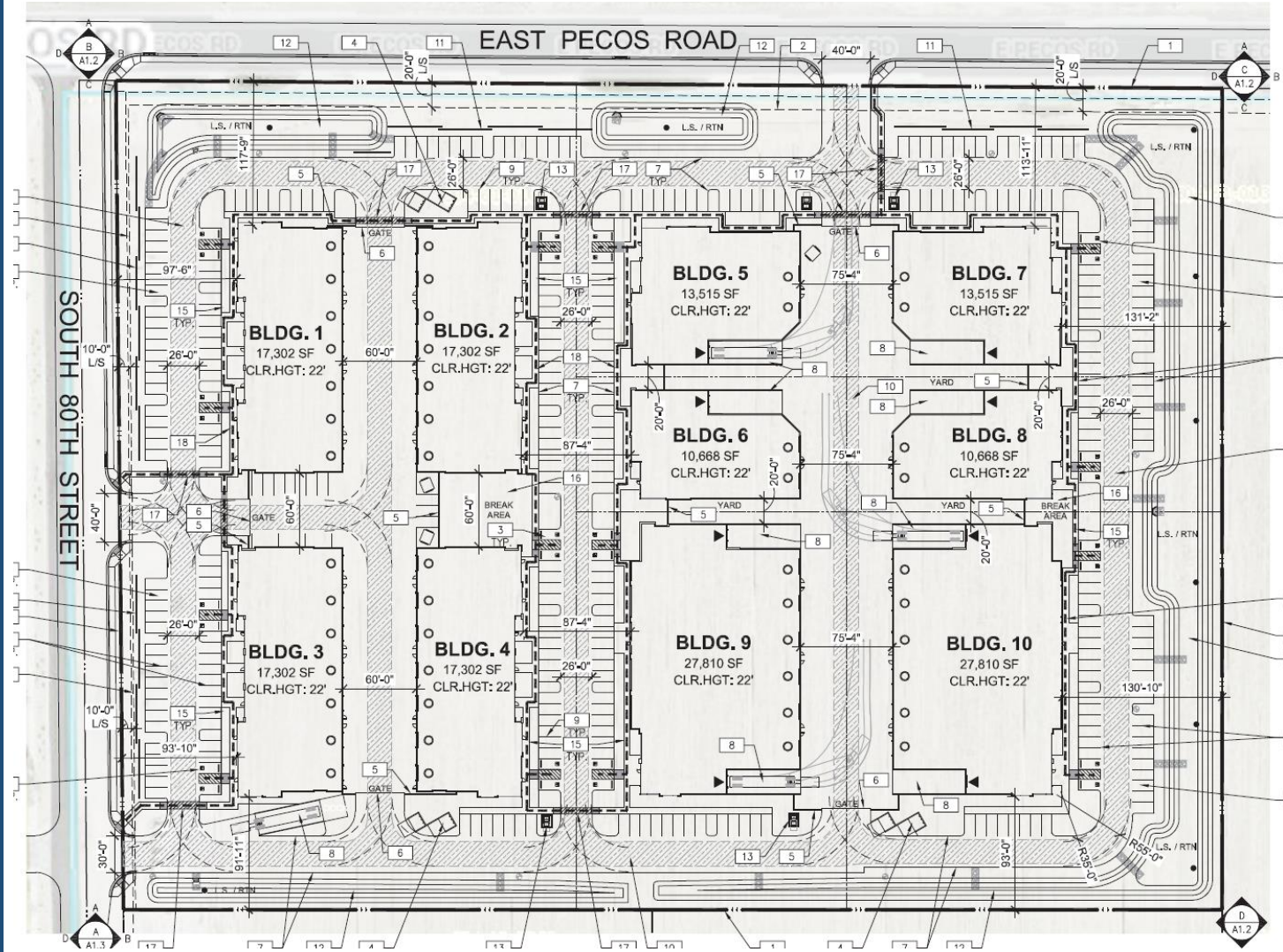
Looking south towards the site



Looking southeast towards the site

Site Plan

- Ten industrial buildings



Landscape Palette

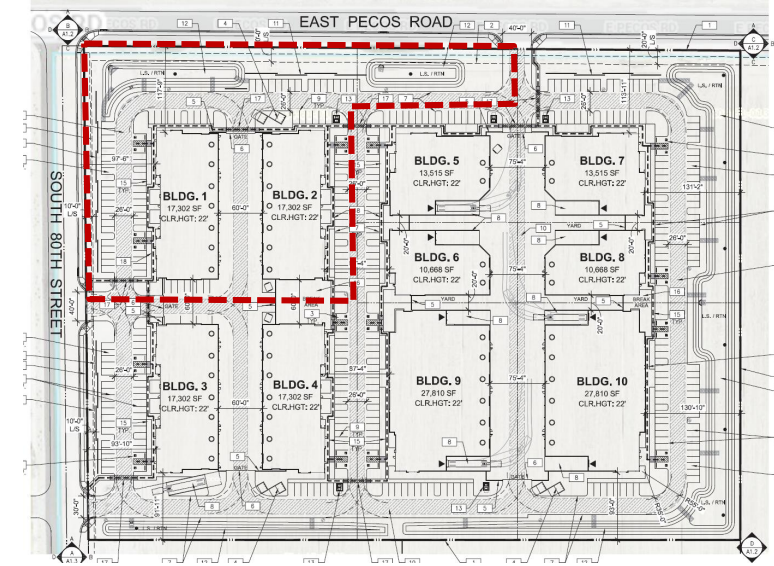
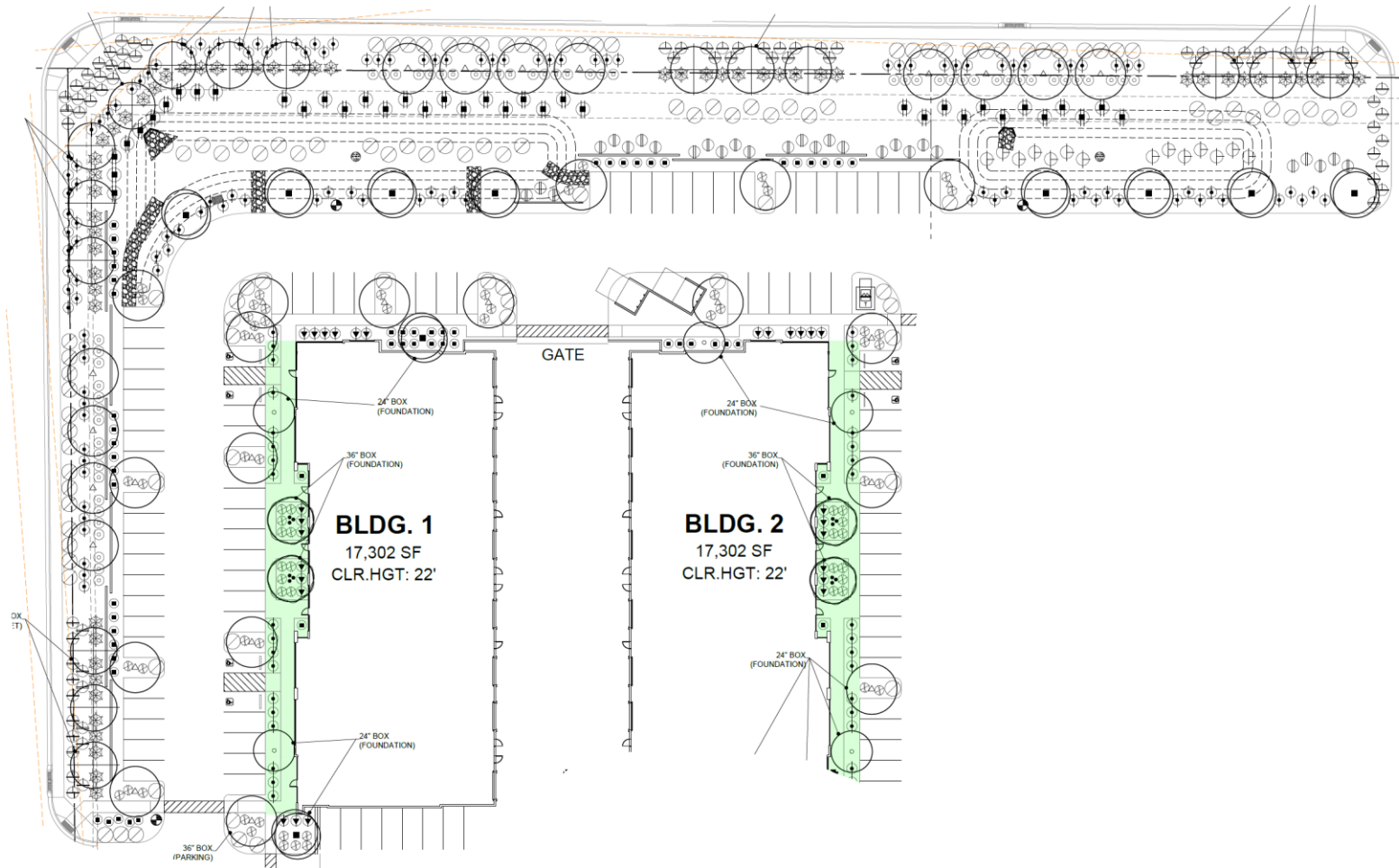
PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES				
	ACACIA SALICINA WILLOWLEAF ACACIA	24" BOX	24	STAKE AS REQUIRED
	PARKINSONIA FLORIDUM BLUE PALO VERDE	24" BOX 36" BOX	9 18	STAKE AS REQUIRED
	OLENYA TESTOSA IRONWOOD	24" BOX 36" BOX	4 14	STAKE AS REQUIRED
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	15 GAL. 24" BOX	51 5	STAKE AS REQUIRED
	PROSOPIS 'AZT PODLESS' AZT PODLESS MESQUITE	24" BOX 36" BOX	76 5	STAKE AS REQUIRED
	CHILOPSIS LINEARIS 'DESERT DIVA' DESERT DIVA' DESERT WILLOW	24" BOX	22	STAKE AS REQUIRED
SHRUBS				
	CASSIA NEMOPHILA DESERT CASSIA	1 GAL.	109	1 GPH EMITTER
	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EMU	5 GAL.	209	1 GPH EMITTER
	EREMOPHILA MACULATA 'VALENTINE' VALENTINE EMU	5 GAL.	335	1 GPH EMITTER
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	5 GAL.	143	1 GPH EMITTER
	ACACIA REDOLENS 'DESERT CARPET' N.C.N.	1 GAL.	306	1 GPH EMITTER
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO SAGE	5 GAL.	106	1 GPH EMITTER
	TECOMA 'CRISMON FLARE' CRISMON FLARE ESPERANZA	5 GAL.	79	1 GPH EMITTER
ACCENTS				
	HESPERALOE FUNIFERA GIANT YUCCA	5 GAL.	94	1 GPH EMITTER
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	470	1 GPH EMITTER
	HESPERALOE CAMPANULATA 'MSWN NUEVO LEON' LIONHEART® P.P.#32069	5 GAL.	141	1 GPH EMITTER
GROUND COVER				
	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU	1 GAL.	172	1 GPH EMITTER
	DECOMPOSED GRANITE 'EXPRESS GOLD'	3/4" SCREENED		2" DEPTH ALL LANDSCAPE AREAS

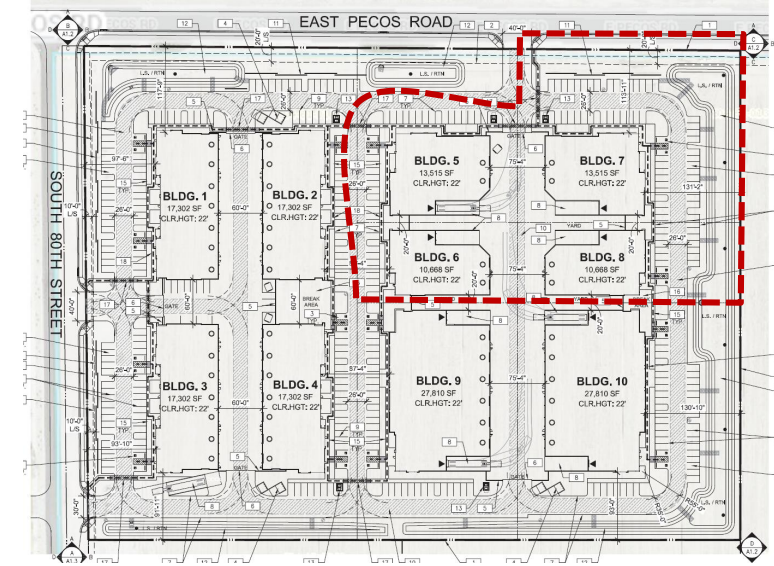
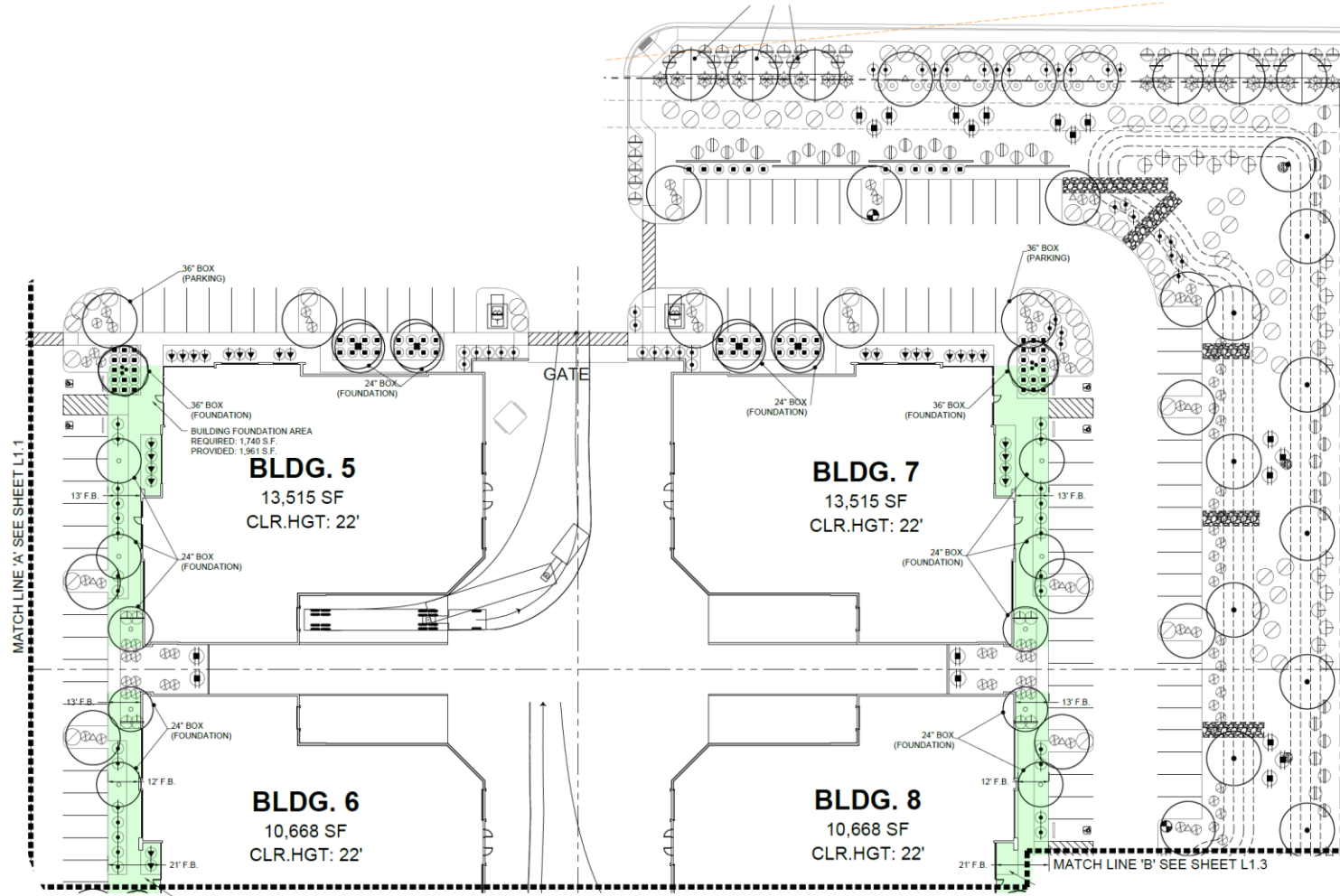
NOTES:

- 1) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE
- 2) LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

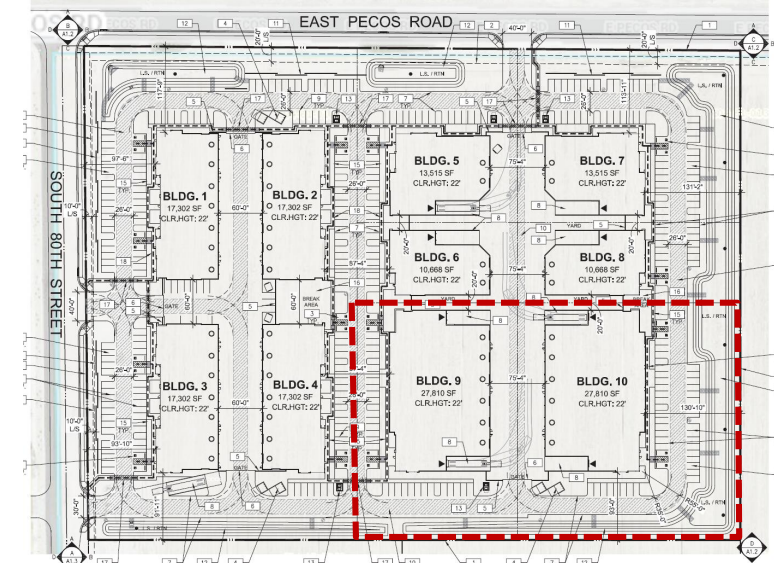
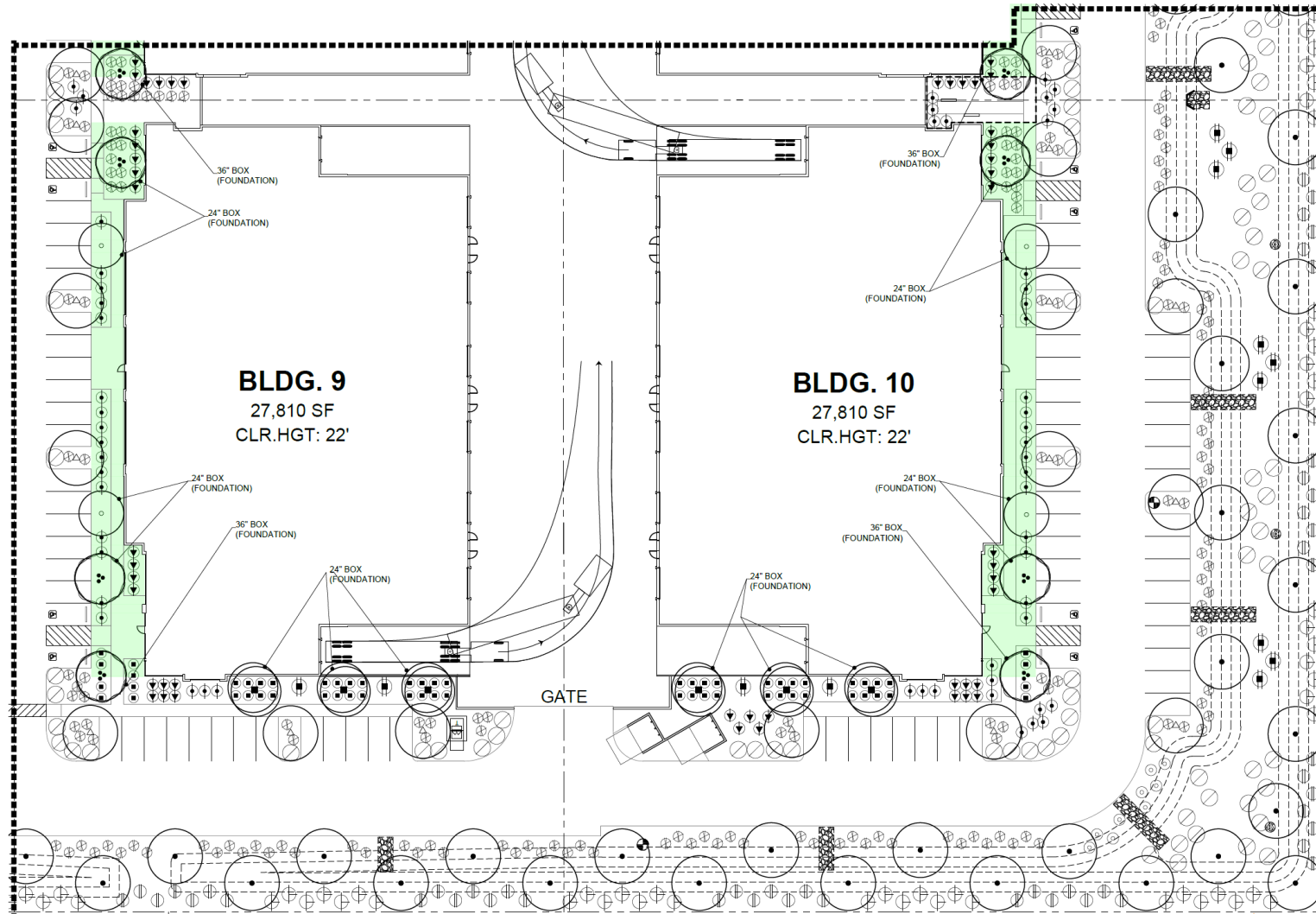
Landscape Plan



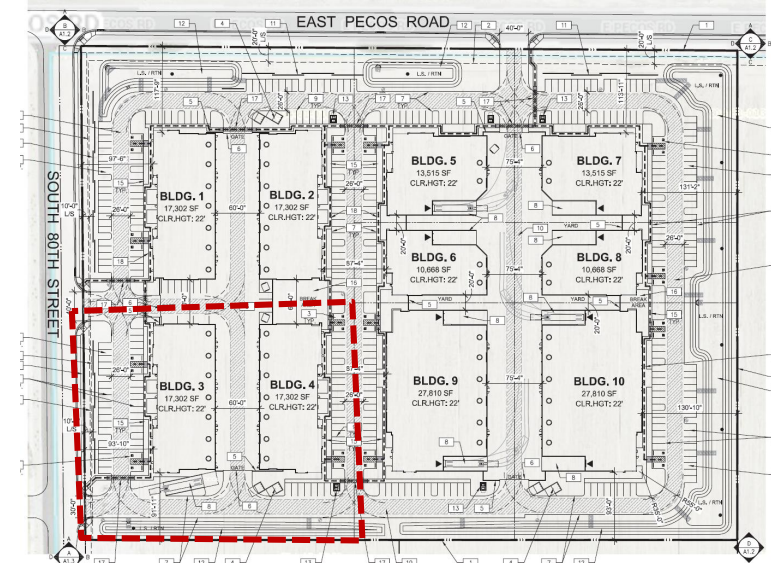
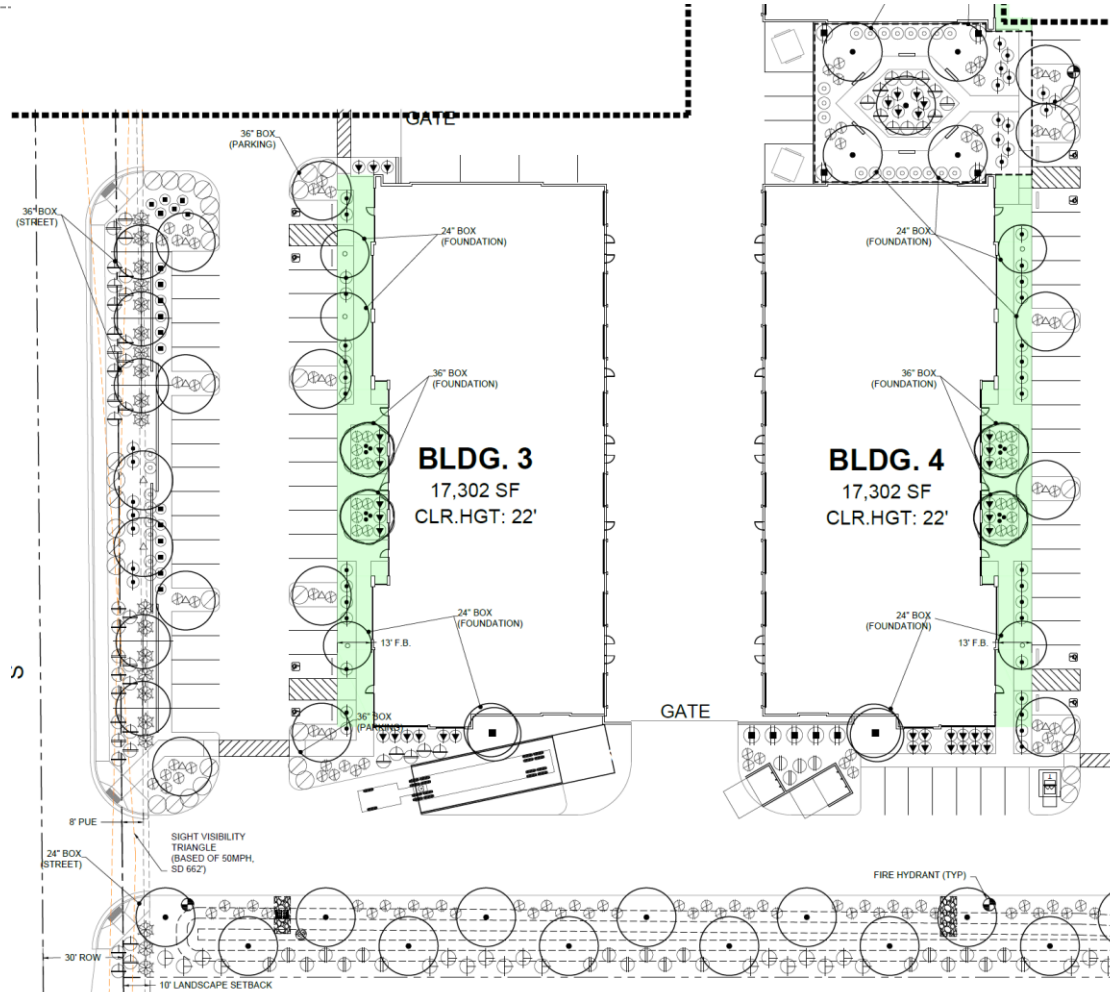
Landscape Plan



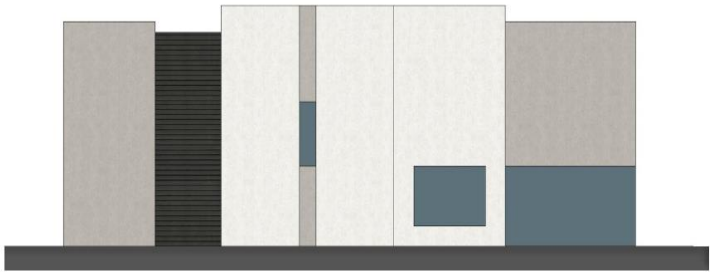
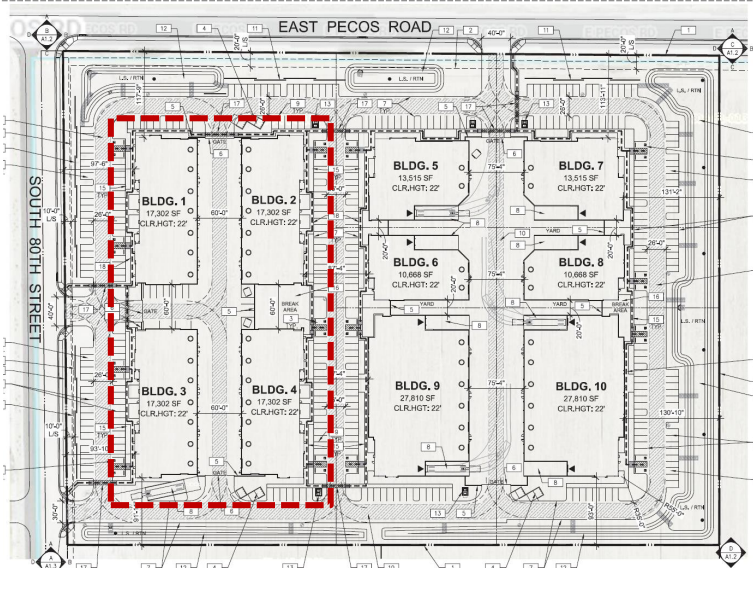
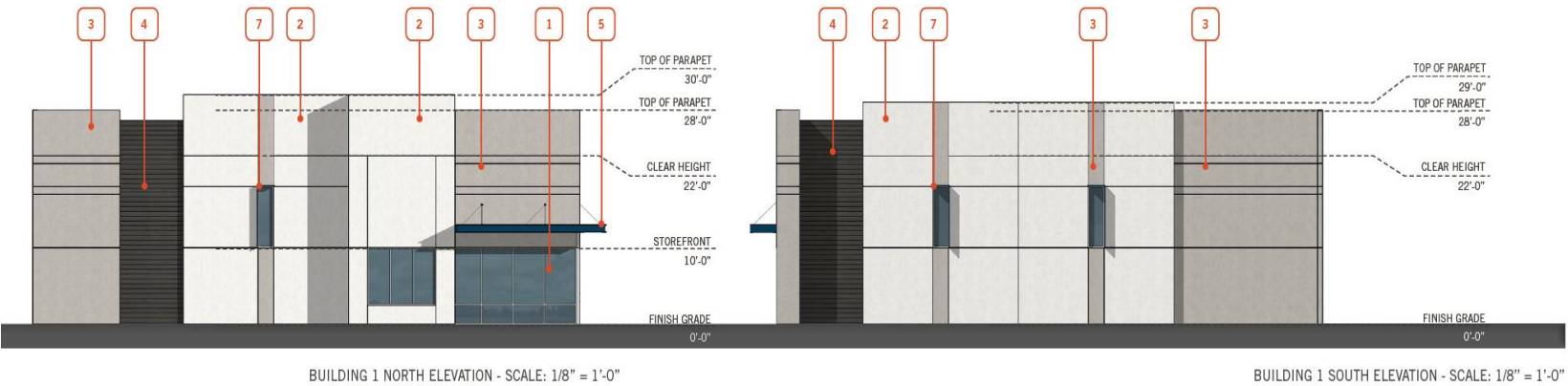
Landscape Plan



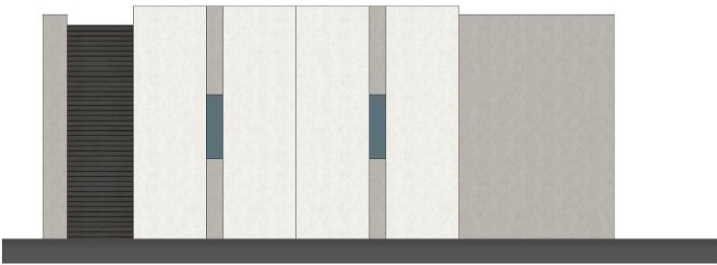
Landscape Plan



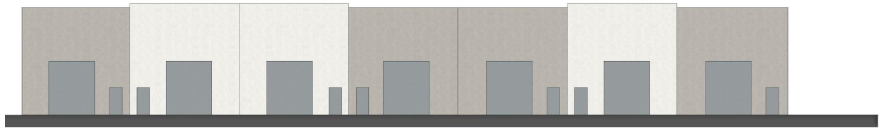
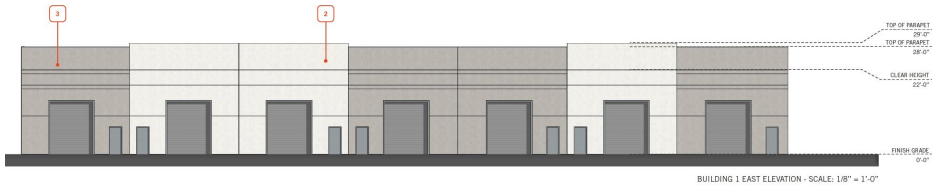
Elevations – Buildings 1-4



GLASS:	CONCRETE: SW NUANCE:	CONCRETE: SW REQUISITE GRAY:	CONCRETE FORMLINER:
298 SF - 12%	1134 SF - 45%	798 SF - 32%	SW IRON ORE: 266 SF - 11%

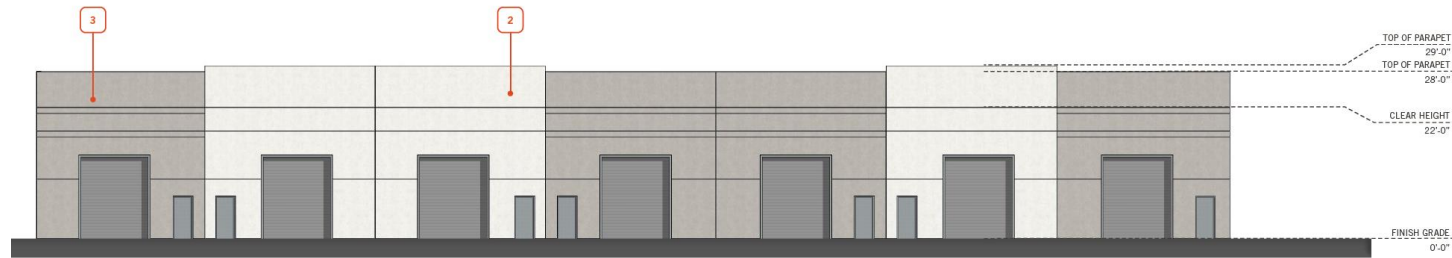


GLASS:	CONCRETE: SW NUANCE:	CONCRETE: SW REQUISITE GRAY:	CONCRETE FORMLINER:
40 SF - 2%	1283 SF - 50%	866 SF - 37%	SW IRON ORE: 267 SF - 11%

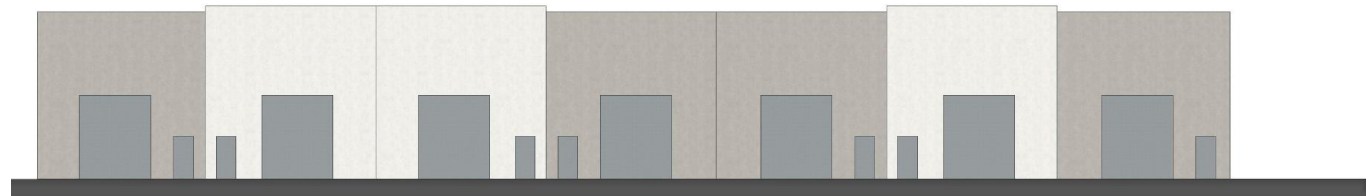


CONCRETE: SW NUANCE:	CONCRETE: SW REQUISITE GRAY:	WOOD:
1348 SF - 34%	2448 SF - 43%	1348 SF - 34%

Elevations – Buildings 1-4

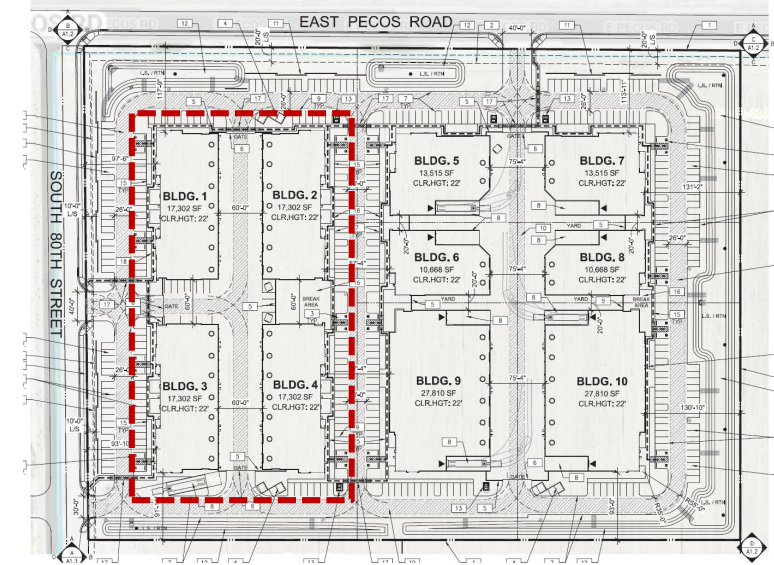


BUILDING 1 EAST ELEVATION - SCALE: 1/8" = 1'-0"

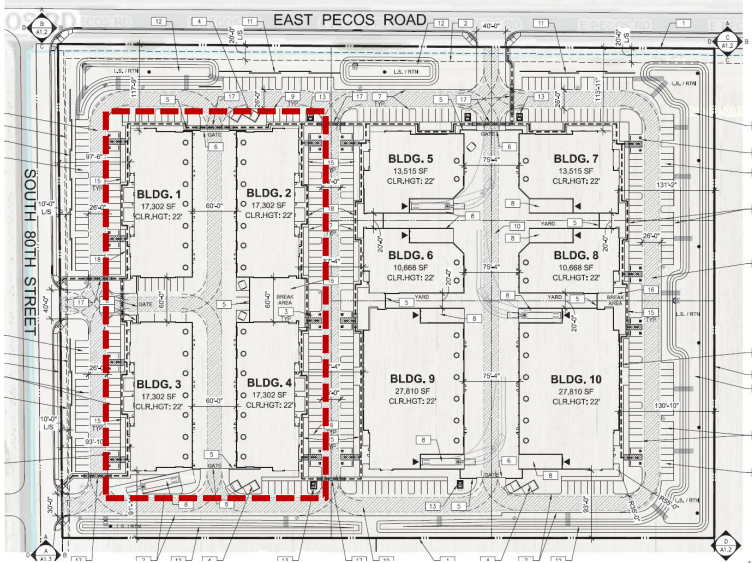
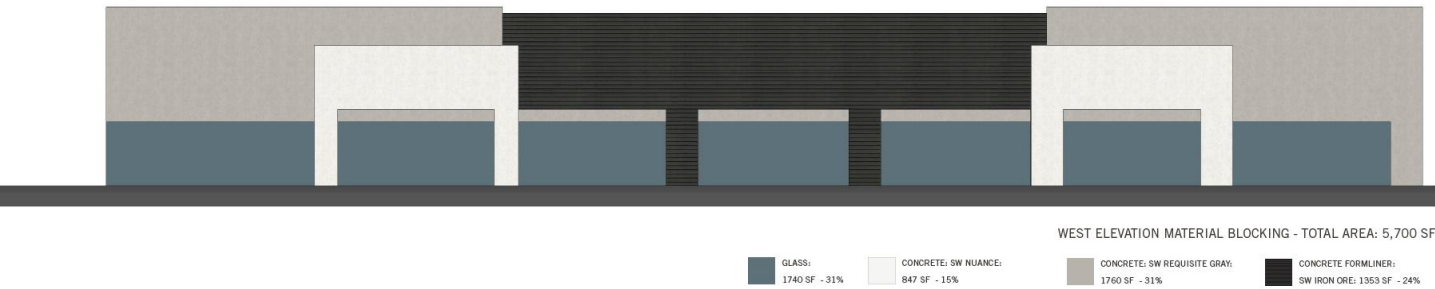


EAST ELEVATION MATERIAL BLOCKING - TOTAL AREA: 5,707 SF

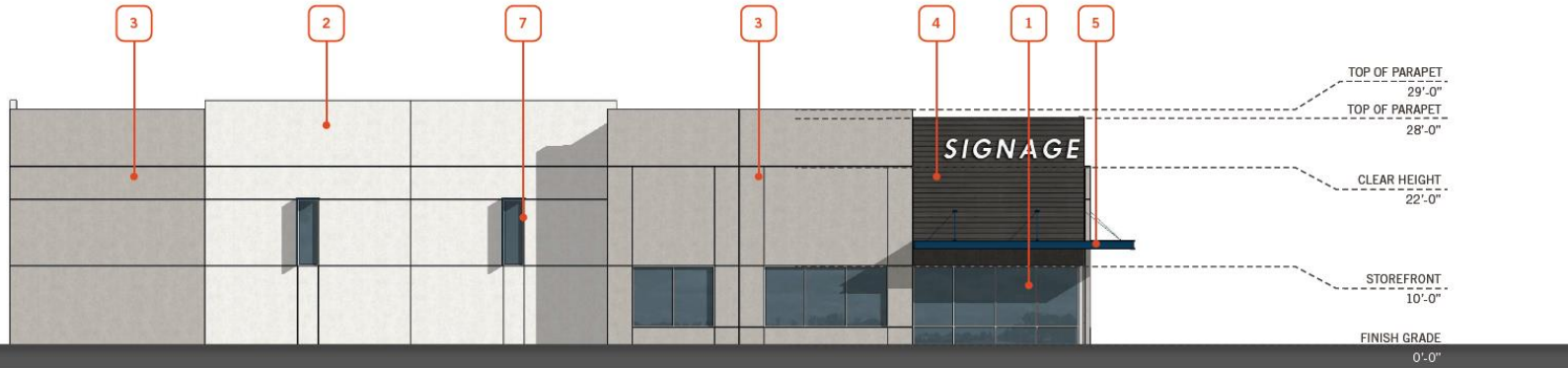
CONCRETE, SW NUANCE:	CONCRETE, SW REQUISITE GRAY:	DOORS:
1918 SF - 34%	2446 SF - 42%	1343 SF - 24%



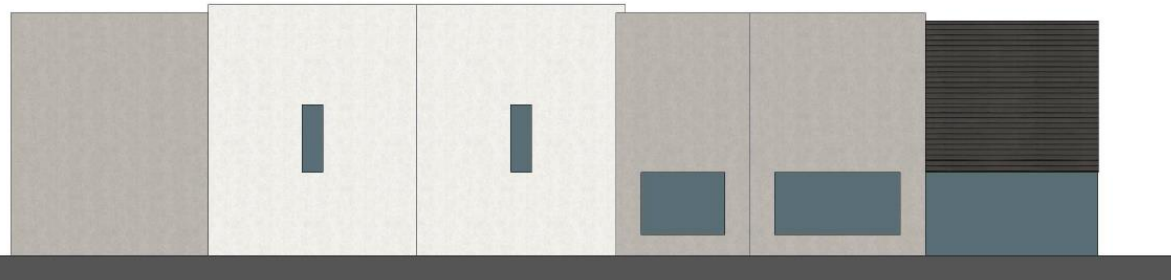
Elevations – Buildings 1-4



Elevations – Buildings 5 & 7

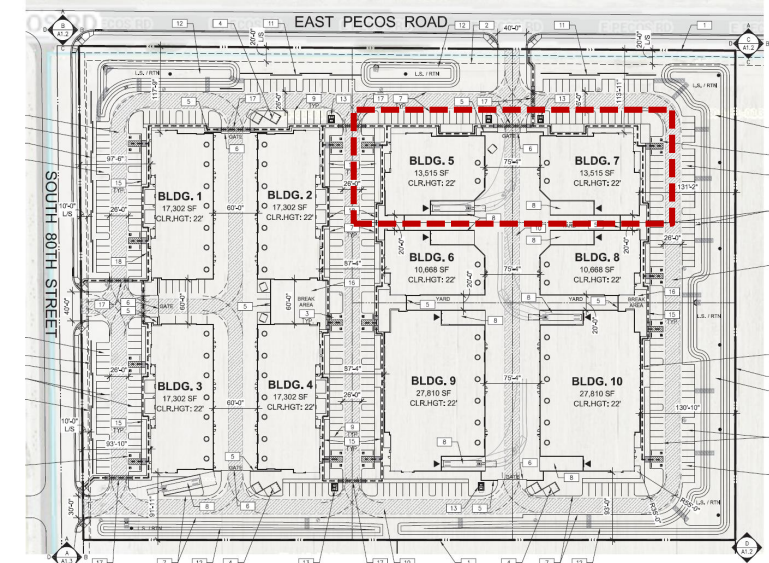


BUILDING 5 NORTH ELEVATION - SCALE: 1/8" = 1'-0"

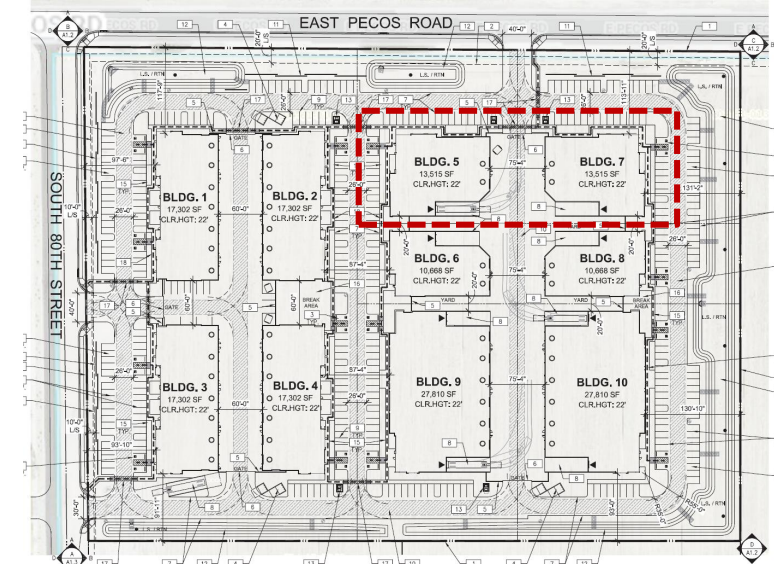
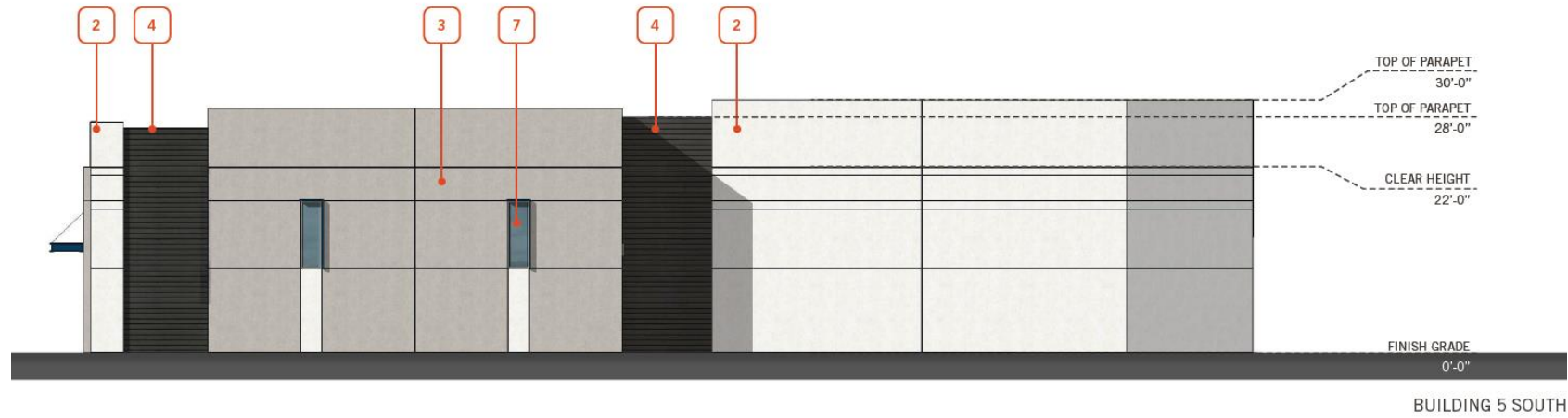


NORTH ELEVATION MATERIAL BLOCKING - TOTAL AREA: 3,808 SF

GLASS: 434 SF - 11%	CONCRETE: SW NUANCE: 1427 SF - 37%	CONCRETE: SW REQUISITE GRAY: 1537 SF - 42%	CONCRETE FORMLINER: SW IRON ORE: 374 SF - 10%
------------------------	---------------------------------------	---	--



Elevations – Buildings 5 & 7

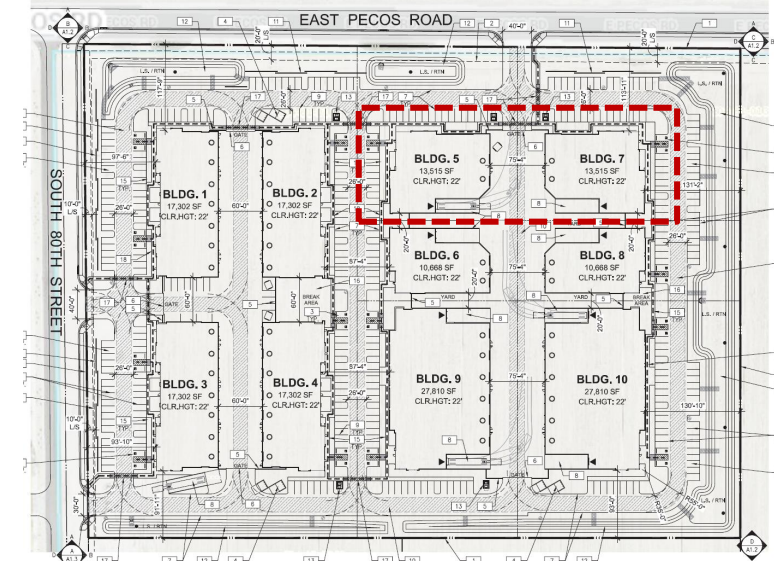


Elevations – Buildings 5 & 7

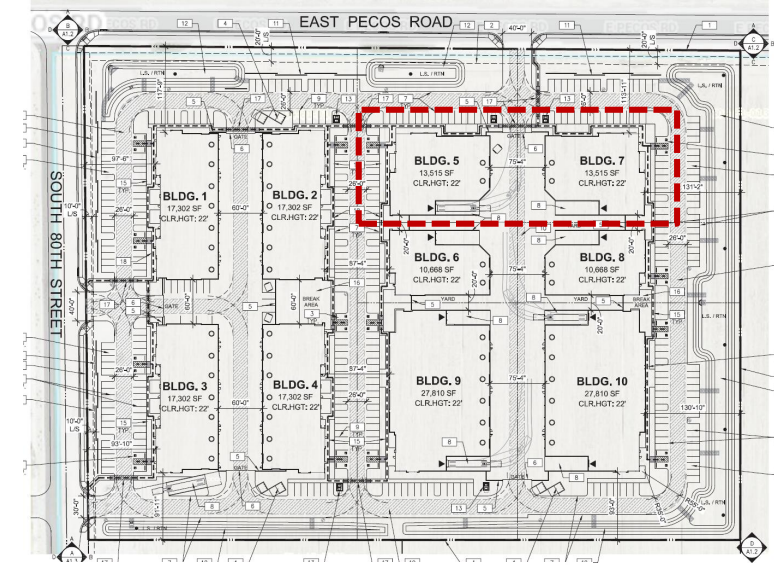


WEST ELEVATION MATERIAL BLOCKING - TOTAL AREA: 3,136 SF

 GLASS:	 CONCRETE: SW NUANCE:	 CONCRETE: SW REQUISITE GRAY:	 CONCRETE FORMLINER:
781 SF - 25%	918 SF - 29%	791 SF - 25%	SW IRON ORE: 646 SF - 21%



Elevations – Buildings 5 & 7



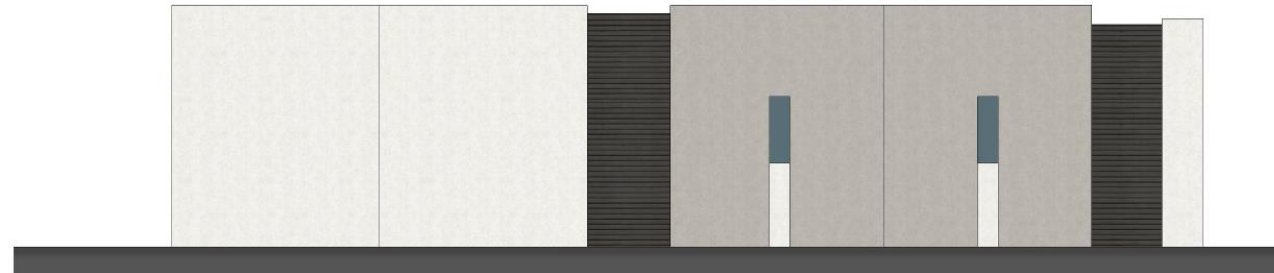
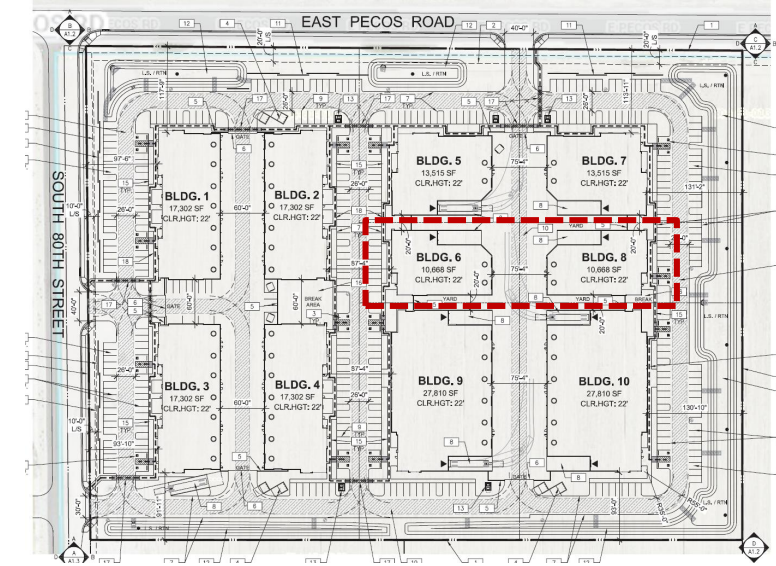
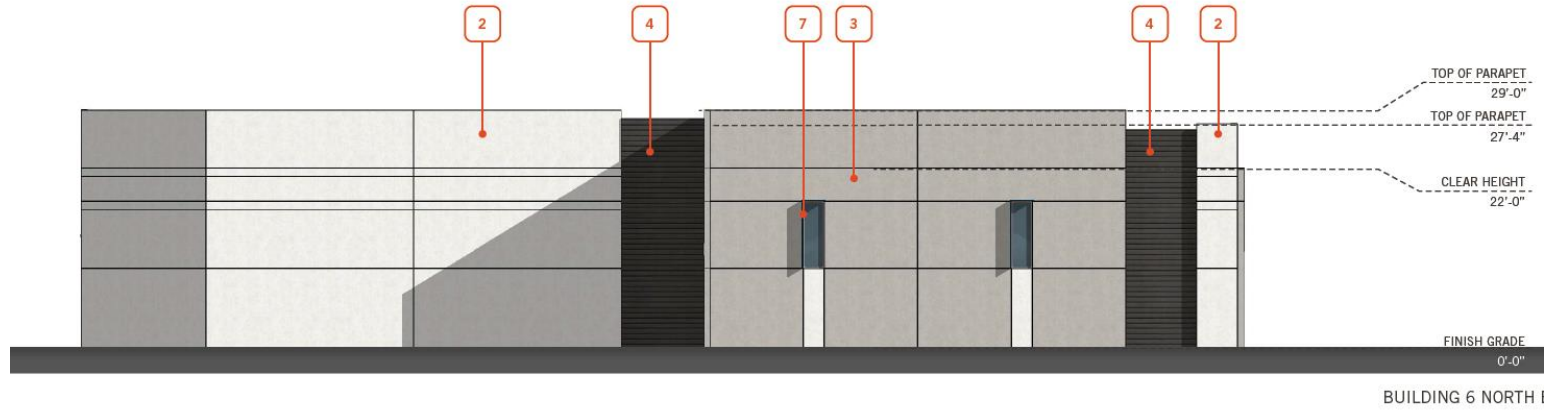
BUILDING 5 EAST ELEVATION - SCALE: 1/8" = 1'-0"



EAST ELEVATION MATERIAL BLOCKING - TOTAL AREA: 3,521 SF

CONCRETE: SW NUANCE: 1755 SF - 50%	CONCRETE: SW REQUISITE GRAY: 1293 SF - 37%	DOORS: 474 SF - 13%
---------------------------------------	---	------------------------

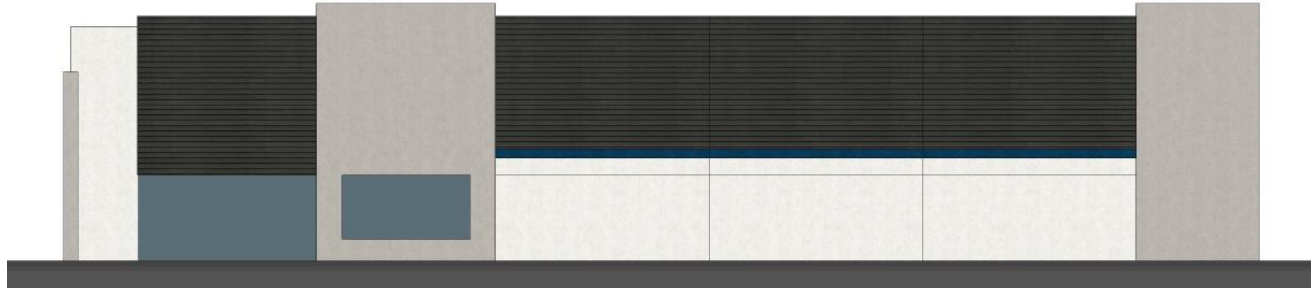
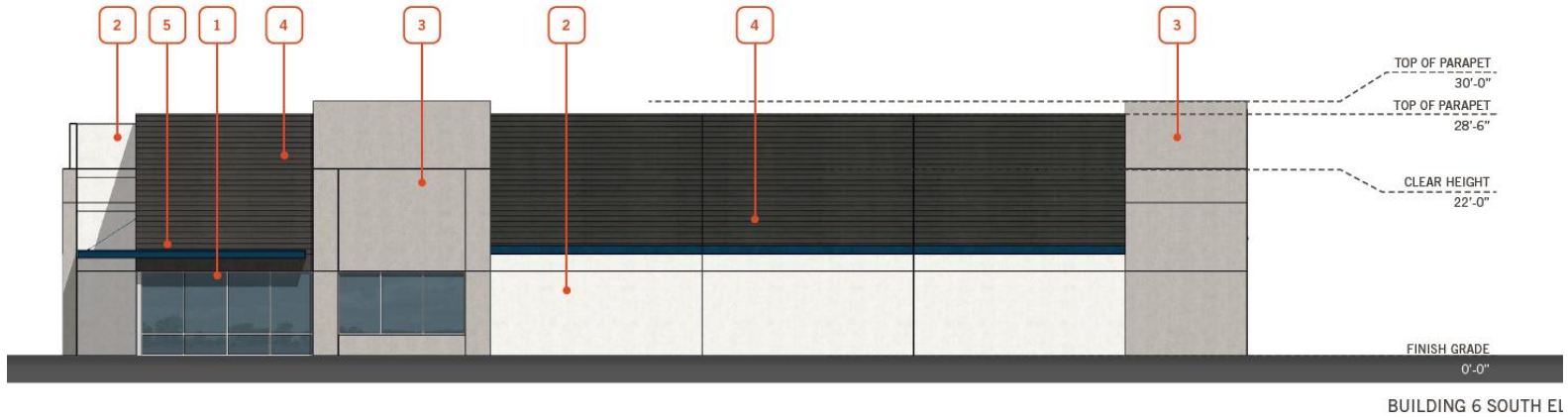
Elevations – Buildings 6 & 8



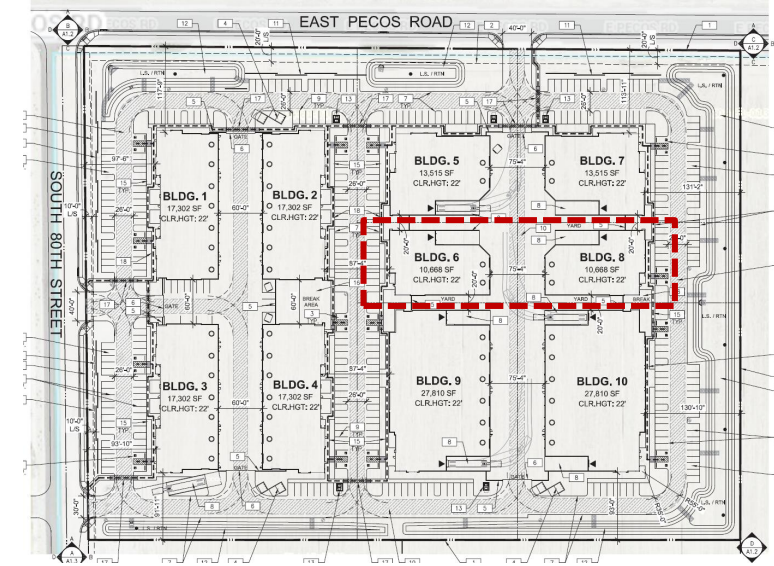
NORTH ELEVATION MATERIAL BLOCKING - TOTAL AREA: 3,561 SF

GLASS: 40 SF - 1%	CONCRETE: SW NUANCE: 1635 SF - 46%	CONCRETE: SW REQUISITE GRAY: 1379 SF - 39%	CONCRETE FORMLINER: SW IRON ORE: 507 SF - 14%
----------------------	---------------------------------------	---	--

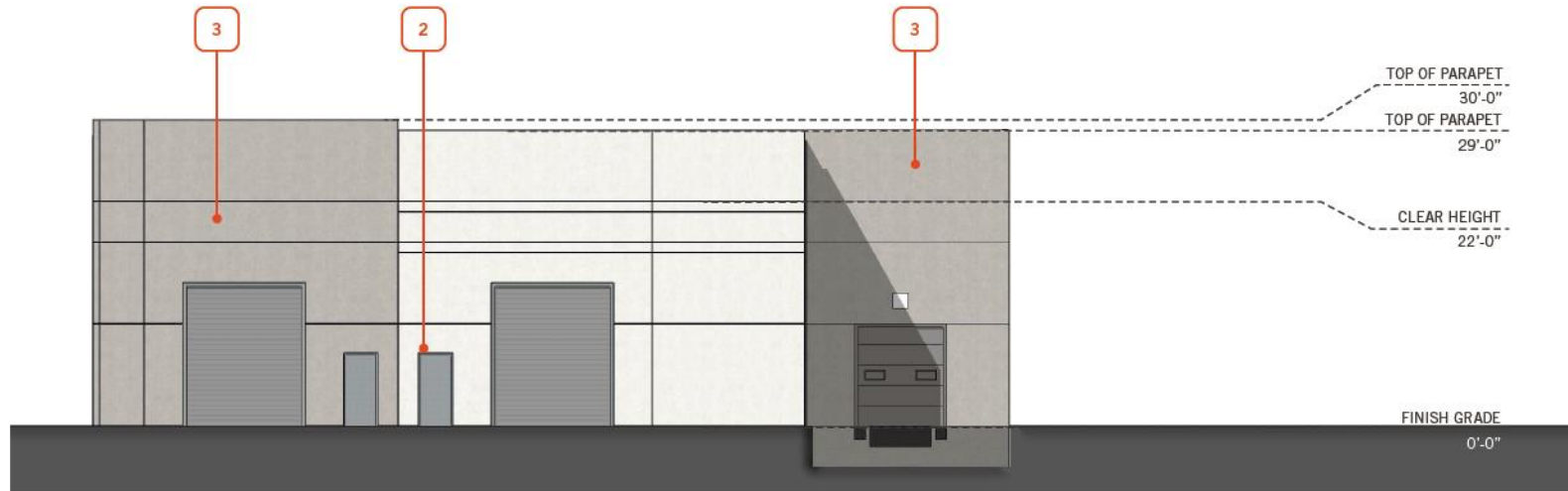
Elevations – Buildings 6 & 8



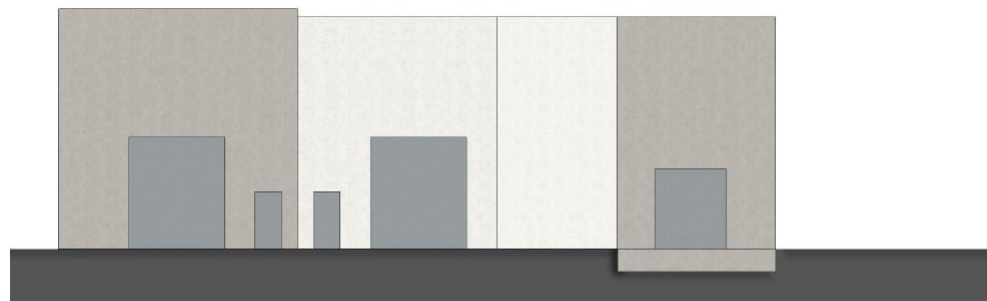
GLASS:	CONCRETE: SW NUANCE:	CONCRETE: SW REQUISITE GRAY:	CONCRETE FORMLINER:	CONCRETE: SW LOYAL BLUE
321 SF - 8%	1096 SF - 28%	985 SF - 24%	SW IRON ORE: 1550 SF - 38%	75 SF - 2%



Elevations – Buildings 6 & 8

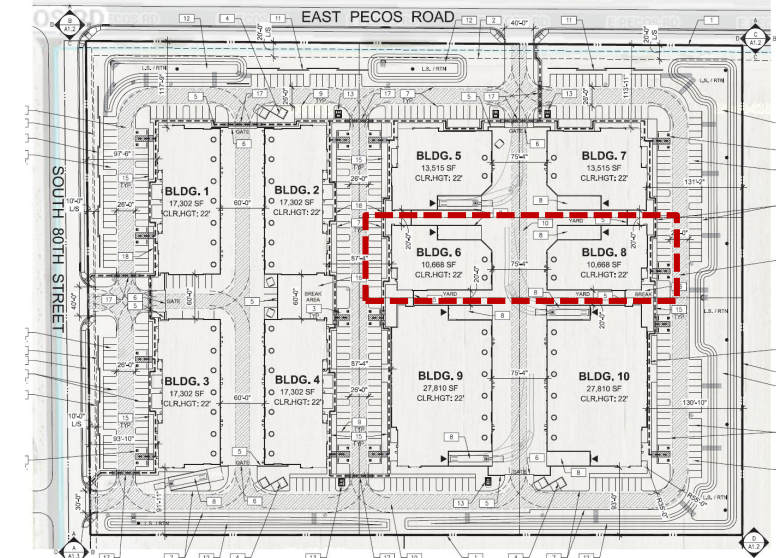


BUILDING 6 EAST ELEVATION - SCALE: 1/8" = 1'-0"



EAST ELEVATION MATERIAL BLOCKING - TOTAL AREA: 2,895 SF

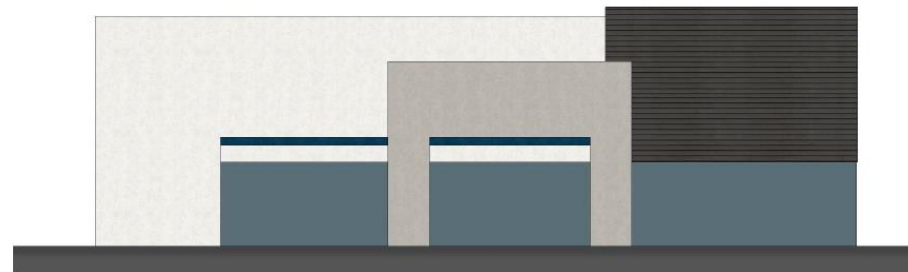
CONCRETE: SW NUANCE:	CONCRETE: SW REQUISITE GRAY:	DOORS:
1148 SF - 40%	1273 SF - 44%	474 SF - 16%



Elevations – Buildings 6 & 8

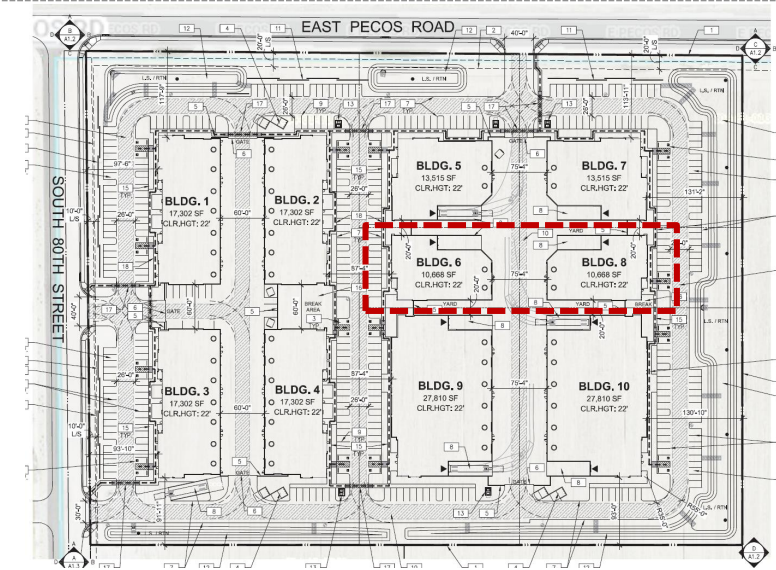


BUILDING 6 WEST ELEVATION - SCALE: 1/8" = 1'-0"

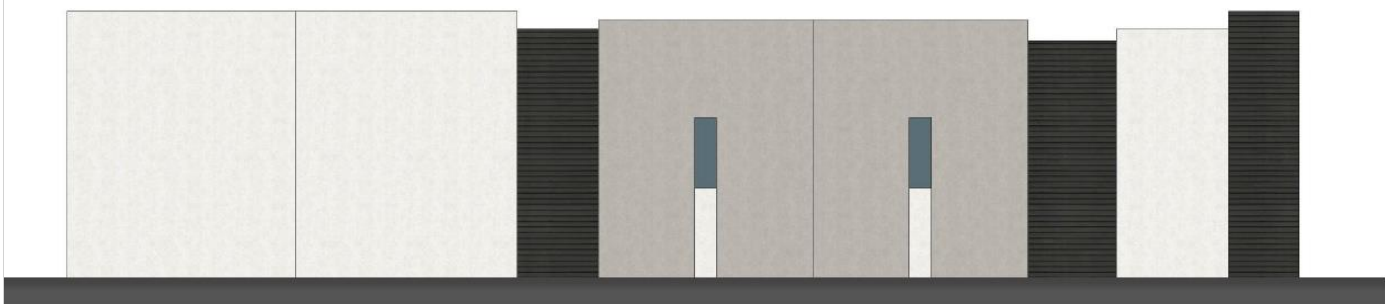
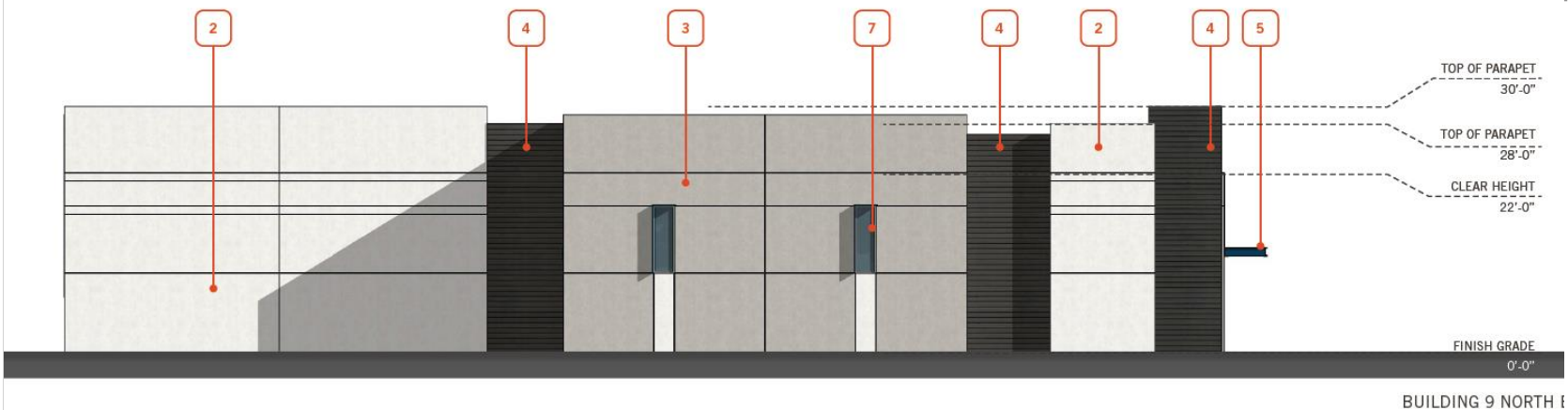


WEST ELEVATION MATERIAL BLOCKING - TOTAL AREA: 2,522 SF

GLASS: 659 SF - 26%	CONCRETE: SW NUANCE: 914 SF - 36%	CONCRETE: SW REQUISITE GRAY: 393 SF - 16%	CONCRETE FORMLINER: SW IRON ORE: 517 SF - 20%	CONCRETE: SW LOYAL BLUE: 39 SF - 2%
------------------------	--------------------------------------	--	--	--

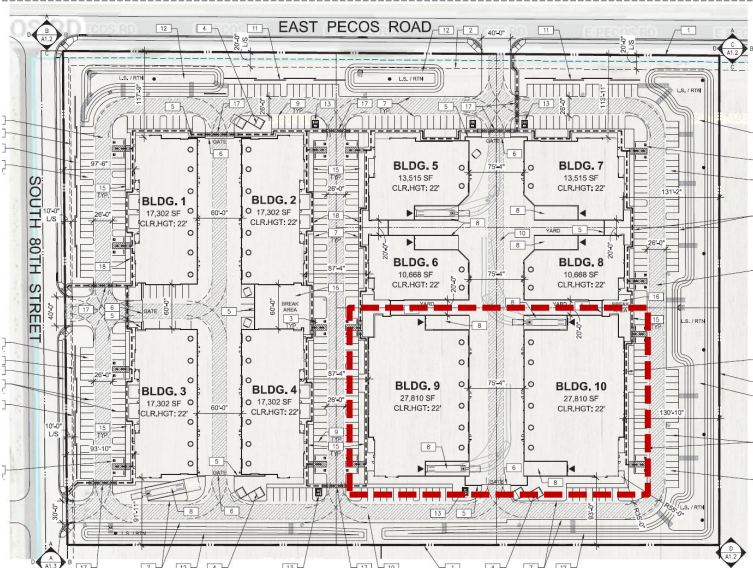


Elevations – Buildings 9 & 10



NORTH ELEVATION MATERIAL BLOCKING - TOTAL AREA: 4,048 SF

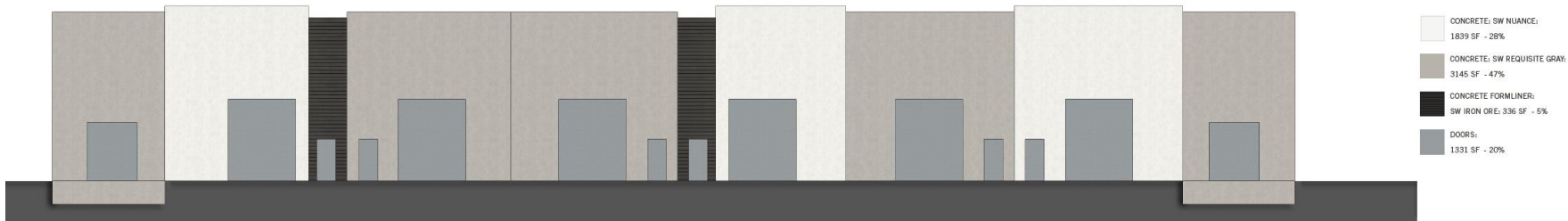
 GLASS:	 CONCRETE: SW NUANCE:	 CONCRETE: SW REQUISITE GRAY:	 CONCRETE FORMLINER:
40 SF - 1%	1928 SF - 47%	1317 SF - 33%	SW IRON ORE: 763 SF - 19%



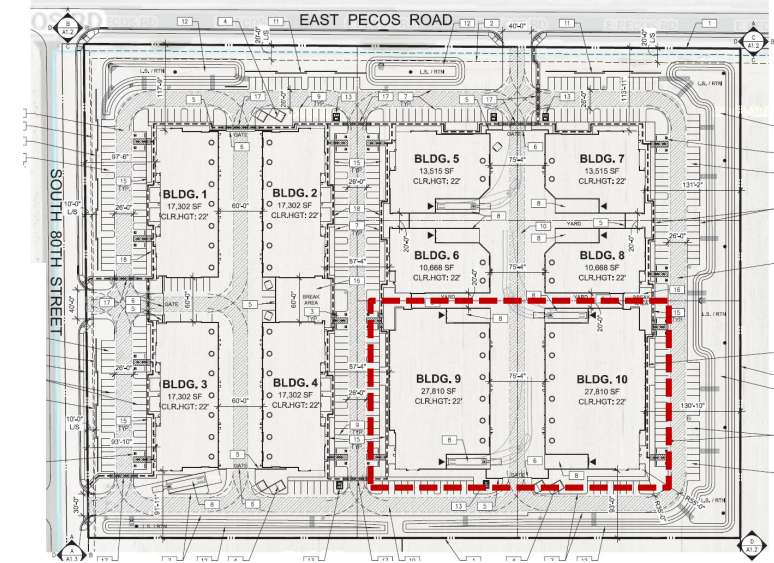
Elevations – Buildings 9 & 10



BUILDING 9 EAST ELEVATION - SCALE: 1/8" = 1'-0"



EAST ELEVATION MATERIAL BLOCKING - TOTAL AREA: 6,651 SF



Elevations – Buildings 9 & 10

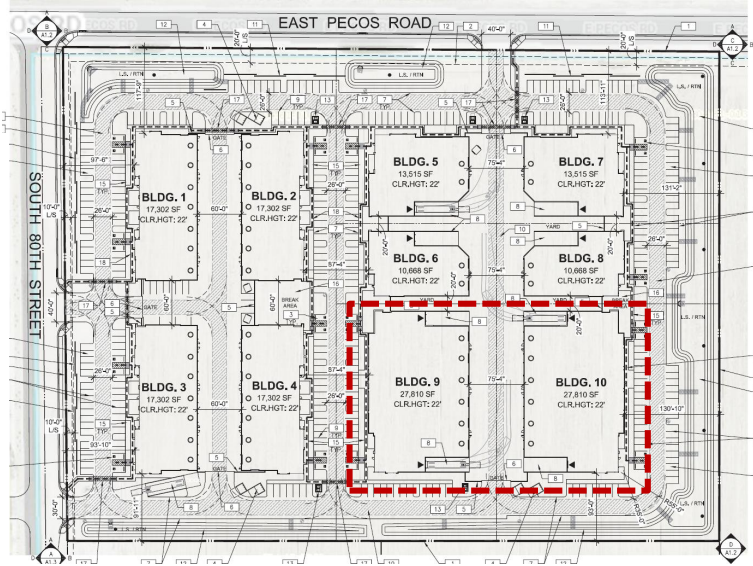


BUILDING 9 WEST ELEVATION - SCALE: 1/8" = 1'-0"

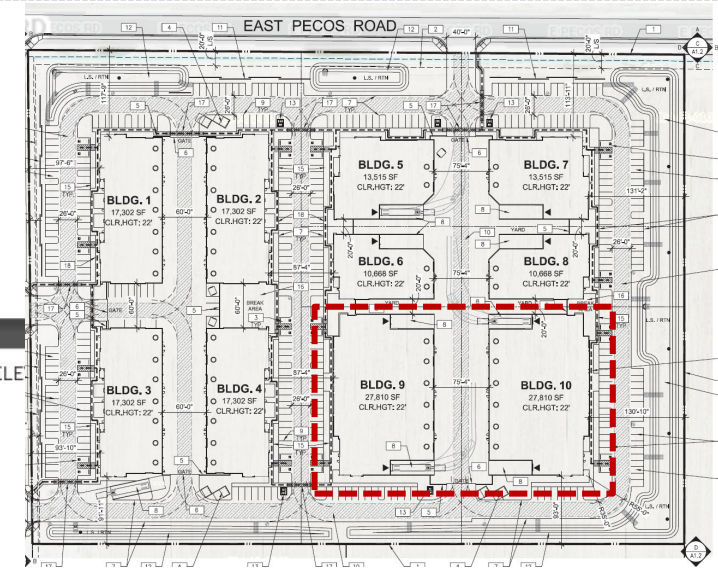
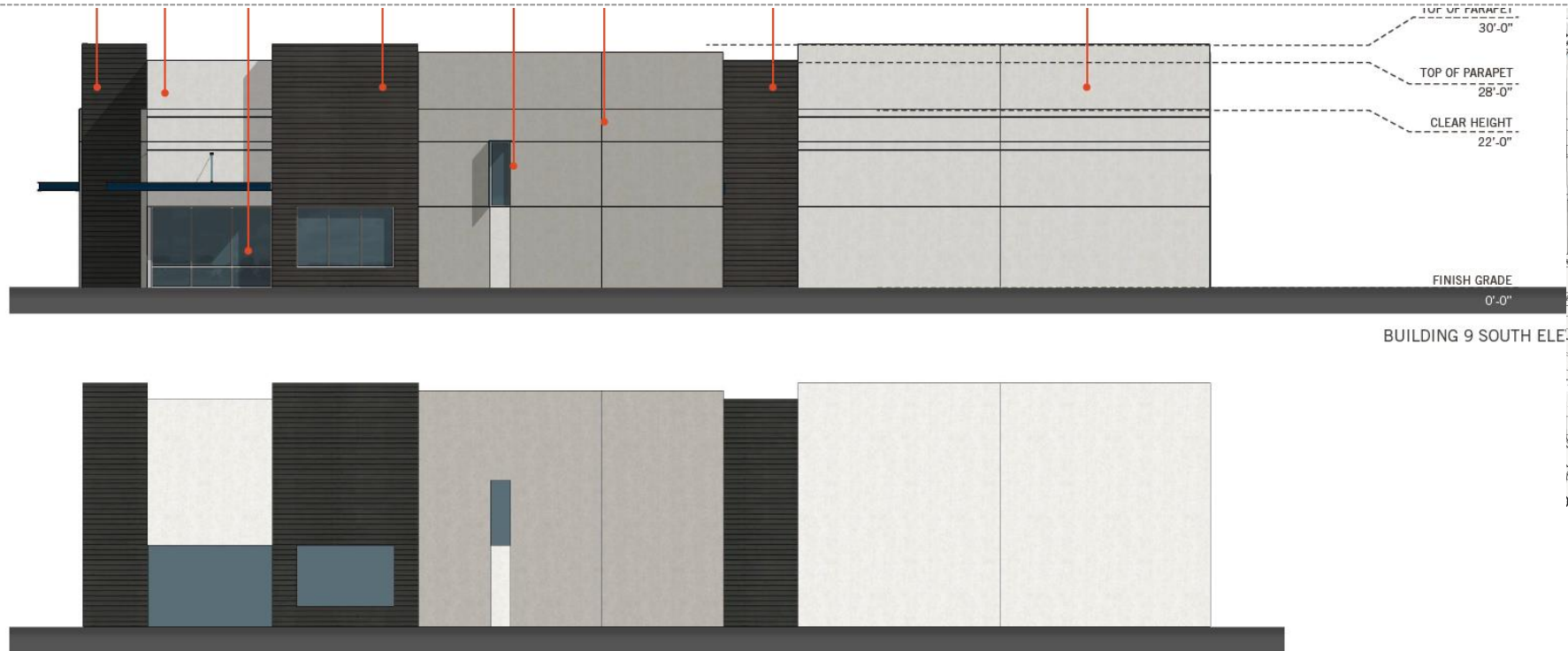


WEST ELEVATION MATERIAL BLOCKING - TOTAL AREA: 6,576 SF

GLASS:	CONCRETE, SW NUANCE:	CONCRETE, SW REQUISITE GRAY:	CONCRETE FORMLINER:
1204 SF - 18%	1533 SF - 23%	1555 SF - 24%	SW IRON ORE: 2284 SF - 35%



Elevations – Buildings 9 & 10

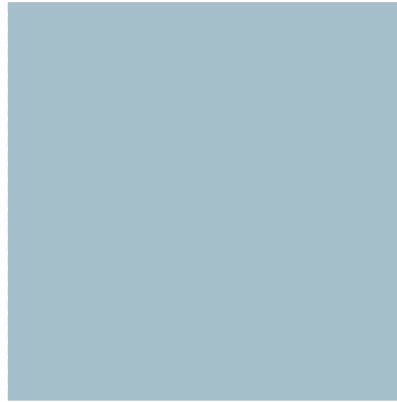


SOUTH ELEVATION MATERIAL BLOCKING - TOTAL AREA: 4,085 SF

GLASS: 264 SF - 6%	CONCRETE: SW NUANCE: 1828 SF - 45%	CONCRETE: SW REQUISITE GRAY: 1047 SF - 26%	CONCRETE FORMLINER: SW IRON ORE: 946 SF - 23%
-----------------------	---------------------------------------	---	--

Color & Materials

- Concrete tilt-up panels
- Glazing
- Steel accents



MFR: VITRO
TYPE: 1" INSULATED GLAZING UNIT
COLOR: SOLARBLUE WITHSOLARBAN 60 ON (2)



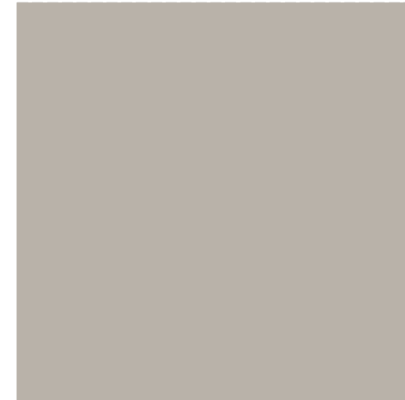
MFR: SHERWIN-WILLIAMS
TYPE: SW 7059
COLOR: IRON ORE



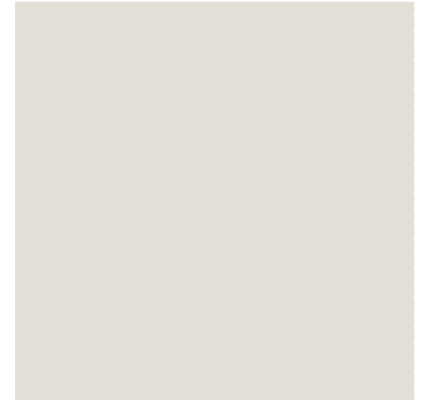
MFR: SHERWIN-WILLIAMS
TYPE: SW 6510
COLOR: LOYAL BLUE



MFR: ARCADIA
TYPE: CLEAR ANODIZED ALUM. MULLIONS
COLOR: #11 AC-2



MFR: SHERWIN-WILLIAMS
TYPE: SW 7023
COLOR: REQUISITE GRAY



MFR: SHERWIN-WILLIAMS
TYPE: SW 7049
COLOR: NUANCE

Renderings



Renderings



Renderings



Renderings



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



DESIGN REVIEW BOARD

June 15, 2021