DESIGN REVIEW BOARD

July 13, 2021

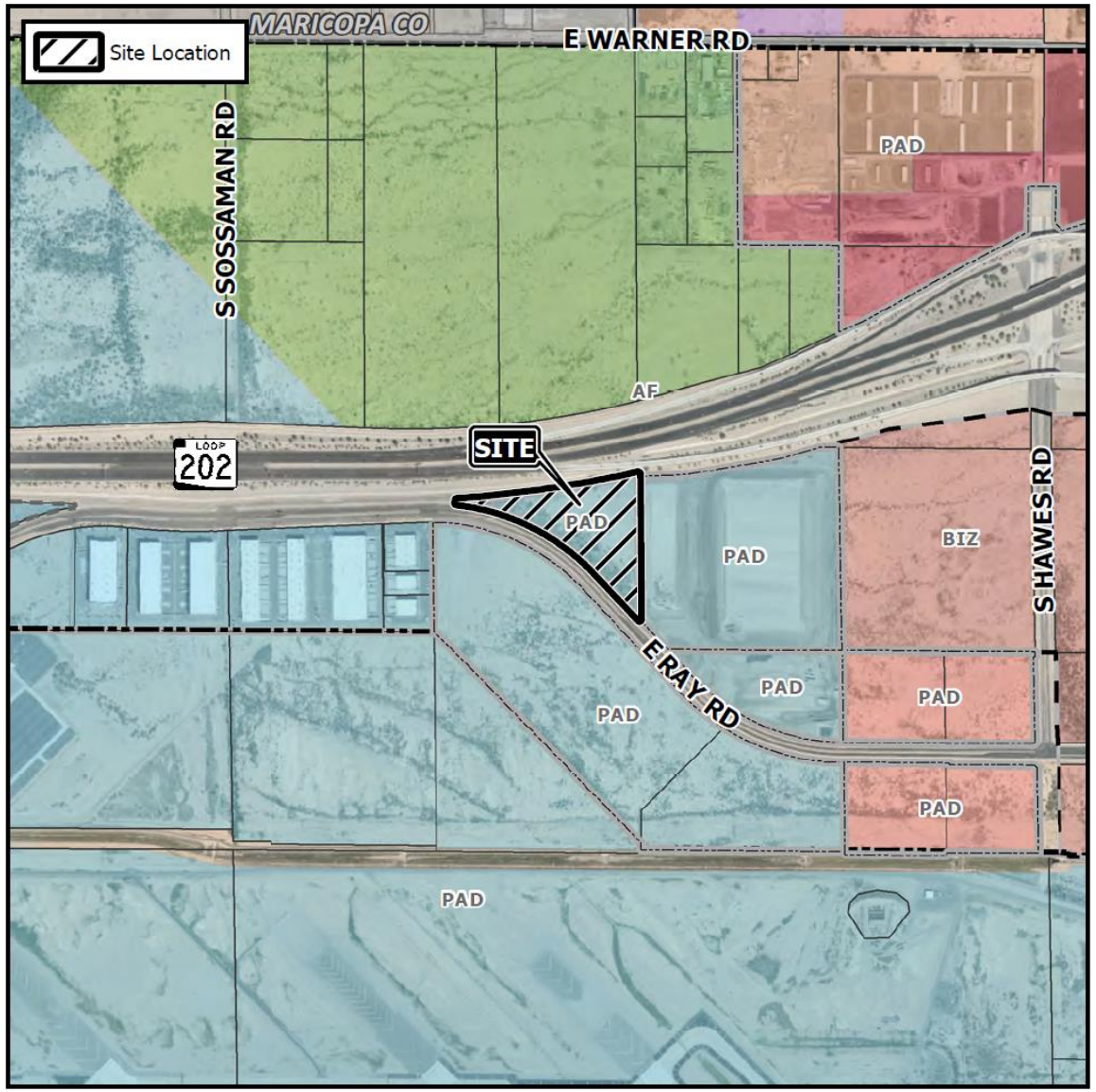
DRB21-00290

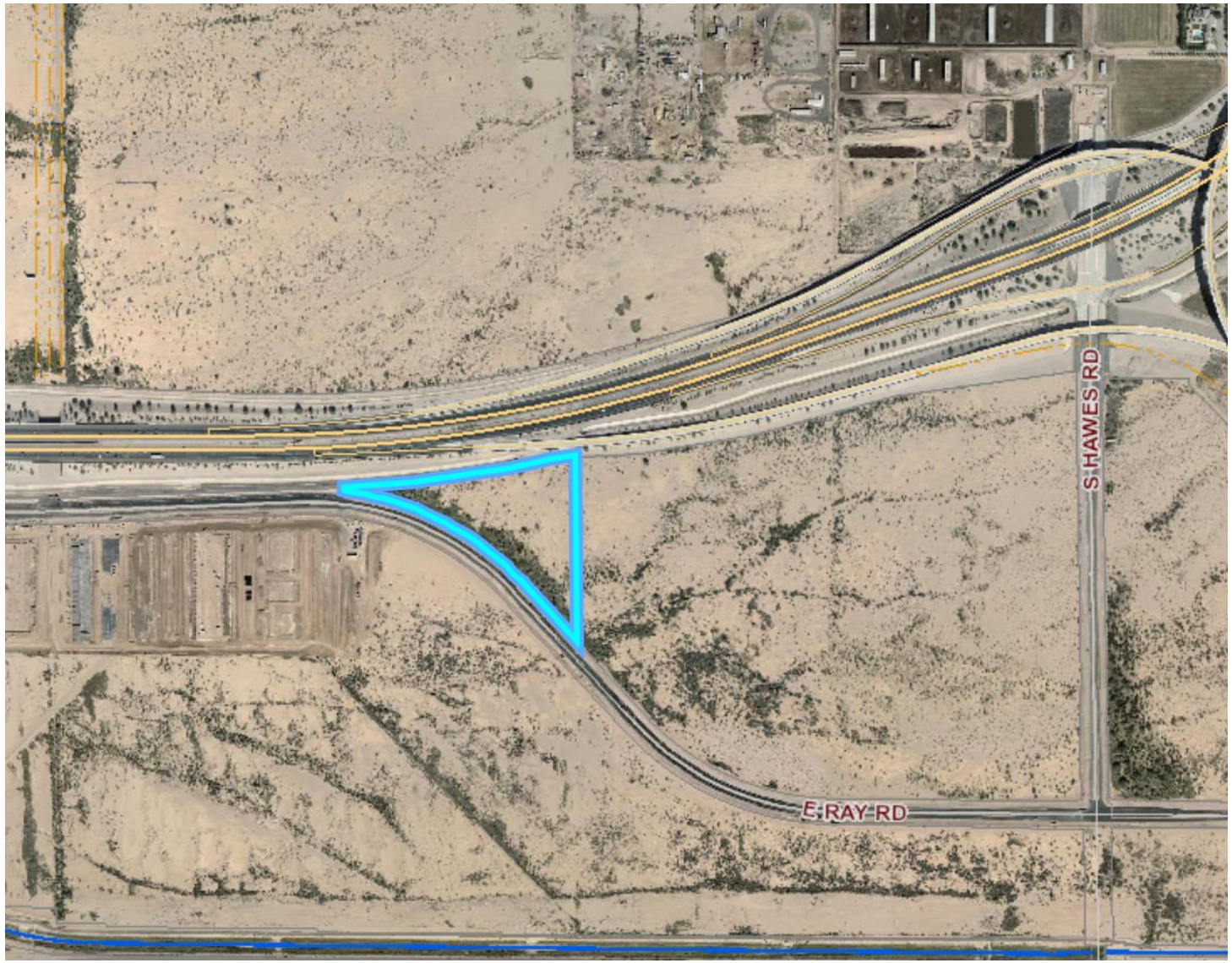
Kellie Rorex, Planner I

July 13, 2021

Location

- West of Hawes
- North of Ray Road





Request

- Design Review

Purpose

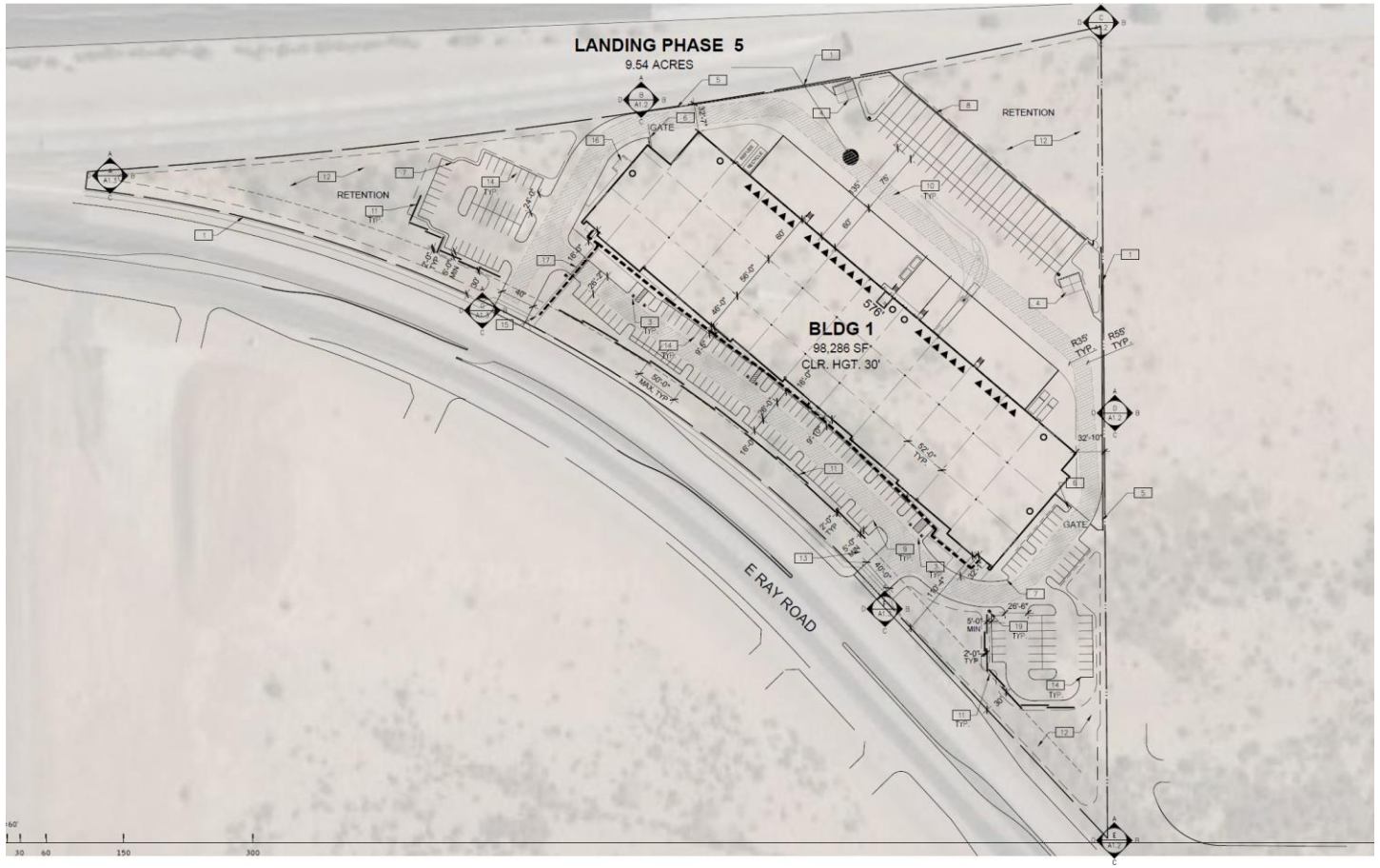
- Proposed Industrial development

Site Photo

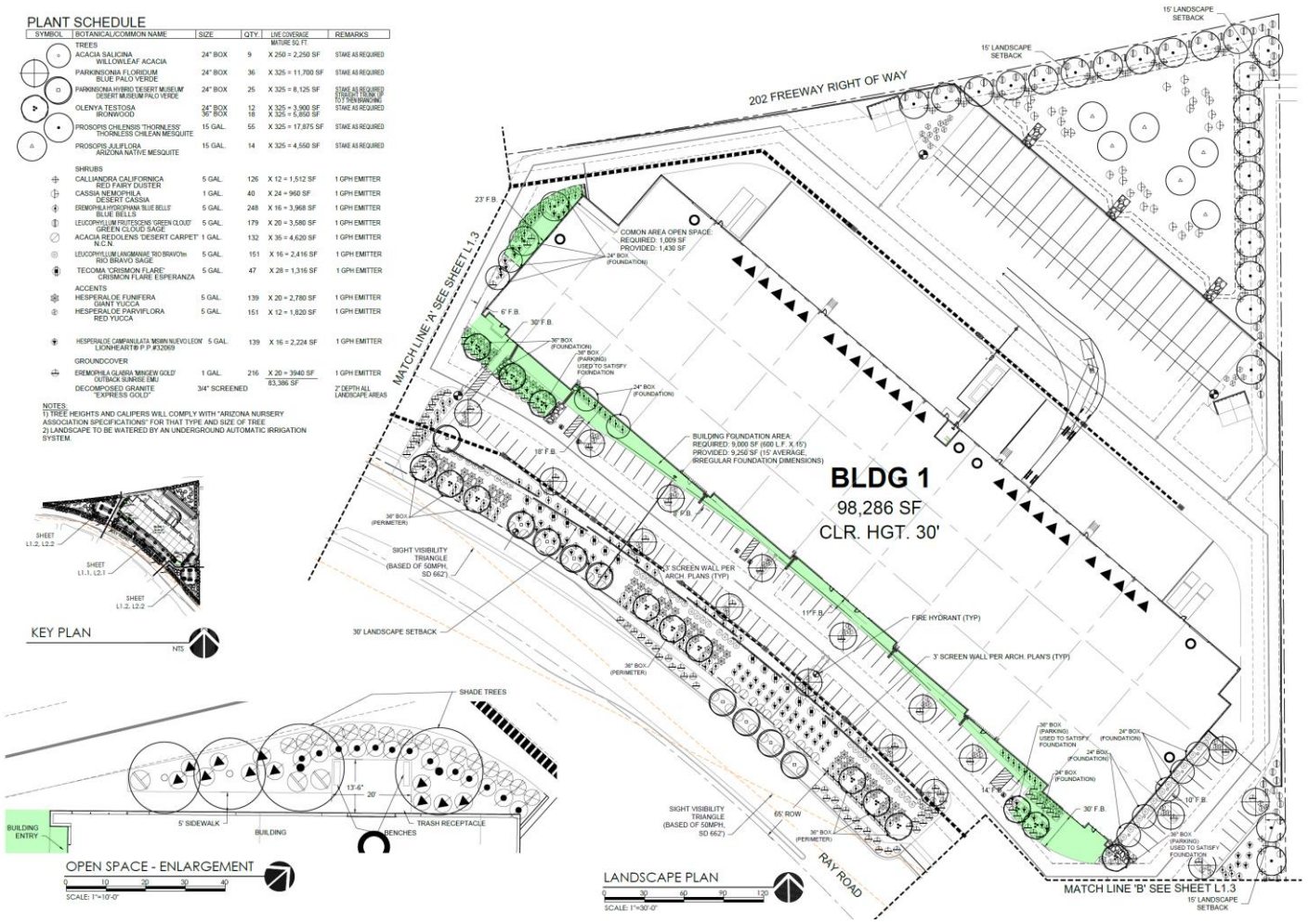
Looking north towards the site from Ray Road

Site Plan

- 98,286 SF building
- Two access drives from Ray into the site
- Required parking along Ray
- Trailer parking northeast of site
- Bay doors on northeast facing elevation



Landscape Plan



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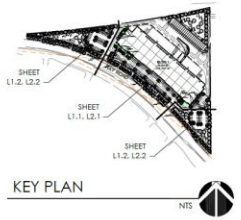
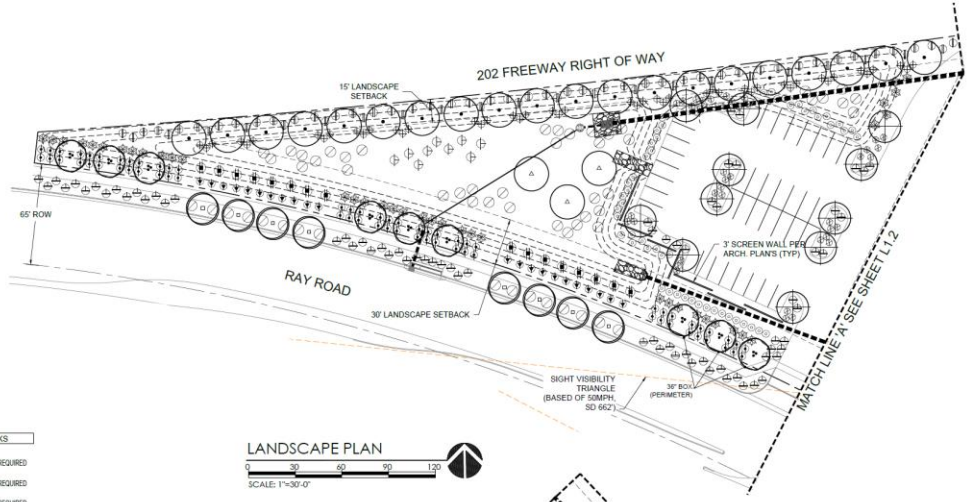
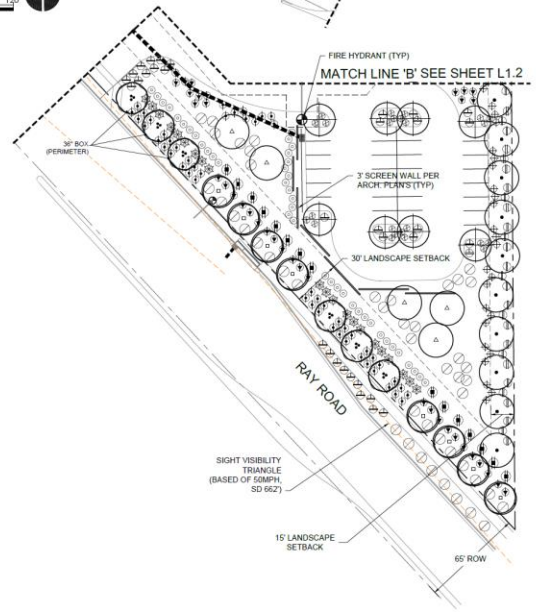




PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	LNE COVERAGE MATURE SQ. FT.	REMARKS
	TREES				
	ACACIA SALICINA WILLOWLEAF ACACIA	24" BOX	9	X 250 = 2,250 SF	STAKE AS REQUIRED
	PARKINSONIA FLORIDUM BLUE PALO VERDE	24" BOX	36	X 325 = 11,700 SF	STAKE AS REQUIRED
	PARKINSONIA HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX	25	X 325 = 8,125 SF	STAKE AS REQUIRED STRAIGHT TRUNK UP TO 7' THEN BRANCHING
	OLENYA TESTOSA IRONWOOD	24" BOX 36" BOX	12 18	X 325 = 3,900 SF X 325 = 5,850 SF	STAKE AS REQUIRED
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	15 GAL.	55	X 325 = 17,875 SF	STAKE AS REQUIRED
	PROSOPIS JULIFLORA ARIZONA NATIVE MESQUITE	15 GAL.	14	X 325 = 4,550 SF	STAKE AS REQUIRED
	SHRUBS				
	CALLIANDRA CALIFORNICA RED FAIRY DUSTER	5 GAL.	126	X 12 = 1,512 SF	1 GPH EMITTER
	CASSIA NEMOPHILA DESERT CASSIA	1 GAL.	40	X 24 = 960 SF	1 GPH EMITTER
	EREMOPHILA HYDROPHANA 'BLUE BELLS' BLUE BELLS	5 GAL.	248	X 16 = 3,968 SF	1 GPH EMITTER
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	5 GAL.	179	X 20 = 3,580 SF	1 GPH EMITTER
	ACACIA REDOLENS 'DESERT CARPET' N.C.N.	1 GAL.	132	X 35 = 4,620 SF	1 GPH EMITTER
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'tm RIO BRAVO SAGE	5 GAL.	151	X 16 = 2,416 SF	1 GPH EMITTER
	TECOMA 'CRISMON FLARE' CRISMON FLARE ESPERANZA	5 GAL.	47	X 28 = 1,316 SF	1 GPH EMITTER
	ACCENTS				
	HESPERALOE FUNIFERA GIANT YUCCA	5 GAL.	139	X 20 = 2,780 SF	1 GPH EMITTER
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	151	X 12 = 1,820 SF	1 GPH EMITTER
	HESPERALOE CAMPANULATA 'MSWN NUEVO LEON' LIONHEART® P.P.#32069	5 GAL.	139	X 16 = 2,224 SF	1 GPH EMITTER
	GROUNDCOVER				
	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU	1 GAL.	216	X 20 = 3940 SF	1 GPH EMITTER
				83,386 SF	
	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.



Plant Pallet

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	LIVE COVERAGE	REMARKS
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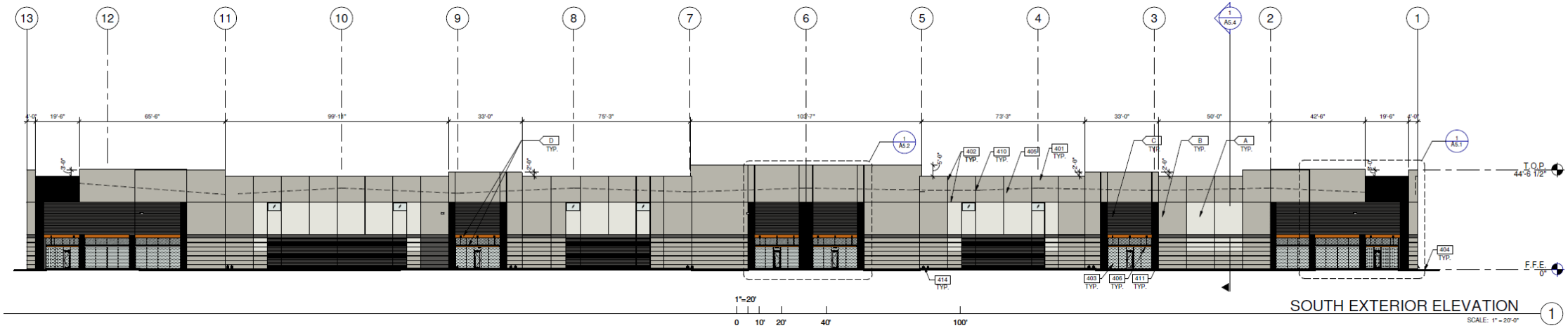
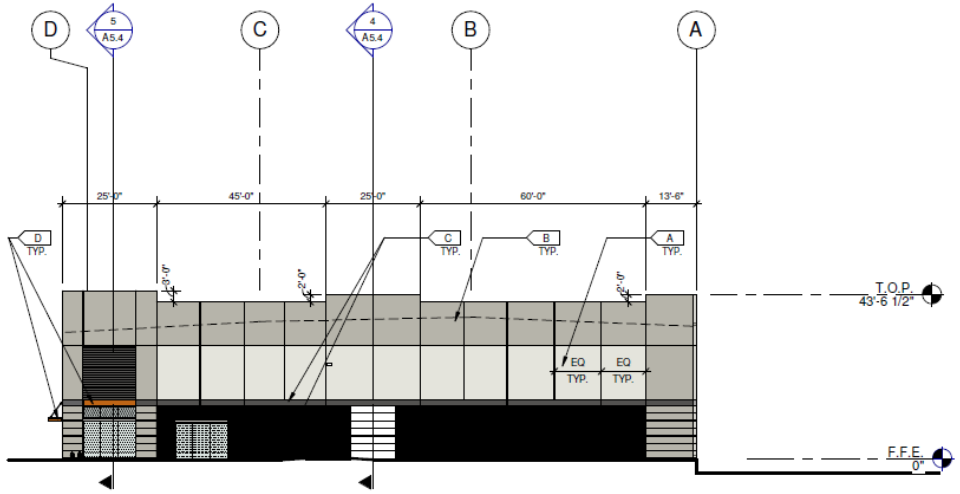
Elevations



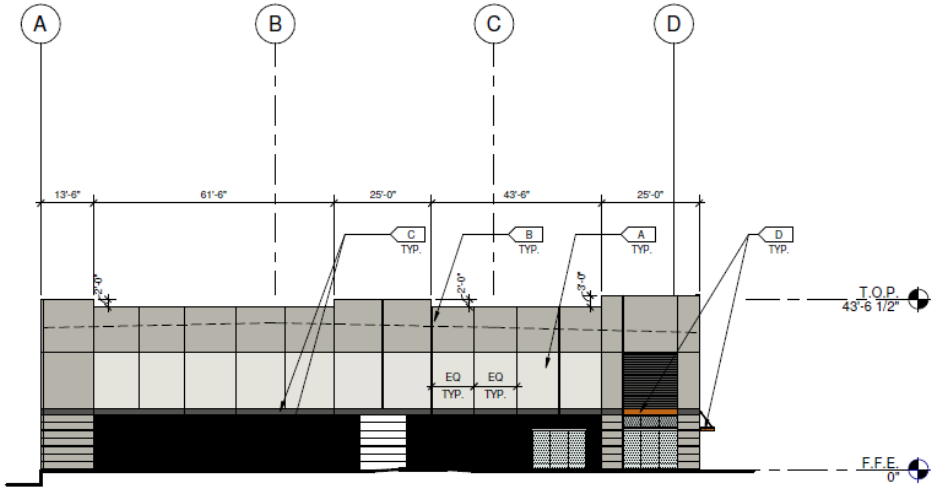
SOUTH EXTERIOR ELEVATION 1

SCALE: 1" = 20'-0"



EAST EXTERIOR ELEVATION 4

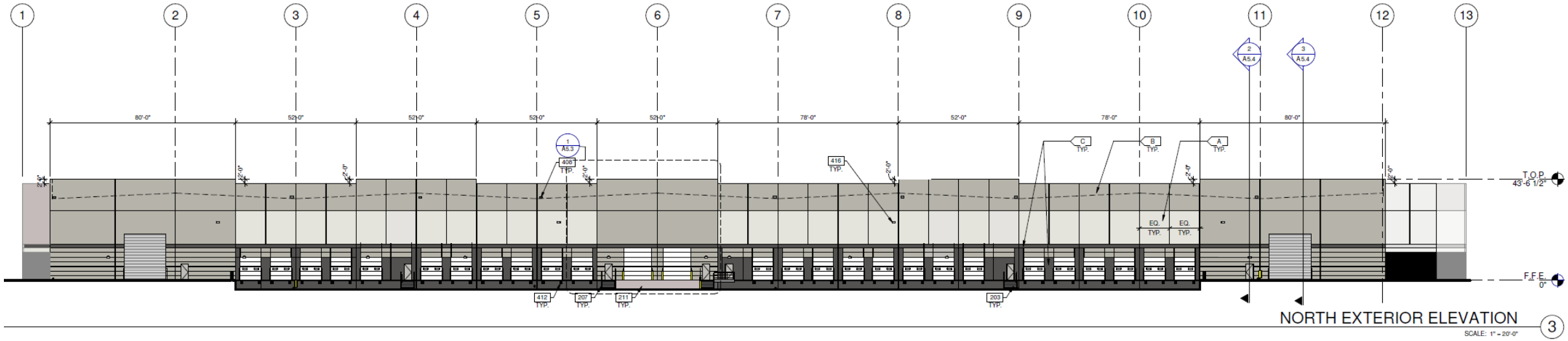
SCALE: 1" = 20'-0"



WEST EXTERIOR ELEVATION 2

SCALE: 1" = 20'-0"

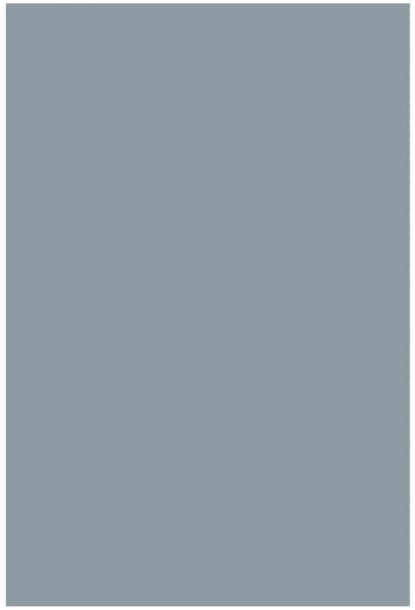
Elevations


1
2
3
4
5
6
7
8
9
10
11
12
13
80'-0"
52'-0"
52'-0"
52'-0"
52'-0"
78'-0"
52'-0"
78'-0"
80'-0"
2'-0"
1
A5.3
408
TYP.
416
TYP.
C
TYP.
B
TYP.
A
TYP.
2
A5.4
3
A5.4
EQ.
TYP.
EQ.
TYP.
T.O.P.
43'-6 1/2"
F.F.E.
0"
412
TYP.
207
TYP.
211
TYP.
203
TYP.
NORTH EXTERIOR ELEVATION
3
SCALE: 1" = 20'-0"

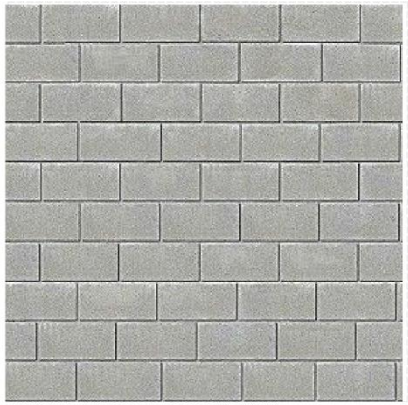
Rendering

Color and Material Board

DARK BRONZE ANODIZED ALUMINUM STOREFRONT



VITRO AZURIA SOLAR GRAY GLAZING



STANDARD PAINTED B: PEPPERCORN- SW7674

A: CRYSTAL HAZE - DE6219

B: FLINTSTONE - DE6221

C: JET - DE6378

D: SWEET POTATO DE5301

PERCENTAGE OF MATERIALS USED PER ELEVATION:

NORTH EXTERIOR ELEVATION:

CONCRETE: 63%

FORM LINER: 23%

OVERHEAD DOORS: 13%

MAN DOORS: 1%

SOUTH EXTERIOR ELEVATION:

CONCRETE: 49%

FORM LINER: 39.5%

STOREFRONT: 9.5%

STEEL: 2%

EAST EXTERIOR ELEVATION:

CONCRETE: 59%

FORM LINER: 33%

OVERHEAD DOORS: 2.4%

STOREFRONT: 4.6%

STEEL: 1%

WEST EXTERIOR ELEVATION:

CONCRETE: 59%

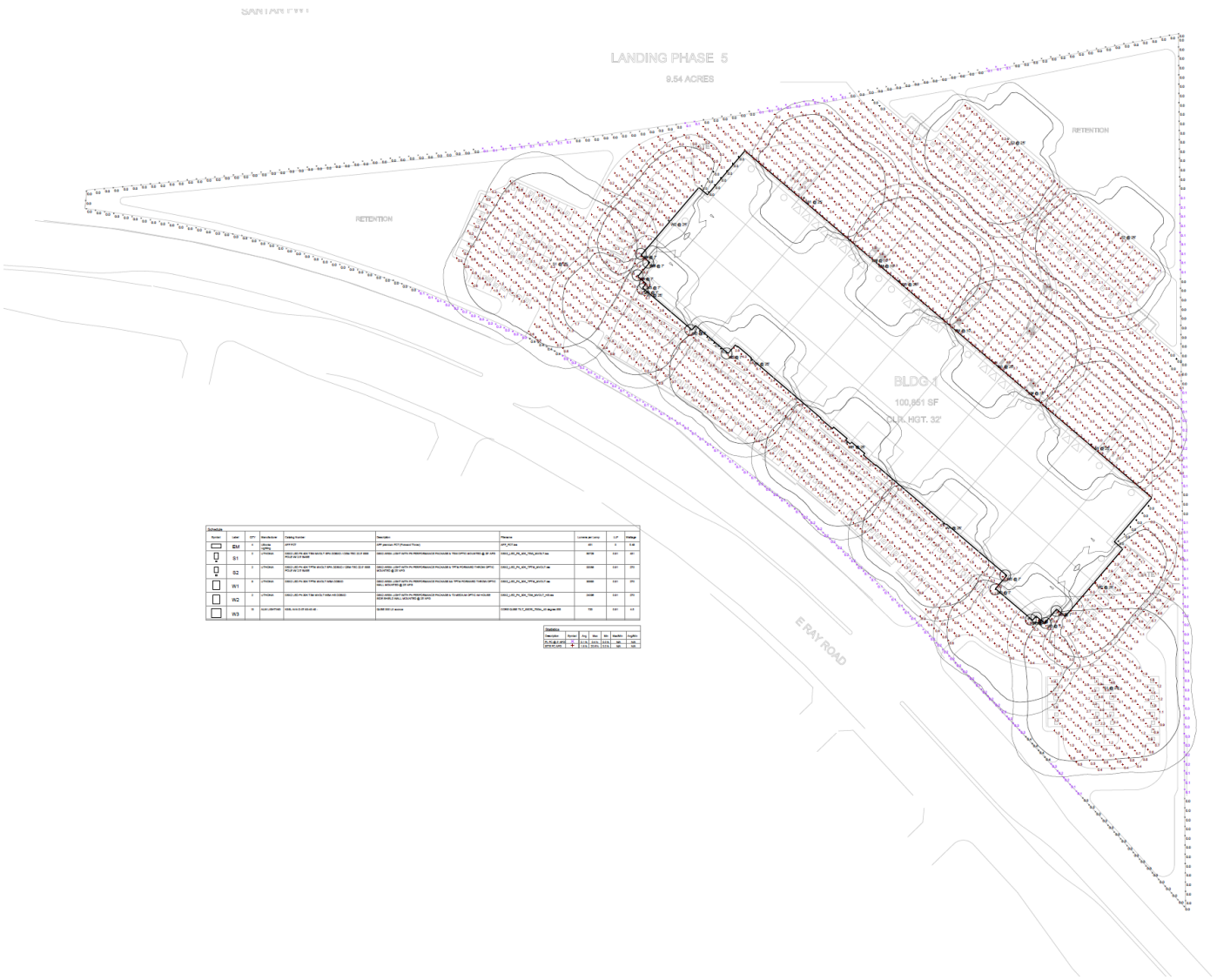
FORM LINER: 33%

OVERHEAD DOORS: 2.4%

STOREFRONT: 4.6%

STEEL: 1%

Lighting


LANDING PHASE 5
9.54 ACRES
RETENTION
RETENTION
BLDG.1
100,851 SF
CLR. HGT. 32'
E RAY ROAD

Lighting

ALW

AQUA 300 SQUARE LX SCONCE

PROJECT

Job _____

Type _____

Part # _____

Notes

SPECIFICATIONS

Source	Xicato XTM LED module - up to 3000 source lumens
CCT	2700K, 3000K, 3500K or 4000K
Color Consistency	1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
CRI (Ra)	83 or 98
Driver / Location	Integral / premium drivers must be remote mounted
Dimming	0-10V or phase to 10% standard; Ecosystem, DALI, DMX and 1% available
Input Voltage	100 to 277VAC (347VAC consult factory), phase dimmable versions are 120VAC only
Power	Up to 35 watts max, depending on LED module / driver
Reflector	10°, 20°, 40°, 60° & optical accesories
Materials	Tamper resistant design, stainless steel hardware, metal reflectors
Finish	Powder coat - Exterior grade TGIC polyester, optional marine-grade finish
Weight	7.7 lb. [3.5 kg]
Location	Listed for Wet location, tested to IP66 per IEC 60529
Approvals	ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0
L70 Life	> 55,000 hours at 70% lumen maintenance, LM80 / TM-21, see pg 2
Warranty	Lifetime Limited Warranty - see warranty for details
IES Files	LM-79-08 IES files available
Modifications	Any modification or customization is possible - consult factory

LED | INDOOR OUTDOOR | WET LOCATION | IP66 | DIMMABLE | LIGHTSOURCE BY XICATO | TITLE 24 COMPLIANT | Intertek

ORDERING LOGIC

Model	-	Driver Location	Dimming	-	Output Direction	Output	CRI	CCT	Reflector	Optical Accessory	-	Shell Color
K3SL	-			-							-	
K3SL		N=Integrated R=Remote	N=None P=Phase, 10% V=0-10V, 10%		D = Down U = Up * * includes reflector cover	07=700 lm 10=965 lm 13=1300 lm 20=2000 lm 30=3000 lm* *available in 83CRI only	83=83 98=98	27=2700K 30=3000K 35=3500K 40=4000K	10=10°* 20=20° 40=40° 60=60° *1300 lm max	NN=None DF=Diffuser Lens LS=Spread Lens WW=Wall Wash FT=Forward Throw HL=Hex Louver* *down direction only		XX=v2 color see pg 4 ZZ=Custom add +MF for Marine Finish

premium drivers (REMOTE location only):
- Z1=eldoLED 0-10V, 0%
- Z2=eldoLED DALI, 0%
- Z3=eldoLED DMX, 0%
- Z4=Lutron Hi-Lume™ LDE1, 0-10V, 0%
- Z5=Lutron Hi-Lume™ LTEA, Phase, 1%
- Z6=Lutron 5-Series™ LDE5, 0-10V, 5%

Example Part Number: **K3SL-NVD-30832720NN-L1**

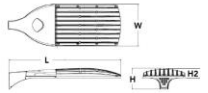
K AQUA **3**00 **S**quare **L**X Sconce - **I**NIntegrated Driver, 0-10**V** Dim - **D**own, **3**000lm, **83**CRI, **27**00K, **20**°, **NN** No Accessory - **L1** Gloss White

D-Series Size 2
LED Area Luminaire

Catalog Number
Notes
Type

Specifications

EPA: 1.1 ft² (0.10 m²)
Length: 40" (101.6 cm)
Width: 15" (38.1 cm)
Height 1: 7-1/4" (18.4 cm)
Height 2: (max): 3.5"
Weight: 36lbs



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information — **EXAMPLE:** DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5[1] P2 P6 P3 P7[1] P4 P8[1] **Rotated optics** P10[1] P13[1,2] P11[1] P14[1,2] P12[1]	30K 3000 K 40K 4000K 50K 5000 K	T1S Type I Short (Automotive) T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short[1] T5S Type V Short[1] T5M Type V Medium[1] T5W Type V Wide[1] BLC Backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT[1] XVOLT (277V-480V)[1,4] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[10] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[11] RPUMBA Round pole universal mounting adaptor[11] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[10]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[7] PIRHN Network, bi-level motion/ambient sensor[8] PER NEMA twist-lock receptacle only (no controls)[12] PER5 Five-wire receptacle only (no controls)[12,6] PER7 Seven-wire receptacle only (no controls)[12,6] DMG 0-10V dimming extend out back of housing for external control (no controls)[13] DS Dual switching[6,14] PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[8] PIRHTFCSV High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[8] FAO Field Adjustable Output[15]	**Shipped installed** HS House-side shield[16] SF Single fuse (120, 277, 347V)[17] DF Double fuse (208, 240, 480V)[17] L90 Left rotated optics[1] R90 Right rotated optics[1] HA 50°C ambient operations[1] **Shipped separately** BS Bird spikes[18] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING

Catalog Number
Notes
Type

FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for applications requiring low-profile, attractive emergency lighting with Optional normally-off or normally-on with photocell control. Provides a minimum of 90 minutes of illumination both indoors and outdoors upon loss of AC power. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate. Click here for Acrylic/Polycarbonate Compatibility table for suitable uses.**

CONSTRUCTION — Compact, low-profile, architectural design with die-cast aluminum housing. Finishes are textured powder coat paint for dark bronze, white, black and non-textured for natural aluminum. Test switch indicator light and remote-enabled are located on the bottom of the housing and are easily accessible and visible from the floor.

OPTICS — LEDs with L70 of 55,000 hours. Delivers 615 lumens in Normal-On and Emergency operations. Optional Redirect adjustable for wide and throw at 0 from wall (Patent Pending). Outdoor wide throw distribution. 70' (7' path of egress) at a 7.5' mounting height with 1 fc Average.

4,000K correlated color temperature (CCT).

70 CRI.

ELECTRICAL — 0VOLT (120 thru 347V, 50/60hz). Current-limiting charger maximizes battery life and minimizes energy consumption to provide low operating costs. Small battery charges Certified in the CA Title 20 Appliance Efficiency Database

Short-circuit protection — current-limiting charger circuitry protects printed circuit board from shorts. Regulated charge voltage maintains a stable charge voltage over a wide range of line voltages.

Prevents overcoming/charging that shortens battery life and reduces capacity. Filtered charger input minimizes charge voltage ripple and extends battery life.

Photocell option (PE) for normally on product to enter to discontinue illumination during periods when ambient light is present.

Remote units (RE/A) are normally off. Emergency only functionality with DC power from an external battery.

BATTERY: Sealed, maintenance-free Lithium Iron Phosphate battery.

SELF-DIAGNOSTICS AND REMOTE TEST (SDRT OPTION): Automatic 24-hour recharge after a 90-minute discharge. Advanced electrical design provides constant light output throughout the entire discharge period for non-CM Batteries. (For cold weather and cold temperature applications, the light may diminish though the discharge cycle). Brownout protection is automatically switched to emergency mode when supply voltage drops below approximately 80 percent nominal of 120, 220, 277 or 347. Deep input voltages may vary. AC LED Driver ceases battery connection before AC power is applied and prevents battery damage from deep discharge.

Self-Diagnostics: Continuously monitors AC functionality. Standard decomponent monitoring will indicate disconnected battery, charger failure and displays green flashing indicator light while in emergency mode. Single multi-chromatic LED indicator to display two-state charging, test activation and three-state self-diagnostics.

Self-diagnostic testing: Five minutes every 30 days and 90 minutes annually. Diagnostic evaluation of lamps, AC to DC transfer, battery charging and condition of microprocessor. Automatic test is easily postponed for eight hours by activating manual test switch or use of remote tester (RTAT accessory).

Manual testing: Test switch and remote tester (RTAT) accessory provide manual or fixture-initiated-second diagnostic testing for on-demand visual inspection. Minimum manual testing can be sustained by pressing the test switch again within in test mode.

INSTALLATION — Wall-mount: typically meets 7.5' to 14' mounting height from ground or floor. Power supplied by either mounting directly to a 4" square or 4" octagonal j-box (wall mount) and accepts rigid or flex conduit.

LISTINGS — UL wet location listed standard at 32-122°F (0-50°C). Unit with CM battery (cold weather) listed for -22°F to 122°F (-30°F to 50°C). Remote/remote -40°F to 122°F (-40°F to 50°C). Meets or exceeds all applicable requirements for UL 924, NFPA 101 (current Life Safety code), NFPA 70 (NEC), NGM (Interim Official Memoranda), California Energy Commission Title 20 section 1605.3 (NEW), FCC Title 47, Part 15, Subpart B and CSAA. Unit and labeled to comply with Canadian Standards C22.2 No. 141-10. Meets City of Chicago Code.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

1 Small Battery Chargers Certified in the CA Title 20 Appliance Efficiency Database.

AFFINITY®
Premium Die-Cast Architectural Emergency Light

AFF

MOUNTING

All dimensions are inches (centimeters).
Shipping weight: 5.5 lbs. (5.90 kgs.)

Length: 6-1/2 (16.51)
Depth: 2-27/100 (6.30)
Height: 10 (25.40)
Weight: 3.5 lbs (1.59kg)

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	Wall Articulation – Articulation every 50 feet
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 wall articulation

- Staff welcomes any feedback

DESIGN REVIEW BOARD

July 13, 2021