



# DESIGN REVIEW BOARD

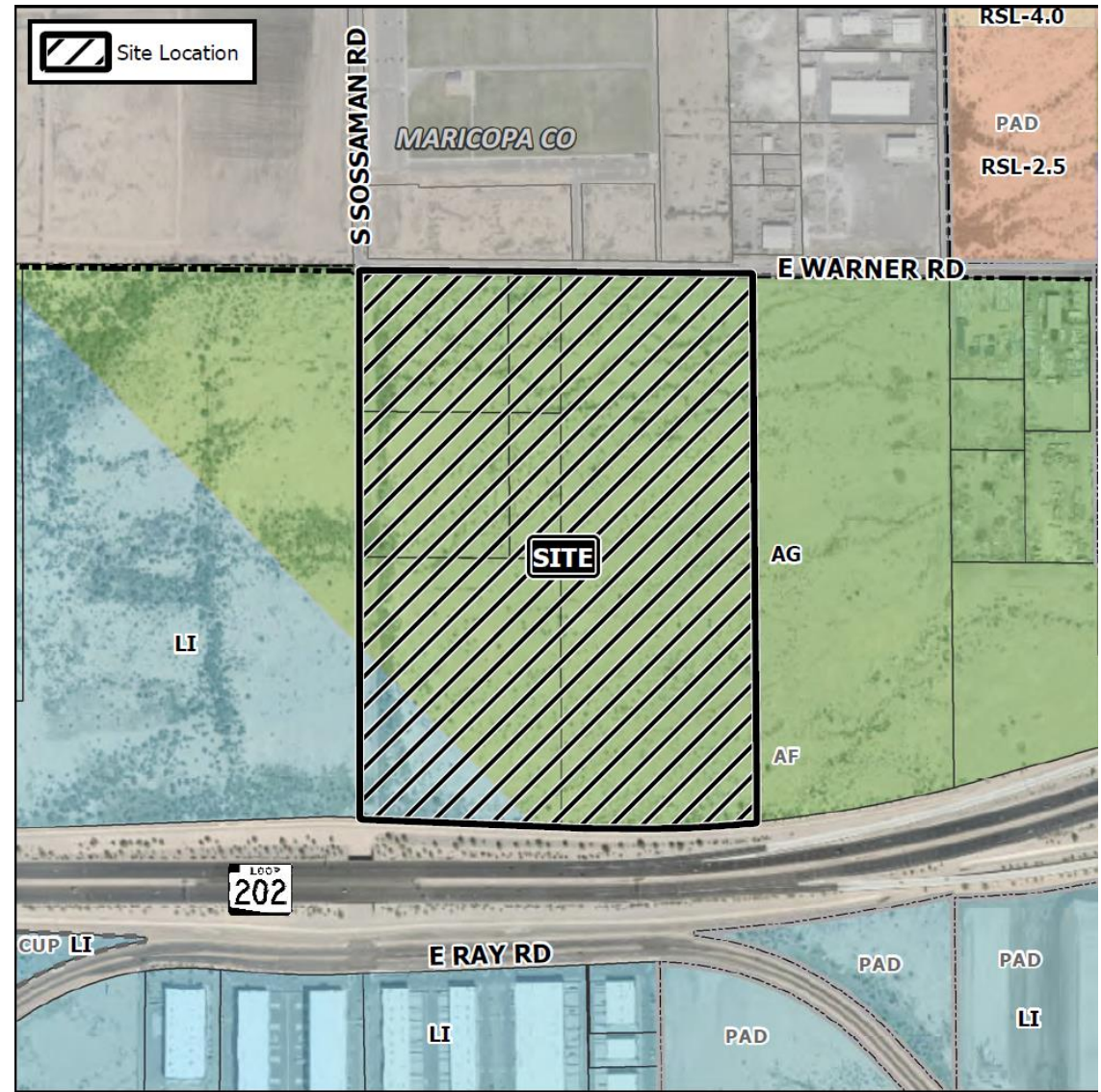
July 13, 2021



**DRB21-00395**

# Location

- Located east of Sossaman on the south side of Warner Road







## Request

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- Design Review

## Purpose

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- Proposed industrial business park



# Street View



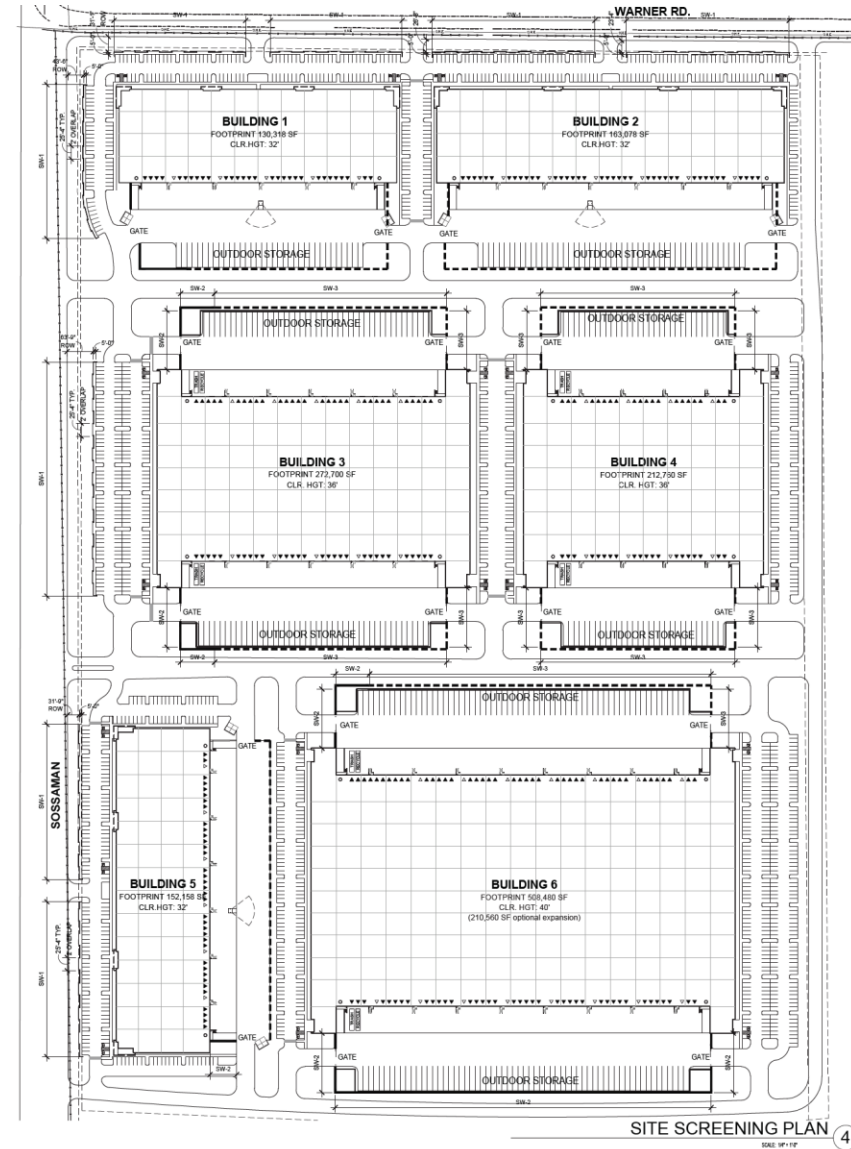
Looking south from Warner Road

- 6 buildings ranging from 130,000 SF to over 508,000 sf
- Height ranging from 45 feet to 60 feet maximum

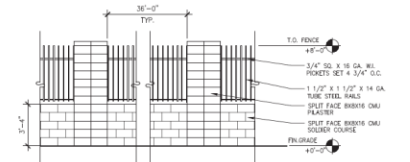
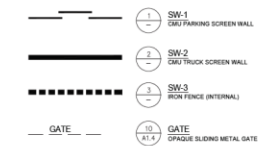


# Wall Plan

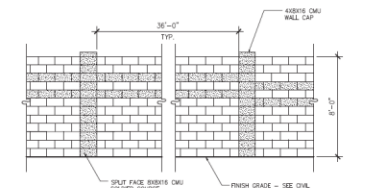
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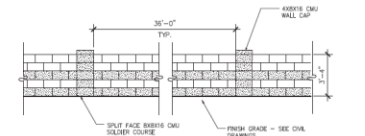
## SITE WALL LEGEND



**SW-3 IRON FENCE W/ MASONRY BASE** ③  
SCALE 1/4"=1'-0"



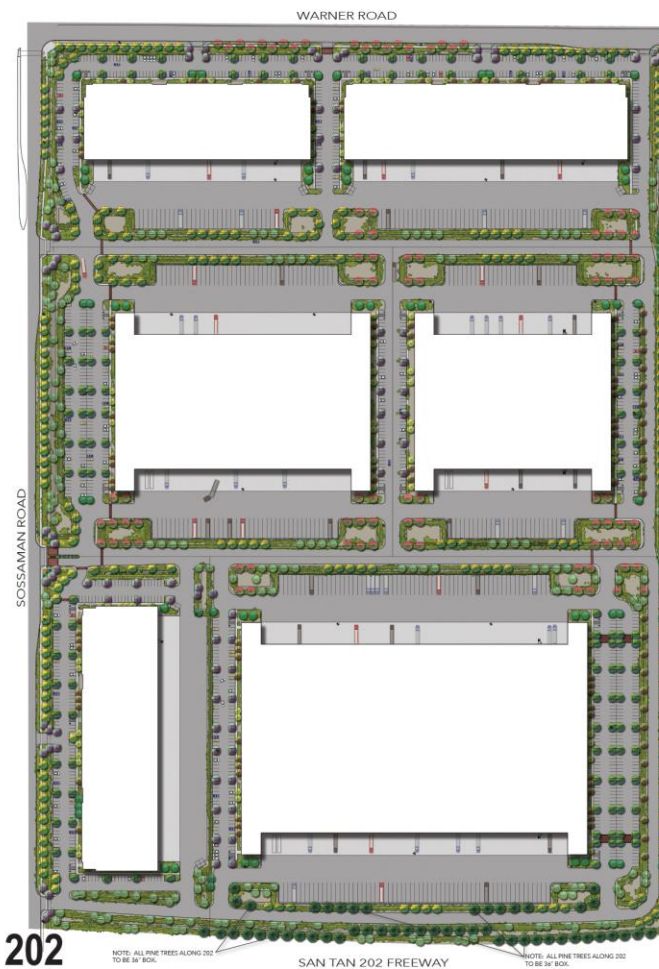
**SW-2 CMU TRUCK SCREEN WALL** ②  
SCALE 1/4"=1'-0"












**SW-1 CMU PARKING SCREEN WALL** ①  
SCALE 1/4"=1'-0"



## LANDSCAPE PLAN











### PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	SIZE
TREES		
	<i>Palmetto chinensis</i> Red Flut Red Flut Palmetto	30"
	<i>Cecropia mexicana</i> Mexican Bird of Paradise	15 ft
	<i>Chilodactylus</i> Chilodactylus	25"
	<i>Palmieria mexicana</i> Hybrid Dead Mexican Palm Vase	25"
	<i>Quercus agrifolia</i> Live Oak	25"
	<i>Picea canadensis</i> Thompson's Christmas Tree	25"
	<i>Liriodendron</i> Emerald Elm	30"
	<i>Pinus strobus</i> Elm Elm	30"
	<i>Juniperus communis</i>	15 ft

CACTI, SHRUBS, AND ACCENTS:

[illegible]

GROUNDCOVERS AND PERENNIALS:

	Acacia robusta Desert Capel	1 gale
	Desert Capel Acacia	1 gale
	Delonix regalis	1 gale
	Trinitis Delonix	1 gale
	Hymenocorys acutis	1 gale
	Angellia Daisy	1 gale
	Lambare New Gold	1 gale
	New Gold Lambare	1 gale
	Pentstemon exaltis	1 gale
	Pentstemon exaltis	1 gale
	Callistemon viminalis Little John	1 gale

#### ROCK MULCH

1/2" Screened "Santa Fe Slate"  
2" deep in all landscape areas  
Surface Select Gravel Boulders  
1st, 2nd, 3rd approximate size



## LANDSCAPE CALCULATIONS:

TREE REQUIREMENTS STREET FRONTAGE - 6,000 LINEAR FEET (LF):			
	QTY.	Required	% Provided
Total Trees:	267	1 @ 25'	1 @ 25'
Total Spubs:	1,242	6 Per Tree	6 Per Tree

NOTE: Isok

	QTY.	Required	% Provided
Total Trees:	79	3 @ 100'	3 @ 100'

NOTE: 2 Trials and 20 strokes per 100 L F.

	QTY.	Required	% Provided
Total Trees	282	1 @ 50'	1 @ 47'

NOTE: Includes trees within 30' offset

TREE REQUIREMENTS PARKING:			
	QTY.	Required	% Provided
Total Trees:	432	1 tree per island	1 tree per island
Total Shrub:	1,296	3 per tree	3 per tree

NOTE: Parking island every 8 spaces, with

	QTY.	% Required	% Provided
Total Trees:	207	-	-
15 gal	51	-	18%
24" box	104	50%	50%
36" box	52	25%	25%

## PERMETER (ADJACENT PROPERTY) TREES BY SIZE / PERCENTAGE:

	QTY.	% Required	% Provided
Total Trees:	79	-	-
15 gal	39	50%	50%
24" box	40	50%	50%
36" box	-	-	-

FOUNDATION TREES BY SIZE / PERCENTAGE:

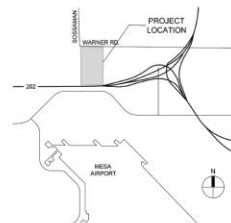
	QTY.	% Required	% Provided
Total Trees:	282	-	-
15 gal	-	-	-
24" box	254	90%	90%
36" box	28	10%	10%

PARKING TREES BY SIZE / PERCENTAGE:

	QTY.	% Required	% Provided
Total Trees:	432	-	-
15-gal	-	-	-
24" box	389	90%	90%
36" box	43	10%	10%









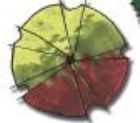
**Environmental Studies**

1. All open space landscape areas shall contain 50% live coverage from shrubs, accents and groundcovers. Per MZO Section 11-33-2(E)
2. There is no turf proposed for this project.
3. All landscape will be watered with an underground automatic drip irrigation system.
4. All trees shall be a minimum size as specified in the Arizona Nursery Association "Recommended Tree Specification" latest edition.

























# Plant Pallet

## PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	SIZE
TREES:		
	COMMON NAME	
	<i>Pistachia chinensis</i> 'Red Push' Red Push Pistache	36" box
	<i>Caesalpinia mexicana</i> Mexican Bird of Paradise	15 gal
	<i>Chitalpa tashkentensis</i> Chitalpa	24" box
	<i>Parkinsonia</i> Thornless Hybrid Desert Museum Palo Verde	24" box 36" box
	<i>Quercus virginiana</i> Live Oak	24" box
	<i>Prosopis chilensis</i> Thornless Chilean Mesquite	24" box
	<i>Ulmus Parvifolia</i> Evergreen Elm	36" box
	<i>Pinus Eldarica</i> Eldarica Pine	36" box
	<i>Sophora secundiflora</i> Texas Mountain Laurel	15 gal

### CACTI, SHRUBS, AND ACCENTS:

	<i>Aloe Barbendensis</i>	5 gallon
	Aloe - Yellow Bloom	
	<i>Carnegiea gigantea</i>	6" Spear
	Saguaro	
	<i>Dasylirion wheeleri</i>	5 gallon
	Desert Spoon	
	<i>Dodonea viscosa</i>	5 gallon
	Hop Bush	
	<i>Eremophila maculata</i> 'valentine'	5 gallon
	Valentine Emu Bush	
	<i>Fouquieria splendens</i>	8' H
	Ocotillo	
	<i>Hesperaloe parviflora</i>	5 gallon
	Red Yucca	
	<i>Justicia spiolgera</i>	5 gallon
	Mexican Honeysuckle	
	<i>Leucophyllum frutescens</i> 'Green Cloud'	5 gallon
	Green Cloud Texas Sage	
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	5 gallon
	Regal Mist Muhly	
	Queen's Wreath Vine	5 gallon
	<i>Antigonon leptopus</i>	
	<i>Ruellia peninsularis</i>	5 gallon
	Baja Ruellia	
	<i>Simmondsia chinensis</i>	5 gallon
	Jojoba	
	<i>Tecoma hybrid</i> 'Orange Jubilee'	5 gallon
	Orange bells	
	<i>Asclepias subulata</i>	5 gallon
	Desert Milkweed	
	<i>Agave Americana</i> 'Marginata'	5 gallon
	Variegated American Century Plant	
	<i>Nerium oleander</i> 'Petite Red'	5 gallon
	Petite Red Oleander	
	<i>Bouteloua gracilis</i>	5 gallon
	Blue Grama	
	<i>Hesperaloe funifera</i>	5 gallon
	Giant Hesperaloe	
	<i>Caesalpinia gilliesii</i>	
	Yellow Bird of Paradise	

### GROUNDCOVERS AND PERENNIALS:

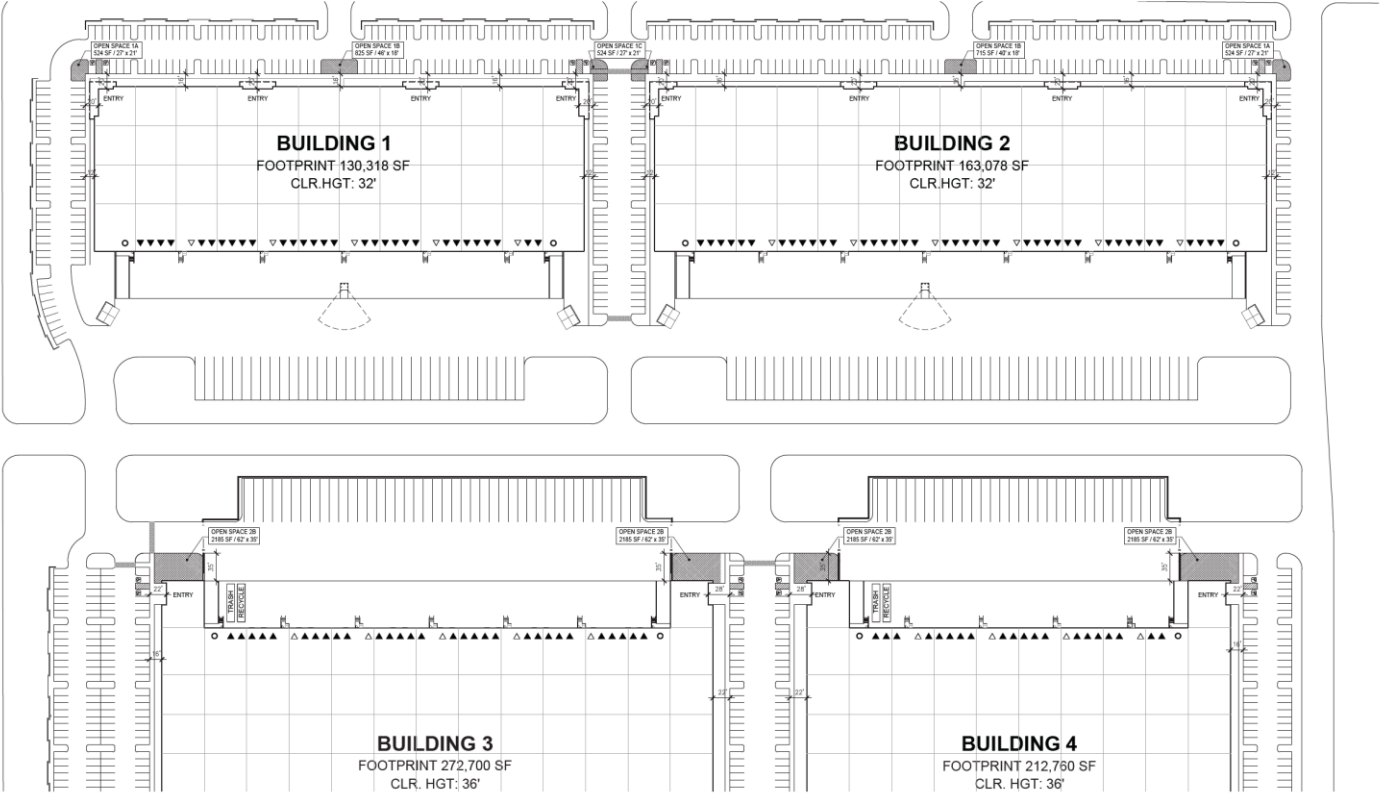
	<i>Acacia redolens</i> 'Desert Carpet'	1 gallon
	Desert Carpet Acacia	
	<i>Dalea greggii</i>	1 gallon
	Trailing Dalea	
	<i>Hymenoxys acaulis</i>	1 gallon
	Angelita Daisy	
	<i>Lantana</i> 'New Gold'	1 gallon
	New Gold Lantana	
	<i>Penstemon eatonii</i>	1 gallon
	Firecracker Penstemon	
	<i>Callistemon viminalis</i> 'Little John'	1 gallon
	Little John Brittle Bush	

### ROCK MULCH:



1/2" Screened "Santa Fe Slate"  
2" deep in all landscape areas  
Surface Select Granite Boulders  
1x1, 2x2, 3x3 approximate size

# Open Space Plan



## COMMON OPEN SPACE SCHEDULE

<b>OPEN SPACE 1A</b> 524 SF / 27' x 21'	<b>OPEN SPACE 1B</b> 825 SF / 40' x 19'
<b>ANNOTATES:</b> <ul style="list-style-type: none"><li>• PRECASTING STEEL LATTICE SHADE STRUCTURE</li><li>• 15' x 45' TALL</li><li>• SIDE OPEN TO SKY</li><li>• (4) CONCRETE BENCHES</li><li>• FOR LANE PLANT MATERIAL ADJUTING SITTING AREA</li><li>• (1) SHADE TREE</li></ul>	<b>ANNOTATES:</b> <ul style="list-style-type: none"><li>• PRECASTING STEEL LATTICE SHADE STRUCTURE</li><li>• 15' x 45' TALL</li><li>• SIDE OPEN TO SKY</li><li>• (4) CONCRETE BENCHES</li><li>• FOR LANE PLANT MATERIAL ADJUTING SITTING AREA</li><li>• (1) SHADE TREE</li></ul>
<b>OPEN SPACE 1C</b> 542 SF / 27' x 21'	<b>OPEN SPACE 1D</b> 825 SF / 40' x 19'
<b>ANNOTATES:</b> <ul style="list-style-type: none"><li>• (1) CONCRETE BENCH</li><li>• FOR LANE PLANT MATERIAL ADJUTING SITTING AREA</li><li>• (1) SHADE TREE</li></ul>	<b>ANNOTATES:</b> <ul style="list-style-type: none"><li>• (4) CONCRETE BENCHES</li><li>• (2) OUTDOOR TABLES</li><li>• FOR LANE PLANT MATERIAL ADJUTING SITTING AREA</li><li>• (1) SHADE TREE</li></ul>

## COMMON OPEN SPACE CALCULATIONS

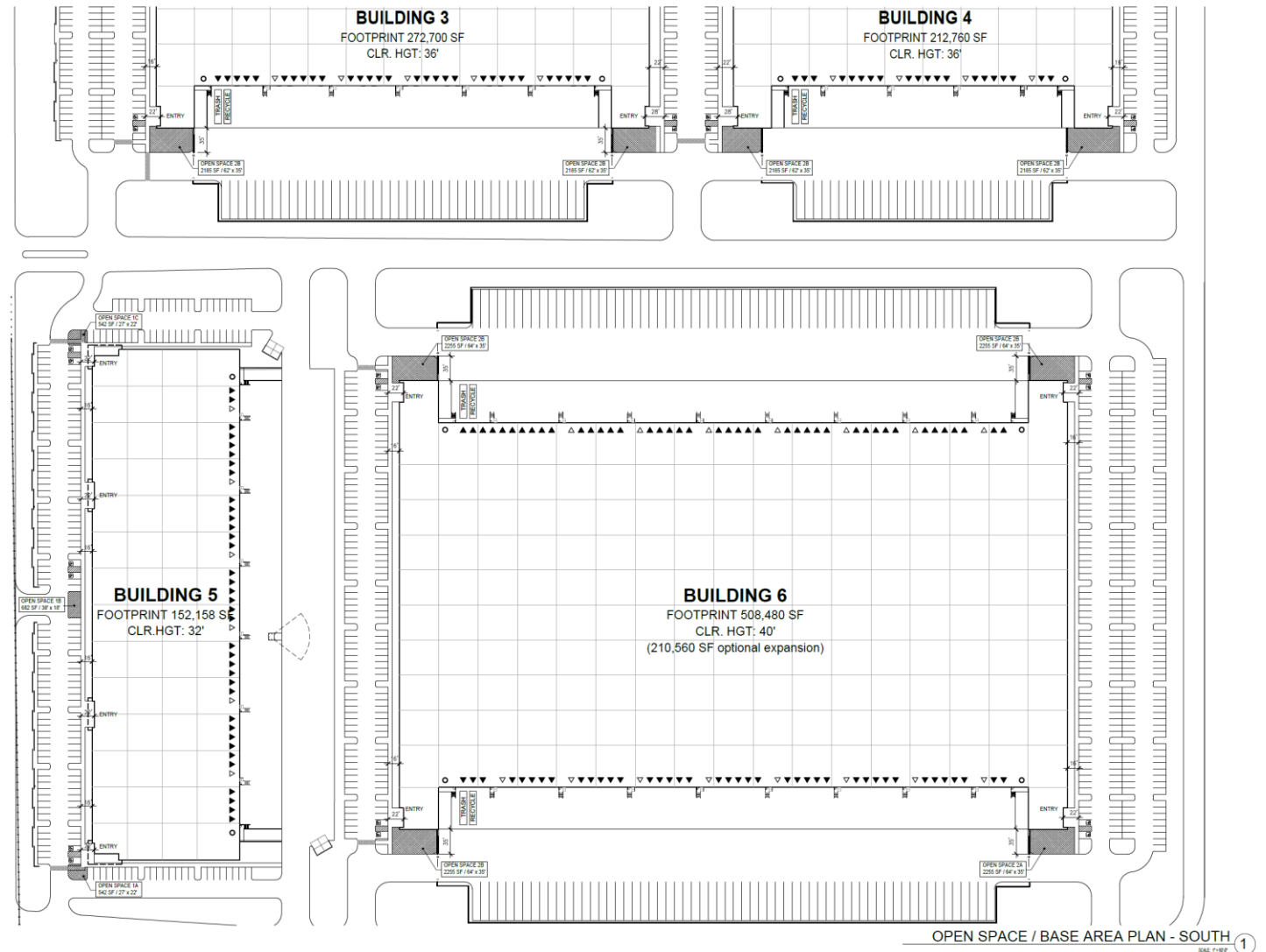
<b>BUILDING 1</b> REQUIRED: 130,318 SF @ 1% = 1,303 SF PROVIDED: (1) OPEN SPACE 1A @ 524 SF (1) OPEN SPACE 1B @ 825 SF TOTAL = 1,353 SF	<b>BUILDING 2</b> REQUIRED: 163,078 SF @ 1% = 1,631 SF PROVIDED: (1) OPEN SPACE 1A @ 524 SF (1) OPEN SPACE 1B @ 825 SF TOTAL = 1,353 SF
<b>BUILDING 3</b> REQUIRED: 272,700 SF @ 1% = 2,727 SF PROVIDED: (1) OPEN SPACE 1A @ 524 SF (1) OPEN SPACE 1B @ 825 SF TOTAL = 1,353 SF	<b>BUILDING 4</b> REQUIRED: 212,760 SF @ 1% = 2,128 SF PROVIDED: (1) OPEN SPACE 1A @ 524 SF (1) OPEN SPACE 1B @ 825 SF TOTAL = 1,353 SF

## OPEN SPACE / BASE AREA PLAN - NORTH



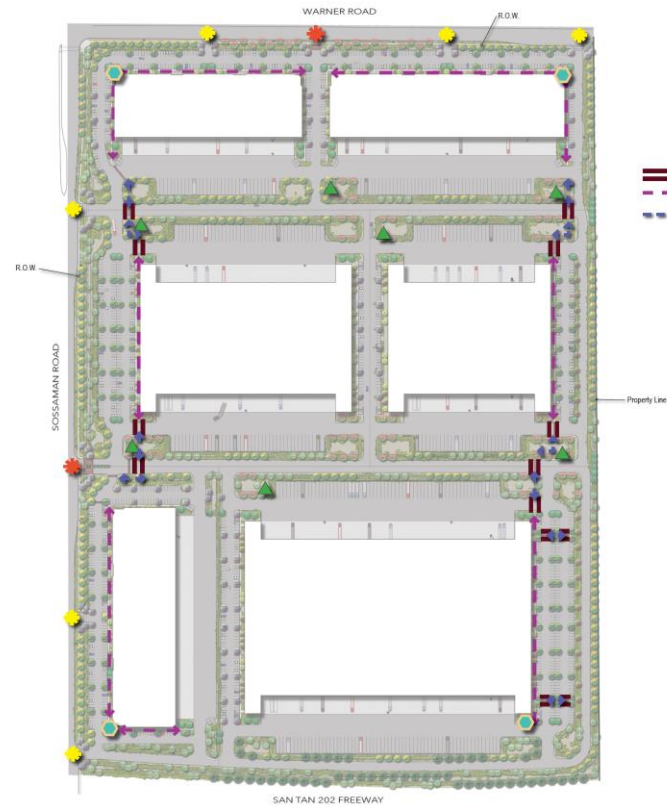


# Open Space Plan



# Open Space Plan

OPEN SPACE AMENITY PLAN



LEGEND:

- Main Entry
- Secondary Entry
- Shade Structure with Tables and Seating
- Rest Stop Node with Shade Tree and Bench
- Stamped Asphalt Paving and Pedestrian Crossing
- Concrete Sidewalk (Attached) - partially shown for connectivity to detached walks
- 5' Concrete Sidewalk (Detached)

Shade Structure



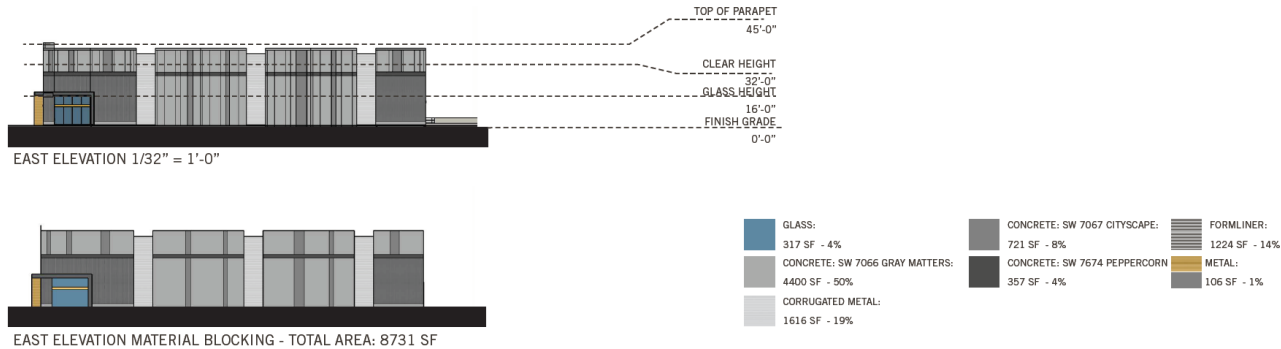
Rest Stop Node



Entry



# Elevations – Building 1

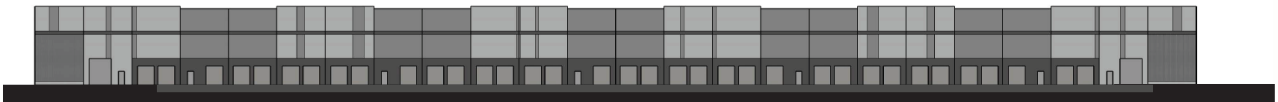




# Elevations – Building 1



GLASS: 317 SF - 4%	CONCRETE: SW 7067 CITYSCAPE: 721 SF - 8%	FORMLINER: 1224 SF - 14%
CONCRETE: SW 7066 GRAY MATTERS: 4400 SF - 50%	CONCRETE: SW 7674 PEPPER CORN 357 SF - 4%	METAL: 106 SF - 1%
CORRUGATED METAL: 1616 SF - 19%		



CONCRETE: SW 7067 CITYSCAPE: 7536 SF - 33%	FORMLINER: 1300 SF - 6%
CONCRETE: SW 7066 GRAY MATTERS: 8090 SF - 35%	
CONCRETE: SW 7674 PEPPER CORN 6213 SF - 27%	

# Elevations – Building 2

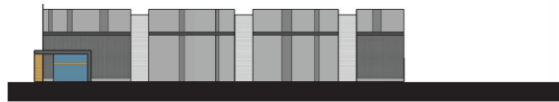
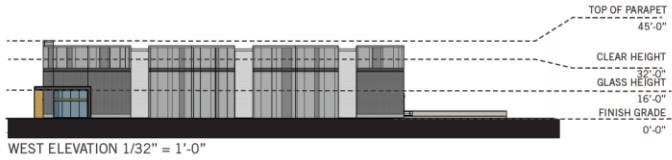


GLASS: 317 SF - 3%	CONCRETE: SW 7067 CITYSCAPE: 770 SF - 6%	CORRUGATED METAL: 1706 SF - 10%	FORMLINER: 1706 SF - 14%
CONCRETE: SW 7066 GRAY MATTERS: 6290 SF - 50%	CONCRETE: SW 7674 PEPPERCORN: 2090 SF - 17%	METAL: 106 SF - 1%	



CONCRETE: SW 7067 CITYSCAPE: 9186 SF - 30%	FORMLINER: 1300 SF - 5%
CONCRETE: SW 7066 GRAY MATTERS: 12144 SF - 40%	
CONCRETE: SW 7674 PEPPERCORN: 7726 SF - 25%	

# Elevations – Building 2



WEST ELEVATION MATERIAL BLOCKING - TOTAL AREA: 12462 SF

GLASS: 317 SF - 3%	CONCRETE: SW 7067 CITYSCAPE: 770 SF - 6%	CORRUGATED METAL: 1706 SF - 10%	FORMLINER: 1706 SF - 14%
CONCRETE: SW 7066 GRAY MATTERS: 6250 SF - 50%	CONCRETE: SW 7674 PEPPERCORN: 2090 SF - 17%	METAL: 106 SF - 1%	



NORTH ELEVATION 1/32" = 1'-0"

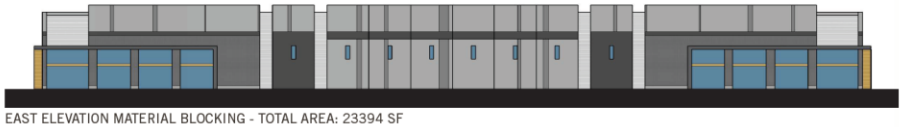
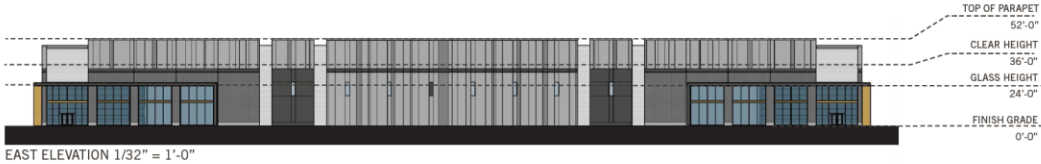


NORTH ELEVATION MATERIAL BLOCKING - TOTAL AREA: 39394 SF

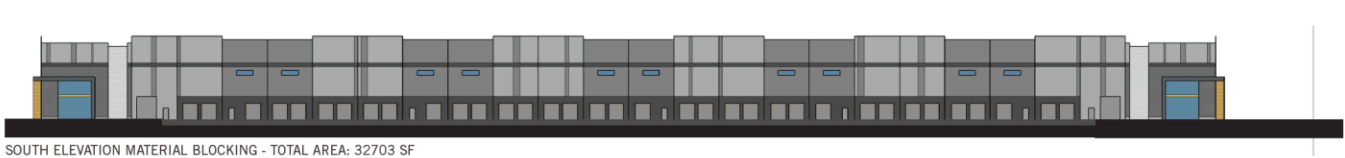
CONCRETE: SW 7067 CITYSCAPE: 1119 SF - 3%	CONCRETE: SW 7066 GRAY MATTERS: 15062 SF - 38%	CONCRETE: SW 7674 PEPPERCORN: 7446 SF - 19%
METAL: 899 SF - 2%	GLASS: 3986 SF - 10%	CORRUGATED METAL: 2971 SF - 8%
FORMLINER: 7921 SF - 20%		



# Elevations – Building 3



GLASS:	CONCRETE: SW 7067 CITYSCAPE:	FORMLINER:
4137 SF - 18%	984 SF - 4%	3301 SF - 14%
CONCRETE: SW 7066 GRAY MATTERS:	CONCRETE: SW 7674 PEPPERCORN	METAL:
10063 SF - 42%	2721 SF - 12%	558 SF - 3%
CORRUGATED METAL:		
1600 SF - 7%		



FORMLINER:
1468 SF - 3%
CONCRETE: SW 7067 CITYSCAPE:
10631 SF - 33%
CONCRETE: SW 7066 GRAY MATTERS:
12359 SF - 38%
CONCRETE: SW 7674 PEPPERCORN
5746 SF - 18%
GLASS:
1231 SF - 4%
CORRUGATED METAL:
1010 SF - 3%
METAL:
258 SF - 1%

# Elevations – Building 3



WEST ELEVATION 1/32" = 1'-0"



WEST ELEVATION MATERIAL BLOCKING - TOTAL AREA: 23394 SF

GLASS:	CONCRETE: SW 7067 CITYSCAPE:	FORMLINER:
4137 SF - 18%	984 SF - 4%	3301 SF - 14%
CONCRETE: SW 7066 GRAY MATTERS:	CONCRETE: SW 7674 PEPPERCORN:	METAL:
10063 SF - 42%	2721 SF - 12%	558 SF - 3%
CORRUGATED METAL:		
1600 SF - 7%		



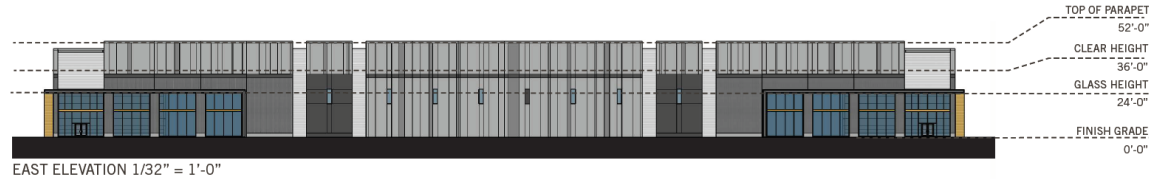
NORTH ELEVATION 1/32" = 1'-0"



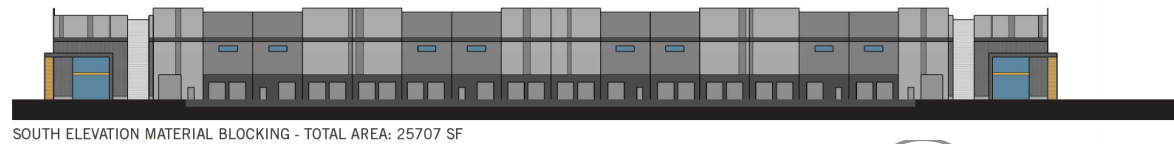
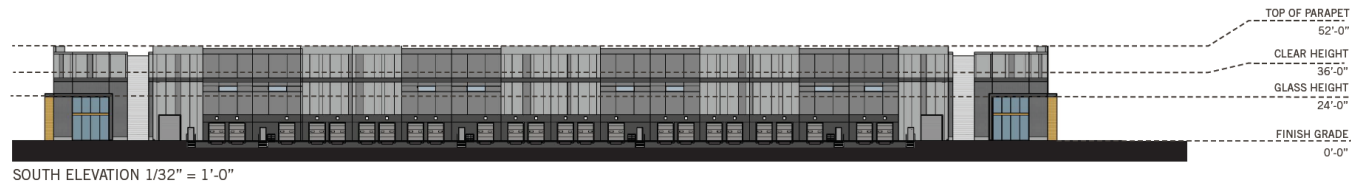
NORTH ELEVATION MATERIAL BLOCKING - TOTAL AREA: 32703 SF

FORMLINER:
1468 SF - 3%
CONCRETE: SW 7067 CITYSCAPE:
10631 SF - 33%
CONCRETE: SW 7066 GRAY MATTERS:
12359 SF - 38%
CONCRETE: SW 7674 PEPPERCORN:
5746 SF - 18%
GLASS:
1231 SF - 4%
CORRUGATED METAL:
1010 SF - 3%
METAL:
258 SF - 1%

# Elevations – Building 4

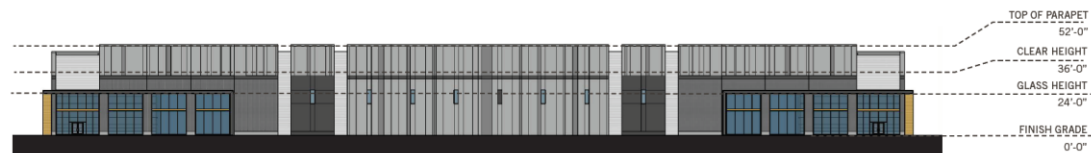


GLASS:	CONCRETE: SW 7067 CITYSCAPE:	FORMLINER:
4137 SF - 18%	984 SF - 4%	3301 SF - 14%
CONCRETE: SW 7066 GRAY MATTERS:	CONCRETE: SW 7674 PEPPERCORN	METAL:
10063 SF - 42%	2721 SF - 12%	558 SF - 3%
CORRUGATED METAL:		
1600 SF - 7%		



GLASS:	CONCRETE: SW 7067 CITYSCAPE:	FORMLIN
1171 SF - 5%	8711 SF - 34%	1468 SF
CONCRETE: SW 7066 GRAY MATTERS:	CORRUGATED METAL:	
7863 SF - 31%	1010 SF - 4%	
CONCRETE: SW 7674 PEPPERCORN	METAL:	
5226 SF - 20%	258 SF - 1%	

# Elevations – Building 4



WEST ELEVATION 1/32" = 1'-0"

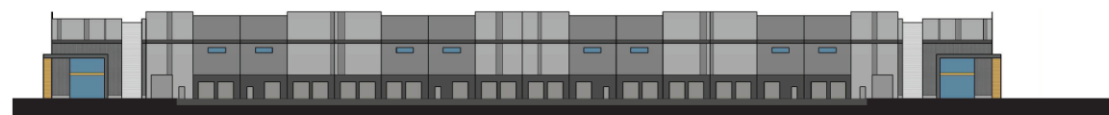


WEST ELEVATION MATERIAL BLOCKING - TOTAL AREA: 23394 SF

GLASS:	CONCRETE: SW 7067 CITYSCAPE:	FORMLINER:
4137 SF - 18%	984 SF - 4%	3301 SF - 14%
CONCRETE: SW 7066 GRAY MATTERS:	CONCRETE: SW 7674 PEPPERCORN	METAL:
10063 SF - 42%	2721 SF - 12%	558 SF - 3%
CORRUGATED METAL:		
1600 SF - 7%		



NORTH ELEVATION 1/32" = 1'-0"

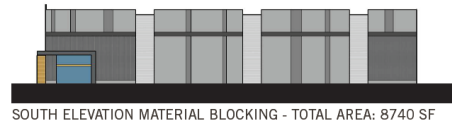
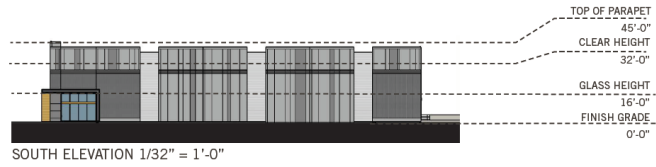


NORTH ELEVATION MATERIAL BLOCKING - TOTAL AREA: 25707 SF

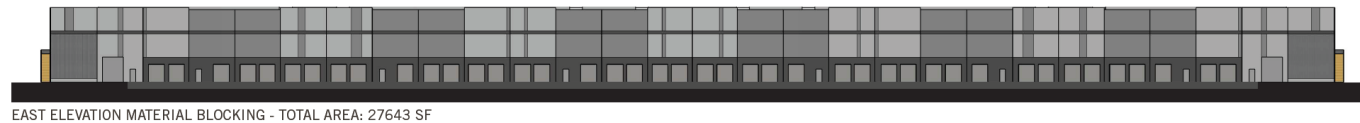
GLASS:	CONCRETE: SW 7067 CITYSCAPE:	FORMLINER:
1171 SF - 5%	8711 SF - 34%	1468 SF - 5%
CONCRETE: SW 7066 GRAY MATTERS:	CORRUGATED METAL:	
7863 SF - 31%	1010 SF - 4%	
CONCRETE: SW 7674 PEPPERCORN	METAL:	
5226 SF - 20%	258 SF - 1%	



# Elevations – Building 5

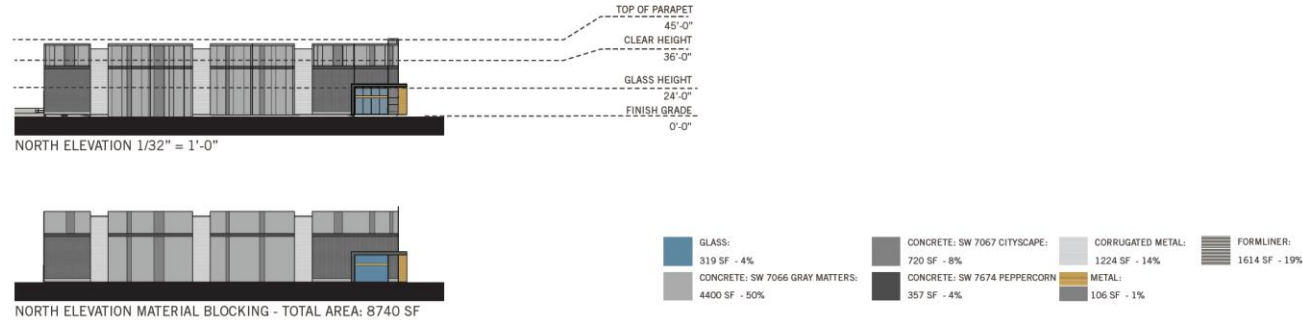


GLASS: 319 SF - 4%	CONCRETE: SW 7067 CITYSCAPE: 720 SF - 8%	CORRUGATED METAL: 1224 SF - 14%	FORMLINER: 1614 SF - 19%
CONCRETE: SW 7066 GRAY MATTERS: 4400 SF - 50%	CONCRETE: SW 7674 PEPPERCOORN 357 SF - 4%	METAL: 106 SF - 1%	



CONCRETE: SW 7066 GRAY MATTERS: 9352 SF - 34%
CONCRETE: SW 7674 PEPPERCOORN 7179 SF - 26%
FORMLINER: 1316 SF - 5%
CONCRETE: SW 7067 CITYSCAPE: 9796 SF - 35%

# Elevations – Building 5



# Elevations – Building 6



EAST ELEVATION 1/32" = 1'-0"

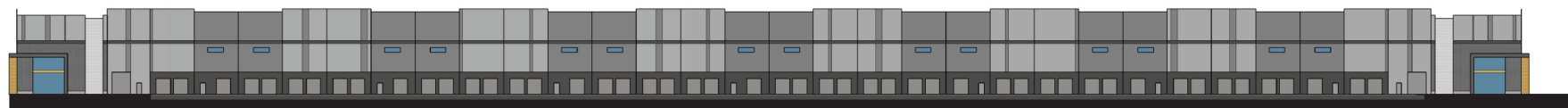


EAST ELEVATION MATERIAL BLOCKING - TOTAL AREA: 39485 SF

GLASS:	4238 SF - 10%
CONCRETE: SW 7066 GRAY MATTERS:	19800 SF - 50%
CONCRETE: SW 7674 PEPPERCORN	4197 SF - 11%
METAL:	588 SF - 1%
CONCRETE: SW 7067 CITYSCAPE:	3362 SF - 9%
CORRUGATED METAL:	3857 SF - 10%
FORMLINER:	3443 SF - 9%



SOUTH ELEVATION 1/32" = 1'-0"



SOUTH ELEVATION MATERIAL BLOCKING - TOTAL AREA: 51780 SF

GLASS:	CONCRETE: SW 7067 CITYSCAPE:	CONCRETE: SW 7066 GRAY MATTERS:	CORRUGATED METAL:	CONCRETE: SW 7674 PEPPERCORN	METAL:	FORMLINER:
1350 SF - 3%	18161 SF - 35%	18287 SF - 35%	1102 - 2%	10966 SF - 21%	258 SF - 1%	1656 SF - 3%

# Elevations – Building 6



WEST ELEVATION 1/32" = 1'-0"

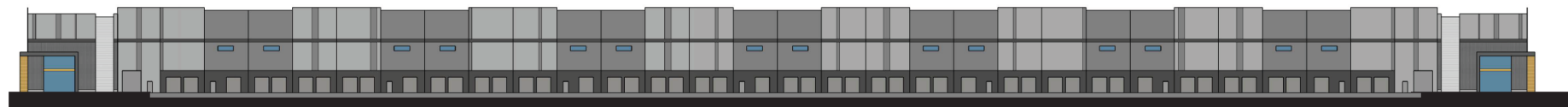


WEST ELEVATION MATERIAL BLOCKING - TOTAL AREA: 39485SF

GLASS:	4238 SF - 10%
CONCRETE: SW 7066 GRAY MATTERS:	19800 SF - 50%
CONCRETE: SW 7674 PEPPERCORN	4197 SF - 11%
METAL:	588 SF - 1%
CONCRETE: SW 7067 CITYSCAPE:	3362 SF - 9%
CORRUGATED METAL:	3857 SF - 10%
FORMLINER:	3443 SF - 9%



NORTH ELEVATION 1/32" = 1'-0"



NORTH ELEVATION MATERIAL BLOCKING - TOTAL AREA: 51780 SF

GLASS:	CONCRETE: SW 7067 CITYSCAPE:	CONCRETE: SW 7066 GRAY MATTERS:	CORRUGATED METAL:	CONCRETE: SW 7674 PEPPERCORN	METAL:	FORMLINER:
1350 SF - 3%	18161 SF - 35%	18287 SF - 35%	1102 - 2%	10966 SF - 21%	258 SF - 1%	1656 SF - 3%

# Renderings





# Renderings

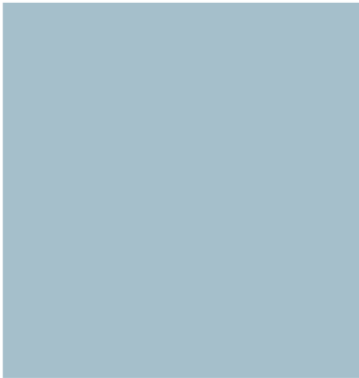


# Renderings





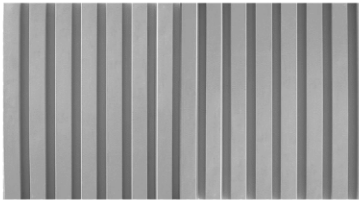
# Colors & Materials



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



MFR: ARCADIA  
TYPE: DARK BRONZE ALUM. MULLIONS  
COLOR: AB-6



MFR: TBD  
TYPE: CONCRETE TILT PANEL VERTICAL  
FLUTED FORMLINER



MFR: SHERWIN-WILLIAMS  
TYPE: SW 7067  
COLOR: CITYSCAPE



MFR: SHERWIN-WILLIAMS  
TYPE: SW 7066  
COLOR: GRAY MATTERS



MFR: WESTERN STATES METAL  
TYPE: 7/8" WESTERN WAVE DECKING  
COLOR: ZINCALUME AZ55 KYNAR FINISH



MFR: SHERWIN-WILLIAMS  
TYPE: SW 7674  
COLOR: PEPPERCORN



MFR: SHERWIN-WILLIAMS  
TYPE: SW 6902  
COLOR: CHEERFUL



## MATERIALS BOARD

SOSSAMAN 100

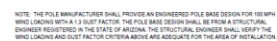
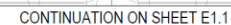
S SOSSAMAN & WARNER RD, MESA, ARIZONA

WARE MALCOMB

PHX20-0132-00  
04.29.2021

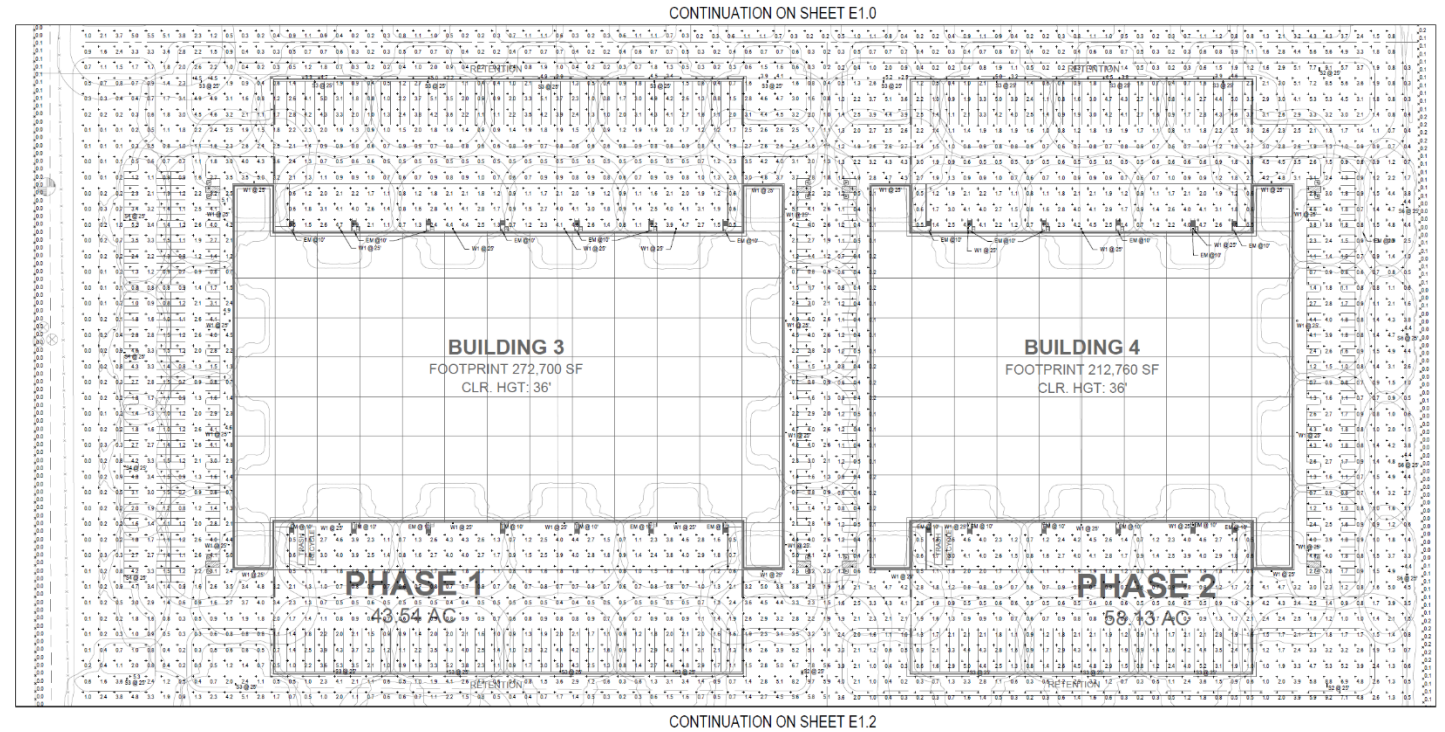
SHEET  
SHEET 01

— 20 —



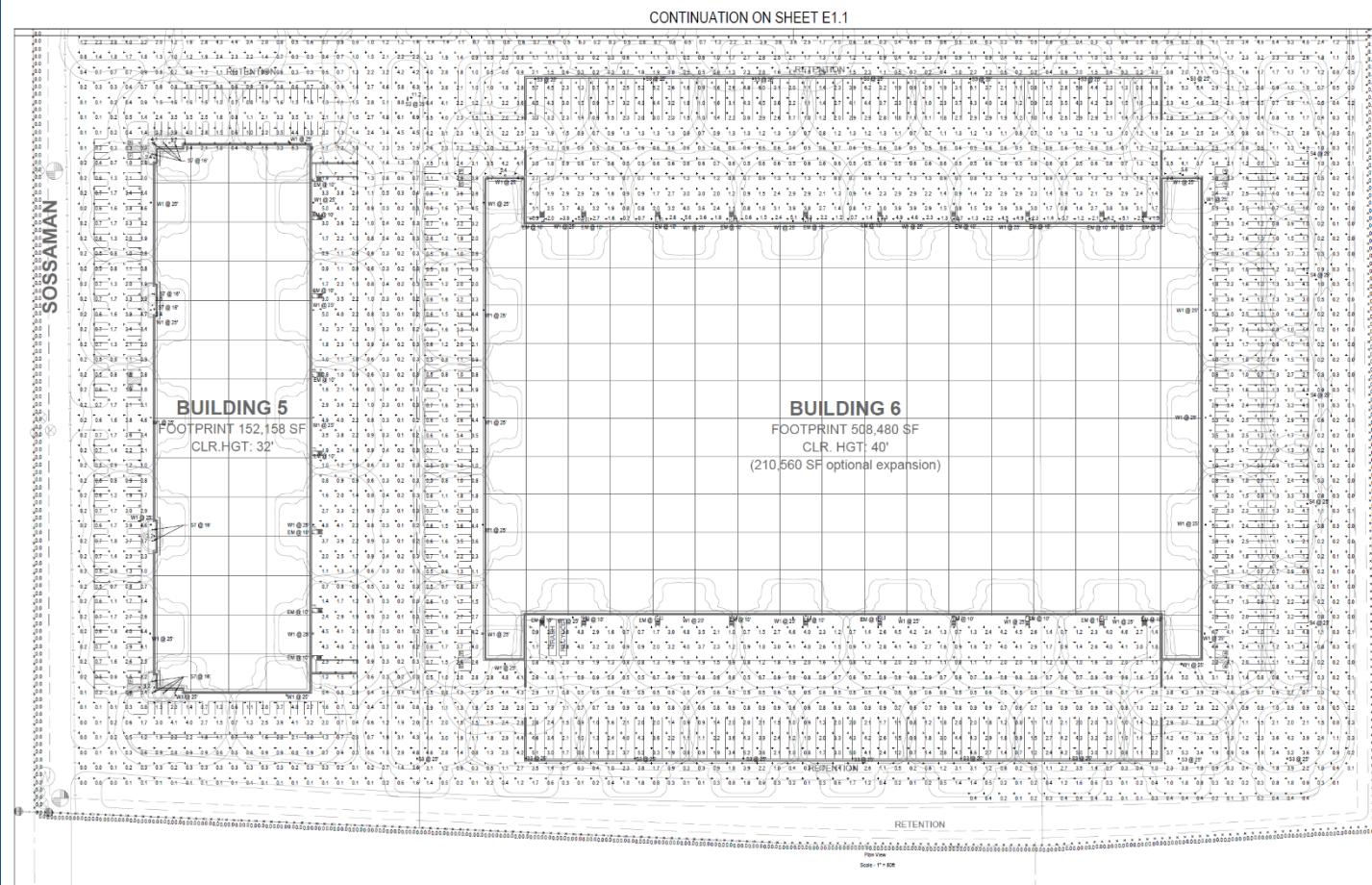
Description	Symbol	Aug	Mar	Mar	Mar/Mar	Aug
PMI (ITE PC API)	+	1.8%	11.2%	0.0%	N/A	
PMI (ITE PC API)	+	1.7%	9.2%	0.0%	N/A	
PMI (ITE PC API)	+	0.0%	0.0%	0.0%	N/A	

# Lighting





# Lighting



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FIXTURE: S7

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[illegible]

# Design Guidelines

## Section 11-7-3

✓	Varied building height
✓	Employee and Visitor Amenities

## 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