



DESIGN REVIEW BOARD

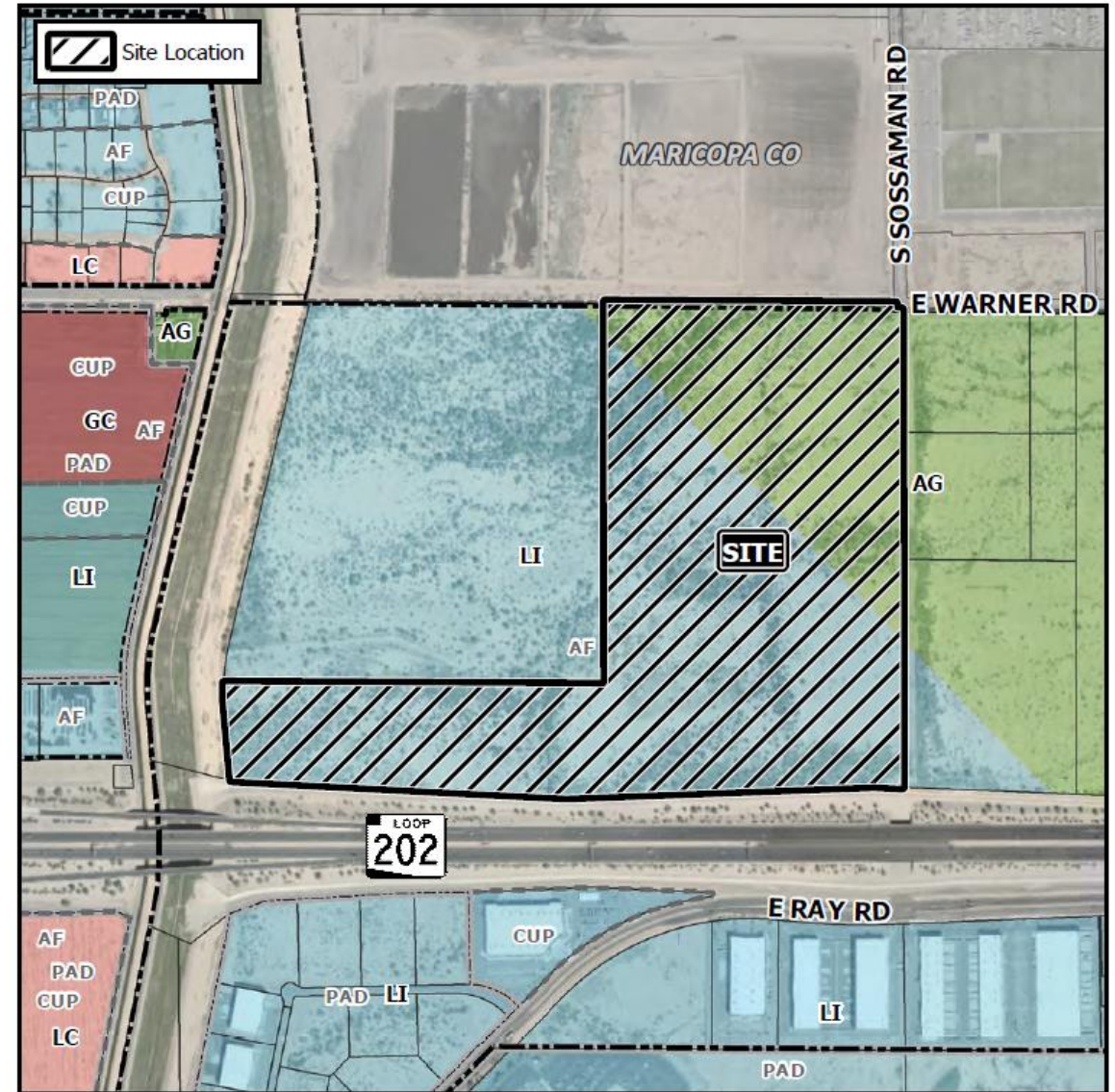
September 14, 2021



DRB21-00544

Location

- South of Warner Road alignment
- West of Sossaman Road alignment
- North of Loop 202 Freeway





Request

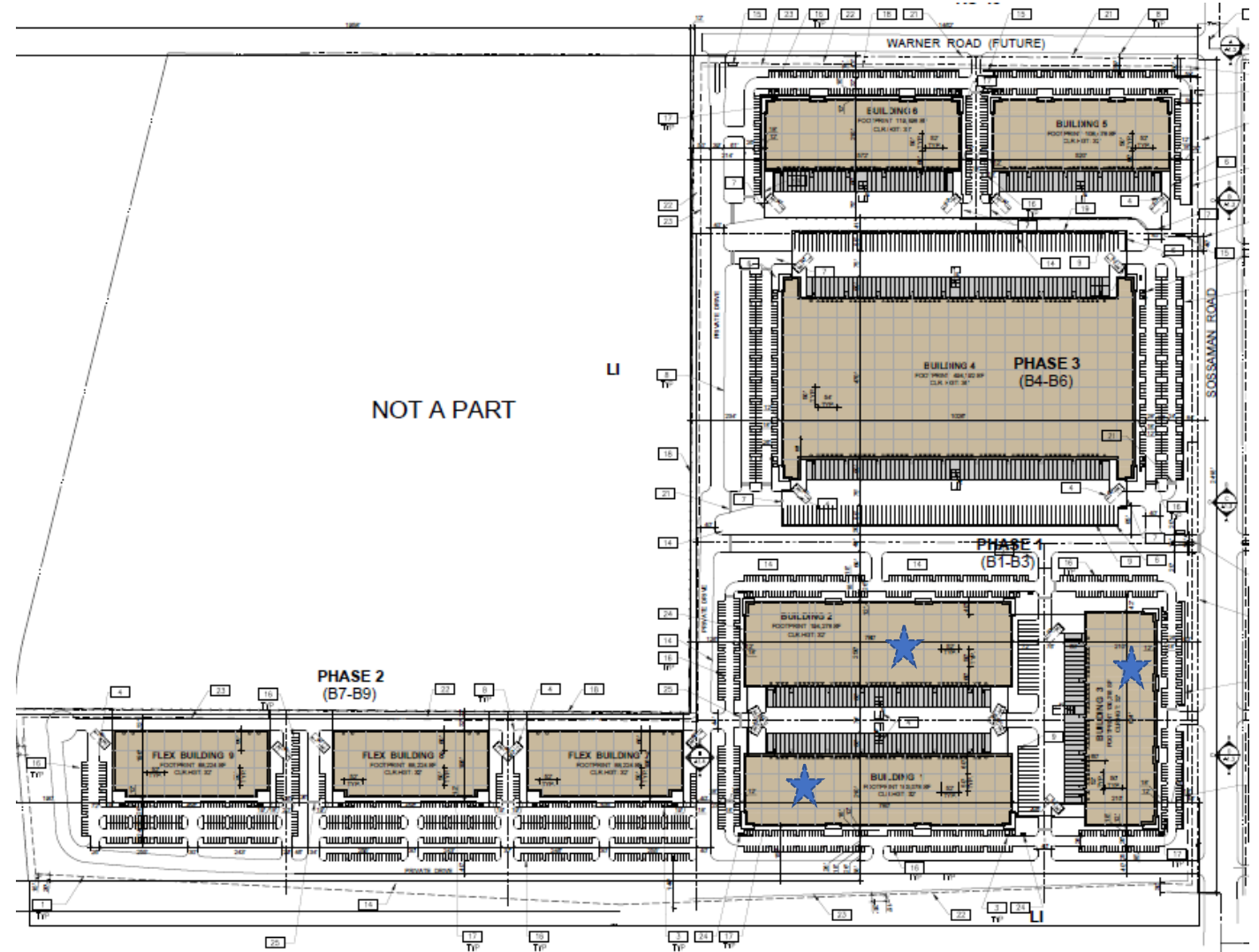
- Design Review

Purpose

- Allow for a industrial park

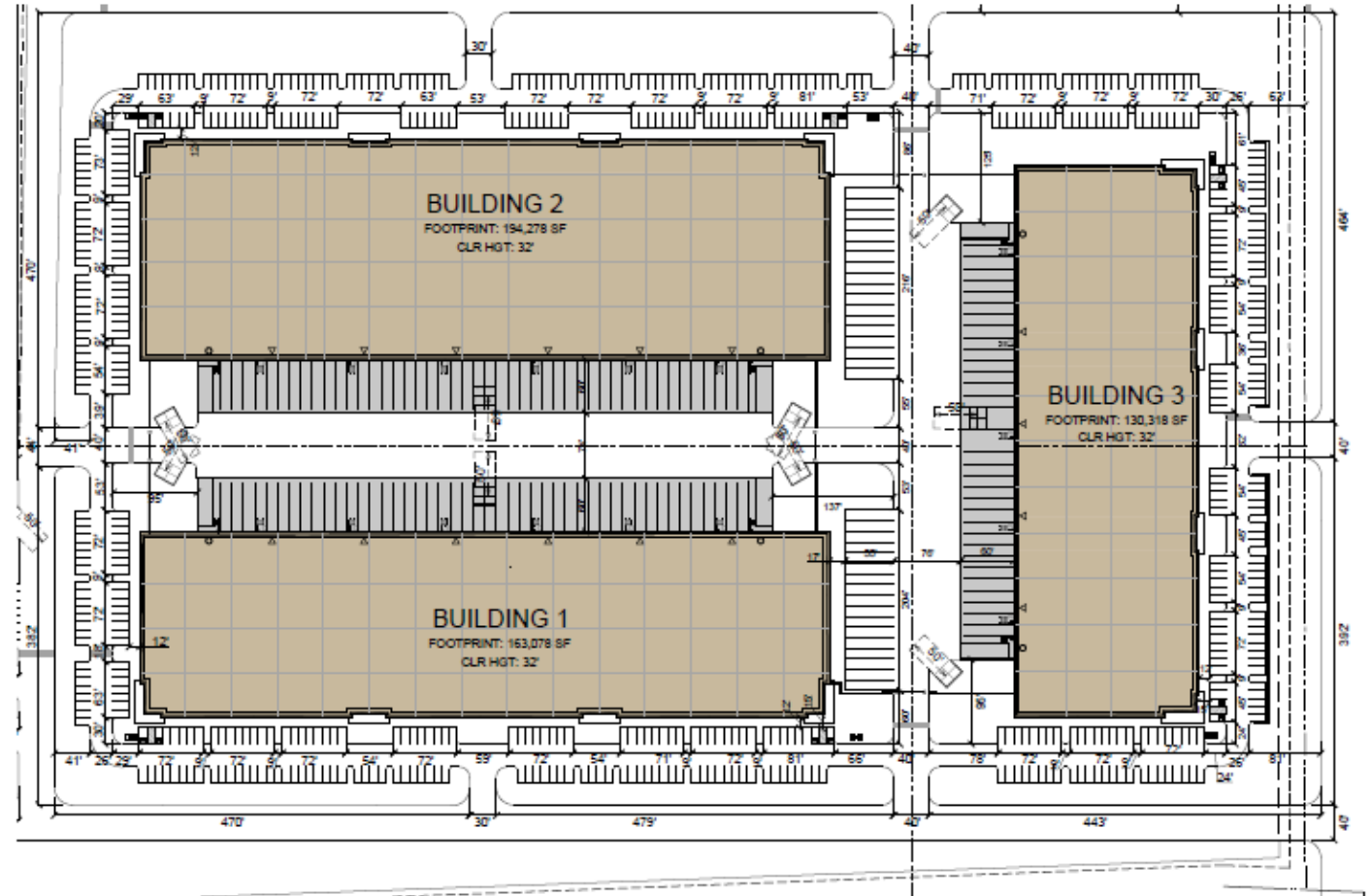
Site Plan

- Entire proposed development
- Request is for Phase 1 - Buildings 1-3











Site Plan

- 3 large-scale industrial buildings
- ~130,000 SF - ~194,000 SF
- Building 3 facing Sossaman Road
- Building 1 facing freeway



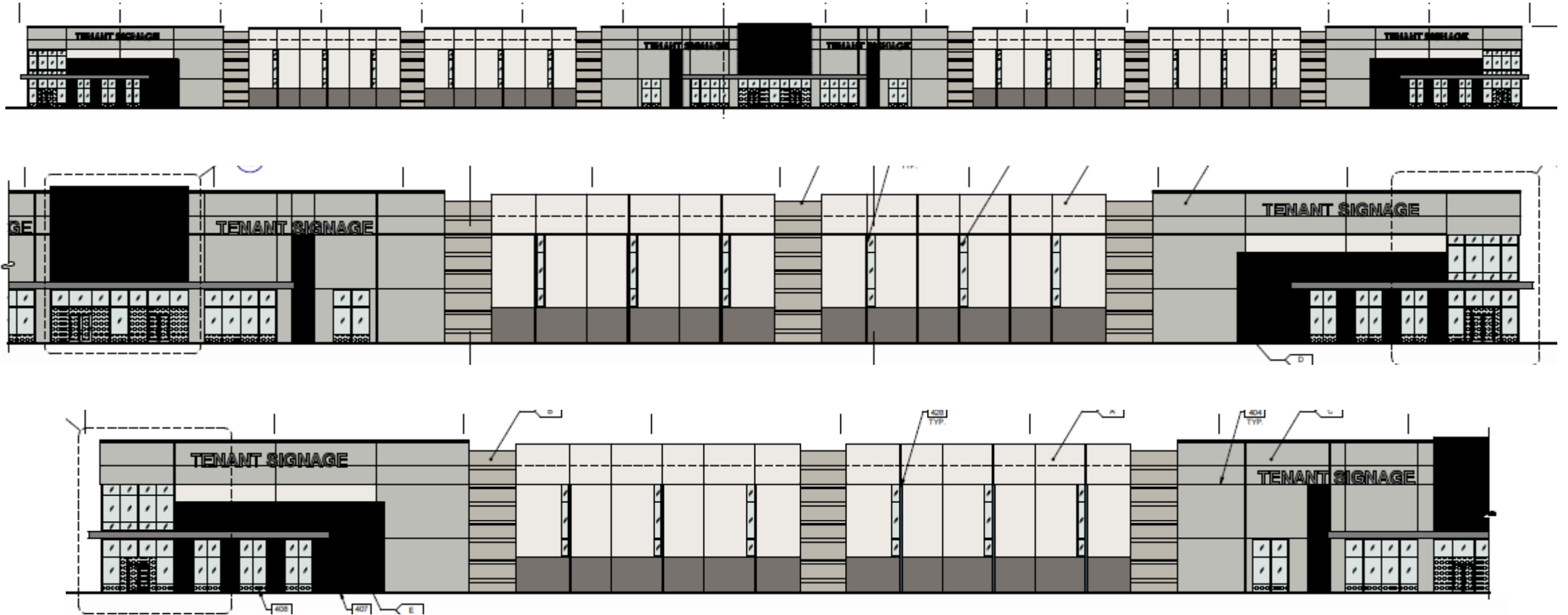
Landscape Plan

PLANT MATERIAL SCHEDULE

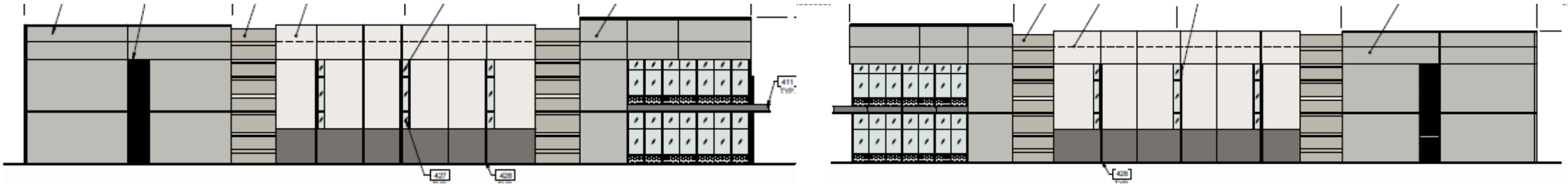
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE
TREES:		
	<i>Pinus chihuensis</i> 'Red Pin Palo Verde'	15 gal box 24" box 30" box
	<i>Caesalpinia mexicana</i> Mexican Bird of Paradise	15 gal
	<i>Chilipe texanensis</i> Chilipe	15 gal box 24" box 30" box
	<i>Parsonsia thomsonii</i> Desert Blauum Palo Verde	15 gal box 24" box 30" box
	<i>Quercus virginiana</i> Live Oak	15 gal box 24" box 30" box
	<i>Prosopis chilensis</i> Thornless Chilean Mesquite	15 gal box 24" box 30" box
	<i>Ulmus parvifolia</i> Coagreen Elm	15 gal box 24" box 30" box
	<i>Sophora secundiflora</i> Texas Mountain Laurel	15 gal



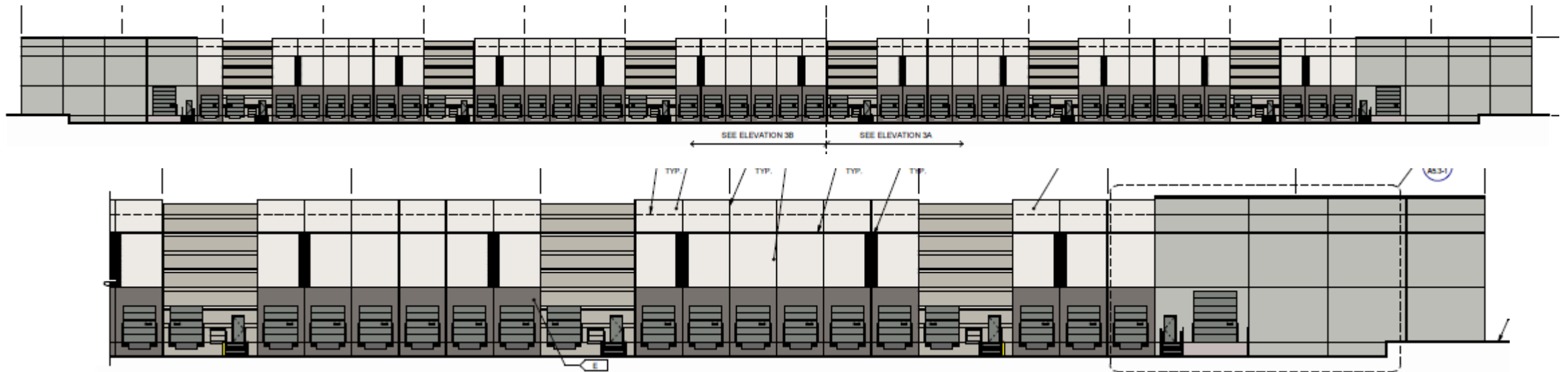
Elevations – Building 1



Elevations – Building 1

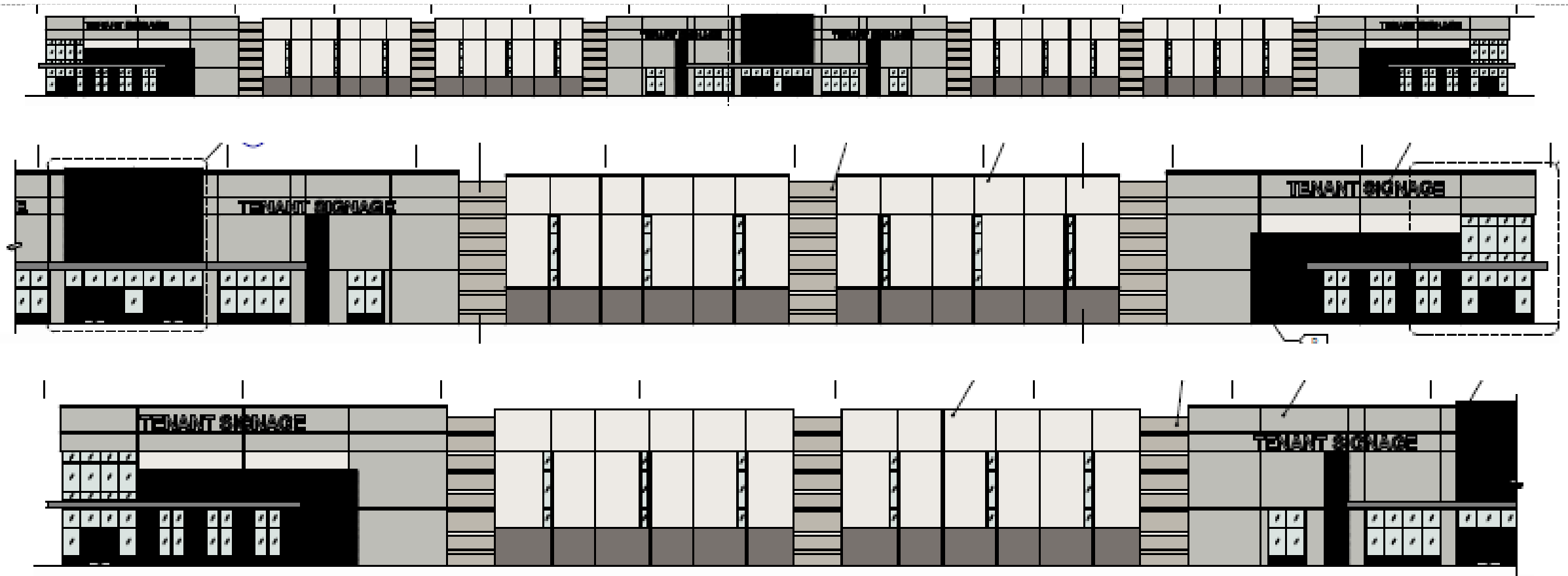


East & West Elevations



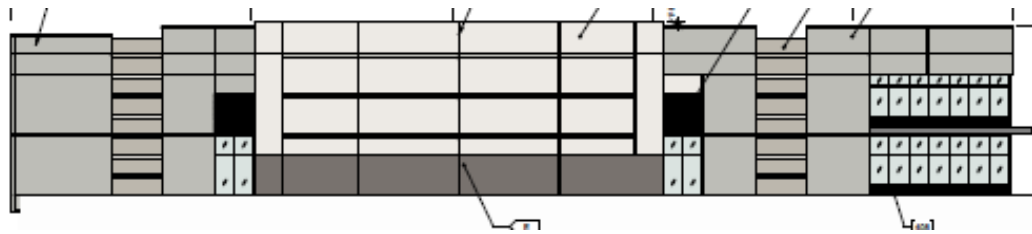
North Elevation – Interior loading docks

Elevations – Building 2

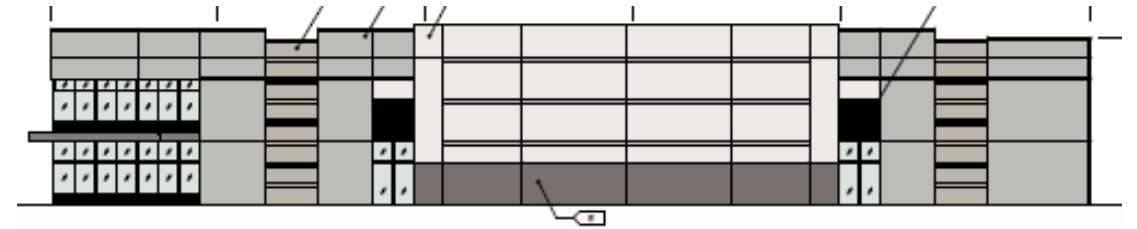


North Elevation

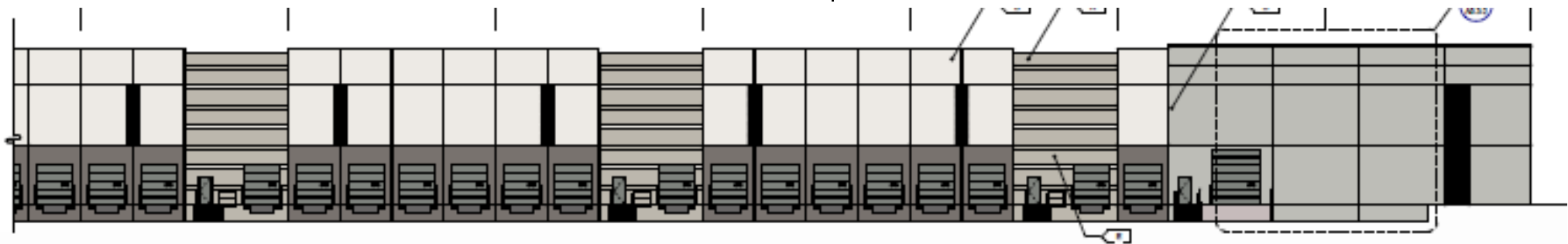
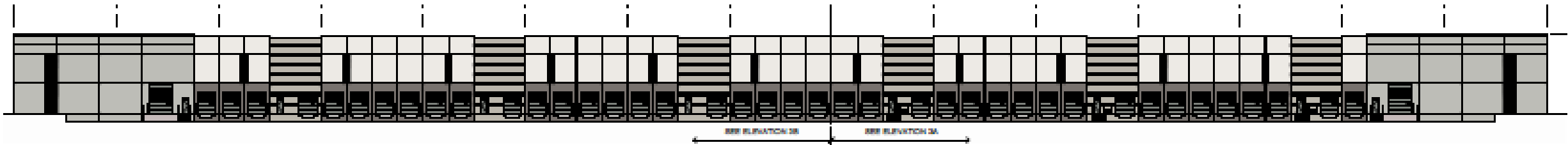
Elevations – Building 2



East Elevation

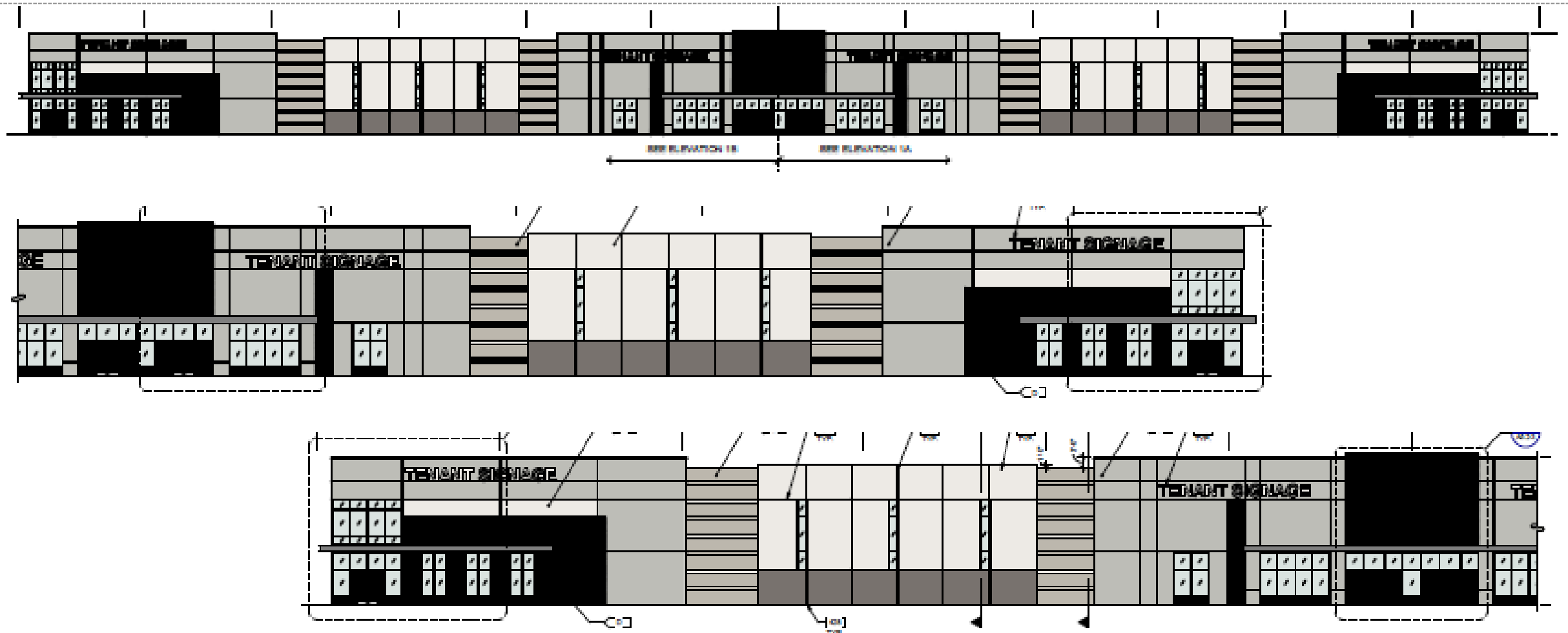


West Elevation

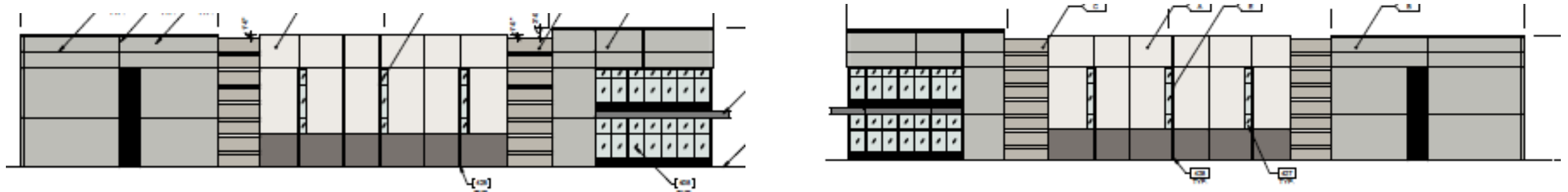


Full South & Partial South Elevation

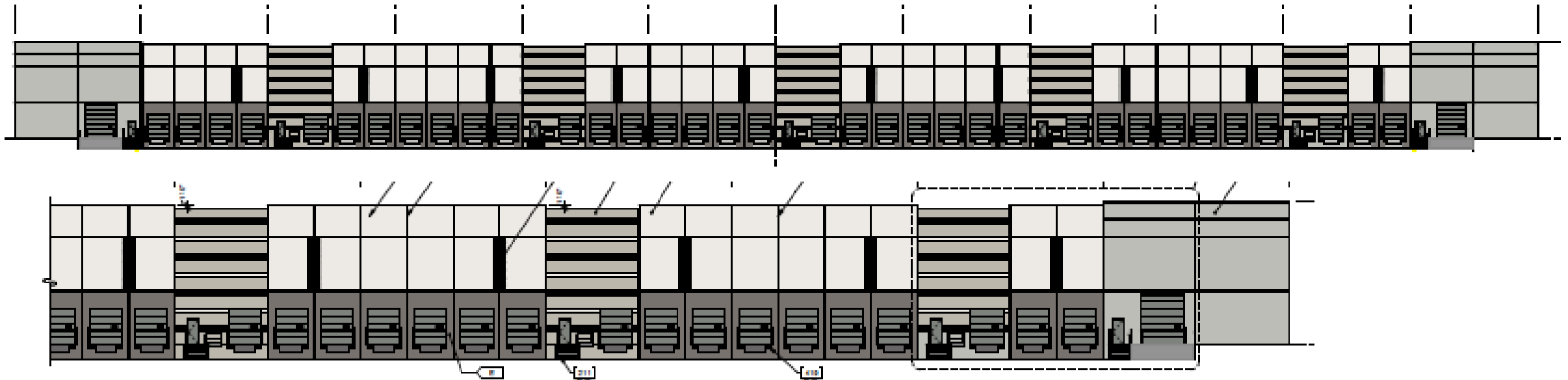
Elevations – Building 3



Elevations – Building 3



North & South Elevations



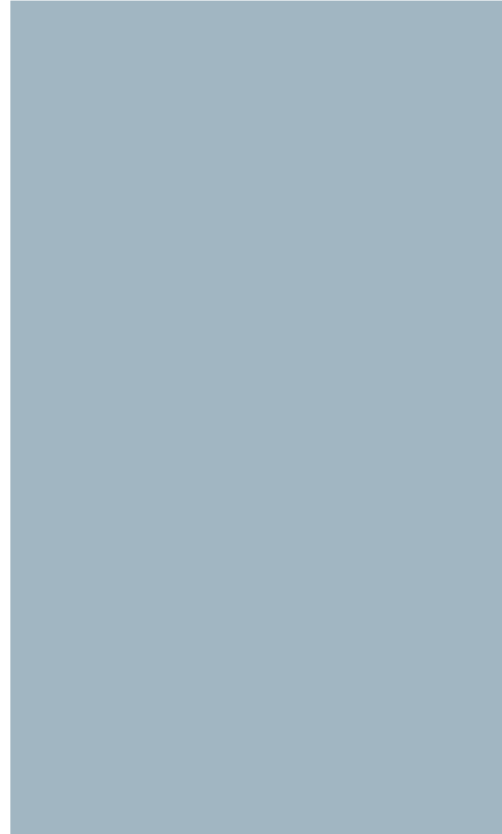
Full & Partial West Elevation

Renderings

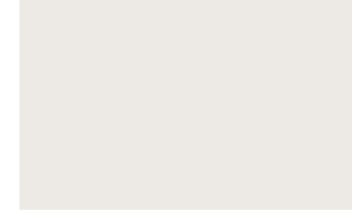


Materials

- Concrete
- Glazing
- Metal



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



MFR: SHERWIN-WILLIAMS
TYPE: SW 7004
COLOR: SNOWBOUND



MFR: SHERWIN-WILLIAMS
TYPE: SW 7065
COLOR: ARGOS



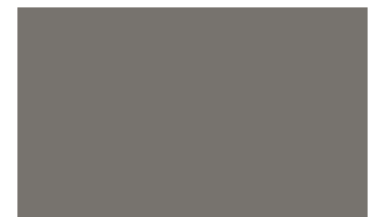
MFR: SHERWIN-WILLIAMS
TYPE: SW 7016
COLOR: MINDFUL GRAY



MFR: SHERWIN-WILLIAMS
TYPE: SW 7602
COLOR: INDIGO BATIK



MFR: ARCADIA
TYPE: AC-2
COLOR: CLEAR ANODIZED ALUMINUM
MULLIONS



MFR: SHERWIN-WILLIAMS
TYPE: SW 7019
COLOR: GAUNTLET GRAY

Lighting

AR



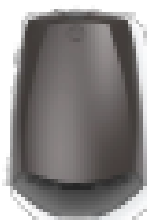
without photocell (white)



with photocell
(brushed aluminum)



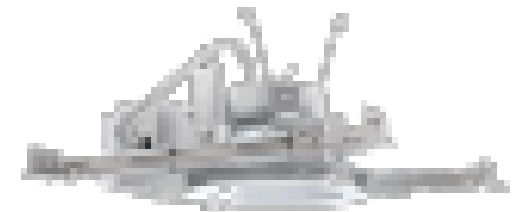
with photocell (white)



with photocell
(dark bronze)



AR series



Design Guidelines

Section 11-7-3

✓	Wall and roof articulation
✓	Defined primary entrances
✓	More than 1 color on all elevations
✓	All visible facades incorporate details

Alternative Compliance

All parapets must have detailing

- *Concrete tilt-up panels not conducive to parapet detailing*

Incorporate at least 3 different materials

- *Mix of colors and texture to give appearance of variety*

No more than 50% façade in one material

- *Mix of colors and texture to give appearance of variety*

Summary

Findings

- ✓ Staff is seeking your review and recommendation on the following:
 - Alternative Compliance for parapets and materials

- Staff welcomes any feedback



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