



DESIGN REVIEW BOARD

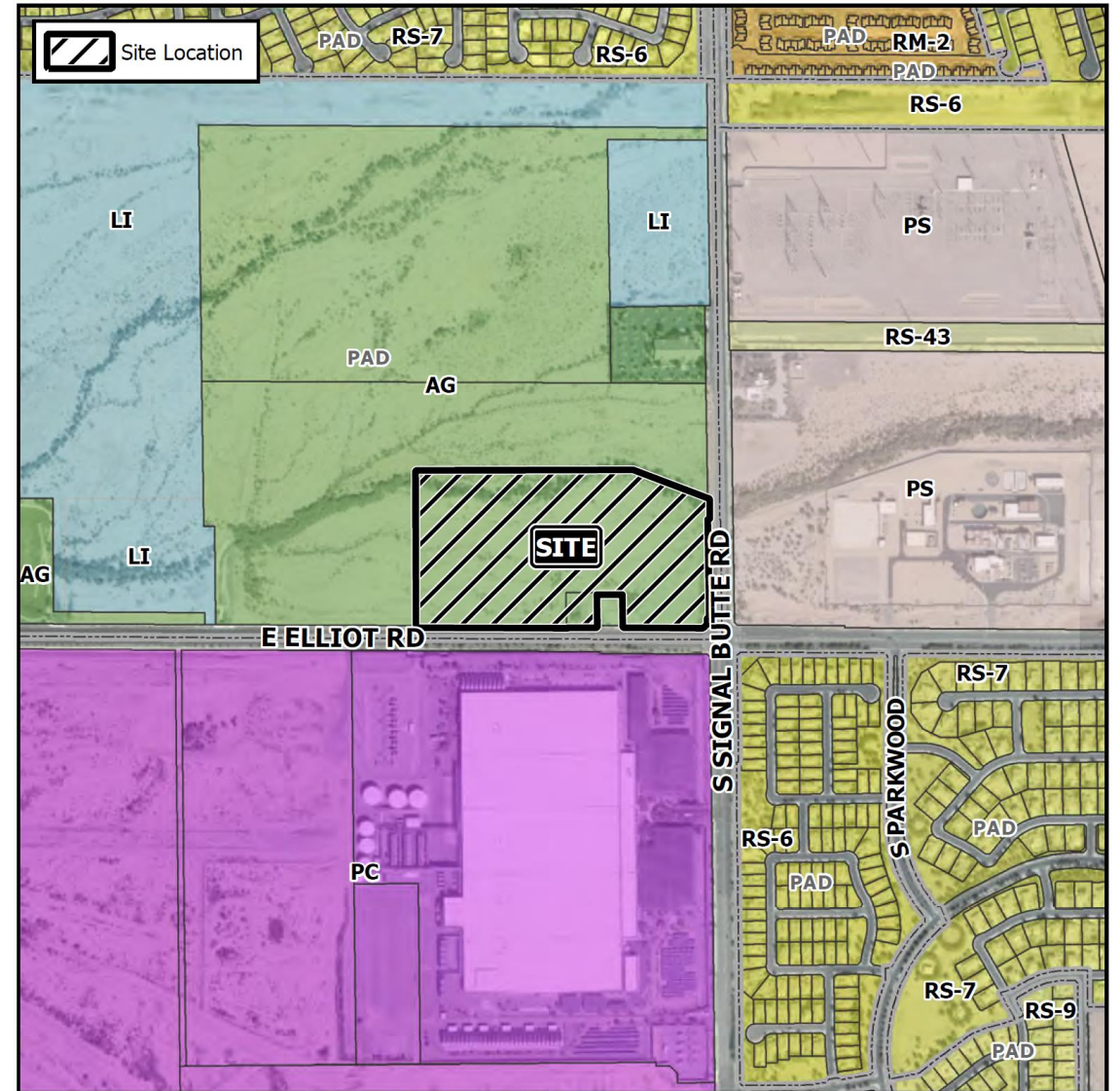
September 14, 2021



DRB21-00547

Location

- North of Elliot Road
- West of Signal Butte Road





Request

- Design Review

Purpose

- Proposed Industrial development

Site Photo

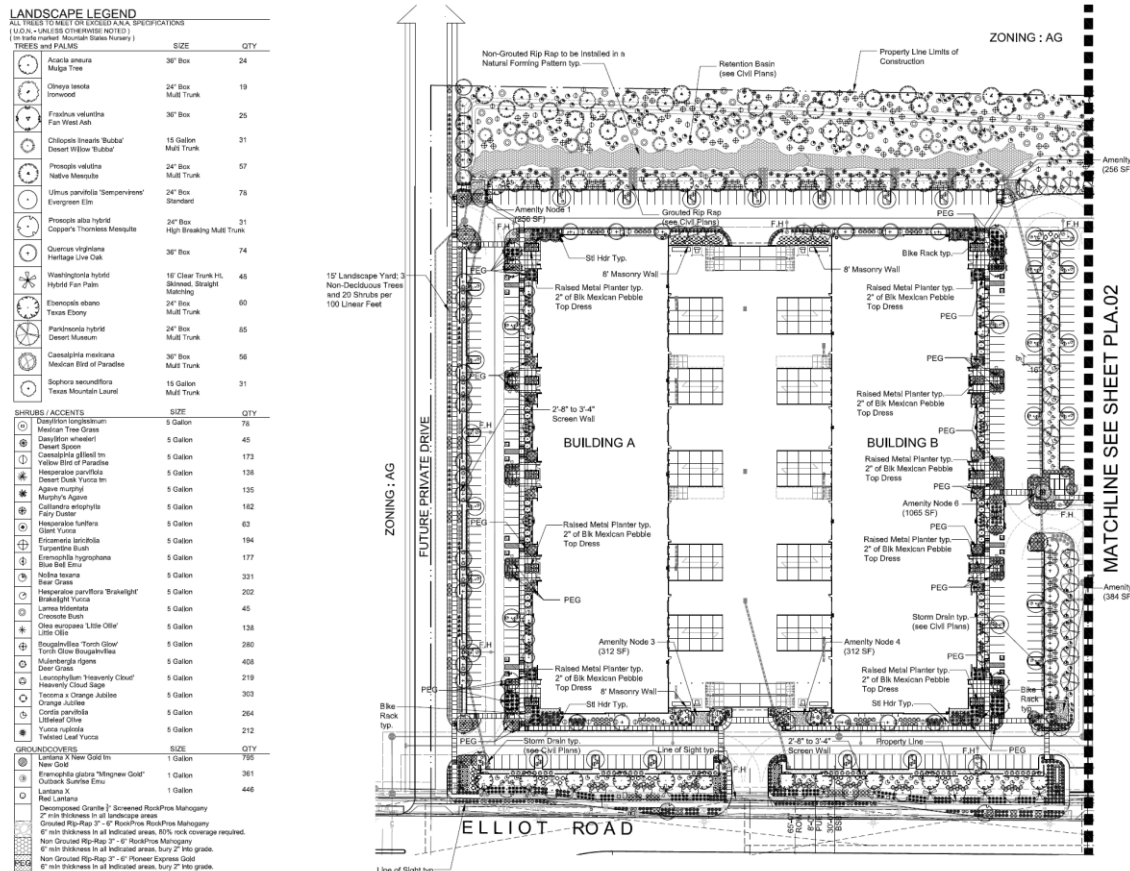


Looking northwest towards the site from Elliot Road

- Three industrial buildings totaling 254,934 sq. ft.
- Four commercial pads and a service station
- Three entrances on Elliot Road and two on Signal Butte Road



Landscape Plan



THOMPSON THRIFT

SIGNAL BUTTE & ELLIOT ROAD

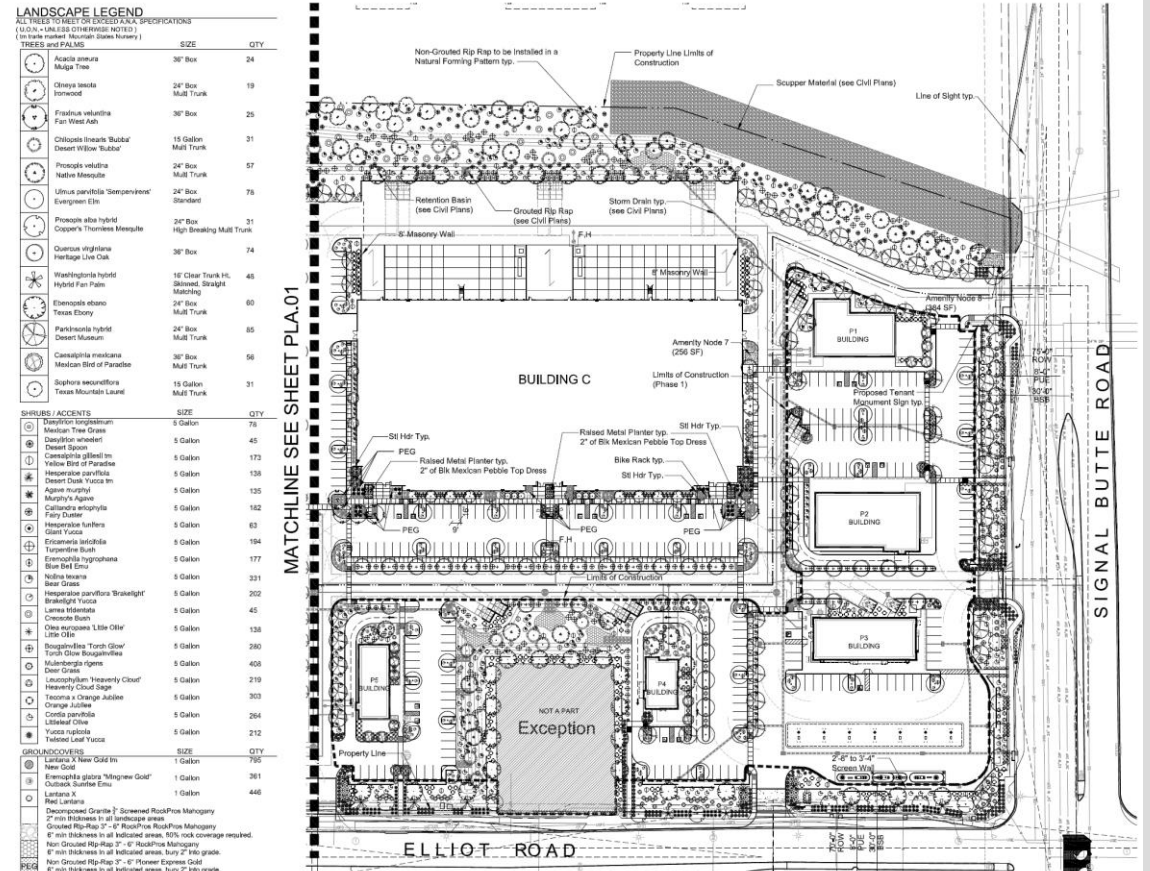
Proposed Industrial / Commercial Development

Mesa, Arizona

PRELIMINARY LANDSCAPE PLAN

0 25' 50' 100'

SCALE: 1" = 50'



THOMPSON THRIFT

SIGNAL BUTTE & ELLIOT ROAD

Proposed Industrial / Commercial Development

Mesa, Arizona

PRELIMINARY LANDSCAPE PLAN

PRELIMINARY DATA

0 25 50

SCALE: 1" = 50'
















Plant Palette






























LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS

(U.O.N. - UNLESS OTHERWISE NOTED)

(tm trade marked Mountain States Nursery)

TREES and PALMS	SIZE	QTY
 Acacia aneura Mulga Tree	36" Box	24
 Olneya tesota Ironwood	24" Box Multi Trunk	19
 Fraxinus velutina Fan West Ash	36" Box	25
 Chilopsis linearis 'Bubba' Desert Willow 'Bubba'	15 Gallon Multi Trunk	31
 Prosopis juliflora Native Mesquite	24" Box Multi Trunk	57
 Ulmus parvifolia 'Sempervirens' Evergreen Elm	24" Box Standard	78
 Prosopis alba hybrid Copper's Thornless Mesquite	24" Box High Breaking Multi Trunk	31
 Quercus virginiana Heritage Live Oak	36" Box	74
 Washingtonia hybrid Hybrid Fan Palm	16' Clear Trunk Ht. Skinned, Straight Matching	48
 Ebenopsis ebano Texas Ebony	24" Box Multi Trunk	60
 Parkinsonia hybrid Desert Museum	24" Box Multi Trunk	85
 Caesalpinia mexicana Mexican Bird of Paradise	36" Box Multi Trunk	56
 Sophora secundiflora Texas Mountain Laurel	15 Gallon Multi Trunk	31

SHRUBS / ACCENTS	SIZE	QTY
 Dasyllirion longissimum Mexican Tree Grass	5 Gallon	78
 Dasyllirion wheeleri Desert Spoon	5 Gallon	45
 Caesalpinia gilliesii tm Yellow Bird of Paradise	5 Gallon	173
 Hesperaloe parviflora Desert Dusk Yucca tm	5 Gallon	138
 Agave murphyi Murphy's Agave	5 Gallon	135
 Calliandra eriophylla Fairy Duster	5 Gallon	182
 Hesperaloe funifera Giant Yucca	5 Gallon	63
 Ericameria laricifolia Turpentine Bush	5 Gallon	194
 Eremophila hygrophana Blue Bell Emu	5 Gallon	177
 Nolina texana Bear Grass	5 Gallon	331
 Hesperaloe parviflora 'Brakelight' Brakelight Yucca	5 Gallon	202
 Larrea tridentata Creosote Bush	5 Gallon	45
 Olea europaea 'Little Ollie' Little Ollie	5 Gallon	138
 Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 Gallon	280
 Muhlenbergia rigens Deer Grass	5 Gallon	408
 Leucophyllum 'Heavenly Cloud' Heavenly Cloud Sage	5 Gallon	219
 Tecoma x Orange Jubilee Orange Jubilee	5 Gallon	303
 Cordia parvifolia Littleleaf Olive	5 Gallon	264
 Yucca rupicola Twisted Leaf Yucca	5 Gallon	212
GROUNDCOVERS	SIZE	QTY
 Lantana X New Gold tm New Gold	1 Gallon	795
 Eremophila glabra 'Mingnew Gold' Outback Sunrise Emu	1 Gallon	361
 Lantana X Red Lantana	1 Gallon	446
	Decomposed Granite 3/4"	
	2" min thickness in all landscape areas	
	Grouted Rip-Rap 3" - 6" RockPros RockPros Mahogany	
	6" min thickness in all indicated areas, 80% rock coverage required.	
	Non Grouted Rip-Rap 3" - 6" RockPros Mahogany	
	6" min thickness in all indicated areas, bury 2" into grade.	
	Non Grouted Rip-Rap 3" - 6" Pioneer Express Gold	
	6" min thickness in all indicated areas, bury 2" into grade.	
	3/16" x 6" Steel Metal Header / Secure Every 48" with Metal Stake	

Elevations



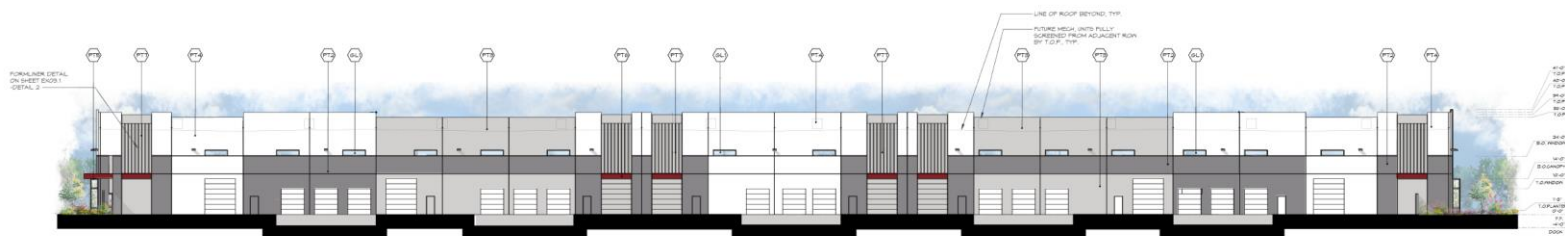
1 WEST ELEVATION - BUILDING A
Scale: 1" = 20'



2 NORTH ELEVATION - BUILDING A
Scale: 1" = 20'



3 SOUTH ELEVATION - BUILDING A
Scale: 1" = 20'



4 EAST ELEVATION - BUILDING A
Scale: 1" = 20'

Building Elevation Material Calculations						
Building A	West (Front)		North(Side)		South (Side)	
	Area	%	Area	%	Area	%
T&B Concrete	14,370	75%	4,907	78%	4,724	75%
Glass	2,772	15%	357	6%	540	9%
Steel	687	35%	132	18%	132	18%
Formliner	1,254	7%	847	14%	847	14%
Total	19,083		6,263		6,263	
Nine Trellis	686 s.f.		168 s.f.		168 s.f.	

MATERIAL / COLOR SCHEDULE					
MARK DESCRIPTION	FINISH/COLOR	T&B D.	MODEL	T&B D.	MANUFACTURER
GL-1 1" INSULATED LOW-E GLAZING	CLEAR				
PT1 TLT-UP CONCRETE PANEL PAINTED	CELLULOSE	DET614			DUNN EDWARDS
PT2 TLT-UP CONCRETE PANEL PAINTED	BANK VAULT	DET618			DUNN EDWARDS
PT3 TLT-UP CONCRETE PANEL PAINTED	INDUSTRIAL AGE	DET618			DUNN EDWARDS
PT4 TLT-UP CONCRETE PANEL PAINTED	PINTER MORE	DET618			DUNN EDWARDS
PT5 TLT-UP CONCRETE PANEL PAINTED	BLACK TE	DET618			DUNN EDWARDS
PT6 PAINTED DECORATIVE STEEL	ROYAL RED FLUSH	DET425			DUNN EDWARDS
PT7 FORMLINER	BANK VAULT	DET618			DUNN EDWARDS

GENERAL NOTES:
1. ROOF ACCESS LADDERS, ROOF DRAIN AND OVERFLOW ROOF DRAIN LEADERS AND FIRE RISERS ARE LOCATED AT INTERIOR OF BUILDINGS.

REVISED
08/16/2021
19055

EX09

Elevations



1 EAST ELEVATION - BUILDING B
Scale: 1" = 20'



2 SOUTH ELEVATION - BUILDING B
Scale: 1" = 20'



3 NORTH ELEVATION - BUILDING B
Scale: 1" = 20'



4 WEST ELEVATION - BUILDING B
Scale: 1" = 20'

Building Elevation Material Calculations						
Building B	East (Front)		North(Side)		South (Side)	
	Area	%	Area	%	Area	%
Tilt Concrete	14,170	75%	5,118	79%	4,935	76%
Glass	2,772	15%	357	6%	540	8%
Steel	687	55%	158	19%	158	19%
Formliner	1,254	7%	647	13%	647	13%
Total	19,083		6,480		6,480	
Total		686 x f	168 x f	168 x f		

View Trellis	686 s.f.	168 s.f.	168 s.f.
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MARK DESCRIPTION	PINCH/COLOR	MODEL	T.B.D.	MANUFACTURER	COMMENTS
BL-1 1" INSULATED LOW-E GLAZING	GLAZING	DE614	DUNN EDWARDS	GLASS	
PT1 TILT-UP CONCRETE PANEL, PAINTED	CEMENT	DE659	DUNN EDWARDS		
PT2 TILT-UP CONCRETE PANEL, PAINTED	INDUSTRIAL AGE	DE616	DUNN EDWARDS		
PT4 TILT-UP CONCRETE PANEL, PAINTED	WINTER HORN	DE624	DUNN EDWARDS		
PT5 TILT-UP CONCRETE PANEL, PAINTED	BLACK TIE	DE631	DUNN EDWARDS		
PT6 PAINTED DECORATIVE STEEL	ROYAL RED FLUSH	DE625	DUNN EDWARDS		
PT7 FORMLINE	BANK VOLT	DE655	DUNN EDWARDS		

GENERAL NOTES:
1. ROOF ACCESS LADDERS, ROOF DRAIN AND OVERFLOW ROOF DRAIN LEADERS AND FIRE RISERS ARE LOCATED AT INTERIOR OF BUILDINGS.

EX13

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Elevations



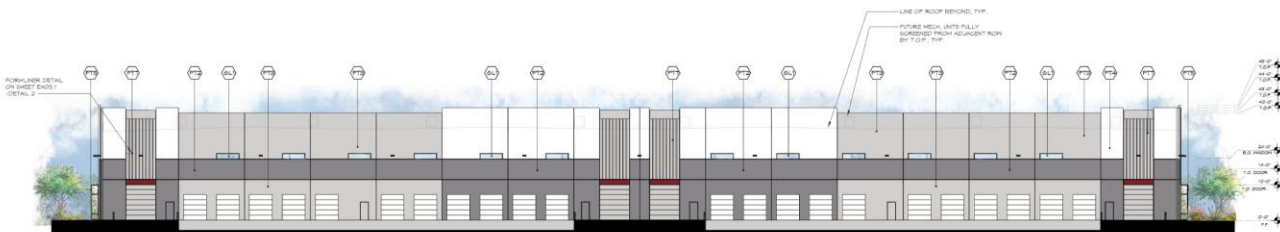
1 SOUTH ELEVATION - BUILDING C
Scale: 1" = 20'



2 WEST ELEVATION - BUILDING C
Scale: 1" = 20'



3 EAST ELEVATION - BUILDING C
Scale: 1" = 20'



4 NORTH ELEVATION - BUILDING C
Scale: 1" = 20'

Building Elevation Material Calculations						
Building C	South (Front)		East (Side)		West (Side)	
	Area	%	Area	%	Area	%
Tilt Concrete	13,744	75%	7,582	79%	7,582	79%
Glass	2,093	11%	370	4%	370	4%
Steel	936	5%	250	3%	250	3%
Formliner	1,963	11%	1,324	14%	1,324	14%
Total	18,336		9,506		9,506	
Vine Trellis	714 s.f.		252 s.f.		252 s.f.	

MATERIAL / COLOR SCHEDULE					
MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS
BL1	1" INSULATED LOW-E GLAZING	CLEAR	T&B D	T&B D	GLASS
PT1	TILT-UP CONCRETE PANEL, PAINTED	CELAUCO	DET614	DUNN EDWARDS	
PT2	TILT-UP CONCRETE PANEL, PAINTED	BANK VAULT	DEA600	DUNN EDWARDS	
PT3	TILT-UP CONCRETE PANEL, PAINTED	INDUSTRIAL AGE	DET618	DUNN EDWARDS	
PT4	TILT-UP CONCRETE PANEL, PAINTED	PINKY MONO	DET216	DUNN EDWARDS	
PT5	TILT-UP CONCRETE PANEL, PAINTED	BLACK TE	DEA997	DUNN EDWARDS	
PT6	PAINTED DECORATIVE STEEL	ROYAL RED FLUSH	DET426	DUNN EDWARDS	
PT7	FORMLINER	BANK VAULT	DEA363	DUNN EDWARDS	

GENERAL NOTES:
1. ROOF ACCESS LADDERS, ROOF DRAIN AND OVERFLOW ROOF DRAIN LEADS AND FIRE RISERS ARE LOCATED AT INTERIOR OF BUILDINGS.

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EX17

Rendering



Rendering



Color and Material Board

PAINT COLOR PALETTE

by Dunn Edwards



CELLULOID
DET619



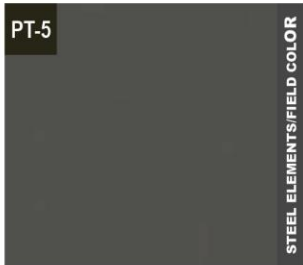
BANK VAULT
DE6383



INDUSTRIAL AGE
DET618



WINTER MORN
DE6T217



BLACK TIE
DE6357

CONCRETE MASONRY

by Interstate Brick and Trenwyth Industries, INC



ROYAL RED FLUSH
DET425



TUMBLEWEED
EMPEROR THIN BRICK
STACKED BOND



MALIBU SAND
TRENDSTONE

INSULATED GLAZING

by Solar Ban



BLUE/GREY TINT - INDUSTRIAL
ULTRA CLEAR - RETAIL

ALUMINUM STORE FRONT

by T.B.D.




CLEAR ANODIZED

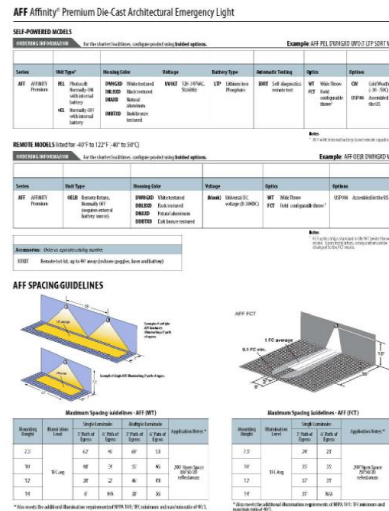
COLOR AND MATERIAL PALETTE

07 JUNE 2021
19055

Lighting



15



Design Guidelines

Section 11-7-3



Varied building height



Employee and Visitor Amenities



Exterior buildings subdivided & proportioned to human scale

Alternative Compliance Request

Development Standard

No more than fifty percent (50%) of the total façade may be covered with one (1) single material (MZO Section 11-7-3-B-5).

- *Additional detail provided at the human scale and eight amenity nodes provided.*

Summary

Findings

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

- Staff welcomes any feedback



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