



DESIGN REVIEW BOARD

October 12, 2021



DRB21-00463

- Within the 3300 block of South Sossaman Road (east side)
- North of Elliot Road





Request

- Design Review

Purpose

- Large industrial development

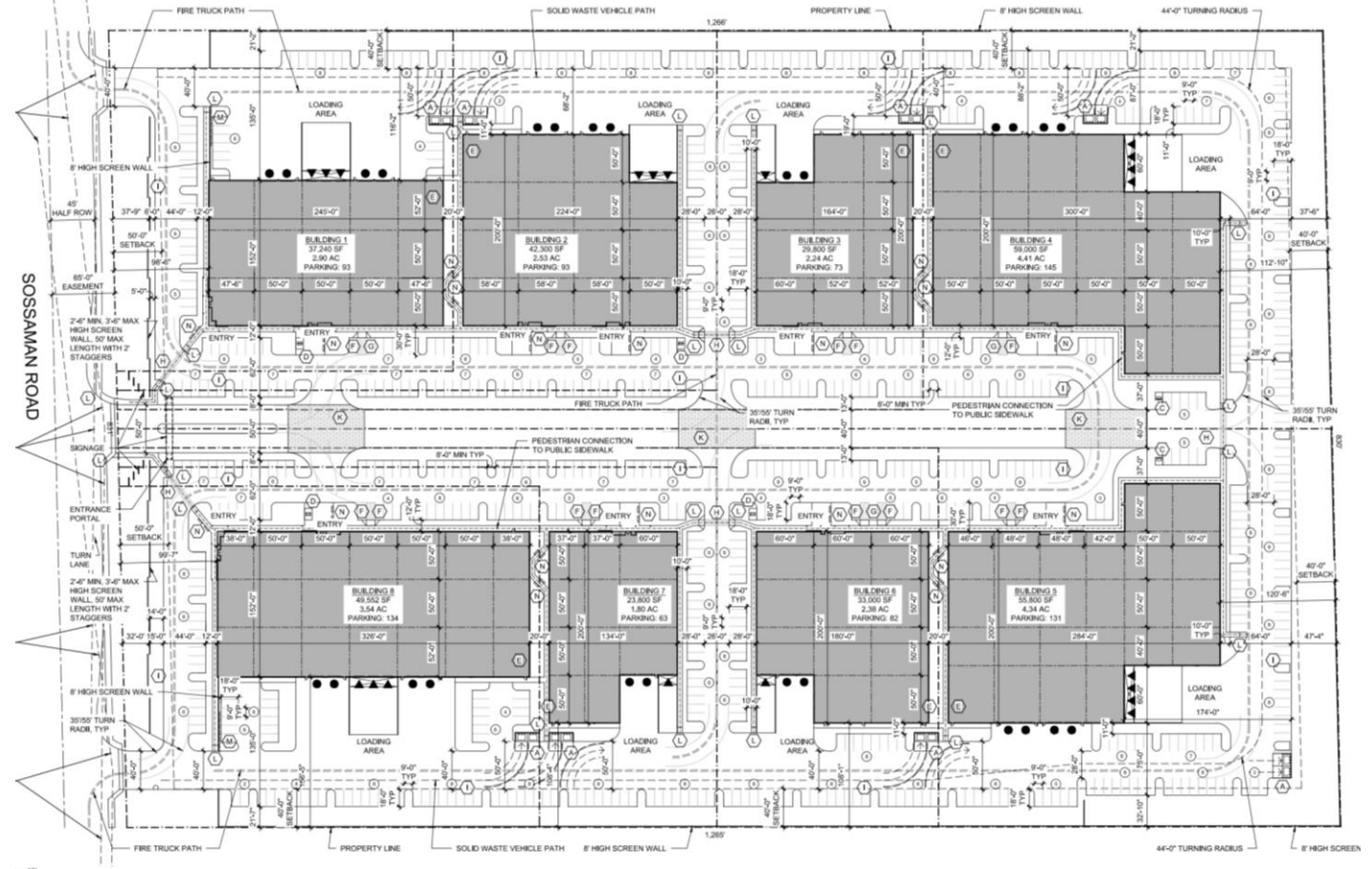
Site Photo



Looking east towards the site from S. Sossaman Road

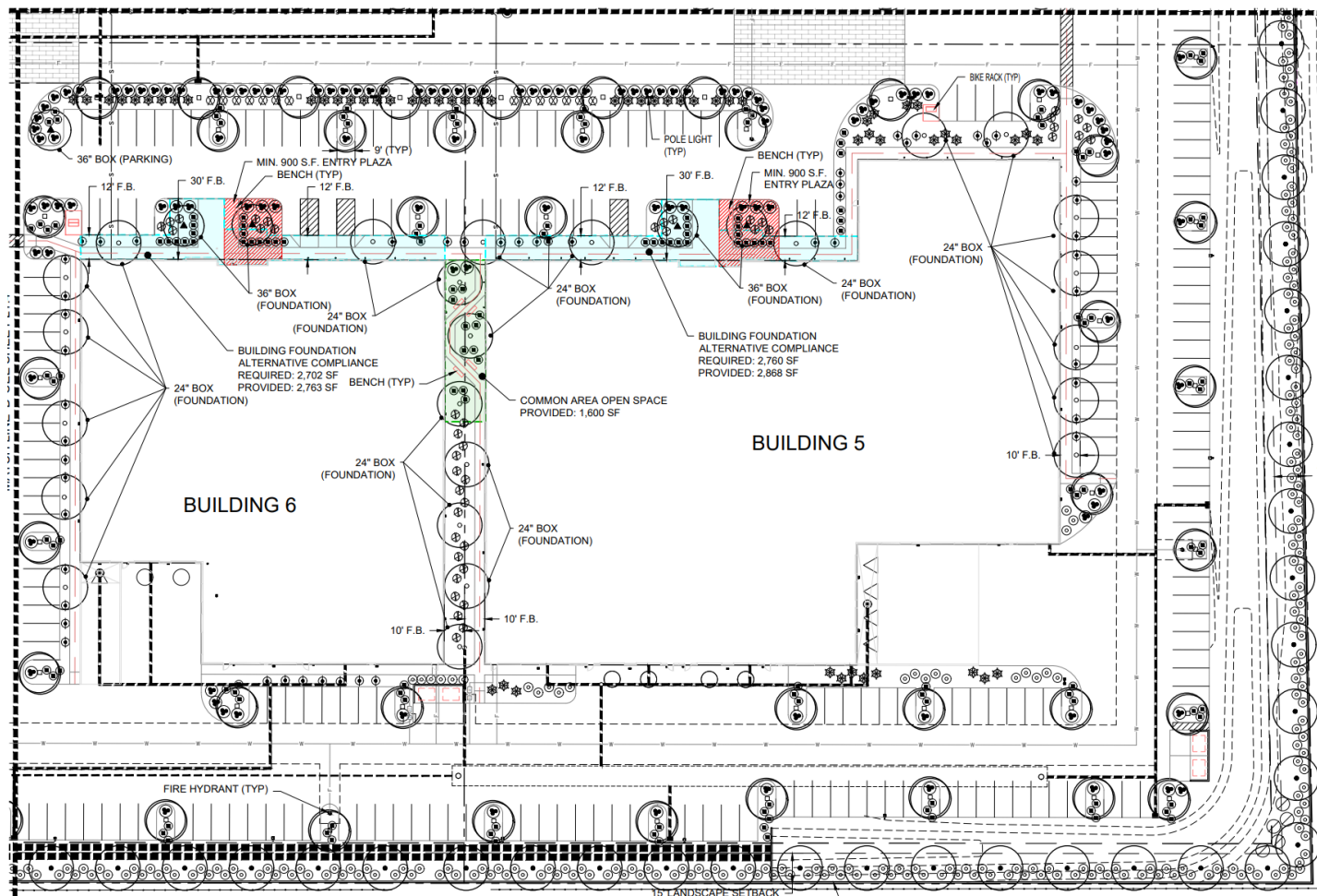
Site Plan

- 8 industrial buildings
- 329,292 square feet of ground floor area
- Primary access provided via east-west boulevard drive
- Buildings 1 and 8 oriented toward Sossaman Road



PLANT SCHEDULE

C

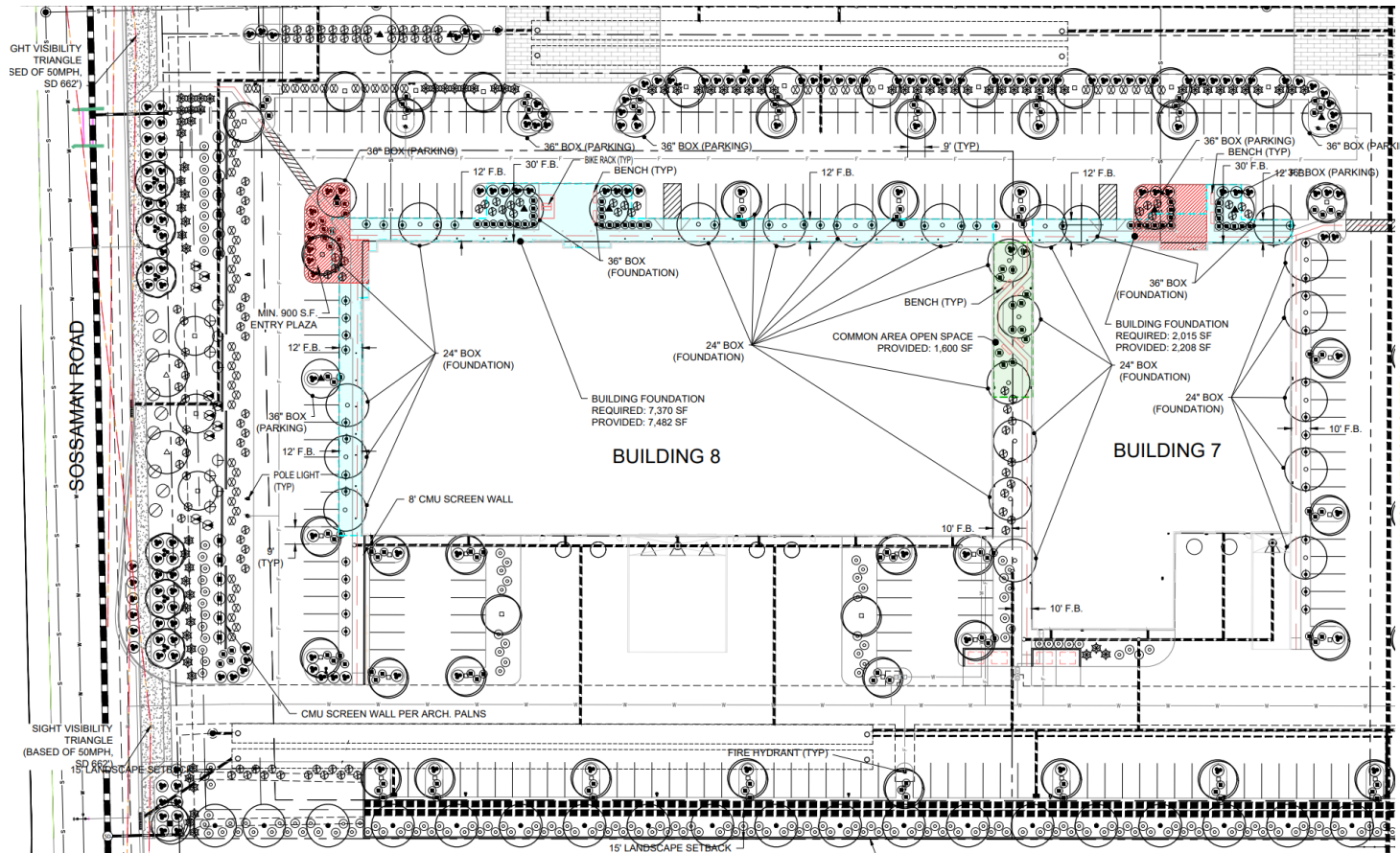


Landscape Plan

PLANT SCHEDULE

| SYMBOL | BOTANICAL/COMMON NAME | CLPR/SIZE |
|---------------------|---|-----------|
| TREES | | |
| ○ | ACACIA SALICINA WILLOWLEAF ACACIA | 24" BOX |
| ⊕ | ACACIA SALICINA WILLOWLEAF ACACIA | 36" BOX |
| □ | PARKINSONIA HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE | 24" BOX |
| ▲ | PARKINSONIA HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE | 36" BOX |
| ● | OLENYA TESTOSA IRONWOOD | 36" BOX |
| ■ | OLENYA TESTOSA IRONWOOD | 24" BOX |
| • | PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE | 15 GAL. |
| ◻ | PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE | 24" BOX |
| △ | PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE | 36" BOX |
| SHRUBS | | |
| ⊗ | CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE | 5 GAL. |
| ⊕ | CASSIA NEMOPHILA DESERT CASSIA | 5 GAL. |
| ⊙ | EREMOPHILA MACULATA 'VALENTINE' VALENTINE EMU | 5 GAL. |
| ⊗ | LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' tm RIO BRAVO SAGE | 5 GAL. |
| ⊗ | LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' tm CIMARRON SAGE | 5 GAL. |
| ⊗ | RUPELLIA PENINSULARIS BAJA RUELLIA | 5 GAL. |
| ⊗ | TECOMA SPP. 'ORANGE JUBILEE' | 5 GAL. |
| ACCENTS | | |
| ★ | HESPERALOE X 'PERFU' 'PINK PARADE' PPH 21,728 PINK PARADE HESPERALOE | 5 GAL. |
| ⊗ | HESPERALOE PARVIFLORA RED YUCCA | 5 GAL. |
| GROUND COVER | | |
| ⊗ | ACACIA REDOLENS 'DESERT CARPET' N.C.N. | 1 GAL. |
| ⊗ | EREMOPHILA GLABRA 'MINEGOW GOLD' OUTBACK EMU | 1 GAL. |

Landscape Plan

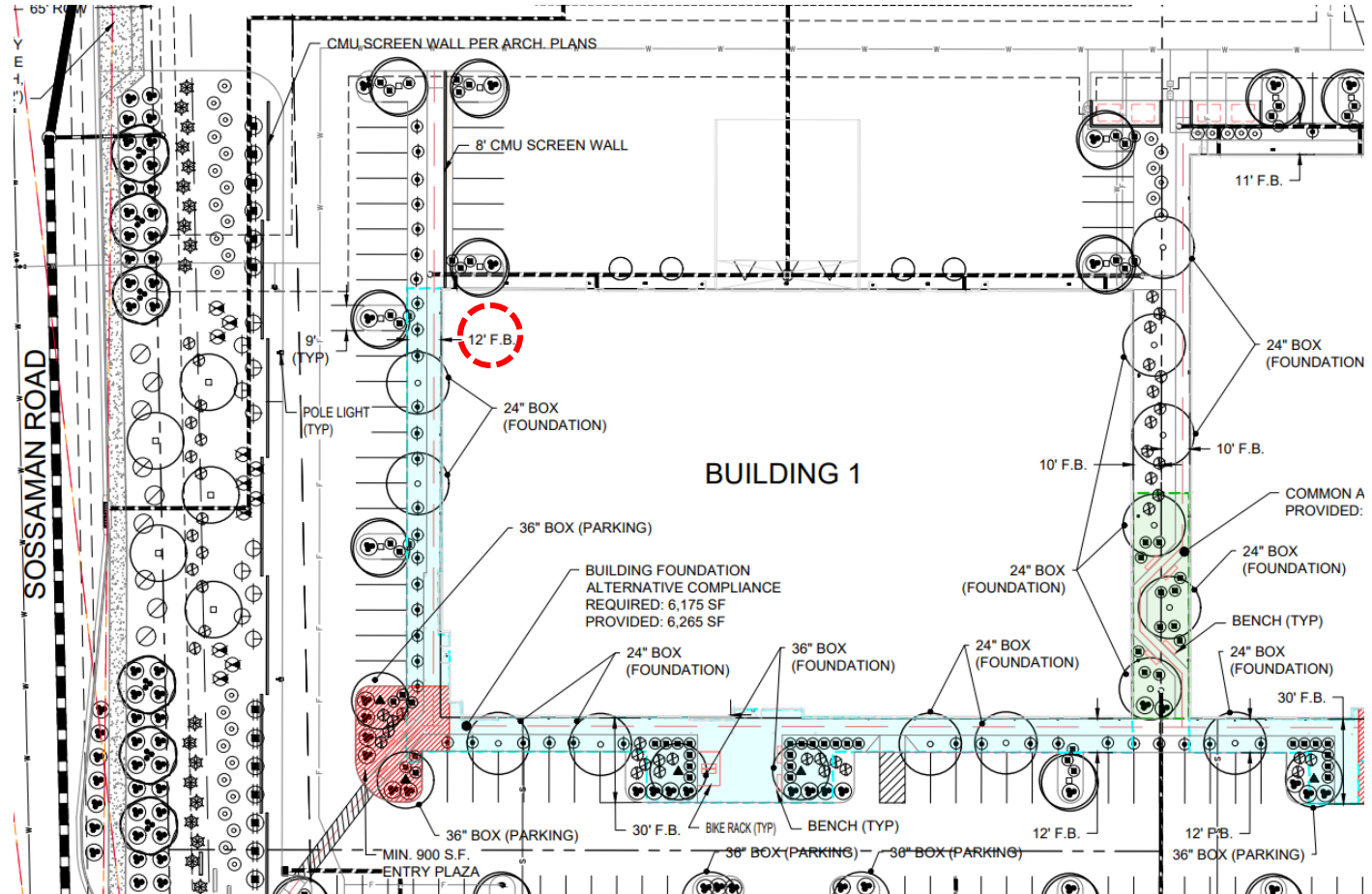


PLANT SCHEDULE

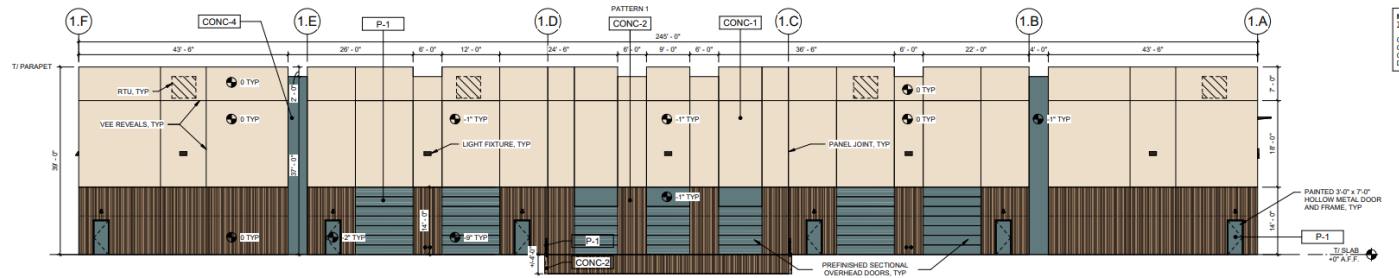
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Alternative Landscape Plan

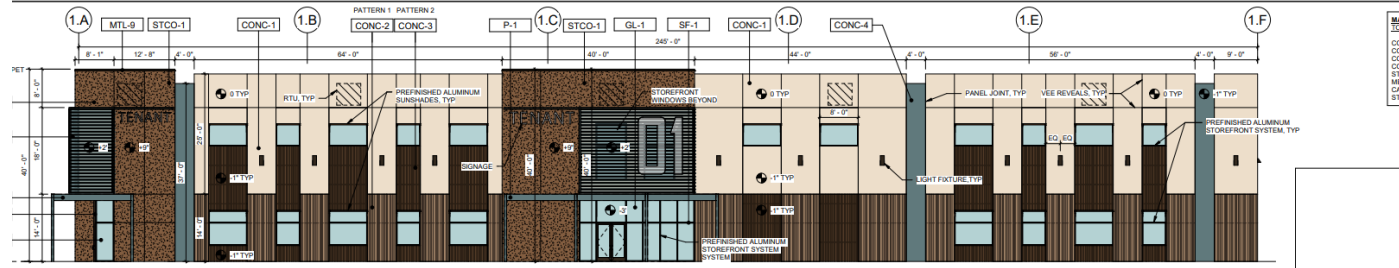
- Per Section 11-33-5 in the MZO, a 15-foot-wide foundation base is required along exterior walls with a public entrance
- Due to the application of fire codes, proposed 12' foundation base along exterior walls with a public entrance
- To compensate, providing larger entry plazas that exceed minimum requirements



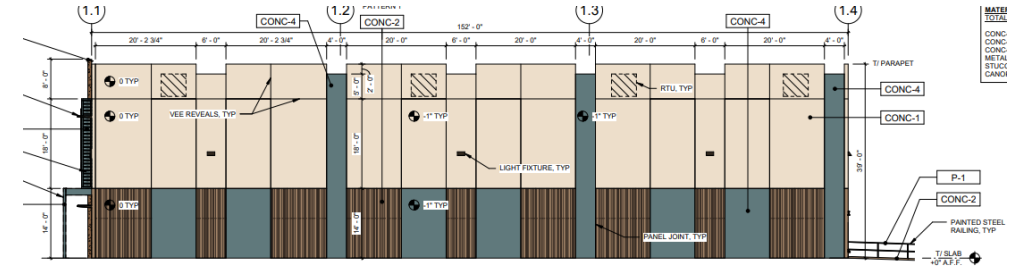
Building 1



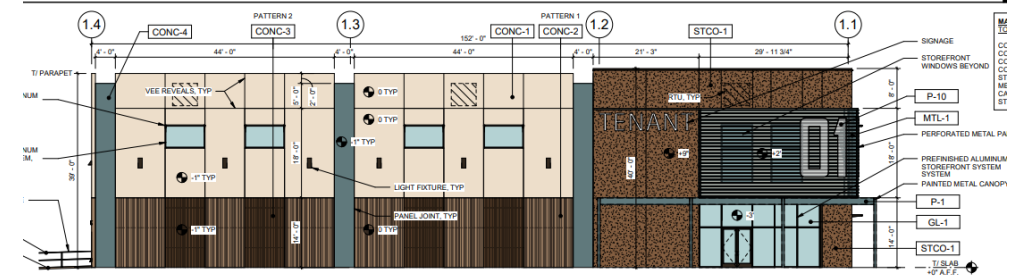
BUILDING 1 - NORTH



BUILDING 1 - SOUTH

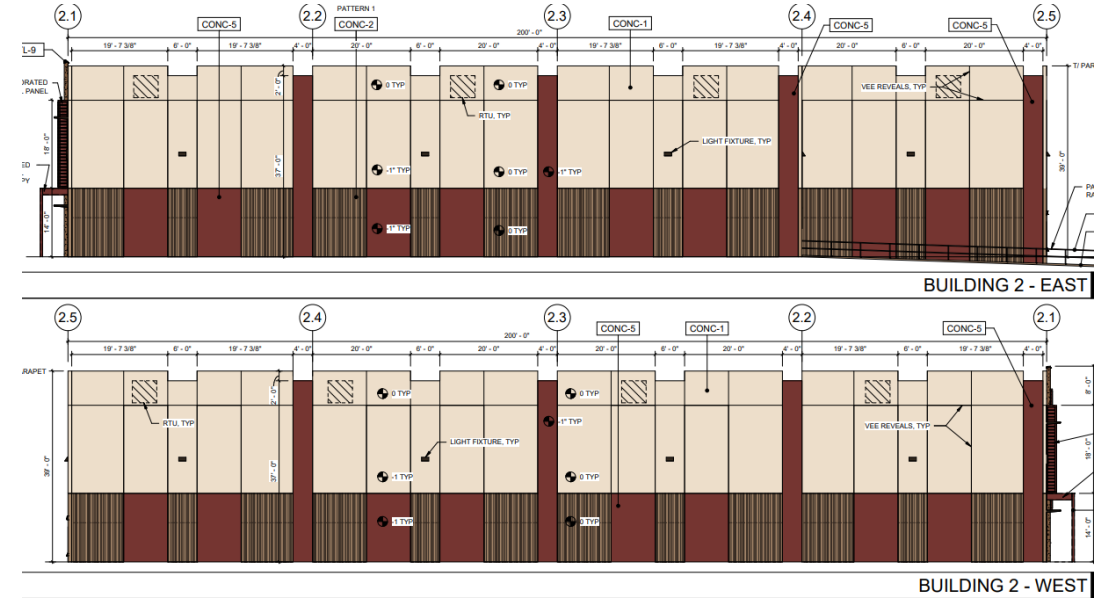
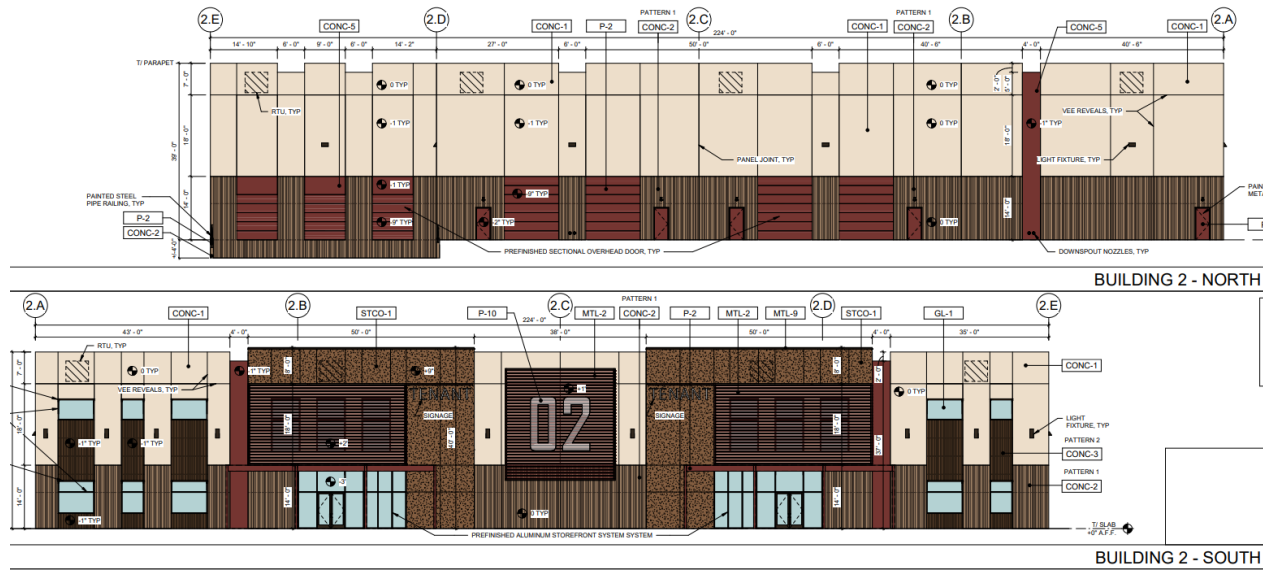


BUILDING 1 - EAST

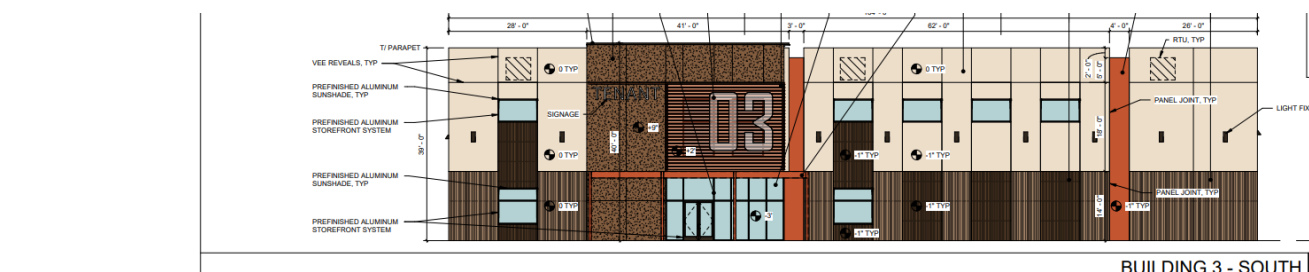


BUILDING 1 - WEST

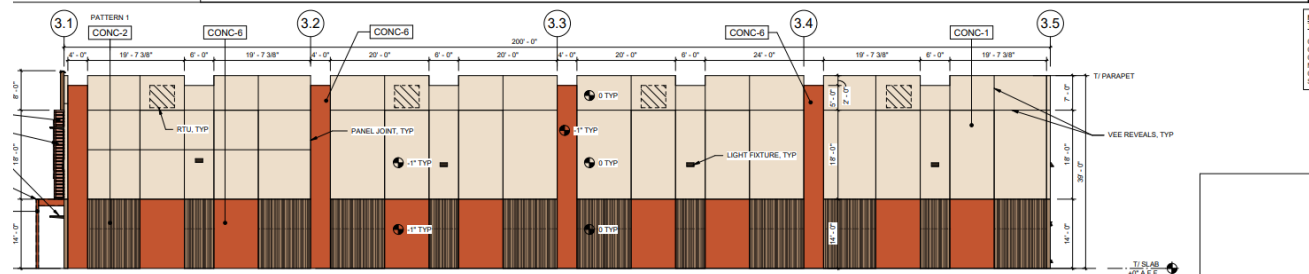
Building 2



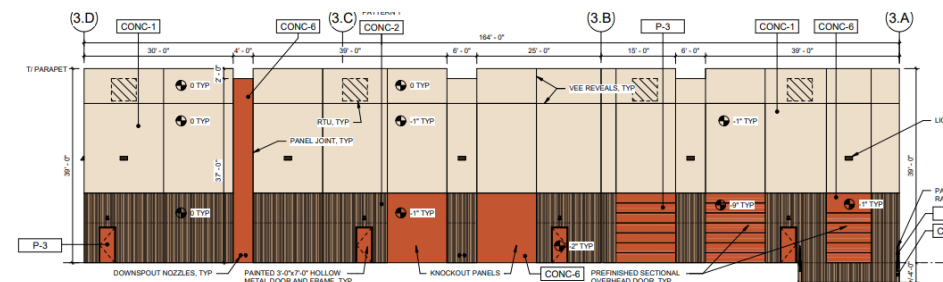
Building 3



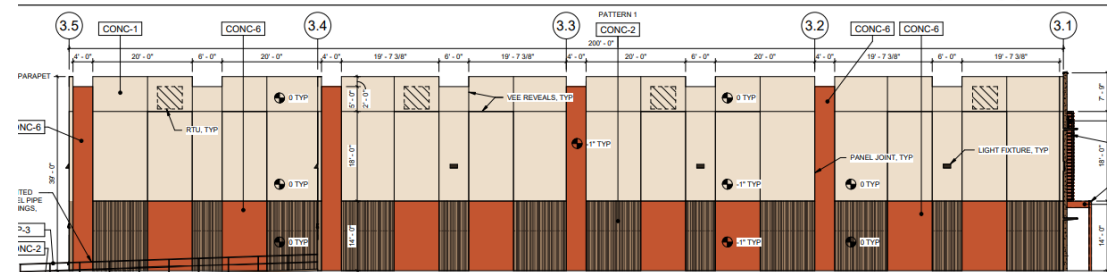
BUILDING 3 - SOUTH



BUILDING 3 - EAST

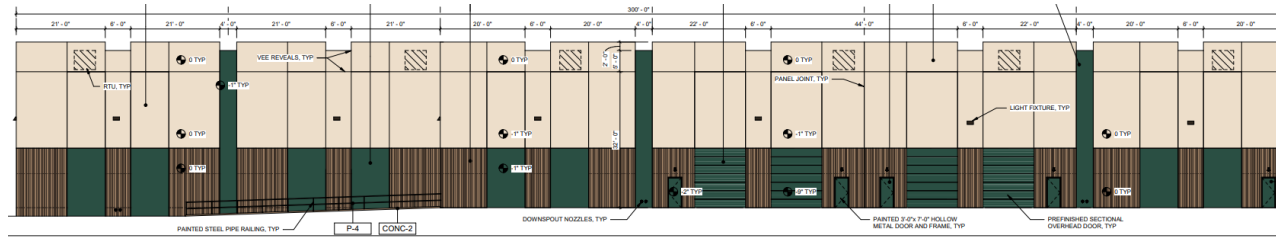


BUILDING 3 - NORTH

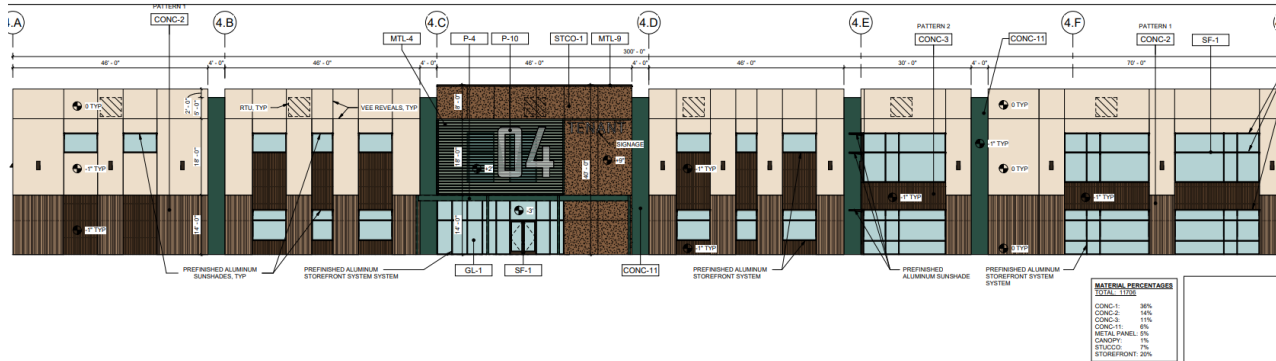


BUILDING 3 - WEST

Building 4



BUILDING 4 - NORTH

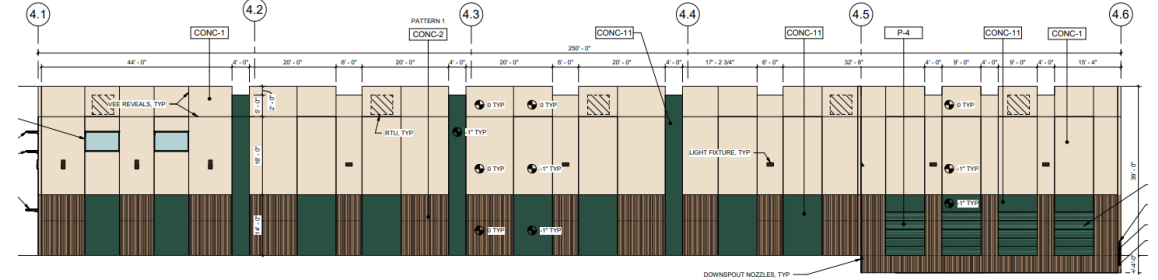


BUILDING 4 - SOUTH

| MATERIAL | PERCENTAGE |
|-------------|------------|
| CONC-1 | 30% |
| CONC-2 | 20% |
| CONC-3 | 10% |
| CONC-11 | 8% |
| METAL PANEL | 8% |
| CANOPY | 1% |
| STOCCO | 1% |
| STOREFRONT | 20% |

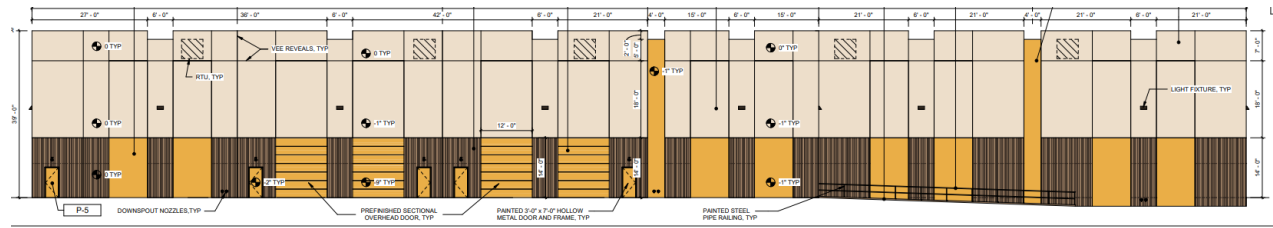


BUILDING 4 -

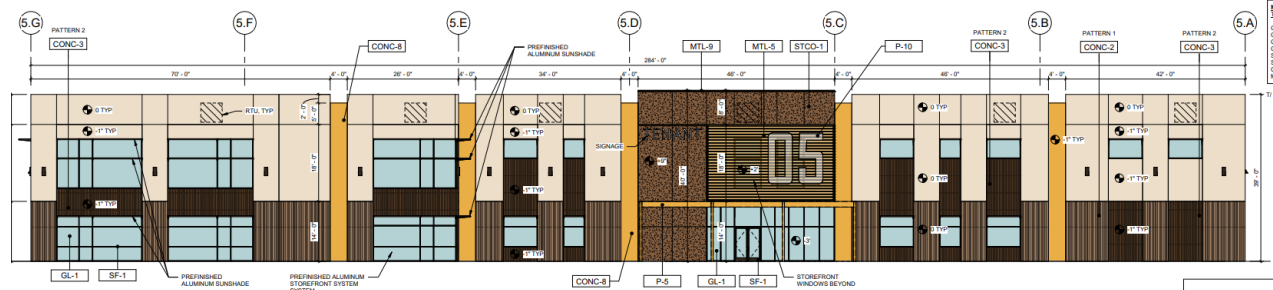


BUILDING 4 -

Building 5



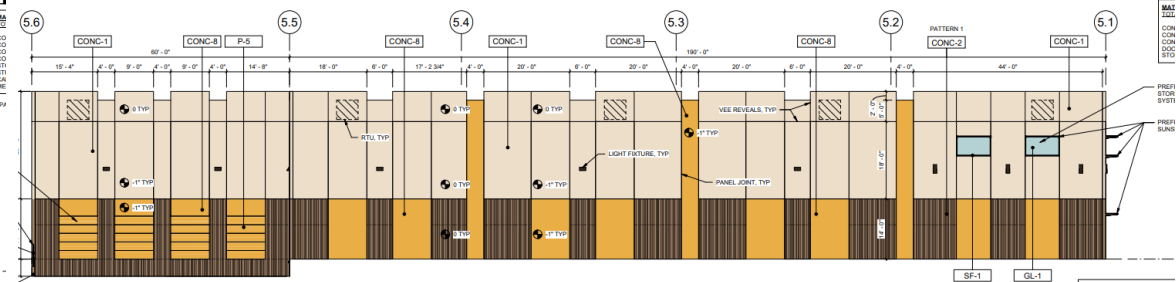
BUILDING 5 - SOUTH



BUILDING 5 - NORTH

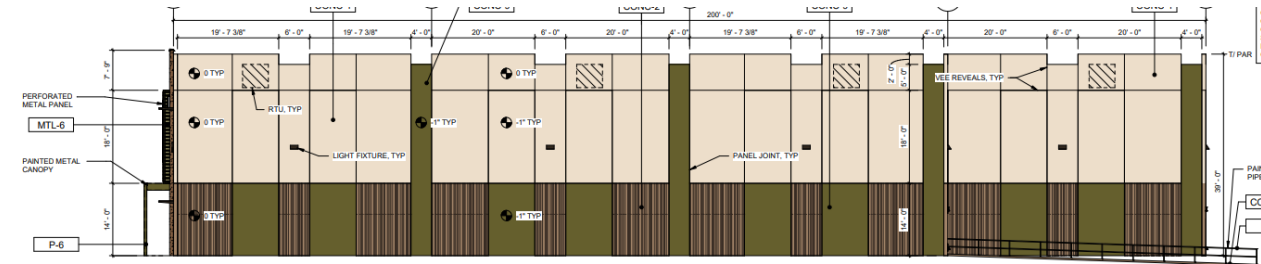


BUILDING 5 - WEST

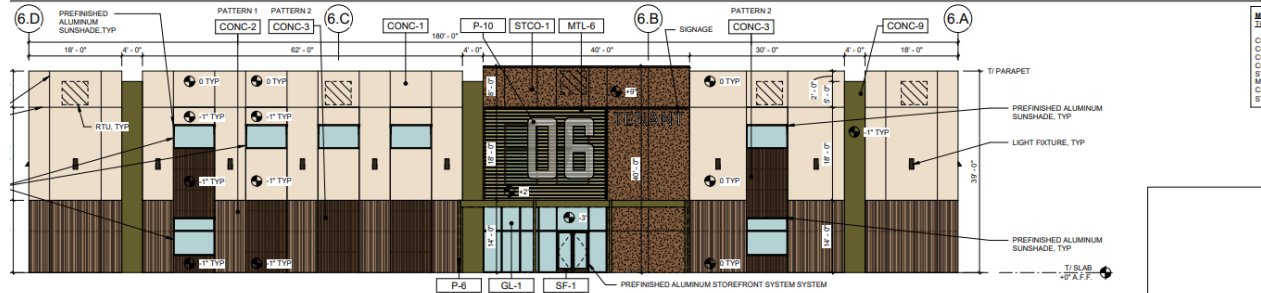


RI III DING 5 - FAST |

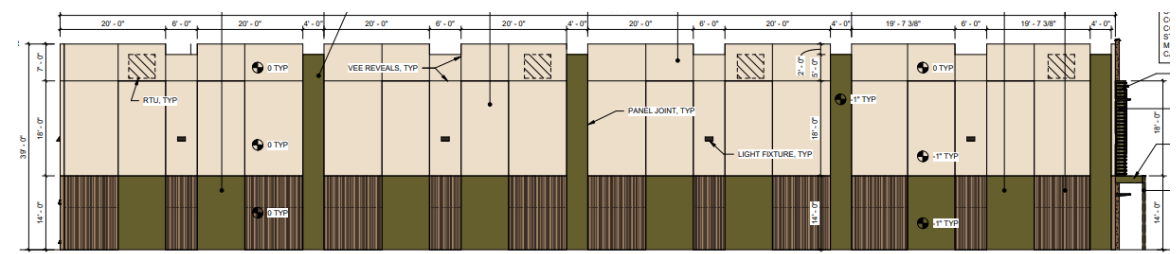
Building 6



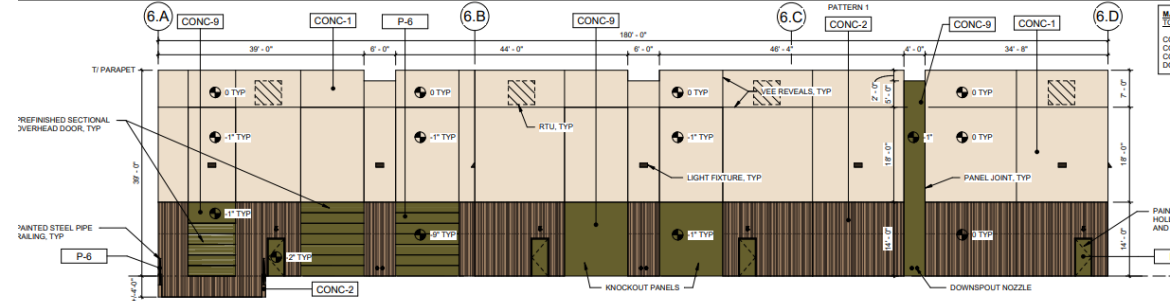
BUILDING 6 - WEST



BUILDING 6 - NORTH

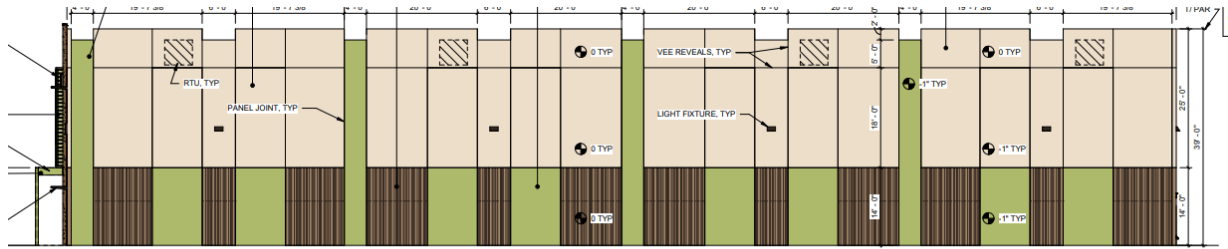


BUILDING 6 - EAST

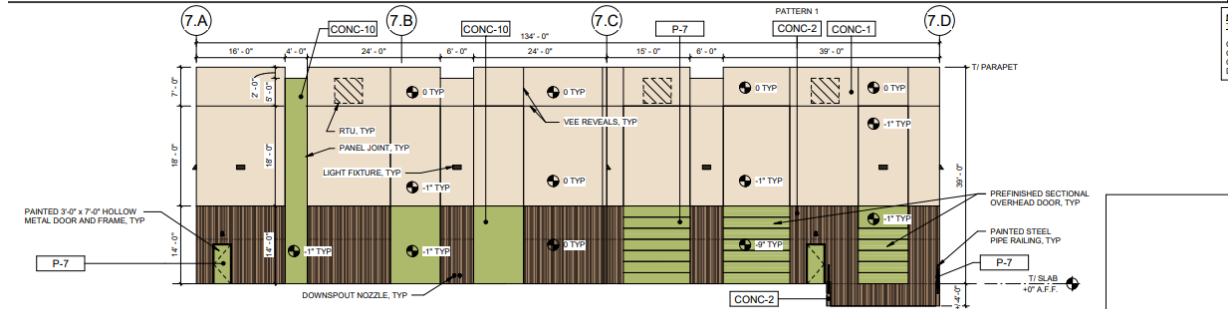


BUILDING 6 - SOUTH

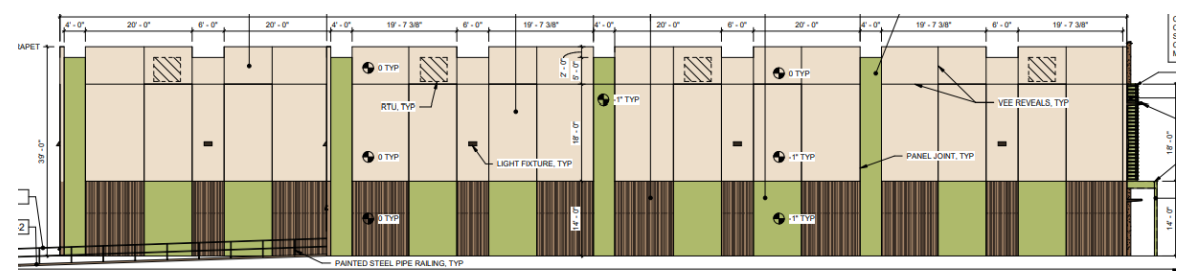
Building 7



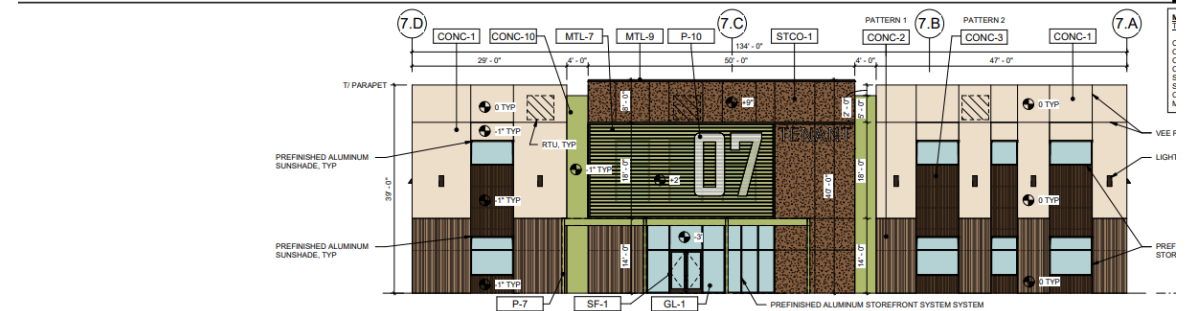
BUILDING 7 - WEST



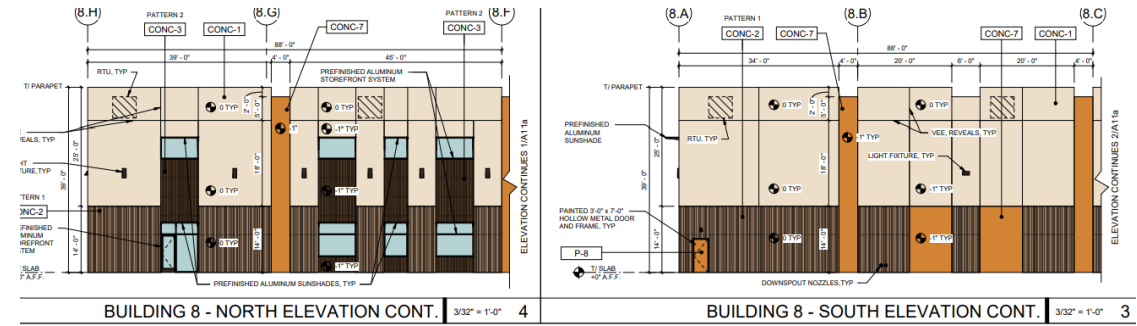
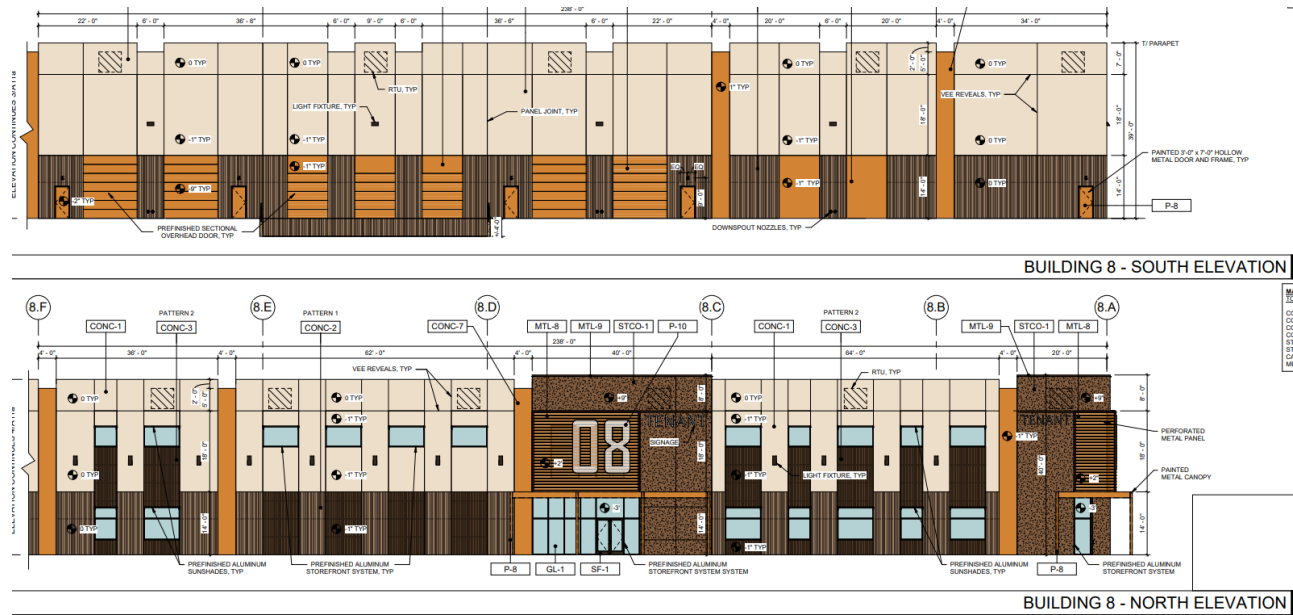
BUILDING 7 - SOUTH



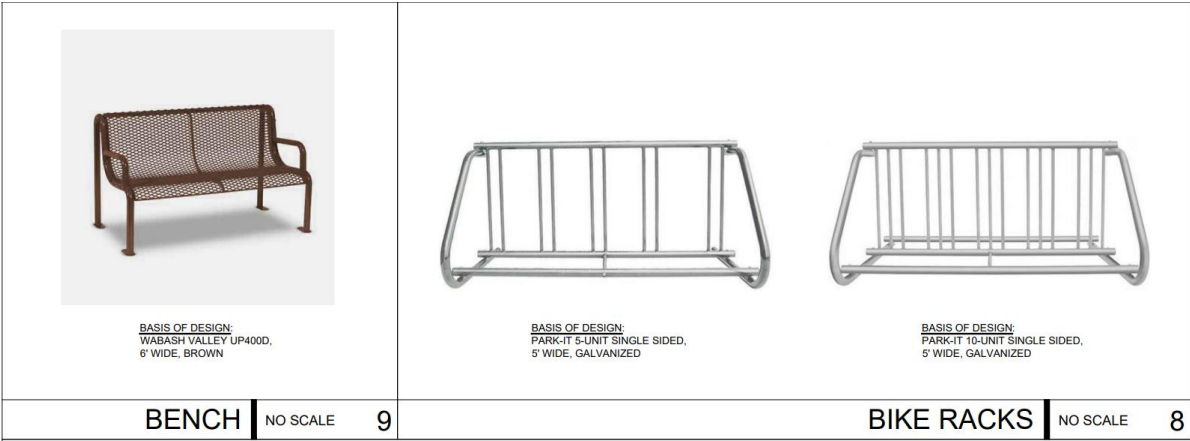
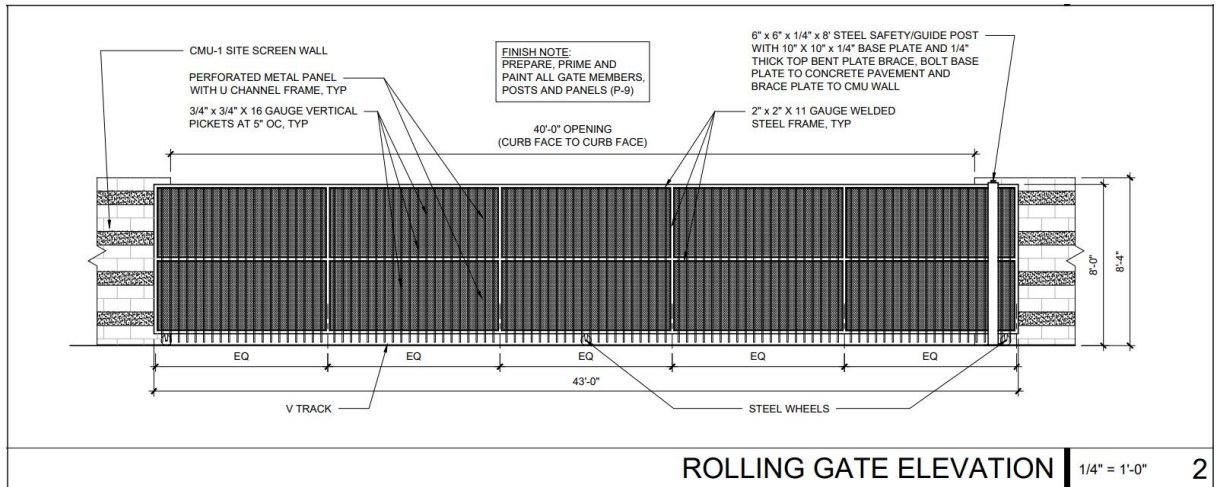
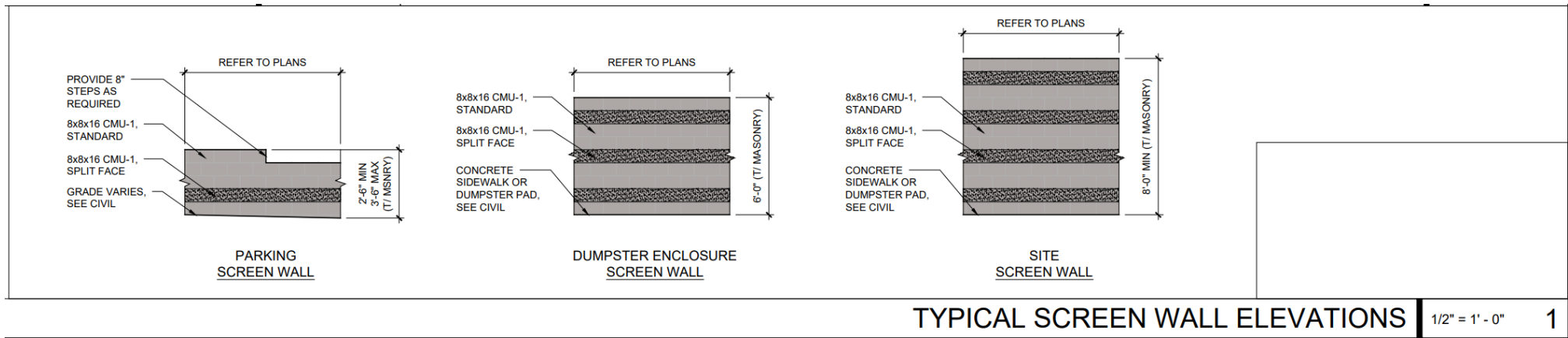
BUILDING 7 - EAST



BUILDING 7 - NORTH



Site Details



Renderings



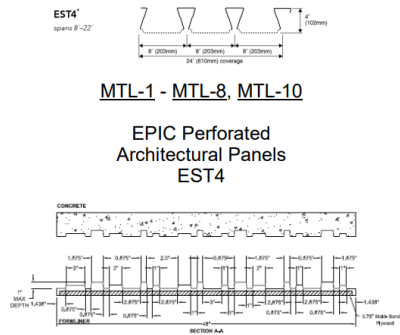
Renderings



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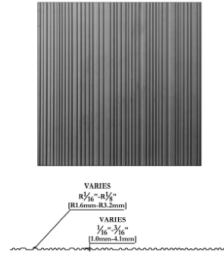


Color and Material Palette



MTL-1 - MTL-8, MTL-10

EPIC Perforated
Architectural Panels
EST4



#311A Random Striated Rib



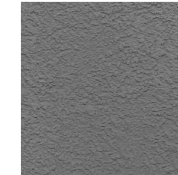
GL-1

Vitro
Insulated Glazing
Solarban 67 Solarblue



CMU-1

Standard Architectural CMU
with Split Face Accents
'Bone'



STCO-1

Dryvit
Sandpebble Finish
Similar to SW 6096 'Jute Brown'



CONC-1
SW 6350 'Intricate Ivory'



CONC-2
SW 9092 'Iced Mocha'



CONC-3
SW 6096 'Jute Brown'



CONC-4 / P-1 / MTL-1
SW 7617 'Mediterranean'



CONC-5 / P-2 / MTL-2
SW 7592 'Crabby Apple'



CONC-6 / P-3 / MTL-3
SW 6883 'Raucous Orange'



CONC-7 / P-4 / MTL-4
SW 6664 'Marigold'



CONC-8 / P-5 / MTL-5
SW 6684 'Brittlebush'



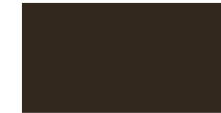
CONC-9 / P-6 / MTL-6
SW 6419 'Saguaro'



CONC-10 / P-7 / MTL-7
SW 6416 'Sassy Green'

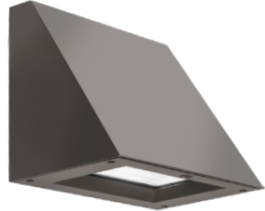


CONC-11 / P-8 / MTL-8
SW 6468 'Hunt Club'



SF-1 / MTL-9 / P-9
Dark Bronze

Lighting

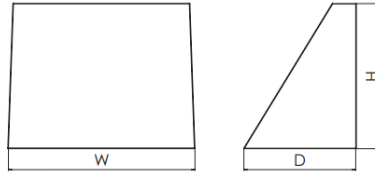


WDGE2 LED
Architectural Wall Sconce



Specifications

Depth: 7"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs
(without options)

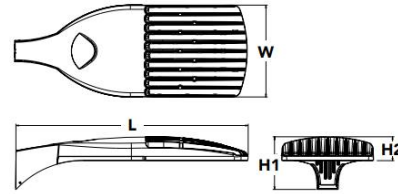


D-Series Size 1
LED Area Luminaire



Specifications

EPA: 1.01 ft²
(0.09 m²)
Length: 33"
(83.8 cm)
Width: 13"
(33.0 cm)
Height H1: 7-1/2"
(19.0 cm)
Height H2: 3-1/2"
Weight (max): 27 lbs
(12.2 kg)

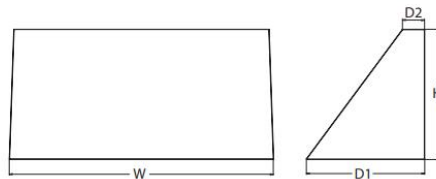


WDGE3 LED
Architectural Wall Sconce

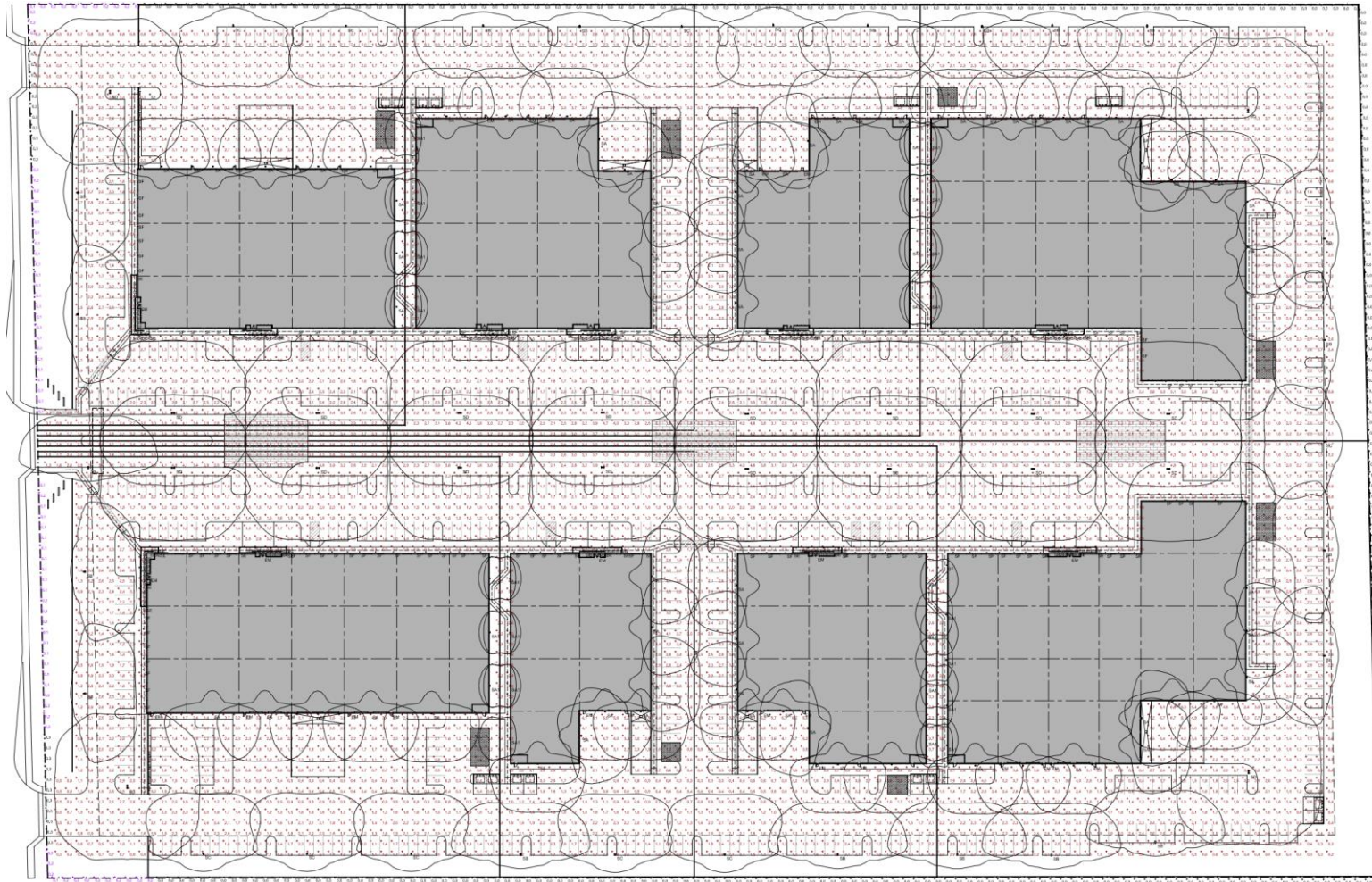


Specifications

Depth (D1): 8"
Depth (D2): 1.5"
Height: 9"
Width: 18"
Weight: 19.5 lbs
(without options)



Lighting



Design Guidelines

Section 11-7-3

| | |
|---|---|
| ✓ | Defined primary entrances |
| ✓ | Employee and Visitor Amenities |
| ✓ | All visible facades incorporate details |

Alternative Compliance

Each facade shall incorporate at least 3 different materials

- *Rear facades utilize a variety of textures and colors to give the appearance of variety*

No more than 50% of each facade shall be covered with one material

- *Rear facades utilize a variety of textures and colors to give the appearance of variety*

Publicly visible facades may not have blank walls exceeding 50 feet in length without including at least 2 wall articulation methods

- *Rear facades provide changes in roof height and vertical columns to help subdivide the wall*

Parapets shall have detailing

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

Summary

Findings

- ✓ Staff is seeking your review and recommendation on the following:
 - ✓ Proposed building elevations
 - ✓ Proposed landscape plan
 - ✓ Alternative compliance requests for materials and wall articulation
 - ✓ Alternative landscape plan for foundation base width

Staff welcomes any feedback



DESIGN REVIEW BOARD

October 12, 2021