



DESIGN REVIEW BOARD

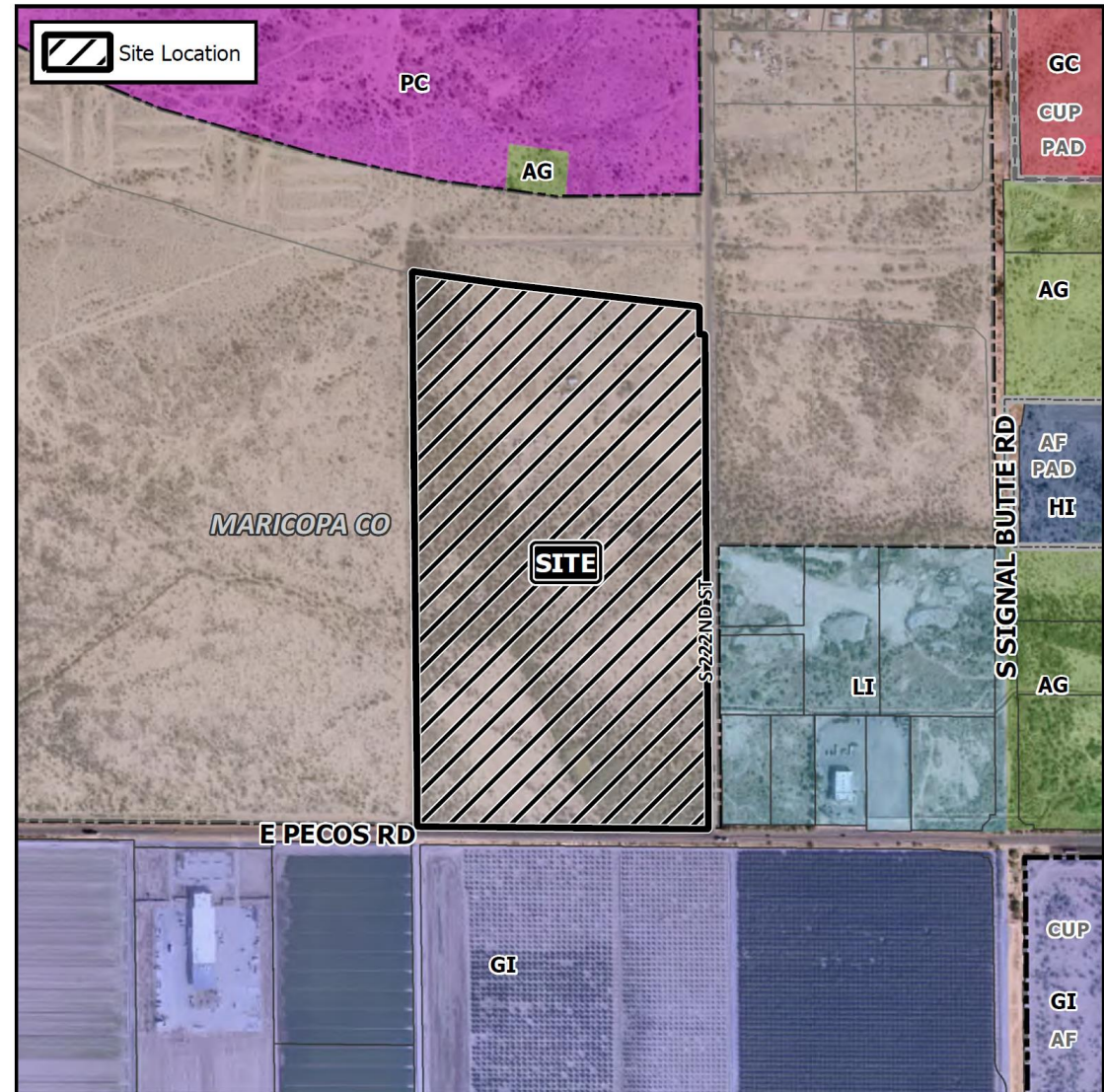
October 12, 2021

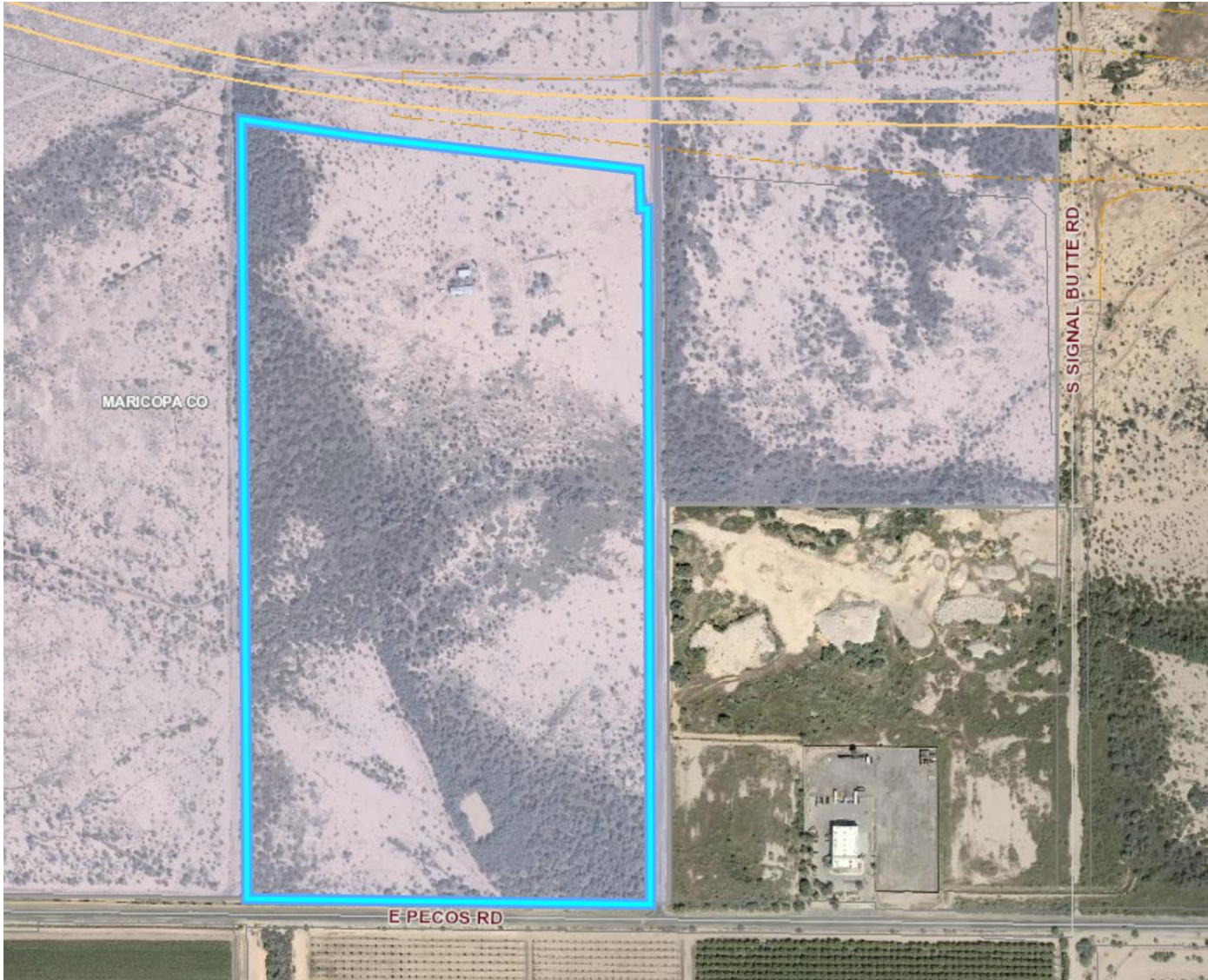


DRB21-00877

Location

- North of Pecos Road
- West of Signal Butte Road





Request

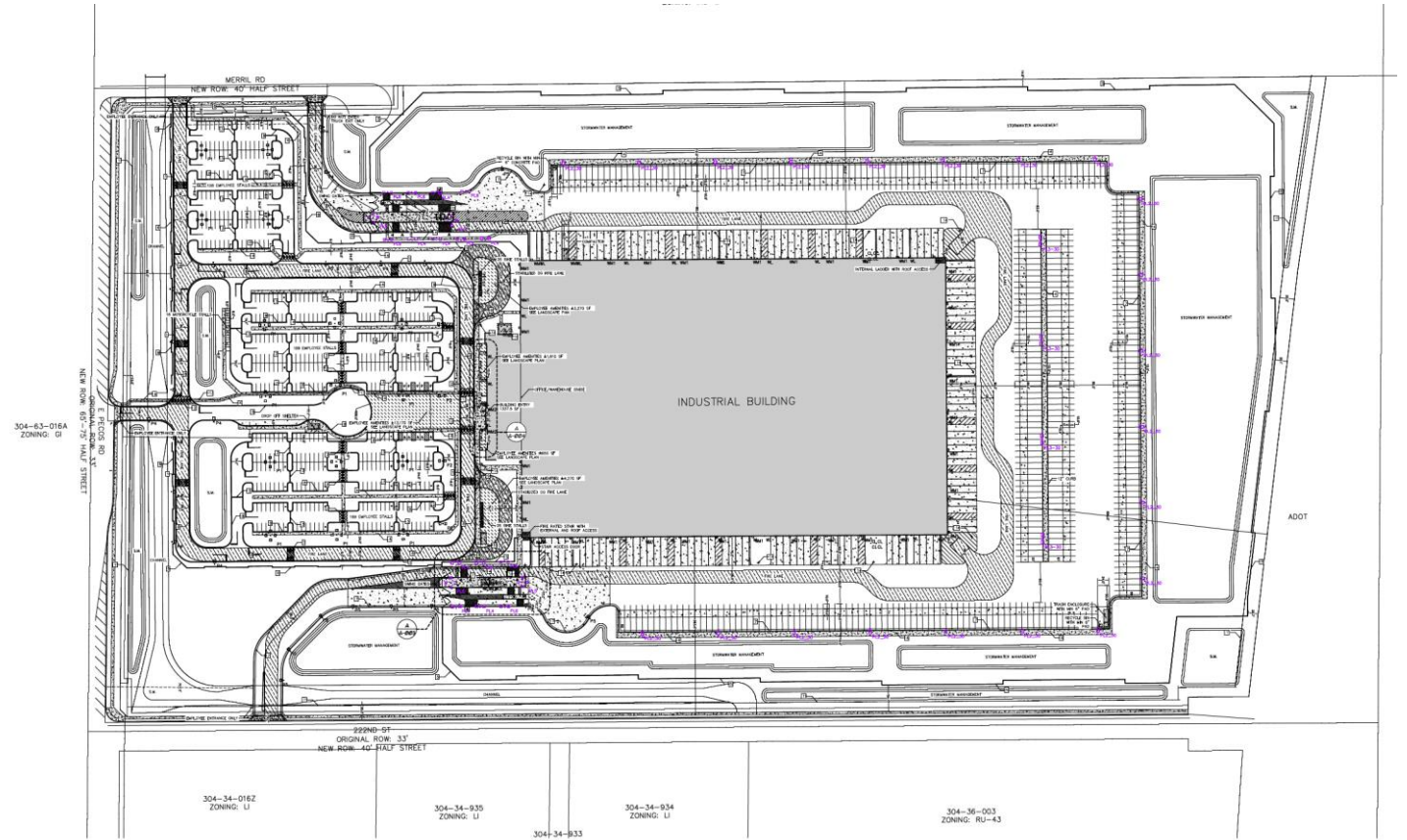
- Design Review

Purpose

- Allow for an industrial building




























Site Plan

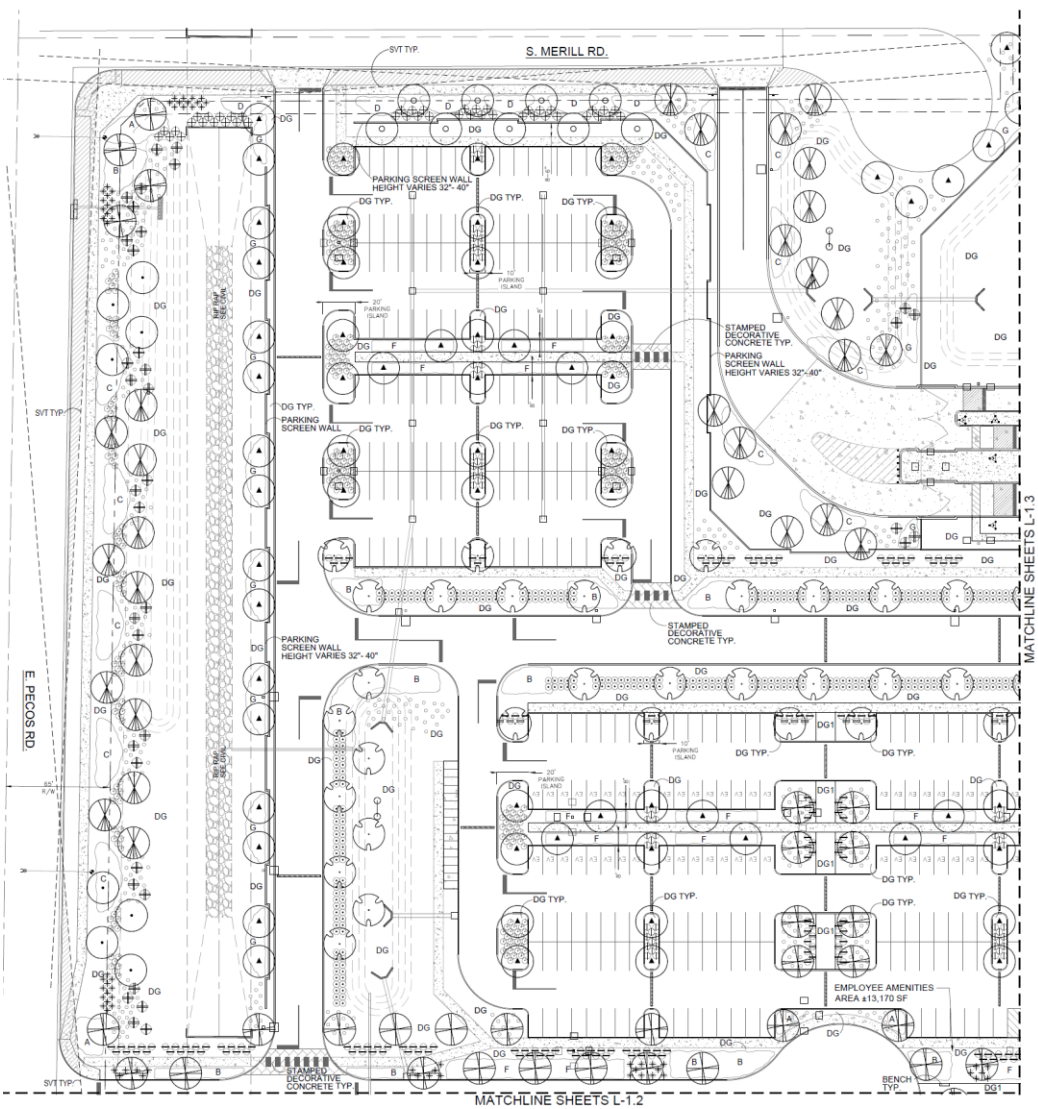
- Approximately 700,000 square feet
- Employee and visitor access on Pecos Road and Merrill Road
- Truck access on 222nd Street and Merrill Road



Landscape Plan


























PROPOSED PLANT PALETTE

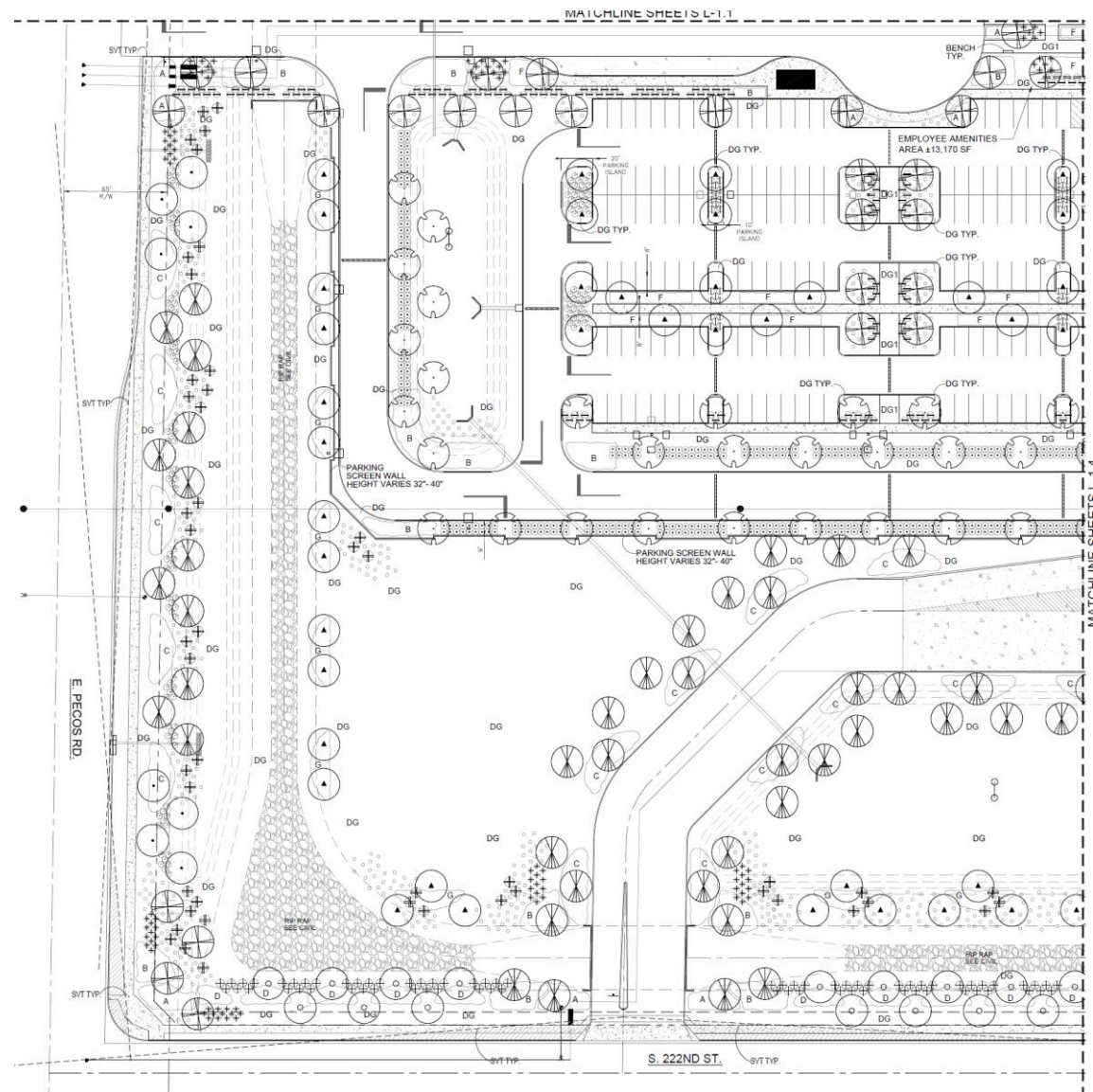
TREES		SIZE/COMMENT/QTY
	CERCIDILUM PRAECOX 'AZT #6'	36" BOX / 68 QTY / LOW-BREAKING / MATCHED
	AZT HYBRID PALO BREA	
	PROSOPIS 'AZT SEEDLESS'	36" BOX / 88 QTY / LOW-BREAKING / MATCHED
	AZT HYBRID MESQUITE	
	PROSOPIS GLANDULOSA	36" BOX / 49 QTY / LOW-BREAKING / MATCHED
	HONEY MESQUITE	
	CHILOPSIS LINEARIS 'BI-COLOR'	24" BOX / 132 QTY / LOW-BREAKING / MATCHED
	HYBRID DESERT WILLOW	
	ACACIA FARNESIANA	24" BOX / 114 QTY / LOW-BREAKING / MATCHED
	SWEET ACACIA	
	EBENOPSIS EBANO	24" BOX / 74 QTY / LOW-BREAKING / MATCHED
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SHRUBS		SIZE/COMMENT/QTY
	EREMOPHILA CARNOSA	5 GAL, 24 QTY
	WINTER BLAZE EMU	
	HESPERALOE PARVIFLORA	5 GAL, 192 QTY
	RED YUCCA	
	LEUCOPHYLLUM ZYGOPHYLLUM	5 GAL, 818 QTY
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	LEUCOPHYLLUM LANGMANIAE	5 GAL, 261 QTY
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	MUHLENBERGIA RIGIDA	5 GAL, 571 QTY
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	SIMMONDSIA CHINENSIS	5 GAL, 530 QTY
	JOJOBA	
	TECOMA STANS	5 GAL, 164 QTY
	ARIZONA YELLOW BELLS	
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	ERICACERIA LARICIFOLIA 'AGUIRRE'	1 GAL, 1,325 QTY
	TURPENTINE	
	IPOMEA BATATAS	1 GAL, 54 QTY
	POTATO VINE	
	LANTANA 'NEW GOLD'	1 GAL @ 3' O.C., 515 QTY
	TRAILING YELLOW LANTANA	
	EREMOPHILA GLABRA 'MIGNON GOLD'	1 GAL @ 4' O.C., 1,163 QTY
	OUTBACK SUNRISE EMU	
	EREMOPHILA CARNOSA	1 GAL @ 4' O.C., 1,020 QTY
	WINTER BLAZE EMU	
	JUSTICIA CALIFORNICA	1 GAL @ 4' O.C., 1,490 QTY
	CHIPARROSA	
	ACACIA REDOLENS 'DESERT CARPET'	1 GAL @ 5' O.C., 330 QTY
	TRAILING ACACIA	
	RUCELLIA BRITTONIANA	1 GAL @ 4' O.C., 741 QTY
	MEXICAN PETUNIA	
	BOULELOUA 'BLONDE AMBITION'	1 GAL @ 3' O.C., 1,011 QTY
	BLONDE AMBITION GRAMA	
DG	DECOMPOSED GRANITE	3/8" MINUS, 2" DEPTH, TYP.
DG1	GOLD COLORS SELECTED	1/4" MINUS, 2" DEPTH, TYP.
	STABILIZED DECOMPOSED GRANITE	
	ROCK PROS - PAINTED DESERT	
SITE AMENITIES		
	BENCH TYP.	
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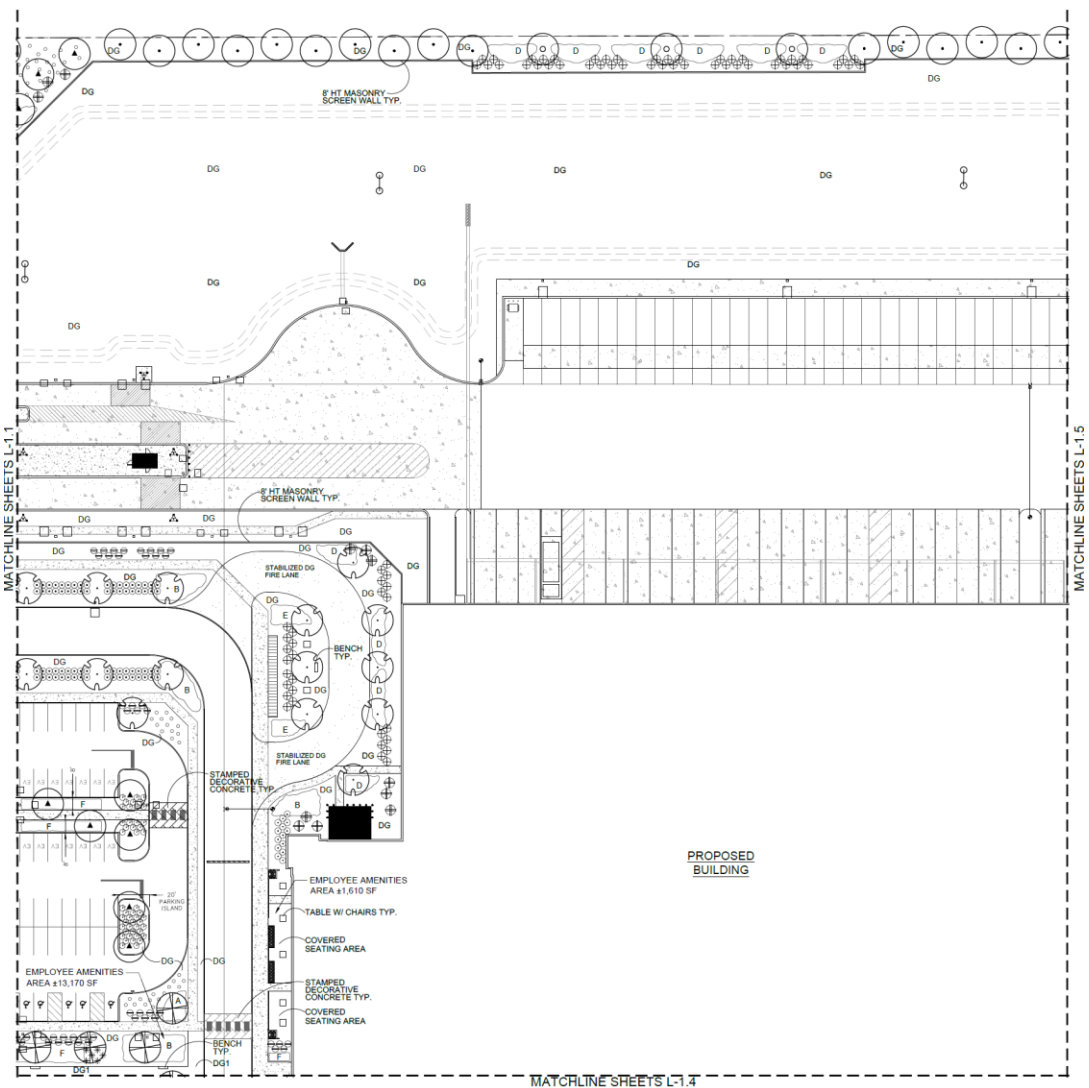
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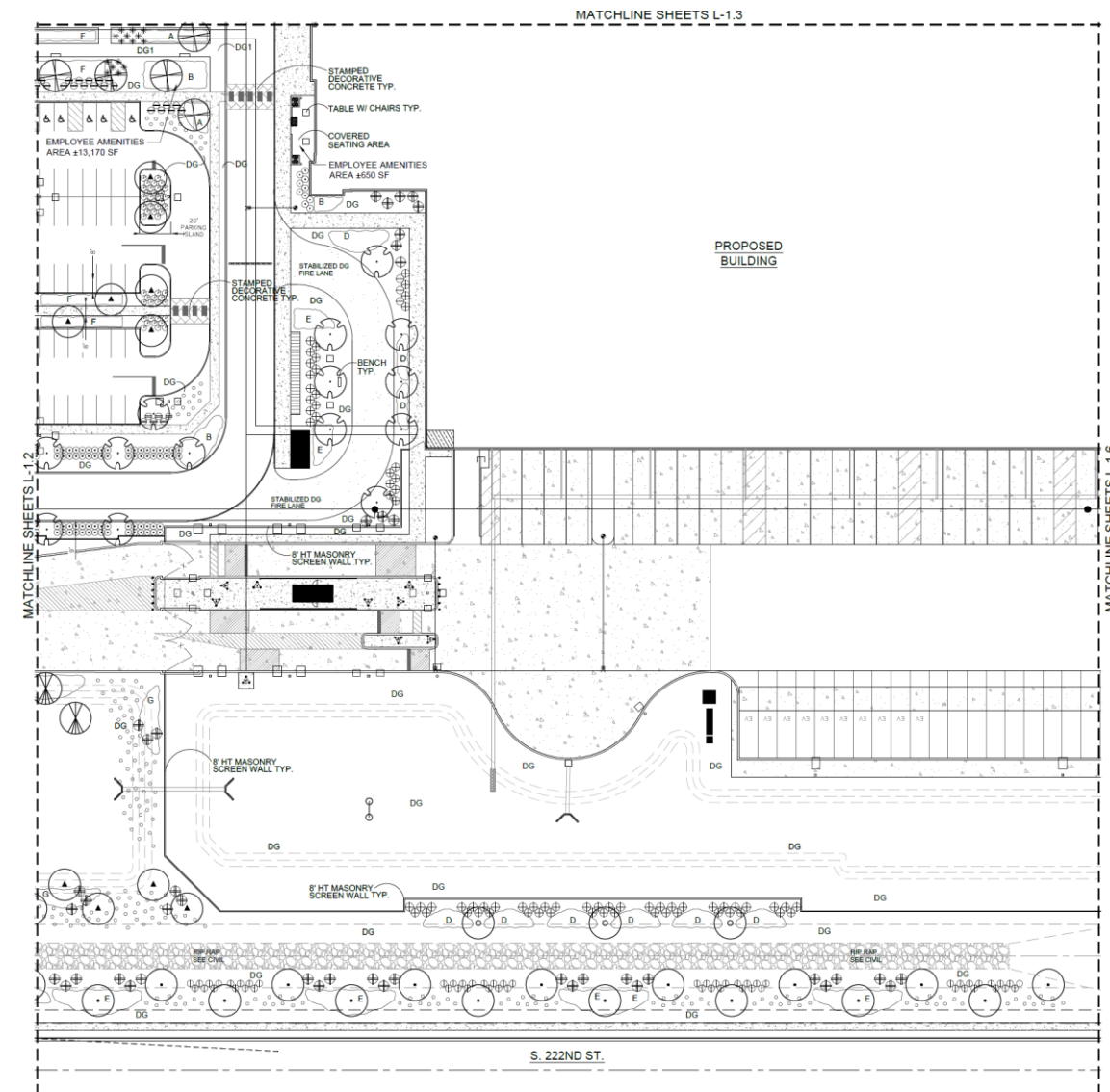
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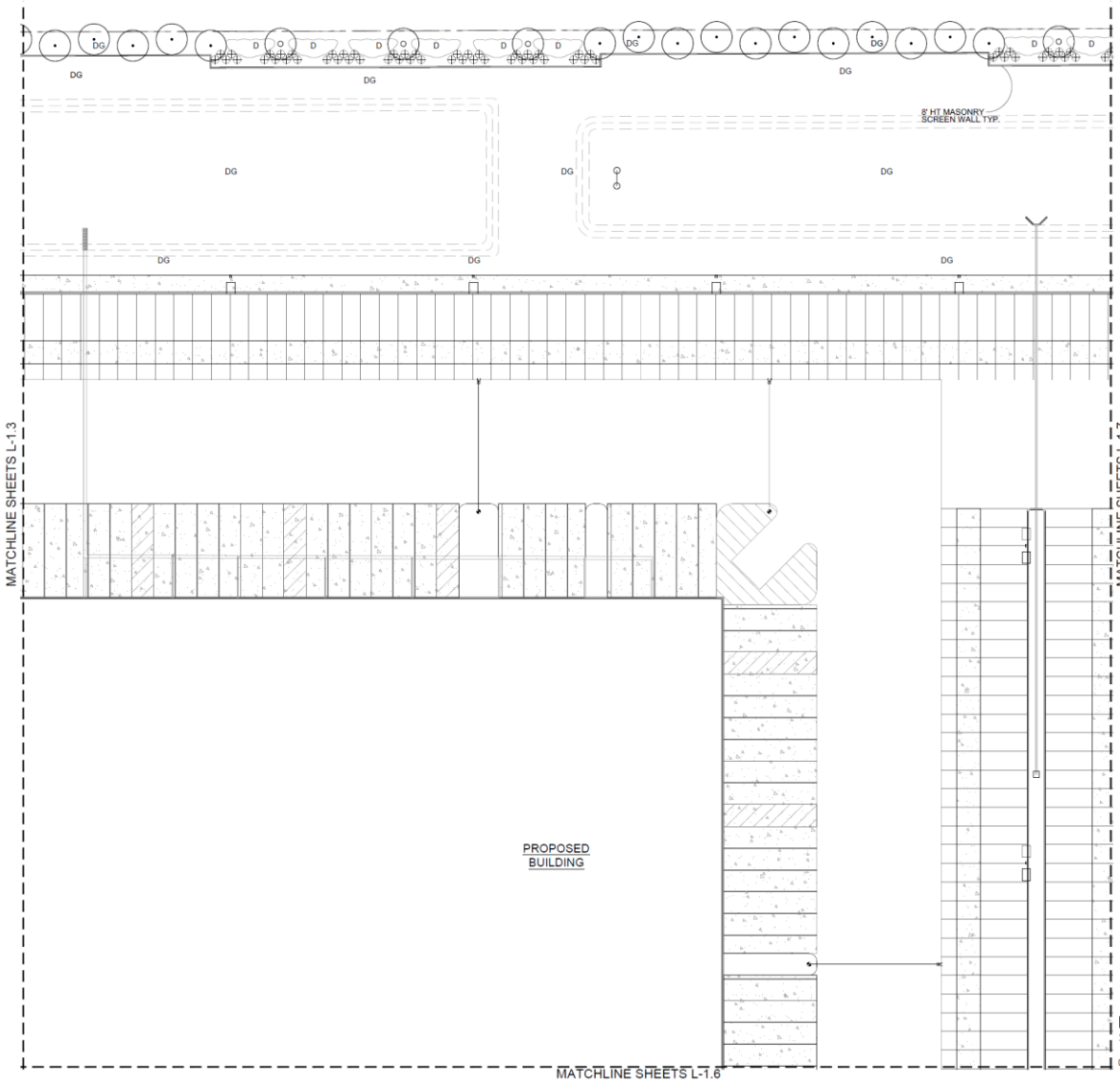
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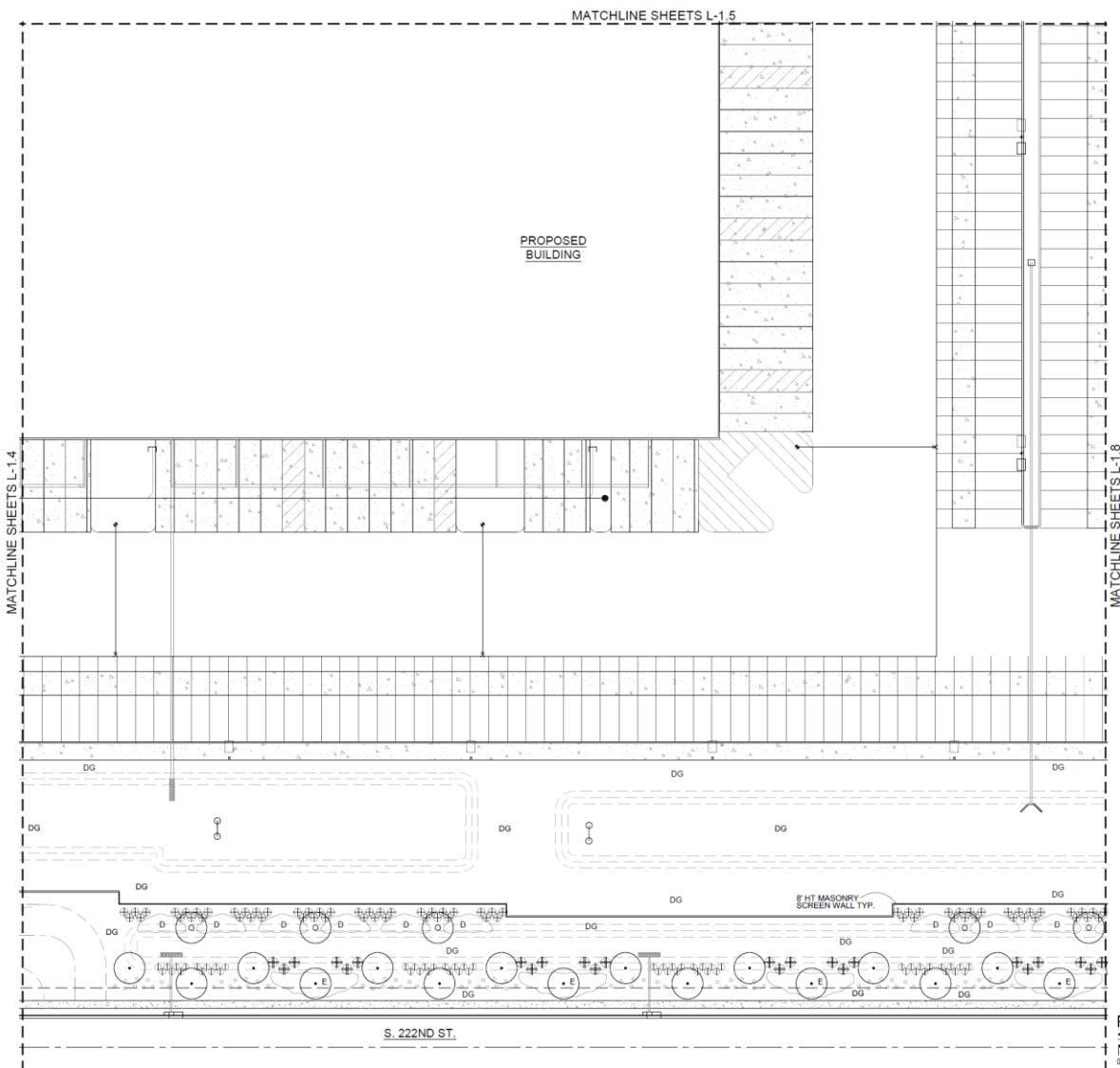
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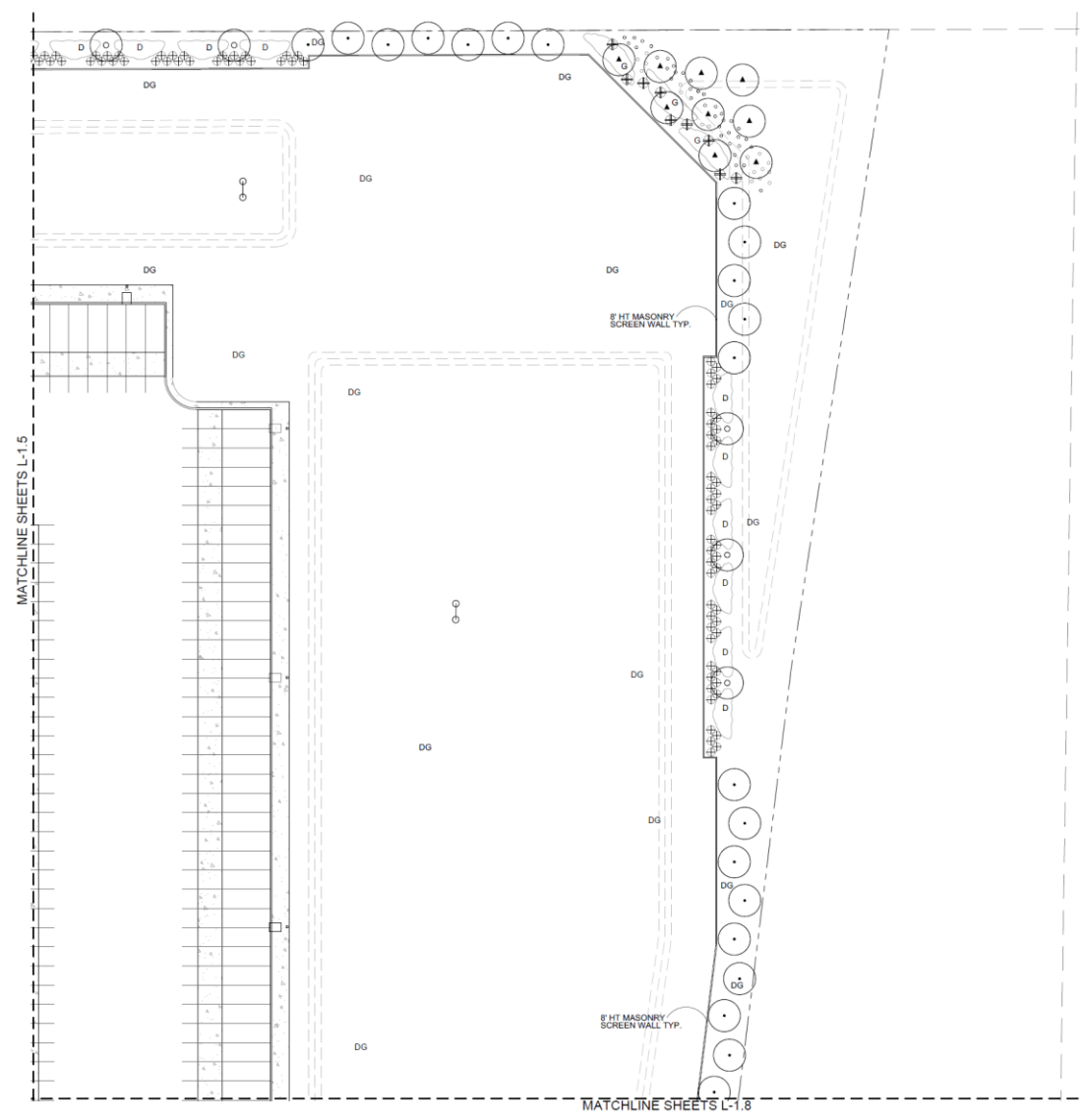
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	LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON SAGE	5 GAL, 818 QTY
	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GAL, 261 QTY
	MUHLENBERGIA RIGIDA NASHVILLE GRASS	5 GAL, 571 QTY
	RUPELLIA PENINSULARIS BAJA RUPELLIA	5 GAL, 405 QTY
	SIMMONDSIA CHINENSIS JOJOBA	5 GAL, 530 QTY
	TECOMA STANS ARIZONA YELLOW BELLS	5 GAL, 164 QTY
GROUNDCOVERS		SIZE/COMMENT/QTY
	ERICAMERIA LARICIFOLIA 'AGUIRRE' TURPENTINE	1 GAL, 1,325 QTY
	IPOMEA BATATAS POTATO VINE	1 GAL, 54 QTY
	LANTANA 'NEW GOLD' TRAILING YELLOW LANTANA	1 GAL @ 3" O.C., 515 QTY
	EREMOPHILA GLABRA 'MIGNON GOLD' OUTBACK SUNRISE EMU	1 GAL @ 4" O.C., 1,163 QTY
	EREMOPHILA CARNOSEA WINTER BLAZE EMU	1 GAL @ 4" O.C., 1,020 QTY
	JUSTICIA CALIFORNICA CHUPAROSA	1 GAL @ 4" O.C., 1,499 QTY
	ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	1 GAL @ 5" O.C., 330 QTY
	RUPELLIA BRITTONIANA MEXICAN PETUNIA	1 GAL @ 4" O.C., 741 QTY
	BOUTELOUA 'BLONDE AMBITION' BLONDE AMBITION GRAMA	1 GAL @ 3" O.C., 1,011 QTY
DG	DECOMPOSED GRANITE GOLD COLOR AS SELECTED	3/8" MINUS, 2" DEPTH, TYP.
DG1	STABILIZED DECOMPOSED GRANITE ROCK PROS - PAINTED DESERT	1/4" MINUS, COMPACTED, 2" DEPTH, TYP.
SITE AMENITIES		
	BENCH TYP.	
	TABLE WITH CHAIRS TYP.	
	FORMS + SURFACES OR EQUAL	
	FORMS + SURFACES OR EQUAL	



Landscape Plan

PROPOSED PLANT PALETTE

TREES

- | TREES | SIZE/COUNT/COMMITMENT |
|--|--|
| CERCIDIPN PRAECOX 'AZI #6'
AZI HYBRID PALO BREIA | 36" BOX / 68 QTY /
LOW-BREAKING /
MATCHED |
| PROSOPIS 'AZI SEEDLESS'
AZI HYBRID MESQUITE | 36" BOX / 68 QTY /
LOW BREAKING /
MATCHED |
| PROSOPIS GLANDULOSA
HONEY MESQUITE | 36" BOX / 49 QTY /
LOW BREAKING /
MATCHED |
| CHILIPIS LINEARIS 'BI-COLOR'
HYBRID DESERT WILLOW | 24" BOX / 132 QTY /
LOW-BREAKING /
MATCHED |
| ACACIA FARNESIANA
SWEET ACACIA | 24" BOX / 114 QTY /
LOW BREAKING /
MATCHED |
| EBENOPSIS EBANO
TEXAS EBONY | 24" BOX / 74 QTY /
LOW-BREAKING /
MATCHED |

SHRUB

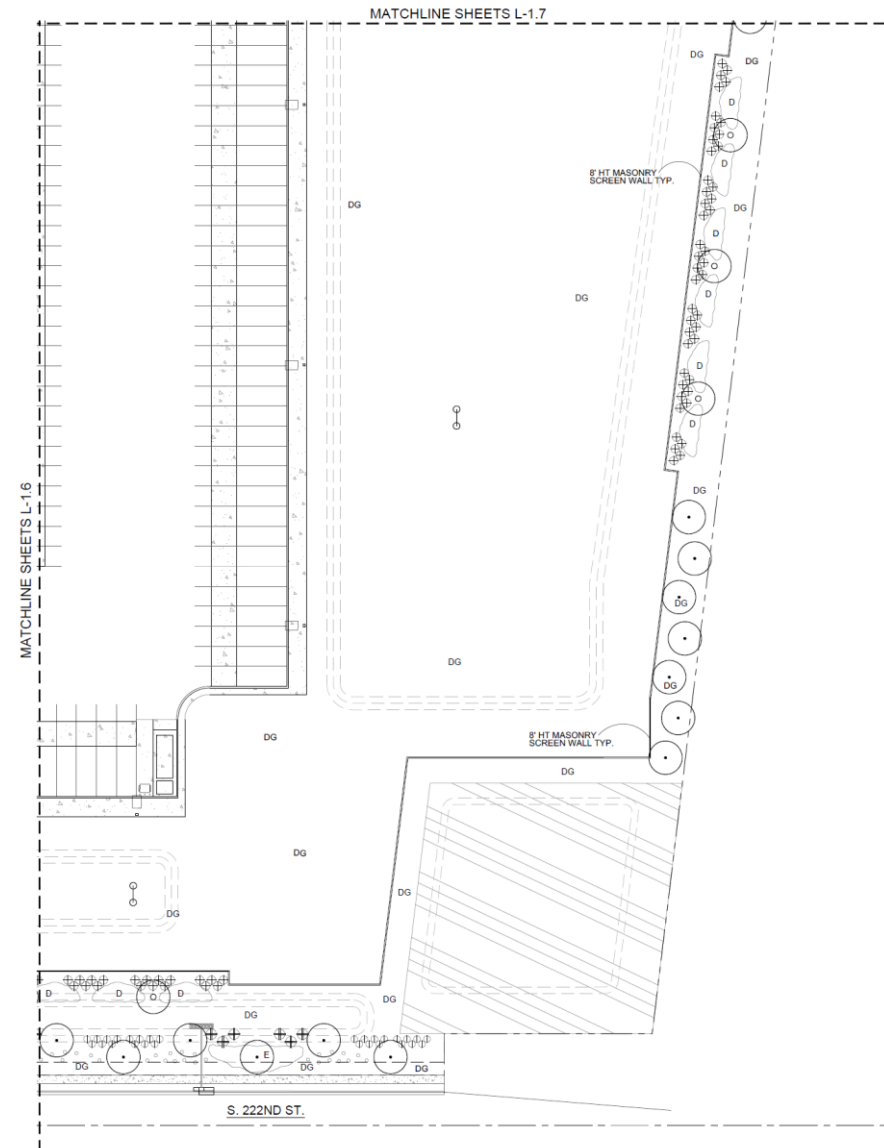
- | SHRUBS | | SIZE/COMMENT/QTY |
|--------|--------------------------|------------------|
| | EREMOPHILA CARNOSEA | 5 GAL, 24 QTY |
| + | WINTER BLAZE EMU | |
| | HESPERALOE PARVIFLORA | 5 GAL, 192 QTY |
| | RED YUCCA | |
| + | LEUCOPHYLLUM ZYGOPHYLLUM | 5 GAL, 818 QTY |
| | CIMARRON SAGE | |
| + | LEUCOPHYLLUM LANGMANIAE | 5 GAL, 261 QTY |
| | RIO BRAVO SAGE | |
| + | MUEHLENBERGIA RIGIDA | 5 GAL, 571 QTY |
| | NASHVILLE GRASS | |
| + | RUPELLIA PENINSULARIS | 5 GAL, 405 QTY |
| | BAJA RUPELLIA | |
| + | SIMMONDSIA CHINENSIS | 5 GAL, 530 QTY |
| | JOUBEA | |
| + | TECCOMA STANS | 5 GAL, 164 QTY |
| | ARIZONA YELLOW BELLS | |

GROUNDCOVERS

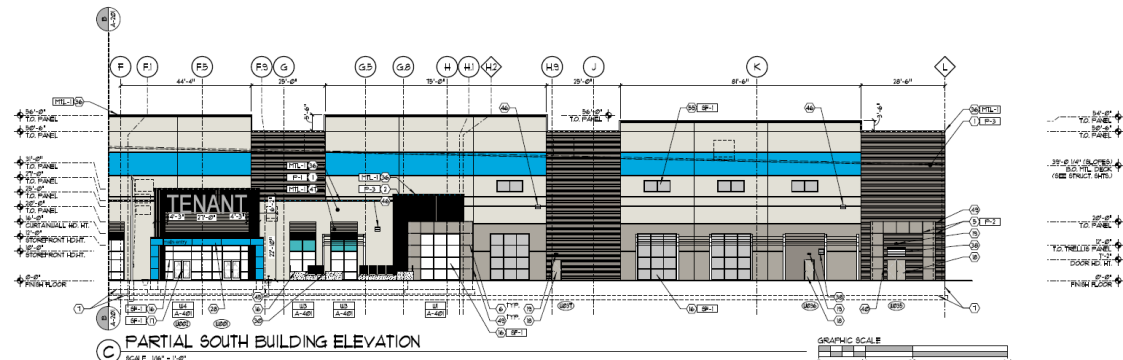
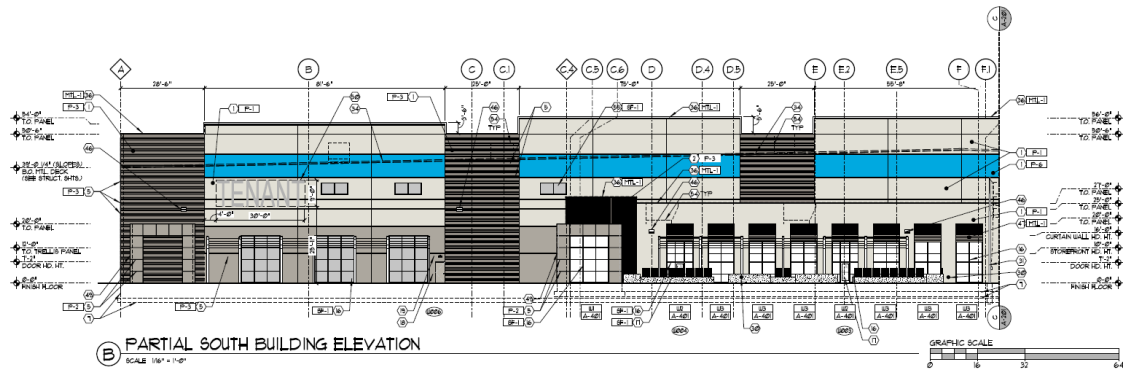
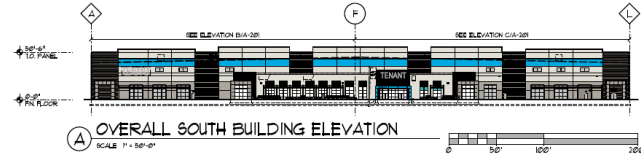
- | GROUNDCOVERS | | SIZE/COMMENT/QUANTITY |
|--------------|----------------------------------|--------------------------|
| | EREMOCARPA LARICIFOLIA 'AGUIRRE' | 1 GAL. 1.325 QTY |
| | TURPENTINE | |
| | IPOMOEA BATATAS | 1 GAL. 54 QTY |
| | POTATTO VINE | |
| A | LANTANA NEW GOLD' | 1 GAL @ 70 C. |
| | TRAILING YELLOW LANTANA | 515 QTY |
| B | EREMOCARPA GLABRA 'MIDENH GLO' | 1 GAL @ 70 C. |
| | OUTBACK SUNRISE EMU | 1,163 QTY |
| | EREMOPHILA CARNOSEA | 1 GAL @ 70 C. |
| | WINTER BLAZE EMU | 1,059 QTY |
| C | JUSTICIA CALIFORNICA | 1 GAL @ 70 C. |
| | CHUPAROSA | 1,409 QTY |
| | ACACIA REDOLENS DESERT CARPET | 1 GAL @ 70 C. |
| E | EREMOCARPA | 387 QTY |
| | RUETTIA BRILLIANTA | 1 GAL @ 70 C. |
| | MEXICAN PETUNIA | 741 QTY |
| G | BOUTELOEA 'BLONDE AMBITON' | 1 GAL @ 70 C. |
| | BLONDE AMBITON SEASMA | 1,010 QTY |
| DG | DECOMPOSED GRANITE | 3/8" MINUS. |
| | GOLD COLOR AS REQUESTED | 2" DEPTH. TYP. |
| DG1 | STABILIZED DECOMPOSED GRANITE | 1/4" MINUS. |
| | ROCK PROF. - PAINTED DESERT | COMPACTED 2" DEPTH. TYP. |

SITE AMENITIES

- SITE AMENITIES**
- ☐ BENCH TYP.
FORMS + SURFACES OR EQUAL
- ☐ TABLE WITH CHAIRS TYP.
FORMS + SURFACES OR EQUAL



Elevations – South



BUILDING ELEVATION CODED NOTES

- [illegible]

[illegible]

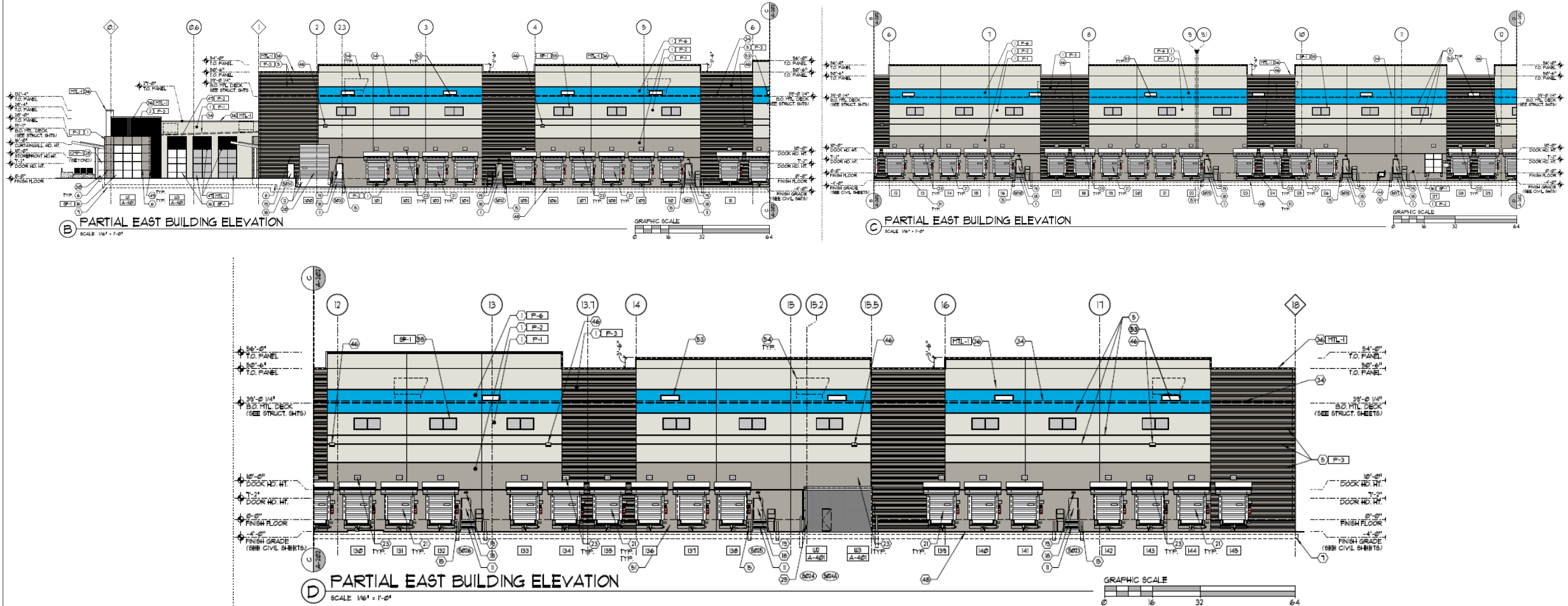
EXTERIOR COLOR LEGEND

P-1	TEXTURED ACRYLIC COATING MERION SELLERS MATCH COLOR TO #144-MSST STAMP MGS 18 - 27 - 27
P-2	TEXTURED ACRYLIC COATING MERION SELLERS MATCH COLOR TO #144-TMPLR GRAY* MGS 18 - 33 - 73
P-3	TEXTURED ACRYLIC COATING MERION SELLERS MATCH COLOR TO #144-TMPLR GRAY* MGS 12 - 31 - 56
P-4	TEXTURED ACRYLIC COATING MERION SELLERS MATCH COLOR TO #144-TMPLR GRAY* MGS 14 - 38 - 33
P-5	TEXTURED ACRYLIC COATING MERION SELLERS MATCH COLOR TO #144-TMPLR GRAY* MGS 14 - 34 - 27
P-6	TEXTURED ACRYLIC COATING MERION SELLERS MATCH COLOR TO #144-TMPLR GRAY* MGS 18 - 23 - 24 OPTION 1 - 2 - 6

SHELL BUILDING FINISH NOTES

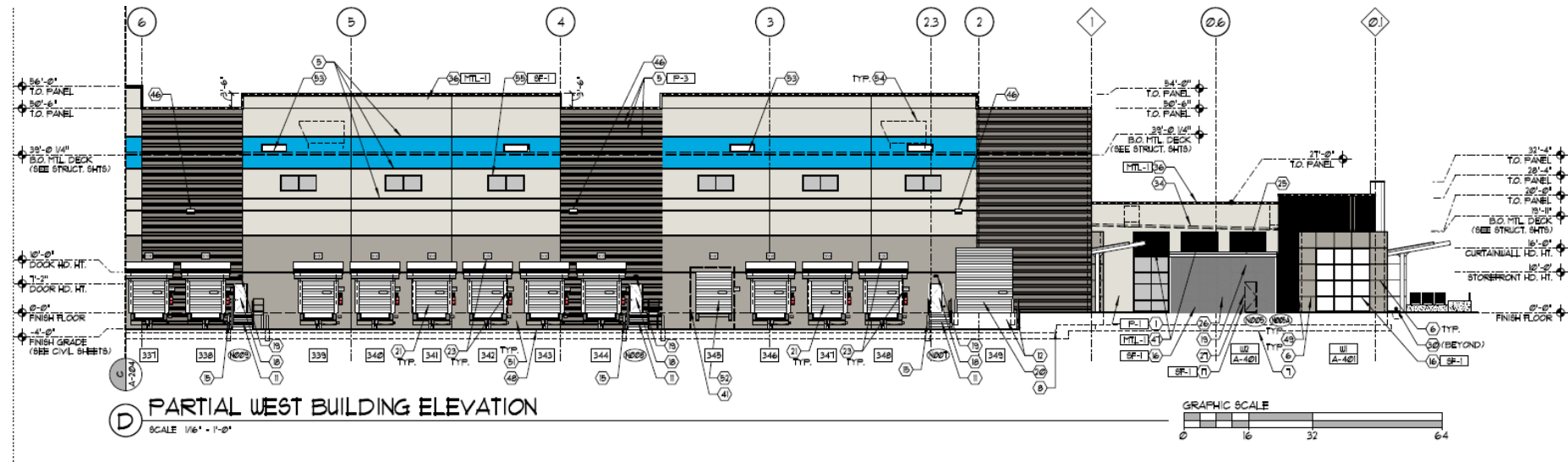
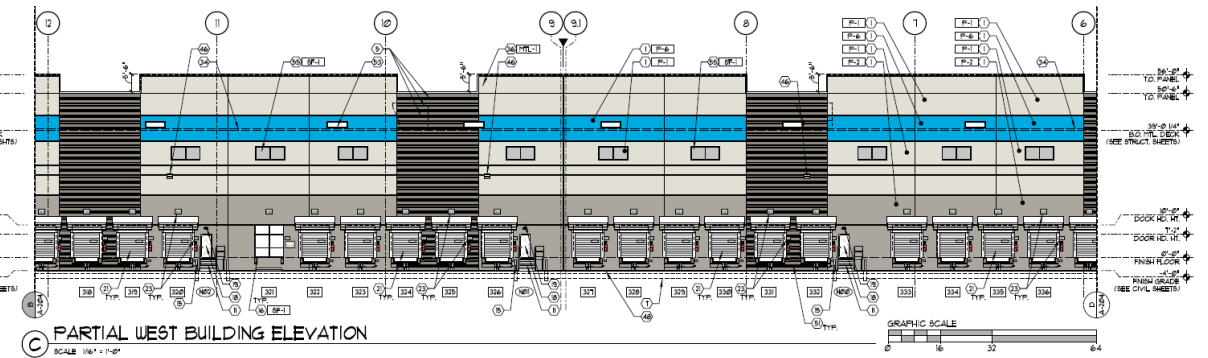
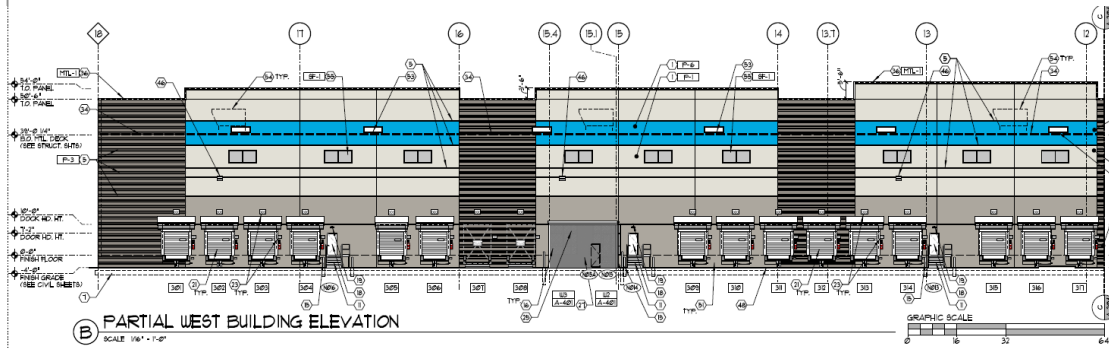
1. SEE SPECIFICATIONS FOR EXTERIOR TEXTURED ACRYLIC COATINGS. COLORS TO MATCH SHERWIN WILLIAMS' PAINT COLORS AS INDICATED IN SHELL BUILDING MATERIAL FINISH KEY.
2. PAINT EXTERIOR HOLLOW METAL DOORS 4 FRAMES SEMI-GLOSS. COLOR TO MATCH P-2.
3. PAINT CONCRETE FILLED STEEL BOLLARDS SEMI-GLOSS P-1 "SAFETY YELLOW".
4. EXTERIOR CONCRETE WALL PANEL, CONTROL JOINTS TO BE SEALED WITH SONDORON NF-2 OR APPROXIMATE EQUAL.
5. PROVIDE 1/4" RATED CONCRETE WALL PANEL JOINTS AT VERTICAL OUT ENCLOSURES. (STAIRS) CONTROL JOINTS TO BE SEALED WITH SONDORON NF-2 OR APPROXIMATE EQUAL.

Elevations – East



[illegible]

Elevations – West



Renderings

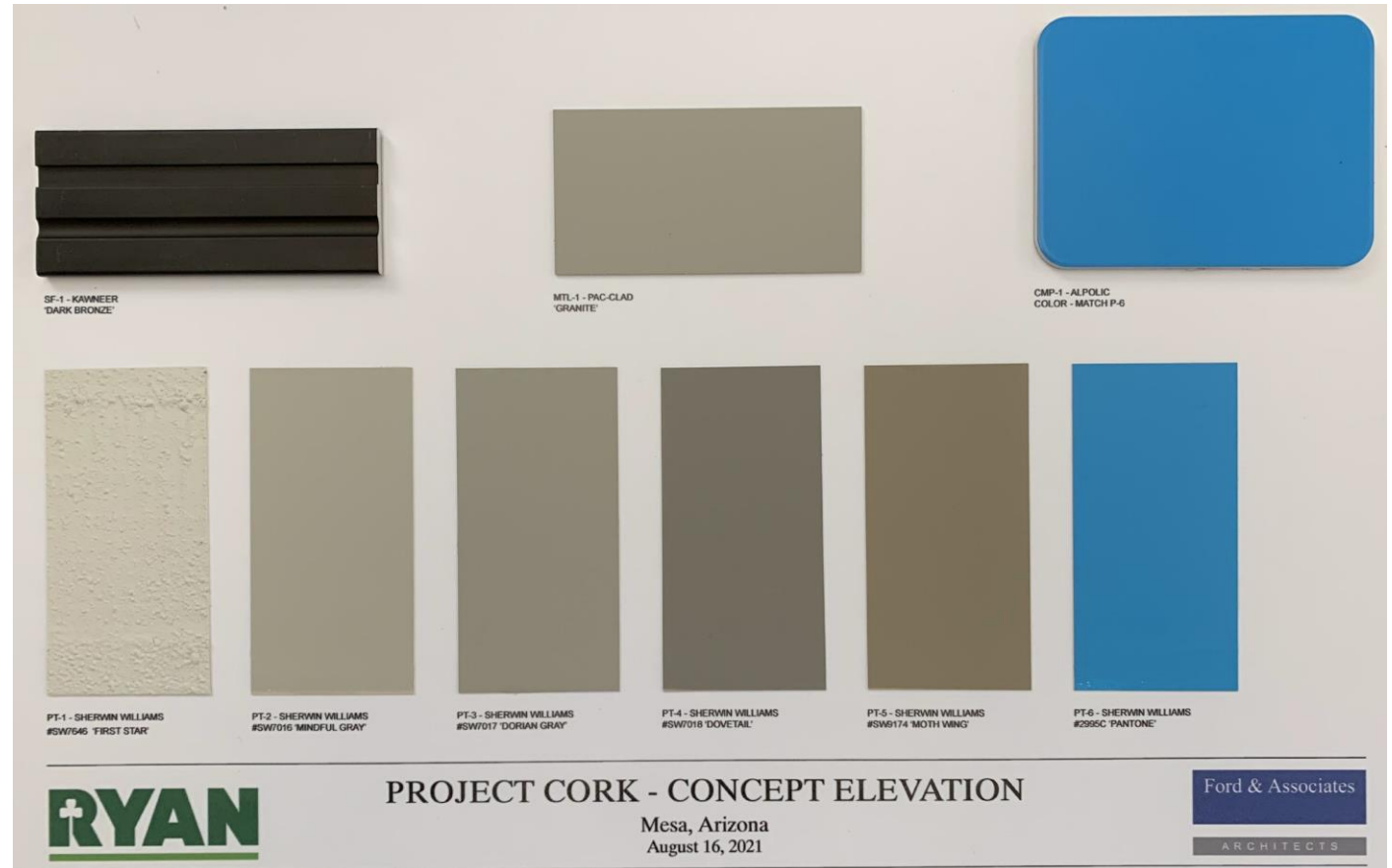


Renderings



Materials

- Concrete
- Glazing
- Metal



Lighting

WHITETRAY CLED
Surface Mount Cavity

Features
Add to Super LED performance panel with features:

- Super dimmable technology
- Designed for optimal performance and energy efficiency
- High beam angle for wide area illumination
- Super dimmable technology for optimal performance
- High beam angle for wide area illumination
- Super dimmable technology for optimal performance
- High beam angle for wide area illumination

Optical Back Box (OBB)

Ordering Information

Ordering Information	Ordering Information	Ordering Information	Ordering Information
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number

Ordering Example

TYPE CL

WST LED
Architectural Wall Scape

Specifications

Lighting

Power

Beam Angle

Beam Diameter

Beam Spread

Optical Back Box (OBB)

Ordering Information

Ordering Information	Ordering Information	Ordering Information	Ordering Information
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number

Ordering Example

TYPE WL_WLE

MRP LED
LED Area Luminaire

Specifications

Lighting

Power

Beam Angle

Beam Diameter

Beam Spread

Optical Back Box (OBB)

Ordering Information

Ordering Information	Ordering Information	Ordering Information	Ordering Information
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number

Ordering Example

TYPE DP

LITHONIA LIGHTING
LED Area Luminaire

LDN6

Specifications

Lighting

Power

Beam Angle

Beam Diameter

Beam Spread

Optical Back Box (OBB)

Ordering Information

Ordering Information	Ordering Information	Ordering Information	Ordering Information
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number

Ordering Example

TYPE DL

D-Series Size 1
LED Area Luminaire

Specifications

Lighting

Power

Beam Angle

Beam Diameter

Beam Spread

Optical Back Box (OBB)

Ordering Information

Ordering Information	Ordering Information	Ordering Information	Ordering Information
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number

Ordering Example

TYPE PLx

D-Series Size 1
LED Area Luminaire

Specifications

Lighting

Power

Beam Angle

Beam Diameter

Beam Spread

Optical Back Box (OBB)

Ordering Information

Ordering Information	Ordering Information	Ordering Information	Ordering Information
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number

Ordering Example

TYPE WMx

WST LED
Architectural Wall Scape

Specifications

Lighting

Power

Beam Angle

Beam Diameter

Beam Spread

Optical Back Box (OBB)

Ordering Information

Ordering Information	Ordering Information	Ordering Information	Ordering Information
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number

Ordering Example

TYPE WLWL

D-Series Size 1
LED Area Luminaire

Specifications

Lighting

Power

Beam Angle

Beam Diameter

Beam Spread

Optical Back Box (OBB)

Ordering Information

Ordering Information	Ordering Information	Ordering Information	Ordering Information
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number

Ordering Example

TYPE WM1WM2PLx

MRP LED
LED Area Luminaire

Specifications

Lighting

Power

Beam Angle

Beam Diameter

Beam Spread

Optical Back Box (OBB)

Ordering Information

Ordering Information	Ordering Information	Ordering Information	Ordering Information
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number
Part Number	Part Number	Part Number	Part Number

Ordering Example

TYPE PT

Design Guidelines

Section 11-7-3

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

Alternative Compliance

Wall articulation

- *Warehousing use not conducive to wall articulation around roll up doors*

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 wall articulation and materials

Staff welcomes any feedback



DESIGN REVIEW BOARD

October 12, 2021