



DESIGN REVIEW BOARD

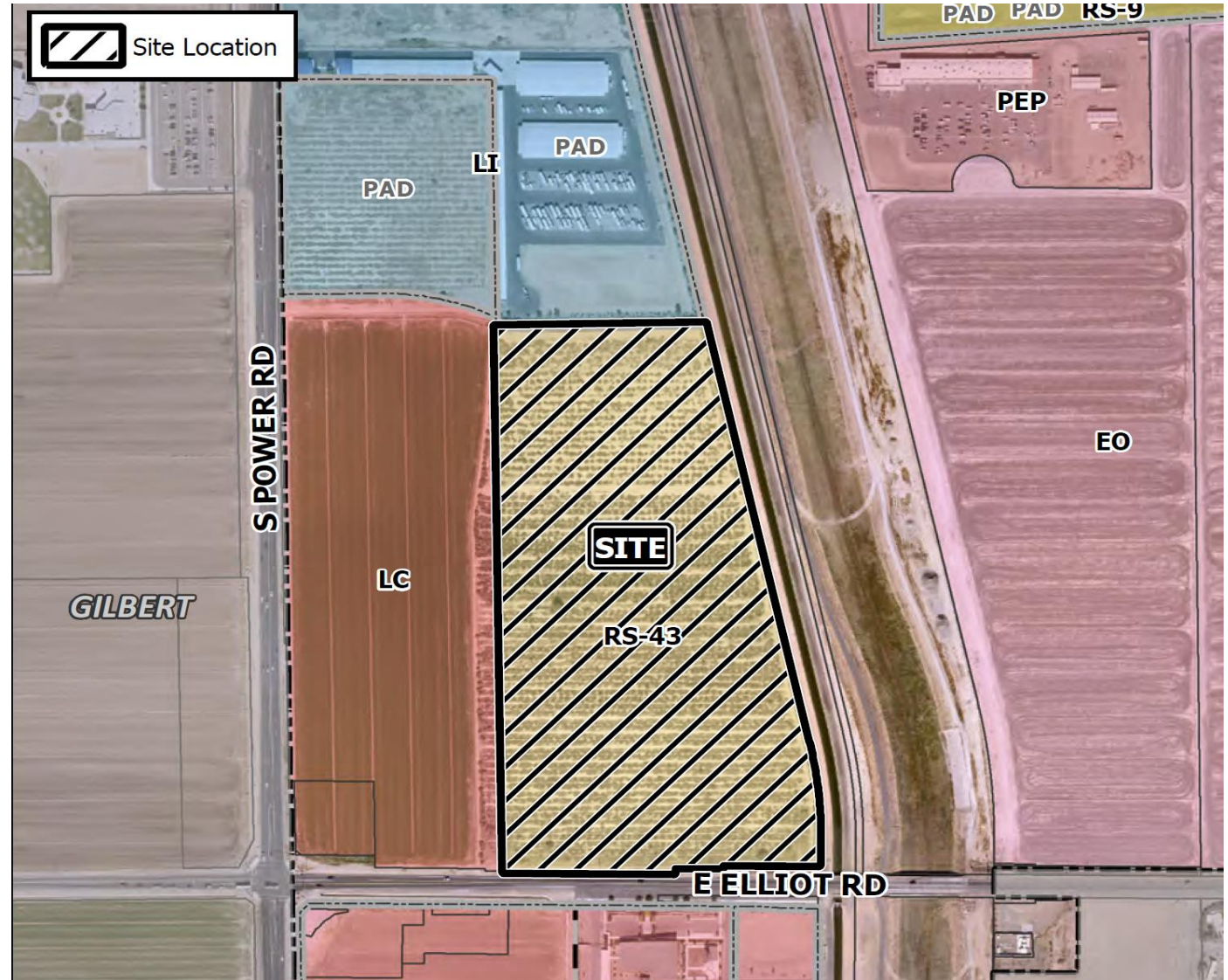
October 12, 2021



DRB21-00749

Location

- North of Elliot Road
- East of Power Road





Request

- Design Review

Purpose

- Allow for an industrial development

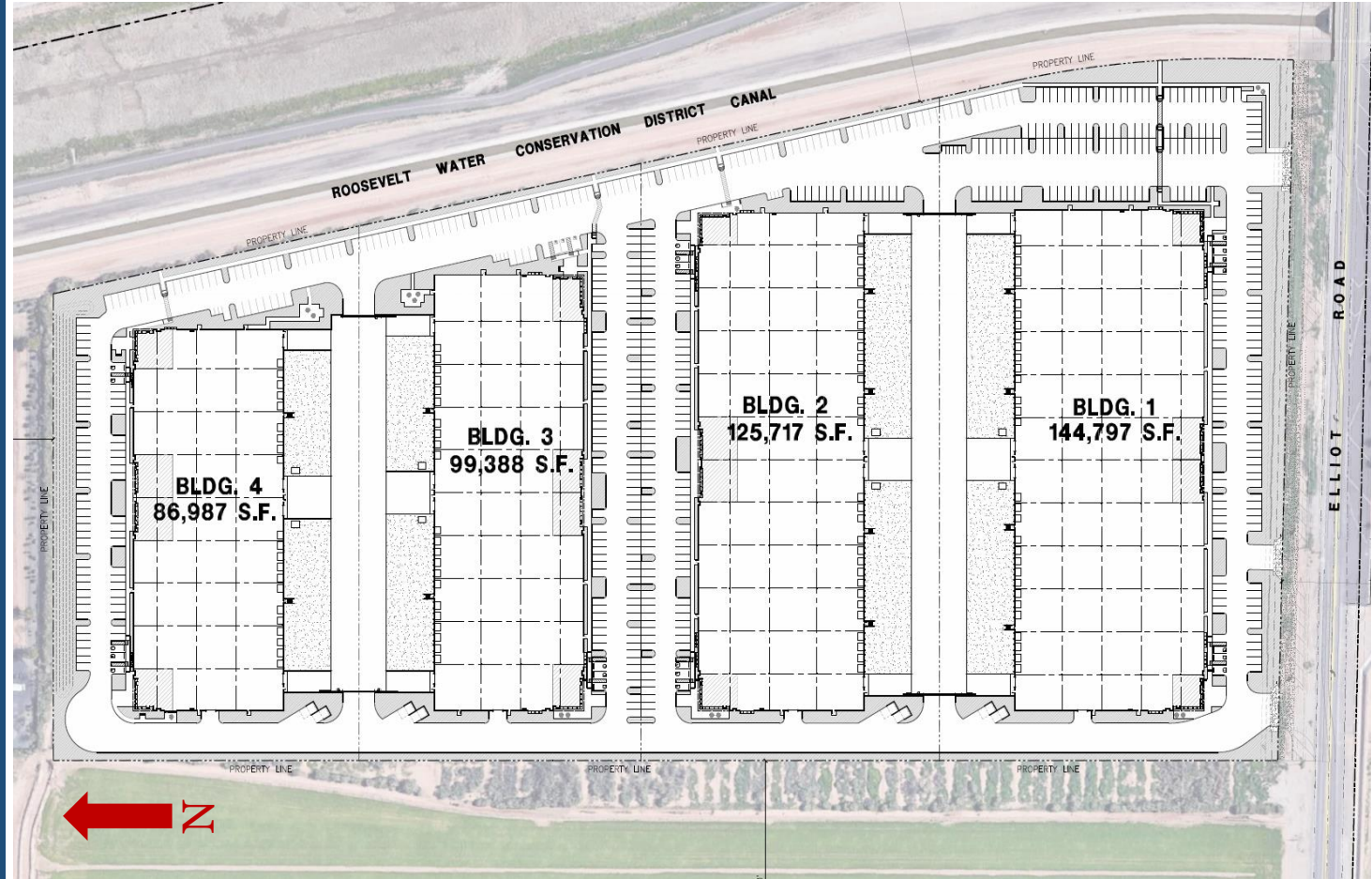
Site Photos



Looking north towards the site

Site Plan

- Four industrial buildings
- 456,889 SF total
- Truck docks screened from public view



Landscape Plan

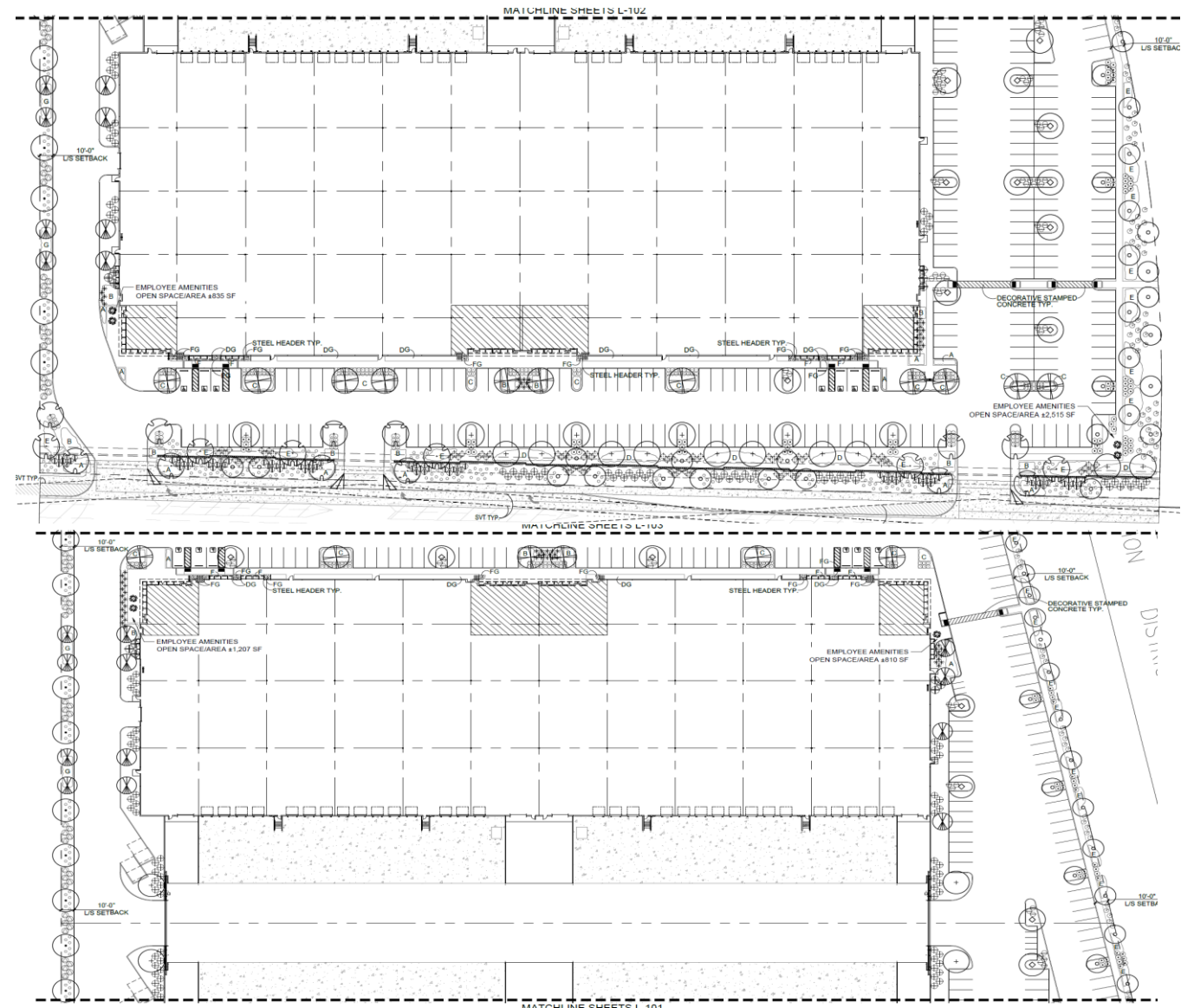
MASTER PLANT LIST

TREES

	CERCIDIUM PRAECOX 'AZT #5'	36" BOX / 33 QTY /
	AZT HYBRID PALO BREA	LOW-BREAKING /
		MATCHED
	PROSOPIS 'AZT SEEDLESS'	36" BOX / 18 QTY /
	AZT HYBRID PODLESS MESQUITE	LOW-BREAKING /
		MATCHED
	CERCIDIUM PRAECOX 'AZT #5'	24" BOX / 28 QTY /
	AZT HYBRID PALO BREA	LOW-BREAKING /
		MATCHED
	ULMUS PARVIFOLIA	24" BOX / 69 QTY /
	EVERGREEN ELM	LOW-BREAKING /
		MATCHED
	PROSOPIS 'COOPERI'	24" BOX / 28 QTY /
	COOPERI MESQUITE	LOW-BREAKING /
		MATCHED
	CHILOPSIS LINEARIS 'BI-COLOR'	24" BOX / 78 QTY /
	HYBRID DESERT WILLOW	LOW-BREAKING /
		MATCHED
	CAESALPINIA CACALACO 'SIERRA SUN'	24" BOX / 40 QTY /
	SMOOTH CASCALOTE	LOW-BREAKING /
		MATCHED

SHRUBS

	ALOE VERA	5 GAL, 95 QTY
	YELLOW BLOOMING ALOE	
	HESPERALOE PARVIFLORA	5 GAL, 139 QTY
	RED YUCCA	
	JUSTICIA CALIFORNICA	5 GAL, 198 QTY
	CHUPAROSA	
	LEUCOPHYLLUM ZYGOPHYLLUM	5 GAL, 99 QTY
	CIMARRON SAGE	
	MUHLENBERGIA RIGIDA	5 GAL, 135 QTY
	NASHVILLE GRASS	
	NERIUM OLEANDER 'PETITE SALMON'	5 GAL, 180 QTY
	DWARF OLEANDER	
	OLEA EUROPAEA 'LITTLE OLLIE'	5 GAL, 430 QTY
	DWARF OLIVE	
	SIMMONDSIA CHINENSIS	5 GAL, 135 QTY
	JOJOBA	
	TECOMA 'BELLS OF FIRE'	5 GAL, 35 QTY
	ORANGE TECOMA	
	LEUCOPHYLLUM LANGMANIAE	5 GAL, 255 QTY
	RIO BRAVO SAGE	



Landscape Plan

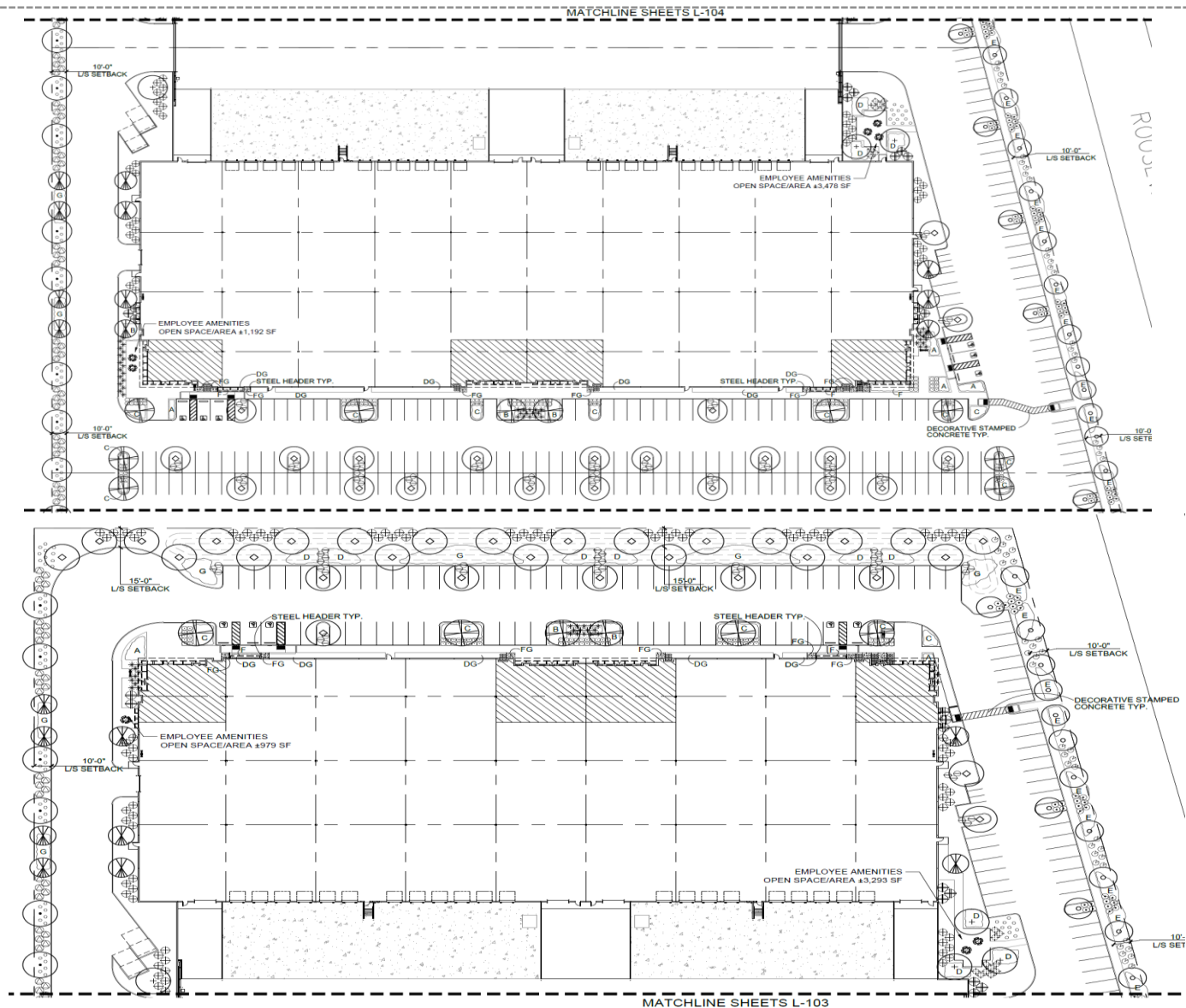
MASTER PLANT LIST

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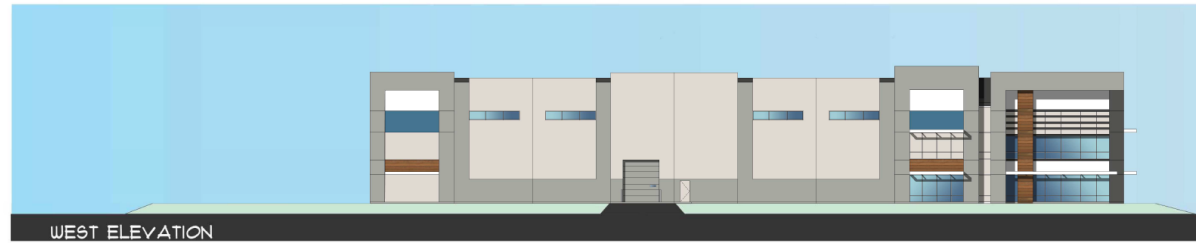
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Elevations – Building 1



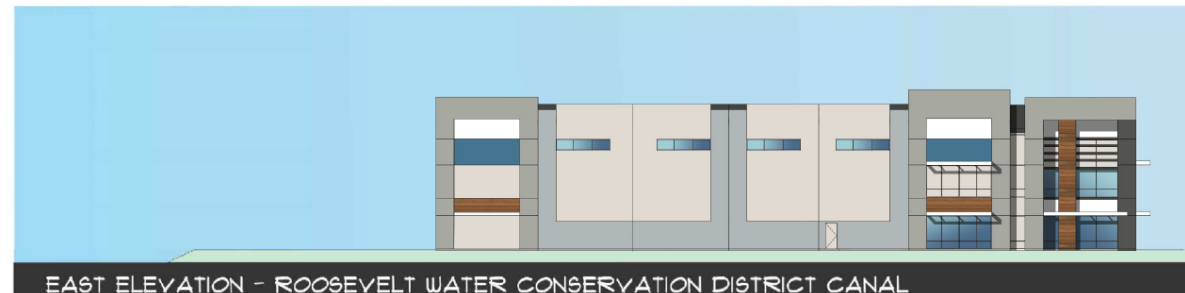
Elevations – Building 2



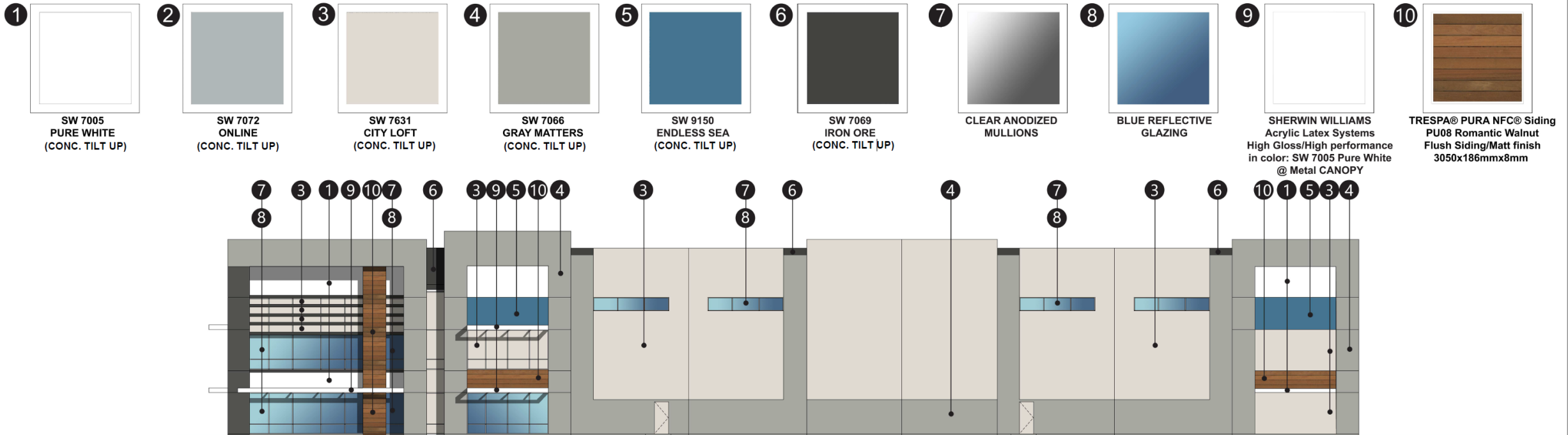
Elevations – Building 3



Elevations – Building 4



Color and Materials Board



Concrete
Glazing
Wood Siding

Lighting

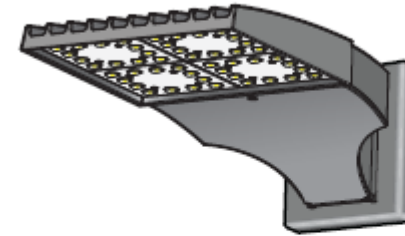


RAZAR

(MODELS: RZRM, RZR, RZR-G & RZR-MAF*)

PATENT PENDING

WALLMOUNT



CAST ALUMINUM ARM AND WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.

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, incorporation of wood siding and clerestory windows*

No more than 50% façade in one material

- *Mix of colors, incorporation of wood siding and clerestory windows*

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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