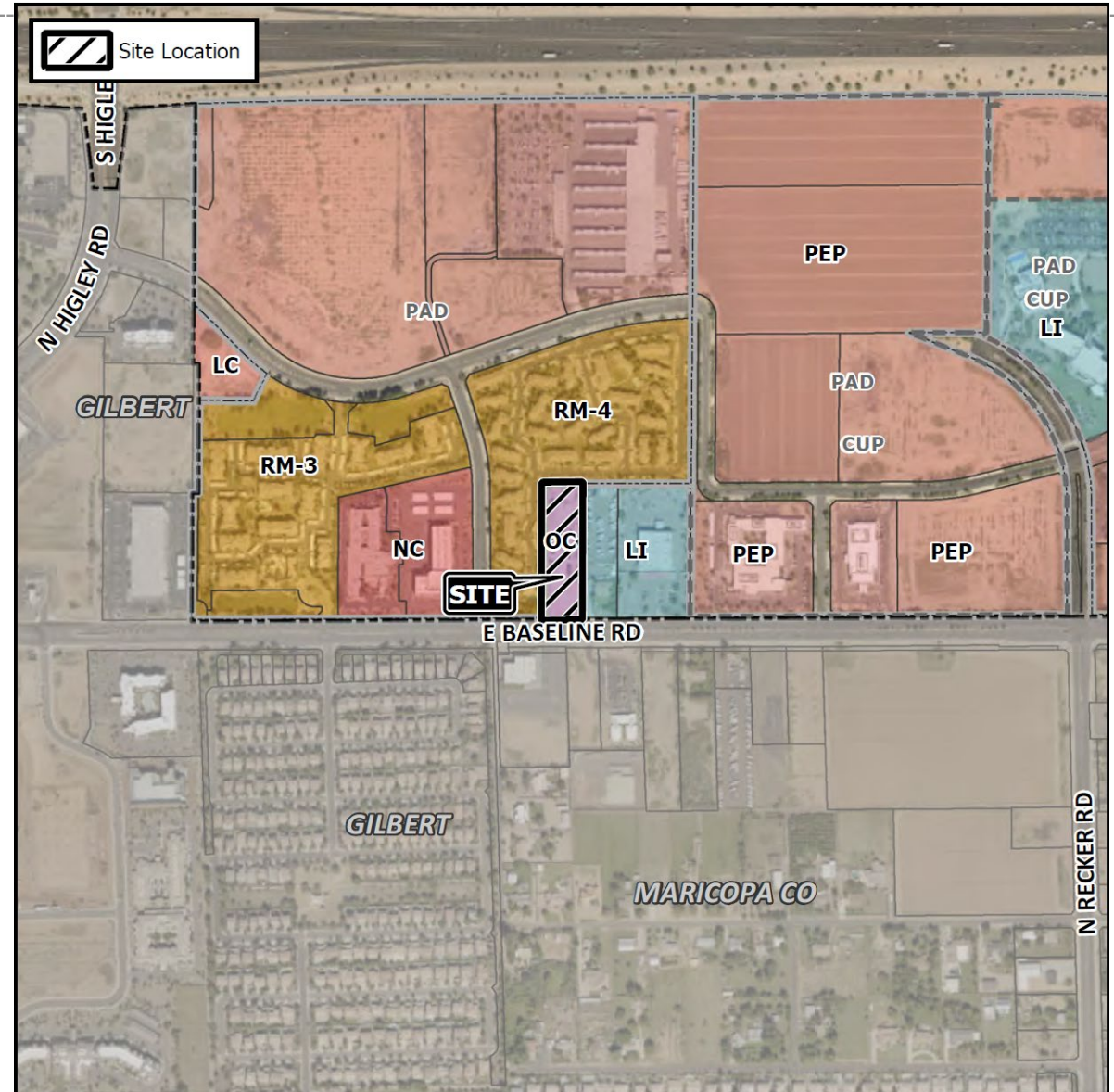




DRB20-00245

Location

- West of Recker Road
- North of Baseline Road





E BASELINE RD



N RECKER RD

MARICOPA CO

Request

- Design Review

Purpose

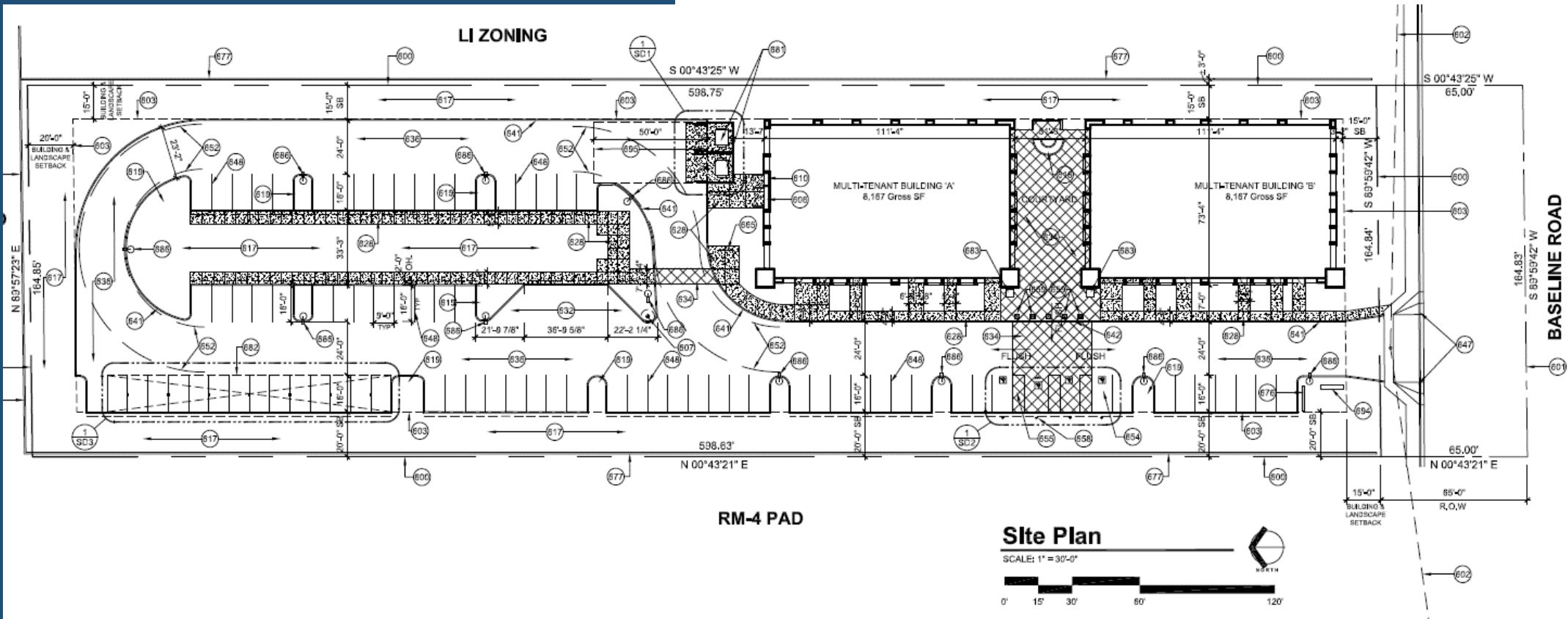
- Proposed medical office building

Site Photos

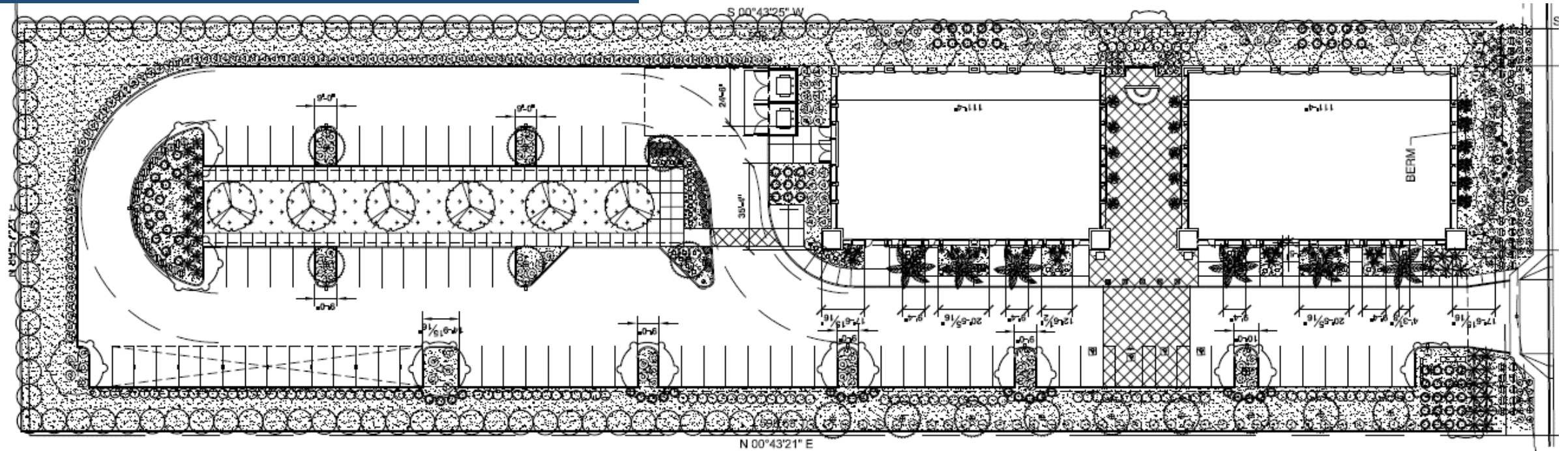
Looking north from
Baseline Road



Site Plan























Landscape Plan

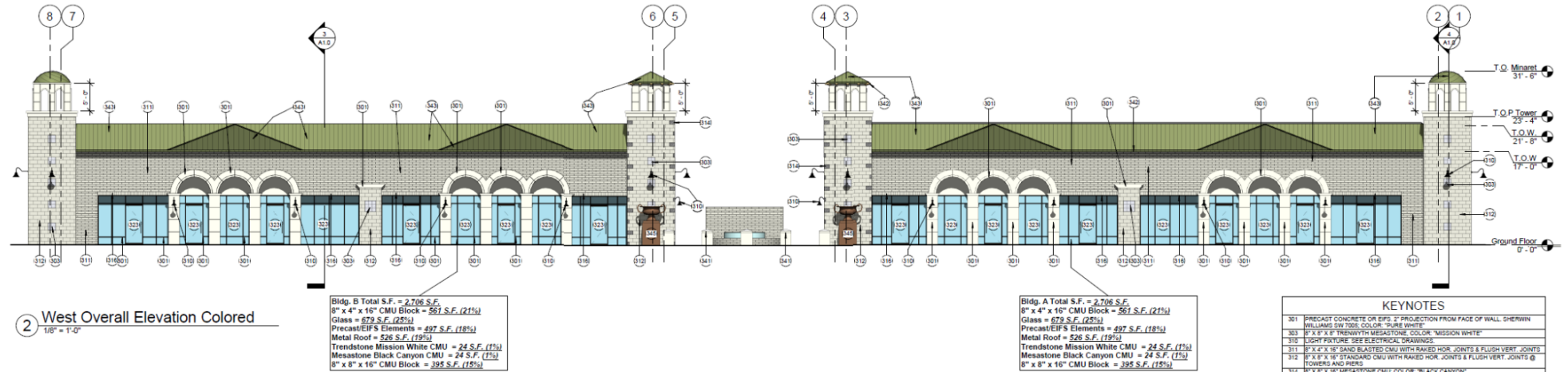
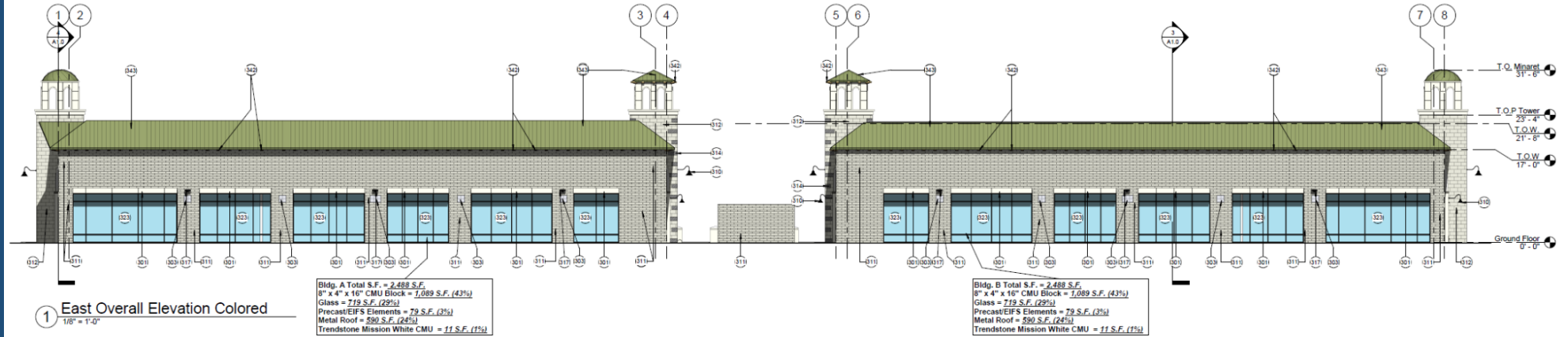


Landscape Palette

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY				
	<i>Acacia aneura</i> Mulga	24" Box		23		<i>Cycas revoluta</i> Sago Palm	5 gal.	22
	<i>Citrus x aurantium</i> Sour Orange	24" Box		81		<i>Dasyllis longissimum</i> Toothless Desert Spoon	5 gal	18
	<i>Fouquieria splendens</i> Ocotillo	15 gal		6		<i>Hesperaloe funifera</i> Mexican False Yucca	5 gal.	17
	<i>Olea europaea</i> 'Swan Hill'™ Swan Hill Olive	24" Box	Existing	42		<i>Justicia spicigera</i> Mexican Honeysuckle	5 gal	6
	<i>Pachycereus marginatus</i> Totem Pole Cactus	Salvaged from off-site		1		<i>Lantana montevidensis</i> 'New Gold' Trailing Lantana	1 gal	36
	<i>Phoenix dactylifera</i> Date Palm	15' Ht.		6		<i>Muhlenbergia capillaris</i> 'Regal Mist'™ Regal Mist Deer Grass	5 gal	89
	<i>Pyrus kawakamii</i> Evergreen Pear	24" Box		6		<i>Opuntia microdasys</i> Bunny Ears Prickly Pear	5 gal	6
SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY				
	<i>Agave parryi</i> Parry's Agave	5 gal		24		<i>Rhapholepis indica</i> 'Ballerina Pink Dancer' Indian Hawthorne	5 gal	114
	<i>Calliandra californica</i> Red Baja Fairy Duster	5 gal.		46		<i>Rosa x 'Iceburg'</i> Iceburg White Rose	5 gal.	18
	<i>Carissa macrocarpa</i> 'Green Carpet' Green Carpet Natal Plum	1 gal.		50		<i>Rosmarinus officinalis</i> 'Prostratus' Dwarf Rosemary	1 gal	54
	<i>Chamaerops humilis</i> Mediterranean Fan Palm	5 gal.		6		<i>Ruellia penninsularis</i> Wild Petunia	5 gal	58
	<i>Chrysactinia mexicana</i> Darmaria	1 gal		30		<i>Tecoma stans angustata</i> Yellow Bells	5 gal.	6

Elevations



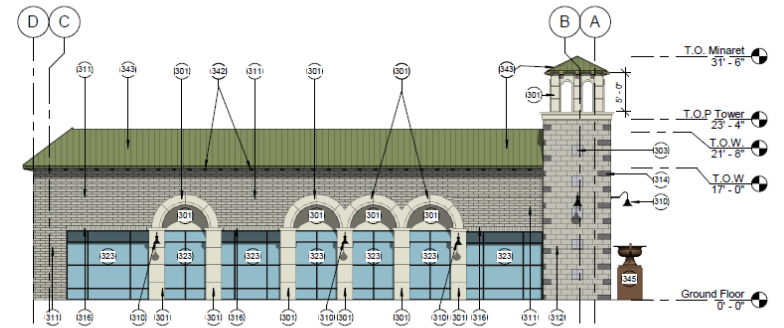
KEYNOTES	
301	PRECAST CONCRETE OR EFS, 2" PROJECTION FROM FACE OF WALL, SHERWIN WILLIAMS SW 7005, COLOR: "PURE WHITE"
303	6" x 8" x 16" TRENDSTONE MESASTONE, COLOR: "MISSION WHITE"
310	LIGHT FIXTURE SEE ELECTRICAL DRAWINGS
311	6" x 6" x 18" SAND BLASTED CMU WITH RAKED HOR. JOINTS & FLUSH VERT. JOINTS, TONERS AND PERS
312	6" x 8" x 16" STANDARD CMU WITH RAKED HOR. JOINTS & FLUSH VERT. JOINTS & TONERS AND PERS
314	6" x 8" x 16" MESASTONE CMU, COLOR: "BLACK CANYON"
316	6" x 4" x 8" SOLIDER COURSE SANDBLASTED CMU
317	EAST SIDE LIGHT FIXTURE
323	BLACK ALUMINUM-FRAMED ENTRANCE AND STOREFRONT
341	PRECAST CONCRETE BOLLARD, SHERWIN WILLIAMS SW 7005, COLOR: "PURE WHITE"
342	EXPOSED LATH/PLASTER
343	STANDARD BEAM ROOF, AKAS INTERNATIONAL, COLOR: "ANTIQUE PATINA"
349	CAST IRON URN FIXTURE PROVIDED BY OWNER

Elevations



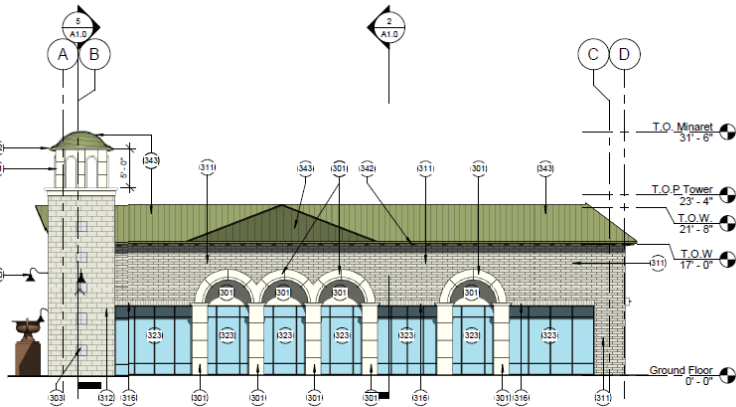
1 North Elevation Building A Colored
1/8" = 1'-0"

Total S.F. = 1,679 S.F.
 8" x 4" x 16" CMU Block = 553 S.F. (33%)
 Glass = 333 S.F. (20%)
 Precast/EIFS Elements = 190 S.F. (11%)
 Metal Roof = 311 S.F. (18%)
 Trendstone Mission White CMU = 10 S.F. (1%)
 8" x 8" x 16" CMU Block = 192 S.F. (11%)
 Metal Gate = 100 S.F. (6%)



3 Interior Courtyard Elevation TYP.
Colored
1/8" = 1'-0"

Total S.F. = 1,702 S.F.
 8" x 4" x 16" CMU Block = 404 S.F. (24%)
 Glass = 447 S.F. (26%)
 Precast/EIFS Elements = 314 S.F. (18%)
 Metal Roof = 335 S.F. (20%)
 Trendstone Mission White CMU = 10 S.F. (1%)
 8" x 8" x 16" CMU Block = 174 S.F. (10%)
 Mesastone Black Canyon CMU = 18 S.F. (1%)



2 South Elevation Building B Colored
1/8" = 1'-0"

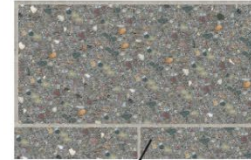
Total S.F. = 1,679 S.F.
 8" x 4" x 16" CMU Block = 404 S.F. (24%)
 Glass = 447 S.F. (26%)
 Precast/EIFS Elements = 314 S.F. (18%)
 Metal Roof = 311 S.F. (18%)
 Trendstone Mission White CMU = 10 S.F. (1%)
 8" x 8" x 16" CMU Block = 192 S.F. (13%)

Colors & Materials

**MORRIS BROTHERS
OFFICE BUILDING
MATERIAL AND
COLOR PALETTE**



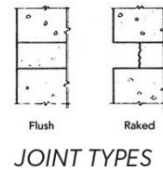
**TRENWYTH TRENDSTONE
GROUNDFACE CMU
COLOR: BLACK CANYON**



**PRECAST ELEMENTS/EIFS
SHERWIN WILLIAMS
SW 7005
COLOR: PURE WHITE**



**ATAS INTERNATIONAL
STANDING SEAM ROOF
COLOR: ANTIQUE PATINA**



**SANDBLASTED CMU (8 X 4 X 16)
RAKED HORIZONTAL JOINTS &
FLUSH VERTICAL JOINTS**



**STOREFRONT FINISH
BLACK ANODIZED
ALUMINUM**



**STANDARD CMU (8 X 8 X 16)
RAKED HORIZONTAL JOINTS
& FLUSH VERTICAL JOINTS**



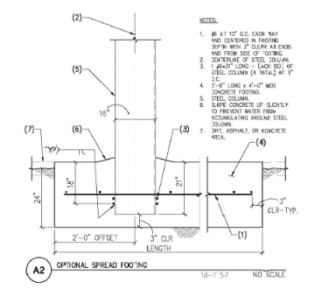
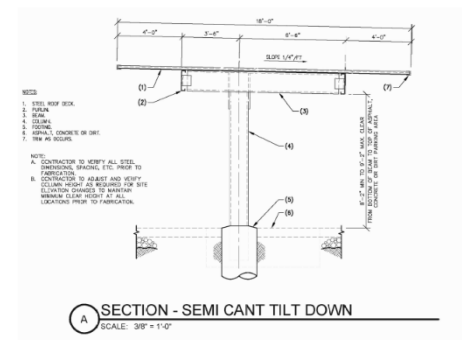
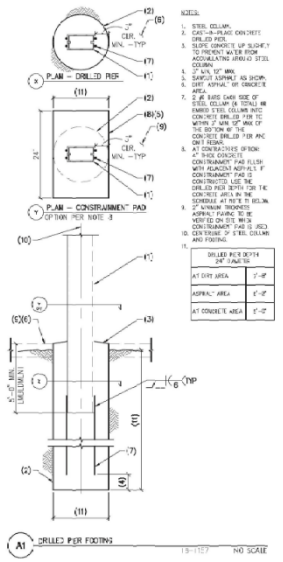
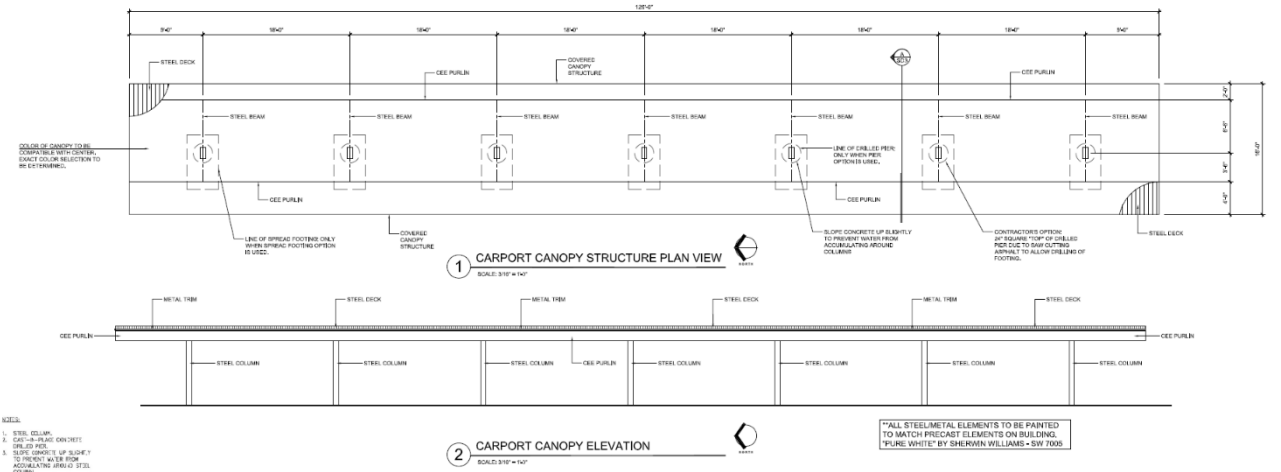
**TRENWYTH MESASTONE
(8 X 8 X 8)
TEXTURED CMU
COLOR: MISSION WHITIE**

Renderings



Elevations

Parking Canopy Detail



adaptive ARCHITECTS

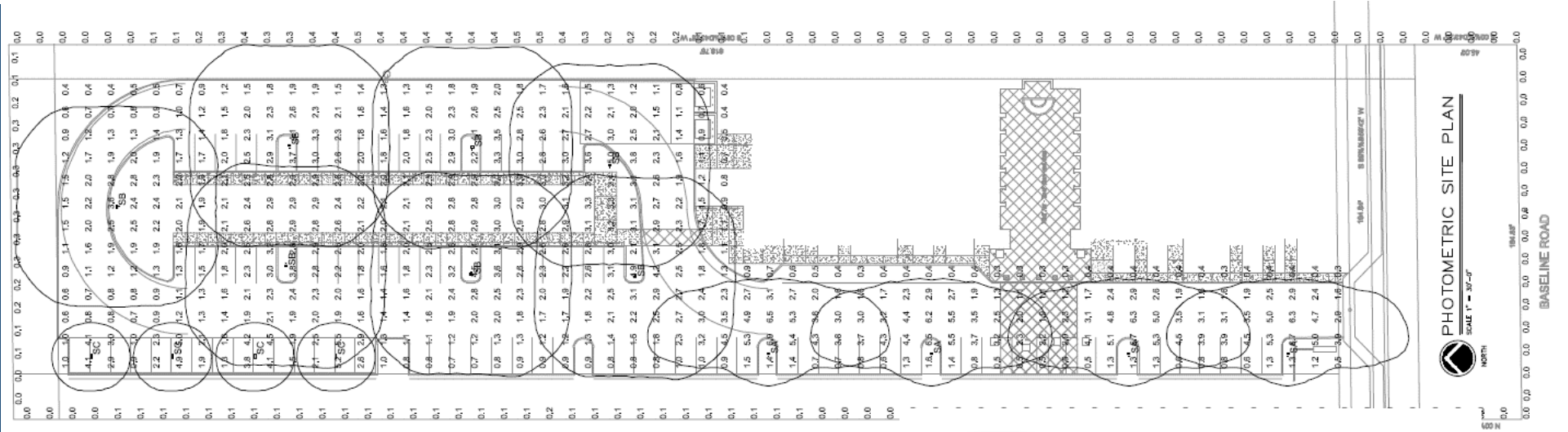
Phase Design Review

Morris Brothers Offices
5520 East Baseline Rd
Mesa, AZ 85206

CARPORT CANOPY STRUCTURE DETAILS

Project Number: 2009
Revision Date: 5/28/2020
Sheet Number: SD3

Lighting

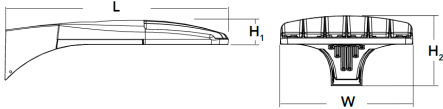
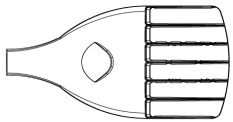


D-Series Size 0 LED Area Luminaire



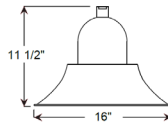
Specifications

- EPA: 0.95 ft² (0.99 m²)
- Length: 26" (66.0 cm)
- Width: 13" (33.0 cm)
- Height: 3" (7.62 cm)
- Height: 7" (17.8 cm)
- Weight (max): 16 lbs (7.25 kg)



MBVF16
LED

Weight: 7.5 lbs



RM Style	Light Source & Voltage	Dimming	Distribution	CCT	Driver Housing	Voltage	Mounting	Accessories	Finish
MBVF16	M024LD	D	W	40K	RTC	UNV	E6	PC	41

Fixture Type: _____ Quantity: _____
Customer: _____

Specifications

Materials:
RLM shades are constructed of heavy duty spun aluminum. Wall back plate and driver housing are cast aluminum. All fasteners are stainless steel. Inside of shade is reflective white finish for all colors except galvanized paint finish. Screw hardware may not match paint.

Electrical:
Universal voltage 120-277 is standard. 0-10V, TRIAC and ELV dimming protocols are standard. (ELV is 0-10V only) See page 2 table for LED module and driver specs, voltage and dimming protocols.

Certifications:
Cord mounts are UL Listed for dry locations. Arm mount, stem mount and wall mount are UL Listed for wet locations.



Finish:
A polyester powder coat high quality finish is electrostatically applied and baked at 450° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion.

Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

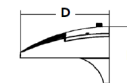
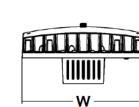
Modifications:
Consult factory for custom or modified designs.



d^{series}

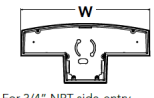
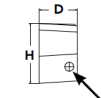
Specifications Luminaire

- Width: 13-3/4" (34.9 cm)
- Depth: 10" (25.4 cm)
- Height: 6-3/8" (16.2 cm)
- Weight: 12 lbs (5.4 kg)



Back Box (BBW, ELCW)

- Width: 13-3/4" (34.9 cm)
- Depth: 4" (10.2 cm)
- Height: 6-3/8" (16.2 cm)
- BBW Weight: 5 lbs (2.3 kg)
- ELCW Weight: 10 lbs (4.5 kg)



For 3/4" NPT side-entry conduit (BBW only)

Design Guidelines

Section 11-6-3

- | | |
|---|--|
| ✓ | Design incorporates multiple materials |
| ✓ | Breaking up mass to human scale |
| ✓ | Primary building entries |

Summary

Findings

- ✓ Staff has no major concerns
- ✓ Project meets MZO requirements
- ✓ Staff welcomes any feedback