



Design Review Board



DRB23-00689

8817 East Pecos

Kwasi Abebrese, Planner II

August 13, 2024



Request

- Design Review
- To allow an industrial development





Site Photo

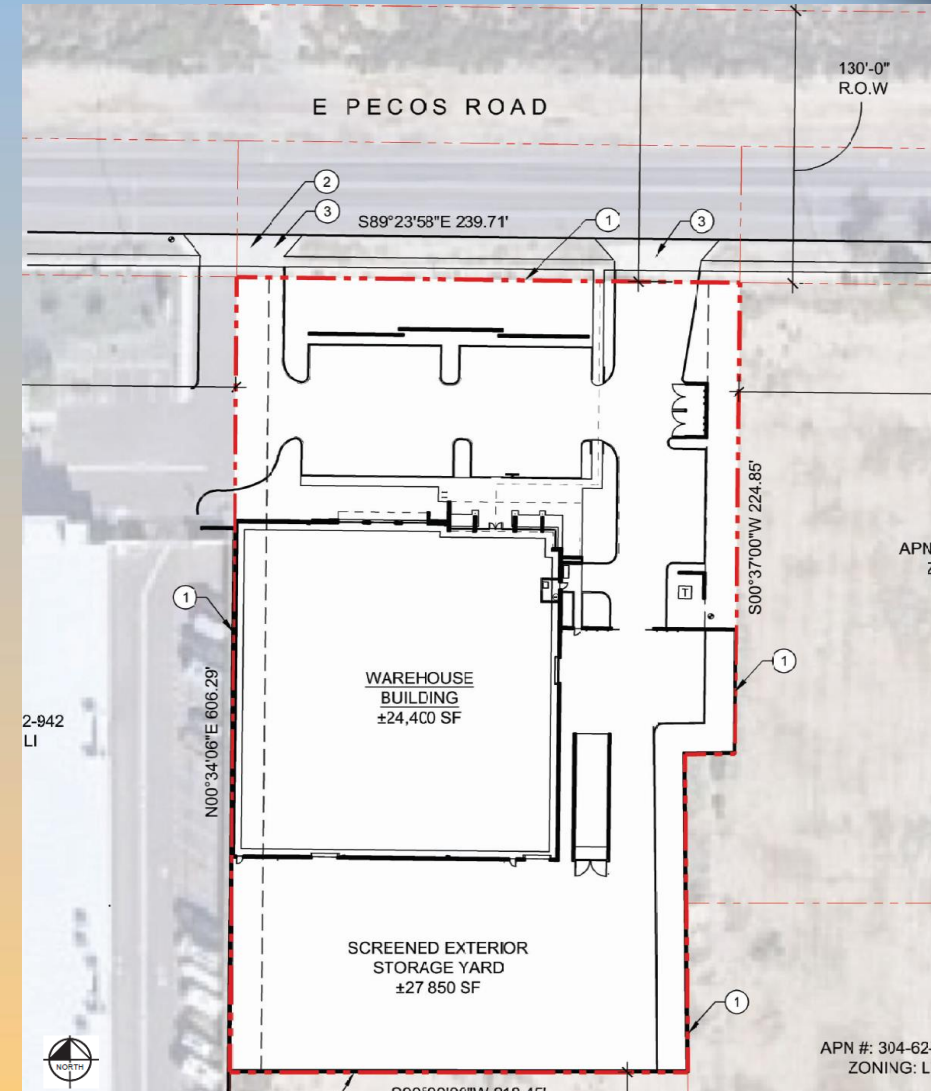


Looking south towards the site from Pecos Road



Site Plan

- 24,400 sq. ft. building
- Access from East Pecos Road
- Truck dock and loading area will be located on the southeast and south sides of building

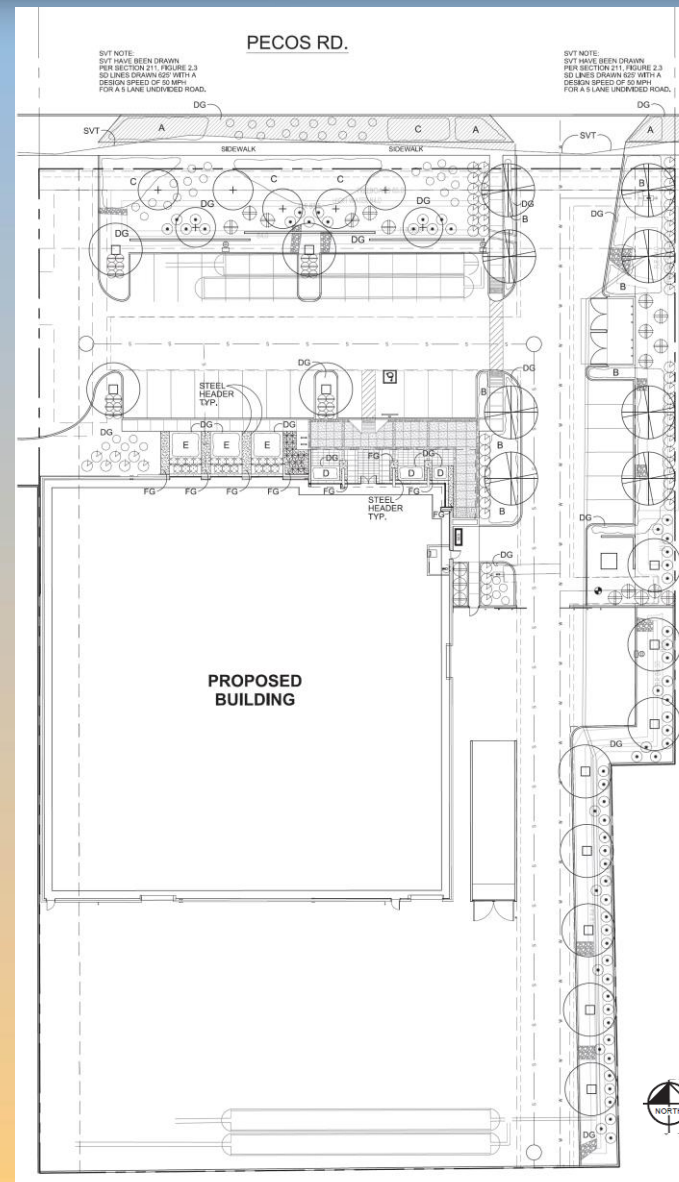




Landscape Plan

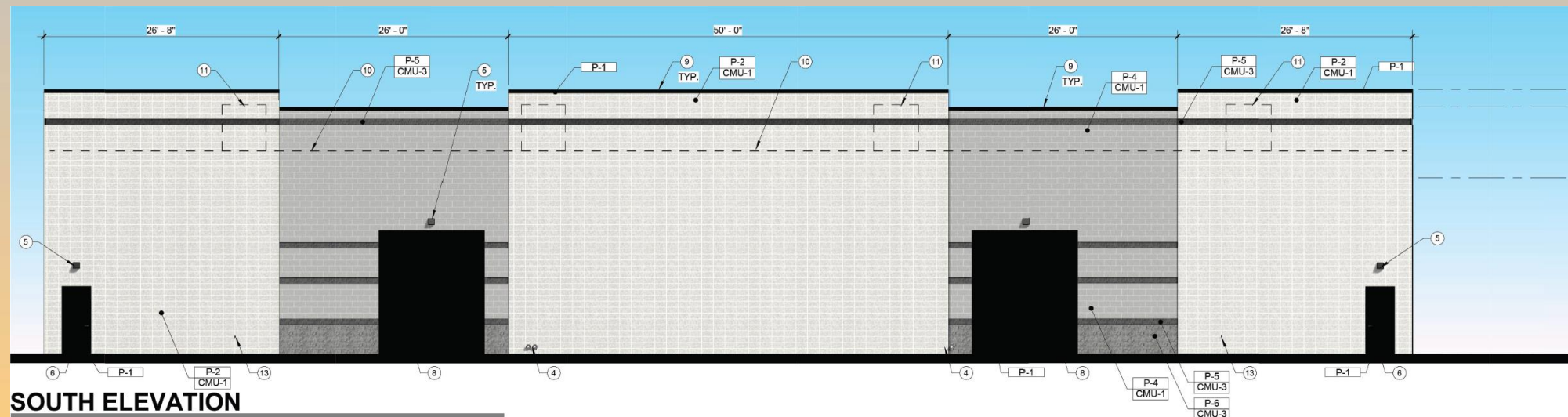
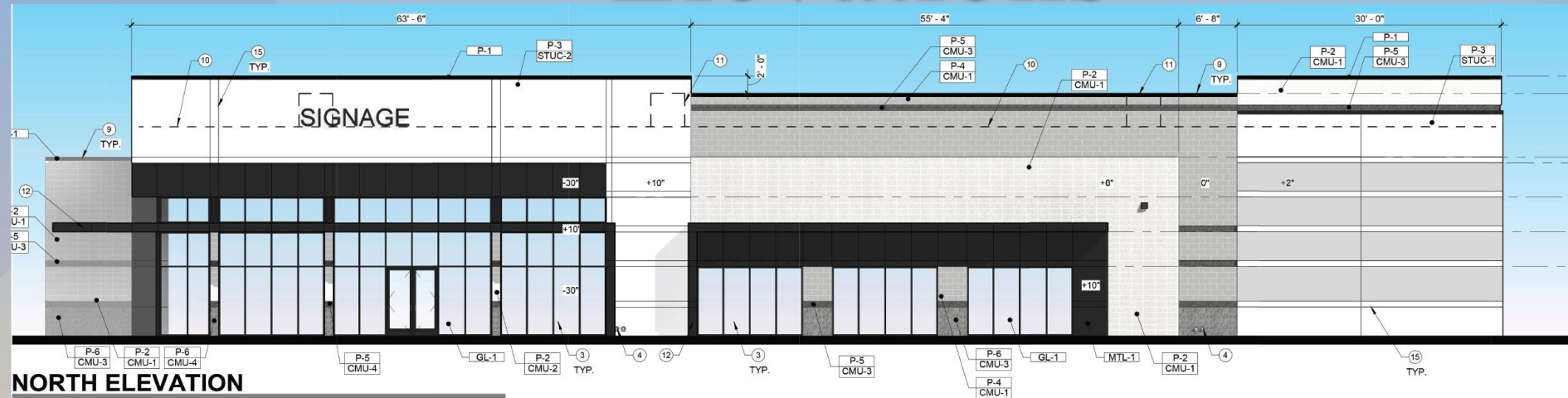
MASTER PLANT LIST

TREES	SIZE/ COMMENTS/ QTY
	OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE 36" BOX / 8 QTY LOW-BREAKING MATCHED
	PISTACIA 'RED PUSH' RED PUSH PISTACHE 24" BOX / 12 QTY STANDARD MATCHED
	CHITALPA TASHKENTENSIS CHITALPA 24" BOX / 7 QTY LOW-BREAKING MATCHED
SHRUB	
	NERIUM OLEANDER 'WHITE SANDS' DWARF OLEANDER 5 GAL, 62 QTY
	OLEA EUROPAEA 'LITTLE OLLIE' DWARF OLIVE 5 GAL, 24 QTY
	RUPELLIA BRITTONIANA MEXICAN PETUNIA 5 GAL, 21 QTY
	TECOMA STANS 'LYDIA' LYDIA TECOMA 5 GAL, 60 QTY
	BOUGAINVILLEA 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA 5 GAL, 19 QTY
	HESPERALOE PARVIFLORA RED YUCCA 5 GAL, 16 QTY
GROUNDCOVERS	
	ERICAMERIA LARICAFOLIA TURPENTINE BUSH 1 GAL @ 3' O.C., 44 QTY
	LANTANA MONTEVIDENSIS PURPLE LANTANA 1 GAL @ 3' O.C., 61 QTY
	EREMOPHILA CARNOSA WINTER BLAZE EMU 1 GAL @ 4' O.C., 152 QTY
	BOUTELOUA 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA 1 GAL @ 3' O.C., 256 QTY
	ALOE BARBADENSIS YELLOW BLOOMING ALOE 5 GAL @ 2.5' O.C., 16 QTY
	EREMOPHILA GLABRA OUTBACK SUNRISE EMU 1 GAL @ 3' O.C., 33 QTY
INERT MATERIAL	
	DECOMPOSED GRANITE ROCK PROS - MAHOGANY 1/2" MINUS / 2" DEPTH, TYP.
	FRACTURED GRANITE ROCK PROS - FROST 1-3" SCREENED / 2" DEPTH, TYP.



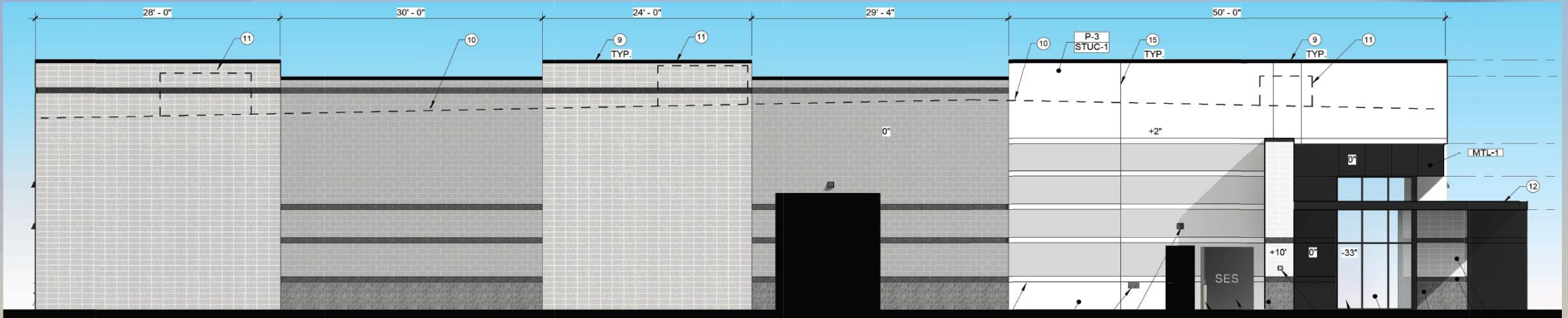


Elevations

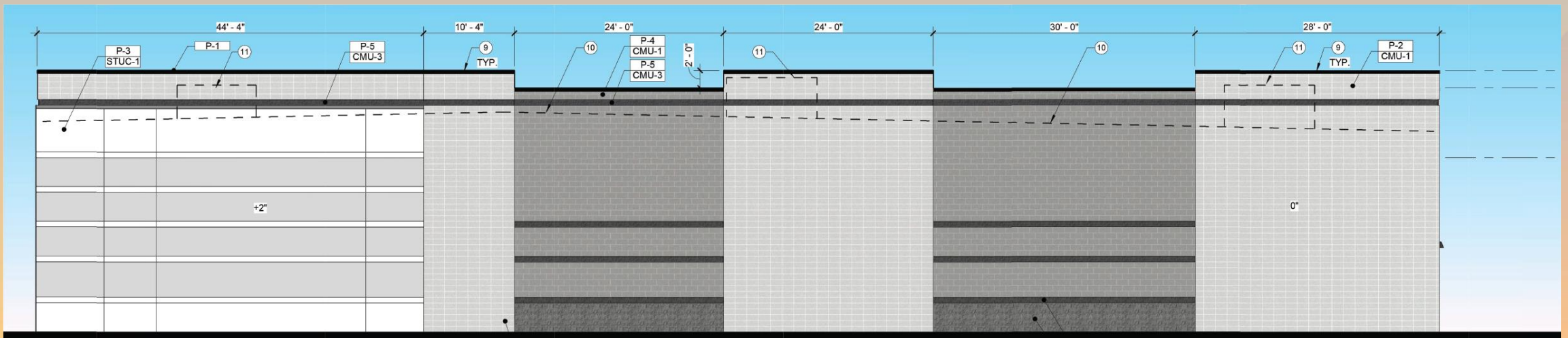




Elevations



EAST ELEVATION



WEST ELEVATION



Rendering

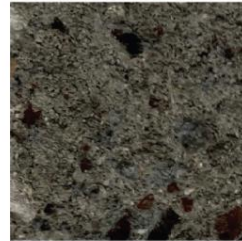




Colors and Materials



FIELD BLOCK
SMOOTH FACE CMU
STANDARD GRAY - PAINTED



ACCENT BLOCK
SPLIT FACE CMU
STANDARD GRAY - PAINTED



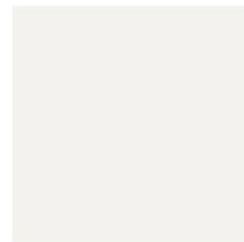
ACCENT COLOR
SPLIT FACE CMU
BEHR
#144-6 "ANCESTRAL"



ACCENT COLOR
SPLIT FACE CMU
BEHR
#133-7 "INTELLECTUAL"



FIELD COLOR
STUCCO/ CMU PAINTED
BEHR
#134-2 "CHIC GRAY"



FIELD COLOR
STUCCO/ CMU PAINTED
BEHR
#100-4 "POLAR BEAR"



ACCENT COLOR
METAL PAINTED
BEHR
"BLACK"



ANODIZED ALUMINUM
STOREFRONT SYSTEM
ARCADIA
AB-8 BLACK



INSULATED GLASS UNIT
VITRO
SOLARBAN 70 (2) CLEAR GLASS



ACM PANELS
REYNOBOND
COLORWELD 500
"DEEP BLACK" OR
SIMILAR



Alternative Compliance

- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Materials. No more than 50% of the façade may be covered with one single material
- ✓ Wall Articulation. Exterior building walls shall be subdivided and proportioned to human scale, using projections, overhangs and recesses



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Alternative Compliance

Staff welcomes any feedback



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