



# Design Review Board



# DRB24-00473

## Komatsu Sales & Service Facility

Kwasi Abebrese, Planner II

October 8, 2024



# Request

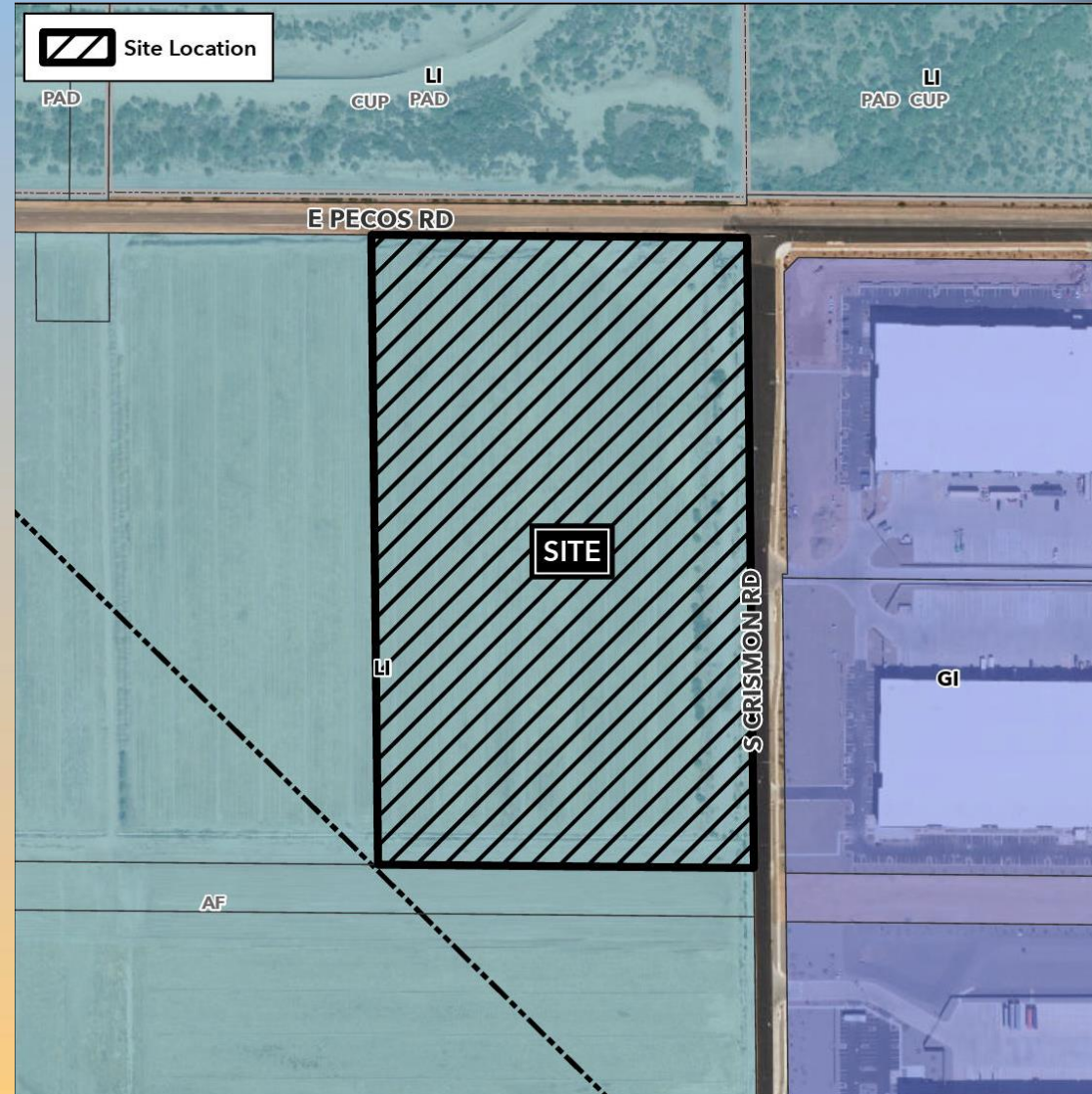
- Design Review
- To allow an industrial development





# Location

- West side of Crismon Road
- South side of Pecos Road





# Site Photo



Looking south towards the site from Pecos Road



# Site Photo

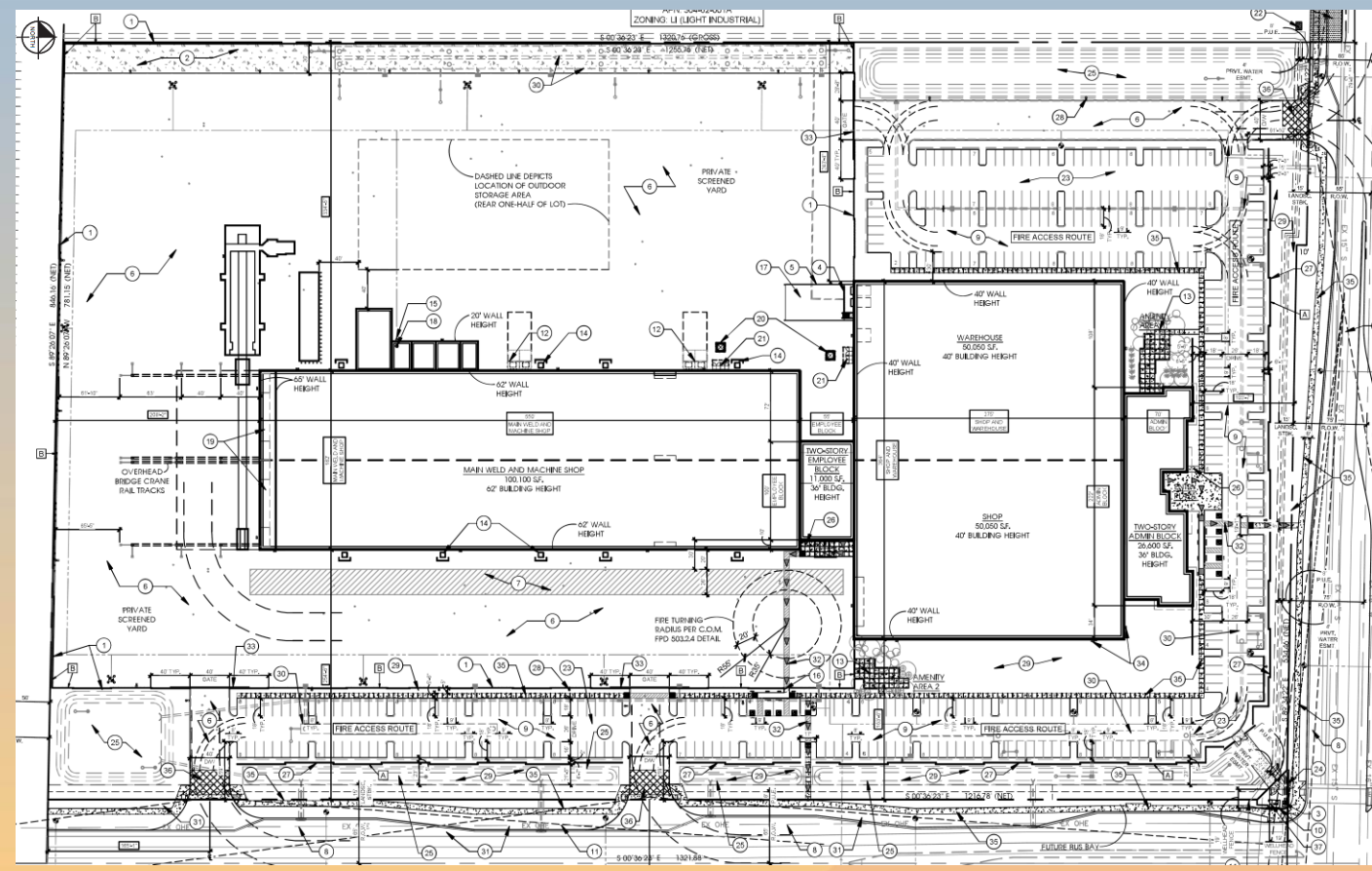


Looking south towards the site from Pecos Road



# Site Plan

- 237,860 sq. ft. building
- Truck docks and loading area at the west side of the building
- Vehicular access from East Pecos Road and South Crismon Road
- 406 parking spaces required;  
407 parking spaces

















# Landscape Plan

## LANDSCAPE LEGEND





### TREES

-  CERCIDIUM 'HYBRID'  
DESERT MUSEUM PALO VERDE  
24" BOX
-  ACACIA ANEURA  
MULGA (SRP/APIS APPROVED)  
24" BOX
-  CAESALPINIA CACALACO  
CASCALOTE  
36" BOX
-  QUERCUS VIRGINIANA  
LIVE OAK  
24" BOX
-  QUERCUS VIRGINIANA  
LIVE OAK  
36" BOX

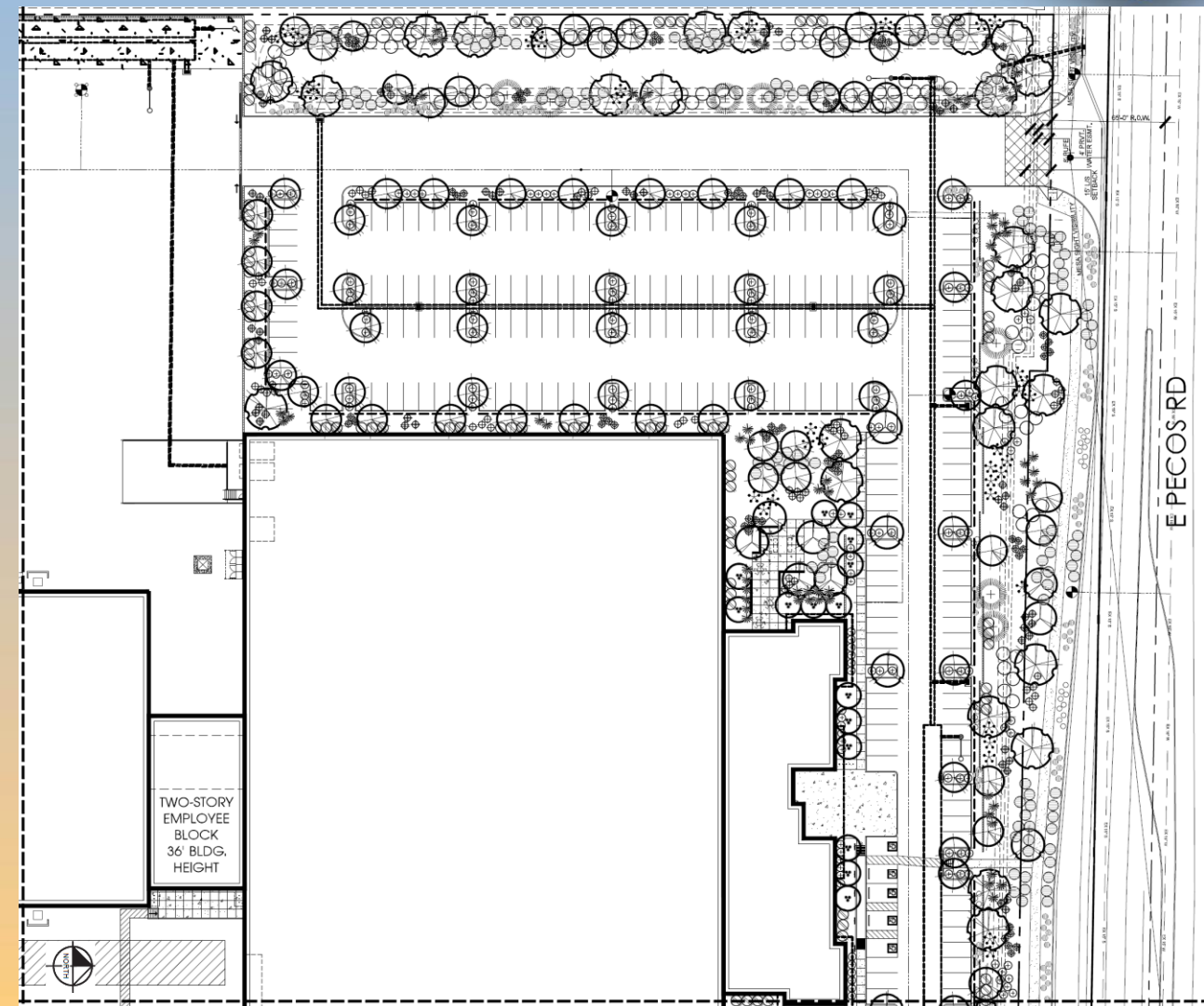
### SHRUBS

-  TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
-  EREMOPHILA MACULATA  
VALENTINE EMU BUSH  
5 GALLON
-  CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON
-  HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
-  HESPERALOE PARVIFLORA  
YELLOW YUCCA  
5 GALLON
-  DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON
-  AGAVE DESMETIANA  
SMOOTH AGAVE  
5 GALLON

### GROUND COVER

-  LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
-  CONVOLVULUS CNEORUM  
BUSH MORNING GLORY  
5 GALLON (QTY. XXX)
-  EREMOPHILA GLABRA  
'MINGENW GOLD'  
5 GALLON
-  ACACIA REDOLENS  
'DESERT CARPET' 1m  
5 GALLON

1/2" SCREENED ROCK PROS CARMEL  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS



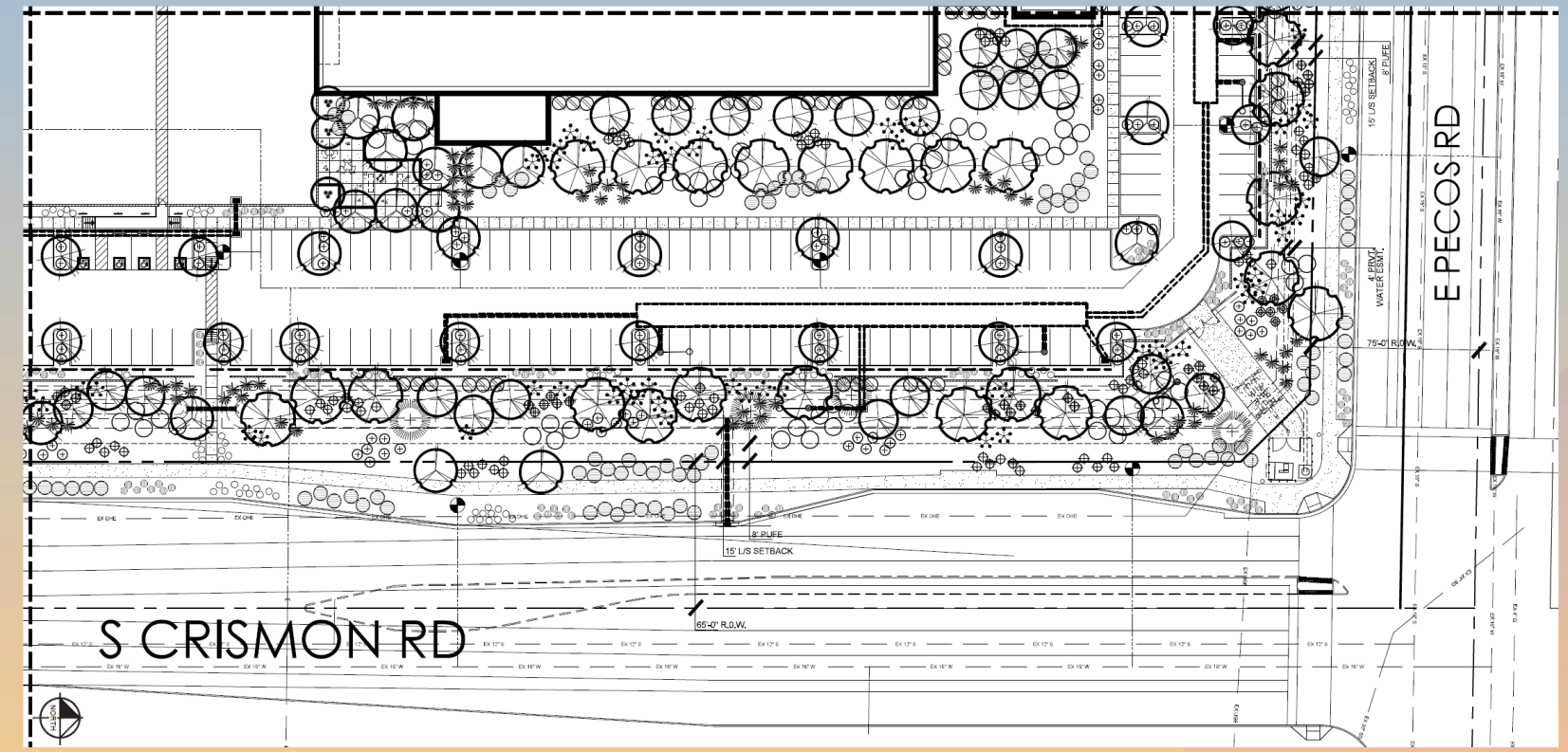




# Landscape Plan

## LANDSCAPE LEGEND

- TREES**
- CERCIIDIUM HYBRID  
DESERT MUSEUM PALO VERDE  
24" BOX
  - ACACIA ANEURA  
MULGA (SRP/APS APPROVED)  
24" BOX
  - CAESALPINIA CACALACO  
CASCALOTE  
36" BOX
  - QUERCUS VIRGINIANA  
LIVE OAK  
24" BOX
  - OLNEYA TESOTA  
IRONWOOD  
36" BOX
  - QUERCUS VIRGINIANA  
LIVE OAK  
36" BOX
- SHRUBS**
- TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
  - EREMOPHILA MACULATA  
VALENTINE EMU BUSH  
5 GALLON
  - CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON
  - HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
  - HESPERALOE PARVIFLORA  
YELLOW YUCCA  
5 GALLON
  - DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON
  - AGAVE DESMETIANA  
SMOOTH AGAVE  
5 GALLON
- GROUND COVER**
- LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
  - CONVOLVULUS CNEORUM  
BUSH MORNING GLORY  
5 GALLON (QTY. XXX)
  - EREMOPHILA GLABRA  
'MINGENW GOLD'  
5 GALLON
  - ACACIA REDOLENS  
'DESERT CARPET' tm  
5 GALLON
- 1/2" SCREENED ROCK PROS CARMEL  
DECOMPOSED GRAVEL  
2" DEPTH IN ALL LANDSCAPE AREAS

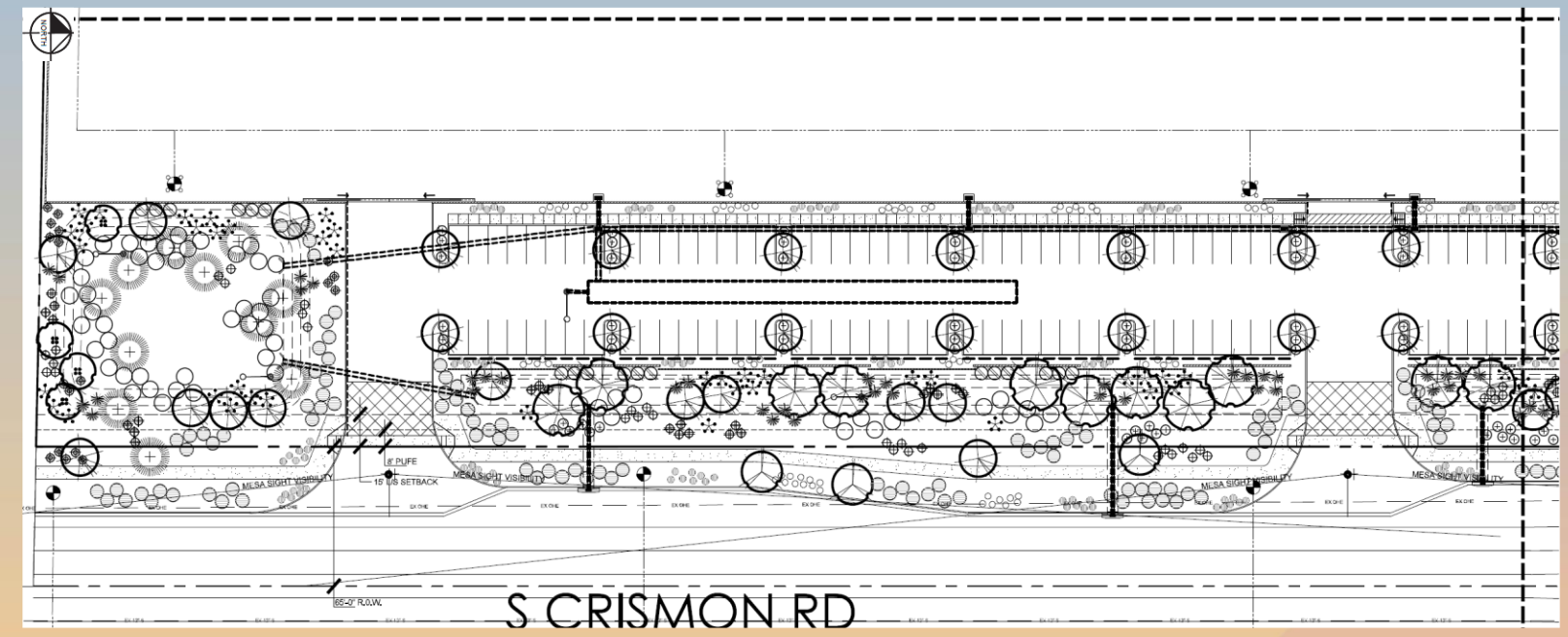




# LandscAPE Plan

## LANDSCAPE LEGEND

- TREES**
- CERCEIDIUM HYBRID  
-DESERT MUSEUM PALO VERDE  
24' BOX
  - ACACIA ANEURA  
MULGA (SRP/APS APPROVED)  
24' BOX
  - CAESALPINIA CACALACO  
CASCALOTE  
36' BOX
  - QUERCUS VIRGINIANA  
LIVE OAK  
24' BOX
  - OLNEYA TESOTA  
BROWNWOOD  
36' BOX
  - QUERCUS VIRGINIANA  
LIVE OAK  
36' BOX
- SHRUBS**
- TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
  - EREMOPHILA MACULATA  
VALENTINE EMU BUSH  
5 GALLON
  - CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON
  - HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
  - HESPERALOE PARVIFLORA  
YELLOW YUCCA  
5 GALLON
  - DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON
  - AGAVE DESMETIANA  
SMOOTH AGAVE  
5 GALLON
- GROUND COVER**
- LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
  - CONVOLVULUS CHEORUM  
BUSH MORNING GLORY  
5 GALLON (QTY. XXX)
  - EREMOPHILA GLABRA  
'MIRAGE NEW GOLD'  
5 GALLON
  - ACACIA REDOLENS  
'DESERT CARPET 1m'  
5 GALLON
- 1/2" SCREENED ROCK PROS CARMEL  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

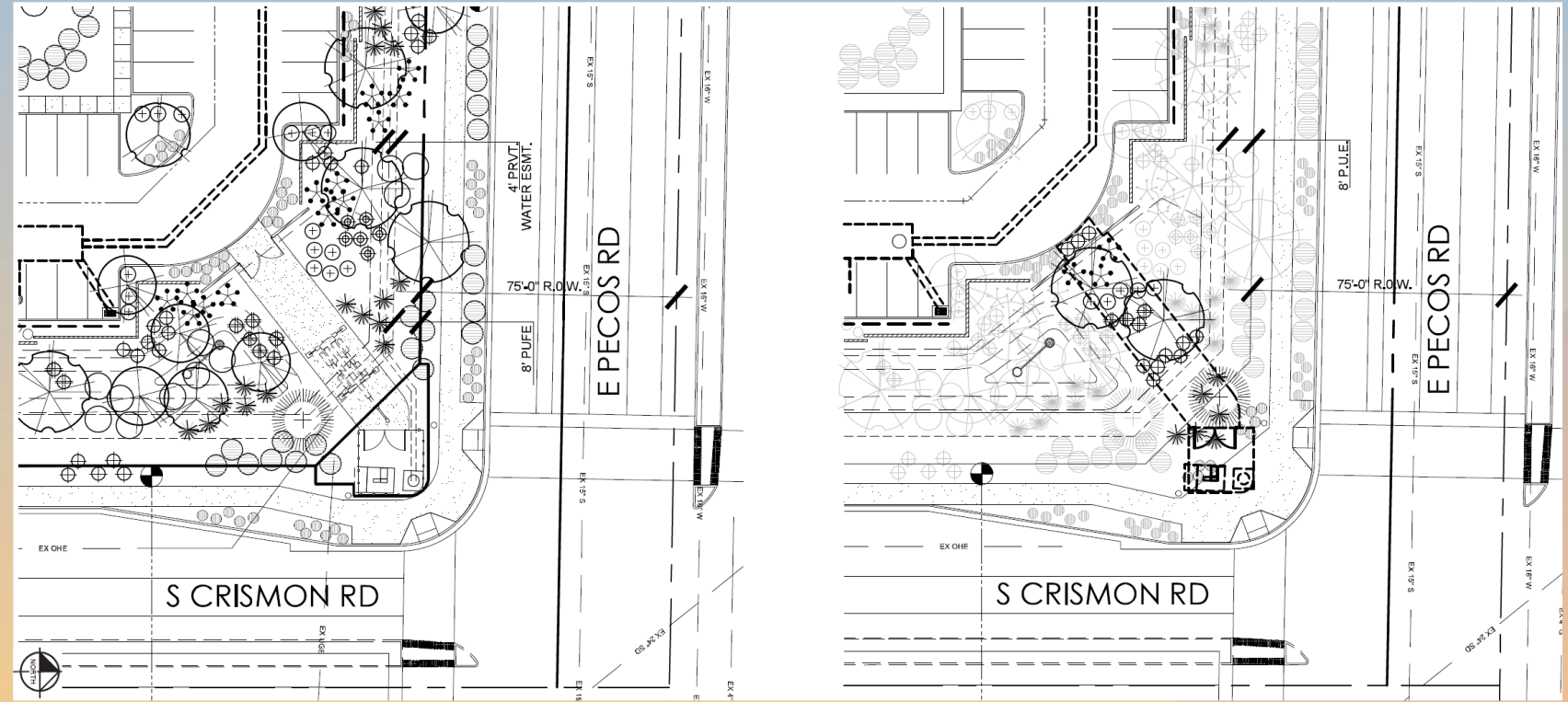




# Landscape Plan

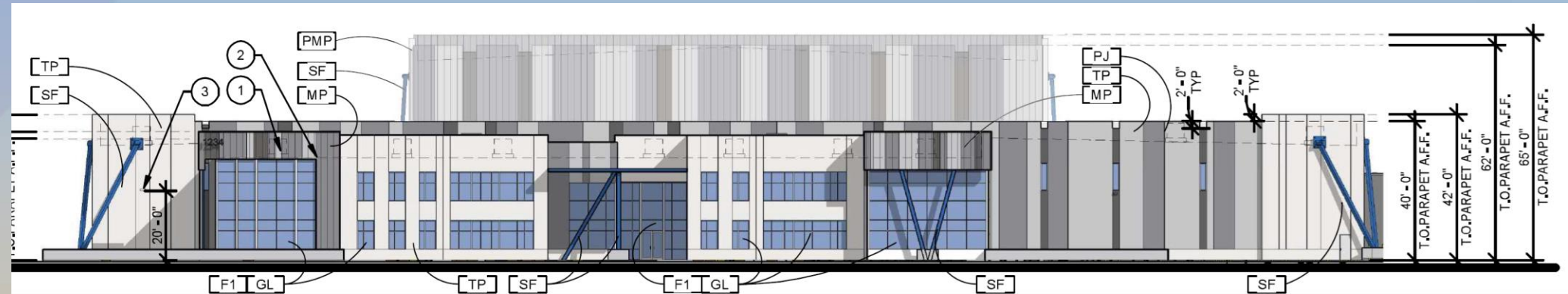
## LANDSCAPE LEGEND

- TREES**
- CERCIDIUM HYBRID  
DESERT MUSEUM PALO VERDE  
24" BOX
  - ACACIA ANEURA  
MULGA (SRP/APS APPROVED)  
24" BOX
  - CAESALPINIA CACALACO  
CASCALOTE  
36" BOX
  - QUERCUS VIRGINIANA  
LIVE OAK  
24" BOX
  - OLNEYA TESOTA  
IRONWOOD  
36" BOX
  - QUERCUS VIRGINIANA  
LIVE OAK  
36" BOX
- SHRUBS**
- TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
  - EREMOPIILA MACULATA  
VALENTINE EMU BUSH  
5 GALLON
  - CAESALPINIA MEXICANA  
MEXICAN BRID OF PARADISE  
5 GALLON
  - HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
  - HESPERALOE PARVIFLORA  
YELLOW YUCCA  
5 GALLON
  - DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON
  - AGAVE DESMETIANA  
SMOOTH AGAVE  
5 GALLON
- GROUND COVER**
- LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
  - CONVOLVULUS CNEORUM  
BUSH MORNING GLORY  
5 GALLON (QTY. XXX)
  - EREMOPIILA GLABRA  
'MINGENW GOLD'  
5 GALLON
  - ACACIA REDOLENS  
'DESERT CARPET' 1m  
5 GALLON
- 1/2" SCREENED ROCK PROS CARMEL  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

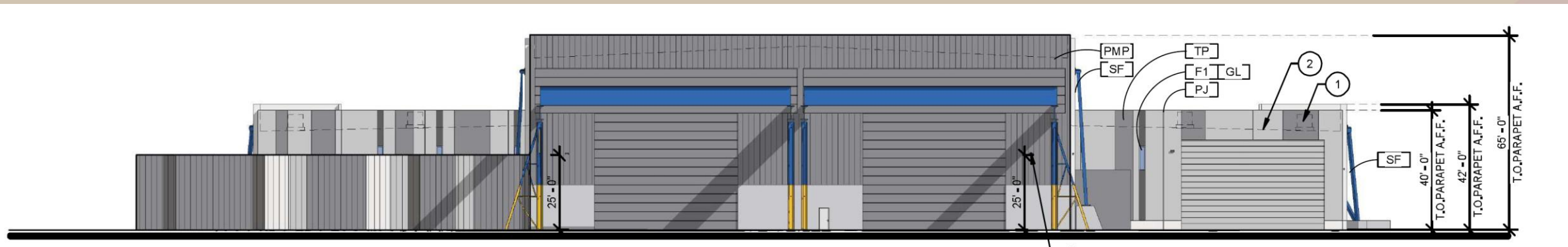




# Elevations



North Elevation



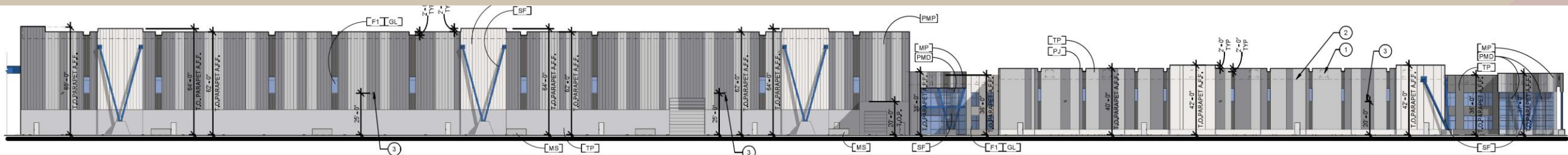
South Elevation



# Elevations



West Elevation



East Elevation



# Rendering





# Rendering





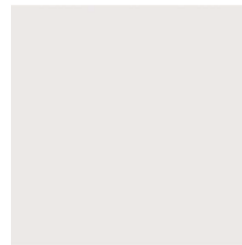
# Rendering







# Colors and Materials



① Material: Paint  
Manufacturer: Dunn Edwards  
Color: 'Lace Veil'  
Color Number: DE6372



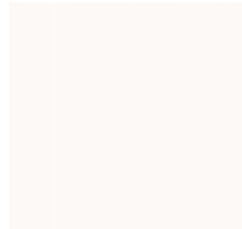
② Material: Paint  
Manufacturer: Dunn Edwards  
Color: 'Silver Polish'  
Color Number: DE6374



③ Material: Paint  
Manufacturer: Dunn Edwards  
Color: 'Formal Gray'  
Color Number: DE6382



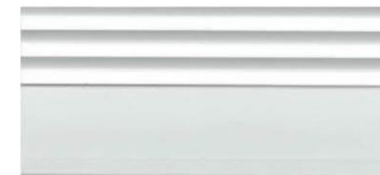
④ Material: Paint  
Manufacturer: Dunn Edwards  
Color: 'Boat Anchor'  
Color Number: DE6377



⑤ Material: Paint  
Manufacturer: Dunn Edwards  
Color: 'Cool December'  
Color Number: DEW383



⑥ Material: Paint  
Manufacturer: Dunn Edwards  
Color: 'Dover Straits'  
Color Number: DE5866



PF Material: Pre-Finished Storefront  
Manufacturer: Arcadia  
Color: 'Clear Anodized'



PMP Material: Perforated Metal Panel  
Color Number: As Noted



# 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***



# Design Review Board