

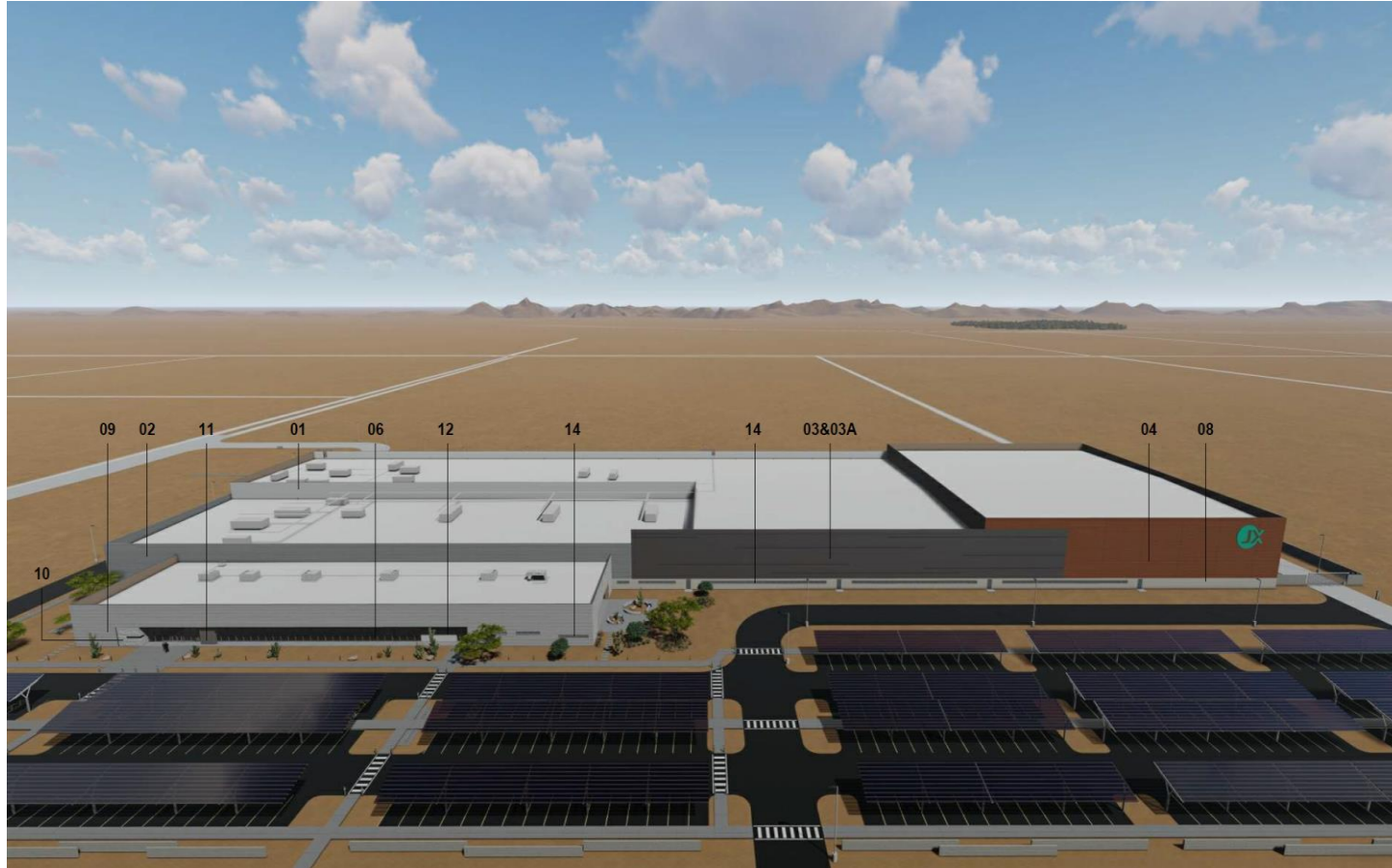


# DESIGN REVIEW BOARD

May 10, 2022



**DRB22-00148**



## Request

- Design Review

## Purpose

- To allow for an industrial development

# Location

- East of Crismon Road
- North of Germann Road





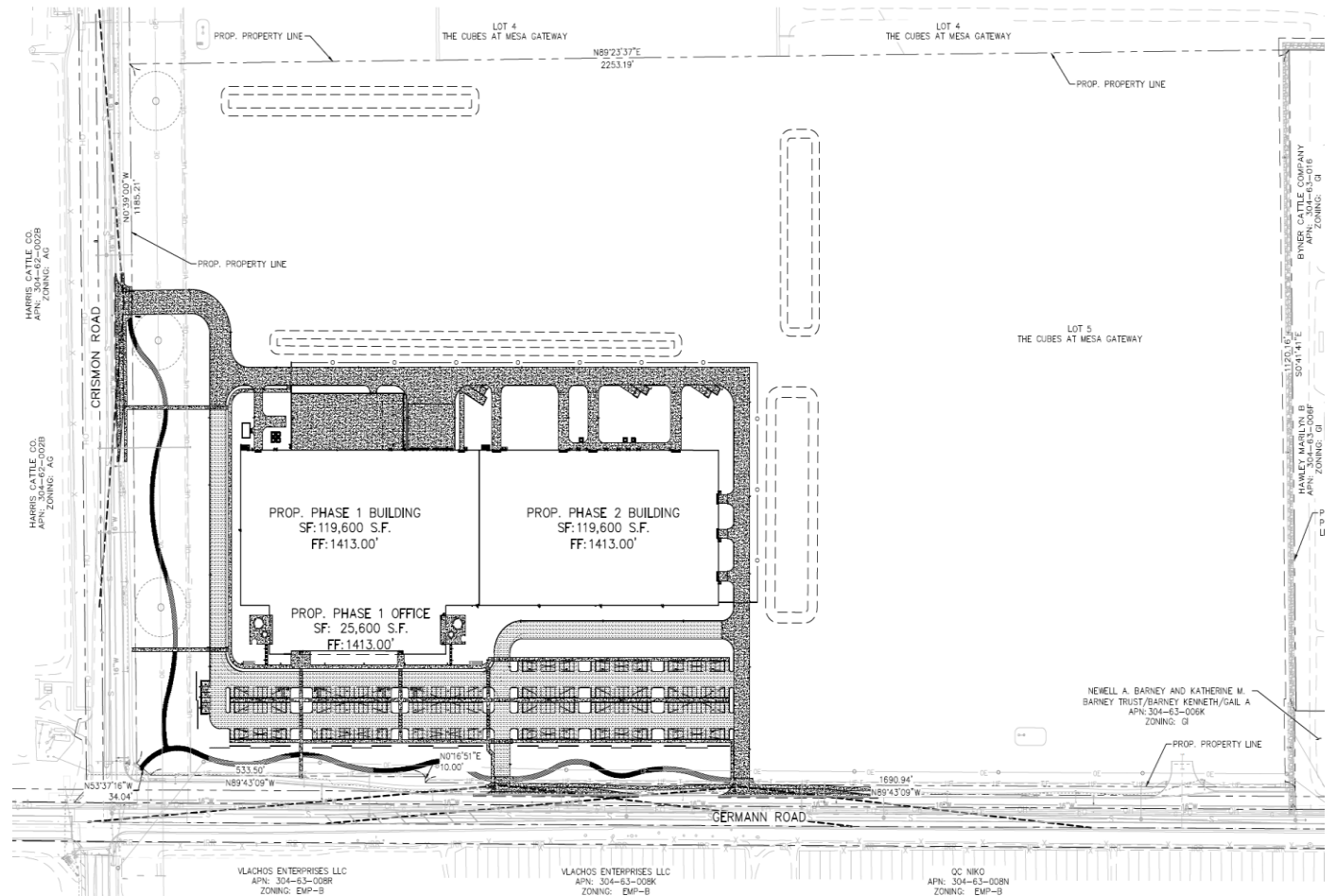
# Site Photo



Looking north towards the site from Germann Road

# Site Plan

- 1 large-scale industrial building
- 264,800 square feet of ground floor area
- Access from Crismon Road & Germann Road
- 473 on-site parking spaces required; 300 spaces proposed











# Landscape Plan

- Acacia, Ironwood, Palo Verde, Mesquites

















N. I.S.

## PLANTING LEGEND
































### TREES\* (LARGER SPECIES LABELED ON PLAN)










	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Acacia aneura	1 1/4" Cal. Min., 24" Box	66
	Mulga	*2" Cal. Min., 36" Box	8
	Olneya tesota	4" Cal. Min., 48" Box	4
	Ironwood		
	Parkensonia x 'Desert Museum'	1 1/2" Cal. Min., 24" Box	13
	Desert Museum Palo Verde		
	Prosopis x 'Leslie Roy'	1 1/2" Cal. Min., 24" Box	133
	Leslie Roy Mesquite	*2" Cal. Min., 36" Box	8

### SHRUBS

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Ambrosia deltoidea	5 Gal.	73
	Triangle-leaf Bursage		
	Encelia farinosa	5 Gal.	490
	Brittlebush		
	Eremophila glabra 'Minegew Gold'	1 Gal.	2,214
	Outback Sunrise Emu		
	Lantana montevidensis 'Purple'	1 Gal.	495
	Purple Trailing Lantana		
	Larrea tridentata	5 Gal.	160
	Creosote		
	Leucophyllum compacta	5 Gal.	167
	Compact Sage		
	Simmondsia chinensis	5 Gal.	226
	Jojoba		
	Ruellia peninsularis	5 Gal.	252
	Desert Ruellia		

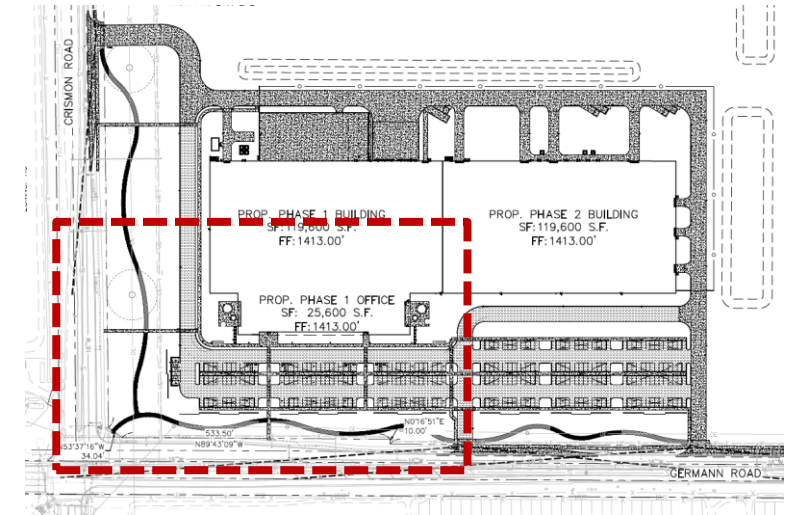
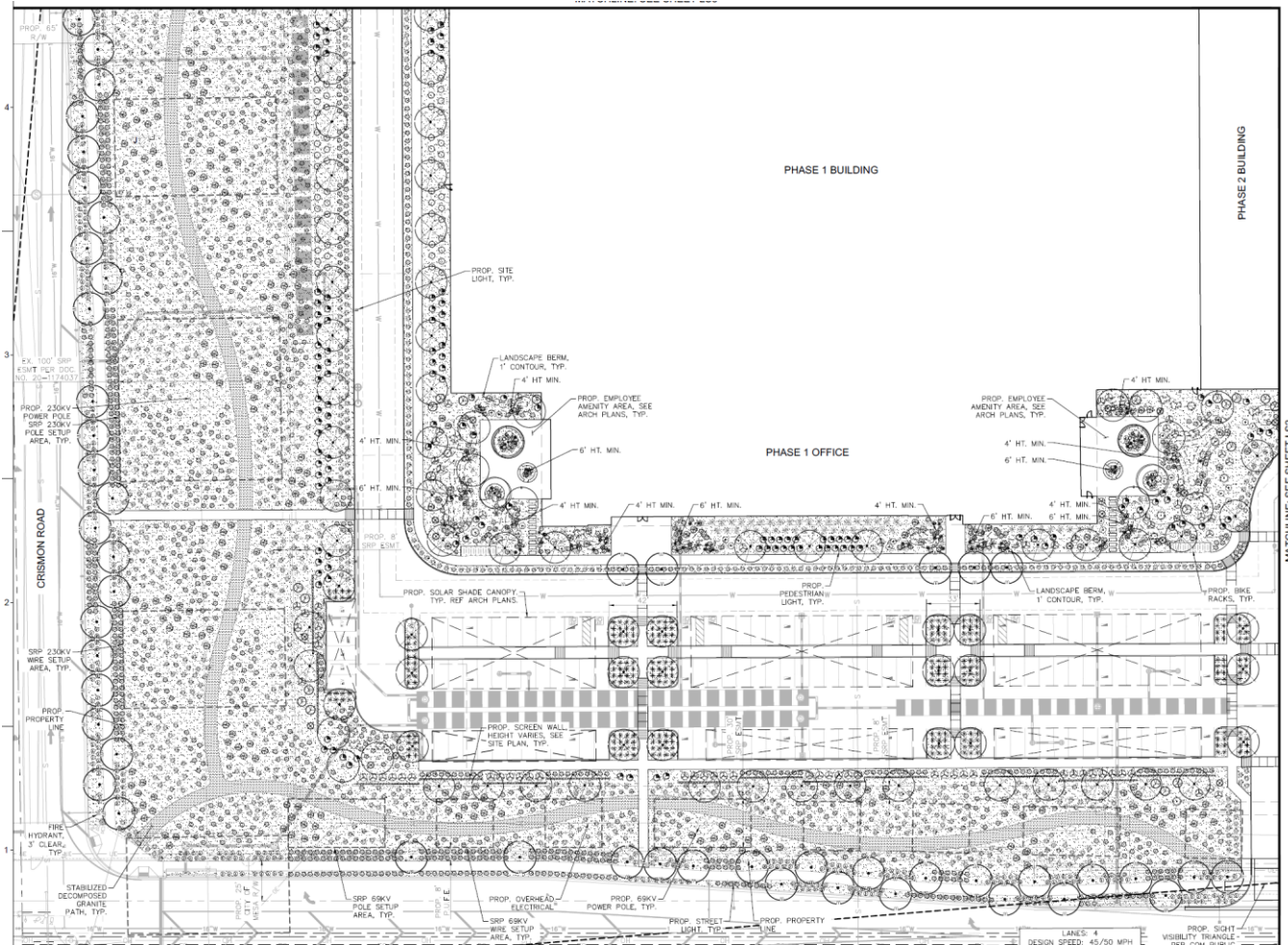
### ACCENTS (\*LARGER SPECIES LABELED ON PLAN)

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Agave bovicornuta	15 Gal.	18
	Cow's Horn Agave		
	Agave parryi	5 Gal.	17
	Parry's Agave		
	Carnegiea gigantea	2' Ht. Min.	7
	Saguaro	*4' Ht. Min.	8
		*6' Ht. Min.	4
	Dasyliroon wheeleri	5 Gal.	69
	Desert Spoon		
	Echinocactus grusonii	10" Dia. Min.	35
	Golden Barrel Cactus		
	Echinocereus triglochidiatus	3 Head Min.	20
	Claret Cup Hedgehog		
	Fouquieria splendens	6' Ht. Min.	21
	Ocotillo	8 Canes Min.	
	Hesperaloe funifera	5 Gal.	176
	Giant Yucca		
	Hesperaloe parviflora 'MSWNPERRA'	5 Gal.	525
	Desert Dusk Red Yucca		
	Muhlenbergia rigida 'Nashville'	1 Gal.	1,635
	Nashville Muhly		
	Opuntia engelmannii	6 Pads Min.	29
	Engelmann's Cactus		
	Opuntia rufida	6 Pads Min.	7
	Blind Prickly Pear Cactus		
	Opuntia santa-rita	6 Pads Min.	27
	Purple Prickly Pear Cactus		
	Pachycereus marginatus	3' Ht. Min.	8
	Mexican Fencepost		
	Pachycereus schottii	3' Ht. Min.	10
	Senita Cactus		

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Decomposed Granite, Express Carmel		257,965 SF
	1/2" Screened, 2" Depth Min.		
	Stabilized Decomposed Granite, Express Carmel		15,075 SF
	With Stabilizer from Stabilizer Solutions		
	1/4" Minus, 3" Depth Min.		
	Decomposed Granite, Express Carmel		66,100 SF
	3" Minus, 2" Depth Min.		
	Decorative Boulder, Surface Select	2' Dia. Min.	47
		3' Dia. Min.	30

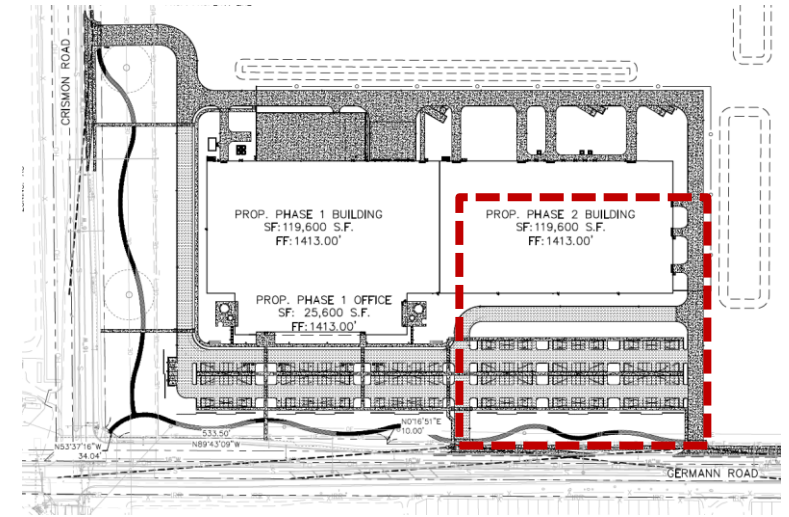
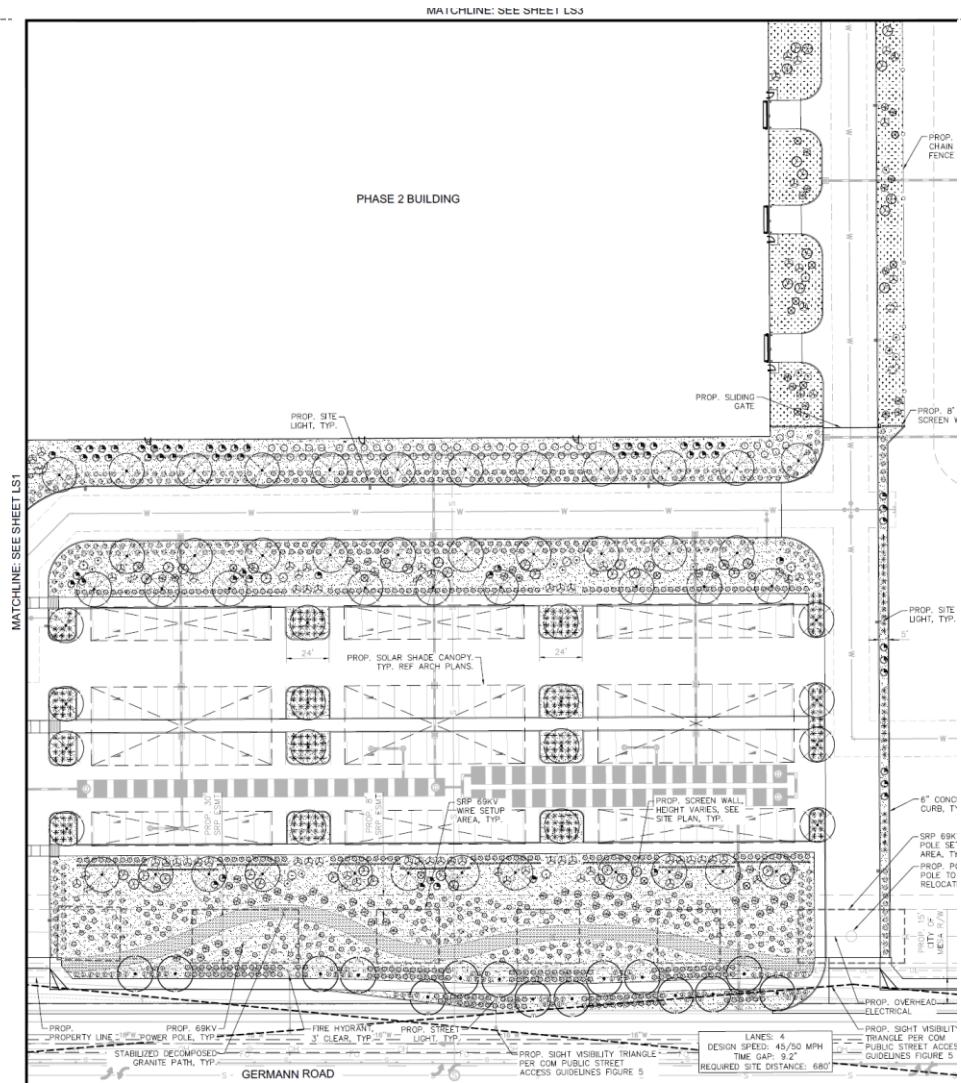


# Landscape Plan

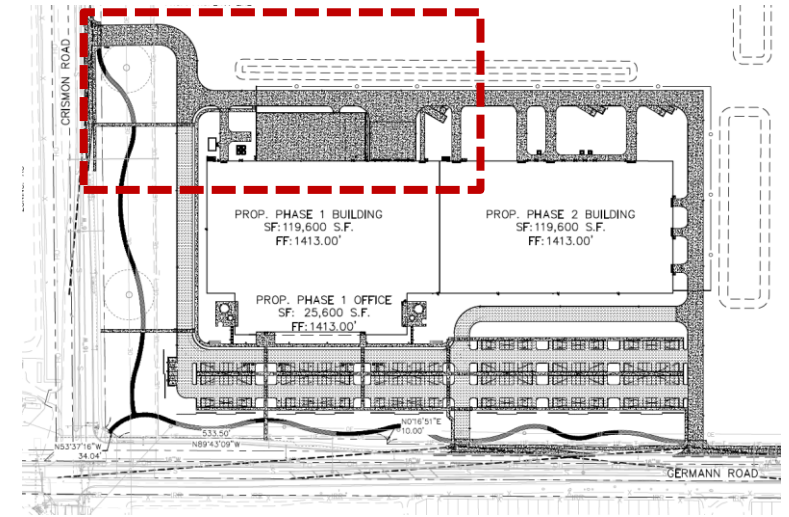
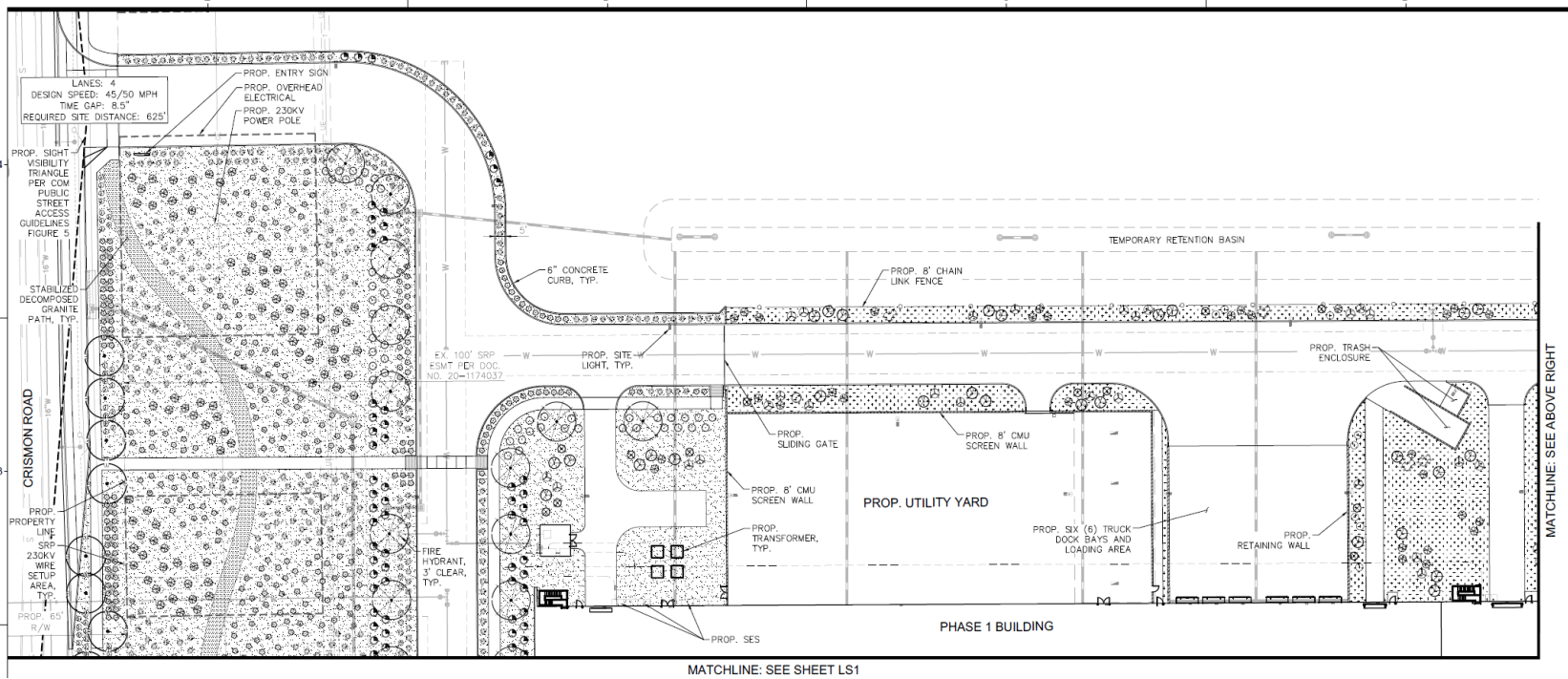




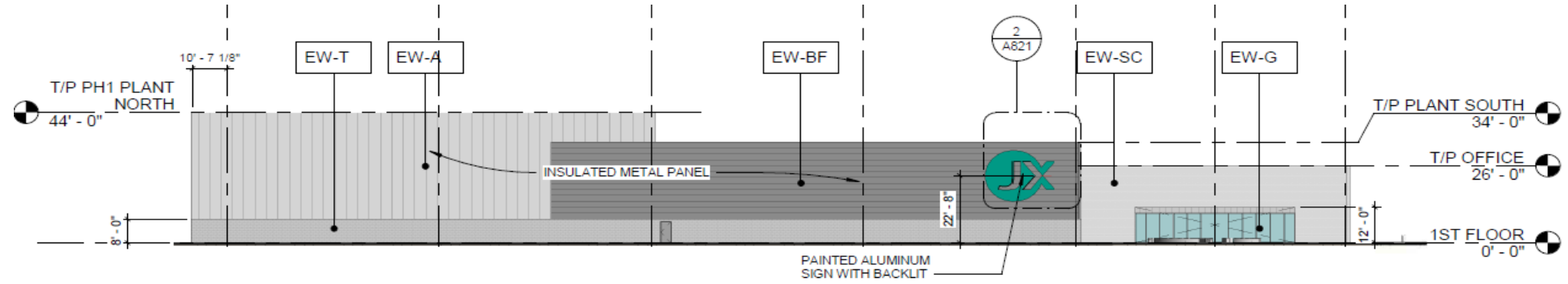
# Landscape Plan



# Landscape Plan

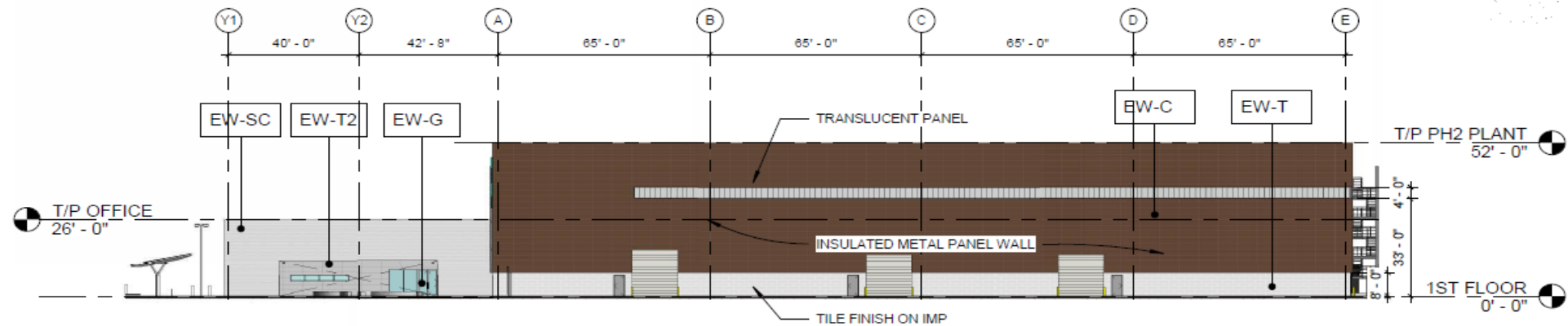


# Elevations



COLOR ELEV VIEW - WEST

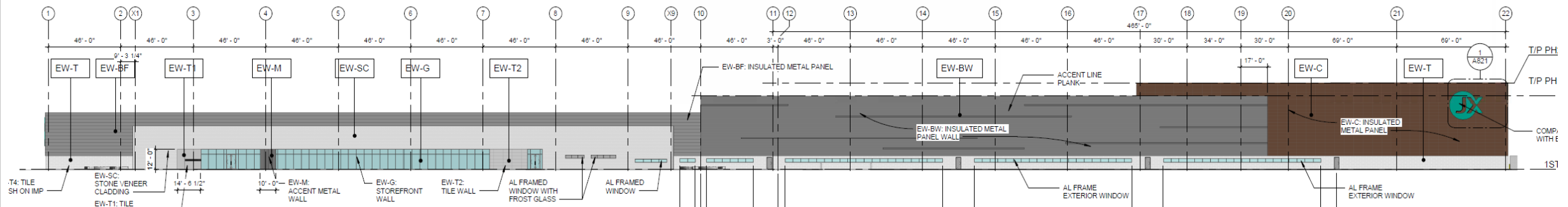
SCALE:  
1" = 30'-0"



# Elevations

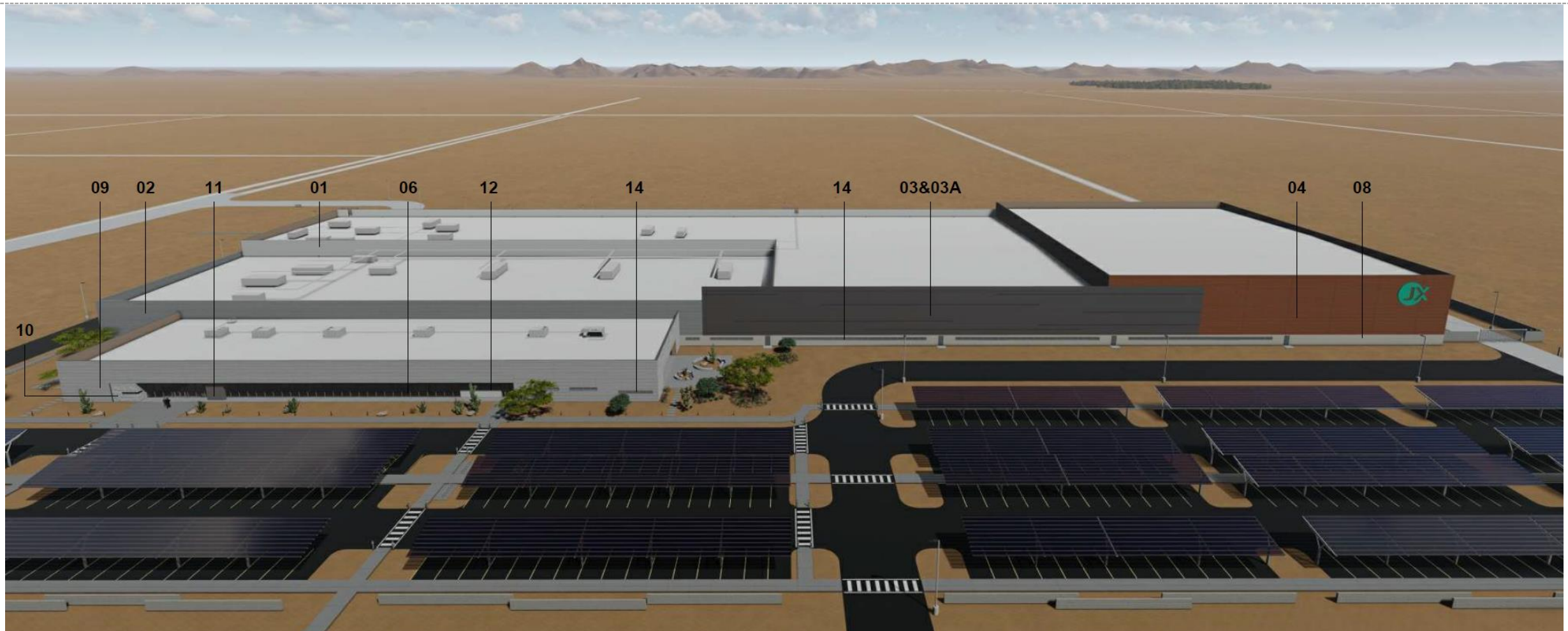


COLOR ELEV VIEW - NORTH





# Renderings



# Renderings

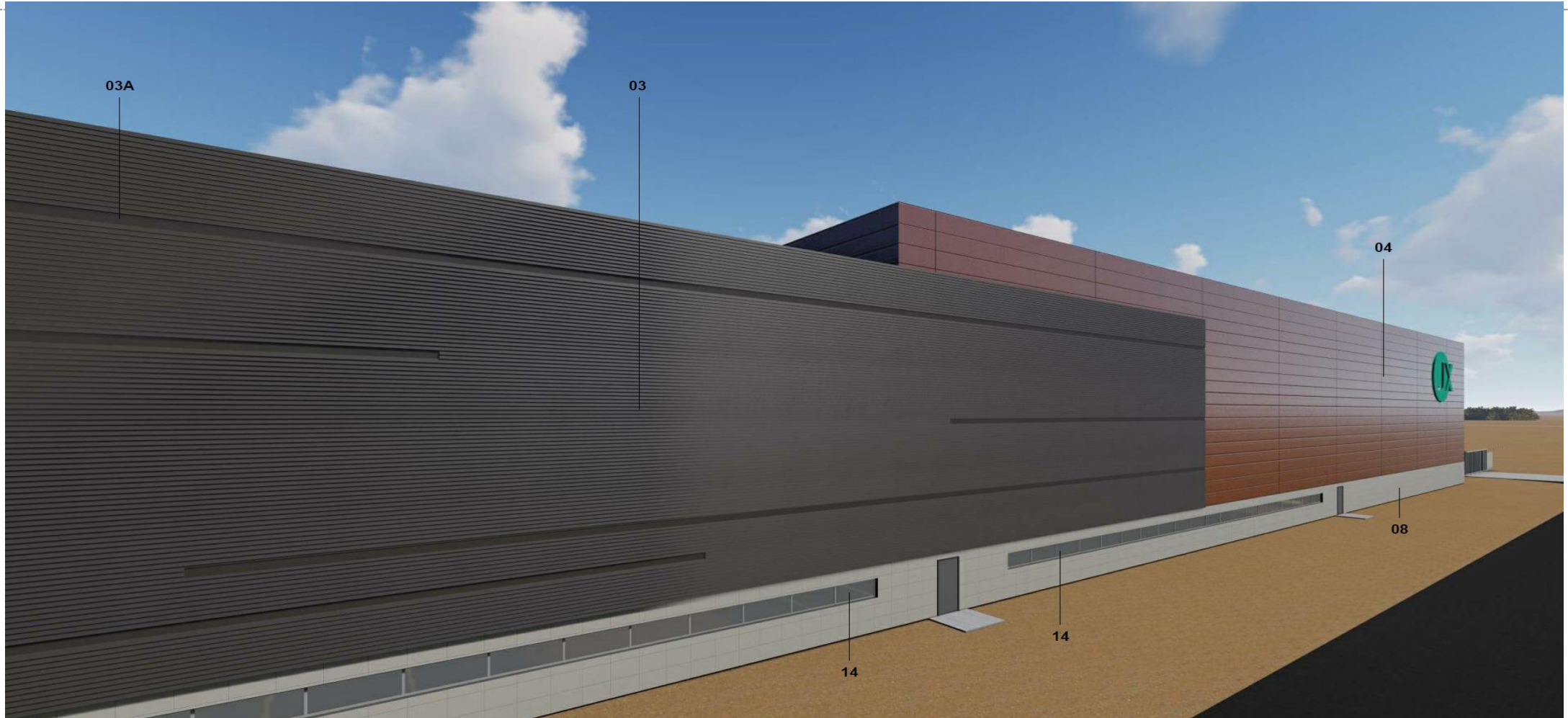




# Renderings
























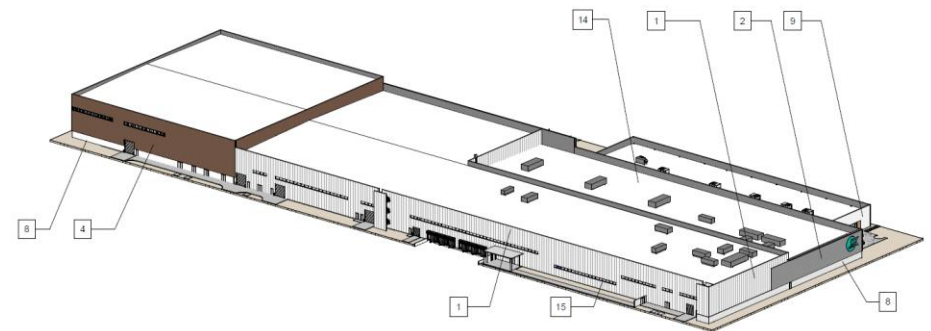
# Renderings



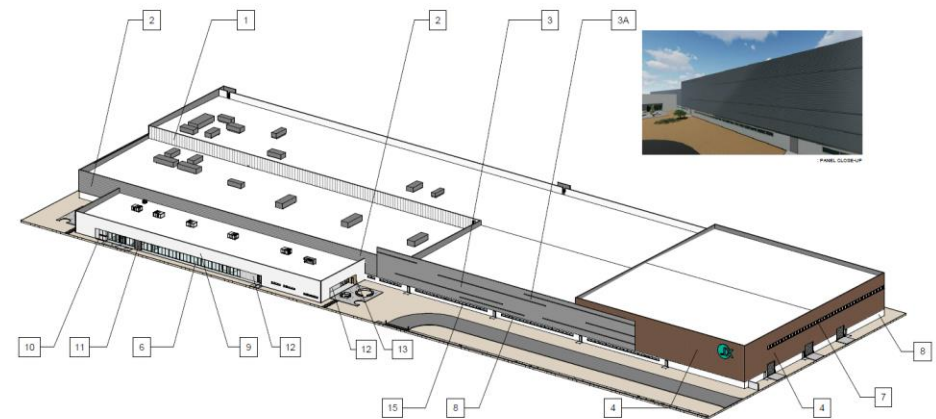


# Color and Materials

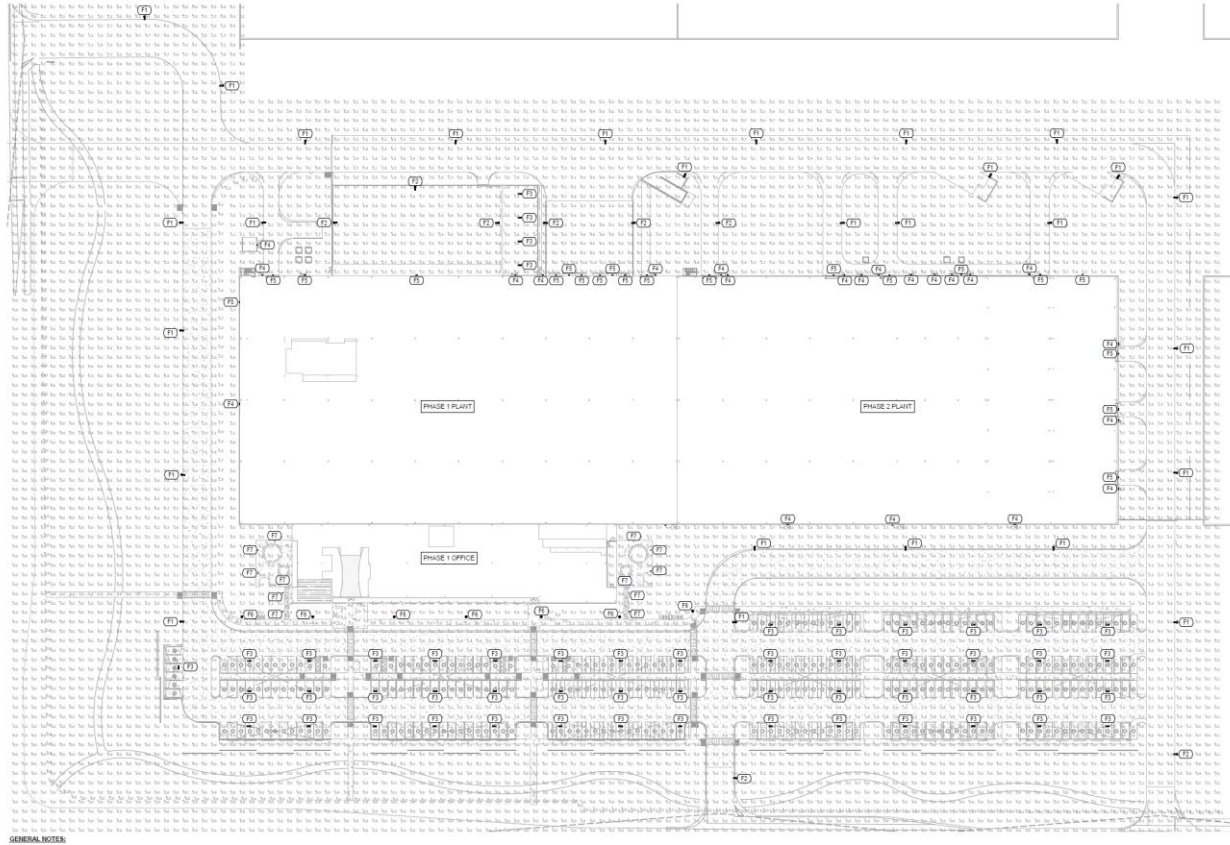
 <small>Champagne Bronze RAL 8017 / 131 3544</small>  <b>1</b> INSULATED METAL PANEL-1	 <small>Weathered Zinc RAL 8017 / 131 3553</small>  <b>2</b> INSULATED METAL PANEL-2	 <small>Pewter RAL 8017 / 131 3553</small>  <b>3</b> INSULATED METAL PANEL-3	 <small>Pewter RAL 8017 / 131 3553</small>  <b>3A</b> INSULATED METAL PANEL-3A - ACCENT LINE PLANK
 <small>Copper Penny RAL 8017 / 131 3554</small>  <b>4</b> INSULATED METAL PANEL-4	 <b>6</b> STOREFRONT GLASS WALL	 <b>7</b> TRANSLUCENT WALL PANEL	 <b>8</b> TILE FINISH PANEL WALL
 <b>9</b> STONE CLADDING VENEER PANEL	 <b>10</b> ACCENT WALL-1	 <b>11</b> ACCENT WALL-2	 <b>12</b> ACCENT WALL-3
 <b>13</b> WALL & CEILING PANEL - WOOD PATTERN	 <small>Pewter RAL 8017 / 131 3553</small>  <b>14</b> MECHANICAL SCREEN PANEL	 <b>15</b> ALUMINUM WINDOW FRAME & GLAZING (DOUBLE PANEL)	



3D - NW VIEW SCALE



# Lighting



# Alternative Compliance

11-7-3

Flat roofs must have vertical modulation every 100 feet

Uninterrupted wall lengths exceeding 50 feet

All parapets must have detailing

No more than 50% of façade may be covered in one material

# Summary

## Findings

- ✓ Staff is seeking your review and recommendation on the following:
  - Alternative Compliance for materials, modulation, and parapet detailing
- Staff welcomes any feedback





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