

#24
DEC 13 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 07-289**

DATE: NOVEMBER 13, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER 
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR 
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR 
BOB WEWORSKI, PLANNING MANAGER 

FROM: KEVIN MAYO, PRINCIPAL PLANNER 

SUBJECT: PDP07-0025/FPT07-0045 PARK PLACE II

Request: Preliminary Development Plan (PDP) approval for the building architecture and site layout, as well as Final Plat (FPT) approval for a business park development

Location: East of the northeast corner of Price and Willis Roads

Project Info: Approximate 38-acre site, six two-story flex office/industrial buildings, approximately 516,000 total building square-footage

Applicant: Wes Balmer
Balmer Architectural Group, Inc.

RECOMMENDATION

Upon finding the Preliminary Development Plan request to be consistent with the General Plan and the approved PAD zoning, Planning Commission and Staff recommend approval subject to conditions. Staff recommends approval of the Final Plat.

BACKGROUND

The request is for Preliminary Development Plan (PDP) approval for the building architecture and site layout, as well as Final Plat (FPT) approval for a business park development. The subject property received PAD zoning in 1989 as part of the larger 156-acre Gateway Park master plan. The PAD zoning, most recently revised in 2001 and extended in June of 2005 identifies this approximately 38-acre site for Business Park development, permitting such land uses as

employment, office and industrial uses. The proposed business park development is consistent with the site's approved PAD zoning.

The subject site is located on the southeast side of the Loop 202 Santan Freeway and Price Road interchange in West Chandler. Adjacent to the north and west is the balance of the Gateway Park master planned development, previously known as Spectrum. Willis Road abuts the property's south side, with vacant land planned for High-Tech campus employment uses as part of the South Price Road Campus Employment Corridor, located south of Willis Road. Adjacent to the east is the residential subdivision Vintage Villas, currently under construction. Rural residential properties zoned Agricultural District (AG-1) are located north of Vintage Villas.

The 38-acre site is proposed as a multi-phased development. The approximate 19.6-acre Phase I will include the two-story flex office/industrial buildings 1-3 totaling 258,000 square-feet. Phase I property is located east of the loop road Spectrum Boulevard. The approximate 18.5-acre Phase II, located west of Phase I and Spectrum Boulevard, will include the two-story flex office/industrial buildings 4-6 totaling 258,000 square-feet as well. Surface parking is provided to accommodate a 100-percent office build-out. In the event tenants of a heavier employment nature, such as call centers which typically generate parking demands in excess of 7 spaces per 1000 square-feet of building area, locate within the business park, future single-level parking deck locations are identified on the site plan to accommodate the additional parking demands. While elevations for the potential parking decks are not provided, the Development Booklet indicates the parking structures will match the building's architectural design. To minimize the visual impacts of the potential future parking deck adjacent to Willis Road, the row of parking adjacent to the parking deck's south side will be removed, replaced by a landscaped berm with screen trees, effectively screening the ground-level parking. Pedestrian and vehicular cross access has been coordinated with the adjacent hotel development adjacent to the north.

The six proposed two-story office buildings are sited within landscaped settings along the loop road Spectrum Boulevard creating not only a visually appealing street scene, but an attractive campus environment as well. The landscaping along Spectrum Boulevard has been enhanced to include extensive areas of turf in conjunction with landscaped entry drive features highlighted with Date Palm trees. The right-of-way landscaping along Price and Willis Roads as well as Spectrum Boulevard has been installed by the master developer including the landscaped medians. The two primary entry drives on either side of Spectrum Boulevard lead to decorative entry-drive roundabout features that include decorative concrete paving surrounding a landscaped median again highlighted with Date Palm trees. These upgraded landscaped features along Spectrum Boulevard provide a strong sense of arrival for the development's campus environment. Substantial foundation landscaping including turf provides each building with a sense of place, while the additional trees provide the buildings a sense of scale. Pedestrian patios are provided at each building that include decorative paving surfaces, shade trees, concrete seating cubes and decorative CMU seating walls. Additional pedestrian seating areas with lighted seating cubes are provided for each building. A trellis covered seating area centrally located between buildings 4-6 is provided as a focal feature. The trellis feature is found upon the individual buildings as well.

The proposed office buildings are designed as concrete-tilt panel construction. The extensive use of glass glazing at each building's lower portion provides the buildings a human scale. Entryways are highlighted with additional glazing, decorative horizontal and vertical plane projections and

recesses, as well as the architectural shade trellis feature. Various corners of the individual buildings are accented by recessed full-height glazing to highlight the plane change. The buildings' architectural style is a simple yet refined design that evokes a high-quality image, consistent with recently constructed industrial buildings in Chandler. An exhibit is provided identifying potential locations for future covered parking based upon the end user's demand. While details of the covered parking canopies are not provided, Staff has added a condition requiring the future covered parking canopies to utilized materials and features found upon the buildings.

A comprehensive sign package was included and approved as part of the Spectrum Master Preliminary Development Plan that included details for the entire development's freestanding monument signage. Exhibits for these signs are included within the attached Development Booklet. It was the intention of the master developer to allow each lot to generate its own criteria for building mounted signage. This request includes such criteria. Building mounted signage is proposed as either individual mounted internally illuminated pan-channel letter, or individual mounted reverse pan-channel lettering with the option of halo-illumination. Various representations within the attached Development Booklet are in conflict with the approved master PDP with regards to the freestanding-monument and directional signage. Staff does not support or even consider these representations a part of the proposed Preliminary Development Plan. While the previously approved master PDP maintains reduced flexibility for monument signage, the intention is to provide a uniform appearance for the entire development.

Staff supports the proposed Preliminary Development Plan finding it to represent a quality addition to the Spectrum master plan. The site's design exemplifies the concept of a campus environment will maintaining flexibility to respond to the ever-changing market demands. Likewise the building's architecture maintains a clean high-quality image that will sustain throughout the years.

The applicant has represented to Staff the intention to begin construction of Phase I immediately following approval of building permits.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on 10/04/07 at the Chandler Community Center. Three neighboring property owners attended the meeting. Many questions were asked/discussed with no property owners offering opposition to the PDP request.

Staff has received no phone calls or letters from residents opposing this proposal.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Upon finding consistency with the General Plan and PAD zoning, Planning Commission and Staff recommend approval of the Preliminary Development Plan (PDP) for the building architecture and site layout for a business park development, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "PARK PLACE II" kept on file in the City of Chandler Current Planning Division, in file number PDP07-0025, except as modified by condition herein.
2. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
3. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
5. Completion of the construction, where applicable, of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
7. The future covered parking canopies shall utilize architectural materials and elements found upon the buildings, such as the decorative steel trellis elements.
8. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
9. All raceway signage shall be prohibited within the development.
10. The comprehensive sign package contained within the attached Development Booklet shall include approval of only the building mounted signage criteria. Freestanding monument signage criteria shall comply with the approved criteria contained with the Spectrum Master Preliminary Development Plan PDP06-0003.
11. The applicant shall work with Staff to incorporate art features within the development.

Upon finding consistency with the General Plan and PAD zoning, Staff recommends approval of the Final Plat.

PROPOSED MOTION

Move to approve the Preliminary Development Plan in case PDP07-0025 PARK PLACE II, subject to the conditions as recommended by Planning Commission and Staff.

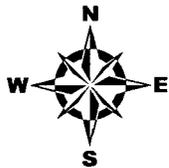
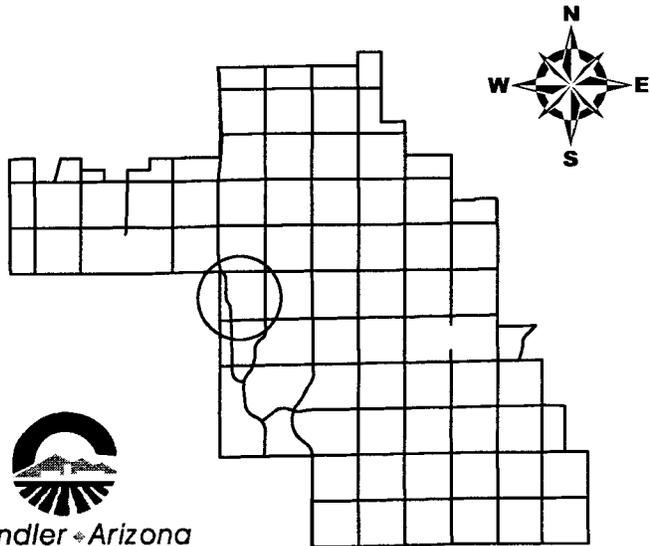
Move to approve the Final Plat FPT07-0045 PARK PLACE II, as per Staff recommendation.

Attachments

1. Vicinity Map
2. Final Plat
3. Site Plan
4. Landscape Plan
5. Building Elevations
6. Detail Exhibits
7. Sign Exhibits
8. Approved Sign Exhibits
9. Development Booklet, Exhibit 'A'



Vicinity Map



PDP07-0025

Park Place II

FINAL PLAT FOR

"ALLRED PARK PLACE PHASE 1-A"

A RESUBDIVISION OF LOTS 3, 4 AND 5, SPECTRUM CHANDLER, ACCORDING TO BOOK 857 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NW 1/4 OF SECTION 6, T2S, R9E, OF THE G&SR&M, MARICOPA COUNTY, ARIZONA.

DEDICATION
STATE OF ARIZONA S.S.
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS

THAT I, ILLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER OF THE SOUTH USE OF THE NW 1/4 OF SECTION 6, T2S, R9E, OF THE G&SR&M, MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NW 1/4 OF SECTION 6, T2S, R9E, OF THE G&SR&M, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE FINAL PLAT FOR SPECTRUM CHANDLER, RECORDS IN BOOK 857 OF MAPS, PAGE 20.

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS ON THIS PLAT CONFORM TO GOOD LAND PLANNING PRACTICES AND ARE SUITABLE FOR THE PURPOSES FOR WHICH THEY ARE PLATED.

PLANNING DIRECTOR DATE

CITY ENGINEER DATE

EASEMENT ABANDONMENT

BY ACCEPTANCE OF THE CITY OF CHANDLER, ARIZONA TO THE VACATION OF ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS DAY OF _____, 2007.

BY: MAYOR DATE

ATTEST: CITY CLERK DATE

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JEFFREY V. BAUER
REGISTERED LAND SURVEYOR #44144

CITY LOG # _____ FPT

FINAL PLAT

DES: DRINK, JR. LCO: JH. DATE: AUG. 2007

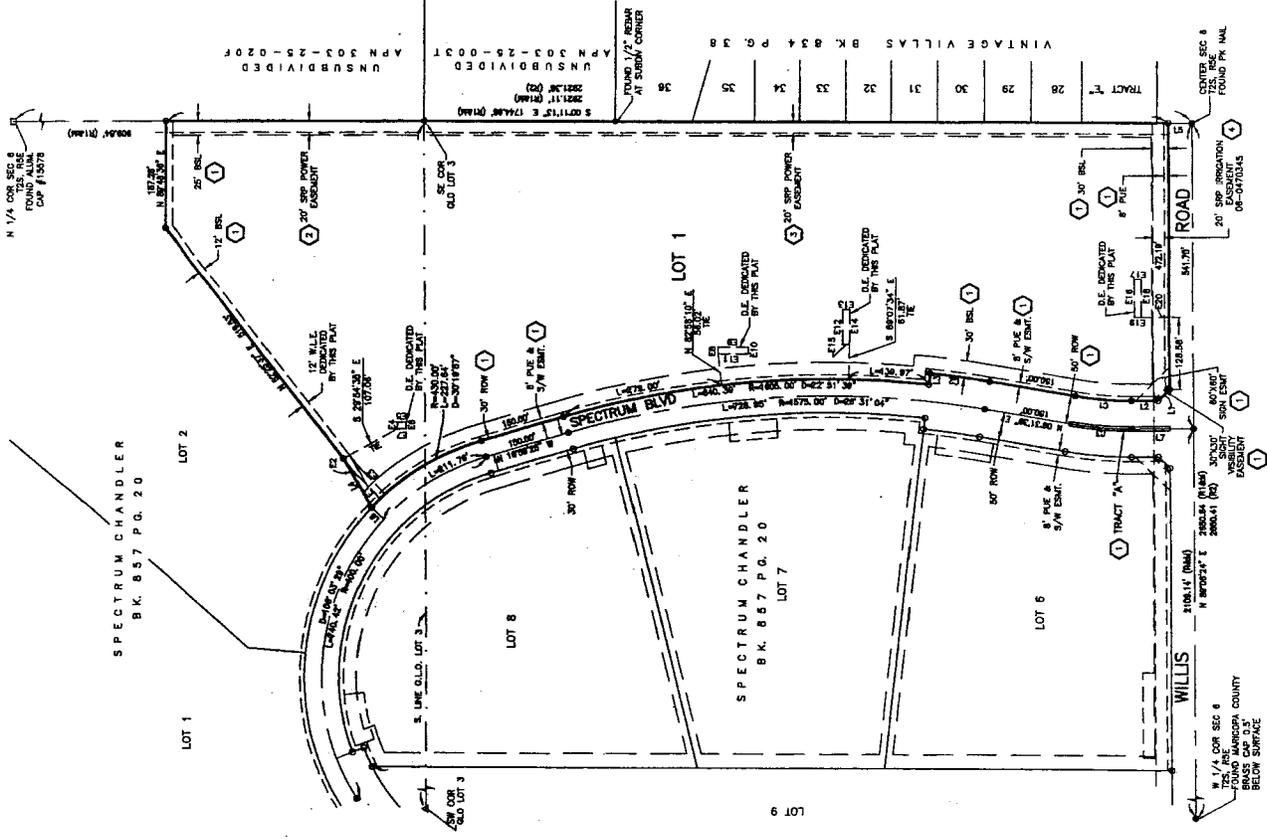
NOELMAN
ENGINEERING GROUP, INC.

1300 N. 10th Street, Suite 1000
Phoenix, Arizona 85002
Phone: 602-491-9175
FAX: 602-491-9172
E-mail: info@noelman.com
www.noelman.com
Job No.: 2323
Scale: 1" = 100'

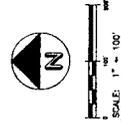
2007

1 OF 2

2



NET LOT AREA
LOT 1 = 54,848 SQ FT
LOT 1 = 1.2582 ACRES



COUNTY RECORDER

EASEMENT TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| 1 | N 45°11'13" E | 81.37 |
| 2 | N 12°24'17" E | 28.11 |
| 3 | N 82°44'17" E | 13.00 |
| 4 | S 02°11'13" E | 13.00 |
| 5 | N 00°11'13" W | 13.00 |
| 6 | N 00°11'13" W | 13.00 |
| 7 | N 00°11'13" W | 13.00 |
| 8 | N 82°44'17" E | 13.00 |
| 9 | S 02°11'13" E | 13.00 |
| 10 | N 00°11'13" W | 13.00 |
| 11 | N 00°11'13" W | 13.00 |
| 12 | N 00°11'13" W | 13.00 |
| 13 | N 00°11'13" W | 13.00 |
| 14 | S 02°11'13" E | 13.00 |
| 15 | N 45°11'13" W | 13.00 |
| 16 | N 45°11'13" W | 13.00 |
| 17 | N 45°11'13" W | 13.00 |
| 18 | N 45°11'13" W | 13.00 |
| 19 | N 45°11'13" W | 13.00 |
| 20 | N 45°11'13" W | 13.00 |
| 21 | N 45°11'13" W | 13.00 |
| 22 | N 45°11'13" W | 13.00 |
| 23 | N 45°11'13" W | 13.00 |
| 24 | N 45°11'13" W | 13.00 |
| 25 | N 45°11'13" W | 13.00 |
| 26 | N 45°11'13" W | 13.00 |
| 27 | N 45°11'13" W | 13.00 |
| 28 | N 45°11'13" W | 13.00 |
| 29 | N 45°11'13" W | 13.00 |
| 30 | N 45°11'13" W | 13.00 |
| 31 | N 45°11'13" W | 13.00 |
| 32 | N 45°11'13" W | 13.00 |
| 33 | N 45°11'13" W | 13.00 |
| 34 | N 45°11'13" W | 13.00 |
| 35 | N 45°11'13" W | 13.00 |
| 36 | N 45°11'13" W | 13.00 |
| 37 | N 45°11'13" W | 13.00 |
| 38 | N 45°11'13" W | 13.00 |
| 39 | N 45°11'13" W | 13.00 |
| 40 | N 45°11'13" W | 13.00 |
| 41 | N 45°11'13" W | 13.00 |
| 42 | N 45°11'13" W | 13.00 |
| 43 | N 45°11'13" W | 13.00 |
| 44 | N 45°11'13" W | 13.00 |
| 45 | N 45°11'13" W | 13.00 |
| 46 | N 45°11'13" W | 13.00 |
| 47 | N 45°11'13" W | 13.00 |
| 48 | N 45°11'13" W | 13.00 |
| 49 | N 45°11'13" W | 13.00 |
| 50 | N 45°11'13" W | 13.00 |
| 51 | N 45°11'13" W | 13.00 |
| 52 | N 45°11'13" W | 13.00 |
| 53 | N 45°11'13" W | 13.00 |
| 54 | N 45°11'13" W | 13.00 |
| 55 | N 45°11'13" W | 13.00 |
| 56 | N 45°11'13" W | 13.00 |
| 57 | N 45°11'13" W | 13.00 |
| 58 | N 45°11'13" W | 13.00 |
| 59 | N 45°11'13" W | 13.00 |
| 60 | N 45°11'13" W | 13.00 |
| 61 | N 45°11'13" W | 13.00 |
| 62 | N 45°11'13" W | 13.00 |
| 63 | N 45°11'13" W | 13.00 |
| 64 | N 45°11'13" W | 13.00 |
| 65 | N 45°11'13" W | 13.00 |
| 66 | N 45°11'13" W | 13.00 |
| 67 | N 45°11'13" W | 13.00 |
| 68 | N 45°11'13" W | 13.00 |
| 69 | N 45°11'13" W | 13.00 |
| 70 | N 45°11'13" W | 13.00 |
| 71 | N 45°11'13" W | 13.00 |
| 72 | N 45°11'13" W | 13.00 |
| 73 | N 45°11'13" W | 13.00 |
| 74 | N 45°11'13" W | 13.00 |
| 75 | N 45°11'13" W | 13.00 |
| 76 | N 45°11'13" W | 13.00 |
| 77 | N 45°11'13" W | 13.00 |
| 78 | N 45°11'13" W | 13.00 |
| 79 | N 45°11'13" W | 13.00 |
| 80 | N 45°11'13" W | 13.00 |
| 81 | N 45°11'13" W | 13.00 |
| 82 | N 45°11'13" W | 13.00 |
| 83 | N 45°11'13" W | 13.00 |
| 84 | N 45°11'13" W | 13.00 |
| 85 | N 45°11'13" W | 13.00 |
| 86 | N 45°11'13" W | 13.00 |
| 87 | N 45°11'13" W | 13.00 |
| 88 | N 45°11'13" W | 13.00 |
| 89 | N 45°11'13" W | 13.00 |
| 90 | N 45°11'13" W | 13.00 |
| 91 | N 45°11'13" W | 13.00 |
| 92 | N 45°11'13" W | 13.00 |
| 93 | N 45°11'13" W | 13.00 |
| 94 | N 45°11'13" W | 13.00 |
| 95 | N 45°11'13" W | 13.00 |
| 96 | N 45°11'13" W | 13.00 |
| 97 | N 45°11'13" W | 13.00 |
| 98 | N 45°11'13" W | 13.00 |
| 99 | N 45°11'13" W | 13.00 |
| 100 | N 45°11'13" W | 13.00 |

BOUNDARY & CENTERLINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| 1 | N 45°11'13" E | 81.37 |
| 2 | N 12°24'17" E | 28.11 |
| 3 | N 82°44'17" E | 13.00 |
| 4 | S 02°11'13" E | 13.00 |
| 5 | N 00°11'13" W | 13.00 |
| 6 | N 00°11'13" W | 13.00 |
| 7 | N 00°11'13" W | 13.00 |
| 8 | N 82°44'17" E | 13.00 |
| 9 | S 02°11'13" E | 13.00 |
| 10 | N 00°11'13" W | 13.00 |
| 11 | N 00°11'13" W | 13.00 |
| 12 | N 00°11'13" W | 13.00 |
| 13 | N 00°11'13" W | 13.00 |
| 14 | S 02°11'13" E | 13.00 |
| 15 | N 45°11'13" W | 13.00 |
| 16 | N 45°11'13" W | 13.00 |
| 17 | N 45°11'13" W | 13.00 |
| 18 | N 45°11'13" W | 13.00 |
| 19 | N 45°11'13" W | 13.00 |
| 20 | N 45°11'13" W | 13.00 |
| 21 | N 45°11'13" W | 13.00 |
| 22 | N 45°11'13" W | 13.00 |
| 23 | N 45°11'13" W | 13.00 |
| 24 | N 45°11'13" W | 13.00 |
| 25 | N 45°11'13" W | 13.00 |
| 26 | N 45°11'13" W | 13.00 |
| 27 | N 45°11'13" W | 13.00 |
| 28 | N 45°11'13" W | 13.00 |
| 29 | N 45°11'13" W | 13.00 |
| 30 | N 45°11'13" W | 13.00 |
| 31 | N 45°11'13" W | 13.00 |
| 32 | N 45°11'13" W | 13.00 |
| 33 | N 45°11'13" W | 13.00 |
| 34 | N 45°11'13" W | 13.00 |
| 35 | N 45°11'13" W | 13.00 |
| 36 | N 45°11'13" W | 13.00 |
| 37 | N 45°11'13" W | 13.00 |
| 38 | N 45°11'13" W | 13.00 |
| 39 | N 45°11'13" W | 13.00 |
| 40 | N 45°11'13" W | 13.00 |
| 41 | N 45°11'13" W | 13.00 |
| 42 | N 45°11'13" W | 13.00 |
| 43 | N 45°11'13" W | 13.00 |
| 44 | N 45°11'13" W | 13.00 |
| 45 | N 45°11'13" W | 13.00 |
| 46 | N 45°11'13" W | 13.00 |
| 47 | N 45°11'13" W | 13.00 |
| 48 | N 45°11'13" W | 13.00 |
| 49 | N 45°11'13" W | 13.00 |
| 50 | N 45°11'13" W | 13.00 |
| 51 | N 45°11'13" W | 13.00 |
| 52 | N 45°11'13" W | 13.00 |
| 53 | N 45°11'13" W | 13.00 |
| 54 | N 45°11'13" W | 13.00 |
| 55 | N 45°11'13" W | 13.00 |
| 56 | N 45°11'13" W | 13.00 |
| 57 | N 45°11'13" W | 13.00 |
| 58 | N 45°11'13" W | 13.00 |
| 59 | N 45°11'13" W | 13.00 |
| 60 | N 45°11'13" W | 13.00 |
| 61 | N 45°11'13" W | 13.00 |
| 62 | N 45°11'13" W | 13.00 |
| 63 | N 45°11'13" W | 13.00 |
| 64 | N 45°11'13" W | 13.00 |
| 65 | N 45°11'13" W | 13.00 |
| 66 | N 45°11'13" W | 13.00 |
| 67 | N 45°11'13" W | 13.00 |
| 68 | N 45°11'13" W | 13.00 |
| 69 | N 45°11'13" W | 13.00 |
| 70 | N 45°11'13" W | 13.00 |
| 71 | N 45°11'13" W | 13.00 |
| 72 | N 45°11'13" W | 13.00 |
| 73 | N 45°11'13" W | 13.00 |
| 74 | N 45°11'13" W | 13.00 |
| 75 | N 45°11'13" W | 13.00 |
| 76 | N 45°11'13" W | 13.00 |
| 77 | N 45°11'13" W | 13.00 |
| 78 | N 45°11'13" W | 13.00 |
| 79 | N 45°11'13" W | 13.00 |
| 80 | N 45°11'13" W | 13.00 |
| 81 | N 45°11'13" W | 13.00 |
| 82 | N 45°11'13" W | 13.00 |
| 83 | N 45°11'13" W | 13.00 |
| 84 | N 45°11'13" W | 13.00 |
| 85 | N 45°11'13" W | 13.00 |
| 86 | N 45°11'13" W | 13.00 |
| 87 | N 45°11'13" W | 13.00 |
| 88 | N 45°11'13" W | 13.00 |
| 89 | N 45°11'13" W | 13.00 |
| 90 | N 45°11'13" W | 13.00 |
| 91 | N 45°11'13" W | 13.00 |
| 92 | N 45°11'13" W | 13.00 |
| 93 | N 45°11'13" W | 13.00 |
| 94 | N 45°11'13" W | 13.00 |
| 95 | N 45°11'13" W | 13.00 |
| 96 | N 45°11'13" W | 13.00 |
| 97 | N 45°11'13" W | 13.00 |
| 98 | N 45°11'13" W | 13.00 |
| 99 | N 45°11'13" W | 13.00 |
| 100 | N 45°11'13" W | 13.00 |

WEST PHASE

BLDG AREA - 258,000 S.F.

PKGL 1900 SPACES

EAST PHASE

BLDG AREA - 258,000 S.F.

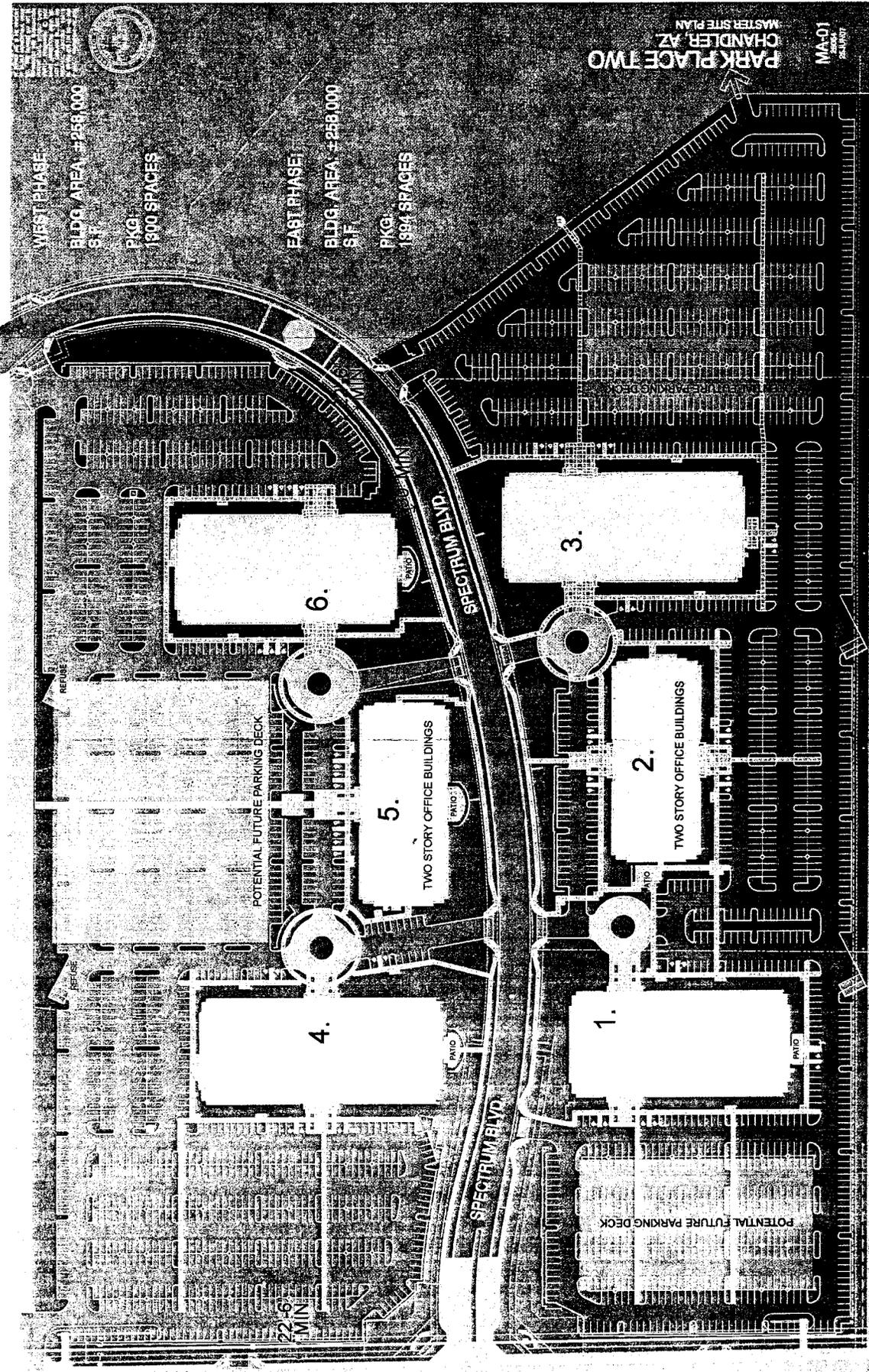
PKGL 1900 SPACES

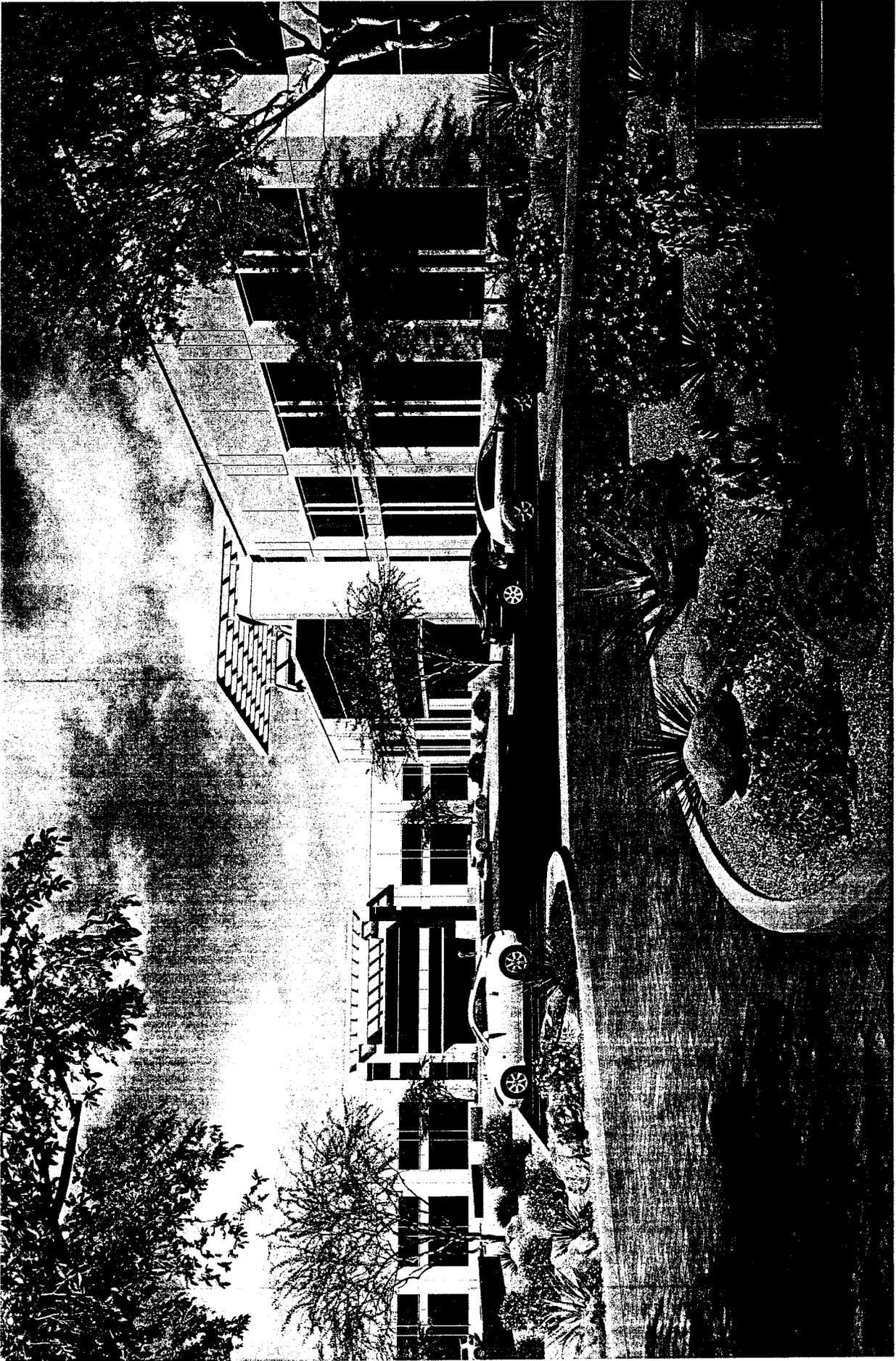
PARK PLACE TWO
CHANDLER, AZ
MASTER SITE PLAN

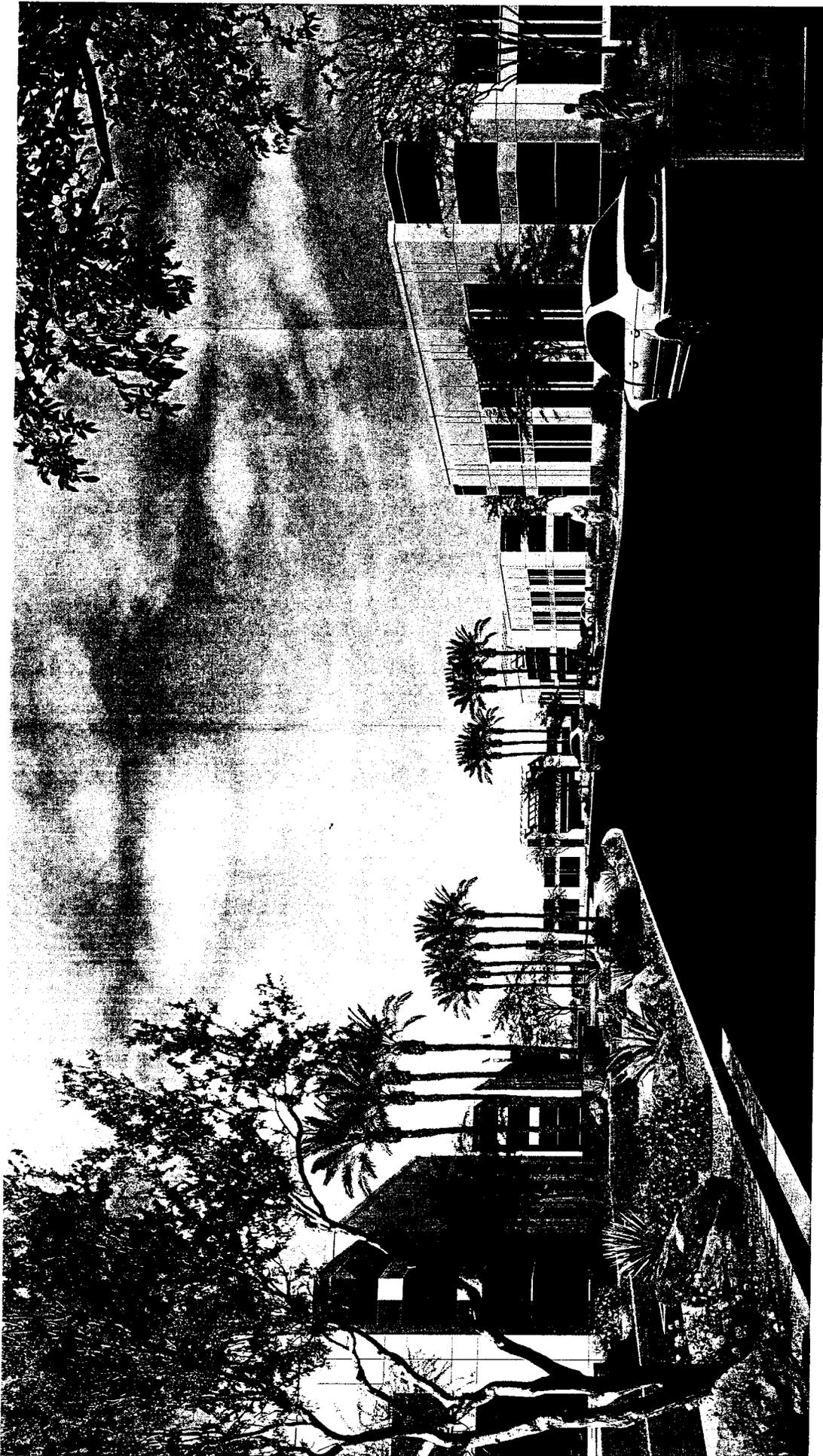
MA-01
SCALE

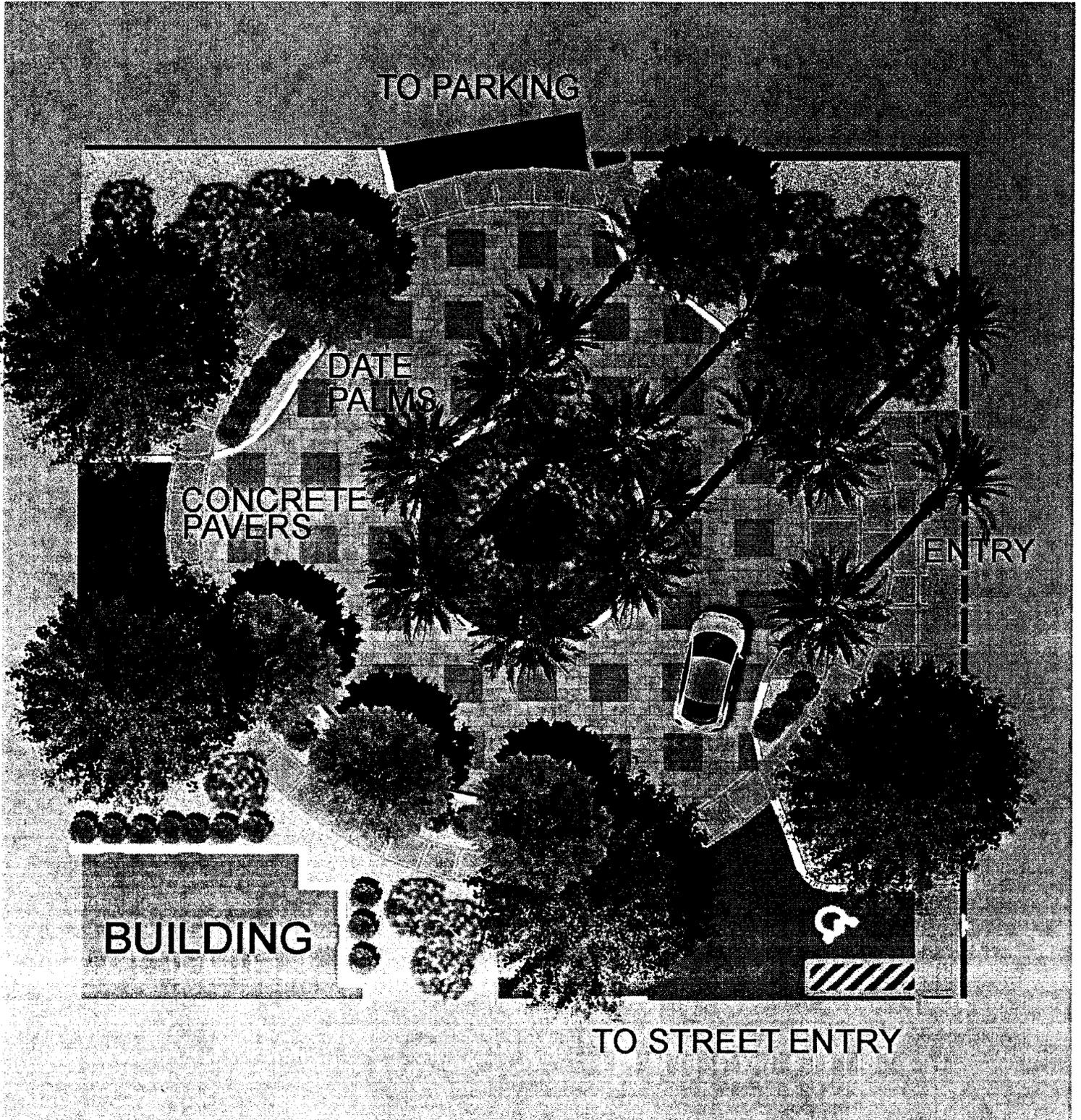
BALMER
Architectural Group

PRELIMINARY MASTER SITE PLAN





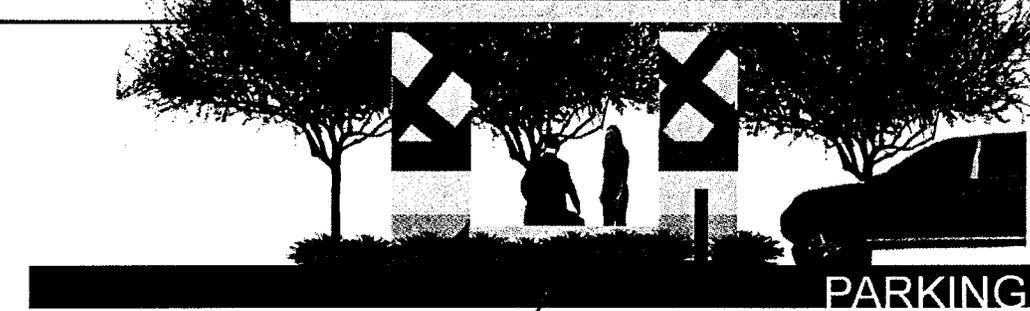




TYPICAL ENTRY DRIVE

10'

TRELLAIGE

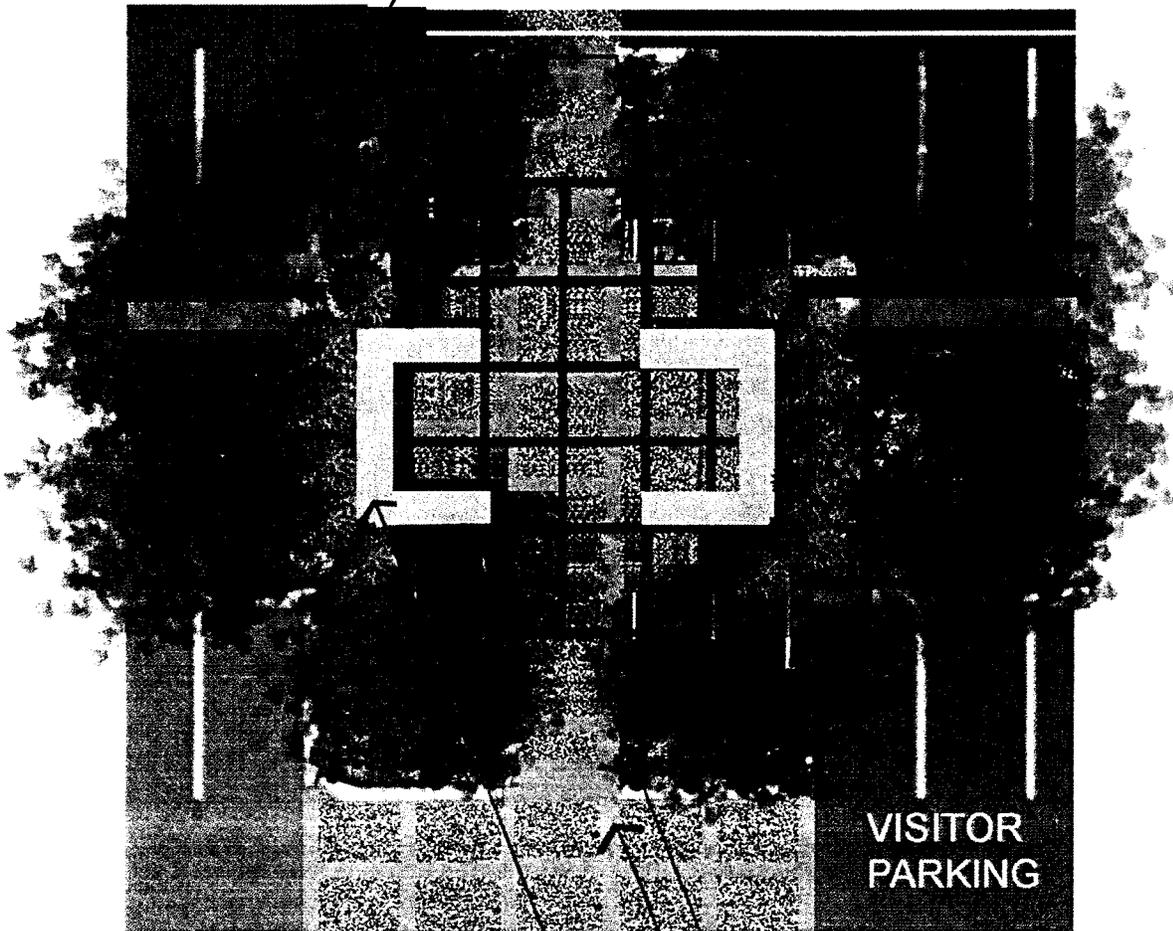


PARKING

CONCRETE BENCHES

ELEVATION

SCREEN WALL



VISITOR
PARKING

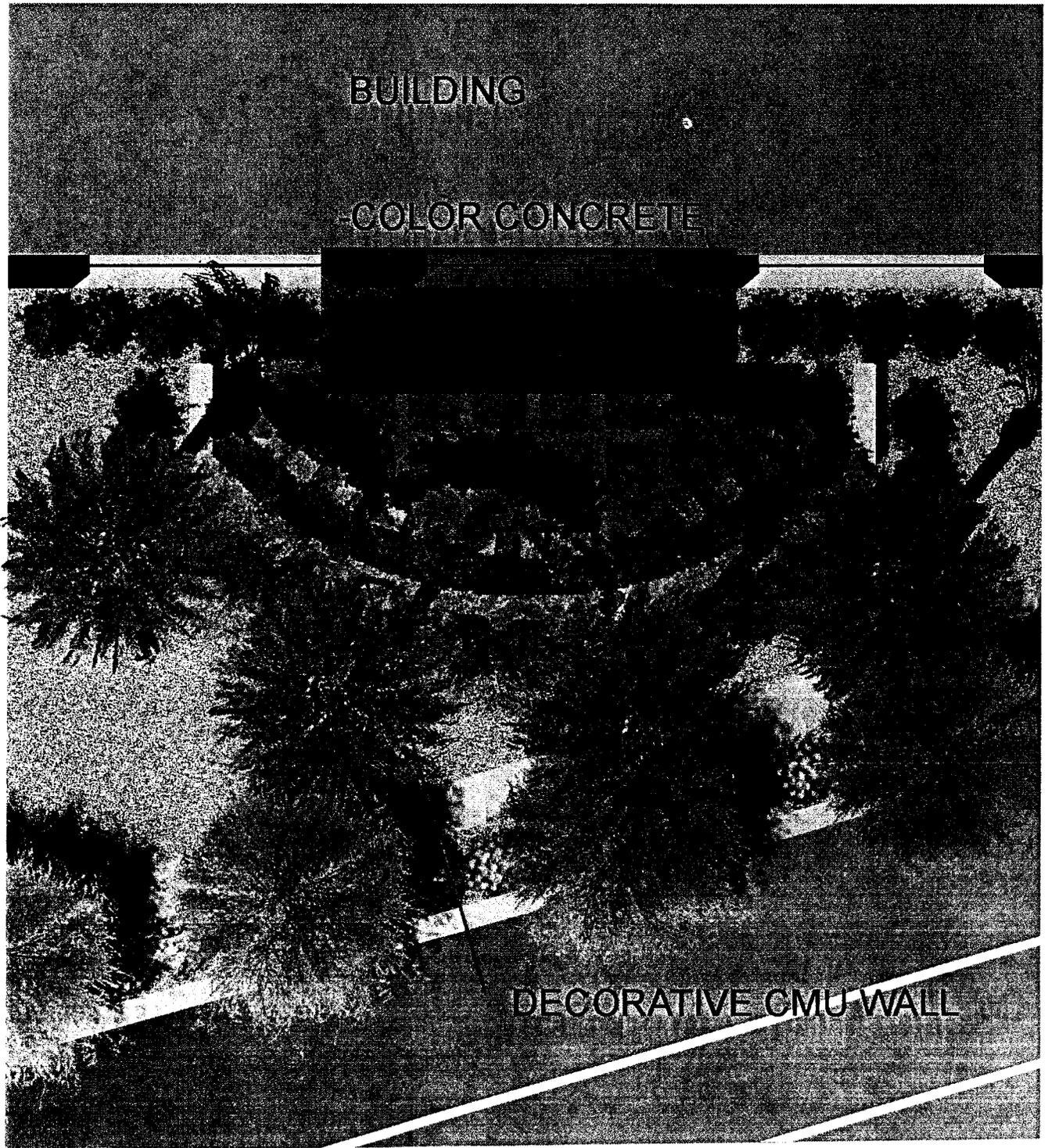
CONCRETE BENCHES

TRELLAIGE

PLAN

COLOR/EXPOSED
AND SMOOTH CONC
DRIVE ACCENT AND
WALK

ENTRY TRELLISE



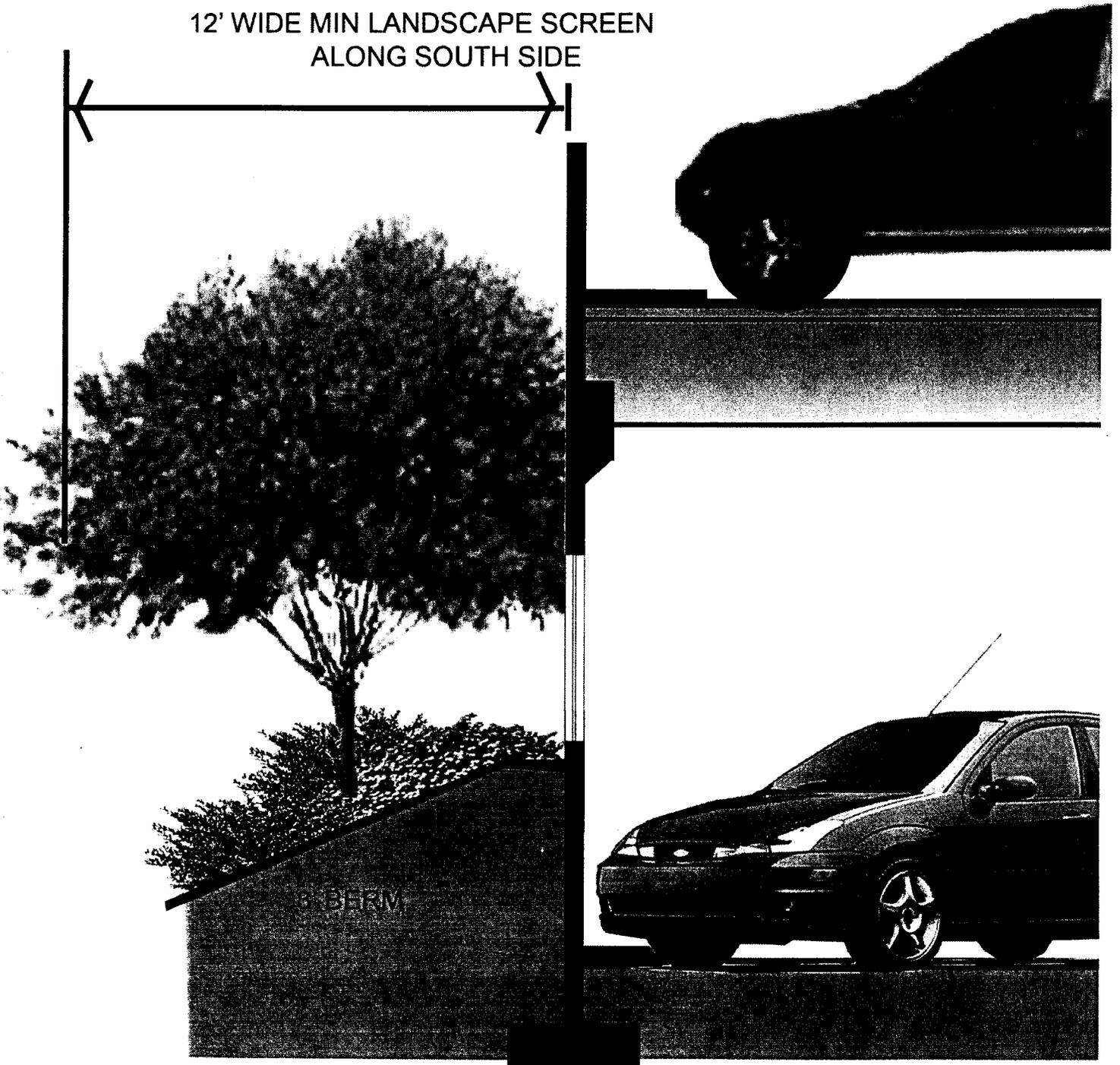
BUILDING

COLOR CONCRETE

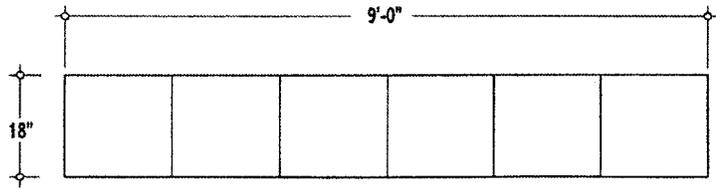
DECORATIVE CMU WALL

TYPICAL PATIO

12' WIDE MIN LANDSCAPE SCREEN
ALONG SOUTH SIDE

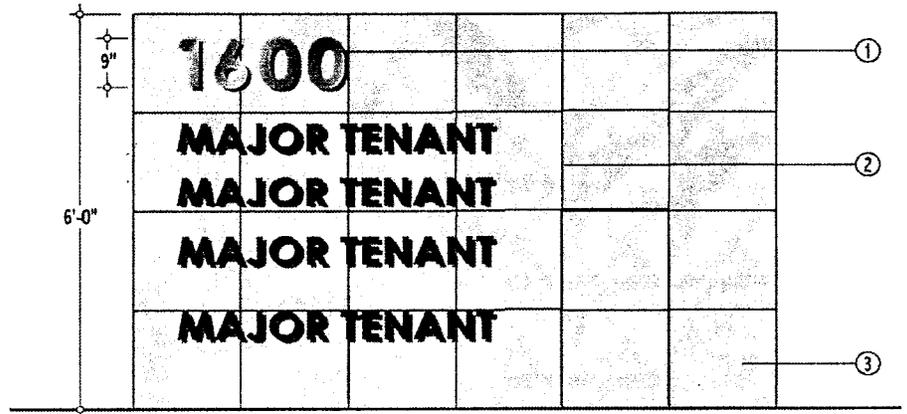
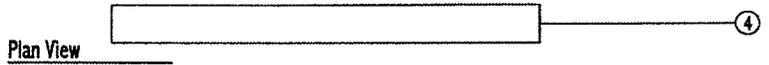


POTENTIAL PARKING STRUCTURE
WILLIS FRONTAGE



Notes:

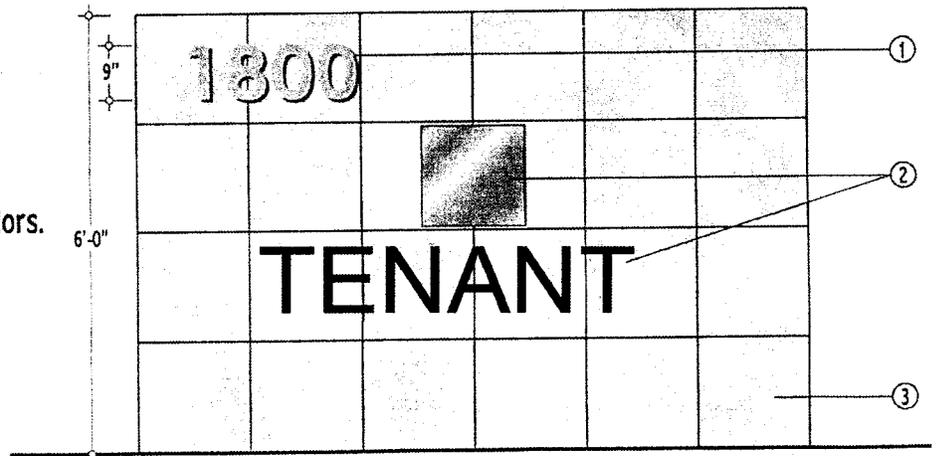
- ① 1" Aluminum address, waterjet cut and polished
Font: Century Gothic Bold
- ② 1/2" Aluminum logo & lettering,
waterjet cut and painted
Font: Century Gothic Bold
Maximum Letter Height: 5"
- ③ 18" Square stone
- ④ Ground illumination



MULTI-TENANT

Elevation

(Tenant may use established logo/tont/colors.
Maximum Letter Height: 12")

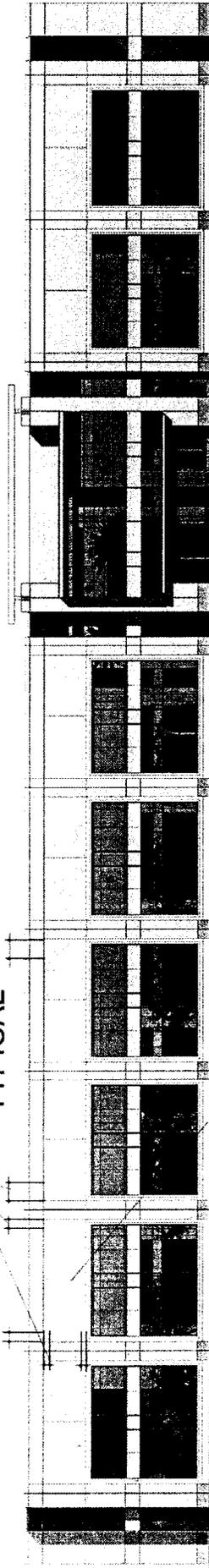


SINGLE TENANT

Elevation

ST-1

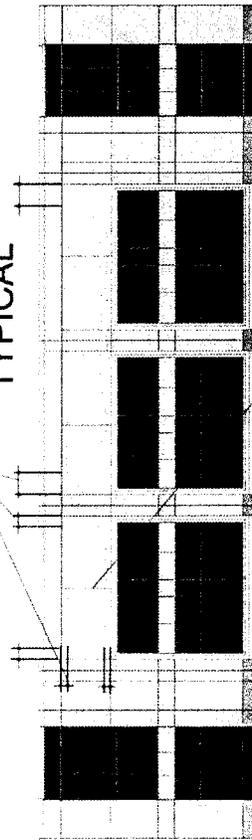
1'-6" MIN AND EQUAL
TYPICAL



ELEVATION

SIGN AREA SHALL CENTER ON PANEL
AND A MAXIMUM OF TWO PANELS

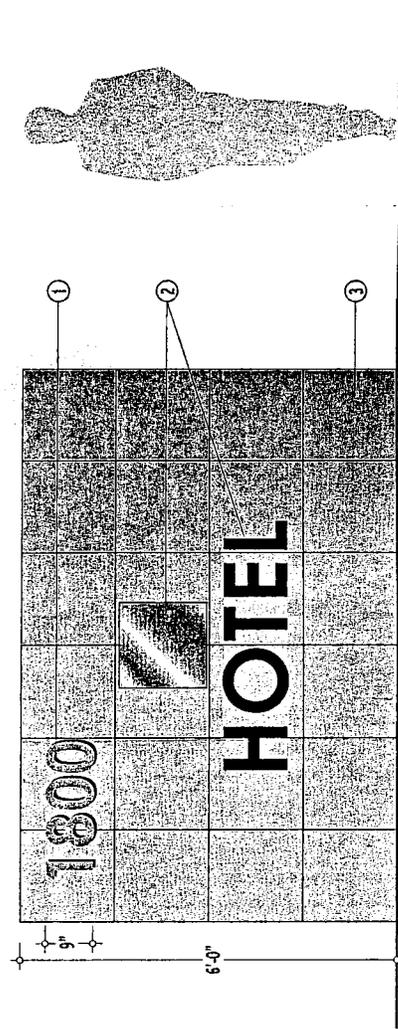
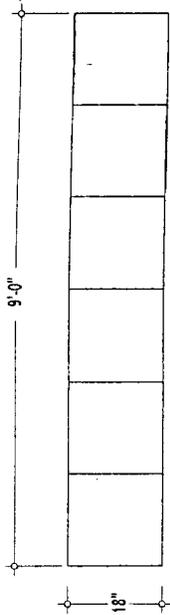
1'-6" MIN AND EQUAL
TYPICAL



END ELEVATION

SIGN AREA SHALL CENTER ON PANEL
AND A MAXIMUM OF TWO PANELS

BUILDING SIGNAGE



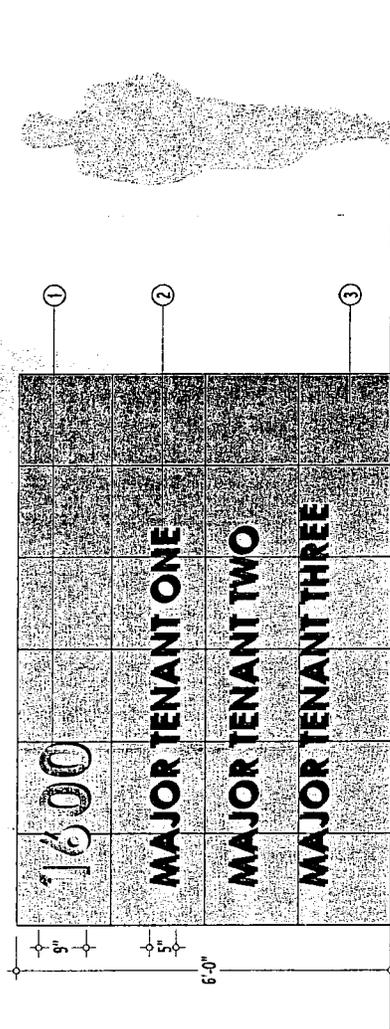
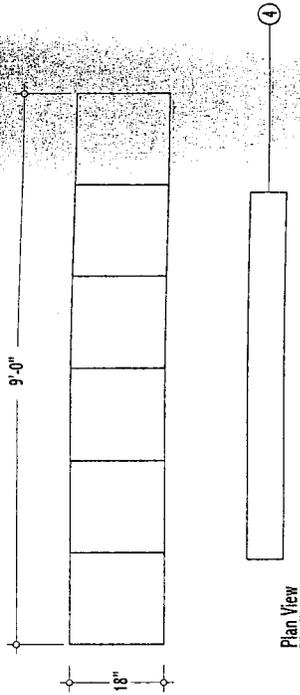
Notes:

- ① 1" Aluminum address, waterjet cut and polished
Font: Century Gothic Bold
- ② 1/2" Aluminum logo & lettering,
waterjet cut and painted. Size varies per identity
(Tenant may use established logo/font/colors.
Maximum Letter Height: 12")
- ③ 18" Square stone
- ④ Ground Illumination

APPROVED SIGNAGE

Notes:

- ① 1" Aluminum address, waterjet cut and polished
Font: Century Gothic Bold
- ② 1/2" Aluminum logo & lettering,
waterjet cut and painted
Font: Century Gothic Bold
Maximum Letter Height: 5"
- ③ 18" Square stone
- ④ Ground illumination



APPROVED SIGNAGE