

# WESTPHALIA BUSINESS

Detailed Site Plan

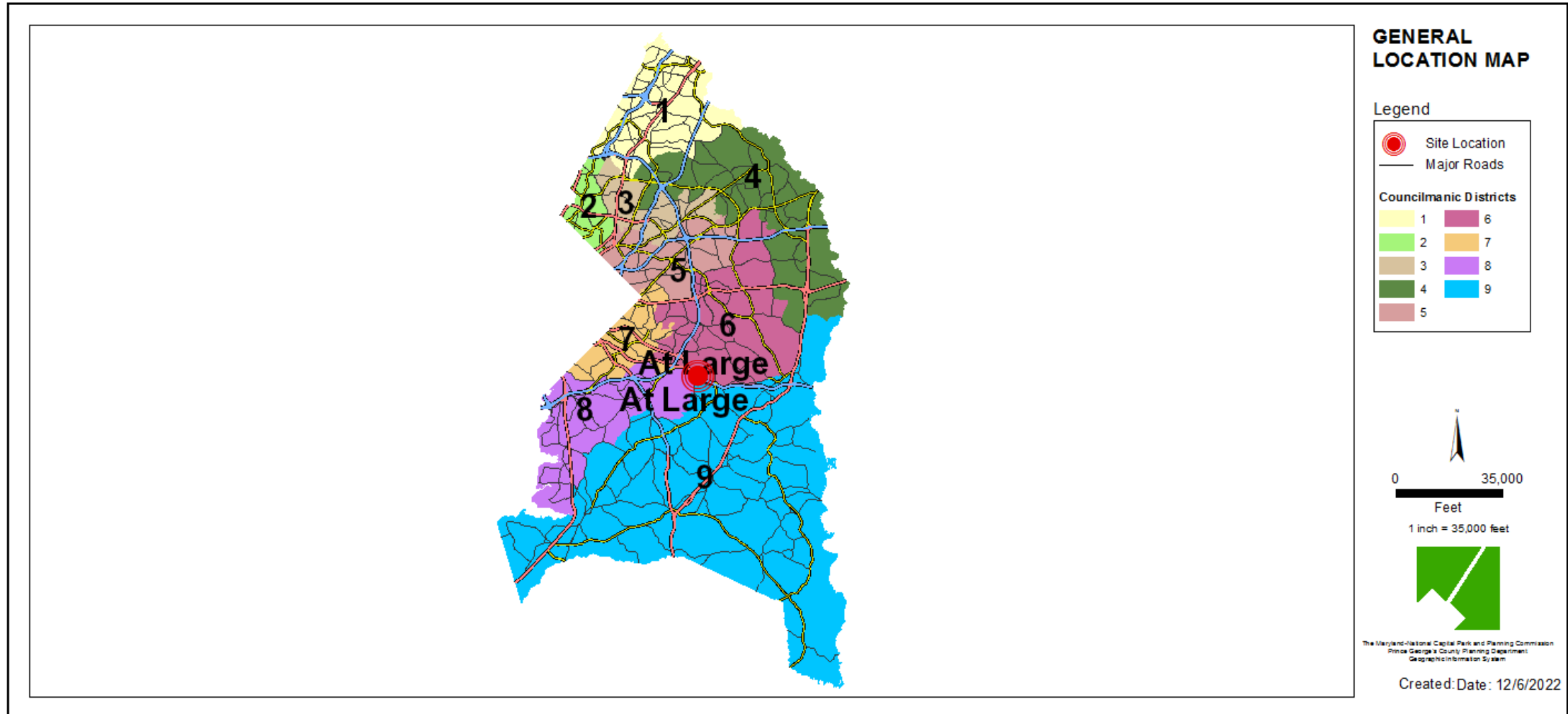
DET-2022-001



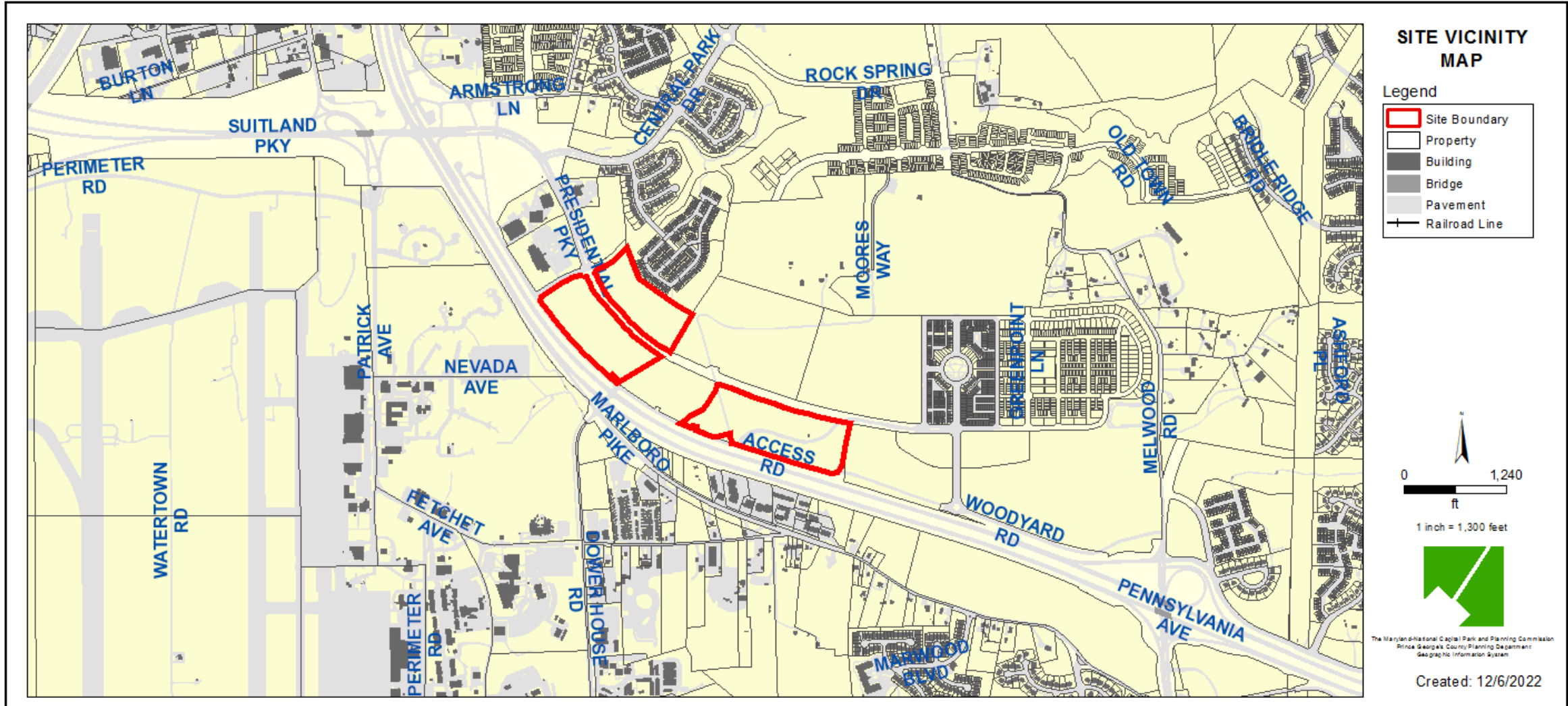
# GENERAL LOCATION MAP

Council District: 06

Planning Area: 78



# SITE VICINITY MAP



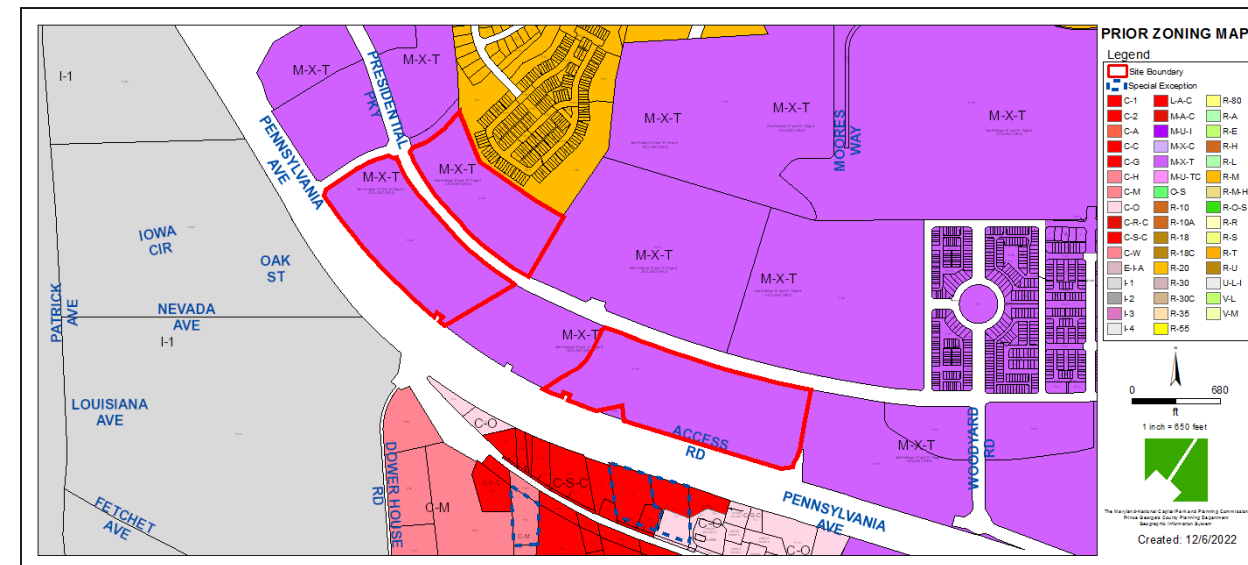
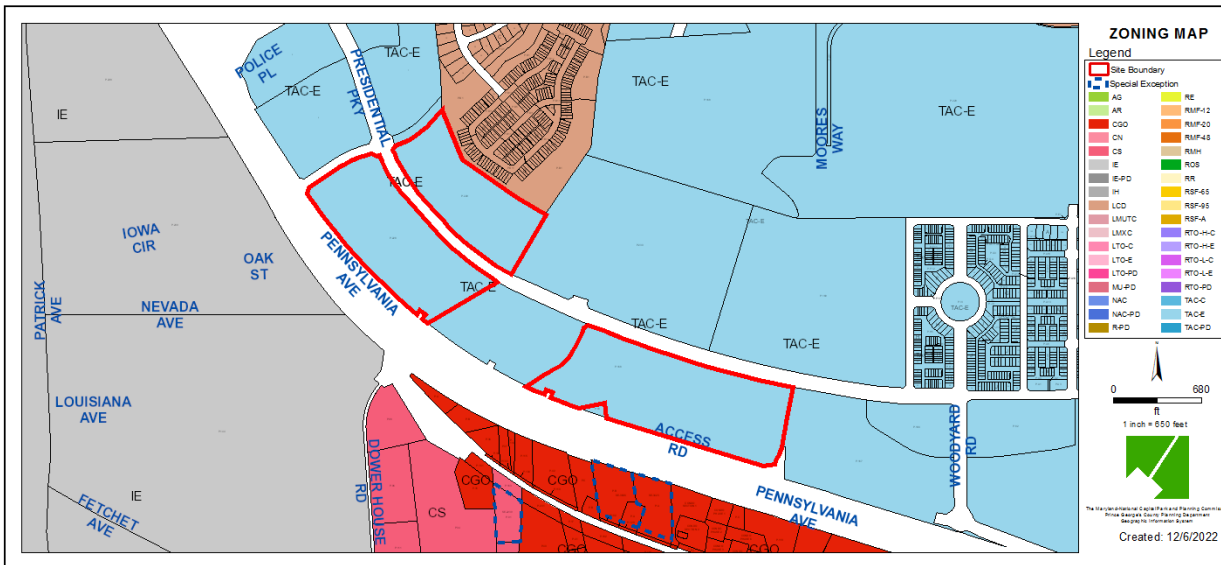
# ZONING MAP (CURRENT & PRIOR)

Property Zone: TAC-E

Prior Zone: M-X-T

CURRENT ZONING MAP

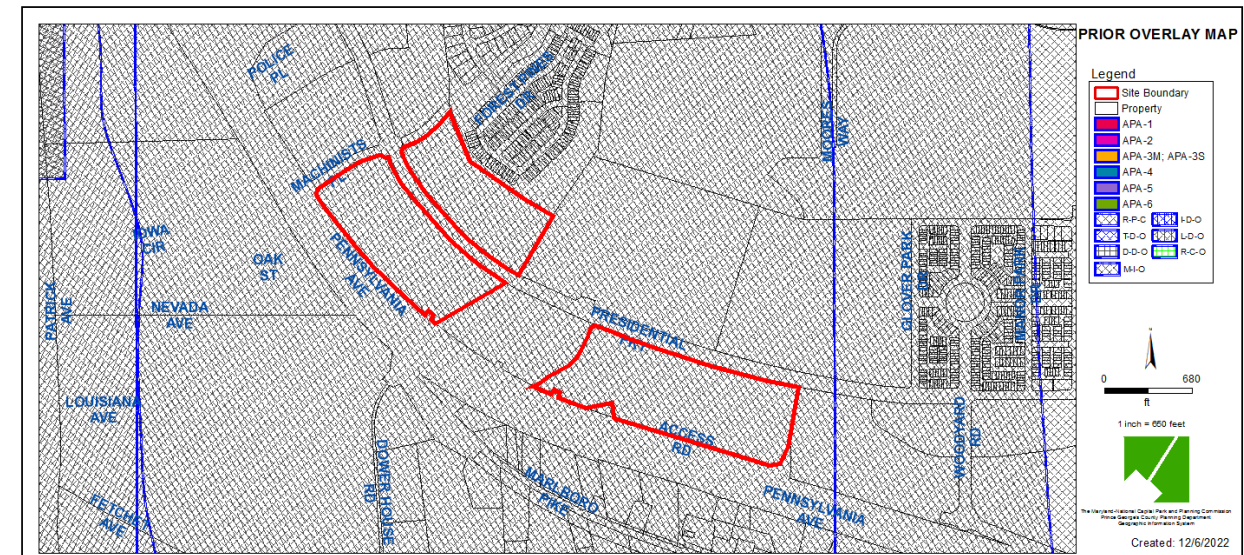
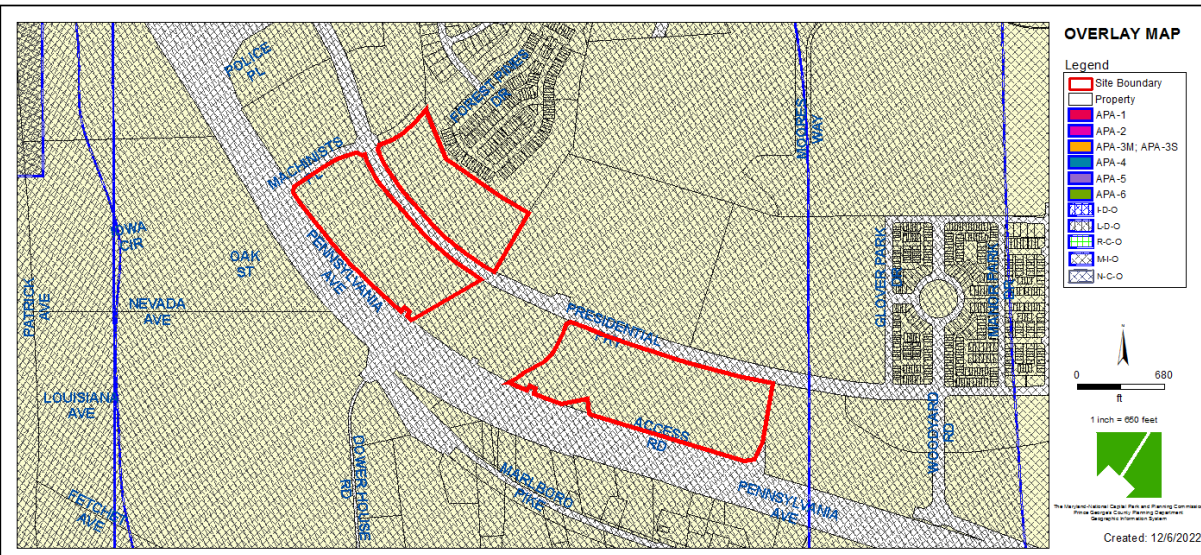
PRIOR ZONING MAP



# OVERLAY MAP

CURRENT OVERLAY MAP

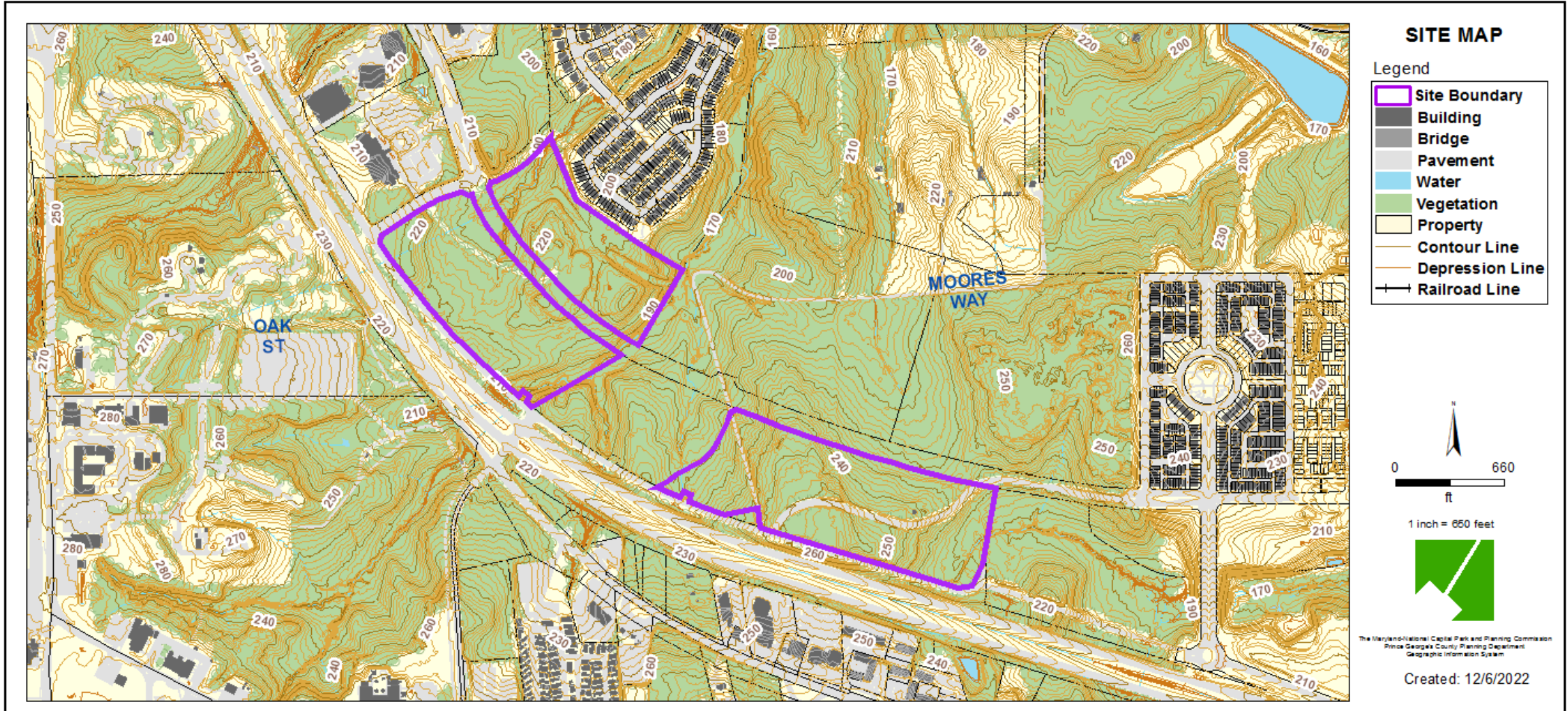
PRIOR OVERLAY MAP



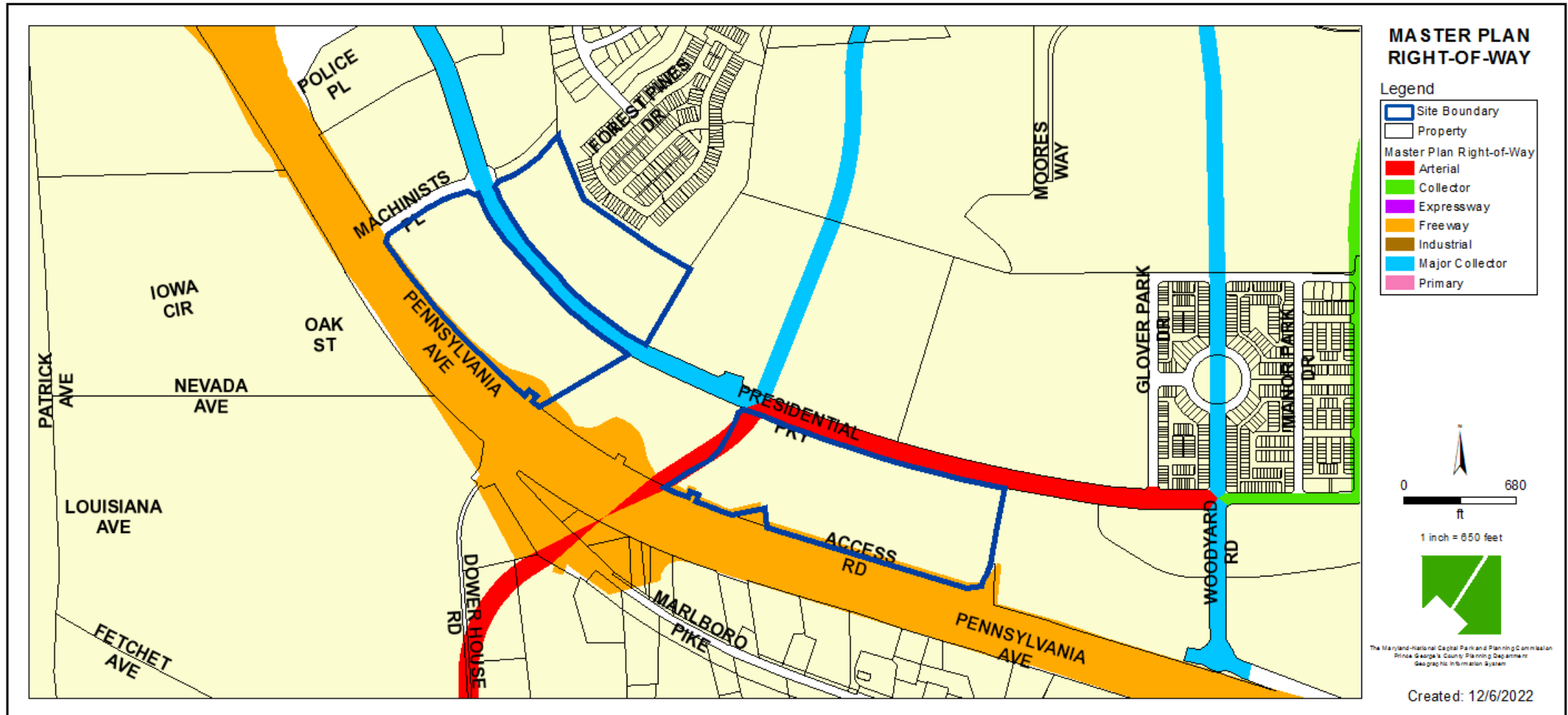
# AERIAL MAP



# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



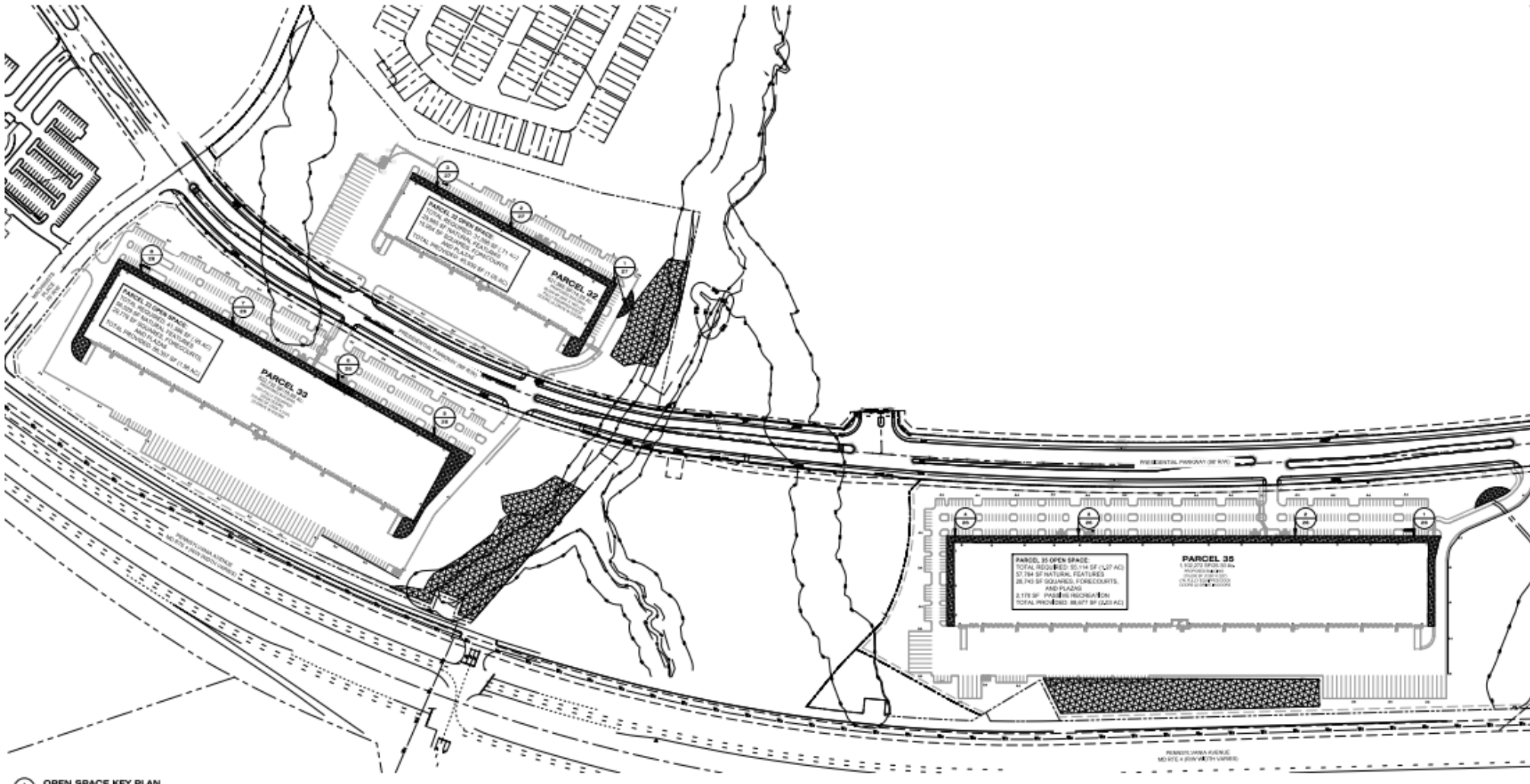
# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



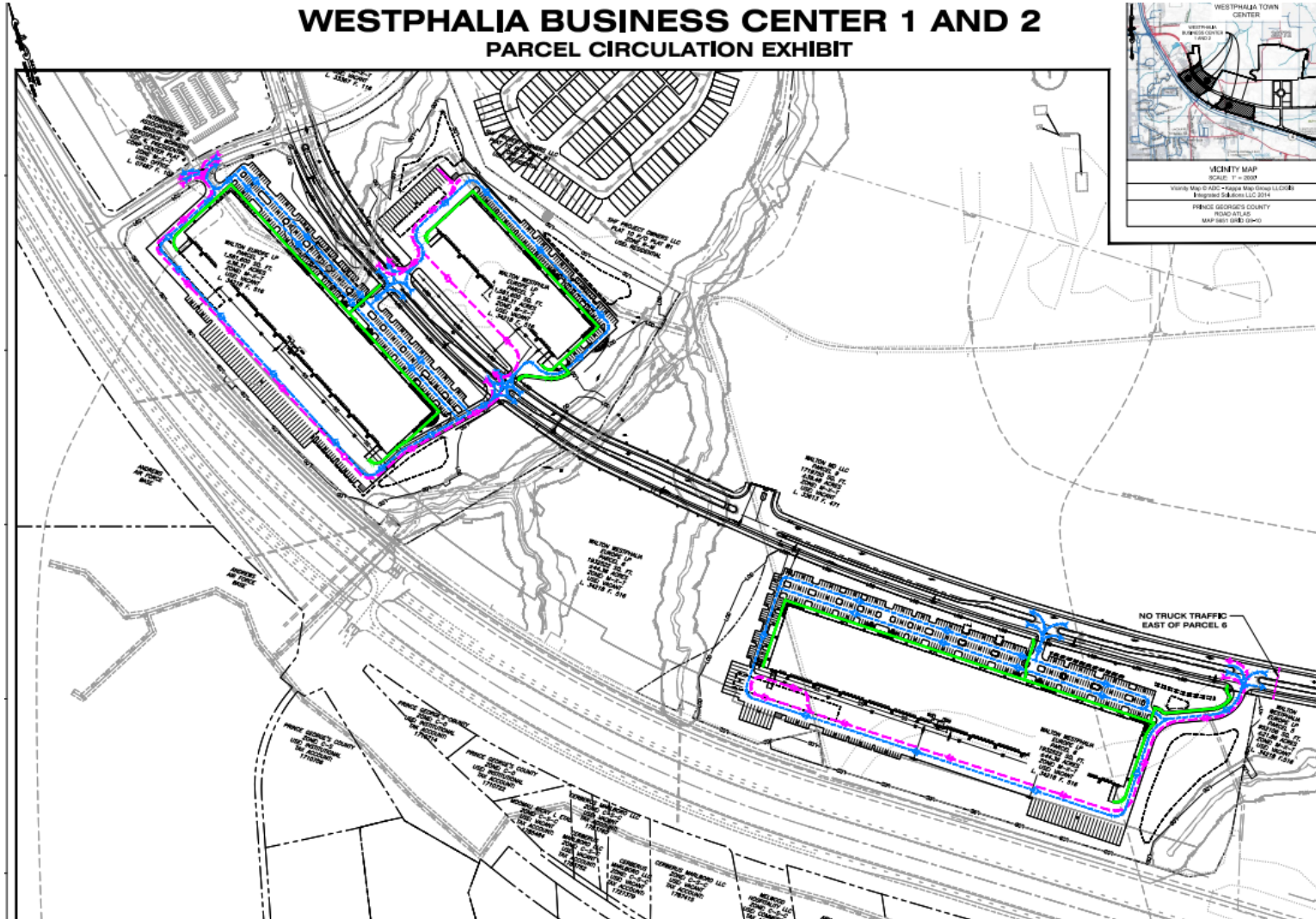
# DETAILED SITE PLAN RENDERING



# DETAILED SITE PLAN

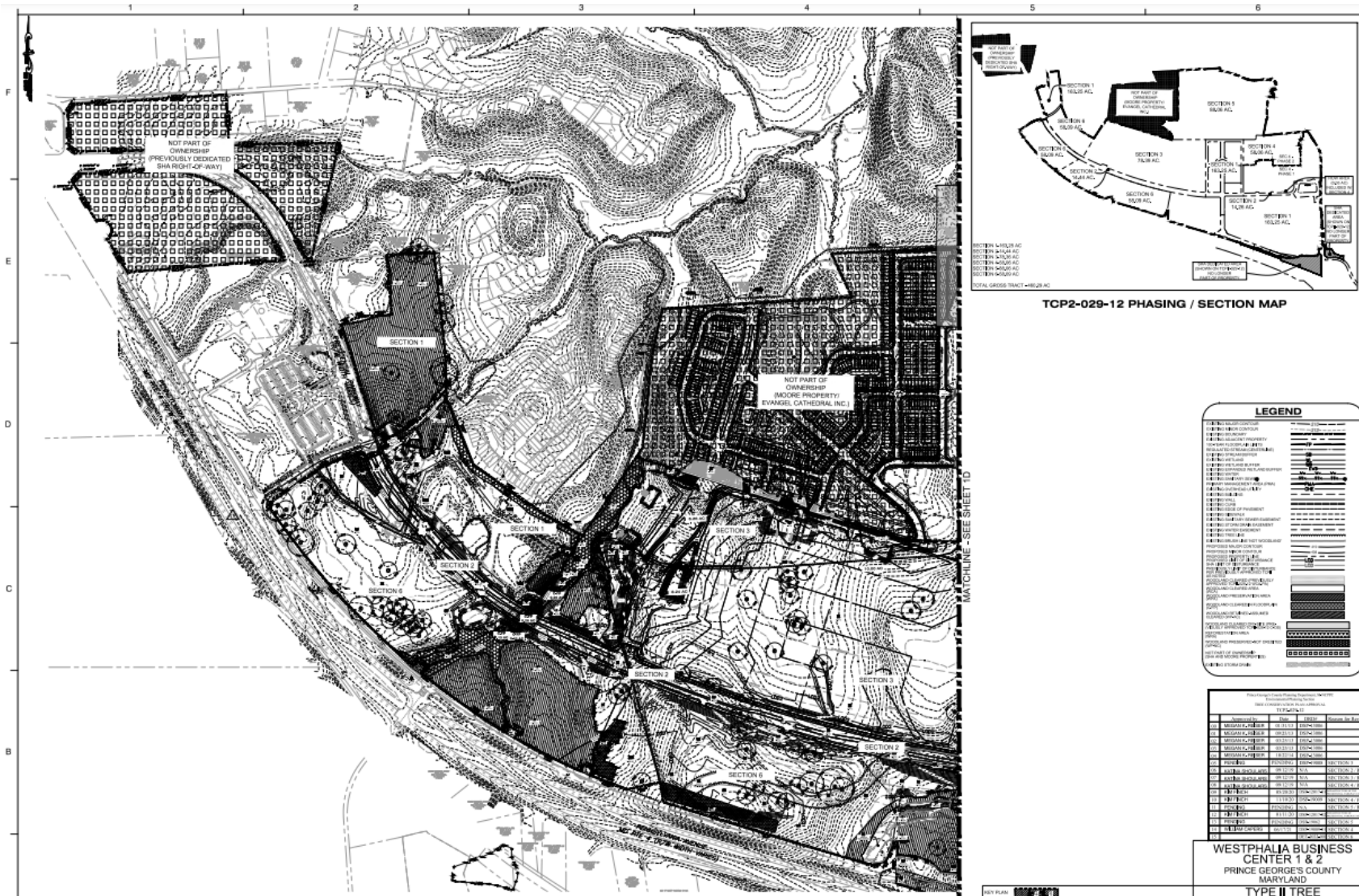


# CIRCULATION EXHIBIT

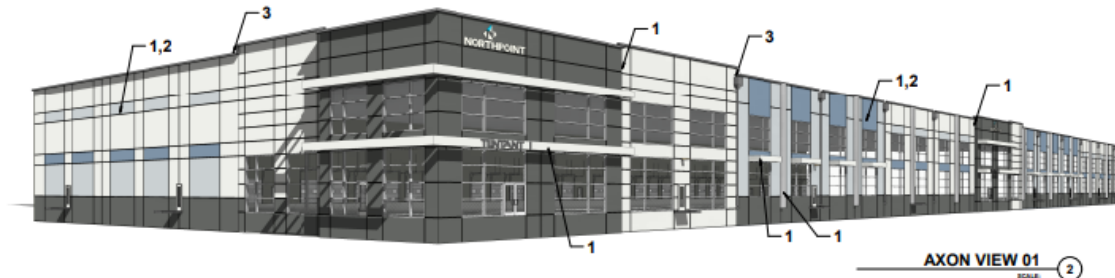
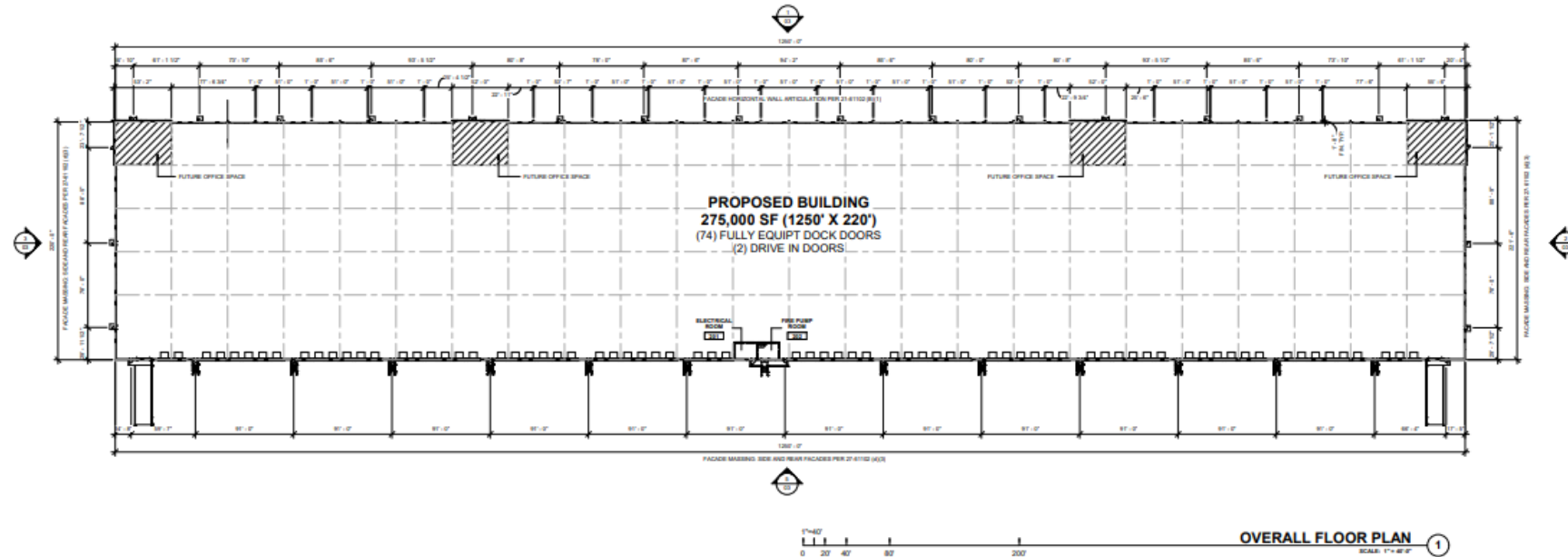




# TYPE 2 TREE CONSERVATION PLAN



# EXTERIOR ELEVATIONS



# EXTERIOR ELEVATIONS



# EXTERIOR ELEVATIONS



# EXTERIOR ELEVATIONS

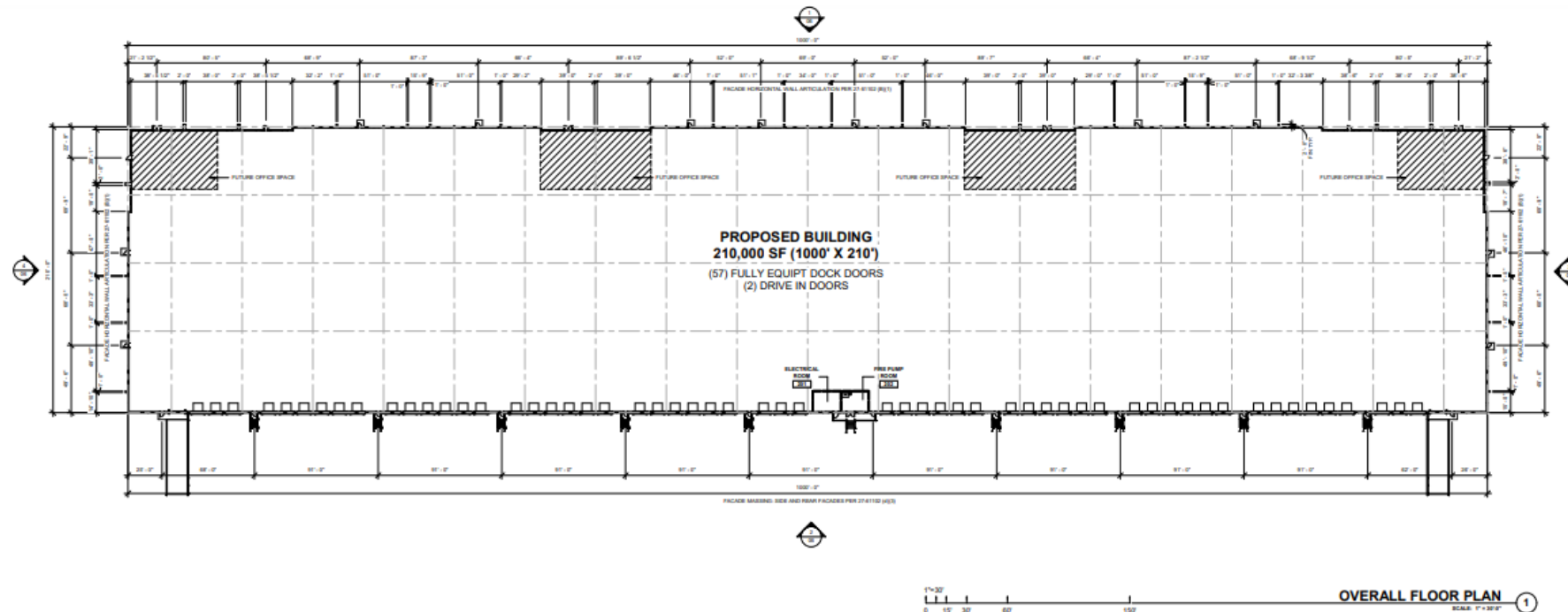
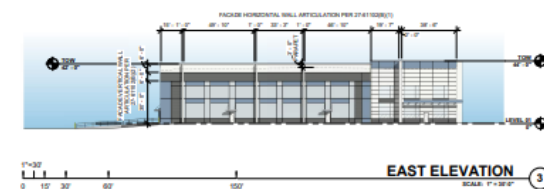
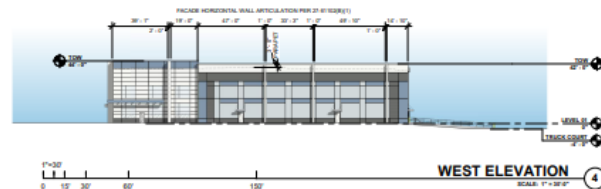
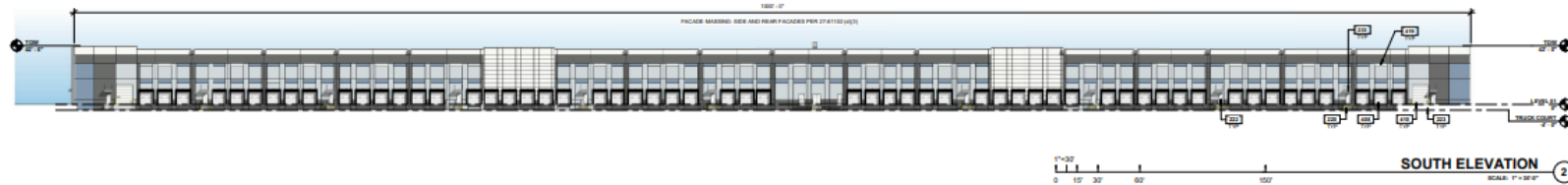


FIGURE 21-01 3D VIEW 01: 3D PERSPECTIVE RENDERING FOR INDUSTRIAL BUILDING  
1. FACADES GREATER THAN 100 FT SHALL BE ARTICULATED WITH VERTICAL OFFSETS (E.G. PROJECTIONS OR RECESSES) IN THE FACADES CHANGE IN FACADE COLOR OR MATERIAL, OR SIMILAR FEATURES AT LEAST EVERY 50 FT.  
2. EACH FACADE GREATER THAN 50 FT IN HEIGHT SHALL INCORPORATE A CHANGE IN THE WALL, ROOF OR PLANE OR IN FACADE COLOR OR MATERIAL.  
3. THE FACADE SHALL INCLUDE VARIATIONS IN ROOF PLANE AND OR IN THE HEIGHT OF THE PARAPET ALL AT LEAST EVERY 100 FT.

[illegible]

### KEYNOTE LEGEND

ALUMINUM STORM/ENTRY SYSTEM  
ALUMINUM STORM/ENTRY DOOR  
STEEL STAIR WITH SUPPLEMENTAL AND FINANCIAL, ALL MATERIALS TO BE GALVANIZED  
EXCLOSURE, DOOR AND FRAME, PAINTED  
CONCRETE EXTERIOR DOOR IN-RAMP  
ALUMINUM PUNCHED OPENINGS  
METAL CANOPY, TYP.  
NETS, LOWER RAMP/DOOR  
TRANSIT BUILDING ENDOUSE, TO COMPLY WITH LOCAL JURISDICTION STANDARDS AS WELL AS ANY AGREEMENTS TO STANDARDS, SEE DETAIL 471  
SECTIONAL, OVERHUNG DOOR  
DRIVE-IN DOOR  
CLIMATE-CONTROL WINDOW  
DOWNPOURT GUARD  
FORMER PARKING, SEE PAVING DRAWINGS  
EXTERIOR BUILDING ENDOUSE AND PAVING, ACCORDING TO COMPLY WITH LOCAL JURISDICTION STANDARDS AS WELL AS ANY AGREEMENTS TO STANDARDS, SEE DETAIL 471  
TYP. CREEP, TYP. WOOD, EXTERIOR COLUMN NAIL, OFFSETS, TYP.  
EXTERIOR WALL, PAGES SHALL BE FULLY BLENDED TO DIRECTLY VERTICALLY  
WOOD, EXTERIOR COLUMN NAIL, OFFSETS, TYP.

NOTE:  
BUILDING PACKAGES COMPLY WITH (AA), (CC), (BB), (E) OF SECTION 21-4304 (b) (1)  
(F)(i) ZONING ORDINANCES 21-4301 BASE ZONING

**PANTONE COLOR CODES:**

|                                                                                       |                                                 |
|---------------------------------------------------------------------------------------|-------------------------------------------------|
|  | P1 - BASE COLOR (MEDIUM) - SW 6248 NORTH STAR   |
|  | P2 - ACCENT COLOR (LIGHT) - SW 7036 EXTRA WHITE |
|  | P3 - ACCENT COLOR (DARK) - SW 7038 GRIZZLE GRAY |
|  | P4 - ACCENT COLOR - SW 9116 DAPHNE              |

**NATCHDOLLS**  
**DOWNSPOUT GUARDE** - TO MATCH ADJACENT WALL COLOR  
**DOWNSPOUT & SCUPPER ROSES** - TO MATCH ADJACENT WALL COLOR  
**METAL COPING** - TO MATCH ADJACENT WALL COLOR

### GLAZING LEGEND

| GLASS                                                                                 |                                 |
|---------------------------------------------------------------------------------------|---------------------------------|
|  | GL 01<br>INSULATED GLAZING UNIT |
|  | GL 02<br>TEMPERED SAFETY GLASS  |

SEE GLAZING TYPES SHEET FOR GLAZING TYPES &amp; SPECIFICATIONS

# EXTERIOR ELEVATIONS



# EXTERIOR ELEVATIONS

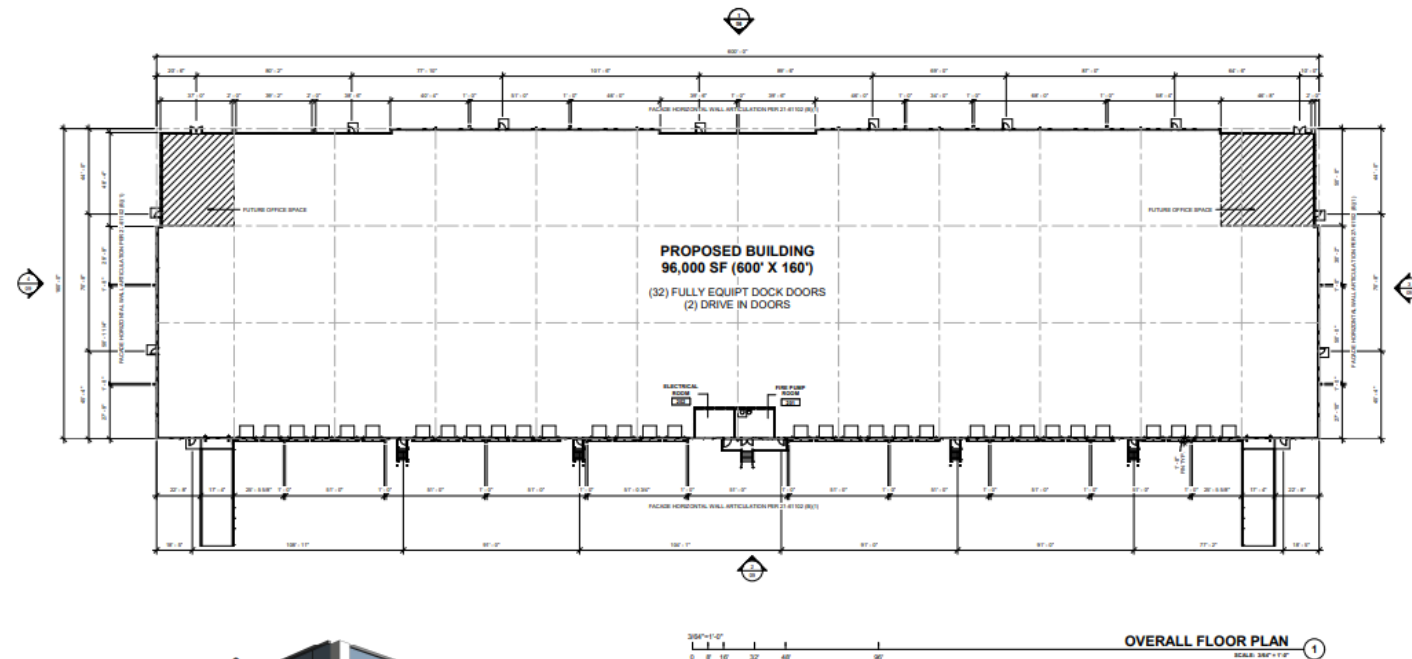


FIGURE 21-100: FACADE ARTICULATION FOR INDUSTRIAL BUILDINGS  
1. FACADE GREATER THAN 100 FT SHALL BE ARTICULATED BOTH VERTICALLY AND HORIZONTALLY BY PROJECTIONS OR RECESSES IN THE FACADE CHANGED IN FACADE COLOR OR MATERIAL, OR SIMILAR FEATURES AT LEAST EVERY 100 FT.  
2. FACADE GREATER THAN 100 FT ELEMENT SHALL RECESSED IN THE WALL SURFACE PLANE OR IN FACADE COLOR OR MATERIAL.  
3. THE FACADE SHALL INCLUDE VARIATIONS IN FLOOR PLANE AND OR IN THE HEIGHT OF THE PARAPET ALL AT LEAST EVERY 100 FT.

3D View 01  
SCALE: 1/8" = 1'-0"



# CONCEPTUAL SIGNAGE AND ARCHITECTURAL FEATURES



# EXTERIOR FEATURES AND FINISHES



EXAMPLE OF MASSING AND MATERIALS- LARGE AMOUNTS OF GLAZING, FORMLINER AT WINDOWS



EXAMPLE OF MASSING AND MATERIALS- VERTICAL FINS, PAINTED CONCRETE TILT UP PANELS

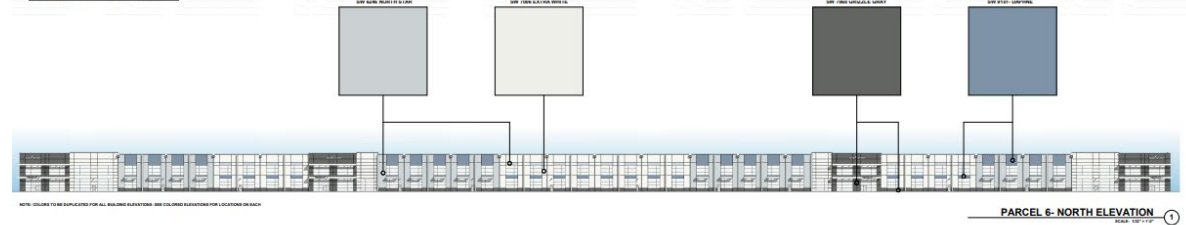


EXAMPLE OF MASSING AND MATERIALS- HORIZONTAL REVEALS



EXAMPLE OF MASSING AND MATERIALS- ALUMINUM SUNSHADES

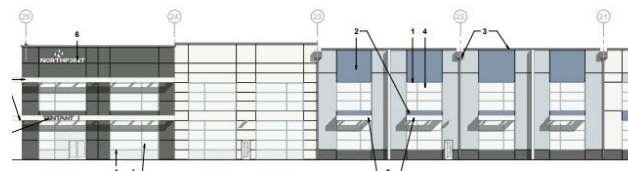
## SHERWIN-WILLIAMS COLORS



NOTE: COLORS TO BE SUPPLIED FOR ALL BUILDING ELEMENTS. SEE COLORED ELEVATIONS FOR LOCATED DESIGN.

PARCEL 6- NORTH ELEVATION  
1

## HARD SAMPLE FINISHES



## CONCEPTUAL RENDERING- PARCEL 6 MAIN ENTRANCE



# STAFF RECOMMENDATION

**APPROVAL** with conditions

## **Major Issues:**

- Conformance with PPS 4-08002

## **Applicant Required Mailings:**

- Informational Mailing: 05/09/22
- Pre-Application Neighborhood Meeting: 06/08/22
- Acceptance Mailing: 10/24/22