



April 8, 2024

RE: PLA24-0057 Chandler Innovation Center  
South of the SEC of Arizona Avenue & Germann Road  
APN's: 303-33-007M / 303-33-013M / 303-33-013N  
303-33-13P / 303-33-013Q / 303-33-013R  
303-33-987 / 303-33-988

Matt Krison:

The Administrative Design Review application identified above for (3) three new industrial buildings is approved subject to the following conditions:

1. The development shall be in substantial conformance with the exhibits attached herein.
2. Any signage shall be processed under a separate permit.
3. Annexation must be processed prior to any Building or Civil permits being issued.

**NOTE:**

**THIS ADMINISTRATIVE DESIGN REVIEW APPROVAL COVERS THE CONCEPTUAL ARCHITECTURAL BUILDING DESIGN AND CONCEPTUAL SITE LAYOUT FOR THIS PROJECT ONLY.**

**SUBMITTAL OF DEVELOPMENT PLANS FOR TECHNICAL PLAN REVIEW AND PERMITTING WILL RESULT IN ADDITIONAL PLAN REVIEW COMMENTS FROM; BUILDING SAFETY, CIVIL ENGINEERING AND SITE DEVELOPMENT THAT ARE BEYOND THE SCOPE OF THE ADMINISTRATIVE DESIGN REVIEW PROCESS.**

A copy of the approved conceptual exhibits will be kept on file for future reference.

If you have additional questions or concerns, do not hesitate to ask.

Sincerely,

Benjamin Cereceres, City Planner  
City of Chandler Planning Division  
Phone: (480) 782-3063  
Email: [Benjamin.cereceres@chandleraz.gov](mailto:Benjamin.cereceres@chandleraz.gov)

**Mailing Address**

Mail Stop 105  
PO Box 4008  
Chandler, AZ 85244-4008

**Development Services Department**

Planning Division  
Telephone (480) -782-3050  
[www.chandleraz.gov](http://www.chandleraz.gov)

**Location**

215 E. Buffalo Street  
Chandler, Arizona 85225

# ***CHANDLER INNOVATION ADR SUBMITTAL***

***BALMER ARCHITECTURAL GROUP***



***JANUARY 9TH, 2024***



1-9-2024

# CHANDLER INNOVATION CENTER

## A. Introduction

### i. Request

Chandler Innovation Center is located on the east side of Arizona Avenue between Germann and Ryan. The land is currently partly on a County Island and partly on Industrial zoned land in the City of Chandler. An Annexation request is simultaneously being submitted with this Application and I-1 zoning within the Airport Overlay District will be requested.

Applicant is requesting a hard zoning of the subject property to I-1 zoning and intends to meet the Chandler Zoning standards to develop 3 Flex, Once Story Speculative Buildings on the vacant lots.

### ii. Site Context

The site is an irregular shaped property bounded on the north by an abandoned rail spur curve, small industrial buildings and vacant land. The vacant land to the south is currently in process of site development approvals for a similar use. Arizona Ave is on the west border and a rail track on the east.

### iii. Chandler Airpark Overlay Area Plan

This site is an Industrial zoned county Island which lies in the southwestern portion of the Chandler Airpark Overlay Area Plan and is designated as a Commercial / Office / Business Park zone as referenced on the Final Land Use Plan.

The request is consistent with the Chandler Airpark Overlay Area Plan in that it proposes a Innovation based mix of business, light industrial, warehousing, back office and limited showroom retail uses, which will serve as a transition area between the adjacent land uses.

The development may serve the needs of a single user for each building on the site, or multi-tenant users in one or all building(s), or any combination thereof. All scenarios address the need to be flexible based on market conditions and support employment opportunities that are consistent with the City's plan for the airpark area.

## **B. Proposed Land Uses**

All uses permitted under the I-1 District on the “Table of Permitted Uses for Nonresidential Districts” in chapter 35 of the City of Chandler Code of Ordinances, which are designated by an “X” are allowed within the Development.

The applicant is requesting a hard zoning of (I-1) and intends to meet the Chandler Airpark Area Plan standards.

## **C. Project Description**

The site consists of three concrete tilt buildings which fronts face east and west, and a smaller flex building faces west on Arizona Ave. A central, screened truck yard is shared by building 2 and 3.

The building #1 fronting Arizona Avenue is 39,387 square feet, building #2 at the middle of the site is 99,222 square feet, and building #3 at the east side of the site is 189,167 square feet; for a total of 327,776 +/- square feet. The approximate site area is 21.38 acres (net), which results in a lot coverage of 35.26%.

Parking is located on the perimeter of the building with a total of 623 parking spaces, which exceeds base zoning requirements. Accessible parking spaces are scattered throughout the site, and each building has its own bicycle parking area. Two electric vehicle (EV) charging spaces are provided on site with power stubs for an additional 4 charging spaces.

## **D. Commercial Design Standards**

The following sections outline the development standards for Chandler Innovation Center

### **i. Development Standards**

- |                               |                                                                                                            |
|-------------------------------|------------------------------------------------------------------------------------------------------------|
| a. Building Height:           | Maximum of 45'; two stories.<br>Some Architectural elements may project higher to create skyline character |
| b. Front Yard (west):         | 50' from the right of way line.                                                                            |
| c. Side Yard (south):         | 10' from the property line.                                                                                |
| d. Side Yard (north):         | 30' from the property line.                                                                                |
| e. Rear Yard (east):          | 10' from the rear property line.                                                                           |
| f. Intensity of Lot Use:      | 40% of the lot area maximum.                                                                               |
| g. Building separation:       | Per City of Chandler Building Code.                                                                        |
| h. Drive aisles:              | 24' minimum-26' at Fire Lanes                                                                              |
| i. Required Parking:          | Minimum parking shall be 2/1000 as spec.                                                                   |
| j. Accessible Parking Spaces: | Quantity to be equivalent to the current minimum ADA Accessibility Guidelines.                             |
| k. Parking Space Size         |                                                                                                            |
| Standard Space:               | 9' x 19' (16.5' with 2.5' overhang),                                                                       |

- j. Accessible Parking Spaces: Quantity to be equivalent to the current minimum ADA Accessibility Guidelines.
- k. Parking Space Size
  - Standard Space: 9' x 19' (16.5' with 2.5' overhang),
  - Accessible Space: 11' x 19' (16.5' with 2.5' overhang) with shared 5' access aisle
- l. Bicycle Parking: 4 spaces per building

### **Landscape Design**

The development will provide a landscape palette that is sensitive to the existing environment through the use of regionally appropriate, low water use plant materials.

### **Building Design and Materials**

Architectural façade elements such as glass entries with horizontal metal accents, metal soffit faces above glass and an articulated roof line. Walls will be concrete tilt panel construction with architectural scoring and contrasting colors

Parking screen walls are made of single score concrete masonry units

### **Color Palette**

Four complementary paint colors are planned for the development. All of the buildings, and the parking screening will share the same color and material palette to unify the design theme on site.

- a. Glass & Frame
  - Viracon – 1" insulated glass and matching spandrel glass, or equal
  - Clear anodized aluminum frame, 2" x 4.5" outside glazed

### **Retention**

The initial intent of the development is to provide a combination of surface retention and drywells for the project. This is accomplished through a combination of retained water on asphalt paving areas and retention basins. Multiple drywells will be located in the base of the retention basins and in asphalt areas. Due to the flood plain impact on the site, retention will be in excess of normal quantities.

## **Traffic & Circulation**

The main traffic flow will be from Arizona Avenue, primarily from the north. There is a shared drive on the south that will be reconfigured to match the current submittal to enhance traffic flow. A northern drive easement is provided to allow secondary emergency access / exit thru the adjacent property (under different ownership) to Arizona Avenue. This access will be reworked to City standards for emergency vehicle access.

Pedestrian access to the site is provided from Arizona Ave. All buildings will be interconnected.

## **E. Development Schedule**

All buildings and all onsite and offsite improvements are anticipated to be built simultaneously. Under current market conditions, the project is anticipated to be started within eighteen months of City approvals of the ADR applications.

## **F. Signage**

Signage shall be per a Master Signage Program and City of Chandler Standards, under separate request.

## **G. Analysis of Probable Impact of the proposed rezoning to the cost of constructing housing.**

We anticipate minimal to no impact on the average cost to construct housing for sale or rent within the zoning district because home construction in the area typically utilizes different construction materials & methods of construction.

This estimate is based on typical industry standards that are well known and established in this area.

There are no less costly or restrictive alternative methods available, we have proposed the most appropriate materials.

## **SITE AERIAL CONTEXT:**





**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**CHANDLER INNOVATION CENTER  
19051 S ARIZONA AVE CHANDLER, AZ 85286  
SITE PLAN**

**A-101**

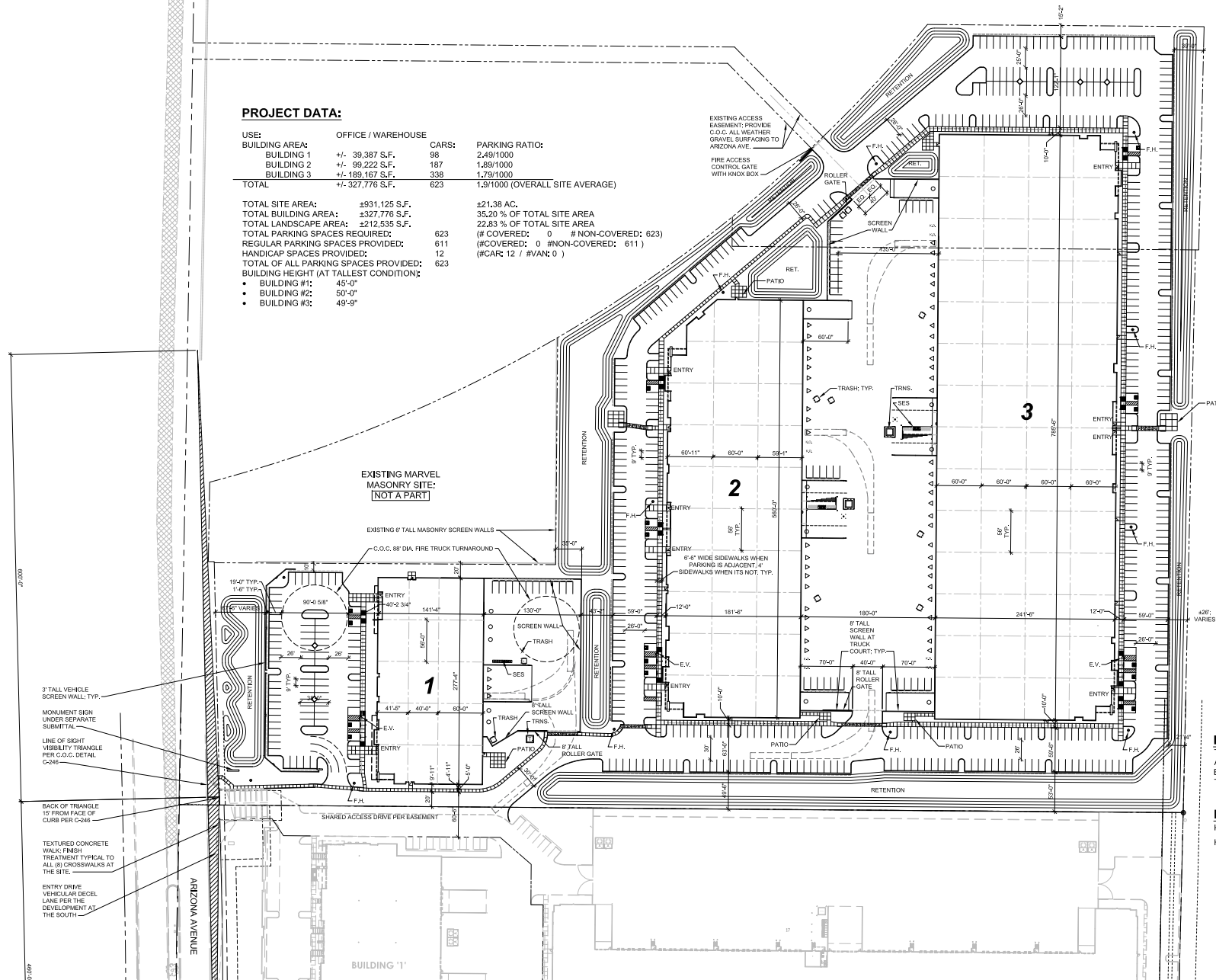
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**PROJECT DATA:**

| USE:         | OFFICE / WAREHOUSE      | CARS:      | PARKING RATIO:                          |
|--------------|-------------------------|------------|-----------------------------------------|
| BUILDING 1   | +/- 39,387 S.F.         | 98         | 2.49/1000                               |
| BUILDING 2   | +/- 99,222 S.F.         | 187        | 1.89/1000                               |
| BUILDING 3   | +/- 189,167 S.F.        | 338        | 1.79/1000                               |
| <b>TOTAL</b> | <b>+/- 327,776 S.F.</b> | <b>623</b> | <b>1.91/1000 (OVERALL SITE AVERAGE)</b> |

|                                         |               |                                   |
|-----------------------------------------|---------------|-----------------------------------|
| TOTAL SITE AREA:                        | ±931,125 S.F. | ±21.38 AC.                        |
| TOTAL BUILDING AREA:                    | ±327,776 S.F. | 35.20 % OF TOTAL SITE AREA        |
| TOTAL LANDSCAPE AREA:                   | ±212,535 S.F. | 22.83 % OF TOTAL SITE AREA        |
| TOTAL PARKING SPACES REQUIRED:          | 623           | (# COVERED: 0 # NON-COVERED: 623) |
| REGULAR PARKING SPACES PROVIDED:        | 611           | (# COVERED: 0 # NON-COVERED: 611) |
| HANDICAP SPACES PROVIDED:               | 12            | (# CAR: 12 / # VAN: 0)            |
| TOTAL OF ALL PARKING SPACES PROVIDED:   | 623           |                                   |
| BUILDING HEIGHT (AT TALLEST CONDITION): |               |                                   |
| • BUILDING #1:                          | 45'-0"        |                                   |
| • BUILDING #2:                          | 50'-0"        |                                   |
| • BUILDING #3:                          | 49'-9"        |                                   |



**FIRE ACCESS:**  
THERE ARE 4 VEHICULAR ROLL GATES AT THE SITE. ALL ROLL GATES TO BE EQUIPPED WITH KNOX BOX FIRE TRUCK ACCESS EQUIPMENT

**LEGEND:**  
K.O. KNOCK OUT PANEL @ BUILDING  
H.C. HANDICAP STALL: ADA  
O GRADE LEVEL O.H. DOOR  
▷ DOCK HIGH O.H. DOOR

**SITE PLAN**  
SCALE 1" = 60'-0"  
0 30 60 120

## Parking

All development shall conform to the standards set forth in the Chandler Parking Ordinance in effect as of November 1, 2012 and the standards set forth in this ADR. If there is a conflict, the parking standards in this ADR shall apply.

The size of all parking spaces, driveways, islands in parking areas and other improvements in the parking areas must conform to the minimum established requirements of the City of Chandler Zoning Ordinance.

- Minimum size of a parking space shall be nine (9) feet by nineteen (19) feet.
- Minimum driveway widths shall be twenty-four (24) feet for two-way drives. Fourteen (14) foot one-way drives are permitted where such drives are not required as fire lanes by the fire department.
- Covered parking including parking structures shall be located and/or arranged that it is perceived as an integral part of the commerce park. Canopy structures shall be finished with colors which match or complement building colors.
- In the design of the parking lots and entrances to and from those parking lots and facilities served by those parking lots, provisions shall be provided for adequate, safe, convenient pedestrian circulation.
- All driveways and parking areas must be paved with concrete or asphaltic concrete. Except for edges of paving adjacent to walls, vertical curbs shall be constructed at all edges of any paving. Asphalt curbs are prohibited, and the use of precast concrete parking bumpers in lieu of curbs is prohibited.

### Parking Requirements by Use:

On-site parking shall be provided in accordance with the Chandler Zoning Ordinance.

Parking increases and reductions to the required number of parking spaces may be approved by Planning Staff if a user driven requirement provides a quantitative analysis justifying any proposed increase or reduction based on their needs, as provided in the City of Chandler Zoning Ordinance.

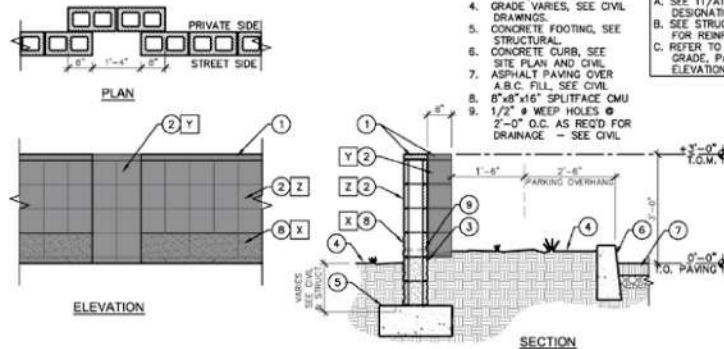
## Site Screening Areas

All on-site screen walls shall be designed and constructed to meet the City of Chandler ordinance requirements. All screen walls adjacent to the project streets shall be designed and installed to match the details submitted herein.

Screen walls along property lines may be installed by the individual lot Owner. Any Owner who builds next to an existing wall may refinish his side of the existing wall to match or complement his building(s) through joint agreement with the adjacent wall Owner.

All detached perimeter screen walls are to match the exiting screen walls or building materials. All loading/service areas shall be fully screened from the street view with landscaping, solid gates at drives or wing walls a minimum of 8' high.

### Parking Lot Screen Wall Details



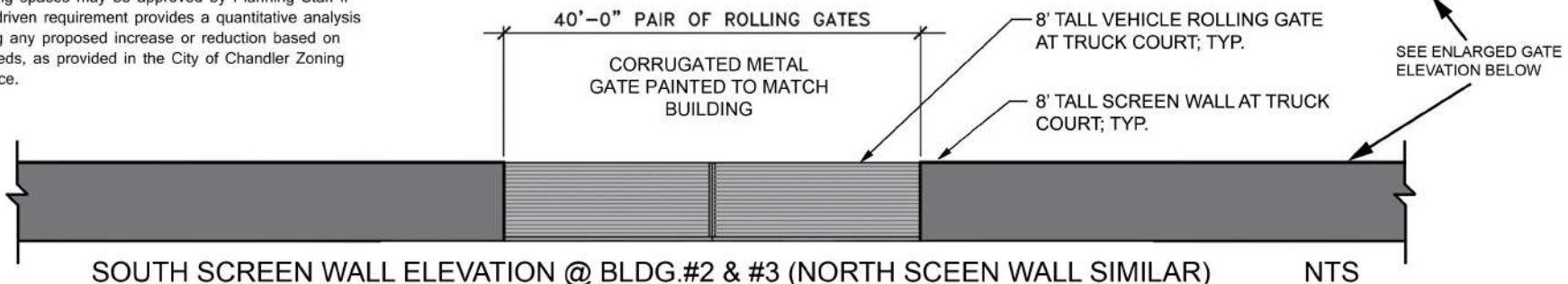
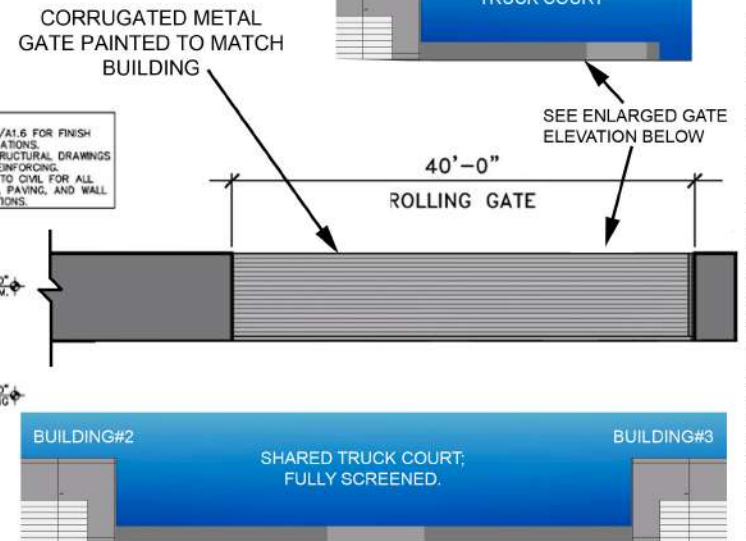
Parking lot screen walls are to be measured from elevation of adjacent parking lot or driveway. All entry drives shall have screen wall segments on both sides with minimum lengths of twelve (12) feet with the detail at the drive entrance. Variation required every 80' minimum.

### Screening of Parking Areas

When parking areas abut a front yard or road frontage landscaped area, such parking areas shall be screened with decorative masonry walls and earth berms ranging between thirty (30) and forty-two (42) inches in height. Horizontal and vertical variation in the design of the screening walls is required whenever linear alignments exceed eighty (80) feet, per the City of Chandler Zoning Ordinance.

### Notes:

- \*1. Parking along streets shall be setback a minimum of 20 feet.
- \*2. Parking shall be a minimum of 4' from parking lot curb to screen wall.
- 3. Lots planned with common access between two or more buildings may eliminate "property line - non-street" landscape setbacks based on an approved master plan.



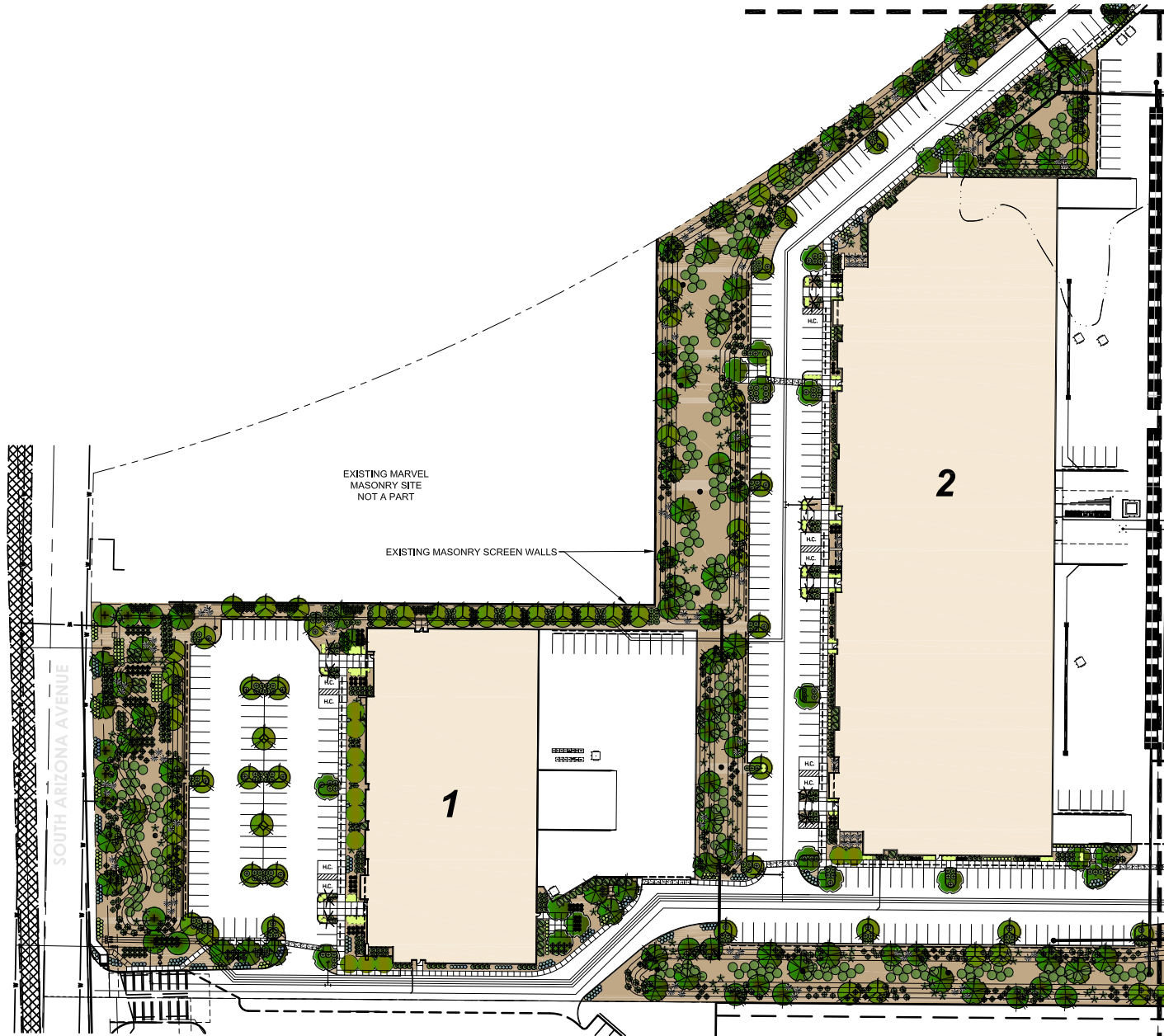
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CHANDLER INNOVATION CENTER - CAZ PDP  
19051 S ARIZONA AVE CHANDLER, AZ 85286

42005  
18OCT23

BALMER  
architectural group

MATCH LINE SEE SHEET La.02



# LANDSCAPE LEGEND

- TREES**
- PESTACIA X 'RED-PUSH'  
RED PUSH PESTACHE  
4" CALIP., 12.0T, 6.5W (48" BOX)
- PHOENIX DACTYLIFERA  
DATE PALM (MATCHING)  
20' T.F. DIAMOND CUT, STRAIGHT,  
NO AERIAL ROOTS SHOWING.
- ILIAHUS PARVIFOLIA  
CHINESE ELM (MATCHING)  
2" CALIP., 6.5T, 4W (36" BOX)
- CHITRALPA TASKENTIS  
CHEALPA  
1.5" CALIP., 6.0T, 4.0W (24" BOX)
- QUERCUS VIRGINIANA  
LIVE OAK  
1.5" CALIP., 6.5T, 4W (24" BOX)
- CAESALPINIA CACALACO  
CASALCOTE  
1.5" CALIP. (MULTI) 4T, 3.5W (24" BOX)
- CHILCOPUS LINEARS 'BUBBA'  
DESERT WILLOW  
1.5" CALIP., 6T, 3.5W (24" BOX)
- LARGE SHRUBS**
- TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
- CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON
- ACCENTS**
- HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
- HESPERALOE PARVIFLORA  
YELLOW YUCCA  
5 GALLON
- DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON
- ECHINOCACTUS GRISONII  
GOLDEN BARREL CACTUS  
10" ROUND (MATCHING)
- AGAVE DESMETIANA  
SMOOTH AGAVE  
5 GALLON
- MEDIUM SHRUBS**
- EREMOPHILA MACULATA  
VALENTINE EMU BUSH  
5 GALLON
- LEUCOPHYLLUM FRUTESCENS  
GREEN CLOUD  
5 GALLON
- ROSEMARINUS PROSTRATA  
TRAILING ROSEMARY  
5 GALLON
- GROUND COVER**
- LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
- LANTANA MONTEVIDENSIS  
TRAILING PURPLE  
1 GALLON
- ACACIA REDOLENS  
DESERT CARPET 1m  
5 GALLON
- EREMOPHILA GLABRA  
'MIRAGE GOLD'  
5 GALLON
- 1/2" SCREENED ROCK PROS CARMEL  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING

10446 N. 74th Street, Suite 150  
Scottsdale, Arizona 85258  
P: (602) 965-0320

EMAIL: timmcqueen@tjma.net



CHANDLER INNOVATION CENTER - CAZ PDP  
19051 S ARIZONA AVE CHANDLER, AZ 85286  
LANDSCAPE PLAN

La.01

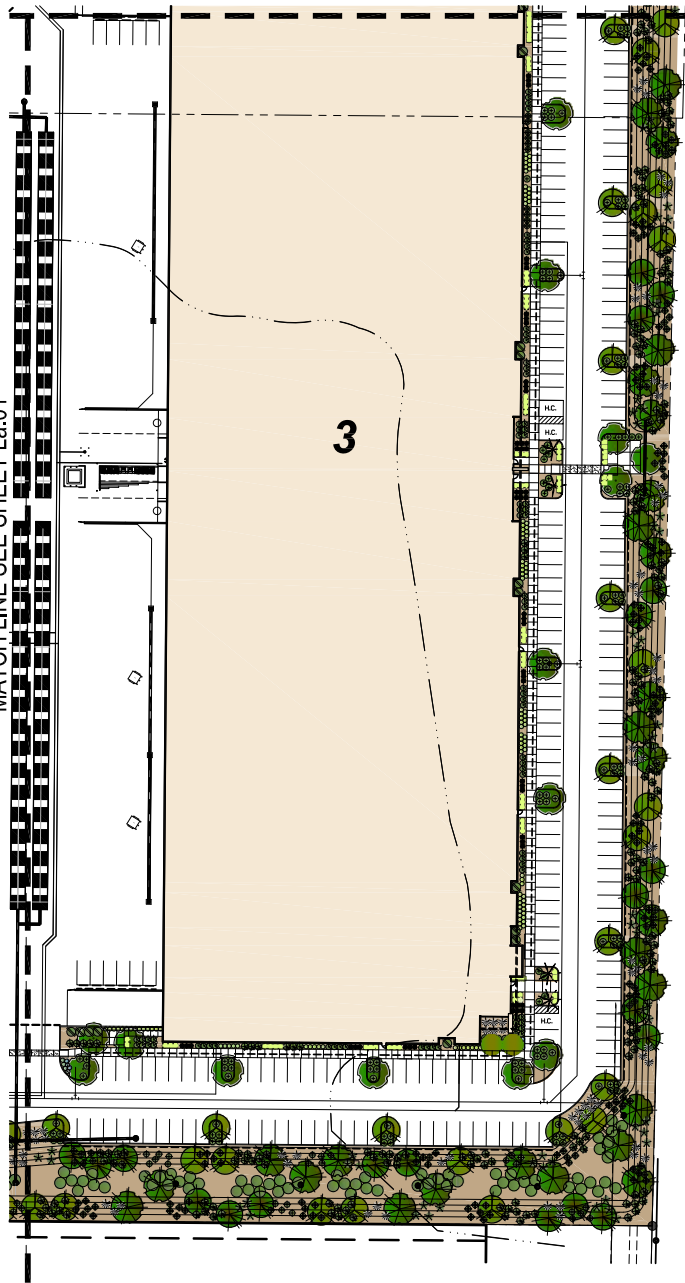
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MATCH LINE SEE SHEET La.01

MATCH LINE SEE SHEET La.03



# LANDSCAPE LEGEND

- TREES**
- PISTACIA X RED-PUSH  
RED PUSH PISTACHE  
4" CALIP., 12.0T, 6.5W (48" BOX)
  - PHOENIX DACTYLIFERA  
DATE PALM (MATCHING)  
20' T.F. DIAMOND CUT, STRAIGHT,  
NO AERIAL ROOTS SHOWING.
  - ULMUS PARVIFOLIA  
CHINESE ELM (MATCHING)  
2" CALIP., 6.5T, 4W (36" BOX)
  - CHITRALPA TASKENTIS  
CHITRALPA  
1.5" CALIP., 6.0T, 4.0W (24" BOX)
  - QUERCUS VIRGINIANA  
LIVE OAK  
1.5" CALIP., 6.5T, 4W (24" BOX)
  - CAESALPINIA CACALACO  
CASCALOTE  
1.5" CALIP. (MULTI) 4T, 3.5W (24" BOX)
  - CHLOPSIS LINEARIS 'BUBBA'  
DESERT WILLOW  
1.5" CALIP., 6T, 3.5W (24" BOX)
- LARGE SHRUBS**
- TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
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'GREEN CLOUD'  
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  - LANTANA MONTEVIDENSE  
TRAILING PURPLE  
1 GALLON
  - ACACIA REDOLENS  
'DESERT CARPET' 1m  
5 GALLON
  - BREMOPHILA GLABRA  
'MINEWEN GOLD'  
5 GALLON
- 1/2" SCREENED ROCK PROS CARMEL  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN  
SCALE 1" = 40'-0"



T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
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Scottsdale, Arizona 85258  
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EMAIL: tmmcqueen@tmba.net



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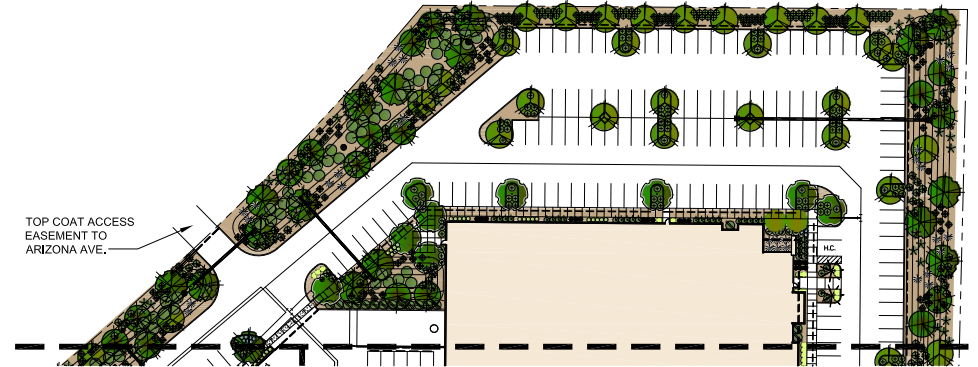


CHANDLER INNOVATION CENTER - CAZ PDP  
19051 S ARIZONA AVE CHANDLER, AZ 85286  
LANDSCAPE PLAN  
La.02

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NOT FOR  
CONSTRUCTION



TOP COAT ACCESS  
EASEMENT TO  
ARIZONA AVE.

MATCH LINE SEE SHEET La.02

# LANDSCAPE LEGEND

## TREES

RETACIA X 'RED-PUSH'  
RED-PUSH RETACIA  
4" CALIP., 12.0T, 6.5W (48" BOX)

PHOENIX DACTYLIFERA  
DATE PALM (MATCHING)  
20 T.F. DIAMOND CUT, STRAIGHT,  
NO AERIAL ROOTS SHOWING.

ULMUS PARVIFOLIA  
CHINESE ELM (MATCHING)  
2" CALIP., 6.5T, 4W (36" BOX)

CHITALPA TASKENTIS  
"CHITALPA"  
1.5" CALIP., 6.0T, 4.0W (24" BOX)

QUERCUS VIRGINIANA  
LIVE OAK  
1.5" CALIP., 6.5T, 4W (24" BOX)

CAESALPINIA CACALACO  
CASCALOTE  
1.5" CALIP. (MULTI) 4T, 3.5W (24" BOX)

CHILOPS LINEARIS 'BUBBA'  
DESERT WILLOW  
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LARGE SHRUBS  
TECOWA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON

CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON

ACCENTS  
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RED YUCCA  
5 GALLON

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10" ROUND (MATCHING)

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VALENTINE EMU BUSH  
5 GALLON

LEUCOPHYLLUM FRUTESCENS  
"GREEN CLOUD"  
5 GALLON

ROSEMARINUS PROSTRATA  
TRAILING ROSMARY  
5 GALLON

GROUND COVER  
LANTANA MONTEVIDENSIS  
"GOLD MOUND"  
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1 GALLON

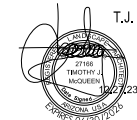
ACACIA REDOLENS  
"DESERT CARPET" 1m  
5 GALLON

EREMOPHILA GLABRA  
"MINGENW GOLD"  
5 GALLON

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

## LANDSCAPE PLAN

SCALE: 1" = 40'-0"



T.J. McQUEEN & ASSOCIATES, INC.

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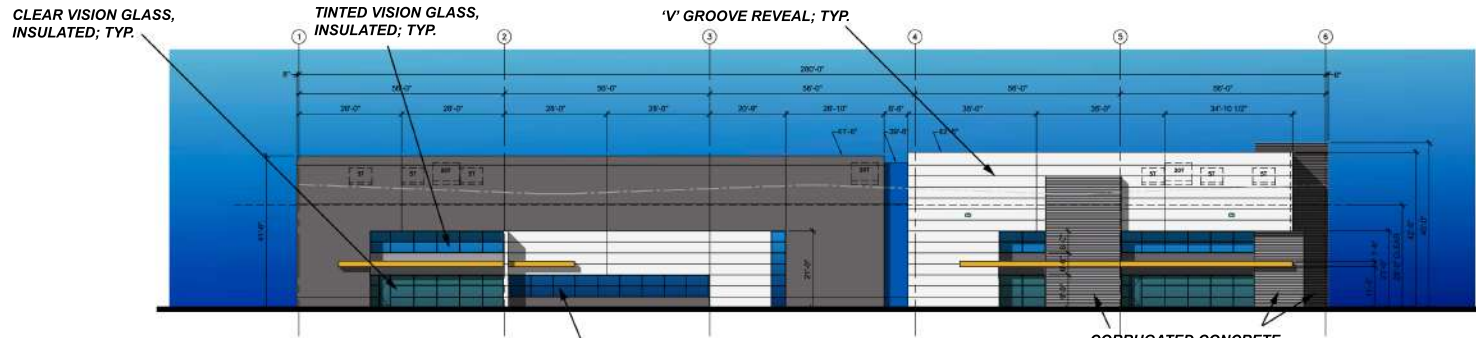
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La.02

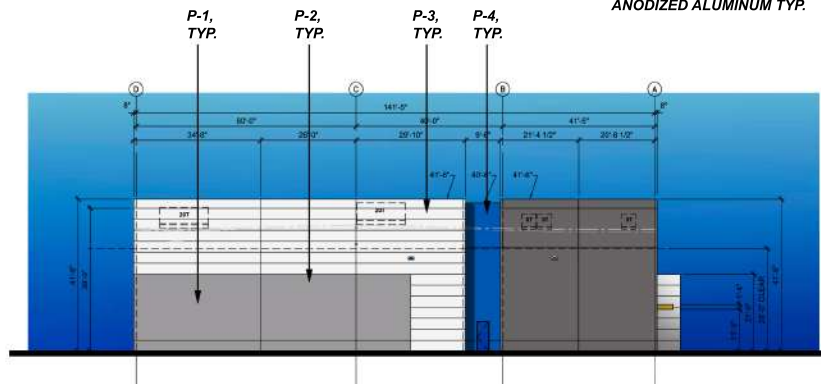
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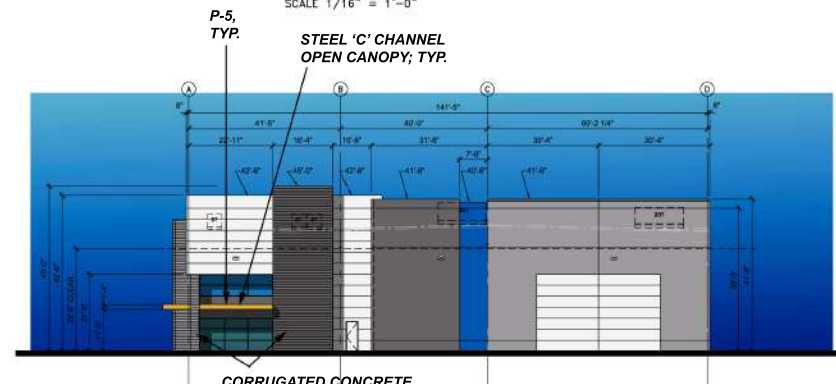




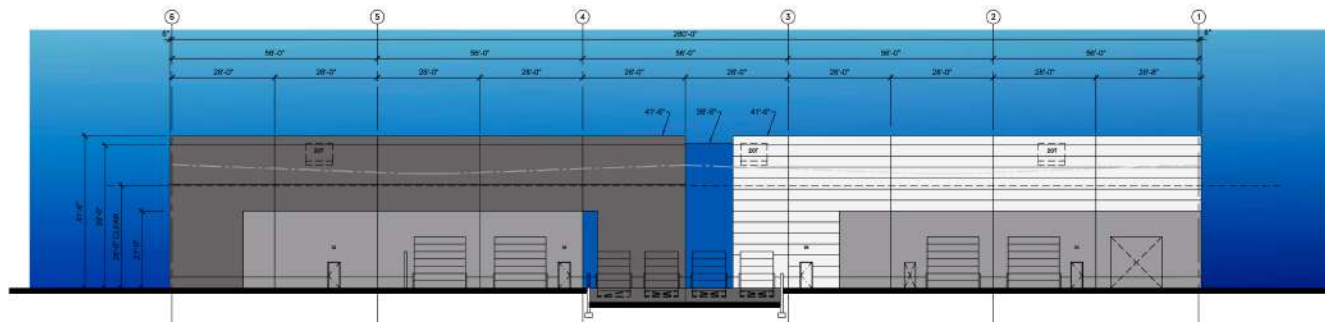
**BUILDING 1 WEST ELEVATION**  
SCALE 1/16" = 1'-0"



**BUILDING 1 NORTH ELEVATION**  
SCALE 1/16" = 1'-0"



**BUILDING 1 SOUTH ELEVATION**  
SCALE 1/16" = 1'-0"



**BUILDING 1 EAST ELEVATION**  
SCALE 1/16" = 1'-0"

**CITY OF CHANDLER GENERAL BUILDING ELEVATION NOTES:**

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (8)(E)(15), ZONING CODE.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES. EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (8)(E)(13), ZONING CODE.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

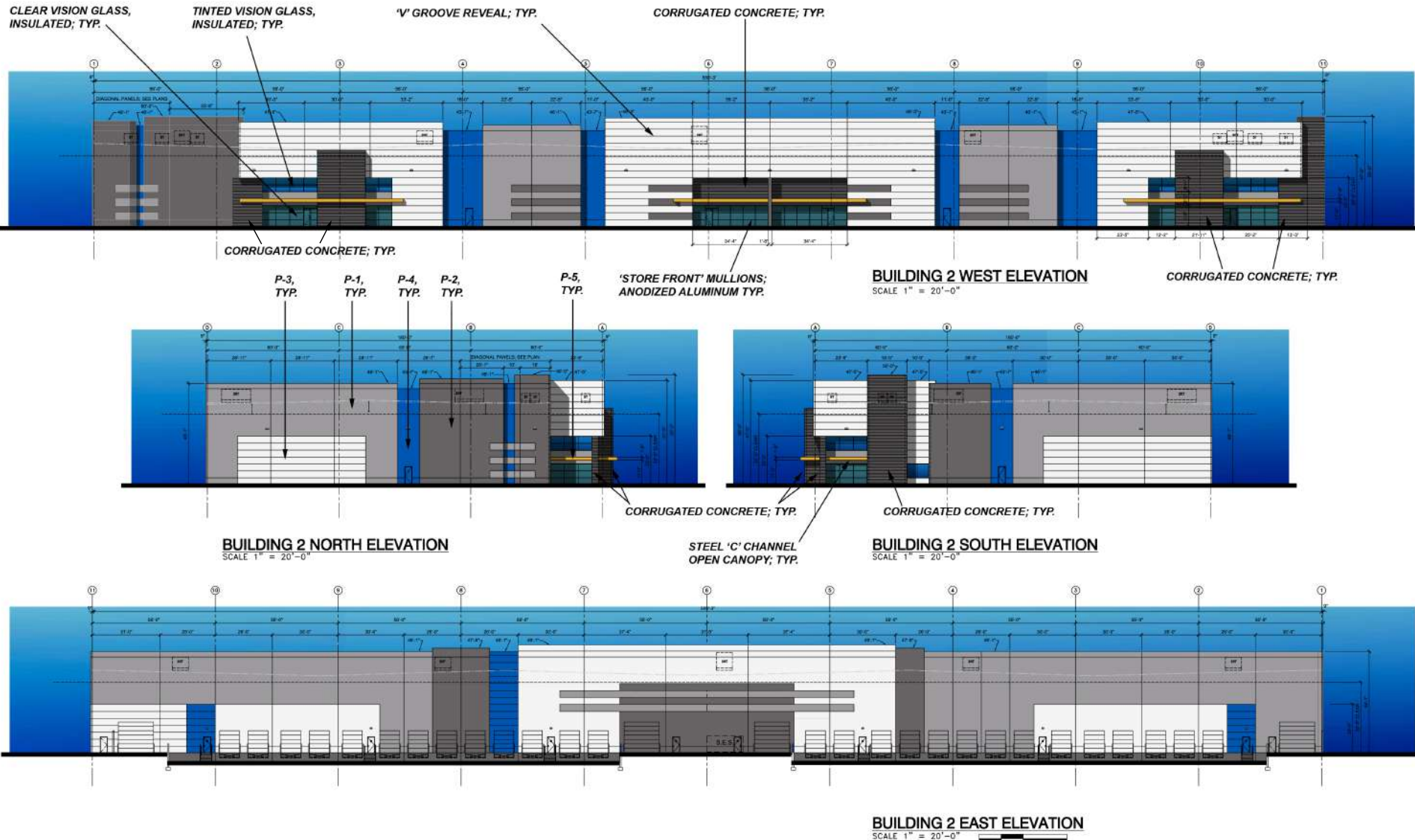




PRELIMINARY  
NOT FOR  
CONSTRUCTION

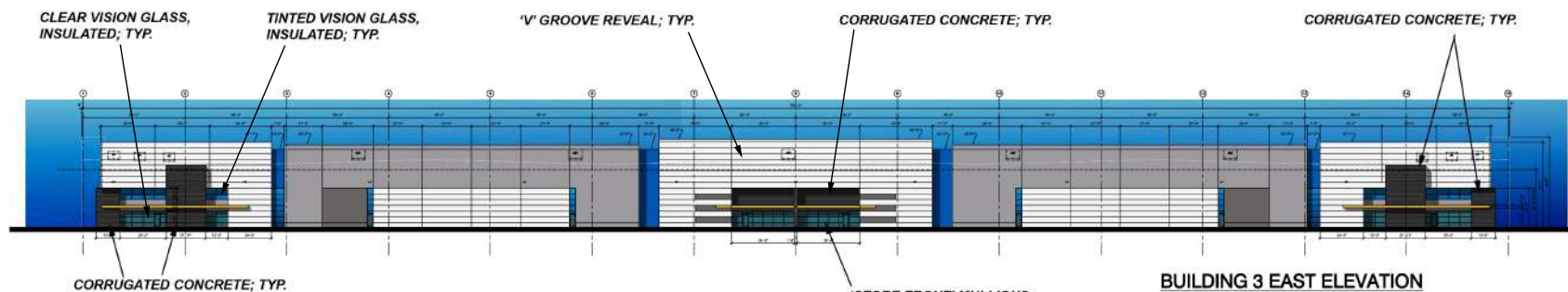
CHANDLER INNOVATION CENTER  
19051 S ARIZONA AVE CHANDLER, AZ 85286  
BUILDING #2 - ELEVATIONS

42005  
180CT23



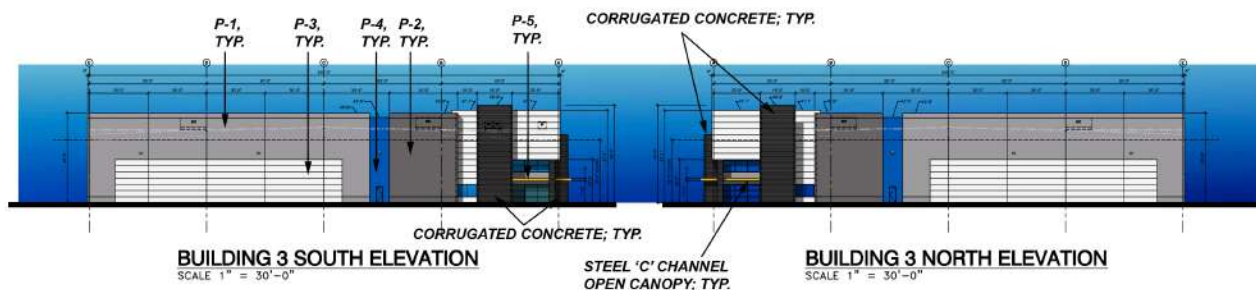
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**BUILDING 3 EAST ELEVATION**

SCALE 1" = 30'-0"

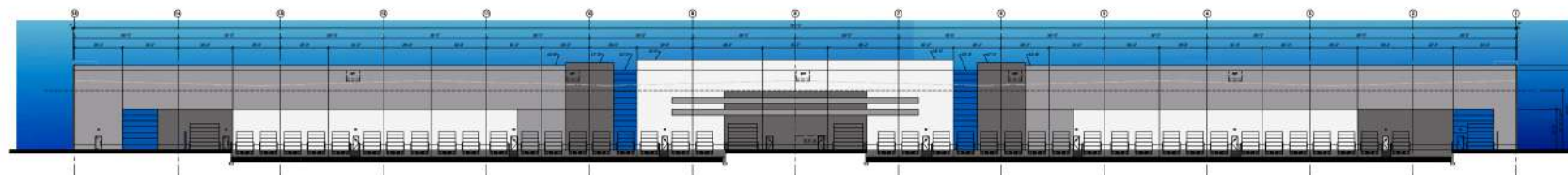


**BUILDING 3 SOUTH ELEVATION**

SCALE 1" = 30'-0"

**BUILDING 3 NORTH ELEVATION**

SCALE 1" = 30'-0"



**BUILDING 3 WEST ELEVATION**

SCALE 1" = 30'-0"

0 0 10

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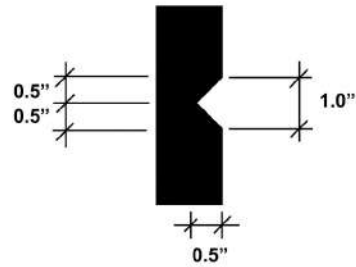
# MATERIAL BOARD: BUILDINGS 1,2 & 3

## MASONRY WALLS

SINGLE SCORE 8"x8"x16" IN GREY PAINT FINISH TO MATCH BUILDING

LOCATIONS:

- SES ENCLOSURE
- TYPICAL VEHICULAR SCREEN WALL



TYP. CONCRETE REVEAL NTS



TYPICAL STOREFRONT ENTRY MATERIAL EXAMPLE



DOUBLE PANE INSULATED CLEAR GLASS AT ALL STOREFRONT ENTRIES

## PAINT

**P-1**

CL 3214M 'WAVELENGTH'

**P-2**

CL 3215D 'ELF'

**P-3**

DE 6372 'LACE VEIL'

**P-4**

DEA 137 'DEEP SAPPHIRE'

## GLASS



PPG PACIFICA - 1 " INSULATED GLASS  
SOLARBAN 60 (3)  
U-VALUE OF 0.29 AND SHGC OF 0.25  
CLEAR ANODIZED FRAMES AND INFILL PANELS, TYPICAL

**P-5**

DE5342 'BUMBLEBEE'

## CONCRETE PAVING

INTEGRAL COLOR CONCRETE:



A: MALIBU TAUPE



B: RIDGEBACK BROWN

INTEGRAL COLOR CONCRETE COLORS BY DAVIS CONCRETE, OR EQUAL.

IN GENERAL, YELLOW PAINTS HAVE PIGMENTS IN THEM THAT ARE SUSCEPTIBLE TO FADING IN SUN. PRODUCT APPLIED TO BUILDING WILL BE 'MODERN MASTERS THEME PAINT' BRAND, AND COLOR MATCHED TO DE5342 'BUMBLEBEE'. THIS PAINT PRODUCT HAS UV RESISTANCE BUILT IN.