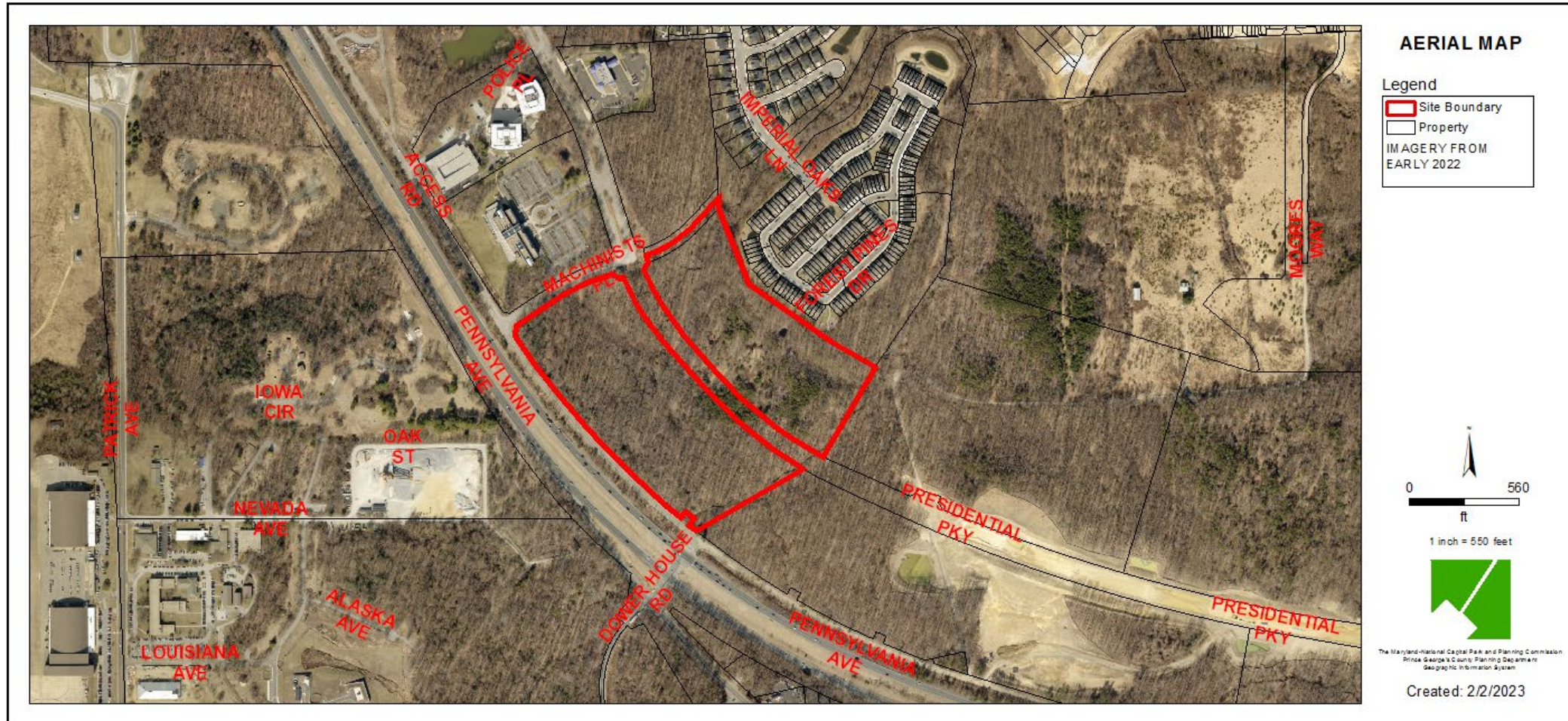


WESTPHALIA BUSINESS CENTER

Detailed Site Plan

DET-2022-001

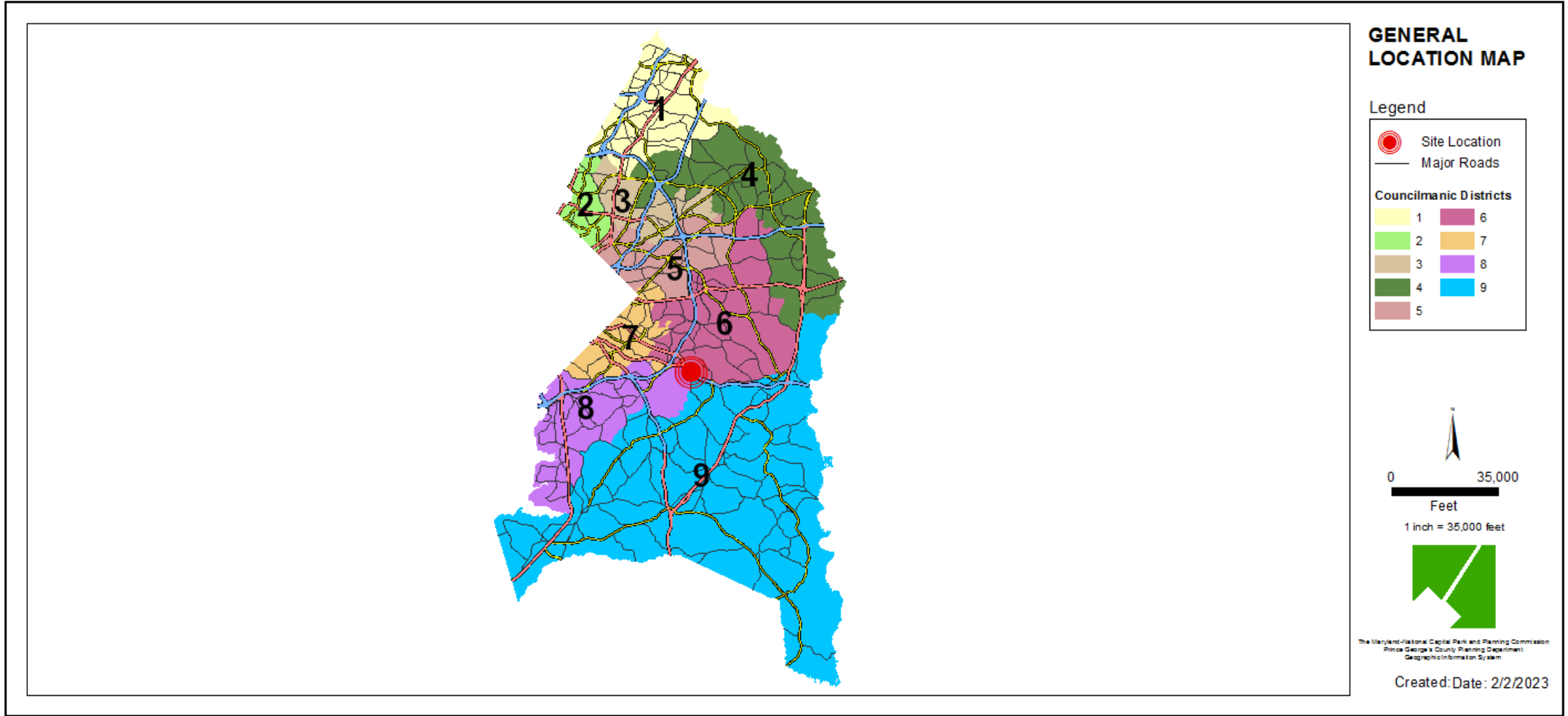
Staff Recommendation: APPROVAL with Conditions



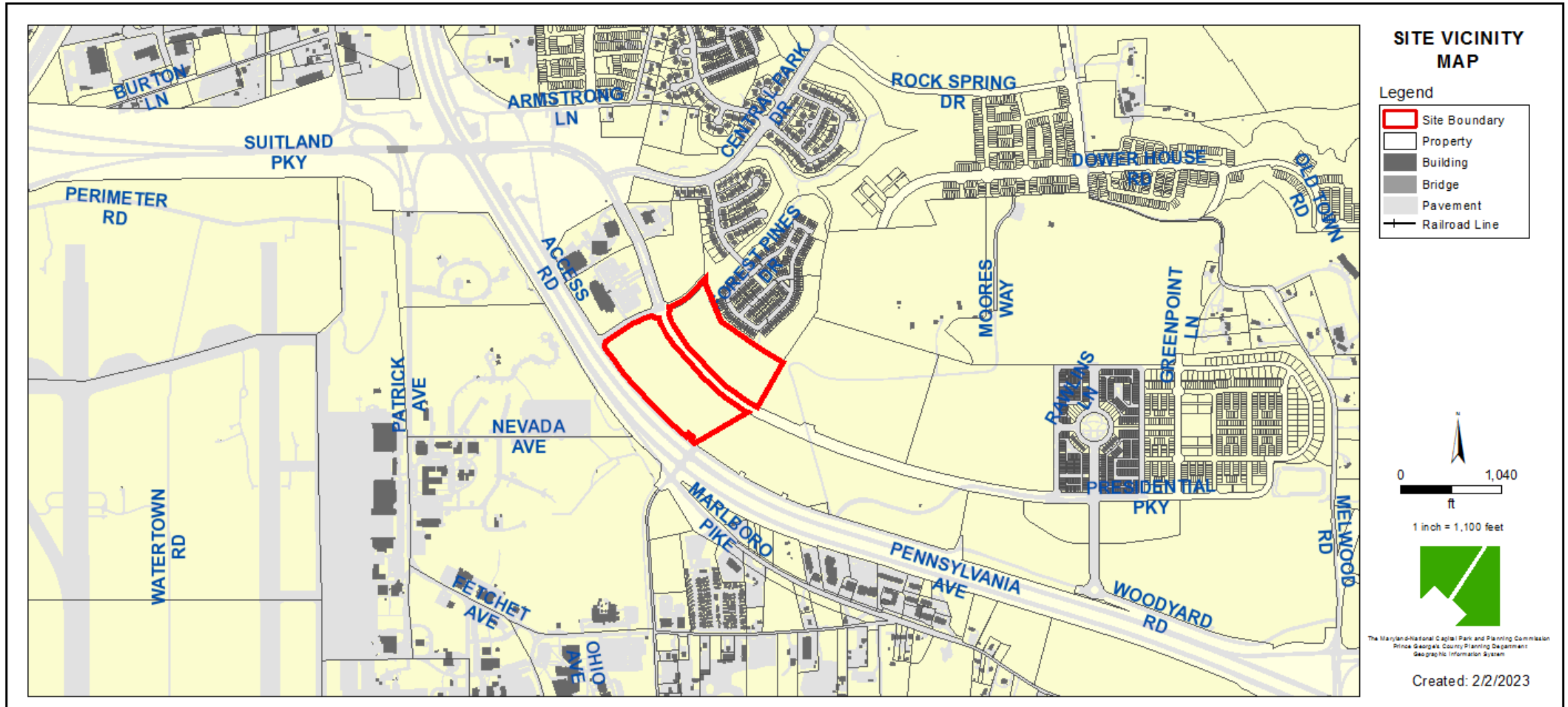
GENERAL LOCATION MAP

Council District: 06

Planning Area: 78



SITE VICINITY MAP



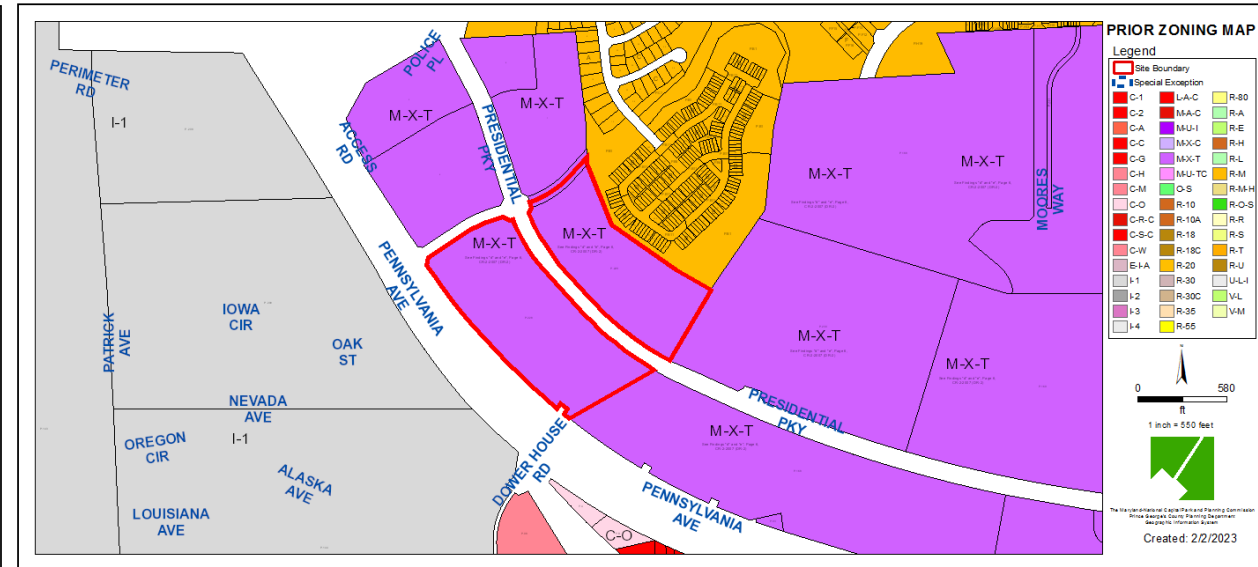
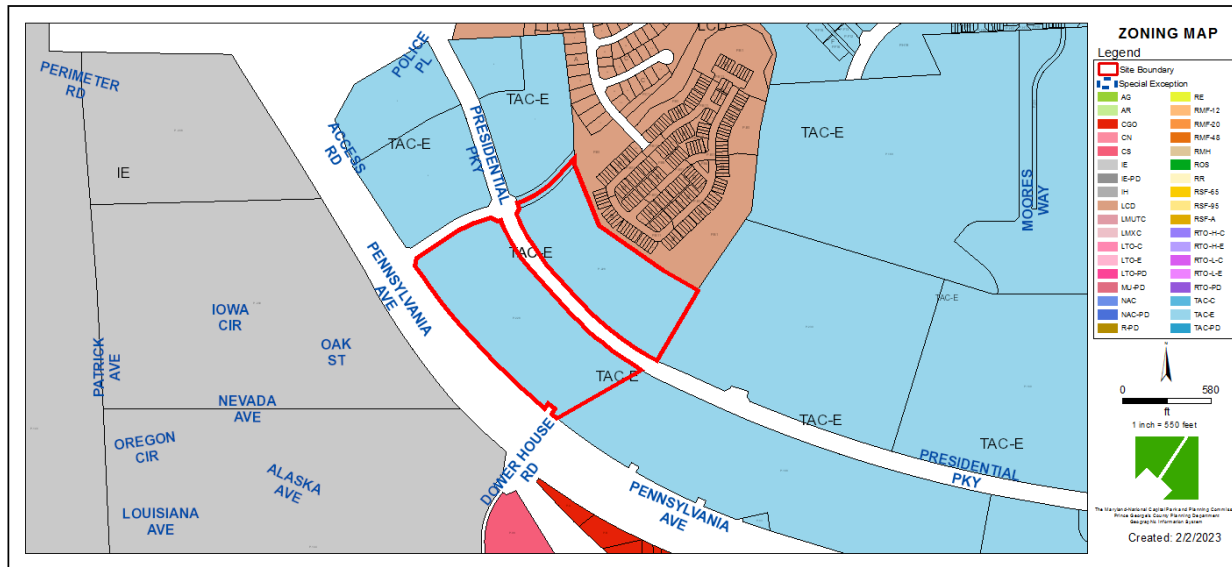
ZONING MAP (CURRENT & PRIOR)

Property Zone: TAC-E

Prior Zone: M-X-T

CURRENT ZONING MAP

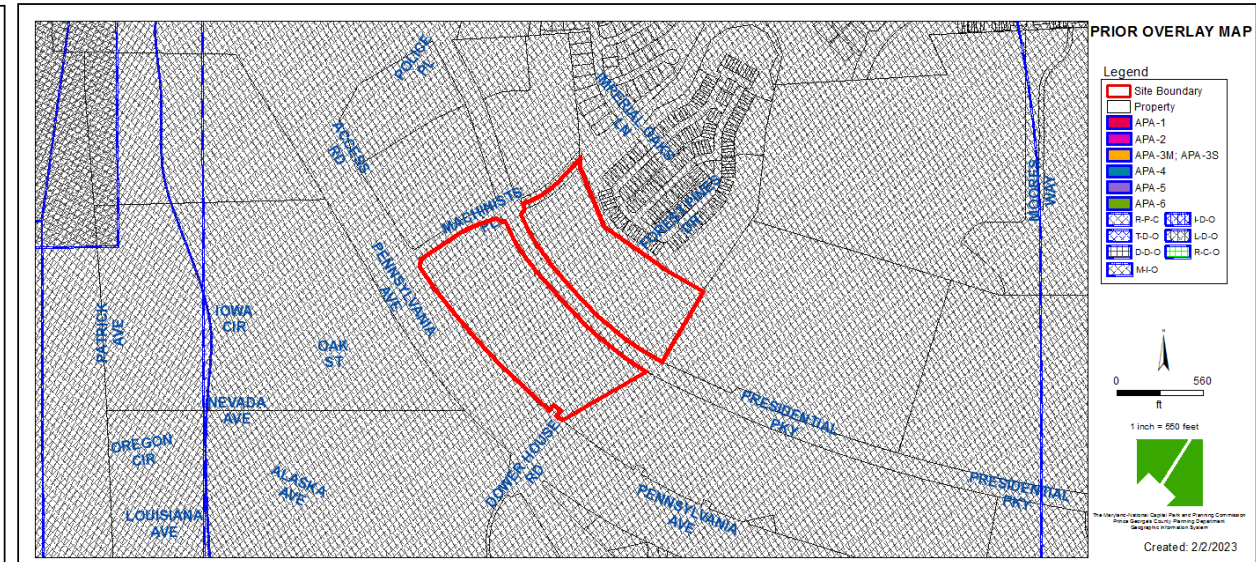
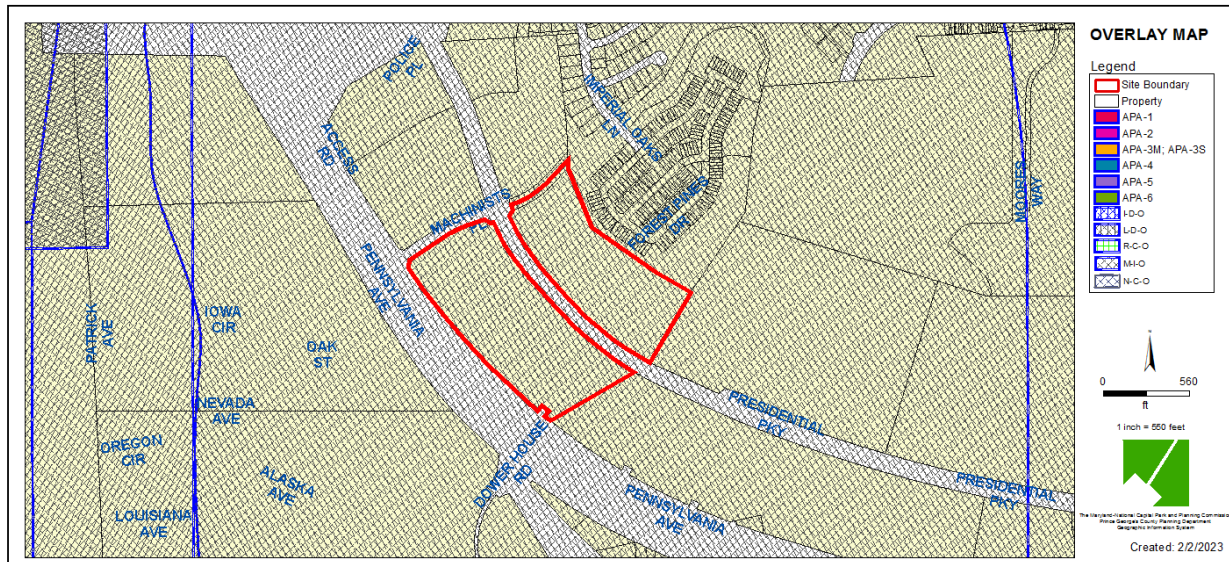
PRIOR ZONING MAP



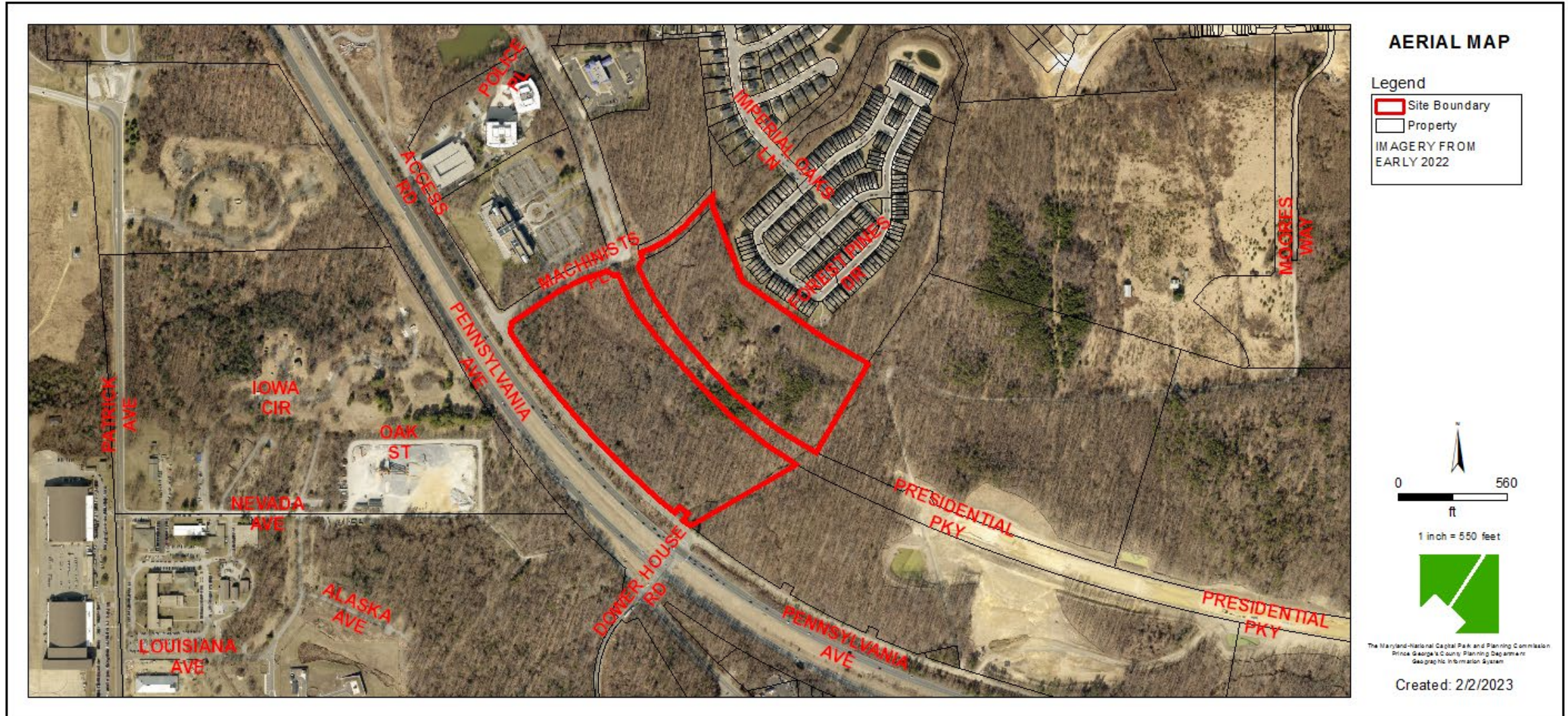
OVERLAY MAP

CURRENT OVERLAY MAP

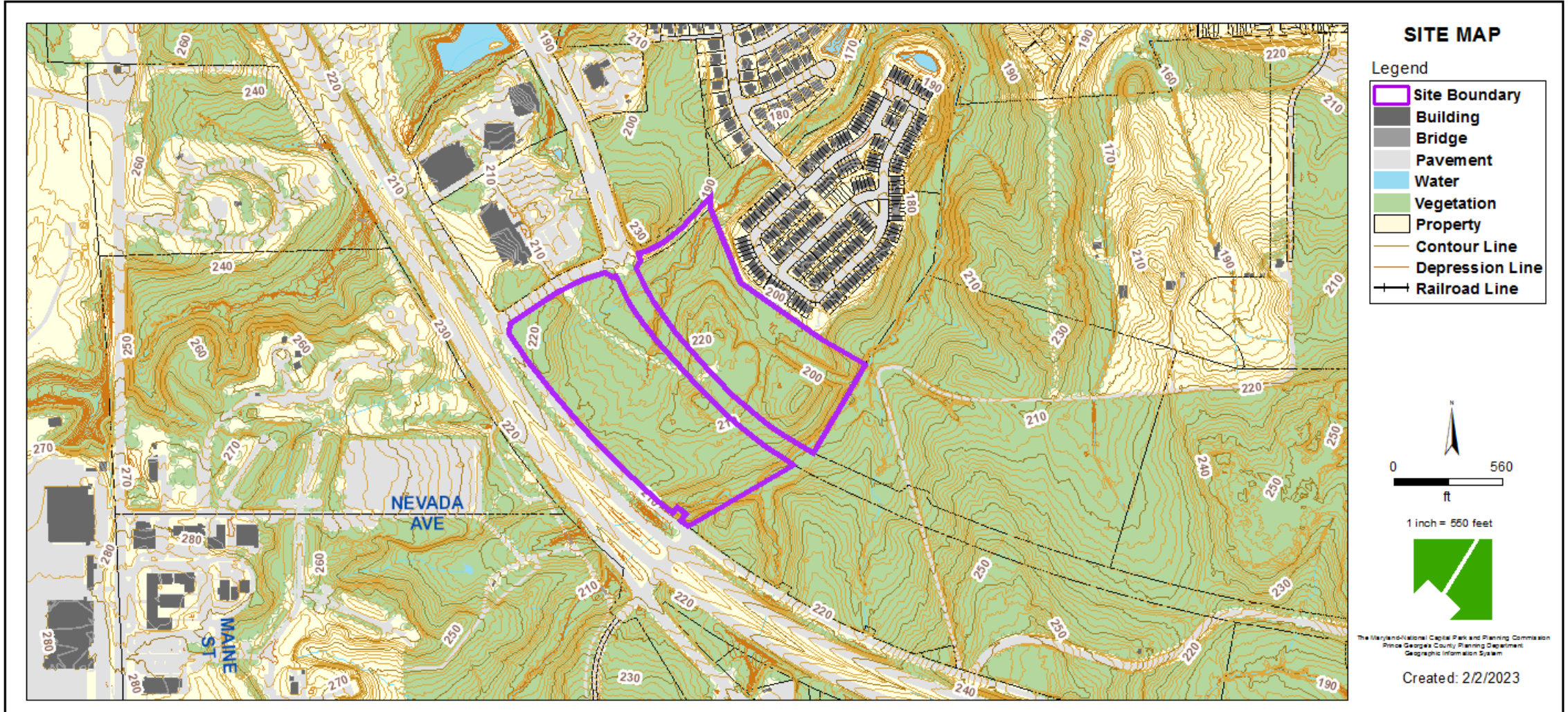
PRIOR OVERLAY MAP



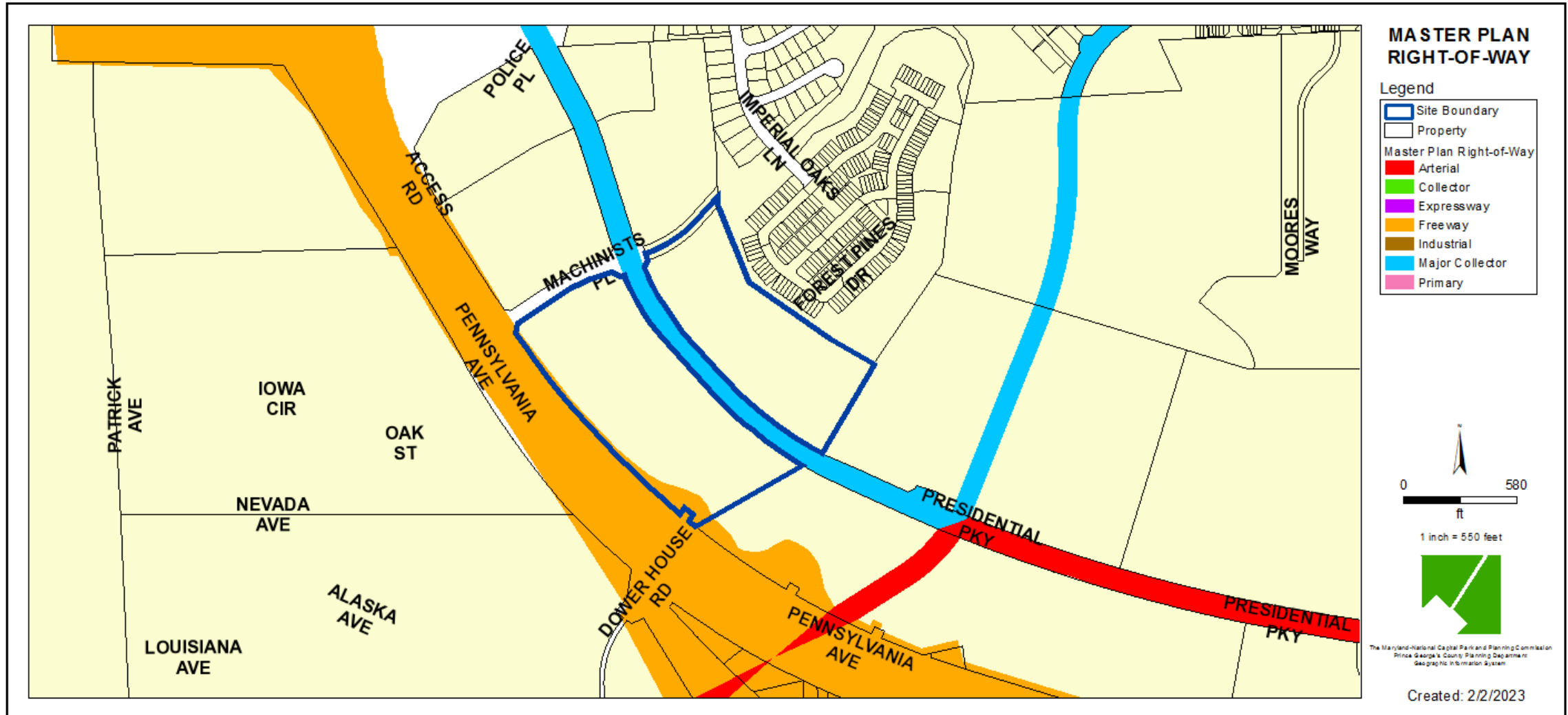
AERIAL MAP



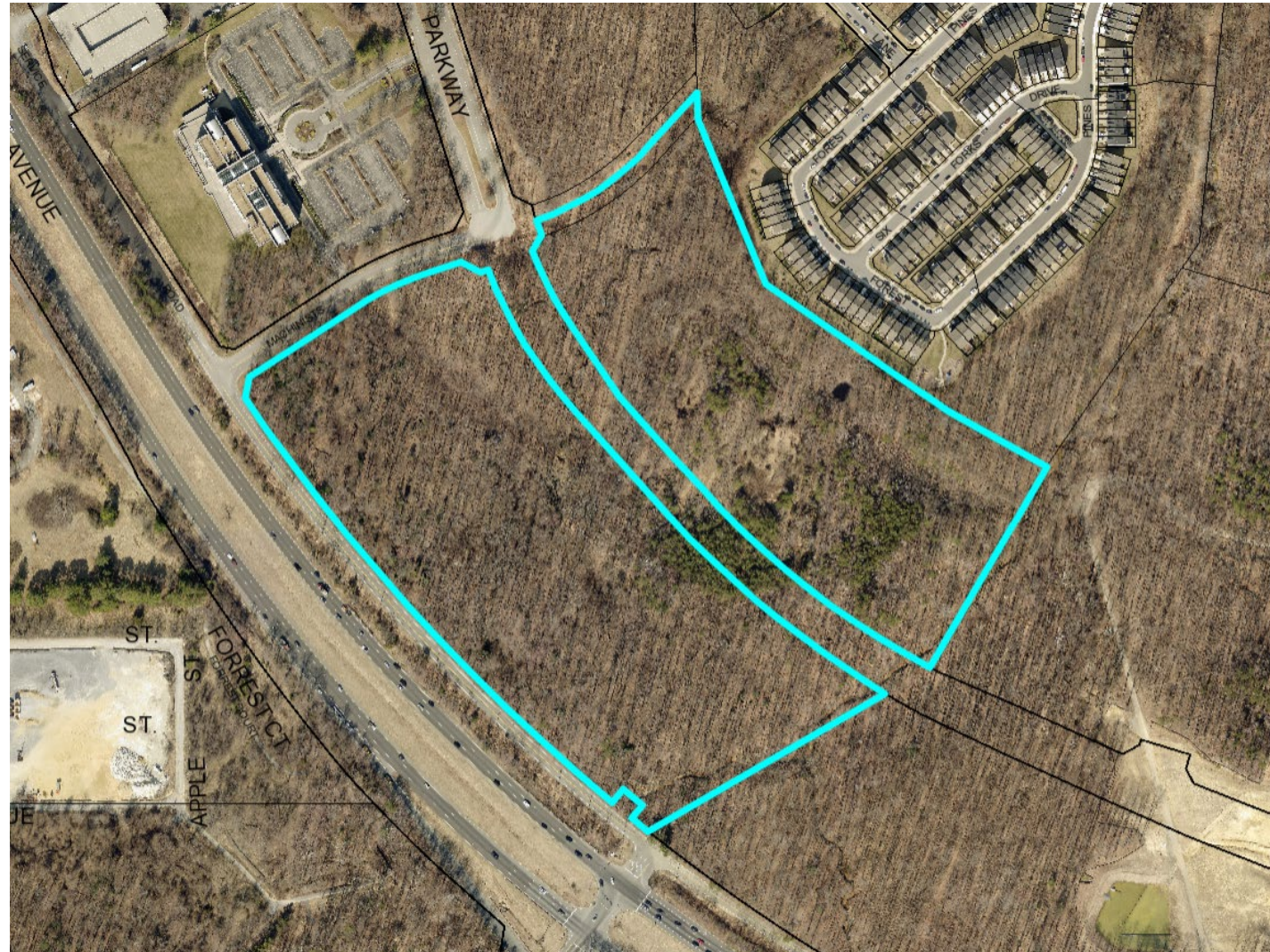
SITE MAP



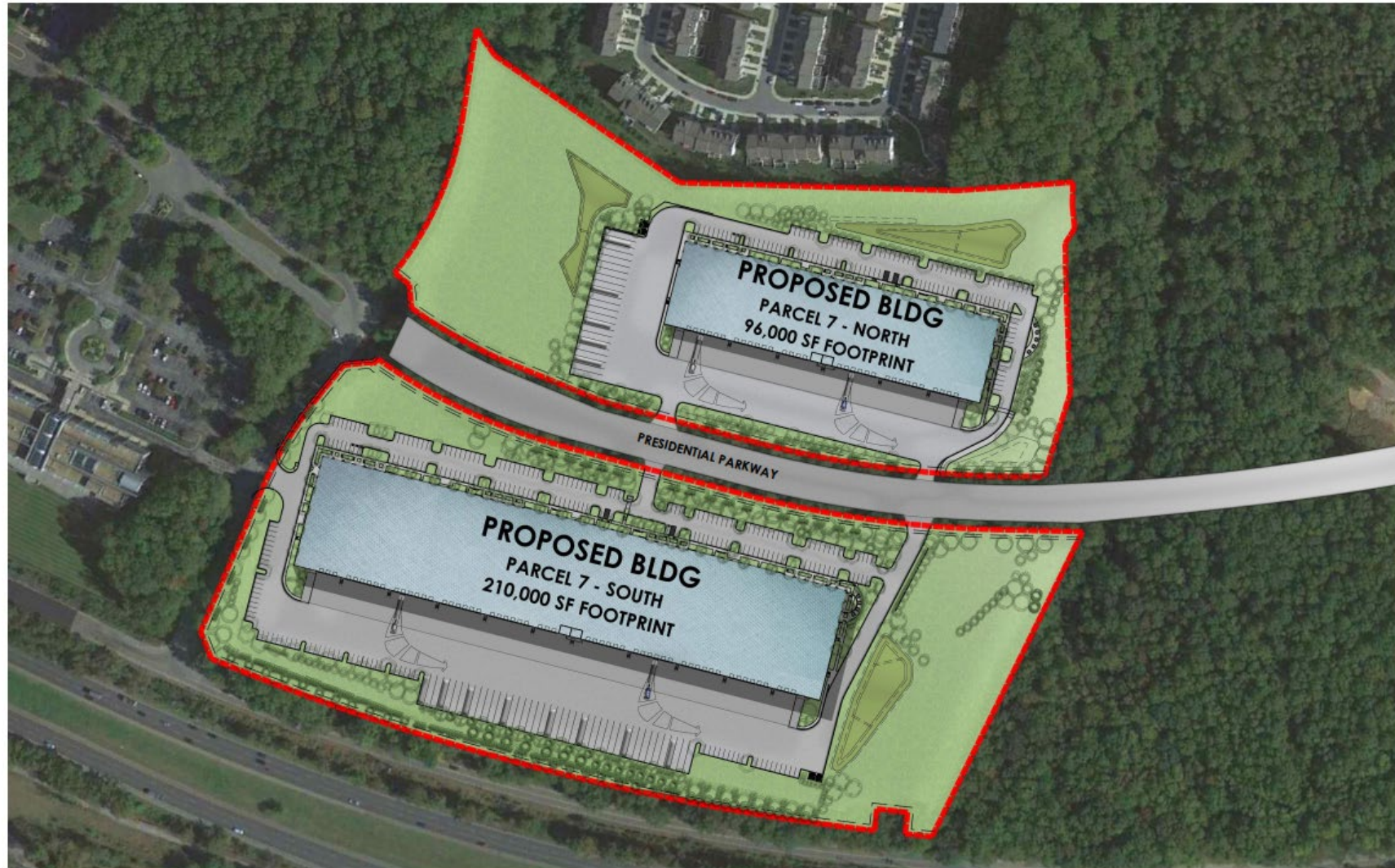
MASTER PLAN RIGHT-OF-WAY MAP



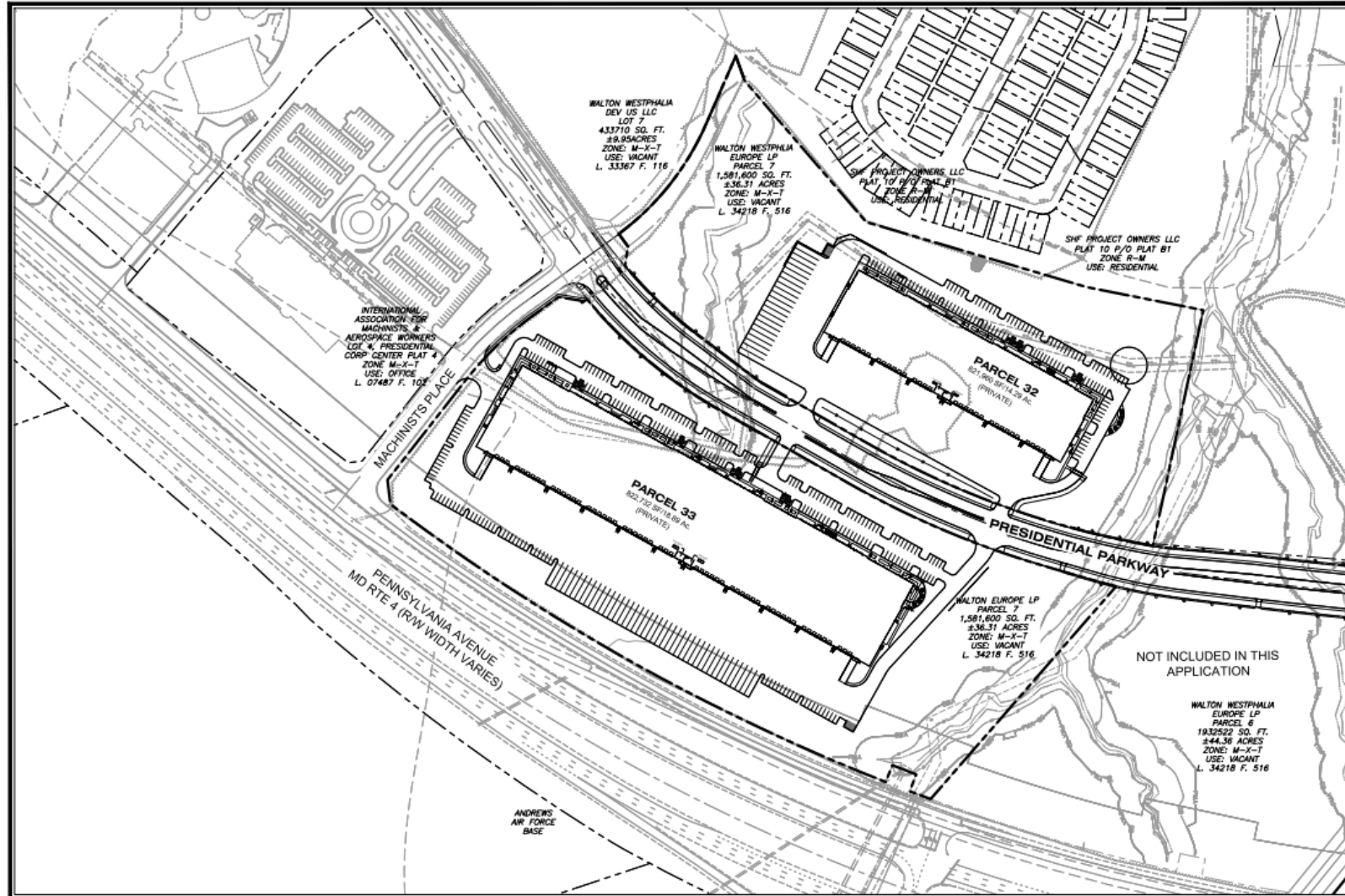
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



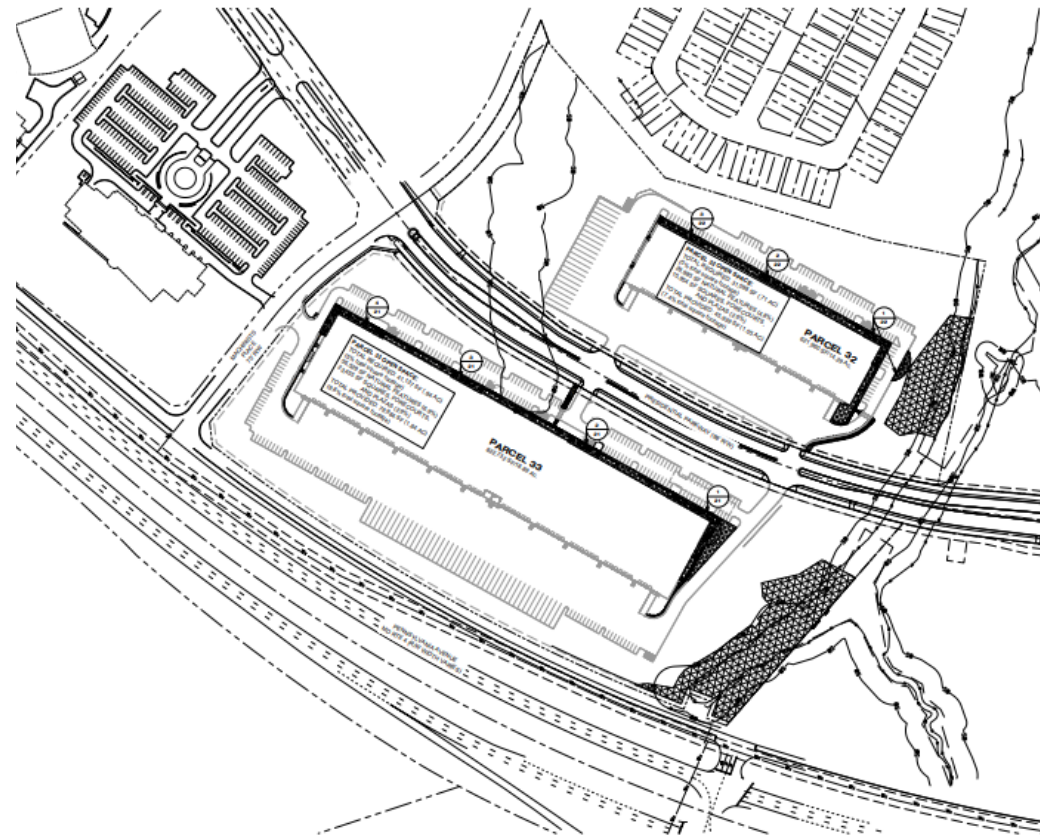
DETAILED SITE PLAN RENDERING



DETAILED SITE PLAN



OPEN SPACE SET-ASIDES EXHIBIT



OPEN SPACE KEY PLAN
 SCALE: 1"=40'

Table 27-6403: Required Open Space Set-Asides
 Minimum Open Space Set-Aside Area
 (as percentage of development site area)

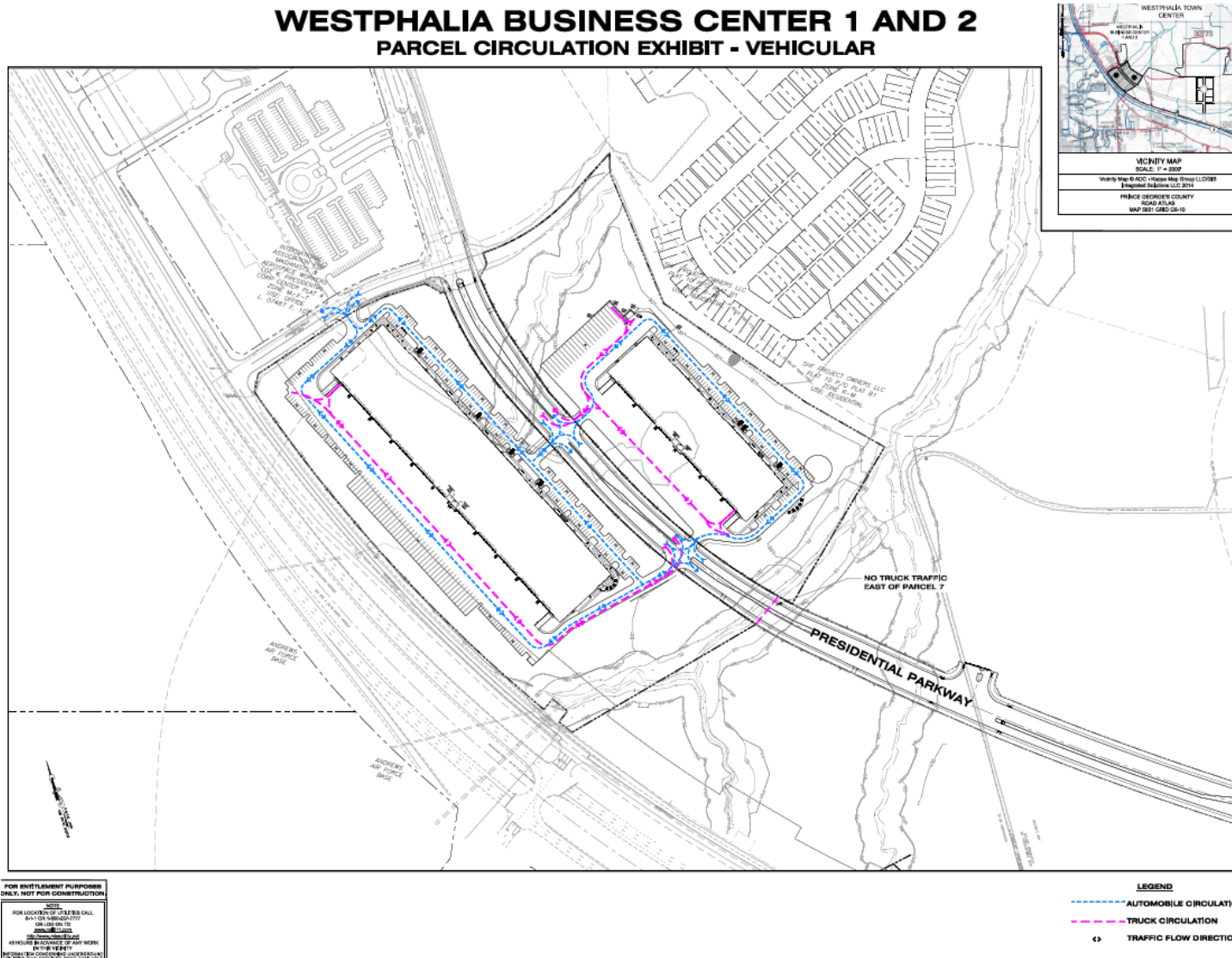
Use Classification	Rural and Agricultural Rose Zones	Residential Base and PD Zones	Nonresidential Base Zones and R-PD Zones	Transit Oriented/Activity Center Rose and PD Zones, MU/PD Zone
Residential Uses	20%	20%	15%	7.5%
Public, Civic, and Institutional Uses	30%	30%	7.5%	5%
Commercial Uses and Mixed-Uses	30%	30%	7.5%	5%
Industrial Uses	30%	30%	5%	5%

LEGEND- OPEN SPACE

- NATURAL FEATURES
- TREES, PLAZAS AND FORESHORE
- TRANSIT ORIENTED/ACTIVITY CENTER ROSE AND PD ZONES, MU/PD ZONE

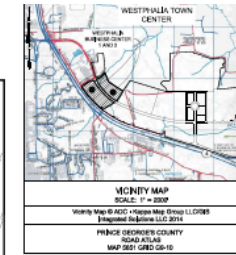
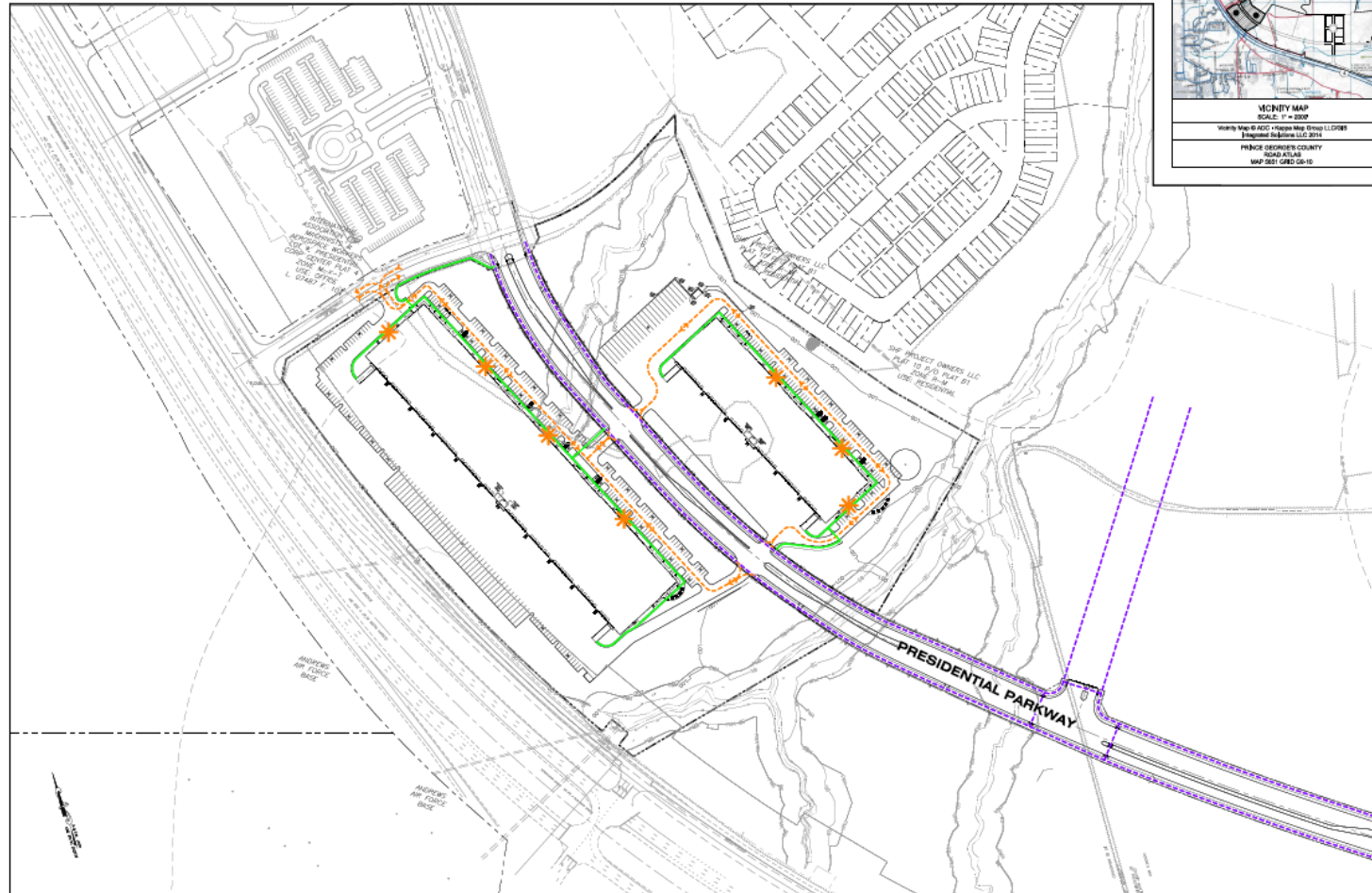
CIRCULATION EXHIBIT

WESTPHALIA BUSINESS CENTER 1 AND 2 PARCEL CIRCULATION EXHIBIT - VEHICULAR



PARCEL CIRCULATION EXHIBIT – BICYCLE & PEDESTRIAN

WESTPHALIA BUSINESS CENTER 1 AND 2 PARCEL CIRCULATION EXHIBIT - BICYCLE & PEDESTRIAN



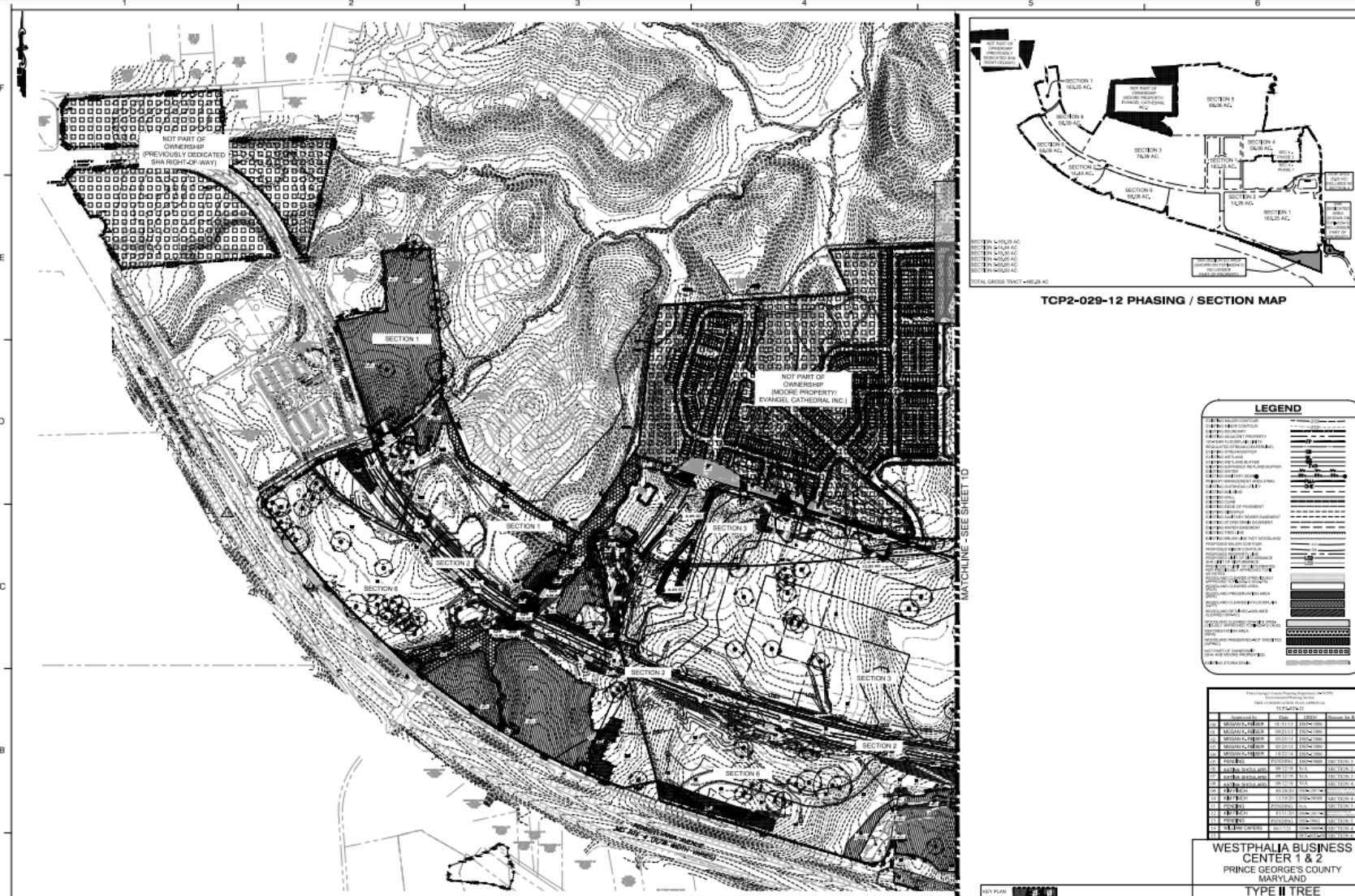
FOR ENTERTAINMENT PURPOSES
ONLY, NOT FOR CONSTRUCTION

NOTE:
FOR LOCATIONS OF UTILITIES CALL
811 OR 1-800-287-7777
OR VISIT WWW.811.MD.GOV

DATE: 05/15/2023
BY: J. B. HENRY
PROJECT NO: 2022-001-001
SHEET NO: 01 OF 02

- LEGEND**
- BICYCLE CIRCULATION
 - PEDESTRIAN CIRCULATION
 - PLANNED SHARED USE PATH
 - * BICYCLE PARKING

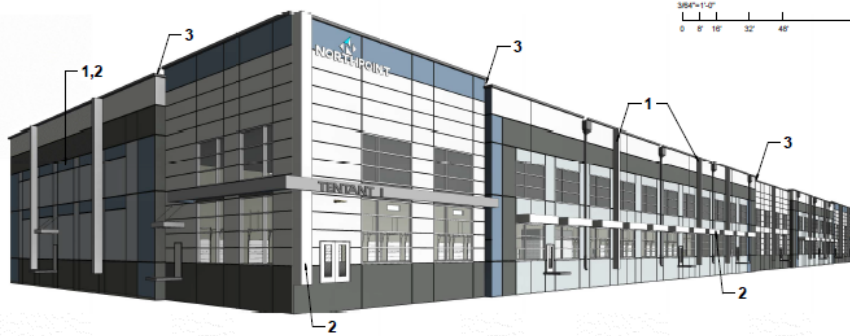
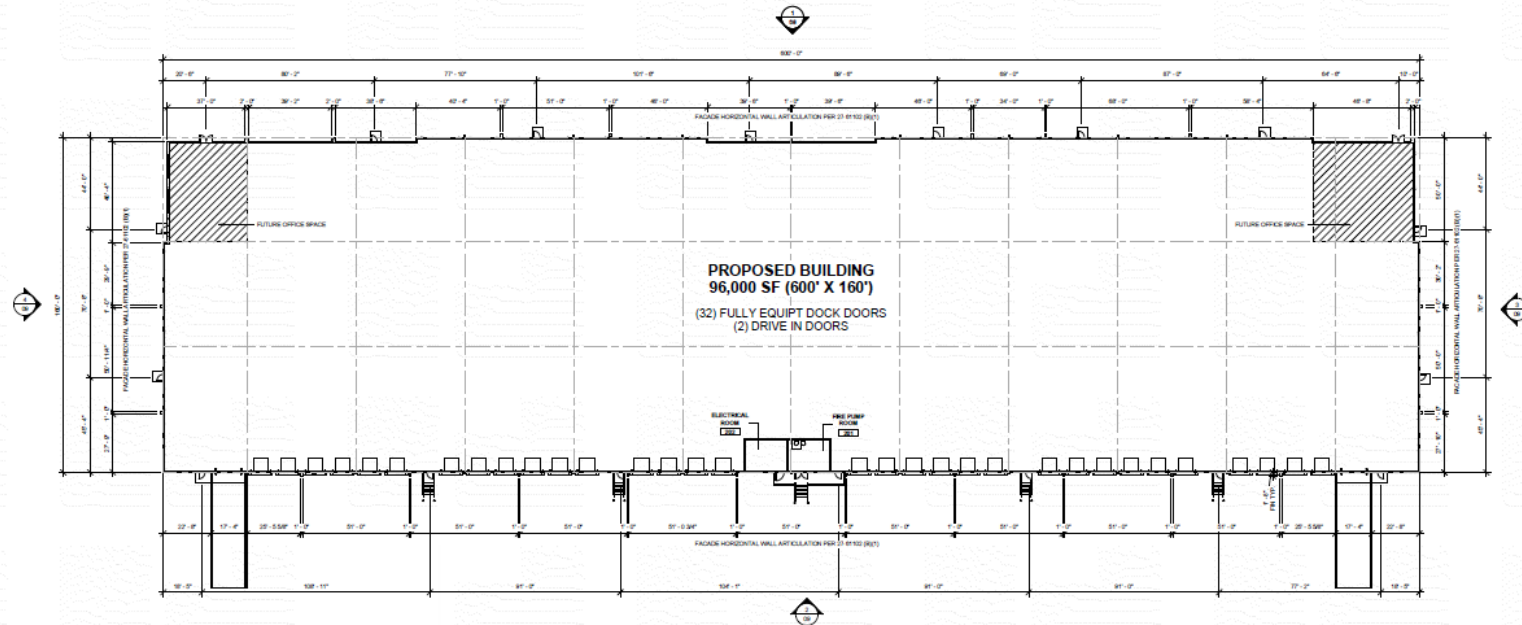
TYPE 2 TREE CONSERVATION PLAN



PARCEL 32 – CONCEPTUAL RENDERING



PARCEL 32 - BUILDING

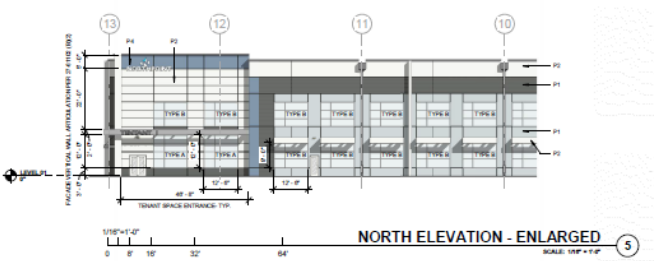
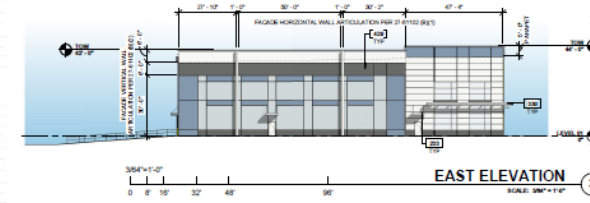
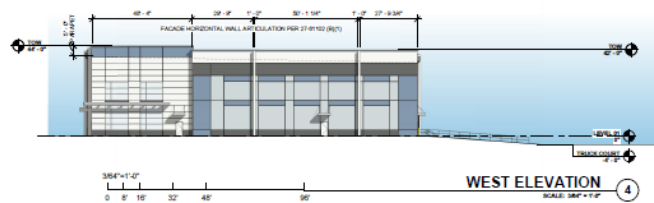
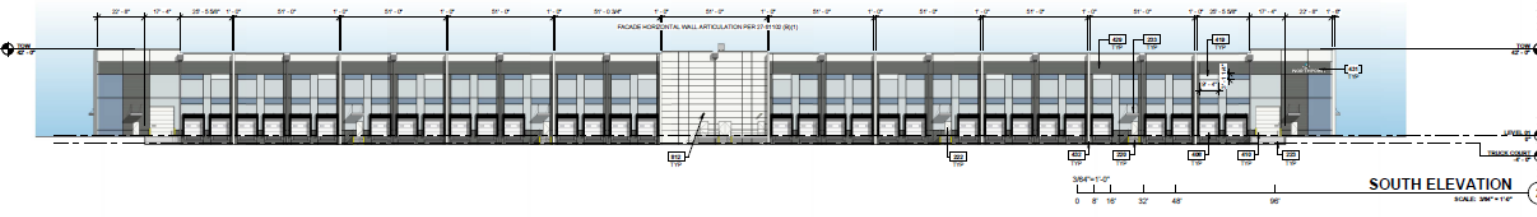
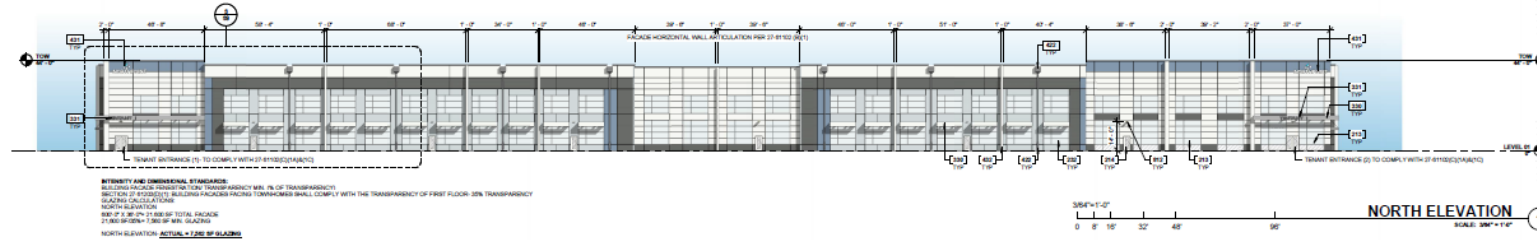


3564'-11" OVERALL FLOOR PLAN ①
 SCALE: 3/8" = 1'-0"

FIGURE 21-01-10208 FACADE ARTICULATION FOR INDUSTRIAL BUILDINGS
 1. FACADES GREATER THAN 100 FEET SHALL BE ARTICULATED BY VERTICAL SETBACKS OF 2 FEET PROJECTIONS OR RECESSES IN THE FACADE CHANGE IN FACADE COLOR OR MATERIAL, OR LINEAR FEATURES AT LEAST EVERY 100 FT.
 2. BACK-FACADES GREATER THAN 100 FEET IN HEIGHT SHALL INCORPORATE A CHANGE IN THE WALL SURFACE PLANE OR IN FACADE COLOR OR MATERIAL.
 3. THE FACADE SHALL INCLUDE VERTICAL FINES OR FINES AND OR IN THE HEIGHT OF THE FINES AT LEAST EVERY 100 FT.

3D View 01 ②
 SCALE

PARCEL 32 - EXTERIOR ELEVATIONS



KEYNOTE LEGEND		PAINT SCHEME LEGEND		GLAZING LEGEND	
210	ALUMINUM STICKPOINT SYSTEM	PAINT SCHEME COLORS:		GLAZING:	
214	ALUMINUM STICKPOINT DOOR	[Color swatch]	P1 - BASE COLOR (REDUCED) SW 9568 NORTH STAR	[Color swatch]	GL-1
220	STEEL STAIR WITH GLASSROCK AND HANDRAIL. ALL MATERIALS TO BE GALVANIZED	[Color swatch]	P2 - ACCENT COLOR (LIGHT) SW 7008 EXTRA WHITE	[Color swatch]	GL-2
222	WELDED METAL DOOR AND FRAME. PAINTED	[Color swatch]	P3 - ACCENT COLOR (DARK) SW 7006 GRAY	[Color swatch]	GL-3
223	CONCRETE EXTERIOR DRIVE IN RAMP	[Color swatch]	P4 - ACCENT COLOR SW 9151 GRAPHIC	[Color swatch]	GL-4
225	ALUMINUM PACKAGED OPERATOR	[Color swatch]			
230	METAL CANOPY - TYP.				
236	METAL LINER SUBGRADE				
238	TENANT BUILDING SIGNAGE TO COMPLY WITH LOCAL JURISDICTION STANDARDS AS WELL AS ANY AMENDMENTS TO STANDARDS. SEE DETAIL 011.				
408	SECTIONAL OVERHEAD DOOR				
410	DRIVE DOOR				
412	GLASS/STYR WINDOW				
413	CONCRETE GLAZING				
414	FORMER PANELS. SEE PANEL DRAWINGS				
421	EXTERIOR BUILDING BRANES & BUILDING ACCESS TO COMPLY WITH LOCAL JURISDICTION STANDARDS AS WELL AS ANY AMENDMENTS TO STANDARDS. SEE DETAIL 011.				
422	1 1/2\"/>				
423	EXTERIOR WALL FINISH SHALL BE CALL TO FINISH TO DIRECT LIGHT VERTICALLY DOWNWARD. MAX. MOUNTING HEIGHT 14'-0\"/>				
	NOTE: BUILDING BRANES COMPLY WITH LOCAL (DC, SD) (S) OR SECTION 27-404(B)(1) (P) OF CODES ORDINANCES OF ORIGINATING JURISDICTION.				

PARCEL 32 – RESIDENTIAL FACING FACADE



PARCEL 7 NORTH- RESIDENTIAL FACING FACADE ①
SCALE: 3/8" = 1'-0"



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



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



EXAMPLE OF MASSING AND MATERIALS- HORIZONTAL REVEALS



EXAMPLE OF MASSING AND MATERIALS- ALUMINUM SUNSHADES

PARCEL 33 - CONCEPTUAL RENDERING



PARCEL 33 - BUILDING

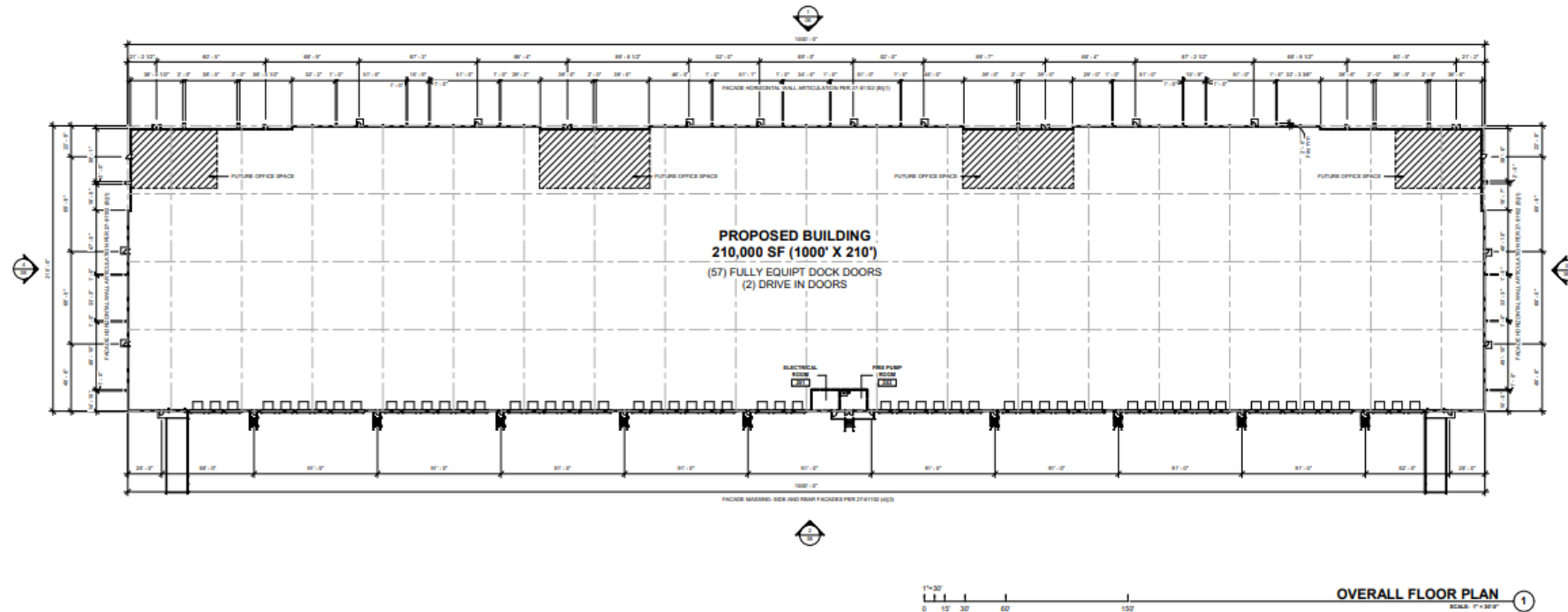
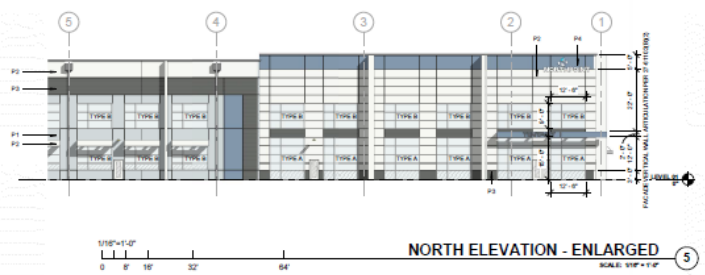
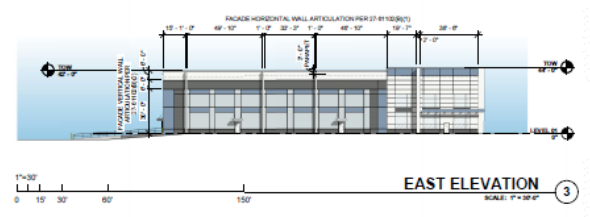
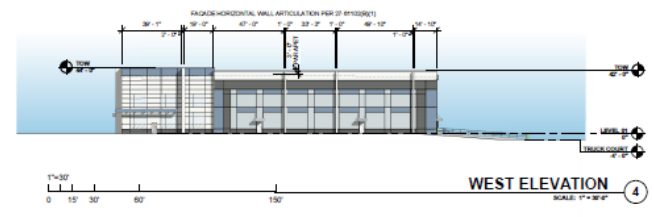
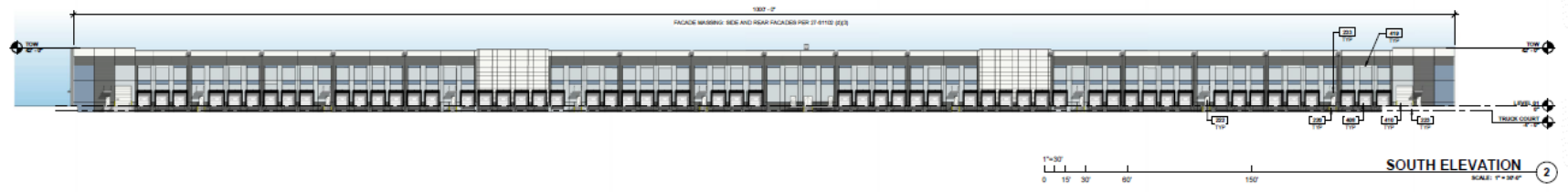
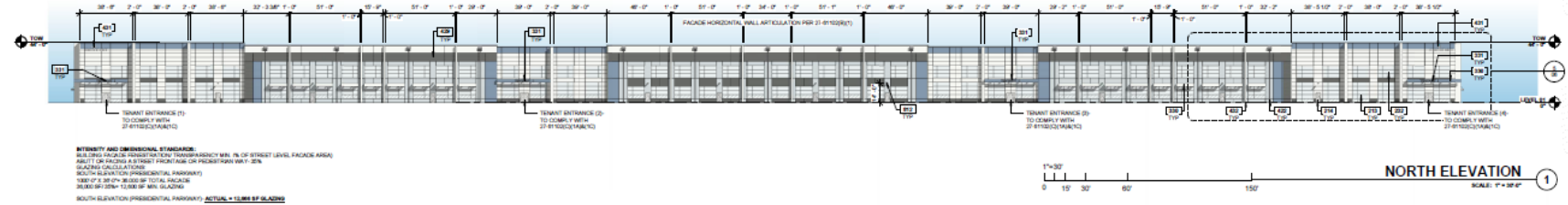


FIGURE 27-1110 FACADE ARTICULATION FOR INDUSTRIAL BUILDINGS
 1. FACADES GREATER THAN 100 FT SHALL BE ARTICULATED WITH WALL OFFSETS (E.P. PROJECTIONS OR RECESSES IN THE FACADE) CHANGE IN FACADE COLOR OR MATERIAL, OR SIMILAR FEATURES AT LEAST EVERY 50 FT.
 2. EACH FACADE GREATER THAN 50 FT IN HEIGHT SHALL INCORPORATE A CHANGE IN THE WALL, SURFACE, PLANE OR IN FACADE COLOR OR MATERIAL.
 3. THE FACADE SHALL INCLUDE VARIATION IN ROOF PLANE AND/OR IN THE HEIGHT OF THE PARAPET ALL AT LEAST EVERY 100 FT.

PARCEL 33 - EXTERIOR ELEVATIONS

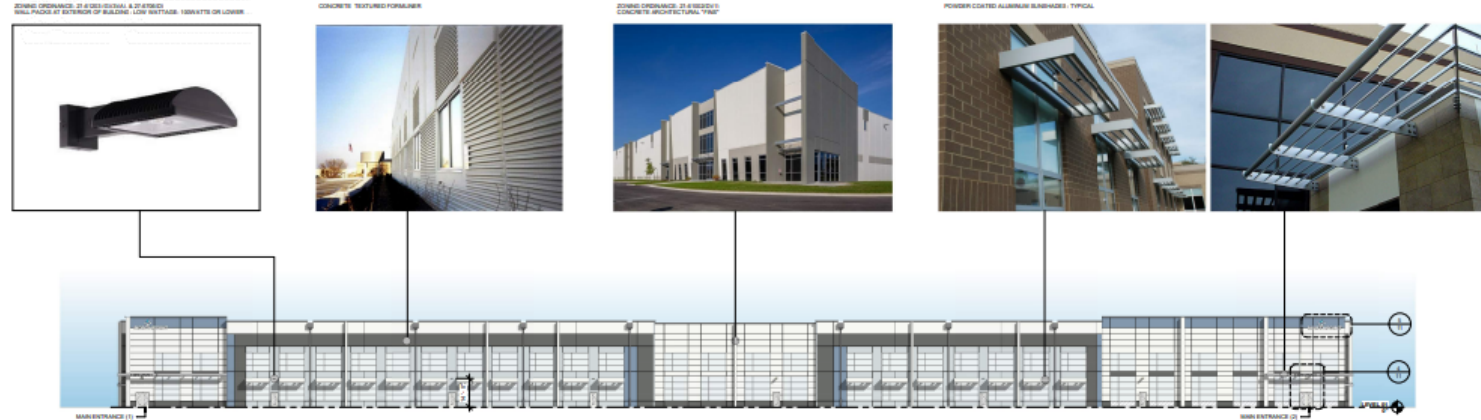


KEYNOTE LEGEND		GLAZING LEGEND	
213	ALUMINUM STOREFRONT SYSTEM		
214	ALUMINUM STOREFRONT DOOR		
215	STEEL STAIR WITH ALUMINUM AND HANDRAIL. ALL MATERIALS TO BE GALVANIZED		
216	YELLOW METAL DOOR AND FRAME. PAINTED		
217	CONCRETE'S EXTENSION DRIVE IN RAMP		
218	ALUMINUM FINISHED DRIVEWAY		
219	METAL CANOPY - TYP.		
220	METAL COVER BEVERAGE		
221	TENANT BUILDING SIGNAGE TO COMPLY WITH LOCAL JURISDICTION STANDARDS AS WELL AS ANY AMENDMENTS TO STANDARDS - SEE DETAIL 871		
416	SECTIONAL OVERHEAD DOOR		
417	OVERHEAD DOOR		
418	CLEARFRONT WINDOW		
419	DOWNPOUT GUARD		
619	FORMER PANELS, SEE PANEL DRAWINGS		
620	EXISTING BUILDING SIGNAGE & BUILDING SIGNAGE TO COMPLY WITH LOCAL JURISDICTION STANDARDS AS WELL AS ANY AMENDMENTS TO STANDARDS - SEE DETAIL 871		
812	1" X 1/8" 1/4" WOOD STUDS COLUMN WALL OFFSETS - TYP.		
813	WOODEN WALL BRACKETS SHALL BE SET AT INTERVALS TO DIRECT LIGHT VERTICALLY DOWNWARD. MAX. MOUNTING HEIGHT 14'-0" ± 0.0		

PANE SOURCE COLORS		GLAZING	
	P1 - BASS COLOR (MEDIUM) SW R06 NORTH STAR		GL01 - RELATED GLAZING UNIT
	P2 - ACCENT COLOR (LIGHT) SW F06 EXTRA WHITE		GL02 - TINTED SAFETY GLASS
	P3 - ACCENT COLOR (DARK) SW F06 GRIDDLE GRAY		
	P4 - ACCENT COLOR (SW 9201 DAPHNE)		

NOTES:
 BUILDING FACADES COMPLY WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
 PANE, COLOR, DIMENSIONS & FINISH SHALL BE AS SHOWN.

SIGNAGE AND ARCHITECTURAL FEATURES



**ZONING ORDINANCE 61600:
SECTION 27-61603 GREEN BUILDING STANDARDS**

NOTE:
27-61603(A)(3) GREEN BUILDING STANDARDS MINIMUM REQUIREMENT FOR NEW RESIDENTIAL DEVELOPMENT CONTAINING MORE THAN THREE UNITS OF REQUIRED TO MEET THE POINTS

TITLE	POINTS
ENERGY CONSERVATION MEET ENERGY STANDARDS FOR LIGHTING	0.75 POINTS
WATER CONSERVATION AND WATER QUALITY THE USE OF ENERGETIC AND THE DESIGN, ALL UNITS BUT NOT LIMITED TO URINALS, SINKS AND TOILETS, SCOURING AND CLEANING OF POTABLE AND CUPBOARD, DISHWASHER, HAND FILTERS, AND REPAIRABLE PAINTMENT EXTENDS TO MEET AT STANFORD MANAGEMENT REQUIREMENTS OF THE COUNTY CODE	1.00 POINTS
ENERGY CONSERVATION PROVIDE AN ELECTRIC VEHICLE (EV) LEVEL 2 CHARGING STATION THAT IS MADE AVAILABLE TO THOSE USING THE BUILDING	0.75 POINTS
BUILDING MATERIALS RECYCLE A MINIMUM OF 20% BY WEIGHT OF CONSTRUCTION MATERIALS FROM RECYCLED PRODUCTS OR PRODUCTS MANUFACTURED FROM RECYCLED MATERIALS OR RECYCLED WITH 20% RECYCLED CONTENT	1.00 POINTS
TOTAL:	3.50 POINTS

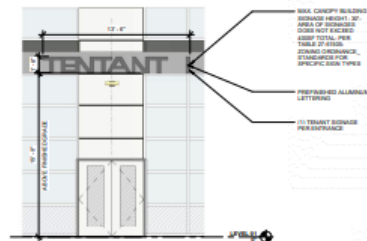
POINTS FOR SMALL BUILDING ELEMENTS ONLY: ADDITIONAL POINTS FOR TENANT LISTING SIGNS TO BE ASSIGNED UNDER SEPARATE POINTS.

GREEN BUILDING STANDARDS
SCALE: 1/2" = 1'-0"



NOTE:
1. OFFICE SIGNAGE: FACADE SIGNAGE TO BE MOUNTED AT TOP 10% OF BUILDING FACADE
2. "NORTHPOINT" LOGO AS A PLACEHOLDER FOR BUILDING FACADE LOGO
3. COMPLIANCE WITH TOPIC 6 SIGNAGE WITHIN A SPECIFIC PURPOSE (DIP - PAGE 36 (DIP 22.02))
4. SEE BUILDING STANDARDS FOR LOCATIONS ON ALL BUILDINGS

TYPICAL FACADE SIGNAGE
SCALE: 3/4" = 1'-0"



NOTE:
1. OFFICE SIGNAGE: CANOPY SIGN OR ENHANCED ENTRANCE SIGNAGE TO BE MOUNTED AT FACE OF AWNINGS
2. "TENTANT" LOGO AS A PLACEHOLDER FOR TENANT NAME
3. COMPLIANCE WITH TOPIC 6 SIGNAGE WITHIN A SPECIFIC PURPOSE (DIP - PAGE 36 (DIP 22.02))

TYPICAL CANOPY SIGNAGE
SCALE: 3/4" = 1'-0"

GLAZING LEGEND

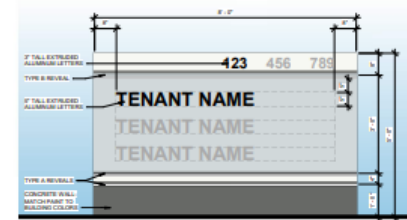
GLAZING	DESCRIPTION
[Symbol]	GL 01 INSULATED GLAZING UNIT
[Symbol]	GL 02 TINTED SAFETY GLASS

SEE GLAZING TYPES SHEET FOR GLAZING TYPES & SPECIFICATIONS

PAINT SCHEME LEGEND

PAINT SCHEME COLOR	DESCRIPTION
[Symbol]	P1: BASE COLOR (BRICK), OR ONE NORTH STAR
[Symbol]	P2: ACCENT COLOR (LIGHT), OR TWO EXTRA WHITE
[Symbol]	P3: ACCENT COLOR (DARK), OR TWO GRAYLE GRAY
[Symbol]	P4: ACCENT COLOR: 98 9101: DAPHNE

TENANT LISTING SIGN- ELEVATION B
SCALE: 3/4" = 1'-0"



TENANT LISTING SIGN- ELEVATION A
SCALE: 3/4" = 1'-0"

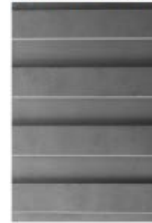
MATERIAL FINISH BOARD

HARD SAMPLE FINISHES

1. ALUMINUM MULLION FINISH



2. FORMLINER/PAINTED PANEL FINISH



3. BREAK METAL AND FLASHING



4. VISION GLASS/TEMPERED GLASS



5. CANOPY SUNSCREEN FINISH 01



6. SUNSCREEN FINISH 02



SHERWIN-WILLIAMS COLORS

SW 6245 NORTH STAR



SW 7064 EXTRA WHITE



SW 7068 GRIZZLE GRAY



SW 8155 DAPHNE



NOTE: COLORS TO BE DUPLICATED FOR ALL BUILDING ELEVATIONS. SEE COLORED ELEVATIONS FOR LOCATIONS ON EACH

PARCEL 7 NORTH- NORTH ELEVATION
 SCALE: 1" = 3'-0" ①



STAFF RECOMMENDATION

- **DET-2022-001 - APPROVAL** with conditions
- **TCPII-029-12-16 - APPROVAL** with conditions
- **Variance to Section 27-4204(d)(3) - APPROVAL**

Minor Issues:

- Technical

Applicant Required Mailings:

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