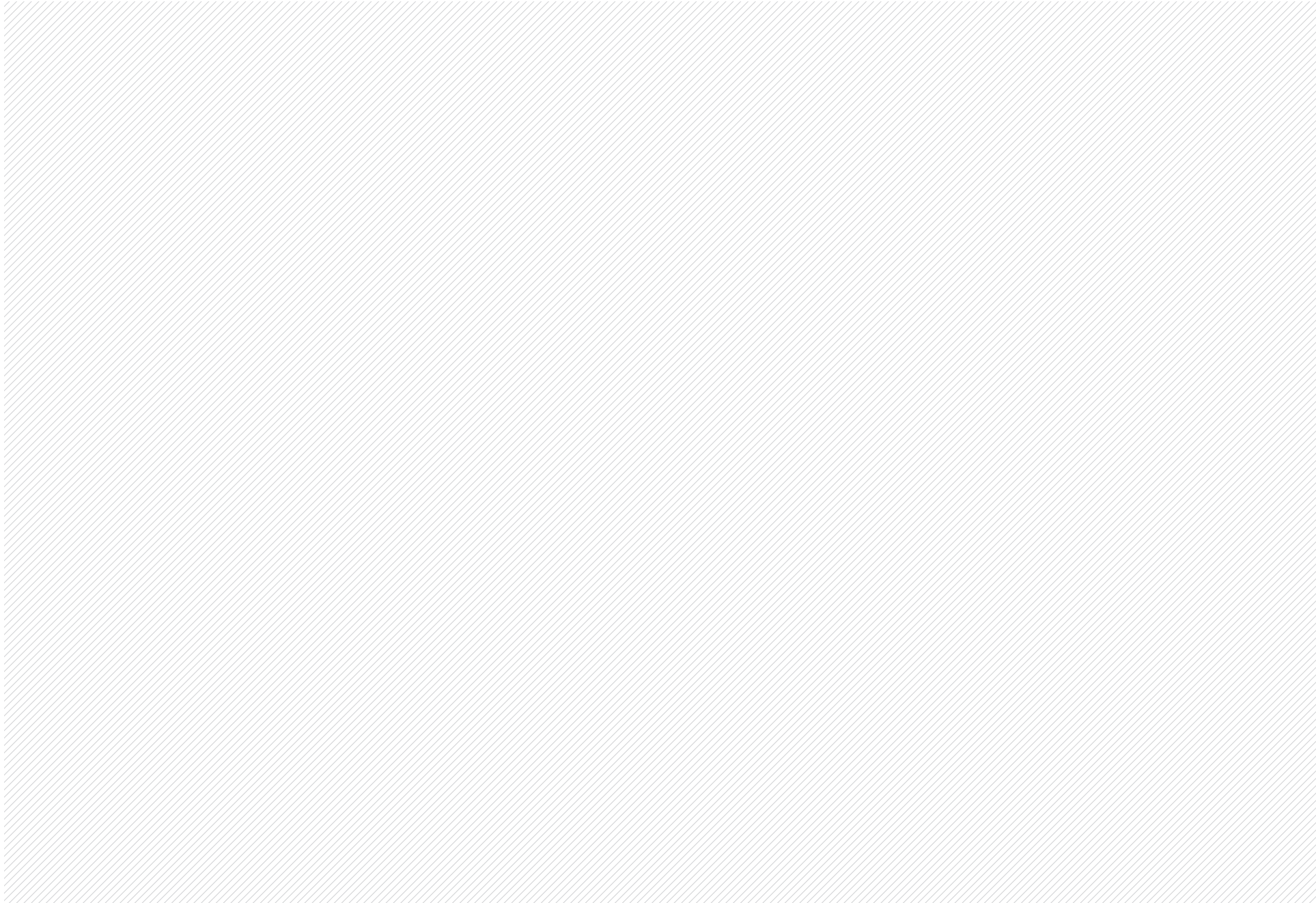


MENTUM

DESIGN STANDARDS & GUIDELINES 



MENTUM

DESIGN STANDARDS

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PROJECT INTRODUCTION

- // Create a vibrant mixed-use development centered around a new multi-purpose arena.
- // Ensure visibility from highway and key entrances for retail, arena and hotel development.
- // Capitalize on the location near the Olathe Medical Center - connecting adjacent medical uses.
- // Locate residential away from highway noise and near open space, natural features and pedestrian corridors.
- // Focus place-making opportunities near entrances to the arena and close to entertainment and restaurants.

THE MASTER PLAN

As a vibrant and rapidly-growing community, Olathe continues to attract local, regional and national attention. A pro-growth attitude, fostered by local stakeholders, is pushing the boundaries of development to actively redefine the City's future and generate significant economic momentum. Opportunities for public and private investment abound. With these opportunities come challenges to overcome, namely the re-imagination of the former Great Mall of the Great Plains at 151st & Harrison Street.

Mentum is a one of a kind entrainment, dining, retail, office, and residential destination located in Olathe, Kansas along the I-35 corridor. Easy site accessibility presents opportunities for connection within a greater regional context. Central to the Mentum development is a community plaza and smaller open spaces that serve many flexible uses; from outdoor concerts, and performances to farmers markets, art fairs and a canvas for public art integration. With the use of complimentary, high quality materials and intentional design decisions will make the community plaza a pedestrian first environment that provides a destination where people come early and stay late. Fronting the plaza will be an ice arena, fitness center, a food/beer hall concept, office over retail, theater and upscale retail shops. The arena will be home to a community ice rink and a professional rink that can be converted for concerts and other entertainment uses. Other key uses will include a golf-entertainment destination, mid to large retail and office uses. The development plan works to maximize compatible uses and provide flexibility for market conditions and provide a foundation for long-term success.

To maintain Olathe's competitive edge over its regional neighbors, Mentum will play a vital role in attracting employees, visitors, residents and the next generation companies that will support these populations. The variety and high-quality appeal of the program, amenities and physical environment will be attractive to all ages and generations, promoting activity and vibrancy, day-and-night.

The Mentum development serves as the framework for numerous short-term and long-term development decisions and is, therefore, strong enough to capture the imagination with bold ideas, while remaining flexible enough to adjust to unforeseen opportunities and accommodate challenges that will inevitably arise during the entitlement and implementation stages. This plan embodies and defines the critical planning, design and relationships that are foundational to long-term implementation.

Olathe boasts high-quality residential neighborhoods, excellent schools and a robust commercial-office market. Coupled with the City's suburban location and ease of access to national transportation networks, there is an untapped demand for an exciting and walkable mixed-use entertainment destination.

OVERVIEW INTRODUCTION



The Mentum Design Standards and Guidelines are organized according to four main categories: Site Design Criteria & Goals, Architectural Design Criteria & Goals, Architectural Building Elevations, and Signage Design Criteria. For each category topic there are general guiding principles which are used to inform more specific intent statements, standards, and guidelines. The goal of these standards and guidelines is to ensure a cohesive development project which establishes an objective level of site and building quality and aesthetic, without limiting flexibility or creativity. These should be seen as a starting point for the design process and acts as the thread that ties the development together. Below is a brief description of the role for of the parameters for each category.

Guiding Principles

The Guiding Principles are utilized to express the thematic or overarching design goals and objectives for the continued evolution of the Mentum development. These principles inform the intent statements and create the framework for the more specific subareas.

Intent Statements

Intent Statements are used to establish the goals or objectives for each design category. In circumstances where design standards and design guidelines are in question, the intent statement shall provide additional direction and shall inform the applicability of the design.

Design Standards

The Design Standards are intended to be prescriptive in nature to prohibit the unwanted and provide direction to the desired. Specific direction is provided to achieve the intent statements and denote issues that are considered imperative to the cohesiveness of the development. Standards use the term “shall” to indicate that compliance is mandatory.

Design Guidelines

Design Guidelines provide suggested approaches to achieve the set goals and objectives. Guidelines use the terms “should” or “may” to denote that they may be considered as an alternative to meet the intent statements.

MENTUM

DESIGN STANDARDS

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Applicability

All new construction, site impacts, signage projects, and new or expanded outdoor use areas within the Site and including all parcels and infrastructure work described in the Preliminary Development Plan are subject to compliance with these Standards and Guidelines are to be reviewed by the Developer and authorities having jurisdiction. All roads and streets within this project are understood to be private however are subject to similar requirements set forth by the City of Olathe.

Relationship to Other Development Regulations

These Design Standards and Guidelines, as Rules and Regulations adopted by the City of Olathe, for this development, are supplementary to other regulations that may apply to this Site, including without limitation zoning, development standards, and other supplemental regulations specific to buildings. If any Design Standards and Guidelines within this document conflict with regulations set forth by the City of Olathe, the more restrictive provision shall apply unless otherwise noted in these Design Standards and Guidelines.

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The Design Guidelines define the multi-step process for a Design/Build project at Mentum. These guidelines serve to promote and enhance an innovative yet consistent building style for the Mentum development. This document is a valuable tool in preserving the character of the project. Guidelines are provided for the use of project managers, property developers, and consultants, engineers or contractors hired by the User.

SITE DESIGN CRITERIA

- // Recognize that the Development will be built in phases and evolve over the course of time.
- // Create and maintain a standard of care, quality, and finish that will sustain value.
- // Promote a cohesive, and consistent development pattern, while allowing for unique identity of programmatic elements to provide diversity and uniqueness to the overall development.
- // Assist city staff, developer, planners, designers and users/ owners in making consistent decisions that reinforce the vision of the development

SITE DESIGN CRITERIA

Design starts here. Site Design establishes the arrangement of programmatic elements and the spaces of which are created in between. A core set of site design guidelines have been established to inform the planning of the program and the implementation framework for the site. These guidelines should be achieved through the site design criteria, manifesting into a high-quality development which creates a unique sense of place, and is sensitive to the site context, while promoting social, economic, and environmental sustainability.

These Site Design Criteria have been established for Mentum Development and are supplementary to other rules and regulations implemented by the City of Olathe that may apply to the site. If any Site Design Criteria or guidelines in this Design Standards conflict with the City of Olathe's Unified Development Ordinance the more restrictive provision shall apply unless explicitly stated otherwise.



Robust and diverse pedestrian species provide opportunities for multi-faceted entertainment rooted in social, economic, and environmental sustainability.

Guiding Principles:

- Provide a high quality public realm that encourages social interaction and pedestrian oriented movement between programmatic elements.
- Connect transportation and land use elements by utilizing creative public realm design solutions and open space systems as the armature for the Development.
- Utilize sustainable site design strategies within the development, as practical.
- Prioritize pedestrian walkability and sustainable transportation opportunities.
- Reinforce pedestrian wayfinding and connectivity along Mentum Drive and Meadow Lane.
- Activate retail and commercial uses to improve the pedestrian experience at the street level of each building
- Publicly accessible open spaces and plazas are key focal points and organizing features within the development.

LANDSCAPE DESIGN



Plant variety and massing help to create visual interest and continuity throughout design. Landscape areas accent hardscape areas and focus attention to natural processes.

Intent Statements:

- To thoughtfully select plant material that creates continuity between open spaces and urban plaza areas providing a number of environmental benefits including, improved storm water quality, and habitat enhancement.
- To respect sustainable practices by utilizing locally sourced plant materials, when possible, that are resilient to a wide variety of environmental conditions.
- To utilize low water use irrigation system, technologies, and applications throughout the project to manage and conserve water use.
- To select trees and other plant material that are drought tolerant, and suitable to urban like conditions near roadways and other highly trafficked areas.

Design Standards:

- All plant material and frequency shall conform with requirements set forth by the City of Olathe Unified development Ordinance.
- Plant material shall conform to the American Standard for Nursery Stock and shall be of specimen quality.
- Plant material shall be delivered to the site and installed in a healthy condition without significant damage or need of pruning.
- Soils tests shall be performed to identify necessary soil amendments to ensure healthy plant growth.
- Landscape areas shall be tested for soil percolation and provide remediation as required by test results.
- Mulch shall be provided in all plant beds and shall be applied as a double-shredded, dyed dark-brown hardwood mulch. Rock mulch may also be used.
- All areas utilizing turf shall be sodded and not seeded, unless otherwise approved by developer.
- All landscape areas visible from public areas or building entries shall be irrigated with a combination of high efficiency spray and drip fixtures and will be operated with a smart controller.
- Rain and soil moisture sensors shall be installed with each system
- Single stem trees shall be for all street trees
- A variety of plant species shall be sure to create visual interest and disease and pest resistance.
- Plants shall be selected from the following Landscape Palette.

LANDSCAPE DESIGN



Similar species reinforce edge with the use of color and texture.

Design Standards:

- Street Trees should be spaced as evenly as possible to achieve a consistent and aesthetically pleasing vertical break between street edge and pedestrian zone.
- Deciduous Trees shall be a minimum of 2.5 inch caliper measured at 6 inches above finished grade, at planting.



Street Tree Plant Schedule:

Botanical Name	Common Name	Size
Acer rubrum var.	Red Maple	2-1/2" Cal.
Acer saccharum var.	Sugar Maple	2-1/2" Cal.
Ginkgo biloba	Ginkgo (male, seedless)	2-1/2" Cal.
Gleditsia triacanthos inermis var.	Honeylocust (thornless, seedless)	2-1/2" Cal.
Liquidambar styraciflua	Sweetgum	2-1/2" Cal.
Platanus x acerifolia	London Planetree	2-1/2" Cal.
Quercus bicolor	Swamp White Oak	2-1/2" Cal.
Quercus robur	English Oak	2-1/2" Cal.
Ulmus parvifolia	Lacebark Elm	2-1/2" Cal.

STREET TREES / DECIDUOUS TREES

LANDSCAPE DESIGN

Design Standards:

- Ornamental trees utilized shall employ a variety of colors and seasonal interest and focused around plaza and building entries.
- Ornamental trees may be utilized in clusters of 2 to 3 and may also be used as single plantings
- Ornamental Trees shall be a minimum of 2 inch caliper measured at 6 inches above finished grade, at planting.

Ornamental Tree Plant Schedule:

Botanical Name	Common Name	Size
Acer griseum	Paperbark Maple	2" Cal.
Amelanchier x grandiflora	Autumn Brilliance Serviceberry	2" Cal.
Cercis canadensis	Redbud	2" Cal.
Cornus florida	Flowering Dogwood	2" Cal.
Malus x 'Prairifire'	Prairifire Crabapple	2" Cal.
Magnolia virginiana	Sweetbay Magnolia	2" Cal.
Pyrus calleryana 'Glen's Form'	Chanticleer Pear	2" Cal.



ORNAMENTAL TREES

LANDSCAPE DESIGN



Design Standards:

- 1/3 of all tree plantings, excluding street trees, must be evergreen tree varieties, and shall be placed in areas the does not inhibit pedestrian safety and vehicular site lines.
- Evergreen Trees shall be planted in clusters and used intermittently to provide year round color.
- Evergreen Trees, when being used for screening purposes, shall be coordinated and placed without restriction to the element being screened, accounting for required setbacks and mature tree growth.
- All service areas including trash and loading docks shall be screened.
- Evergreen Trees shall be a minimum of 6 feet to 8 feet tall, at planting.

Evergreen Tree Schedule:

Botanical Name	Common Name	Size
Juniperus chinensis 'Keteleeri'	Ketelleri Upright Juniper	6-8' ht.
Picea abies	Norway Spruce	6-8' ht.
Picea pungens 'Bacheri'	Bacheri Blue Spruce	6-8' ht.
Pinus flexilis "Vanderwolf's Pyramid"	Vanderwolf's Pine	6-8' ht.
Pinus strobus	Eastern White Pine	6-8' ht.

EVERGREEN TREES

LANDSCAPE DESIGN

Design Standards:

- Deciduous and evergreen shrubs shall be planted in areas conducive to successful plant growth. (soils conditions, sun, and layering effects with adjacent plantings)
- Shrubs shall be planted in clusters to create mass and scale while also shaping space to create enclosure or dramatic effect for a focal point.
- Evergreen and Deciduous Shrubs shall be a minimum of 5 gallon container and 24 inches in height.

Evergreen Shrub Schedule:

Botanical Name	Common Name	Size
Buxus x 'Green Velvet'	Green Velvet Boxwood	5 gal, 24" ht.
Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal, 24" ht.
Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	5 gal, 24" ht.
Pinus mugo pumilio	Mugo Pine	5 gal, 24" ht.

Deciduous Shrub Schedule:

Botanical Name	Common Name	Size
Azalea poukhanense	Korean Azalea	5 gal, 24" ht.
Buddleia 'Blue Chip Jr.'	Blue Chip Butterfly Bush	5 gal, 24" ht.
Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	5 gal, 24" ht.
Cornus sericea 'Farrow'	Arctic Fire Red Twig Dogwood	5 gal, 24" ht.
Itea virginica 'Spirch' Little Henry	Virginia Sweetspire	5 gal, 24" ht.
Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	5 gal, 24" ht.
Rosea 'Knockout'	Knockout Rose	5 gal, 24" ht.
Spiraea japonica 'Little Princess'	Little Princess Spirea	5 gal, 24" ht.
Viburnum carlesii	Korean Spice Viburnum	5 gal, 24" ht.



MENTUM

DESIGN STANDARDS

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SHRUBS

LANDSCAPE DESIGN



Design Standards:

- Ornamental Grasses shall be planted in areas conducive to successful plant growth. (soils conditions, sun, and layering effects with adjacent plantings)
- Grasses shall be planted in clusters to create mass and scale while also shaping space to create enclosure or dramatic effect for a focal point.
- Ornamental Grasses shall be a minimum of 5 gallon container and 24 inches in height.

Ornamental Grass Schedule:



Botanical Name	Common Name	Size
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal, 24" ht.
Miscanthus sinensis 'Adagio'	Adagio Dwarf Maiden Grass	5 gal, 24" ht.
Miscanthus 'Purpurascens'	Autumn Flame Grass	5 gal, 24" ht.
Panicum virgatum 'Heavy Metal'	Heavy Metal Blue Switchgrass	5 gal, 24" ht.
Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	5 gal, 24" ht.
Sporobolus heterolepis	Prairie Dropseed	5 gal, 24" ht.
Schizachyrium scoparium	Little Bluestem	5 gal, 24" ht.
Sorghastrum nutans	Indian Grass	5 gal, 24" ht.

ORNAMENTAL GRASSES

LANDSCAPE DESIGN

Design Standards:

- Groundcovers utilized shall employ a variety of colors and seasonal interest and focused around plaza and building entries.
- Groundcovers must be clustered to obtain desired planting effect.
- Groundcovers shall be provided in flat containers and appropriately sized.

Groundcover Plant Schedule:

Botanical Name	Common Name	Spacing
<i>Euonymus fort coloratus</i>	Purple Wintercreeper	24" oc.
<i>Hedera helix 'Baltica'</i>	English Ivy	24" oc.
<i>Liriope muscari 'Big Blue'</i>	Big Blue Liriope	24" oc.
<i>Liriope spicata 'Silver Dragon'</i>	Silver Dragon Liriope	24" oc.
<i>Parthenocissus quinquefolia</i>	Virginia Creeper	24" oc.
<i>Rhus aromatica 'Gro-Low'</i>	Fragrant Sumac	24" oc.
<i>Sedum spurium 'Tricolor'</i>	Tricolor Stonecrop	24" oc.
<i>Sedum sunsparkler 'Cherry Tart'</i>	Cherry Tart Sunsparkler	24" oc.
<i>Vinca minor 'Bowles'</i>	Dwarf Blue Periwinkle	24" oc.



VINES / GROUNDCOVERS

MENTUM

DESIGN STANDARDS

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LANDSCAPE DESIGN



PRECEDENT IMAGERY

PEDESTRIAN ORIENTED PROGRAM



Woonerf streetscape utilizes an otherwise vehicular oriented road as a social amenity focused around prioritizing pedestrian movement over vehicular movement.



Plazas, streetscapes, and courtyards should include additional pedestrian oriented zones that inspire gathering and social interaction. Zones may be defined by materials, vertical elements and seating types.

Intent Statements:

- To provide high quality, publicly accessible exterior spaces that enhance the overall aesthetic and design character of the development while enriching the pedestrian space.
- To reinforce the importance and priority of the pedestrian with the implementation of traffic calming strategies that encourage pedestrian movement across the development.
- To allow for public plaza spaces, streetscapes, and courtyards adjacent to buildings to accommodate special exterior amenities such as public art, and cafes to act as an extension of the interior environment.
- To provide a variety of pedestrian spaces that foster group gatherings, recreation, and other passive opportunities.
- To provide architectural and streetscape elements that further define smaller pedestrian activity spaces.
- To interconnect building and exterior uses with pedestrian walkways.
- To provide places to rest and enhance walkway experience.

PEDESTRIAN ORIENTED PROGRAM

Design Standards:

- Plazas, streetscapes, and courtyards shall provide for safe refuge and easy accessibility across multi-modal crossings and delineated by changes in pavement material, site lighting, plant material, vehicular barriers and corner bump-outs and shall be used as a means of traffic calming in pedestrian centric zones .
- Special paving material in plazas and courtyards shall be integrated into streetscape design to provide seamless visual continuity between spaces.
- Visual cues, public art, and other prominent gateway elements, like iconic signage shall be used to direct traffic and provide orientation to the pedestrian. These should be located away from building facades and near public plazas and street edges.
- Turf areas shall be placed in areas for large gathering and shall be flexible to a wide range of programming opportunities.
- walkways abutting or within publicly accessible plazas shall be a minimum of 6 feet wide.
- Trees and other planting materials

utilized near street edge shall provide clear visual connection between pedestrian and vehicle.

- Shrubs, grasses, and groundcovers located at the street edge shall not exceed 36 inches in height at full maturity.

Design Guidelines:

- Exterior spaces should be responsive to the sun and shade patterns, and view orientations within the development.
- Each development parcel should strive to find ways to increase open space and connectivity throughout the development.
- Where possible, building access, public or private, shall face onto plaza spaces to encourage gathering opportunities.
- Public plazas and private courtyard areas should incorporate elements such as low walls, fences, canopy

structures, rooftop terraces, roll-up doors and building overhangs to create unique interior-exterior relationships comfortable for outdoor enjoyment.

- Public plazas and streetscapes shall be enhanced with site amenities such as tables and chairs, benches, bicycle racks, public art, and other unique site furnishings made from durable materials.
- Plazas and other pedestrian use areas should reinforce and be shaped by ground floor uses and building entrances directly adjacent.

PUBLIC PLAZAS, STREETSCAPES, & COURTYARDS

SITE ELEMENTS



Site elements shall be complimentary to each other, utilizing a variety of materials and textures to create visual continuity throughout the development.



Site elements shall encourage gathering and other pedestrian activities to occur with a uniqueness like none other in Olathe.

Guiding Principles:

- To provide high quality, publicly accessible exterior spaces that enhance the overall aesthetic and design character of the development while enriching the pedestrian space.
- To reinforce the importance and priority of the pedestrian with the implementation of traffic calming strategies that encourage pedestrian movement across the development.
- To allow for public plaza spaces, streetscapes, and courtyards adjacent to buildings to accommodate special exterior amenities such as public art, and cafes to act as an extension of the interior environment.
- To provide a variety of pedestrian spaces that foster group gatherings, recreation, and other passive opportunities.
- To further define smaller, more intimate exterior spaces using architectural and streetscape elements.

Intent Statements:

- To utilize architectural and landscape materials to screen undesirable elements, such as utilities, and service areas and create vertical edges to desirable elements such as patios, courtyards, and plazas.
- To locate utility and building service areas away from pedestrian traffic areas and main building entries.

Design Standards:

- To utilize architectural and landscape materials to screen undesirable elements, such as utilities, and service areas and create vertical edges to desirable elements such as patios, courtyards, and plazas.
- To locate utility and building service areas away from pedestrian traffic areas and main building entries.
- Landscape screening shall incorporate evergreen plant material or deciduous plant material with dense branching habits to provide effective screening during winter months.
- Plant installation size and spacing shall be sufficient to provide 75%

- screening of the intended element or area within two years of installation.
- Screening of site service and building service shall be achieved with the use of decorative stone screen wall or opaque, contemporary metal louvered fence.
- All architectural screening elements shall be consistent and compliment adjacent architectural style
- Service area screening shall consist of a balanced mixture of stone and metal
- All screened areas shall be lockable and heights shall be complimentary to which element they are screening.
- Combined tenant trash areas are encouraged to maximize development and consolidate screened areas away from primary pedestrian path areas.
- All Metal shall be high quality, gauge and suitable for exterior use. Metals such as shop painted aluminum and steel, galvanized steel, stainless steel, and enamel painted steel may be used for screen elements and shall be well detailed.
- Weathered steel screen elements will be acceptable but only in landscape



Architectural screenwall utilizes mixture of materials and is complimentary to adjacent architecture.



A mixture of natural and made-materials create elegant screening elements utilizing a variety of color and texture.

SCREENING

SITE ELEMENTS

Design Standards(Continued)

- areas that minimize rust and other discoloration of groundplane surface.
- Raw galvanized and corrugated metals are discouraged.
- Decorative block materials shall be utilized in a contemporary manor and colors
- Thin brick veneer is prohibited as a screenwall material
- Concrete Masonry Units are acceptable however require a textured exposed finish.
- CMU Color shall be gray tones complimentary to architecture. However, brown and red tones may be permitted if circumstances allow.
- Architectural screenwalls shall be evoke a clean and modern look with the simple use of materials and textures to create unique character.



Chainlink fencing is prohibited as a screening material and shall not be utilized in the Mentum Development.



Vertical wood slat fencing is prohibited as a screening material and shall not be utilized in the Mentum Development.



Vinyl and other plastic products are prohibited as a screening material and shall not be utilized in the Mentum Development



Landscape material is an acceptable screening material when used in conjunction with architectural elements.



Horizontal wood slat fencing is acceptable as a screening element when used in combination with painted metal.

SITE ELEMENTS



Plant diversity is integral to the success of 'natural' elements and shall be utilized as a focal point within the development.

Design Intent:

- Water quality to be provided via engineered structures and existing off-site features.
- Water quantity will be provided by off-site features.
- Regionally appropriate plant materials will be utilized throughout the development.

Design Standards:

- All projects shall meet drainage and storm water quality requirements set forth or adopted by the City of Olathe.
- Provide grading solutions to direct storm water to appropriate engineered structures.
- Plant materials to act as a unifying element throughout development and supplement storm water management.



High quality, well maintained landscapes shall be a unique feature of the development.

STORM WATER AMENITIES

SITE ELEMENTS

Design Intent:

- To enhance the pedestrian environment and areas within the amenity zone through appropriate street furniture use.
- To select a palette of unique and cohesive street furniture that unify and reinforce the overall character and identity of the public realm throughout the project through repetition of products, materials, and colors.
- To select and locate street furniture that encourages pedestrian activity and community gathering in the public realm and streetscape areas.
- To provide adequate pedestrian and bike facilities that encourage non-vehicular modes of transportation to and around the site.
- Appropriate use of site furnishings as public art is encouraged.

Design Standards:

- Street Furniture shall be high quality and include a consistent palette of benches, trash receptacles, bicycle racks, games, tables & chairs, movable planters, bollards, tree grates, and

seat walls to provide pedestrian comfort.

- Street furniture shall create district unity and streetscapes and within publicly accessible openspaces. Furniture shall be a similar aesthetic style, and colors to follow in this section.

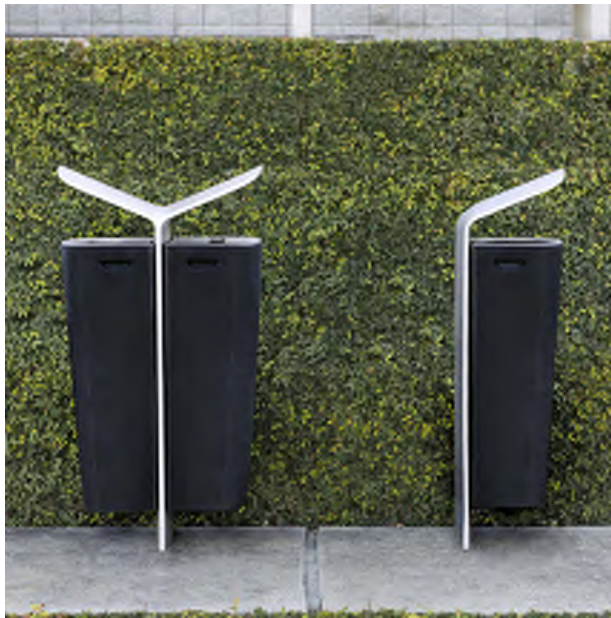
Design Guidelines:

- The placement of street furniture should be adequate in number, provide consistency and be coordinated with the overall organization, context and placement of all buildings and site elements.
- Trash receptacles that allow for a separate recycling container should be used to promote sustainability.
- Where possible natural materials should be used as street furniture to add diversity to pedestrian gathering opportunities.
- Street furniture should be natural tones, complimentary to adjacent materials.
- Accent colors for materials and furnishings to be approved by owner and design team.



STREET FURNITURE

SITE ELEMENTS



STREET FURNITURE

SITE ELEMENTS



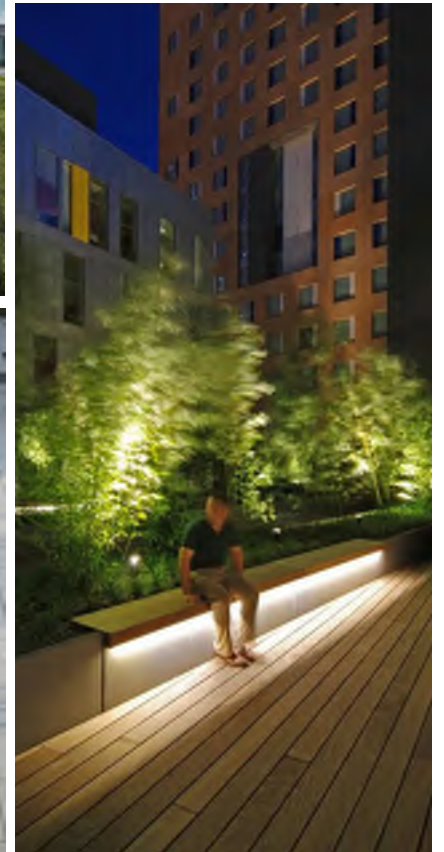
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DESIGN STANDARDS

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STREET FURNITURE

SITE ELEMENTS



STREET FURNITURE

SITE ELEMENTS

Design Intent:

- To create visual and physical deterrent from unwanted threats near pedestrian plaza and streetscapes
- To enhance pedestrian realm and ease of access across vehicular zones.
- To establish the character of the heart of the development through vertical and lit security elements

Design Standards:

- Where possible, the use of natural materials like large stones shall be used to create physical barrier between pedestrian and vehicle.
- Bollards shall be used to delineate parking areas from pedestrian circulation areas.
- Site security measure shall meet impact requirements as required by necessary threat analysis for each type and location of public space.
- Where possible a mixture of site security elements shall be utilized to minimize visual monotony and shall fit a similar aesthetic, look and feel of other site elements outlined in this document.



SITE ELEMENTS



Design Intent:

- To create visual interest in pedestrian areas and along streetscapes.
- To encourage the creative application of pavement materials, textures, and colors.
- To establish the character of the development or special zone.

Design Standards:

- Special paving materials shall be used to highlight pedestrian areas associated with sidewalks, special plaza areas, building entries, and sidewalk cafes.
- Red and brown color pavers are prohibited within the development.
- Pavers shall be a mixture of gray and black tones where used.
- The use of stamped and colored concrete shall be limited within the development but may be appropriate in some locations.
- The use of sand blasted and acid etched concrete is acceptable and shall be utilized as an accent to another material.

SIDEWALKS / PAVING MATERIALS

SITE LIGHTING



Site lighting can be used to delineate pathways for pedestrian traffic as well as accents to specific site features and landscape materials.

Guiding Principles:

- Well-integrated lighting to provide aesthetic appeal and safety, promoting safe, comfortable pedestrian activity at night.
- Lighting shall integrate and conform with City Standards/code minimums with regard to general street illumination to complement pedestrian-oriented and mixed-use nature of the development.
- Sustainability shall be integral to the overall lighting design strategy, utilizing highly energy efficient LED fixtures.
- Illumination of building and landscape material provides additional night interest to foster district identity and retail presence.
- Enhanced street lighting, if designed properly will reduce glare and limit contrast can enhance pedestrian security and safety.

Design Intent:

- Outdoor lighting should be utilized to illuminate pedestrian pathways, streets, building entrances, service areas, signage, landscape and other elements where appropriate.
- Provide light levels that meet code required minimums and minimize light pollution to adjacent properties.

Design Standards:

- All light fixtures shall meet a design aesthetic and energy efficiency requirement similar to the information and images provided in this section.
- All light fixtures shall provide cut-off or shielding to minimize light pollution directly into the sky or adjacent to residential areas.
- Building mounted light fixtures shall not project above parapet or roof line and must be shielded to direct light downward. Building mounted light fixtures shall match design aesthetic and color of other site light fixtures approved by Developer.
- Ground-mounted uplights are not permitted to illuminate building

elements.

- Security lighting shall be restricted to loading ares, storage, and other associated service areas only.
- All wiring, transformers, and related equipment shall be provided below grade, and when conditions do not allow adequately screened with the use of planting material or screenwall.
- The use of neon lighting, mercury vapor, and high pressure sodium lighting will be prohibited within the Development.
- Moving lighting on signs shall not be permitted within development.
- Locations for illuminated signage shall be oriented to the public right-of-way or private streets and shall avoid facing residential areas and open spaces when possible.
- All exterior lighting shall have a minimum Color Rendering Index of 80.
- All exterior lighting should have a minimum color temperature of 3000K.
- Contrast ratios shall not exceed 15:1.
- Decorative string lights or other decorative lighting to be used as accent lighting only.

Design Guidelines:

- All light fixtures should be designed and installed in scale and context with the architecture of the building.
- All light sources should be complimentary to one-another to not take away from aesthetic of the feature or element in which is being lit.
- All projects are encouraged to use light in an artful manner and should be used to create unique pedestrian experiences.

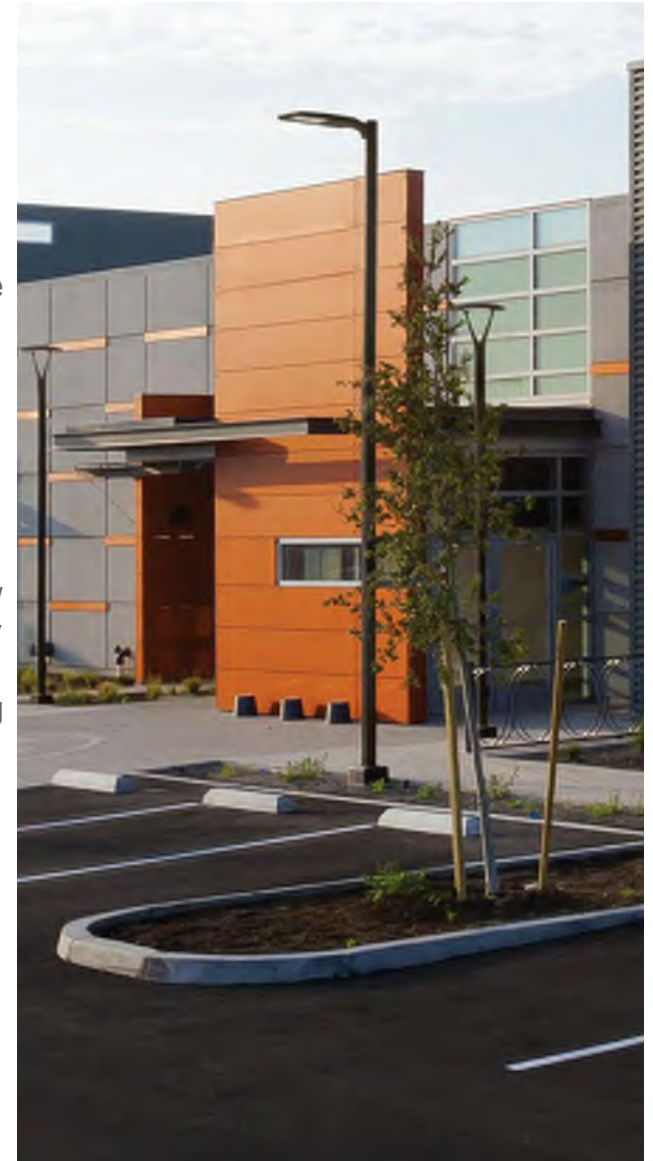
SITE LIGHTING

Intent Statements:

- To provide a safe and secure environment for parking lots, pedestrian drop-off areas, and private or open spaces accessible to the public.
- Enhance pedestrian security of street and parking areas while minimizing negative impacts on vehicular traffic and surrounding private properties.
- To distinguish the parking lot lighting system from the street lighting system in order to identify the 'street' from the parking lot and its circulation system.
- To provide lighting design consistency within the development.
- To establish high quality in lighting design and lighting fixtures.
- To limit light trespass and glare onto adjacent properties and onto adjoining streets and open spaces.

Design Standards:

- Building lighting should be used to enhance important architectural elements and building entries.
- Maximum light pole height shall be between 30-35 feet.
- Light poles shall be placed close to the area intended to be illuminated.
- All exterior lighting shall be designed to provide consistent coloration and uniform light distribution without hot or dark spots and shall utilize cutoff or downward focused fixtures to minimize glare on adjacent properties
- All private exterior lighting shall be low wattage LED fixtures and shall comply with ASHRAE 90.1-2016.
- Fixtures shall be aesthetically pleasing with a modern, sleek aesthetic and shall be part of a larger lighting family to ensure consistency between fixture types.



MENTUM

DESIGN STANDARDS

DRAFT - 01.02.2019 - PDP RESUBMISSION

STREET LIGHTING / PARKING LOT LIGHTING

SITE LIGHTING



Pedestrian scale fixtures are utilized to create and identify a place within the development.



Catenary lighting can be utilized to accent an a pedestrian space and create enclosure at a human-scale during night time events.



Intent Statements:

- To supplement other pedestrian area amenities and to create an environment comfortable and conducive to a similar size and scale of other lighting elements.
- To identify a specific location within the development and create a sense of place within the larger development.

Design Standards:

- Pedestrian light fixtures shall be placed in areas that enhance the public realm.
- Maximum light pole height shall be 16 feet.
- Fixtures shall be aesthetically pleasing with a modern, sleek aesthetic and shall be a part of a larger lighting family to ensure consistency between fixture types.
- The use of catenary fixtures are encouraged to supplement smaller pedestrian spaces, patios, and sitting areas.

PEDESTRIAN / ACCENT LIGHTING

SITE LIGHTING



Low-level lighting provides unobtrusive lighting opportunities that provides focus on hardscape and landscape pathways.



A diversity in lighting opportunities promotes night-time activity within a space.



Light integrated into furniture and public art shall be used as a thematic element that enhances the space in which it is located.



Accent lighting can be utilized to create outdoor rooms in an otherwise large open space or plaza.



Light filters in strategic locations provide for additional night time interest and opportunities for development identity.

MENTUM

DESIGN STANDARDS

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PEDESTRIAN / ACCENT LIGHTING

Design Intent:

- Golf entertainment facility lighting to provide a safe well-lit environment.

Design Standards:

- Design team will work with owner, facility provider, and city staff to ensure a safe public environment.
- Parking areas to meet the standard of the development
- Light fixtures used to illuminate the landing area on the facility are typically mounted at $\pm 40'$ height.
- Light fixtures used to illuminate the landing area on select netting poles are typically mounted at $\pm 53'$ height.

Design Guidelines:

- Light fixtures and pole colors to be consistent with other site lighting elements.
- No requirement for light levels beyond zero at property edges.

PUBLIC ART



Intent Statements:

- To create a unique sense of place by utilizing public art to add to the overall aesthetic and character of the public realm.
- To integrate public art into the design of infrastructure elements, building facades, and other key public plaza and park spaces to enrich the public realm experience.
- To **Identify** the development as a memorable destination, distinct from anywhere else in the region.
- To **Activate** streetscapes and other public gathering spaces as distinctive environments that people want to inhabit.
- To **Connect** visitors of the development in engaging and meaningful ways and providing valuable and interactive experiences.

Design Standards:

- Public art pieces shall be curated and coordinated with City of Olathe Public Art Committee and will undergo the typical approval process as set forth by City.
- Public art shall be provided as identified in Chapter 2 of the City of Olathe Unified Development Code.
- When possible, local artists shall be used to enrich engagement in the local economy.
- Public art shall be placed in locations that identify the preferred pedestrian path and in public gathering spaces.

Design Guidelines:

- Art located along street edge should be human scale. Locations near to, or located in a large plaza space may be monumental in nature and may help define space, terminate a vista or serve as a focal point in a space.
- Public art should be constructed of durable materials that will withstand heat, sun, and freeze-thaw conditions.
- Public art should be used on blank building facades and other areas to enliven and enrich visitor experience.
- Art should be approachable and may feature humor, pedestrian interaction, seating and other opportunities for children's play.

PUBLIC ART



PLAZA / STREETScape INSTALLATIONS

ARCHITECTURAL DESIGN CRITERIA

MENTUM

DESIGN STANDARDS

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BUILDING CHARACTER



All tenants will have the opportunity to design and install their own storefronts as a way to express their individual identity provided they observe the minimum guidelines noted below:

- Storefronts should provide flexibility so individual expressions of a tenant's identity and may not rely exclusively on typical corporate prototype designs.
- Complete integration of storefront, interior, signage and lighting design.
- Maintain design and material quality to meet or exceed the quality of the base building architecture.
- Maintain a design and material quality to meet or exceed the quality of the tenants other "best" stores.
- Support and enhance a good pedestrian experience on the primary sidewalks.
- Exterior merchandising may include elements that enhance a tenants brand such as planters, furniture, sidewalk signage and display merchandise that is carried within the store. "Clearance sales racks" are not permitted.

BUILDING ENVELOPE

		Category 1	Category 2
MASONRY			
Brick	Solid	▲	▲
	Modular	▲	▲
	Panel/Veneer		△
	Imprint/Overlay		
Stone	Modular	▲	▲
	Veneer	▲	▲
	Synthetic	▲	▲
Stucco	Genuine	△	▲
	Synthetic		△
Concrete	Plain Finish		▲
	Detailed	▲	▲
CMU	Flush/Plain		
	Split Faced		▲
	Burnished	▲	▲
Cement Fiber Board			△
METALS			
Architectural Metal			▲
Corrugated Metal			
Standard Metal Lap Siding			
Aluminum Siding			

		Category 1	Category 2
GLASS			
Glass		▲	▲
Architectural Panels		▲	▲
Architectural Block			△
Mirror Glass			△
Opaque Glass			▲
OTHER			
Wood			▲
EFIS (detail only)			△
Vinyl Siding			
Plastic (columns, details, etc.)			
Tile			▲

▲ = Approved materials

△ = Approved materials at special request of Owner

FACADE EXPRESSION	
Horizontal and Vertical Articulation of Primary Facade	Required
Focal Point Elements of Primary Facade	Required
Additional Primary Facade Expression	Required
Transparent Glass on Primary Facade	20%
PEDESTRIAN ORIENTATION	
Ground Floor Pedestrian Interest	Required
Front Facing Entry Element on Primary Facade	Required
EXTERIOR BUILDING MATERIALS - (Category 1/ Category 2)	
Building Materials on Primary Facades	70% / 30%
Building Materials on Secondary Facades	60% / 40%
Mix of Building Materials on Primary Facades	Required
OVERHEAD DOORS	
Locate Overhead Doors on Only Secondary Facades	Required

*Note: Deviations from required facade expression and/or material percentages may be incorporated within Mentum development at owners discretion.

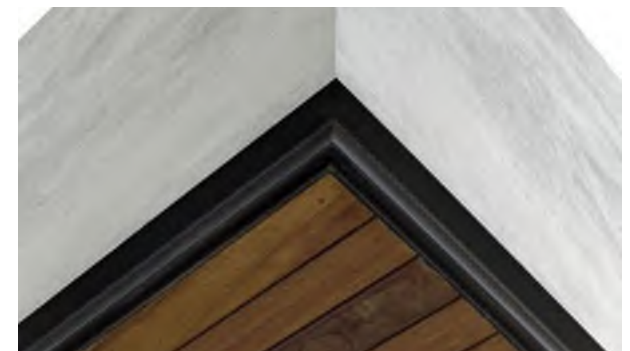
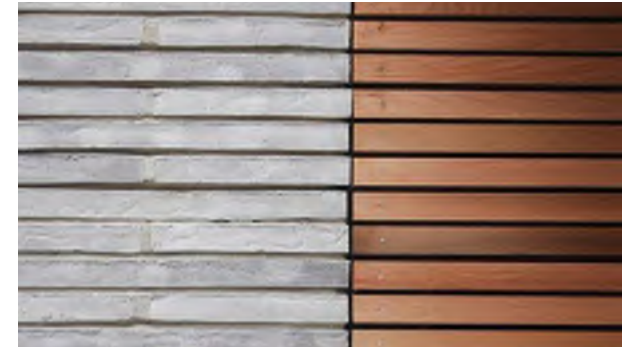


DESIGN STANDARDS

BUILDING MATERIALS

The materials selected for the facades, interior and signage should be of the highest quality, and assembled in a craftsman like manner. Below are the properties expected for the storefront materials.

- **Durable:** Materials shall be resistant to abuse at the pedestrian level, or where customers will have direct contact with the facade. All exterior materials must stand up to environmental and human contact. Material color should fade minimally over time.
- **Finished:** Visible surfaces should be free of exposed fasteners unless integral to facade design. Sharp edges should be smoothed.
- **Detailed:** Material connections should be detailed to align and to minimize gaps.
- **Maintainable:** Materials that are easily subject to wear should be easily replaced or repaired; and should be replaced or repaired at the first sign of wear.
- **Transparent:** Glazing should maximize transparency. Heavily tinted, or mirrored, glazing will not be allowed.





Natural & Adhered Stone

Limestone, Slate, and other natural stone materials may be a primary facade cladding. Stone may be unpolished, sand-blasted, flamed, honed, split-faced or carved. Select adhered stone will be prohibited.

- Edge details should prevent visible unfinished edges. Transitions between stone and adjoining materials should be defined with metal reveals.
- Highly polished/reflective stone claddings are discouraged.
- Natural stone should be protected against staining and discoloration with sealers appropriate to the material.
- Warm, reddish toned stones are discouraged.
- All stone should be a rectangular cut. Random or course rubble coursing are prohibited.
- Aggregate may not be visible in the face or sides of adhered stone masonry.
- Adhered stone masonry shall be dry stacked rather than fully grouted.

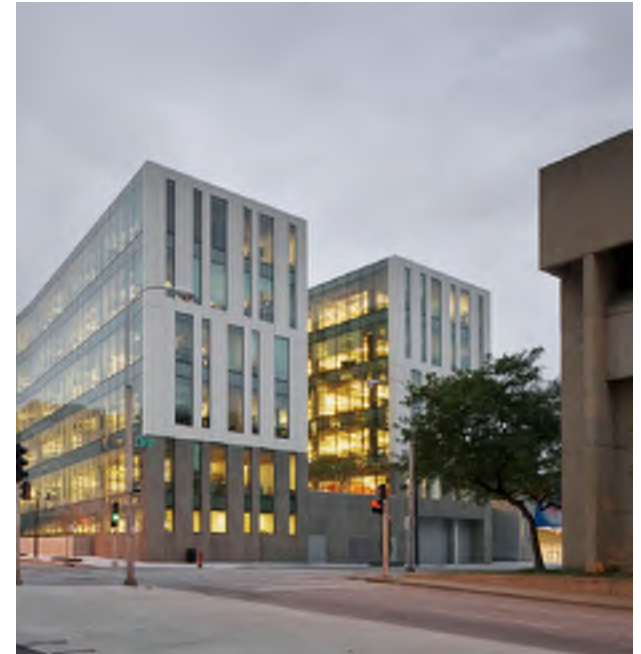
NATURAL & ADHERED STONE

BUILDING MATERIALS

Precast & Concrete

Precast Wall Panels may be used as a primary facade material in large buildings such as the Arena, Fitness, Theater, ect.

- Small scale architectural projects can only utilize precast wall panels with owners approval.
- Precast concrete shall have an appropriate level of detail through the use of jointing, or form liners.
- Precast concrete may be left natural if finish is smooth and even in color.



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DESIGN STANDARDS

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PRECAST & CONCRETE



Masonry

Blond, Buff, and Neutral palette brick may be used as a primary facade material in medium and small scale buildings.

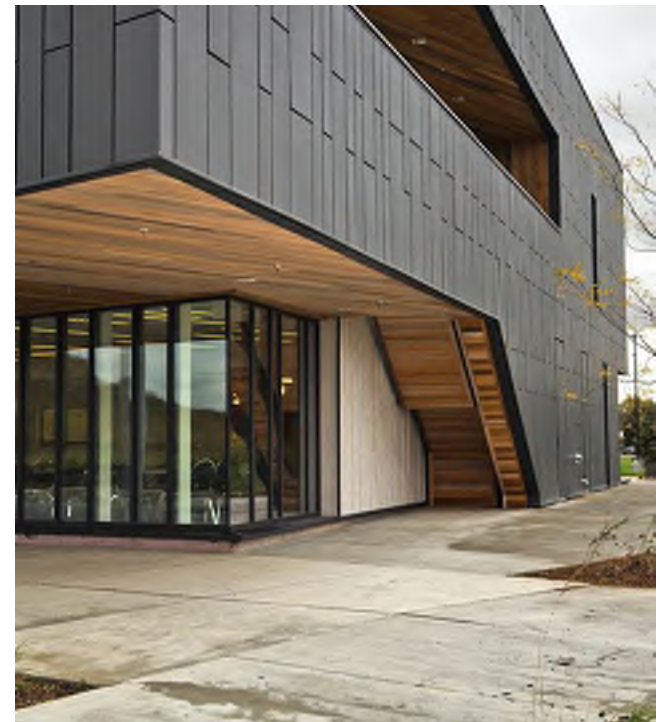
- Thin brick veneer is prohibited.
- Concrete Masonry Units may not be left exposed on the exterior facade.
- Masonry walls should not exceed 400 SF uninterrupted.
- Texture and relief is encouraged.
- Red and brown brick are prohibited.
- Brick should be a blend of similar color tones rather than one uniform color.

BUILDING MATERIALS

Metal

All metal should be of high quality, gauge, and finish suitable for exterior wear purposes. Metals such as shop painted aluminum and steel, stainless steel, bronze, or enamel coated steel may be used for trim, hardware, or wall panels when well detailed.

- Fabrication must be with heavy gauge material or thinner material laminated to solid backing. Oil-canning of thin metals is prohibited.
- Sealants on natural metals are required to prevent tarnishing.
- Weathered Steel will be allowed when approved by ownership.
- Raw galvanized and corrugated metals are discouraged.
- Metal may not be the primary facade material.



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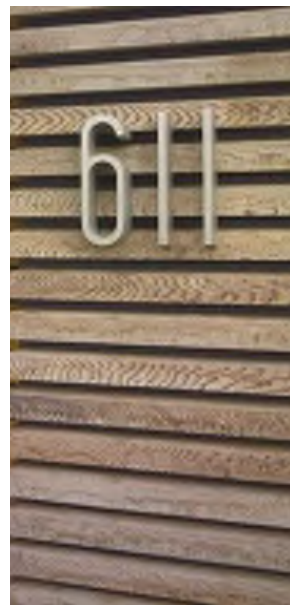
METAL



Wood

Painted or stained wood may be used as a secondary facade material. Walls, soffits, signage, are all acceptable applications.

- Wood shall be of a durable hardwood species with a stain to prevent silvering. Maintenance must be upheld to prevent the wood from losing its original color.
- Painted wood shall have a shop-quality finish.
- Acceptable materials are durable, smooth exterior grade woods.
- Excessive knots, checking, cupping are prohibited.
- Use of simulated wood facade panels are discouraged unless approved by owner.



WOOD

BUILDING MATERIALS

Glazing Systems

Storefront systems are encouraged to have dark frames with clear glazing to compliment the developments light material pallet.

- Vinyl window systems are prohibited.
- Operable glazing is preferred.
- Heavily tinted or mirrored glazing is prohibited.
- Windows should not be subdivided with grills.

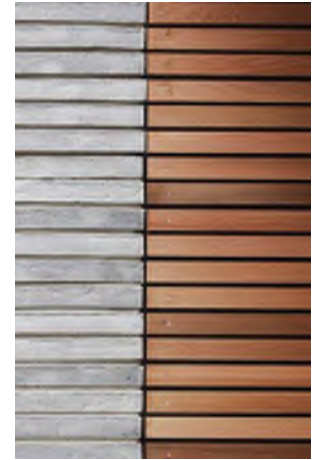


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DESIGN STANDARDS

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GLAZING SYSTEMS



ENTRIES & DOORS

Placement of doors and their design must establish a clear point of entry. Creative uses for entries should be explored as a connection to the street and an expression of tenant's individual identity.

- Tenants are encouraged to use transparent entrances to blur the division between interior and exterior space.
- Multiple doors, or operable doors, are encouraged for retail and restaurant functions.
- Doors must swing out within the tenant's designated lease area. No entrances should impede the flow of pedestrian traffic.
- If a recessed entry is utilized. The flooring should match the exterior streetscape material.
- Roll-down security gates or doors will not be permitted.
- Underside of entry soffits must be finished by tenant.
- Canopies and awnings are encouraged at primary entrance.
- Exterior lighting should clearly identify the primary entrance.



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DESIGN STANDARDS

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CANOPIES & AWNINGS



Awnings or canopies should represent a tenant's identity, and conform with the following requirements.

- Canopies should be installed a minimum of 9' above the sidewalk, and should not exceed the heights of the building's cornice.
- No columns may be placed outside of the tenants designated leasing area.
- Vinyl, plastic, translucent acrylic, fabric, or canvas awnings are prohibited.
- Approved canopy/awning materials are metal, wood, and etched glass.
- Integral lighting and signage are encouraged. However, internally lit canopies are prohibited.

MULTI-FAMILY DESIGN

Multi-family buildings shall be designed to fit with the overall feel and character established within the Mentum design guidelines and shall comply with the Olathe UDO. Below are ways which the multi-family design shall vary:

- First floor ceiling height shall be a minimum 10'-0"
- Storefront systems are encouraged at all main building entries and painted steel doors shall be allowed at exit stair locations.
- Vinyl windows with minimal grill patterns shall be allowed in multi-family units.
- Exterior residential doors shall contain glazing and shall be inswing painted steel or vinyl doors or sliding glass doors.
- Additional allowed exterior materials shall be stucco, EIFS, lap siding, synthetic wood, corrugated metal (ownership approved), tile, stone patterns including ashler, random, and rubble, dry stacked or full grout approved. Building material percentages shall comply with UDO Building Design Category B.
- Allowed roofing materials: asphalt composition shingles, standing seam accents, and TPO at concealed flat roof locations. Sloped roofs are discourage.
- Awning can be used at all levels of building with canvas awning allowed above the 2nd floor.
- When trash compactor rooms are located within a multi-family building, steel slat overhead coiling doors shall be allowed.
- Powder coated aluminum and wrought iron fencing shall be allowed at all site and balcony fence locations.
- In addition to other defined means of sign illumination, ground mounted lighting shall be allowed to illuminate ground mounted monument signage. Landscape lighting and building accent uplights are encouraged.
- Multiple outdoor activity spaces are encouraged. All site structures shall reflect the architectural themes of the residential buildings.
- Due to adjacency to additional parking, ratios shall be minimum 1.4 per unit.



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DESIGN STANDARDS

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LIGHTING

Quality of light is critical to the atmosphere and safety of the district, as well as the success of the retail. Night lighting will prolong street activity after hours and increase pedestrian safety. Therefore, landlord reserves the right to control the district lighting after hours.

- All exterior lighting must be LED.
- Wiring for all illumination devices must be concealed. Exposed conduit or raceways will not be accepted.
- Up-lighting of signage will not be permitted.
- Sign lighting which chases, flashes, or has exposed bulbs are prohibited.
- Back lit (halo-lit) signage is acceptable.
- Neon tube or specialty lighting must clearly support tenants identity and be approved by landlord.
- Lit open and closed signs are prohibited.
- The use of string lights is reserved by the landlord outside the tenants demised premises.



LIGHTING



- All lighting must be LED
- All exterior and interior lighting should have a minimum Color Rendering Index of 80.
- All exterior and interior lighting should have a minimum color temperature of 3000K.
- Light levels should not be less than 60 foot candles (600-lux), or more than 100 foot candles (1000-lux) for storefronts.
- Contrast Ratios shall not exceed 15:1
- Dimmers and timers should be used to control all interior lighting. Landlord reserves the right to control the amount of illumination from front display windows within the first (5) feet behind the lease line after business hours in order to maintain a safe inviting 'after hours' district.

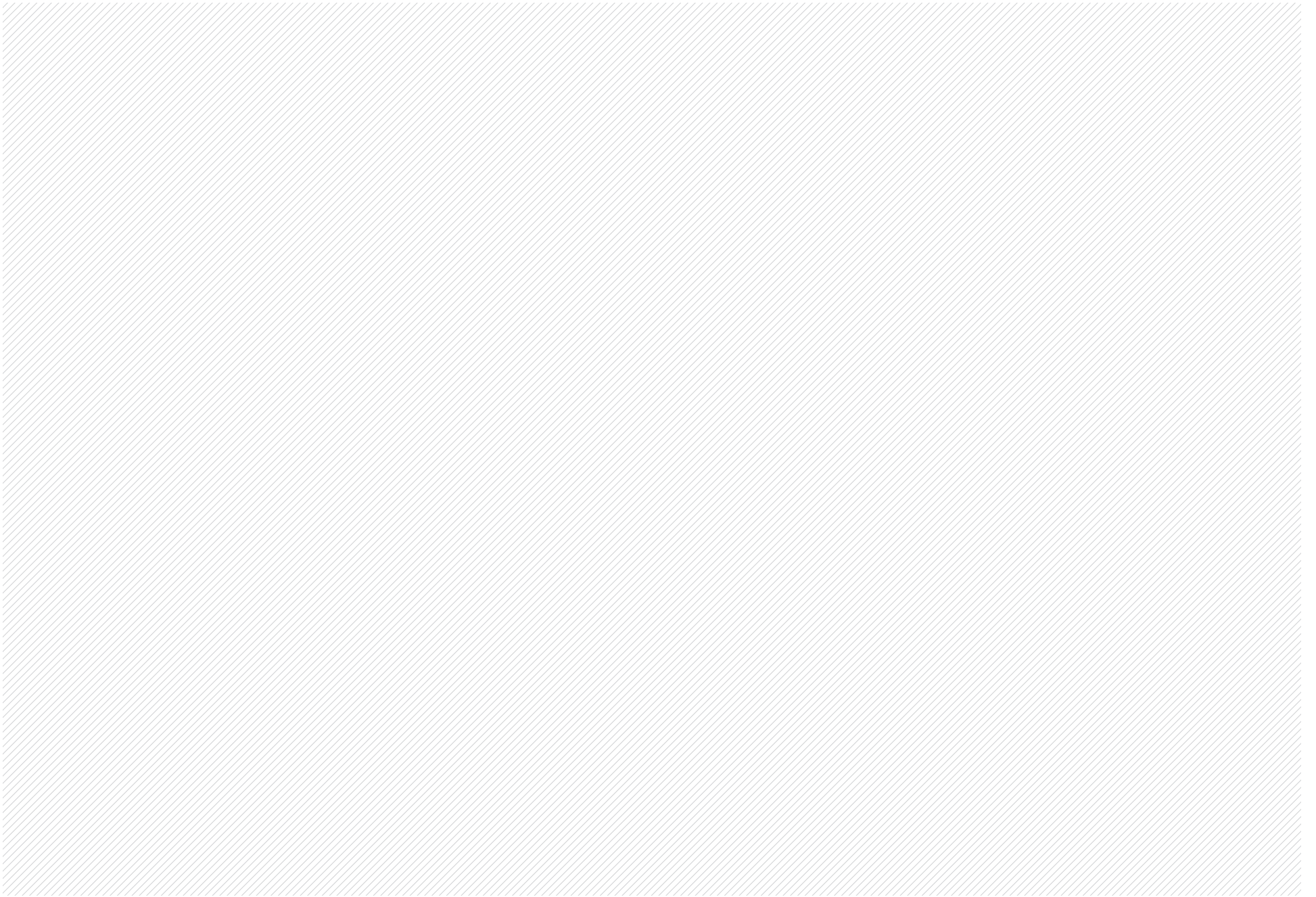


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SPECIFIC LIGHTING CRITERIA



ARCHITECTURAL BUILDING ELEVATIONS

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All Elevations are conceptual and subject to change. Refer to attached 30x42 sheets for additional information and scaled drawings.

ARENA CONCEPT ONE



- KEY**
- ① GLAZING
 - ② PRECAST
 - ③ METAL PANEL I
 - ④ METAL PANEL II
 - ⑤ SYNTHETIC WOOD

MENTUM

ARENA CONCEPT TWO

KEY

- 1 GLAZING
- 2 PRECAST
- 3 METAL PANEL I
- 4 METAL PANEL II
- 5 SYNTHETIC WOOD



NOTE: ALL ELEVATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE. REFER TO 30X42 SHEET FOR SCALED DRAWINGS/ADDITIONAL INFO.

LARGE RETAIL ELEVATION



KEY

- 1 PRECAST
- 2 TEXTURED PRECAST
- 3 METAL PANEL I
- 4 METAL PANEL II
- 5 MASONRY
- 6 SPLIT FACE MASONRY
- 7 GLAZING
- 8 WOOD

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OFFICE OVER RETAIL ELEVATION

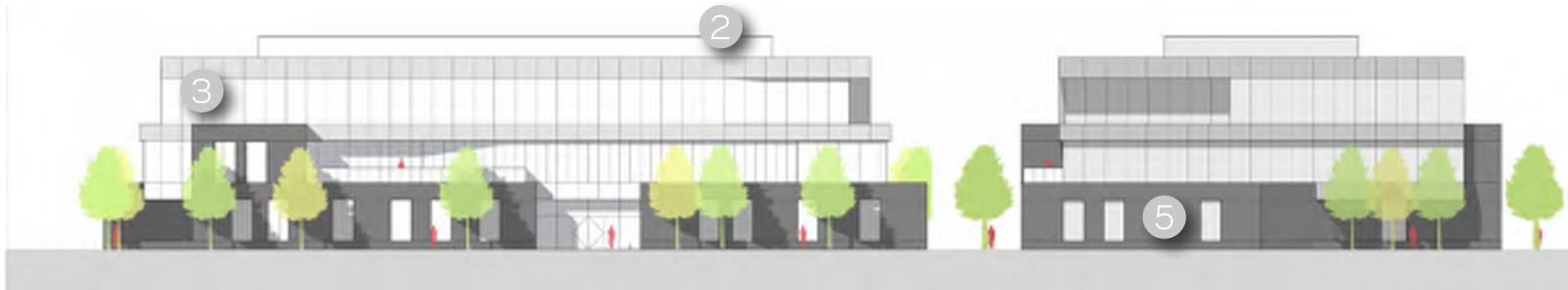


- KEY**
- 1 STONE
 - 2 METAL PANEL
 - 3 GLAZING
 - 4 WOOD
 - 5 MASONRY
 - 6 CONCRETE



NOTE: ALL ELEVATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE. REFER TO 30X42 SHEET FOR SCALED DRAWINGS/ADDITIONAL INFO.

OFFICE ELEVATIONS



- KEY**
- 1 STONE
 - 2 METAL PANEL
 - 3 GLAZING
 - 4 WOOD
 - 5 MASONRY
 - 6 CONCRETE



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DESIGN STANDARDS
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MULTI-TENANT RETAIL ELEVATION

KEY

- 1 MASONRY
- 2 METAL PANEL
- 3 WOOD
- 4 GLAZING
- 5 ART



FRONT



BACK



LEFT

RIGHT

NOTE: ALL ELEVATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE. REFER TO 30X42 SHEET FOR SCALED DRAWINGS/ADDITIONAL INFO.

RESTAURANT ELEVATION



FRONT



BACK



LEFT



RIGHT

KEY

- ① STONE
- ② METAL PANEL
- ③ GLAZING
- ④ GREENWALL

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DESIGN STANDARDS
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MULTI-FAMILY ELEVATION



FRONT ELEVATION CONCEPT

KEY

- 1 BRICK
- 2 STUCCO I
- 3 STUCCO II
- 4 SYNTHETIC MASONRY
- 5 LAP SIDING I
- 6 LAP SIDING II



REAR ELEVATION CONCEPT



SIDE ELEVATION CONCEPT

NOTE: ALL ELEVATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE. REFER TO 30X42 SHEET FOR SCALED DRAWINGS/ADDITIONAL INFO.

SIGNAGE DESIGN CRITERIA



