



07 | 14 | 2017
Prepared For:

**A.O. SMITH
CORPORATE
TECHNOLOGY
CENTER:
DETAILED PLANNED
DEVELOPMENT**
Milwaukee, WI



IRGENS |

**A.O. SMITH CORPORATE
TECHNOLOGY CENTER**

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**PROJECT DESCRIPTION & OWNER'S
STATEMENT OF INTENT**

FILE NO. 170295; 1ST AMENDMENT TO DETAILED PLANNED DEVELOPMENT – PARK PLACE; STAGE 25; 11000 W. PARK PLACE; JUNE 19, 2017

Irgens, on behalf of WAPP II Development Partners, LLC, is requesting to amend the Detailed Plan Development (“DPD”) for the land site at 11000 W. Park Place in accordance with this submittal. The land site is within the Park Place General Planned Development (“GPD”) and was rezoned to a DPD known as “Park Place, Stage 25” in 2003 as file number 021761. Phase I of Park Place, Stage 25 included the development and construction of The Waters at Park Place (11002 W. Park Place), a single-story office building completed in 2004. For Phase II of Park Place, Stage 25, Irgens intends to develop an approximately 43,000 SF class-A facility which will be used for A.O. Smith’s Corporate Technology Center (“A.O. Smith CTC”).

A.O. Smith Corporation is one of the world's leading manufacturers of residential and commercial water heaters and boilers, offering a comprehensive product line featuring the best-known brands in North America, China, and India.

The company was founded in 1874 in Milwaukee, Wisconsin where today the company is headquartered. A.O. Smith employs approximately 15,500 men and women at operations in the United States, Canada, Mexico, China, India, the United Kingdom, the Netherlands, and Turkey, which has the global reach to serve customers worldwide. They have sales and distribution in more than 60 countries around the world.

This Owner’s Statement of Intent/Project Description and accompanying plan sheets comprise the submittal to amend the DPD of Park Place, Stage 25 to allow for the development and construction of the A.O. Smith CTC at 11000 W. Park Place.

OVERALL DEVELOPMENT CONCEPT

11000 W. Park Place is an approximately 4.18-acre land site located in the Park Place Planned Development at the northeast corner of I-41/US-45 and Good Hope Road in Milwaukee, Wisconsin. The land site is bounded by West Park Place to the south and west and three corporate office buildings to the north: One Park Plaza, The Waters at Park Place, and Two Park Plaza.

The site will have two points of ingress/egress for customers, vendors, and employees. The first access point is located directly on W. Park Place. The plans anticipate a modification to the existing W. Park Place median for a new curb cut and taper lane to enable a left turn into the site and a right turn out of the site. The median modification will be designed to City of Milwaukee DPW standards and allows for delivery truck access and enhanced fire department maneuvering. The second access point is located to the east of the site in a private driveway easement area. The site has rights to use this driveway easement area per a private easement agreement. Stormwater will be controlled with landscaping, drains, and ponds on both sides of the facility. The west pond will be a small detention



pond and the east pond will retain water. A Stormwater Management Plan will be submitted and approved per City of Milwaukee requirements.

The site is situated at the Park Place office park's main entry point. As such, the facility is positioned directly adjacent to W. Park Place to create a prominent monument as visitors enter the office park. Surface parking is placed "behind" the building to enhance the urban edge and provide visual interest. The approximately 43,000 SF single-story facility will feature striking, high-quality architecture and building materials including glass and decorative metal components.

The building is situated to allow for future expansion to the west of up to approximately 10,000 SF. Although not contemplated at this time, if the building is expanded, the surface parking would also be expanded in the northwest portion of the land site. The potential building and associated parking expansion will require a minor modification to the DPD.

The facility will include laboratory and office space, and will be dedicated to the development of new products and processes for A.O. Smith Corporation. The CTC emphasizes energy efficiency and water treatment. The west side of the facility will have a receiving and loading area for materials pickup and delivery integral to the CTC operations.

Green/sustainable design, development, and property management practices are anticipated for the A.O. Smith CTC.

Please refer to the Plans & Exhibits section of this submittal for additional detail on the proposed site and building.

COMPLIANCE WITH DISTRICT STANDARDS

The proposed plan complies with, or varies from, the standards prescribed by Section 295-907 of the Milwaukee Code of Ordinances in the following respects:

USES (295-907.3.a) | All permitted uses and related operating standards are specified in the Overall Development Concept above. The facility will be used for office and laboratory space and is in compliance with the Park Place Planned Development permitted uses for the site.

DESIGN STANDARDS (295-907.3.b) | The building is a single story, approximately twenty-four (24) foot tall structure comprised of metal and glass components.

A forward-looking vernacular is established through the use of clean lines and modern materials. Composite metal panel articulated at three distances from the exterior wall plane will create shadow lines to enhance the building massing and fenestration. Tinted glazing with mullion patterns that reflect the modular composition of the metal panel tie the elevations together. The intersecting rectangle at the center of the building integrates the metal panel into the screen wall creating a visual



continuation of the building. The result is an overarching volume at the intersection of the wings, establishing the entrance and focal points of the building.

The west wing of the building has increased metal panels as compared to the east wing. This is to provide a functional wall in the CTC prototype area. In the future, if the facility was ever converted to a pure office use, the metal panels on the west wing of the building could be removed and replaced with vision glass.

Please refer to the Plans & Exhibits section of this submittal for additional detail on the proposed site and building plans.

DENSITY (295-907.3.c) | The proposed facility has a floor area ratio of approximately 24%. This is in compliance with the maximum floor area as a percentage of site area established by the Park Place GPD.

SPACE BETWEEN STRUCTURES (295-907.3.d) | Not applicable.

SETBACKS (295-907.3.e) | The following minimum building and parking setbacks and offsets from the property line are proposed for the land site:

- Front (south, Park Place) Setback: The front setback along the south property line which runs along W. Park Place is anticipated to be approximately twenty-five (25) feet for buildings and approximately one-hundred (100) feet for parking.
- East Setback: The setbacks along the east property line are anticipated to be approximately one-hundred (100) feet for buildings and fifteen (15) feet for parking.
- West Setback: The setbacks along the west property line are anticipated to be approximately one-hundred (150) feet for buildings and teen (10) feet for parking.
- Rear (north) Setback: The rear setback along the north property line is anticipated to be approximately eighty (80) feet for buildings and twenty (20) feet for parking.

SCREENING (295-907.3.f) | The land site will have a tasteful and robust landscape design to provide appropriate screening along the property lines and additional landscaping at the receiving and loading



area. The refuse and recycling containers will be located in the parking lot and screened with a masonry enclosure of utility brick.

Architectural elements integral to the building design will screen roof-top mechanical equipment.

Please refer to the Plans & Exhibits section of this submittal for additional detail on the landscaping and screening plans.

OPEN SPACES (295-907.3.g) | Open spaces will include facilities for storm water management, pedestrian circulation, landscaped and garden areas, lighting, and decorative features such as flagpoles. Landscaping and screening in open spaces shall be maintained so as not to create a nuisance or hazardous conditions.

Please refer to the Plans & Exhibits section of this submittal for additional detail on open spaces.

CIRCULATION, PARKING, LOADING (295-907.3.h) | The site will have two points of ingress/egress for customers, vendors, and employees. The first access point is located directly on W. Park Place. The plans anticipate a modification to the existing W. Park Place median for a new curb cut and taper lane to enable a left turn into the site and a right turn out of the site. The second access point is located to the east of the site in a private driveway easement area. The site has rights to use this driveway easement area per a private easement agreement. The site will have approximately 90 surface parking stalls and a loading and receiving area for pickup and delivery. Public sidewalk along W. Park Place and 110th Street will be installed, including a pedestrian connection to the main building entry from 110th Street. Adequate access for pedestrians and private vehicles shall be provided. Parking and loading facilities shall be located near the uses they support and will be adequately screened. In addition, interior and exterior bicycle parking minimum requirements will be incorporated into the building and site.

Areas along the north property line of the land site, currently designated as open areas, may be developed with additional surface parking in the future if the occupancy of the building changes and requires more parking. Future cross-parking arrangements between 11000 W. Park Place and 11002 W. Park Place are contemplated to allow for efficient land use. In all cases, adequate parking capacity and associated landscaping will be maintained.

Please refer to the Plans & Exhibits section of this submittal for additional detail on circulation, parking and loading.

LANDSCAPING (295-907.3.i) | The existing site or interim condition must be maintained in an orderly fashion consistent with zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping, until such time that the subject DPD is constructed. All landscaping and required site features shall be installed within a maximum of thirty (30) days total of the City issuing a



Certificate of occupancy (excluding between December 1 and March 1) for the subject DPD. Site landscaping standards will conform to Section 295-405, Milwaukee Code of Ordinances and all required vegetation shall be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.

Please refer to the Plans & Exhibits section of this submittal for additional detail on the proposed landscaping plans.

LIGHTING (295-907.3.j) | Site lighting standards will conform to Section 295-409, Milwaukee Code of Ordinances.

Please refer to the Plans & Exhibits section of this submittal for additional detail on the proposed lighting plans.

UTILITIES (295-907.3.k) | Transformers are anticipated and will be installed adjacent to the building and will be screened from view with landscaping. All other utilities will be installed underground.

Please refer to the Plans & Exhibits section of this submittal for additional detail on the proposed utilities plans.

SIGNS (295-907.3.l) | Signage will conform to the following standards and all signs are subject to DCD staff review prior to installation:

Temporary Signs

A development/construction sign identifying the building tenant(s), project team, and building images will be allowed during construction. The development/construction sign may be up to thirty-two (32) SF in area. A leasing sign advertising available space will be allowed as needed. The leasing sign may be up to thirty-two (32) feet in area.

Monument Signs

One (1) monument sign is permitted along the W. Park Place frontage. The monument sign may be up to ten (10) feet in height. The sign may be two-sided and the sign area may be up to sixty-four (64) square feet per side. The monument sign is intended to integrate with the building architecture and landscaping features. The sign may be constructed of brick and masonry structures with fabricated aluminum cabinets for tenant sign panels. Tenant sign panel lettering will be routed out aluminum with



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Project Description and Owner's Statement of Intent

internal illumination and plexiglass copy. Tenant sign panel lettering may utilize corporate logos, colors, and fonts within the tenant logo and copy area.

Wall Signs

One (1) wall sign is permitted on the west elevation of the building façade and one (1) wall sign is permitted on the south elevation of the building facade. Each wall sign may be up to approximately one hundred thirty-eight (138) square feet in area. The signage will be Type A per the zoning code. Internally illuminated wall signage will be allowed. Letter styles may match corporate identification (i.e., block letters, script letters, certified letters, etc.). Corporate logos may be used in conjunction with letters provided such logos are part of a tenant's logo or identification. Colors of each wall sign will be permitted to be in accordance with tenant's national, corporate, or trademarked identification colors.

Please refer to the Plans & Exhibits section of this submittal for images of the proposed wall signs. The final location of the wall signs may vary, provided the quantity and square footage of the signs does not vary from the description above.

Directional Signs

Directional signs are permitted at key locations around the site. Up to four (4) directional signs, with a maximum sign area of sixteen (16) square feet per sign, are permitted. Directional signs may be used to identify loading areas, parking areas, and building entrances.

MINOR CHANGES

Minor changes to the building and site shall be permitted with DCD staff review and approval if sufficient detail is shown on the approved DPD. Minor changes include adjustments to site and



building dimensional standards (building height, building area, parking areas, landscape areas, etc.) of plus or minus five percent (5%).

“STATISTICAL SHEET” INFORMATION

					With future potential Building expansion		
Code Section	Description						
295-907.2.b-1.a	Gross Land Area	182,061 SF	4.180 Acres	100.00% of Total	182,061 SF	4.180 Acres	100.00% of Total
295-907.2.b-1.b	Maximum amount of land covered by principal buildings	43,972 SF	1.007 Acres	24.20% of Total	50,000 SF	1.145 Acres	27.50% of Total
295-907.2.b-1.c	Maximum amount of land devoted to parking, drives and parking structures	45,162 SF	1.035 Acres	24.80% of Total	75,667 SF	1.740 Acres	41.60% of Total
295-907.2.b-1.d	Minimum amount of land devoted to landscaped open space	92,927 SF	2.129 Acres	51.00% of Total	56,394 SF	1.295 Acres	30.90% of Total
295-907.2.b-1.e	Total square footage devoted to non-residential uses	182,061 SF	4.180 Acres	100.00% of Total	182,061 SF	4.180 Acres	100.00% of Total
295-907.2.b-1.f	Proposed number of buildings	One (1)			One (1)		
295-907.2.b-1.g	Maximum number of dwelling units per building	Not applicable			Not applicable		
295-907.2.b-1.h	Bedrooms per unit	Not applicable			Not applicable		
295-907.2.b-1.i	Parking spaces provided and ratio per 1,000 SF of building area	Ninety (90) Stalls	2.05 / 1,000 SF		One hundred twenty (120) Stalls	2.40 / 1,000 SF	

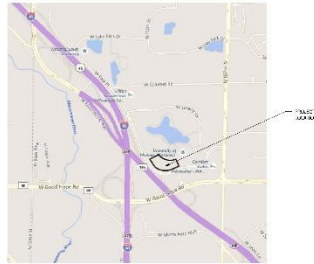




PLANS & EXHIBITS

Waters II at Park Place

CORE & SHELL PACKAGE
SCHEMATIC DESIGN SET
JUNE 2, 2017



833 East Michigan Street Suite 400,
Milwaukee, Wisconsin 53202
414.443.0700



zimmerman
 ARCHITECTURAL STUDIOS, INC.
 7210 West Center Ave | Milwaukee, WI 53220 | Telephone: 414.443.0700
 Fax: 414.443.0700

CIVIL / LANDSCAPE



CIVIL
 CM
 CK
 CK



ARCHITECTURAL



ARCHITECTURAL CORE & SHELL
 CM
 CK
 CK
 CK

STRUCTURAL



STRUCTURAL
 CM
 CK

MECHANICAL



MECHANICAL CORE & SHELL
 CM
 CK

PLUMBING



PLUMBING CORE & SHELL
 CM
 CK

ELECTRICAL



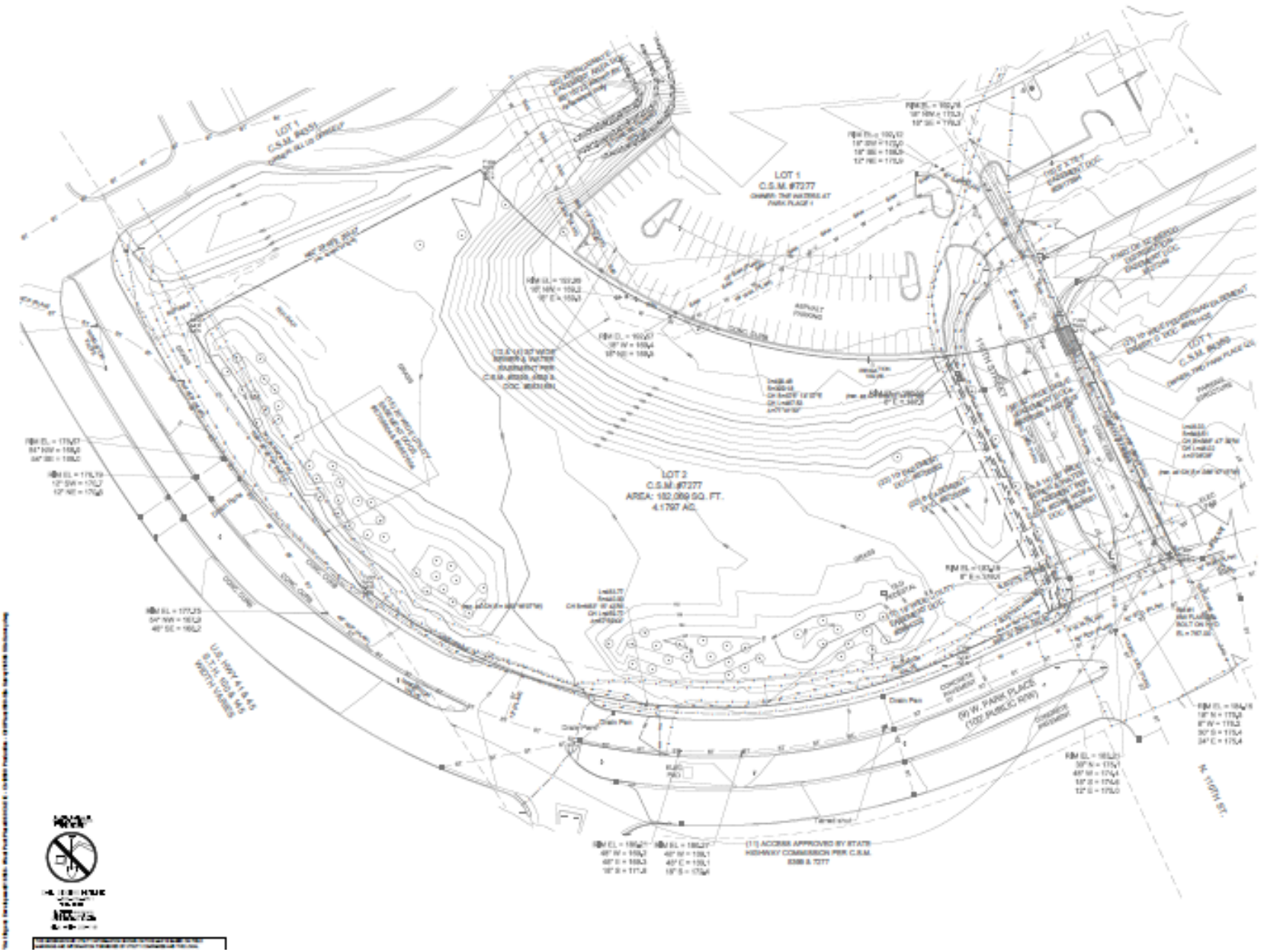
ELECTRICAL CORE & SHELL
 CM
 CK

Project: Waters II

Rev	Date	Description

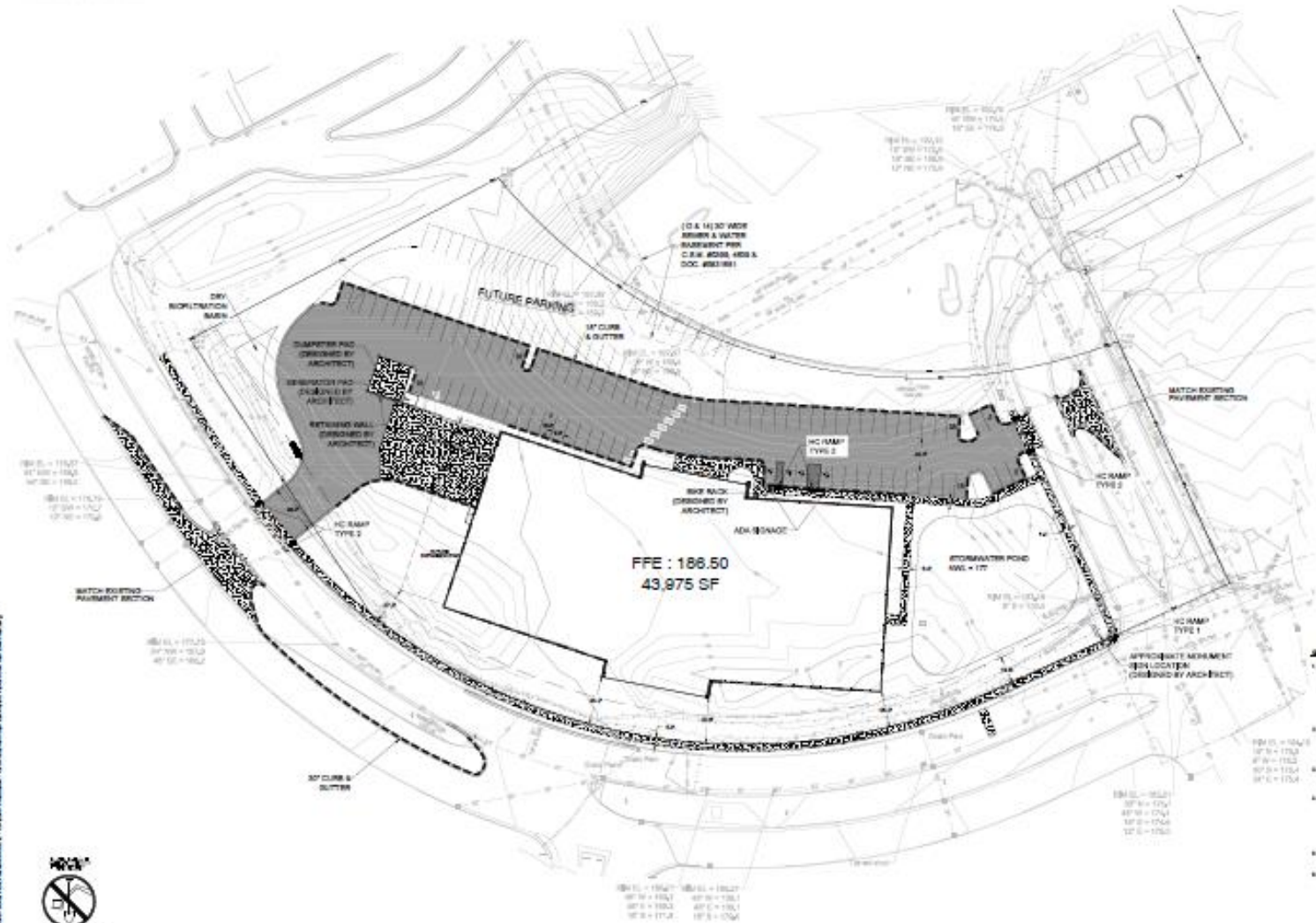
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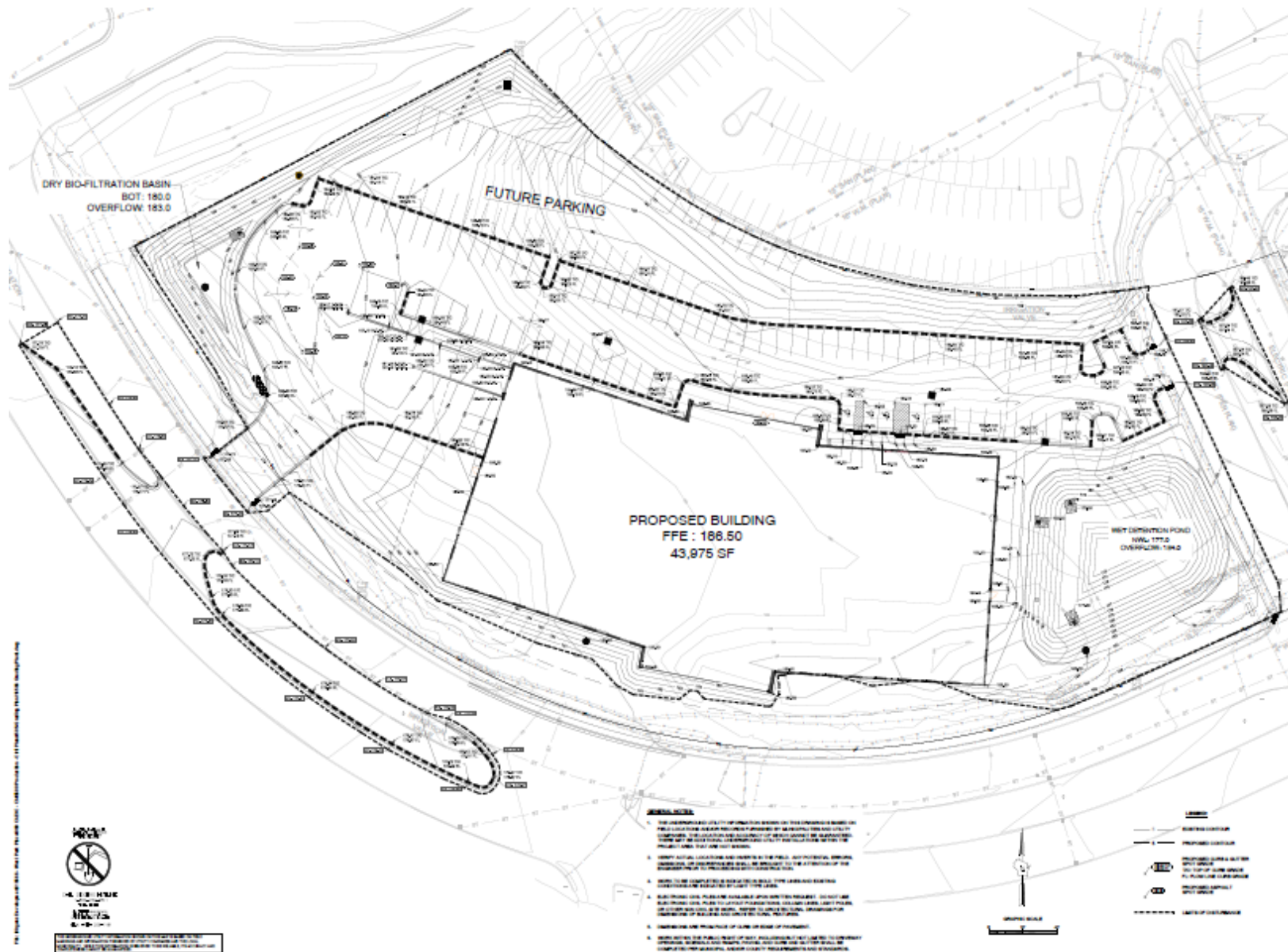
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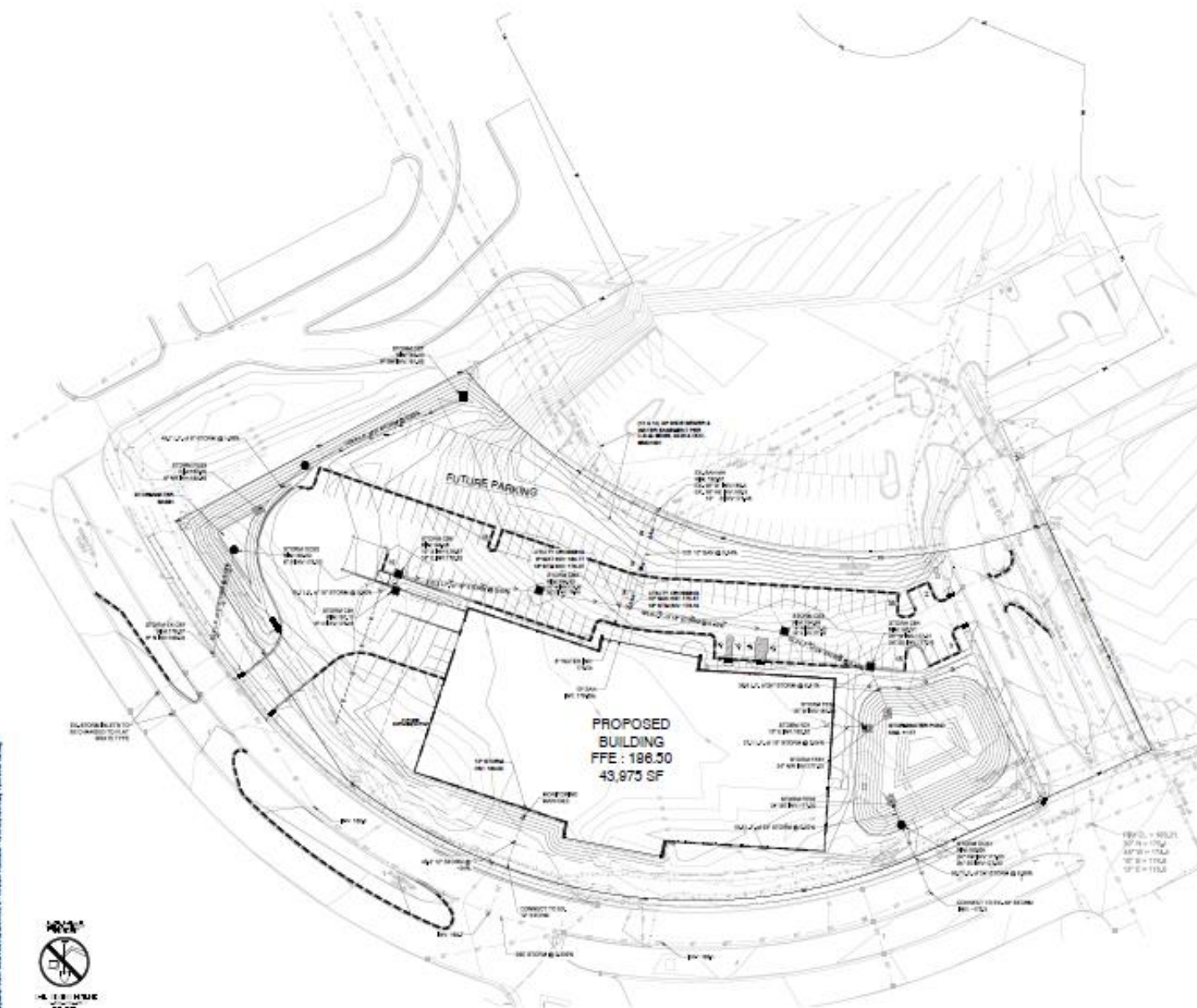
TOTAL PARKING 88
 TOTAL UNDEVELOPED AREA (TOTAL OF PARKING)
 APPROXIMATELY 1000 (SEE 2D)
 APPROXIMATELY 1000 (SEE 2D)
 APPROXIMATELY 1000 (SEE 2D)



THE RIGHT TO DEVELOP THIS AND ANY OTHER PROJECTS IS SUBJECT TO THE CITY OF HOUSTON'S DEVELOPMENT CODE AND ANY OTHER APPLICABLE REGULATIONS.





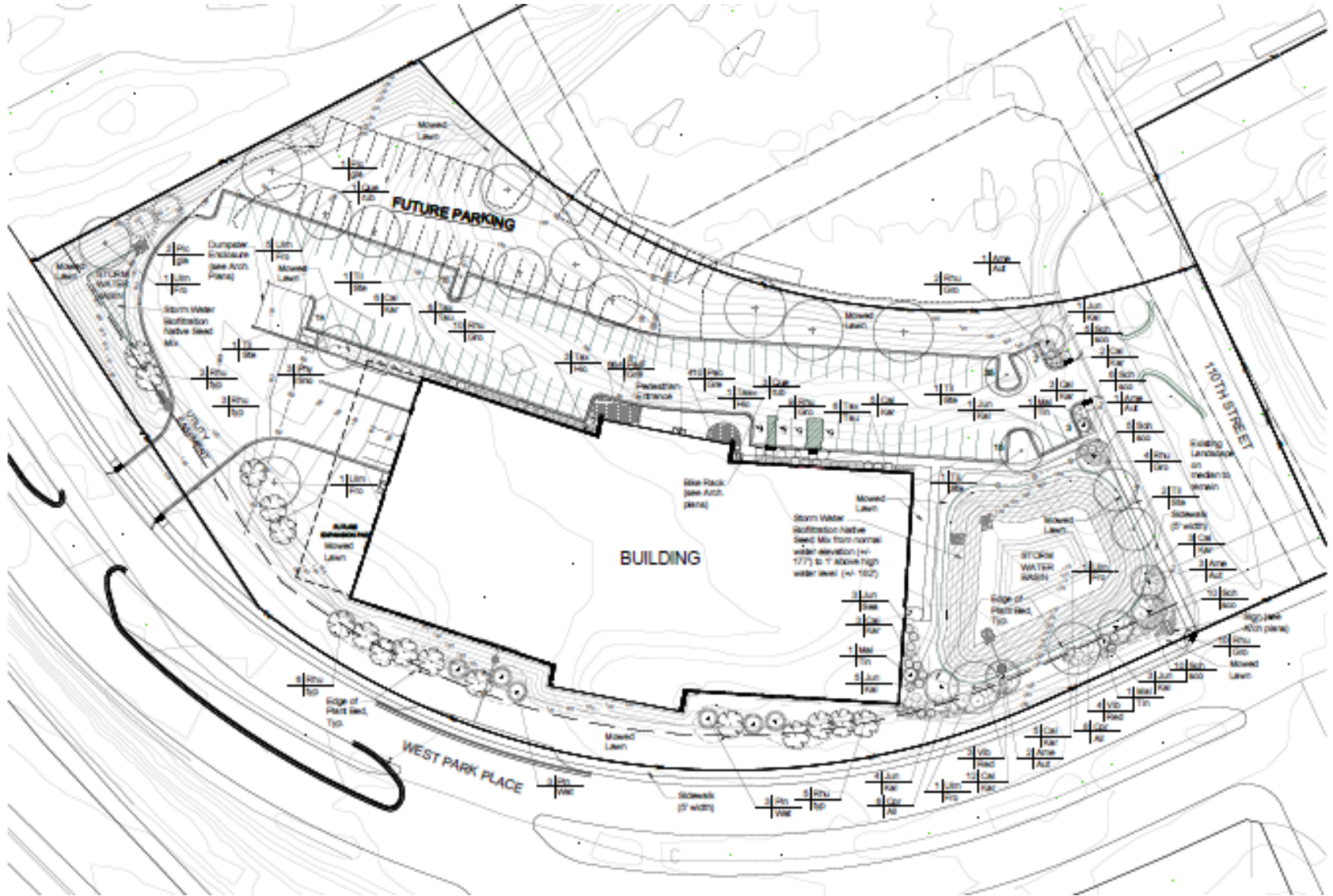


THE FIGURES SHOWN ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. CONSULT THE ENGINEER FOR ALL UTILITY INFORMATION.



DATE: 10/15/2024
PROJECT: A.O. SMITH CORPORATE TECHNOLOGY CENTER
DRAWING: UTILITY PLAN





110TH STREET
 WEST PARK PLACE
 110TH STREET
 WEST PARK PLACE



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zimmerman
ARCHITECTURAL STUDIOS, INC.
2020 Main Street, Suite 1000 | Madison, WI 53703 | Telephone: 608.255.1100
15 Exchange | P.O. Box 11882
FAX: 608.255.1100

PROJECT
IRGENS
635 East Main Street, Suite 400
Madison, Wisconsin 53702
414.443.0700

DESIGNER
HARWOOD
ENGINEERING
CONSULTANTS
2200 East Washington Avenue, Suite 200
Madison, WI 53704
608.255.1100

DESIGNER
SIGMA
GROUP
1000 East Washington Avenue, Suite 200
Madison, WI 53704
Phone: 414.443.4200
Fax: 414.443.4200

Project: Waters II

Project: 1501 East Park, Madison, WI 53704

Schematic Design

Sheet

EXTERIOR ELEVATIONS

Scale:

1/8" = 1'-0"

Revisions

1

Date:

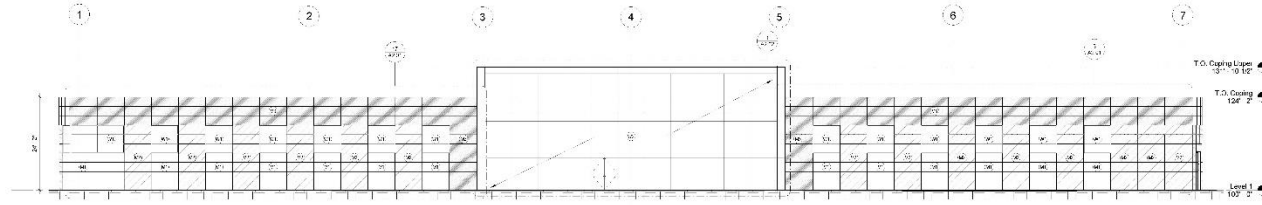
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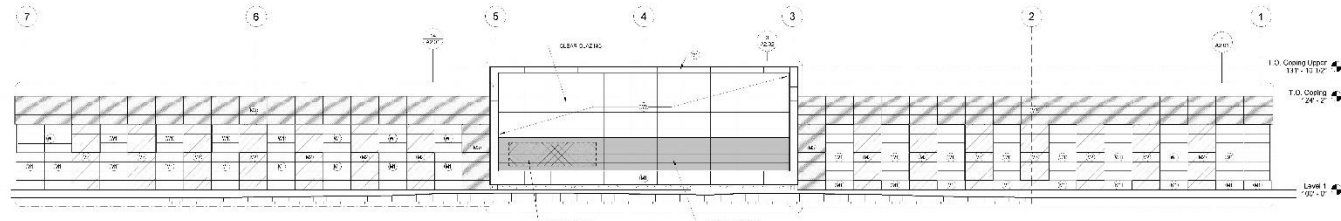
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3 COMPOSED NORTH ELEVATION
1/8" = 1'-0"



1 COMPOSED SOUTH ELEVATION
1/8" = 1'-0"

NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND FINISHES.
2. ALL MATERIALS TO BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
3. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
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ARCHITECTURAL STUDIOS, INC.
2020 Main Street, Suite 100, Madison, WI 53703, USA
TEL: 608.263.4100
FAX: 608.263.4101

IRGENS
235 East Main Street, Suite 400
Madison, Wisconsin 53702
414.443.0700

HARWOOD
ENGINEERING
CONSULTANTS
2200 East Washington Avenue, Suite 200
Madison, WI 53704

SIGMA
GROUP
1000 East Washington Avenue, Suite 200
Madison, WI 53704
Tel: 608.263.4100

Project:
Watson II

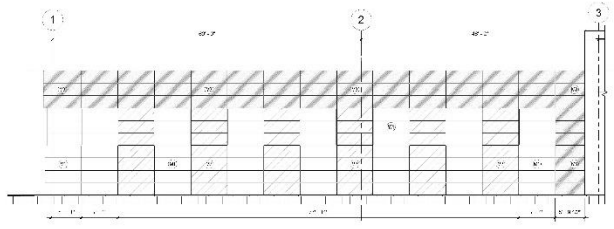
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Madison, WI 53704

Schematic Design

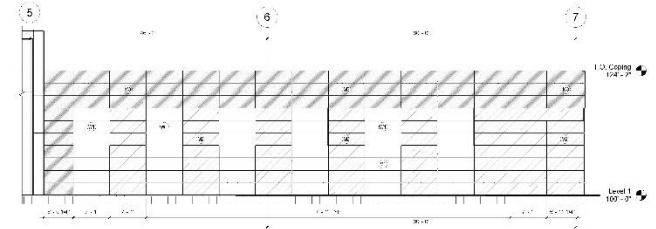
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EXTERIOR ELEVATIONS

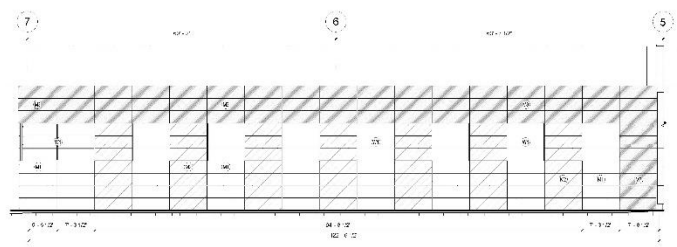
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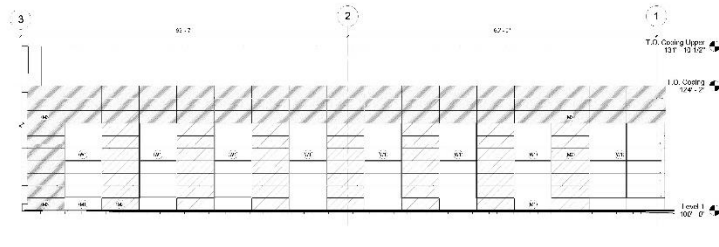
17 NORTH ELEVATION - EAST



3 NORTH ELEVATION - WEST



14 SOUTH ELEVATION - WEST



1 SOUTH ELEVATION - EAST

KEY	REVISIONS
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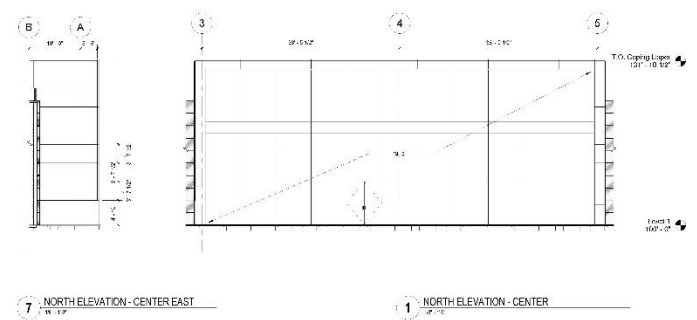
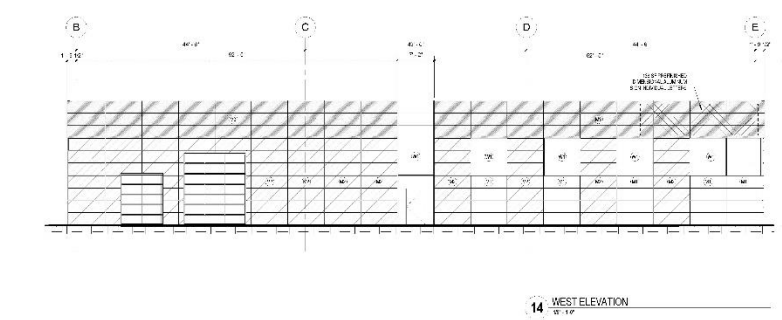
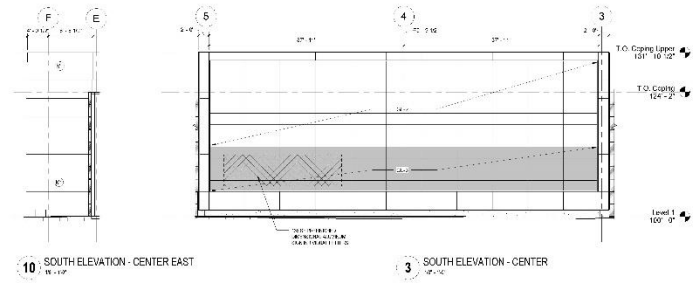
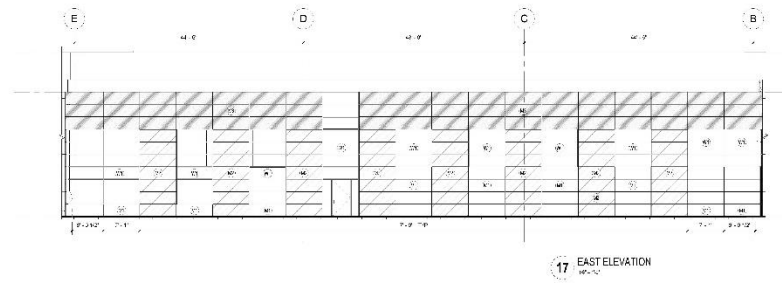
zimmerman
ARCHITECTURAL STUDIOS, INC.
2020 Main Street, Suite 1000, Providence, RI 02903
Tel: 401.455.1000
Fax: 401.455.1001

IRGENS
235 East Main Street, Suite 400
Providence, Rhode Island 02902
401.443.0700

HARWOOD
ENGINEERING
CONSULTANTS
225 Main Street, Suite 1000
Providence, Rhode Island 02902
401.455.1000

SIGMA
GROUP
1000 Main Street, Suite 1000
Providence, Rhode Island 02902
401.455.1000

Project:
Watson II
Project:
1801 Main Street
Providence, RI 02904
Date:



Sheet
EXTERIOR ELEVATIONS

Scale:	1/8" = 1'-0"
Revision:	
Date:	06/20/17
Project No:	170633K
Sheet No:	

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A.O. SMITH CORPORATE TECHNOLOGY CENTER
Renderings & Elevations



IRGENS |

A.O. SMITH CORPORATE TECHNOLOGY CENTER
Renderings & Elevations



IRGENS

A.O. SMITH CORPORATE TECHNOLOGY CENTER
Building Signage



IRGENS |

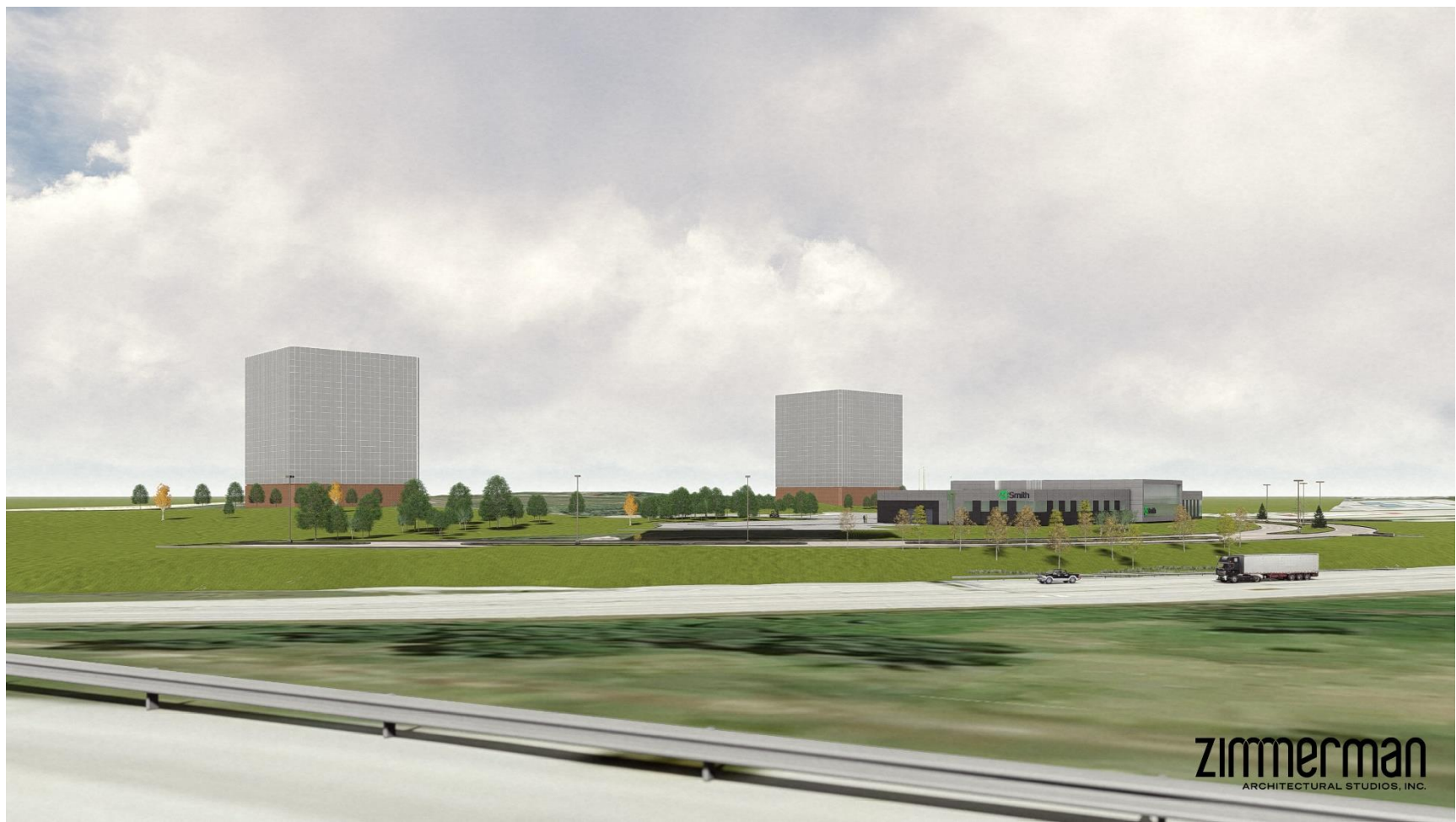
A.O. SMITH CORPORATE TECHNOLOGY CENTER

Building Signage



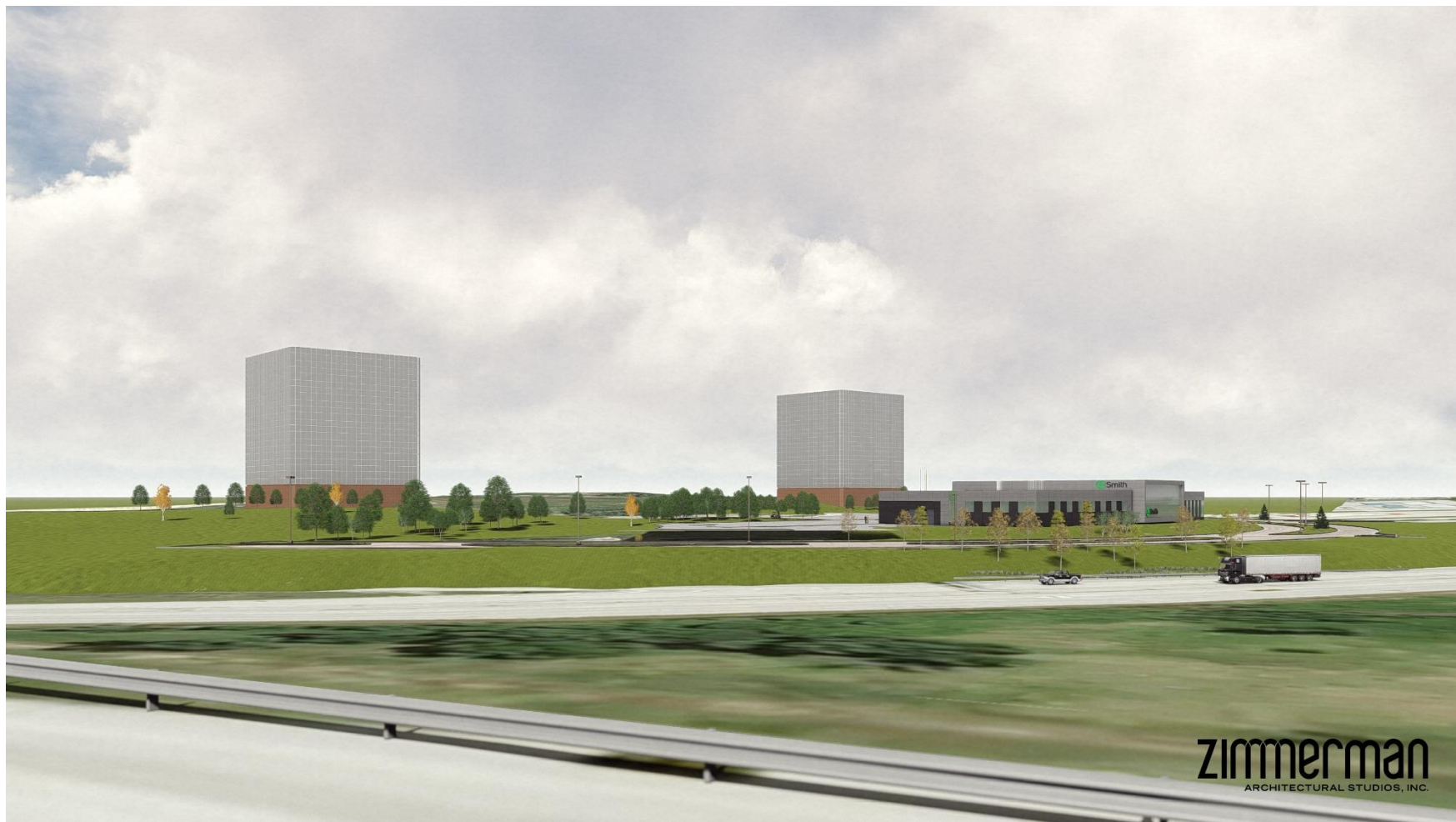
IRGENS |

A.O. SMITH CORPORATE TECHNOLOGY CENTER
Building Signage



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Building Signage



zimmerman
ARCHITECTURAL STUDIOS, INC.



Facing North: Waters at Park Place



Facing Northeast: Two Park Plaza



Facing Northwest: One Park Plaza



Facing North: Shared Access Drive



Facing South



Facing Southeast



Facing Southwest





DEVELOPMENT SUMMARY

Detailed Plan Development Statistical Sheet

11000 W. Park Place

With future potential Building expansion

Code Section	Description						
295-907.2.b-1.a	Gross Land Area	182,061 SF	4.180 Acres	100.00% of Total	182,061 SF	4.180 Acres	100.00% of Total
295-907.2.b-1.b	Maximum amount of land covered by principal buildings	43,972 SF	1.007 Acres	24.20% of Total	50,000 SF	1.145 Acres	27.50% of Total
295-907.2.b-1.c	Maximum amount of land devoted to parking, drives and parking structures	45,162 SF	1.035 Acres	24.80% of Total	75,667 SF	1.740 Acres	41.60% of Total
295-907.2.b-1.d	Minimum amount of land devoted to landscaped open space	92,927 SF	2.129 Acres	51.00% of Total	56,394 SF	1.295 Acres	30.90% of Total
295-907.2.b-1.e	Total square footage devoted to non-residential uses	182,061 SF	4.180 Acres	100.00% of Total	182,061 SF	4.180 Acres	100.00% of Total
295-907.2.b-1.f	Proposed number of buildings	One (1)			One (1)		
295-907.2.b-1.g	Maximum number of dwelling units per building	Not applicable			Not applicable		
295-907.2.b-1.h	Bedrooms per unit	Not applicable			Not applicable		
295-907.2.b-1.i	Parking spaces provided and ratio per 1,000 SF of building area	Ninety (90) Stalls	2.05 / 1,000 SF		One hundred twenty (120) Stalls	2.40 / 1,000 SF	



