

City of Coconut Creek

InterOffice Memorandum

To: Administrative Approval - PZ-10040003

Date: September 14, 2010

From: Liz Aguiar
Development Review Supervisor

Subject: **PNC Bank @ Caligo Crossing**
Farris Corner Plat

The Development Review Committee has accepted the following to be included within the approved Administrative Approval file for PNC Bank at Caligo Crossing. Due to the nature of the request and the negligible impacts associated with the change, no additional review is required. The proposed change does not conflict with standards set-forth within the City's Land Development Code Section 13-37, Aesthetic Design requirements. This memo shall serve as formal acceptance of the changes identified herein and will be archived as follows;

- 1) Planning Department's Administrative Approval file PZ-00040003.
- 2) Digital archive file;
Z:\GIS\DevServices\Planning\ScannedSitePlans\FarrisCornerPlat\Caligo Crossing

Requested Change:

An Administrative Approval (AA) application was approved on July 6, 2010 by the City to allow a site plan modification to the previously approved bank site at Caligo Crossing, located at the southeast corner of Hillsboro Blvd and SR 7 (US441). Since the AA approval, PNC Bank has evaluated their architectural design and is proposing minor changes to all new development in an effort to regionalize their image. In Coconut Creek, these proposed architectural changes do not alter the building footprint, orientation, signage, color scheme, drive-thru or other site design elements. The changes proposed are limited to the roof design and exterior wall treatment.

Attached to this memo are the following;

- 1) A justification statement, dated Thursday, August 26, 2010 from the Project Architect John Nahra of Gensler, for PNC Bank, clearly identifying and detailing the proposed changes. (2 pages)
- 2) Revised elevations & color graphics depicting the new roof design. (4 pages)

This approval is limited as stated herein and does not preclude the applicant from complying with standards as identified above and all other requirements per previously approved Administrative Approval, site plan and existing Caligo Crossing PCD. Further, consistent with the approved Caligo Crossing PCD and justification statement previously provided by the applicant as part of the original Special Land Use process, PNC Bank will maintain colors shown and a metal roof finish to match the existing Caligo Crossing development.

Lastly, it is the applicants' responsibility to ensure that building permit plans include revised plans, as applicable.

cc: Jim Hetzel, Sustainable City Coordinator
Heidi Solano, Planner
Natacha Josiah, Zoning Officer

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August 26, 2010

City Planning Department
4800 W. Copans Road
Coconut Creek, FL 33063

Subject: **PNC BRANCH BANK**
Change of Plan

To Whom it May Concern:

In an effort to regionalize the aesthetics their signature branch design, PNC Bank is proposing design changes to the previously submitted building design. Our intent is to respond to the pending permit comments on the currently submitted plans and obtain building permit. We then intend to submit a "change of plan" after building permit has been awarded. These design changes do not modify the footprint of the building or the majority of the building's structure. Noteworthy design changes being proposed include:

1) High Roof Design: Change from the proposed "wing" roof shape to a more traditional "hip" roof design. Top of ridge raised to 28'-6" above slab. Truss drawings will be resubmitted to show new roof design.

2) Parapet Heights: The parapets on both sides of the building have been raised to provide full screening of roof top equipment. Heights are shown on elevations. The previously proposed equipment screen will be eliminated.

3) Exterior Wall Materials: Instead of an all brick facade, the new proposed design offers a stucco band at the top of the wall with brick below as shown on the exterior materials palette. Color and texture of brick below has not been changed from previously approved. The color of the storefront framing and miscellaneous metal trim has not been changed from the silver grey color. The material for the pitched roofs has not been changed from silver standing metal seam roof. Minor changes in wall articulation are proposed as well such as a precast concrete band at the transition between the brick and stucco as well as a more heavily articulated cornice as shown in the submitted elevations and rendering.

4) Drive Through Canopy Roof: Shape of roof changed to match hip design of high roof.

5) Entry Canopy: Entry canopy shape changed from pitched roof to larger flat entry roof. The intent of the larger flat roof is to provide a more gracious "porch" area at the entry and act as a refuge from rain

and sun for bank customers. Thus, the building area including canopy areas has increased from 5,316 SF to 5,574 SF (as shown on the floor plan sheet). The building footprint area has not changed.

6) Drive Thru Elevation: Three brick relief panels have been added to the wall in lieu of the tan colored brick band previously approved.

7) Building Signage: The size and location of the three wall signs has not changed from previously approved plans. The only difference in the new signage is the color of the 'PNC' letters. The color of these letters has been changed from white to dark blue as shown on the elevations.

Other minor aesthetic changes may have been incorporated as depicted in the attached elevations and rendering. We appreciate this opportunity to work in your community and appreciate your efforts to keep this project on schedule. Please do not hesitate to contact us if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "John G. Nahra". The signature is fluid and cursive, with the first name "John" being the most prominent.

John Nahra, AIA, NCARB, LEED AP
Gensler Project Architect



PNC BANK
Gensler

Exterior Elevation - Front Side
©2010 Gensler



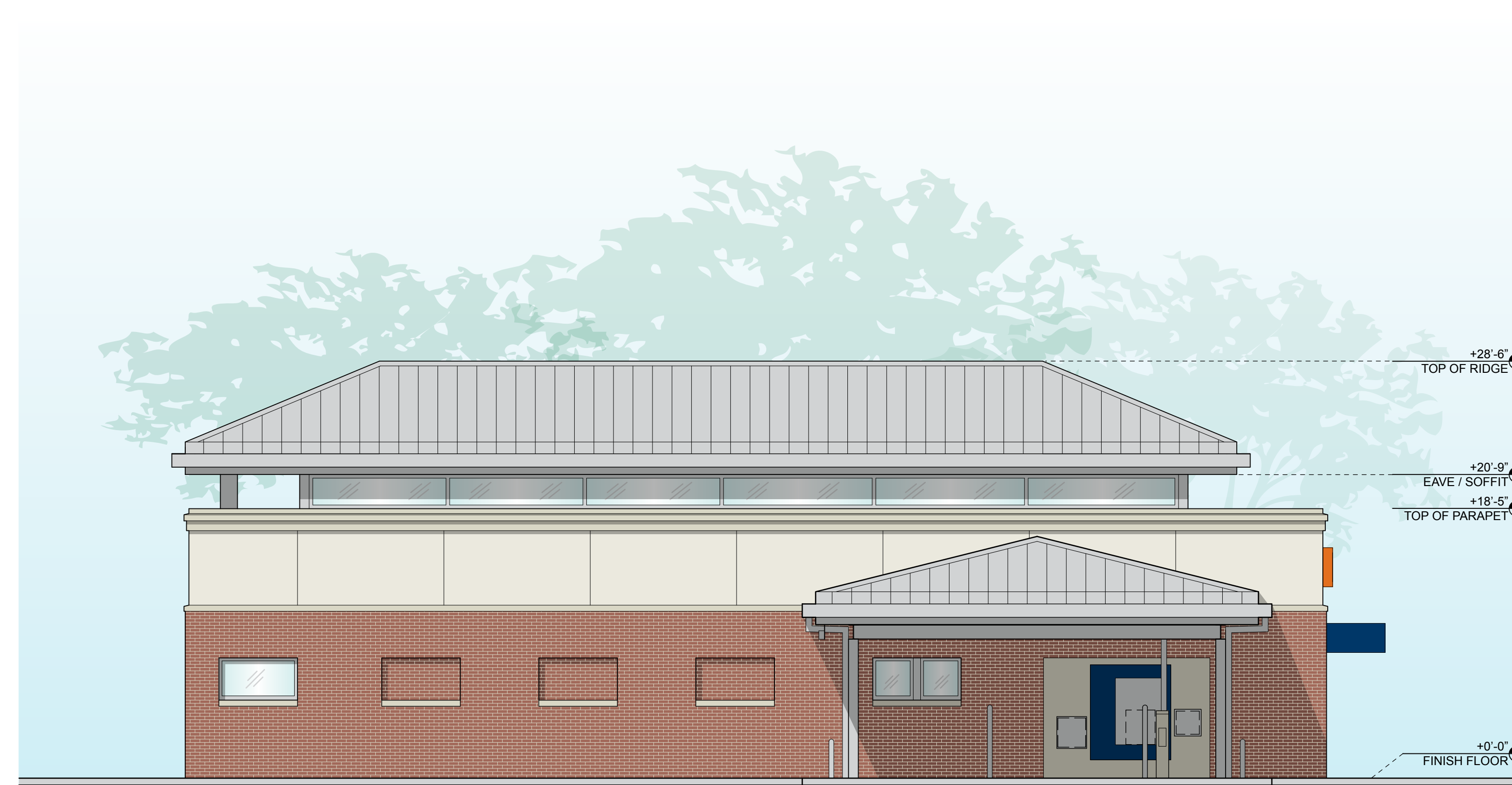
PNC BANK
Gensler

Exterior Elevation - Office Side
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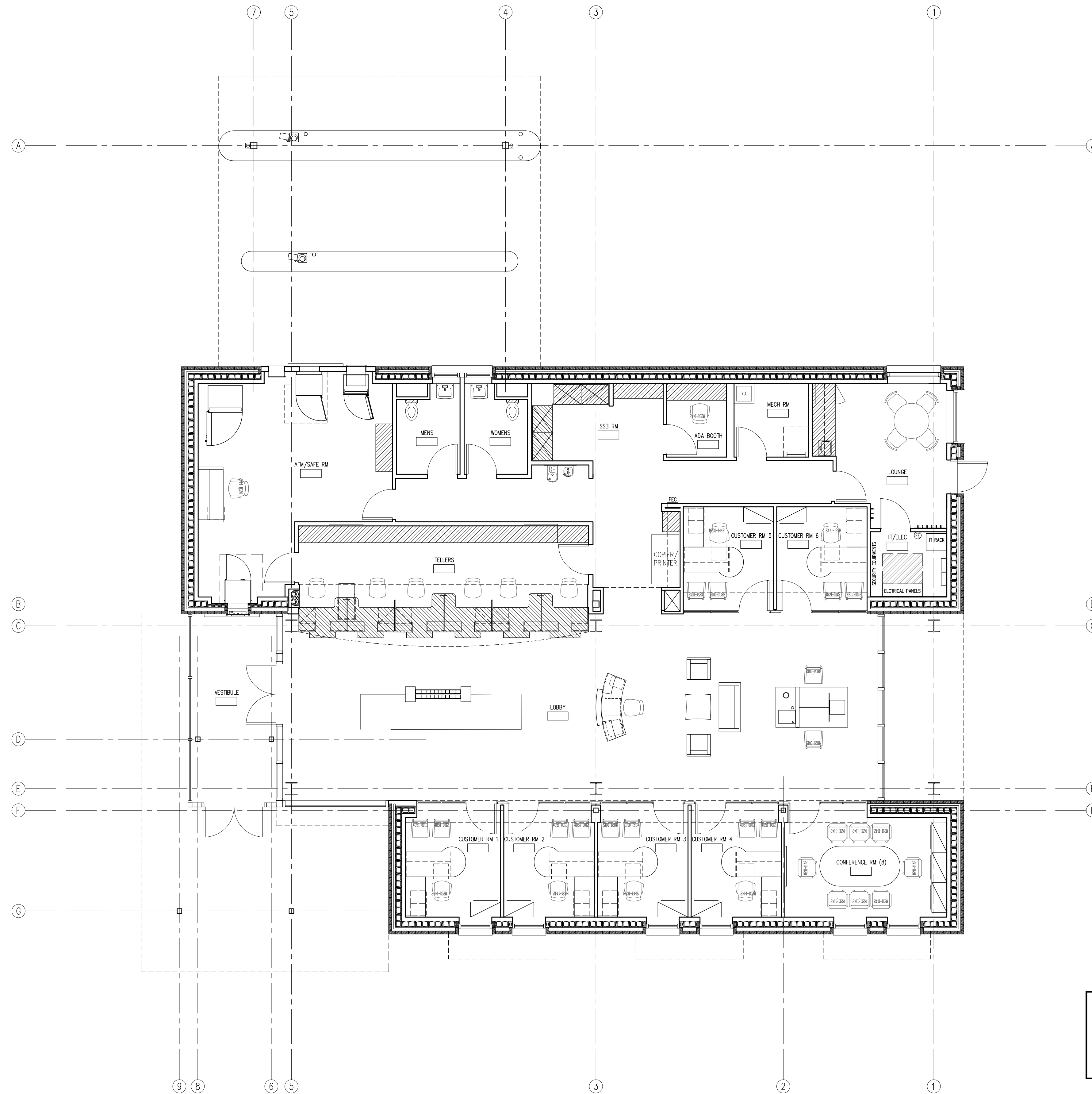
PNC BANK
Gensler

Exterior Elevation - Rear Side
©2010 Gensler



PNC BANK
Gensler

Exterior Elevation - Drive-Thru Side
©2010 Gensler



BUILDING FOOTPRINT:	3,986 SQ FT
BUILDING AREA: (INCLUDING CANOPY AREAS)	5,574 SQ FT

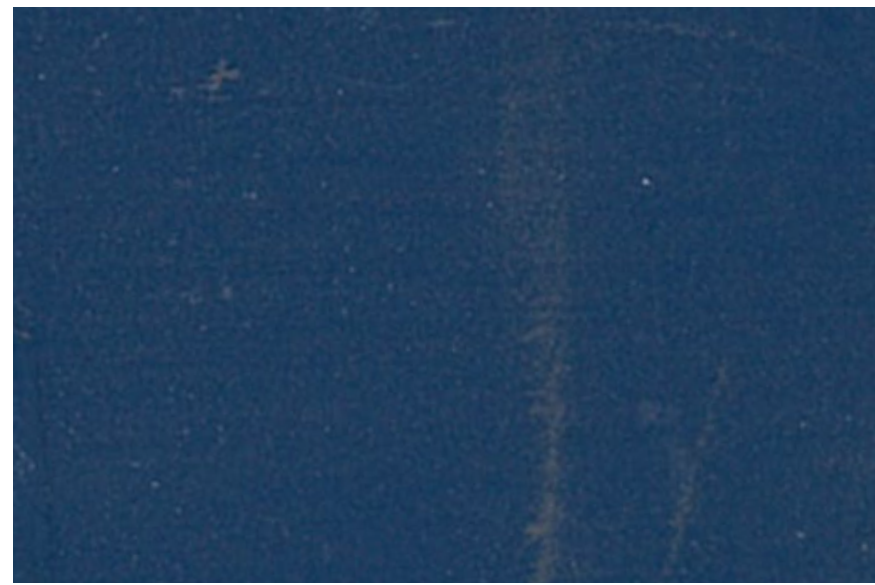




ST1 - STUCCO SYSTEM, SOFT WHITE



C1 - PRECAST CONCRETE, BUFF



M5 - METAL PANELS, OMEGA LITE 0.32 PNC BANK BLUE



ST2 - STUCCO SYSTEM, MALT



M1 - METAL STANDING SEAM ROOF



FB1 - BRICK VENEER, RUNNING BOND, BURGUNDY BLEND



M2 - WINDOW FRAMES & TRIM, SILVER GRAY



EXTERIOR BUILDING ELEVATION - FRONT SIDE



EXTERIOR BUILDING ELEVATION - OFFICE SIDE