

A newsletter

ARCHITECTURAL TALK

DIETZ & ASSOCIATES, P.C.

A R C H I T E C T S

"designing success into every project"

Things are looking up!

Innovative Airport Hangar among new projects for D & A . . .

Dietz & Associates, P.C. recently set its sites skyward with the design of Morristown Airport's newest hangar which will be the new home of corporate carrier, Garden Air, LLC.

Garden Air, a subsidiary of Garden Commercial Properties, has been renting space in Morristown. In order to consolidate its services, the professional flight services charter will be occupying 30,000 square feet at Hangar 18 in north Jersey's Morristown Airport.

which will provide natural light within the entire facility. A band of windows along the top of the hangar will result in a warm glow at night and an abundance of natural light during the day.

The hangar is designed using Garden Air's corporate colors, green tones with warm grays. It is constructed using architectural split face and weather face block with polished ground face accent bands on the first floor. Scored synthetic stucco will be featured on the second story with round "retro" style airplane windows which will accentuate the two-story glass waiting area. "There is nothing in the airport like this," said Dietz. "It's a real showcase."

Once Garden made the decision to build their own hangar, they wanted a unique design with high quality materials in order to set a new standard in airport hangars. That's where the experience of architect Dietz & Associates, P.C. came in. "If you've ever seen an airport hangar, they can be pretty boring," said Chuck Dietz, president of Dietz & Associates, P.C., "We are introducing a whole new concept in airport hangars." Dietz & Associates, P.C. has designed nearly 200 commercial buildings in New Jersey, as well as commercial properties in 16 other states and is known for their high quality, and aesthetically pleasing projects. The hangar will house Garden Air's two aircrafts and their maintenance services. It features a two-story glass enclosed customer lounge and generous use of windows throughout

Ground is broken and expected time of completion is late 2005.



if you've ever seen an airport hangar, they can be pretty boring... we've taken a standard item and turned it into a showcase.

Creating a community

Village at Manalapan will provide a Main Street community

The projected opening is 2006 with completion of both phases in 2007.



Something the popular Monmouth County suburb of Manalapan has never had, is a place to call "home". Given that residents must drive to the highway to shop, go to the movies, or dine, a central downtown would create that sense of place and community for which areas like Red Bank and Westfield have become so popular.

Dietz & Associates, P.C. is the architect behind this 135 acre, mixed use commercial center at the intersection of Highway 33 and Millhurst Road. Manalapan Retail Realty Partners is the developer for the project.

The redevelopment project is being introduced in two phases on this former Monmouth County farm. The first phase will be the main street, complete with major retailers, a movie theater,

and restaurants. The downtown buildings will rise three stories and include condos and apartments along a three block area with below grade parking.

"It is designed to be the focal point of the community," said Chuck Dietz, president of Dietz & Associates, P.C. "There will be a large supermarket, department store anchor and a bank. In addition to national retailers, there will be some smaller niche retailers similar to those found in towns like Red Bank."

Dietz explained that the project is adjacent to four new residential developments, which will include over 2,500 new homes which will be completed by 2006. "Although some people had mixed feelings about losing the farmland, Manalapan is accommodating new homes which brings a population growth, which in turn needs the types of community services that the Village at Manalapan will provide."

In Phase 2, the developer will provide 500,000 square feet for ball fields, tennis courts, and recreation areas, a hotel, performing arts theater and medical office buildings. "We envision a restaurant row design surrounding this civic area," Dietz said. "There will be plenty of restaurants and food establishments surrounding the civic areas. All an easy walk from the main shopping district."

Kevin Keitt joins Dietz & Associates, P.C.

Dietz & Associates, P.C. has announced that Kevin C. Keitt has joined the firm as Project Manager.

Keitt, who most recently worked for Pinnacle Architects in Dayton, OH, is a New Jersey native and an NJIT graduate (cum laude). He spent six years with Pinnacle where he concentrated primarily on hospitals, schools, and civic projects. Among the projects he worked on while with Pinnacle was the Miami Valley Career Technical Center's new "cafetorium". The combination cafeteria and auditorium featured a motorized stage and set a new standard in design for the campus.

"I am looking forward to getting involved in more retail projects," said Keitt. "This is a great opportunity for me to join a growing firm with a great reputation for innovation."

Keitt, who specializes in 3-D modeling and animation, will be primarily concentrating on the Village at Manalapan project (see page 1).

Recognition

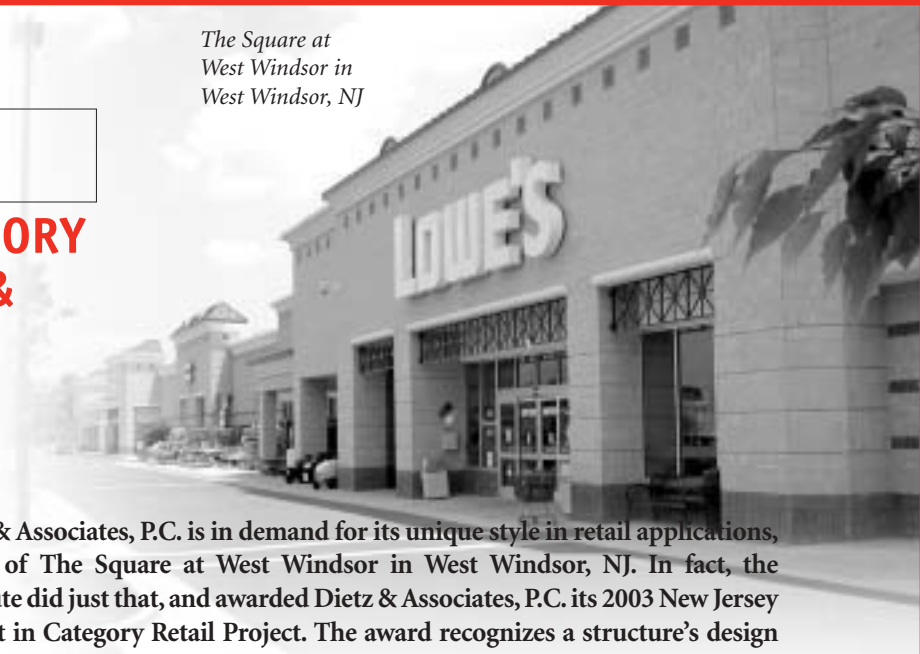
BEST IN CATEGORY goes to Dietz & Associates, P.C.

For an example of why Dietz & Associates, P.C. is in demand for its unique style in retail applications, you may want to take note of The Square at West Windsor in West Windsor, NJ. In fact, the International Masonry Institute did just that, and awarded Dietz & Associates, P.C. its 2003 New Jersey Golden Trowel award for Best in Category Retail Project. The award recognizes a structure's design and use of masonry materials.

"Our designs definitely have a signature," said the firm's principal, Chuck Dietz. "We have an eclectic style and use contemporary materials to achieve a certain look. We are pleased with the recognition from the Masonry Institute."

Dietz & Associates, P.C. used three different architectural blocks including smooth polished ground face, architectural split face, and a concrete weather-face rough textured accent block. Dietz & Associates, P.C. is also known for its use of earth tone color schemes. "These colors are always pleasing to look at, and they never go out of style," Dietz said.

The Square at
West Windsor in
West Windsor, NJ



Mountainous topography

Topographical challenge in WayneChesterPlaza



WayneChester Plaza

Northern New Jersey's mountainous topography can result in unusual challenges for architects and builders. The 56,000 square foot WayneChester Plaza on Route 23 North in Wayne, NJ, was one such project for Dietz & Associates, P.C.—a challenge they readily accepted.

"This was a tight sloping site that we had to level as much as possible," said Chuck Dietz, the project's principal and design architect. The resulting site, which opened in Spring 2004 with Michael's crafts store as the anchor, has three elevation changes. "One of the challenges we faced was to deal with the elevation changes in a way that was barely noticeable to the public and provide the client with maximum flexibility on leasing options," Dietz explained. "The slope of the property also meant the project would always have some leasing limitations."

Dietz designed the structure with a barely visible roof stepping by introducing neutral piers at the elevation changes. In addition, he specified a 12-foot high store front as opposed to the traditional ten feet. This allows for greater height for signage on the façade and higher ceiling opportunities within the retail space. "This was an

important part of the design. Because of the unconventional topography, there are three elevation changes on the finished floor. The higher store front would attract retailers because of greater visibility for signage, and the resulting higher ceilings which many retailers request today," Dietz said.

Dietz & Associates, P.C. also camouflaged the sloping nature of the building with its choice of materials and colors. Utilizing its trademark neutral tones and natural materials, Dietz & Associates, P.C. specified natural stone at column bases, brick veneer columns and pilasters with decorative wall sconces. The synthetic stucco is architecturally scored and the building is capped with a large stucco cornice. The sloping shingled roof is punctuated with internally illuminated eyebrow dormer windows, which provide soft light in the evening.

"The project definitely had limitations because of the topography. The result is a long shallow structure, but the design and the materials make it look far more expansive. Only a trained eye would notice the slope. It is a building that I think shows Dietz & Associates, skill at problem solving," Dietz said.



DIETZ & ASSOCIATES, P.C., IS A FULL SERVICE ARCHITECTURAL FIRM, WITH PROMINENT CORPORATE CLIENTS



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