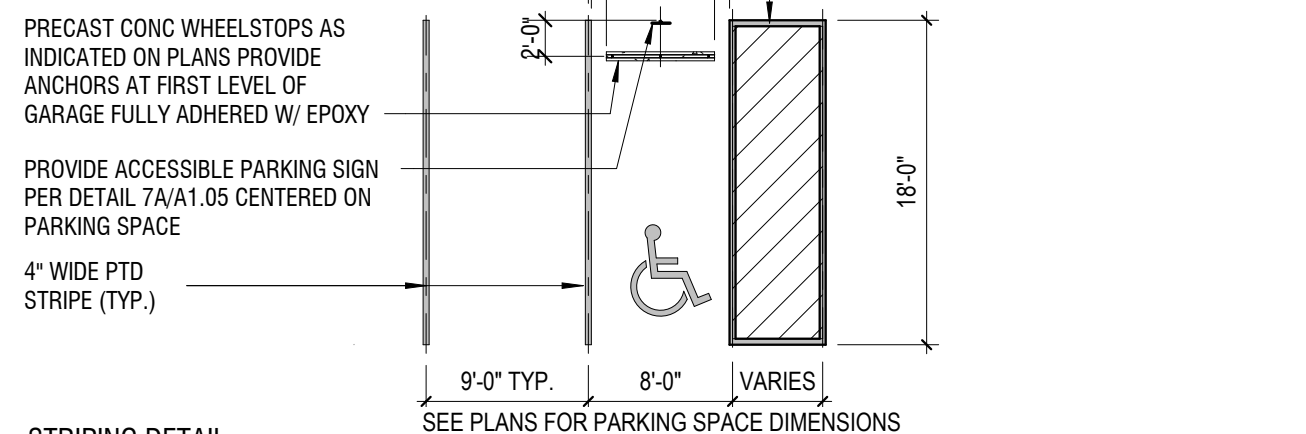
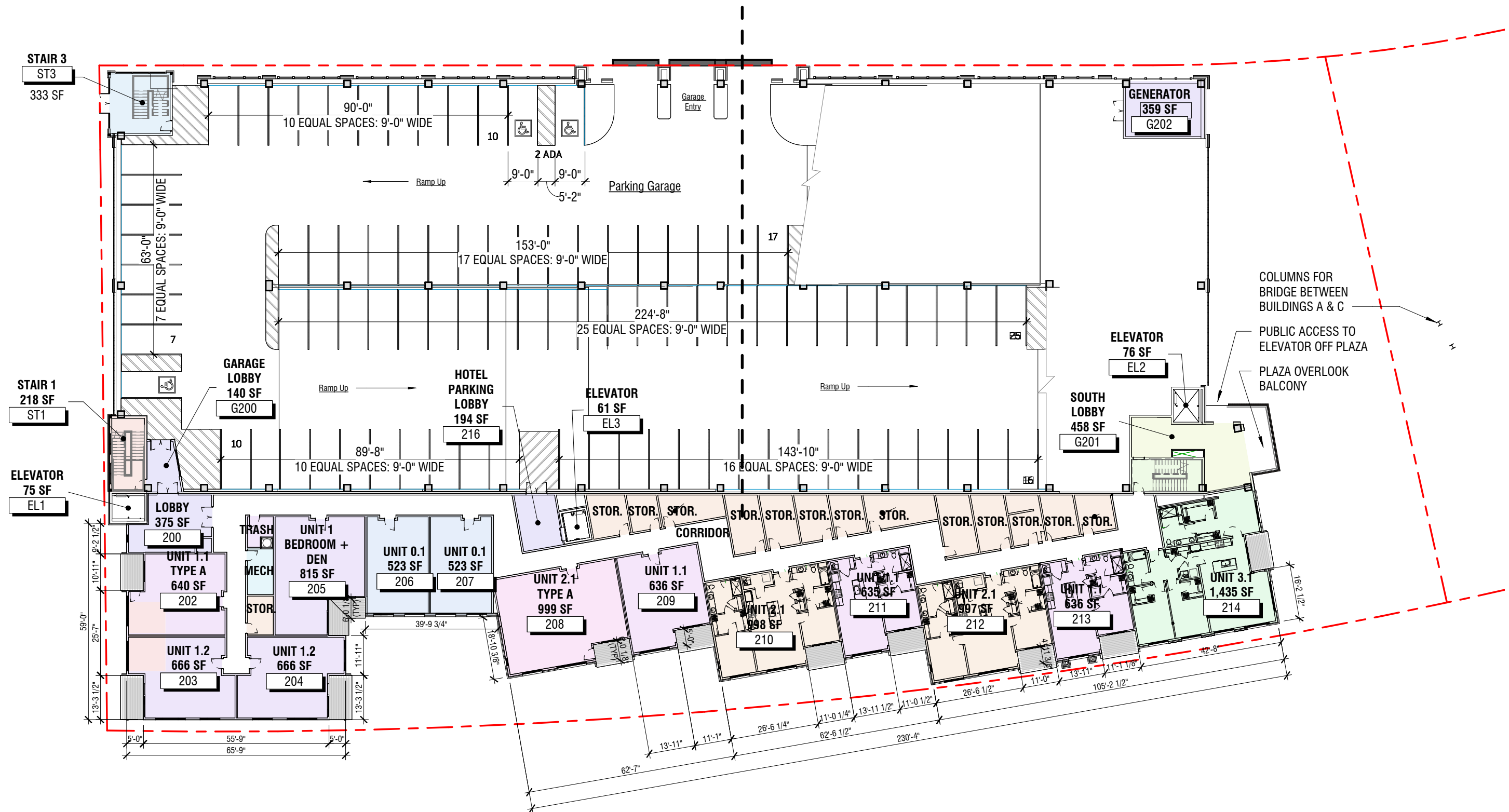


01 LEVEL - PRESENTATION PLAN FDP
 SCALE 1" = 30'-0"



STRIPING DETAIL
 SCALE 3/32" = 1'-0"



02 LEVEL - PRESENTATION PLAN FDP
 SCALE 1" = 30'-0"



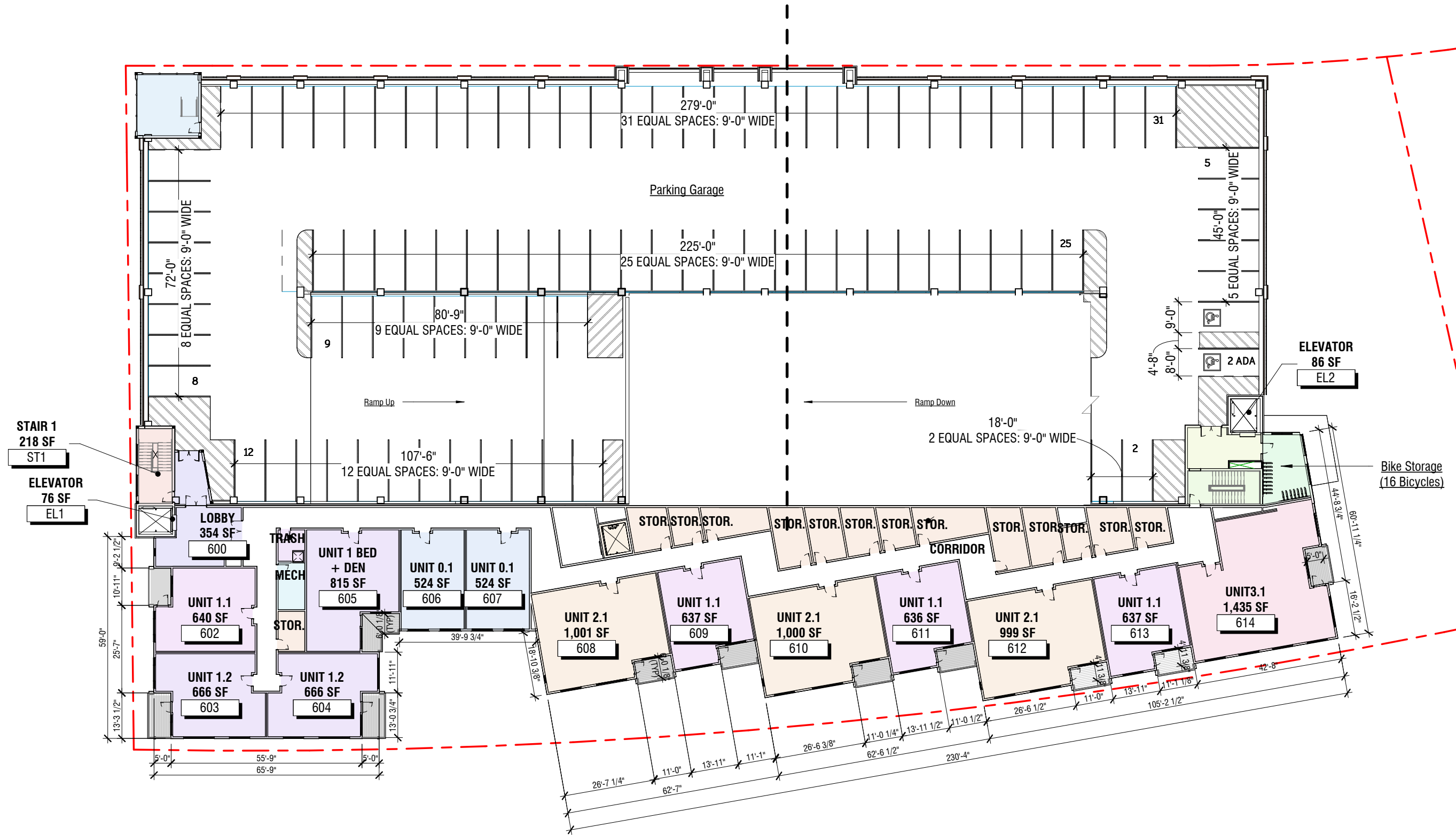
03 LEVEL - PRESENTATION PLAN FDP
 SCALE 1" = 30'-0"



04 LEVEL - PRESENTATION PLAN FDP
 SCALE 1" = 30'-0"



05 LEVEL - PRESENTATION PLAN FDP
 SCALE 1" = 30'-0"



06 LEVEL - PRESENTATION PLAN FDP
 SCALE 1" = 30'-0"

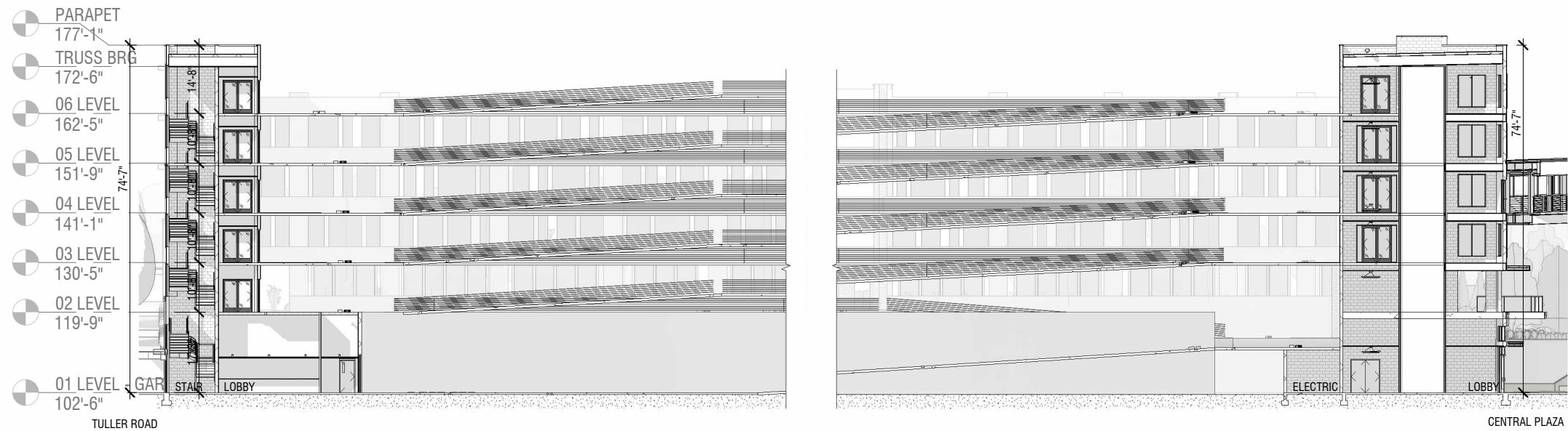
Daimler Bridge North - BUILDING C																					
	Parking Stalls	Total Gross Building Area	Retail/ Hotel (Gross)	Amenity (Gross)	Vertical Circulation (Gross)	Storage Unit (Gross)	Parking (Gross)	Total Residential Area	Unit 0.1	Unit 1.1	Unit 1.2	Unit 1.3	Unit 1+Den	Unit 2.1	Unit 2.2	Unit 2.3	Unit 3.1	Total units	Residential (NET)	Summary Table	
									571	689	723	692	877	1067	1163	1180	1506				
Level 01 (Incl.all ADA)	77	28,837	5,672	7,795	671		14,699	-	-	-	-	-	-	-	-	-	-			Units	63
Level 02	85	57,709	283	880	671		40,288	15,587	2	4	2	-	1	3	-	-	1	13		Parking	620
Level 03	122	57,709	283	880	671		40,288	15,587	2	4	2	-	1	3	-	-	1	13		Unit Avg	941
Level 04	122	57,709	283	1,975	671		40,288	14,492	2	3	2	-	1	3	-	-	1	12		Total Gross Area	309,092
Level 05	122	57,709	283	880	671		40,288	15,587	2	4	2	-	1	3	-	-	1	13			
Level 06	92	49,419	283	2,297	671		32,150	14,018	2	4	2	-	1	3	-	-	-	12			
Totals	620	309,092	7,087	14,707	4,026	-	208,001	75,271	10	19	10		5	15			4	63			
									16%	30%	16%		8%	24%			6%				
								75,271	5,710	13,091	7,230		4,385	16,005			6,024		52,445	Res Efficiency	70%

Total - parking = 101,091

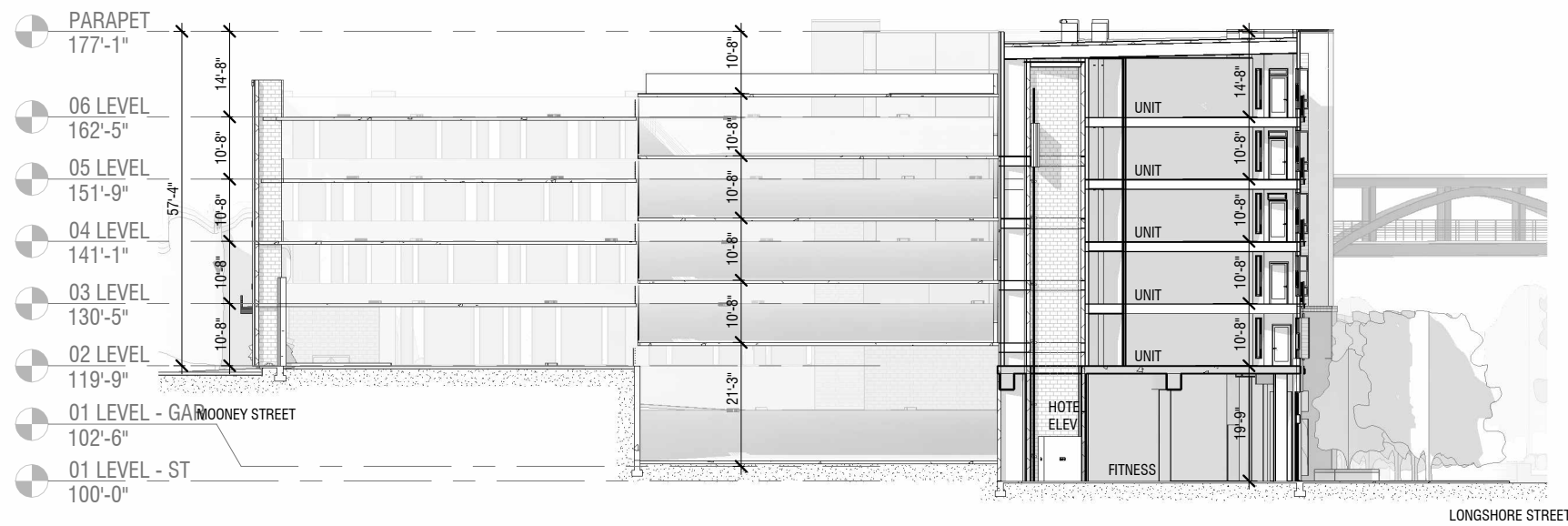
Shared By Building	Unit Specific Summary - Total	Count	Percentage
A, B, C	Studio	10	16%
B,C	1 Bed + Den	5	8%
A, B, C	1.1	19	30%
C	1.2	10	16%
B	1.3	0	0%
A, B, C	2.1	15	24%
A	2.2	0	0%
A	2.3	0	0%

Mix Summary		
Studio	10	16%
1 Bed	29	46%
1 Bed + Den	5	8%
2 Bed	15	24%
3 Bed	4	6%
	63	100%

Site Totals Mix Summary		
Studio	52	18%
1 Bed	111	38%
1 Bed + Den	15	5%
2 Bed	94	32%
3 Bed	24	8%
	296	100%



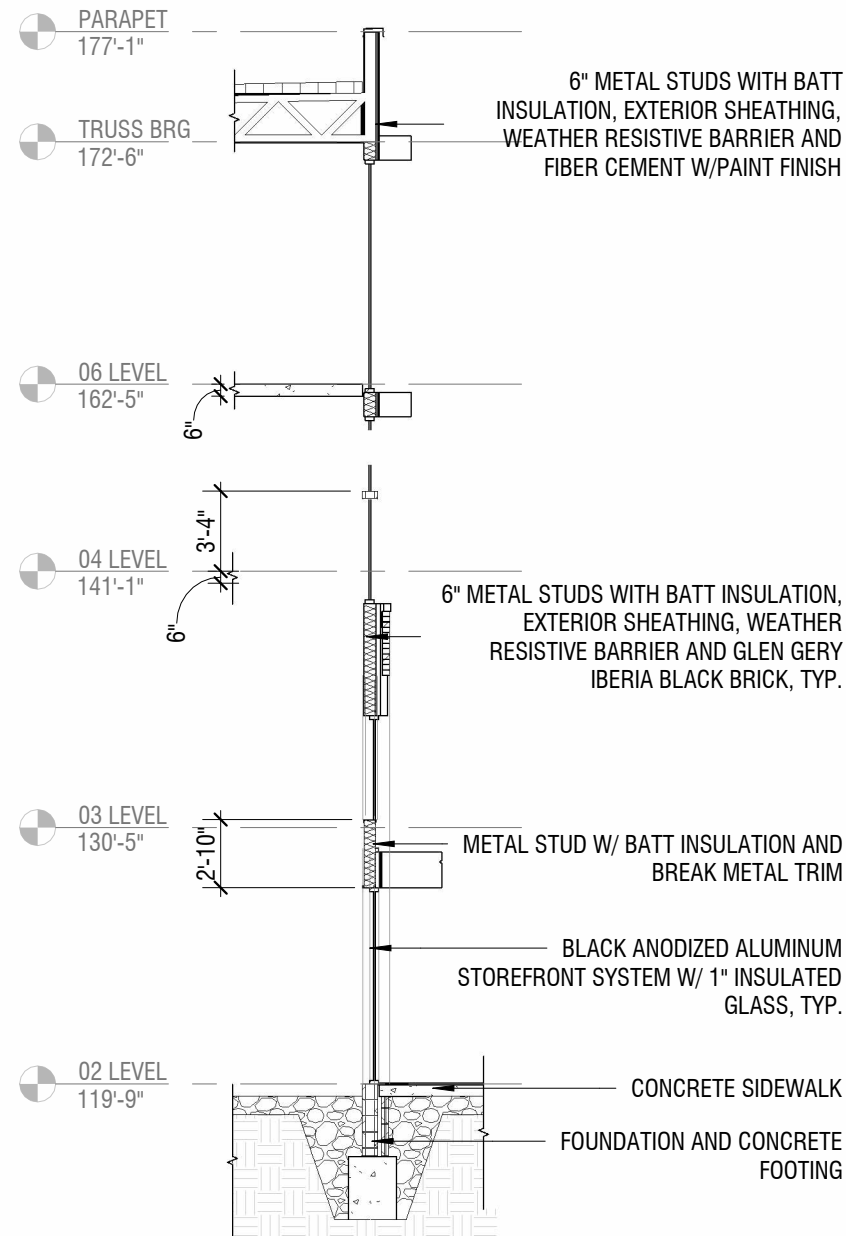
GARAGE
SCALE 1" = 30'-0"



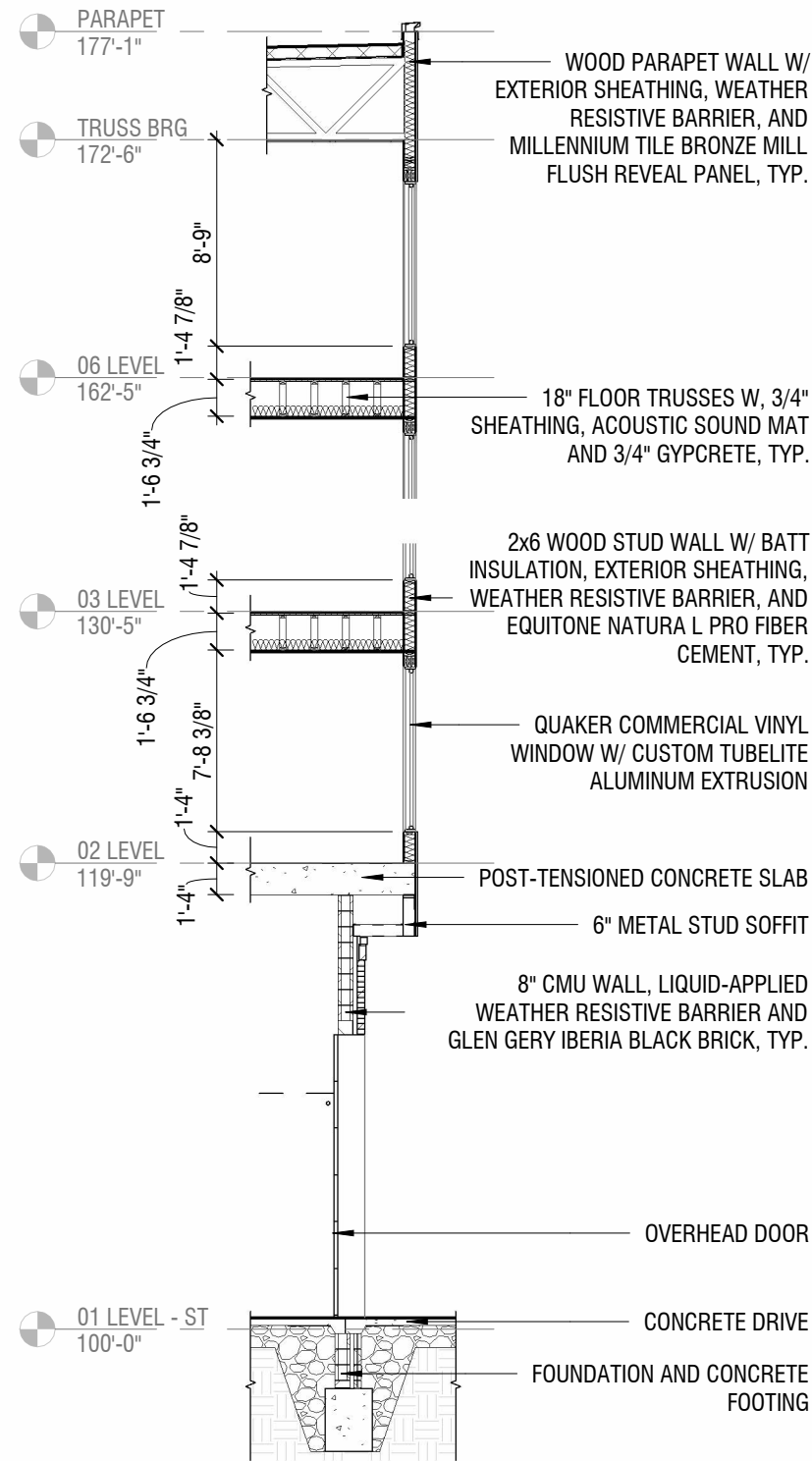
GARAGE / RESIDENTIAL
SCALE 1" = 30'-0"



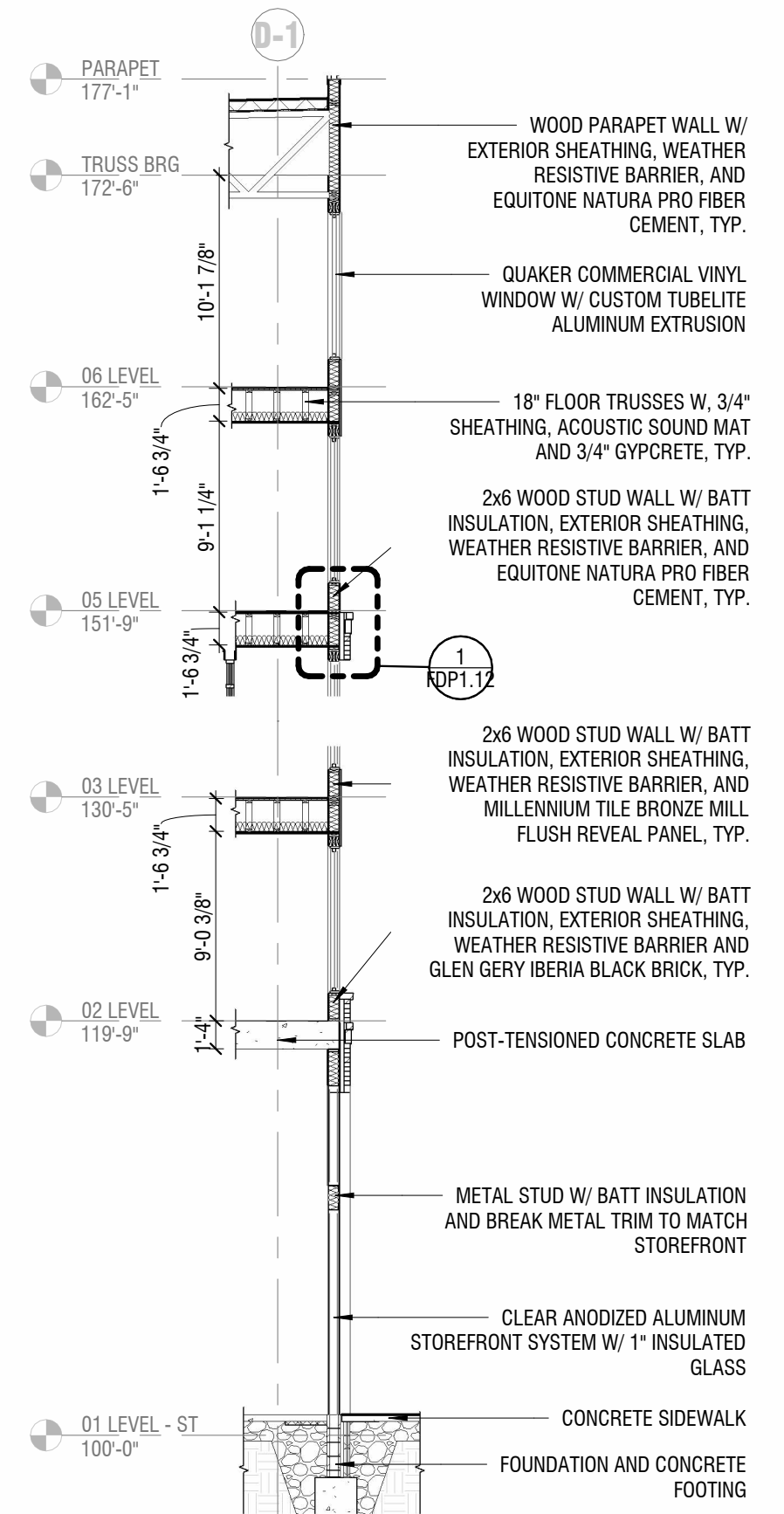
RESIDENTIAL
 SCALE 1" = 30'-0"



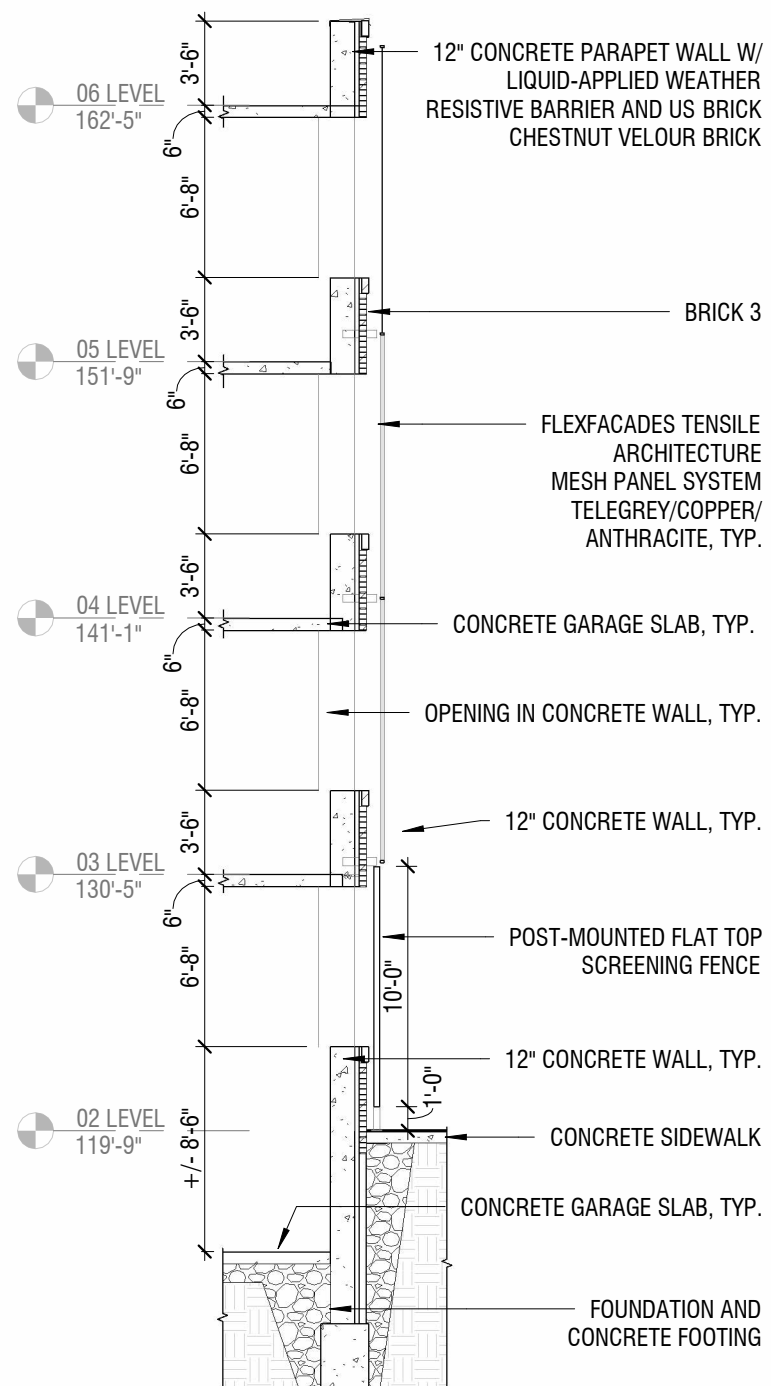
FIBER CEMENT OVER BRICK
SCALE 1/8" = 1'-0"



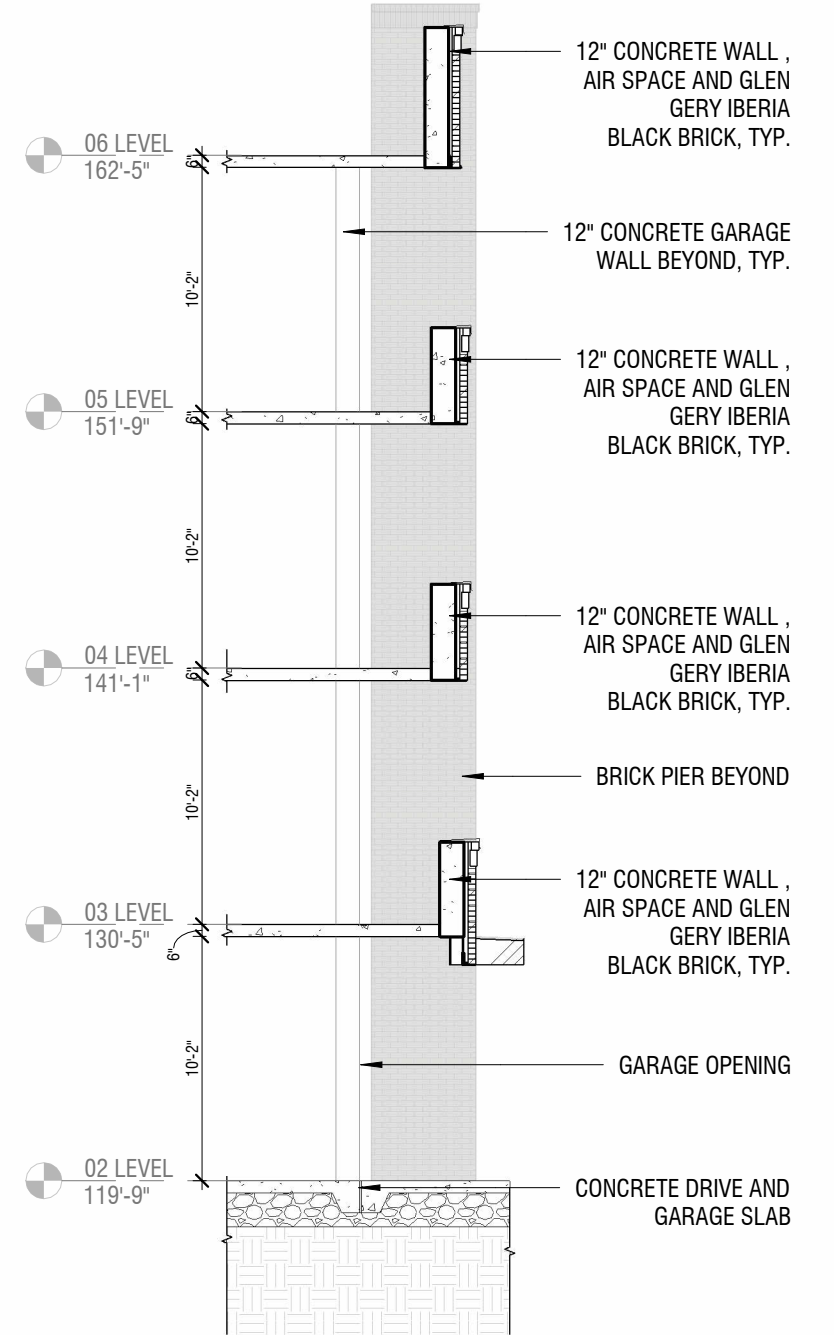
FIBER CEMENT OVER TILE OVER GREY BRICK
SCALE 1/8" = 1'-0"



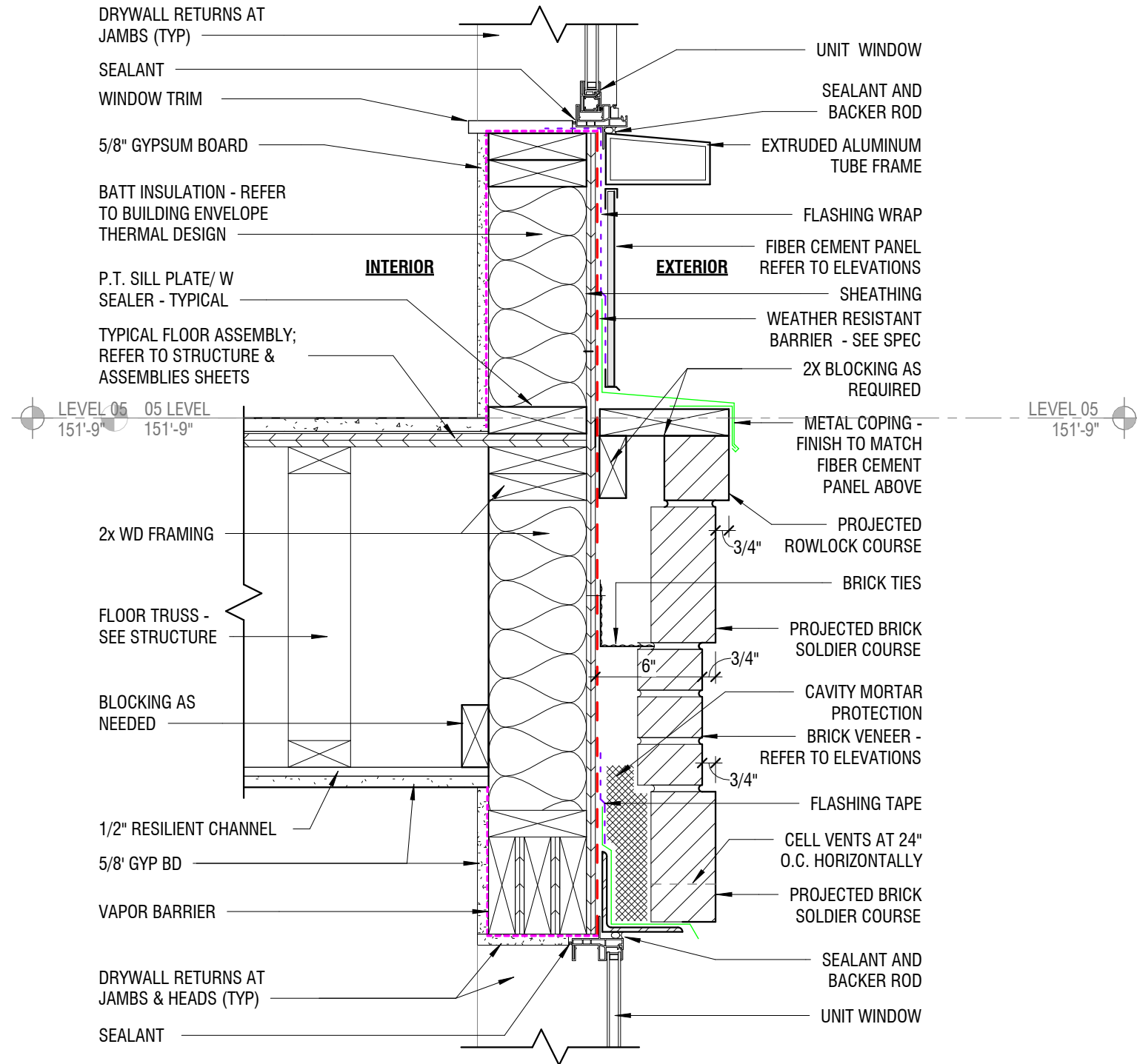
FIBER CEMENT/MILLENNIUM TILE OVER GREY BRICK
SCALE 1/8" = 1'-0"



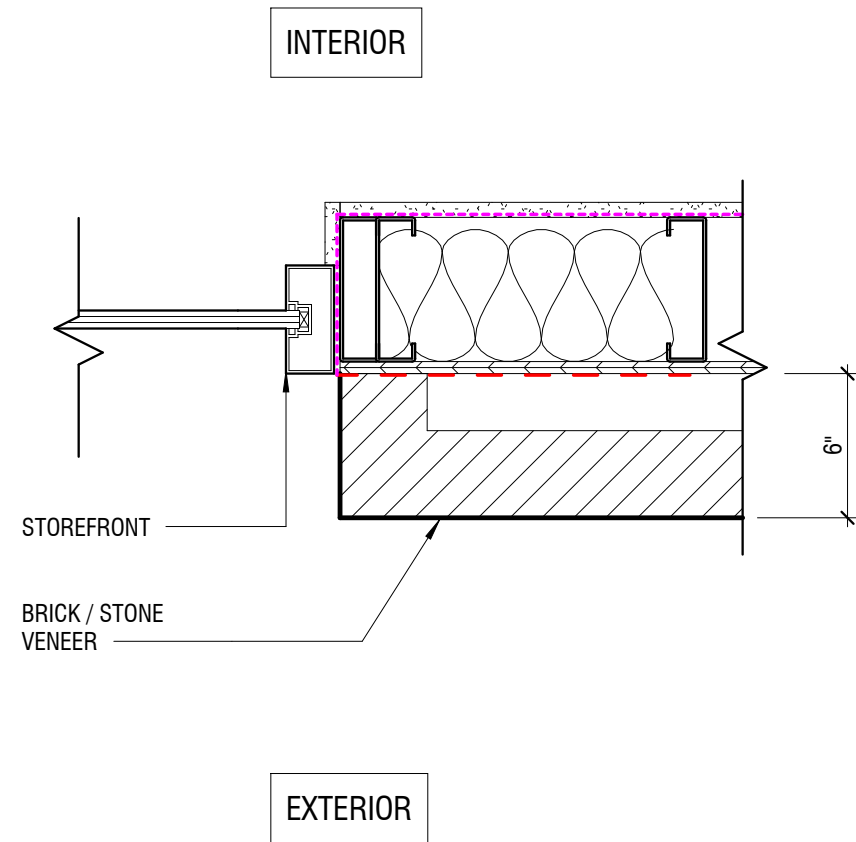
GARAGE WALL W/ MESH SCREEN
SCALE 1/8" = 1'-0"



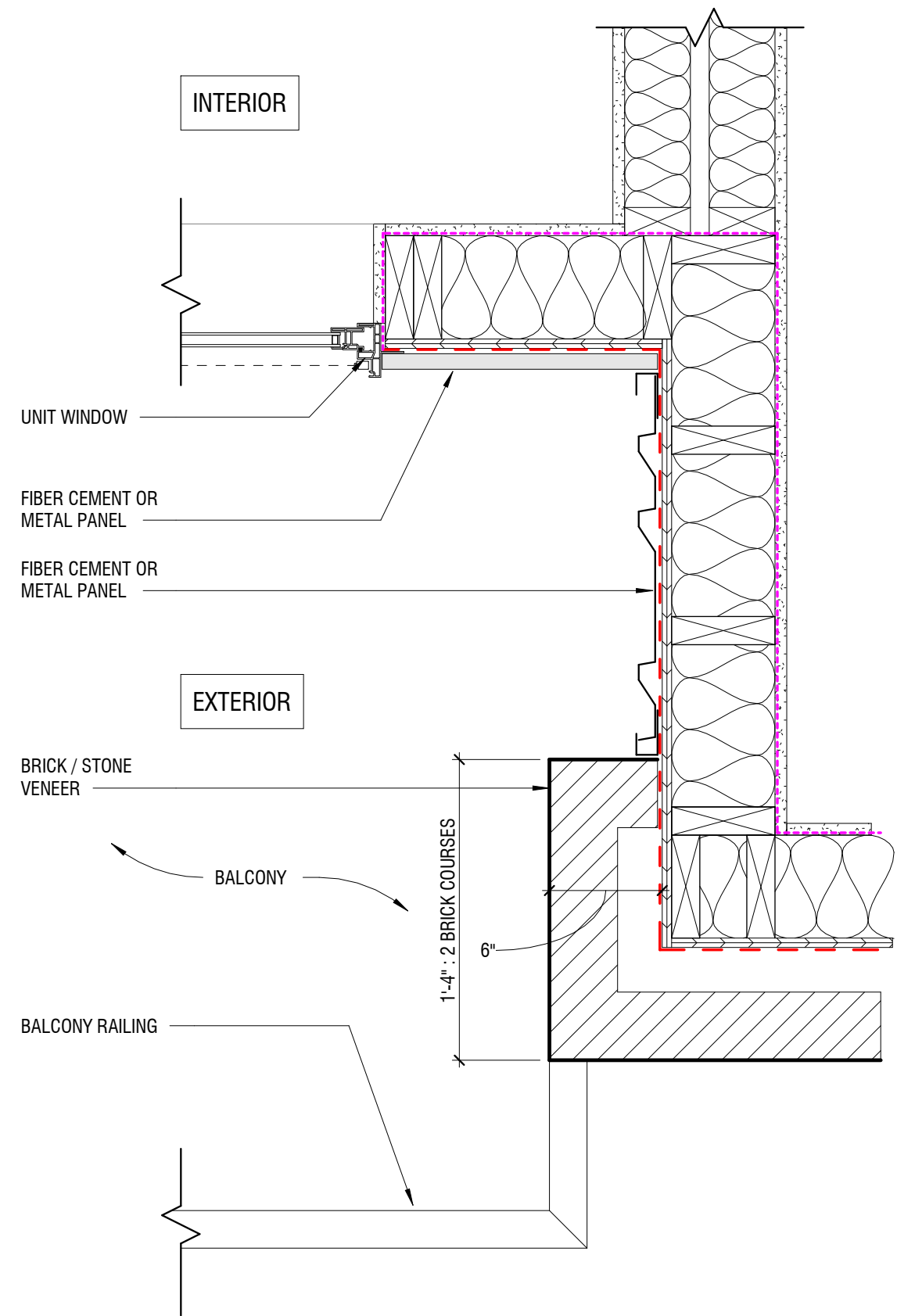
GARAGE WALL W/ BRICK SCREEN
SCALE 1/8" = 1'-0"



FIBER CEMENT OVER RED BRICK, OVER GREY BRICK
 SCALE 1 1/2" = 1'-0"



AT STOREFRONT



AT BALCONY

VERTICAL TRANSITIONS
SCALE 1 1/2" = 1'-0"

Residential Liner - Corridor Building

A1. Street Frontage

	<u>Allowable:</u>	<u>Actual:</u>
Multiple Principal Buildings:	Permitted	Complies
Front Property Line Coverage:	Minimum 75%	55%
Occupation of Corner:	Required	Complies
Front RBZ:	0-15 ft.	Complies
Corner Side RBZ:	0-15 ft.	Complies
RBZ Treatment:	Landscape, Patio, or street-scape; along West Dublin-Granville Road, Street-scape required	Complies
Right-of-Way Encroachment:	Awnings, Canopies, eaves patios, and signs	Complies

A2. Buildable Area

	<u>Allowable:</u>	<u>Actual:</u>
Minimum Side Yard Setback:	5 ft.	Complies
Minimum Rear Yard Setback:	5 ft.	Complies
Minimum Lot Width:	50 ft.	Complies; 115 ft.
Max. Impervious Coverage:	80%	95%
Additional Semi-Impervious Coverage:	10%	N/A

A3. Parking Location & Loading

	<u>Allowable:</u>	<u>Actual:</u>
Parking Location:	Rear Yard, within bldg	N/A
Loading Facility Location:	Rear & side Facade	Front Facade (Longshore St.)
Entry for Parking within Building:	Rear & Side Facade Corner Side Facade	N/A
Access:	Refer to 153.062	Complies

B. Height

	<u>Allowable:</u>	<u>Actual:</u>
Minimum Height:	3 Stories	6 stories
Maximum Height:	6 Stories	6 Stories
Ground Story:	12 ft. - 16 ft.	19'-9" at the highest
Stories:	10 ft. - 14 ft.	Complies, 10'-8"

C. Uses & Occupancy Requirements

	<u>Allowable:</u>	<u>Actual:</u>
Ground Story:	Residential and general office uses are prohibited	Complies
Upper Story:	No Requirements	Complies
Parking within Building:	Permitted	N/A
Occupied Space:	Min. 30 ft. facing Street	Complies

D1. Street Facade Transparency

	<u>Allowable:</u>	<u>Actual:</u>
Ground Story Street Facing Transparency:	Min. 60% Required	Ref. Elevations
Transparency:	Min. 30%	Complies
Blank Wall Limitations:	Required	Complies

D2. Non-Street Facade Transparency

	<u>Allowable:</u>	<u>Actual:</u>
Transparency:	Min. 15%	Complies
Blank Wall Limitation:	Required	Complies

D3. Building Entrance

	<u>Allowable:</u>	<u>Actual:</u>
Principal Entrance Location:	Primary Street	Complies
Street Facades / Number of Entrances:	1 per 75'	Complies
Parking Lot Facades:	1 per 100'	N/A
Mid-Building Pedestrianway:	In shopping corridors; required for building greater than 250' in length	N/A

D4. Facade Divisions

	<u>Allowable:</u>	<u>Actual:</u>
Vertical Increments:	No greater than 45'	Ref. Elevations
Horizontal Facade Division:	on building 3 stories or taller, required with 3' of top of the ground story Required at any building step-back.	Complies
Required Change in Roof Plane or Type:	None	N/A

D5. Facade Materials

	<u>Allowable:</u>	<u>Actual:</u>
Permitted Primary Materials:	Stone, Brick, Glass	Ref. Elevations

D6. Roof Types

	<u>Allowable:</u>	<u>Actual:</u>
Permitted Types:	Parapet, Pitched roof, Flat roof, other types may be permitted with approval	Complies
Tower:	Permitted on facades only at terminal vistas, corners at two principal frontage streets	Complies

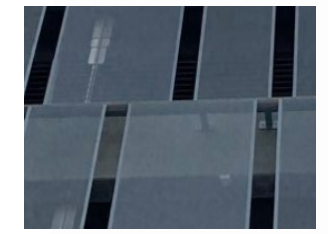
 Potential Waiver Request



FDP ELEVATION - WEST
SCALE 1" = 30'-0"



FDP ELEVATION - NORTH
SCALE 1" = 30'-0"



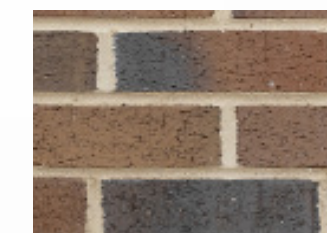
METAL-3
FLEXFACADES TENSILE
ARCHITECTURAL MESH IN
TELEGRAY, COPPER, ANTHRACITE



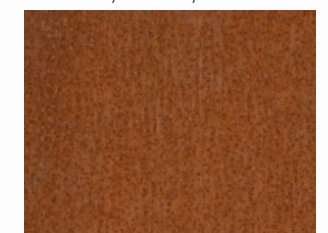
BRICK-1
BOWERSTON BRICK IN CANYON
BLEND RT LF



BRICK-2
GLEN-GERY BRICK IN IBERIA
BLACK



BRICK-3
US BRICK IN CHESTNUT VELOUR



CORTEN STEEL
METAL SCREENING ACCENTS



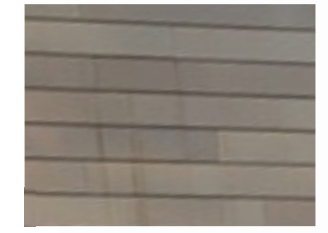
FIBER-1
JAMES HARDIE SMOOTH HARDIE
PANEL PAINTED SW7048 URBANE
BRONZE



FIBER-2
JAMES HARDIE SMOOTH HARDIE
PANEL PAINTED SW9168 ELEPHANT
EAR



FIBER-3
JAMES HARDIE SMOOTH HARDIE
PANEL PAINTED SW7030 ANEW
GRAY



METAL-2
MILLENIUM FORMS FLUSH REVEAL
PANEL IN BRONZE MILL



STOREFRONT
TUBELITE ALUMINUM STOREFRONT
IN BLACK WITH VIRACON VRE 1-59
#2 SURFACE



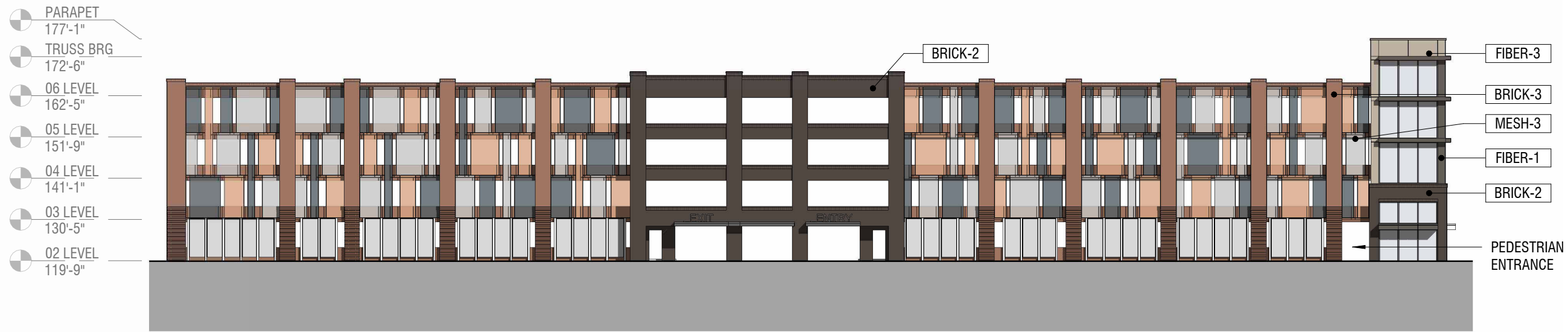
WINDOWS
QUAKER V300 ALUMINUM
WINDOWS IN BLACK



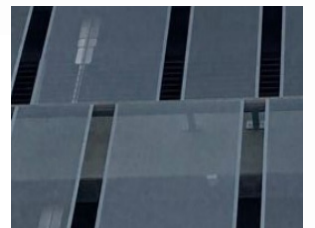
TRIM-2
PAC-CLAD TRIM TO MATCH METAL
SIDING



RAILINGS
SUPERIOR ALUMINUM SERIES 9P
PICKET RAILINGS IN BLACK



FDP ELEVATION - EAST
SCALE 1" = 30'-0"



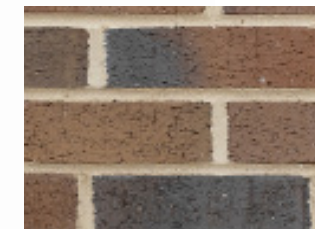
METAL-3
FLEXFACADES TENSILE
ARCHITECTURAL MESH IN
TELEGRAY, COPPER, ANTHRACITE



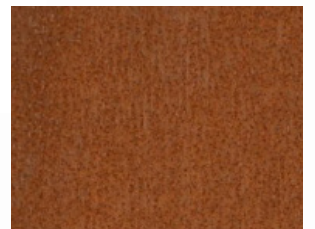
BRICK-1
BOWERSTON BRICK IN CANYON
BLEND RT LF



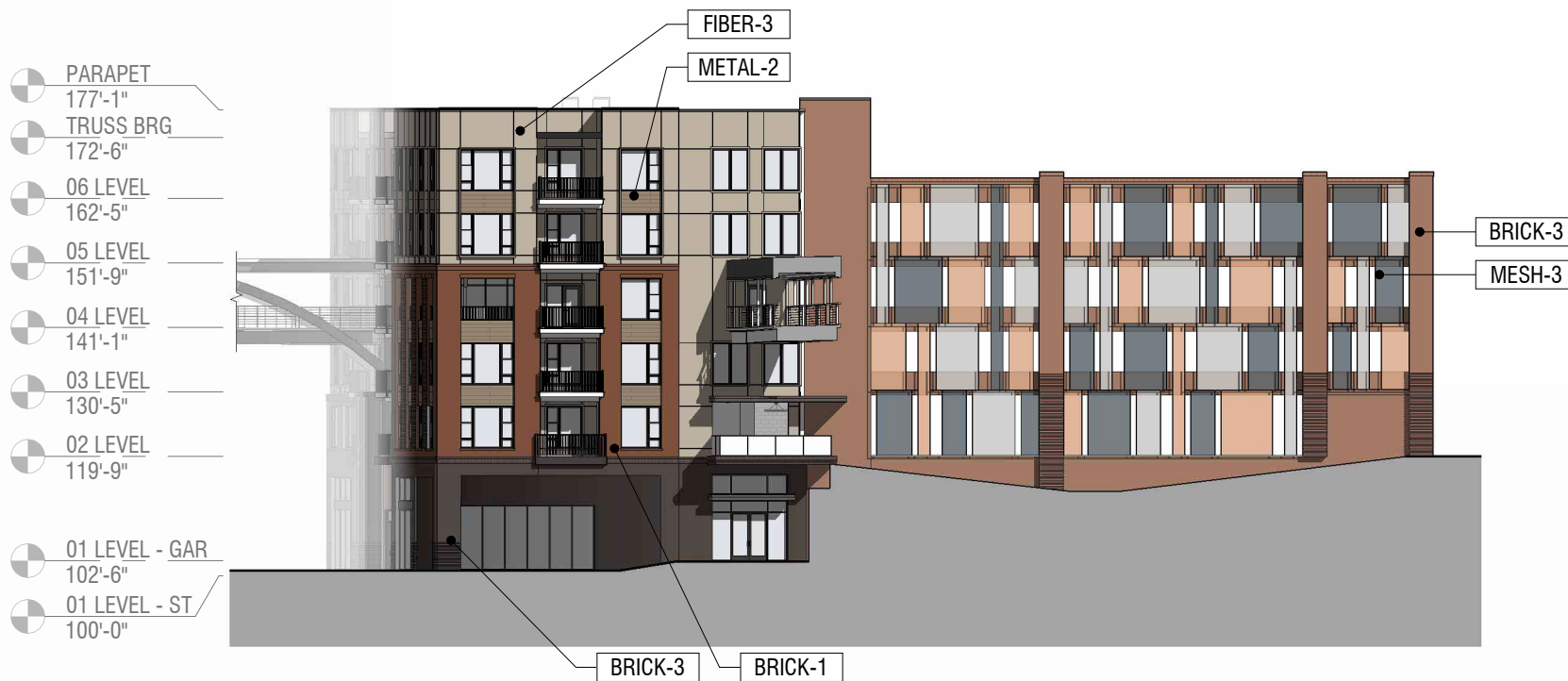
BRICK-2
GLEN-GERY BRICK IN IBERIA
BLACK



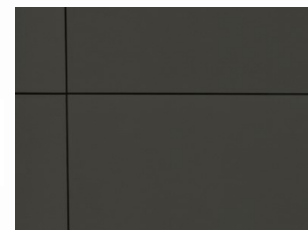
BRICK-3
US BRICK IN CHESTNUT VELOUR



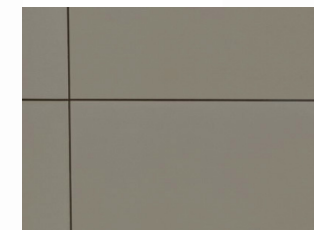
CORTEN STEEL
METAL SCREENING ACCENTS



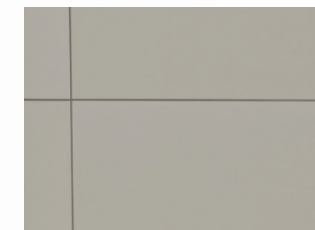
FDP ELEVATION - SOUTH
SCALE 1" = 30'-0"



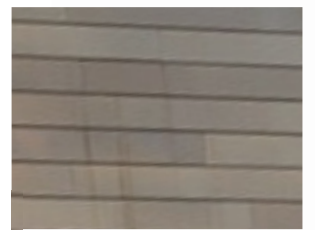
FIBER-1
JAMES HARDIE SMOOTH HARDIE
PANEL PAINTED SW7048 URBANE
BRONZE



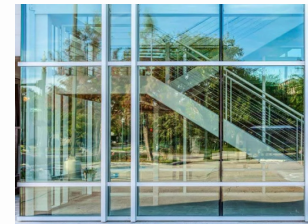
FIBER-2
JAMES HARDIE SMOOTH HARDIE
PANEL PAINTED SW9168 ELEPHANT
EAR



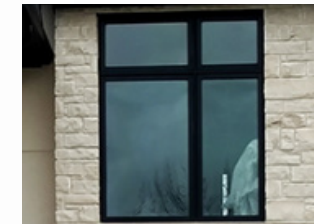
FIBER-3
JAMES HARDIE SMOOTH HARDIE
PANEL PAINTED SW7030 ANEW
GRAY



METAL-2
MILLIUM FORMS FLUSH REVEAL
PANEL IN BRONZE MILL



STOREFRONT
TUBELITE ALUMINUM STOREFRONT
IN BLACK WITH VIRACON VRE 1-59
#2 SURFACE



WINDOWS
QUAKER V300 ALUMINUM
WINDOWS IN BLACK



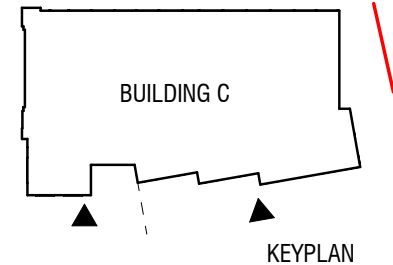
TRIM-2
PAC-CLAD TRIM TO MATCH METAL
SIDING











RAILINGS
SUPERIOR ALUMINUM SERIES 9P
PICKET RAILINGS IN BLACK

MATERIAL TYPE:		FACADE REQUIREMENTS		UPPER STORY:	
WEST FACADE TOTAL AREA	24,813 SF	STREET FACADE:	YES	HEIGHT:	10'-8"
PRIMARY GLAZING (WINDOWS & DOORS)	8,736 SF	PRINCIPAL ENTRANCE:	YES	UPPER STORY TOTAL AREA:	3,674 SF (EA. FLOOR 02-06)
PRIMARY BRICK	4,146 SF	NUMBER OF ENTRANCES:		UPPER STORY TRANSPARENCY:	
SECONDARY MILLENNIUM TILE	3,425 SF	REQUIRED:	1 PER 75'-0" OF FACADE	UPPER STORY TRANSPARENCY ZONE:	3,674 SF (FLOOR TO FLOOR 02-06)
SECONDARY METAL/FIBER CEMENT	7,695 SF	TOTAL FACADE LENGTH:	344'-3 1/2"	UPPER STORY GLAZING AREA:	1,346 SF (FLOOR TO FLOOR 02-06)
SECONDARY LOUVERS/GLAZING/METAL (TBD PER TENANT REQ. - UPPER PORTION OF GROUND FLOOR STOREFRONTS)	811 SF	REQUIRED:	$344'-3 \frac{1}{2}" / 75 = 5$ (4.59 ROUNDED UP)	TRANSPARENCY REQUIRED:	30%
		PROVIDED:	5	TRANSPARENCY PROVIDED:	36%
PRIMARY MATERIAL TOTAL:	12,882 SF	GROUND STORY:		BLANK WALL LIMITATIONS:	
REQUIRED:	80%	HEIGHT: (VARIES)	19'-3" (NORTH) 18'-9" (SOUTH)	REQUIRED:	YES
PROVIDED:	52% (12,882 / 24,813 = 0.519)	GROUND STORY TOTAL AREA:	6,002 SF - EXCLUDES GARAGE OPENINGS	PROVIDED:	YES
SECONDARY MATERIAL TOTAL:	11,931 SF	GROUND STORY TRANSPARENCY:		VERTICAL FACADE DIVISIONS:	
REQUIRED:	<20%	GROUND STORY TRANSPARENCY ZONE: (2'-0" TO 8'-0" ABOVE GRADE)	1,702 SF	REQUIRED:	YES (NO GREATER THAN 45'-0" INCREMENTS)
PROVIDED:	48% (11,931 / 24,813 = 0.480)	GROUND STORY GLAZING AREA: (2'-0" TO 8'-0" ABOVE GRADE)	1,198 SF	PROVIDED:	YES, ONE GREATER THAN 45'-0"
		TRANSPARENCY REQUIRED:	60%	HORIZONTAL FACADE DIVISIONS:	
		TRANSPARENCY PROVIDED:	70%	REQUIRED:	YES (WITHIN 3'-0" TO TOP OF GROUND STORY)
				PROVIDED:	YES, MATERIAL TYPE CHANGE

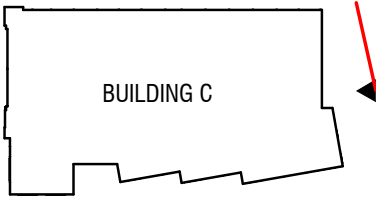
 POTENTIAL WAIVER REQUEST



- PRIMARY MATERIALS**
-  BRICK
 -  GLAZING
 -  TRANSPARENCY ZONE GLAZING
 -  OPEN - GARAGE
- SECONDARY MATERIALS**
-  METAL / FIBER CEMENT
 -  FUTURE LOUVERS / METAL
 -  MILLENNIUM TILE
 -  MESH PANELS





MATERIAL TYPE: SOUTH FACADE TOTAL AREA 9,664 SF -(INCLUDES BOTH CORRIDOR AND PARKING GARAGE) PRIMARY GLAZING (WINDOWS & DOORS) 1,576 SF PRIMARY BRICK 2,997 SF SECONDARY MILENNIUM TILE 174 SF SECONDARY MESH SCREENS 3,294 SF SECONDARY METAL/FIBER CEMENT 1,540 SF SECONDARY LOUVERS/GLAZING/METAL (TBD PER TENANT REQ. - UPPER PORTION OF GROUND FLOOR STOREFRONTS) 83 SF PRIMARY MATERIAL TOTAL: 4,573 SF REQUIRED: 80% PROVIDED: 47% (4,573 / 9,664 = 0.473) SECONDARY MATERIAL TOTAL: 5,091 SF REQUIRED: <20% PROVIDED: 53% (5,091 / 9,664 = 0.528)		FACADE REQUIREMENTS STREET FACADE: YES PRINCIPAL ENTRANCE: YES NUMBER OF ENTRANCES: REQUIRED: NO - NOT A PRIMARY STREET FACADE TOTAL FACADE LENGTH: 164'-8" REQUIRED: 0 PROVIDED: 1 GROUND STORY: HEIGHT: (VARIES) 18'-9" (WEST) 10'-8" (EAST) GROUND STORY TOTAL AREA: 2,197 SF GROUND STORY TRANSPARENCY: GROUND STORY TRANSPARENCY ZONE: 243 SF CORRIDOR; 798 SF PARKING (2'-0" TO 8'-0" ABOVE GRADE) GROUND STORY GLAZING AREA: 159 SF CORRIDOR; 186 SF PARKING (2'-0" TO 8'-0" ABOVE GRADE) TRANSPARENCY REQUIRED: 15% CORRIDOR; PARKING=BLANK WALL LIM. TRANSPARENCY PROVIDED: 65% CORRIDOR; 23% PARKING		UPPER STORY: HEIGHT: 10'-8" UPPER STORY TOTAL AREA: 1,776 SF (EA. FLOOR 02-06) UPPER STORY TRANSPARENCY: UPPER STORY TRANSPARENCY ZONE: 430 SF CORRIDOR (FLOOR TO FLOOR 02-06) UPPER STORY GLAZING AREA: 153 SF CORRIDOR (FLOOR TO FLOOR 02-06) TRANSPARENCY REQUIRED: 15% CORRIDOR; PARKING=CAR SCREENING TRANSPARENCY PROVIDED: 36% CORRIDOR; PARKING=PERFORATED MESH PANELS BLANK WALL LIMITATIONS: REQUIRED: YES PROVIDED: YES VERTICAL FACADE DIVISIONS: REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS) PROVIDED: YES HORIZONTAL FACADE DIVISIONS: REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY) PROVIDED: YES, MATERIAL TYPE CHANGE	
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 POTENTIAL WAIVER REQUEST







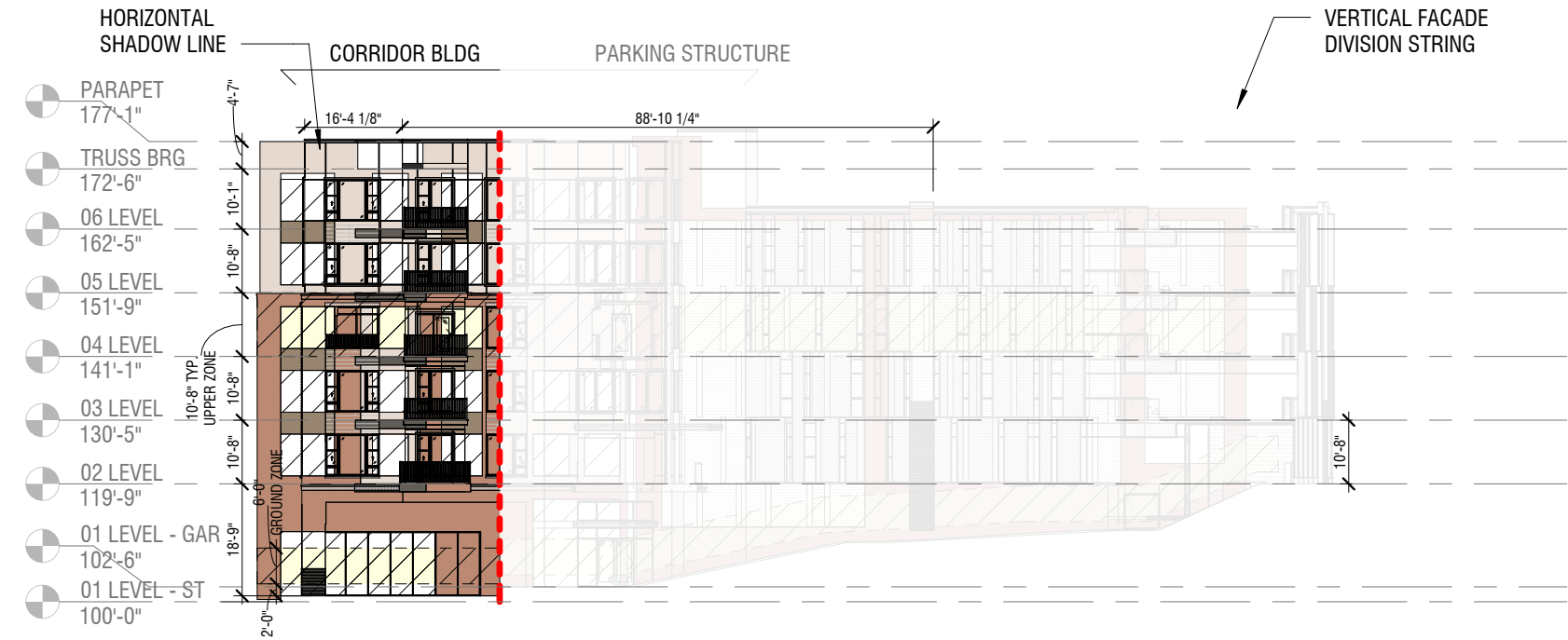
KEYPLAN

PRIMARY MATERIALS

-  BRICK
-  GLAZING
-  TRANSPARENCY ZONE GLAZING
-  OPEN - GARAGE

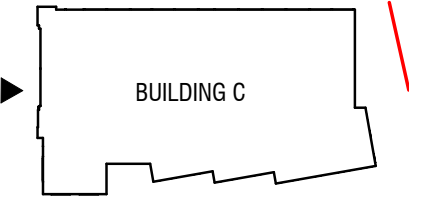
SECONDARY MATERIALS

-  METAL / FIBER CEMENT
-  FUTURE LOUVERS / METAL
-  MILENNIUM TILE
-  MESH PANELS

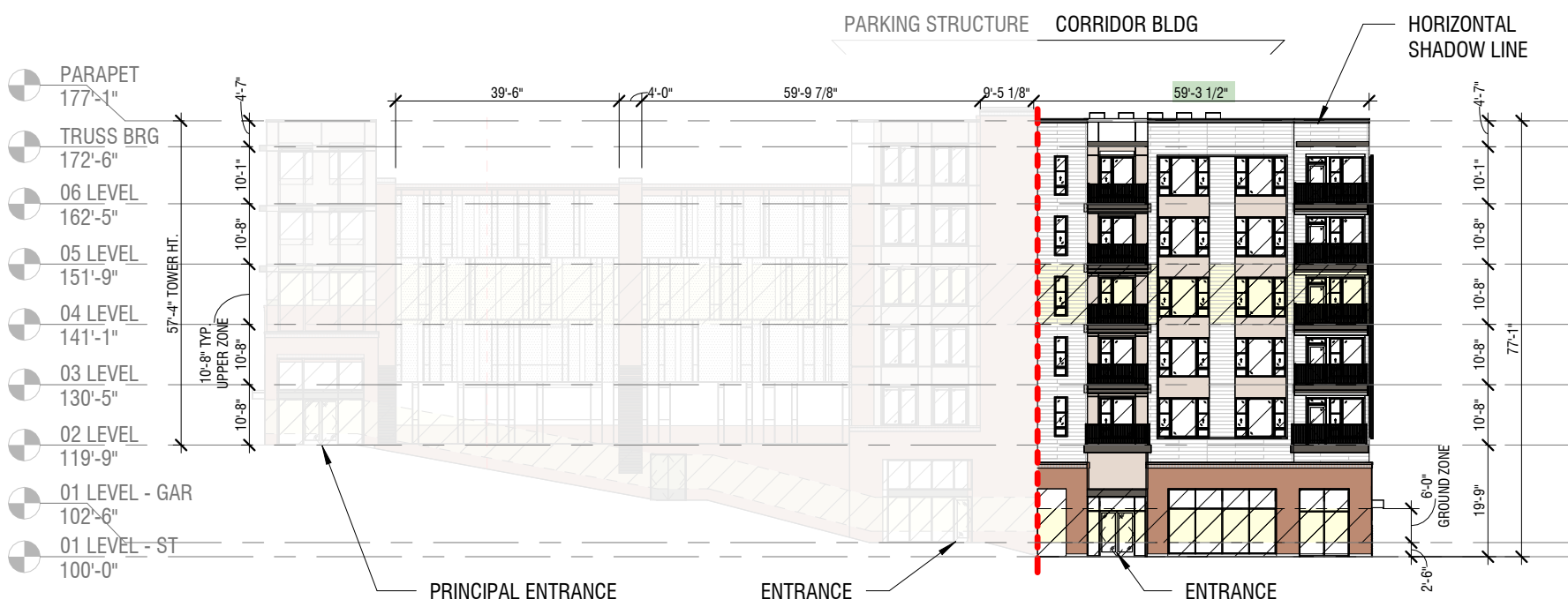


MATERIAL TYPE: NORTH FACADE TOTAL AREA 11,434 SF -(INCLUDES BOTH CORRIDOR AND PARKING GARAGE) PRIMARY GLAZING (WINDOWS & DOORS) 2,784 SF PRIMARY BRICK 3,292 SF SECONDARY MILENNIUM TILE 1,380 SF SECONDARY MESH SCREENS 2,134 SF SECONDARY METAL/FIBER CEMENT 1,577 SF SECONDARY LOUVERS/GLAZING/METAL 267 SF (TBD PER TENANT REQ. - UPPER PORTION OF GROUND FLOOR STOREFRONTS) PRIMARY MATERIAL TOTAL: 6,076 SF REQUIRED: 80% PROVIDED: 53% (6,076 / 11,434 = 0.531) SECONDARY MATERIAL TOTAL: 5,358 SF REQUIRED: <20% PROVIDED: 47% (5,358 / 11,434 = 0.468)		FACADE REQUIREMENTS STREET FACADE: YES PRINCIPAL ENTRANCE: YES - PARKING STRUCTURE; NO - CORRIDOR NUMBER OF ENTRANCES: REQUIRED: YES TOTAL FACADE LENGTH: 194'-10" REQUIRED: 194'-10" / 75'-0" = 3 (2.59 ROUNDED UP) PROVIDED: 1 GROUND STORY: HEIGHT: (VARIES) 18'-9" (WEST) 10'-8" (EAST) GROUND STORY TOTAL AREA: 2,197 SF GROUND STORY TRANSPARENCY: GROUND STORY TRANSPARENCY ZONE: 355 SF CORRIDOR; 831 SF PARKING (2'-0" TO 8'-0" ABOVE GRADE) GROUND STORY GLAZING AREA: 263 SF CORRIDOR; 210 SF PARKING (2'-0" TO 8'-0" ABOVE GRADE) TRANSPARENCY REQUIRED: 60% CORRIDOR; 65% PARKING TRANSPARENCY PROVIDED: 74% CORRIDOR; 25% PARKING		UPPER STORY: HEIGHT: 10'-8" UPPER STORY TOTAL AREA: 2,083 SF (EA. FLOOR 02-06) UPPER STORY TRANSPARENCY: UPPER STORY TRANSPARENCY ZONE: 625 SF CORRIDOR (FLOOR TO FLOOR 02-06) UPPER STORY GLAZING AREA: 253 SF CORRIDOR (FLOOR TO FLOOR 02-06) TRANSPARENCY REQUIRED: 30% CORRIDOR; PARKING=CAR SCREENING TRANSPARENCY PROVIDED: 40% CORRIDOR; PARKING=PERFORATED MESH PANELS BLANK WALL LIMITATIONS: REQUIRED: YES PROVIDED: NO VERTICAL FACADE DIVISIONS: REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS) PROVIDED: YES, ONE GREATER THAN 45'-0" HORIZONTAL FACADE DIVISIONS: REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY) PROVIDED: YES, MATERIAL TYPE CHANGE	
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


 POTENTIAL WAIVER REQUEST







KEYPLAN



PRIMARY MATERIALS

-  BRICK
-  GLAZING
-  TRANSPARENCY ZONE GLAZING
-  OPEN - GARAGE

SECONDARY MATERIALS

-  METAL / FIBER CEMENT
-  FUTURE LOUVERS / METAL
-  MILENNIUM TILE
-  MESH PANELS

Garage - Parking Structure

A1. Street Frontage

	<u>Allowable:</u>	<u>Actual:</u>
Multiple Principal Buildings:	Not Permitted	Complies
Front Property Line Coverage:	Minimum 90%	93%
Occupation of Corner:	Required	Complies
Front RBZ:	5-25 ft.	Complies
Corner Side RBZ:	5-25 ft.	Complies
RBZ Treatment:	Landscape, Patio, or street-scape;	Complies
Right-of-Way Encroachment:	None	Complies

A2. Buildable Area

	<u>Allowable:</u>	<u>Actual:</u>
Minimum Side Yard Setback:	5 ft.	Complies
Minimum Rear Yard Setback:	5 ft.	Complies
Minimum Lot Width:	80 ft.	Complies
Maximum Building Length:	300 ft.	331'-4 3/4"
Max. Impervious Coverage:	80%	95%
Additional Semi-Impervious Coverage:	10%	N/A

A3. Parking Location & Loading

	<u>Allowable:</u>	<u>Actual:</u>
Parking Location:	within building only	within building
Loading Facility Location:	Rear, side, corner side facades on non-principal frontage streets	Front Facade (Longshore St. & Mooney)
Entry for Parking within Building:	Rear & Side Facade Corner Side Facade	N/A
Access:	Refer to 153.062	Complies

B. Height

	<u>Allowable:</u>	<u>Actual:</u>
Minimum Height:	2 Stories	5 Stories above grade
Maximum Height:	5 Stories	5 Stories above grade
Ground Story:	8 ft. / 12 ft. - 18 ft.	Complies, 10'-8"
Stories:	8.5 ft. - 12 ft.	Complies, 10'-8"

C. Uses & Occupancy Requirements

	<u>Allowable:</u>	<u>Actual:</u>
Ground Story:	Commercial use are Required only when fronting principal street	Complies
Upper Story:	No Requirements	Complies
Parking within Building:	all floors above grade	Complies
Occupied Space:	Min. 20 ft.	Complies

D1. Street Facade Transparency

	<u>Allowable:</u>	<u>Actual:</u>
Ground Story Street Facing Transparency:	Min. 65% Required	Ref. Elevations
Transparency:	Car screened	Complies
Blank Wall Limitations:	Required	Ref. Elevations

D2. Non-Street Facade Transparency

	<u>Allowable:</u>	<u>Actual:</u>
Blank Wall Limitation:	Required	Complies

D3. Building Entrance

	<u>Allowable:</u>	<u>Actual:</u>
Principal Entrance Location:	All Street Facades	Complies
Street Facades / Number of Entrances:	1 per 75'	Ref. Elevations
Parking Lot Facades:	N/A	N/A
Mid-Building Pedestrianway:	Not required;	N/A

D4. Facade Divisions


	<u>Allowable:</u>	<u>Actual:</u>
Vertical Increments:	No greater than 30'	Ref. Elevations
Horizontal Facade Division:	required within 3' of top of the ground story	Complies
Required Change in Roof Plane or Type:	None	N/A
Garage Floors:	Garage floors shall be horizontal along all street facades	Complies

D5. Facade Materials

	<u>Allowable:</u>	<u>Actual:</u>
Permitted Primary Materials:	Stone, Brick, Glass	Ref. Elevations

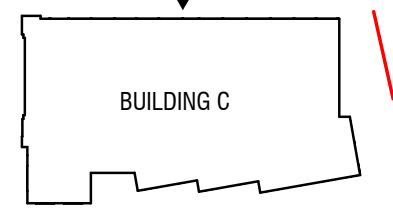
D6. Roof Types

	<u>Allowable:</u>	<u>Actual:</u>
Permitted Types:	Parapet, Pitched roof, Flat roof, other types may be permitted with approval	Complies
Tower:	Permitted on facades only at terminal vistas, corners at two principal frontage streets	Complies

 Potential Waiver Request





MATERIAL TYPE: EAST FACADE TOTAL AREA 10,841 SF -(INCLUDES BOTH CORRIDOR AND PARKING GARAGE) PRIMARY GLAZING (WINDOWS & DOORS) 449 SF PRIMARY BRICK 4,483 SF SECONDARY MESH SCREENS 5,528 SF SECONDARY METAL/FIBER CEMENT 381 SF SECONDARY LOUVERS/GLAZING/METAL 0 SF (TBD PER TENANT REQ. - UPPER PORTION OF GROUND FLOOR STOREFRONTS) PRIMARY MATERIAL TOTAL: 4,932 SF REQUIRED: 80% PROVIDED: 45% (4,932 / 10,841 = 0.454) SECONDARY MATERIAL TOTAL: 5,909 SF REQUIRED: <20% PROVIDED: 55% (5,909 / 10,841 = 0.545)		FACADE REQUIREMENTS STREET FACADE: YES PRINCIPAL ENTRANCE: YES NUMBER OF ENTRANCES: REQUIRED: YES TOTAL FACADE LENGTH: 330'-7" REQUIRED: 330'-7" / 75'-0" = 5 (4.4 ROUNDED UP) PROVIDED: 2 GROUND STORY: HEIGHT: (VARIES) 10'-8" GROUND STORY TOTAL AREA: 3,530 SF GROUND STORY TRANSPARENCY: GROUND STORY TRANSPARENCY ZONE: 1,985 SF (2'-0" TO 8'-0" ABOVE GRADE) GROUND STORY GLAZING AREA: 1,522 SF (2'-0" TO 8'-0" ABOVE GRADE) TRANSPARENCY REQUIRED: 65% TRANSPARENCY PROVIDED: 77%		UPPER STORY: HEIGHT: 10'-8" UPPER STORY TOTAL AREA: 3,530 SF (EA. FLOOR 03-05) UPPER STORY TRANSPARENCY: UPPER STORY TRANSPARENCY ZONE: 3,530 SF (FLOOR TO FLOOR 03-05) UPPER STORY OPEN AREA: 623 SF + PERF. PANEL OPENNESS % (FLOOR TO FLOOR 03-05) TRANSPARENCY REQUIRED: CAR SCREENING TRANSPARENCY PROVIDED: PERFORATED MESH PANELS BLANK WALL LIMITATIONS: REQUIRED: YES PROVIDED: YES VERTICAL FACADE DIVISIONS: REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS) PROVIDED: YES - BRICK PIERS HORIZONTAL FACADE DIVISIONS: REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY) PROVIDED: YES	
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 POTENTIAL WAIVER REQUEST







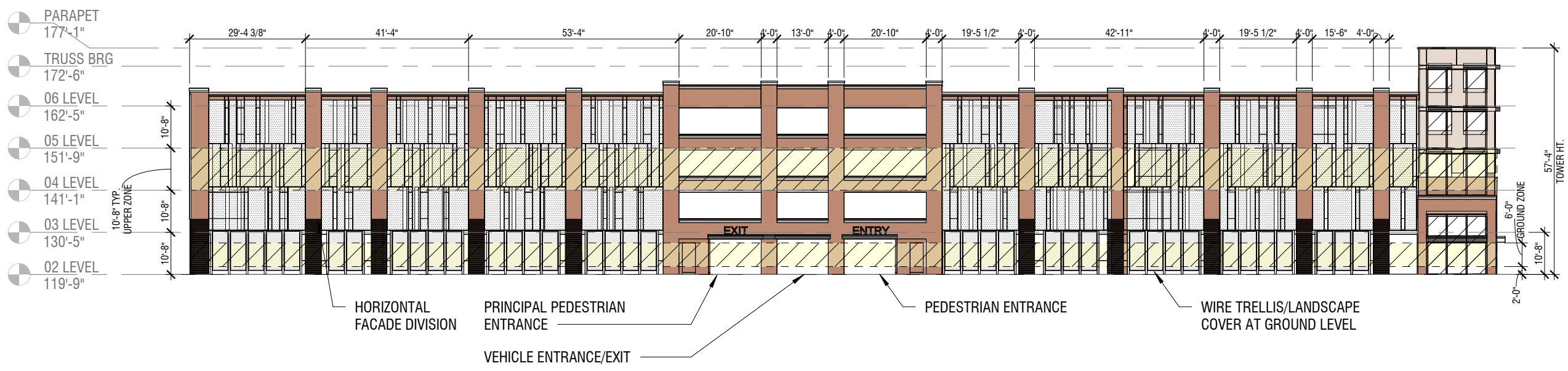
KEYPLAN

PRIMARY MATERIALS

-  BRICK
-  GLAZING
-  TRANSPARENCY ZONE GLAZING
-  OPEN - GARAGE

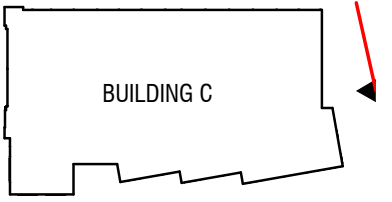
SECONDARY MATERIALS

-  METAL / FIBER CEMENT
-  FUTURE LOUVERS / METAL
-  MILLENNIUM TILE
-  MESH PANELS

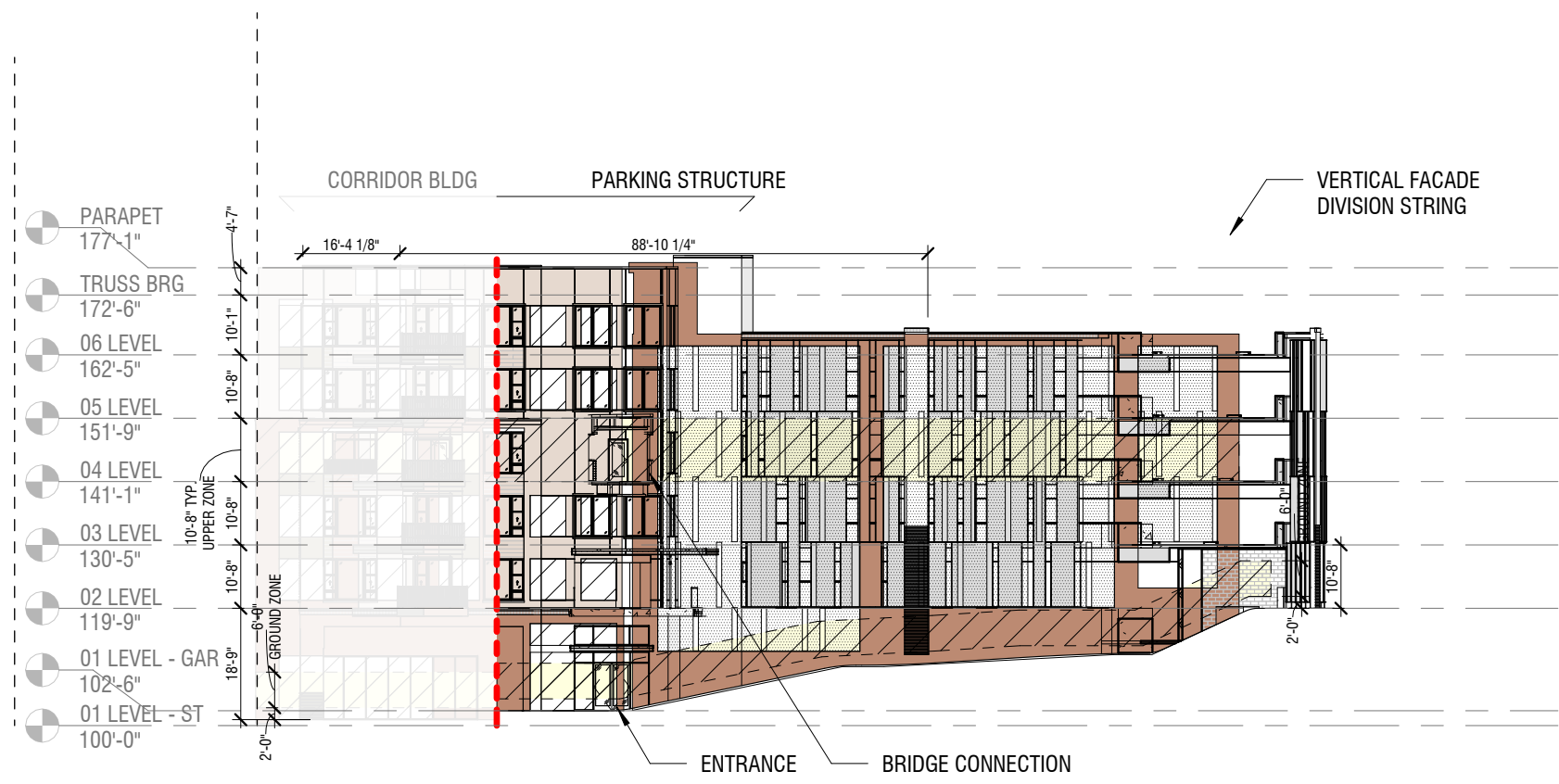


MATERIAL TYPE:		FACADE REQUIREMENTS		UPPER STORY:	
SOUTH FACADE TOTAL AREA -(INCLUDES BOTH CORRIDOR AND PARKING GARAGE)		STREET FACADE: YES PRINCIPAL ENTRANCE: YES		HEIGHT: 10'-8" UPPER STORY TOTAL AREA: 1,776 SF (EA. FLOOR 02-06)	
PRIMARY GLAZING (WINDOWS & DOORS) 1,576 SF		NUMBER OF ENTRANCES: REQUIRED: NO - NOT A PRIMARY STREET FACADE		UPPER STORY TRANSPARENCY: UPPER STORY TRANSPARENCY ZONE: 430 SF CORRIDOR (FLOOR TO FLOOR 02-06)	
PRIMARY BRICK 2,997 SF		TOTAL FACADE LENGTH: 164'-8"		UPPER STORY GLAZING AREA: 153 SF CORRIDOR (FLOOR TO FLOOR 02-06)	
SECONDARY MILENNIUM TILE 174 SF		REQUIRED: 0		TRANSPARENCY REQUIRED: 15% CORRIDOR; PARKING=CAR SCREENING	
SECONDARY MESH SCREENS 3,294 SF		PROVIDED: 1		TRANSPARENCY PROVIDED: 36% CORRIDOR; PARKING=PERFORATED MESH PANELS	
SECONDARY METAL/FIBER CEMENT 1,540 SF		GROUND STORY: HEIGHT: (VARIES) 18'-9" (WEST) 10'-8" (EAST)		BLANK WALL LIMITATIONS: REQUIRED: YES PROVIDED: YES	
SECONDARY LOUVERS/GLAZING/METAL (TBD PER TENANT REQ. - UPPER PORTION OF GROUND FLOOR STOREFRONTS) 83 SF		GROUND STORY TOTAL AREA: 2,197 SF		VERTICAL FACADE DIVISIONS: REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS) PROVIDED: YES	
PRIMARY MATERIAL TOTAL: 4,573 SF		GROUND STORY TRANSPARENCY: GROUND STORY TRANSPARENCY ZONE: 243 SF CORRIDOR; 798 SF PARKING (2'-0" TO 8'-0" ABOVE GRADE)		HORIZONTAL FACADE DIVISIONS: REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY) PROVIDED: YES, MATERIAL TYPE CHANGE	
REQUIRED: 80%		GROUND STORY GLAZING AREA: 159 SF CORRIDOR; 186 SF PARKING (2'-0" TO 8'-0" ABOVE GRADE)			
PROVIDED: 47% (4,573 / 9,664 = 0.473)		TRANSPARENCY REQUIRED: 15% CORRIDOR; PARKING=BLANK WALL LIM. TRANSPARENCY PROVIDED: 65% CORRIDOR; 23% PARKING			
SECONDARY MATERIAL TOTAL: 5,091 SF					
REQUIRED: <20%					
PROVIDED: 53% (5,091 / 9,664 = 0.528)					





 POTENTIAL WAIVER REQUEST







KEYPLAN



PRIMARY MATERIALS

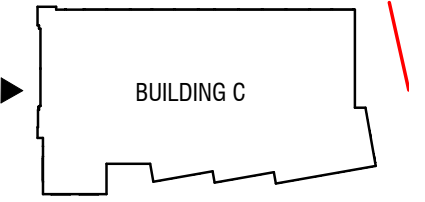
-  BRICK
-  GLAZING
-  TRANSPARENCY ZONE GLAZING
-  OPEN - GARAGE

SECONDARY MATERIALS

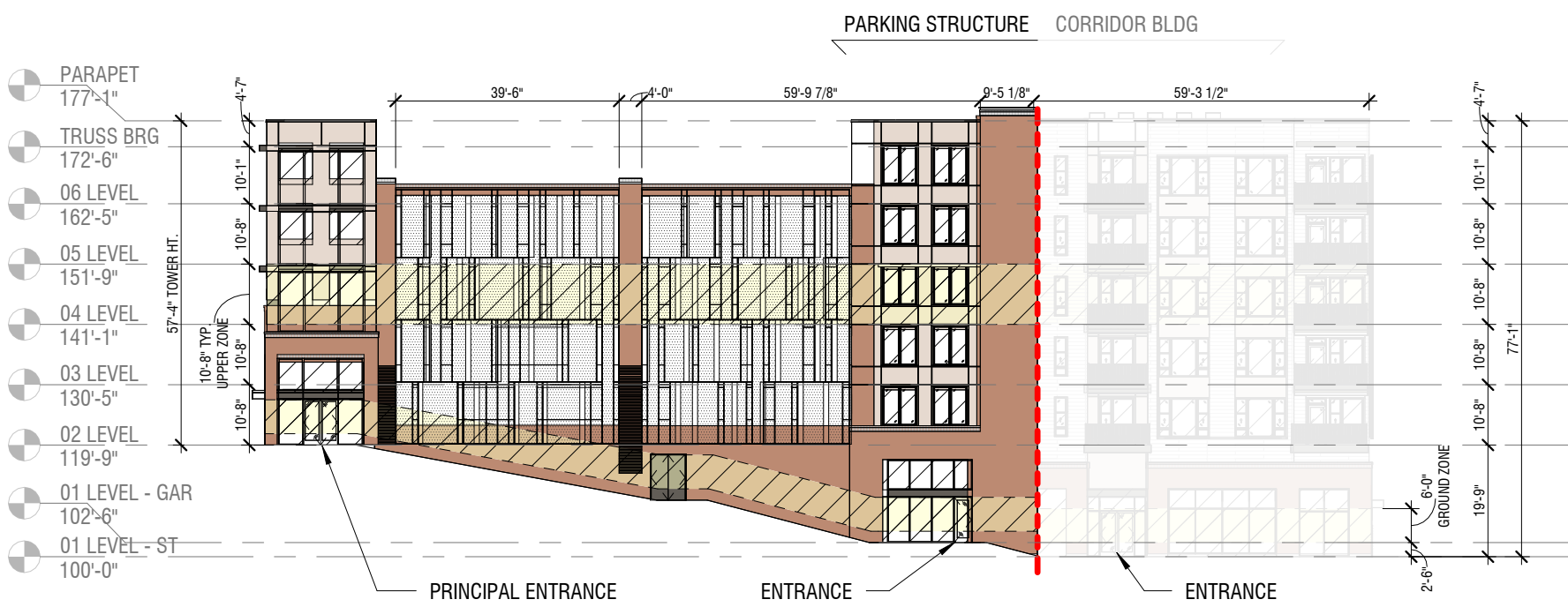
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-  FUTURE LOUVERS / METAL
-  MILENNIUM TILE
-  MESH PANELS

MATERIAL TYPE: NORTH FACADE TOTAL AREA 11,434 SF -(INCLUDES BOTH CORRIDOR AND PARKING GARAGE) PRIMARY GLAZING (WINDOWS & DOORS) 2,784 SF PRIMARY BRICK 3,292 SF SECONDARY MILENNIUM TILE 1,380 SF SECONDARY MESH SCREENS 2,134 SF SECONDARY METAL/FIBER CEMENT 1,577 SF SECONDARY LOUVERS/GLAZING/METAL 267 SF (TBD PER TENANT REQ. - UPPER PORTION OF GROUND FLOOR STOREFRONTS) PRIMARY MATERIAL TOTAL: 6,076 SF REQUIRED: 80% PROVIDED: 53% (6,076 / 11,434 = 0.531) SECONDARY MATERIAL TOTAL: 5,358 SF REQUIRED: <20% PROVIDED: 47% (5,358 / 11,434 = 0.468)		FACADE REQUIREMENTS STREET FACADE: YES PRINCIPAL ENTRANCE: YES - PARKING STRUCTURE; NO - CORRIDOR NUMBER OF ENTRANCES: REQUIRED: YES TOTAL FACADE LENGTH: 194'-10" REQUIRED: 194'-10" / 75'-0" = 3 (2.59 ROUNDED UP) PROVIDED: 1 GROUND STORY: HEIGHT: (VARIES) 18'-9" (WEST) 10'-8" (EAST) GROUND STORY TOTAL AREA: 2,197 SF GROUND STORY TRANSPARENCY: GROUND STORY TRANSPARENCY ZONE: 355 SF CORRIDOR; 831 SF PARKING (2'-0" TO 8'-0" ABOVE GRADE) GROUND STORY GLAZING AREA: 263 SF CORRIDOR; 210 SF PARKING (2'-0" TO 8'-0" ABOVE GRADE) TRANSPARENCY REQUIRED: 60% CORRIDOR; 65% PARKING TRANSPARENCY PROVIDED: 74% CORRIDOR; 25% PARKING		UPPER STORY: HEIGHT: 10'-8" UPPER STORY TOTAL AREA: 2,083 SF (EA. FLOOR 02-06) UPPER STORY TRANSPARENCY: UPPER STORY TRANSPARENCY ZONE: 625 SF CORRIDOR (FLOOR TO FLOOR 02-06) UPPER STORY GLAZING AREA: 253 SF CORRIDOR (FLOOR TO FLOOR 02-06) TRANSPARENCY REQUIRED: 30% CORRIDOR; PARKING=CAR SCREENING TRANSPARENCY PROVIDED: 40% CORRIDOR; PARKING=PERFORATED MESH PANELS BLANK WALL LIMITATIONS: REQUIRED: YES PROVIDED: NO VERTICAL FACADE DIVISIONS: REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS) PROVIDED: YES, ONE GREATER THAN 45'-0" HORIZONTAL FACADE DIVISIONS: REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY) PROVIDED: YES, MATERIAL TYPE CHANGE	
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


 POTENTIAL WAIVER REQUEST







KEYPLAN



PRIMARY MATERIALS

-  BRICK
-  GLAZING
-  TRANSPARENCY ZONE GLAZING
-  OPEN - GARAGE

SECONDARY MATERIALS

-  METAL / FIBER CEMENT
-  FUTURE LOUVERS / METAL
-  MILENNIUM TILE
-  MESH PANELS



1. Trellis



2. Canopy



3. No canopy

Retailers may choose from one of the approved storefront options for installation, in order to maintain visual variety across the overall street scape within the Bridge North development.



Moody Nolan

archall

EDGE

EMHT
Engineers, Surveyors, Planners, Scientists



DAIMLER



EXTERIOR ELEVATION TRANSPARENCY STUDIES - NO



EXTERIOR ELEVATION TRANSPARENCY STUDIES - NO



EXTERIOR ELEVATION TRANSPARENCY STUDIES - NO



EXTERIOR ELEVATION TRANSPARENCY STUDIES - NO



EXTERIOR ELEVATION TRANSPARENCY STUDIES - NO