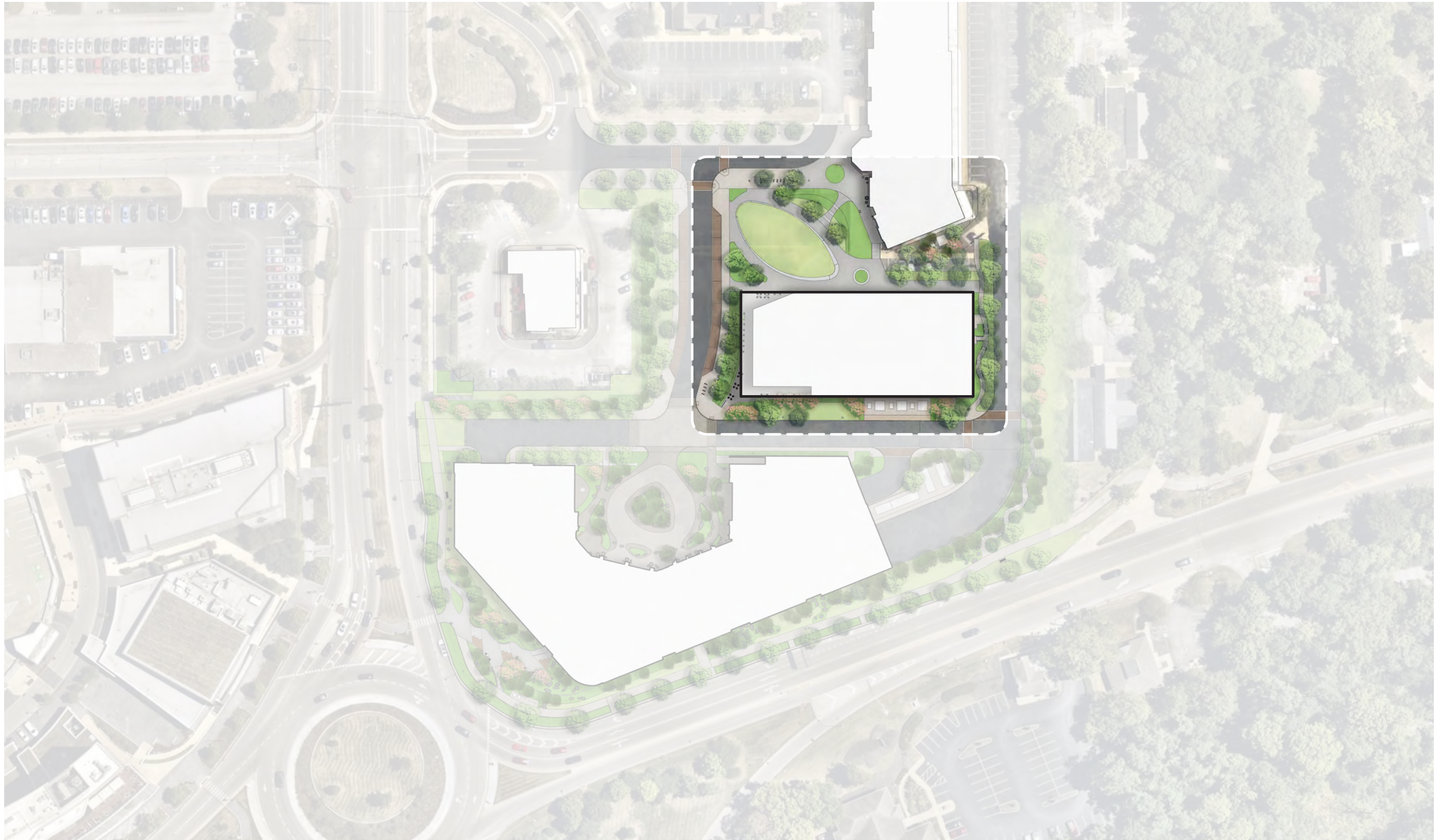


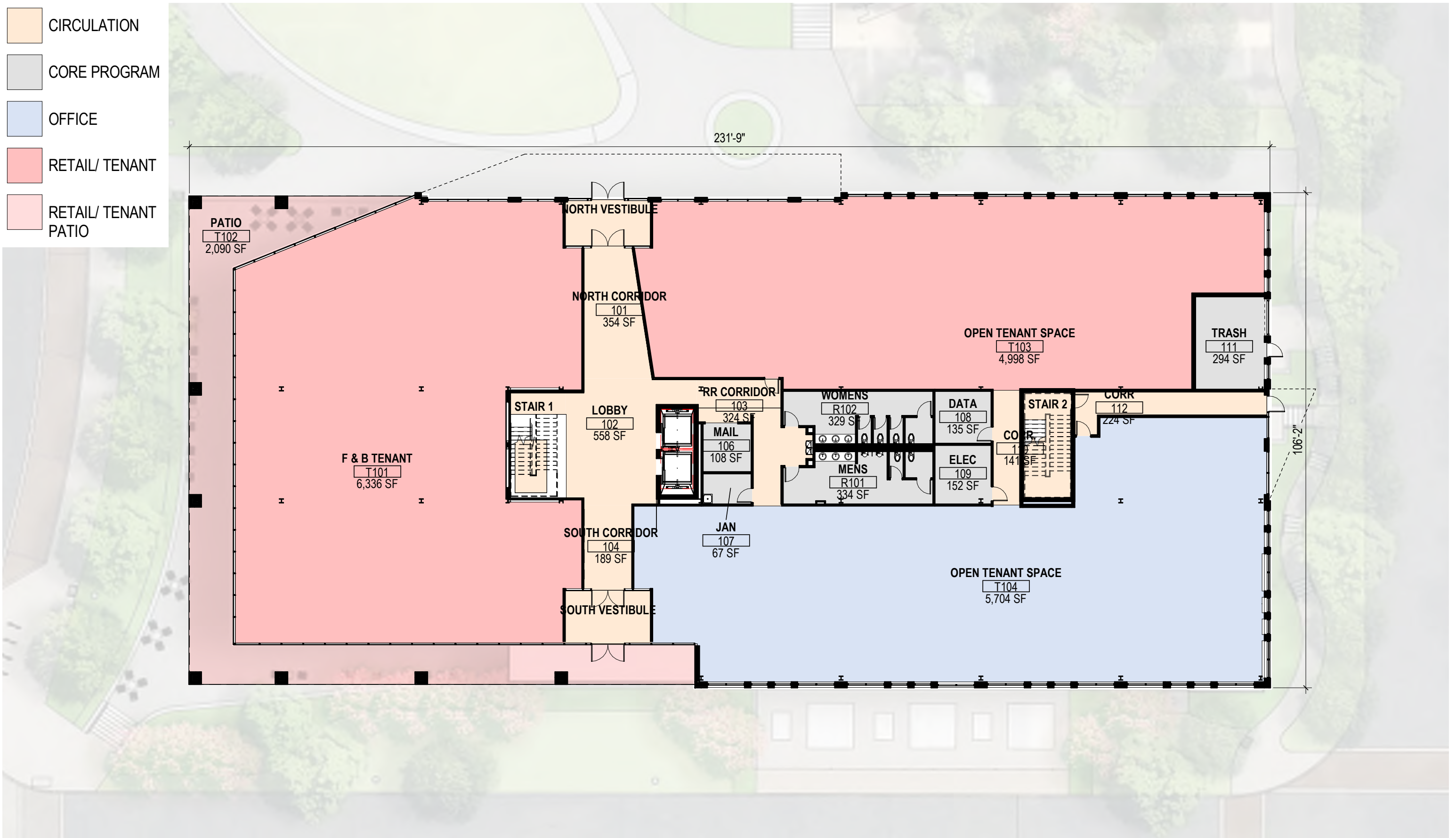
Y Block Development

Architecture

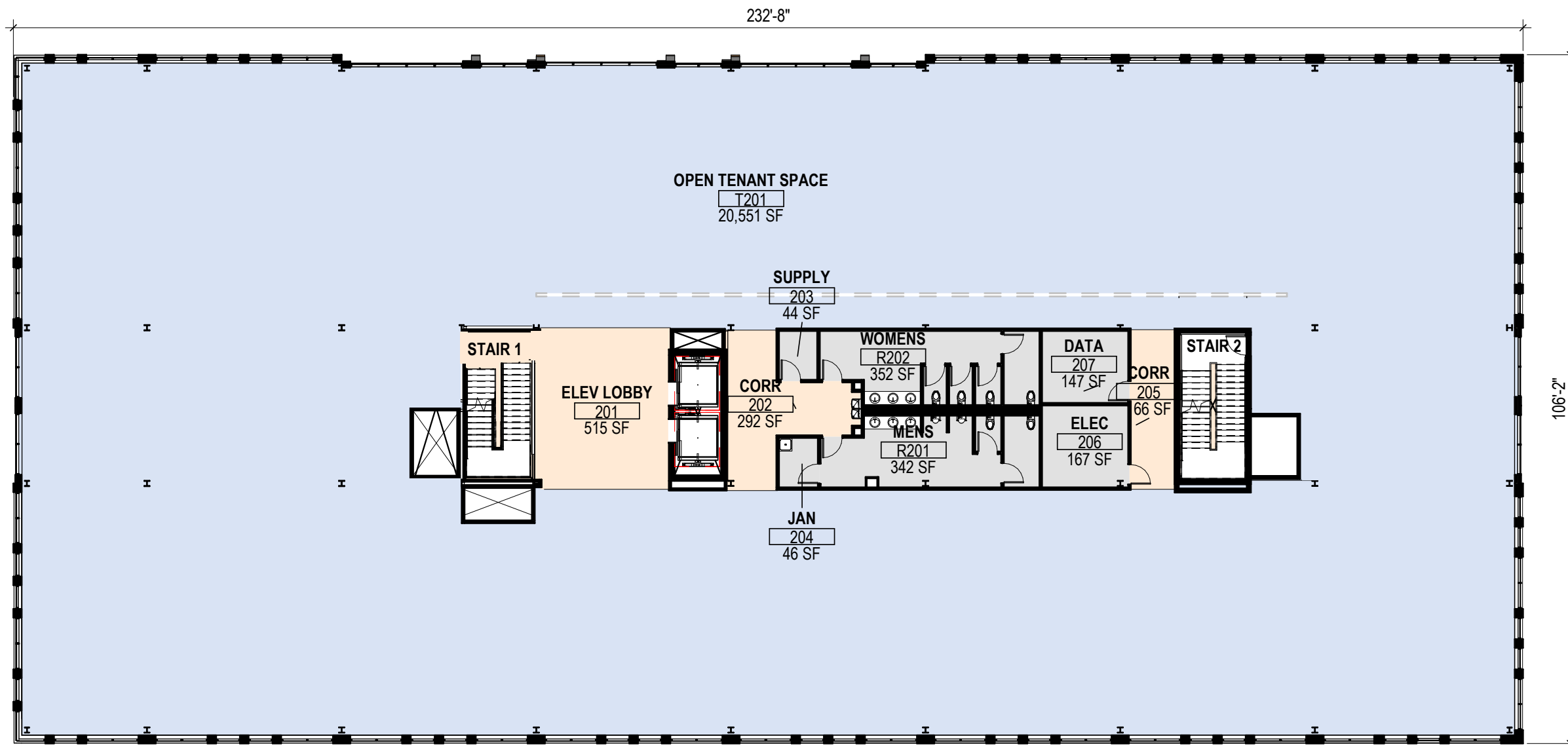
Office Building



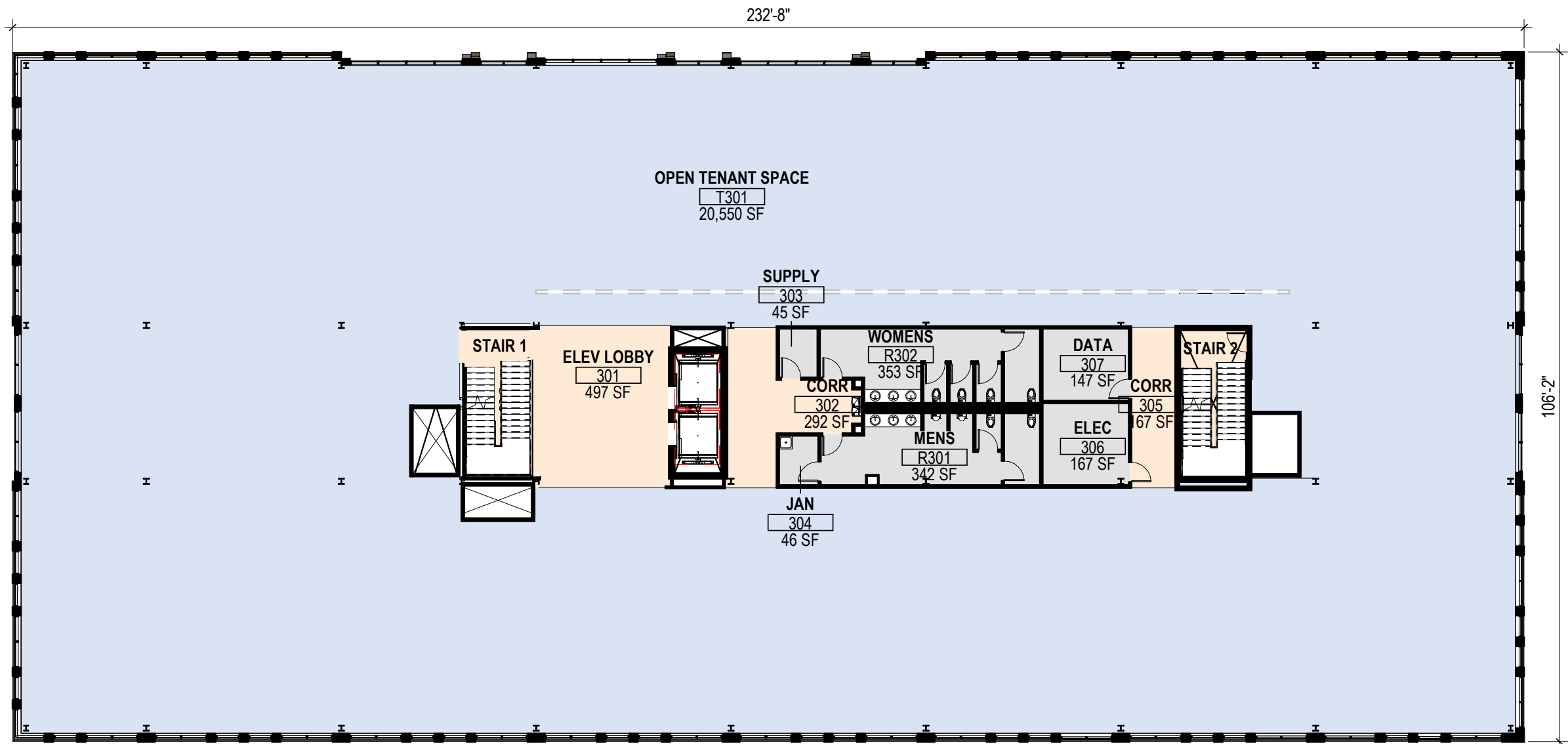
- CIRCULATION
- CORE PROGRAM
- OFFICE
- RETAIL/ TENANT
- RETAIL/ TENANT PATIO



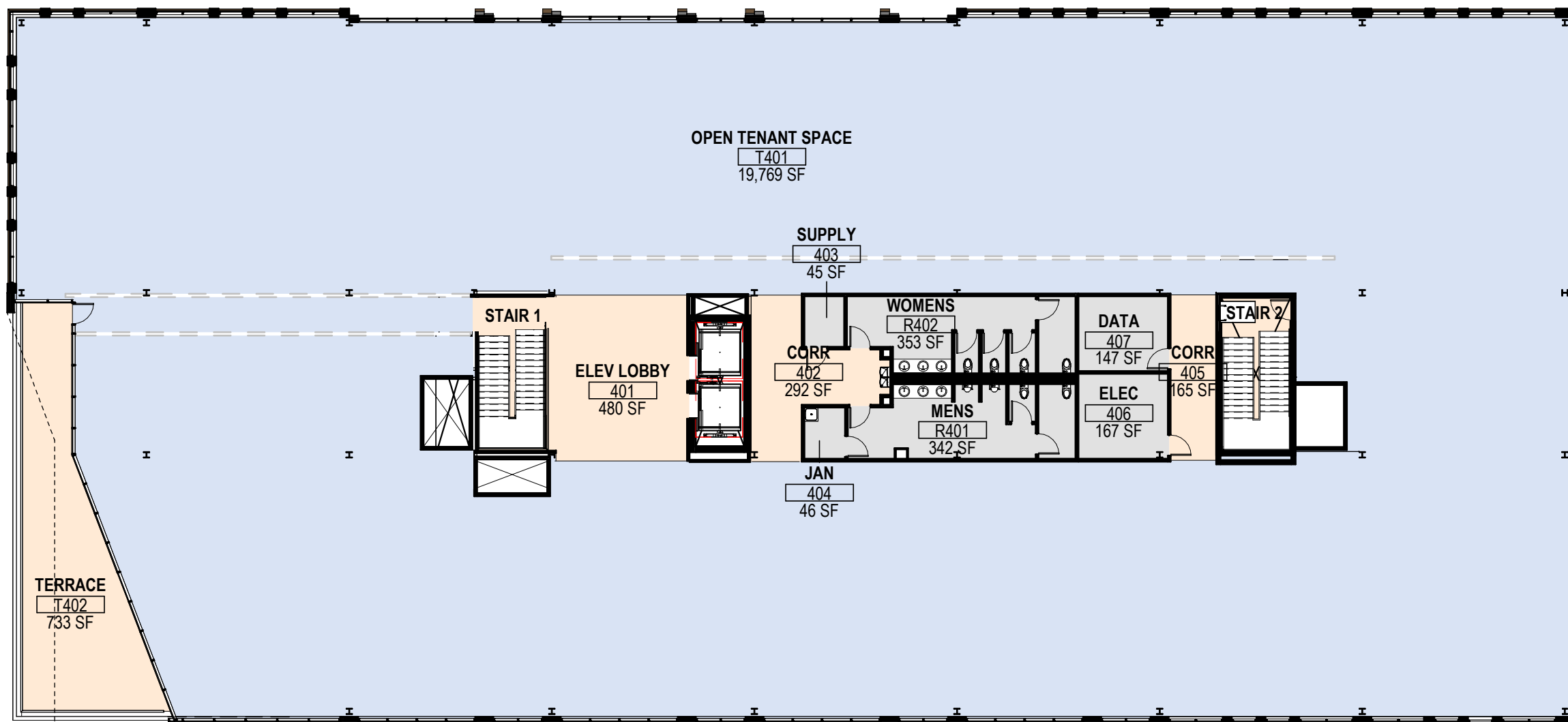
- CIRCULATION
- CORE PROGRAM
- OFFICE



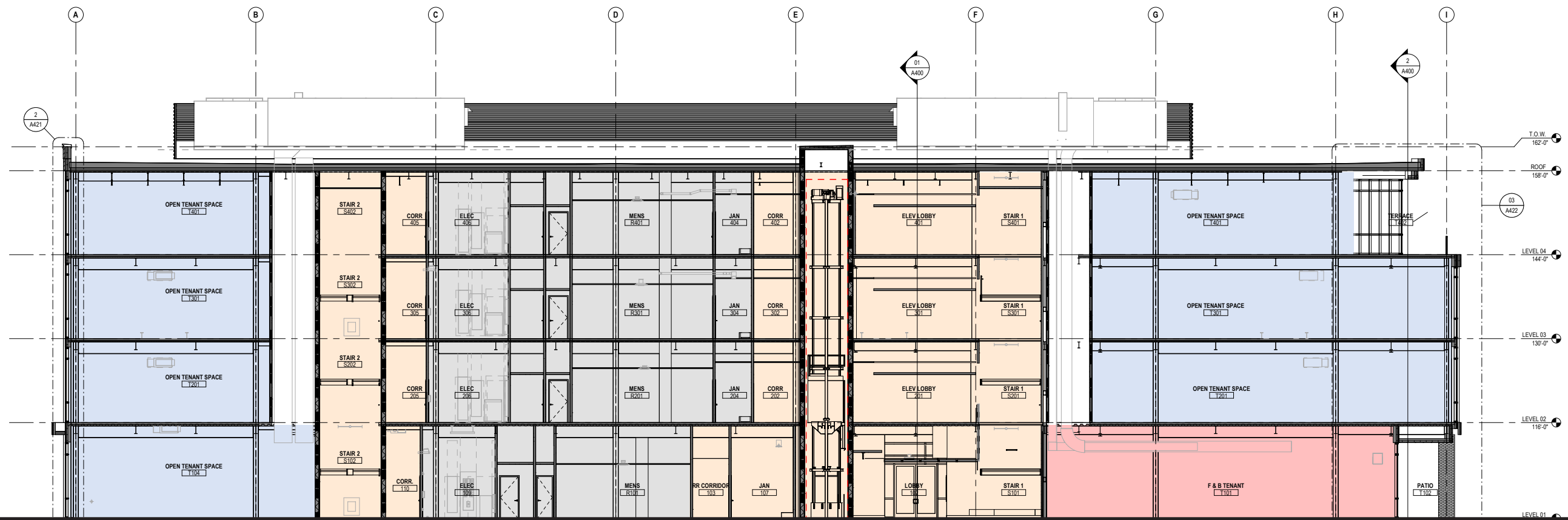
- CIRCULATION
- CORE PROGRAM
- OFFICE



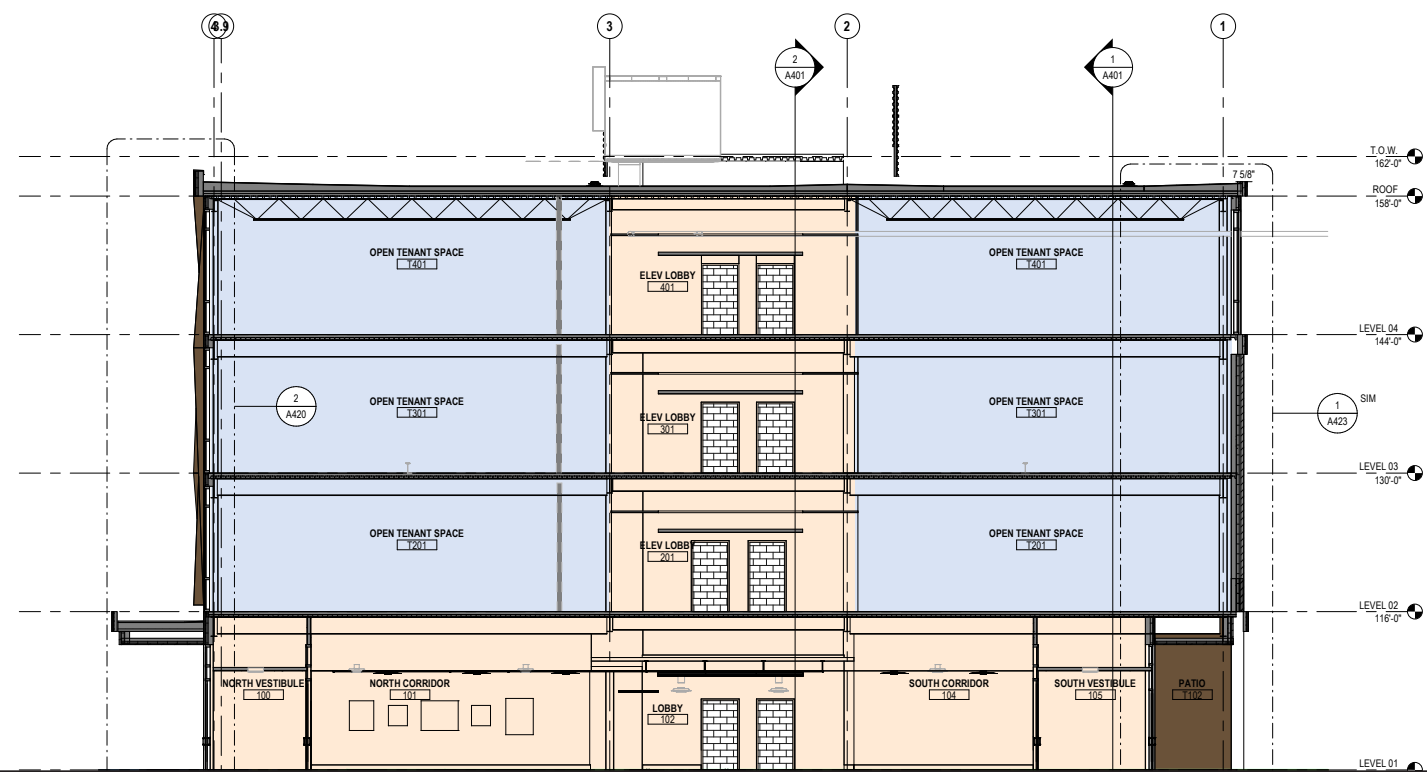
- CIRCULATION
- CORE PROGRAM
- OFFICE



- CIRCULATION
- CORE PROGRAM
- OFFICE
- RETAIL/ TENANT

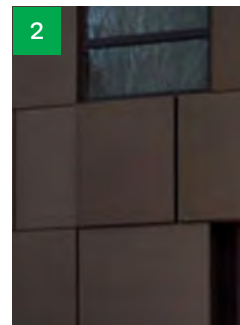


- CIRCULATION
- CORE PROGRAM
- OFFICE
- RETAIL/ TENANT

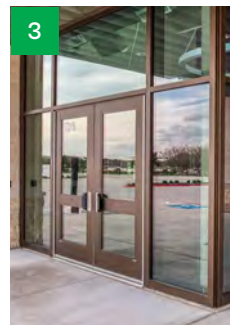




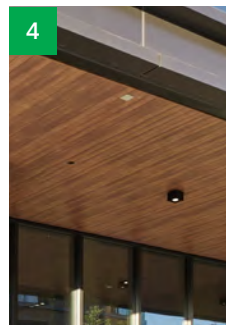
1. Brick
- Warm Gray mixed tone - Velour



2. Metal Panel
- Bronze Range



3. Storefront
- Dark Bronze



4. Soffit Panel
- Walnut Tone

ACTUAL BUILDING DATA - EAST FACADE

MATERIAL TYPE:

EAST FACADE TOTAL AREA		13,488 SF
PRIMARY	GLAZING	6,749 SF
PRIMARY	BRICK	3,606 SF
SECONDARY	METAL	3,133 SF
SECONDARY	METAL ROOF SCREEN WALL	1,212 SF
SECONDARY	LOUVERS/GLAZING/METAL (TBD PER TENANT REQ. -UPPER PORTION OF GROUND FLOOR STOREFRONTS)	0 SF
PRIMARY MATERIAL TOTAL:		2,944 SF
REQUIRED:	80%	
PROVIDED:	48% (2,944 / 6,122 = .480)	
SECONDARY MATERIAL TOTAL:		2,174 SF
REQUIRED:	<20%	
PROVIDED:	35% (2,174 / 6,122 = .355)	

FACADE REQUIREMENTS:

STREET FACADE:	YES
PRINCIPAL ENTRANCE:	YES

NUMBER OF ENTRANCES:

REQUIRED:	1 PER 75'-0" OF FACADE
TOTAL FACADE LENGTH:	105'-5"
REQUIRED:	105'-5" / 75' = 2 (1.41 ROUNDED UP)
PROVIDED:	1 BASE + 3 ANTICIPATED FUTURE TENANT ENTRANCES

GROUND STORY:

HEIGHT (VARIES):	16'-0" (SOUTH)
GROUND STORY TOTAL AREA:	3,701 SF

GROUND STORY TRANSPARENCY:

GROUND STORY TRANSPARENCY ZONE:	1,385 SF (2'-0" TO 8'-0" ABOVE GRADE)
GROUND STORY GLAZING AREA:	1,041 SF (2'-0" TO 8'-0" ABOVE GRADE)
TRANSPARENCY REQUIRED:	60%
TRANSPARENCY PROVIDED:	75.16%

UPPER STORY:

HEIGHT:	14'-0"
UPPER STORY TOTAL AREA:	3,265 SF (FLOOR TO FLOOR 02-04)

UPPER STORY TRANSPARENCY:

UPPER STORY TRANSPARENCY ZONE:	3,265 SF (FLOOR TO FLOOR 02-04)
UPPER STORY GLAZING AREA:	1,219 SF (FLOOR TO FLOOR 02-04)
TRANSPARENCY REQUIRED:	30%
TRANSPARENCY PROVIDED:	37.33%

BLANK WALL LIMITATIONS:

REQUIRED:	YES
PROVIDED:	YES

VERTICAL FACADE DIVISIONS:

REQUIRED:	YES (NO GREATER THAN 45'-0" INCREMENTS)
PROVIDED:	YES (LESS THAN 45'-0")

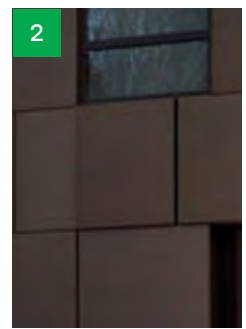
HORIZONTAL FACADE DIVISIONS:

REQUIRED:	YES (WITHIN 3'-0" TO TOP OF GROUND STORY)
PROVIDED:	YES, BRICK TYPE CHANGE AT 2'-8" BELOW LEVEL 02

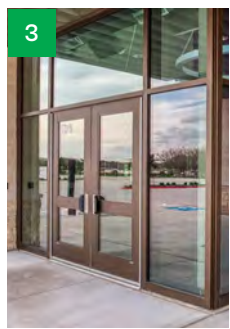




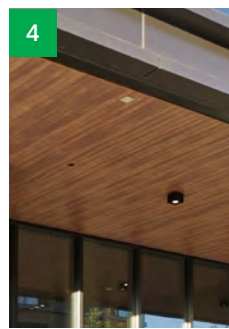
1. Brick
- Warm Gray mixed tone - Coarse



2. Metal Panel
- Bronze Range



3. Storefront
- Dark Bronze



4. Soffit Panel
- Walnut Tone

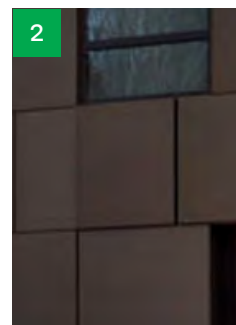
ACTUAL BUILDING DATA - WEST FACADE

MATERIAL TYPE:			
WEST FACADE TOTAL AREA			17,352 SF
PRIMARY	GLAZING		6,342 SF
PRIMARY	BRICK		6,198 SF
SECONDARY	METAL		2,709 SF
SECONDARY	METAL ROOF SCREEN WALL		1,423 SF
SECONDARY	ALUMINUM WOOD LOOK PANEL		133 SF
PRIMARY MATERIAL TOTAL:			
REQUIRED:	80%		
PROVIDED:	72% (12,540 / 17,352) = .722		
SECONDARY MATERIAL TOTAL:			
REQUIRED:	<20%		
PROVIDED:	25% (4,265 / 17,352 = .245)		
FACADE REQUIREMENTS:			
STREET FACADE:		YES	
PRINCIPAL ENTRANCE:		YES	
NUMBER OF ENTRANCES:			
REQUIRED:	1 PER 75'-0" OF FACADE		
TOTAL FACADE LENGTH:	105'-5"		
REQUIRED:	105'-5" / 75 = 2 (1.41 ROUNDED UP)		
PROVIDED:	1 BASE + 3 ANTICIPATED FUTURE TENANT ENTRANCES		

GROUND STORY:	
HEIGHT (VARIES):	16'-0" (SOUTH)
GROUND STORY TOTAL AREA:	3,701 SF
GROUND STORY TRANSPARENCY:	
GROUND STORY TRANSPARENCY ZONE:	1,385 SF
(2'-0" TO 8'-0" ABOVE GRADE)	
GROUND STORY GLAZING AREA:	1,041 SF
(2'-0" TO 8'-0" ABOVE GRADE)	
TRANSPARENCY REQUIRED:	60%
TRANSPARENCY PROVIDED:	75.16%
UPPER STORY:	
HEIGHT:	14'-0"
UPPER STORY TOTAL AREA:	3,265 SF (FLOOR TO FLOOR 02-04)
UPPER STORY TRANSPARENCY:	
UPPER STORY TRANSPARENCY ZONE:	3,265 SF (FLOOR TO FLOOR 02-04)
UPPER STORY GLAZING AREA:	1,219 SF (FLOOR TO FLOOR 02-04)
TRANSPARENCY REQUIRED:	30%
TRANSPARENCY PROVIDED:	37.33%
BLANK WALL LIMITATIONS:	
REQUIRED:	YES
PROVIDED:	YES
VERTICAL FACADE DIVISIONS:	
REQUIRED:	YES (NO GREATER THAN 45'-0" INCREMENTS)
PROVIDED:	YES (LESS THAN 45'-0")
HORIZONTAL FACADE DIVISIONS:	
REQUIRED:	YES (WITHIN 3'-0" TO TOP OF GROUND STORY)
PROVIDED:	YES, BRICK TYPE CHANGE AT 2'-8" BELOW LEVEL 02



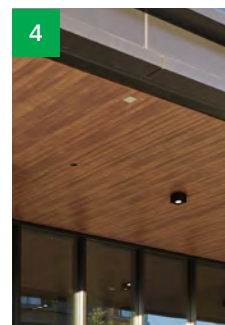
1. Brick
- Warm Gray mixed tone - Coarse



2. Metal Panel
- Bronze Range



3. Storefront
- Dark Bronze



4. Soffit Panel
- Walnut Tone

ACTUAL BUILDING DATA - NORTH FACADE

MATERIAL TYPE:		
NORTH FACADE TOTAL AREA		6,651 SF
PRIMARY	GLAZING	3,443 SF
PRIMARY	BRICK	1,411 SF
SECONDARY	METAL	1,274 SF
SECONDARY	METAL ROOF SCREEN WALL	260 SF
SECONDARY	ALUMINUM WOOD LOOK PANEL	125 SF

PRIMARY MATERIAL TOTAL:		4,854 SF
REQUIRED:	80%	
PROVIDED:	73% (4,854 / 6,651 = .729)	

SECONDARY MATERIAL TOTAL:		1,659 SF
REQUIRED:	<20%	
PROVIDED:	25% (1,659 / 6,651 = .249)	

FACADE REQUIREMENTS:		
STREET FACADE:		YES
PRINCIPAL ENTRANCE:		NO

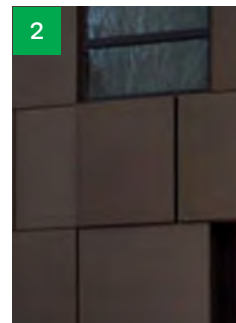
NUMBER OF ENTRANCES:		
REQUIRED:	1 PER 75'-0" OF FACADE	
TOTAL FACADE LENGTH:	105'-5"	
REQUIRED:	105'-5" / 75' = 2 (1.41 ROUNDED UP)	
PROVIDED:	1 BASE + 3 ANTICIPATED FUTURE TENANT ENTRANCES	

<u>GROUND STORY:</u>	
HEIGHT (VARIES):	16'-0"
GROUND STORY TOTAL AREA:	1,683 SF
<u>GROUND STORY TRANSPARENCY:</u>	
GROUND STORY TRANSPARENCY ZONE:	631 SF
(2'-0" TO 8'-0" ABOVE GRADE)	
GROUND STORY GLAZING AREA:	527 SF
(2'-0" TO 8'-0" ABOVE GRADE)	
TRANSPARENCY REQUIRED:	60%
TRANSPARENCY PROVIDED:	83.52%
<u>UPPER STORY:</u>	
HEIGHT:	14'-0"
UPPER STORY TOTAL AREA:	1472 SF (FLOOR TO FLOOR 02-04)
<u>UPPER STORY TRANSPARENCY:</u>	
UPPER STORY TRANSPARENCY ZONE:	1472 SF (FLOOR TO FLOOR 02-04)
UPPER STORY GLAZING AREA:	596 SF (FLOOR TO FLOOR 02-04)
TRANSPARENCY REQUIRED:	30%
TRANSPARENCY PROVIDED:	40.49%
<u>BLANK WALL LIMITATIONS:</u>	
REQUIRED:	YES
PROVIDED:	YES
<u>VERTICAL FACADE DIVISIONS:</u>	
REQUIRED:	YES (NO GREATER THAN 45'-0" INCREMENTS)
PROVIDED:	YES (GREATER THAN 45'-0")
<u>HORIZONTAL FACADE DIVISIONS:</u>	
REQUIRED:	YES (WITHIN 3'-0" TO TOP OF GROUND STORY)
PROVIDED:	YES, BRICK TYPE CHANGE AT 2'-8" BELOW LEVEL 02





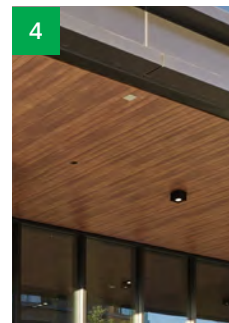
1. Brick
- Warm Gray mixed tone - Coarse



2. Metal Panel
- Bronze Range



3. Storefront
- Dark Bronze



4. Soffit Panel
- Walnut Tone

ACTUAL BUILDING DATA - SOUTH FACADE

MATERIAL TYPE:	
SOUTH FACADE TOTAL AREA	7,078 SF
PRIMARY GLAZING	2,481 SF
PRIMARY BRICK	3,323 SF
SECONDARY METAL	1,274 SF
SECONDARY METAL ROOF SCREEN WALL	260 SF
SECONDARY LOUVERS/GLAZING/METAL (TBD PER TENANT REQ. -UPPER PORTION OF GROUND FLOOR STOREFRONTS)	0 SF
PRIMARY MATERIAL TOTAL:	2,944 SF
REQUIRED: 80%	
PROVIDED: 48% (2,944 / 6,122 = .480)	
SECONDARY MATERIAL TOTAL:	2,174 SF
REQUIRED: <20%	
PROVIDED: 35% (2,174 / 6,122 = .355)	
FACADE REQUIREMENTS:	
STREET FACADE:	NO
PRINCIPAL ENTRANCE:	NO
NUMBER OF ENTRANCES:	
REQUIRED:	1 PER 75'-0" OF FACADE
TOTAL FACADE LENGTH:	105'-5"
REQUIRED:	105'-5" / 75 = 2 (1.41 ROUNDED UP)
PROVIDED:	1 BASE + 3 ANTICIPATED FUTURE TENANT ENTRANCES

GROUND STORY:	
HEIGHT (VARIES):	16'-0"
GROUND STORY TOTAL AREA:	1,683 SF
GROUND STORY TRANSPARENCY:	
GROUND STORY TRANSPARENCY ZONE: (2'-0" TO 8'-0" ABOVE GRADE)	631 SF
GROUND STORY GLAZING AREA: (2'-0" TO 8'-0" ABOVE GRADE)	379 SF
TRANSPARENCY REQUIRED:	60%
TRANSPARENCY PROVIDED:	60.6%
UPPER STORY:	
HEIGHT:	14'-0"
UPPER STORY TOTAL AREA:	1472 SF (FLOOR TO FLOOR 02-04)
UPPER STORY TRANSPARENCY:	
UPPER STORY TRANSPARENCY ZONE:	1472 SF (FLOOR TO FLOOR 02-04)
UPPER STORY GLAZING AREA:	596 SF (FLOOR TO FLOOR 02-04)
TRANSPARENCY REQUIRED:	30%
TRANSPARENCY PROVIDED:	40.49%
BLANK WALL LIMITATIONS:	
REQUIRED:	YES
PROVIDED:	YES
VERTICAL FACADE DIVISIONS:	
REQUIRED:	YES (NO GREATER THAN 45'-0" INCREMENTS)
PROVIDED:	YES (GREATER THAN 45'-0")
HORIZONTAL FACADE DIVISIONS:	
REQUIRED:	YES (WITHIN 3'-0" TO TOP OF GROUND STORY)
PROVIDED:	YES, BRICK TYPE CHANGE AT 2'-8" BELOW LEVEL 02





Moody Nolan



CRAWFORD HOYING

CAMERON MITCHELL
▪ RESTAURANTS ▪

OFFICE - DALE DRIVE VIEW - MAIN ENTRY | Y Block Development



Moody Nolan



CRAWFORD HOYING

CAMERON MITCHELL
▪ RESTAURANTS ▪

OFFICE - MAIN ENTRY VIEW - FROM PUBLIC PLAZA | Y Block Development



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CAMERON MITCHELL
▪ RESTAURANTS ▪

OFFICE - NORTHWEST VIEW - FROM HOTEL ENTRY | Y Block Development



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CAMERON MITCHELL
▪ RESTAURANTS ▪

OFFICE - SOUTHWEST VIEW - FROM SOUTH WALK PATH | Y Block Development