

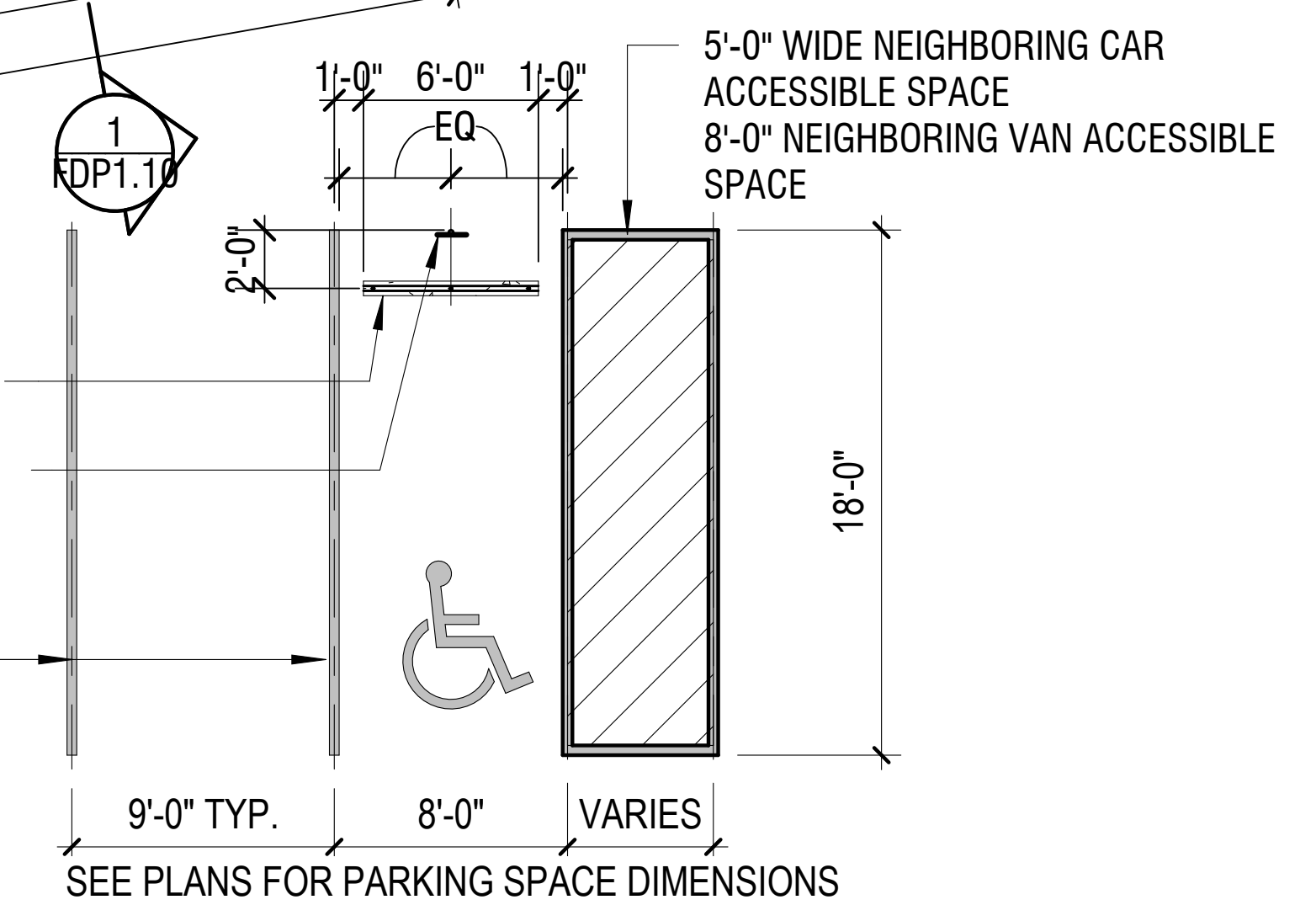
01 LEVEL - PRESENTATION PLAN FDP  
SCALE 1" = 30'-0"

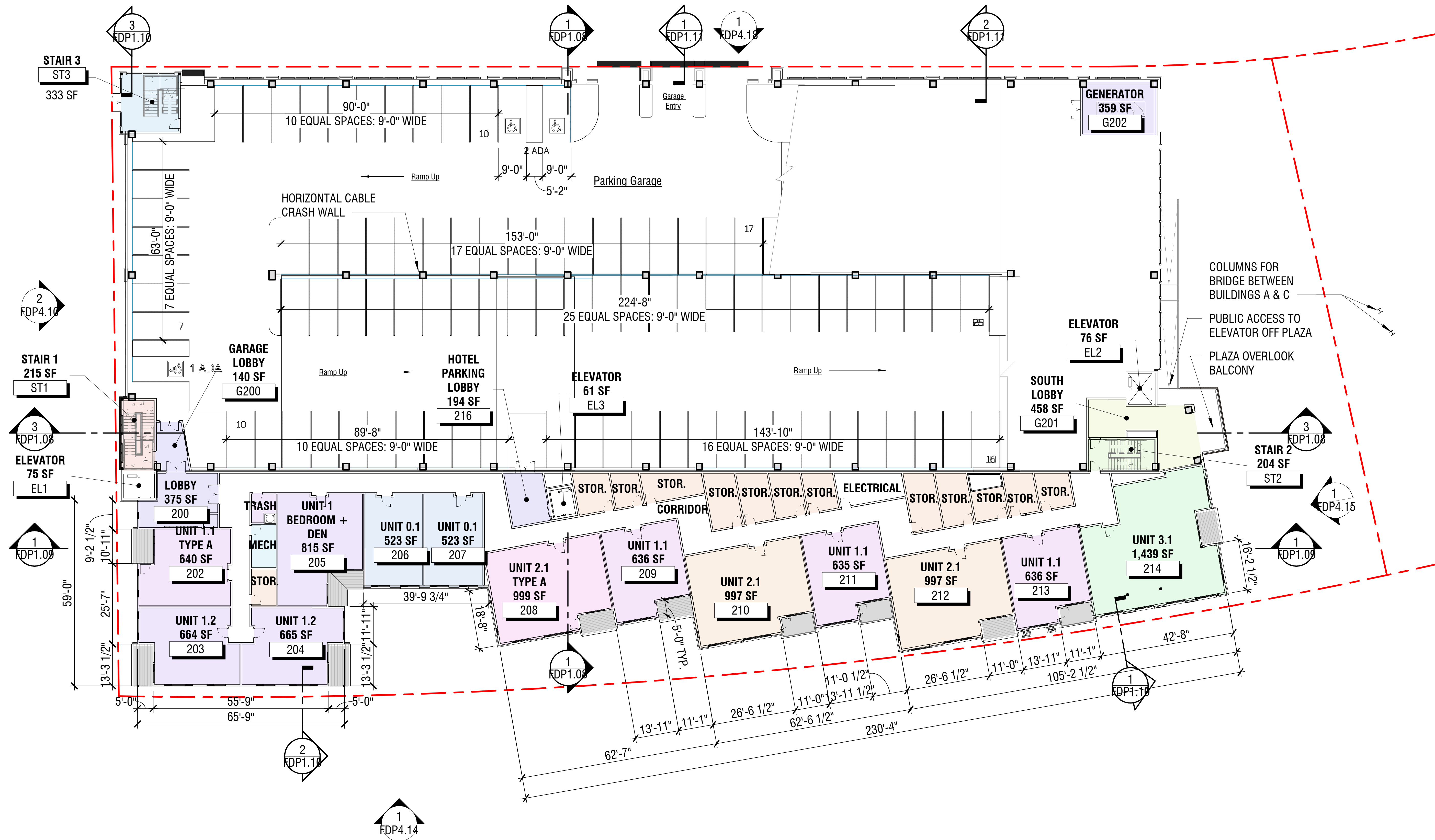
PRECAST CONC WHEELSTOPS AS INDICATED ON PLANS PROVIDE ANCHORS AT FIRST LEVEL OF GARAGE FULLY ADHERED W/ EPOXY

PROVIDE ACCESSIBLE PARKING SIGN PER DETAIL 7A/A1.05 CENTERED ON PARKING SPACE

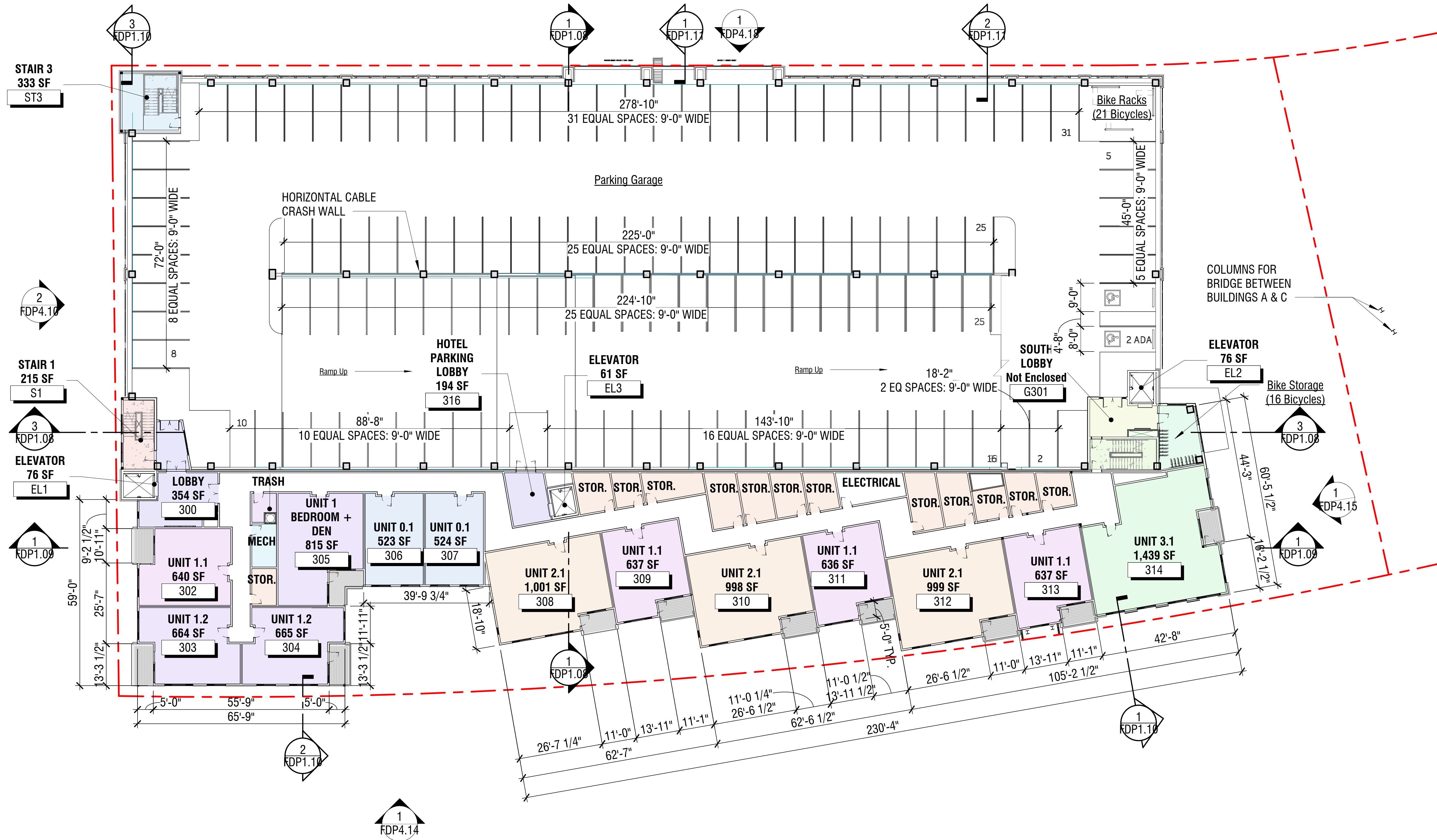
4" WIDE PTD STRIPE (TYP.)

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"



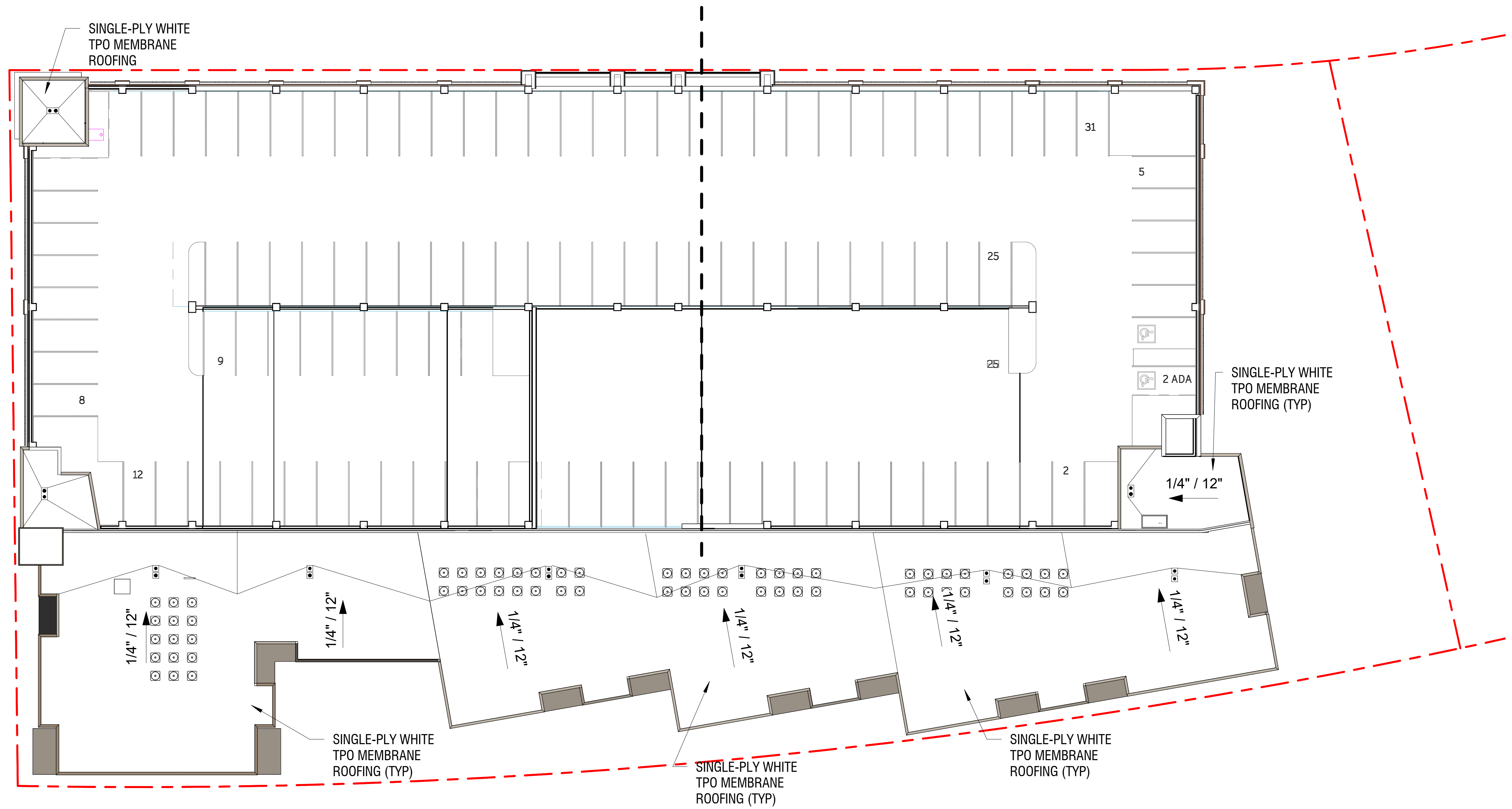
04 LEVEL - PRESENTATION PLAN FDP  
 SCALE 1" = 30'-0"



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



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



ROOF - PRESENTATION PLAN FDP  
 SCALE 1" = 30'-0"

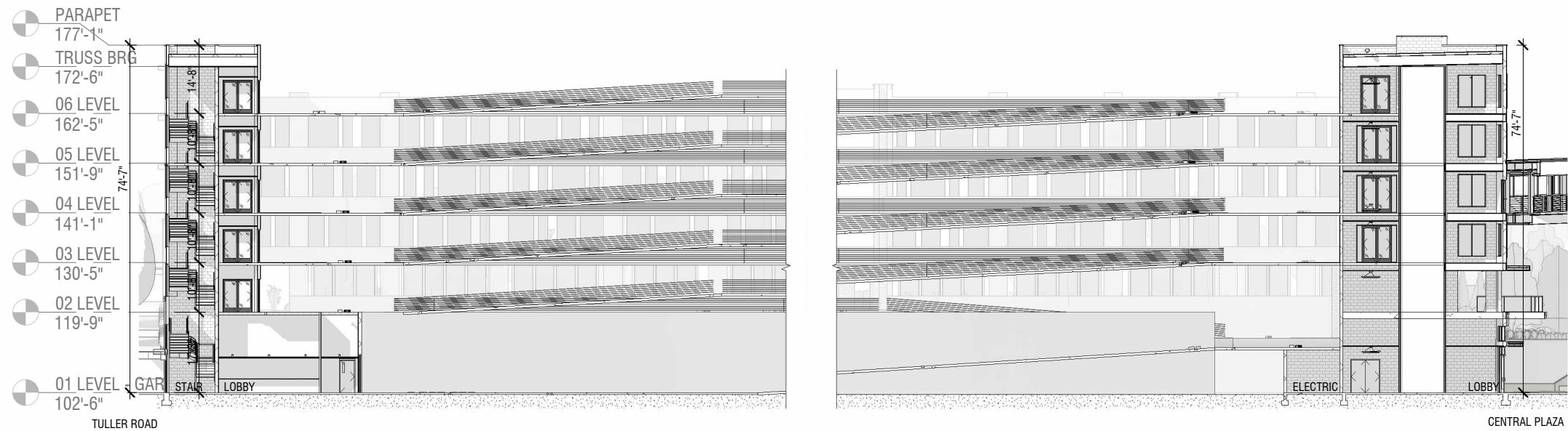
Daimler Bridge North - BUILDING C																							
	Parking Stalls	Total Gross Building Area	Retail/ Hotel (Gross)	Restaurant (Gross)	Amenity (Gross)	Vertical Circulation (Gross)	Storage Unit (Gross)	Parking (Gross)	Total Residential Area	Unit 0.1	Unit 1.1	Unit 1.2	Unit 1.3	Unit 1+Den	Unit 2.1	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	27,839	5,879	4,235	2,395	631		14,699	-	-	-	-	-	-	-	-	-	-	-			Units	63
Level 02	85	57,709	283		375	631		40,288	16,132	2	4	2	-	1	3	-	-	-	1	13		Parking	620
Level 03	122	57,709	283		354	631		40,288	16,153	2	4	2	-	1	3	-	-	-	1	13		Unit Avg	941
Level 04	122	57,709	283		2,814	631		40,288	13,693	2	3	2	-	1	3	-	-	-	1	12		Total Gross Area	308,094
Level 05	122	57,709	283		354	631		40,288	16,153	2	4	2	-	1	3	-	-	-	1	13			
Level 06	92	49,419	283		354	631		32,150	16,001	2	4	2	-	1	3	-	-	-	-	12			
<b>Totals</b>	<b>620</b>	<b>308,094</b>	<b>7,294</b>		<b>6,646</b>	<b>3,786</b>	<b>-</b>	<b>208,001</b>	<b>78,132</b>	<b>10</b>	<b>19</b>	<b>10</b>		<b>5</b>	<b>15</b>				<b>4</b>	<b>63</b>			
										16%	30%	16%		8%	24%				6%				
									78,132	5,710	13,091	7,230		4,385	16,005				6,024		52,445	Res Efficiency	67%

Total - parking = 100,093

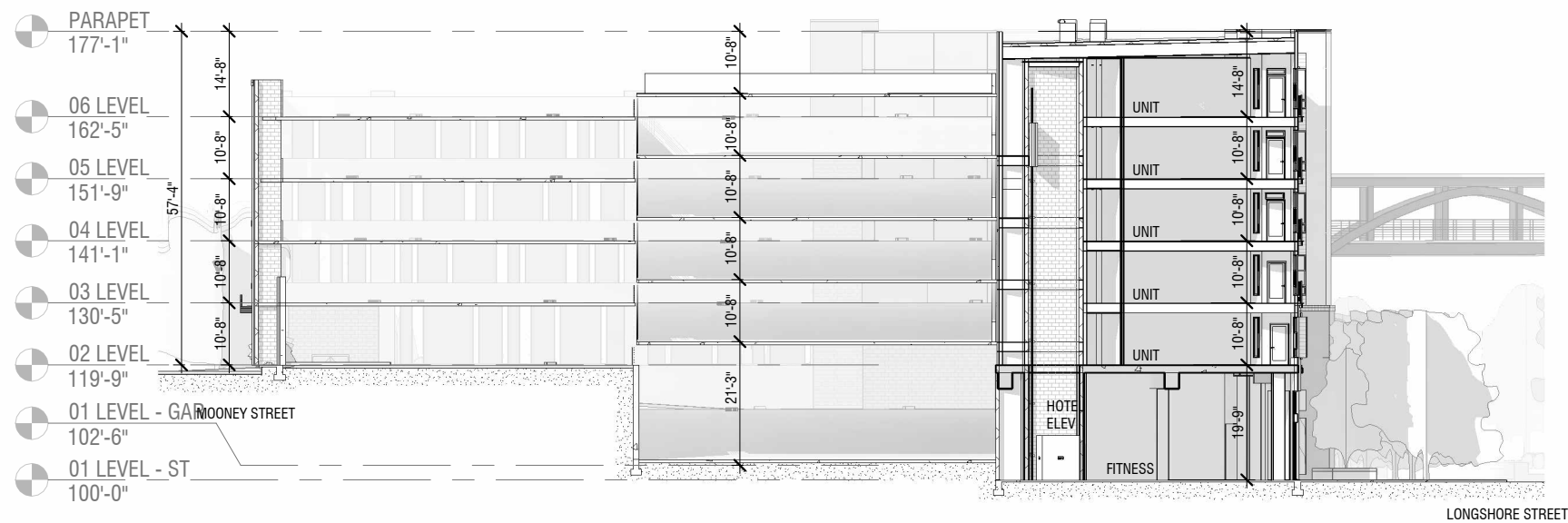
Shared By Building	Unit Specific Summary - Total		
A, B, C	Studio	10	16%
B,C	1 Bed + Den	5	8%
A, B, C	1.1	19	30%
C	1.2	10	16%
B	1.3	0	0%
A, B, C	2.1	15	24%
A	2.2	0	0%
A	2.3	0	0%

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%



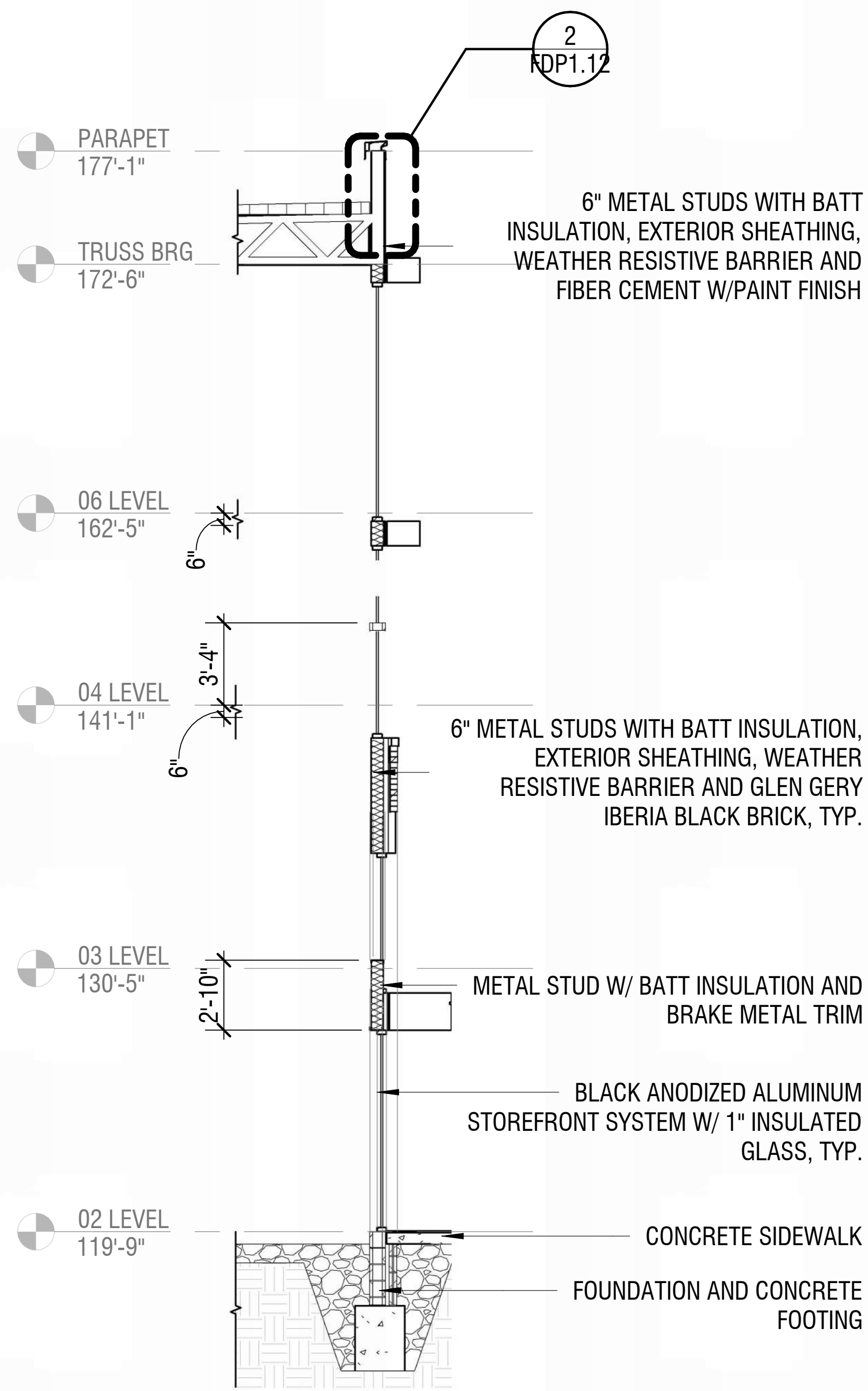
**GARAGE**  
SCALE 1" = 30'-0"



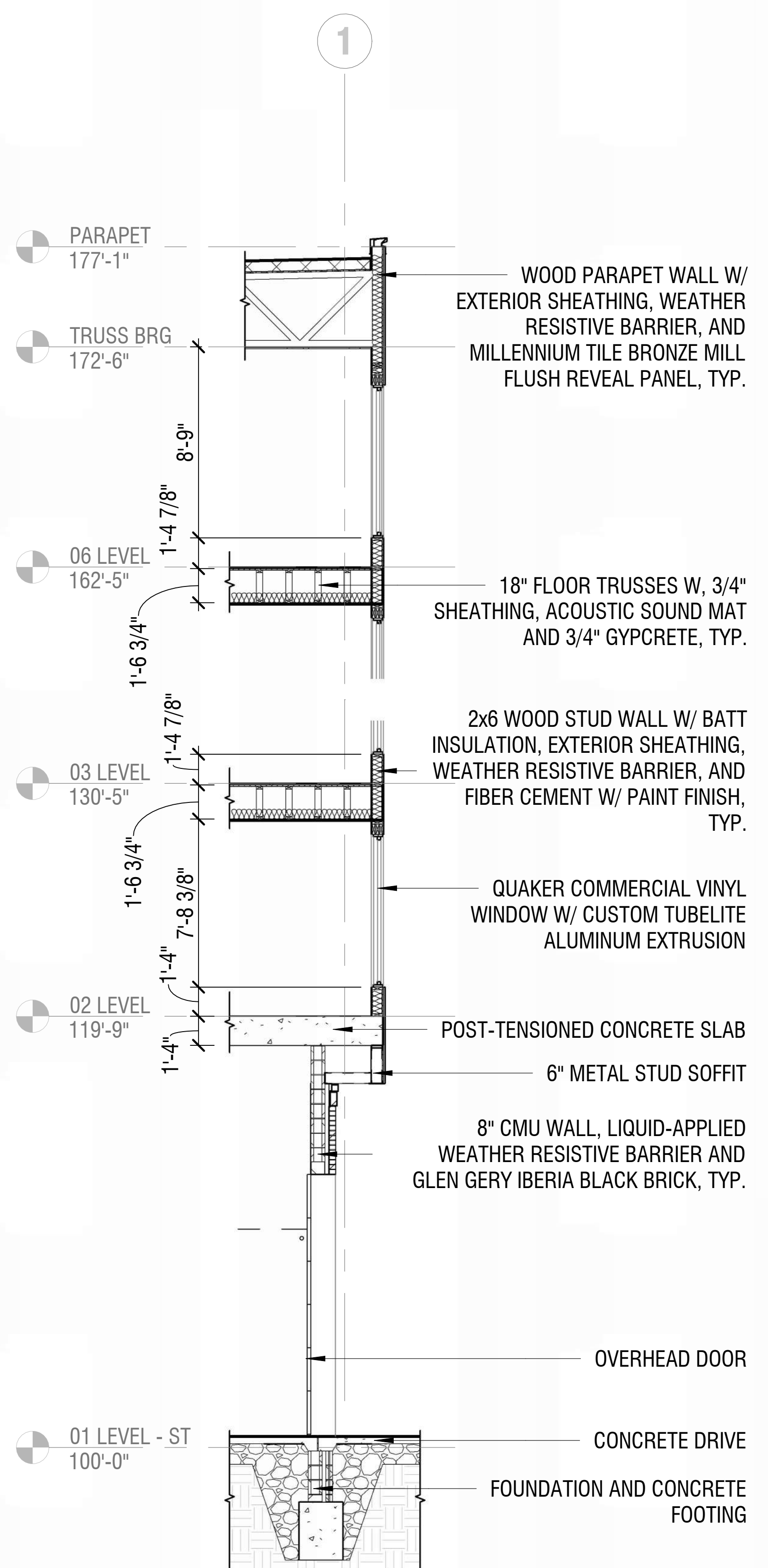
**GARAGE / RESIDENTIAL**  
SCALE 1" = 30'-0"



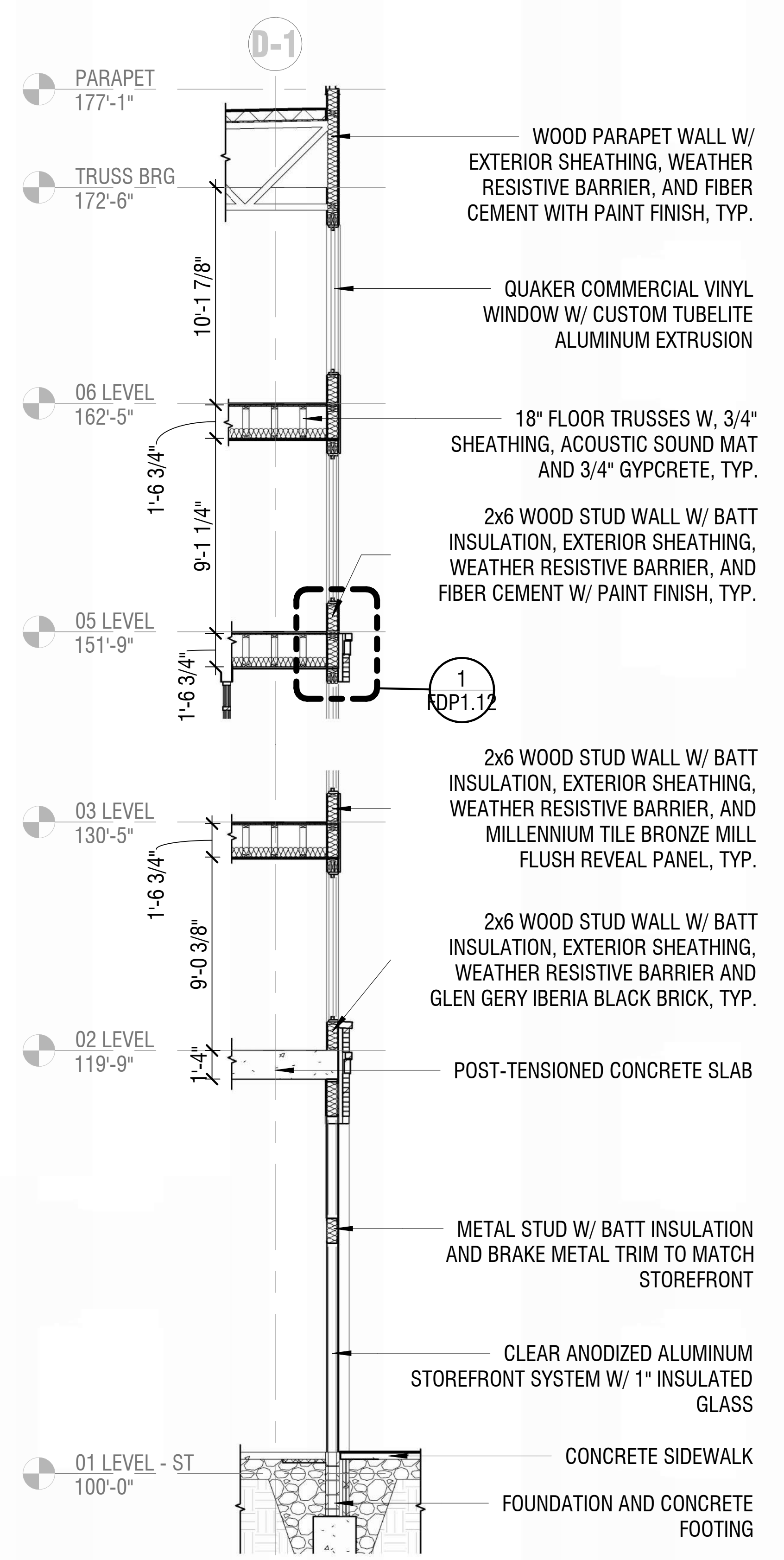
RESIDENTIAL  
SCALE 1" = 30'-0"



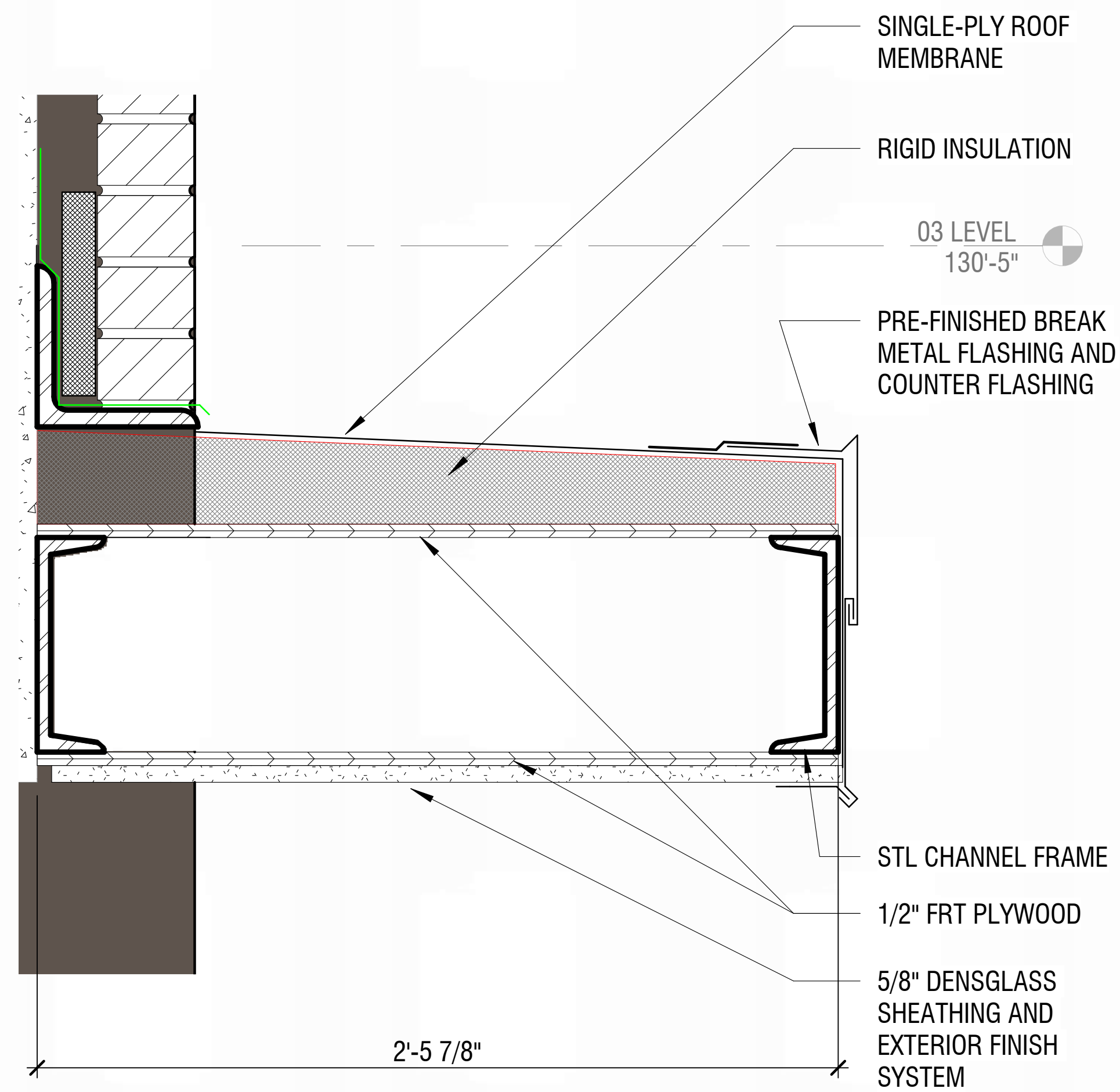
FIBER CEMENT OVER BRICK  
SCALE 1/8" = 1'-0"



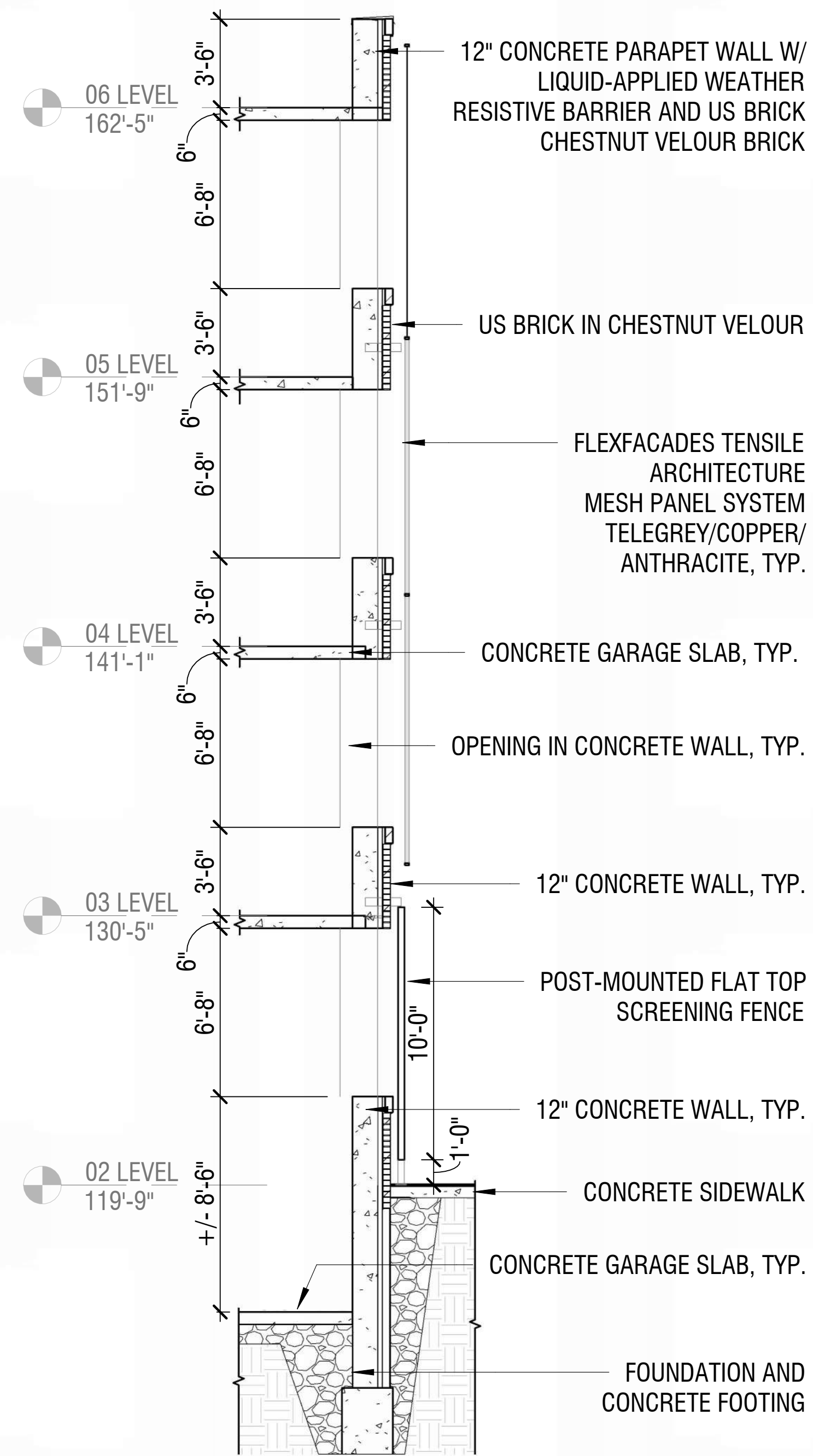
FIBER CEMENT OVER TILE OVER GREY BRICK  
SCALE 1/8" = 1'-0"



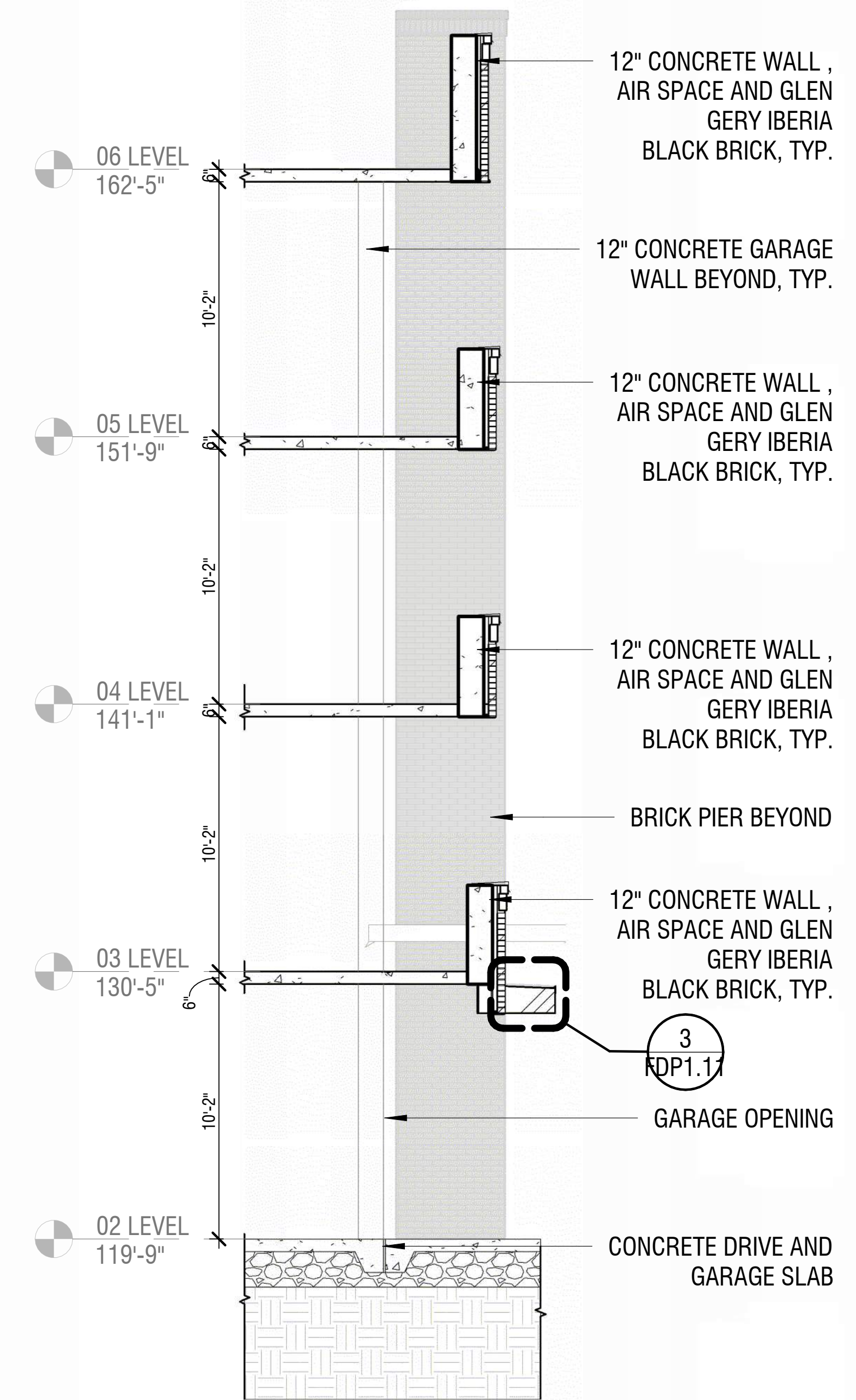
FIBER CEMENT/MILLENNIUM TILE OVER GREY BRICK  
SCALE 1/8" = 1'-0"



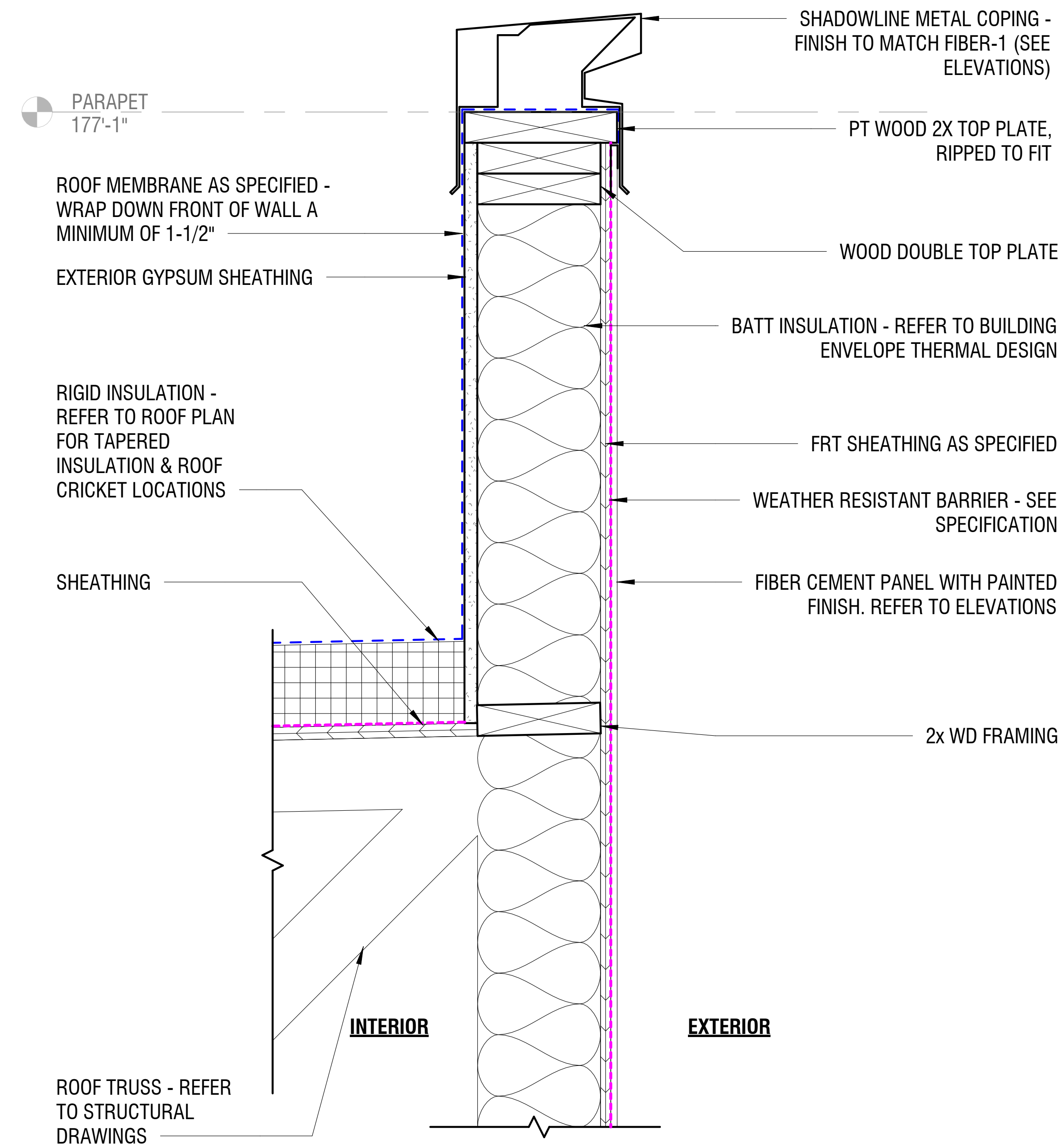
GARAGE ENTRANCE CANOPY DETAIL  
SCALE 1 1/2" = 1'-0"



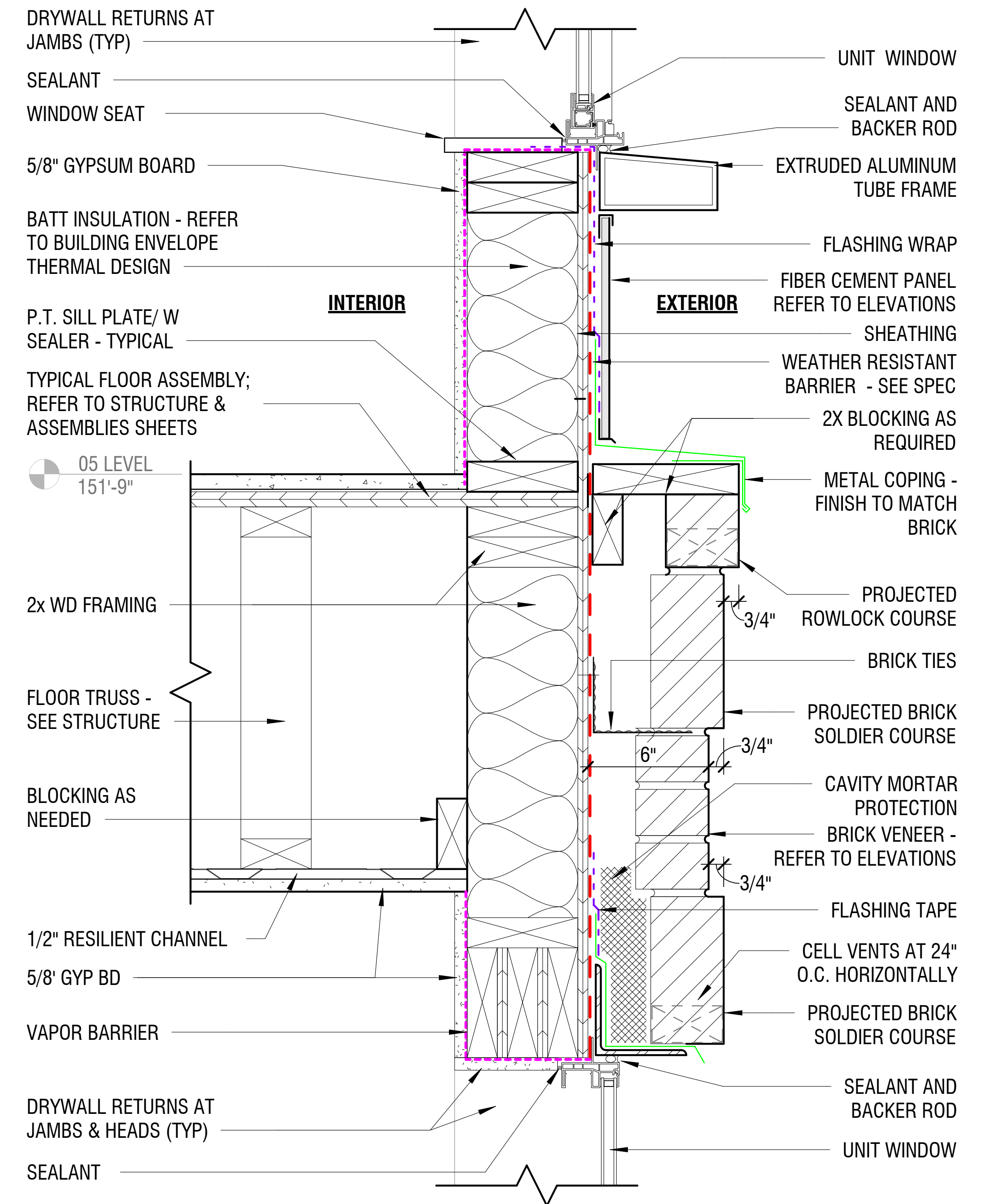
GARAGE WALL W/ MESH SCREEN  
SCALE 1/8" = 1'-0"



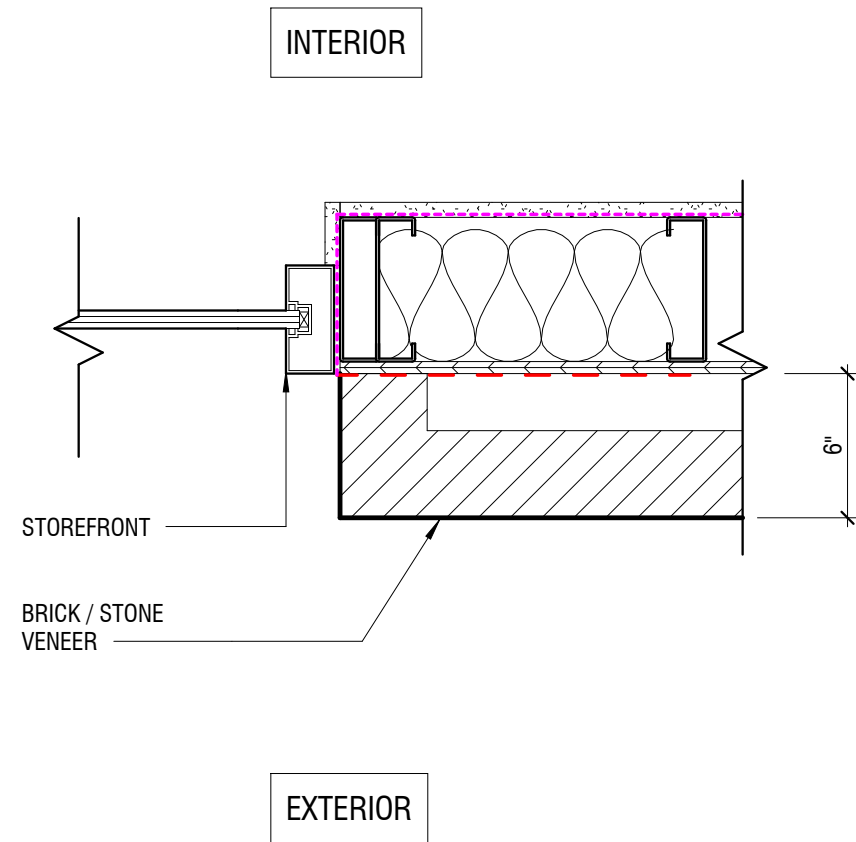
GARAGE WALL W/ BRICK SCREEN  
SCALE 1/8" = 1'-0"



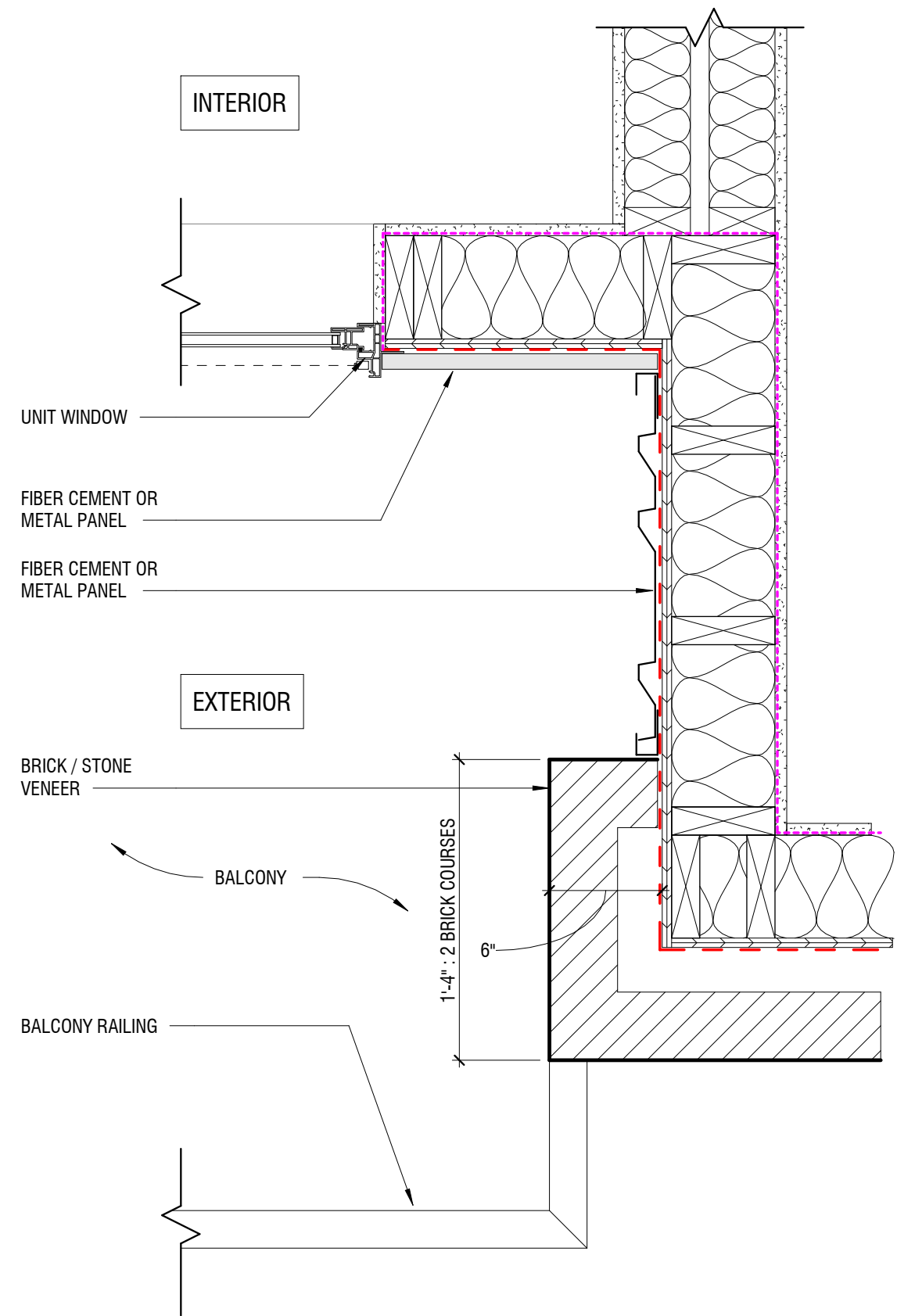
FIBER CEMENT PARAPET  
SCALE 1 1/2" = 1'-0"



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

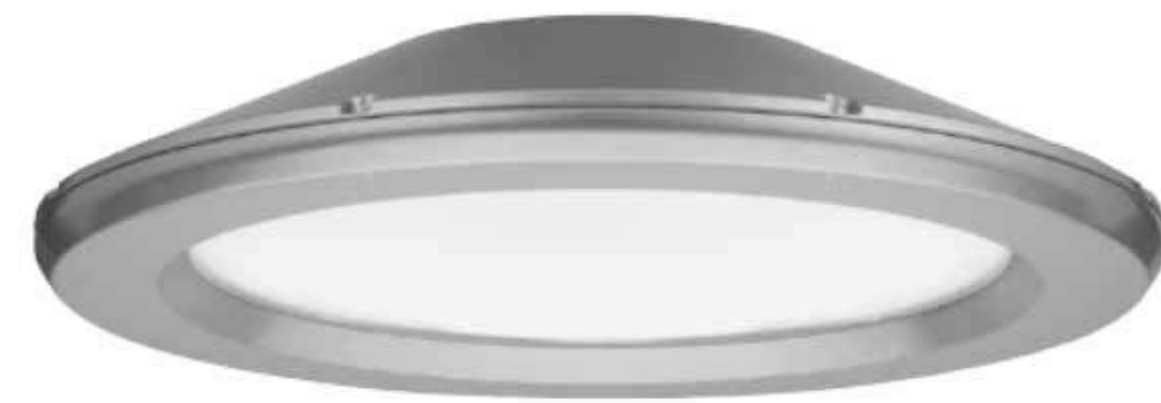


**AT STOREFRONT**



**AT BALCONY**

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



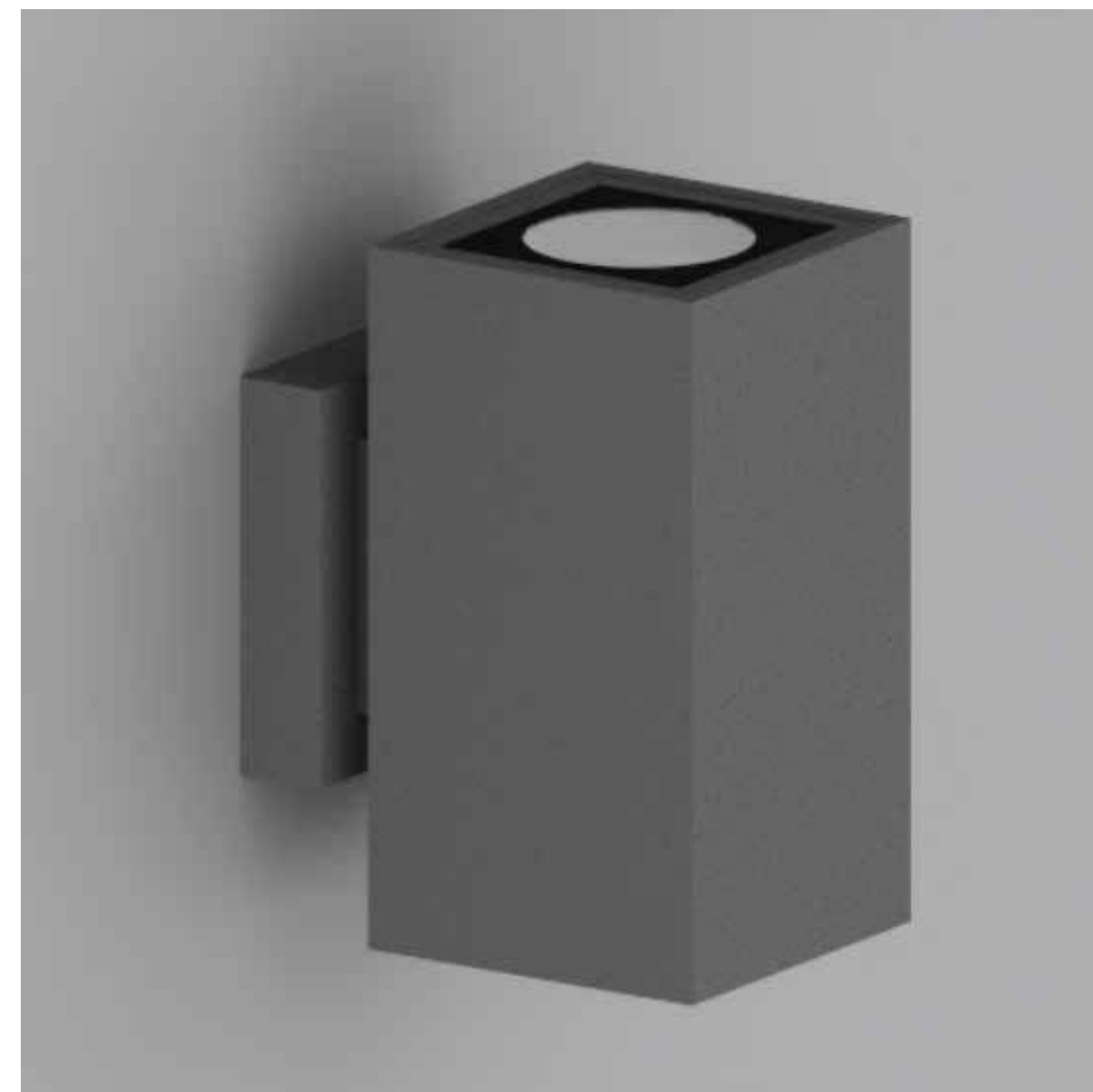
PARKING GARAGE ENTRY LED LIGHT FIXTURE - 19 IN  
*(USED IN RES C)*



RECESSED LED LIGHT FIXTURE AT ENTRY CANOPIES  
*(USED IN RES A, B, & C)*



HANDRAIL LED LIGHT FIXTURE  
*(USED IN RES B)*



UP/DOWN WALL LED LIGHT FIXTURE - 6 INCH  
*(USED IN RES B)*



WALL WASH LED LIGHT FIXTURE AT GARAGE PERFORATED PANELS  
*(USED IN RES C)*



WALL SCONCE LED LIGHT FIXTURE - 9 INCH  
*(USED IN RES A & B)*

## 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

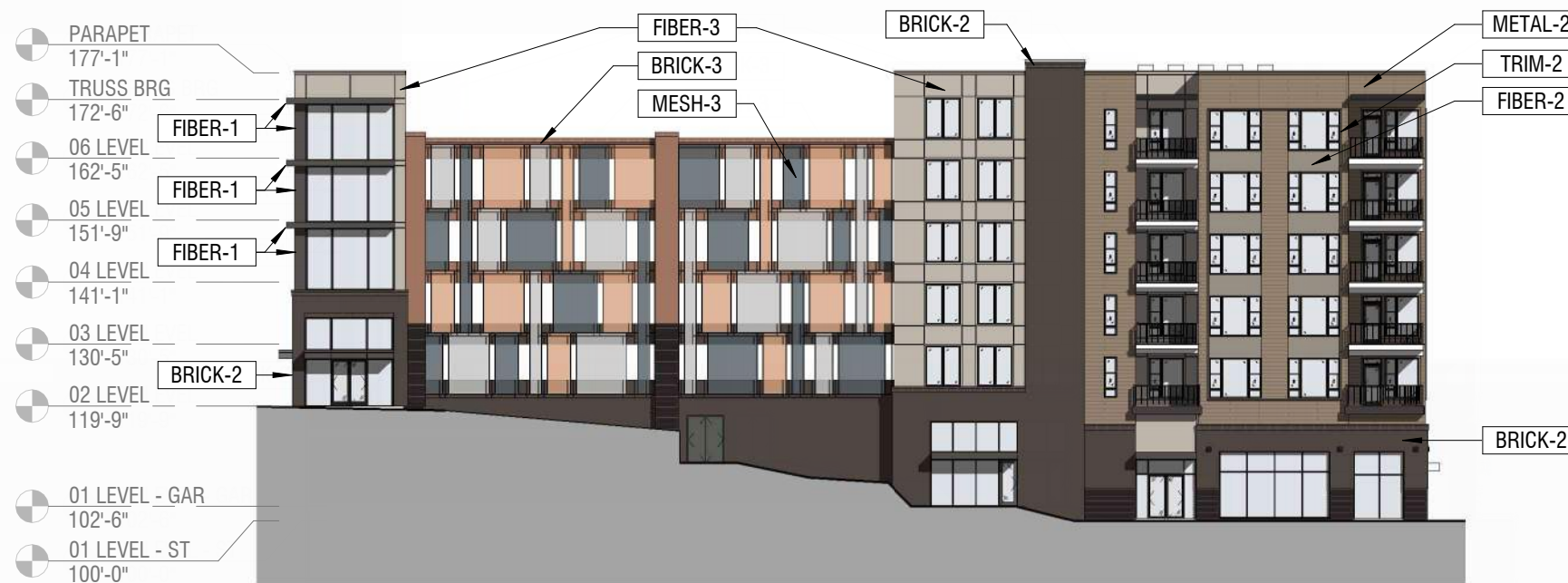
 Potential Waiver Request



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



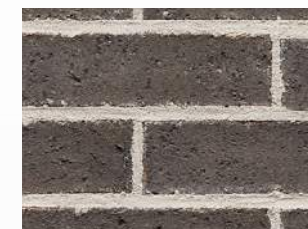
METAL-3  
FLEXFACADES TENSILE  
ARCHITECTURAL MESH IN  
TELEGRAY, COPPER, ANTHRACITE



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



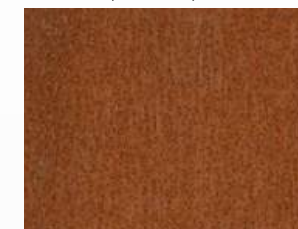
BRICK-1  
BOWERSTON BRICK IN CANYON  
BLEND RT LF



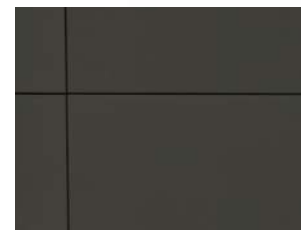
BRICK-2  
GLEN-GERY BRICK IN IBERIA  
BLACK



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



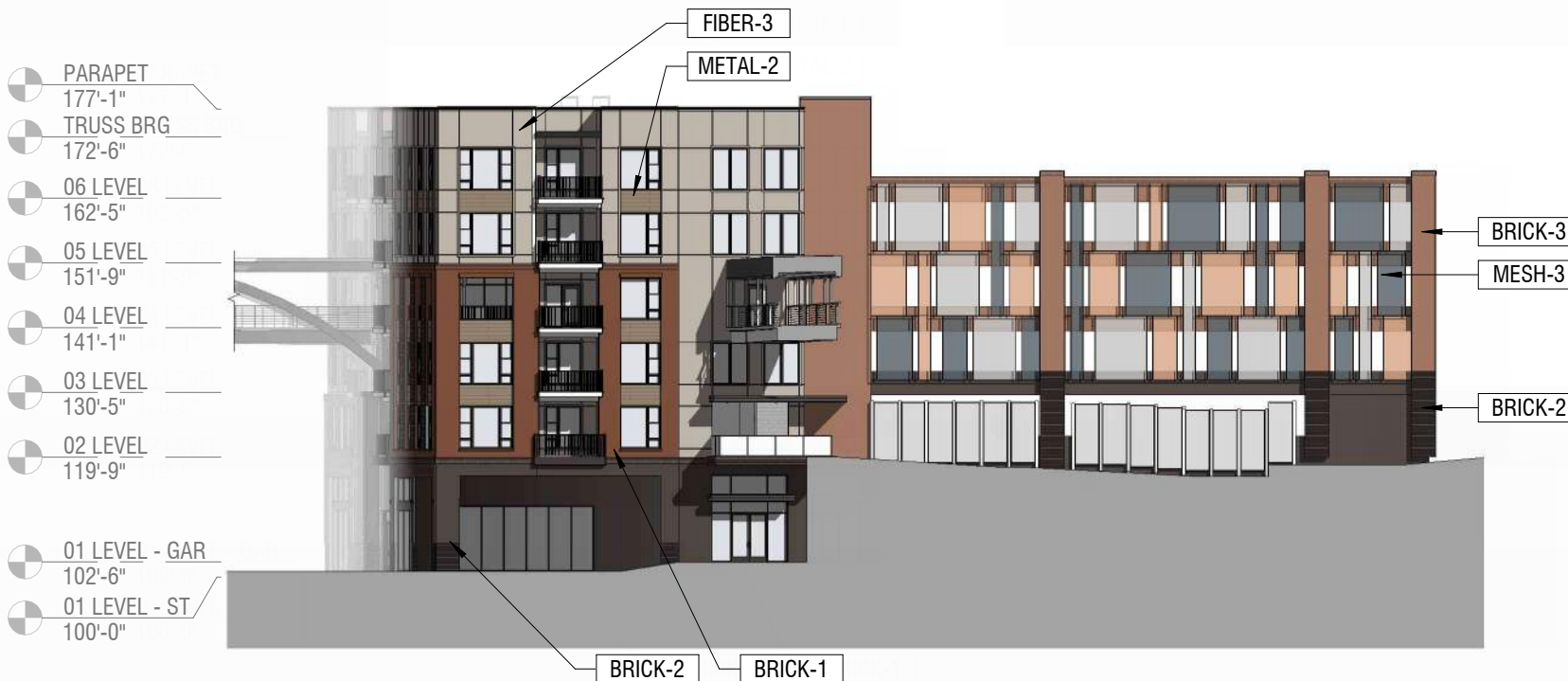
BRICK-2  
GLEN-GERY BRICK IN IBERIA  
BLACK



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  
MILLENNIUM 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



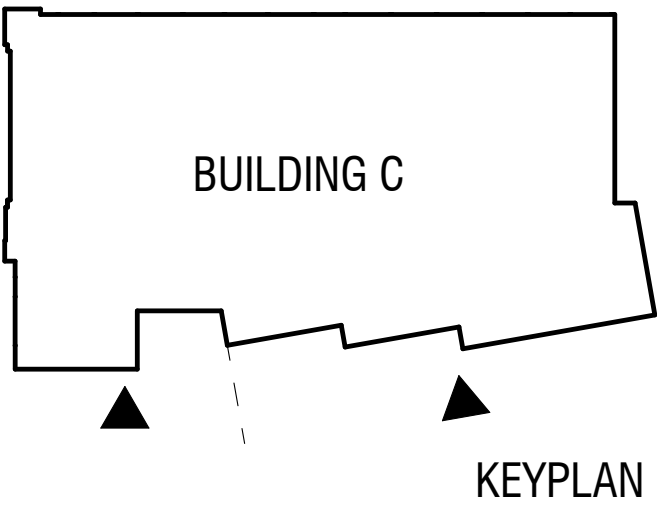
TRIM-2  
PAC-CLAD TRIM TO MATCH METAL  
SIDING



RAILINGS  
SUPERIOR ALUMINUM SERIES 9P  
PICKET RAILINGS IN BLACK

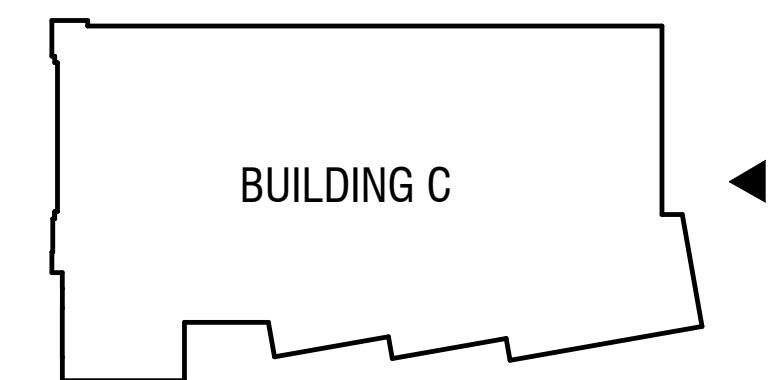
<b>MATERIAL TYPE:</b> WEST FACADE TOTAL AREA 23,710 SF  PRIMARY GLAZING (WINDOWS & DOORS) 6,757 SF PRIMARY BRICK 4,465 SF SECONDARY MILENNIUM TILE 3,414 SF SECONDARY METAL/FIBER CEMENT 8,191 SF SECONDARY LOUVERS/GLAZING/METAL 883 SF (TBD PER TENANT REQ. - UPPER PORTION OF GROUND FLOOR STOREFRONTS)  <b>PRIMARY MATERIAL TOTAL:</b> 11,222 SF REQUIRED: 80% PROVIDED: 47% (11,222 / 23,710 = 0.473)  <b>SECONDARY MATERIAL TOTAL:</b> 12,488 SF REQUIRED: <20% PROVIDED: 53% (12,488 / 23,710 = 0.526)		<b>FACADE REQUIREMENTS</b> STREET FACADE: YES PRINCIPAL ENTRANCE: YES  <b>NUMBER OF ENTRANCES:</b> REQUIRED: 1 PER 75'-0" OF FACADE TOTAL FACADE LENGTH: 342'-3/4" REQUIRED: 342'-3/4" / 75 = 5 (4.57 ROUNDED UP) PROVIDED: 5  <b>GROUND STORY:</b> HEIGHT: (VARIES) 19'-3" (NORTH) 18'-9" (SOUTH) GROUND STORY TOTAL AREA: 6,002 SF - EXCLUDES GARAGE OPENINGS  GROUND STORY TRANSPARENCY: GROUND STORY TRANSPARENCY ZONE: 1,789 SF (2'-0" TO 8'-0" ABOVE GRADE) GROUND STORY GLAZING AREA: 1,154 SF (2'-0" TO 8'-0" ABOVE GRADE) TRANSPARENCY REQUIRED: 60% TRANSPARENCY PROVIDED: 65%		<b>UPPER STORY:</b> HEIGHT: 10'-8" UPPER STORY TOTAL AREA: 3,646 SF (EA. FLOOR 02-06)  UPPER STORY TRANSPARENCY: UPPER STORY TRANSPARENCY ZONE: 3,646 SF (FLOOR TO FLOOR 02-06) UPPER STORY GLAZING AREA: 1,300 SF (FLOOR TO FLOOR 02-06) TRANSPARENCY REQUIRED: 30% TRANSPARENCY PROVIDED: 36%  <b>BLANK WALL LIMITATIONS:</b> REQUIRED: YES PROVIDED: YES  <b>VERTICAL FACADE DIVISIONS:</b> REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS) PROVIDED: YES, ONE GREATER THAN 45'-0"  <b>HORIZONTAL FACADE DIVISIONS:</b> REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY) PROVIDED: YES, MATERIAL TYPE CHANGE	
---	--	---	--	--	--

 POTENTIAL WAIVER REQUEST







<b>MATERIAL TYPE:</b> SOUTH FACADE TOTAL AREA 9,753 SF -(INCLUDES BOTH CORRIDOR AND PARKING GARAGE)  PRIMARY GLAZING (WINDOWS & DOORS) 1,463 SF PRIMARY BRICK 4,285 SF SECONDARY MILENNIUM TILE 174 SF SECONDARY MESH SCREENS 2,033 SF SECONDARY METAL/FIBER CEMENT 1,727 SF SECONDARY LOUVERS/GLAZING/METAL 71 SF (TBD PER TENANT REQ. - UPPER PORTION OF GROUND FLOOR STOREFRONTS)  <b>PRIMARY MATERIAL TOTAL:</b> 5,748 SF REQUIRED: 80% PROVIDED: 59% (5,748 / 9,753 = 0.589)  <b>SECONDARY MATERIAL TOTAL:</b> 4,005 SF REQUIRED: <20% PROVIDED: 41% (4,005 / 9,753 = 0.411)		<b>FACADE REQUIREMENTS</b> STREET FACADE: YES PRINCIPAL ENTRANCE: YES  <b>NUMBER OF ENTRANCES:</b> REQUIRED: NO - NOT A PRIMARY STREET FACADE TOTAL FACADE LENGTH: 164'-8" REQUIRED: 0 PROVIDED: 1  <b>GROUND STORY:</b> 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; 795 SF PARKING (2'-0" TO 8'-0" ABOVE GRADE) GROUND STORY GLAZING AREA: 155 SF CORRIDOR; 77 SF PARKING (2'-0" TO 8'-0" ABOVE GRADE) TRANSPARENCY REQUIRED: 15% CORRIDOR; PARKING=BLANK WALL LIM. TRANSPARENCY PROVIDED: 64% CORRIDOR; 10% PARKING		<b>UPPER STORY:</b> HEIGHT: 10'-8" UPPER STORY TOTAL AREA: 1,776 SF (EA. FLOOR 02-06)  UPPER STORY TRANSPARENCY: UPPER STORY TRANSPARENCY ZONE: 432 SF CORRIDOR (FLOOR TO FLOOR 02-06) UPPER STORY GLAZING AREA: 142 SF CORRIDOR (FLOOR TO FLOOR 02-06) TRANSPARENCY REQUIRED: 15% CORRIDOR; PARKING=CAR SCREENING TRANSPARENCY PROVIDED: 33% 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	
---	--	--	--	---	--

 POTENTIAL WAIVER REQUEST







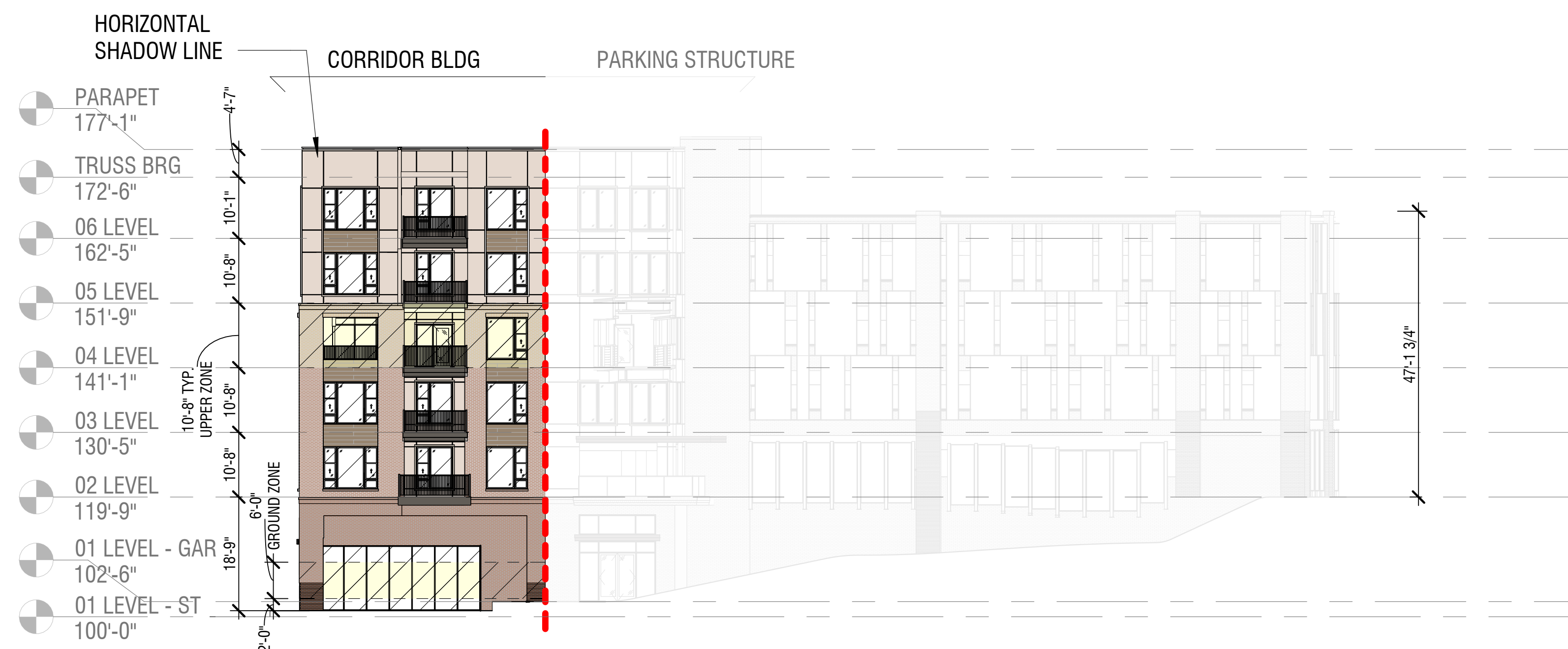
KEYPLAN

**PRIMARY MATERIALS**

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

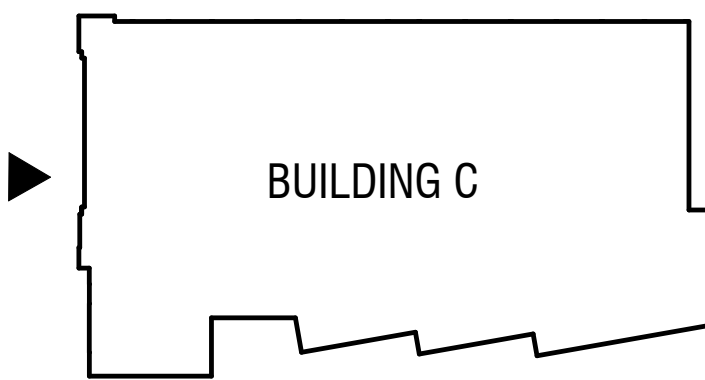
**SECONDARY MATERIALS**

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

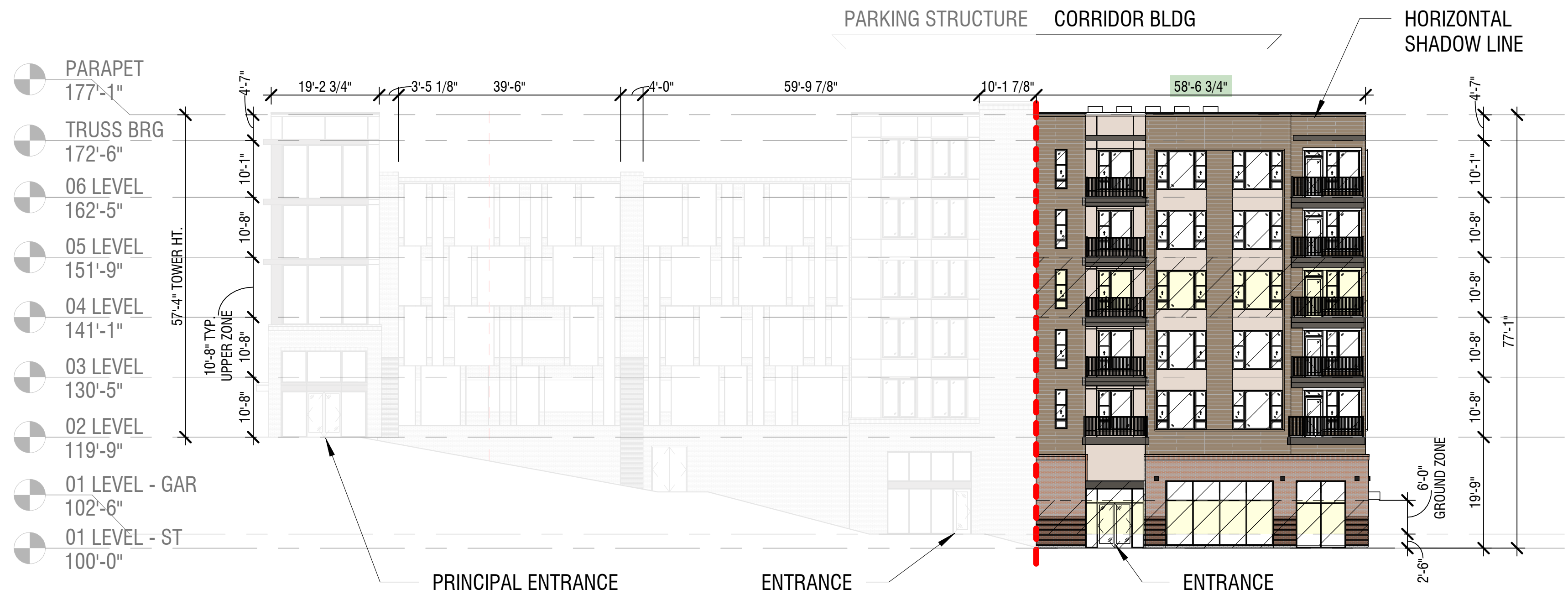


<b>MATERIAL TYPE:</b>		<b>FACADE REQUIREMENTS</b>		<b>UPPER STORY:</b>	
NORTH FACADE TOTAL AREA -(INCLUDES BOTH CORRIDOR AND PARKING GARAGE) 12,100 SF		STREET FACADE: YES PRINCIPAL ENTRANCE: YES - PARKING STRUCTURE; NO - CORRIDOR		HEIGHT: 10'-8" UPPER STORY TOTAL AREA: 2,083 SF (EA. FLOOR 02-06)	
PRIMARY	GLAZING (WINDOWS & DOORS) 3,073 SF	<b>NUMBER OF ENTRANCES:</b>		<b>UPPER STORY TRANSPARENCY:</b>	
PRIMARY	BRICK 3,158 SF	REQUIRED: YES		UPPER STORY TRANSPARENCY ZONE: 629 SF CORRIDOR (FLOOR TO FLOOR 02-06)	
SECONDARY	MILLENNIUM TILE 1,389 SF	TOTAL FACADE LENGTH: 194'-10"		UPPER STORY GLAZING AREA: 252 SF CORRIDOR (FLOOR TO FLOOR 02-06)	
SECONDARY	MESH SCREENS 2,551 SF	REQUIRED: 194'-10" / 75'-0" = 3 (2.59 ROUNDED UP)		TRANSPARENCY REQUIRED: 30% CORRIDOR; PARKING=CAR SCREENING	
SECONDARY	METAL/FIBER CEMENT 1,709 SF	PROVIDED: 1		TRANSPARENCY PROVIDED: 40% CORRIDOR; PARKING=PERFORATED MESH PANELS	
SECONDARY	LOUVERS/GLAZING/METAL 220 SF	<b>GROUND STORY:</b>		<b>BLANK WALL LIMITATIONS:</b>	
(TBD PER TENANT REQ. - UPPER PORTION OF GROUND FLOOR STOREFRONTS)		HEIGHT: (VARIES) 18'-9" (WEST) 10'-8" (EAST)		REQUIRED: YES PROVIDED: NO	
<b>PRIMARY MATERIAL TOTAL:</b> 6,231 SF		GROUND STORY TOTAL AREA: 2,197 SF		<b>VERTICAL FACADE DIVISIONS:</b>	
REQUIRED: 80%		GROUND STORY TRANSPARENCY:		REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS)	
PROVIDED: 51% (6,231 / 12,100 = 0.514)		GROUND STORY TRANSPARENCY ZONE: 354 SF CORRIDOR; 830 SF PARKING (2'-0" TO 8'-0" ABOVE GRADE)		PROVIDED: YES, ONE GREATER THAN 45'-0"	
<b>SECONDARY MATERIAL TOTAL:</b> 5,869 SF		GROUND STORY GLAZING AREA: 232 SF CORRIDOR; 185 SF PARKING (2'-0" TO 8'-0" ABOVE GRADE)		<b>HORIZONTAL FACADE DIVISIONS:</b>	
REQUIRED: <20%		TRANSPARENCY REQUIRED: 60% CORRIDOR; 65% PARKING		REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)	
PROVIDED: 49% (5,869 / 12,100 = 0.485)		TRANSPARENCY PROVIDED: 65% CORRIDOR; 23% PARKING		PROVIDED: YES, MATERIAL TYPE CHANGE	





 POTENTIAL WAIVER REQUEST






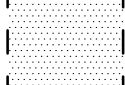
KEYPLAN



**PRIMARY MATERIALS**

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

**SECONDARY MATERIALS**

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

## Garage - Parking Structure

### A1. Street Frontage

	Allowable:	Actual:
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

	Allowable:	Actual:
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

	Allowable:	Actual:
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

	Allowable:	Actual:
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

	Allowable:	Actual:
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

	Allowable:	Actual:
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

	Allowable:	Actual:
Blank Wall Limitation:	Required	Complies

## D3. Building Entrance

	Allowable:	Actual:
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

	Allowable:	Actual:
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

	Allowable:	Actual:
Permitted Primary Materials:	Stone, Brick, Glass	Ref. Elevations

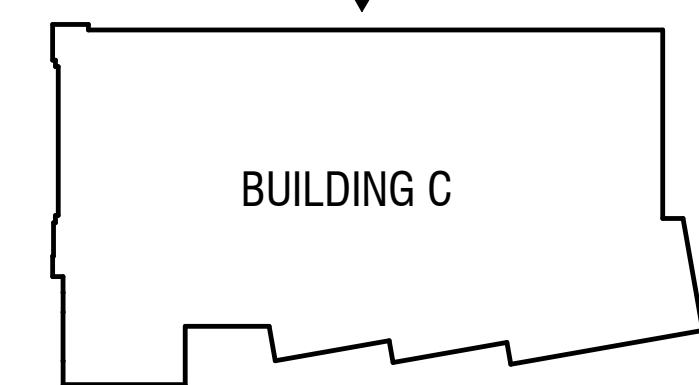
## D6. Roof Types

	Allowable:	Actual:
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

<b>MATERIAL TYPE:</b> EAST FACADE TOTAL AREA (INCLUDES BOTH CORRIDOR AND PARKING GARAGE) 11,830 SF  PRIMARY GLAZING (WINDOWS & DOORS) 531 SF PRIMARY BRICK 5,933 SF SECONDARY MESH SCREENS 5,111 SF SECONDARY METAL/FIBER CEMENT 255 SF SECONDARY LOUVERS/GLAZING/METAL (TBD PER TENANT REQ. - UPPER PORTION OF GROUND FLOOR STOREFRONTS) 0 SF  <b>PRIMARY MATERIAL TOTAL:</b> 6,464 SF REQUIRED: 80% PROVIDED: 55% (6,464 / 11,830 = 0.546)  <b>SECONDARY MATERIAL TOTAL:</b> 5,366 SF REQUIRED: <20% PROVIDED: 45% (5,366 / 11,830 = 0.453)		<b>FACADE REQUIREMENTS</b> STREET FACADE: YES PRINCIPAL ENTRANCE: YES  <b>NUMBER OF ENTRANCES:</b> REQUIRED: YES TOTAL FACADE LENGTH: 330'-7" REQUIRED: 330'-7" / 75'-0" = 5 (4.4 ROUNDED UP) PROVIDED: 2  <b>GROUND STORY:</b> HEIGHT: (VARIES) 10'-8" GROUND STORY TOTAL AREA: 3,530 SF  <b>GROUND STORY TRANSPARENCY:</b> GROUND STORY TRANSPARENCY ZONE: 1,985 SF (2'-0" TO 8'-0" ABOVE GRADE) GROUND STORY GLAZING AREA: 1,344 SF (2'-0" TO 8'-0" ABOVE GRADE) TRANSPARENCY REQUIRED: 65% TRANSPARENCY PROVIDED: 68%		<b>UPPER STORY:</b> HEIGHT: 10'-8" UPPER STORY TOTAL AREA: 3,530 SF (EA. FLOOR 03-05)  <b>UPPER STORY TRANSPARENCY:</b> UPPER STORY TRANSPARENCY ZONE: 3,530 SF (FLOOR TO FLOOR 03-05) UPPER STORY OPEN AREA: 849 SF + PERF. PANEL OPENNESS % (FLOOR TO FLOOR 03-05) TRANSPARENCY REQUIRED: CAR SCREENING TRANSPARENCY PROVIDED: PERFORATED MESH PANELS  <b>BLANK WALL LIMITATIONS:</b> REQUIRED: YES PROVIDED: YES  <b>VERTICAL FACADE DIVISIONS:</b> REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS) PROVIDED: YES - BRICK PIERS  <b>HORIZONTAL FACADE DIVISIONS:</b> REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY) PROVIDED: YES	
--	--	---	--	---	--

POTENTIAL WAIVER REQUEST



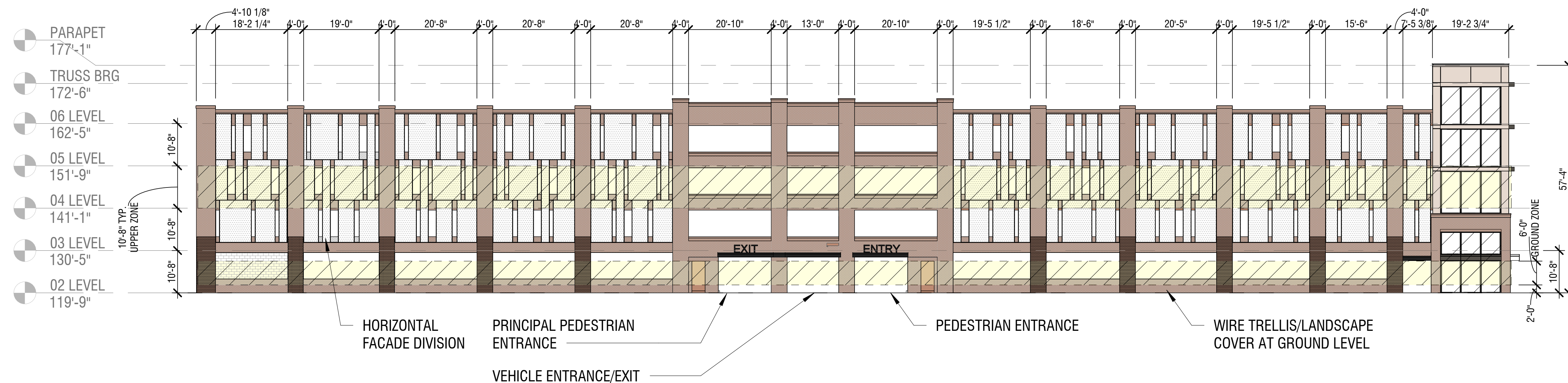
KEYPLAN

**PRIMARY MATERIALS**

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

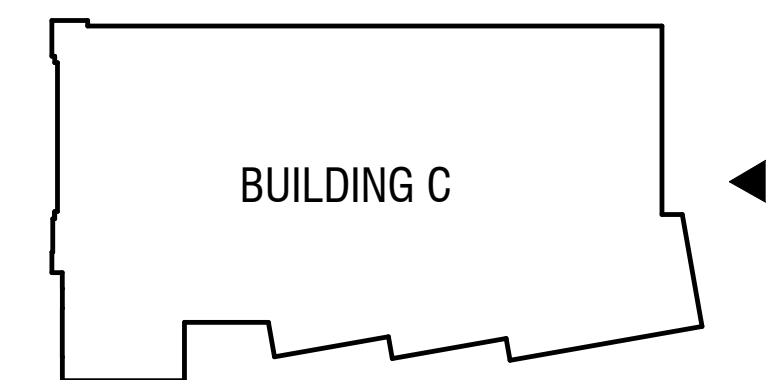
**SECONDARY MATERIALS**

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







<b>MATERIAL TYPE:</b>		<b>FACADE REQUIREMENTS</b>		<b>UPPER STORY:</b>	
SOUTH FACADE TOTAL AREA -(INCLUDES BOTH CORRIDOR AND PARKING GARAGE) 9,753 SF		STREET FACADE: YES PRINCIPAL ENTRANCE: YES		HEIGHT: 10'-8" UPPER STORY TOTAL AREA: 1,776 SF (EA. FLOOR 02-06)	
PRIMARY	GLAZING (WINDOWS & DOORS) 1,463 SF	<b>NUMBER OF ENTRANCES:</b>		UPPER STORY TRANSPARENCY:	
PRIMARY	BRICK 4,285 SF	REQUIRED: NO - NOT A PRIMARY STREET FACADE		UPPER STORY TRANSPARENCY ZONE: 432 SF CORRIDOR (FLOOR TO FLOOR 02-06)	
SECONDARY	MILLENNIUM TILE 174 SF	TOTAL FACADE LENGTH: 164'-8"		UPPER STORY GLAZING AREA: 142 SF CORRIDOR (FLOOR TO FLOOR 02-06)	
SECONDARY	MESH SCREENS 2,033 SF	REQUIRED: 0		TRANSPARENCY REQUIRED: 15% CORRIDOR; PARKING=CAR SCREENING	
SECONDARY	METAL/FIBER CEMENT 1,727 SF	PROVIDED: 1		TRANSPARENCY PROVIDED: 33% CORRIDOR; PARKING=PERFORATED MESH PANELS	
SECONDARY	LOUVERS/GLAZING/METAL (TBD PER TENANT REQ. - UPPER PORTION OF GROUND FLOOR STOREFRONTS) 71 SF	<b>GROUND STORY:</b>		BLANK WALL LIMITATIONS:	
PRIMARY MATERIAL TOTAL: 5,748 SF		HEIGHT: (VARIES) 18'-9" (WEST) 10'-8" (EAST)		REQUIRED: YES PROVIDED: YES	
REQUIRED: 80%		GROUND STORY TOTAL AREA: 2,197 SF		VERTICAL FACADE DIVISIONS:	
PROVIDED: 59% (5,748 / 9,753 = 0.589)		GROUND STORY TRANSPARENCY:		REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS) PROVIDED: YES	
SECONDARY MATERIAL TOTAL: 4,005 SF		GROUND STORY TRANSPARENCY ZONE: 243 SF CORRIDOR; 795 SF PARKING (2'-0" TO 8'-0" ABOVE GRADE)		HORIZONTAL FACADE DIVISIONS:	
REQUIRED: <20%		GROUND STORY GLAZING AREA: 155 SF CORRIDOR; 77 SF PARKING (2'-0" TO 8'-0" ABOVE GRADE)		REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY) PROVIDED: YES, MATERIAL TYPE CHANGE	
PROVIDED: 41% (4,005 / 9,753 = 0.411)		TRANSPARENCY REQUIRED: 15% CORRIDOR; PARKING=BLANK WALL LIM. TRANSPARENCY PROVIDED: 64% CORRIDOR; 10% PARKING			

 POTENTIAL WAIVER REQUEST




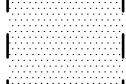


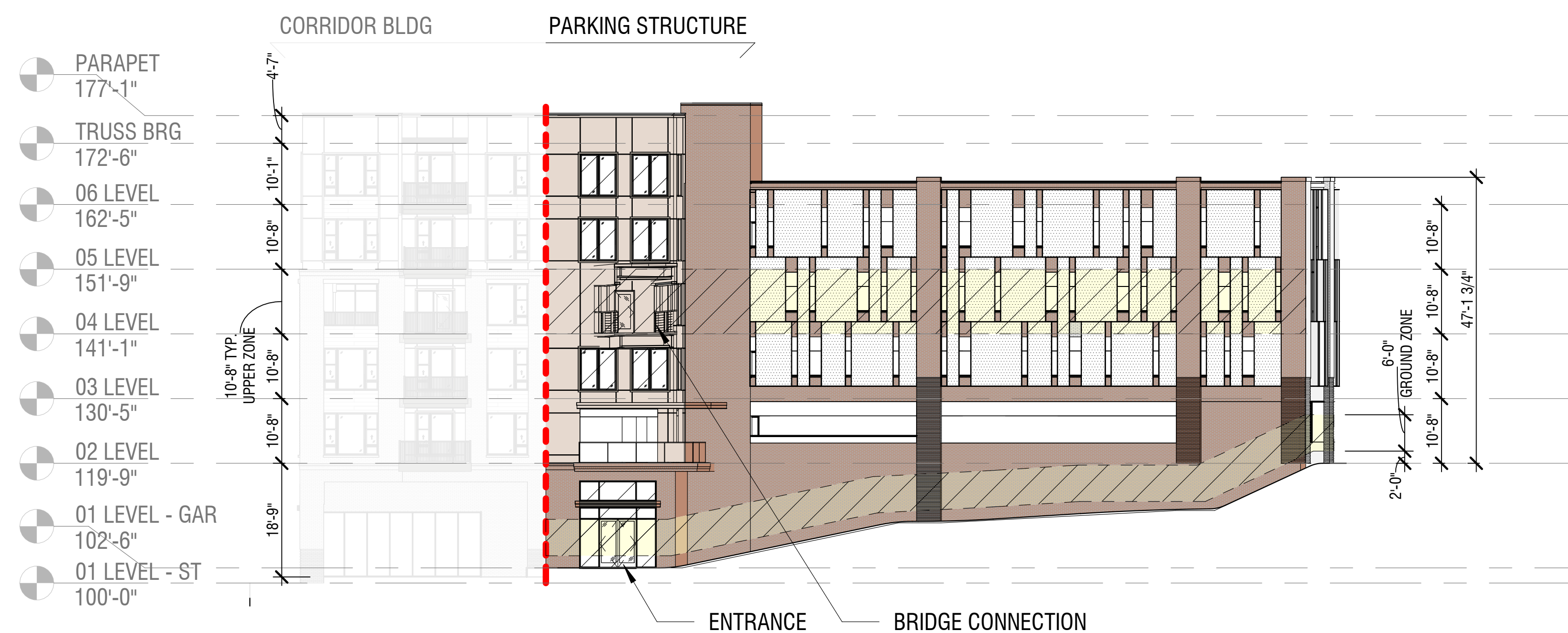
KEYPLAN

**PRIMARY MATERIALS**

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

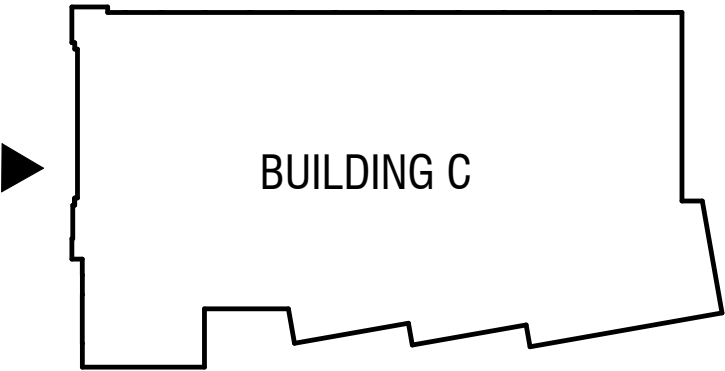
**SECONDARY MATERIALS**

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



<b>MATERIAL TYPE:</b> NORTH FACADE TOTAL AREA - (INCLUDES BOTH CORRIDOR AND PARKING GARAGE) 12,100 SF  PRIMARY GLAZING (WINDOWS & DOORS) 3,073 SF PRIMARY BRICK 3,158 SF SECONDARY MILENNIUM TILE 1,389 SF SECONDARY MESH SCREENS 2,551 SF SECONDARY METAL/FIBER CEMENT 1,709 SF SECONDARY LOUVERS/GLAZING/METAL 220 SF (TBD PER TENANT REQ. - UPPER PORTION OF GROUND FLOOR STOREFRONTS)  <b>PRIMARY MATERIAL TOTAL:</b> 6,231 SF REQUIRED: 80% PROVIDED: 51% (6,231 / 12,100 = 0.514)  <b>SECONDARY MATERIAL TOTAL:</b> 5,869 SF REQUIRED: <20% PROVIDED: 49% (5,869 / 12,100 = 0.485)		<b>FACADE REQUIREMENTS</b> STREET FACADE: YES PRINCIPAL ENTRANCE: YES - PARKING STRUCTURE; NO - CORRIDOR  <b>NUMBER OF ENTRANCES:</b> REQUIRED: YES TOTAL FACADE LENGTH: 194'-10" REQUIRED: 194'-10" / 75'-0" = 3 (2.59 ROUNDED UP) PROVIDED: 1  <b>GROUND STORY:</b> HEIGHT: (VARIES) 18'-9" (WEST) 10'-8" (EAST) GROUND STORY TOTAL AREA: 2,197 SF  GROUND STORY TRANSPARENCY: GROUND STORY TRANSPARENCY ZONE: 354 SF CORRIDOR; 830 SF PARKING (2'-0" TO 8'-0" ABOVE GRADE) GROUND STORY GLAZING AREA: 232 SF CORRIDOR; 185 SF PARKING (2'-0" TO 8'-0" ABOVE GRADE) TRANSPARENCY REQUIRED: 60% CORRIDOR; 65% PARKING TRANSPARENCY PROVIDED: 65% CORRIDOR; 23% PARKING		<b>UPPER STORY:</b> HEIGHT: 10'-8" UPPER STORY TOTAL AREA: 2,083 SF (EA. FLOOR 02-06)  <b>UPPER STORY TRANSPARENCY:</b> UPPER STORY TRANSPARENCY ZONE: 629 SF CORRIDOR (FLOOR TO FLOOR 02-06) UPPER STORY GLAZING AREA: 252 SF CORRIDOR (FLOOR TO FLOOR 02-06) TRANSPARENCY REQUIRED: 30% CORRIDOR; PARKING=CAR SCREENING TRANSPARENCY PROVIDED: 40% CORRIDOR; PARKING=PERFORATED MESH PANELS  <b>BLANK WALL LIMITATIONS:</b> REQUIRED: YES PROVIDED: NO  <b>VERTICAL FACADE DIVISIONS:</b> REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS) PROVIDED: YES, ONE GREATER THAN 45'-0"  <b>HORIZONTAL FACADE DIVISIONS:</b> REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY) PROVIDED: YES, MATERIAL TYPE CHANGE	
---	--	--	--	---	--

POTENTIAL WAIVER REQUEST



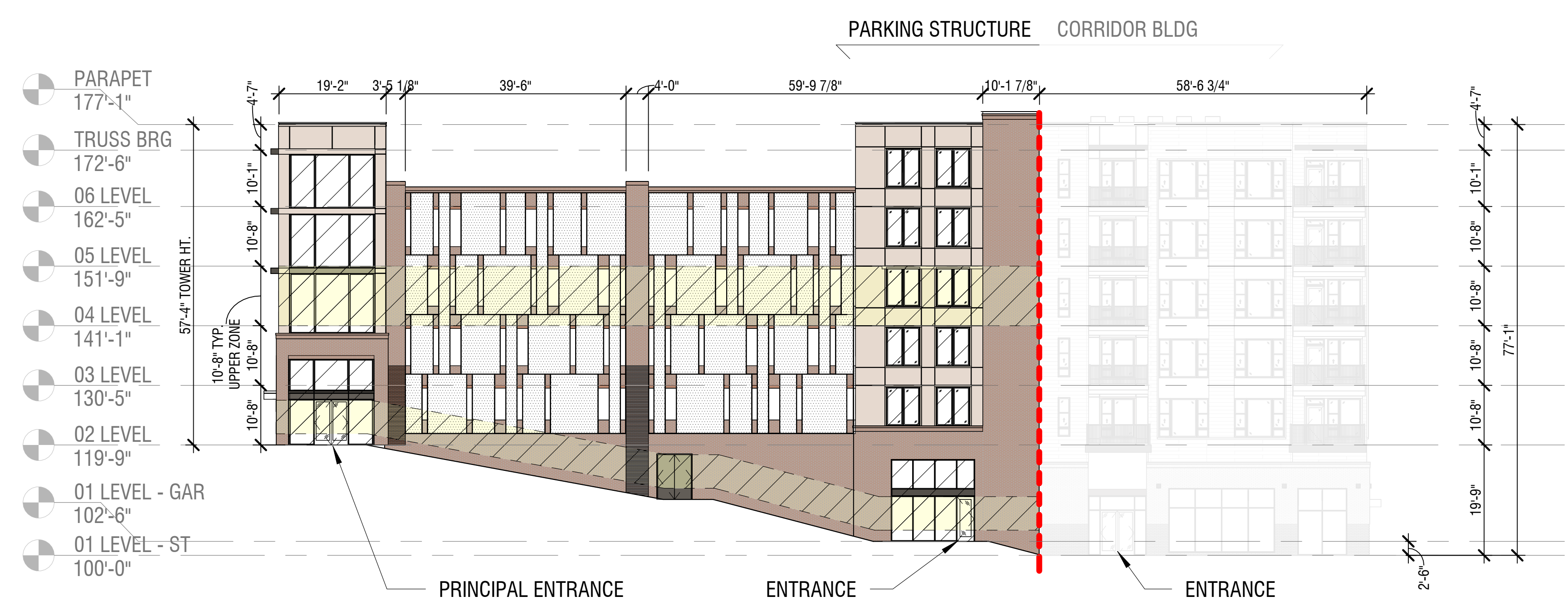
KEYPLAN

**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.











