

ZONING COMPLIANCE - SITE

HISTORIC MIXED USE - SITE ANALYSIS

PARKING TABULATION

Parking Required	Parking Ratio	Area (SF)
Retail	3 : 1000	72,564
Eating / Drinking	10 : 1000	28,973
Office Parking	2.5 : 1000	39,973
Commercial Center (Quilt)	3: 1000	5,000
Total Spaces Required		675
Total Spaces Provided		476
Surface Parking Spaces		80
Public Parking Spaces		44
Garage Parking Spaces		295
Surface Parking (Quilt)		57(max)
Accessible Spaces		12 throughout site
Bike Spaces		48 throughout site

BLOCK DIMENSIONS

	North (FT)	South (FT)	East (FT)	West (FT)	Perimeter (FT)
Allowable	300	300	300	300	1,000
Block 1	296	291	561	559	1,707
Block 2	227	227	563	563	1,579

IMPERVIOUS COVERAGE

Maximum Impervious Coverage 85%

	Area (acres)	Impervious Area (SF)	Impervious (%)	
Block 1	3.511	3,153	90%	Non Compliant
Block 2	2.297	2,069	90%	Non Compliant

STREET FRONTAGE

	Minimum Front Property Line Coverage	Street Frontage	80% Front Coverage	
	Street Name	Frontage (FT)	Facade (FT)	(%)
Block 1	Bridge St	296 FT	271 FT	92% Compliant
	Monterey Dr	501 FT	408 FT	81% Compliant
	* 45 FT of frontage dedicated to public amenity			
	SW Street	259 FT	207 FT	80% Compliant
Block 2	Bridge St	227 FT	200 FT	88% Compliant
	Monterey Dr	442 FT	340 FT	77% Non Compliant
	* 27 FT of frontage dedicated to public amenity			

OPEN SPACE SUMMARY TABLE

Code Reference	BSD §153.064(C)(2) - Commercial Open Space
Project Use Type:	Mixed Use (Retail + Office)
Residential Uses	None
Applicable Standard:	1 SF of publicly accessible open space per 50 SF of commercial floor area
Commercial Floor Area (IGSF)	145,527
Open Space Required (SF)	2,911
Total Open Space Provided (SF)	31,950
Open	26,570
Retail Alleyway	5,380

SQUARE FOOTAGES

Building	Retail (SF)	Food/Drink (SF)	Office (SF)
Building 1	8,642	5,500	13,503
Building 2	6,609	5,783	9,574
Building 3	11,250	2,761	
Building 4	7,998	1,641	
Building 5	10,645	4,609	
Building 6	9,675	3,788	
Building 7	16,405	7,444	11,567
Building 8		2,440	
Existing Quilt	5,000		
Restrooms	328	146	
Misc	1,012	378	4,329
Total	77,564	34,490	38,973

WAIVER REQUEST - SITE

HISTORIC MIXED USE - SITE ANALYSIS

PARKING

Non Compliant

The total number of proposed parking spaces (476) is less than the 694 required (based on the square footage of the individual uses). Please see refer to Parking Plan.

FRONTAGE COVERAGE

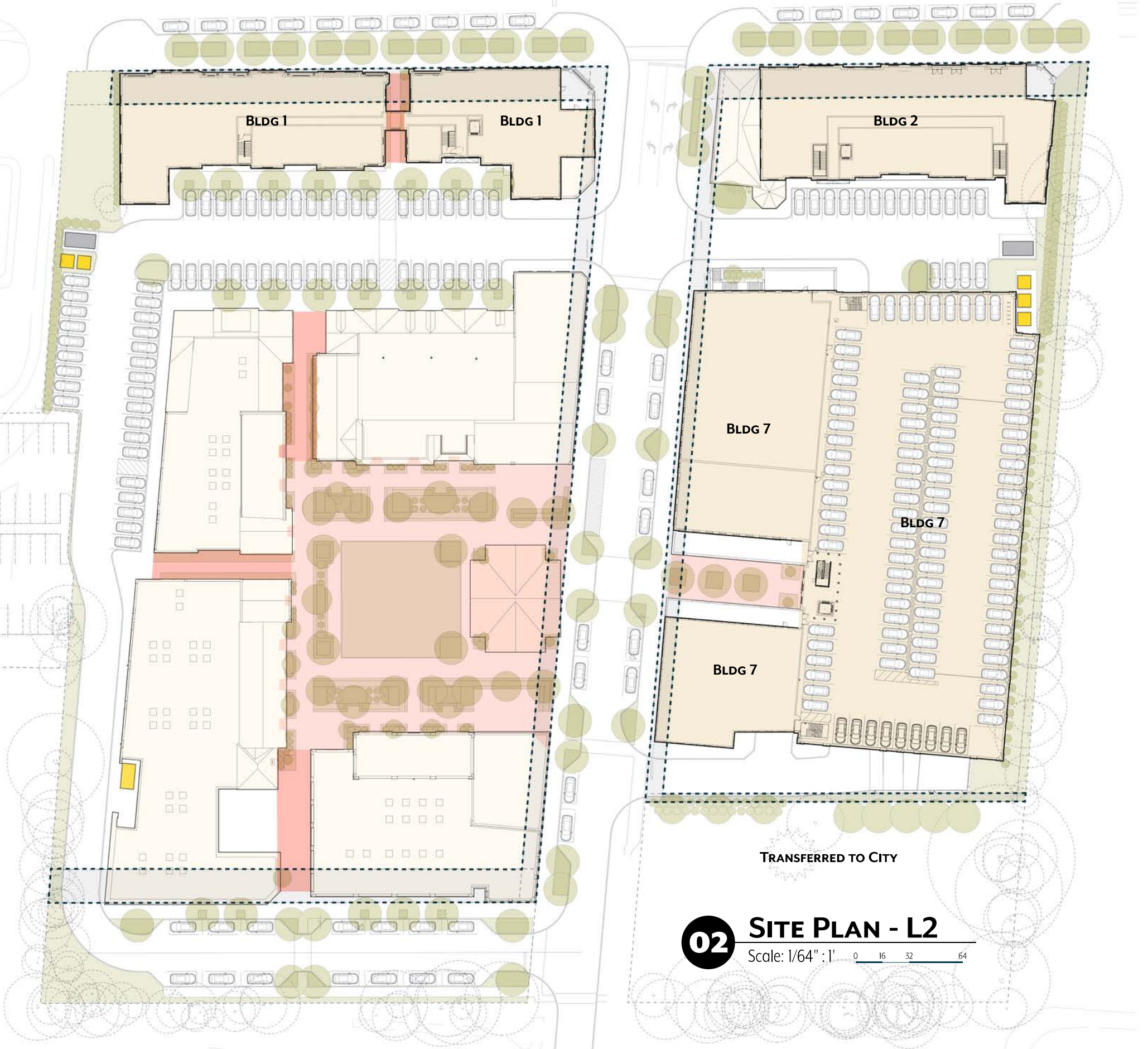
Non Compliant

At select locations, the proposed development does not meet this requirement due to the intentional incorporation of publicly accessible open space amenities, including a plaza and courtyard, along the frontage. These spaces have been purposefully designed to enhance the pedestrian experience, provide gathering areas, and contribute to the overall placemaking goals of the development. While this results in a reduced building frontage percentage in these areas, the design continues to uphold the intent of the zoning code by activating the street edge through high-quality landscape design, pedestrian-oriented features, and visual engagement. As such, the proposed approach achieves the underlying objectives of the frontage requirement while offering additional community benefit.

BLOCK DIMENSIONS

Non Compliant

The overall site has been intentionally planned with multiple pedestrian routes, courtyards, and connections that exceed the intent of the zoning code's walkability goals. These paths link buildings to one another, to the public street, and to shared open spaces, creating a fine-grained pedestrian network across the development. The need for this waiver is driven by the geometry of the site, its limited dimensions, and the required street and service access points. These constraints make it difficult to subdivide every building at exactly one hundred fifty feet without creating inefficient building layouts or disrupting the larger pedestrian framework.



	AS-1 <i>Asphalt shingles</i> MFR: GAF Style: Slateline, Dimensional Color: Antique Slate
	AS-2 <i>Asphalt shingles</i> MFR: Certainteed Style: Carriage House Color: Stonegate Gray
	SS-1a <i>Standing Seam Metal Roof Panels</i> MFR: Buckeye Metal Style: Flat Panel 1½" Seam, 15" Width Color: Bronze/Burnished Slate
	SS-1b <i>Standing Seam Metal Roof Panels</i> MFR: Buckeye Metal Style: Flat Panel, 1½" Seam, 15" Width Color: Custom (Blue Green)
	SS-1c <i>Standing Seam Metal Roof Panels</i> Material: Patina Copper Style: Flat Panel, 1½" Seam, 12" Width
	SS-1d <i>Standing Seam Metal Roof Panels</i> MFR: Buckeye Metal Style: Flat Panel, 1½" Seam, 15" Width Color: Custom (Dark Blue)
	WS-1 <i>Wood Shake</i> MFR: Turada Hardwood Shingles Exposure: 7½" Color: Warm brown @ install; Weathers to a silver
	CT-1* <i>Spanish Roof Tile</i> MFR: Ludowichi Style: Spanish 18.5 Color: Strata Gray Impressionist
	MR-1 <i>Membrane Roof</i> Material: TPO, EPDM, or similar Colore: TBD

	BR-1 <i>Brick Masonry</i> Same as BR-5		BR-10 <i>Brick Masonry</i> MFR: Glen Gery Name: Covington Size: Standard Grout:
	BR-2 <i>Brick Masonry</i> MFR: Glen Gery Name: Painted, *2 Keim Mineral Paint Color: #71 (White) Size: Standard Grout: Extruded		BR-11 <i>Brick Masonry</i> MFR: Glen Gery Name: Canton Size: Standard Grout:
	BR-3 <i>Brick Masonry</i> MFR: Glen Gery Name: Sanford Size: Standard Grout:		BR-12 <i>Brick Masonry</i> MFR: Glen Gery Name: Painted, *2 Keim Mineral Paint Color: #23085 (Off White) Size: Standard
	BR-4 <i>Brick Masonry</i> MFR: Glen Gery Name: St Cloud Size: Monticello Grout:		BR-13 <i>Brick Masonry</i> MFR: Yankee Hill Name: 212 Antique Size: Standard Grout:
	BR-5 <i>Brick Masonry</i> MFR: Glen Gery Name: Painted, *2 Keim Mineral Paint Color: #71 (White) Size: Standard Grout: Standard		ST-1 <i>Cast Stone</i> MFR: Rockcast Color: Old Ohio (blend) Mortar: Spec Mix SM350 Suede
	BR-6 <i>Brick Masonry</i> MFR: Glen Gery Name: Illini Commons Size: Standard Grout:		CB-1* <i>Concrete Block</i> MFR: Spec-Brik Name: Delaware Blend, *2 Size: Standard Grout:
	BR-7 <i>Brick Masonry</i> MFR: Glen Gery Name: Cranberry Size: Standard Grout:		CB-2* <i>Concrete Block</i> MFR: Spec-Brik Name: Flint Blend, *2 Size: Standard Grout:
	BR-8 <i>Brick Masonry</i> MFR: Glen Gery Name: White Plains Velour Size: Standard Grout:		TL-1 <i>Terracotta Tile</i> MFR: x Name: x Size: x Grout: x
	BR-9 <i>Brick Masonry</i> MFR: Glen Gery Name: Augusta Size: Standard Grout:		

	AF-1	<i>Cast Stone Cornice</i> MFR: See ST-1 Style: See elevations & sections Color: Buffstone
	AF-2* & TR*	<i>Composite Molding</i> MFR: TruExterior or similar Style: Smooth Size: See elevations Thickness: ¾" to 1"
	AF-3	<i>Fabric Awning</i> MFR: Sunbrella or similar Fabric: Dyed Acrylic Color: See renderings
	AF-4	<i>Decorative Column</i> MFR: Fypon or similar Style: Refer to elevations Color: Match adjacent trim
	AF-5a	<i>Balcony Guardrail</i> Material: Cast Aluminum or Wrought Iron Height: 42" AFF Pattern: Refer to elevations Color: Black or Dark Bronze
	AF-5b	<i>Patio Railing</i> Material: Cast Aluminum or Wrought Iron Height: 36" AFF Pattern: Refer to elevations Color: Black or Dark Bronze
	AF-6	<i>Shutters</i> Mfr: Westlake Royal, Atlantic Premium Style: Pro Series, Panel and Louver style with Hardware Height, Pattern and Color per building. RE Elevations

The project includes punch windows and storefront. Basis of Design

Punch Windows

MFR: Pella

Styles: Fixed, Casement, Double Hung

Line: Impervia - Fiberglass
Reserve - Aluminum Clad Wood
Lifestyle - Aluminum Clad Wood

Color: Bronze, Black, White, Off-White

Storefront

MFR: Pella

Styles: Fixed, Casement

Line: Vista

Color: Bronze, Black, White, Off-White, and as noted

* - Materials with requested waiver and are noted in elevation as an acceptable primary material.

*2 - Additional information provided as literature or project examples

ZONING COMPLIANCE- BUILDING 1

HISTORIC MIXED USE – PLAN ANALYSIS - 1ST FLOOR RETAIL, 2ND FLOOR OFFICE

Street Frontage

*Refer to Site Plan		
• Front Property Line Coverage	80%	Compliant
• Occupation of Corner	Required	Compliant
• Front RBZ	20ft	Compliant
• Corner RBZ	10ft	Compliant

Buildable Area

*Refer to Site Plan		
• Minimum Side yard Setback	0ft	Compliant
• Minimum rear yard setback	0ft	Compliant
• Minimum Lot Width	30ft	
• Provided	295' 8"	Compliant
• Maximum Impervious Coverage	85%	Compliant
• Additional Semi-Pervious Coverage	5%	Compliant

Uses & Occupancy Requirements

• Ground Story	Retail	Compliant
• Upper Story	Office	Compliant
• Parking Within the Building	Not Applicable	
• Occupied Space	Not Applicable	

Number of Entrances

• Facade length	271'-4"/40' = 7 (1 per 40' required)	
• Provided	7 Entrances	Compliant

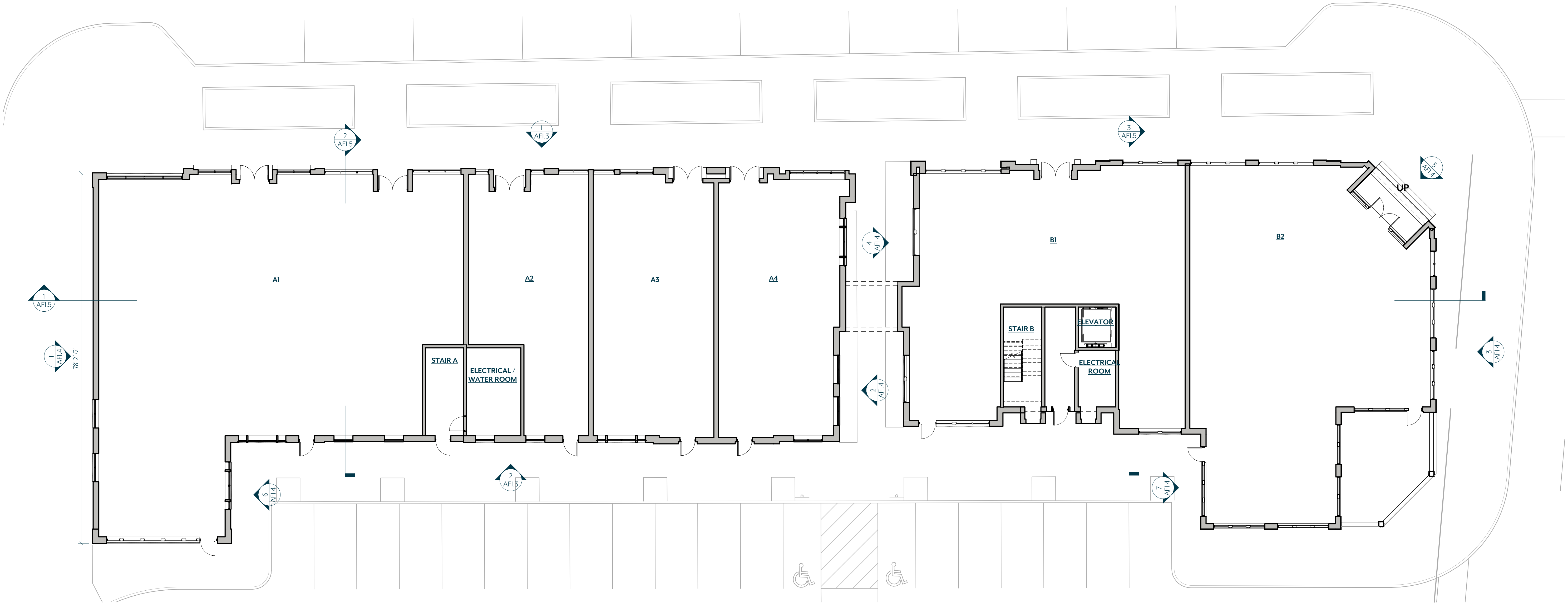
Mid-building Pedestrian-way

• Required	If Building > 150ft	
• Provided Building length 271'-4" (1 Required)		
• Pedestrian way	1 Provided	Compliant

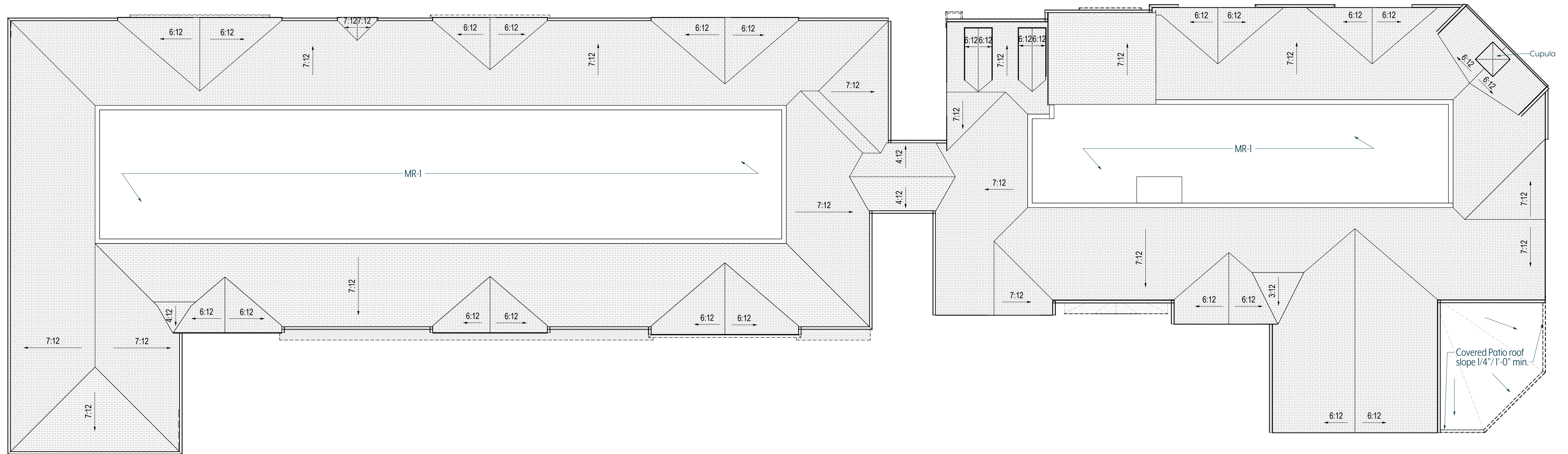
Roof Types

Allowed	Pitched roof; (other types permitted with approval)	
Provided	Area A - Pitch roof Area B - Pitch roof	Compliant Compliant

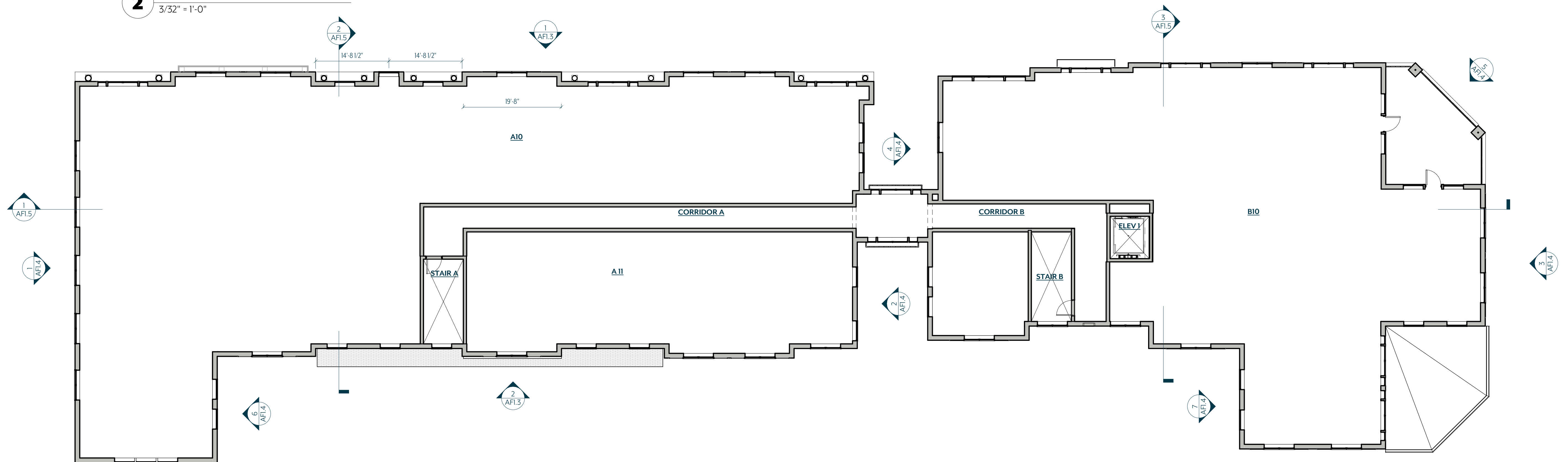
Note: Refer to Elevations for building heights, Transparency requirements, Material requirements, Black Wall Limitations



1 LEVEL 1 - OVERALL PLAN
3/32" = 1'-0"



2 ROOF PLAN
3/32" = 1'-0"



1 LEVEL 2 - OVERALL PLAN
3/32" = 1'-0"

HISTORIC MIXED USE – ELEVATION ANALYSIS

• Ground Story Max	12 ft	
• Ground Story Provided	16 ft	Non Compliant
• Upper Story Max	12 ft	
• Upper Story Provided	11 ft 6 inch	Compliant

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

- | | |
|--|---|
| <ul style="list-style-type: none"> • Primary facade materials allowed • Roof materials allowed | <p>Stone, Brick, Wood Siding</p> <p>Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile</p> |
|--|---|

Story	Elevation	Glazing/ Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Ground	North	1066	1632	65%	40%	Compliant
Upper	North	1073	3483	31%	20%	Compliant
Overall	South	2208	8179	27%	15%*	Compliant
Ground	East	233	467	50%	40%	Compliant
Upper	East	331	957	35%	20%	Compliant
Overall	West	312	2,010	15.5%	15%*	Compliant

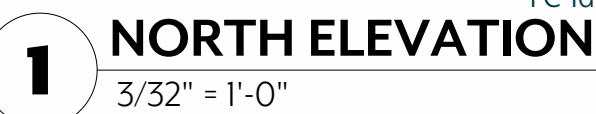
Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

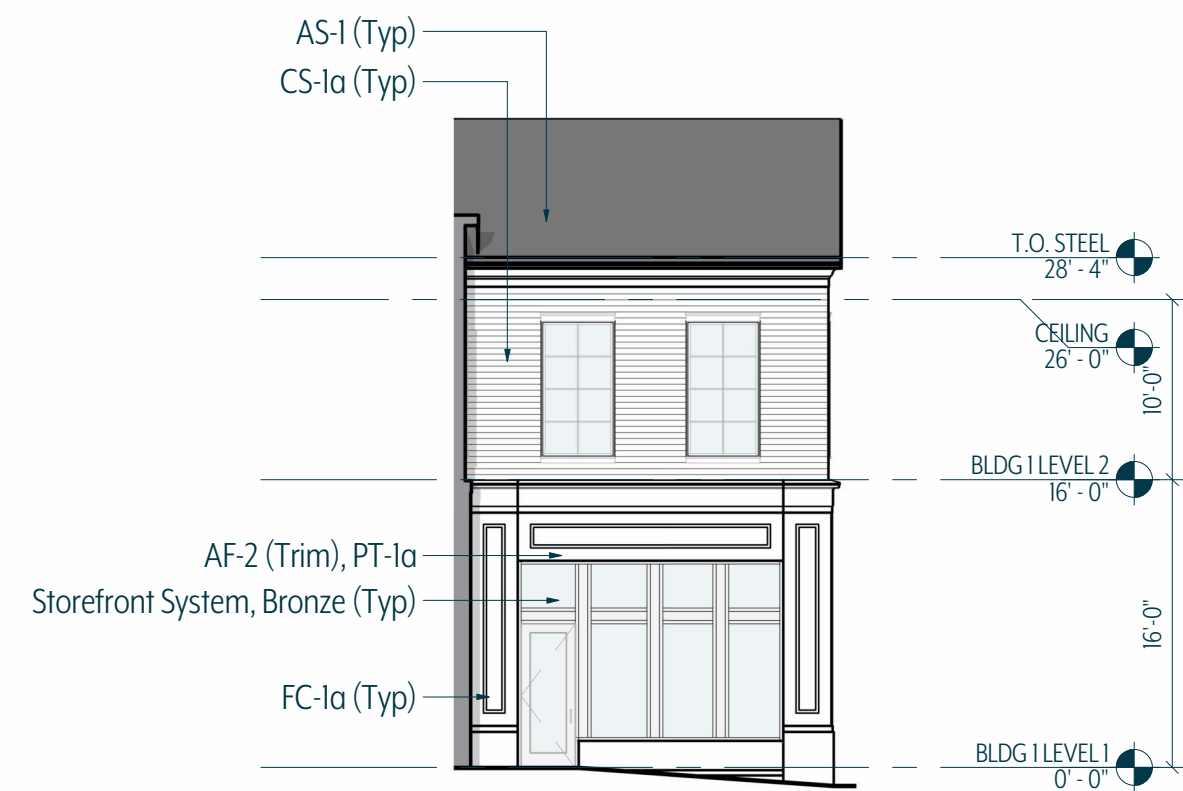
• North	Ground Story	Compliant
• North	Upper Story	Compliant
• South	Ground Story	Compliant
• South	Upper Story	Compliant
• West	Ground Story	Non Compliant
• West	Upper Story	Compliant
• East	Ground Story	Compliant
• East	Upper Story	Compliant

West	None Provided	Compliant
East	FC-2	Compliant
North	FC-2	Compliant
South	FC-2	Compliant

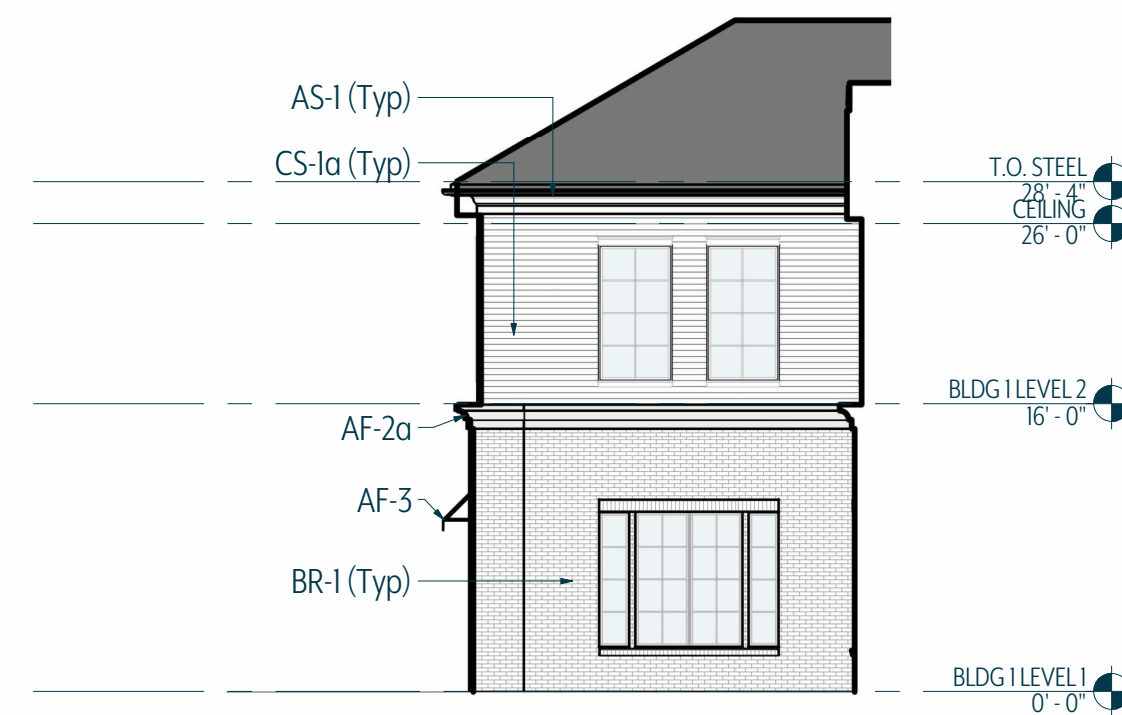
• Required	Yes	
• Provided	Yes	Compliant
	Recessed planes, pilaster detailing, and storefront bay rhythm; no individual segment exceeds 40 ft	

AF-1 Cast Stone Cornice
AF-2 Composite Molding
AF-3 Fabric awning
AF-4 Decorative Column
AF-5 Railing
AF-6 Shutters

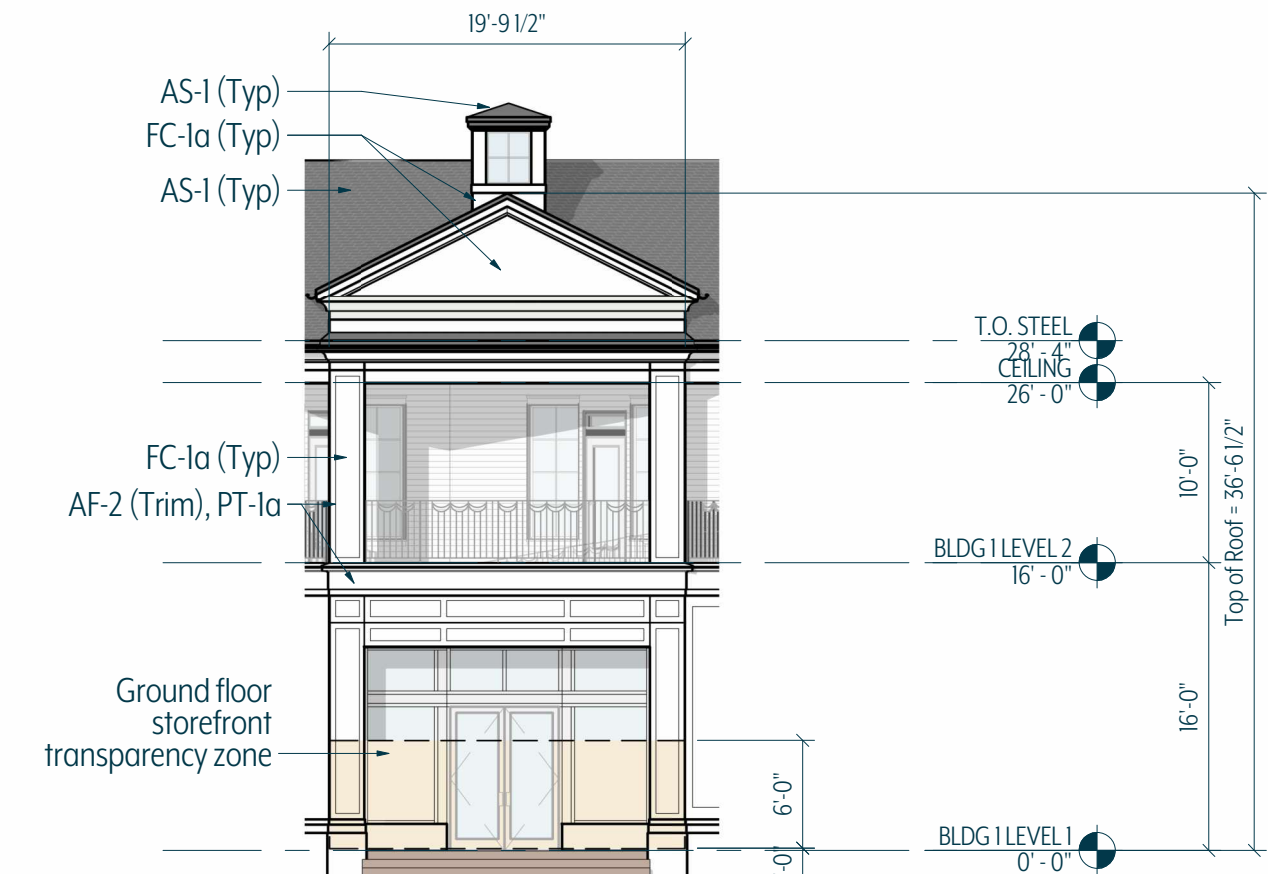




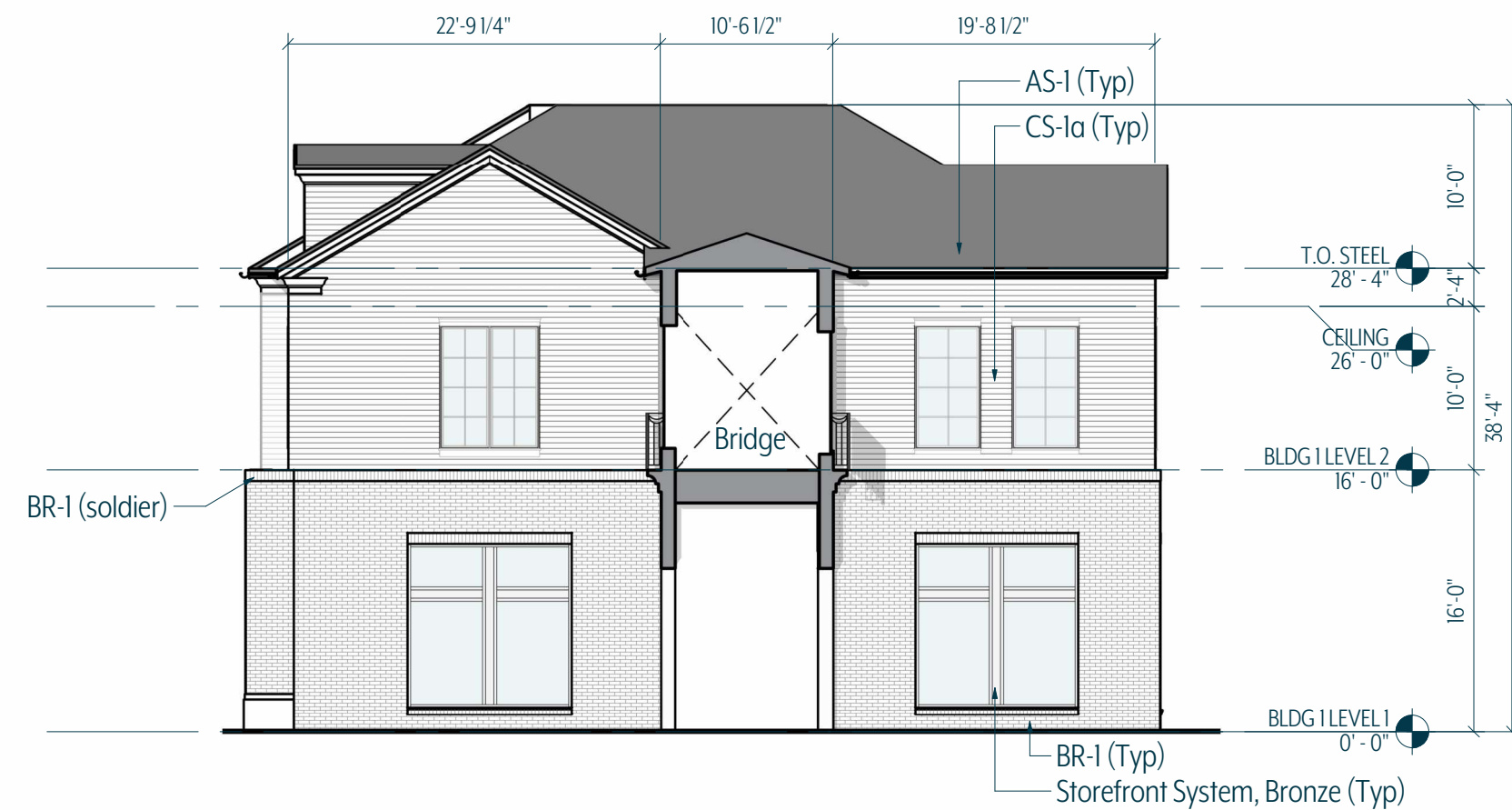
7 WEST ELEVATION - AREA B
3/32" = 1'-0"



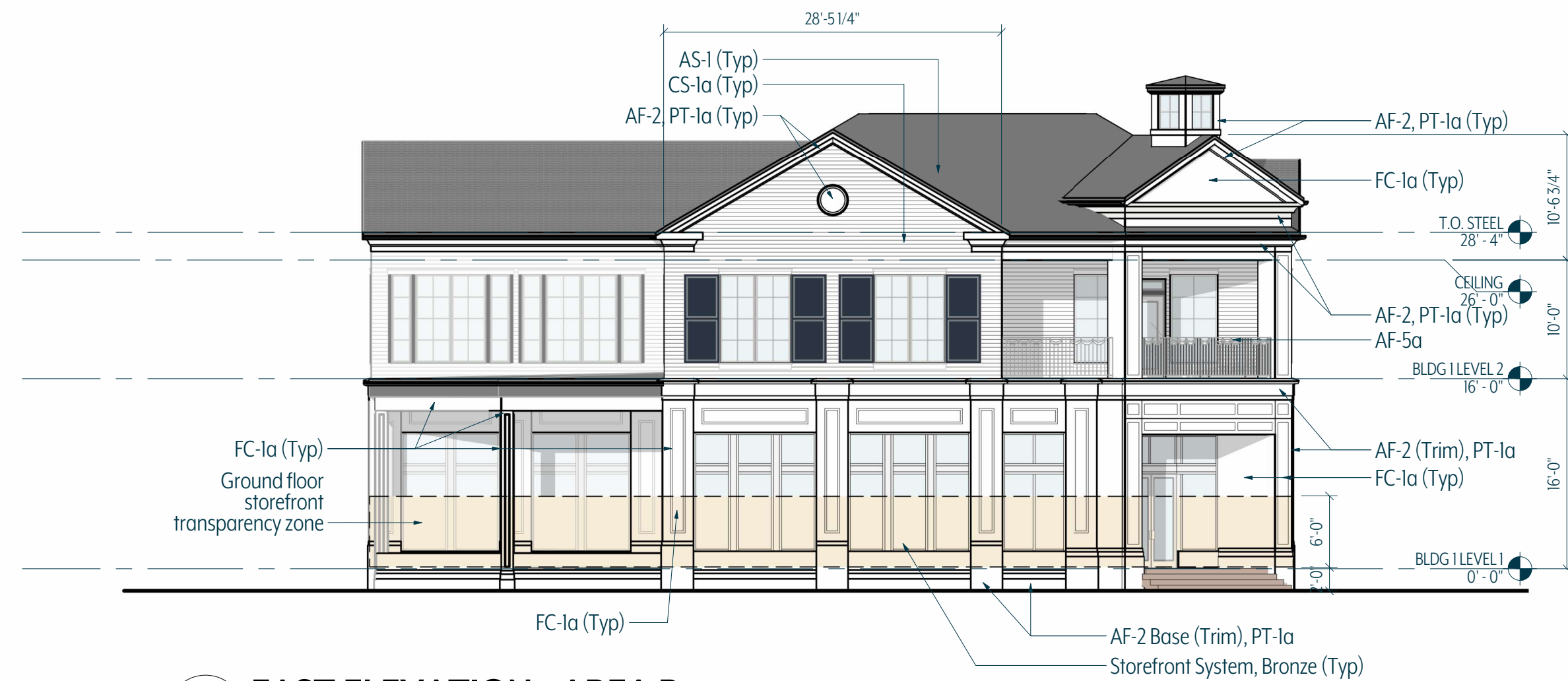
6 EAST ELEVATION - AREA A
3/32" = 1'-0"



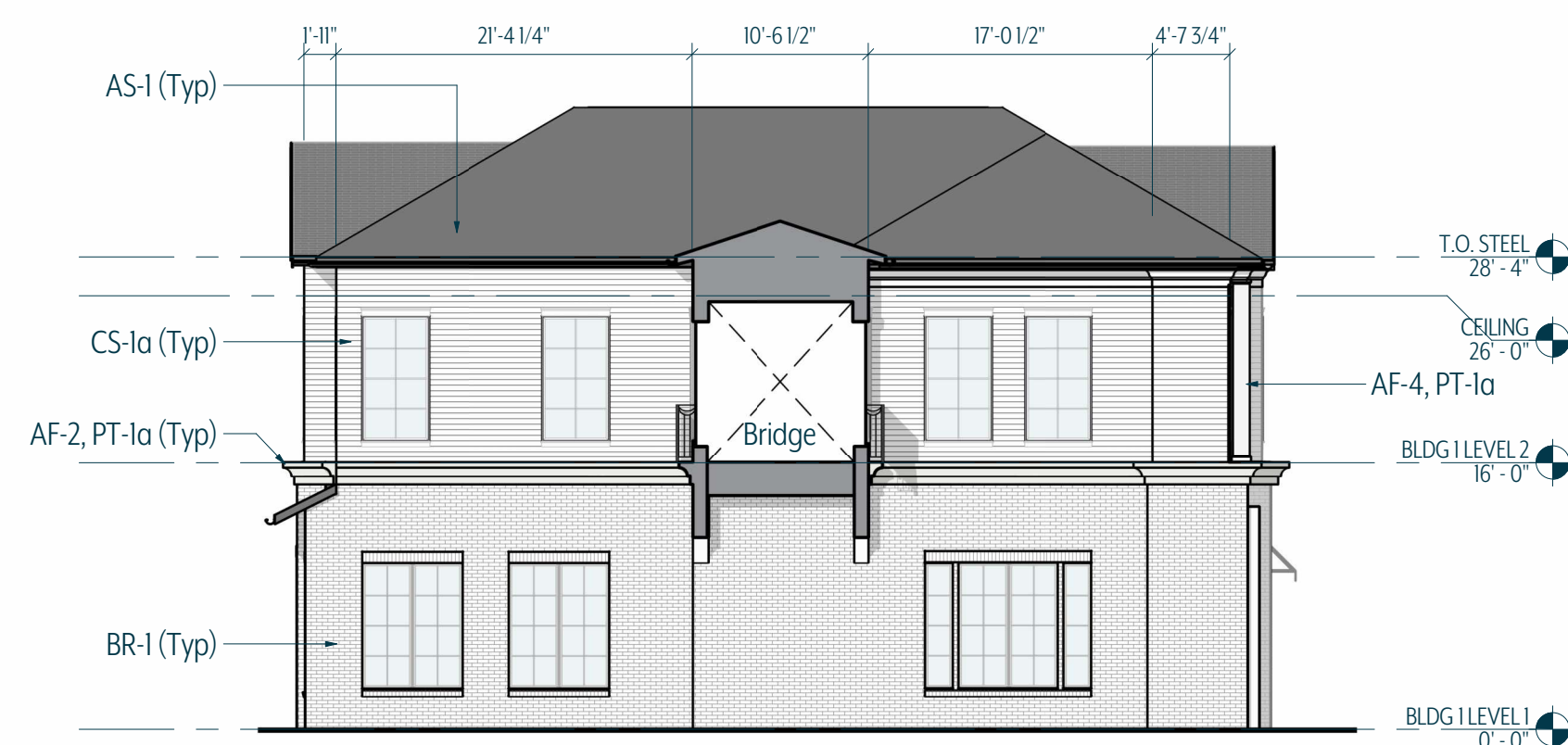
5 NORTH EAST ELEVATION - AREA B
3/32" = 1'-0"



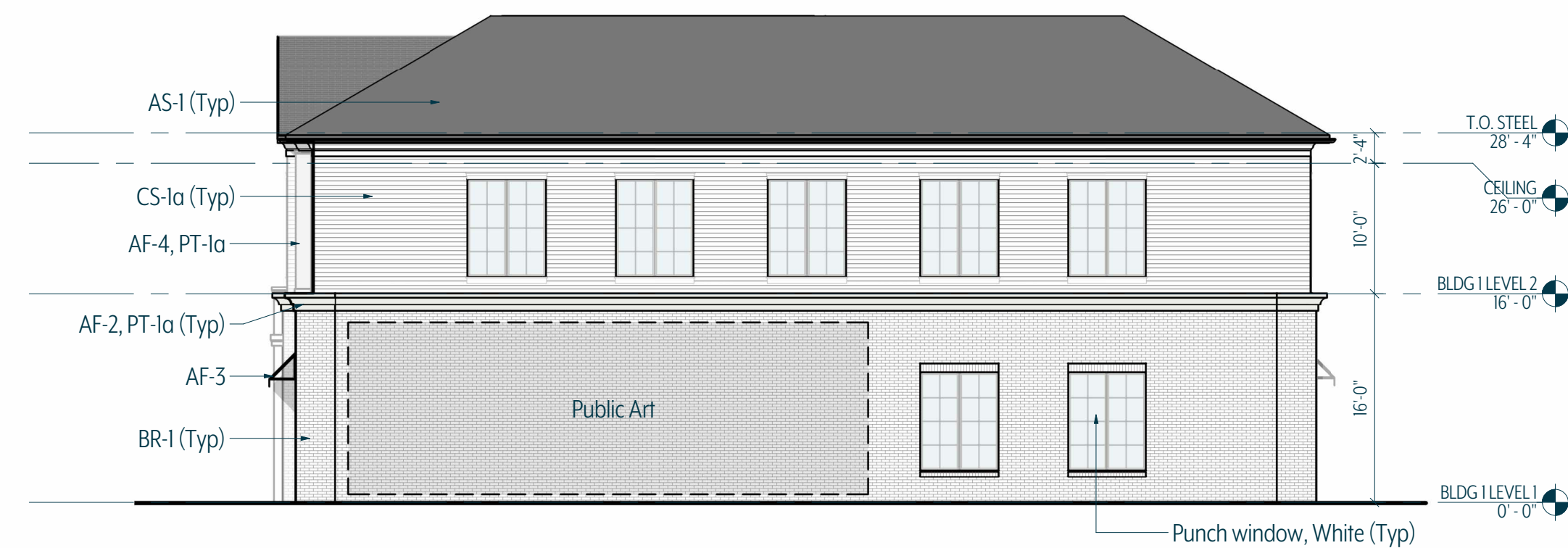
4 WEST PASSAGE ELEVATION - AREA B
3/32" = 1'-0"



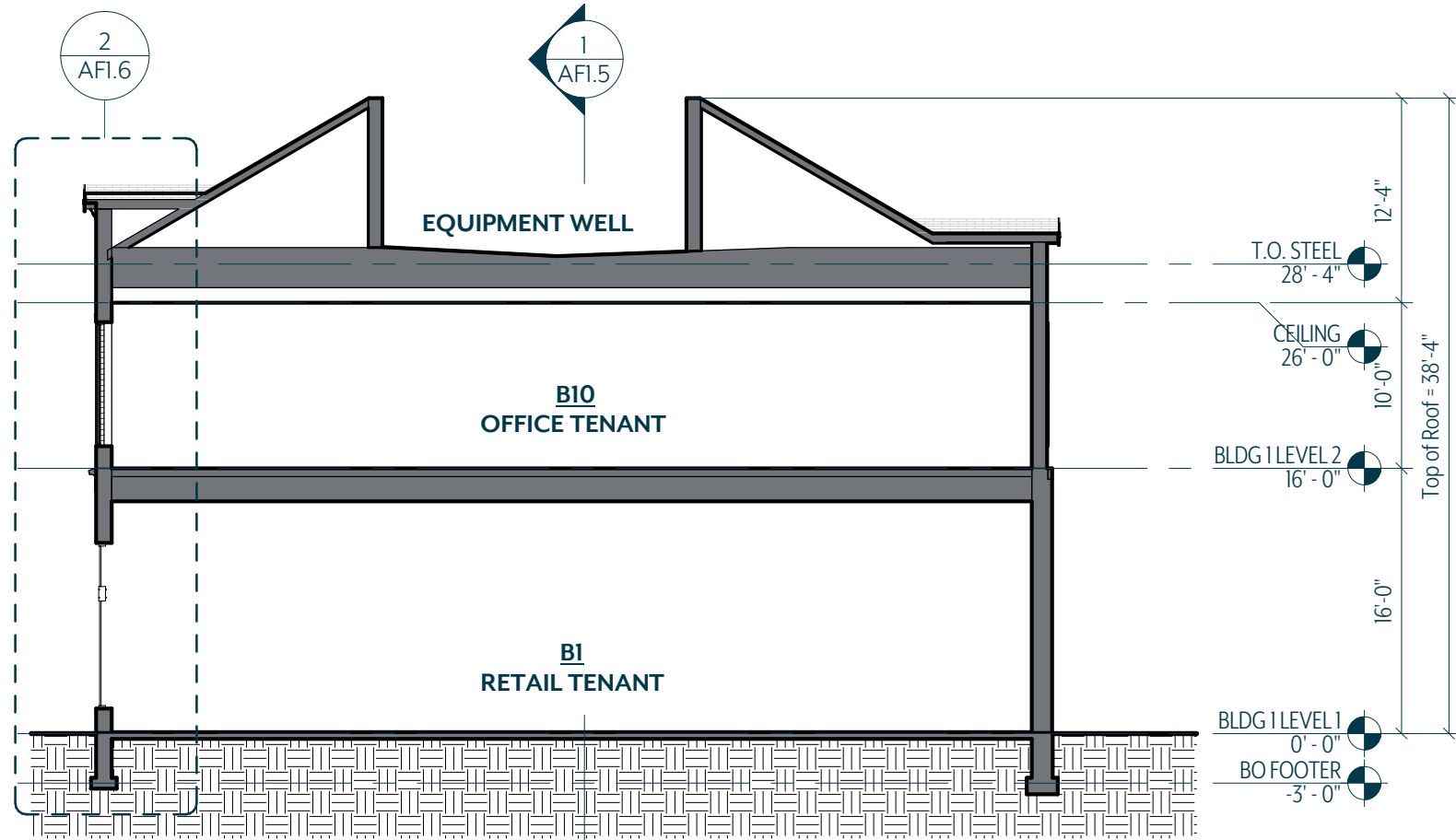
3 EAST ELEVATION - AREA B
3/32" = 1'-0"



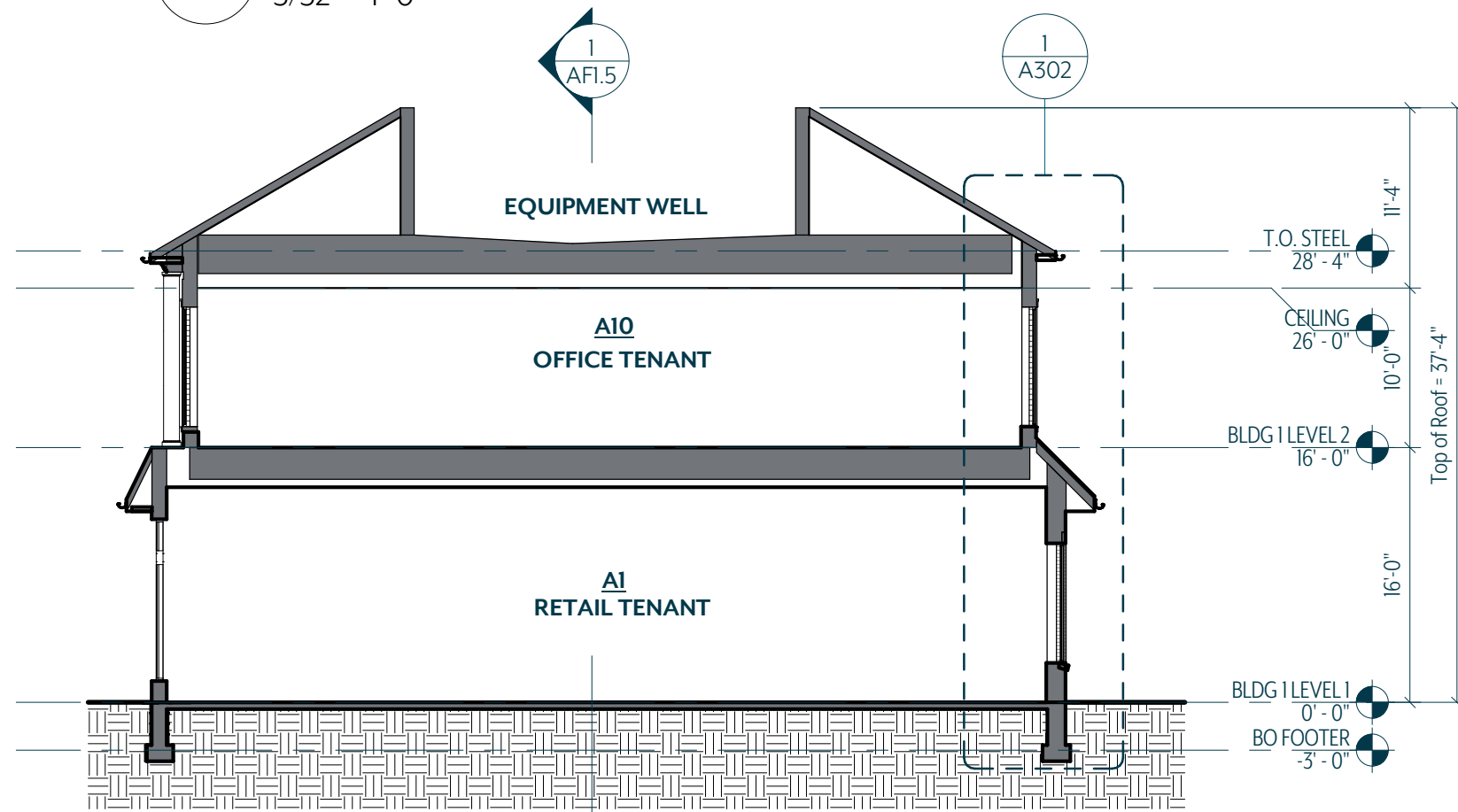
2 EAST PASSAGE ELEVATION - AREA A
3/32" = 1'-0"



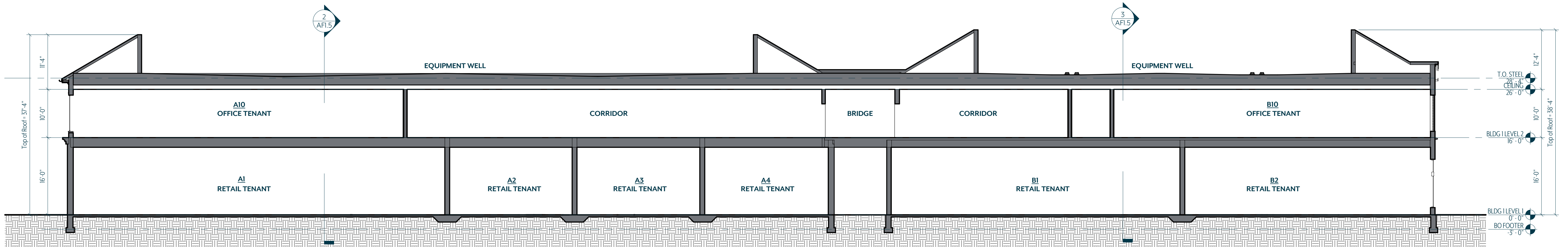
1 WEST ELEVATION - AREA A
3/32" = 1'-0"



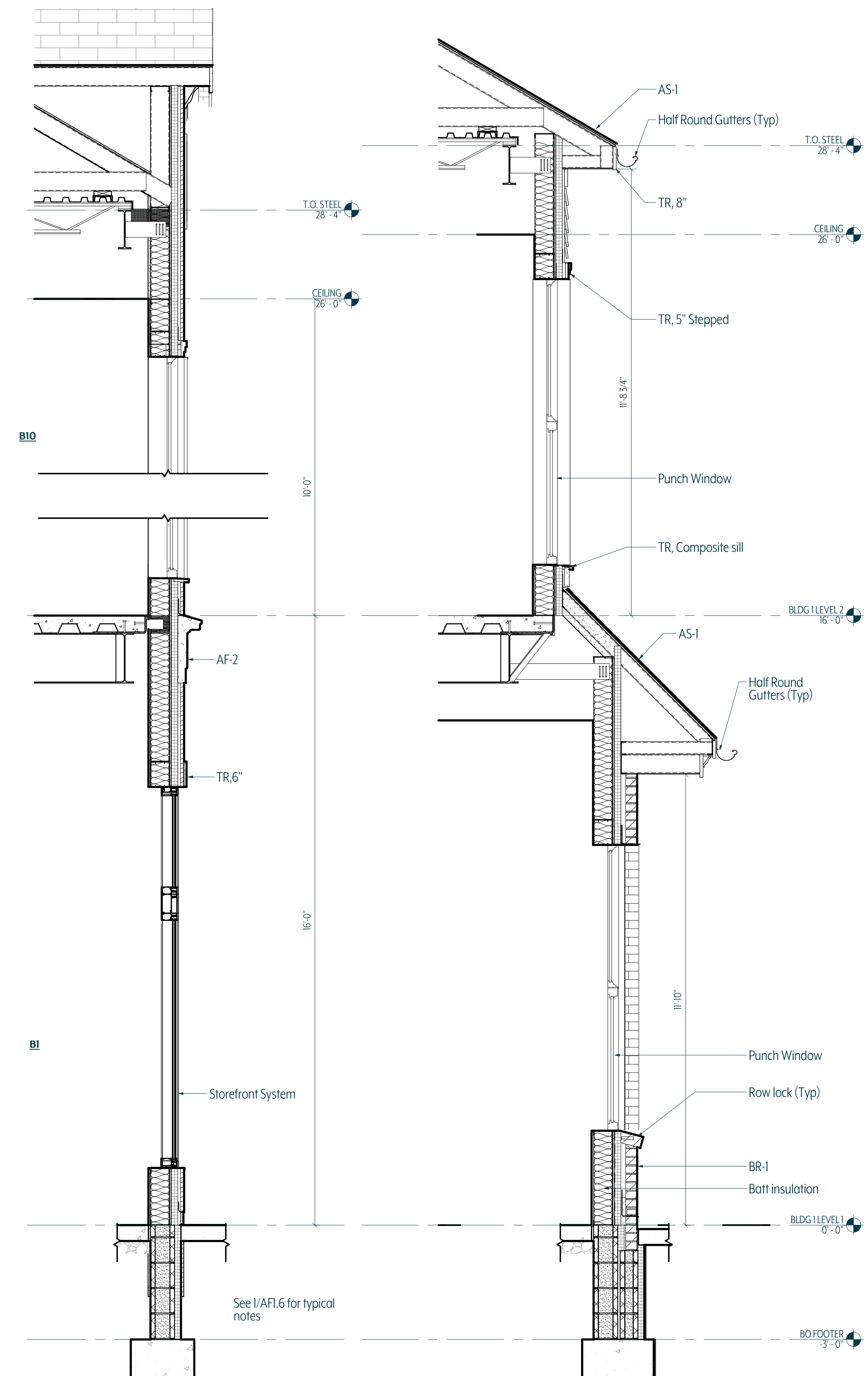
3 BUILDING SECTION B-B
3/32" = 1'-0"



2 BUILDING SECTION A-A
3/32" = 1'-0"



1 BUILDING SECTION EAST/WEST
3/32" = 1'-0"



2 WALL SECTION Copy 1
1/2" = 1'-0"

1 WALL SECTION
1/2" = 1'-0"

ZONING COMPLIANCE- BUILDING 1

HISTORIC MIXED USE – PLAN & ELEVATION ANALYSIS- 1ST FLOOR RETAIL, 2ND FLOOR OFFICE

Street Frontage			Facade Materials				
*Refer to Site Plan			A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials				
• Front Property Line Coverage	80%	Compliant	• Primary facade materials allowed Stone, Brick, Wood Siding Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile				
• Occupation of Corner	Required	Compliant					
• Front RBZ	20ft	Compliant					
• Corner RBZ	10ft	Compliant					
Buildable Area			• Primary facade materials provided per elevation				
*Refer to Site Plan							
• Minimum Side yard Setback	0ft	Compliant					
• Minimum rear yard setback	0ft	Compliant					
• Minimum Lot Width	30ft	Compliant	West	BR-1, CS-1*, AF-1	97%	Compliant	
• Provided	295' 8"		East	CS-1*, AF-2*	81%	Compliant	
• Maximum Impervious Coverage	85%	Compliant	North	BR-1, BR-2, CS-1*, AF-2*	81%	Compliant	
• Additional Semi-Pervious Coverage	5%	Compliant	South	BR-1, BR-2, CS-1*	83%	Compliant	
Uses & Occupancy Requirements			• Secondary Materials Provided Per Elevation				
• Ground Story	Retail	Compliant	West	None Provided		Compliant	
• Upper Story	Office	Compliant	East	FC-2		Compliant	
• Parking Within the Building	Not Applicable		North	FC-2		Compliant	
• Occupied Space	Not Applicable		South	FC-2		Compliant	
Number of Entrances			• Roof Materials Provided AS - 1, AS - 2			Compliant	
• Facade length	271'-4"/40' = 7 (1 per 40' required)		• Architectural Features				
• Provided	7 Entrances	Compliant	AF-1 Cast Stone Cornice				
Mid-building Pedestrian-way			AF-2 Composite Molding				
• Required	If Building > 150ft		AF-3 Fabric awning				
• Provided Building length	271'-4" (1 Required)		AF-4 Decorative Column				
• Pedestrian way	1 Provided	Compliant	AF-5 Railing				
Roof Types			Transparency Requirements				
Allowed	Pitched roof; (other types permitted with approval)			Glazing/ Opening	Wall Area	%Open/ Transparent	%Open/ Transparent
Provided	Area A - Pitch roof	Compliant	Story	Elevation	(SF)	(Provided)	(Required)
	Area B - Pitch roof	Compliant	Ground	North	1066	1632 65%	40%
Building Height			Upper	North	1073	3483 31%	20%
• Ground Story Max	12 ft		Overall	South	2208	8179 27%	15%*
• Ground Story Provided	16 ft	Non Compliant	Ground	East	233	467 50%	40%
• Upper Story Max	12 ft		Upper	East	331	957 35%	20%
• Upper Story Provided	11 ft 6 Inch	Compliant	Overall	West	312	2,010 15.5%	15%*
• Maximum height			* Non Street Facade				
2.5 Stories							
Compliant							
Blank Wall Limitations							
Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)							
Elevation Provided							
• North	Ground Story	Compliant					
• North	Upper Story	Compliant					
• South	Ground Story	Compliant					
• South	Upper Story	Compliant					
• West	Ground Story	Non Compliant					
• West	Upper Story	Compliant					
• East	Ground Story	Compliant					
• East	Upper Story	Compliant					
Vertical Facade Divisions							
• Required	Yes						
• Provided	Yes	Compliant					
Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft							

WAIVER REQUEST - BUILDING 1

BUILDING 1 – HISTORIC MIXED USE
GROUND FLOOR RETAIL / UPPER FLOOR OFFICE

Building Height – Ground Story
Non-Compliant

The ground story exceeds the maximum permitted height of 12 ft, with a provided height of 16 ft. This increase is driven by the need to accommodate ground-floor commercial uses, including retail storefronts, which require greater floor-to-floor heights for functionality, visibility, and tenant flexibility.

Blank Wall Limitations
Non-Compliant

The west elevation ground story exceeds the maximum allowable 30% blank wall per story. This condition is intentional, as the façade is designed to accommodate a designated area for development signage that supports project identity and wayfinding. The continuous wall surface provides an appropriate backdrop for this purpose, while architectural detailing, including trim elements, material transitions, and upper-level fenestration, is incorporated to reduce perceived mass and maintain visual interest consistent with the intent of the code.

ZONING COMPLIANCE- BUILDING 2

HISTORIC MIXED USE - PLAN ANALYSIS - 1ST FLOOR RETAIL, 2ND FLOOR OFFICE

Street Frontage

*Refer to Site Plan

• Front Property Line Coverage	80%	Compliant
• Occupation of Corner	Required	Compliant
• Front RBZ	20ft	Compliant
• Corner RBZ	10ft	Compliant

Buildable Area

*Refer to Site Plan

• Minimum Side yard Setback	0ft	Compliant
• Minimum rear yard setback	0ft	Compliant
• Minimum Lot Width	30ft	Compliant
• Provided	227' 2"	Compliant
• Maximum Impervious Coverage	85%	Compliant
• Additional Semi-Pervious Coverage	5%	Compliant

Uses & Occupancy Requirements

• Ground Story	Retail	Compliant
• Upper Story	Office	Compliant
• Parking Within the Building	Not Applicable	
• Occupied Space	Not Applicable	

Number of Entrances

• Facade length	199'-8"/40' = 5 (1 per 40' required)	
• Provided	7 Entrances	Compliant

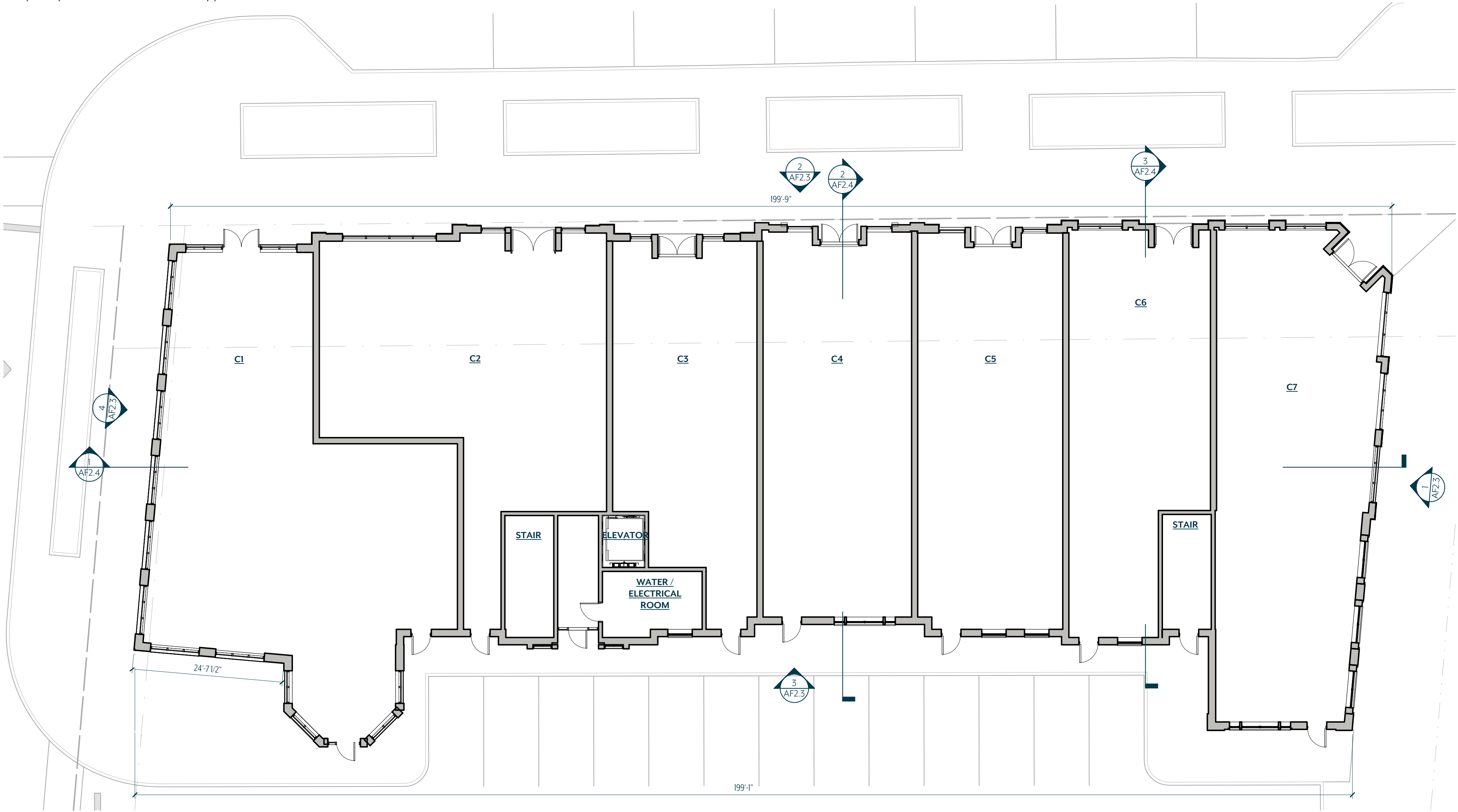
Mid-building Pedestrian-way

• Required	If Building > 150ft	
• Provided Building length 199'-8"	(1 Required)	
• Pedestrian way	0 Provided	Non Compliant

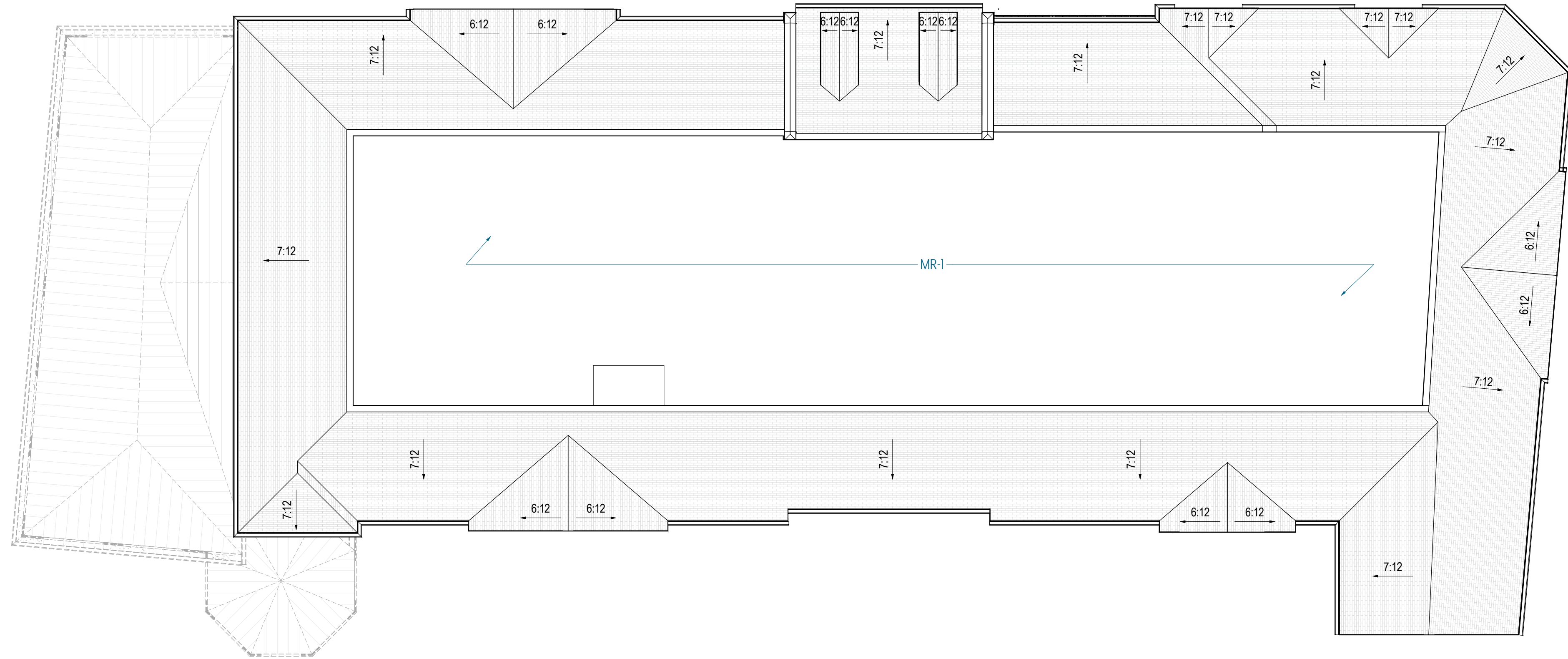
Roof Types

Allowed	Pitched roof; (other types permitted with approval)	
Provided	Pitch roof	Compliant

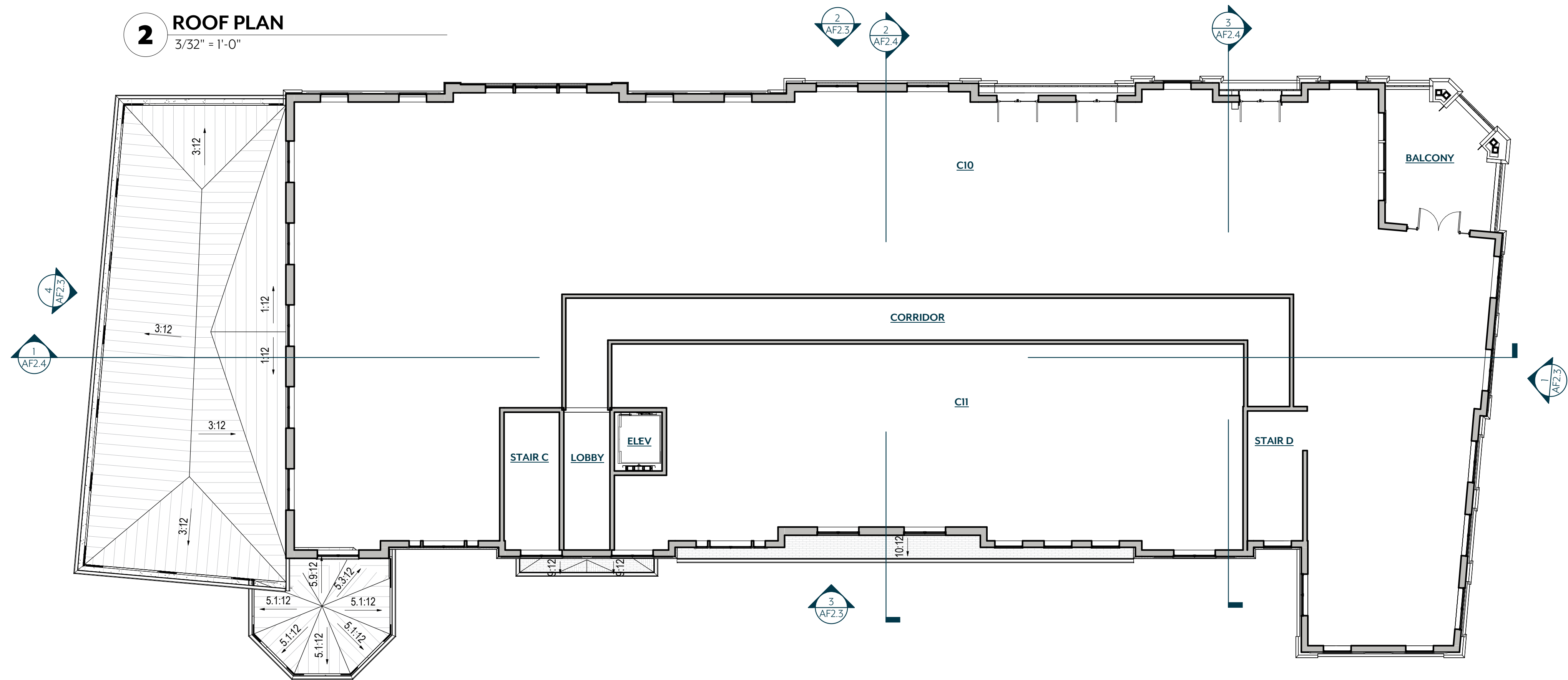
Note: Refer to Elevations for building heights, Transparency requirements, Material requirements, Black Wall Limitations



1 LEVEL 1 - OVERALL PLAN
3/32" = 1'-0"



2 ROOF PLAN
3/32" = 1'-0"



1 LEVEL 2 - OVERALL PLAN
3/32" = 1'-0"

ZONING COMPLIANCE- BUILDING 2

HISTORIC MIXED USE – ELEVATION ANALYSIS

Building Height

• Ground Story Max	12 ft	
• Ground Story Provided	16 ft	Non Compliant
• Upper Story Max	12 ft	
• Upper Story Provided	12 ft	Compliant
• Maximum height	2.5 Stories	Compliant

Blank Wall Limitations

Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

Elevation Provided

• North	Ground Story	Compliant
• North	Upper Story	Compliant
• South	Ground Story	Compliant
• South	Upper Story	Compliant
• West	Ground Story	Compliant
• West	Upper Story	Compliant
• East	Ground Story	Compliant
• East	Upper Story	Compliant

Vertical Facade Divisions

• Required	Yes	
• Provided	Yes	Compliant
	Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft	

Facade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

• Primary facade materials allowed	Stone, Brick, Wood Siding
• Roof materials allowed	Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile

• Primary facade materials provided per elevation

West	BR-1, ST-1	100%	Compliant
East	BR-1, CS-1*, AF-2*	88%	Compliant
North	BR-1, BR-2, ST-1, CS-*, AF-2*	83%	Compliant
South	BR-1, BR-2, ST-1, CS-1*, AF-2*	92%	Compliant

• Secondary Materials Provided Per Elevation

West	None prvided	Compliant
East	FC-2, AF-6	Compliant
North	FC-2,	Compliant
South	FC-2, AF-6	Compliant

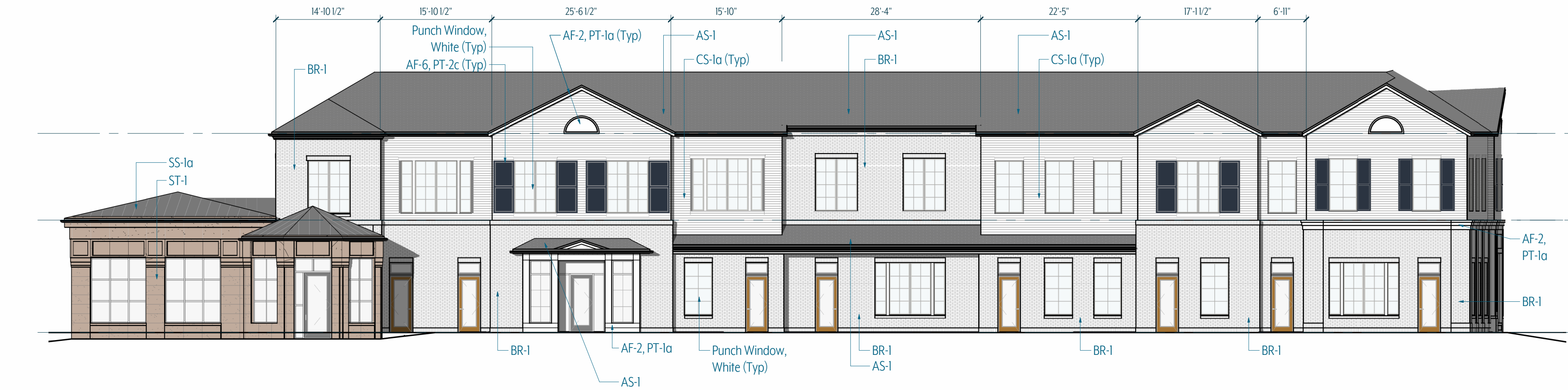
• Roof Materials Provided AS - 1, AS - 2

• Architectural Features	
AF-1	Cast Stone Cornice
AF-2	Composite Molding
AF-3	Fabric awning
AF-4	Decorative Column
AF-5	Railing
AF-6	Shutters

Transparency Requirements

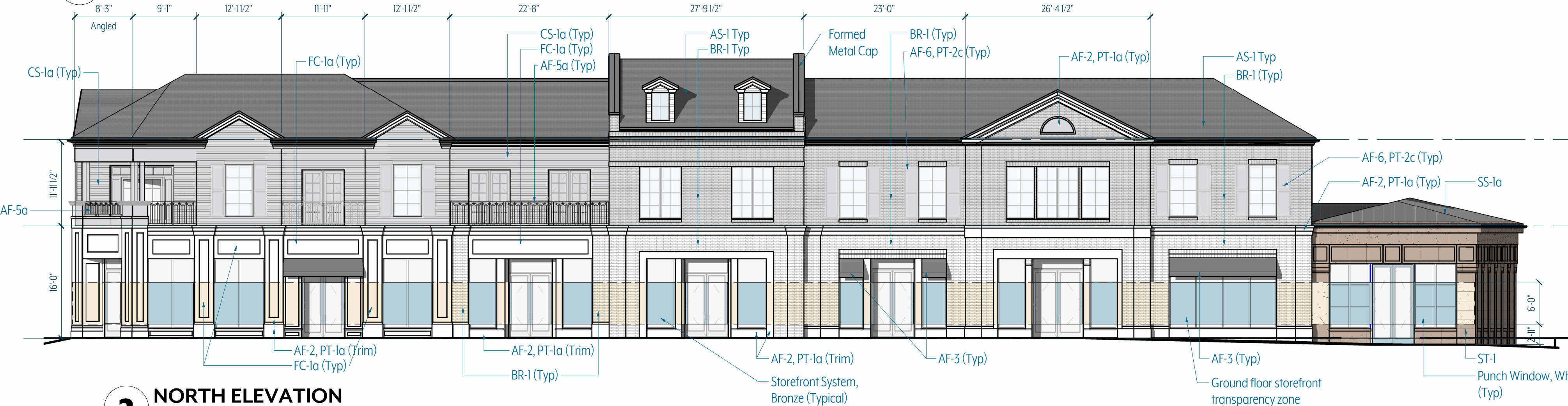
Story	Elevation	Glazing/O pening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Overall	South	1522	5481	28%	15%*	Compliant
Overall	East	743	2,084	36%	15%*	Compliant
Upper	North	666	2255	30%	20%	Compliant
Ground	West	338	478	71%	40%	Compliant
Ground	North	715	1,199	60%	40%	Compliant

* Non Street Facade



3 SOUTH ELEVATION

3/32" = 1'-0"



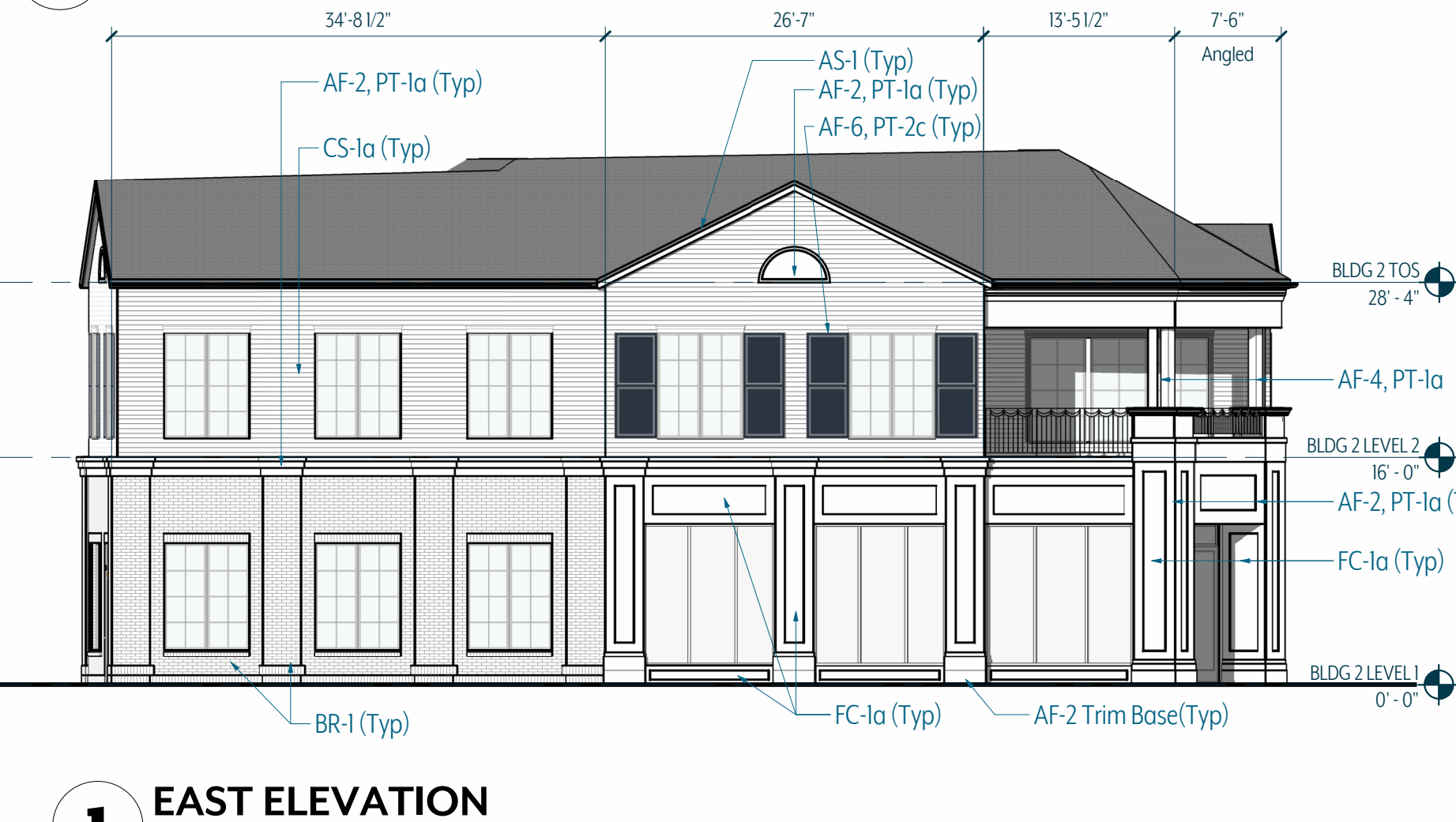
2 NORTH ELEVATION

3/32" = 1'-0"



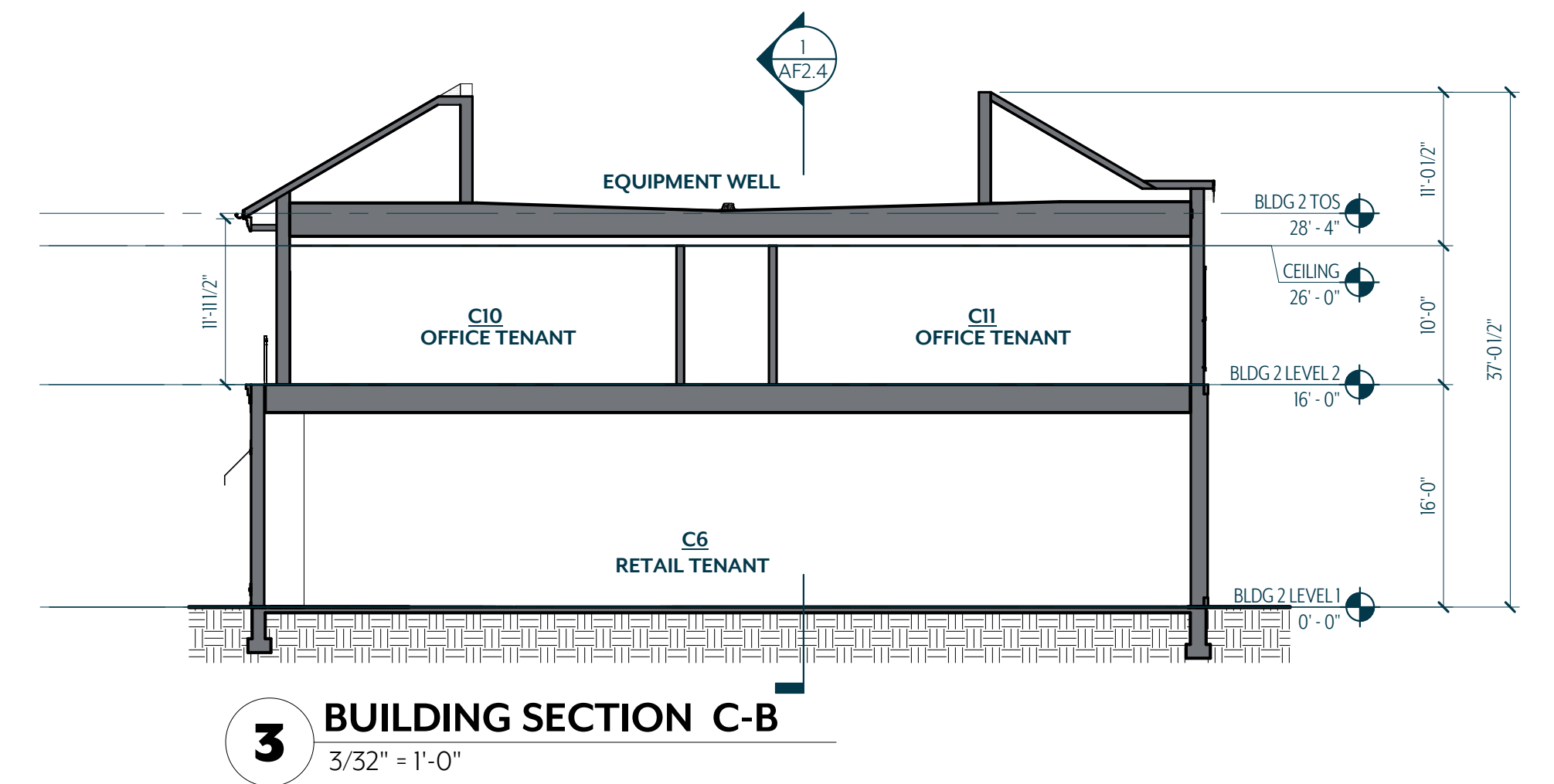
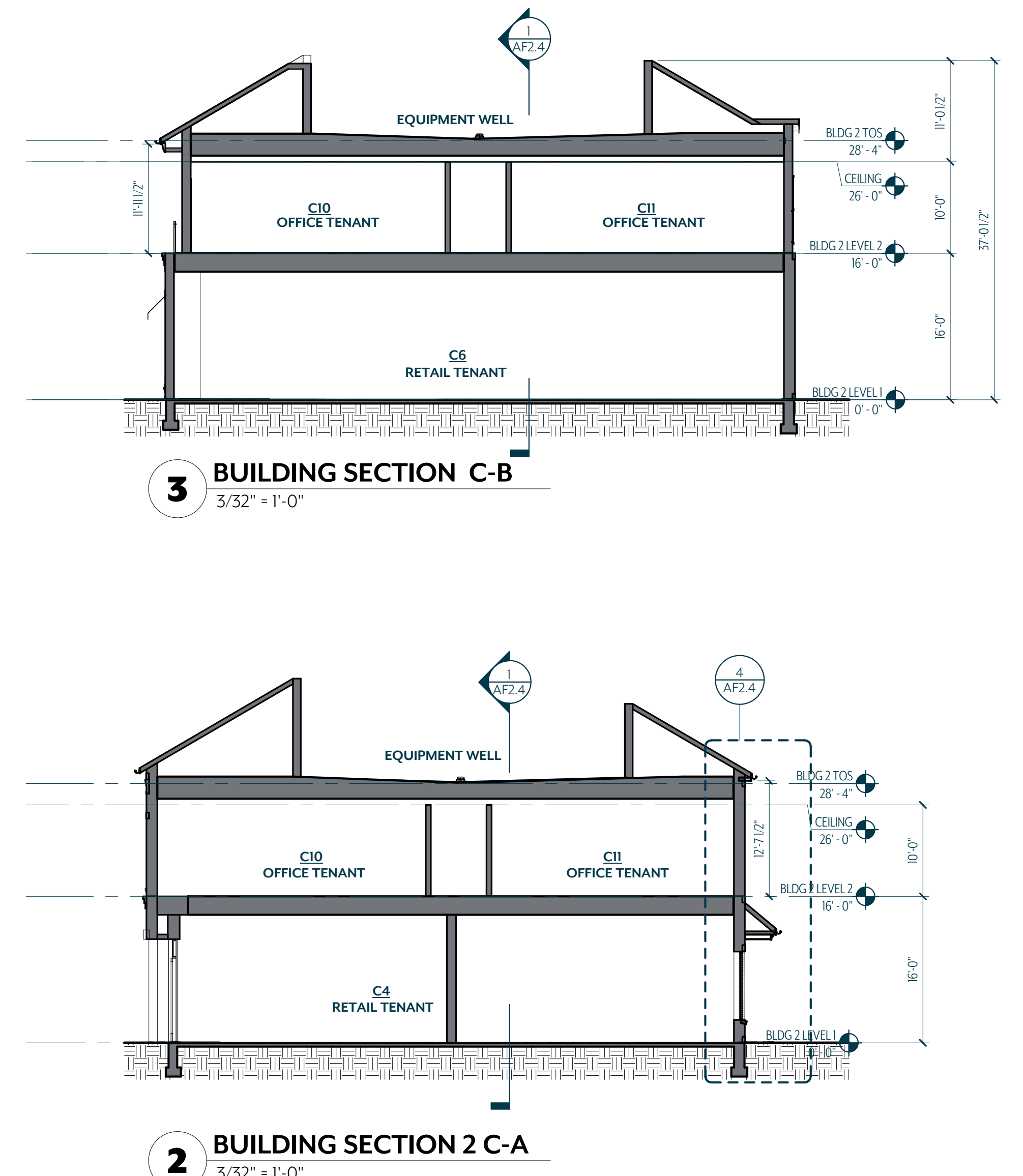
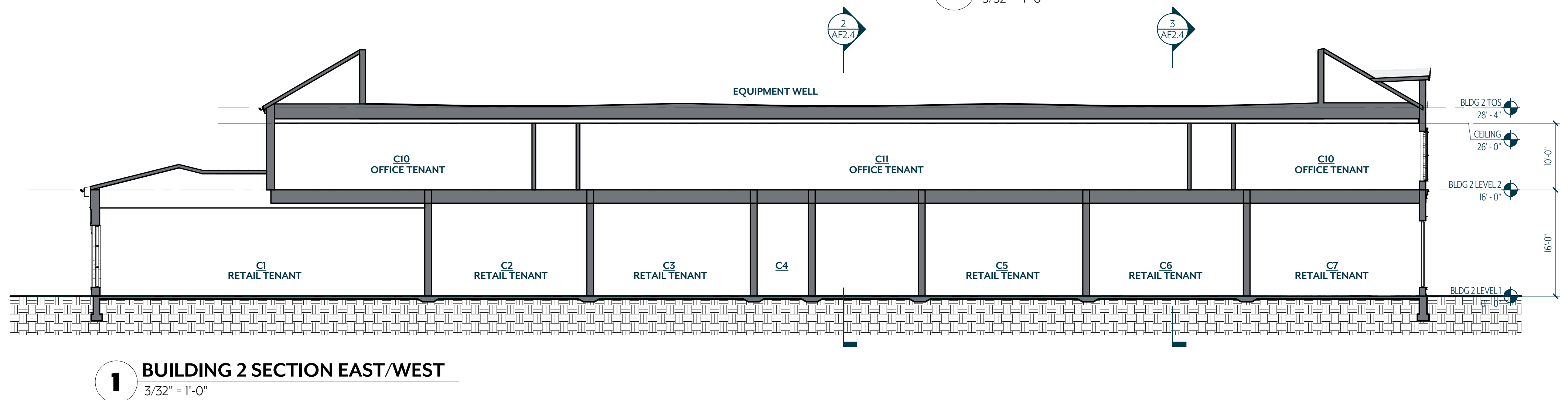
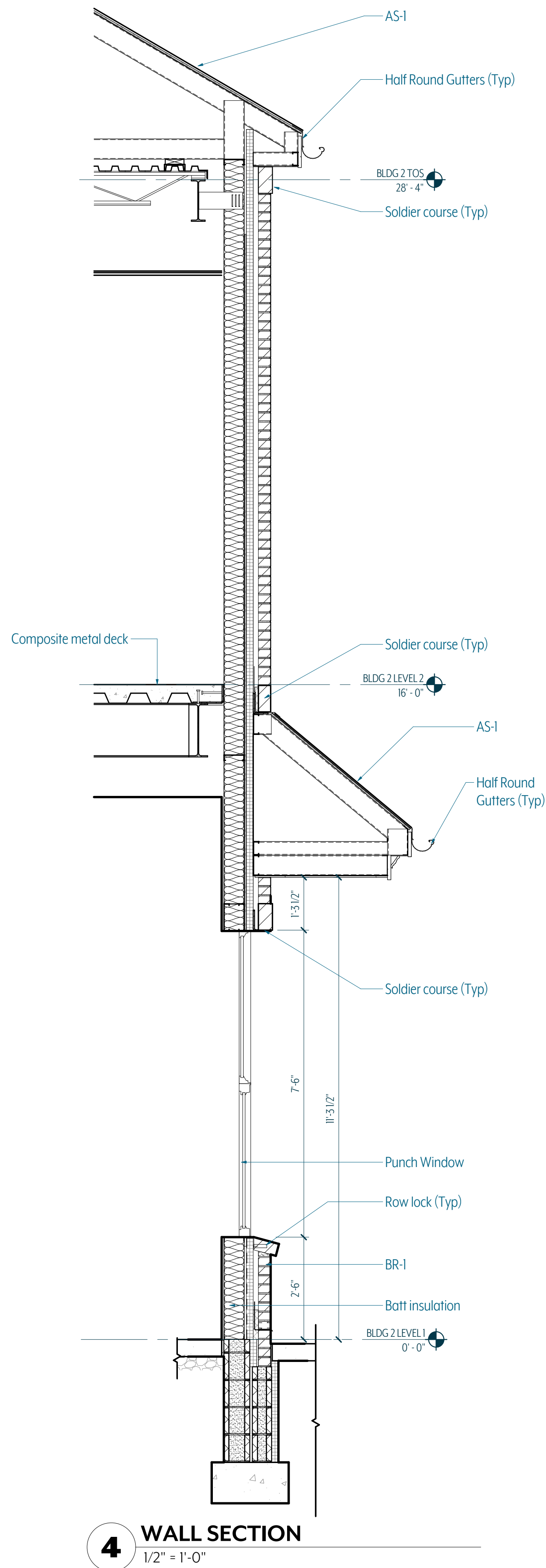
4 WEST ELEVATION

3/32" = 1'-0"



1 EAST ELEVATION

3/32" = 1'-0"



ZONING COMPLIANCE- BUILDING 2

HISTORIC MIXED USE – PLAN & ELEVATION ANALYSIS- 1ST FLOOR RETAIL, 2ND FLOOR OFFICE

Street Frontage

*Refer to Site Plan		
• Front Property Line Coverage	80%	Compliant
• Occupation of Corner	Required	Compliant
• Front RBZ	20ft	Compliant
• Corner RBZ	10ft	Compliant

Buildable Area

*Refer to Site Plan		
• Minimum Side yard Setback	0ft	Compliant
• Minimum rear yard setback	0ft	Compliant
• Minimum Lot Width	30ft	Compliant
• Provided	227' 2"	
• Maximum Impervious Coverage	85%	Compliant
• Additional Semi-Pervious Coverage	5%	Compliant

Uses & Occupancy Requirements

• Ground Story	Retail	Compliant
• Upper Story	Office	Compliant
• Parking Within the Building	Not Applicable	
• Occupied Space	Not Applicable	

Number of Entrances

• Facade length	199'-8"/40' = 5 (1 per 40' required)	
• Provided	7 Entrances	Compliant

Mid-building Pedestrian-way

• Required	If Building > 150ft	
• Provided Building length 199'-8" (1 Required)		
• Pedestrian way	0 Provided	Non Compliant

Roof Types

Allowed	Pitched roof; (other types permitted with approval)	
Provided	Pitch roof	Compliant

Building Height

• Ground Story Max	12 ft	
• Ground Story Provided	16 ft	Non Compliant

• Upper Story Max	12 ft	
• Upper Story Provided	12 ft	Compliant

• Maximum height	2.5 Stories	Compliant
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Blank Wall Limitations

Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

Elevation Provided		
• North	Ground Story	Compliant
• North	Upper Story	Compliant
• South	Ground Story	Compliant
• South	Upper Story	Compliant
• West	Ground Story	Compliant
• West	Upper Story	Compliant
• East	Ground Story	Compliant
• East	Upper Story	Compliant

Vertical Facade Divisions

• Required	Yes	
• Provided	Yes	Compliant
Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft		

Facade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

• Primary facade materials allowed	Stone, Brick, Wood Siding
• Roof materials allowed	Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile

- Primary facade materials provided per elevation

West	BR-1, ST-1	100%	Compliant
East	BR-1, CS- 1*, AF-2*	88%	Compliant
North	BR-1, BR-2, ST-1, CS-*, AF-2*	83%	Compliant
South	BR-1, BR-2, ST-1, CS-1*,AF-2*	92%	Compliant

- Secondary Materials Provided Per Elevation

West	None prvided	Compliant
East	FC-2, AF-6	Compliant
North	FC-2,	Compliant
South	FC-2, AF-6	Compliant

• Roof Materials Provided	AS - 1, AS - 2	Compliant
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- Architectural Features
- AF-1 Cast Stone Cornice
- AF-2 Composite Molding
- AF-3 Fabric awning
- AF-4 Decorative Column
- AF-5 Railing
- AF-6 Shutters

Transparency Requirements

		Glazing/O pening	Wall Area	%Open/ Transparent	%Open/ Transparent	
Story	Elevation	(SF)	(SF)	(Provided)	(Required)	
Overall	South	1522	5481	28%	15%*	Compliant
Overall	East	743	2,084	36%	15%*	Compliant
Upper	North	666	2255	30%	20%	Compliant
Ground	West	338	478	71%	40%	Compliant
Ground	North	715	1,199	60%	40%	Compliant

* Non Street Facade

WAIVER REQUEST - BUILDING 2

BUILDING 2 – HISTORIC MIXED USE

GROUND FLOOR RETAIL / UPPER FLOOR OFFICE

Building Height – Ground Story

Non-Compliant

The ground story exceeds the maximum permitted height of 12 ft, with a provided height of 16 ft. This increase is driven by the need to accommodate ground-floor commercial uses, including retail storefronts, which require greater floor-to-floor heights for functionality, visibility, and tenant flexibility.

Mid-building Pedestrian-way

Non-Compliant

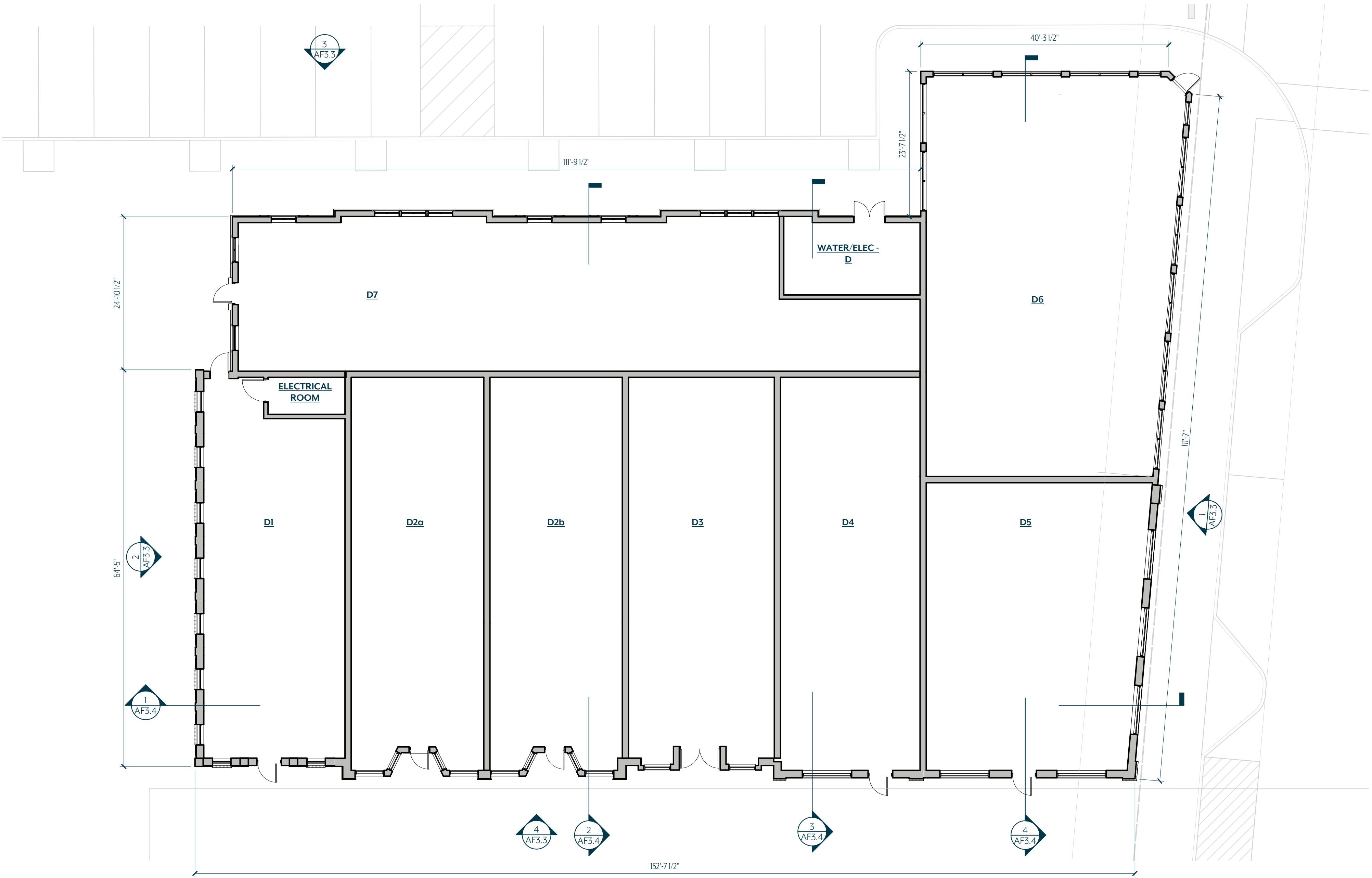
The site design incorporates alternative pedestrian circulation paths, including sidewalks along primary frontages and internal connections that provide adequate accessibility. The omission of a mid-block pedestrian way allows for improved building efficiency and tenant layout while maintaining overall site connectivity.

ZONING COMPLIANCE - BUILDING 3

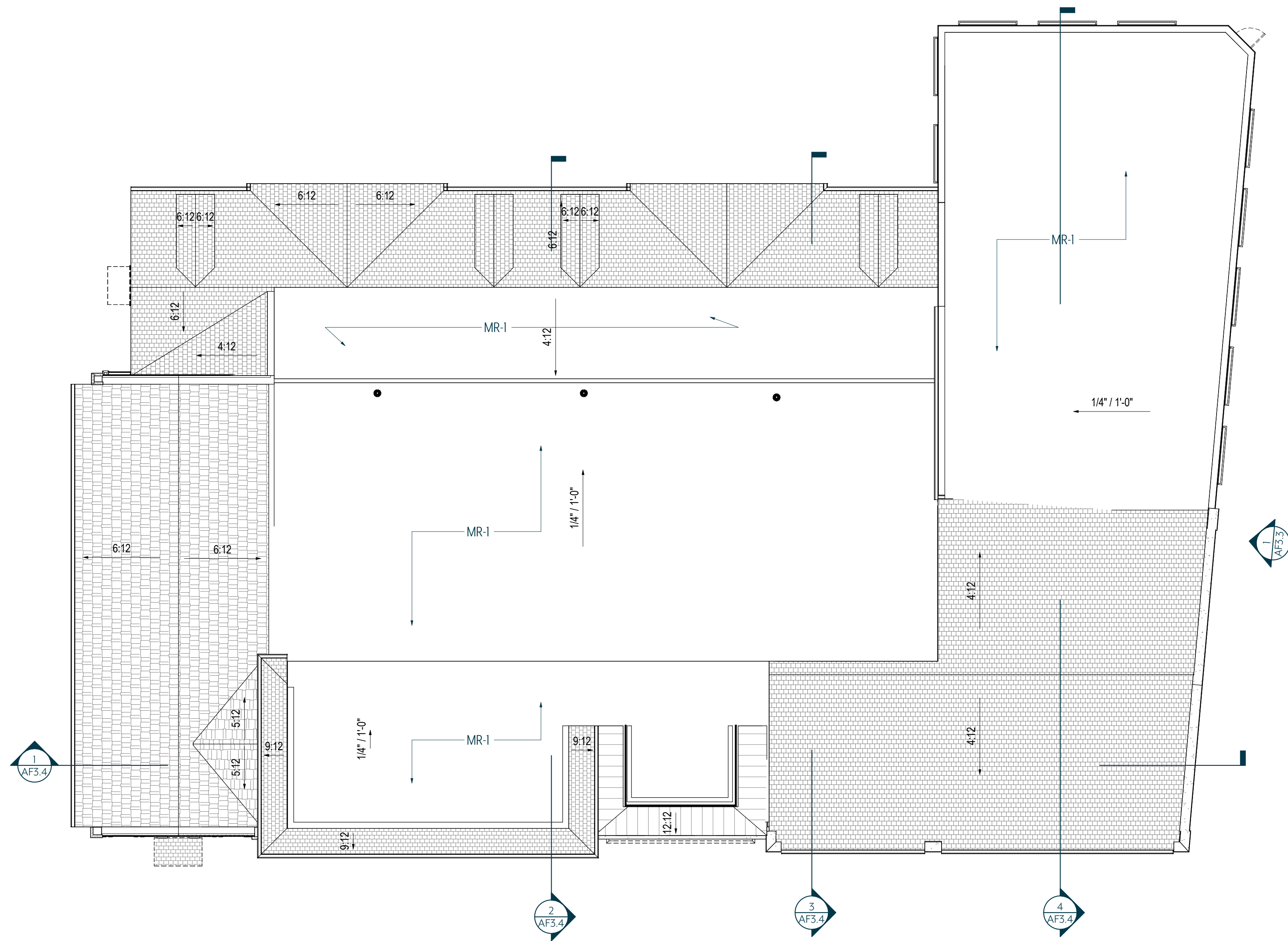
HISTORIC MIXED USE – PLAN ANALYSIS
1ST FLOOR RETAIL

Street Frontage		
*Refer to Site Plan		
• Front Property Line Coverage	80%	Compliant
• Occupation of Corner	Required	Compliant
• Front RBZ	20ft	Compliant
• Corner RBZ	10ft	Compliant
Buildable Area		
*Refer to Site Plan		
• Minimum Side yard Setback	0ft	Compliant
• Minimum rear yard setback	0ft	Compliant
• Minimum Lot Width	30ft	Compliant
• Provided	227' 2"	
• Maximum Impervious Coverage	85%	Compliant
• Additional Semi-Pervious Coverage	5%	Compliant
Uses & Occupancy Requirements		
• Ground Story	Retail	Compliant
• Parking Within the Building	Not Applicable	
• Occupied Space	Not Applicable	
Number of Entrances		
• Facade length	111'-7"/40' = 3 (1 per 40' required)	
• Provided	1 Entrance	Non Compliant
Mid-building Pedestrian-way		
• Required	If Building > 150ft	
• Provided Building length 111'-7"	(0 Required)	
• Pedestrian way	0 Provided	Compliant
Roof Types		
Allowed	Pitched roof; (other types permitted with approval)	
Provided	Pitch roof	Compliant
	Parapet Roof	Non Compliant

Note: Refer to Elevations for building heights, Transparency requirements, Material requirements, Black Wall Limitations



1 BUILDING 3 - LEVEL 1
3/32" = 1'-0"



1 ROOF PLAN
3/32" = 1'-0"

ZONING COMPLIANCE- BUILDING 3

HISTORIC MIXED USE - ELEVATION ANALYSIS

Building Height

• Ground Story Max	12 ft	
• Ground Story Provided	16 ft	Non Compliant
• Maximum height	2.5 Stories	Compliant
• Minimum height	1.5 Stories	Compliant

Blank Wall Limitations

Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

Elevation Provided

• West	Ground Story	Compliant
• East	Ground Story	Compliant
• North	Ground Story	Compliant
• South	Ground Story	Compliant

Vertical Facade Divisions

• Required	Yes	
• Provided	Yes	Compliant
	Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft	

Facade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

• Primary facade materials allowed	Stone, Brick, Wood Siding		
• Roof materials allowed	Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile		

Primary facade materials provided per elevation

West	BR-2, CS-1*, ST-1	97%	Compliant
East	BR-7, PL-1b*, ST-1	95%	Compliant
North	ST-1, PL-1b*, CS-1*, AF-2*	92%	Compliant
South	BR-2, BR-6, ST-1, BR-7	98%	Compliant
	AF-2*, TR*		

Secondary Materials Provided Per Elevation

D-West	FC-2	Compliant
East	TL-1	Compliant
North	FC-2, TL-1	Compliant
South	FC-2,	Compliant

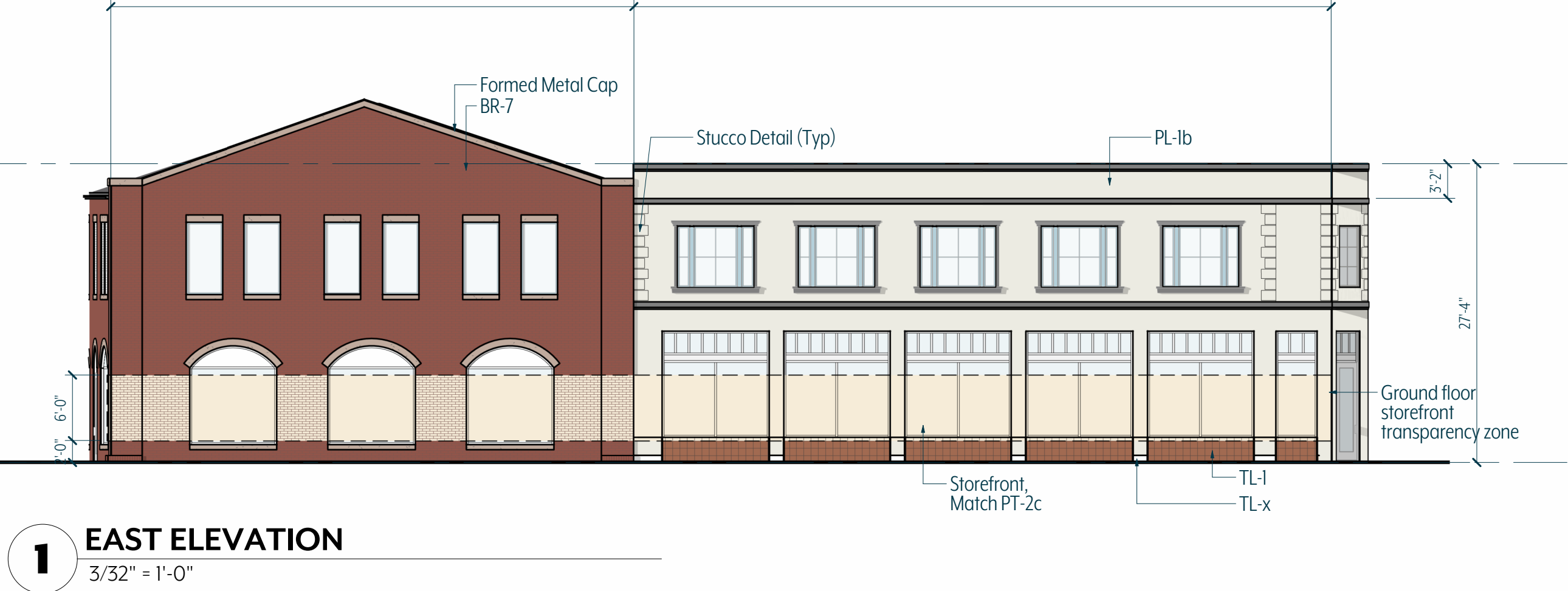
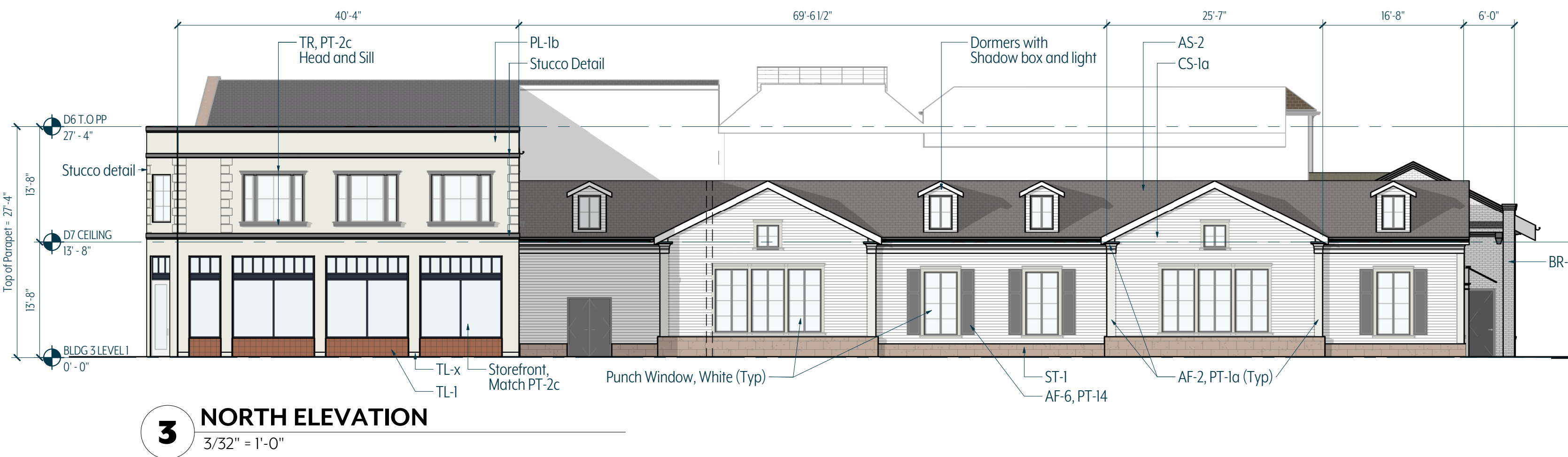
Roof Materials Provided AS-1, AS - 2, WS-1 Compliant

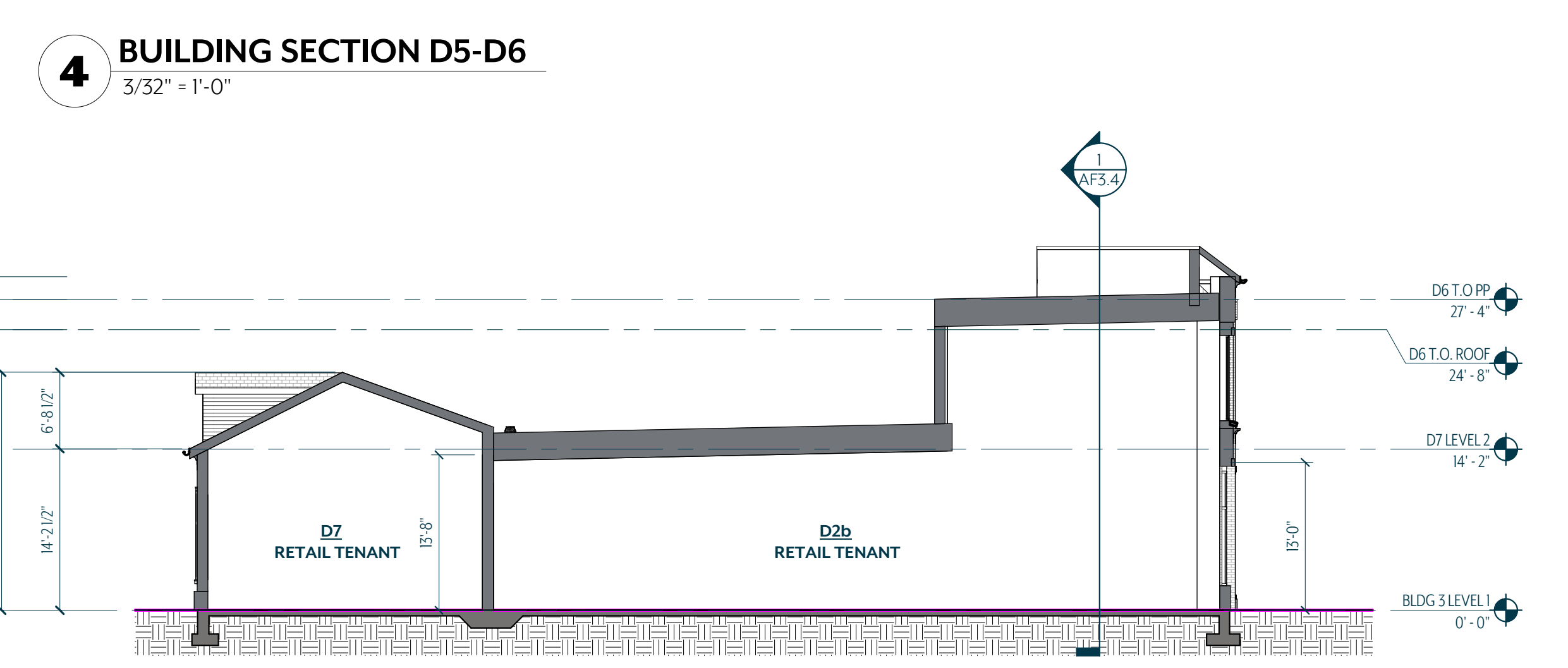
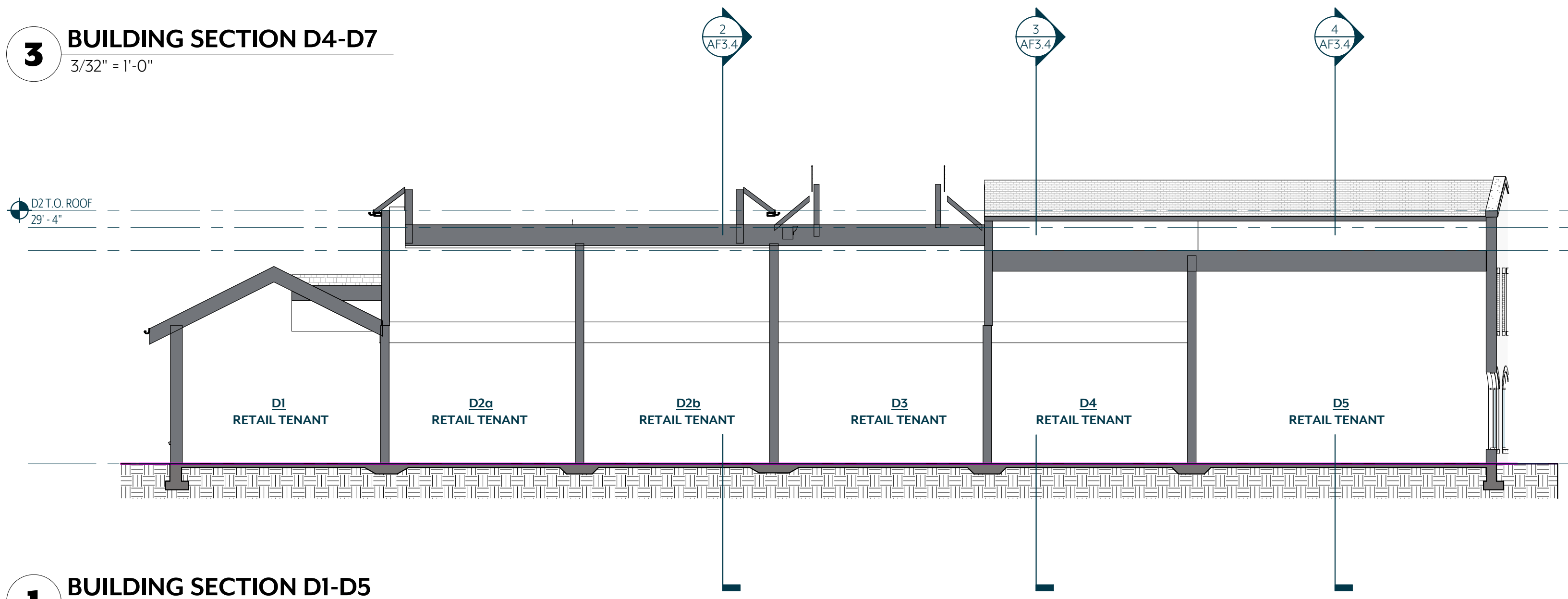
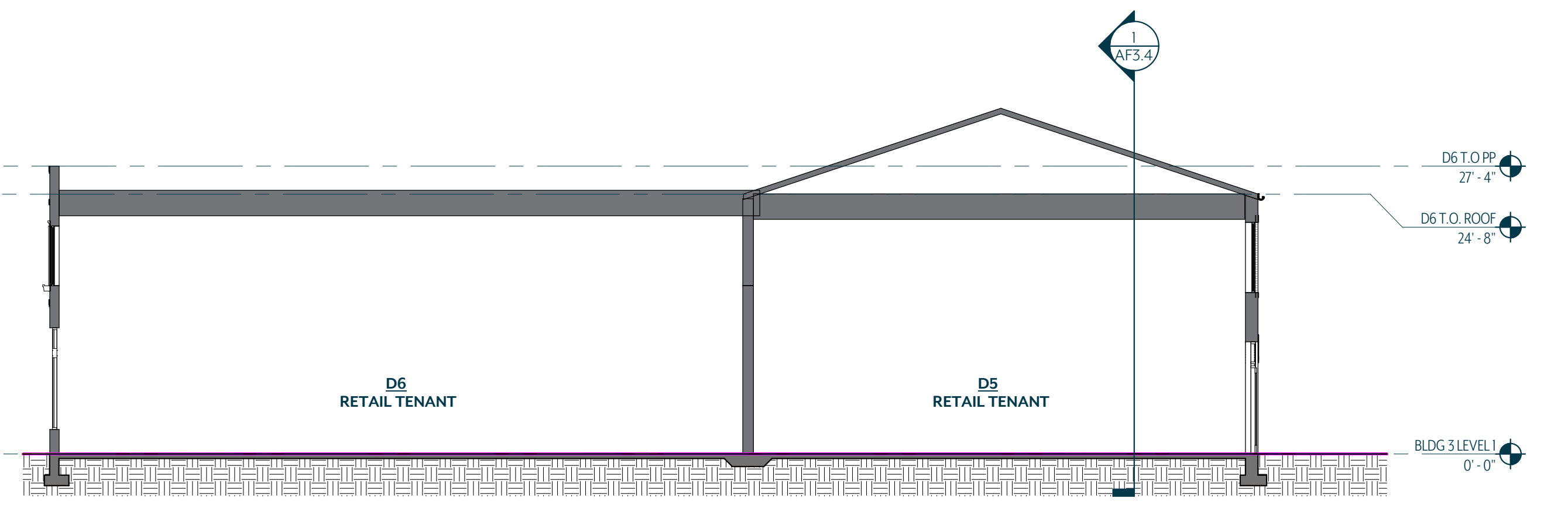
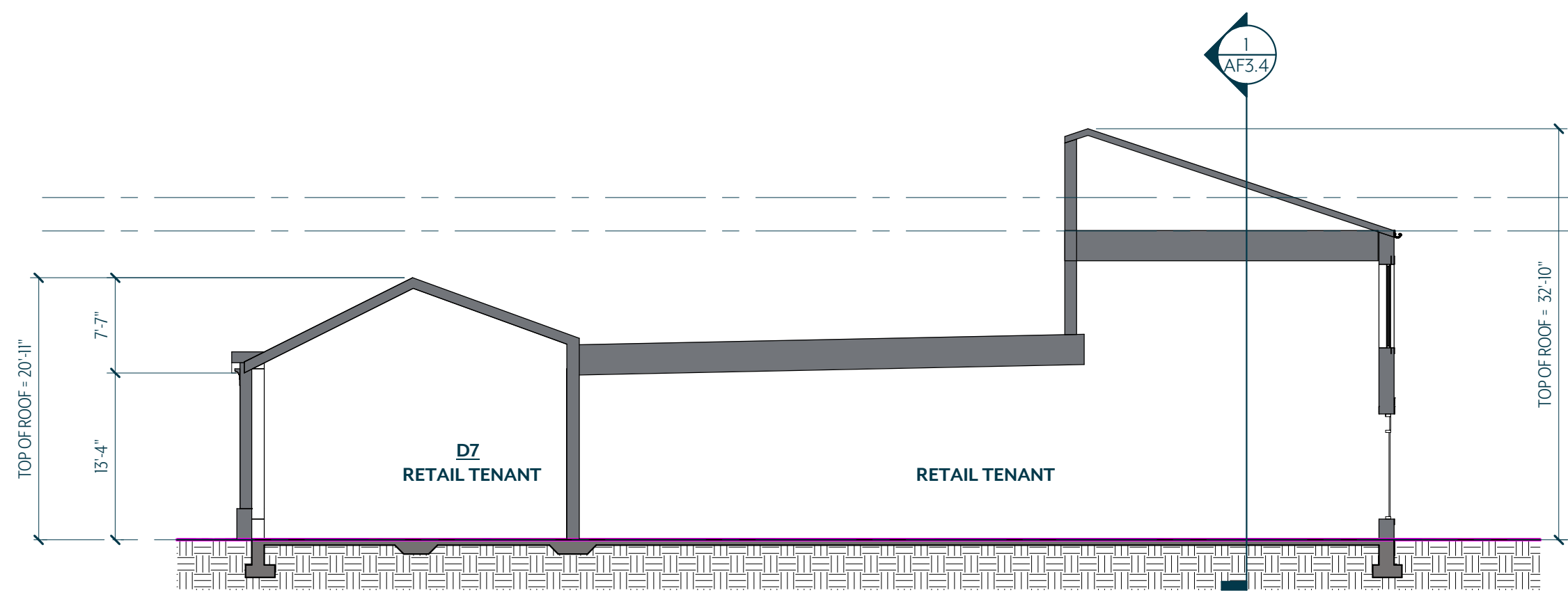
- Architectural Features
- AF-1 Cast Stone Cornice
- AF-2 Composite Molding
- AF-3 Fabric awning
- AF-6 Shutters

Transparency Requirements

Story	Elevation	Glazing/ Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Overall	West	276	1324	21%	15%*	Compliant
Overall	South	1275	3935	32%	15%*	Compliant
Overall	North	738	2794	26%	15%*	Compliant
Upper	East	329	1501	22%	20%	Compliant
Ground	East	443	672	66%	40%	Compliant

* Non Street Facade





1 BUILDING SECTION D1-D5
3/32" = 1'-0"

2 BUILDING SECTION D2-D7
3/32" = 1'-0"

ZONING COMPLIANCE- BUILDING 3

HISTORIC MIXED USE – PLAN & ELEVATION ANALYSIS- 1ST FLOOR RETAIL

Street Frontage

*Refer to Site Plan

• Front Property Line Coverage	80%	Compliant
• Occupation of Corner	Required	Compliant
• Front RBZ	20ft	Compliant
• Corner RBZ	10ft	Compliant

Buildable Area

*Refer to Site Plan

• Minimum Side yard Setback	0ft	Compliant
• Minimum rear yard setback	0ft	Compliant
• Minimum Lot Width	30ft	
• Provided	227' 2"	Compliant
• Maximum Impervious Coverage	85%	Compliant
• Additional Semi-Pervious Coverage	5%	Compliant

Uses & Occupancy Requirements

• Ground Story	Retail	Compliant
• Upper Story	Office	Compliant
• Parking Within the Building	Not Applicable	
• Occupied Space	Not Applicable	

Number of Entrances

- Facade length 111'-7"/40' = 3 (1 per 40' required)

• Provided	1 Entrance	Non Compliant
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Mid-building Pedestrian-way

• Required	If Building > 150ft	
• Provided Building length 111'-7"	(0 Required)	
• Pedestrian way	0 Provided	Compliant

Roof Types

Allowed	Pitched roof; (other types permitted with approval)	
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Provided	Pitch roof	Compliant
	Parapet Roof	Non Compliant

Building Height

• Ground Story Max	12 ft	
• Ground Story Provided	16 ft	Non Compliant
• Maximum height	2.5 Stories	Compliant
• Minimum height	1.5 Stories	Compliant

Blank Wall Limitations

Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

Elevation Provided

• West	Ground Story	Compliant
• East	Ground Story	Compliant
• North	Ground Story	Compliant
• South	Ground Story	Compliant

Vertical Facade Divisions

• Required	Yes	
• Provided	Yes	Compliant
	Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft	

Facade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

• Primary facade materials allowed	Stone, Brick, Wood Siding
• Roof materials allowed	Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile

- Primary facade materials provided per elevation

West	BR-2, CS-1*, ST-1	97%	Compliant
East	BR-7, PL-1b*, ST-1	95%	Compliant
North	ST-1, PL-1b*, CS-1*, AF-2*	92%	Compliant
South	BR-2, BR-6, ST-1, BR-7 AF-2*, TR*	98%	Compliant

- Secondary Materials Provided Per Elevation

D-West	FC-2	Compliant
East	TL-1	Compliant
North	FC-2, TL-1	Compliant
South	FC-2,	Compliant

• Roof Materials Provided	AS-1, AS - 2, WS-1	Compliant
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- Architectural Features
- AF-1 Cast Stone Cornice
- AF-2 Composite Molding
- AF-3 Fabric awning

Transparency Requirements

		Glazing/ Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Story	Elevation					
Overall	West	276	1324	21%	15%*	Compliant
Overall	South	1275	3935	32%	15%*	Compliant
Overall	North	738	2794	26%	15%*	Compliant
Upper	East	329	1501	22%	20%	Compliant
Ground	East	443	672	66%	40%	Compliant

* Non Street Facade

WAIVER REQUEST - BUILDING 3

BUILDING 3 – HISTORIC MIXED USE

GROUND FLOOR RETAIL

Number of Entrances

Non-Compliant

The provided number of entrances at street frontage facade does not meet the required frequency based on façade length. The design consolidates entrances to align with tenant layouts and operational efficiency while maintaining functional access points along the façade.

Roof Types

Non-Compliant

While a pitched roof is provided for the primary building forms, portions of the building incorporate parapet conditions to achieve varied architectural expressions. This combination supports a historic mixed-use character, where differing roof forms contribute to façade articulation and visual diversity.

Building Height – Ground Story

Non-Compliant

The ground story exceeds the maximum permitted height of 12 ft, with a provided height of 16 ft. This increase accommodates retail tenant needs, including storefront visibility, daylighting, and flexibility. Select areas are expressed as double-height volumes to simulate a second-story condition, reinforcing a traditional mixed-use architectural rhythm.

ZONING COMPLIANCE - BUILDING 4

HISTORIC MIXED USE - PLAN ANALYSIS
1ST FLOOR RETAIL

Street Frontage		
*Refer to Site Plan		
• Front Property Line Coverage	80%	Compliant
• Occupation of Corner	Required	Compliant
• Front RBZ	20ft	Compliant
• Corner RBZ	10ft	Compliant

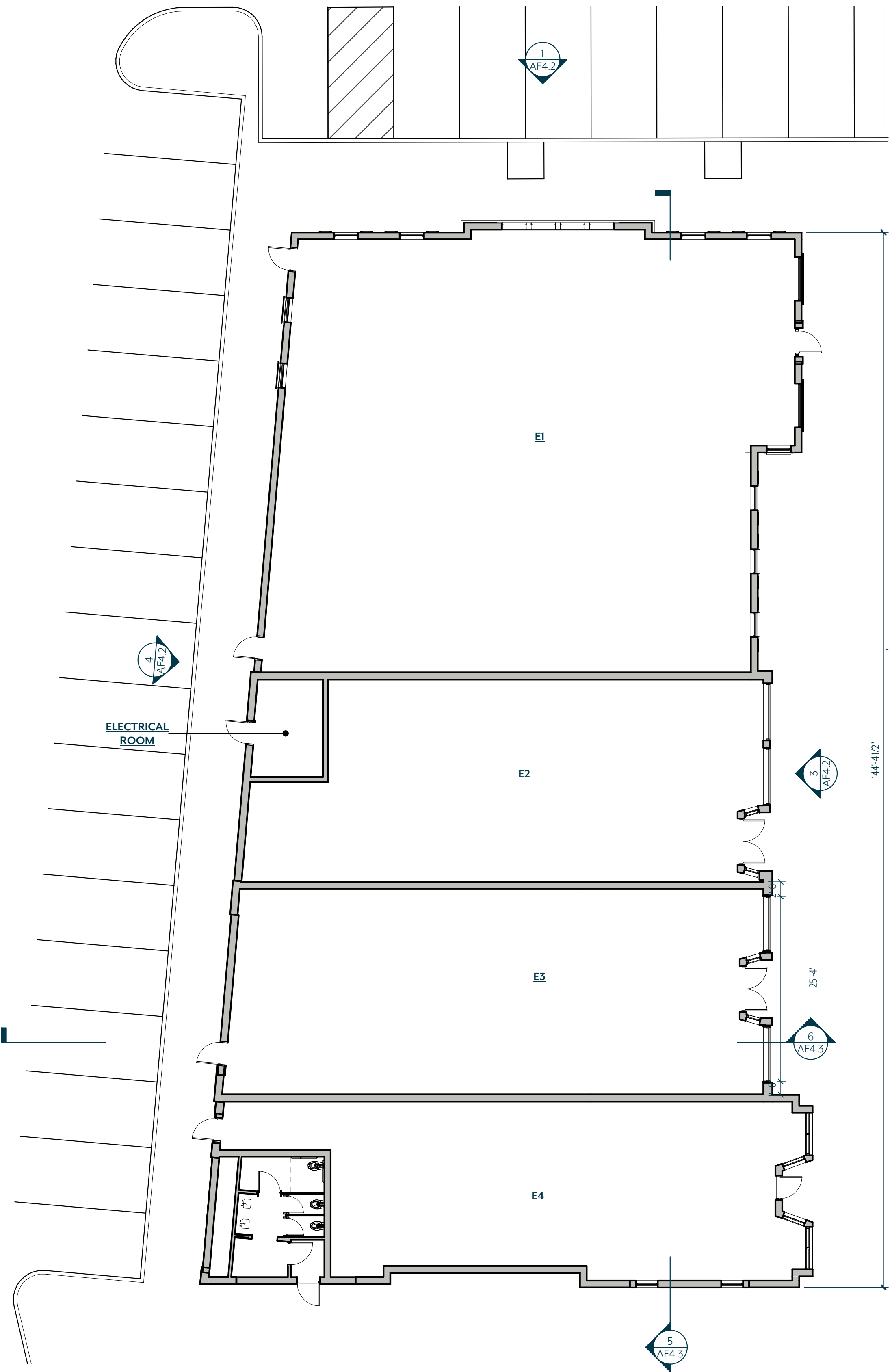
Buildable Area			
*Refer to Site Plan			
• Minimum Side yard Setback	0ft		Compliant
• Minimum rear yard setback	0ft		Compliant
• Minimum Lot Width	30ft		Compliant
• Provided	227' 2"		
• Maximum Impervious Coverage	85%		Compliant
• Additional Semi-Pervious Coverage	5%		Compliant

Uses & Occupancy Requirements		
• Ground Story	Retail	Compliant
• Parking Within the Building	Not Applicable	
• Occupied Space	Not Applicable	

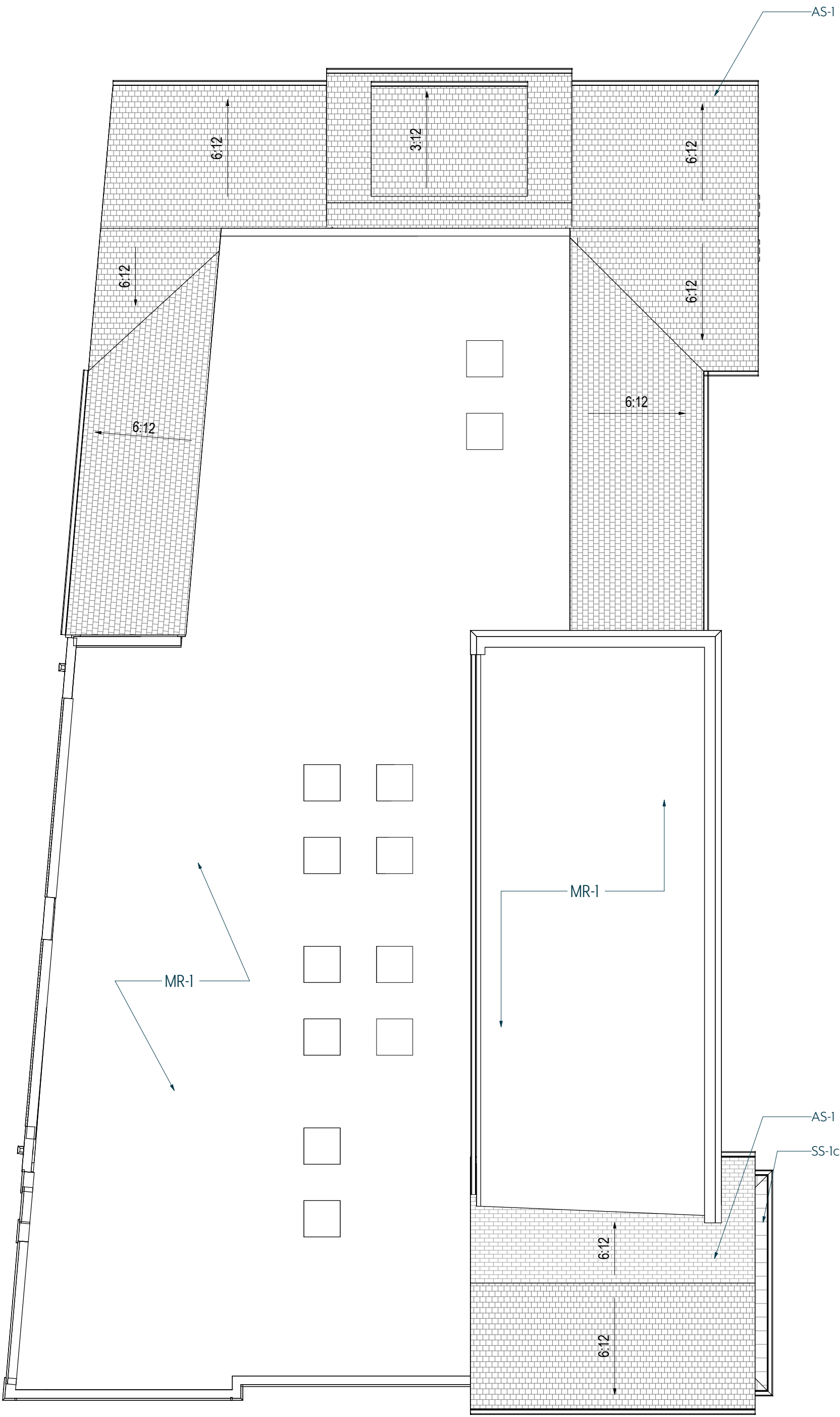
Number of Entrances		
Building faces internal courtyard		
• Facade length	144'-4"/40' = 4 (1 per 40' required)	Compliant
• Provided	4 Entrance	
Mid-building Pedestrian-way		
• Required	If Building > 150ft	Compliant
• Provided Building length	144'-4" (0 Required)	
• Pedestrian way	0 Provided	

Roof Types		
Allowed	Pitched roof; (other types permitted with approval)	
Provided	Pitch roof	Compliant
	Parapet Roof	Non Compliant

Note: Refer to Elevations for building heights, Transparency requirements, Material requirements, Black Wall Limitations



1 FLOOR PLAN
3/32" = 1'-0"



2 ROOF PLAN
3/32" = 1'-0"

ZONING COMPLIANCE- BUILDING 4

HISTORIC MIXED USE - ELEVATION ANALYSIS

Building Height

• Ground Story Max	12 ft	
• Ground Story Provided	16 ft	Non Compliant
• Maximum height	2.5 Stories	Compliant
• Minimum height	1.5 Stories	Compliant

Blank Wall Limitations

Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

Elevation Provided

• West	Ground Story	Non Compliant
• East	Ground Story	Compliant
• North	Ground Story	Compliant
• South	Ground Story	Compliant

Vertical Facade Divisions

• Required	Yes	
• Provided	Yes	Compliant
Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft		

Facade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

• Primary facade materials allowed	Stone, Brick, Wood Siding
• Roof materials allowed	Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile

Primary facade materials provided per elevation

West	CB-2, CS-1*, TR*, AF-2*	97%	Compliant
East	BR-1I, CS-1c*, CS-2*, AF-1,2	80%	Compliant
North	CS-1*, CS-2, CB-2, TR*, AF-2*	93%	Compliant
South	BR-2, BR-6, ST-1, BR-7, CS-2* TR*, AF-2*	80%	Compliant

Secondary Materials Provided Per Elevation

West	None Provided	Compliant
East	FC-2	Compliant
North	None Provided	Compliant
South	FC-2	Compliant

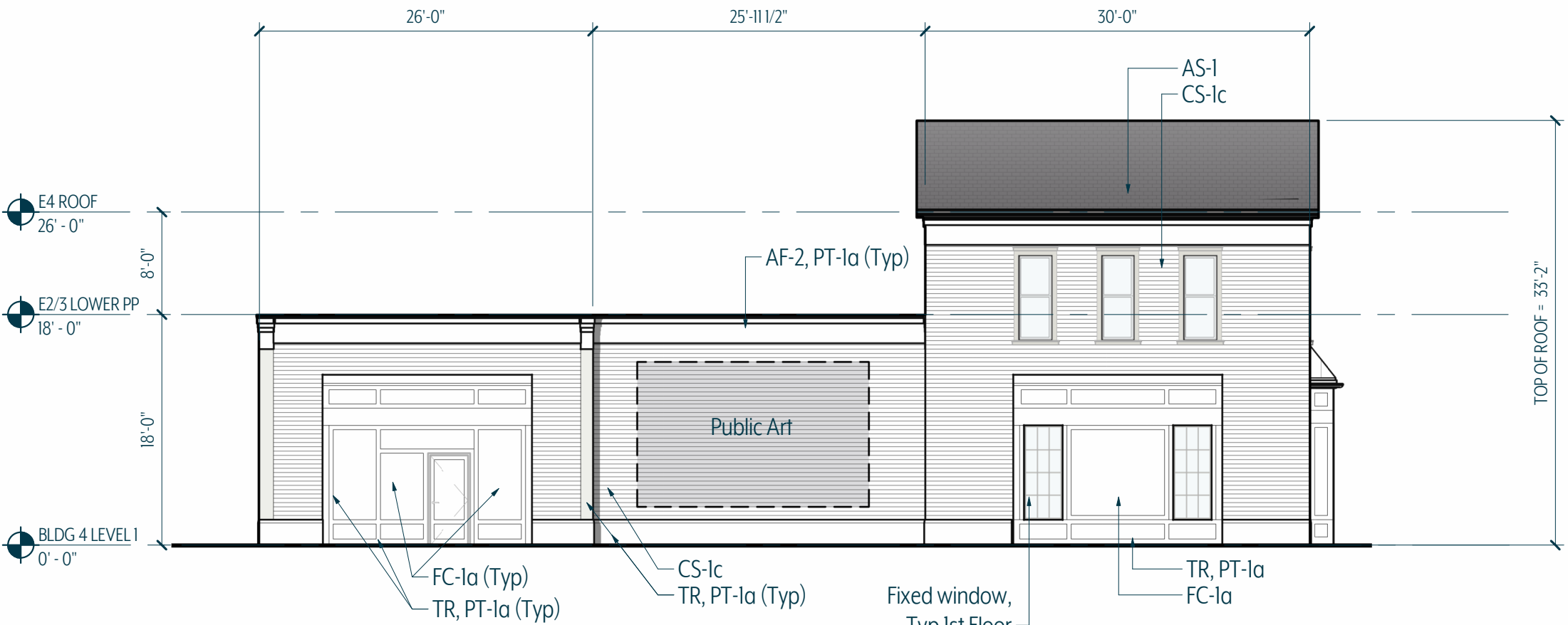
Roof Materials Provided AS-1, AS - 2, WS-1

- Architectural Features
- AF-1 Cast Stone Cornice
- AF-2 Composite Molding
- AF-3 Fabric awning
- AF-6 Shutters

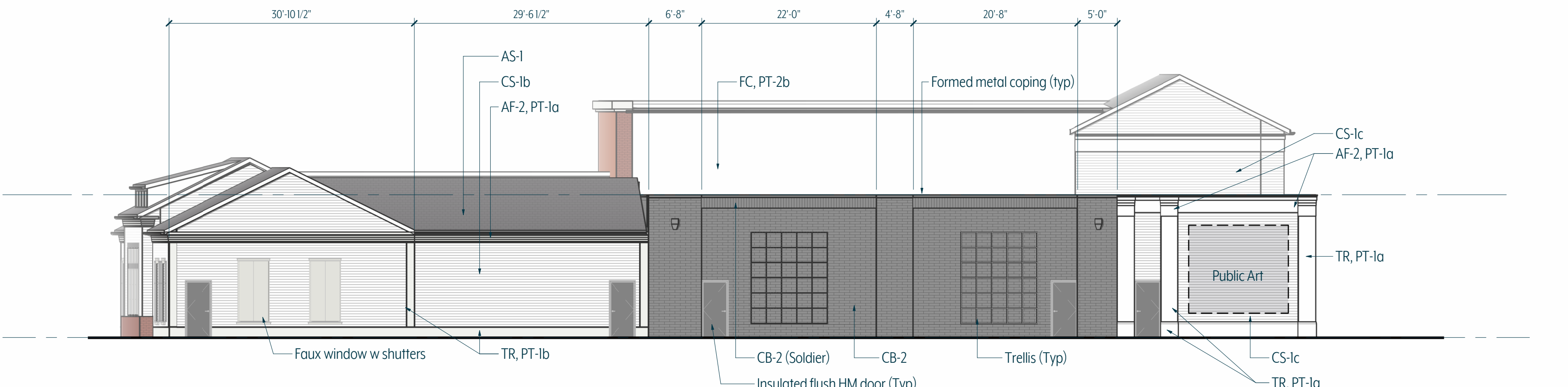
Transparency Requirements

Story	Elevation	Glazing/ Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Overall	East	1028	3439	30%	15%*	Compliant
Overall	South	97	1699	6%	15%*	Non-Compliant
Overall	North	255	1033	25%	15%*	Compliant
Overall	West	0	2429	0%	15%*	Non-Compliant

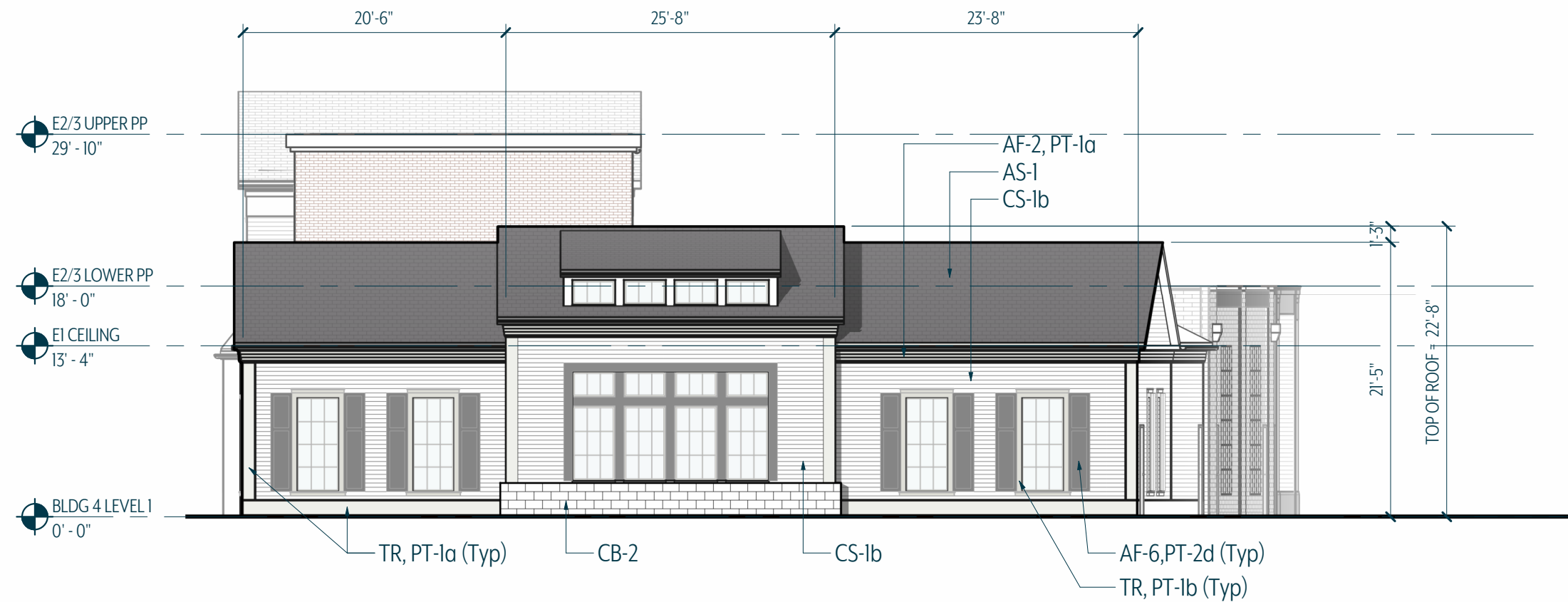
* Non Street Facade



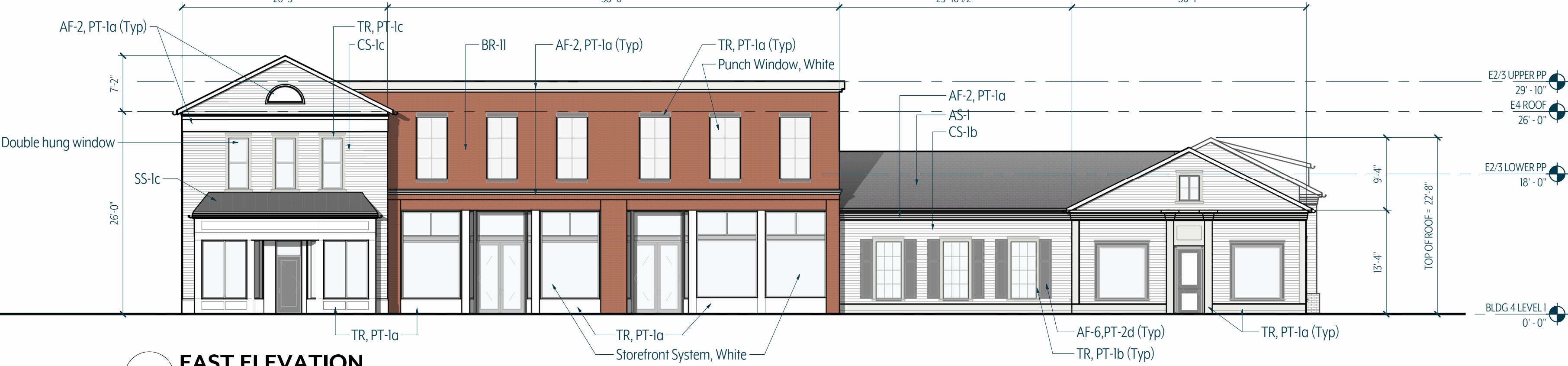
2 SOUTH ELEVATION
3/32" = 1'-0"



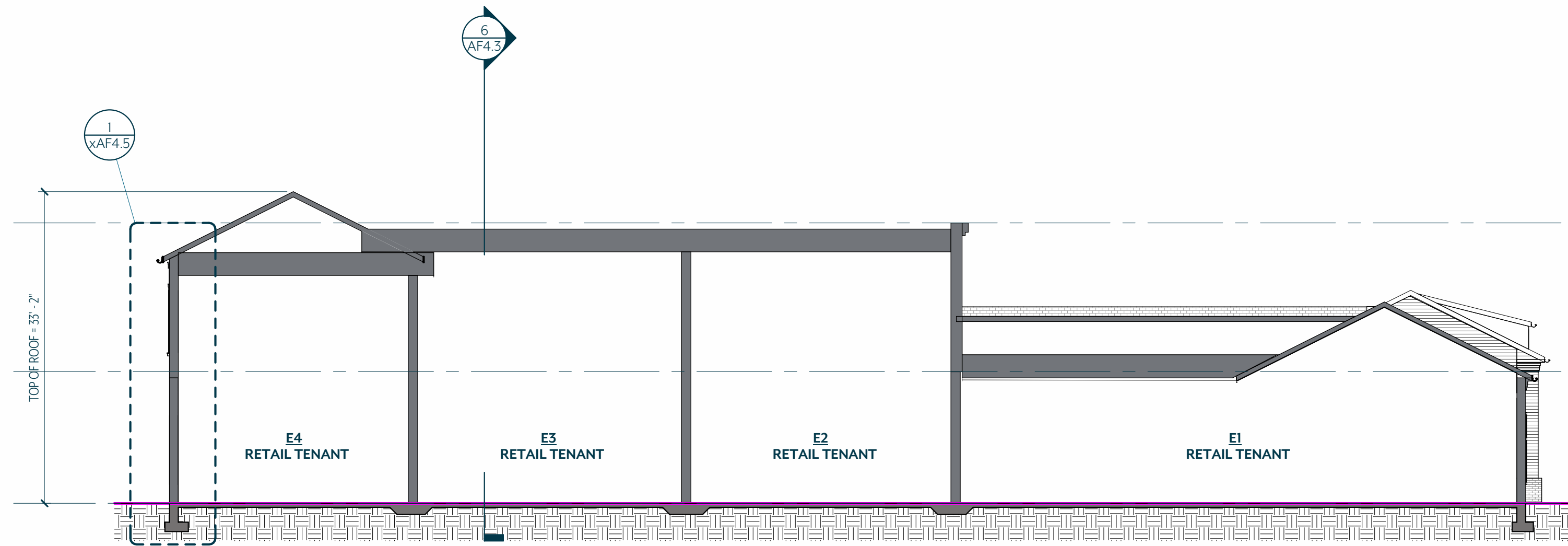
4 WEST ELEVATION
3/32" = 1'-0"



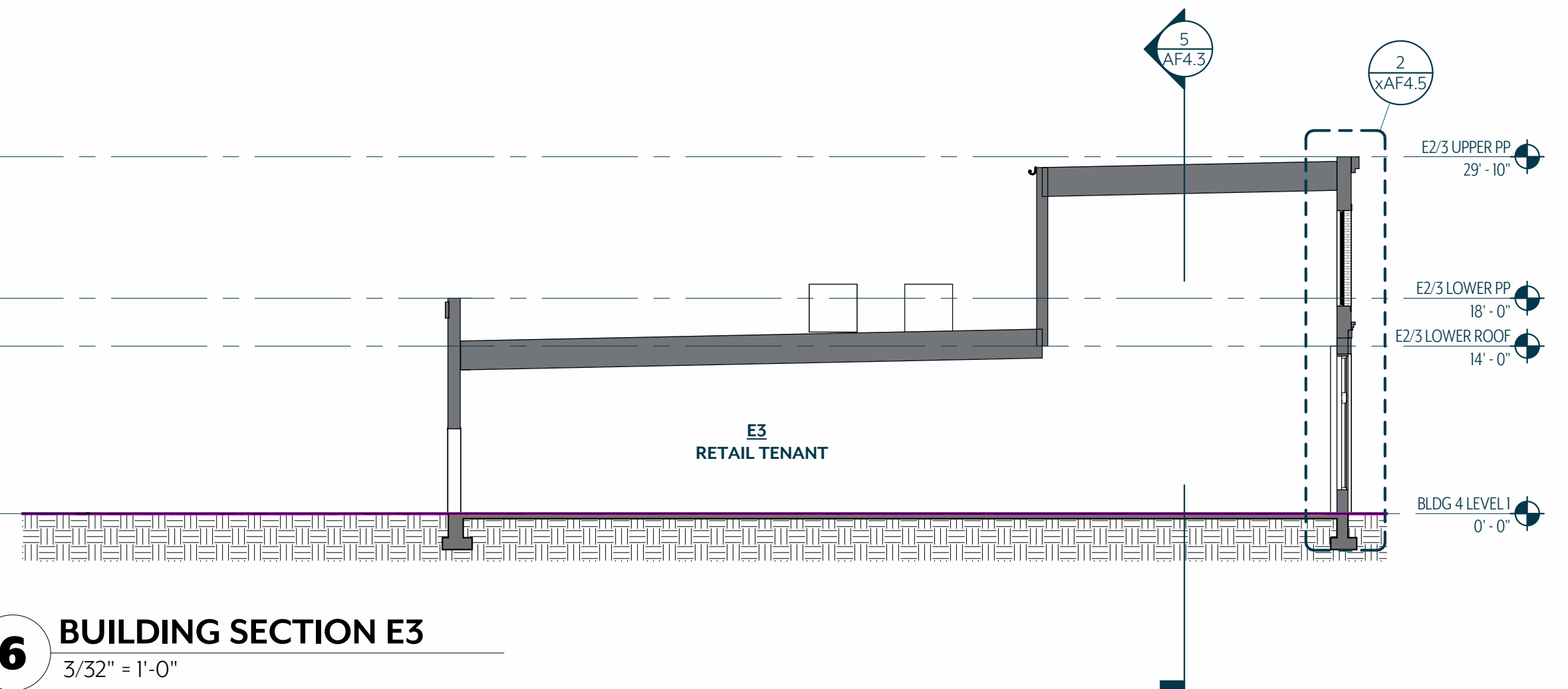
1 NORTH ELEVATION
3/32" = 1'-0"



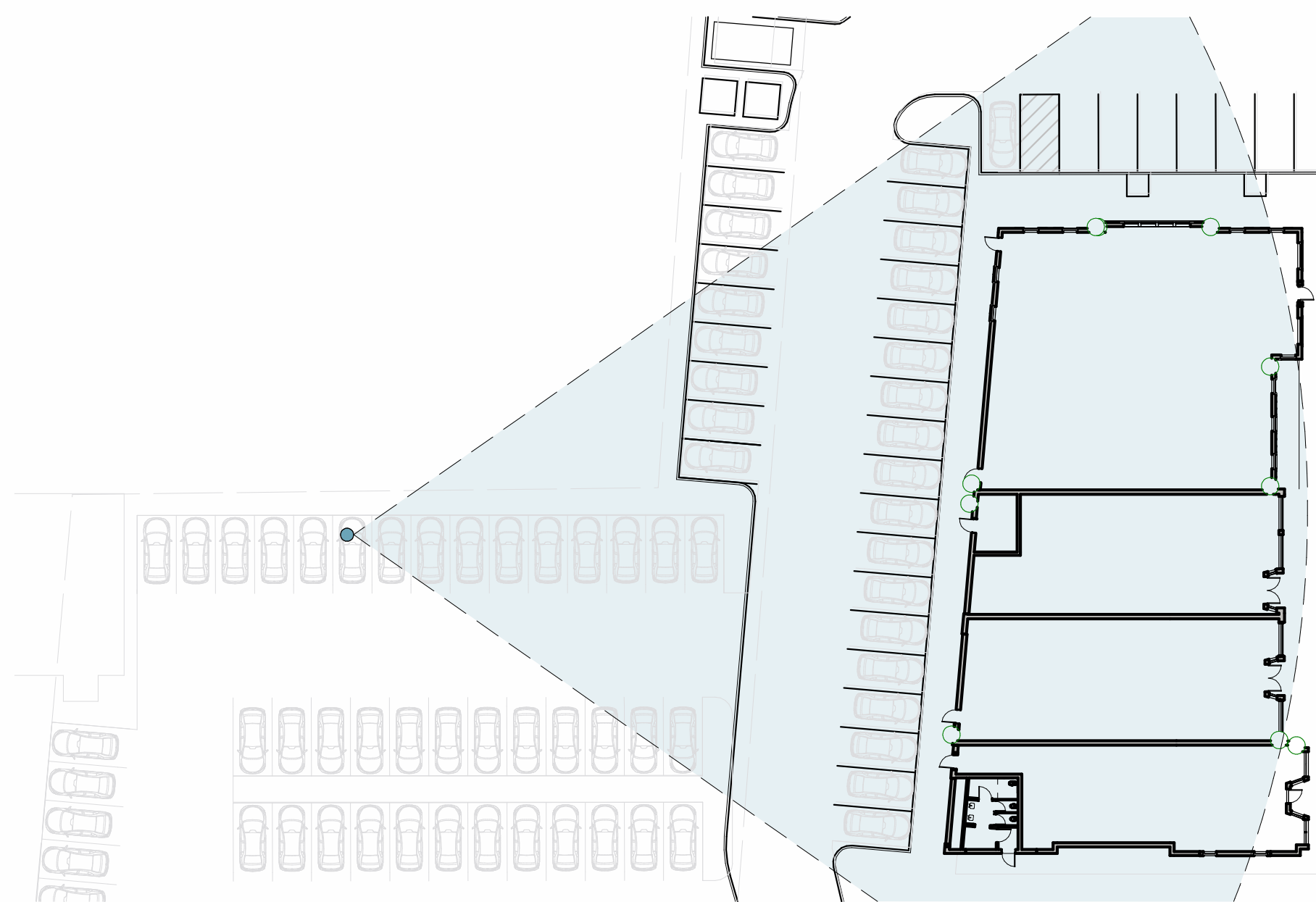
3 EAST ELEVATION
3/32" = 1'-0"



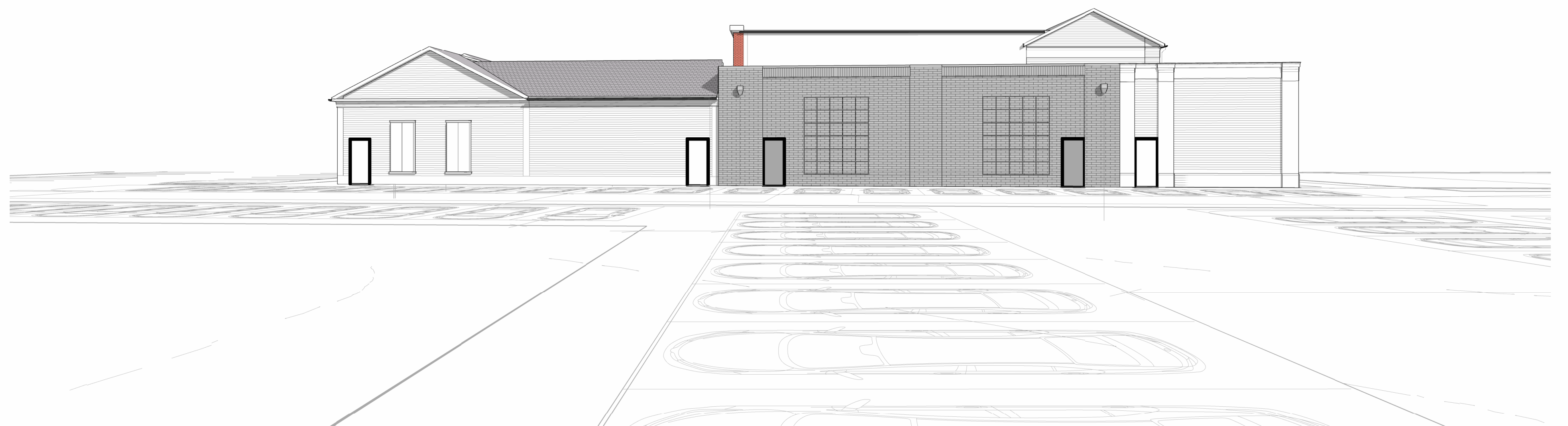
5 BUILDING SECTION E1-E4
3/32" = 1'-0"



6 BUILDING SECTION E3
3/32" = 1'-0"



1 KEY PLAN
1/32" = 1'-0"



2 VIEW FROM EYE LEVEL

ZONING COMPLIANCE- BUILDING 4

HISTORIC MIXED USE – PLAN & ELEVATION ANALYSIS- 1ST FLOOR RETAIL

Street Frontage

*Refer to Site Plan

• Front Property Line Coverage	80%	Compliant
• Occupation of Corner	Required	Compliant
• Front RBZ	20ft	Compliant
• Corner RBZ	10ft	Compliant

Buildable Area

*Refer to Site Plan

• Minimum Side yard Setback	0ft	Compliant
• Minimum rear yard setback	0ft	Compliant
• Minimum Lot Width	30ft	
• Provided	227' 2"	Compliant
• Maximum Impervious Coverage	85%	Compliant
• Additional Semi-Pervious Coverage	5%	Compliant

Uses & Occupancy Requirements

• Ground Story	Retail	Compliant
• Upper Story	Office	Compliant
• Parking Within the Building	Not Applicable	
• Occupied Space	Not Applicable	

Number of Entrances

Building faces internal courtyard

• Facade length	144'-4"/40' = 4 (1 per 40' required)	
• Provided	4 Entrance	Compliant
• Required	If Building > 150ft	
• Provided Building length 144'-4"	(0 Required)	
• Pedestrian way	0 Provided	Compliant

Roof Types

Allowed	Pitched roof; (other types permitted with approval)	
Provided	Pitch roof	Compliant
	Parapet Roof	Non Compliant

Building Height

• Ground Story Max	12 ft	
• Ground Story Provided	16 ft	Non Compliant
• Maximum height	2.5 Stories	Compliant
• Minimun height	1.5 Stories	Compliant

Blank Wall Limitations

Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

Elevation Provided

• West	Ground Story	Non Compliant
• East	Ground Story	Compliant
• North	Ground Story	Compliant
• South	Ground Story	Compliant

Vertical Facade Divisions

• Required	Yes	
• Provided	Yes	Compliant
	Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft	

Facade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

• Primary facade materials allowed	Stone, Brick, Wood Siding
• Roof materials allowed	Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile

• Primary facade materials provided per elevation

West	CB-2, CS-1*, TR*, AF-2*	97%	Compliant
East	BR-1I, CS-1c*, CS-2*, AF-1,2	80%	Compliant
North	CS-1*, CS-2, CB-2, TR*, AF-2*	93%	Compliant
South	BR-2, BR-6, ST-1, BR-7, CS-2* TR*, AF-2*	80%	Compliant

• Secondary Materials Provided Per Elevation

West	None Provided	Compliant
East	FC-2	Compliant
North	None Provided	Compliant
South	FC-2	Compliant

• Roof Materials Provided AS-1, AS - 2, WS-1 Compliant

• Architectural Features
AF-1 Cast Stone Cornice
AF-2 Composite Molding
AF-3 Fabric awning
AF-6 Shutters

Transparency Requirements

Story	Elevation	Glazing/ Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Overall	East	1028	3439	30%	15%*	Compliant
Overall	South	97	1699	6%	15%*	Non-Compliant
Overall	North	255	1033	25%	15%*	Compliant
Overall	West	0	2429	0%	15%*	Non-Compliant

* Non Street Facade

WAIVER REQUEST - BUILDING 4

BUILDING 4 – HISTORIC MIXED USE
GROUND FLOOR RETAIL

Roof Types

Non-Compliant

While a pitched roof is provided for the primary building forms, portions of the building incorporate parapet conditions to achieve varied architectural expressions. This combination supports a historic mixed-use character, where differing roof forms contribute to façade articulation and visual diversity.

Building Height – Ground Story

Non-Compliant

The ground story exceeds the maximum permitted height of 12 ft, with a provided height of 16 ft. This increase accommodates retail tenant needs, including storefront visibility, daylighting, and flexibility. Select areas are expressed as double-height volumes to simulate a second-story condition, reinforcing a traditional mixed-use architectural rhythm.

Blank Wall Limitations

Non-Compliant

This condition is intentional, as the façade functions as a back-of-house condition with limited pedestrian engagement. The design incorporates a more controlled level of articulation to support operational needs and security considerations, resulting in increased solid wall area. The continuous wall surface also provides opportunities for public art installations, contributing visual interest and enhancing the character of the development.the overall façade composition remains appropriate to its function

Transparency (Non-Street Façade – West Elevation)

Non-Compliant

The West elevation does not meet the minimum 15% transparency requirement for non-street façades. This condition is driven by its adjacency to internal site functions and limited pedestrian engagement. The façade is designed with simplified openings and articulation appropriate for a secondary elevation.

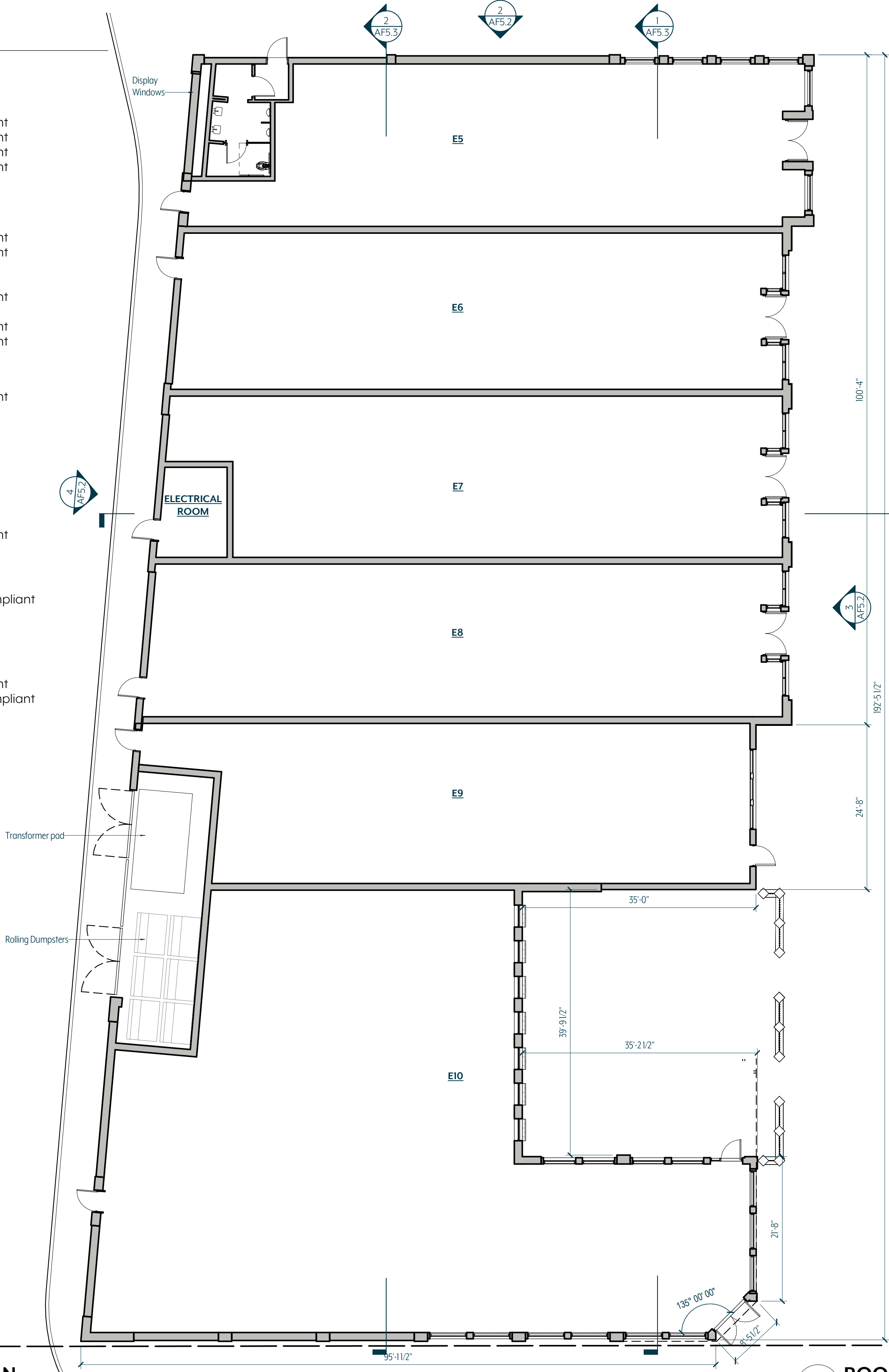
The south elevation does not meet the minimum required transparency for non-street façades. This elevation is oriented toward an alley condition and is not intended to function as a primary pedestrian frontage. The design intentionally incorporates a larger solid wall area to accommodate a public art installation, creating an opportunity for visual interest and placemaking within the development. Additional architectural detailing, material variation, and façade articulation are incorporated to enhance the character of the elevation. While the transparency provided is below the prescriptive requirement, the combination of public art and architectural features fulfills the intent of creating an engaging and visually appealing environment.

ZONING COMPLIANCE- BUILDING 5

HISTORIC MIXED USE – PLAN ANALYSIS - 1ST FLOOR RETAIL

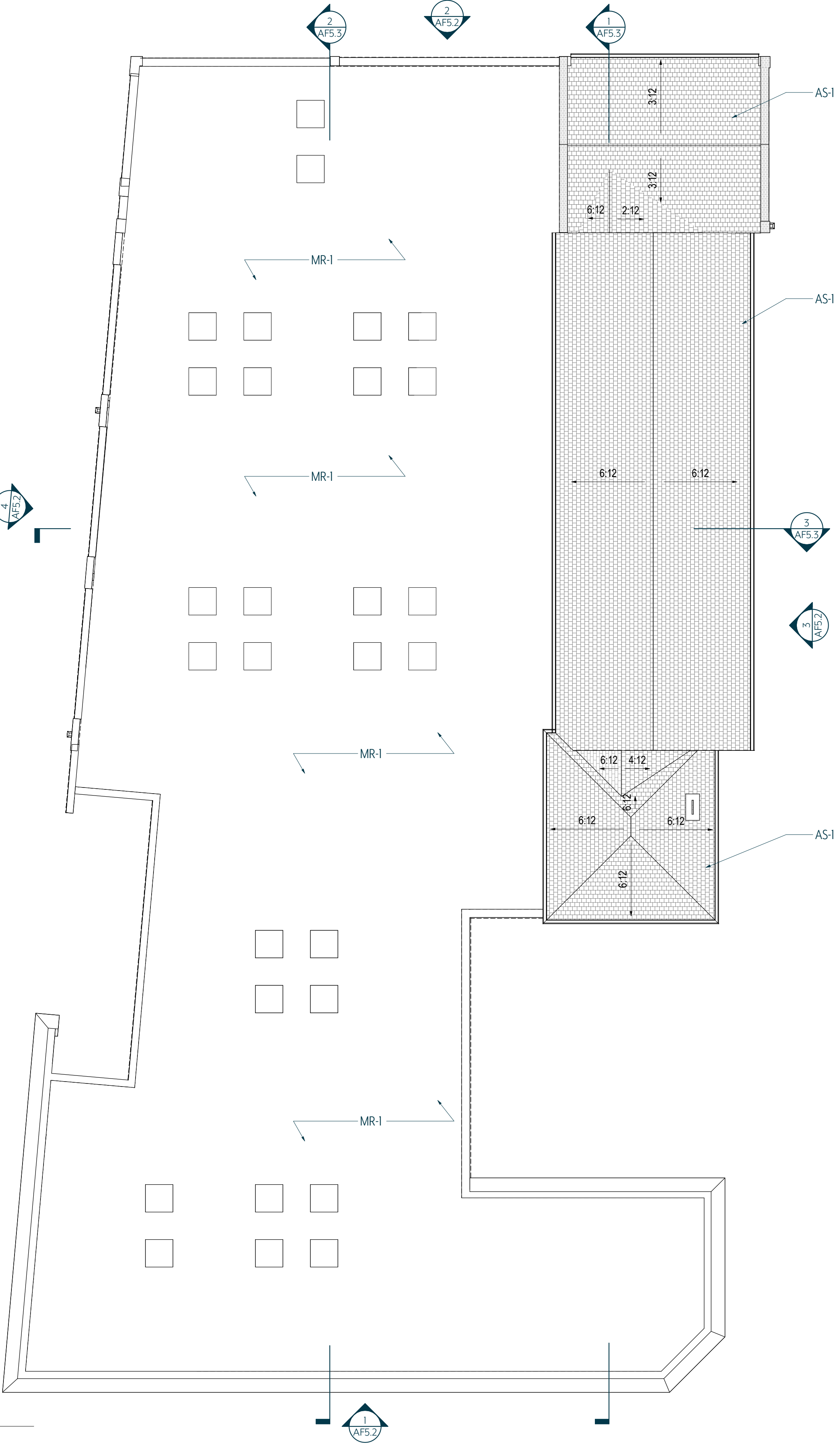
Street Frontage		
*Refer to Site Plan		
• Front Property Line Coverage	80%	Compliant
• Occupation of Corner	Required	Compliant
• Front RBZ	20ft	Compliant
• Corner RBZ	10ft	Compliant
Buildable Area		
*Refer to Site Plan		
• Minimum Side yard Setback	0ft	Compliant
• Minimum rear yard setback	0ft	Compliant
• Minimum Lot Width	30ft	Compliant
• Provided	295' 8"	Compliant
• Maximum Impervious Coverage	85%	Compliant
• Additional Semi-Pervious Coverage	5%	Compliant
Uses & Occupancy Requirements		
• Ground Story	Retail	Compliant
• Parking Within the Building	Not Applicable	
• Occupied Space	Not Applicable	
Number of Entrances		
Building faces internal courtyard		
• Facade length	192'-5 1/2" = 5 (1 per 40' required)	
• Provided	6 Entrances	Compliant
Mid-building Pedestrian-way		
• Required	If Building > 150ft	
• Provided Building length 192'-0" (1 Required)		
• Pedestrian way	0 Provided	Non Compliant
Roof Types		
Allowed	Pitched roof; (other types permitted with approval)	
Provided	Pitch roof Parapet roof	Compliant Non Compliant

Note: Refer to Elevations for building heights, Transparency requirements, Material requirements, Black Wall Limitations



1 FLOOR PLAN
3/32" = 1'-0"

2 ROOF PLAN
3/32" = 1'-0"



ZONING COMPLIANCE- BUILDING 5

HISTORIC MIXED USE – ELEVATION ANALYSIS

Building Height

• Ground Story Max	12 ft	
• Ground Story Provided	16 ft	Non Compliant
• Maximum height	2.5 Stories	Compliant
• Minimum height	1.5 Stories	Compliant

Blank Wall Limitations

Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

Elevation Provided

• North	Ground Story	Compliant
• South	Ground Story	Non Compliant
• West	Ground Story	Non Compliant
• East	Ground Story	Compliant

Vertical Facade Divisions

• Required	Yes	
• Provided	Yes	Compliant
Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft		

Facade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

• Primary facade materials allowed	Stone, Brick, Wood Siding
• Roof materials allowed	Asphalt Composite Shingles, Wood Shingles, Shakes, Standing Seam, Slate, Ceramic Tile

Primary facade materials provided per elevation

West	BR-8, BR-12, CB-2*	91%	Compliant
East	BR-8, BR-10, BR-12, BR-4, CS-1*, PL-1a*, AF-2*, TR*	84%	Compliant
North	BR-12, AF-1, TR*	91%	Compliant
South	BR-8, AF-2*, TR*	80%	Compliant

Secondary Materials Provided Per Elevation

West	None Provided	Compliant
East	FC-2	Compliant
North	FC-2	Compliant
South	FC-2	Compliant

Roof Materials Provided

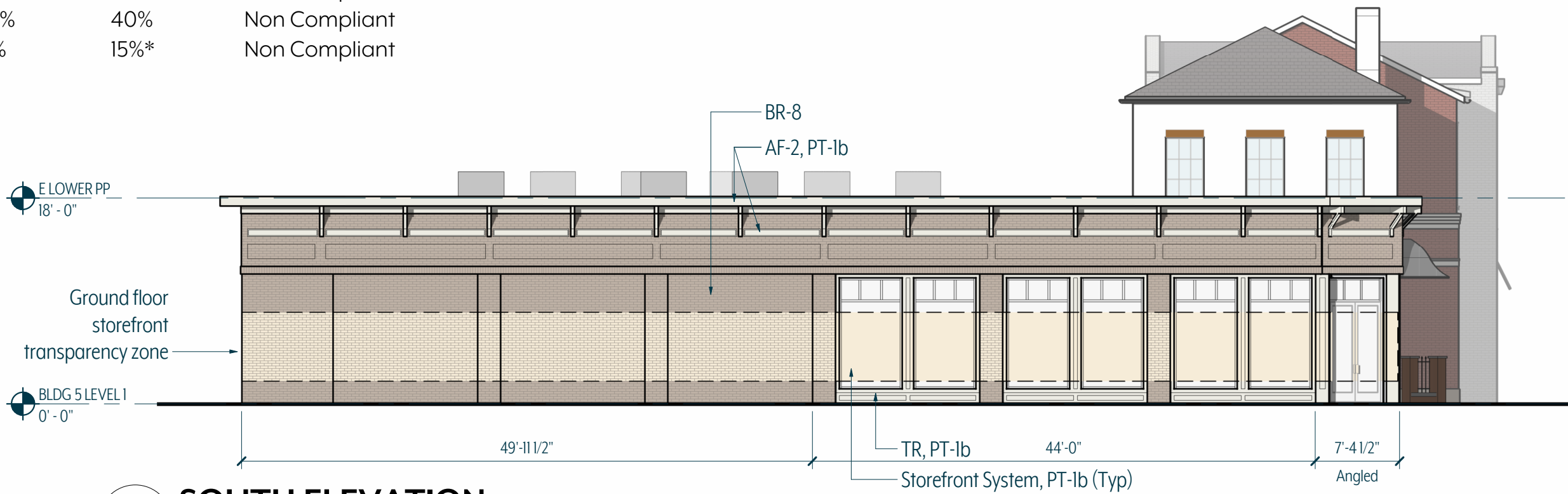
AS-1, AS-2, SS-1d	Compliant
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- Architectural Features
- AF-1 Cast Stone Cornice
 - AF-2 Composite Molding
 - AF-3 Fabric awning
 - AF-5 Railings
 - AF-6 Shutters

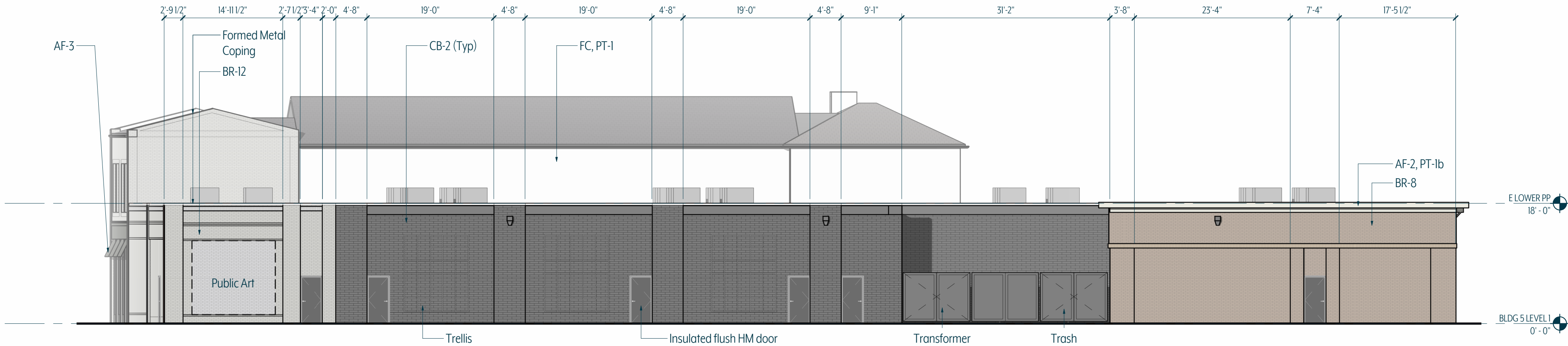
Transparency Requirements

Story	Elevation	Glazing/Opening (SF)	Wall Area (SF)	%Open/Transparent (Provided)	%Open/Transparent (Required)	
Overall	East	1588	4654	34%	15%*	Compliant
Overall	North	283	1984	14%	15%*	Non Compliant
Ground	South	227	607	37%	40%	Non Compliant
Overall	West	0	3481	0%	15%*	Non Compliant

* Non Street Facade



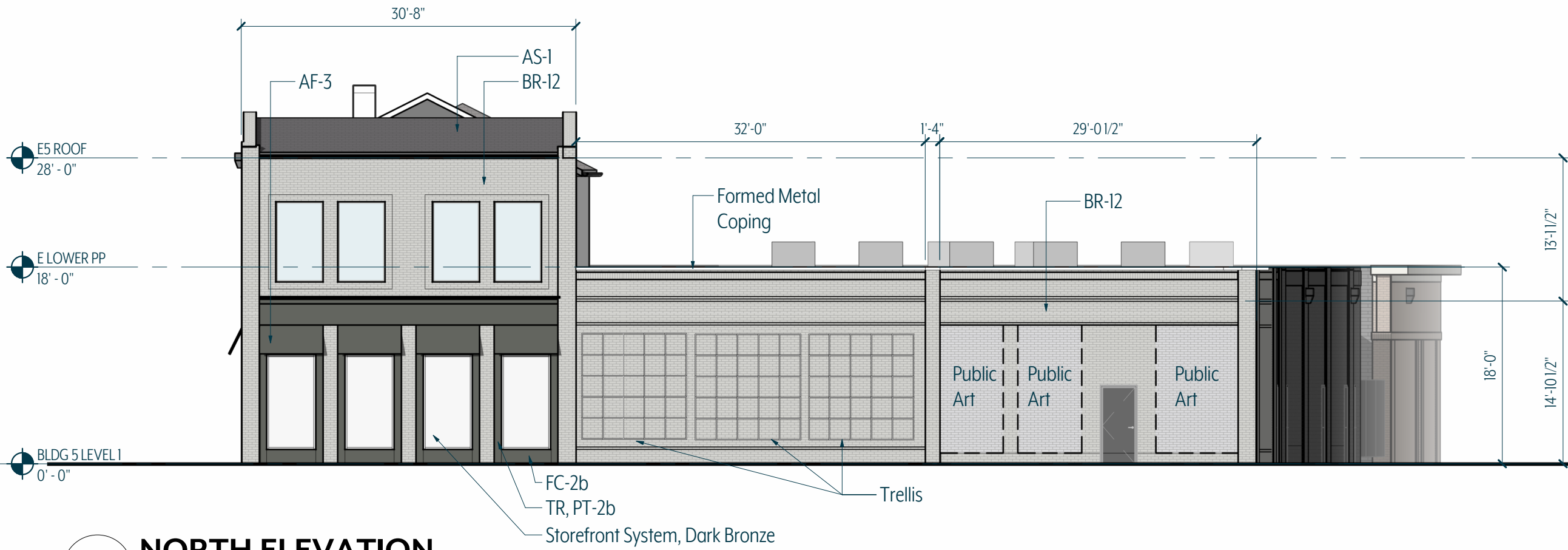
1 SOUTH ELEVATION
3/32" = 1'-0"



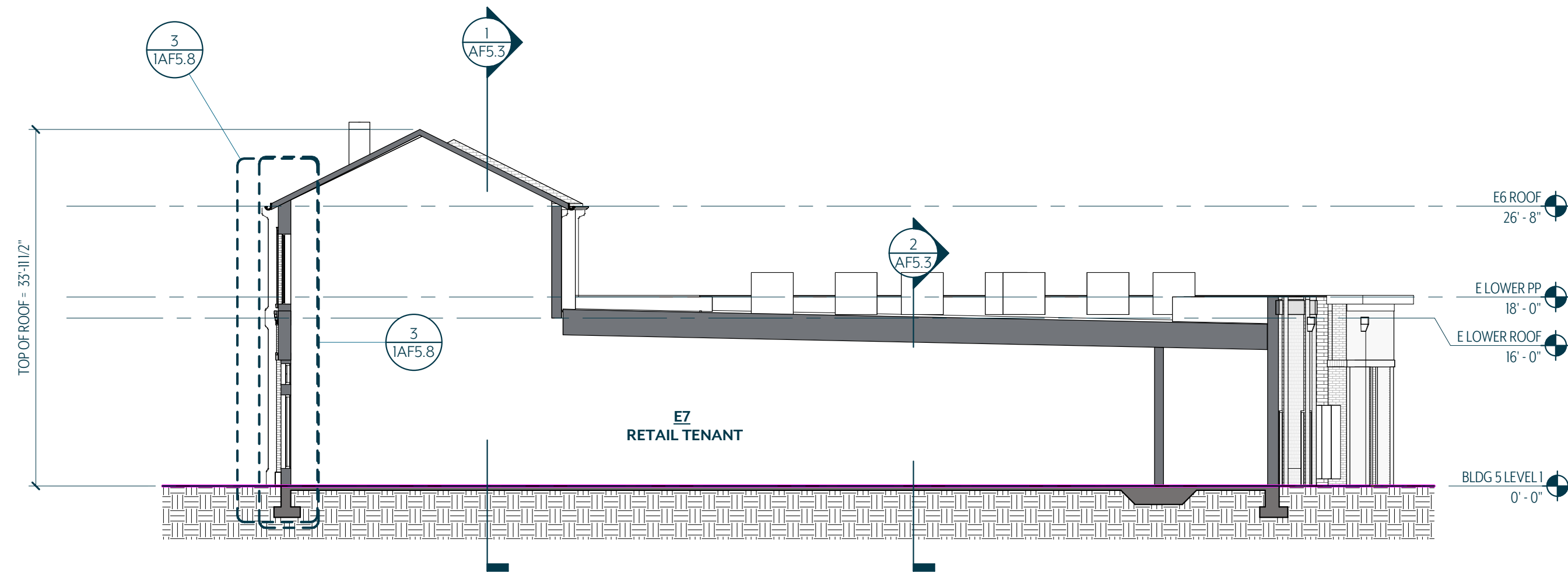
4 WEST ELEVATION
3/32" = 1'-0"



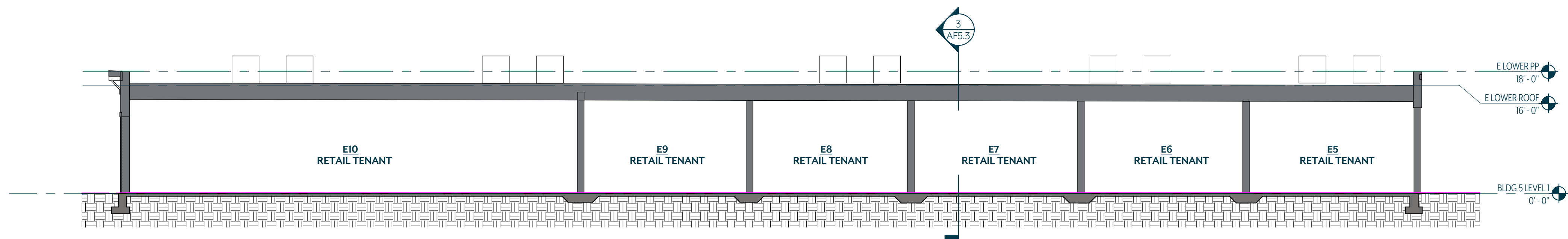
3 EAST ELEVATION
3/32" = 1'-0"



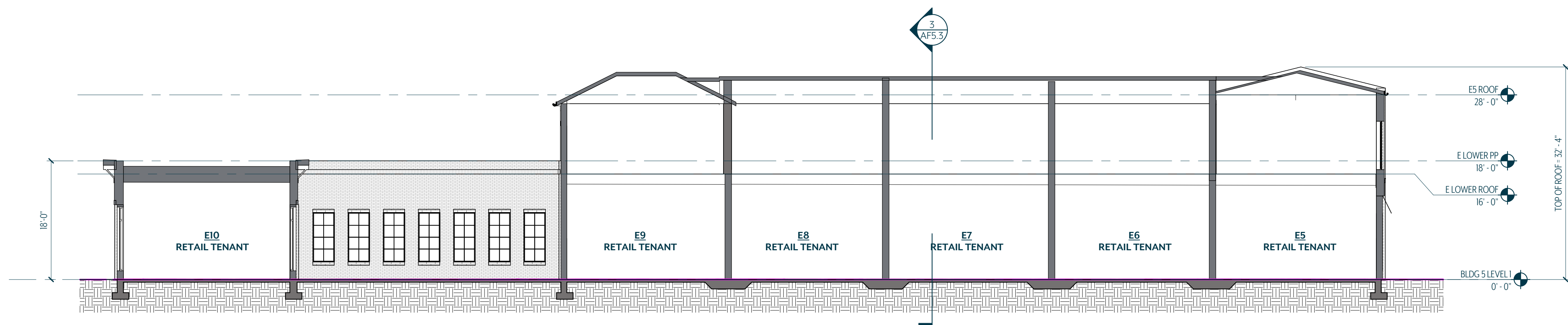
2 NORTH ELEVATION
3/32" = 1'-0"



3 BUILDING SECTION - E/W
3/32" = 1'-0"



2 BUILDING SECTION - N/S
3/32" = 1'-0"



1 BUILDING SECTION - N/S
3/32" = 1'-0"

ZONING COMPLIANCE- BUILDING 5

HISTORIC MIXED USE – PLAN & ELEVATION ANALYSIS- 1ST FLOOR RETAIL

Street Frontage		
*Refer to Site Plan		
• Front Property Line Coverage	80%	Compliant
• Occupation of Corner	Required	Compliant
• Front RBZ	20ft	Compliant
• Corner RBZ	10ft	Compliant

Buildable Area		
*Refer to Site Plan		
• Minimum Side yard Setback	0ft	Compliant
• Minimum rear yard setback	0ft	Compliant
• Minimum Lot Width	30ft	Compliant
• Provided	295' 8"	
• Maximum Impervious Coverage	85%	Compliant
• Additional Semi-Pervious Coverage	5%	Compliant

Uses & Occupancy Requirements		
• Ground Story	Retail	Compliant
• Parking Within the Building	Not Applicable	
• Occupied Space	Not Applicable	

Number of Entrances		
Building faces internal courtyard		
• Facade length	192'-5"/40' = 5 (1 per 40' required)	Compliant
• Provided	6 Entrances	

Mid-building Pedestrian-way		
• Required	If Building > 150ft	Non Compliant
• Provided Building length 192'-5" (1 Required)		
• Pedestrian way	0 Provided	

Roof Types		
Allowed	Pitched roof; (other types permitted with approval)	Compliant
Provided	Pitch roof	
	Parapet roof	Non Compliant

Building Height		
• Ground Story Max	12 ft	Non Compliant
• Ground Story Provided	16 ft	
• Maximum height	2.5 Stories	Compliant
• Minimum height	1.5 Stories	Compliant

Blank Wall Limitations		
Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)		

Elevation Provided		
• North	Ground Story	Compliant
• South	Ground Story	Non Compliant
• West	Ground Story	Non Compliant
• East	Ground Story	Compliant

Vertical Facade Divisions		
• Required	Yes	Compliant
• Provided	Yes	
Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft		

Façade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

- Primary facade materials allowed
- Roof materials allowed

Stone, Brick, Wood Siding

Asphalt Composite Shingles, Wood Shingles, Shakes, Standing Seam, Slate, Ceramic Tile

- Primary facade materials provided per elevation

West	BR-8,BR-12,CB-2*	91%	Compliant
East	BR-8,BR-10,BR-12,BR-4,CS-1* PL-1a*, AF-2*, TR*	84%	Compliant
North	BR-12, AF-1, TR*	91%	Compliant
South	BR-8, AF-2*, TR*	80%	Compliant

- Secondary Materials Provided Per Elevation

West	None Provided	Compliant
East	FC-2	Compliant
North	FC-2	Compliant
South	FC-2	Compliant

- Roof Materials Provided

AS-1, AS-2, SS-1d

Compliant

Architectural Features				
AF-1	Cast Stone Cornice			
AF-2	Composite Molding			
AF-3	Fabric awning			
AF-5	Railings			
AF-6	Shutters			

Transparency Requirements							
		Glazing/O	Wall	%Open/	%Open/		
		pening	Area	Transparent	Transparent		
		(SF)	(SF)	(Provided)	(Required)		
Story	Elevation						
Overall	East	1588	4654	34%	15%*	Compliant	
Overall	North	283	1984	14%	15%*	Non Compliant	
Ground	South	227	607	37%	40%	Non Compliant	
Overall	West	0	3481	0%	15%*	Non Compliant	

* Non Street Facade

WAIVER REQUEST - BUILDING 5

BUILDING 5 – HISTORIC MIXED USE
GROUND FLOOR RETAIL

Mid-building Pedestrian-way
Non-Compliant
The length threshold requiring a mid-building pedestrian way; however, the development provides a comprehensive pedestrian circulation network through the central courtyard, perimeter sidewalks, and multiple pedestrian connections between buildings. The courtyard functions as the primary pedestrian gathering space and serves as the focal point of the development, providing direct access to surrounding buildings and open space amenities. The proposed site design prioritizes pedestrian connectivity through these shared circulation areas, creating convenient access between buildings and destinations throughout the development.

Roof Types
Non-Compliant
While a pitched roof is provided for the primary building forms, portions of the building incorporate parapet conditions to achieve varied architectural expressions. This combination supports a historic mixed-use character, where differing roof forms contribute to façade articulation and visual diversity.

Building Height – Ground Story
Non-Compliant
The ground story exceeds the maximum permitted height of 12 ft, with a provided height of 16 ft. This increase accommodates retail tenant needs, including storefront visibility, daylighting, and flexibility. Select areas are expressed as double-height volumes to simulate a second-story condition, reinforcing a traditional mixed-use architectural rhythm.

Blank Wall Limitations
Non-Compliant
The south and West elevations exceed the maximum allowable 30% blank wall per story. These conditions are intentional and influenced by building program and layout; however, the façade design incorporates architectural articulation, including changes in plane and detailing, to break down the perceived mass. In addition, these elevations are designed to accommodate public art installations and trellis systems for vegetation, which will introduce visual interest, texture, and seasonal variation.

Transparency (Non-Street Façade – East Elevation)
Non-Compliant
The south elevation does not meet the required ground-floor transparency percentage. While this frontage is anticipated to transition to a more public condition in the future, the current design prioritizes functional requirements. The façade composition includes articulation and material variation to maintain visual interest, and future modifications to increase transparency can be accommodated as site conditions evolve.

The West elevation does not meet the minimum 15% transparency requirement for non-street façades. This condition is driven by its adjacency to internal site functions and limited pedestrian engagement. The façade is designed with simplified openings and articulation appropriate for a secondary elevation.
The North elevation does not meet the minimum required transparency for non-street façades. This elevation is oriented toward an alley condition and is not intended to function as a primary pedestrian frontage. The design intentionally incorporates a larger solid wall area to accommodate a public art installation, creating an opportunity for visual interest and placemaking within the development. Additional architectural detailing, material variation, and façade articulation are incorporated to enhance the character of the elevation. While the transparency provided is below the prescriptive requirement, the combination of public art and architectural features fulfills the intent of creating an engaging and visually appealing environment.

ZONING COMPLIANCE- BUILDING 6

HISTORIC MIXED USE – PLAN ANALYSIS - RETAIL

Street Frontage

*Refer to Site Plan		
• Front Property Line Coverage	80%	Compliant
• Occupation of Corner	Required	Compliant
• Front RBZ	20ft	Compliant
• Corner RBZ	10ft	Compliant

Buildable Area

*Refer to Site Plan		
• Minimum Side yard Setback	0ft	Compliant
• Minimum rear yard setback	0ft	Compliant
• Minimum Lot Width	30ft	
• Provided	295' 8"	Compliant
• Maximum Impervious Coverage	85%	Compliant
• Additional Semi-Pervious Coverage	5%	Compliant

Uses & Occupancy Requirements

• Ground Story	Retail	Compliant
• Parking Within the Building	Not Applicable	
• Occupied Space	Not Applicable	

Number of Entrances

• Facade length	99'-11"/40' = 3 (1 per 40' required)	
• Provided	2 Entrances	Non Compliant

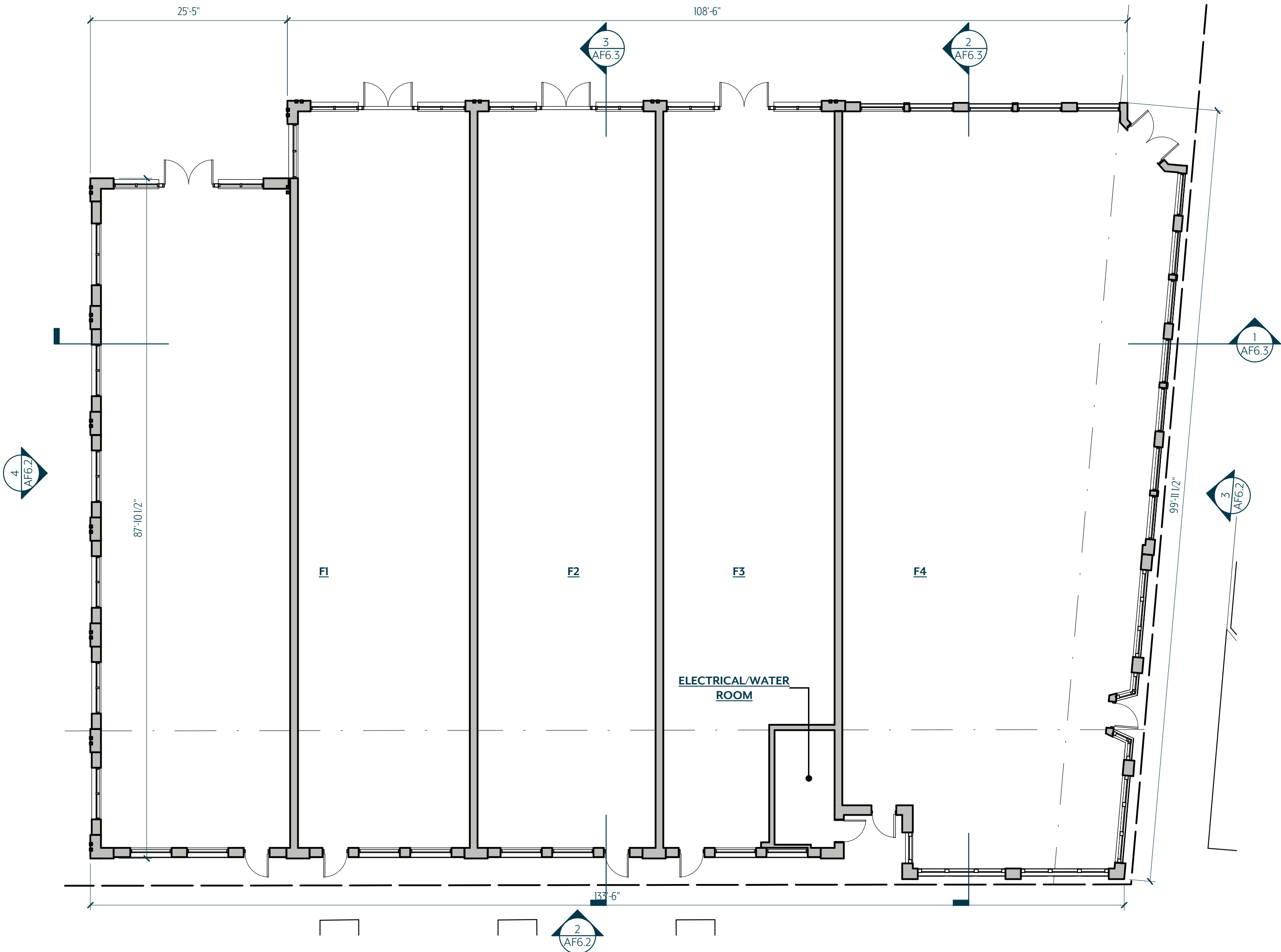
Mid-building Pedestrian-way

• Required	If Building > 150ft	
• Provided Building length 99'-11"	(0 Required)	
• Pedestrian way	0 Provided	Compliant

Roof Types

Allowed	Pitched roof; (other types permitted with approval)	
Provided	Pitch roof Parapet roof	Compliant Non Compliant

Note: Refer to Elevations for building heights, Transparency requirements, Material requirements, Black Wall Limitations



1 FLOOR PLAN
3/32" = 1'-0"



2 ROOF PLAN
3/32" = 1'-0"

ZONING COMPLIANCE- BUILDING 6

HISTORIC MIXED USE – ELEVATION ANALYSIS

Building Height

• Ground Story Max	12 ft	
• Ground Story Provided	16 ft	Non Compliant
• Maximum height	2.5 Stories	Compliant
• Minimum height	1.5 Stories	Compliant

Blank Wall Limitations

Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

Elevation Provided

• North	Ground Story	Compliant
• South	Ground Story	Compliant
• West	Ground Story	Compliant
• East	Ground Story	Compliant

Vertical Facade Divisions

• Required	Yes	
• Provided	Yes	Compliant
	Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft	

Facade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

• Primary facade materials allowed	Stone, Brick, Wood Siding
• Roof materials allowed	Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile

Primary facade materials provided per elevation

West	BR-1,AF-1, AF-2*	100%	Compliant
East	BR-9, BR-13,AF-1, AF-2*, TR*	80%	Compliant
North	BR-2, BR-13, AF-1	88%	Compliant
	AF-2*, TR*		
South	BR-2, BR-9, AF-1, AF-2*, TR*	97%	Compliant

Secondary Materials Provided Per Elevation

West	None Provided	Compliant
East	FC-2	Compliant
North	FC-2	Compliant
South	FC-2	Compliant

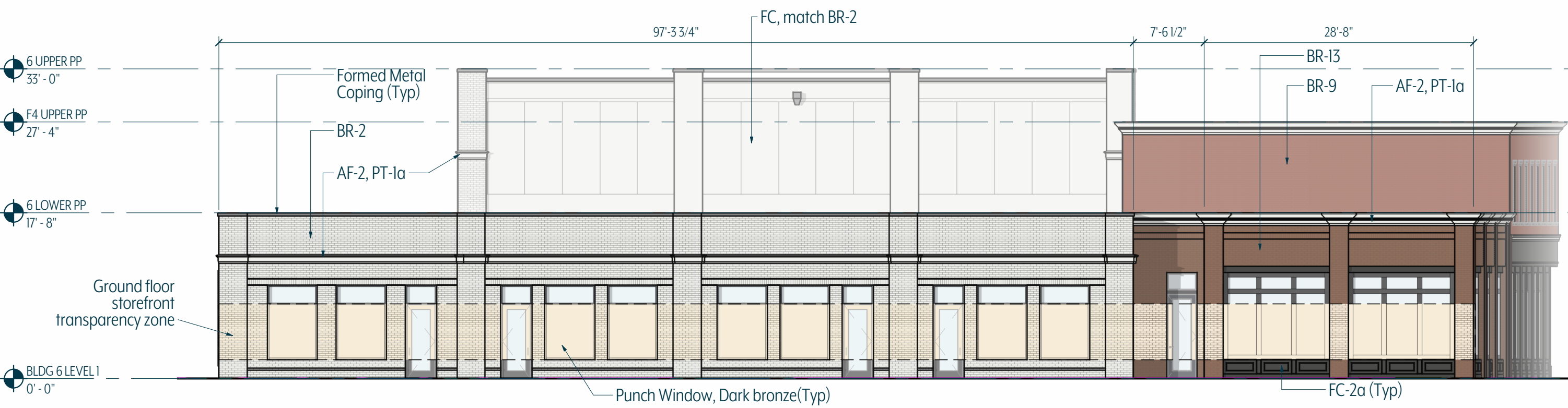
Roof Materials Provided CT-1 Compliant

- Architectural Features
- AF-1 Cast Stone Cornice
- AF-2 Composite Molding

Transparency Requirements

Story	Elevation	Glazing/O pening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Ground	South	491	802	61%	40%	Compliant
Overall	North	1485	3021	49	15%*	Compliant
Ground	East	453	555	82%	40%	Compliant
Upper	East	128	705	18%	20%	Non-Compliant
Overall	West	531	2137	25%	15%*	Compliant

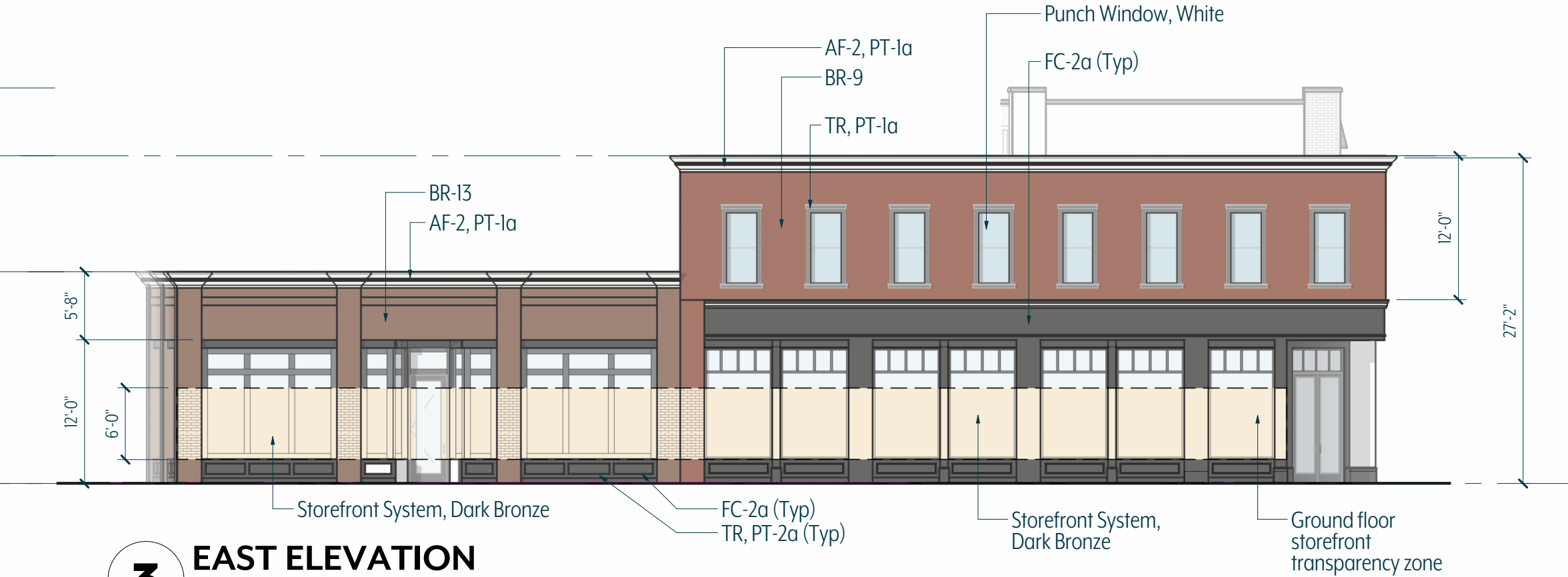
* Non Street Facade



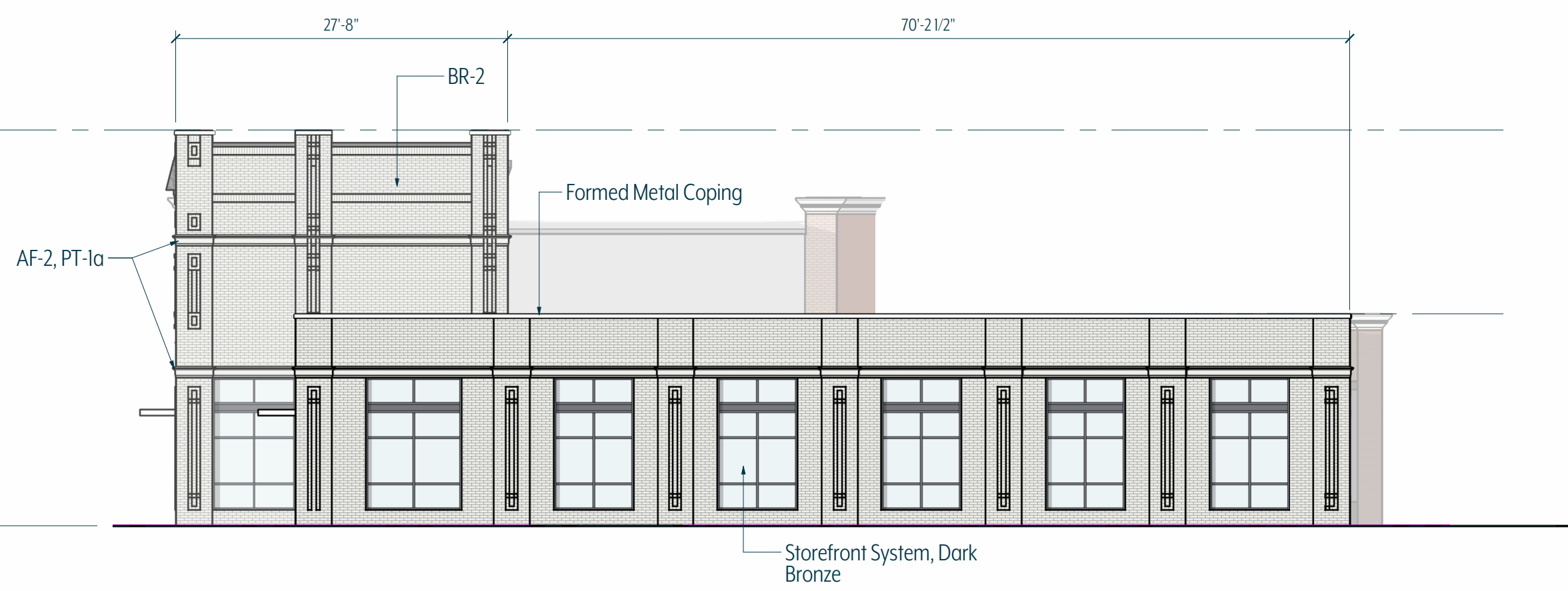
2 SOUTH ELEVATION
3/32" = 1'-0"



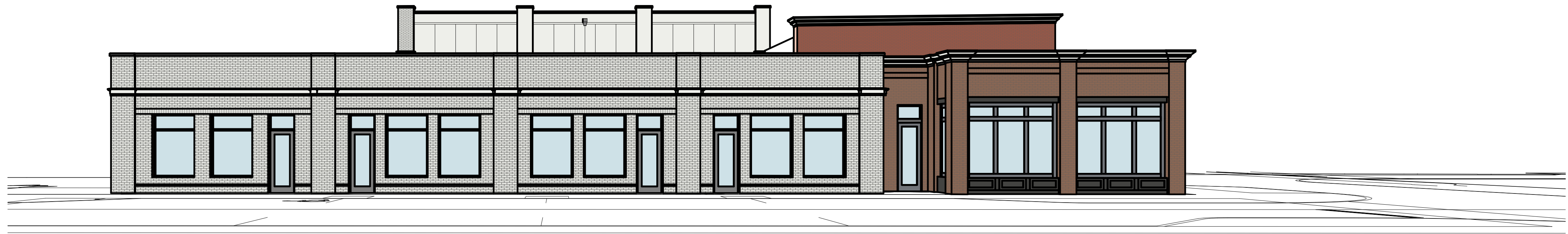
1 NORTH ELEVATION
3/32" = 1'-0"



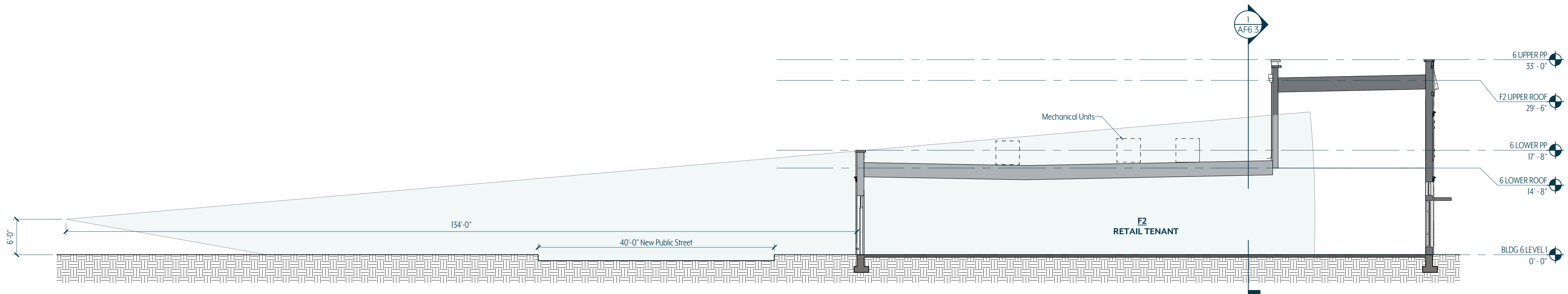
3 EAST ELEVATION
3/32" = 1'-0"



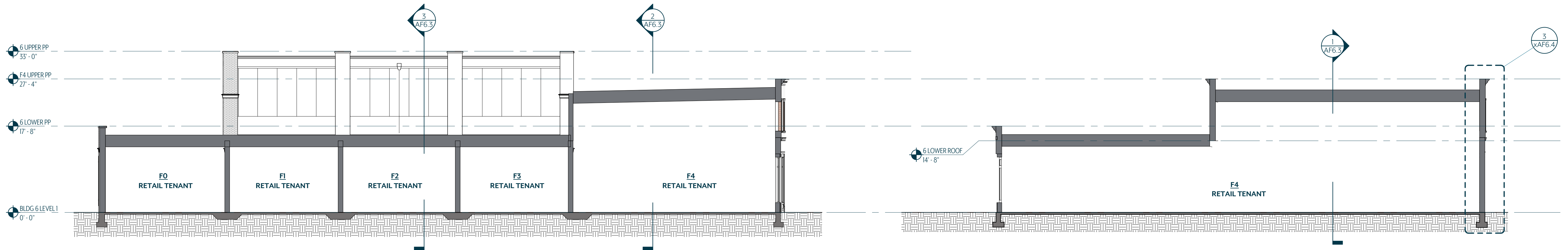
4 WEST ELEVATION
3/32" = 1'-0"



4 EYE LEVEL VIEW



3 BUILDING SECTION N/S
3/32" = 1'-0"



1 BUILDING SECTION E/W
3/32" = 1'-0"

2 BUILDING SECTION - F4
3/32" = 1'-0"

ZONING COMPLIANCE- BUILDING 6

HISTORIC MIXED USE – PLAN & ELEVATION ANALYSIS- 1ST FLOOR RETAIL

Street Frontage

*Refer to Site Plan		
• Front Property Line Coverage	80%	Compliant
• Occupation of Corner	Required	Compliant
• Front RBZ	20ft	Compliant
• Corner RBZ	10ft	Compliant

Buildable Area

*Refer to Site Plan		
• Minimum Side yard Setback	0ft	Compliant
• Minimum rear yard setback	0ft	Compliant
• Minimum Lot Width	30ft	
• Provided	295' 8"	Compliant
• Maximum Impervious Coverage	85%	Compliant
• Additional Semi-Pervious Coverage	5%	Compliant

Uses & Occupancy Requirements

• Ground Story	Retail	Compliant
• Parking Within the Building	Not Applicable	
• Occupied Space	Not Applicable	

Number of Entrances

• Facade length	99'-11"/40' = 3 (1 per 40' required)	
• Provided	2 Entrances	Non Compliant

Mid-building Pedestrian-way

• Required	If Building > 150ft	
• Provided Building length	99'-11" (0 Required)	
• Pedestrian way	0 Provided	Compliant

Roof Types

Allowed	Pitched roof; (other types permitted with approval)	
Provided	Pitch roof	Compliant
	Parapet roof	Non Compliant

Building Height

• Ground Story Max	12 ft	
• Ground Story Provided	16 ft	Non Compliant
• Maximum height	2.5 Stories	Compliant
• Minimun height	1.5 Stories	Compliant

Blank Wall Limitations

Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

Elevation Provided		
• North	Ground Story	Compliant
• South	Ground Story	Compliant
• West	Ground Story	Compliant
• East	Ground Story	Compliant

Vertical Facade Divisions

• Required	Yes	
• Provided	Yes	Compliant
	Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft	

Facade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

• Primary facade materials allowed	Stone, Brick, Wood Siding
• Roof materials allowed	Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile

- Primary facade materials provided per elevation

West	BR-1,AF-1, AF-2*	100%	Compliant
East	BR-9, BR-13,AF-1, AF-2*, TR*	80%	Compliant
North	BR-2, BR-13, AF-1	88%	Compliant
	AF-2*, TR*		
South	BR-2, BR-9, AF-1, AF-2*, TR*	97%	Compliant

- Secondary Materials Provided Per Elevation

West	None Provided	Compliant
East	FC-2	Compliant
North	FC-2	Compliant
South	FC-2	Compliant

• Roof Materials Provided	CT-1	Compliant
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- Architectural Features
- AF-1 Cast Stone Cornice
- AF-2 Composite Molding

Transparency Requirements

Story	Elevation	Glazing/O pening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Ground	South	491	802	61%	40%	Compliant
Overall	North	1485	3021	49	15%*	Compliant
Ground	East	453	555	82%	40%	Compliant
Upper	East	128	705	18%	20%	Non-Compliant
Overall	West	531	2137	25%	15%*	Compliant

* Non Street Facade

WAIVER REQUEST - BUILDING 6

BUILDING 6 – HISTORIC MIXED USE

GROUND FLOOR RETAIL

Number of Entrances

Non-Compliant

The provided number of entrances does not meet the required frequency based on façade length. The design consolidates entrances to align with tenant layouts and operational efficiency while maintaining functional access points along the façade.

Roof Types

Non-Compliant

While a pitched roof is provided for the primary building forms, portions of the building incorporate parapet conditions to achieve varied architectural expressions. This combination supports a historic mixed-use character, where differing roof forms contribute to façade articulation and visual diversity.

Building Height – Ground Story

Non-Compliant

The ground story exceeds the maximum permitted height of 12 ft, with a provided height of 16 ft. This increase accommodates retail tenant needs, including storefront visibility, daylighting, and flexibility. Select areas are expressed as double-height volumes to simulate a second-story condition, reinforcing a traditional mixed-use architectural rhythm.

Transparency Requirements

Non-Compliant

The upper story of the east elevation does not meet the minimum required transparency percentage. The façade is intentionally designed to maintain a traditional historic mixed-use character, utilizing regularly spaced punched windows rather than larger areas of glazing. This approach reinforces the building's architectural proportions and complements the storefront rhythm established at the ground floor. While the transparency percentage is below the prescriptive requirement, the upper-story fenestration provides visual interest, establishes a consistent window pattern, and contributes to the overall character of the façade.

ZONING COMPLIANCE- BUILDING 7

HISTORIC MIXED USE – PLAN ANALYSIS - 1ST FLOOR RETAIL, 2ND FLOOR OFFICE

Street Frontage

*Refer to Site Plan

• Front Property Line Coverage	80%	Compliant
• Occupation of Corner	Required	Compliant
• Front RBZ	20ft	Compliant
• Corner RBZ	10ft	Compliant

Buildable Area

*Refer to Site Plan

• Minimum Side yard Setback	0ft	Compliant
• Minimum rear yard setback	0ft	Compliant
• Minimum Lot Width	30ft	Compliant
• Provided	295' 8"	Compliant
• Maximum Impervious Coverage	85%	Compliant
• Additional Semi-Pervious Coverage	5%	Compliant

Uses & Occupancy Requirements

• Ground Story	Retail	Compliant
• Upper Story	Office	Compliant
• Parking Within the Building	Not Applicable	
• Occupied Space	Not Applicable	

Number of Entrances

• Facade length	270'-5"/40' = 7 (1 per 40' required)	
• Provided	8 Entrances	Compliant

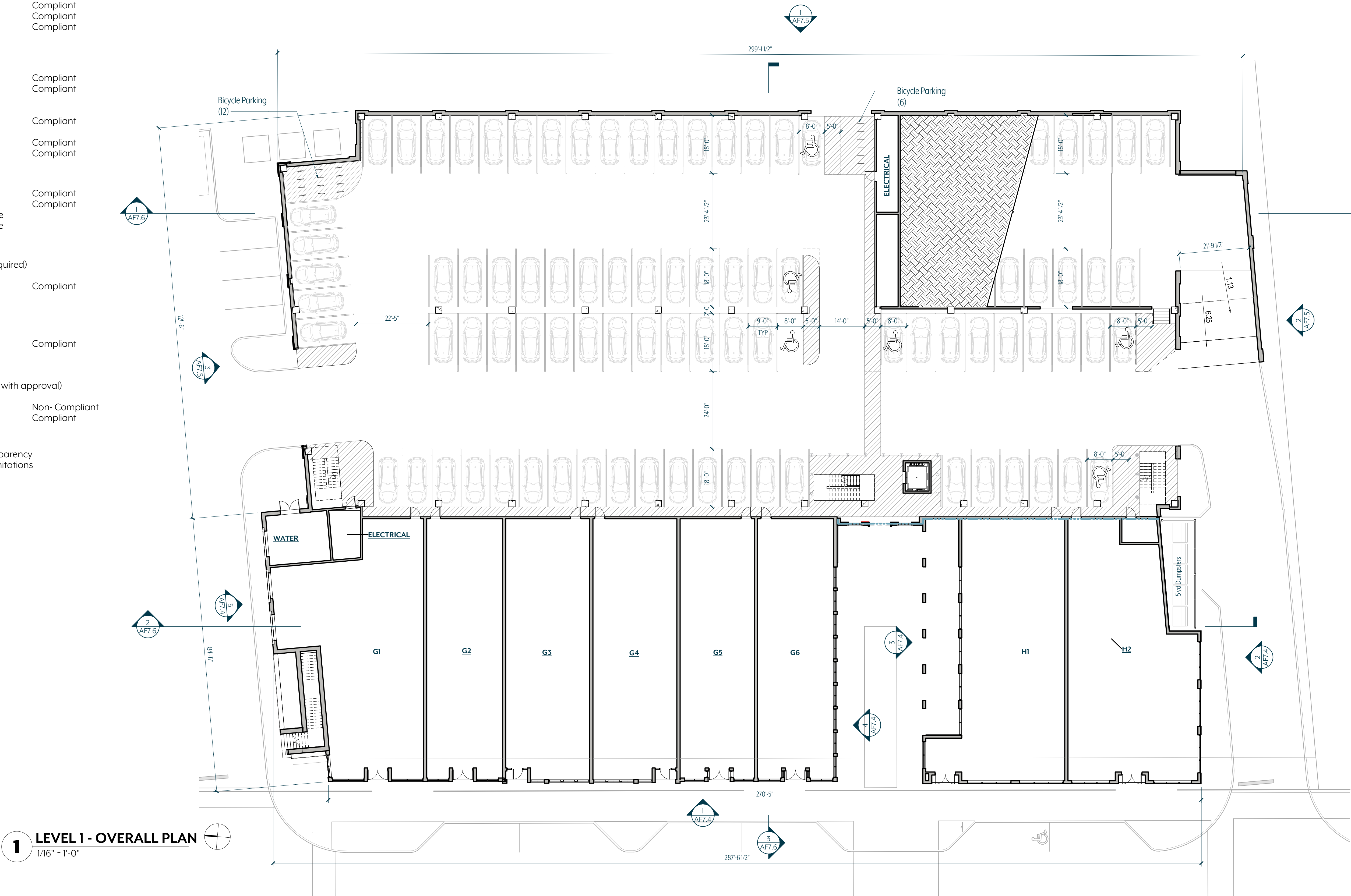
Mid-building Pedestrian-way

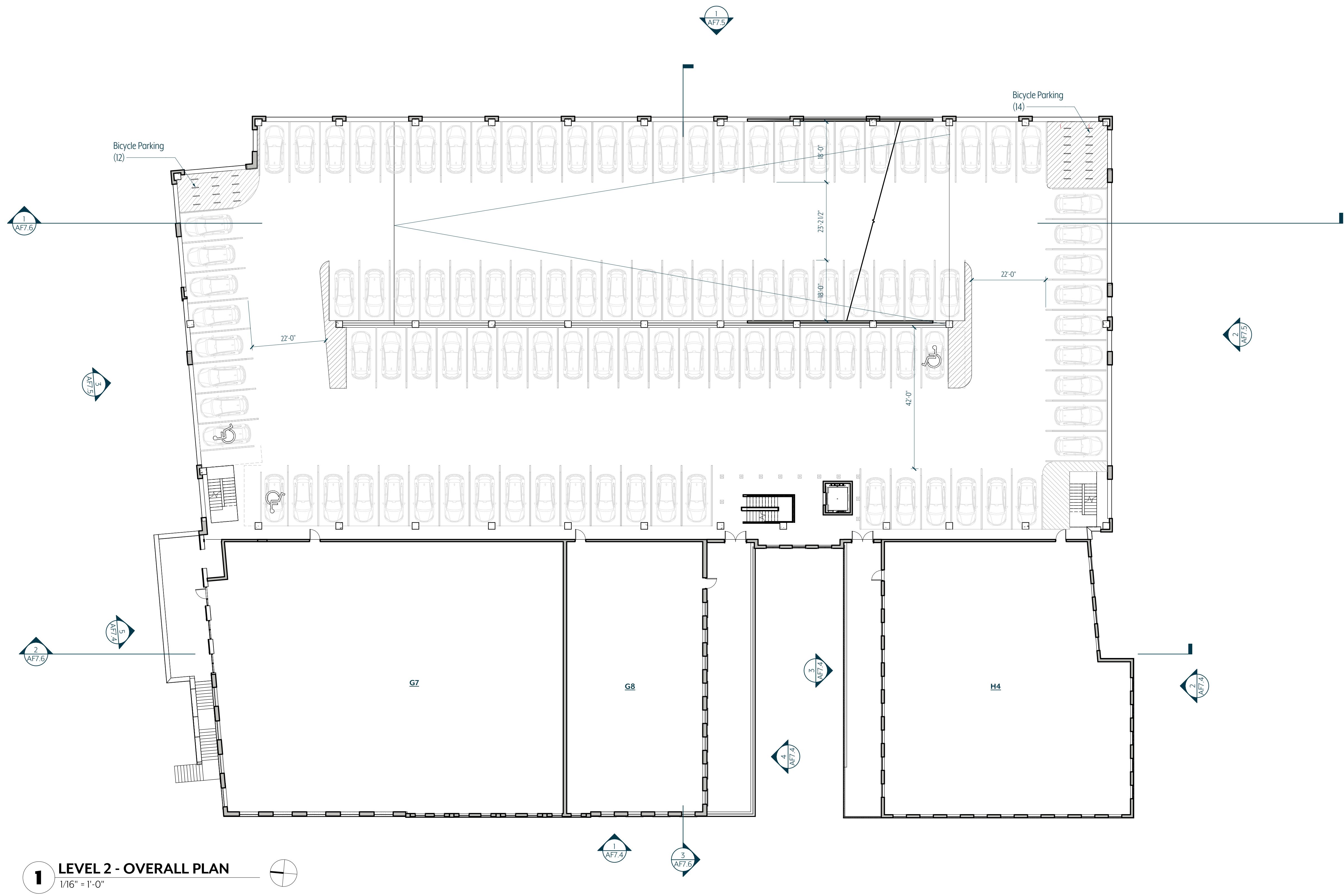
• Required	If Building > 150ft	
• Provided Building length 270'-5" (1 Required)		
• Pedestrian way	1 Provided	Compliant

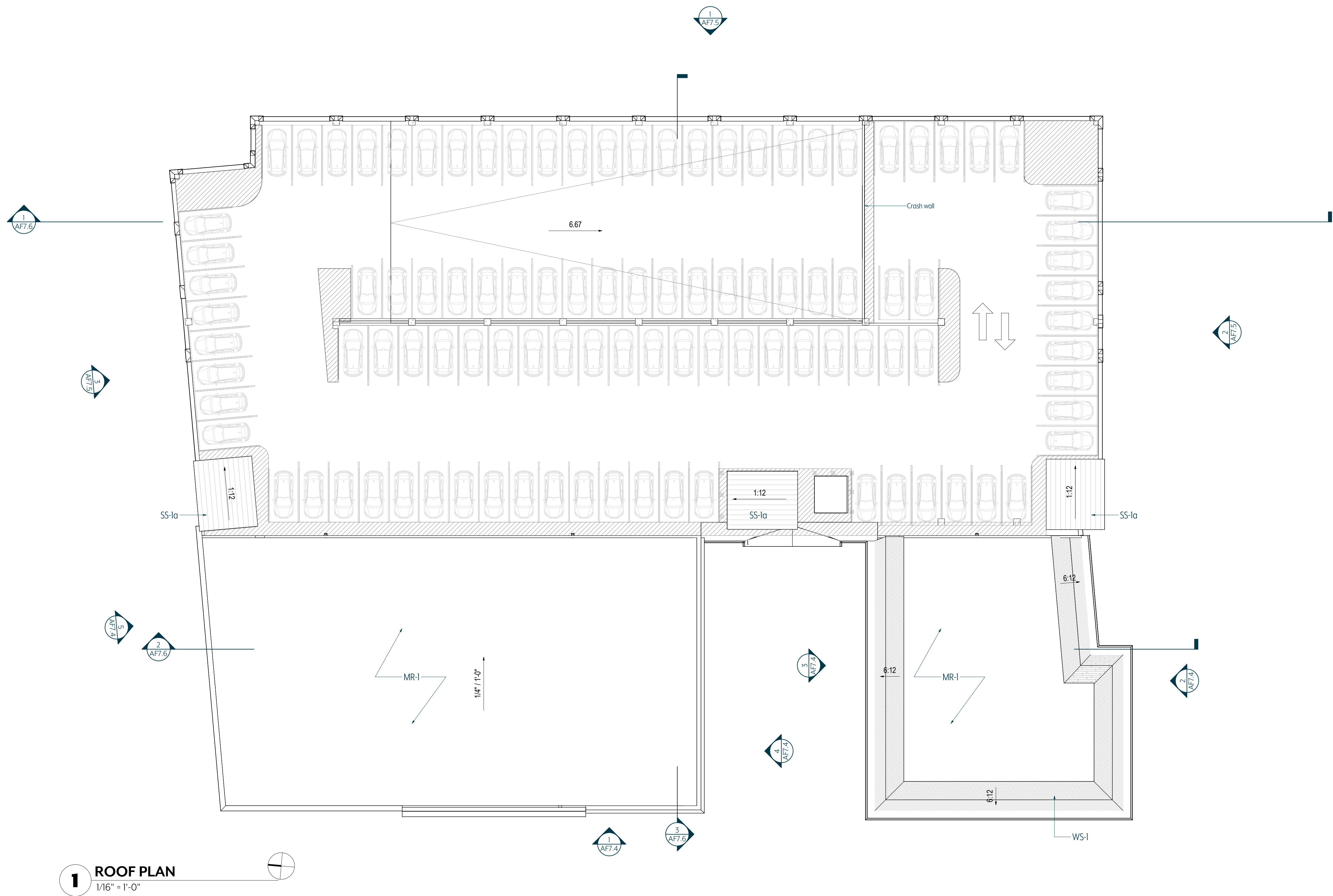
Roof Types

Allowed	Pitched roof; (other types permitted with approval)	
Provided	Area G - Parapet Area H - Pitch	Non- Compliant Compliant

Note: Refer to Elevations for building heights, Transparency requirements, Material requirements, Black Wall Limitations







1 ROOF PLAN
1/16" = 1'-0"

HISTORIC MIXED USE – ELEVATION ANALYSIS

• Ground Story Max	12 ft	
• Ground Story Provided	16 ft	Non Compliant
• Upper Story Max	12 ft	
• Upper Story Provided	G- 14ft H-12ft	Non Compliant Compliant

Blank Wall Limitations

Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

• North	Ground Story	Compliant
• North	Upper Story	Compliant
• South	Ground Story	Compliant
• South	Upper Story	Compliant
• West	Ground Story	Compliant
• West	Upper Story	Compliant
• CY North	Ground Story	Compliant
• CY North	Upper Story	Compliant
• CY South	Ground Story	Compliant
• CY South	Upper Story	Compliant

• Required	Yes	
• Provided	Yes	Compliant
	Recessed planes, pilaster detailing, and storefront bay rhythm; no individual segment exceeds 40 ft	

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

- | | |
|--|---|
| <ul style="list-style-type: none"> • Primary facade materials allowed • Roof materials allowed | <p>Stone, Brick, Wood Siding</p> <p>Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile</p> |
|--|---|

- | | | | |
|----------|-------------------------------|-----|-----------|
| North | BR-3, ST-1, AF-1, TR* | 99% | Compliant |
| West | BR-3, BR-4, AF-1, PL-1b*, TR* | 82% | Compliant |
| South | ST-1, PL-1b*, TR* | 97% | Compliant |
| CY North | ST-1, PL-1b*, TR* | 96% | Compliant |
| CY South | BR-4, AF-1, TR* | 93% | Compliant |

- | | | |
|----------|---------------|-----------|
| North | TL-1 | Compliant |
| West | FC-2 | Compliant |
| South | None Provided | Compliant |
| CY North | None Provided | Compliant |
| CY South | FC-2 | Compliant |

- Architectural Features
 - AF-1 Cast Stone Cornice
 - AF-2 Composite Molding
 - AF-3 Fabric awning
 - AF-4 Decorative Column
 - AF-5a Balcony Guardrail

Story	Elevation	Glazing/ Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Ground	West	1135	1462	771%	40%	Compliant
Upper	West	916	3537	26%	20%	Compliant
Overall	North	666	2907	23%	15%*	Compliant
Overall	South	650	2298	28%	15%*	Compliant
Overall	CY North	765	2247	34%	15%*	Compliant
Overall	CY South	959	2782	34%	15%*	Compliant

5 NORTH ELEVATION

3/32" = 1'-0"

Labels and Dimensions:

- PARAPET 5G 35'-0"
- TRUSS BEARING 5G 30'-0"
- BLDG 5 LEVEL 02 16'-0"
- BLDG 5 LEVEL 01 0'-0"
- BR-3 detailing
- Storefront System, White
- BR-3
- TR, PT-2a
- Casement punch window, White
- AF-1, trim
- 5'-0"
- 14'-0"
- Top of Parapet = 35'-0"
- 16'-0"
- Fixed Punch window, ST-1 arch detail and sill
- Decorative tile inset and riser
- BR-3 w/ST-1 cap
- Stainless steel handrail

4

COURTYARD SOUTH ELEVATION

3/32" = 1'-0"

WS-1

AF - Corbels and Brackets, PT-2c

AF-5a

Storefront

TR, PT-2d

3 COURTYARD NORTH ELEVATION

3/32" = 1'-0"

8'-4"

12'-0"

16'-0"

0'-0"

PL-1b

Punch Window, Bronze w/Stucco Molding Sill

Storefront

ST-1, Base and Surround

TR, PT-2d

Aluminum gate

TRUSS BEARING 5H
28'-0"

BLDG 5 LEVEL 02
16'-0"

BLDG 5 LEVEL 01
0'-0"

2 **SOUTH ELEVATION**

3/32" = 1'-0"

Architectural elevation drawing of the West Elevation of a building. The drawing shows a multi-story structure with various window types, including punch windows, storefronts, and arched windows. The facade is divided into several sections with different materials and colors. Key features include a parapet on the left, a central section with a large arched window, and a right section with a series of arched windows. Dimensions are provided for various elements, including window heights, section widths, and overall building dimensions. Callouts identify specific materials and components like 'Formed aluminum coping profile', 'Stucco details', 'Punch Window, White', 'Storefront, White', 'Stucco Dentil Molding', and 'AF - Corbels and Brackets'. A scale bar at the bottom left indicates 1 inch equals 3/32 inch.

1 WEST ELEVATION
 3/32" = 1'-0"

ZONING COMPLIANCE- BUILDING 5

BUILDING 5 PARKING STRUCTURE

Buildable Area

*Refer to Site Plan		
• Minimum Side yard Setback	5ft	Compliant
• Minimum rear yard setback	5ft	Compliant
• Minimum Lot Width	80ft	
• Provided	295' 8"	Compliant
• Max building Length	300ft	Compliant

Parking Location & Loading

*Refer to Site Plan		
• Parking Location	Within building only	Compliant
• Entry for Parking within Building Rear, side, corner side façades on non-principal frontage streets		Compliant

Number of Entrances

*Refer to Site Plan		
Parking Structure not fronting Street		Not applicable

Roof Types

Allowed	Parapet, pitched roof, flat roof; (other types permitted with approval)	
Provided	None provided	
Parking on roof level		Compliant
Tower	Permitted on façades only at terminal vistas	
Provided	1(See Bldg.5 West elevation)	Compliant

Building Height

• Ground Story Max	18 ft	
• Ground Story Provided	16 ft	Compliant
• Upper Story Max	12 ft	
• Upper Story Provided	11 ft	Compliant

• Maximum height	5 Stories	Compliant
• Minimun height	2 Stories	Compliant

*Height may not exceed overall height any adjacent building

Blank Wall Limitations

Required : Yes (No rectangular area greater than 30% of a story's façade, as measured from floor to floor shall be solid.)

Elevation	Compliant
-----------	-----------

Vertical Facade Divisions

- This section applies only to parking structures fronting streets.

Facade Materials

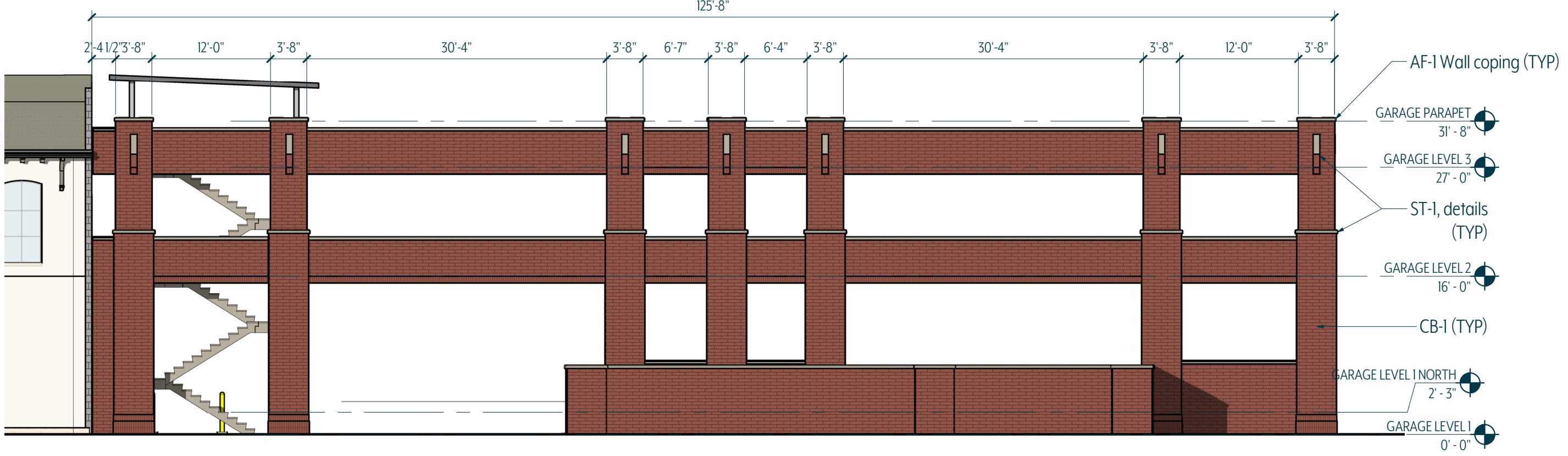
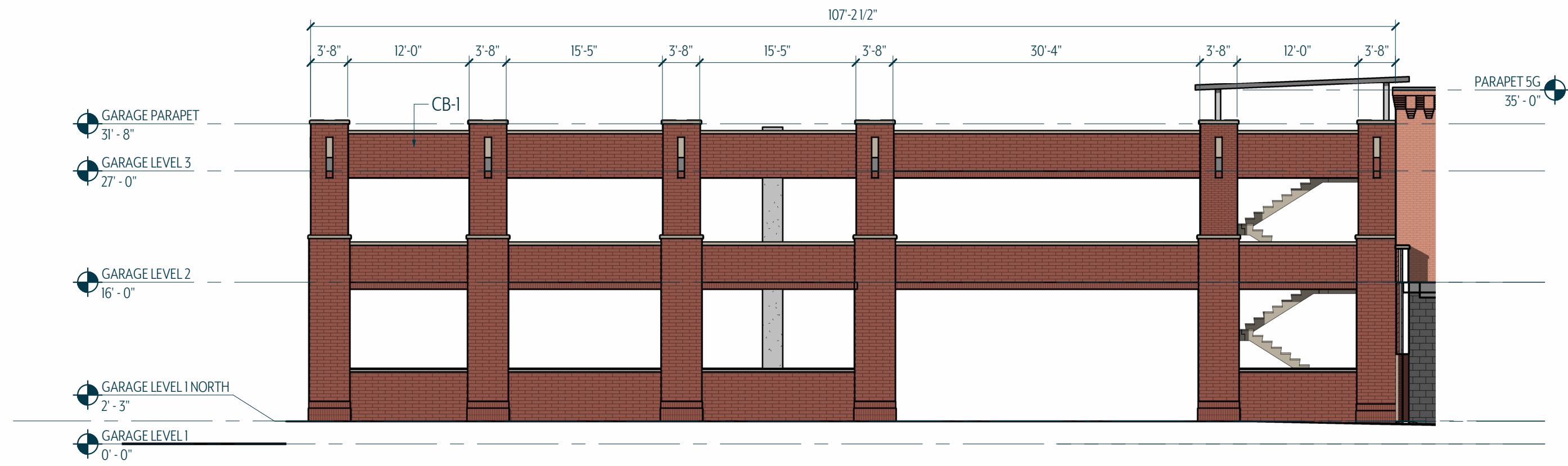
A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

- Primary facade materials allowed Brick, Stone, Glass

- Primary facade materials provided ar all elevations

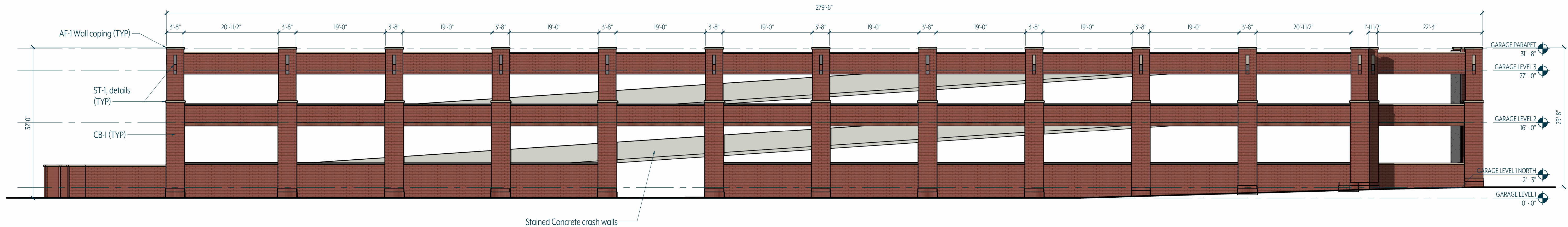
CB-1*	100%	Compliant
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- Architectural Features
- AF-1 Cast Stone Cornice

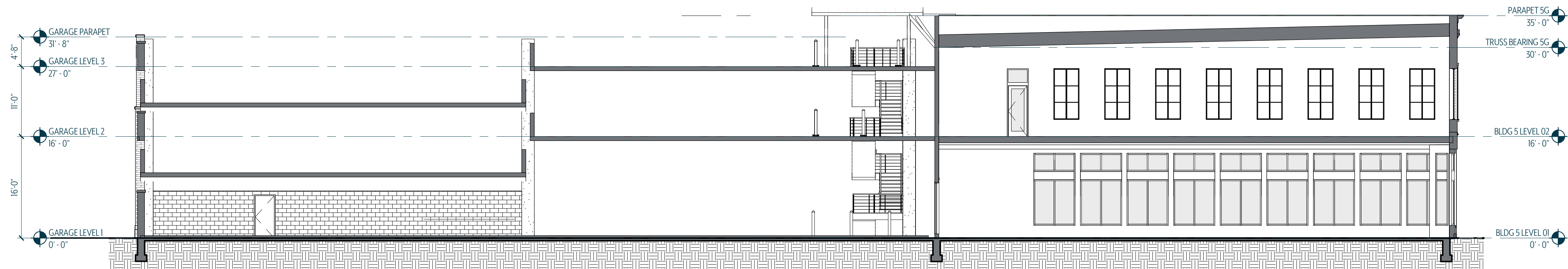


3 PARKING - NORTH
3/32" = 1'-0"

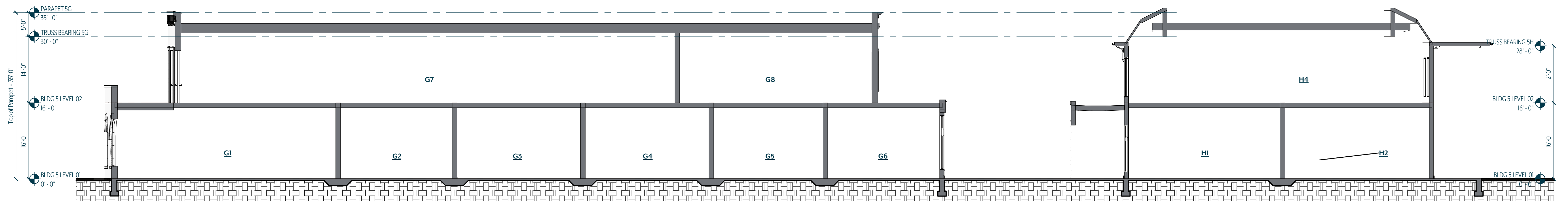
2 PARKING SOUTH
3/32" = 1'-0"



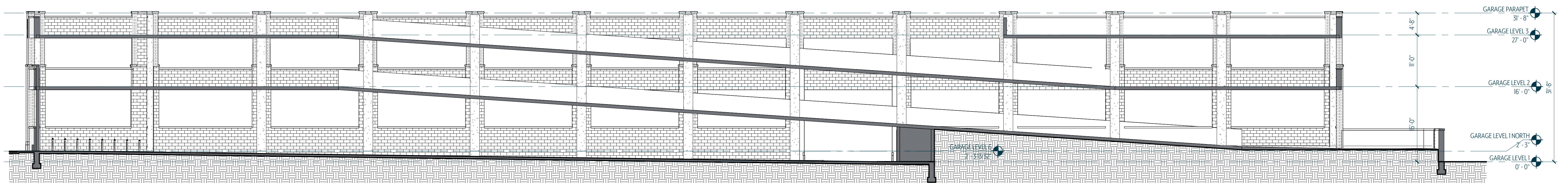
1 PARKING - EAST
3/32" = 1'-0"



3 BUILDING SECTION EAST/WEST
3/32" = 1'-0"



2 BUILDING SECTION NORTH/SOUTH THRU AREAS G & H FDP
3/32" = 1'-0"



1 BUILDING SECTION NORTH/SOUTH THRU PARKING STRUCTURE
3/32" = 1'-0"

ZONING COMPLIANCE- BUILDING 7

HISTORIC MIXED USE – PLAN & ELEVATION ANALYSIS- 1ST FLOOR RETAIL, 2ND FLOOR OFFICE

Street Frontage		
*Refer to Site Plan		
• Front Property Line Coverage	80%	Compliant
• Occupation of Corner	Required	Compliant
• Front RBZ	20ft	Compliant
• Corner RBZ	10ft	Compliant

Buildable Area		
*Refer to Site Plan		
• Minimum Side yard Setback	0ft	Compliant
• Minimum rear yard setback	0ft	Compliant
• Minimum Lot Width	30ft	Compliant
• Provided	295' 8"	
• Maximum Impervious Coverage	85%	Compliant
• Additional Semi-Pervious Coverage	5%	Compliant

Uses & Occupancy Requirements		
• Ground Story	Retail	Compliant
• Upper Story	Office	Compliant
• Parking Within the Building	Not Applicable	
• Occupied Space	Not Applicable	

Number of Entrances		
• Facade length	270'-5"/40' = 7 (1 per 40' required)	
• Provided	8 Entrances	Compliant

Mid-building Pedestrian-way		
• Required	If Building > 150ft	
• Provided Building length	270'-5" (1 Required)	
• Pedestrian way	1 Provided	Compliant

Roof Types		
Allowed	Pitched roof; (other types permitted with approval)	
Provided	Area G - Parapet Area H - Pitch	Non- Compliant Compliant

Note: Refer to Elevations for building heights, Transparency requirements, Material requirements, Black Wall Limitations

Building Height		
• Ground Story Max	12 ft	Non Compliant
• Ground Story Provided	16 ft	
• Upper Story Max	12 ft	Non Compliant
• Upper Story Provided	G- 14ft H-12ft	
• Maximum height	2.5 Stories	Compliant

Blank Wall Limitations
Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

Elevation Provided		
• North	Ground Story	Compliant
• North	Upper Story	Compliant
• South	Ground Story	Compliant
• South	Upper Story	Compliant
• West	Ground Story	Compliant
• West	Upper Story	Compliant
• CY North	Ground Story	Compliant
• CY North	Upper Story	Compliant
• CY South	Ground Story	Compliant
• CY South	Upper Story	Compliant

Vertical Facade Divisions		
• Required	Yes	Compliant
• Provided	Yes	
	Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft	

Facade Materials			
A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials			
• Primary facade materials allowed	Stone, Brick, Wood Siding		
• Roof materials allowed	Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile		
• Primary facade materials	provided per elevation		
North	BR-3,ST-1,AF-1, TR*	99%	Compliant
West	BR-3, BR-4, AF-1, PL-1b*, TR*	82%	Compliant
South	ST-1, PL-1b*, TR*	97%	Compliant
CY North	ST-1, PL-1b*, TR*	96%	Compliant
CY South	BR-4, AF-1, TR*	93%	Compliant

• Secondary Materials Provided	Per Elevation		
North	TL-1		Compliant
West	FC-2		Compliant
South	None Provided		Compliant
CY North	None Provided		Compliant
CY South	FC-2		Compliant
• Roof Materials Provided	WS-1		Compliant

• Architectural Features			
AF-1	Cast Stone Cornice		
AF-2	Composite Molding		
AF-3	Fabric awning		
AF-4	Decorative Column		
AF-5a	Balcony Guardrail		

Transparency Requirements							
		Glazing/	Wall	%Open/	%Open/		
		Opening	Area	Transparent	Transparent		
Story	Elevation	(SF)	(SF)	(Provided)	(Required)		
Ground	West	1135	1462	771%	40%	Compliant	
Upper	West	916	3537	26%	20%	Compliant	
Overall	North	666	2907	23%	15%*	Compliant	
Overall	South	650	2298	28%	15%*	Compliant	
Overall	CY North	765	2247	34%	15%*	Compliant	
Overall	CY South	959	2782	34%	15%*	Compliant	

* Non Street Facade

ZONING COMPLIANCE- BUILDING 7

BUILDING 7 PARKING STRUCTURE

Buildable Area		
*Refer to Site Plan		
• Minimum Side yard Setback	5ft	Compliant
• Minimum rear yard setback	5ft	Compliant
• Minimum Lot Width	80ft	Compliant
• Provided	295' 8"	
• Max building Length	300ft	Compliant

Parking Location & Loading		
*Refer to Site Plan		
• Parking Location	Within building only	Compliant
• Entry for Parking within Building Rear, side, corner side façades on non-principal frontage streets		Compliant

Number of Entrances		
*Refer to Site Plan		
Parking Structure not fronting Street		Not applicable

Roof Types		
Allowed	Parapet, pitched roof, flat roof; (other types permitted with approval)	
Provided	None provided	Compliant
Parking on roof level		
Tower	Permitted on façades only at terminal vistas	
Provided	1(See Bldg,5 West elevation)	Compliant

Building Height		
• Ground Story Max	18 ft	Compliant
• Ground Story Provided	16 ft	
• Upper Story Max	12 ft	Compliant
• Upper Story Provided	11 ft	

• Maximum height	5 Stories	Compliant
• Minimun height	2 Stories	Compliant

*Height may not exceed overall height any adjacent building

Blank Wall Limitations
Required : Yes (No rectangular area greater than 30% of a story’s façade, as measured from floor to floor shall be solid.)

Elevation	Compliant
-----------	-----------

Vertical Facade Divisions	
• This section applies only to parking structures fronting streets.	

Facade Materials		
A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials		
• Primary facade materials allowed	Brick, Stone, Glass	
• Primary facade materials	provided at all elevations	
CB-1*	100%	Compliant

• Architectural Features		
• AF-1	Cast Stone Cornice	

WAIVER REQUEST - BUILDING 7

HISTORIC MIXED USE – PLAN & ELEVATION ANALYSIS- 1ST FLOOR RETAIL, 2ND FLOOR OFFICE

Roof Types	
Non-Compliant	

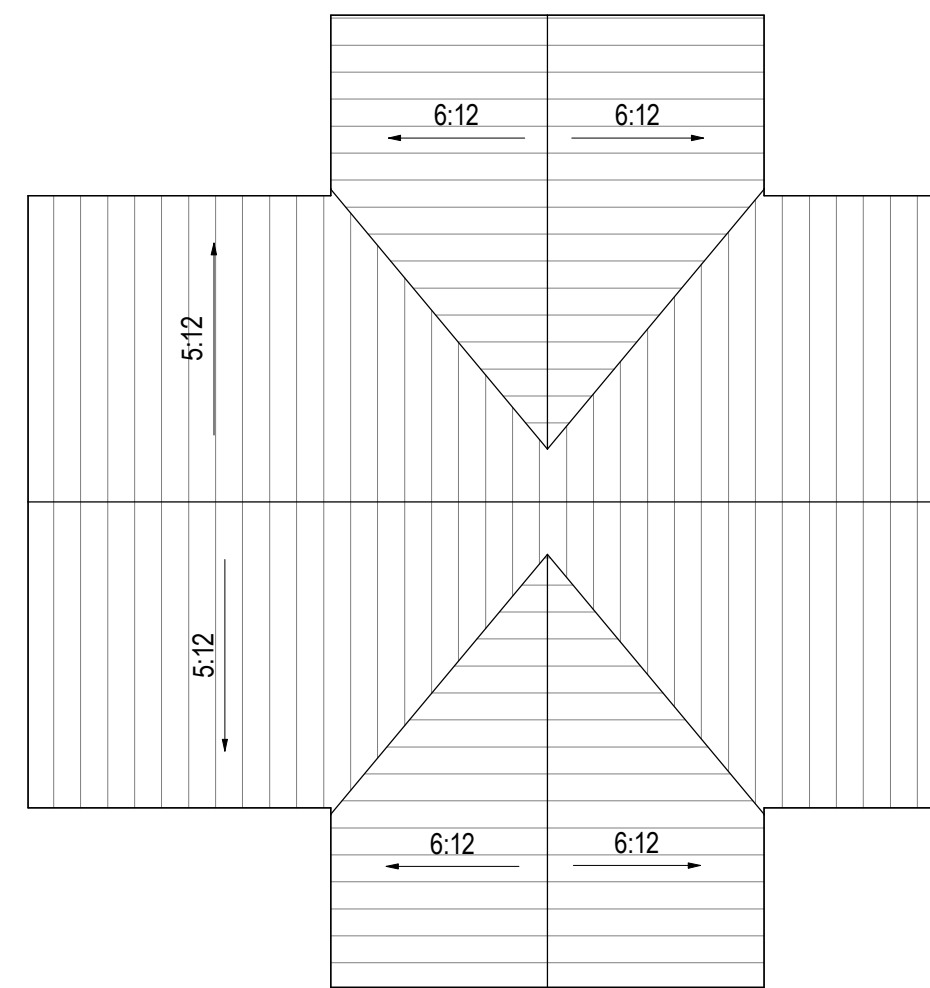
While a pitched roof is provided for the primary building forms, portions of the building incorporate parapet conditions to achieve varied architectural expressions. This combination supports a historic mixed-use character, where differing roof forms contribute to façade articulation and visual diversity.

Building Height – Ground Story	
Non-Compliant	

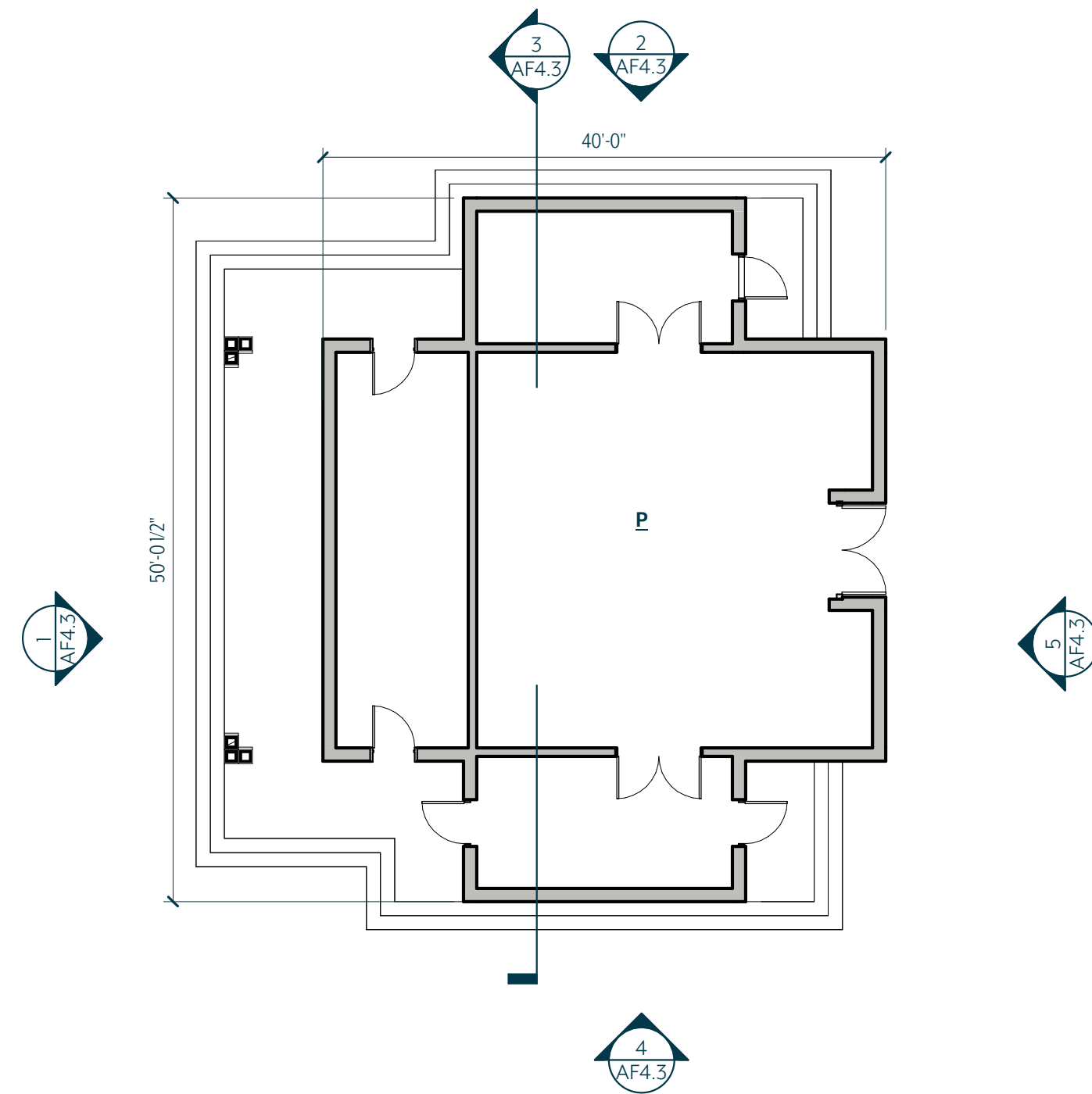
The ground story exceeds the maximum permitted height of 12 ft, with a provided height of 16 ft. This increase accommodates retail tenant needs, including storefront visibility, daylighting, and flexibility in tenant fit-out.

Building Height – Upper Story (Building G Portion)	
Non-Compliant	

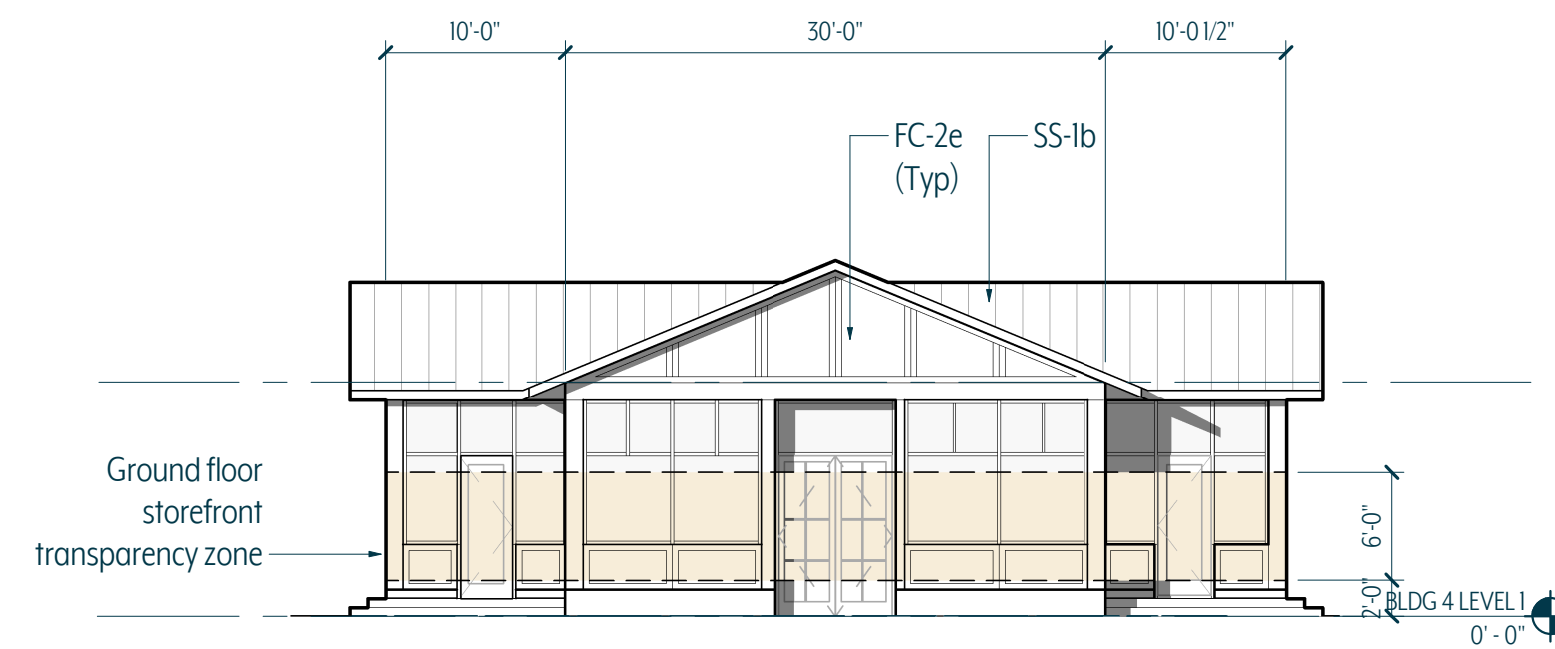
The upper story non-compliance is limited to Building G, where the provided height exceeds the maximum permitted height. This condition is driven by architectural expression and alignment with adjacent building elements, allowing for a cohesive composition across the development while maintaining appropriate proportions and scale.



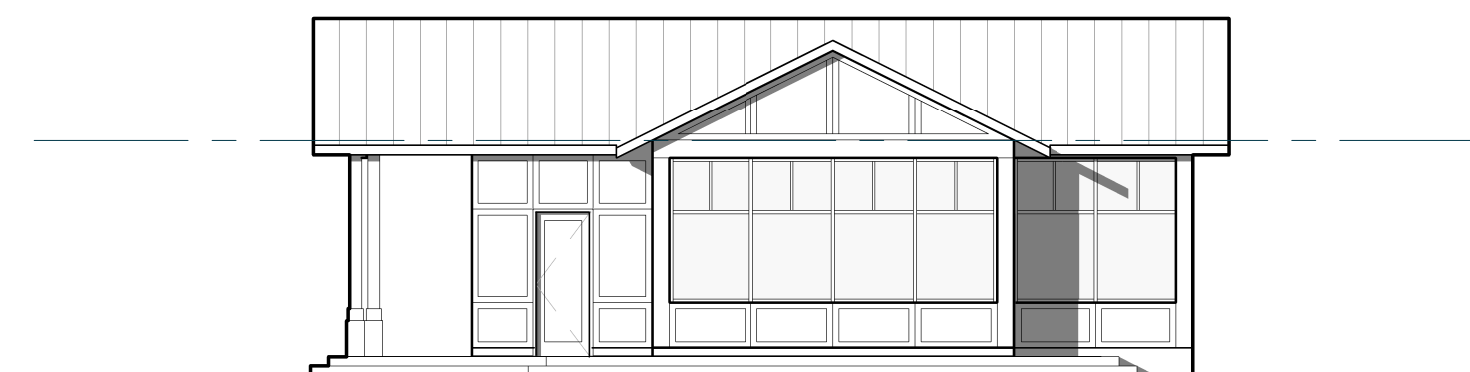
7 ROOF PLAN - AREA P
3/32" = 1'-0"



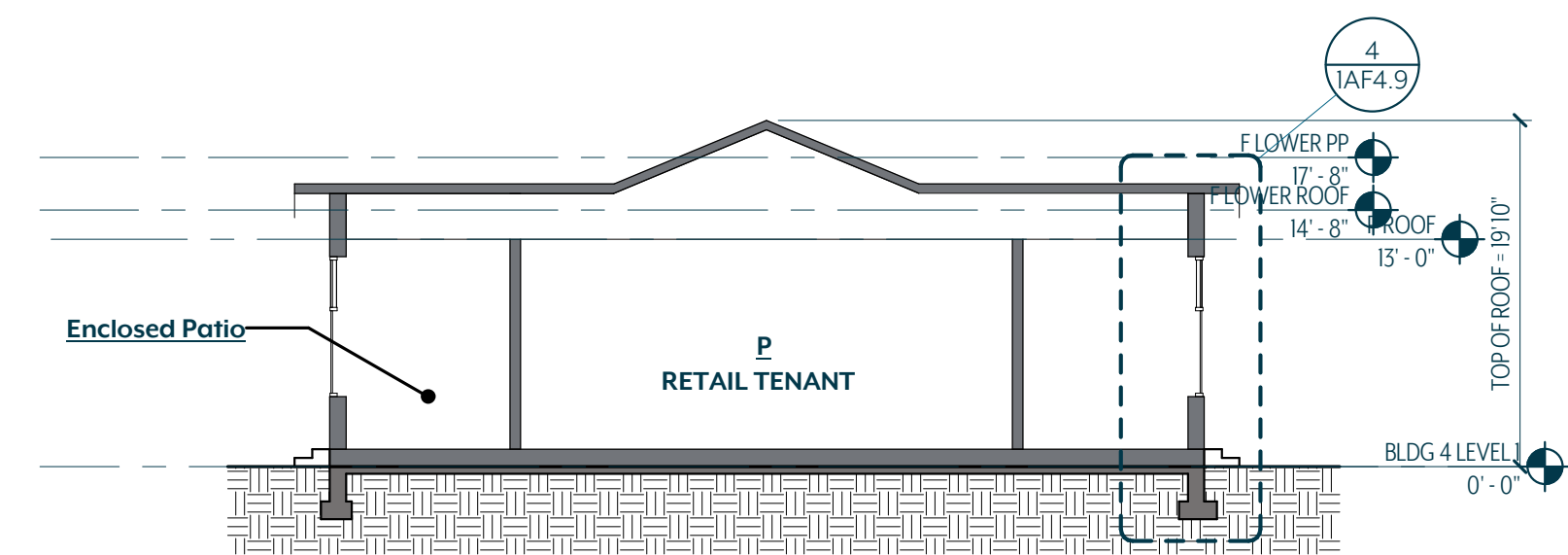
6 BUILDING 4 - LEVEL 1 - AREA P
3/32" = 1'-0"



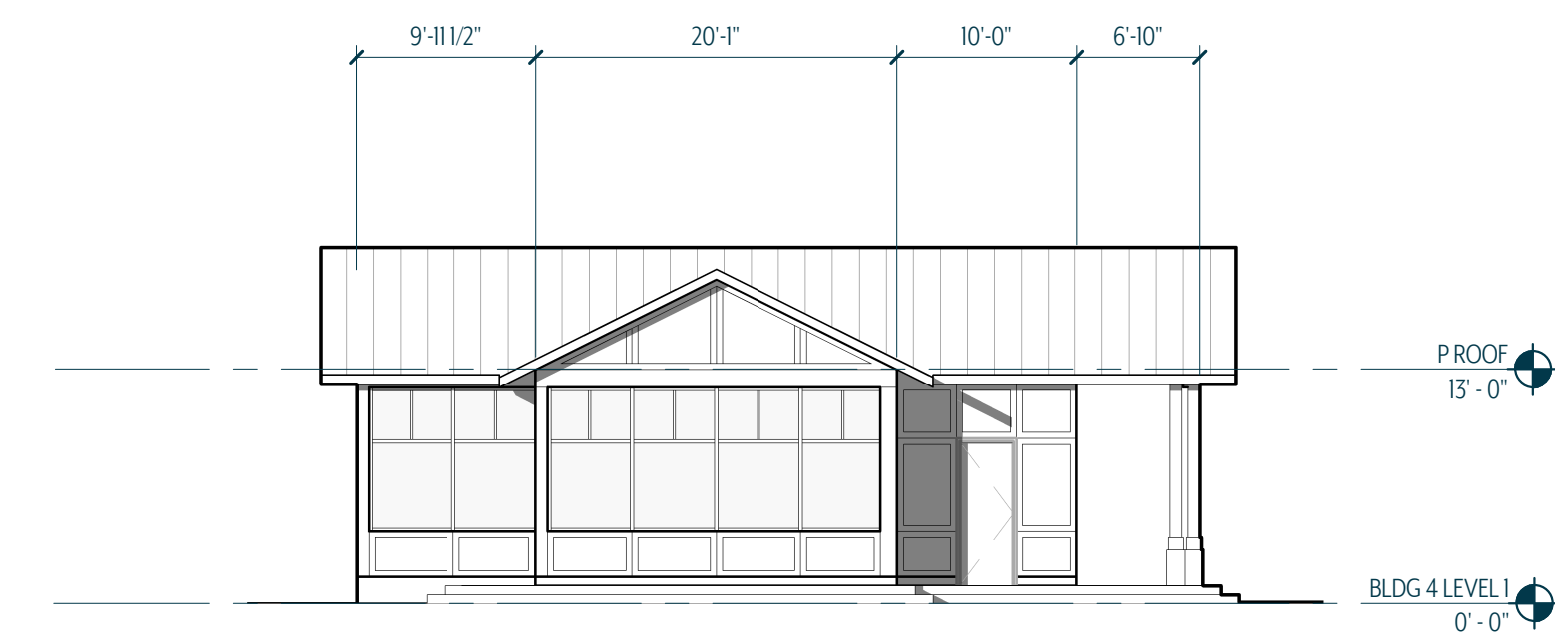
5 EAST ELEVATION - AREA P
3/32" = 1'-0"



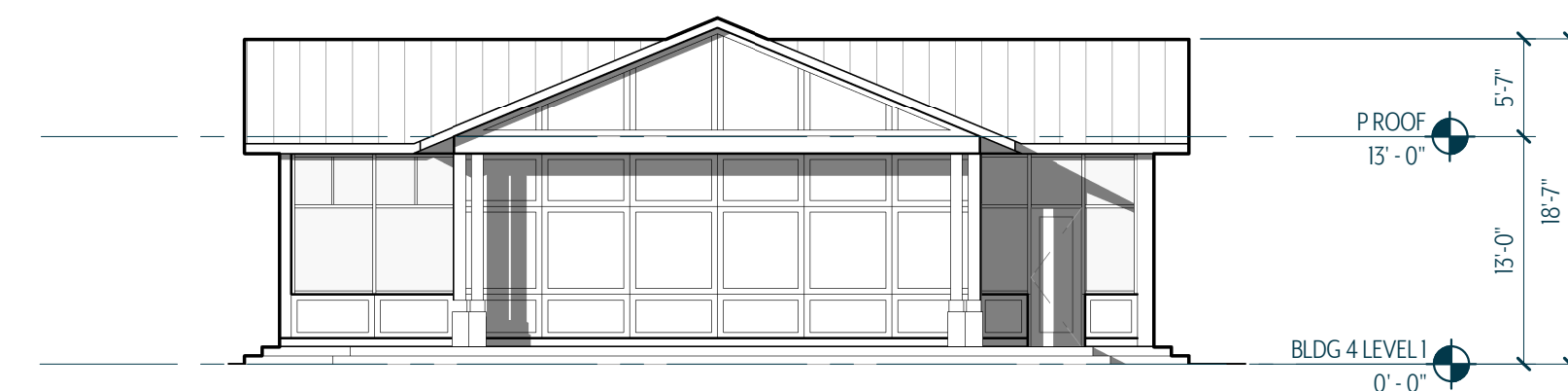
4 SOUTH ELEVATION - AREA P
3/32" = 1'-0"



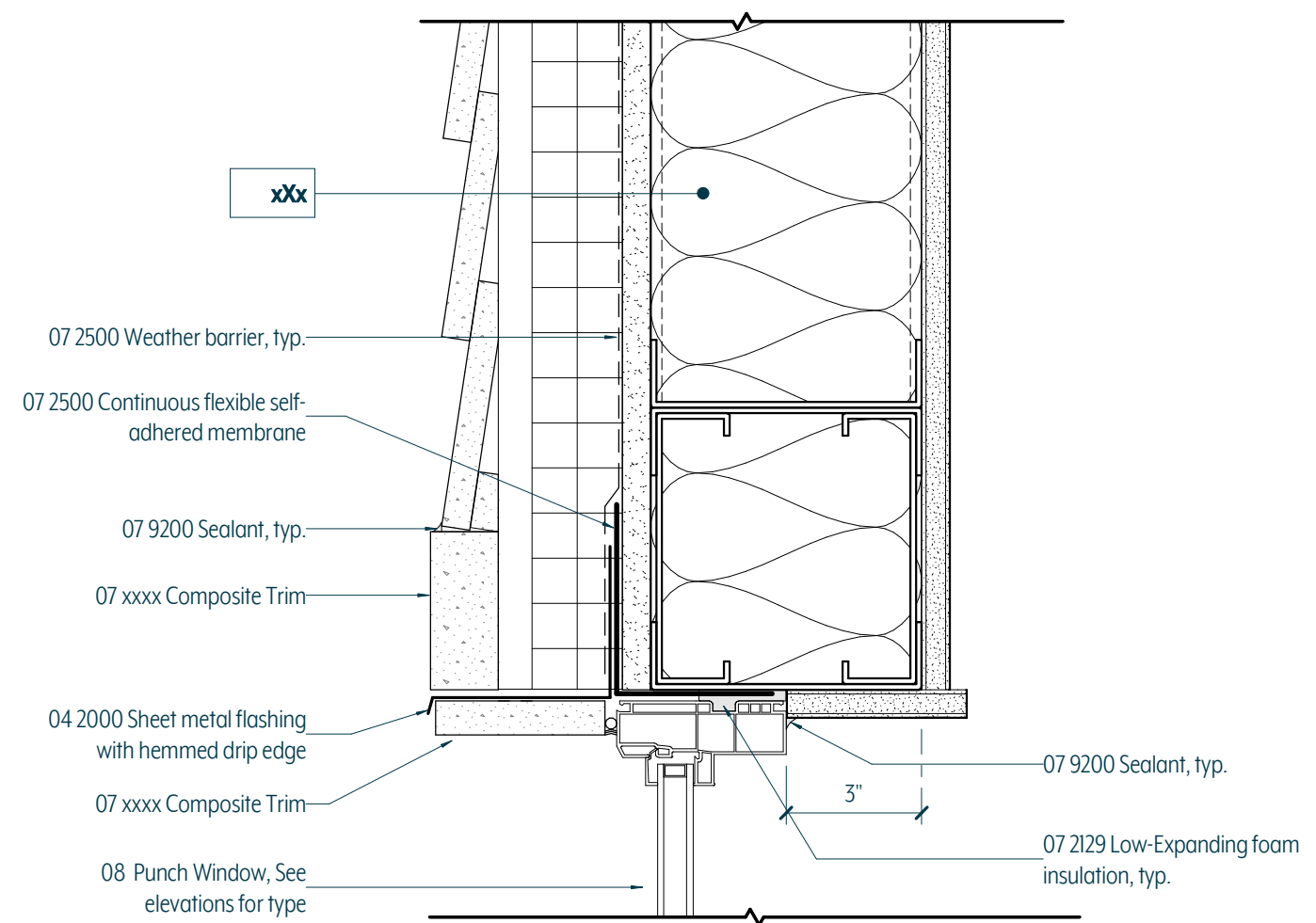
3 BUILDING SECTION
3/32" = 1'-0"



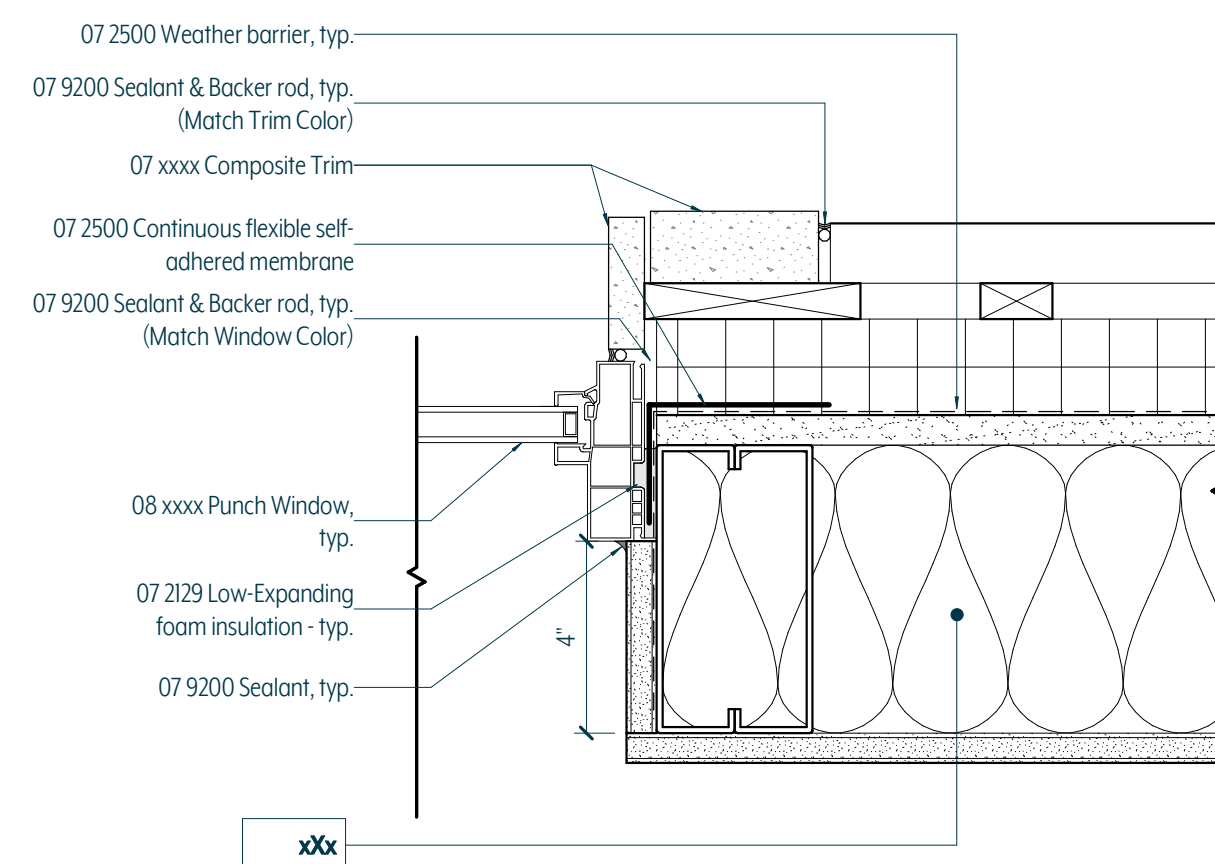
2 NORTH ELEVATION - AREA P
3/32" = 1'-0"



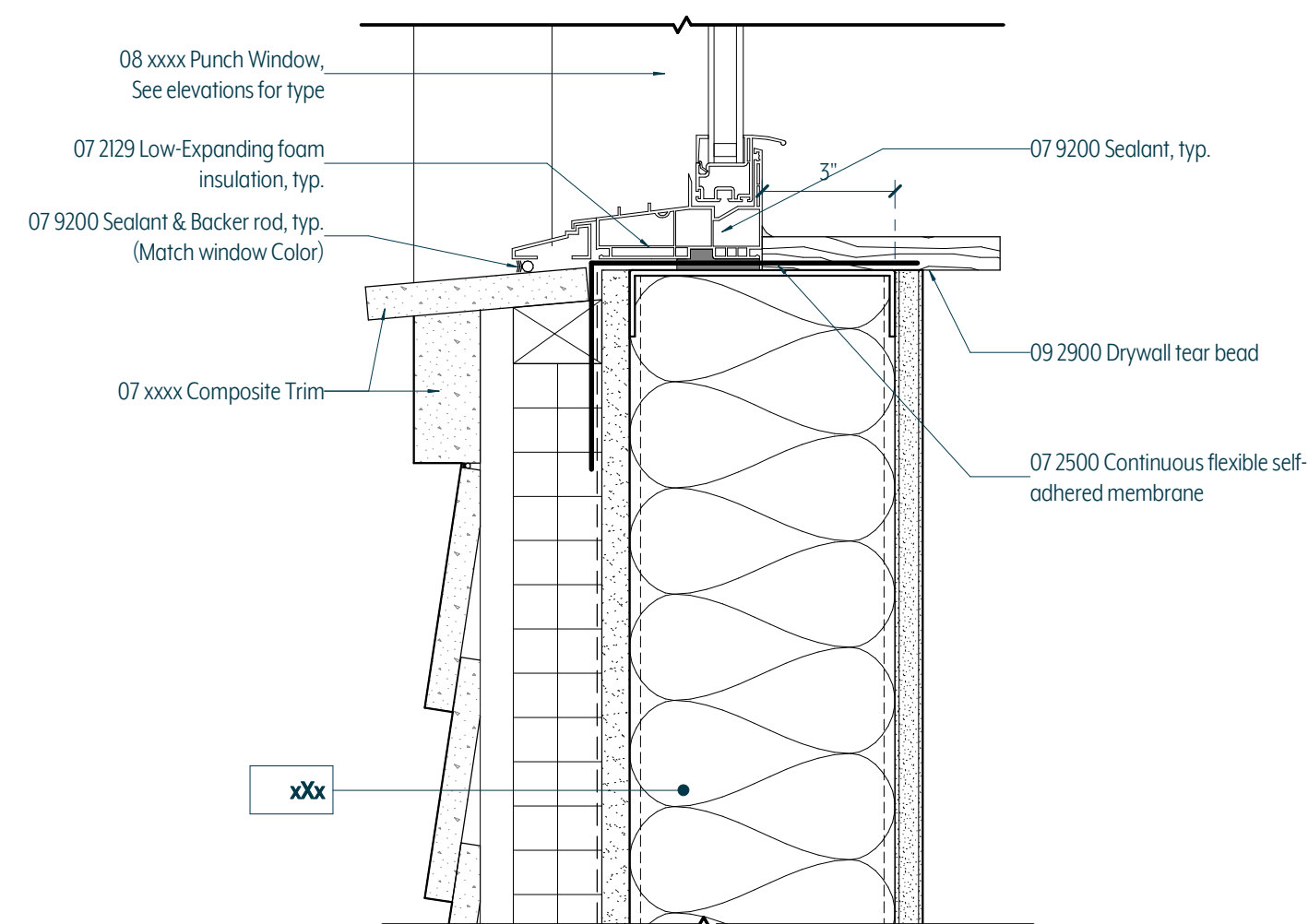
1 WEST ELEVATION - AREA P
3/32" = 1'-0"



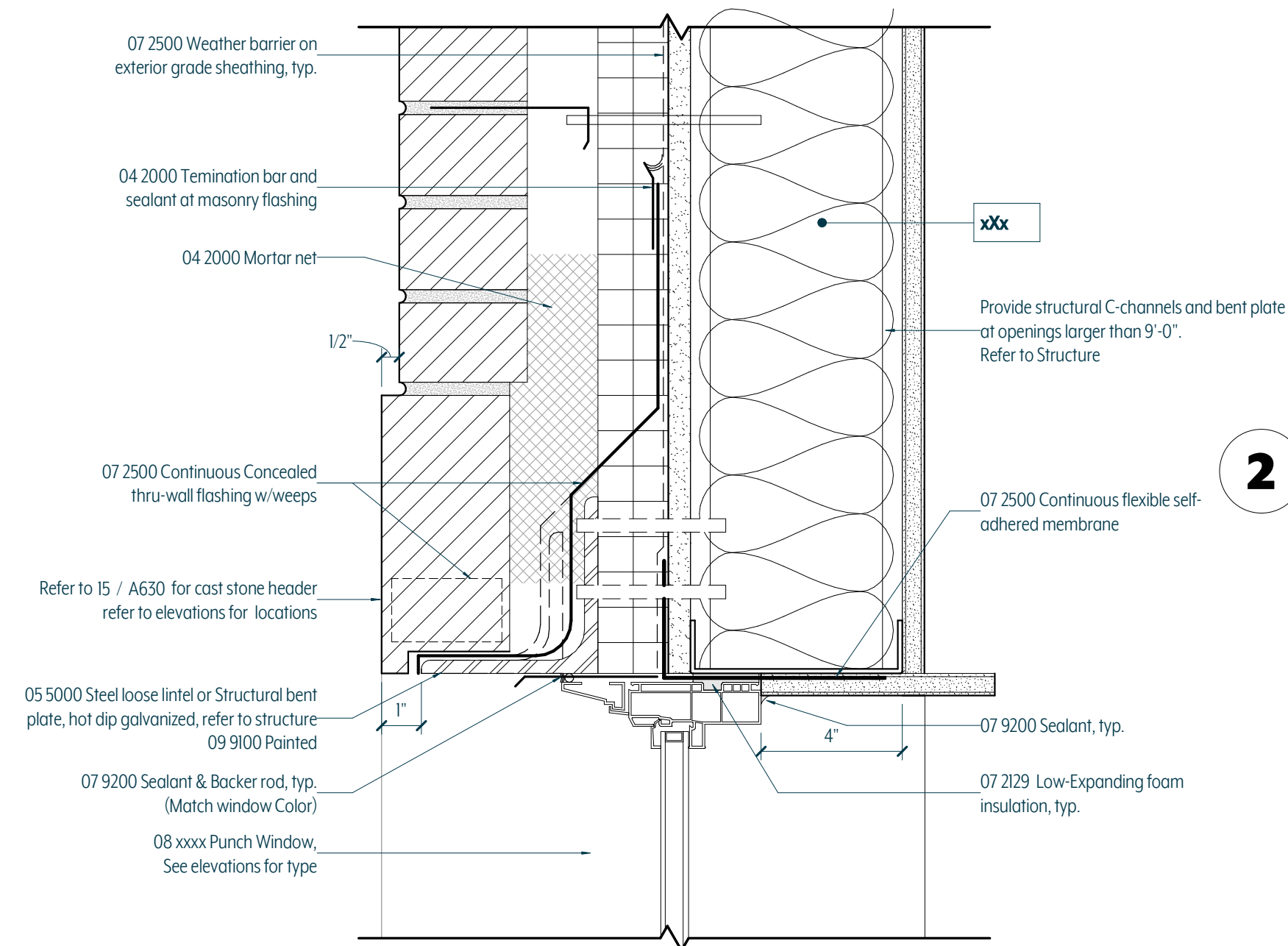
7 WINDOW HEAD AT COMPOSITE SIDING Copy 1
3" = 1'-0"



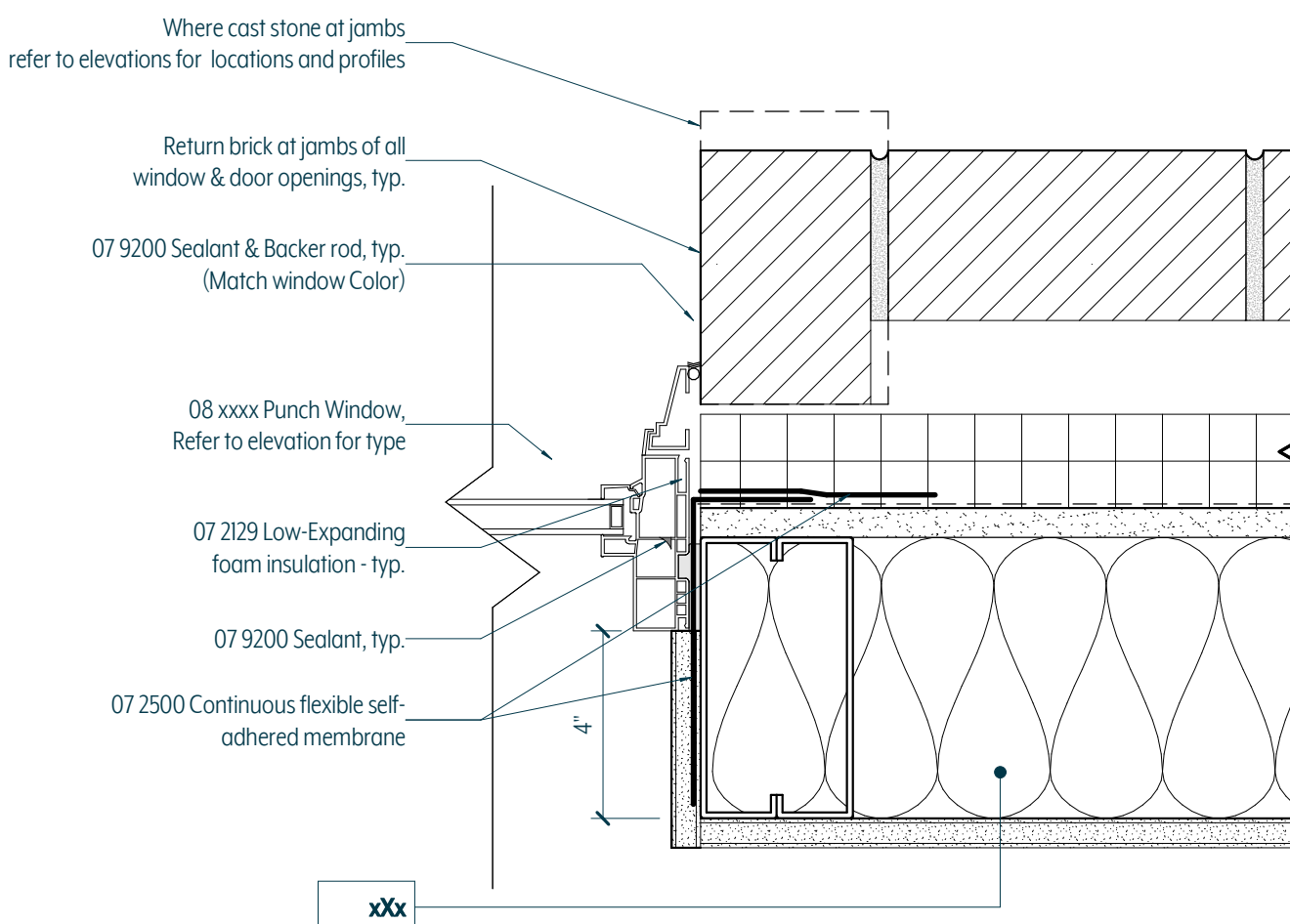
6 WINDOW JAMB AT COMPOSITE PANELS Copy 2
3" = 1'-0"



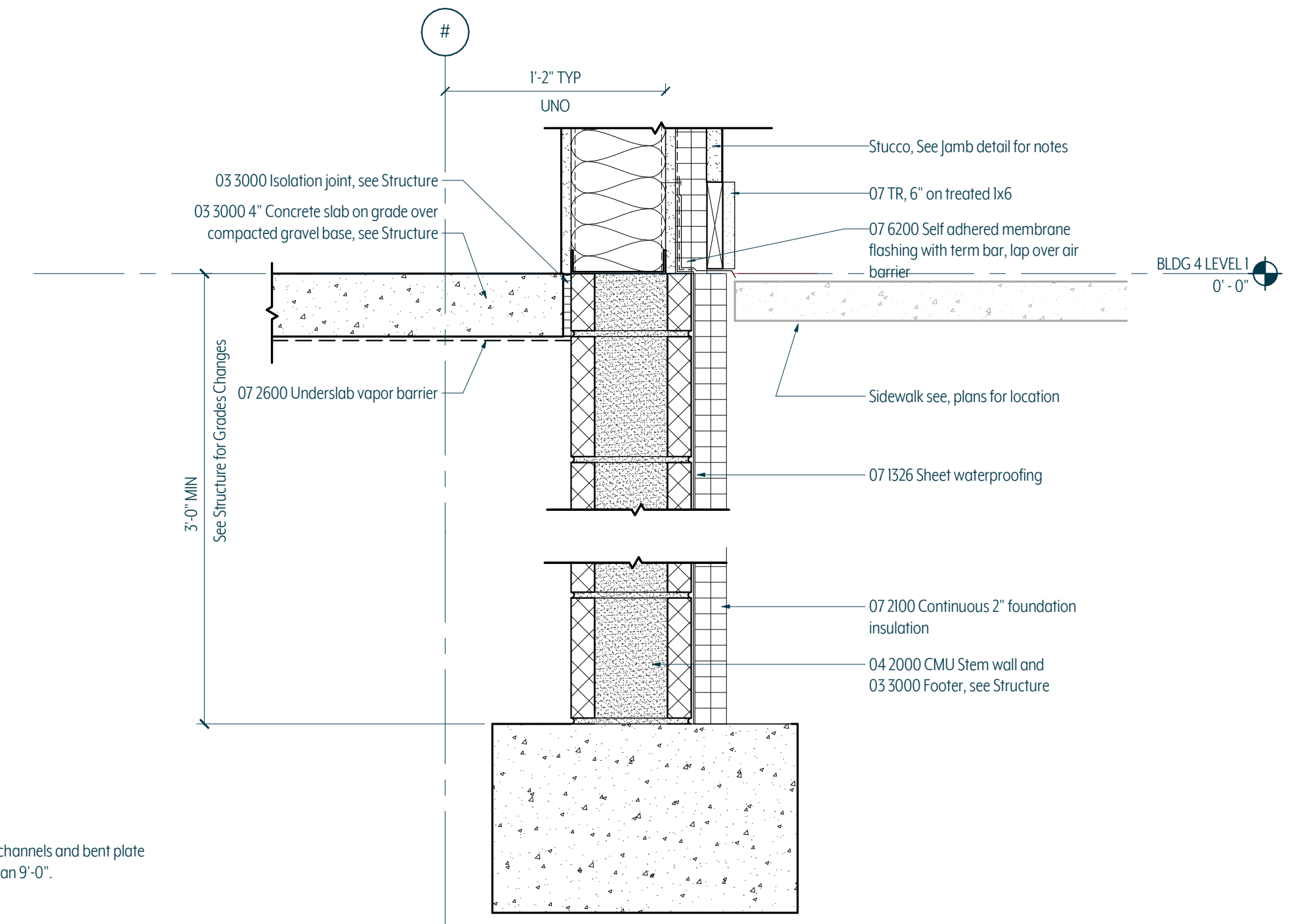
5 WINDOW SILL AT COMPOSITE LAP SIDING Copy 2
3" = 1'-0"



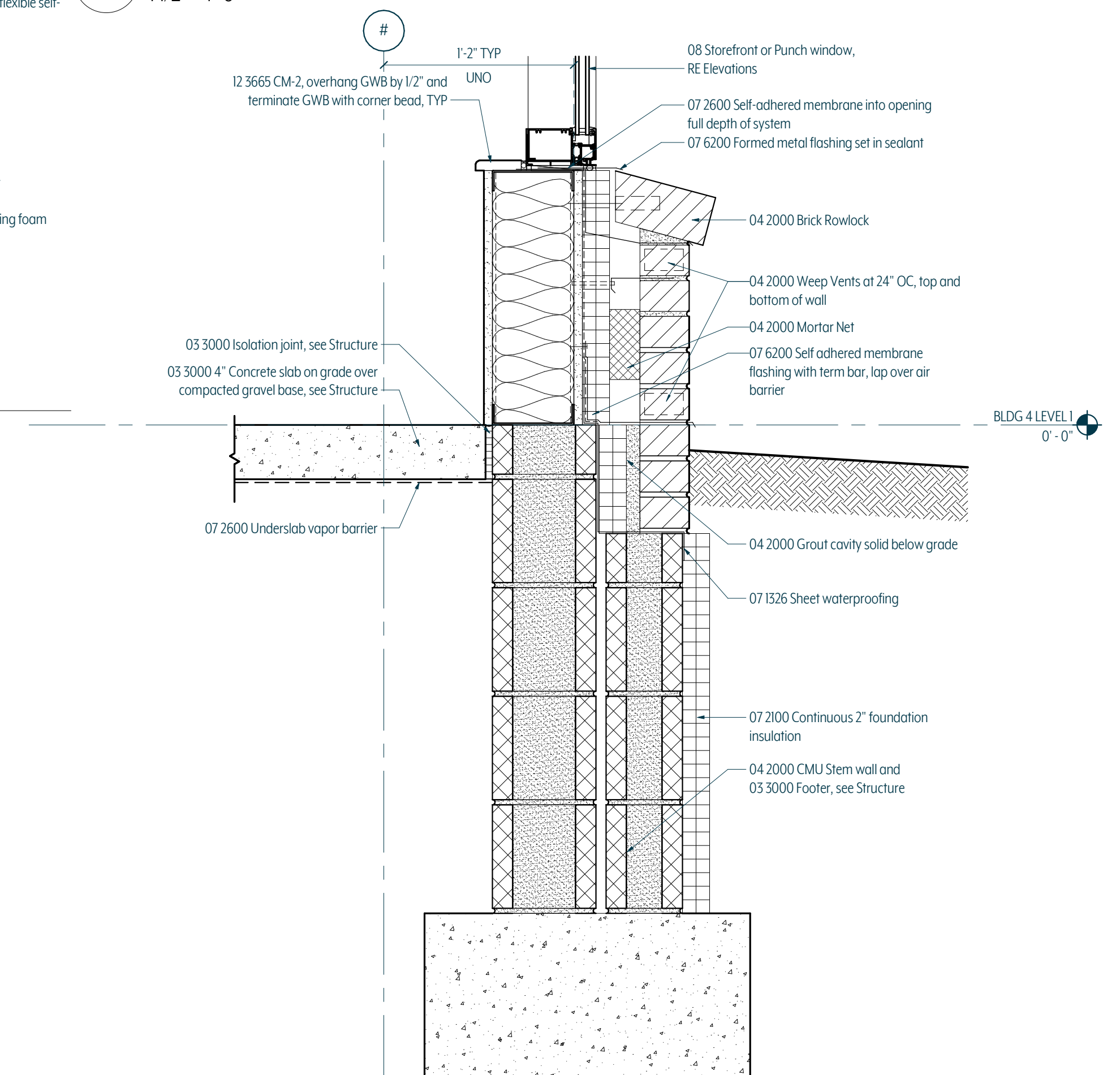
4 WINDOW HEAD AT BRICK VENEER Copy 1
3" = 1'-0"



3 WINDOW JAMB AT BRICK Copy 2
3" = 1'-0"

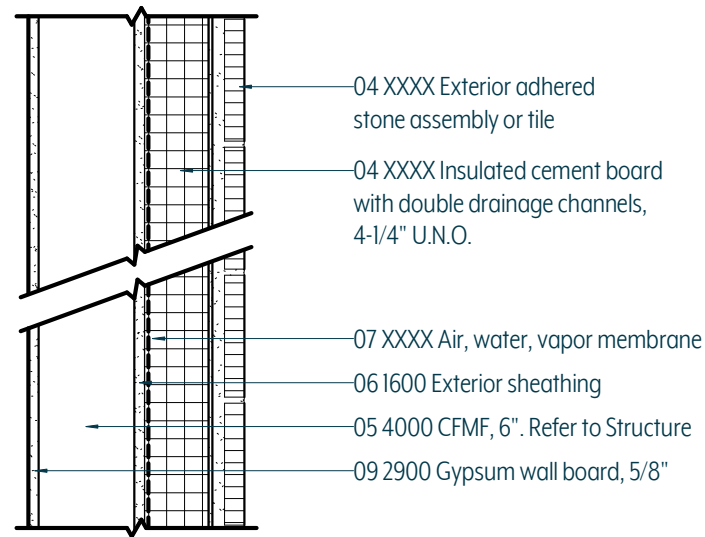


2 TYPICAL FOUNDATION DETAIL @ STUCCO
1 1/2" = 1'-0"

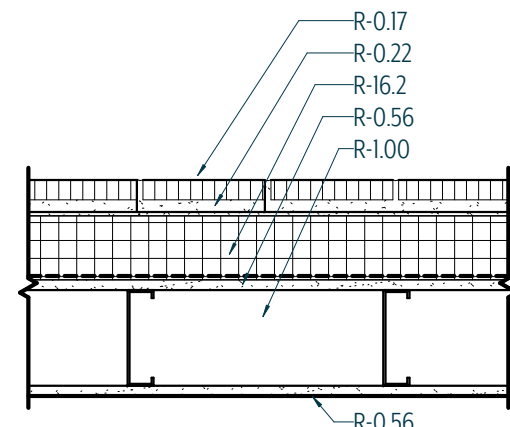


1 TYPICAL FOUNDATION DETAIL
1 1/2" = 1'-0"

SECTION



PLAN

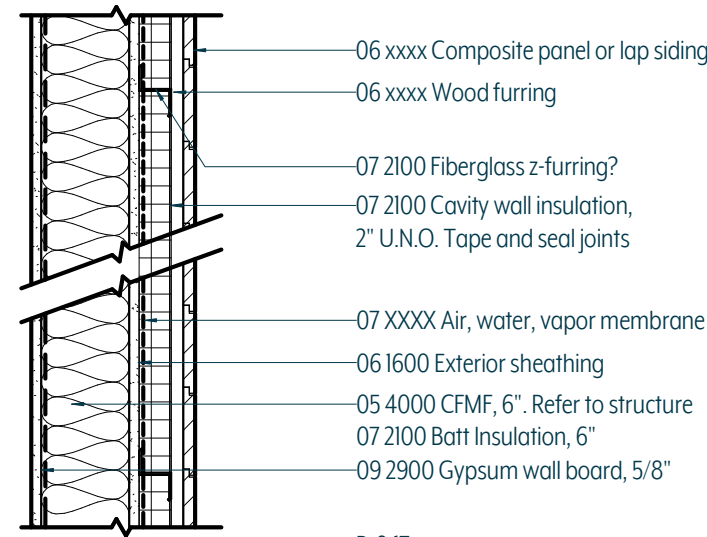


eS5

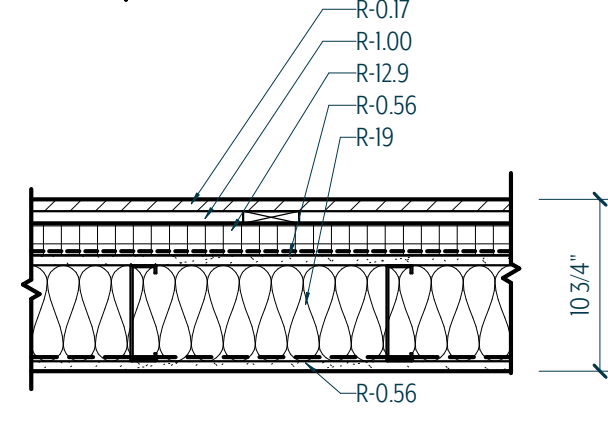
RATED / NON-RATED, NON-BEARING, STEEL STUD WALL

Fire Rating: 1HR Vapor Control, Ext: Class I
Rating Standard: UL V454 Vapor Control, Int: Class III

SECTION



PLAN

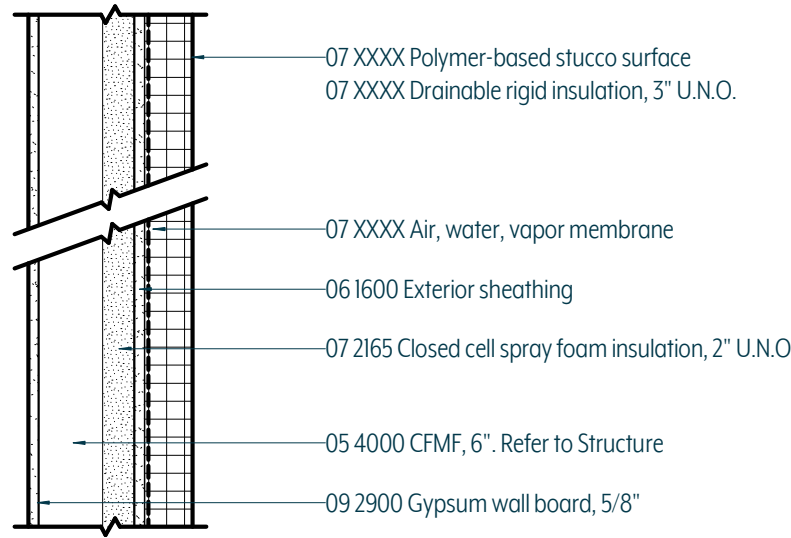


eS2

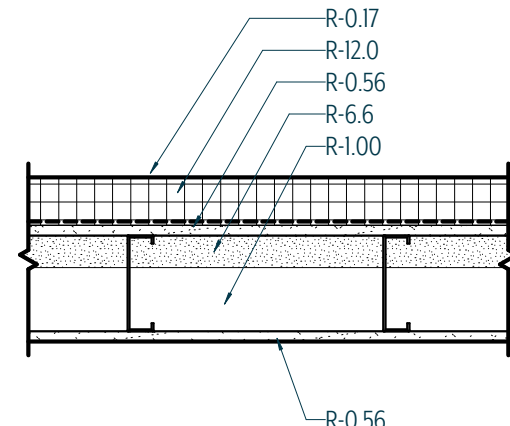
RATED / NON-RATED, NON-BEARING, WOOD STUD WALL

Fire Rating: 1HR, 2HR Vapor Control, Ext: Class I
Rating Standard: UL Uxxx Vapor Control, Int: Class III

SECTION



PLAN

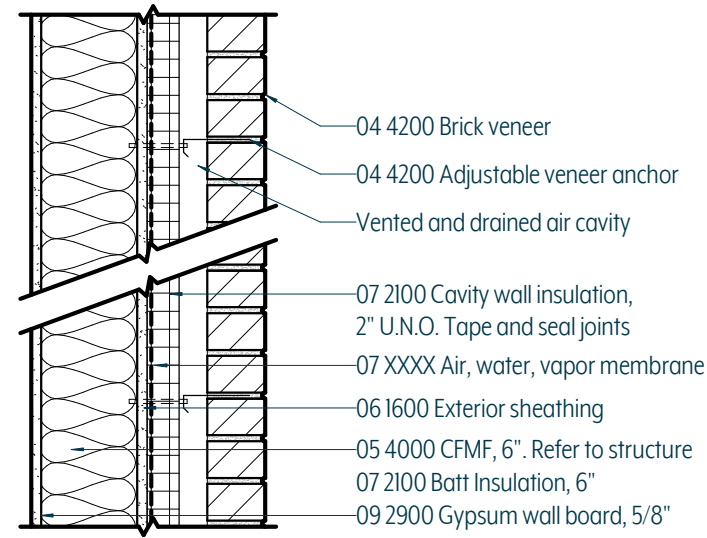


eS3

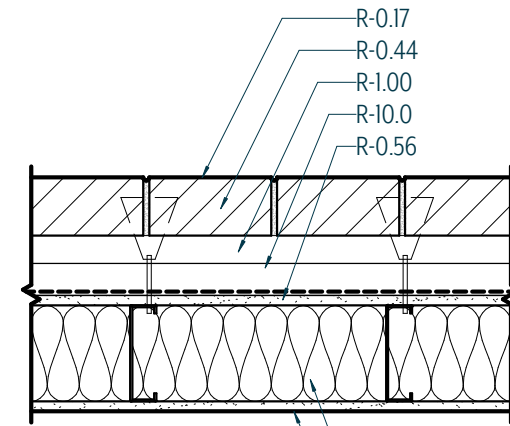
RATED / NON-RATED, NON-BEARING, STEEL STUD WALL

Fire Rating: 1HR Vapor Control, Ext: Class I
Rating Standard: UL V454 Vapor Control, Int: Class III

SECTION



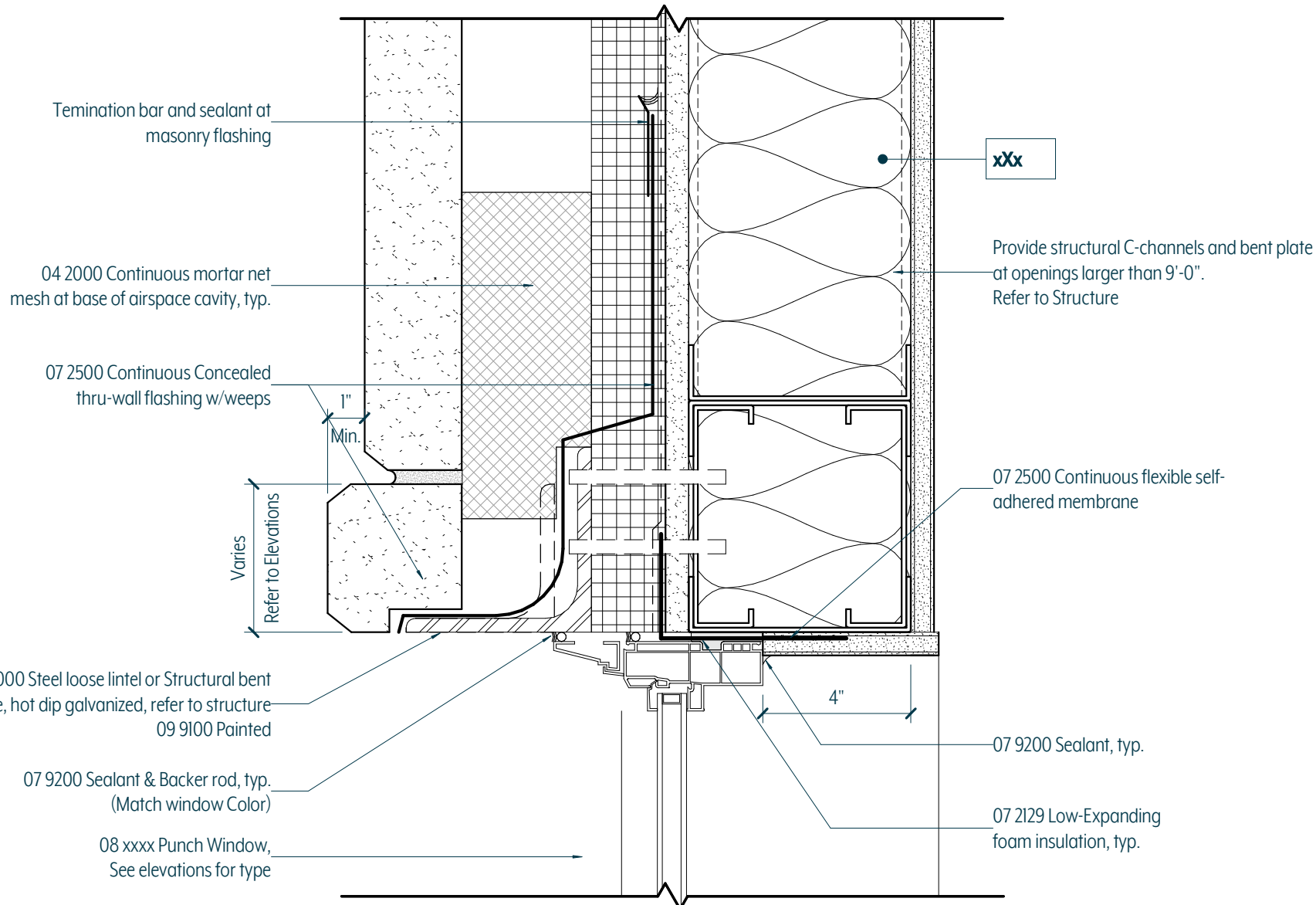
PLAN



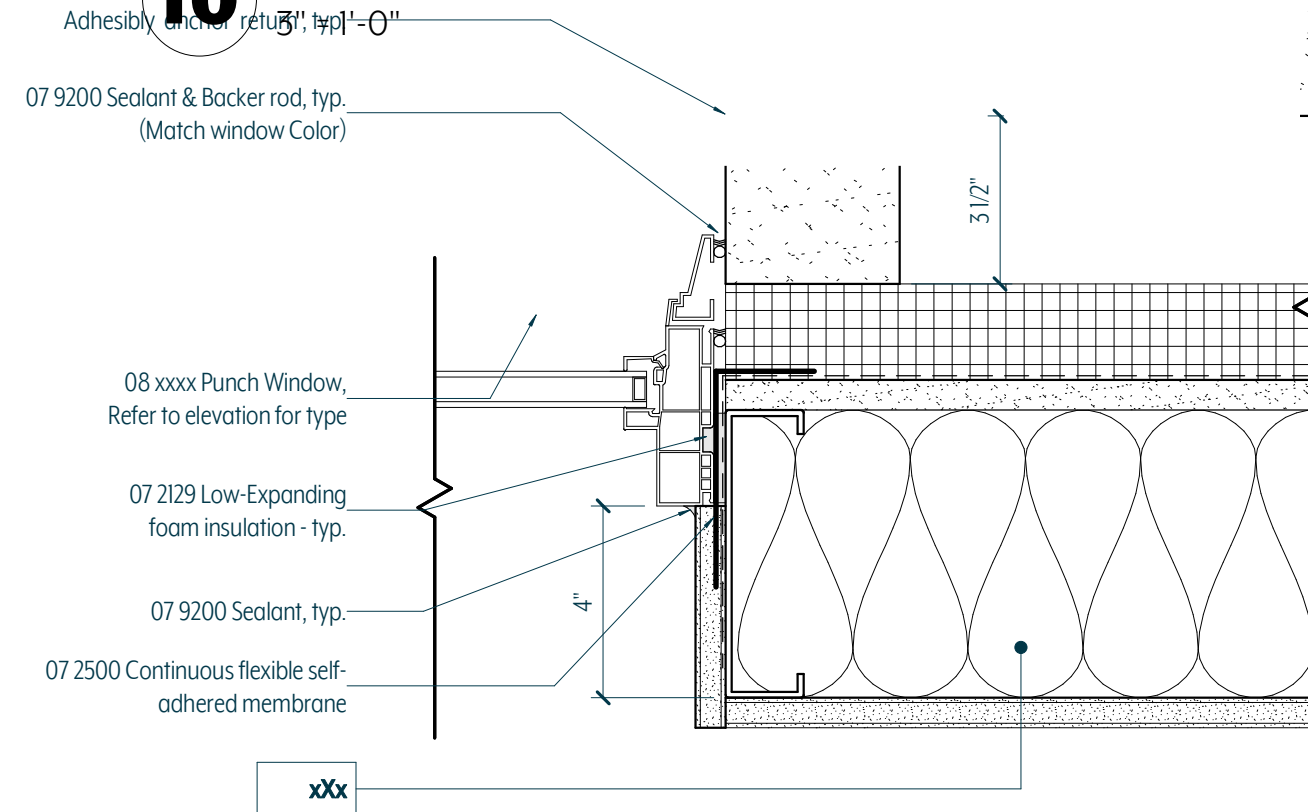
eS1

RATED / NON-RATED, NON-BEARING, STEEL STUD WALL

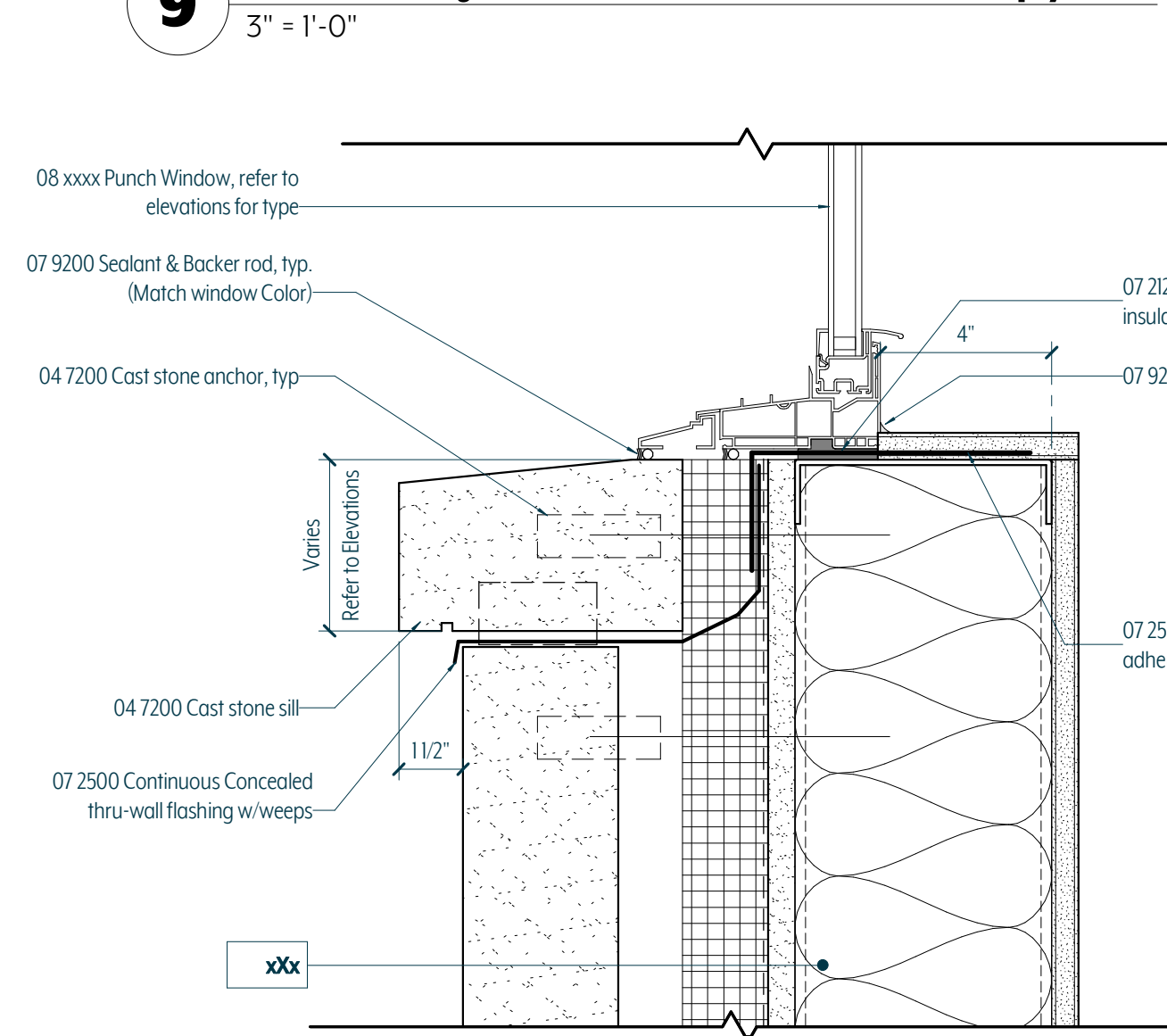
Fire Rating: 1HR Vapor Control, Ext: Class I
Rating Standard: UL V454 Vapor Control, Int: Class III



10 WINDOW HEAD AT CAST STONE Copy 1



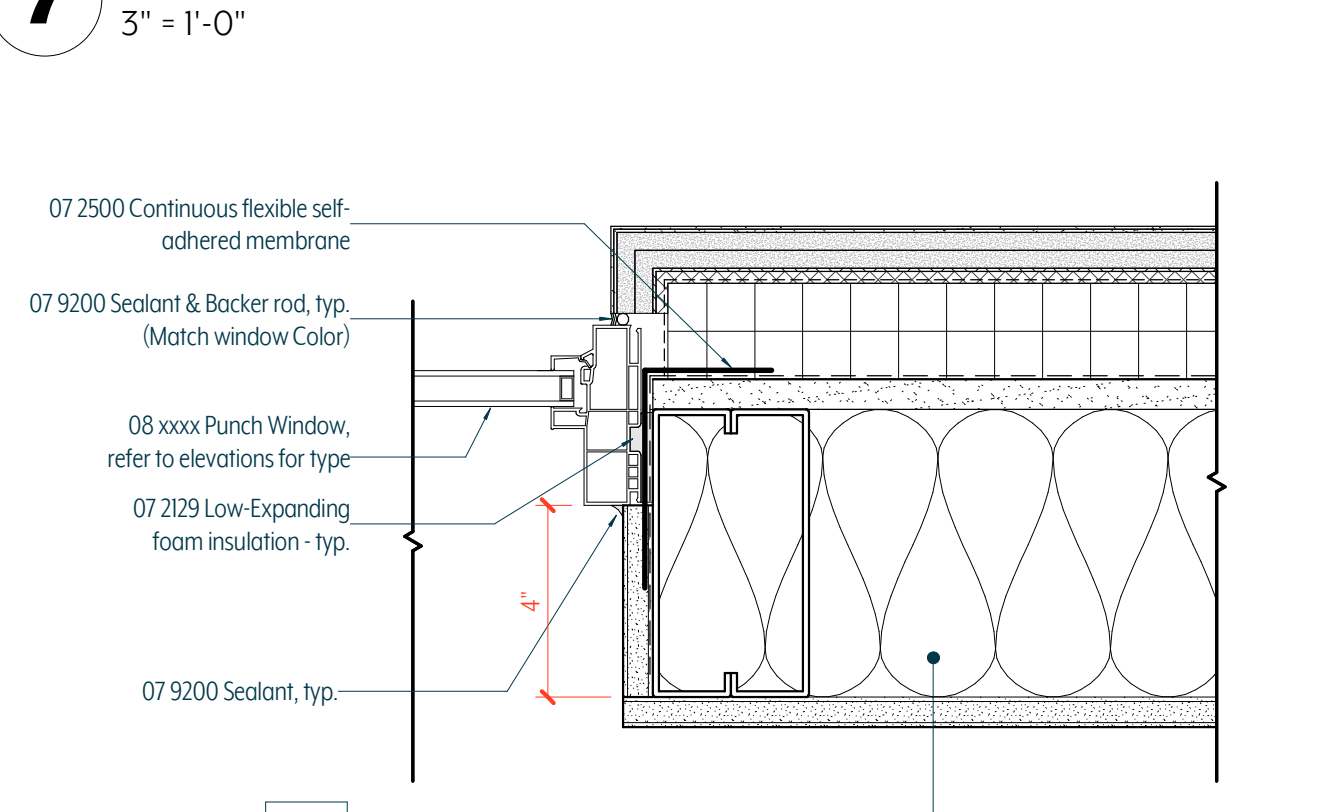
9 WINDOW JAMB AT CAST STONE Copy 1



8 WINDOW SILL AT CAST STONE Copy 1

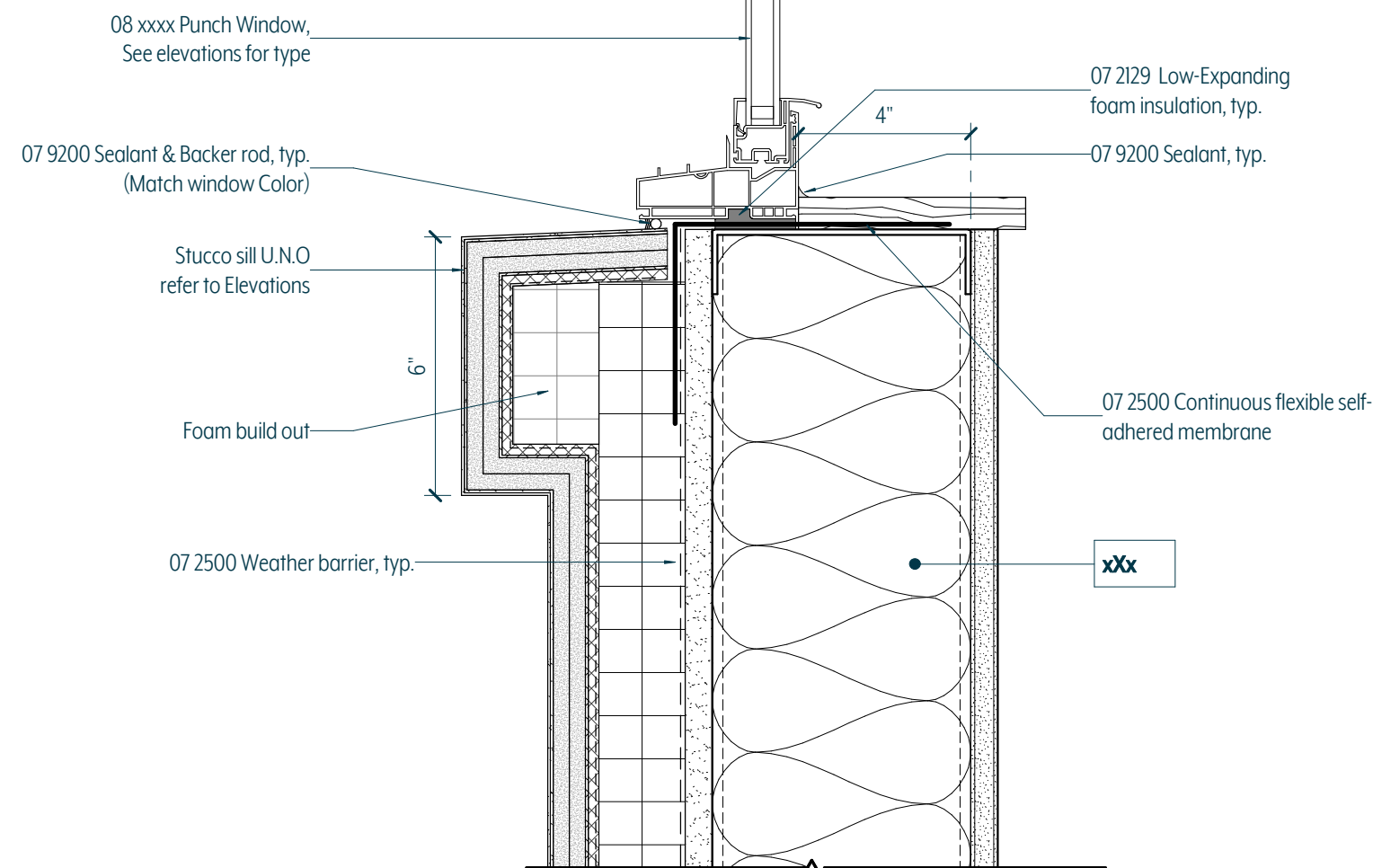
3" = 1'-0"

7 WINDOW HEAD AT STUCCO Copy 1



6 WINDOW JAMB AT STUCCO Copy 2

3" = 1'-0"



5 WINDOW SILL AT STUCCO Copy 1

3" = 1'-0"