

Bridge Park – Dublin, Ohio

ART Submittal Summary of Changes

April 23, 2015

.....
Chicago

Cleveland

Covington

Dallas

Indianapolis

Nashville

Washington DC

1) C1

- a) Parapets on all sides of the building have been reduced, with the exception of the middle portion of the North elevation where the Elevator shaft is located. The height at this location is determined by the overrun required for the elevator (Waiver 1)
- b) EIFS has been removed entirely from the Building and has been replaced with Fiber Cement reveal system and Board and Batten system (Waiver #2). The Facade material chart has been modified to reflect this.
- c) Metal panels on the corner elements have been modified to Fiber cement with the reveal system
- d) Vents will be a standard color of brown when they are on brick and white when they are on Fiber cement (Waiver 4)

2) C2

- a) Metal panel on the building became fiber cement reveal system except of the roof cantilever facade

3) C3

- a) Parapets on all sides of the building have been reduced. (Waiver 1)
- b) EIFS has been removed entirely from the Building and has been replaced with Fiber Cement reveal system. The Facade material charts have modified to reflect this
- c) Metal panels on the corner elements have been modified to Fiber cement with the reveal system
- d) Vents will be a standard color of brown when they are on brick and white when they are on Fiber cement (Waiver 4)
- e) The pedestrian bridge between C4/C5 and C3 has changed in design from the Bridge over Longshore Street (Waiver 5)

4) C4/C5

- a) Parapets on all sides of the building have been reduced. (Waiver 1)
- b) EIFS has been removed entirely from the Building and has been replaced with Fiber Cement reveal system. The Facade material charts have been modified to reflect this.
- c) Metal panels on the corner elements have been modified to Fiber cement with the reveal system
- d) The NW stair exit door has been removed and therefore no longer in the ROW. (Waiver 3)
- e) The NW stair has been modified to tie more into the rest of the garage façade (Waiver 3, 5 and 19)
- f) Vents will be a standard color of brown when they are on brick and white when they are on Fiber cement (Waiver 4)
- g) The pedestrian bridge between C4/C5 and C3 has changed in design from the Bridge over Longshore Street (Waiver 5)
- h) The parking layouts have been modified due to the change in Stair 4 and the removal of Stair 3
- i) The North side of C5/C4 is currently 5' away from the property line on Tuller Ridge and landscape will be placed between the building and the sidewalk (Waiver 6)
- j) The SW lobby has been modified, but the basic elements of the façade are still the same.
- k) The Calcium Silicate was removed from C4 and C5 Building and replaced with Brick along the base of the building on all facade

5) Parking

- a) Parking counts have increased from 864 to 869 due to the design of the NW corner

6) Material sheets

- a) EIFS has been removed
- b) Fiber Cement has been added



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CBS QA/QC PROGRAM OUTLINE

February, 10th 2015

CBS incorporates an in house Quality Assurance - Quality Control program to formalize and add consistency to our quality assurance process and provide for CBS project management and field personnel a reference and best practices guide to use on every project.

This QA – QC program is project specific, and all project materials and applications specific to Bridge Park are incorporated into the program.

Pre-Installation QA-QC Conferences conducted prior to installation will formally set accountability expectations for each trade contractor in regard to safety, schedule, manpower, and quality.

The Quality Assurance section will include a listing of the project specific items that when executed, will result in the successful completion of the contract requirements while in the process assuring a quality end product.

The Quality Control section will include a checklist of materials and processes that require verification by the project superintendent that our requirements are met.

In addition to our in-house QA/QC measures, the Project will incorporate an **accredited third party consultant** to monitor and verify that the exterior envelope systems installations are in accordance to the manufactures recommendations, and fully test for compliance.

These observations and testing will include;

Building Envelope Consulting (Pre-Construction)

- Review Project specifications and construction drawings.
- Submit a written report identifying any areas of concern related to weather ability, thermal continuity, products, and performance as designed.
- Review of construction sequencing and schedule.

Building Envelope Consulting (Construction Phase)

- Attend building enclosure skin components on-site pre-construction meetings
- Submit reports noting adherence to specifications and standards..
- Review the construction and detailing of exterior wall mock-ups per building type.
- Develop a site specific daily field inspection checklist.
- Perform on site/ in-field daily inspections throughout the installation of building enclosure systems.
- Inspect roofing sub straight conditions, surface preparation, and membrane application.
- Conduct final inspections and punch list.

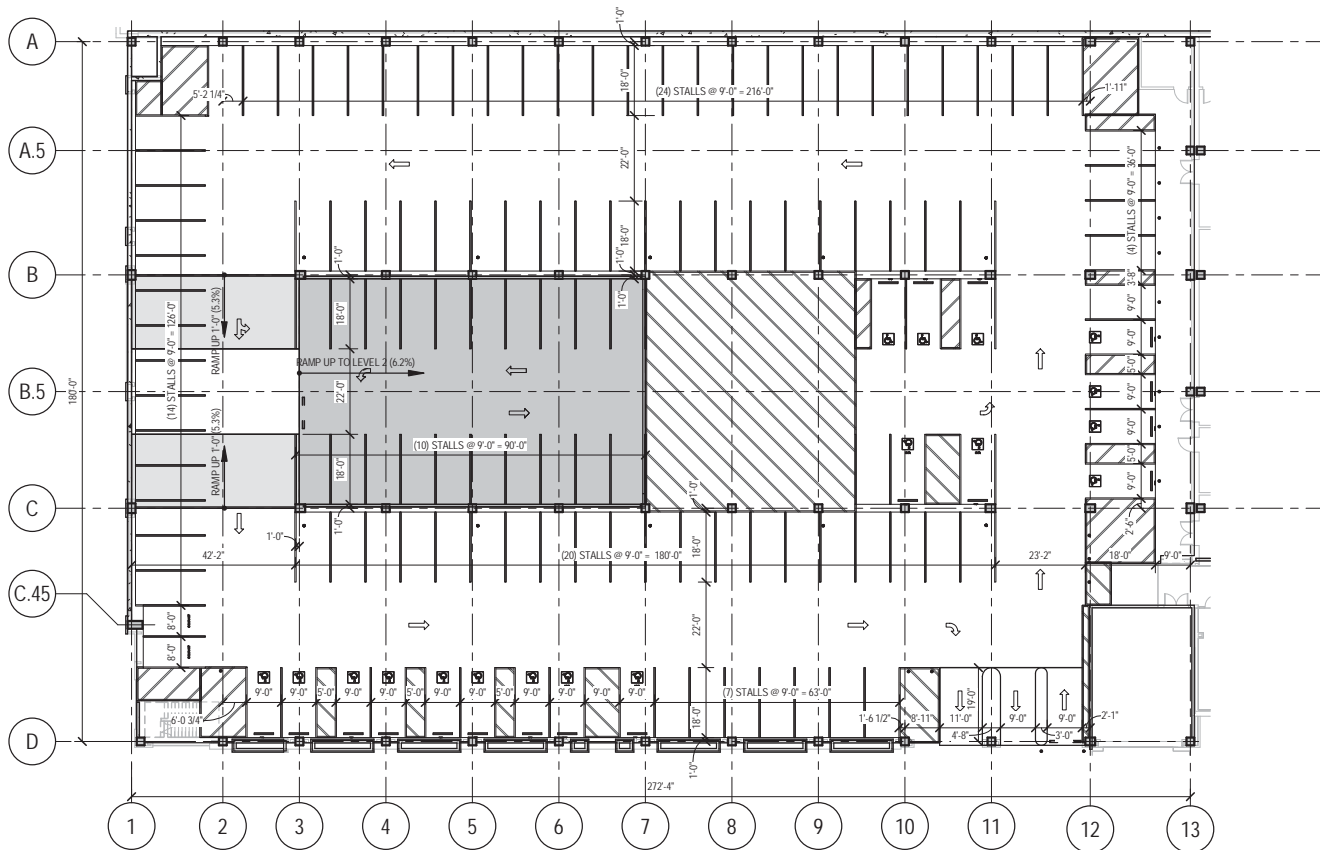
Building Envelope Consulting (Performance Testing)

- Water penetration testing
- Water spray testing
- Sealant adhesion testing
- Infra-red thermograph of building envelope components, and roofing
- Create a report delineating any vapor transfer locations, moisture infiltration, thermo graphic images with photographs of construction details.
- Finalize project commissioning with warranties and close out documentation

All testing and field reports will be available anytime for review by the project team including the Owner, the Architect, project consultants, and The City of Dublin.

With this two part system in place, we are confident that all products and materials installed on the Bridge Park project will meet or exceed manufactures recommendations, ensuring that Bridge Park will perform and look as good in years to come as it does at completion.

Morgan Rogers
Project Executive
Continental Building Systems



LEVEL 1 PARKING LAYOUT
1/32" = 1'-0"

PARKING SCHEDULE		
LEVEL	TYPE	TOTAL
C5_C4 LEVEL 1 REF	ADA - 9'-0" x 18' + SIGNPOST	14
C5_C4 LEVEL 1 REF	ADA VAN - 9'-0" x 18' + SIGNPOST	4
C5_C4 LEVEL 1 REF	NON-STD - 8'-0" x 16'	2
C5_C4 LEVEL 1 REF	STD - 9'-0" x 18'	112
132		
C5_C4 LEVEL 2 REF	EV - 9'-0" x 18' + SIGNPOST	2
C5_C4 LEVEL 2 REF	NON-STD - 8'-0" x 16'	2
C5_C4 LEVEL 2 REF	STD - 9'-0" x 18'	138
142		
C5 LEVEL 3 REF	EV - 9'-0" x 18' + SIGNPOST	2
C5 LEVEL 3 REF	NON-STD - 8'-0" x 16'	2
C5 LEVEL 3 REF	STD - 9'-0" x 18'	142
146		
C5 LEVEL 4 REF	EV - 9'-0" x 18' + SIGNPOST	2
C5 LEVEL 4 REF	NON-STD - 8'-0" x 16'	2
C5 LEVEL 4 REF	STD - 9'-0" x 18'	136
140		
C5 LEVEL 5 REF	EV - 9'-0" x 18' + SIGNPOST	2
C5 LEVEL 5 REF	NON-STD - 8'-0" x 16'	2
C5 LEVEL 5 REF	STD - 9'-0" x 18'	158
162		
C5 LEVEL 6 REF	EV - 9'-0" x 18' + SIGNPOST	2
C5 LEVEL 6 REF	NON-STD - 9'-0" x 16'	1
C5 LEVEL 6 REF	STD - 9'-0" x 18'	144
147		
Grand total: 869		

STRUCTURAL ENGINEERS
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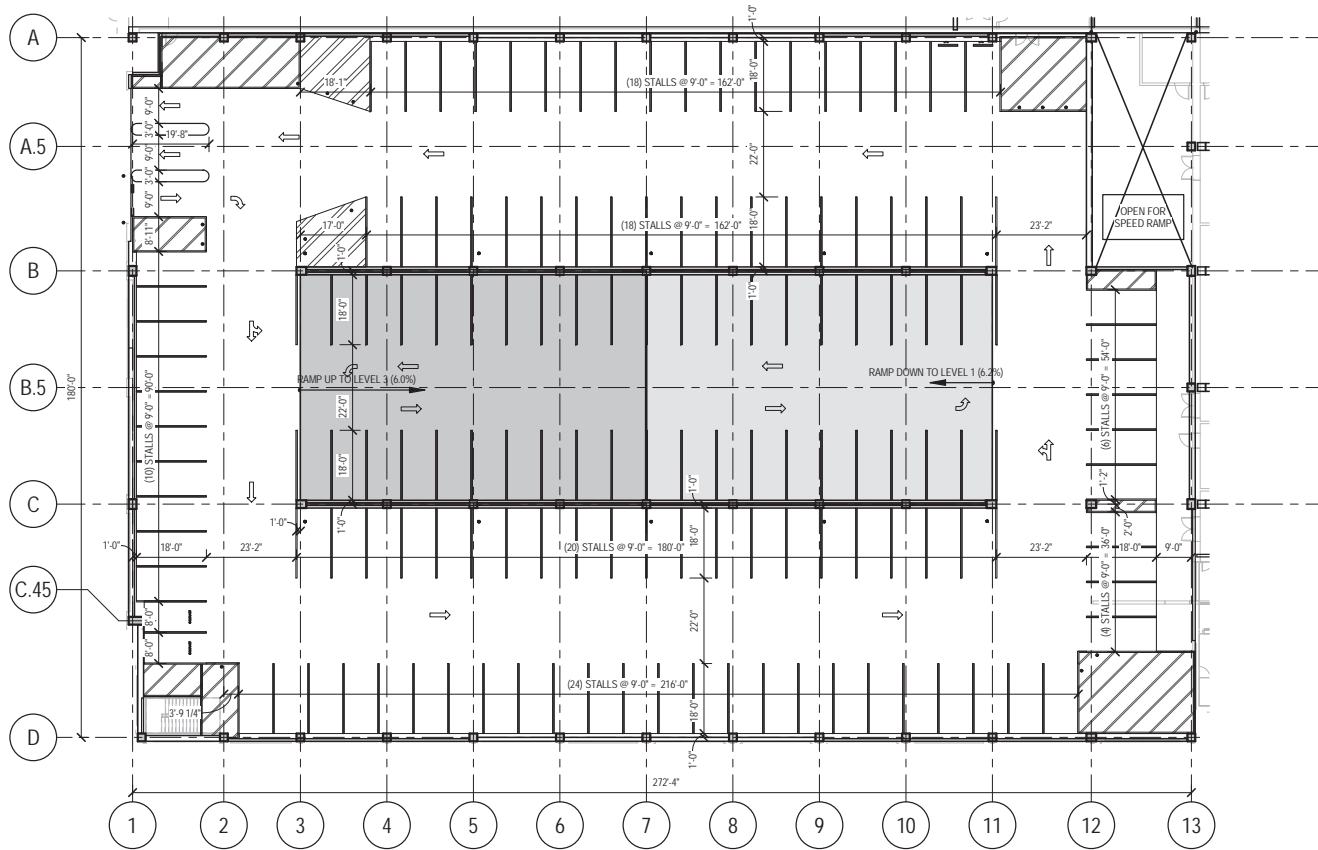
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Schaefer Project Number: 1423.06

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Fax: (614) 850-9191

ISSUED WITH	SHEET REVISED	
SKETCH NUMBER		
ST1		
PROJ #	DRAWN BY	DATE
14145	DAS	04-21-15

PARKING SCHEDULE		
LEVEL	TYPE	TOTAL
C5_C4 LEVEL 1 REF	ADA - 9'-0" x 18" + SIGNPOST	14
C5_C4 LEVEL 1 REF	ADA VAN - 9'-0" x 18" + SIGNPOST	4
C5_C4 LEVEL 1 REF	NON-STD - 8'-0" x 16'	2
C5_C4 LEVEL 1 REF	STD - 9'-0" x 18'	112
132		
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142		
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162		
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C5 LEVEL 6 REF	NON-STD - 9'-0" x 16'	1
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147		
Grand total: 869		



LEVEL 2 PARKING LAYOUT
1/32" = 1'-0"

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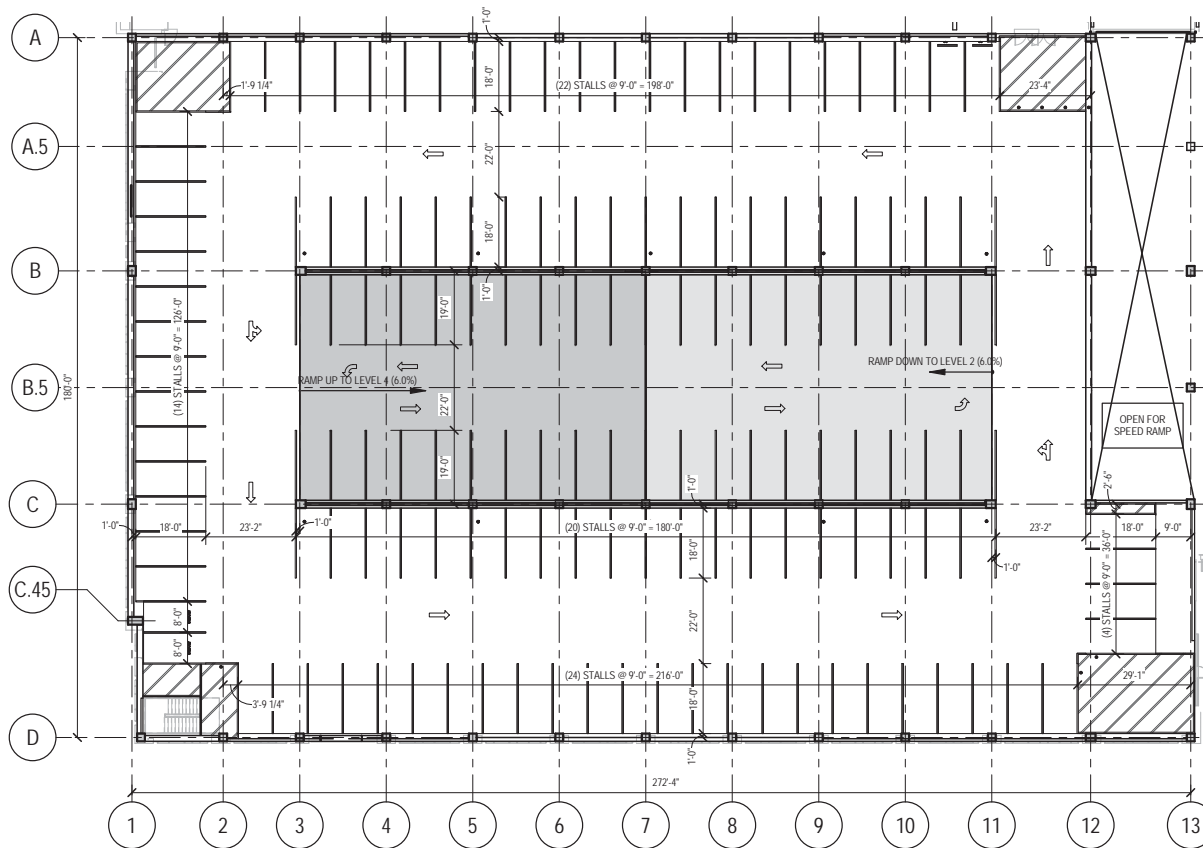
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LEVEL 3 PARKING LAYOUT
1/32" = 1'-0"

PARKING SCHEDULE		
LEVEL	TYPE	TOTAL
C5_C4 LEVEL 1 REF	ADA - 9'-0" x 18' + SIGNPOST	14
C5_C4 LEVEL 1 REF	ADA VAN - 9'-0" x 18' + SIGNPOST	4
C5_C4 LEVEL 1 REF	NON-STD - 8'-0" x 16'	2
C5_C4 LEVEL 1 REF	STD - 9'-0" x 18'	112
132		
C5_C4 LEVEL 2 REF	EV - 9'-0" x 18' + SIGNPOST	2
C5_C4 LEVEL 2 REF	NON-STD - 8'-0" x 16'	2
C5_C4 LEVEL 2 REF	STD - 9'-0" x 18'	138
142		
C5 LEVEL 3 REF	EV - 9'-0" x 18' + SIGNPOST	2
C5 LEVEL 3 REF	NON-STD - 8'-0" x 16'	2
C5 LEVEL 3 REF	STD - 9'-0" x 18'	142
146		
C5 LEVEL 4 REF	EV - 9'-0" x 18' + SIGNPOST	2
C5 LEVEL 4 REF	NON-STD - 8'-0" x 16'	2
C5 LEVEL 4 REF	STD - 9'-0" x 18'	136
140		
C5 LEVEL 5 REF	EV - 9'-0" x 18' + SIGNPOST	2
C5 LEVEL 5 REF	NON-STD - 8'-0" x 16'	2
C5 LEVEL 5 REF	STD - 9'-0" x 18'	158
162		
C5 LEVEL 6 REF	EV - 9'-0" x 18' + SIGNPOST	2
C5 LEVEL 6 REF	NON-STD - 9'-0" x 16'	1
C5 LEVEL 6 REF	STD - 9'-0" x 18'	144
147		
Grand total: 869		

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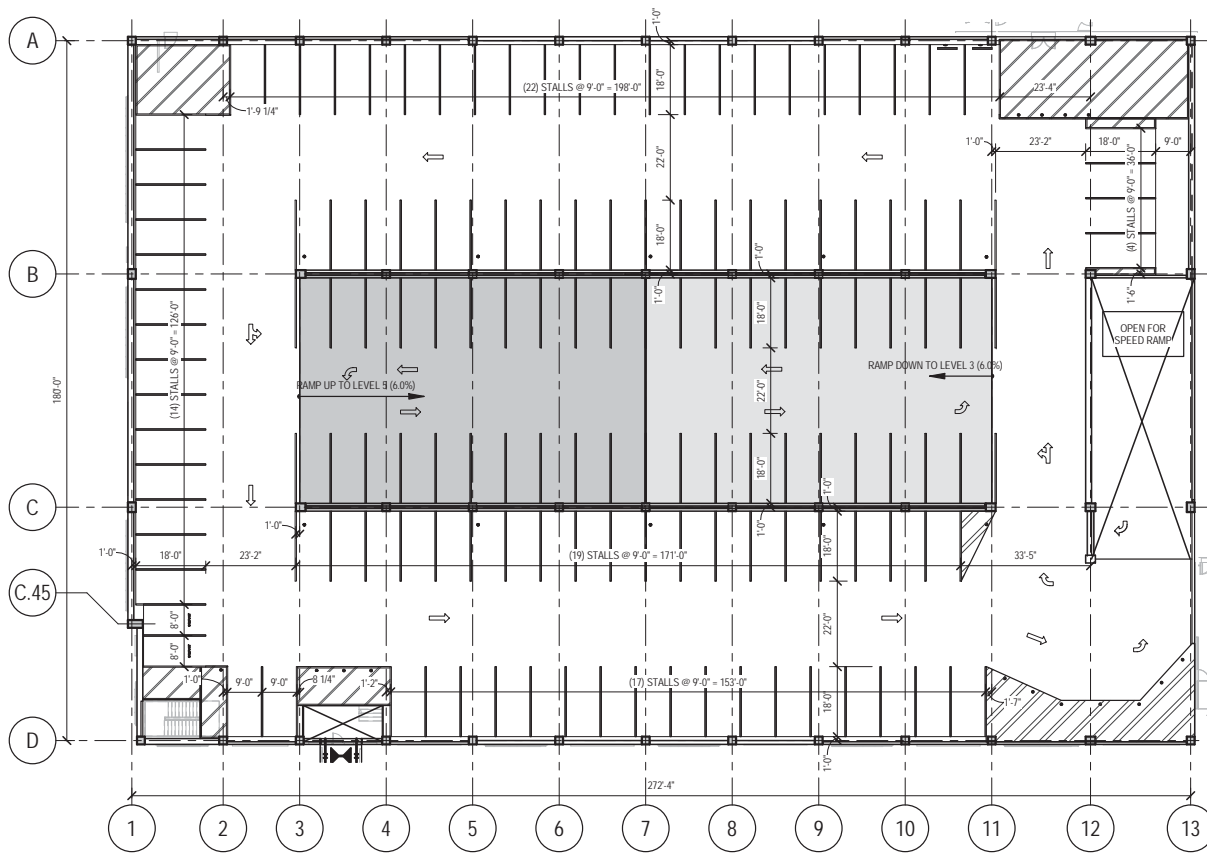
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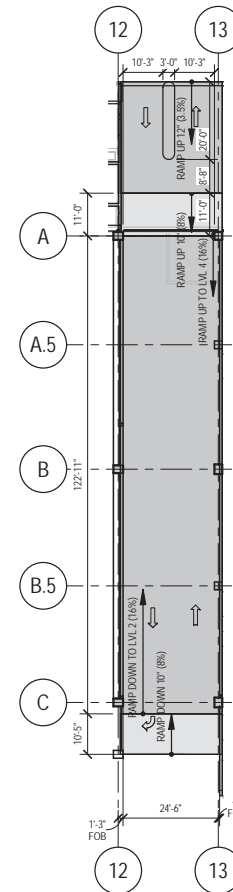
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LEVEL 4 PARKING LAYOUT
1/32" = 1'-0"



SPEED RAMP PLAN
1/32" = 1'-0"

PARKING SCHEDULE		
LEVEL	TYPE	TOTAL
C5_C4 LEVEL 1 REF	ADA - 9'-0" x 18' + SIGNPOST	14
C5_C4 LEVEL 1 REF	ADA VAN - 9'-0" x 18' + SIGNPOST	4
C5_C4 LEVEL 1 REF	NON-STD - 8'-0" x 16'	2
C5_C4 LEVEL 1 REF	STD - 9'-0" x 18'	112
132		
C5_C4 LEVEL 2 REF	EV - 9'-0" x 18' + SIGNPOST	2
C5_C4 LEVEL 2 REF	NON-STD - 8'-0" x 16'	2
C5_C4 LEVEL 2 REF	STD - 9'-0" x 18'	138
142		
C5 LEVEL 3 REF	EV - 9'-0" x 18' + SIGNPOST	2
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146		
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C5 LEVEL 4 REF	STD - 9'-0" x 18'	136
140		
C5 LEVEL 5 REF	EV - 9'-0" x 18' + SIGNPOST	2
C5 LEVEL 5 REF	NON-STD - 8'-0" x 16'	2
C5 LEVEL 5 REF	STD - 9'-0" x 18'	158
162		
C5 LEVEL 6 REF	EV - 9'-0" x 18' + SIGNPOST	2
C5 LEVEL 6 REF	NON-STD - 9'-0" x 16'	1
C5 LEVEL 6 REF	STD - 9'-0" x 18'	144
147		
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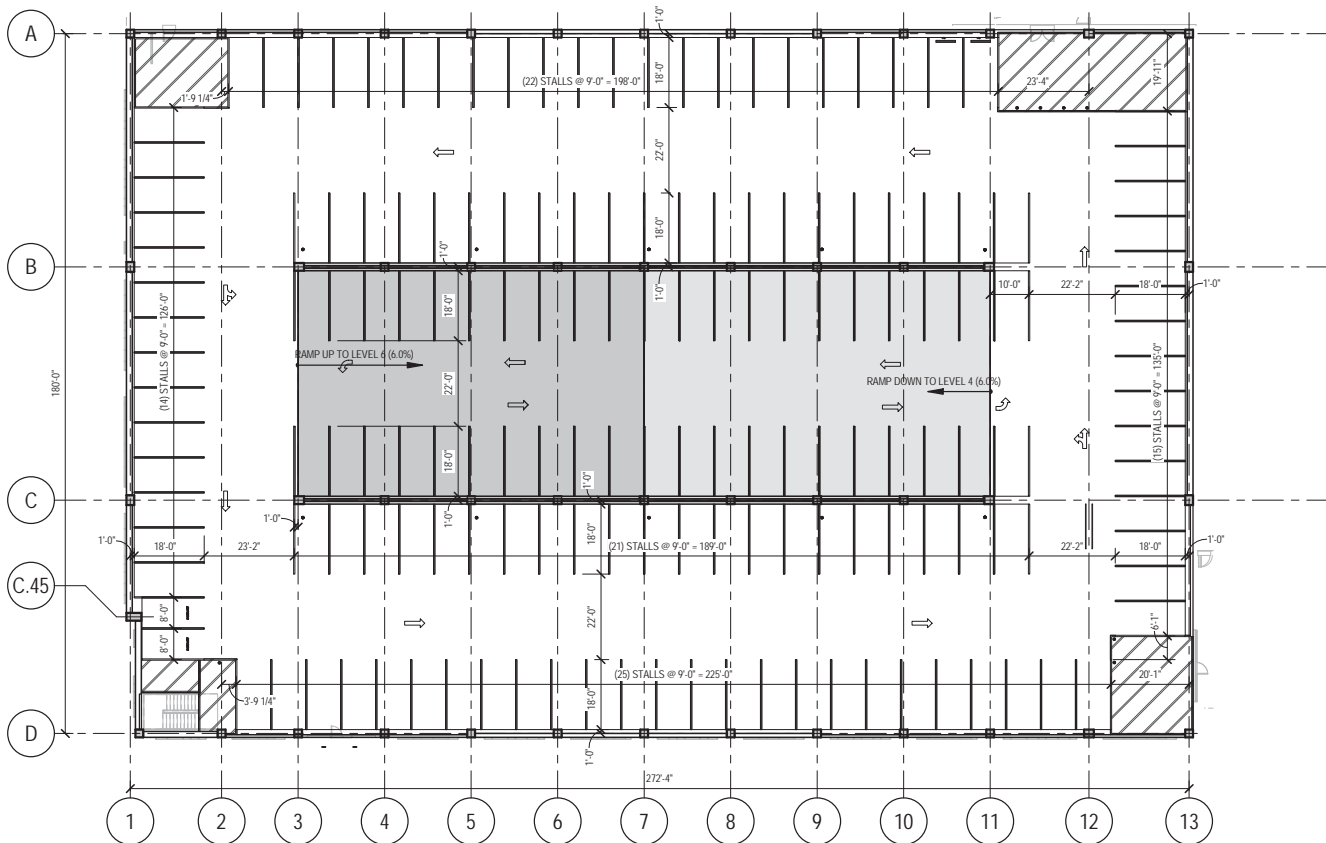
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ST4	
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14145	DAS
DATE	
04-21-15	



LEVEL 5 PARKING LAYOUT
1/32" = 1'-0"

PARKING SCHEDULE		
LEVEL	TYPE	TOTAL
C5_C4 LEVEL 1 REF	ADA - 9'-0" x 18' + SIGNPOST	14
C5_C4 LEVEL 1 REF	ADA VAN - 9'-0" x 18' + SIGNPOST	4
C5_C4 LEVEL 1 REF	NON-STD - 8'-0" x 16'	2
C5_C4 LEVEL 1 REF	STD - 9'-0" x 18'	112
132		
C5_C4 LEVEL 2 REF	EV - 9'-0" x 18' + SIGNPOST	2
C5_C4 LEVEL 2 REF	NON-STD - 8'-0" x 16'	2
C5_C4 LEVEL 2 REF	STD - 9'-0" x 18'	138
142		
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C5 LEVEL 3 REF	NON-STD - 8'-0" x 16'	2
C5 LEVEL 3 REF	STD - 9'-0" x 18'	142
146		
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C5 LEVEL 4 REF	NON-STD - 8'-0" x 16'	2
C5 LEVEL 4 REF	STD - 9'-0" x 18'	136
140		
C5 LEVEL 5 REF	EV - 9'-0" x 18' + SIGNPOST	2
C5 LEVEL 5 REF	NON-STD - 8'-0" x 16'	2
C5 LEVEL 5 REF	STD - 9'-0" x 18'	158
162		
C5 LEVEL 6 REF	EV - 9'-0" x 18' + SIGNPOST	2
C5 LEVEL 6 REF	NON-STD - 9'-0" x 16'	1
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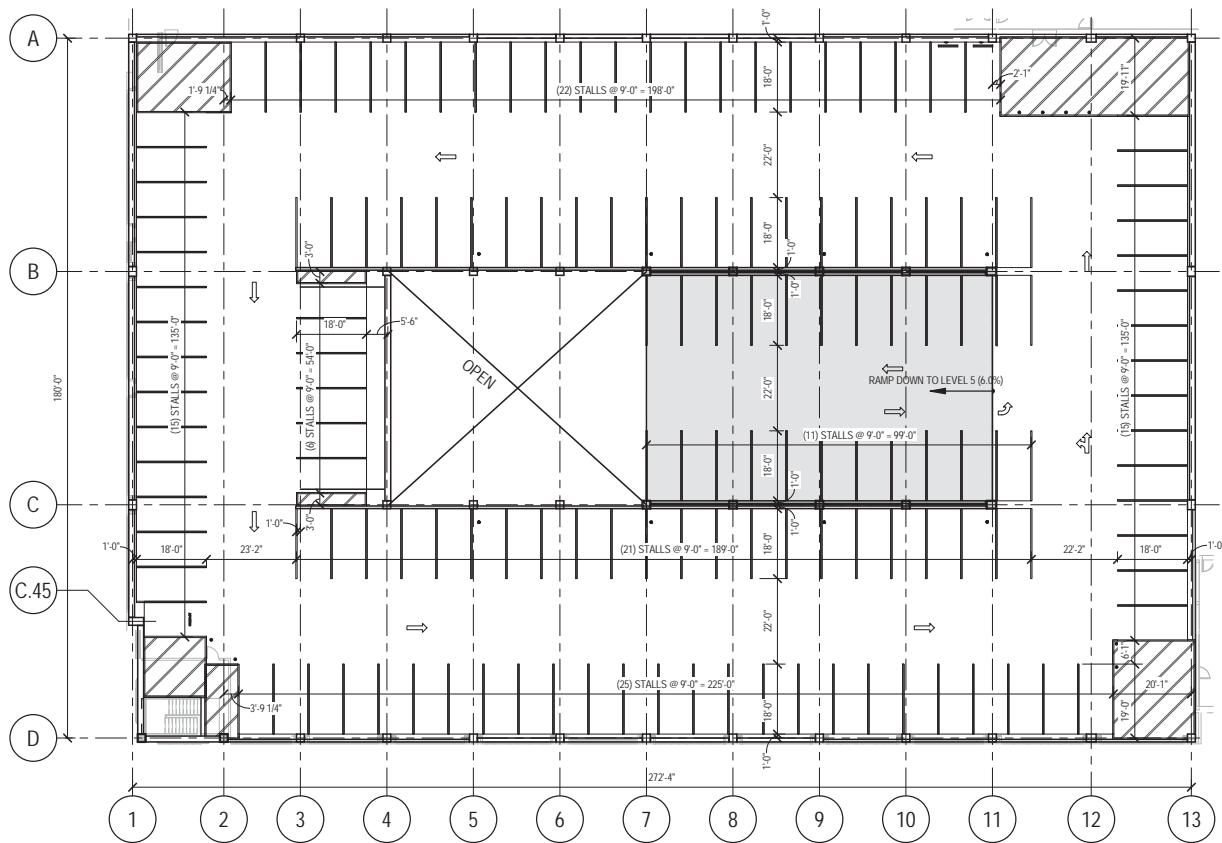
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ST5		
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LEVEL 6 PARKING LAYOUT
1/32" = 1'-0"

PARKING SCHEDULE		
LEVEL	TYPE	TOTAL
C5_C4 LEVEL 1 REF	ADA - 9'-0" x 18' + SIGNPOST	14
C5_C4 LEVEL 1 REF	ADA VAN - 9'-0" x 18' + SIGNPOST	4
C5_C4 LEVEL 1 REF	NON-STD - 8'-0" x 16'	2
C5_C4 LEVEL 1 REF	STD - 9'-0" x 18'	112
132		
C5_C4 LEVEL 2 REF	EV - 9'-0" x 18' + SIGNPOST	2
C5_C4 LEVEL 2 REF	NON-STD - 8'-0" x 16'	2
C5_C4 LEVEL 2 REF	STD - 9'-0" x 18'	138
142		
C5 LEVEL 3 REF	EV - 9'-0" x 18' + SIGNPOST	2
C5 LEVEL 3 REF	NON-STD - 8'-0" x 16'	2
C5 LEVEL 3 REF	STD - 9'-0" x 18'	142
146		
C5 LEVEL 4 REF	EV - 9'-0" x 18' + SIGNPOST	2
C5 LEVEL 4 REF	NON-STD - 8'-0" x 16'	2
C5 LEVEL 4 REF	STD - 9'-0" x 18'	136
140		
C5 LEVEL 5 REF	EV - 9'-0" x 18' + SIGNPOST	2
C5 LEVEL 5 REF	NON-STD - 8'-0" x 16'	2
C5 LEVEL 5 REF	STD - 9'-0" x 18'	158
162		
C5 LEVEL 6 REF	EV - 9'-0" x 18' + SIGNPOST	2
C5 LEVEL 6 REF	NON-STD - 9'-0" x 16'	1
C5 LEVEL 6 REF	STD - 9'-0" x 18'	144
147		
Grand total: 869		

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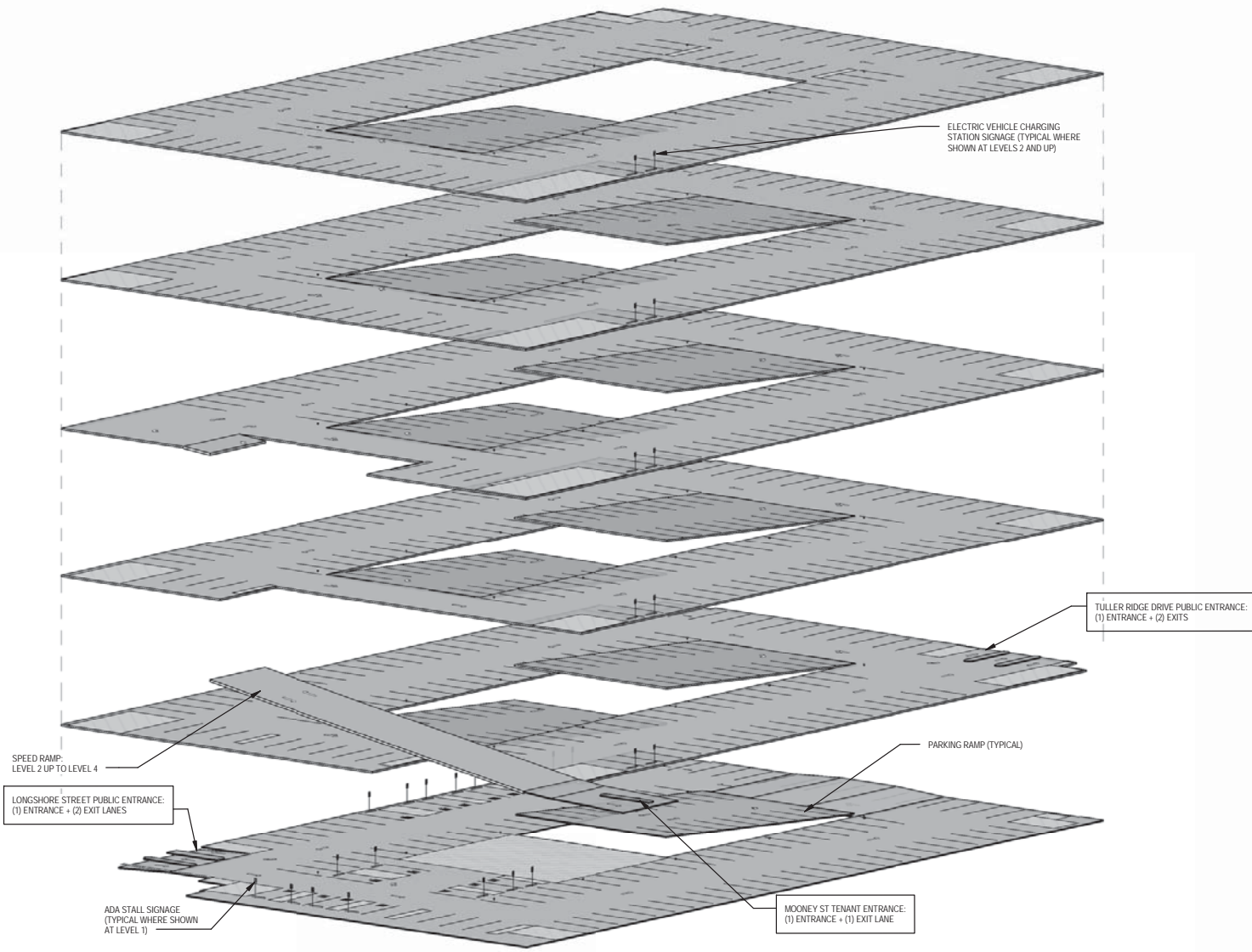
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ST6		
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PARKING CIRCULATION DIAGRAM

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ST7		
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14145	DAS	04-21-15

Park & Self-Capture 10% +/-, not factored



Bridge Park East-Block A&B Combined

	WEEKDAY CALCULATIONS																			Max	Min
	6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	noon	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	midnight		
Total Parking Demand	486	601	952	1,059	1,189	1,275	1,313	1,325	1,356	1,225	1,189	1,233	1,129	1,056	988	994	799	705	546		
Total Parking Provided	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223		
Net Surplus (Deficit)	737	622	271	164	34	(52)	(90)	(102)	(133)	(2)	34	(10)	94	167	235	229	424	518	677	737	(133)
% of Surplus (Deficit)	152%	104%	29%	15%	3%	-4%	-7%	-8%	-10%	0%	3%	-1%	8%	16%	24%	23%	53%	74%	124%		

	WEEKEND CALCULATIONS																			Max	Min
	6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	noon	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	midnight		
Total Parking Demand	474	516	787	1,023	1,075	1,168	1,258	1,267	1,241	1,183	1,165	1,232	1,342	1,356	1,322	1,163	1,010	861	661		
Total Parking Provided	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223		
Net Surplus (Deficit)	749	707	436	200	148	55	(35)	(44)	(18)	40	58	(9)	(119)	(133)	(99)	60	213	362	562	749	(133)
% of Surplus (Deficit)	158%	137%	55%	20%	14%	5%	-3%	-4%	-1%	3%	5%	-1%	-9%	-10%	-7%	5%	21%	42%	85%		

Bridge Park East-Block B&C Combined

	WEEKDAY CALCULATIONS																			Max	Min
	6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	noon	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	midnight		
Total Parking Demand	552	674	963	971	1,242	1,459	1,616	1,632	1,618	1,340	1,308	1,513	1,632	1,633	1,477	1,469	1,220	1,022	685		
Total Parking Provided	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849		
Net Surplus (Deficit)	1,297	1,175	886	878	607	390	233	217	231	509	541	336	217	216	372	380	629	827	1,164	1,297	216
% of Surplus (Deficit)	235%	174%	92%	90%	49%	27%	14%	13%	14%	38%	41%	22%	13%	13%	25%	26%	52%	81%	170%		

	WEEKEND CALCULATIONS																			Max	Min
	6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	noon	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	midnight		
Total Parking Demand	538	586	642	734	871	1,077	1,295	1,321	1,247	1,121	1,087	1,235	1,485	1,516	1,416	1,274	1,191	1,086	811		
Total Parking Provided	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849		
Net Surplus (Deficit)	1,311	1,263	1,207	1,115	978	772	554	528	602	728	762	614	364	333	433	575	658	763	1,038	1,311	333
% of Surplus (Deficit)	244%	215%	188%	152%	112%	72%	43%	40%	48%	65%	70%	50%	25%	22%	31%	45%	55%	70%	128%		



Total Parking Provided **898**

852 Structured **46** Street

PEAK PARKING DEMANDS BY USE - PRIOR TO ADJUSTING FOR TIME OF DAY

Users	weekday			weekend		
Retail (<400,000 sf)						
Employees	0.70 per 1ksf x	24.63 ksf =	17 spaces	0.8 per unit x	24.63 ksf =	20 spaces
Visitors	2.90 per 1ksf x	24.63 ksf =	71 spaces	3.2 per unit x	24.63 ksf =	79 spaces
Subtotal			89 spaces			99 spaces
Fine or Casual Dining						
Employees	2.50 per unit x	19.20 ksf=	48 spaces	2.50 per unit x	19.20 ksf=	48 spaces
Visitors	10.00 per unit x	19.20 ksf=	192 spaces	10.00 per unit x	19.20 ksf=	192 spaces
Subtotal			240 spaces			240 spaces
Quick Casual Dining						
Employees	2.50 per unit x	19.20 ksf=	48 spaces	2.50 per unit x	19.20 ksf=	48 spaces
Visitors	7.50 per unit x	19.20 ksf=	144 spaces	7.50 per unit x	19.20 ksf=	144 spaces
Subtotal			192 spaces			192 spaces
Residential						
Tenants	1.23 per unit x	249 units =	306 spaces	1.23 per unit x	249 units =	306 spaces
Visitors	0.15 per unit x	249 units =	37 spaces	0.15 per unit x	249 units =	37 spaces
Subtotal			343 spaces			343 spaces
Office (<50,000 sf)						
Employees	3.50 per unit x	46.37 ksf=	162 spaces	0.35 per unit x	46.37 ksf=	16 spaces
Visitors	0.30 per unit x	46.37 ksf=	14 spaces	0.03 per unit x	46.37 ksf=	1 spaces
Subtotal			176 spaces			18 spaces

Total **1,040**
 Surplus (Deficit) **(142)**

Total **891**
 Surplus (Deficit) **7**

Residential Unit Mix	Units	Parks	#
Studio	23	1.00	23
1 Bedroom	123	1.00	123
2 Bedroom	93	1.50	140
3 Bedroom	10	2.00	20
	249		306
Per Unit			1.23
Per Bedroom			0.84

Weekday Parking Demand Study

Bridge Park East-Block B

Per Urban Land Institute's Shared Parking, Second Edition

12/2/2014



Total Parking Demand	327	358	458	418	536	634	711	718	704	583	578	729	803	824	756	736	636	543	387	
Total Parking Provided	898	898	898	898	898	898	898	898	898	898	898	898	898	898	898	898	898	898	898	898
Net Surplus (Deficit)	571	540	440	480	362	264	187	180	194	315	320	169	95	74	142	162	262	355	511	
% of Surplus (Deficit)	174%	151%	96%	115%	68%	42%	26%	25%	28%	54%	55%	23%	12%	9%	19%	22%	41%	65%	132%	

WEEKDAY CALCULATIONS

Users	6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	noon	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	midnight
Retail (<400,000sf)																			
Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%
Visitors	1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%
Subtotal	2	6	18	38	61	77	85	89	85	82	82	84	84	84	73	49	28	10	0
Fine or Casual Dining																			
Employees	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
Visitors	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
Subtotal	0	10	24	36	72	120	187	187	168	113	132	192	230	240	240	240	230	185	65
Quick Casual Dining																			
Employees	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
Subtotal	14	24	43	62	115	170	192	192	175	120	108	120	166	158	101	62	43	24	17
Residential																			
Tenants	100%	87%	79%	37%	34%	30%	30%	30%	30%	31%	33%	77%	85%	94%	96%	98%	99%	100%	100%
Visitors	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	80%	50%	0%
Subtotal	306	270	249	119	111	98	99	98	99	101	108	250	282	325	331	337	332	324	306
Office (<50,000 sf)																			
Employees	3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	30%	1%	0%	0%
Visitors	0%	1%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
Subtotal	5	49	125	163	176	169	148	152	176	169	148	83	41	17	12	49	2	0	0



Total Parking Provided **951**

888 Structured **63** Street

PEAK PARKING DEMANDS BY USE - PRIOR TO ADJUSTING FOR TIME OF DAY

Users	weekday				weekend							
Retail (<400,000 sf)												
Employees	0.70	per 1ksf x	18.46	ksf =	13	spaces	0.8	per unit x	18.456	ksf =	15	spaces
Visitors	2.90	per 1ksf x	18.46	ksf =	54	spaces	3.2	per unit x	18.456	ksf =	59	spaces
Subtotal					66	spaces					74	spaces
Fine or Casual Dining												
Employees	2.50	per unit x	24.41	ksf=	61	spaces	2.50	per unit x	24.414	ksf=	61	spaces
Visitors	10.00	per unit x	24.41	ksf=	244	spaces	10.00	per unit x	24.414	ksf=	244	spaces
Subtotal					305	spaces					305	spaces
Quick Casual Dining												
Employees	2.50	per unit x	24.41	ksf=	61	spaces	2.50	per unit x	24.414	ksf=	61	spaces
Visitors	7.50	per unit x	24.41	ksf=	183	spaces	7.50	per unit x	24.414	ksf=	183	spaces
Subtotal					244	spaces					244	spaces
Residential												
Tenants	1.22	per unit x	160.00	units =	195	spaces	1.22	per unit x	160	units =	195	spaces
Visitors	0.15	per unit x	160.00	units =	24	spaces	0.15	per unit x	160	units =	24	spaces
Subtotal					219	spaces					219	spaces
Office (<50,000 sf)												
Employees	3.50	per unit x	92.372	ksf=	323	spaces	0.35	per unit x	92.372	ksf=	32	spaces
Visitors	0.30	per unit x	92.372	ksf=	28	spaces	0.03	per unit x	92.372	ksf=	3	spaces
Subtotal					351	spaces					35	spaces

Total 1,185
Surplus (Deficit) (234)

Total 877
Surplus (Deficit) 74

Residential Unit Mix	Units	Parks	#
Studio	12	1.00	12.00
1 Bedroom	86	1.00	86.00
2 Bedroom	55	1.50	82.50
3 Bedroom	7	2.00	14.00
	160		195
Per Unit			1.22
Per Bedroom			0.85

Weekday Parking Demand Study

Bridge Park East-Block C

Per Urban Land Institute's Shared Parking, Second Edition

12/2/2014



Total Parking Demand	224	316	505	553	706	825	904	914	914	757	730	784	829	809	721	733	584	479	298
Total Parking Provided	951	951	951	951	951	951	951	951	951	951	951	951	951	951	951	951	951	951	951
Net Surplus (Deficit)	727	635	446	398	245	126	47	37	37	194	221	167	122	142	230	218	367	472	653
% of Surplus (Deficit)	324%	201%	88%	72%	35%	15%	5%	4%	4%	26%	30%	21%	15%	17%	32%	30%	63%	98%	219%

WEEKDAY CALCULATIONS

Users	6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	noon	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	midnight
Retail (<400,000sf)																			
Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%
	1	2	5	10	11	12	13	13	13	13	13	12	12	12	10	5	2	0	0
Visitors	1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%
	1	3	8	19	35	45	51	54	51	48	48	51	51	51	43	27	16	5	0
Subtotal	2	5	13	28	46	58	64	66	64	61	61	63	63	63	54	36	21	7	0
Fine or Casual Dining																			
Employees	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
	0	12	31	46	55	55	55	55	55	46	46	61	61	61	61	61	61	52	21
Visitors	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
	0	0	0	0	37	98	183	183	159	98	122	183	232	244	244	244	232	183	61
Subtotal	0	12	31	46	92	153	238	238	214	143	168	244	293	305	305	305	293	235	82
Quick Casual Dining																			
Employees	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
	9	12	18	24	46	61	61	61	58	43	37	43	55	55	37	24	18	12	12
Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	9	18	37	55	101	156	183	183	165	110	101	110	156	146	92	55	37	18	9
Subtotal	18	31	55	79	146	217	244	244	223	153	137	153	211	201	128	79	55	31	21
Residential																			
Tenants	100%	87%	79%	37%	34%	30%	30%	30%	30%	31%	33%	77%	85%	94%	96%	98%	99%	100%	100%
	195	169	154	71	66	57	58	57	58	59	64	150	165	183	187	191	193	195	195
Visitors	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	80%	50%	0%
	0	2	5	5	5	5	5	5	5	5	5	10	14	24	24	24	19	12	0
Subtotal	195	172	158	76	71	62	63	62	63	64	69	159	180	207	211	215	212	207	195
Office (<50,000 sf)																			
Employees	3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	30%	1%	0%	0%
	10	97	242	307	323	323	291	291	323	323	291	162	81	32	23	97	3	0	0
Visitors	0%	1%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
	0	0	6	17	28	12	4	12	28	12	4	3	1	1	0	0	0	0	0
Subtotal	10	97	248	324	351	336	295	303	351	336	295	164	82	33	23	97	3	0	0



Total Parking Provided

325 Structured

PEAK PARKING DEMANDS BY USE - PRIOR TO ADJUSTING FOR TIME OF DAY

Users	weekday			weekend		
Hotel						
Employees	0.25 per unit x	156.00 room	39 spaces	0.18 per unit x	156 ksf=	28 spaces
Visitors	1.00 per unit x	156.00 room	156 spaces	1.00 per unit x	156 ksf=	156 spaces
Subtotal			195 spaces			184 spaces
Hotel Convention Center (>50sf/guest room)						
Employees	1.00 per unit x	20.76 ksf=	21 spaces	2.00 per unit x	20.756 ksf=	42 spaces
Visitors	10.00 per unit x	20.76 ksf=	208 spaces	20.00 per unit x	20.756 ksf=	415 spaces
Subtotal			228 spaces			457 spaces
Office (>50,000 sf)						
Employees	3.00 per unit x	85.00 ksf=	255 spaces	0.30 per unit x	85 ksf=	26 spaces
Visitors	0.25 per unit x	85.00 ksf=	21 spaces	0.02 per unit x	85 ksf=	2 spaces
Subtotal			276 spaces			27 spaces
Medical/Dental Office						
Employees	1.5 per unit x	0 ksf=	0 spaces	1.50 per unit x	0 ksf=	0 spaces
Visitors	3 per unit x	0 ksf=	0 spaces	3.00 per unit x	0 ksf=	0 spaces
Subtotal			0 spaces			0 spaces

Total 700
 Surplus (Deficit) (375)

Total 668
 Surplus (Deficit) (343)



Total Parking Provided **36**

0 Structured

36 Street

PEAK PARKING DEMANDS BY USE - PRIOR TO ADJUSTING FOR TIME OF DAY

Users	weekday			weekend		
Retail (<400,000 sf)						
Employees	0.70 per 1ksf x	1.92 ksf =	1 spaces	0.8 per unit x	1.919 ksf =	2 spaces
Visitors	2.90 per 1ksf x	1.92 ksf =	6 spaces	3.2 per unit x	1.919 ksf =	6 spaces
Subtotal			7 spaces			8 spaces
Fine or Casual Dining						
Employees	2.75 per unit x	9.48 ksf=	26 spaces	3.00 per unit x	9.48 ksf=	28 spaces
Visitors	15.25 per unit x	9.48 ksf=	145 spaces	17.00 per unit x	9.48 ksf=	161 spaces
Subtotal			171 spaces			190 spaces
Quick Casual Dining						
Employees	2.25 per unit x	0.00 ksf=	0 spaces	2.00 per unit x	0 ksf=	0 spaces
Visitors	12.75 per unit x	0.00 ksf=	0 spaces	12.00 per unit x	0 ksf=	0 spaces
Subtotal			0 spaces			0 spaces
Residential						
Tenants	1.20 per unit x	106.00 units =	128 spaces	1.20 per unit x	106 units =	128 spaces
Visitors	0.15 per unit x	106.00 units =	16 spaces	0.15 per unit x	106 units =	16 spaces
Subtotal			143 spaces			143 spaces
		Total	321	Total	341	
		Surplus (Deficit)	(285)	Surplus (Deficit)	(305)	

Residential Unit Mix	Units	Parks	#
Studio	4	1.00	4.00
1 Bedroom	66	1.00	66.00
2 Bedroom	29	1.50	43.50
3 Bedroom	7	2.00	<u>14.00</u>
	106		127.50
Per Unit			1.20
Per Bedroom			0.86

Weekday Parking Demand Study

Bridge Park East-Block G

Per Urban Land Institute's *Shared Parking, Second Edition*

10/9/2014



Total Parking Demand	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
Total Parking Provided	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36
Net Surplus (Deficit)	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
% of Surplus (Deficit)	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!

WEEKDAY CALCULATIONS

Users	6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	noon	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	midnight
Community Shopping Center (<500,000sf)																			
#REF!	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%
	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0
#REF!	1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%
	0	0	1	2	4	5	5	6	5	5	5	5	5	5	4	3	2	1	0
#REF!	0	0	1	3	5	6	7	7	7	6	6	7	7	7	6	4	2	1	0
Fine or Casual Dining																			
Employees	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
	0	5	13	20	23	23	23	23	23	20	20	26	26	26	26	26	26	22	9
Visitors	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
	0	0	0	0	22	58	108	108	94	58	72	108	137	145	145	145	137	108	36
Subtotal	0	5	13	20	45	81	132	132	117	77	92	134	163	171	171	171	163	131	45
Quick Casual Dining																			
Employees	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential																			
Tenants	100%	87%	79%	73%	68%	59%	60%	59%	60%	61%	66%	77%	85%	94%	96%	98%	99%	100%	100%
	128	111	101	93	87	75	77	75	77	78	84	98	108	120	122	125	126	128	128
Visitors	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	80%	50%	0%
	0	2	3	3	3	3	3	3	3	3	3	6	10	16	16	16	13	8	0
Subtotal	128	113	104	96	90	78	80	78	80	81	87	105	118	136	138	141	139	135	128

Weekend Parking Demand Study

Bridge Park East-Block G

Per Urban Land Institute's *Shared Parking, Second Edition*

10/9/2014



Total Parking Demand	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
Total Parking Provided	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36
Net Surplus (Deficit)	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
% of Surplus (Deficit)	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!

WEEKEND CALCULATIONS																			
Users	6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	noon	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	midnight
Community Shopping Center (<500,000sf)																			
#REF!	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%
	0	0	1	1	1	1	2	2	2	2	2	1	1	1	1	1	1	0	0
#REF!	1%	5%	10%	30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
	0	0	1	2	3	4	5	6	6	6	6	5	5	5	4	3	2	1	0
#REF!	0	1	1	3	4	5	6	7	8	8	7	7	6	6	5	4	3	1	0
Fine or Casual Dining																			
Employees	0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
	0	6	9	17	21	21	21	21	21	21	21	28	28	28	28	28	28	24	14
Visitors	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
	0	0	0	0	0	24	81	89	73	73	73	97	145	153	161	145	145	145	81
Subtotal	0	6	9	17	21	46	102	110	94	94	94	125	173	182	190	173	173	169	95
Quick Casual Dining																			
Employees	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential																			
Tenants	100%	95%	88%	81%	74%	71%	71%	70%	71%	73%	75%	81%	85%	87%	92%	95%	96%	98%	100%
	128	121	112	103	94	91	91	89	91	93	96	103	108	111	117	121	122	125	128
Visitors	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	80%	50%	0%
	0	3	3	3	3	3	3	3	3	3	3	6	10	16	16	16	13	8	0
Subtotal	128	124	115	106	98	94	94	92	94	96	99	110	118	127	133	137	135	133	128