

## B6 DESIGN STANDARDS REVIEW

### L. Free Standing Retail and Restaurant Pads

a. FACADE & EXTERIOR WALL		
REQUIRED	PROVIDED	COMPLIANT
(L.3.a.1) The building shall be between 1 and 2 stories in height.	Yes; 1 story, max height 24'	<b>YES</b>
(L.3.a.2) At least 80 % of the ground floor shall have at least 12 feet clear height.	Yes	<b>YES</b>
(L.3.a.3) The ground floor shall have not less than 60% fenestration measured between 2 and 10 feet above the fronting sidewalk, and not less than 30% fenestration on at least 2 additional sides.	Yes 69% front fenestration 67% east fenestration 49% west fenestration	<b>YES</b>
(L.3.a.4) Each building shall be required to display an articulated base and roofline or cornice. The base course and cornice line shall each equal 5% of façade height, and in no instance shall be less than 2 feet.	Yes; articulate base and detailed cornice	<b>YES</b>
(L.3.a.5) Awnings and overhangs are encouraged and may project over the sidewalk at a minimum clearance of 8 feet.	Yes; Canopy at front: 11'-9" projection, Canopy at drive thru: 7'-6"	<b>YES</b>
b. MATERIALS & COLORS		
REQUIRED	PROVIDED	COMPLIANT
(L.3.b.1) Exterior building materials and colors should be compatible	Yes	<b>YES</b>
(L.3.b.2) Predominant exterior building materials shall be quality materials	Yes; primary materials are brick and stucco	<b>YES</b>
(L.3.b.3) Predominant façade colors shall be low reflectance, subtle, neutral or earth tone colors	Yes	<b>YES</b>
(L.3.b.4) Building trim and accent areas may feature brighter colors, including primary colors	Yes	<b>YES</b>
(L.3.b.5) Building trim quality material	Yes	<b>YES</b>
(L.3.b.6) Visible Roof quality materials	Yes	<b>YES</b>

(L.3.b.7) Exterior building materials shall not include unapproved building material.	Yes	<b>YES</b>
(L.3.b.8) Permitted signs of all types may utilize corporate or trademarked color schemes	Yes	<b>YES</b>

#### c. ENTRYWAYS

REQUIRED	PROVIDED	COMPLIANT
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(L.3.c.1) Each Freestanding retail or Restaurant Building shall have a clearly defined, visible customer, visitor and or resident entrance(s).	Yes; canopy feature	<b>YES</b>
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(L.3.c.2) Each building entrance shall feature at least 3 architectural details.	Yes a. steel canopy b. recess/projections f. architectural tile details and moldings	<b>YES</b>
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#### d. ROOFS

REQUIRED	PROVIDED	COMPLIANT
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(L.3.d.1) Roof features should be used to complement the character of the mixed-use retail and residential buildings on the Transit-Oriented Mixed-Use Development. Roofs shall have no less than two features.	Yes a. Parapet concealing flat roof e. articulated cornice line	<b>YES</b>
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#### 4. MECHANICAL EQUIPMENT

REQUIRED	PROVIDED	COMPLIANT
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(L.4.) Mechanical equipment shall be placed away from any RBL and be screened from view from the street on which the building fronts.	Yes	<b>YES</b>
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