

BUILDING B8 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	YES
(L.3.a.2) At least 80 % of the ground floor shall have at least 12 feet clear height.	Yes; min 12' at lowest point	YES
(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 98% front fenestration 47% east fenestration 30% west fenestration	YES
(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; strongly expressed roofline	YES
(L.3.a.5) Awnings and overhangs are encouraged and may project over the sidewalk at a minimum clearance of 8 feet.	Yes; 48" projection	YES
b. MATERIALS & COLORS		
REQUIRED	PROVIDED	COMPLIANT
(L.3.b.1) Exterior building materials and colors should be compatible	Yes	YES
(L.3.b.2) Predominant exterior building materials shall be quality materials	Yes; primary materials are brick & fiber-cement panels	YES
(L.3.b.3) Predominant façade colors shall be low reflectance, subtle, neutral or earth tone colors	Yes	YES
(L.3.b.4) Building trim and accent areas may feature brighter colors, including primary colors	No	YES

(L.3.b.5) Building trim quality material	Yes	YES
(L.3.b.6) Visible Roof quality materials	Yes	YES
(L.3.b.7) Exterior building materials shall not include unapproved building material.	Yes	YES
(L.3.b.8) Permitted signs of all types may utilize corporate or trademarked color schemes	Yes	YES

BUILDING B8 DESIGN STANDARDS REVIEW

L. Free Standing Retail and Restaurant Pads

c. ENTRYWAYS		
REQUIRED	PROVIDED	COMPLIANT
(L.3.c.1) Each Freestanding retail or Restaurant Building shall have a clearly defined, visible customer, visitor and or resident entrance(s).	Yes; Strongly angled and expressed roofline opens to customer entries	YES
(L.3.c.2) Each building entrance shall feature at least 3 architectural details.	Yes a. steel canopy b. overhanging roof f. Articulated neutral piers	YES
d. ROOFS		
REQUIRED	PROVIDED	COMPLIANT
(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. "towers" with parapets concealing mechanical e. Strongly expressed roofline	YES
4. MECHANICAL EQUIPMENT		
REQUIRED	PROVIDED	COMPLIANT

(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

YES