

## BUILDING L2 DESIGN STANDARDS REVIEW

### L. Free Standing Retail Pad

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	<b>YES</b>
(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	<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 98% front fenestration 47% east fenestration 30% 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; strongly expressed roofline	<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; 48" projection	<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 & fiber-cement panels	<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	No	<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>

## **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	<b>YES</b>
(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	<b>YES</b>
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	<b>YES</b>
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**