

# Form Based Code Survey

## Survey: Shell Gas Station Site

Final Summary: 2/1/2012

### 1. Regulating Plans: Understanding the Regulating Plan

All.III.A.1.1

Question: No Question for this statement.  
Compliant Response: Compliant  
Response: **Compliant**  
Comments:

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### 2. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 1

All.III.B.1.1

Question: Does at least 1 lot share a frontage line with a street?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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### 3. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 1

All.III.B.1.2

Question: "If the block is greater than 400 feet, has the applicant provided for separation?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **The developable block is less than 400 feet.**

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### 4. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 1

All.III.B.1.3

Question: "How has the applicant provided for the separation? (Alley, Street, Pedestrian Pathway, Common Access Easement) with through-access to another Street, Alley or common access easement, or conservation restricted land?"  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

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### 5. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 1

All.III.B.1.4

Question: Is there an alley already on the rear setback or has the applicant agreed to construct such an alley?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

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**6. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 1**

**All.III.B.1.5**

Question: "Has the applicant dedicated the alley right of way? If so, has the developer agreed to maintain the area as specified?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

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**7. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 1**

**All.III.B.1.6**

Question: Has the applicant limited the number of curb cuts to no more than 1 per 200 feet of street frontage if he/she is on a Main Street or Avenue site?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

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**8. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 2**

**All.III.B.2.1**

Question: "Is the maximum building floor-plate less than or equal to 30,000 square feet or 50,000 square feet in the case of large grocery stores?"  
Compliant Response: Yes  
Response: **Yes**  
Comments: **buildable area = 24,673 sf (sheet A0.20)**

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**9. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 2**

**All.III.B.2.2**

Question: "If the answer above is NO, has a use permit application been submitted?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

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**10. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 2**

**All.III.B.2.3**

Question: "Does the building along the RBL present a complete and discrete vertical facade composition (e.g. a new facade design) at a maximum average street frontage of 60 feet and does each facade composition include a functioning, primary street entry?"  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**11. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 2**

**All.III.B.2.4**

Question: "Are consistent BES sites fronting one another across streets except when separated by a square, civic green or park, in which case building types from adjacent levels (1 level difference) may face one another, and unless otherwise indicated on the Regulating Plan?"

Compliant Response: Yes

Response: **Yes**

Comments:

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**12. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 2**

**All.III.B.2.5**

Question: Does the project conform to the aforementioned conditions?

Compliant Response: Yes or N/A

Response: **N/A**

Comments:

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**13. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 2**

**All.III.B.2.6**

Question: "In the instance when the Building Envelope Standard (BES) designation changes along a Street Frontage or at the Block Corner within a development proposal, has the applicant applied either BES designation for no more than an additional distance of 50 feet along that Street Frontage or around that Block Corner?"

Compliant Response: Yes or N/A

Response: **Yes**

Comments:

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**14. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 2**

**All.III.B.2.7**

Question: "Is this a publicly-owned Civic Building? And if so, are modifications proposed?"

Compliant Response: Yes or N/A

Response: **N/A**

Comments:

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**15. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 3**

**All.III.B.3.1**

Question: "Have street trees been planted and spaced 25 to 30 feet on center, except where spacing allowances have been made to accommodate curb cuts, fire hydrants and other infrastructure elements?"

Compliant Response: Yes

Response: **Need More Information**

Comments: **New tree on Greenbrier is 42' on center from adjacent tree. Maximum distance allowed is only 30'. Please adjust plans on C-8**

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**16. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 3**

**All.III.B.3.2**

Question: Have street lights been installed at the appropriate locations on the side(s) of the street being developed?

Compliant Response: Yes

Response: **Need More Information**

Comments: **DES should address this with regards to new lighting standards throughout County. Lighting distance is contingent upon photometric study.**

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**17. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 3**

**All.III.B.3.3**

Question: Have sidewalks been installed that meet the aforementioned width and materials requirements?

Compliant Response: Yes

Response: **No**

Comments: **Dimension clear, shy, and furniture zone on the Concept Landscape Plan and provide paving details which note ADA compliance. \*This note may have been missed during the first round of reviews from the summary\***

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**18. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 4**

**All.III.B.4.1**

Question: "Is the site under 20,000 square feet in land area? If so, is any parking proposed? However, is the site a Local site with less than 20,000 SF with more than 2 dwelling units per Local Street Building? If so, has parking been provided as required in Section III.B.4.C?"

Compliant Response: Yes or No

Response: **No**

Comments: **The site is greater than 20,000 square feet and parking is compliant.**

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**19. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 4**

**All.III.B.4.10**

Question: "Is this project eligible for Incentives from the Tax Increment Public Infrastructure Fund (TIPIF)? If so, does the developer intend on using the incentives?"

Compliant Response: Yes or N/A

Response: **N/A**

Comments: **developer has not asked to utilize this fund for parking.**

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**20. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 4**

**All.III.B.4.11**

Question: "For office uses, has the developer provided 1 employee bicycle parking space per 7,500 square feet of GFA and 1 visitor/customer bicycle parking space per 20,000 square feet of GFA? Are any required spaces provided as ""on-street"" space (i.e. along streetscape)?"

Compliant Response: Yes or N/A

Response: **N/A**

Comments: **This is not an office building.**

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**21. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 4**

**All.III.B.4.12**

Question: "For residential uses, has the developer provided 1 tenant bicycle parking space per 3 units and 1 visitor bicycle parking space per 50 units? Are any required spaces provided as ""on-street"" space (i.e. along streetscape)?"

Compliant Response: Yes or N/A

Response: **Yes**

Comments: **28 tenant and 2 visitor bike spaces provided.**

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**22. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 4**

**All.III.B.4.13**

Question: "For retail uses has the developer provided 1 employee bicycle parking space per 5,000 square feet of GFA and 1 visitor/customer bicycle parking space per 25,000 square feet of GFA? Are any required spaces provided as ""on-street"" space (i.e. along streetscape)?"

Compliant Response: Yes or N/A

Response: **Yes**

Comments: **Compliant. 2 employee spaces provided and 1 visitor space provided.**

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**23. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 4**

**All.III.B.4.14**

Question: "For hotel uses, has the developer provided 1 tenant bicycle parking space per 10 guest rooms? Are any required spaces provided as ""on-street"" space (i.e. along streetscape)?"

Compliant Response: Yes or N/A

Response: **N/A**

Comments: **This is not a hotel building.**

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**24. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 4**

**All.III.B.4.15**

Question: "Are the bicycle parking facilities highly visible to intended users, protected from the elements within a structure meeting Class 1 secure storage standards and located in such a way so as to not encroach on any area in the public right of way intended for use by pedestrians or fire egress?"

Compliant Response: Yes

Response: **Yes**

Comments:

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**25. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 4**

**All.III.B.4.16**

Question: "Does the project include an independent bicycle parking facility? If so, is it properly screened from view of pedestrians along a Street and constructed using the same materials or materials appearing to be the same as those used on the primary building(s)."

Compliant Response: Yes or N/A

Response: **N/A**

Comments:

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**26. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 4**

**All.III.B.4.17**

Question: Is the shared parking designated by appropriate signage and marking as required by County policy?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**27. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 4**

**All.III.B.4.18**

Question: "Do the proposed parking spaces comply with Section 33 of the Zoning Ordinance? (i.e. space and dimensions, drive aisle widths, etc)"  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**28. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 4**

**All.III.B.4.2**

Question: "Have a minimum of 1 and 1/8 parking spaces per residential unit been provided, with a minimum of 1/8 spaces per residential unit provided as Shared Parking? Has any additional shared parking been proposed?"  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

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**29. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 4**

**All.III.B.4.3**

Question: "Has a minimum of 1 space per 1,000 square feet of non-residential GFA been provided as Shared Parking per the aforementioned requirements? Has any additional shared parking been proposed?"  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

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**30. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 4**

**All.III.B.4.4**

Question: "Will any new on-street parking spaces be created? If so, has the developer counted them towards meeting the required shared spaces? These spaces may only count towards Shared Parking and may not be reserved spaces."  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

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**31. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 4**

**All.III.B.4.5**

Question: Do the limits on the Shared Parking conform with the aforementioned requirements?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

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**32. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 4**

**All.III.B.4.6**

Question: "Is no more than 1 space per 1,000 square feet of non-residential GFA or two spaces per residential unit designated for Reserved Parking?"  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

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**33. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 4**

**All.III.B.4.7**

Question: "If there is reserved parking above the maximum, has payment been provided to the County?"  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

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**34. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 4**

**All.III.B.4.8**

Question: Have the parking requirements been met on-site?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

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**35. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 4**

**All.III.B.4.9**

Question: Has the developer chose to provide payment to the County in lieu of meeting the minimum parking requirements?  
Compliant Response: Yes or No  
Response: **No**  
Comments: **Parking requirements have been met.**

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**36. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 5**

**All.III.B.5.1**

Question: Has retail been included on the ground story for this site?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

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**37. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 5**

**All.III.B.5.2**

Question: Does the proposed retail conform to the primary retail or secondary retail lists?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

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**38. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 6**

**All.III.B.6.1**

Question: "Does the site contain an Historic Structure or Historic facade, as identified in the Form Based Code?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

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**39. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 6**

**All.III.B.6.2**

Question: "If the site contains a Historic Structure, has the application been reviewed by HALRB?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

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**40. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 6**

**All.III.B.6.3**

Question: "If the site contains a Historic Structure, has the Historic Structure been preserved in its entirety?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

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**41. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 6**

**All.III.B.6.4**

Question: "If the site contains a Historic facade, has it been redeveloped according to the Code with administrative review by the HALRB?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

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**42. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 6**

**All.III.B.6.5**

Question: "If this site contains a Historic facade, has it been preserved?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

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**43. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 6**

**All.III.B.6.6**

Question: Have no more than 2 additional stories been added on the remainder of the site if a Historic Structure or facade has been preserved with appropriate design and tapering per review and approval by HALRB?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

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**44. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 6**

**All.III.B.6.7**

Question: Has the developer obtained a Certificate of Appropriateness from the HALRB if the project involves a Historic Structure or Historic facade?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

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**45. Regulating Plans: Rules for the Regulating Plan and New Development Plans - Part 7**

**All.III.B.7**

Question: Is the development project consistent with the public improvements requirements identified in the Regulating Plan?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

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**46. Regulating Plans: Regulating Plans - Part 1**

**All.III.C.1.1**

Question: "Does the project require a rezoning to utilize the FBC (i.e. to ""CP-FBC"")? If no, skip the next question."  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **does not require a rezoning**

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**47. Regulating Plans: Regulating Plans - Part 1**

**All.III.C.1.2**

Question: "If Yes to above, have all necessary documents been submitted to the Zoning office for re-zoning?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **does not require a rezoning**

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**48. Regulating Plans: Regulating Plans - Part 2**

**All.III.C.1.3**

Question: Does the project have appropriate access for emergency vehicles?  
Compliant Response: Yes  
Response: **Yes**  
Comments: **Overall, access to the site is acceptable and satisfies code requirements.**

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**49. Regulating Plans: Regulating Plans - Part 2**

**All.III.C.1.4**

Question: Do the lanes indicated as emergency routes meet the minimum width required for emergency vehicles?  
Compliant Response: Yes  
Response: **Yes**  
Comments: **Adequate access is provided. AutoTurn Analysis has been received showing ability of fire apparatus to access the rear (north side) of the building.**

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**50. Regulating Plans: Regulating Plans - Part 2**

**All.III.C.1.5**

Question: "Does the project have an adequate amount and placement of fire hydrants and FDC standpipes, if needed?"

Compliant Response: Yes

Response: **Yes**

Comments: **Consider placing an FDC on the Columbia Pike face of the building IF the retail spaces will have Columbia Pike addresses.**

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**51. Streetscape Standards: General Principles and Intent**

**All.V.A.1**

Question: Does the project conform to the above mentioned Principles and Intent?

Compliant Response: Yes

Response: **No**

Comments: **Recommend that the shy zone in front of the entrance on Greenbrier be revised to incorporate other types of planting (groundcover/perennials/planters/small trees) besides turf grass. The additional plantings/buffer would discourage walking on the grass and better mark the transition from adjacent paved shy zones.**

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**52. Streetscape Standards: Minimum Standards - Part 1**

**All.V.B.1.1**

Question: Have street trees been planted in the proper locations?

Compliant Response: Yes

Response: **Yes**

Comments:

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**53. Streetscape Standards: Minimum Standards - Part 1**

**All.V.B.1.2**

Question: Do the tree planting areas meet the aforementioned size requirements?

Compliant Response: Yes

Response: **Yes**

Comments:

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**54. Streetscape Standards: Minimum Standards - Part 1**

**All.V.B.1.3**

Question: Are the trees at least 4 to 4.5 inches in diameter (4 feet above grade) and at least 12 feet in overall height?

Compliant Response: Yes

Response: **Yes**

Comments:

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**55. Streetscape Standards: Minimum Standards - Part 1**

**All.V.B.1.4**

Question: Have the street trees planted by the developer been selected from the Columbia Pike Special Revitalization District Street Tree List?

Compliant Response: Yes or N/A

Response: **Yes**

Comments:

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**56. Streetscape Standards: Minimum Standards - Part 1****AII.V.B.1.5**

Question: Is the unpaved ground area fronting the lots (to the curb) planted with groundcover or flowering vegetation?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**57. Streetscape Standards: Minimum Standards - Part 1****AII.V.B.1.6**

Question: Are the street trees limbed up so as not to interfere with pedestrian or auto/truck travel?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**58. Streetscape Standards: Minimum Standards - Part 2****AII.V.B.1.7**

Question: Has low metal fencing or railing been installed around street tree pits areas?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**59. Streetscape Standards: Minimum Standards - Part 2****AII.V.B.2.1**

Question: "For Local and Neighborhood Sites only, has at least 1 canopy shade tree, selected from the Columbia Pike Special Revitalization District Street Tree list, per 550 square feet of the required open (unpaved) area shall be planted in the rear lot and no closer than 5 feet to any common lot line and are these trees at least 4 to 4.5 inches in caliper and 10 feet in overall height?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **main st site**

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**60. Streetscape Standards: Minimum Standards - Part 2****AII.V.B.3.1**

Question: Are sidewalks at least 5 feet wide and constructed to meet all County specifications?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**61. Streetscape Standards: Minimum Standards - Part 2****AII.V.B.3.2**

Question: Are walkways in unpaved areas no greater than 6 feet wide and at least 8 feet from any street line?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **No walkways shown.**

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**62. Streetscape Standards: Minimum Standards - Part 2****All.V.B.3.3**

Question: Are clear zones at least 6 feet wide and constructed of plain poured concrete?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**63. Streetscape Standards: Minimum Standards - Part 2****All.V.B.3.4**

Question: "Are shy zones at least 2 feet in width and varied, yet consistent within a project?"  
Compliant Response: Yes  
Response: **Need More Information**  
Comments: **Recommend shy zone in front of residential entry has additional planting. See comment on All.V.A.1**

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**64. Streetscape Standards: Minimum Standards - Part 2****All.V.B.3.5**

Question: "Are furniture zones at no greater than 6 feet in width and varied, yet consistent within a project?"  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**65. Streetscape Standards: Minimum Standards - Part 2****All.V.B.4.1**

Question: "Is visible turf sodded, or is groundcover provided?"  
Compliant Response: Yes or N/A  
Response: **Need More Information**  
Comments: **Provide note stating that turf grass will be solidly sodded at installation.**

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**66. Streetscape Standards: Minimum Standards - Part 2****All.V.B.4.2**

Question: "Are the portions of the street between the lot lines and back of curb, as well as the portion of the alley between the lot lines and edge of pavement maintained by the owner?"  
Compliant Response: Yes or N/A  
Response: **Need More Information**  
Comments: **Provide note on drawings.**

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**67. Streetscape Standards: Minimum Standards - Part 3****All.V.B.5.1**

Question: Are nubs incorporated into the sidewalk consistent with the Master Transportation Plan?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**68. Streetscape Standards: Minimum Standards - Part 3****All.V.B.5.2**

Question: Are parking spaces constructed to allow proper drainage?  
Compliant Response: Yes  
Response: **Need More Information**  
Comments: **Need a detail of the curb and gutter**

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**69. Streetscape Standards: Minimum Standards - Part 3****All.V.B.5.3**

Question: Are parking spaces constructed according to County standards to ensure accessibility for street cleaning vehicles?  
Compliant Response: Yes  
Response: **Need More Information**  
Comments: **DES to confirm**

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**70. Streetscape Standards: Minimum Standards - Part 4****All.V.B.6.1**

Question: "Do the proposed benches meet the aforementioned requirements? If a different model is proposed, do you concur with the selection?"  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**71. Streetscape Standards: Minimum Standards - Part 4****All.V.B.6.2**

Question: Is 1 bench provided for every 50 feet of street frontage on a Main Street or Avenue site project?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

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**72. Streetscape Standards: Minimum Standards - Part 4****All.V.B.6.3**

Question: Is 1 bench provided for every 100 feet of street frontage on a Local site project that is built to a Live/Work standard? Do you concur with the proposed bench location?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **main st**

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**73. Streetscape Standards: Minimum Standards - Part 4**

**AII.V.B.6.4**

Question: "Are the standard waste bins provided the Victor Stanley Bethesda Series model #S-42 or equivalent? If a different model is proposed, do you concur with the selection? Do you concur with the proposed trash location?"

Compliant Response: Yes

Response: **Yes**

Comments:

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**74. Streetscape Standards: Minimum Standards - Part 4**

**AII.V.B.6.5**

Question: Is at least 1 waste bin provided at each block corner or building corner?

Compliant Response: Yes

Response: **Yes**

Comments:

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**75. Streetscape Standards: Minimum Standards - Part 5**

**AII.V.B.6.6**

Question: "If bike racks are provided, are they the standard inverted "U" in galvanized steel with a baked-on black paint finish? Do you concur with the proposed bike rack location?"

Compliant Response: Yes or N/A

Response: **Yes**

Comments:

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**76. Streetscape Standards: Minimum Standards - Part 5**

**AII.V.B.6.7**

Question: Has the developer installed bicycle racks in the appropriate locations on the side of the street he/she is developing? Do you concur with the proposed bike rack location?

Compliant Response: Yes

Response: **Yes**

Comments:

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**77. Streetscape Standards: Minimum Standards - Part 5**

**AII.V.B.6.8**

Question: Is at least 50% of visitor/guest bike racks located within 50 feet of the primary residential/office building entrance and in groups of two? Are the remaining bike racks distributed within a project either as a single rack or in groups of two? Do you concur with the proposed guest bike rack location?

Compliant Response: Yes

Response: **Yes**

Comments:

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**78. Streetscape Standards: Minimum Standards - Part 6**

**AII.V.B.7.1**

Question: Does all plant material (including trees) conform to the standards of the American Association of Nurserymen and has passed any inspections required under State regulations?

Compliant Response: Yes

Response: **Yes**

Comments:

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**79. Streetscape Standards: Minimum Standards - Part 6**

**AII.V.B.7.2**

Question: Has the developer agreed to remove all invasive exotic species found anywhere on the lot? (Will need condition)

Compliant Response: Yes

Response: **Need More Information**

Comments: **Revise note 4 on C-8 to say "...invasive exotic species"**

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**80. Streetscape Standards: Minimum Standards - Part 6**

**AII.V.B.7.3**

Question: Is mechanical and electrical equipment stored or located outside of a street?

Compliant Response: Yes

Response: **Yes**

Comments:

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**81. Streetscape Standards: Minimum Standards - Part 7**

**AII.V.B.7.4**

Question: Is street lighting placed along the Street Tree Alignment Line or within the Furniture Zone?

Compliant Response: Yes

Response: **Yes**

Comments:

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**82. Streetscape Standards: Squares and Civic Greens**

**AII.V.C.1.1**

Question: Does the square have a minimum of 30% pervious surface?

Compliant Response: Yes or N/A

Response: **N/A**

Comments:

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**83. Streetscape Standards: Squares and Civic Greens**

**AII.V.C.1.2**

Question: Is the maximum amount of impervious paved surface provided 30%?

Compliant Response: Yes or N/A

Response: **N/A**

Comments:

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**84. Streetscape Standards: Squares and Civic Greens**

**All.V.C.1.3**

Question: "For the square, is public art provided?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

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**85. Streetscape Standards: Squares and Civic Greens**

**All.V.C.1.4**

Question: "Are paved areas designed with a coordinated, distinctive pattern?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

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**86. Streetscape Standards: Squares and Civic Greens**

**All.V.C.2.1**

Question: Does the civic green have a minimum of 60% pervious surface?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

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**87. Streetscape Standards: Squares and Civic Greens**

**All.V.C.2.2**

Question: Is the maximum amount of impervious paved surface provided 30%?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

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**88. Streetscape Standards: Squares and Civic Greens**

**All.V.C.2.3**

Question: "For the civic green, is public art provided?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**89. Streetscape Standards: Squares and Civic Greens**

**All.V.C.2.4**

Question: "Are paved areas designed with a coordinated, distinctive pattern?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---



**90. Streetscape Standards: Squares and Civic Greens**

**All.V.C.3.1**

Question: "Are street trees spaced no greater than 25 to 30 feet on center, unless shown otherwise on the Regulating Plan?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**91. Streetscape Standards: Squares and Civic Greens**

**All.V.C.3.2**

Question: Is the ground surface elevation between 0 and 18 inches above the top of the adjacent curb?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**92. Streetscape Standards: Squares and Civic Greens**

**All.V.C.3.3**

Question: "Is there a clear view between 2 and 10 feet above grade, except for tree trunks, street lights, civic buildings, public art, or monuments?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**93. Streetscape Standards: Squares and Civic Greens**

**All.V.C.3.4**

Question: Are the trees species selected from the Pike Special Revitalization District Street Tree List?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**94. Streetscape Standards: Squares and Civic Greens**

**All.V.C.3.5**

Question: Is asphalt absent from sidewalks?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**95. Streetscape Standards: Squares and Civic Greens**

**All.V.C.3.6**

Question: "Are curb return radii on all block corners 15 feet, where possible?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**96. Streetscape Standards: Street Tree List**

**All.V.D.1.1**

Question: Has it been confirmed that there are no invasive exotic tree species used anywhere on the lots or other areas within the Columbia Pike Special Revitalization District?

Compliant Response: Yes or N/A

Response: **Yes**

Comments:

---

**97. Streetscape Standards: Street Tree List**

**All.V.D.1.2**

Question: Have appropriate tree species been planted along the Street Tree Alignment Line?

Compliant Response: Yes

Response: **Yes**

Comments:

---

**98. Streetscape Standards: Street Tree List**

**All.V.D.1.3**

Question: Have appropriate tree species been planted along the Street Tree Alignment Line?

Compliant Response: Yes

Response: **Yes**

Comments:

---

**99. Building Envelope Standards: General Guiding Principles**

**Ma.IV.A.1**

Question: Is the project consistent with the appropriate BES shown on the Regulating Plan?

Compliant Response: Yes

Response: **Yes**

Comments:

---

**100. Building Envelope Standards: Height Specifications**

**Ma.IV.B.1.1**

Question: "Is the building between 3 and 6 stories, except where noted elsewhere or in the Regulating Plan?"

Compliant Response: Yes

Response: **Yes**

Comments: **6 stories**

---

**101. Building Envelope Standards: Height Specifications**

**Ma.IV.B.1.10**

Question: "Does any unbuilt alley and/or common lot line frontage have a street wall, 7 feet in height, as measured from the adjacent sidewalk or the ground elevation when not fronting a sidewalk?"

Compliant Response: Yes or N/A

Response: **N/A**

Comments: **this won't apply for this site.**

---

**102. Building Envelope Standards: Height Specifications****Ma.IV.B.1.11**

Question: "Where any part of a Main Street Site is within 40 feet of a Local Street, Neighborhood Site, or single family home, is the maximum height for that portion 32 feet to the eaves or parapet?"

Compliant Response: Yes or N/A

Response: **N/A**

Comments: **None of these city types are adjacent to the project.**

---

**103. Building Envelope Standards: Height Specifications****Ma.IV.B.1.2**

Question: Are all parking structures within the block no greater in height than the eave of any building (built after 2002) that is within 40 feet?

Compliant Response: Yes or N/A

Response: **N/A**

Comments: **parking is provided below grade.**

---

**104. Building Envelope Standards: Height Specifications****Ma.IV.B.1.3**

Question: Is the ground story floor elevation between 6 inches below and 24 inches above the sidewalk elevation at the front of the building?

Compliant Response: Yes

Response: **Yes**

Comments: **Less than 25% of frontage (Greenbrier) is outside of the range which is still compliant.**

---

**105. Building Envelope Standards: Height Specifications****Ma.IV.B.1.4**

Question: Is the maximum floor-to-floor story height for the ground floor 24 feet?

Compliant Response: Yes

Response: **Yes**

Comments:

---

**106. Building Envelope Standards: Height Specifications****Ma.IV.B.1.5**

Question: Does the ground floor have at least 15 feet clear (floor to ceiling) height for at least 1/3 of its area contiguous to RBL frontage?

Compliant Response: Yes

Response: **Yes**

Comments: **Can AHC clarify note "unless otherwise noted" next to the 15'-18' ground floor height?**

---

**107. Building Envelope Standards: Height Specifications****Ma.IV.B.1.6**

Question: Is the maximum floor-to-floor story height for all upper stories 14 feet?

Compliant Response: Yes

Response: **Yes**

Comments:

---

**108. Building Envelope Standards: Height Specifications****Ma.IV.B.1.7**

Question: Do the upper stories each have at least 9 feet clear (floor to ceiling) height and does the uppermost story have at least 10 feet clear height for at least 80% of their areas?

Compliant Response: Yes

Response: **Yes**

Comments:

---

**109. Building Envelope Standards: Height Specifications****Ma.IV.B.1.8**

Question: "Are there any mezzanines greater than 2/3 of the floor area footprint? If no, skip next question."

Compliant Response: Yes or No

Response: **No**

Comments: **no mezzanines**

---

**110. Building Envelope Standards: Height Specifications****Ma.IV.B.1.9**

Question: "If yes, have they been counted as an additional story?"

Compliant Response: Yes or N/A

Response: **N/A**

Comments: **no mezzanines**

---

**111. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.1**

Question: Is the street facade built to not less than 75 percent of the overall RBL where exceptions are permitted for the ground floor within 7' of a block corner?

Compliant Response: Yes

Response: **Yes**

Comments:

---

**112. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.10**

Question: Have the garage doors been situated in such a way that they do not face the RBL?

Compliant Response: Yes

Response: **Yes**

Comments:

---

**113. Building Envelope Standards: Siting Specifications**

**Ma.IV.B.2.11**

Question: "Are the vehicle parking areas, except where a street wall exists or parking is enclosed within an ancillary building, on privacy property not located within 25 feet of the RBL? "

Compliant Response: Yes or N/A

Response: **Yes**

Comments:

---

**114. Building Envelope Standards: Siting Specifications**

**Ma.IV.B.2.12**

Question: Does this site have alley access?

Compliant Response: Yes

Response: **Yes**

Comments:

---

**115. Building Envelope Standards: Siting Specifications**

**Ma.IV.B.2.13**

Question: "If no above, has a 25-foot setback from the rear lot line been provided?"

Compliant Response: Yes or N/A

Response: **N/A**

Comments: **alley is provided**

---

**116. Building Envelope Standards: Siting Specifications**

**Ma.IV.B.2.14**

Question: Is this a corner lot?

Compliant Response: Yes or No

Response: **Yes**

Comments:

---

**117. Building Envelope Standards: Siting Specifications**

**Ma.IV.B.2.15**

Question: "If yes above, have the corner lots been treated as having street frontage on both the front and side streets (or RBLs)?"

Compliant Response: Yes or N/A

Response: **Yes**

Comments:

---

**118. Building Envelope Standards: Siting Specifications**

**Ma.IV.B.2.16**

Question: Is there an unbuilt RBL or unbuilt common lot line?

Compliant Response: Yes or N/A

Response: **N/A**

Comments:

---

**119. Building Envelope Standards: Siting Specifications**

**Ma.IV.B.2.17**

Question: "If yes to above, does the unbuilt RBL have a street wall along it, between 6 feet and 10 feet in height?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**120. Building Envelope Standards: Siting Specifications**

**Ma.IV.B.2.2**

Question: "Is that portion of the facade that is required to be built to the RBL shall be composed as a simple plane (as defined above) interrupted only by porches, stoops, bay windows, shopfronts, and balconies?"  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**121. Building Envelope Standards: Siting Specifications**

**Ma.IV.B.2.3**

Question: Does the building occupy only the area of the lot specified in the siting specifications of the BES as a buildable area?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**122. Building Envelope Standards: Siting Specifications**

**Ma.IV.B.2.4**

Question: "Are all parts of the building, with the exception of BES permitted balconies, bay windows, stoops and shopfronts, within the RBL?"  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**123. Building Envelope Standards: Siting Specifications**

**Ma.IV.B.2.5**

Question: Does the building satisfy these requirements and does the minimum open contiguous lot area comprise at least 15% of the total buildable area?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**124. Building Envelope Standards: Siting Specifications**

**Ma.IV.B.2.6**

Question: Does the property share a side lot line with a single family house?  
Compliant Response: Yes or No  
Response: **No**  
Comments:

---

**125. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.7**

Question: "If yes above, is there a minimum setback of 8 feet provided along side lot line(s)?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**126. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.8**

Question: Is the garage/parking entrance(s) no closer than 50 feet from any Building Corner or 100 feet from any Block Corner (except where designated on the Regulating Plan)?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**127. Building Envelope Standards: Siting Specifications****Ma.IV.B.2.9**

Question: Has the automobile access been provided from designated garage entries and alleys?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**128. Building Envelope Standards: Elements Specifications****Ma.IV.B.3.1**

Question: "Does the ground story facade have between 60 percent and 90 percent fenestration, as measured per these requirements?"  
Compliant Response: Yes  
Response: **Yes**  
Comments: **a2.20**

---

**129. Building Envelope Standards: Elements Specifications****Ma.IV.B.3.2**

Question: "Do the upper story facades have between 30 percent and 70 percent fenestration, as measured per these requirements?"  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**130. Building Envelope Standards: Use Specification****Ma.IV.B.4.1**

Question: Does the ground story house appropriate retail uses and provide lobby space and access for upper story uses?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**131. Building Envelope Standards: Use Specification****Ma.IV.B.4.2**

Question: Are there functioning entry door(s) along the street facade at intervals not greater than 60 feet within any site?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**132. Building Envelope Standards: Use Specification****Ma.IV.B.4.3**

Question: "If there are retail uses on the upper stories, do they conform with the aforementioned standards?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**133. Building Envelope Standards: Use Specification****Ma.IV.B.4.4**

Question: "Are these types of uses proposed? If alternative uses are proposed, does the Zoning Administrator and Administrative Review Team consider the proposed type of office use is of the same general character as others listed?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**134. Architecture Standards: General Principles and Intent****Ma.VI.A.1**

Question: Does the project generally conform to these principles?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**135. Architecture Standards: General Principles and Intent****Ma.VI.A.2**

Question: "Have any new products or materials been proposed that require review by the Administrative Review Team? If so, are they considered acceptable to the Administrative Review Team?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **no alternate materials**

---

**136. Architecture Standards: General Principles and Intent****Ma.VI.A.3**

Question: Has a LEED scorecard been submitted and what is the score? Has it been reviewed by DES (Joan Kelsch)?  
Compliant Response: Yes  
Response: **Yes**  
Comments:



---

**137. Architecture Standards: General Principles and Intent****Ma.VI.A.4**

Question: Does the project generally conform to these standards where clearly visible from the street (i.e. within 30 feet of the street)?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**138. Architecture Standards: Building Walls (Exterior)****Ma.VI.B.2.1**

Question: Has the developer used only permitted building materials where visible from the street?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**139. Architecture Standards: Building Walls (Exterior)****Ma.VI.B.2.2**

Question: Do the walls conform to the aforementioned standards?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**140. Architecture Standards: Building Walls (Exterior)****Ma.VI.B.2.3**

Question: Is the wood siding/simulated wood siding horizontal in configuration and smooth or rough-sawn in finish?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **no wood siding**

---

**141. Architecture Standards: Building Walls (Exterior)****Ma.VI.B.2.4**

Question: Does the stucco have a smooth or sand finish?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **no stucco**

---

**142. Architecture Standards: Roofs and Parapets****Ma.VI.C.2.1**

Question: Has the developer used only permitted roofing materials where visible from the street?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **roof is not clearly visible from the street**

---

**143. Architecture Standards: Roofs and Parapets**

**Ma.VI.C.2.10**

Question: Does the building meet the aforementioned cornice requirements?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments: **applicant shows min. 2 feet**

---

**144. Architecture Standards: Roofs and Parapets**

**Ma.VI.C.2.11**

Question: Are the skylights and roof vents located only on the roof plane opposite the primary street or RBL or are they shielded from the street view by a parapet wall?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments: **3' high parapet appears to block view of roof material.**

---

**145. Architecture Standards: Roofs and Parapets**

**Ma.VI.C.2.12**

Question: Has the developer employed green roof technologies and designed vegetative cover or solar panels?  
Compliant Response: Yes or No  
Response: **No**  
Comments: **no green roof technology**

---

**146. Architecture Standards: Roofs and Parapets**

**Ma.VI.C.2.2**

Question: Does the primary ridge beam run parallel to the street?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**147. Architecture Standards: Roofs and Parapets**

**Ma.VI.C.2.3**

Question: Does the pitch of the roof conform to the aforementioned requirements?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**148. Architecture Standards: Roofs and Parapets**

**Ma.VI.C.2.4**

Question: Do the eaves overhang at least 24 inches on the primary structure?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments: **However, ISD will not allow eaves within 3' of property line.**

---

**149. Architecture Standards: Roofs and Parapets**

**Ma.VI.C.2.5**

Question: Do the rakes overhang at least 18 inches?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**150. Architecture Standards: Roofs and Parapets**

**Ma.VI.C.2.6**

Question: "Do the eaves and rakes on accessory buildings, dormers and other smaller structures overhang at least 8 inches?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**151. Architecture Standards: Roofs and Parapets**

**Ma.VI.C.2.7**

Question: Are the soffits perpendicular to the building wall?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**152. Architecture Standards: Roofs and Parapets**

**Ma.VI.C.2.8**

Question: Are the timber eaves and balcony brackets a minimum of 5.5 inches in dimension?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**153. Architecture Standards: Roofs and Parapets**

**Ma.VI.C.2.9**

Question: Is the parapet roof material visible from any adjacent street on this site?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **no parapet shown**

---

**154. Architecture Standards: Street Walls**

**Ma.VI.D.2.1**

Question: "If there is a street wall associated with this project, is the street wall comprised only of permitted materials?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**155. Architecture Standards: Street Walls**

**Ma.VI.D.2.2**

Question: Are the street walls along unbuilt RBL 7 feet above the adjacent ground?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**156. Architecture Standards: Street Walls**

**Ma.VI.D.2.3**

Question: Has hardy species of climbing vine been planted along any stucco street walls?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**157. Architecture Standards: Street Walls**

**Ma.VI.D.2.4**

Question: Do the copings on the street walls project between 1 and 4 inches from the face of the wall?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**158. Architecture Standards: Windows and Doors**

**Ma.VI.E.2.1**

Question: Are the windows constructed only of permitted materials?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**159. Architecture Standards: Windows and Doors**

**Ma.VI.E.2.10**

Question: "If the building is residential or has a residential floor, are the panes of glass no larger than 36 inches vertical by 30 inches horizontal?"  
Compliant Response: Yes or N/A  
Response: **Need More Information**  
Comments: **Sheet A2.30 shows a transom light that's only 2.5'**

---

**160. Architecture Standards: Windows and Doors**

**Ma.VI.E.2.11**

Question: "If there is an office use, are the panes no greater than 48 inches by 40 inches horizontal?"  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**161. Architecture Standards: Windows and Doors**

**Ma.VI.E.2.12**

Question: Are egress windows required to meet the building code?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **can be done post-approval**

---

**162. Architecture Standards: Windows and Doors**

**Ma.VI.E.2.13**

Question: Are all of the shopfront/ground floor single panels of glass less than 6 feet by 4 feet?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**163. Architecture Standards: Windows and Doors**

**Ma.VI.E.2.14**

Question: Do ground floor windows conform to the aforementioned standards?  
Compliant Response: Yes or N/A  
Response: **Need More Information**  
Comments: **Ground floor panes of glass above door are wider than 4' max allowed.**

---

**164. Architecture Standards: Windows and Doors**

**Ma.VI.E.2.15**

Question: Does the shopfront extend no more than 24 inches beyond the facade (RBL) into the street?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**165. Architecture Standards: Windows and Doors**

**Ma.VI.E.2.16**

Question: Do all of the entryways span no more than 1 story?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**166. Architecture Standards: Windows and Doors**

**Ma.VI.E.2.17**

Question: Do the doors meet the aforementioned requirements regarding how far they are recessed and the clearance view?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**167. Architecture Standards: Windows and Doors**

**Ma.VI.E.2.18**

Question: Has it been confirmed that there are no roll-down security gates or doors?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**168. Architecture Standards: Windows and Doors**

**Ma.VI.E.2.2**

Question: Do the windows conform to the aforementioned standards?  
Compliant Response: Yes  
Response: **Need More Information**  
Comments: **This refers to the light transmission requirement for upper and lower windows. Please show note indicating compliance.**

---

**169. Architecture Standards: Windows and Doors**

**Ma.VI.E.2.3**

Question: Are the window screens black or gray and do the frames either match the window frame or are they black anodized?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**170. Architecture Standards: Windows and Doors**

**Ma.VI.E.2.4**

Question: "Are the doors of wood, clad wood or steel?"  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**171. Architecture Standards: Windows and Doors**

**Ma.VI.E.2.5**

Question: Are the windows ganged horizontally?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

---

**172. Architecture Standards: Windows and Doors**

**Ma.VI.E.2.6**

Question: "If the windows are ganged horizontally, are there a maximum of 5 per group and is each group separated by a mullion, column, pier or wall section that is at least 7 inches wide?"  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**173. Architecture Standards: Windows and Doors**

**Ma.VI.E.2.7**

Question: Are the windows no closer than 30 inches to the building corners (excluding bay windows and where the building corner is also a corner block)?

Compliant Response: Yes

Response: **Yes**

Comments:

---

**174. Architecture Standards: Windows and Doors**

**Ma.VI.E.2.8**

Question: Are the exterior shutters sized and mounted appropriately for the window (one-half the width)?

Compliant Response: Yes or N/A

Response: **N/A**

Comments:

---

**175. Architecture Standards: Windows and Doors**

**Ma.VI.E.2.9**

Question: "Are the windows double-hung, single-hung, awning or casement style or are they fixed windows that are a component of a system including operable windows within a single wall opening? Specify the window type here\_\_\_\_\_."

Compliant Response: Yes

Response: **Yes**

Comments:

---

**176. Architecture Standards: Signage**

**Ma.VI.F.2.1**

Question: Do the wall signs conform to these requirements?

Compliant Response: Yes or N/A

Response: **Yes**

Comments:

---

**177. Architecture Standards: Signage**

**Ma.VI.F.2.10**

Question: Are no more than 1 blade sign per tenant per street frontage provided for tenants occupying Ground Floor or Second Story spaces?

Compliant Response: Yes or N/A

Response: **Yes**

Comments:

---

**178. Architecture Standards: Signage****Ma.VI.F.2.11**

Question: Is there no more than one graphics sign displayed in a permanently mounted display box of not more than 3 square feet on the surface of the building adjacent to the entry and is it protected from the elements? And is it designed to be read from a distance of not more than 3 feet?

Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **none shown**

---

**179. Architecture Standards: Signage****Ma.VI.F.2.12**

Question: "Are any of these types of signs proposed? If so, are they reasonable, appropriate and recommended? Has a use permit application been submitted?"

Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**180. Architecture Standards: Signage****Ma.VI.F.2.14**

Question: "Is external lighting proposed and if so, is it energy efficient?"

Compliant Response: Yes or N/A  
Response: **Yes**  
Comments: **to be reviewed post approval**

---

**181. Architecture Standards: Signage****Ma.VI.F.2.15**

Question: Are the awnings a minimum of 10 feet clear above the sidewalk and project a minimum 6 feet out from the building facade?

Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **no awnings proposed**

---

**182. Architecture Standards: Signage****Ma.VI.F.2.16**

Question: "Are the awnings of canvas cloth or the equivalent, metal or glass?"

Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **no awnings**

---

**183. Architecture Standards: Signage****Ma.VI.F.2.17**

Question: Is the awning/overhang internally illuminated?

Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **no awnings**



---

**184. Architecture Standards: Signage****Ma.VI.F.2.18**

Question: Is the lettering and/or logo limited to 5 inches tall on the vertically hanging fabric at the curbside of the awning?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments: **no awnings**

---

**185. Architecture Standards: Signage****Ma.VI.F.2.19**

Question: Are there no one-quarter cylinder configurations?  
Compliant Response: Yes or N/A  
Response: **N/A**  
Comments:

---

**186. Architecture Standards: Signage****Ma.VI.F.2.2**

Question: Is the lettering on the wall signs less than 18 inches in height or width and 3 inches in relief?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**187. Architecture Standards: Signage****Ma.VI.F.2.3**

Question: Are the wall signs no more than 2 feet from an adjacent common lot line or the boundary of the area permitted to be used by the retail or office tenant and are they no more than 20 feet in length?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**188. Architecture Standards: Signage****Ma.VI.F.2.4**

Question: Are the window signs (company logos or names) able to fit in a rectangle of 8 feet square and within the ground floor or second story windows?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

---

**189. Architecture Standards: Signage**

**Ma.VI.F.2.5**

Question: Is the masonry or bronze plaque bearing the owner's or building's name appropriately located and no larger than a rectangle of 8 square feet?

Compliant Response: Yes or N/A

Response: **N/A**

Comments: **none proposed, but verify**

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**190. Architecture Standards: Signage**

**Ma.VI.F.2.6**

Question: Is the street address sign placed at the street entry doors using 6-8 inch tall non-cursive type lettering and is it located between 6 and 10 feet above grade?

Compliant Response: Yes or N/A

Response: **Yes**

Comments:

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**191. Architecture Standards: Signage**

**Ma.VI.F.2.7**

Question: Are the blade type shop signs not more than 6 feet square and do they provide a minimum 9 foot clearance above sidewalk?

Compliant Response: Yes or N/A

Response: **Yes**

Comments:

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**192. Architecture Standards: Signage**

**Ma.VI.F.2.8**

Question: Is the blade sign internally illuminated?

Compliant Response: No

Response: **No**

Comments: **to be done post-approval**

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**193. Architecture Standards: Signage**

**Ma.VI.F.2.9**

Question: Does the company name or logo occupy no more than one-half of the square footage within the blade sign?

Compliant Response: Yes or N/A

Response: **Yes**

Comments: **to be done post-approval**

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**194. Architecture Standards: Lighting and Mechanical Equipment**

**Ma.VI.G.2.1**

Question: Are the street lights of the appropriate style and is the light directed downward?  
Compliant Response: Yes  
Response: **Need More Information**  
Comments: **2nd submission indicates double globe on Col Pike and single on Greenbrier. All should be showing current standards from the code (single).**

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**195. Architecture Standards: Lighting and Mechanical Equipment**

**Ma.VI.G.2.10**

Question: Does the parking garage lighting satisfy CPTED standards?  
Compliant Response: Yes  
Response: **Yes**  
Comments: **cane be done post-approval**

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**196. Architecture Standards: Lighting and Mechanical Equipment**

**Ma.VI.G.2.11**

Question: Are the traffic signal mast arms of the appropriate style and have they been installed in such a way so as to not to infringe on the required clear zone within the sidewalk?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments: **to be done post-approval**

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**197. Architecture Standards: Lighting and Mechanical Equipment**

**Ma.VI.G.2.12**

Question: "Has it been confirmed that none of the aforementioned mechanical equipment, etc is stored or located within any street or within view from any street?"  
Compliant Response: Yes  
Response: **Yes**  
Comments: **electrical transformer vault under sidewalk, need to check if this is ok w/ Real Estate**

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**198. Architecture Standards: Lighting and Mechanical Equipment**

**Ma.VI.G.2.13**

Question: Has all roof mounted equipment been placed away from the RBL and has it been screened from view from the street?  
Compliant Response: Yes or N/A  
Response: **Yes**  
Comments:

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**199. Architecture Standards: Lighting and Mechanical Equipment**

**Ma.VI.G.2.14**

Question: Has the developer installed bicycle racks in the appropriate locations on the side of the street he/she is developing?  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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**200. Architecture Standards: Lighting and Mechanical Equipment****Ma.VI.G.2.2**

Question: Are your street lights 16 feet above grade with a maximum average spacing (per block face) of 60 feet on center located on the Street Tree Alignment Line or within the furniture zone on each side of the street and travel lanes?

Compliant Response: Yes

Response: **Yes**

Comments: **Change Col Pike lights to single globe**

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**201. Architecture Standards: Lighting and Mechanical Equipment****Ma.VI.G.2.3**

Question: Are the exterior lights at the front of the building mounted between 6 feet and 14 feet above adjacent grade?

Compliant Response: Yes

Response: **Yes**

Comments:

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**202. Architecture Standards: Lighting and Mechanical Equipment****Ma.VI.G.2.4**

Question: Do the alley lights meet these aforementioned requirements?

Compliant Response: Yes or N/A

Response: **Yes**

Comments:

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**203. Architecture Standards: Lighting and Mechanical Equipment****Ma.VI.G.2.5**

Question: Do the floodlights or directional lights have no greater than 75-watt bulbs and are they directed in such a way that they do not shine into other areas?

Compliant Response: Yes or N/A

Response: **Yes**

Comments: **to be done post-approval**

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**204. Architecture Standards: Lighting and Mechanical Equipment****Ma.VI.G.2.6**

Question: Has it been confirmed that there is no floodlighting illuminating the building walls?

Compliant Response: Yes or N/A

Response: **Yes**

Comments:

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**205. Architecture Standards: Lighting and Mechanical Equipment**

**Ma.VI.G.2.7**

Question: Does the site lighting illuminate only the lot?  
Compliant Response: Yes  
Response: **Yes**  
Comments: **Unavoidable light spill beyond the lot boundary but still compliant.**

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**206. Architecture Standards: Lighting and Mechanical Equipment**

**Ma.VI.G.2.8**

Question: Has the lighting plan been approved by the Administrative Review Team?  
Compliant Response: Yes  
Response: **Need More Information**  
Comments: **DES to review street lighting plan.**

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**207. Architecture Standards: Lighting and Mechanical Equipment**

**Ma.VI.G.2.9**

Question: "Is it confirmed that there is no flashing, traveling, animated or intermittent lighting visible from the exterior of any building?"  
Compliant Response: Yes  
Response: **Yes**  
Comments:

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