

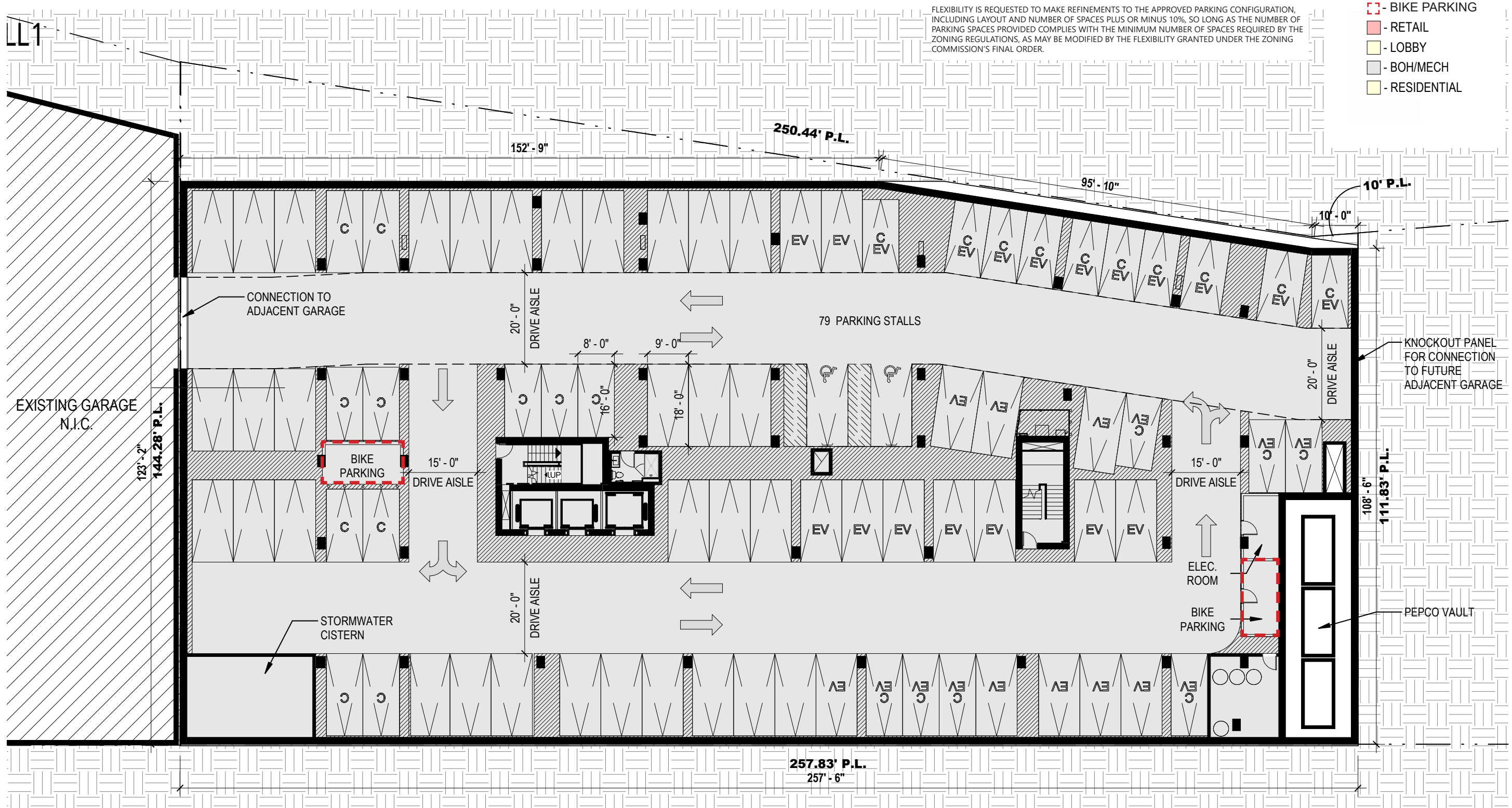
FLOOR PLANS | GROUND FLOOR | A2.04



The figure shows a circle divided into four sectors by two perpendicular diameters. One sector, representing 1/4 of the circle, is shaded black. To the right of the circle is a horizontal bar graph with a scale from 0' to 20' in increments of 5'. The bar graph consists of three segments: a black segment from 0' to 5', a white segment from 5' to 10', and a black segment from 10' to 20'.



## FLOOR PLANS | LOWER LEVEL 01 | A2.06



FLOOR PLANS | LEVEL 02 | A2.07

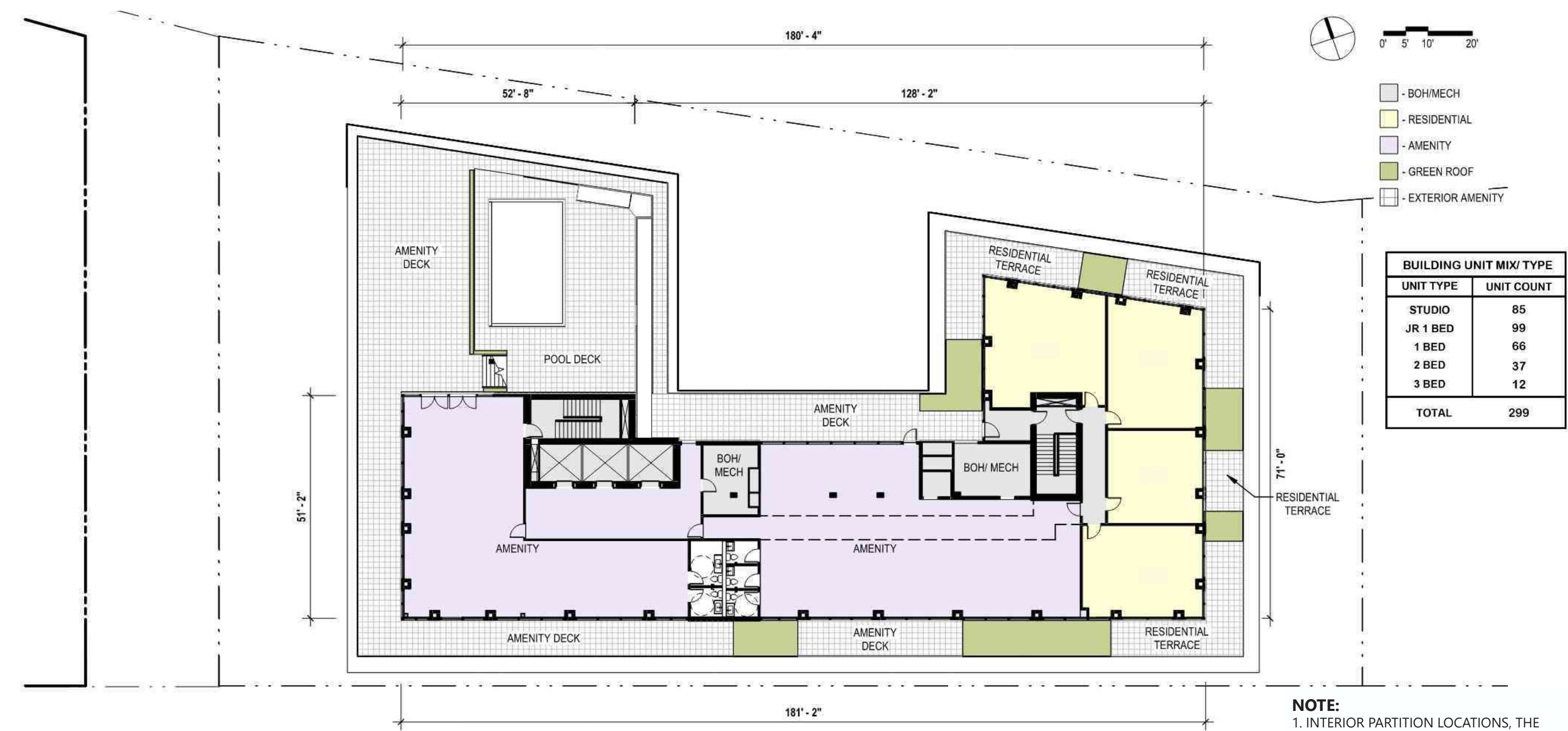




FLOOR PLANS | TYPICAL FLOOR | A2.08



FLOOR PLANS | PENTHOUSE | A2.09

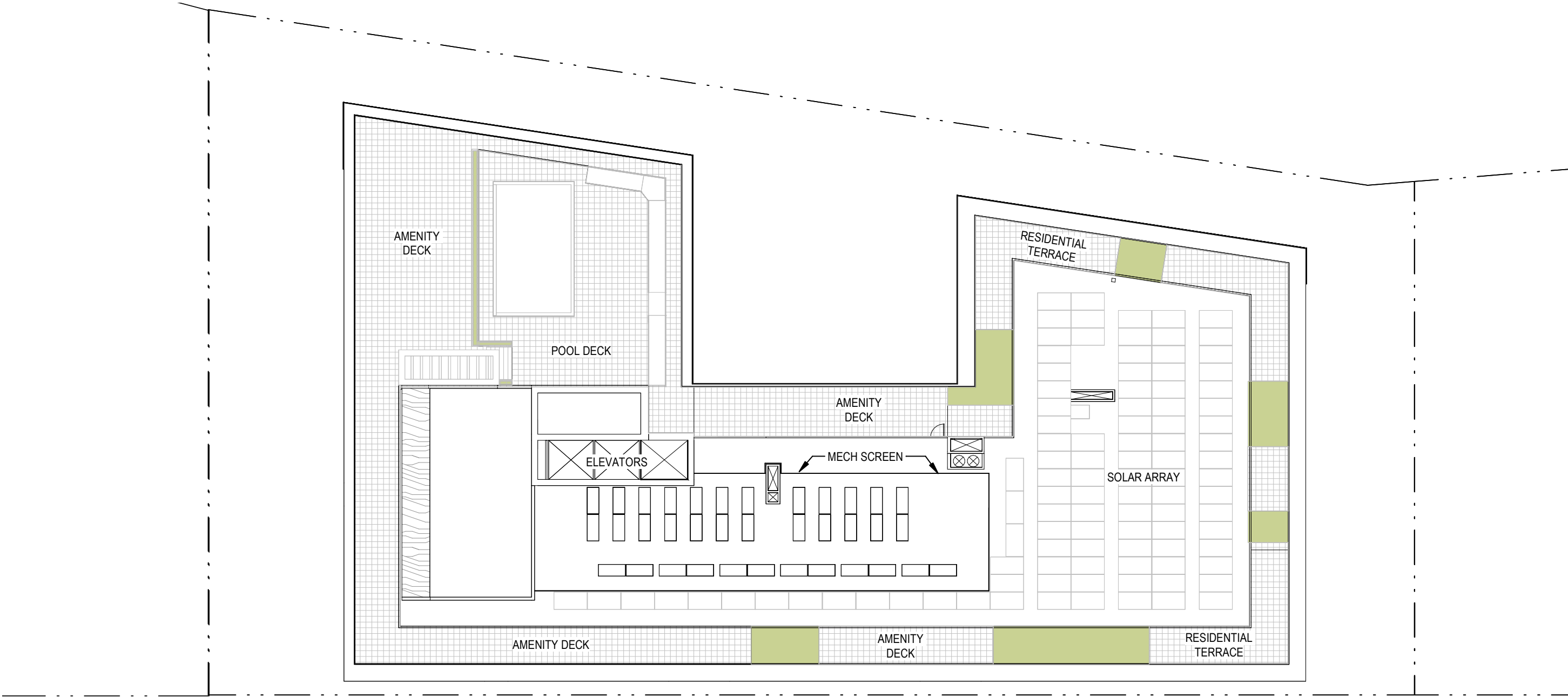


**NOTE:**

1. INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

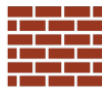
2. PROPOSED UNIT MIX IS PRELIMINARY. FINAL MIX WILL BE DETERMINED UPON FURTHER DWELLING UNIT LAYOUT STUDY AS PART OF THE FINAL DESIGN

FLOOR PLANS | ROOF | A2.10



PARCEL 5

REDBRICK LMD  
THE BRIDGE DISTRICT, PARCEL 5 | DESIGN REVIEW | [05/xx/2025]



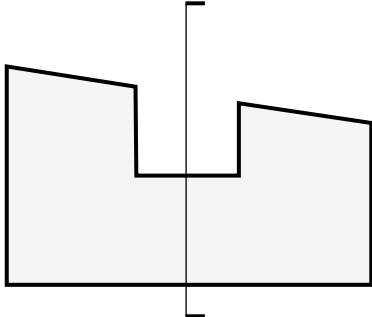
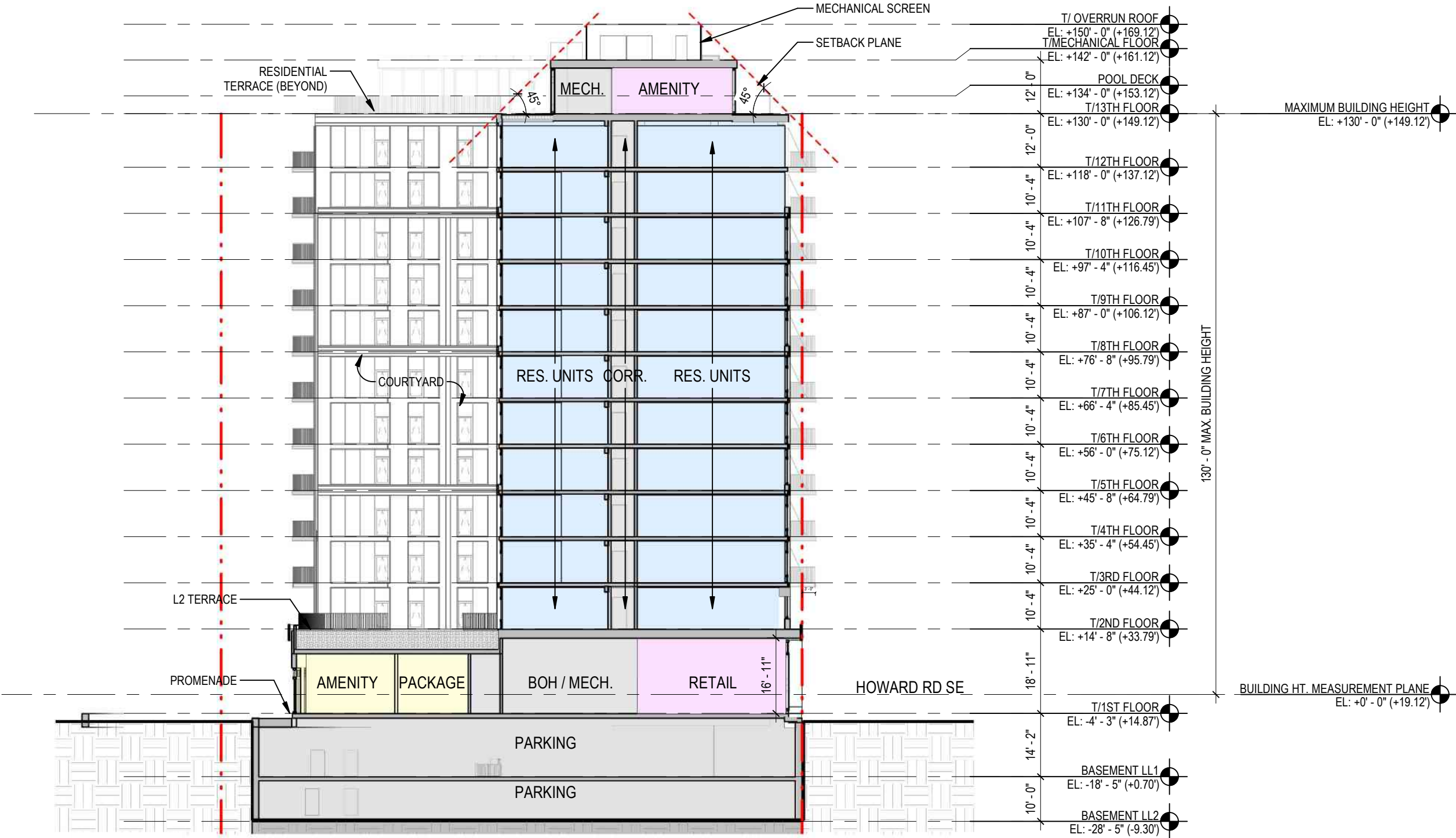
FUTURE GREEN



SCALE 1/8" = 1'-0"

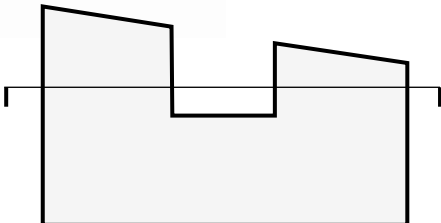
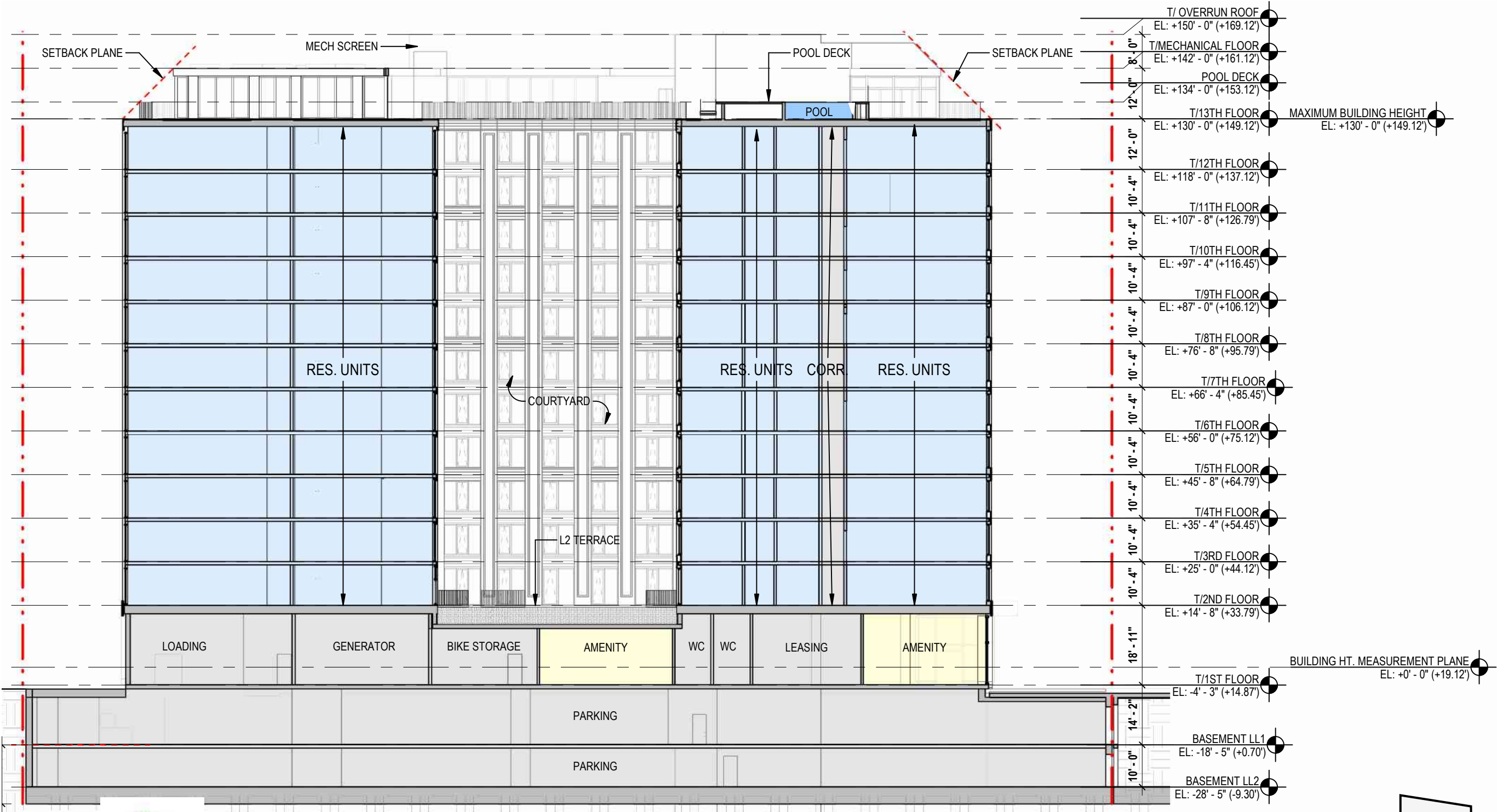


# ZONING ANALYSIS | N-S BUILDING SECTION | A3.01

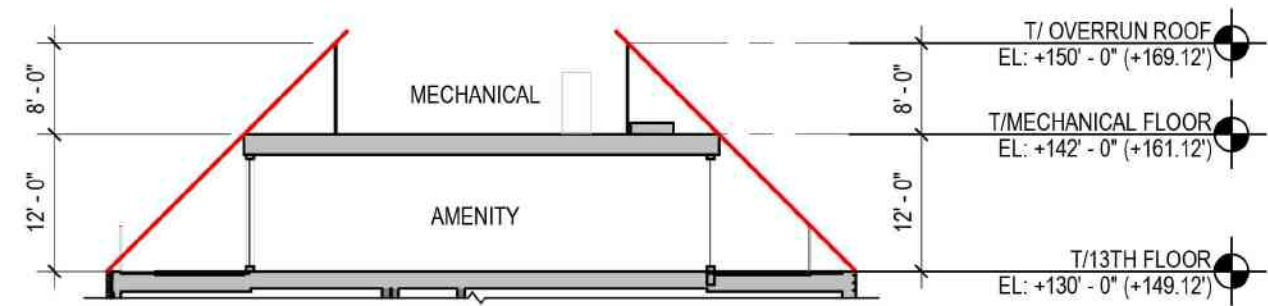




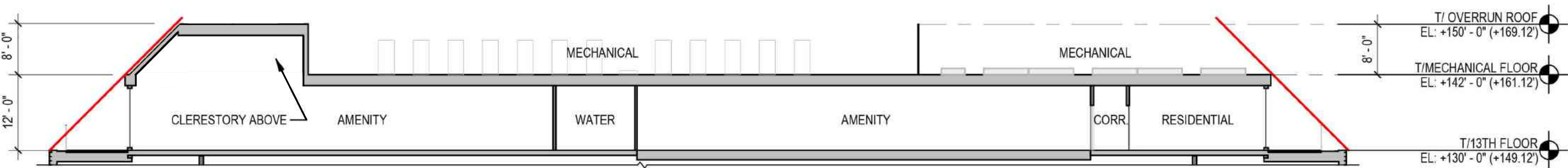
ZONING ANALYSIS | E-W BUILDING SECTION | A3.02



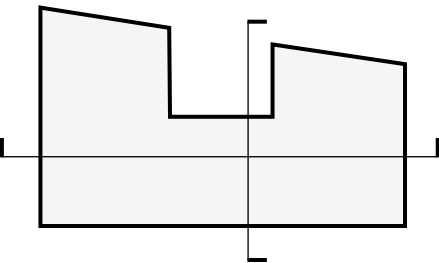
BUILDING OVERVIEW | ENLARGED PENTHOUSE SECTION | A3.03



PENTHOUSE SECTION (N/S)



PENTHOUSE SECTION (E/W)





BUILDING OVERVIEW | SW CORNER RENDERING | A4.01





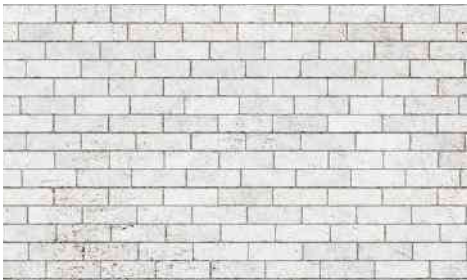
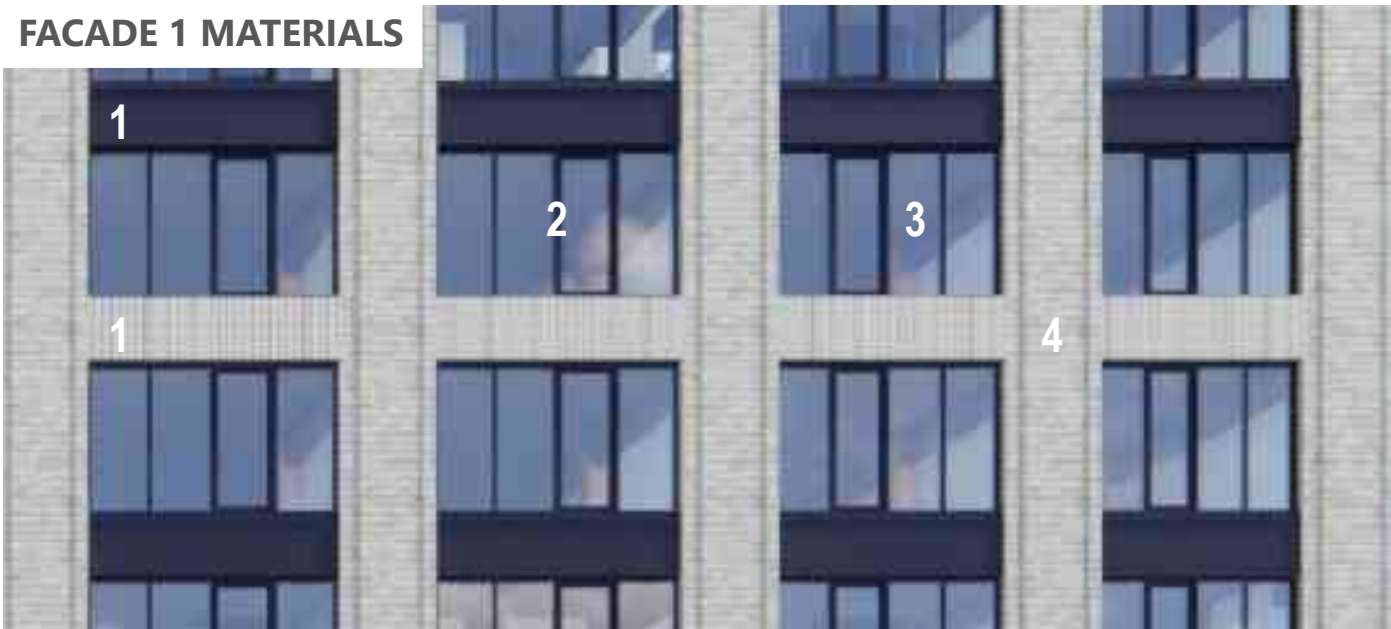
BUILDING OVERVIEW | NW CORNER RENDERING | A4.02





# BUILDING OVERVIEW | EXTERIOR MATERIALS PALETTE | A5.01

## FACADE 1 MATERIALS



### FACADE 1 MATERIALS:

- 1. Metal and or Masonry Slab Edge Cover- Charcoal
- 2. Window Mullion - Charcoal
- 3. Vision Glass
- 4. Metal and or Masonry - White/ Light Grey

## FACADE 2 MATERIALS



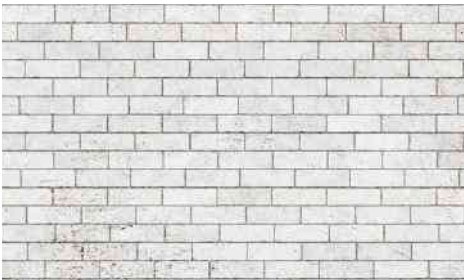
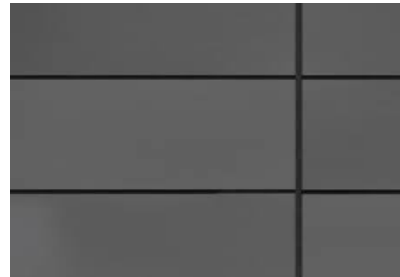
### FACADE 2 MATERIALS:

- 1. Metal Slab Edge Cover- Charcoal
- 2. Vision Glass
- 3. Window Mullion - Charcoal
- 4. Picket Style Railing - Charcoal



# BUILDING OVERVIEW | EXTERIOR MATERIALS PALETTE | A5.02

## FACADE 3 MATERIALS



### FACADE 3 MATERIALS:

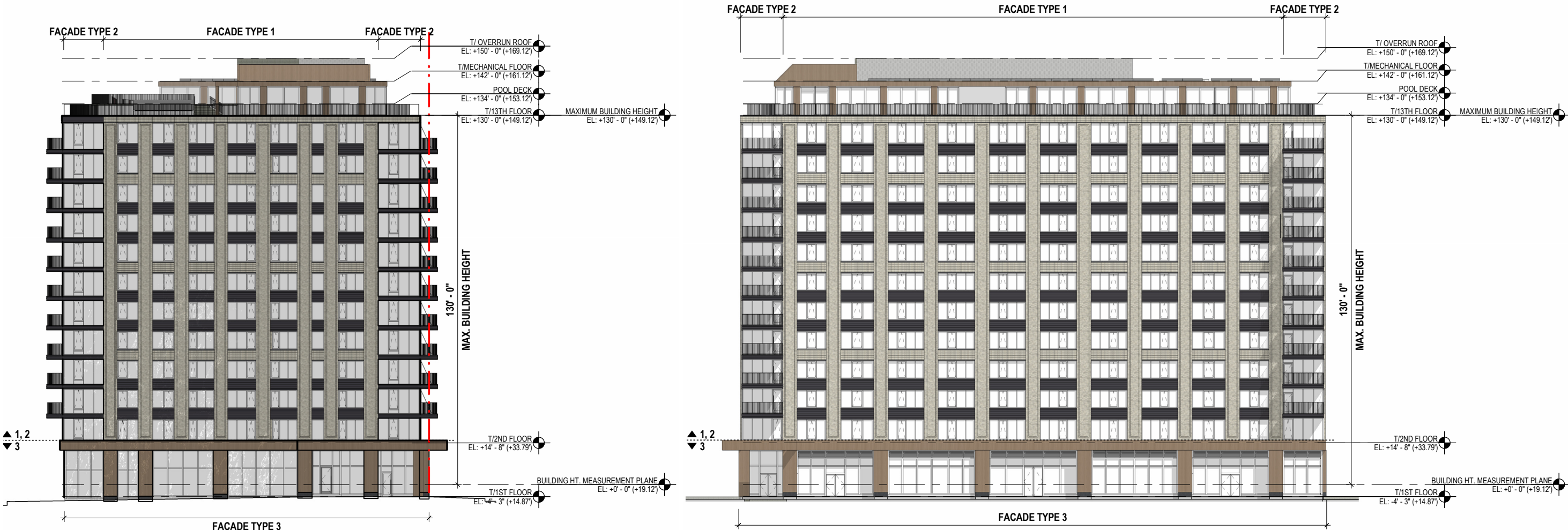
- 1. Metal and or Masonry Slab Edge Cover- Charcoal
- 2. Storefront Window System - Charcoal
- 3. Vision Glass
- 4. Podium Slab Edge Cover- Wood Look

### FACADE 4 MATERIALS:

- 1. Metal Panel Facade Cladding - Charcoal
- 2. Storefront Window System - Charcoal
- 3. Louvers



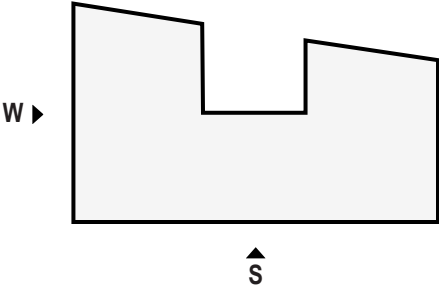
# BUILDING OVERVIEW | SOUTH AND WEST ELEVATIONS | A6.01



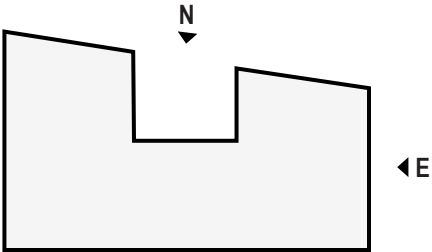
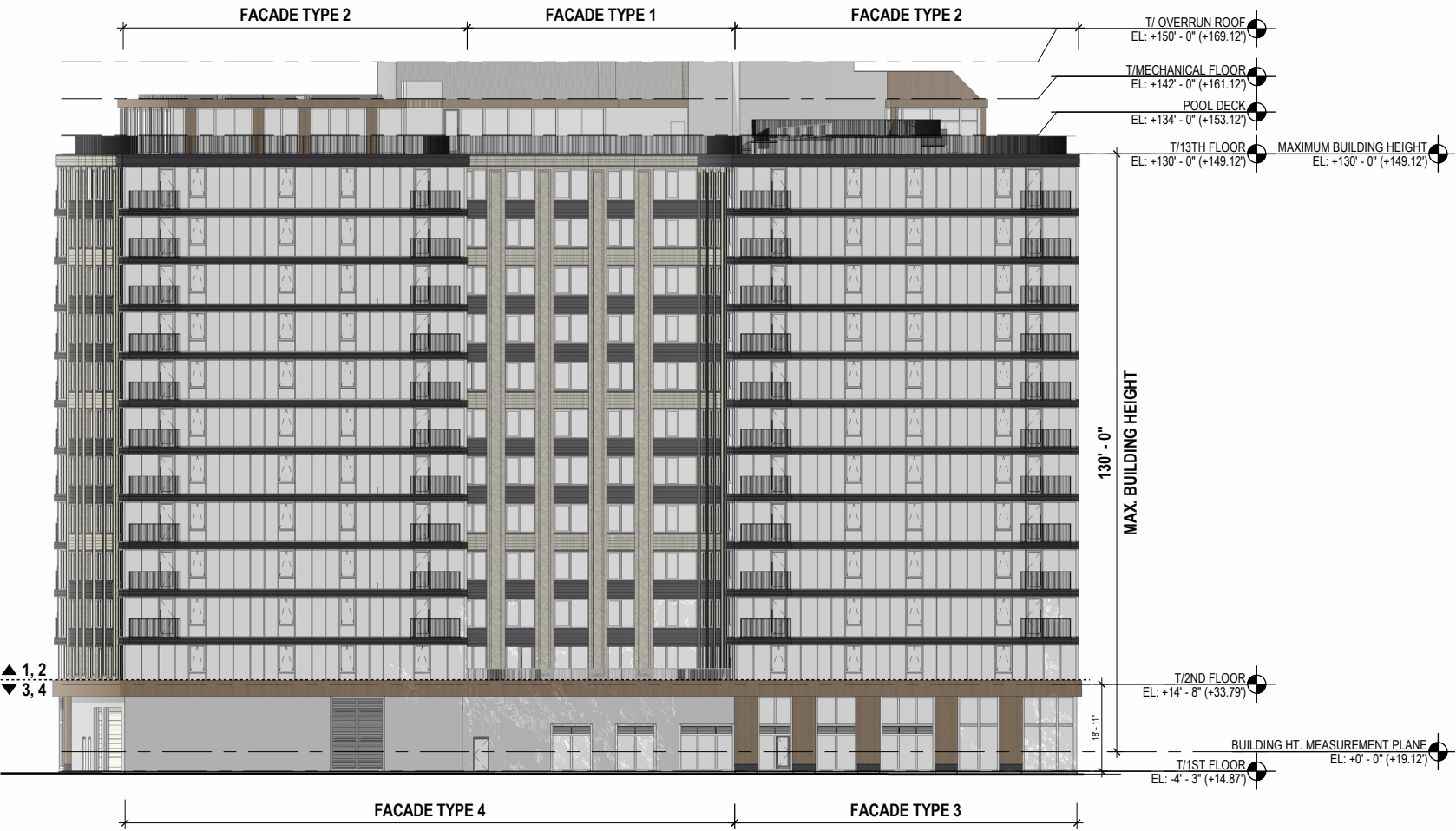
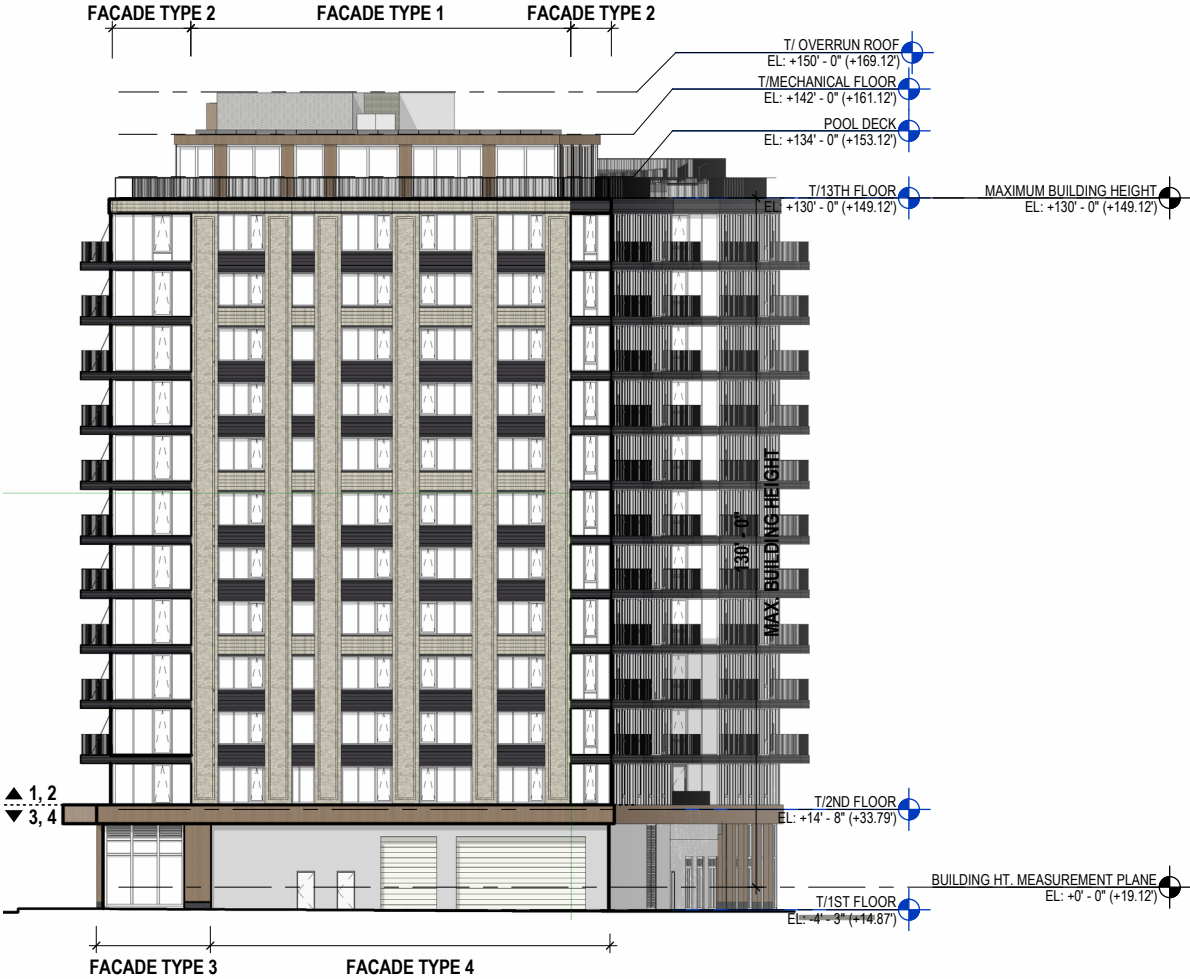
**NOTE:**

1. GROUND FLOOR RETAIL ELEVATIONS ARE ILLUSTRATIVE AND INTENDED TO DESCRIBE THE CHARACTER AND SCALE FOR THE BASE OF THE BUILDING. THE ACTUAL RETAIL ELEVATIONS, INCLUDING DESIGN OF ENTRANCES, SHOW WINDOWS, SIGNAGE AND SIZE OF RETAIL UNITS, WILL BE DEVELOPED BY INDIVIDUAL RETAIL TENANTS AT TIME OF PERMITTING, APPROVED BY THE BUILDING OWNER, AND MAY CHANGE OVER TIME TO ACCOMMODATE LEASING CYCLES.

2. EXHAUST VENTS TO BE INTEGRATED INTO FINAL FACADE DESIGNS. NO THROUGH-WALL HVAC UNITS WILL BE ON BUILDING ELEVATIONS.



# BUILDING OVERVIEW | NORTH AND EAST ELEVATIONS | A6.02



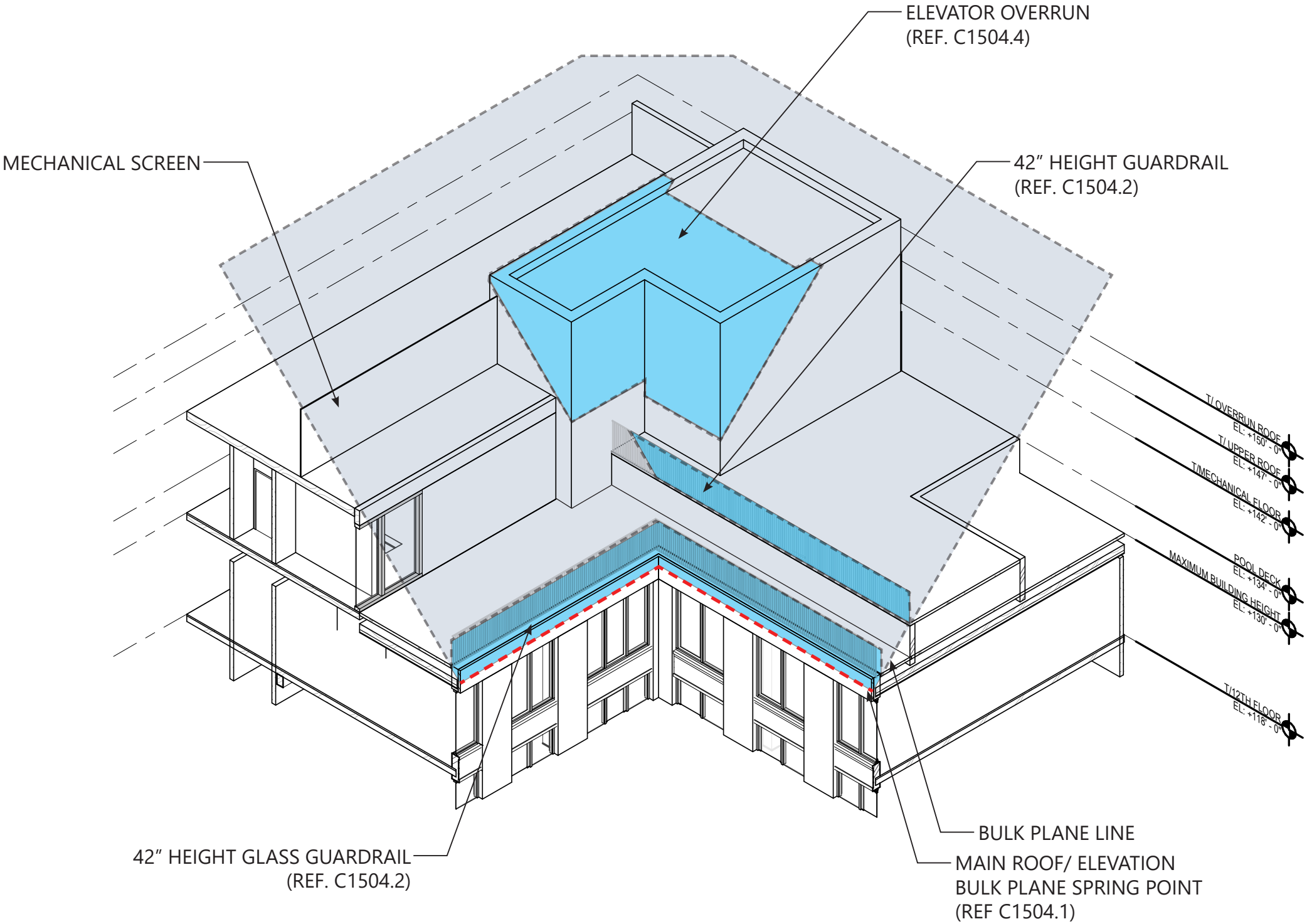
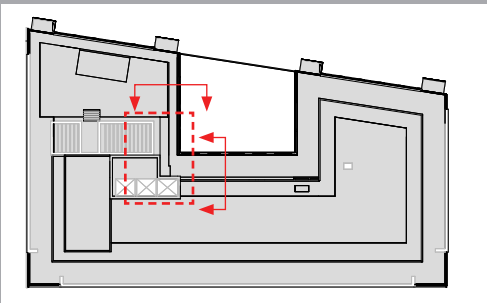


# ZONING ANALYSIS | PENTHOUSE SETBACKS | A7.01

## BUILDING HEIGHT, PENTHOUSES, AND SETBACK

- (B.306.1)  
Zoning regulations and the Height Act both apply to height limitations.
- (B.306.5)  
Architectural embellishments may be erected to a greater height than prescribed by the limitations, provided it does not result in the appearance of a raised height building for more than 30% of each façade.
- (C.1504.1)  
The Penthouse shall be set back from the roof on which it is located, measured at a distance equal to its height from the edge of that roof.
- (C1504.2)  
Setback requirements shall not apply to:
  - Parapets no taller than 48"
  - Guardrails required by the building code for a roof deck.
- (C.1504.4)  
Open court setback requirements shall not apply to rooftop access stairwell or elevator.

### KEY PLAN



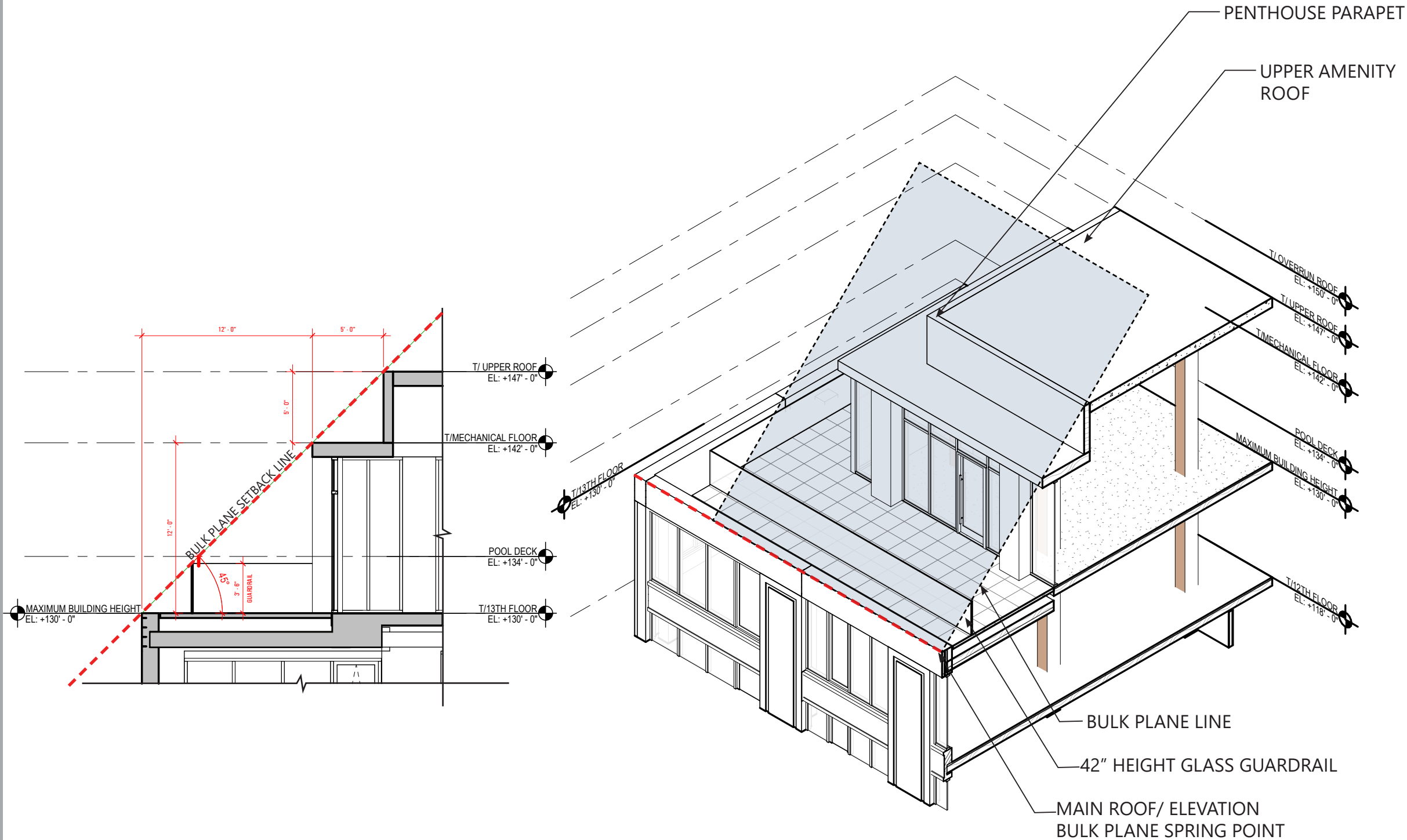
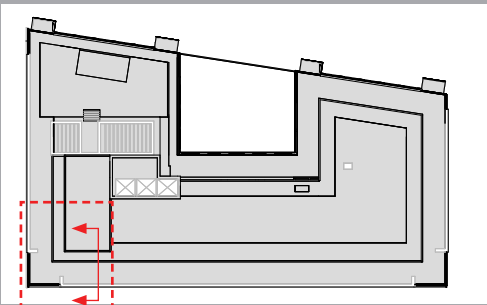


# ZONING ANALYSIS | PENTHOUSE SETBACKS | A7.02

## BUILDING HEIGHT, PENTHOUSES, AND SETBACK AT HOWARD ROAD

- (B.306.1)  
Zoning regulations and the Height Act both apply to height limitations.
- (B.306.5)  
Architectural embellishments may be erected to a greater height than prescribed by the limitations, provided it does not result in the appearance of a raised height building for more than 30% of each façade.
- (C.1504.1)  
The Penthouse shall be set back from the roof on which it is located, measured at a distance equal to its height from the edge of that roof.
- (C1504.2)  
Setback requirements shall not apply to:
  - Parapets no taller than 48"
  - Guardrails required by the building code for a roof deck.
- (C.1504.4)  
Open court setback requirements shall not apply to rooftop access stairwell or elevator.

### KEY PLAN

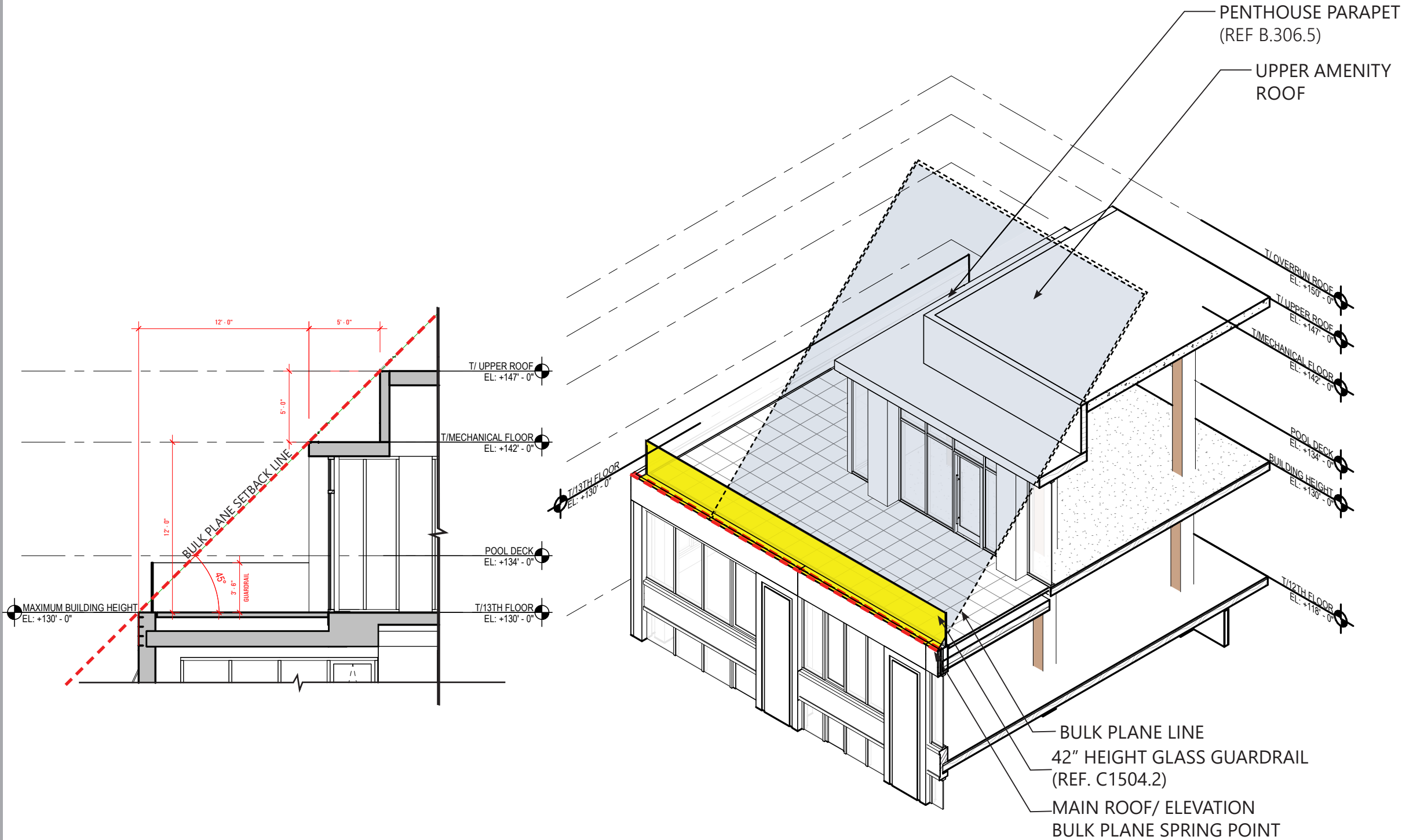
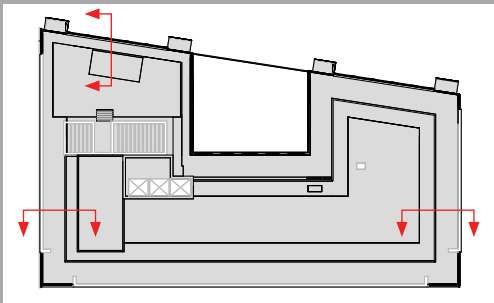


# ZONING ANALYSIS | PENTHOUSE SETBACKS | A7.03

## BUILDING HEIGHT, PENTHOUSES, AND SETBACK

- (B.306.1)  
Zoning regulations and the Height Act both apply to height limitations.
- (B.306.5)  
Architectural embellishments may be erected to a greater height than prescribed by the limitations, provided it does not result in the appearance of a raised height building for more than 30% of each façade.
- (C.1504.1)  
The Penthouse shall be set back from the roof on which it is located, measured at a distance equal to its height from the edge of that roof.
- (C1504.2)  
Setback requirements shall not apply to:
  - Parapets no taller than 48"
  - Guardrails required by the building code for a roof deck.
- (C.1504.4)  
Open court setback requirements shall not apply to rooftop access stairwell or elevator.

### KEY PLAN



ZONING ANALYSIS | LEED SCORECARD | A8.01



LEED v4 BD+C  
Project Checklist

Project Name: Bridge District Parcel 5  
Date: 9-May-25

Y	?	N
1		

Credit Integrative Process 1

9	2	5	Location and Transportation	16
		16	Credit LEED for Neighborhood Development Location	16
1			Credit Sensitive Land Protection	1
1	1		Credit High Priority Site and Equitable Development	2
2		3	Credit Surrounding Density and Diverse Uses	5
3	1	1	Credit Access to Quality Transit	5
1			Credit Bicycle Facilities	1
		1	Credit Reduced Parking Footprint	1
1			Credit Electric Vehicles	1

7	3	0	Sustainable Sites	10
Y			Prereq Construction Activity Pollution Prevention	Required
1			Credit Site Assessment	1
1	1		Credit Site Development - Protect or Restore Habitat	2
	1		Credit Open Space	1
3			Credit Rainwater Management	3
2			Credit Heat Island Reduction	2
	1		Credit Light Pollution Reduction	1

6	1	4	Water Efficiency	11
Y			Prereq Outdoor Water Use Reduction	Required
Y			Prereq Indoor Water Use Reduction	Required
Y			Prereq Building-Level Water Metering	Required
2			Credit Outdoor Water Use Reduction	2
3	1	2	Credit Indoor Water Use Reduction	6
		2	Credit Optimize Process Water Use	2
1			Credit Water Metering	1

20	4	9	Energy and Atmosphere	33
Y			Prereq Fundamental Commissioning and Verification	Required
Y			Prereq Minimum Energy Performance	Required
Y			Prereq Building-Level Energy Metering	Required
Y			Prereq Fundamental Refrigerant Management	Required
5		1	Credit Enhanced Commissioning	6
10	3	5	Credit Optimize Energy Performance	18
	1		Credit Advanced Energy Metering	1
		2	Credit Grid Harmonization	2
5			Credit Renewable Energy	5

5	6	2	Materials and Resources	13
Y			Prereq Storage and Collection of Recyclables	Required
Y			Prereq Construction and Demolition Waste Management Planning	
1	2	2	Credit Building Life-Cycle Impact Reduction	5
1	1		Credit Product Disclosure & Optimization - EPDs	2
	2		Credit Product Disclosure & Optimization - Sourcing of Raw Materials	2
2			Credit Product Disclosure & Optimization - Material Ingredients	2
1	1		Credit Construction and Demolition Waste Management	2

8	7	1	Indoor Environmental Quality	16
Y			Prereq Minimum Indoor Air Quality Performance	Required
Y			Prereq Environmental Tobacco Smoke Control	Required
2			Credit Enhanced Indoor Air Quality Strategies	2
3			Credit Low-Emitting Materials	3
1			Credit Construction Indoor Air Quality Management Plan	1
	2		Credit Indoor Air Quality Assessment	2
1			Credit Thermal Comfort	1
	2		Credit Interior Lighting	2
	2	1	Credit Daylight	3
1			Credit Quality Views	1
	1		Credit Acoustic Performance	1

6	0	0	Innovation	6
1			Credit Innovation Credit: Low-Mercury Lamps	1
1			Credit Innovation Credit: O+M Starter	1
1			Credit Innovation Credit: Green Building Education	1
1			Credit Pilot Credit: Assessments and Planning for Resilience	1
1			Credit Pilot Credit: Integrative Analysis of Building Materials	1
1			Credit LEED Accredited Professional	1

4	0	0	Regional Priority	4
1			Credit Regional Priority: Access to Quality Transit	1
1			Credit Regional Priority: Green Vehicles	1
1			Credit Regional Priority: Rainwater Management	1
1			Credit Regional Priority: Optimize Energy Performance	1

66	23	21	TOTALS	Possible Points: 110
led: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80				

**NOTE:**  
The project will be LEED Gold v4 certified and will strive to achieve a greater number of points. The LEED point generating components may vary, provided that the total number of LEED points achievable for the project does not decrease below a LEED Gold v4 level.



# LANDSCAPE



LANDSCAPE | SITE PLAN | L0.00

