

Froelich, Brian

Subject: FW: [PDF] revised 04

Brian –

Based on the Back and Forth, the applicant has done much of what was discussed, moving the project in the right direction.

Favorable Items include:

- Reduction in amount of white Vinyl windows along storefront.
- Individual facades carry from floor to top of parapet along street frontage.
- Unique materials and/or colors for each business
- Alternative material to corten for maintenance along rear of building

Potential clarification or improvements:

- Operable window at Pizza my Heart frontage
- Ensure floor plan at Pizza my Heart allows for circulation and cueing off of sidewalk, as well as meets ADA requirements for door clearance
- Façade materials at Sand Bar, and Pizza My Heart terminate at outside corners, detail on trim and transisiton should be well thought out to avoid “false material appearance” and overly thin applications.
- Consider metal fascia in lue of wood on awning for durability
- Ensure Cedar wood finish on façade that will withstand harsh environment
- Clarify building lighting – location and style – should be harmonious with building design
- Rear doors on Sand Bar should be consistent with frontage doors.
- Ensure commercial hardware and application to all street frontage doors.



SCOTT A. MARTIN, AIA, LEED-AP, CNU-A
Design Director