

# ARCHITECTURAL GUIDELINES



# FACADES AND ZONES

## BUILDING FACADES

• Building facades for three and four-story buildings will be divided into the following zones:

**Shopfront Zone** - This zone includes a 10'-0" high glass storefront with an upper *Fascia Band* that is 6'-8" high. The *Fascia Band* can include a signage panel or canopy. The storefront in this zone must consist of at least 85% glazing.

**Fenestration Zone** - Depending on the number of stories, this zone extends from above the *Fascia Band* of the *Shopfront Zone* to the *Parapet Zone*. Each floor level must consist of at least 45% glazed opening.

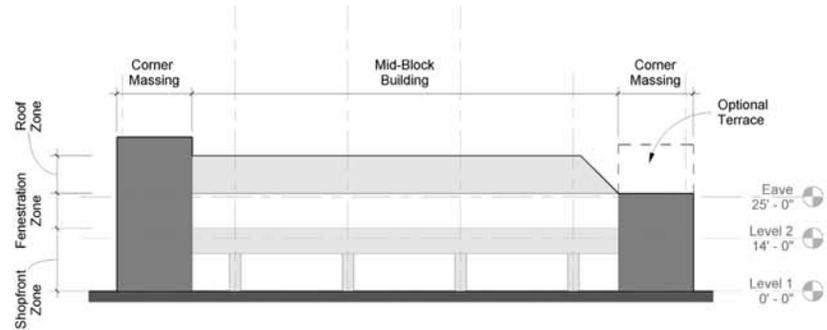
**Parapet Zone** - This is the zone extending above the *Fenestration Zone* to the top of parapet. The *Parapet Zone* must extend at least 2'-0" above the highest point of the sloped roof beyond. The parapet must change height at least every 30'-0" by a minimum of 1'-0".

• Building facades for two-story buildings will be divided into the following zones:

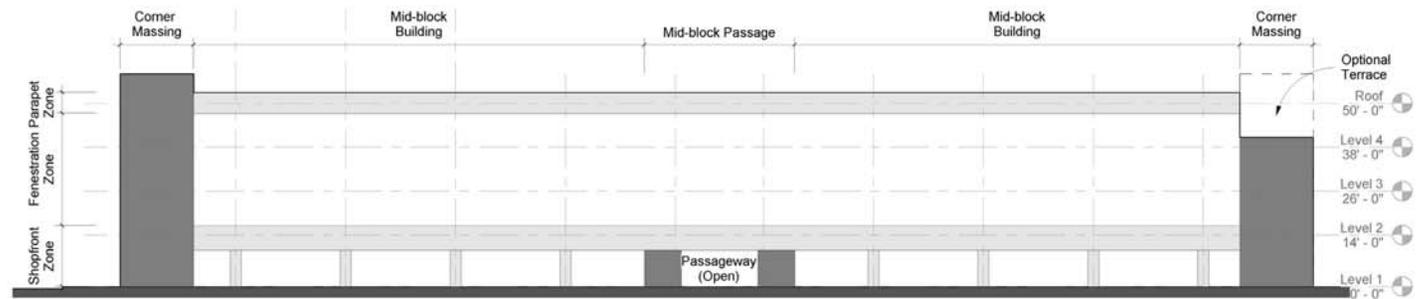
**Shopfront Zone** - This zone includes a 10'-0" high glass storefront with an upper *Fascia Band* that is 6'-8" high. The *Fascia Band* can include a signage panel or canopy. The storefront in this zone must consist of at least 85% glazing.

**Fenestration Zone** - Depending on the number of stories, this zone extends from above the *Fascia Band* of the *Shopfront Zone* to the *Parapet Zone*. Each floor level must consist of at least 45% glazed opening.

**Roof Zone** - This is the zone above the *Fenestration Zone*. The roof must slope away from the street at a minimum of 8/12 pitch for a total minimum height of 8'-0". The roof eave can extend up to 3'-0" beyond the face-of-building (FoB).



Facade Zone Diagram: 2-Story



Facade Zone Diagram: 4-Story

## CORNERS

### BUILDINGS AT AN INTERSECTION

- The *Corner* is the area of the building from the building corner to at least 20' from that corner in both directions along the facade. Within the *Corner* area, the building should have massing that is different than the rest of the building facade.

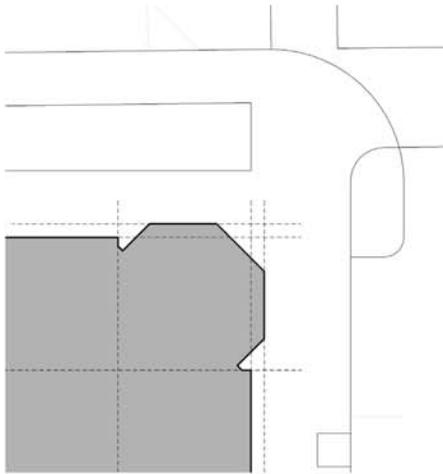
- The *Corner* massing should be either vertically or horizontally extruded from the facade, such as a circular or faceted turret or entry vestibule.

- The *Corner* can be projected or be recessed from the FoB plane, and must have an articulated joint where it meets the adjacent facade.

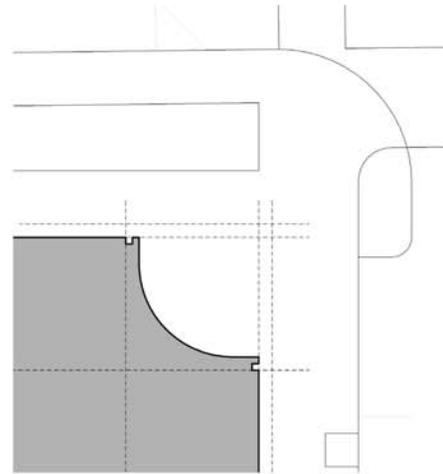
- The *Corner* should be at least 5'0" taller than the remainder of the building.

- The *Corner* can be one-story lower than the remaining building, provided the top story consists of a terrace space.

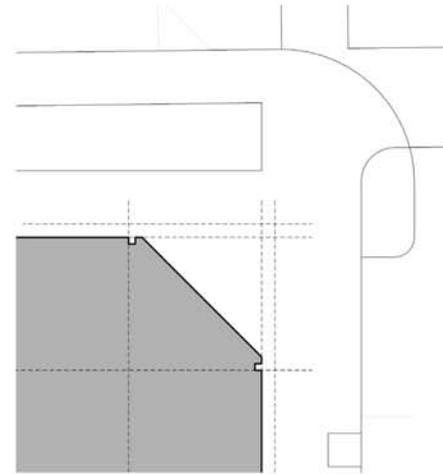
- Any retail shop within the *Corner* must have its doors located at the *Corner*.



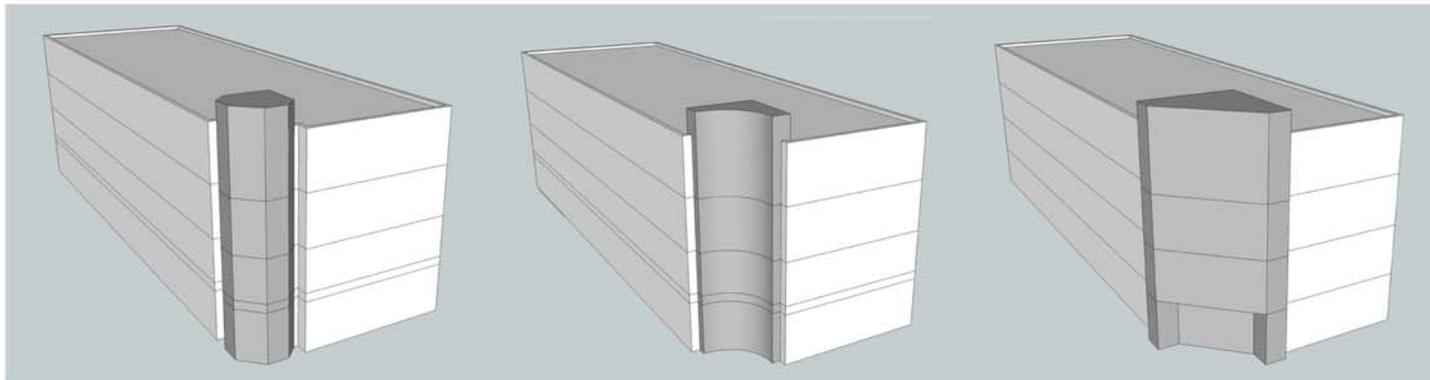
Projected Corner



Recessed Corner



Angled Corner

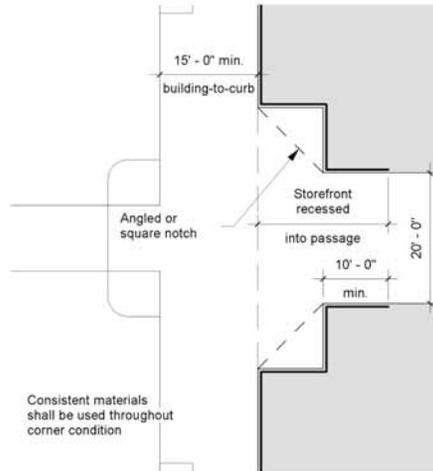


Corner Massing Examples

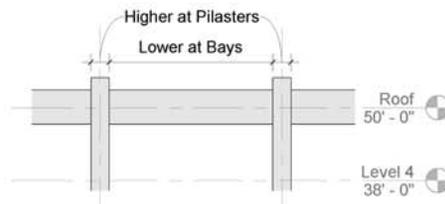
## MID-BLOCK BUILDINGS AND MID-BLOCK PASSAGES

### BUILDINGS AT MID-BLOCK

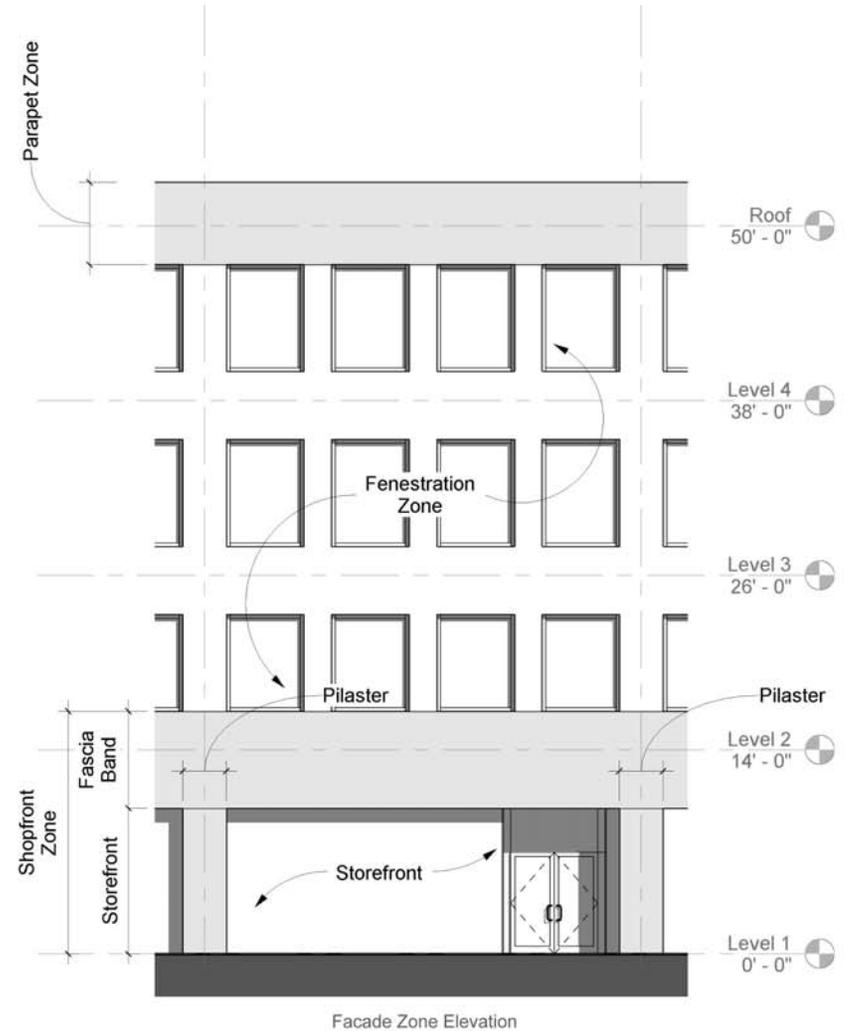
- In the *Shopfront Zone*, structural columns (e.g. pilasters, piers) must be clad from base to *Fascia Band* with a sheathing that is at least 2'-0" wide.
- When two or more stores exist between structural columns, there must be a minimum 1'-0" wide *Demising Pier* that separates the individual stores.
- Where a *Passageway* intersects a mid-block building, the building massing should be treated in the same manner as the *Corner* condition so as to invite circulation into the *Passageway*.
- The first-story *Storefront* must extend along the facade at least 10'-0" into the *Passageway*.
- The *Passageway* must be at least 20'-0" wide and 10'-0" clear in height above the ground plane.
- Adjacent buildings must extend over the *Passageway*,
- Entrances for offices on the upper floors may be located on the non-street side of the *Passageway*, as opposed to the sidewalk side.



Passageway Plan View

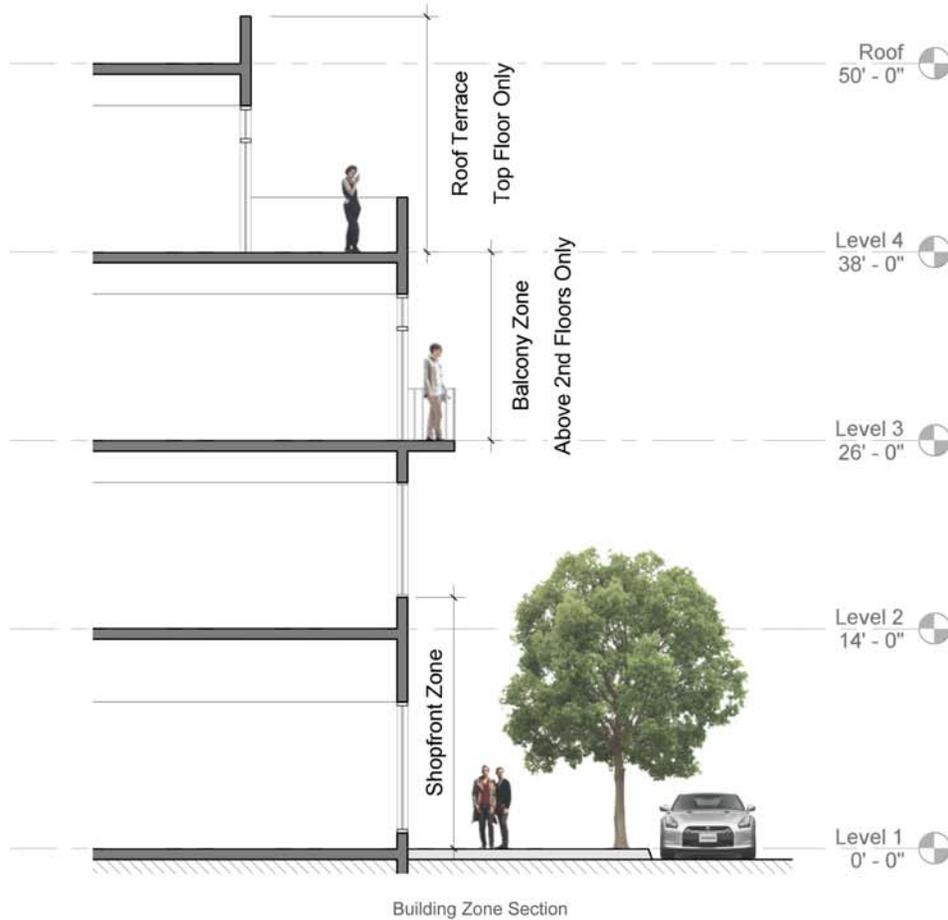


Parapet Height Diagram



Facade Zone Elevation

## STOREFRONT, CANOPIES, BALCONIES AND TERRACES



### STOREFRONTS

- *Storefront* doors must be recessed at least 3'-0" from the FoB plane. This recession can be square or angled, but must meet all ADA accessibility clearances.

- Total width of recessed *Storefront* must be at least 3'-0" in addition to the width of the door(s).

### CANOPIES

- The *Storefront* may have a *Canopy* within the extents of the *Fascia Band*. The *Canopy* shall project no less than 5'-0" and no more than 7'-0" from the FoB plane.

- *Canopy* may be composed of opaque, canvas, metal, or glazed materials.

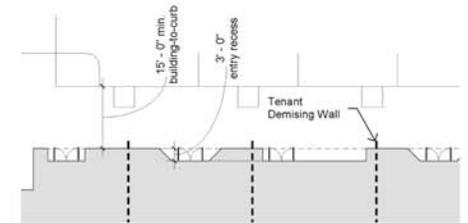
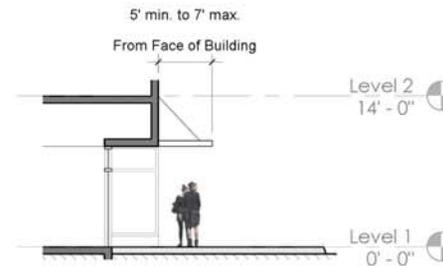
- The *Canopy* can be uplit from below or downlit from above.

### BALCONIES

- There may be a *Balcony*, within the *Fenestration Zone* on the third and fourth floors, that projects up to 4'-0" from FoB over the sidewalk or recess up to 4'-0" from FoB into the building.

### TERRACES

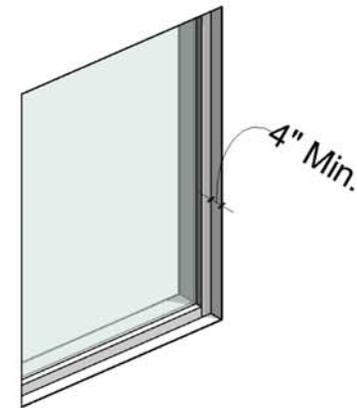
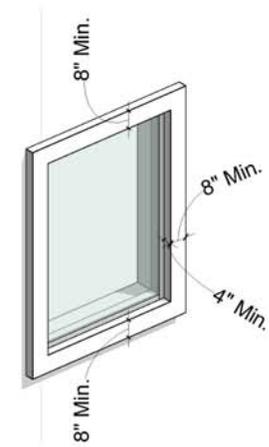
- For three and four-story buildings, a *Terrace* that is set back from the FoB by a maximum of 15'-0" may exist at the top floor.



## MATERIALS

### FENESTRATION

- In the *Shopfront Zone*, the glazing must be pre-finished aluminum storefront. Non-glazed surfaces must be either brick, cast stone, or prefinished aluminum composite panels.
- In the *Fenestration Zone*, windows can be aluminum or steel section units. Walls must be either brick, EIFS, glass curtain wall, aluminum composite materials, or other prefinished metal panels. Wood, vinyl, gypsum, masonite, or aluminum siding are not allowed. If expressed headers, sills, or surrounds are used in an EIFS wall, those elements must be cast stone and not EIFS.
- Individual window frames must be at least 0'-4" inboard of the adjacent wall. However, window frames may be flush with the adjacent wall provided a minimum 0'-8" wide framing element surrounds the window.



Window Articulation Examples