

FACADE GRANT REQUIRED DESIGN ELEMENTS

(EXISTING BUILDING RENOVATIONS)

MATERIALS FOR FACADE RESTORATION

- Primary material which is 70% of each façade:
 - Masonry
 - Brick
 - Stone
 - Cast stone
 - Glass block
 - Other similar material, requires approval
- Accent Material maximum of 30% on each façade:
 - Architectural metal
 - Wood
 - Cementitious fiber board or form liner
 - Stucco
- Minimum of 2 materials are required on each façade
- No fluorescent colors or paint are allowed



AWNING STANDARDS

- Metal or permanent material
- Minimum depth of 5 feet from façade
- Minimum height of 8 feet from ground
- Upper story balconies can extend over the public right of way for up to 5 feet

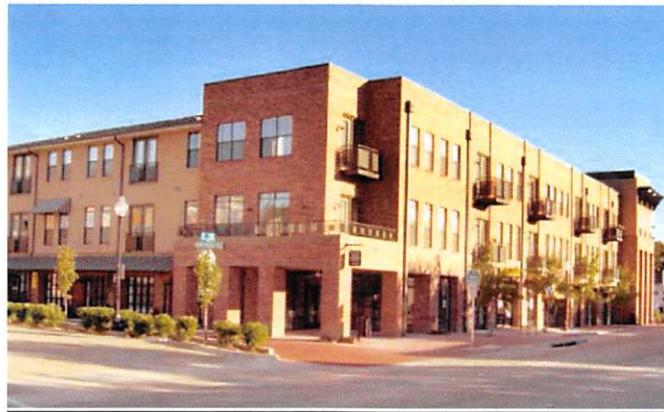


WINDOWS

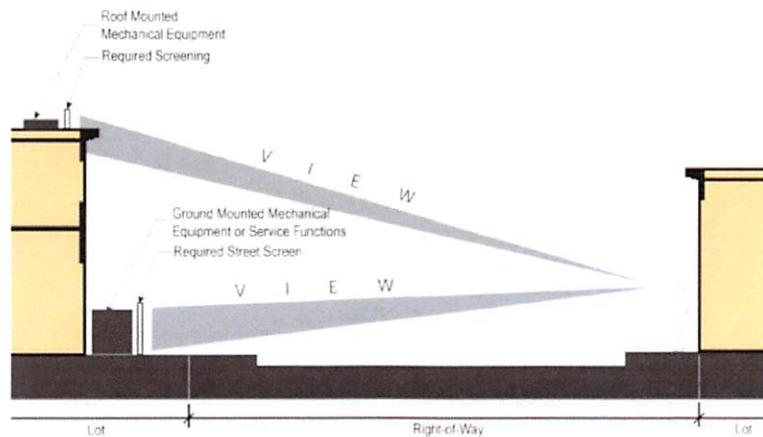
- Commercial:
 - All glass shall be transparent with a maximum 15% reflectivity. Any window tinting and graphics that create a permanent opaque or translucent condition are prohibited, except for allowed signage.
 - Facades along planned Street Plaza or Open Space (Public or Private) shall be glazed with no less than 50% of the ground story.

- Facades along all other frontages shall be glazed with no less than 30% of the ground story.
- Residential:
 - All glass shall be transparent with a maximum 15% reflectivity. Window tinting and interior affixed window shades that create a permanently opaque or translucent condition are not encouraged.
 - Facades shall be glazed with no less than 25% of the first story.
- Windows above the ground story shall be at least 20% of facade.

DISTINCT DESIGN BREAK BETWEEN FIRST AND SECOND STORIES



SCREENING OF ROOF OR GROUND MOUNTED EQUIPMENT



PARKING SCREENING STANDARDS:

- Any frontage along planned street plaza or open space (public or private) with surface parking at the front facade area shall be defined by a 3-foot high street screen.
- Service areas along all streets (except alleys) shall be screened.
- Required street screens shall be of one of the following:
 - The same building material as the principal structure on the lot; or
 - A vegetative screen composed of shrubs planted to be opaque at maturity; or
 - A combination of the two.
- The required street screen shall be located at the minimum setback line along the corresponding frontage.
- Street screens cannot block any required sight triangles along a cross street or driveway.
- Street screens may include breaks to provide pedestrian access from any surface parking or service area to the public sidewalk.

