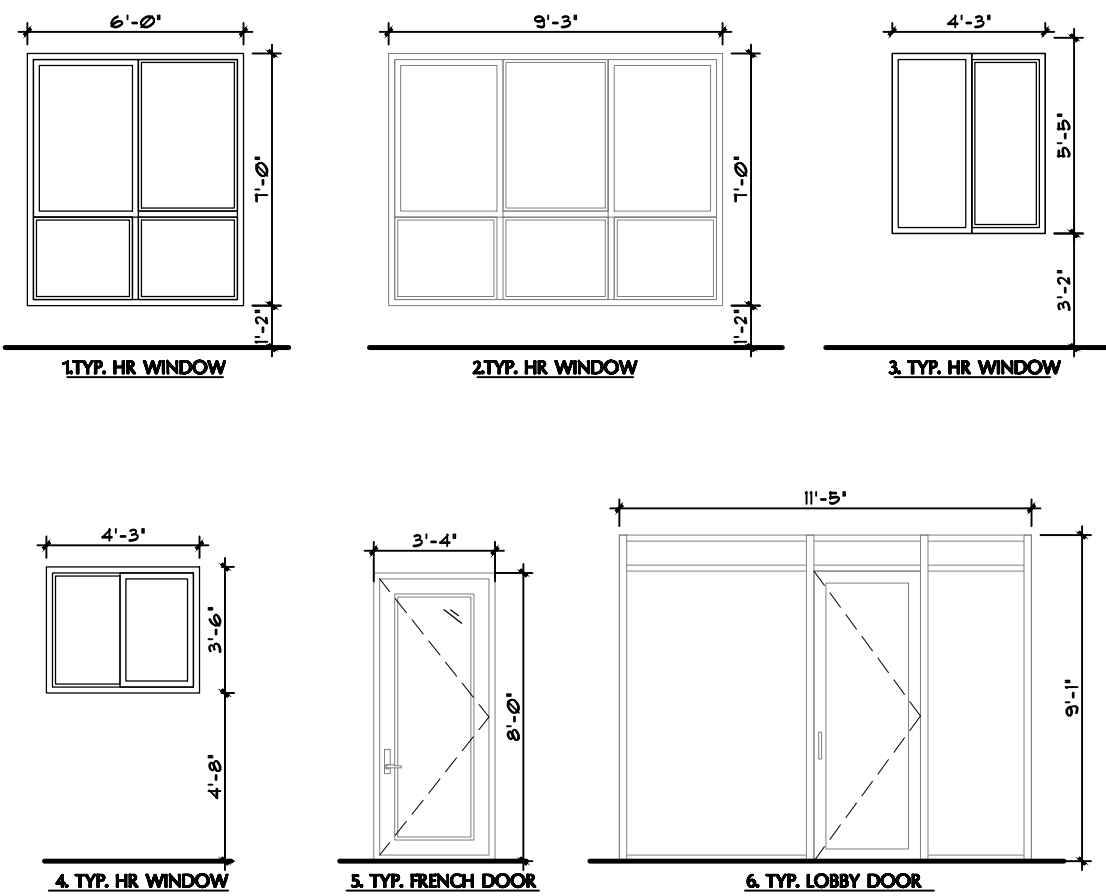


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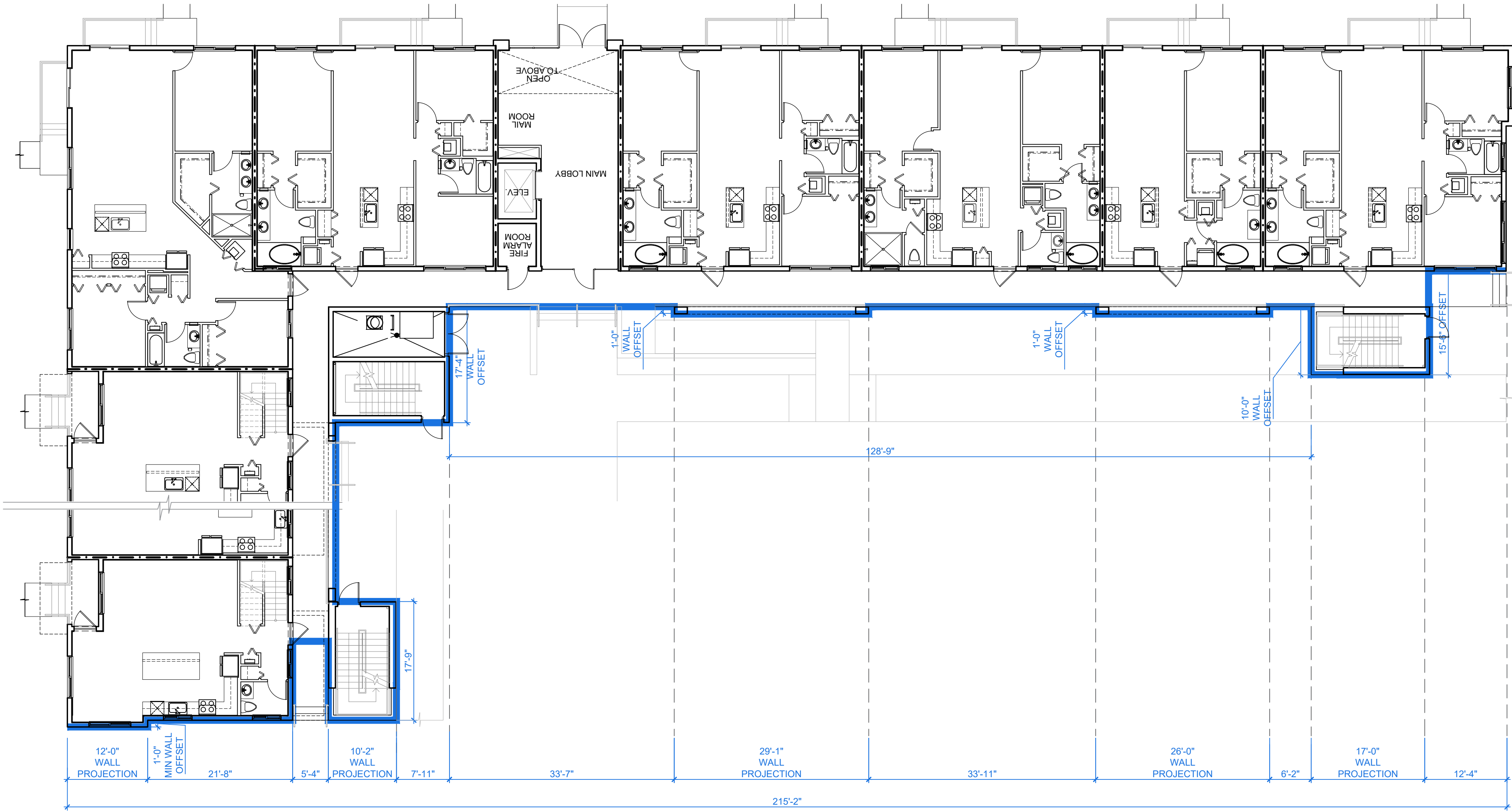
155.5602. COMMERCIAL, INSTITUTIONAL AND MIXED USED DESIGN STANDARDS BUILDING TYPE II	
FACADE ARTICULATION	REAR ELEVATION (BACK/FACING STREET)
REQUIRED	PROVIDED
FACADES GREATER THAN 40 FEET SHALL BE ARTICULATED (PROJECTIONS OR RECESSES)	215'-2"
A. OFFSETS REQUIRED	
ONE FOOT DEEP MINIMUM (1 FT)	1 FT
TEN FT WIDE (10 FT)	12 FT
NO MORE THAN 40 FEET APART	33'-11" FT MAX
II. CHANGES IN FACADE COLOR OR MATERIAL THAT FOLLOW THE SAME DIMENSIONAL STANDARDS AS THE OFFSET REQUIREMENTS	BODY & ACCENT COLOR PROVIDED AND 3 OPTIONAL COLOR SCHEMES TO SELECT. ACCENT COLOR FOLLOWS OFFSET STANDARDS
II. COLUMNS OR PILASTERS THAT ARE AT LEAST 8" DEEP AND 4" WIDE AND HAVE AT LEAST 80 PERCENT OF THE FACADES HEIGHT	N/A
III. ROOFLINE CHANGES THAT VERTICALLY ALIGN WITH CORRESPONDING WALL OFFSET OR CHANGE IN FACADE COLOR OR MATERIAL, INCLUDING CHANGES IN ROOF PLANES AND CHANGES IN THE HEIGHT OF A PARAPET WALL	PARAPET ROOFLINES VERTICALLY ALIGN WITH MIDDLE AND BASE WALL OFFSET
IV. AWNINGS OR OTHER SHADING SERVICES OVER DOORS AND WINDOWS THAT FOLLOW THE SAME DIMENSIONAL STANDARDS AS THE OFFSET REQUIREMENTS	EYEBROWS AND HALLWAYS ARE PROVIDING SHADING OVER DOORS AND WINDOWS

FACADE ARTICULATION CHART

REAR ELEVATION FENESTRATION CALCULATIONS			
GLASS ITEM	GLASS AREA PER ITEM	# OF ITEMS	TOTAL SF PER ITEM
1.TYP. HR WINDOW	42.0 SF	1	42.0 SF
2.TYP. HR WINDOW	64.9 SF	3	194.7 SF
3.TYP. HR WINDOW	21.5 SF	5	107.5 SF
4.TYP. HR WINDOW	14.8 SF	1	14.8 SF
5.TYP. FRENCH DOOR	27.0 SF	5	135.0 SF
6.TYP. LOBBY DOOR	103.7 SF	1	103.7 SF
TOTAL			597.7 SF
FACADE AREA (FIRST FLOOR / BASE)			2,006.0 SF
FENESTRATION PERCENTAGE (20% MIN)			30%



FENESTRATION CALCULATIONS



TYPE 52 UNIT BUILDING - TYP. 3RD-6TH FLOOR PLAN

SCALE: 1/8" = 1'-0"



TYPE 52 UNIT BUILDING - REAR ELEVATION

SCALE: 1/8" = 1'-0"