

MATERIAL LEGEND:

- 1. STUCCO (1a, 1b, 1c)
- 2. THIN BRICK VENEER
- 3. WOOD LOOK SIDING
- 4. FIBER CEMENT SIDING
- 5. BRAKE METAL
- 6. VINYL WINDOW - WHITE
- 7. VINYL WINDOW - ADOBE/TAN
- 8. ALUMINUM STOREFRONT - DARK BRONZE
- 9. PERFORATED METAL GUARDRAIL - DARK BRONZE
- 10. GLASS GUARDRAIL
- 11. METAL AWNING - DARK BRONZE
- 12. BOLT-ON BALCONY
- 13. HORIZONTAL WOOD SLAT SYSTEM

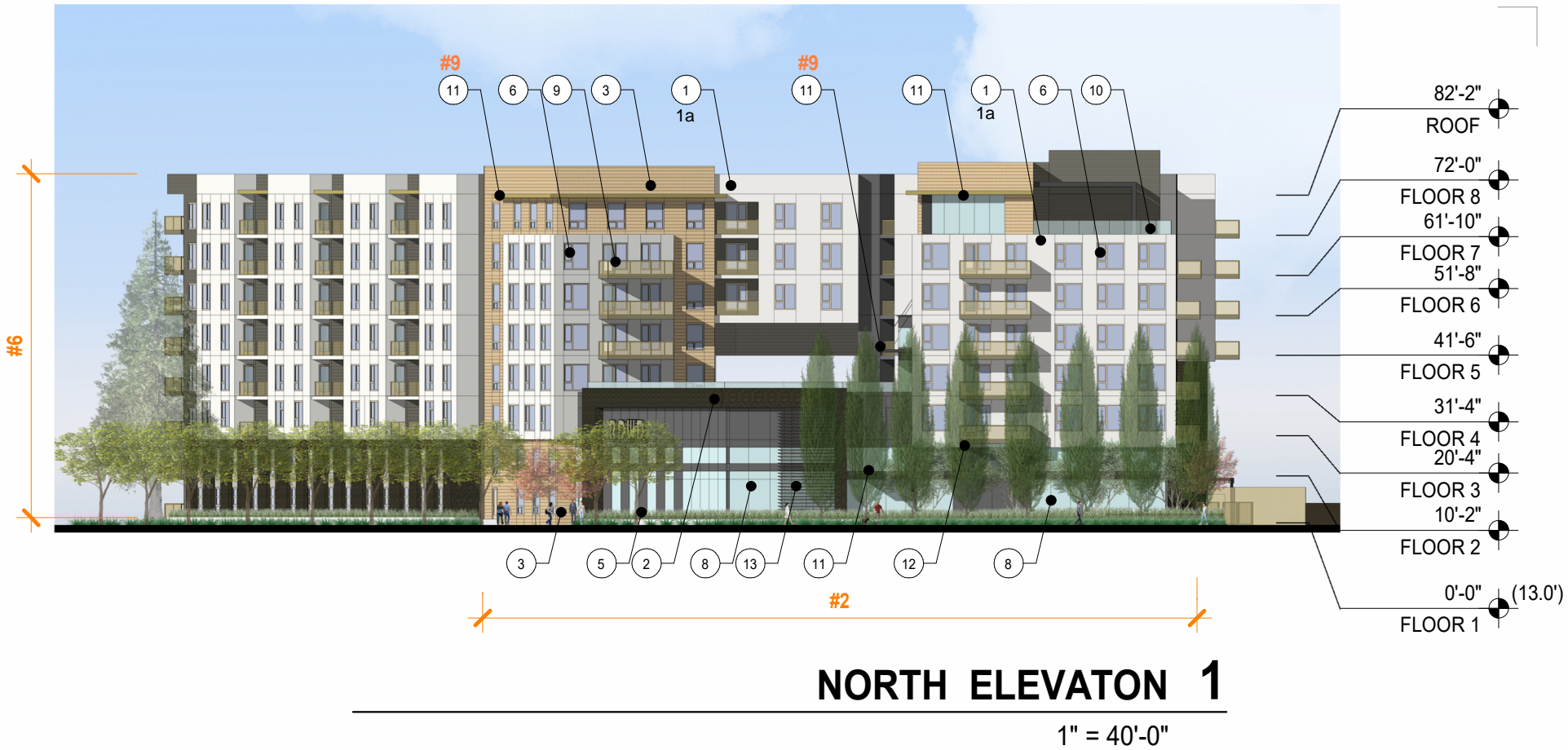
DESIGN REVIEW STANDARDS

BUILDING MASS AND ARTICULATION  
2A. FACADE ARTICULATION

#2 - FOR EVERY 50 HORIZONTAL FEET OF WALL, FACADES INCLUDE AT LEAST ONE PROJECTION OR RECESS AT LEAST FOUR FEET IN DEPTH, OR TWO PROJECTIONS OR RECESSES AT LEAST TWO FEET IN DEPTH. IF LOCATED ON A BUILDING WITH TWO OR MORE STORIES, THE ARTICULATED ELEMENTS MUST BE GREATER THAN ONE STORY IN HEIGHT.

#6 - ON BUILDINGS THREE STORIES OR TALLER THE GROUND LEVEL OF THE BUILDING IS DISTINGUISHED FROM UPPER LEVELS THROUGH A MATERIAL SUCH AS STONE, CONCRETE MASONRY, OR OTHER MATERIAL THAT IS DISTINCT FROM THE REMAINDER OF THE FACADE, ALONG WITH A CHANGE IN PLANE AT LEAST ONE INCH IN DEPTH AT THE TRANSITION BETWEEN THE TWO MATERIALS.

#9 - CORNICES OR SIMILAR MOLDINGS AND CAPS ARE PROVIDED AT THE TOP OF BUILDING FACADES.





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#6 - ON BUILDINGS THREE STORIES OR TALLER THE GROUND LEVEL OF THE BUILDING IS DISTINGUISHED FROM UPPER LEVELS THROUGH A MATERIAL SUCH AS STONE, CONCRETE MASONRY, OR OTHER MATERIAL THAT IS DISTINCT FROM THE REMAINDER OF THE FACADE, ALONG WITH A CHANGE IN PLANE AT LEAST ONE INCH IN DEPTH AT THE TRANSITION BETWEEN THE TWO MATERIALS.

#7 - ON BUILDINGS THREE STORIES OR TALLER, THE TOP FLOOR OF THE BUILDING IS DISTINGUISHED FROM LOWER LEVELS BY A CHANGE IN FACADE MATERIALS, ALONG WITH A CHANGE IN PLANE AT LEAST ONE INCH IN DEPTH AT THE TRANSITION BETWEEN THE TWO MATERIALS.

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