

NOTES

Transparency:

- On the face fronting the primary street, hereafter called the “Primary Facade”, the first story shall have a transparency of 15% to 40% of the façade.
- On the Primary Facade, each upper story shall have a transparency of 15% to 40% of the facade.
- Bay windows and balconies may extend up to 5’ over the front building line on upper stories, and shall extend a minimum of 3’ and a maximum of 5’ from the building façade.
- Each building shall have at least one Enhanced Primary Entrance (EPE).

Pitched Roof Massing:

- For buildings fronting on Park Lane Court South and/or Main Street, ground floor elevation is required to be 1.5’ to 4’ above grade at front building line. (“Leasing” office in residential component excluded).
- Two story buildings with a pitched roof shall have a maximum cornice/eaves height of 26’. Three story buildings shall have a maximum cornice/eaves height of 36’. Four story buildings shall have a maximum cornice/eaves height of 46’ with a maximum building height of 66’.
- Acceptable roof pitch range is 5:12 to 14:12.
- Pitched roofs must not extend more than 20’ above the eaves.
- Pitched roof structures may contain additional floor area which may be occupied without counting towards the story maximum for purposes of the Regulating Plan, provided any additional floor area is associated with and accessory to the floor area of the inferior story. In this condition, the maximum cornice height may be exceeded by 3’, provided that a transparency of 15% to 45% is provided for the half-story through the use of dormers.

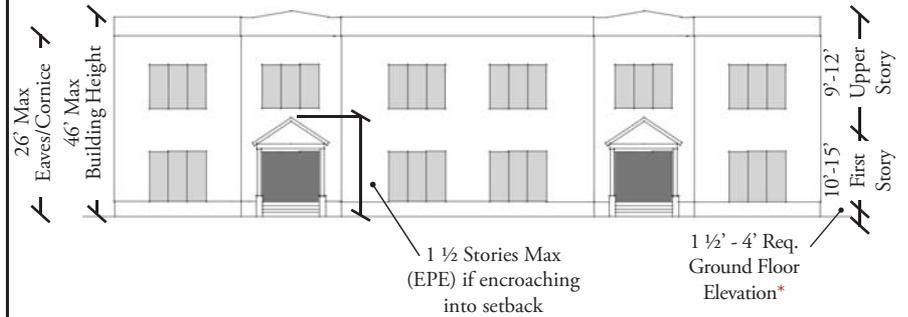
Flat Roof Massing:

- Parapets must extend a minimum of 3’ above the top of the roof structure if utilized.
- Parapets must occur within the maximum building height.
- Buildings or residential spaces with a flat roof and parapet are not required to have a cornice/eaves line distinct from the top of the parapet.
- All rooftop equipment shall fall within the permissible roof heights, be located away from slopes or areas exposed to the public street, and otherwise be screened from view from adjacent public streets or be incorporated into the skim of the building or internal to the block.

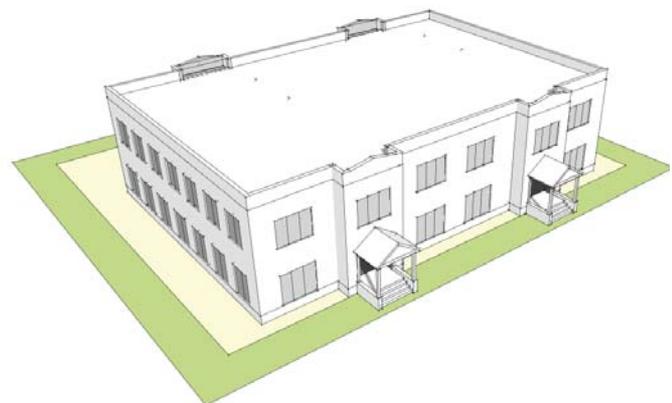
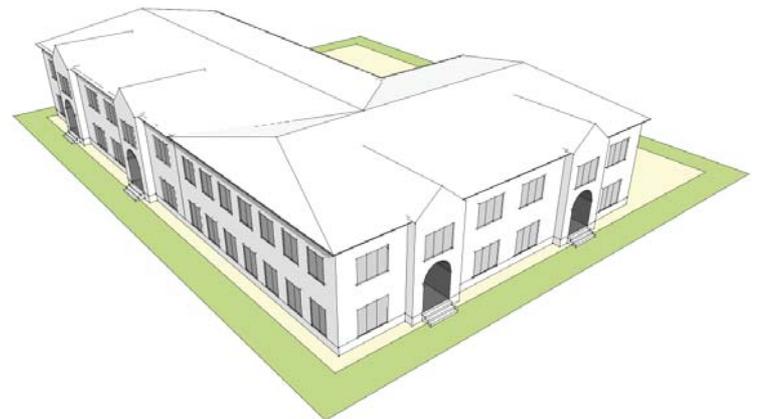
Bay Rhythm:

- Differentiated bays should be expressed on each face of a building or residential space directly fronting a public space or street.
- Bays shall be a minimum of 25’ and a maximum of 50’ wide on Primary Frontages. On any facade that is visible from a public right of way that is directly adjacent to an area of Primary Frontage, at least one bay shall be articulated on the corner adjacent to the Primary Facade. Where these facades are over 60’ in length, they must have architectural articulation, such as bays or pilasters, for at least 20% of the facade in addition to the first bay adjacent to the Primary Facade.

2 STORY BUILDINGS



* For buildings fronting on Park Lane Court South and/or Main Street, (“Leasing” office in residential component excluded).



MASSING DIAGRAMS

RESIDENTIAL BUILDINGS

3 STORY BUILDINGS



* For buildings fronting on Park Lane Court South and/or Main Street, ("Leasing" office in residential component excluded).

4 STORY BUILDINGS



* For buildings fronting on Park Lane Court South and/or Main Street, ("Leasing" office in residential component excluded).

