

Architectural Design Guidelines

Massing

Buildings along the South Military Highway shall vary in height from two stories (min. 35') to six stories (max. 65') at the primary corner of South Military Highway and George Washington Highway.

Regulating Lines

Base Line: 1'- 3'

Expression line: 16'

Expression line 2: 42'

Vertical Breaks and articulation shall occur every 50'

Facade Composition

Windows shall be vertically proportioned

Ground level windows shall be full height

All windows shall be transparent. Tinted glass is discouraged

Ratio of glass to solid on ground floor: minimum 70%

Ratio of glass to solid on upper floor: maximum 50%, minimum 30%

Add on elements

Various roof forms are encouraged. The top floor (above expression line 2 at 42') should create a cap for the building

Balconies on upper floors are encouraged

Awnings are encouraged along all north facing retail frontage

Awnings are required on all south facing retail frontage

Corners should be emphasized in locations as indicated on the previous pages

