

APPENDIX

Definitions

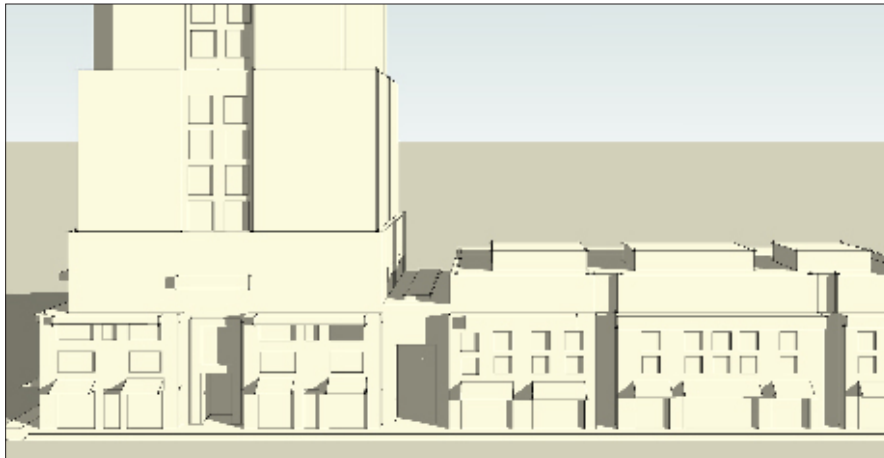
Articulation: Design elements, both horizontal and vertical that add interest to the face of a building. Massing articulation is the way in which a building is broken down into modules, sub-parts, or major elements.

Building Module: A sub-part of a larger building that appears as a single facade plane. One large building can incorporate several modules.

Fenestration: The placement of windows on a building's exterior. Also see Transparency.

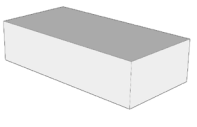
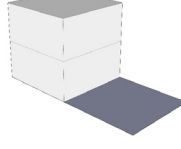
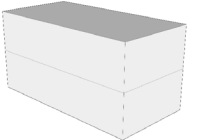
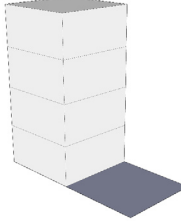
Floor Area Ratio (FAR): The total floor area of all buildings on a lot divided by the total area of the lot.

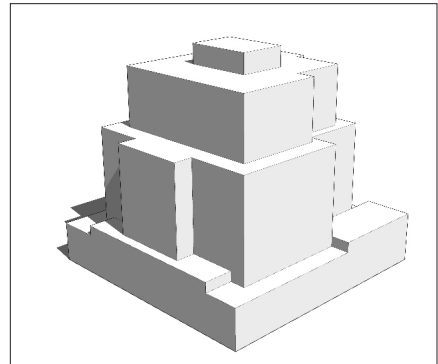
Horizontal Alignment: Design elements such as moldings and cornices or changes in material and color that produce horizontal lines along a building facade. A block face may have buildings with coordinated elements of horizontal alignment.



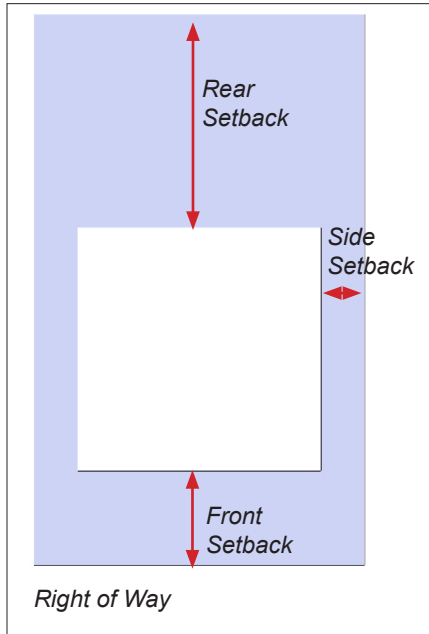
Both vertical and horizontal articulation adds depth and interest to the face of a building.

Floor Area Ratio (FAR)

	
<i>An FAR of 1.0 could be expressed as a 1-story building covering its entire lot.</i>	<i>An FAR of 1.0 could also be expressed by a 2-story building covering half its lot.</i>
	
<i>An FAR of 2.0 could be expressed as a 2-story building covering its entire lot.</i>	<i>An FAR of 2.0 could also be expressed by a 4-story building covering half its lot.</i>



A larger building may be broken down into several different building modules.



Setbacks refer to the distance that a building is set back from the front, side or rear property line.



The streetwall is the wall formed by buildings along the setback line or the base portion of a taller building or tower. Streetwall height is the height of the streetwall portion of a building.

Maximum Diagonal: The longest diagonal dimension of a building or tower.

Module: See building module.

Offset: The distance that a tower or upper part of a building is set back from the streetwall or lower portion of the building

Parapet Block: A block of buildings with a roof profile that results from being built directly against each other such as along a traditional main street.

Setback: The distance that a building is set back from the front, side or rear property line.

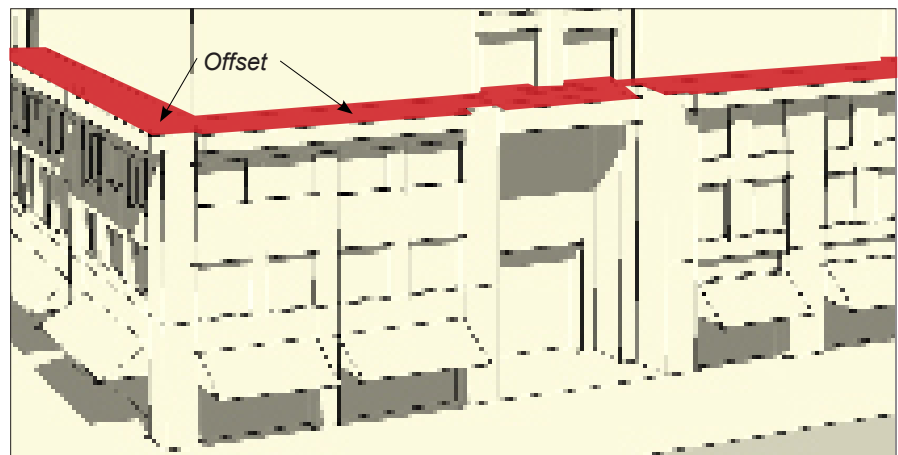
Streetwall: The wall formed by buildings along the setback line or the base portion of a taller building or tower. Streetwall height is the height of the streetwall portion of a building.



A parapet block refers to a block of buildings with a roof profile that results from being built directly against each other.



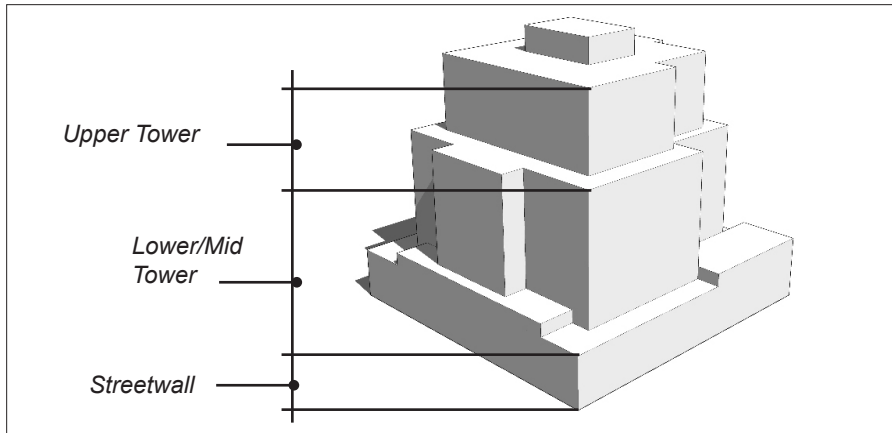
The maximum diagonal is the longest diagonal dimension of a building or tower.



An offset is the distance that a tower or upper part of a building is set back from the streetwall or lower portion of a building.

Tower: Any portion of a building that rises above the streetwall (usually narrower than the streetwall or base portion of a building.) Towers are often include a lower/middle tower section and an upper tower section.

Transparency: The relationship of solid building wall to open or glass areas.



A tower is any portion of a building that rises above the streetwall. Towers are often divided into upper and lower sections.



Transparency is the relationship of a building's solid exterior walls to its open or glass areas.