

## Revised Illustrations

The following illustrations are updates to existing illustrations in the Design Standards.

### Illustration #7: Commercial Buildings

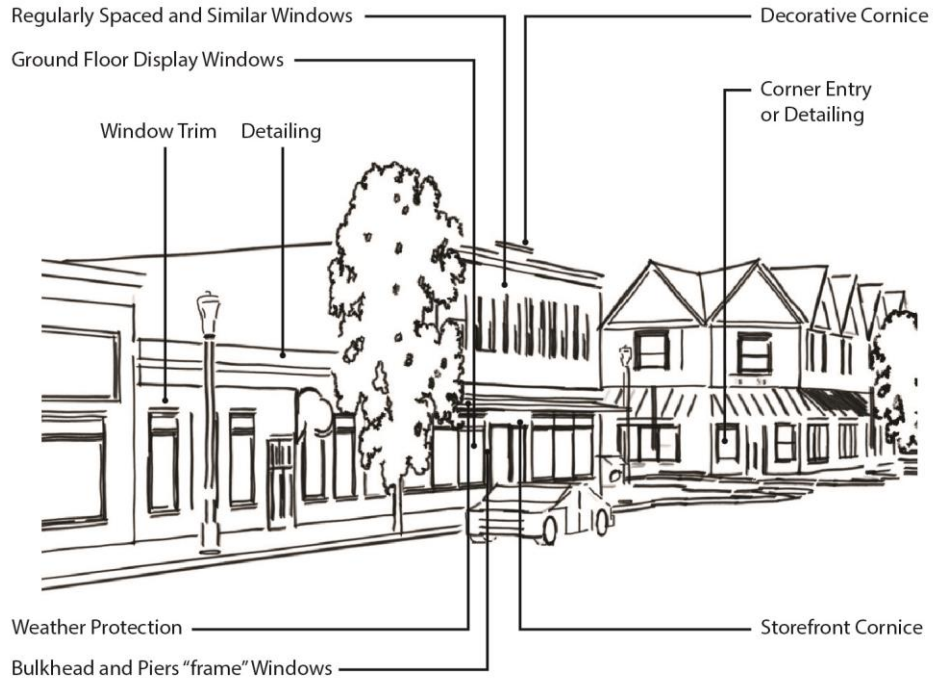


In the illustration above, banks of windows along the ground floor help create a pedestrian oriented environment. Buildings abut the property line such that no building is setback significantly from the other buildings. Buildings vary in size, shape, roof lines and design features but are architecturally compatible through the use of similar design elements such as the use and placement of a common window treatment on the second floor.



Banks of multi-pane windows along both street frontages help create a pedestrian-oriented environment.

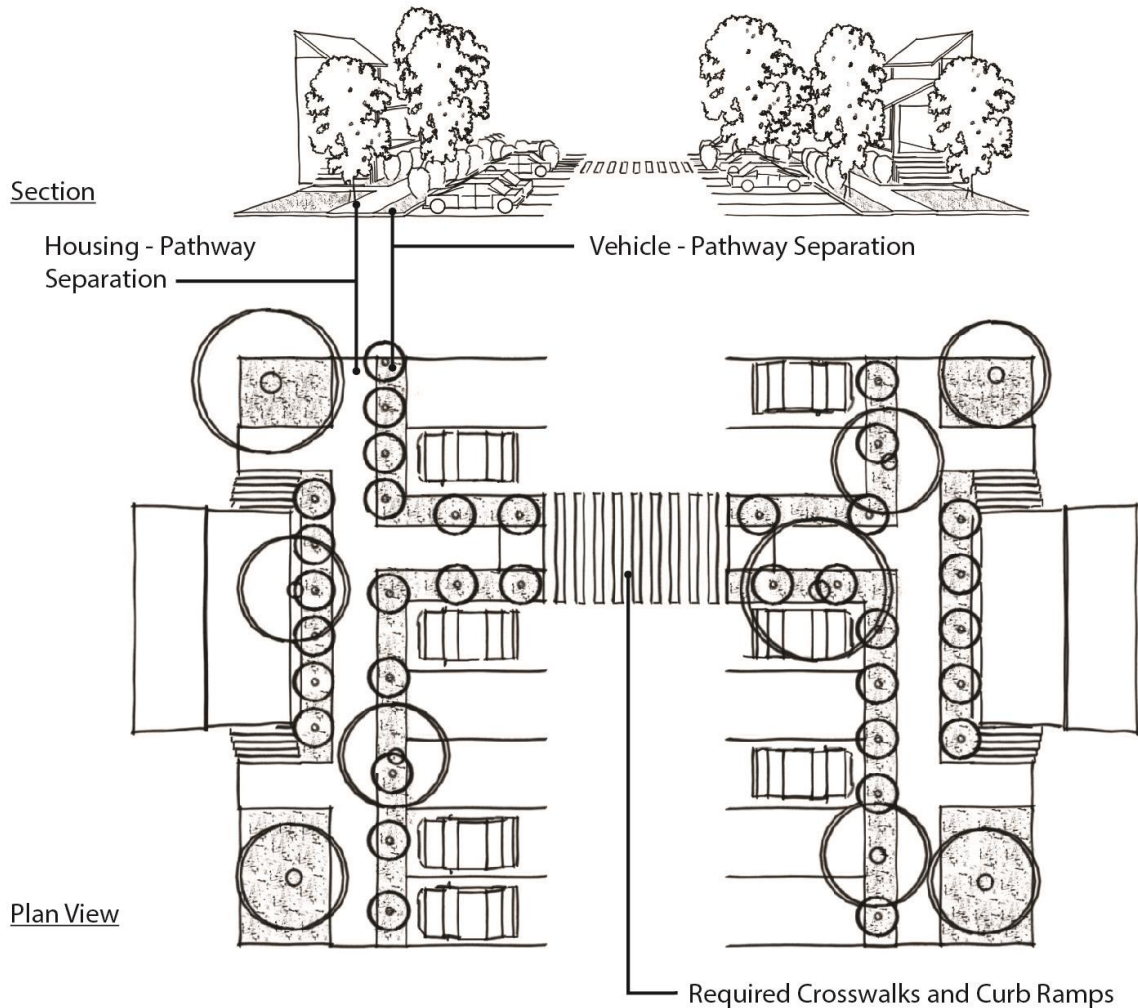
### Illustration #8: Commercial Buildings



The intent of the Design Guidelines is to provide for variety in building shape, size, roof lines and design features – allowing architectural expression within a set of established design styles and types.

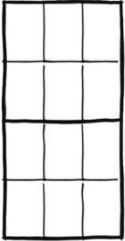
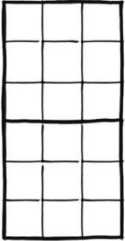
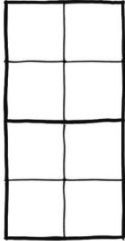
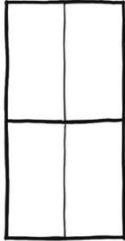
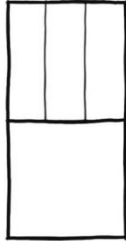
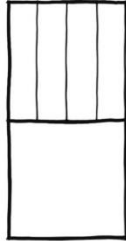



### Illustration #9: Parking and Pedestrian Layout



The illustration above shows an Interior parking lot. Note that the pedestrian pathways are separated from the vehicle travel areas. Where the pathway crosses the parking lot, a landscaped area extends from each side to mark the crossing areas. Additionally, the crossing area is clearly marked. Specialty pavers could also be used to mark the pedestrian crossing area. Trees provide screening for the parking lot. A short hedge (3-4 feet) around the parking lot in the landscaped area would provide additional screening and would further separate the pedestrian and vehicle areas. Breaks in the hedge along large parking lots could be provided to allow easier access to and from parked vehicles.

## Replacement for Glossary Illustration of Sash Windows

						
<p>6/6 6 over 6 sash is common in older buildings. In the old days, big pieces of glass were expensive, so windows were made from lots of smaller pieces.</p>	<p>9/6 9 over 6 is also common in older buildings for the same reasons.</p>	<p>4/4 These windows became more common after the Civil War.</p>	<p>3/2 This type of window is seen a lot in modern buildings.</p>	<p>3/1 This style was a popular feature on Bungalow homes.</p>	<p>4/1 This style was also a popular feature on Bungalow homes.</p>	<p>1/1 This window is very common on modern buildings.</p>

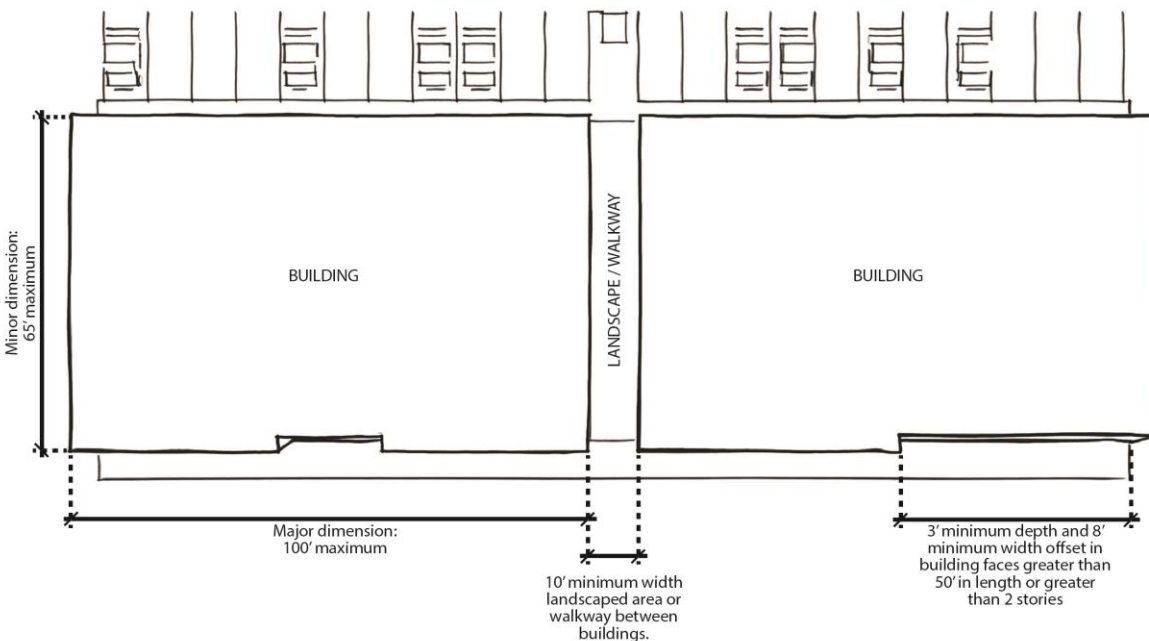
## New Illustrations

The following illustrations are suggested to add clarity to design guidelines.

### Illustration #10: Massing of larger buildings

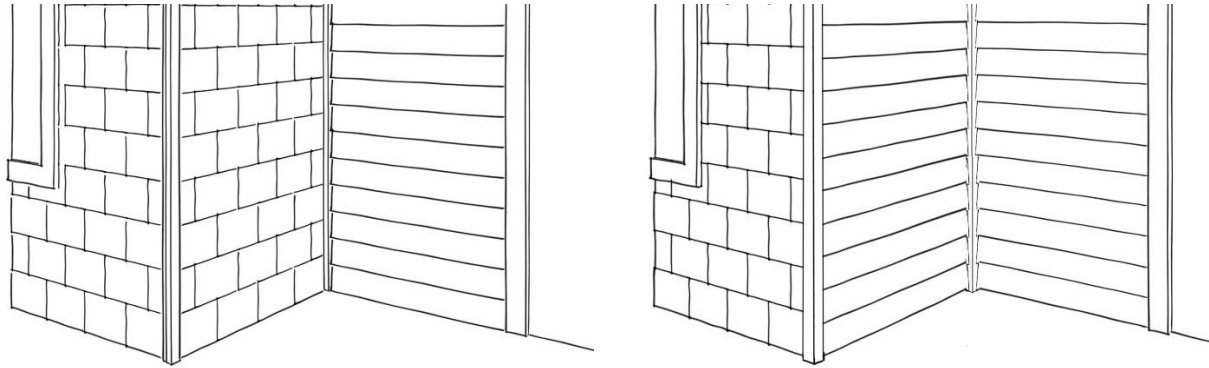
This illustration shows several massing requirements:

- Maximum frontage lengths in each direction
- Required offsets in buildings
- Separation of buildings for landscape and/or parking access/pedestrian ways



**Illustration #11: Transition materials at inside corners, rather than outside**

Where materials are changed on facades, the transition should be made at “inside” corners, as at left, rather than at “outside” corners, as at right. This design strategy is in keeping with the traditional styles found in the district, as they express volumes of rooms and bays, rather than wall planes.



**Illustration #12: Examples of Solar Shading Study**

Solar studies should show the massing of the proposed development, as well as the shading of adjacent public spaces –streets and plazas – that would be shaded at the times specified in the design standards.

