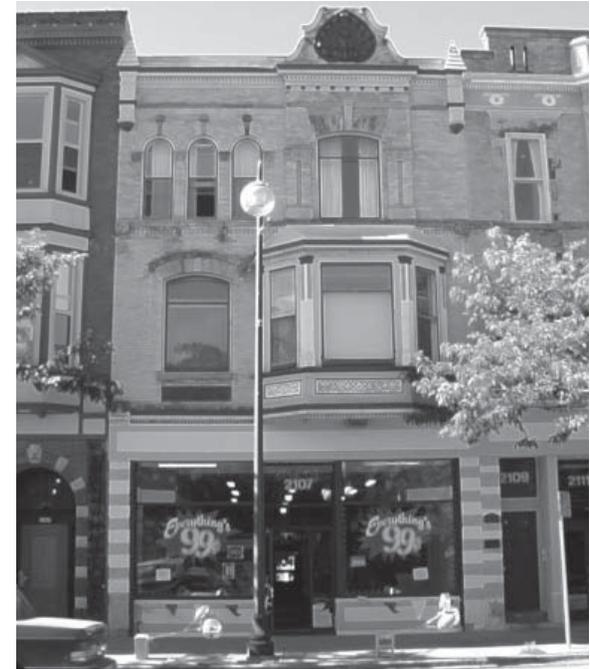


Traditional Mixed-Use Building



Fundamental Style Elements:

- Building is subdivided horizontally into sections.
- Building is subdivided vertically into base, middle and top sections.
- Building has tall ground floor with highly articulated storefronts.
- Facade has parapet or roof elements that are elaborately composed.
- Ornamental elements are prolifically incorporated.
- Entries and store fronts have elaborate framing details for window and door elements.
- Doors are tall and highly detailed.
- Windows are proportioned vertically.
- Windows have elaborate framing and cornice elements.
- Windows may incorporate shutters and awnings.
- Windows may incorporate stained or beveled and leaded glass.
- Rooflines emphasize sections of the facade with emphasis on the center.



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Traditional Mixed-Use Building

Facade Composition and Building Articulation

Features shown in this section correspond to the Rockwood Design Standards found in Section 7.0503(1)(B)(2)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Lintels over windows add detail

Changes in wall plane highlight important facade sections

Repeating pattern of columns or pilasters create order in the facade

Belt course above the ground floor differentiates the building base from upper stories



For illustrative purposes, the elevation contains simplified outline (left) and detailed rendering (right)

Ground Level Details

Features shown in this section correspond to the Rockwood Design Standards found in Section 7.0503(1)(B)(3)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Belt course over the ground floor

Arched spanning element over transom

Transom windows above the storefront

Minor columns, fluted at ground level

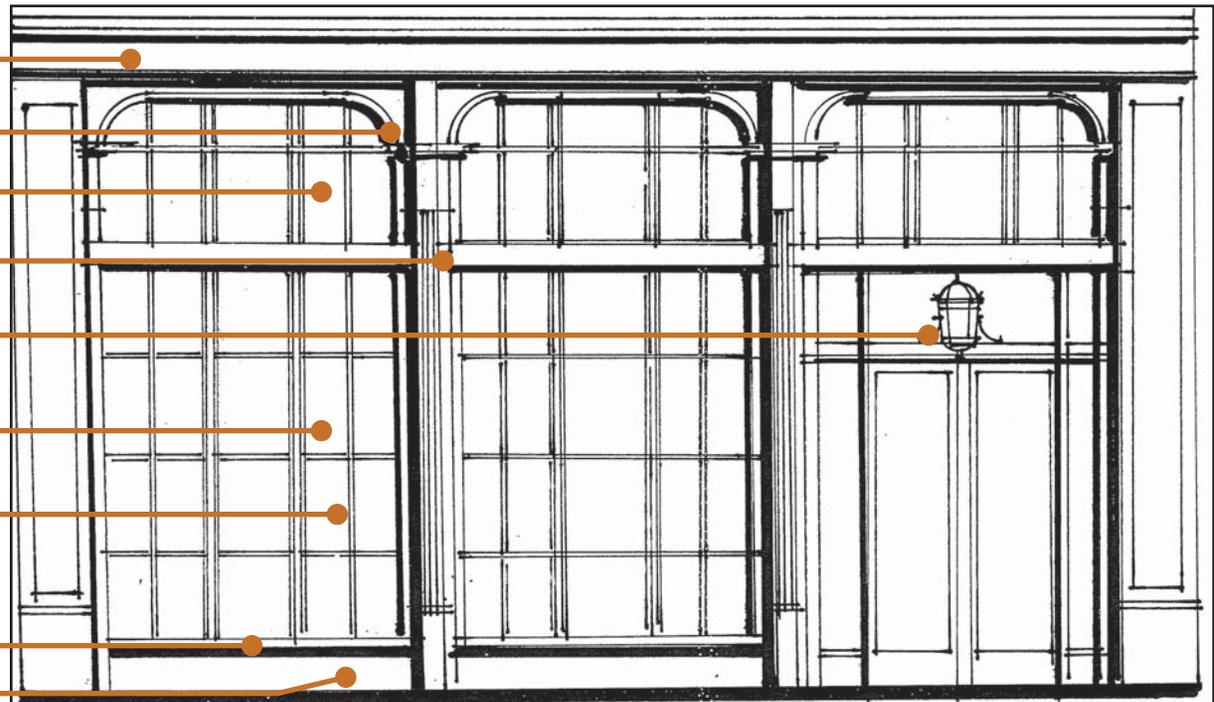
Wall sconces at the ground level

Large storefront windows provide visibility into space; see Section 7.0503(1)(B)(4)(D)

Small lights in storefront and transom windows

Projected sill with recessed window establishes depth in the facade

Bulkheads

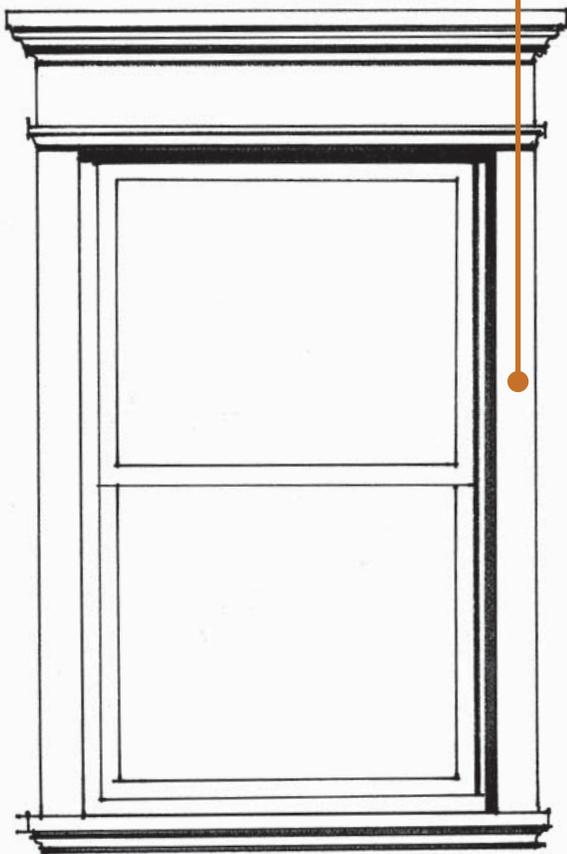


Traditional Mixed-Use Building

Windows and Transparency

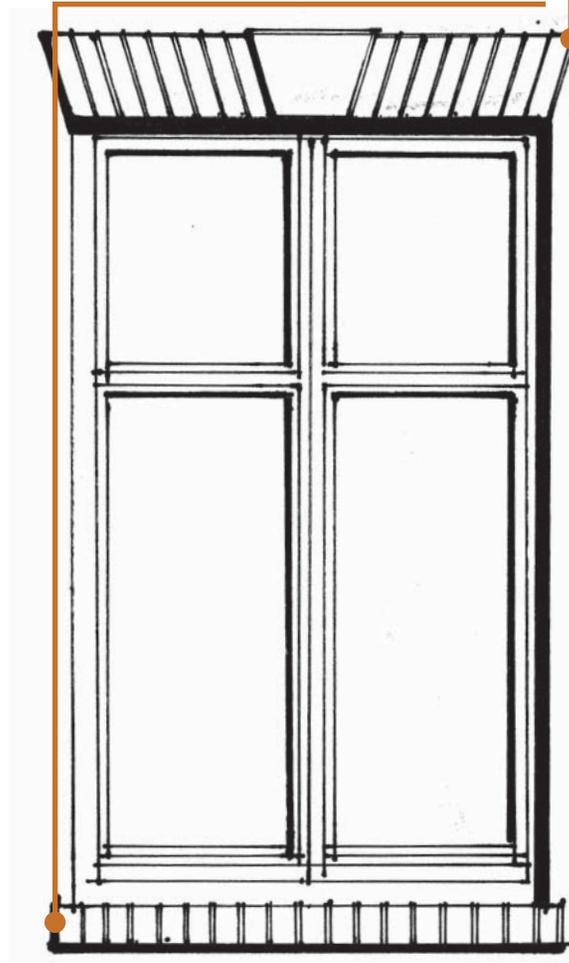
Features shown in this section correspond to the Rockwood Design Standards found in Section 7.0503(1)(B)(4)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Vertically-proportioned windows historically maximize window area while minimizing spanning distance



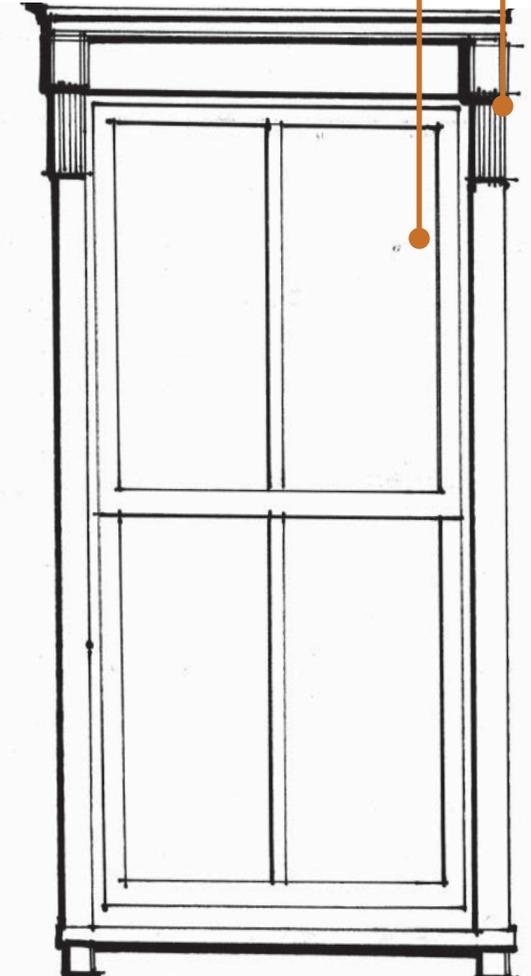
Windows show spanning element, such as an arch (flat arch shown) with keystone; see Section 7.0503(1)(B)(2)(D) and 7.0503(1)(B)(3)(D)

Sills project from window and are typically visually distinct from surrounding wall; see Section 7.0503(1)(B)(3)(D)



When spanning elements are not shown, decorative features surround windows

Windows comprised of small lights with simple, often symmetrical, mullions



Windows are often grouped into large openings; stone or brick columns frequently divide individual windows



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Traditional Mixed-Use Building

Building Entry

Features shown in this section correspond to the Rockwood Design Standards found in Section 7.0503(1)(B)(5)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Primary entry is emphasized with a change in depth along the facade and a change in roof form at the top of the building



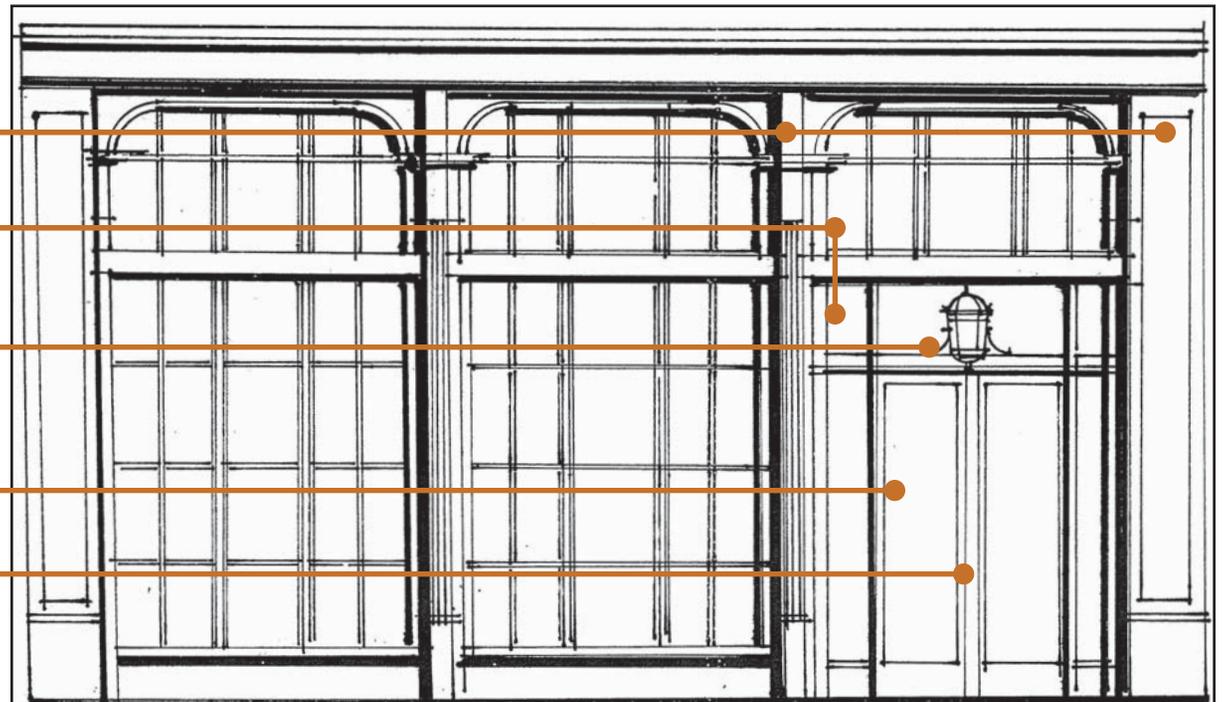
Major and minor columns flanking entry

Ornamental glazing surrounding door, including side lights and transom

Decorative light fixture illuminates the entry

High-quality door materials, including solid wood and glass

Oversized entry doors



Details

Italicized features shown in this section do not correspond to the Rockwood Design Standards and are not required, but are provided for additional guidance.

Medallion Example



Awning and Canopy Examples



Light Fixture Examples



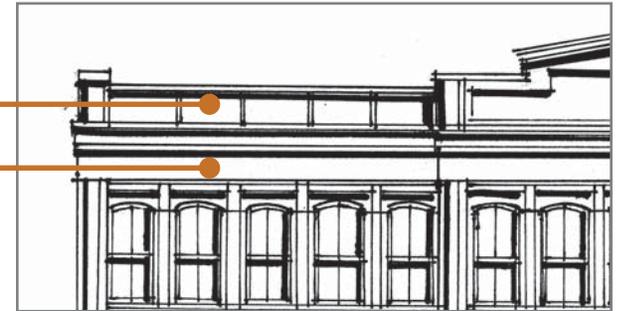
Traditional Mixed-Use Building

Roof Conditions

Italicized features shown in this section do not correspond to the Rockwood Design Standards and are not required but are provided for additional guidance.

Decorative panels/terra cotta on cornice

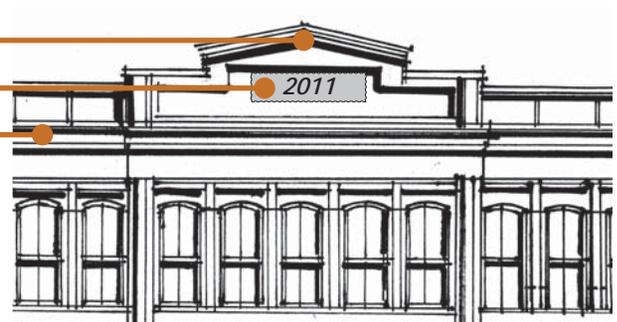
Belt course above top story



Change of cornice form at important areas

Building plaque with name or year built

Pilasters extend through cornice

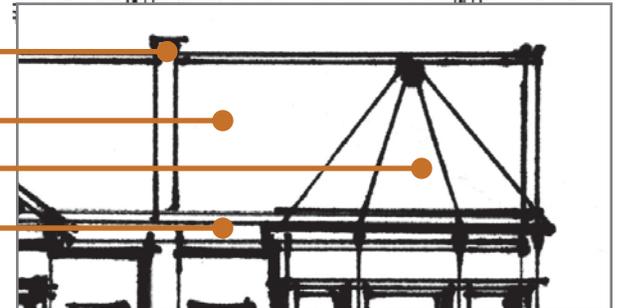


Party wall often extends above roof

Steeply pitched roof

Bay windows reflected in roof

Projected eave



Pediment enhanced with ornate molding

Change in roof form at projected bays

Highly detailed eave



Materials

Features shown in this section correspond to the Rockwood Design Standards found in Section 7.0503(1)(B)(7)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Primary Materials

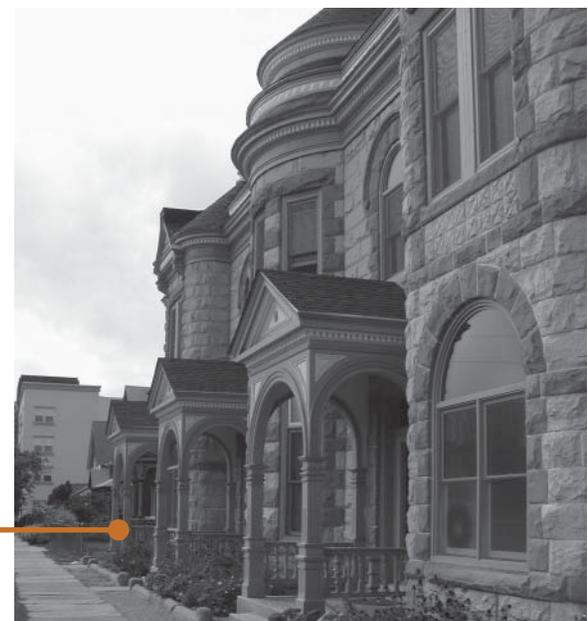
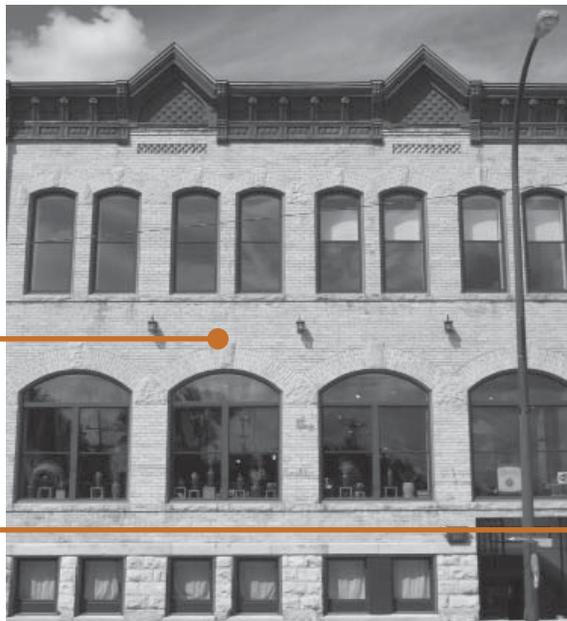
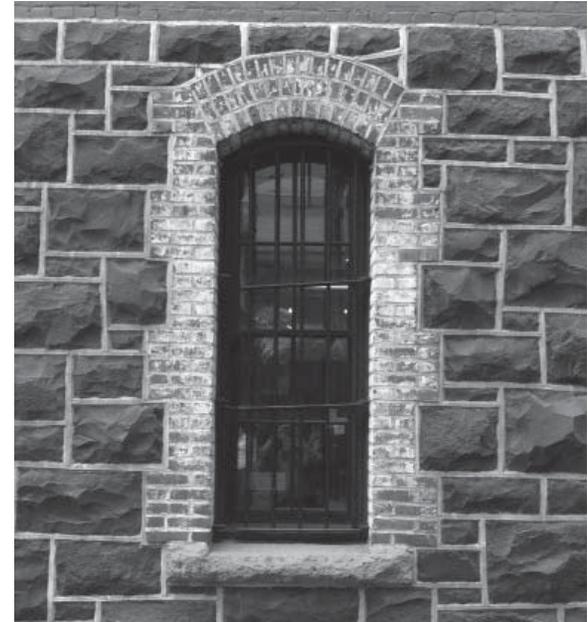
- Brick
- Stone

Secondary and Accent Materials

- Ceramic Tile
- Terra Cotta
- Wood
- Metal (patina finish)

Ornate brick details are frequently located above windows and at the cornice

Split stone details or facades are not uncommon in traditional buildings



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Transitional Mixed-Use Building



Fundamental Style Elements:

- Building is subdivided horizontally into sections.
- Building is subdivided vertically into base, middle and top sections.
- Facade has a tall ground floor with modestly detailed store fronts.
- Facade has parapet or roof elements that are simply composed.
- Ornamental elements are modestly incorporated.
- Entries and storefronts have simple framing details for window and door elements.
- Doors are tall and moderately detailed.
- Windows are proportioned to balance horizontal and vertical dimensions.
- Windows have simple framing elements.
- Rooflines emphasize sections of the facade with emphasis on the center.



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Transitional Mixed-Use Building

Facade Composition and Building Articulation

Features shown in this section correspond to the Rockwood Design Standards found in Section 7.0503(1)(B)(2)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Lintels or flat arches over windows add detail

Recesses between columns add relief, depth and shadows to the facade

Repeating pattern of columns or pilasters create order in the facade

Belt course above the ground floor differentiates the building base from upper stories



For illustrative purposes, the elevation contains simplified outline (left) and detailed rendering (right)

Ground Level Details

Features shown in this section correspond to the Rockwood Design Standards found in Section 7.0503(1)(B)(3)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Belt course over the ground floor is simplified

Transom windows above the storefront with larger lights

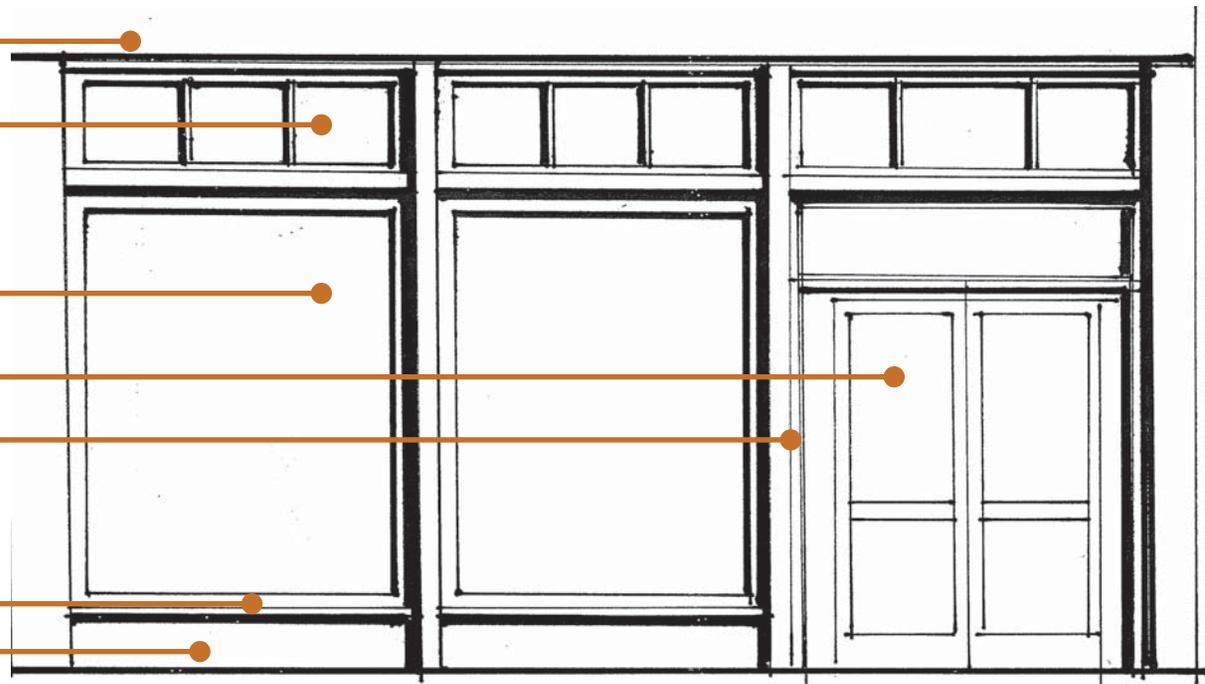
Large storefront windows provide visibility into space; see Section 7.0503(1)(B)(4)(D)

Double door with multiple windows offset on facade

Minor columns framing entry

Projected sill with recessed window establishes depth in the facade

Change in articulation establishes building base

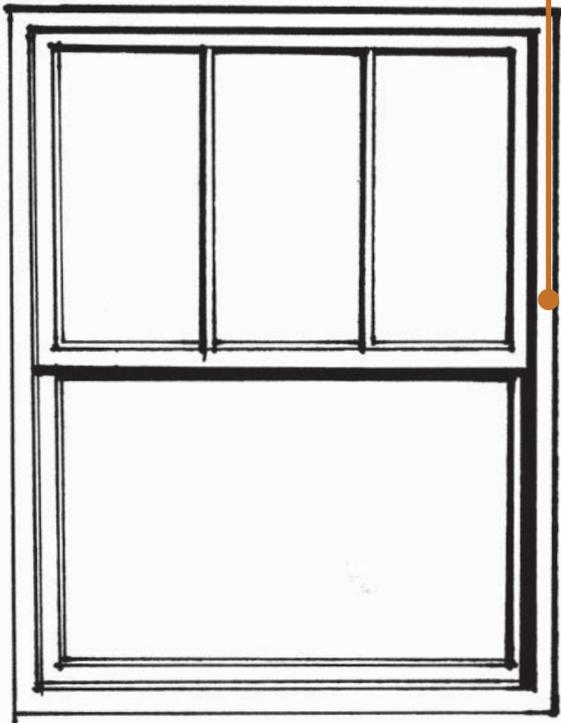


Transitional Mixed-Use Building

Windows and Transparency

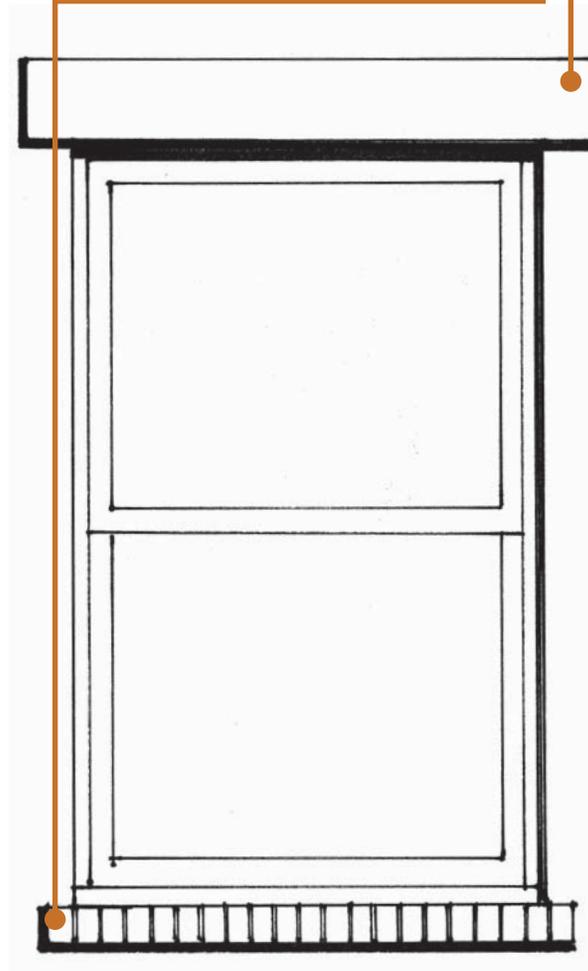
Features shown in this section correspond to the Rockwood Design Standards found in Section 7.0503(1)(B)(4)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Windows comprised of fewer, but often symmetrical mullions



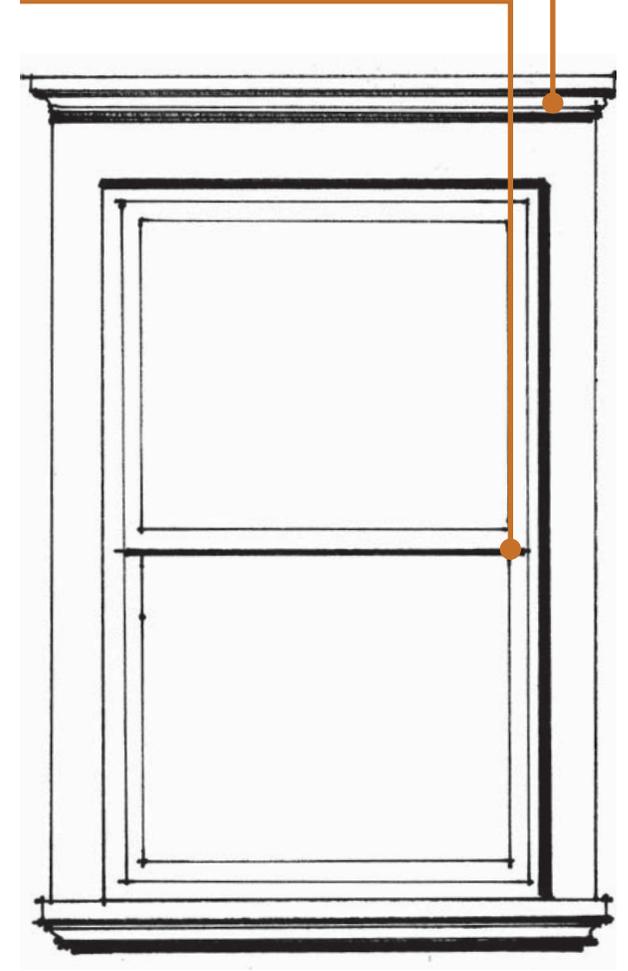
Windows show spanning element, such as stone lintel (shown); see Section 7.0503(1)(B)(2)(D) and 7.0503(1)(B)(3)(D)

Sills project from window and are typically visually distinct from surrounding wall; see Section 7.0503(1)(B)(3)(D)

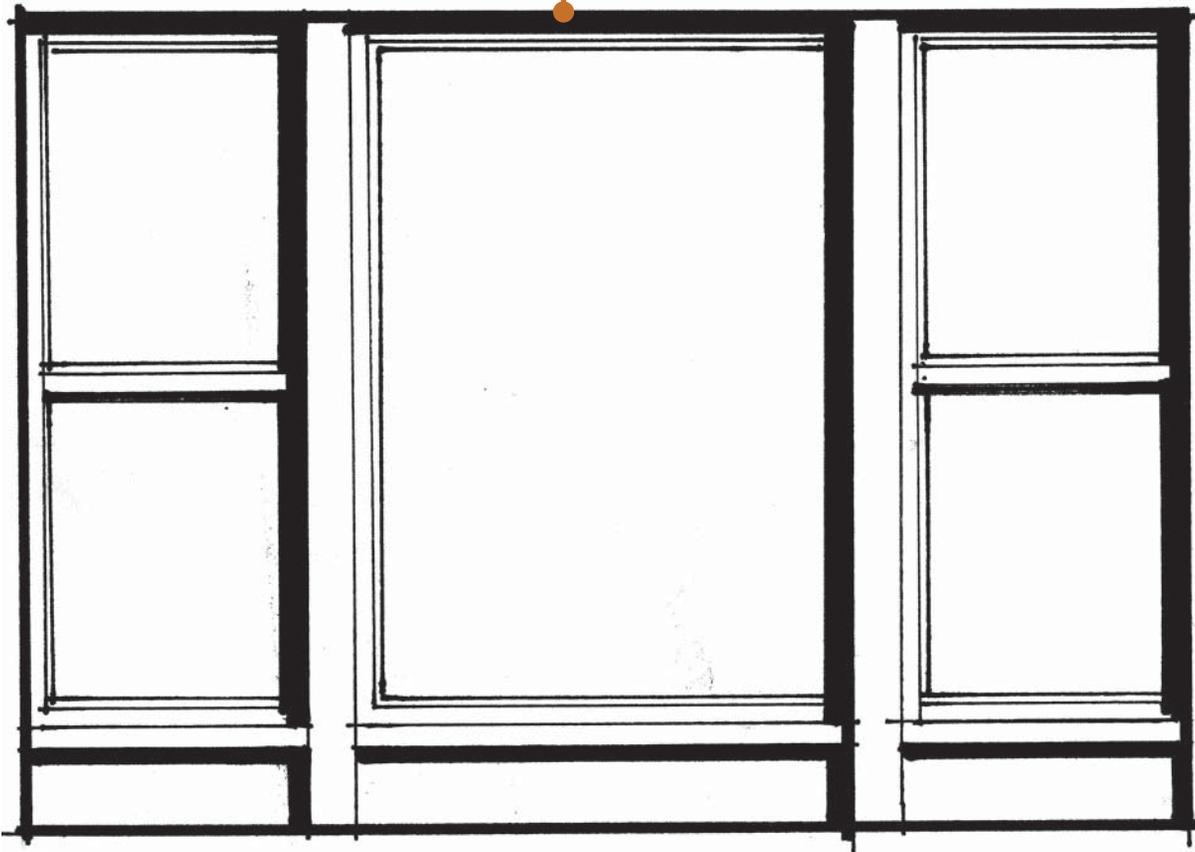


When spanning elements are not shown, simple decorative features surround windows

Vertical proportions are typical in windows, though may become more square than the traditional style windows



Chicago windows (a large fixed pane with operable windows on each side) are common in the transitional style



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Transitional Mixed-Use Building

Building Entry

Features shown in this section correspond to the Rockwood Design Standards found in Section 7.0503(1)(B)(5)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Entries are recessed from surrounding areas, creating visual distinction



Ornamental glazing surrounding door, often with address

Major and minor columns flanking entry

Oversized entry doors

High-quality materials on and surrounding the entry



Details

Italicized features shown in this section do not correspond to the Rockwood Design Standards and are not required but are provided for additional guidance.

Medallion Example



Awning and Canopy Examples



Light Fixture Examples



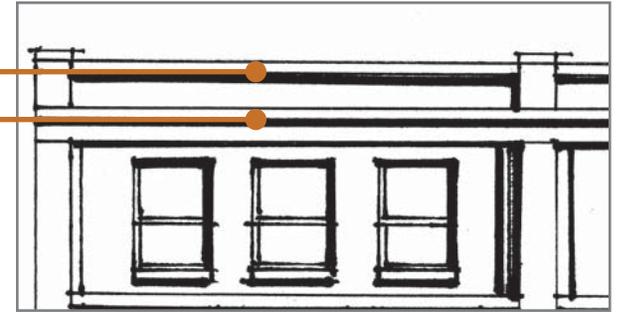
Transitional Mixed-Use Building

Roof Conditions

Features shown in this section do not correspond to the Rockwood Design Standards and are not required but are provided for additional guidance.

Belt course at top of cornice

Belt course above top story



Decorative brick patterns in cornice

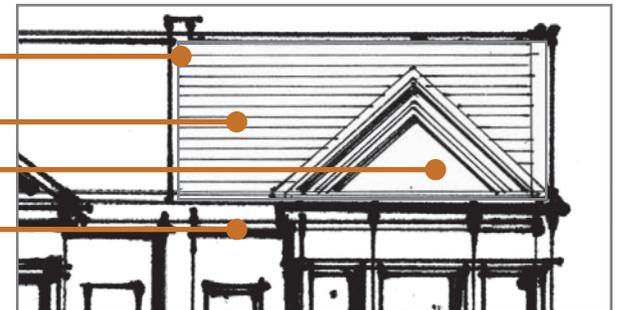


Party wall often extends above roof

Pitched roof

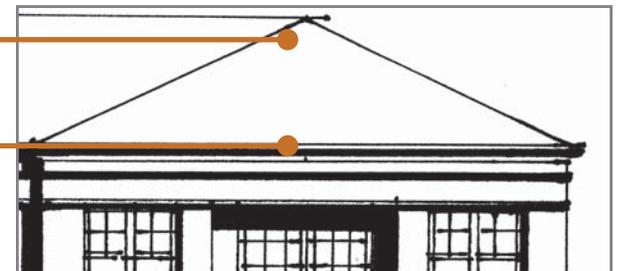
Dormer responds to bay windows

Projected eave



Change in roof form at projected bays

Simplified detail at eave



Materials

Features shown in this section correspond to the Rockwood Design Standards found in Section 7.0503(1)(B)(7)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Primary Materials

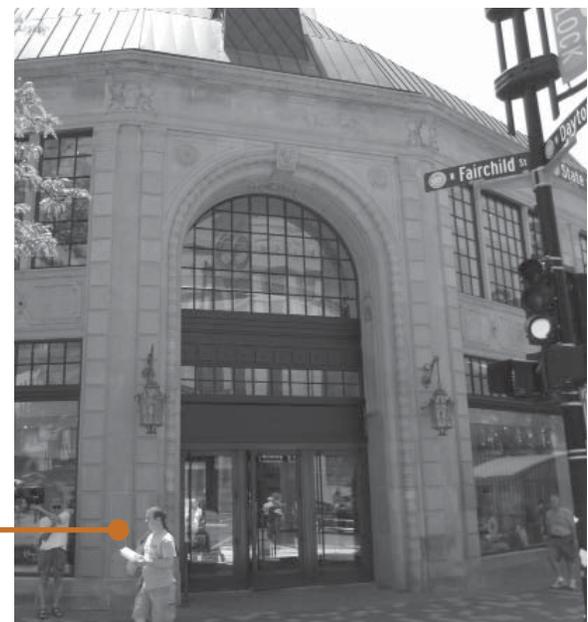
- Brick
- Stone

Secondary and Accent Materials

- Concrete Block
- Ceramic Tile
- Terra Cotta
- Wood
- Metal (patina finish)

Brick details simplified but frequently used in transitional styles

Cut stone creates a finished character on facades



Contemporary Mixed-Use Building



Fundamental Style Elements:

- Building is subdivided into structural bays or programmatic elements.
- Facade has articulation in frames and recessed or projecting panels.
- Facade has tall ground floor with simply articulated storefronts.
- Ornamentation is very simple or absent.
- Building has flat or simple angled roof elements.
- Entries and storefronts have simple framing details for window and door elements.
- Projecting flat awnings are incorporated.
- Windows have large panes of glass and simple framing elements.
- Windows may incorporate shading devices.
- Rooflines emphasize horizontality or special elements.



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Contemporary Mixed-Use Building

Facade Composition and Building Articulation

Features shown in this section correspond to the Rockwood Design Standards found in Section 7.0503(1)(B)(2)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Recesses between windows add relief, depth and shadows to the facade

Change in plane above the ground floor differentiates the building base from upper stories



Ground Level Details

Features shown in this section correspond to the Rockwood Design Standards found in Section 7.0503(1)(B)(3)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Belt course over the ground floor created by structural frame establishes shadows

Transom windows with larger lights

Wall sconces mounted on columns

Large storefront windows provide visibility into space; see Section 7.0503(1)(B)(4)(D)

Recessed window with sill establishes depth in the facade

Bulkheads, concrete or stone

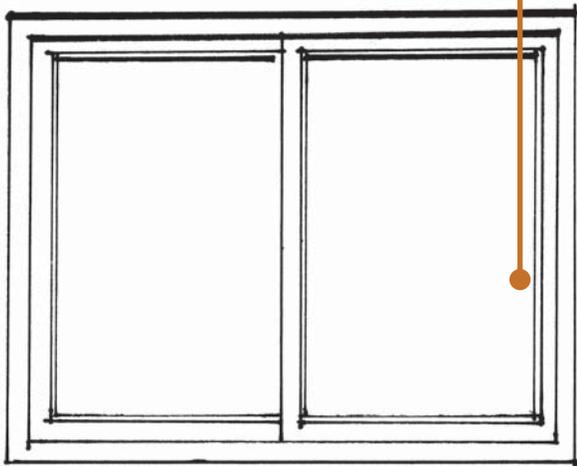


Contemporary Mixed-Use Building

Windows and Transparency

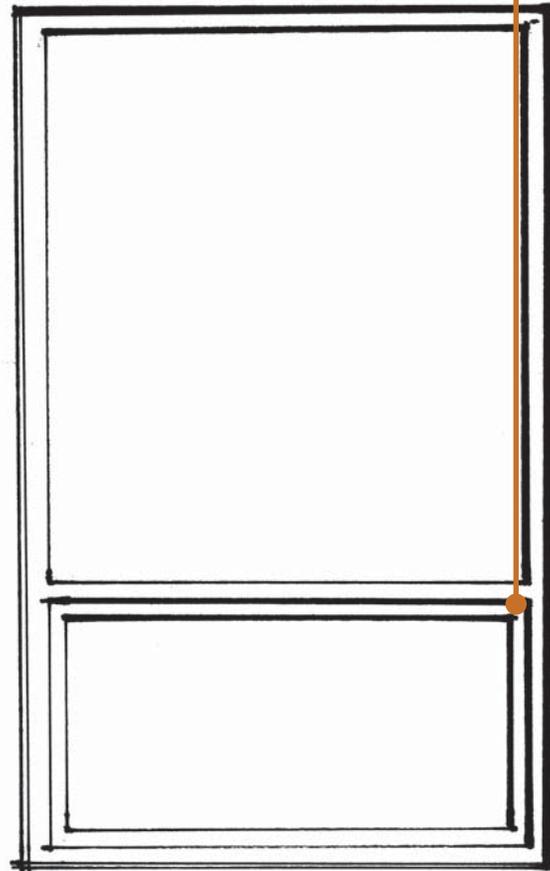
Features shown in this section correspond to the Rockwood Design Standards found in Section 7.0503(1)(B)(4)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Greater variety in proportion; window openings may be horizontal but should not create horizontal geometry in the facade

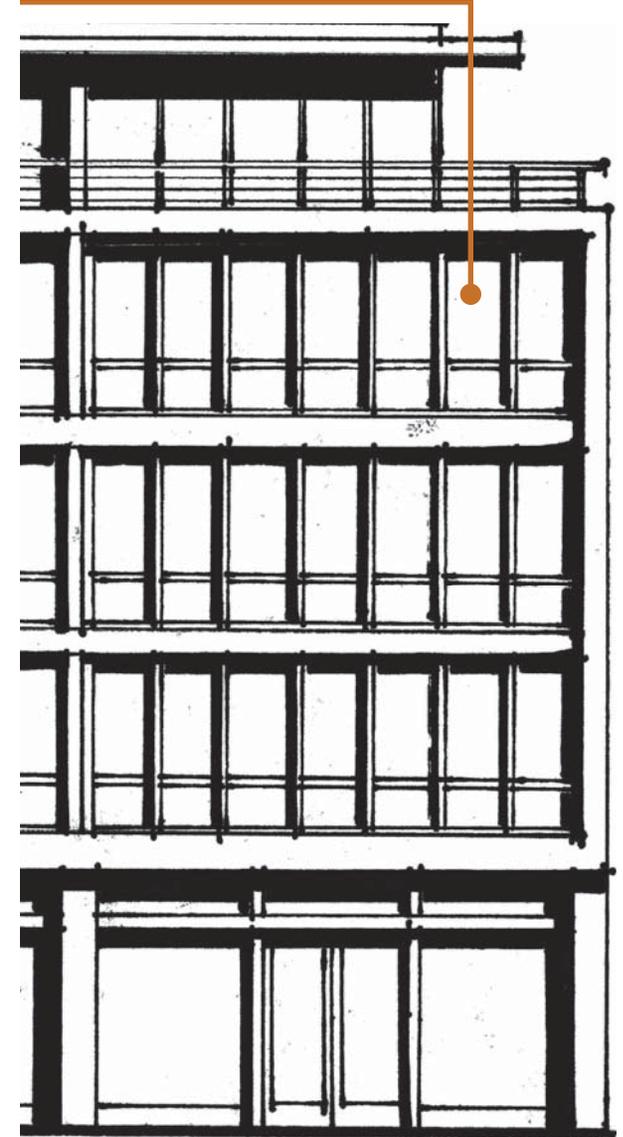


Window mullions often asymmetrical

No visible spanning element; window may appear "punched" through wall



Windows often comprise the entire facade of contemporary buildings



Window groupings often incorporate asymmetrical patterns



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Contemporary Mixed-Use Building

Building Entry

Features shown in this section correspond to the Rockwood Design Standards found in Section 7.0503(1)(B)(5)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Entry is recessed from surrounding areas, creating visual distinction



Major and minor columns flanking entry

Wall sconces are present on both sides of the entry

Ornamental glazing surrounding the door including side lights

Oversized entry doors

High-quality materials on and surrounding the entry



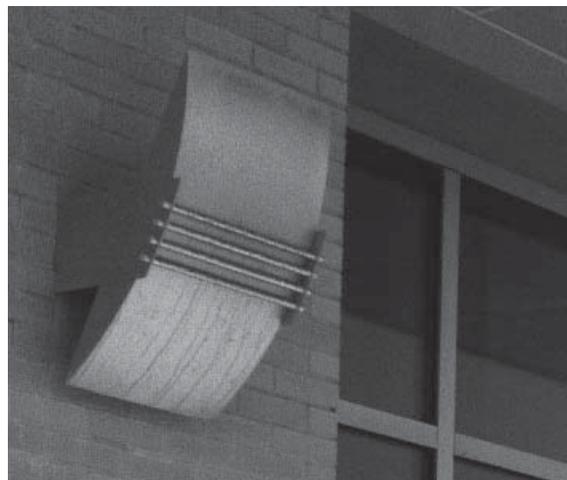
Details

Features shown in this section do not correspond to the Rockwood Design Standards and are not required but are provided for additional guidance.

Awning and Canopy Examples



Light Fixture Examples



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Contemporary Mixed-Use Building

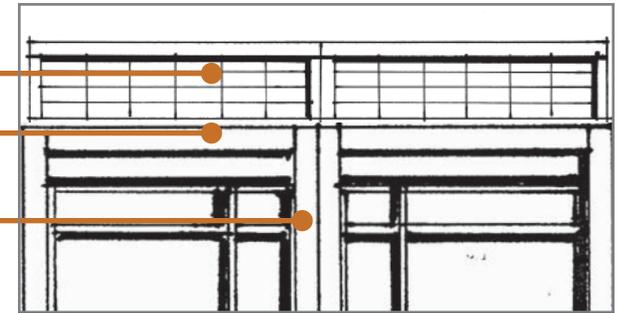
Roof Conditions

Italicized features shown in this section do not correspond to the Rockwood Design Standards and are not required but are provided for additional guidance.

Simple geometric pattern or railing on parapet

Belt course above top story

Columns expressed into parapet

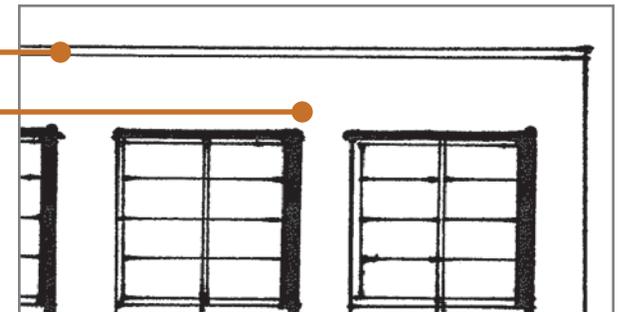


Projected roof extends beyond the wall plane



Small belt course at parapet edge

Simple parapet, no cornice



Materials

Features shown in this section correspond to the Rockwood Design Standards found in Section 7.0503(1)(B)(7)(D). *Italicized elements are not required by the Design Standards but are provided for additional guidance.*

Primary Materials

- Stone
- Glass
- Stucco
- Brick

Secondary and Accent Materials

- Precast or poured in place concrete
- Metals

Simplistic details, primarily reveals, express nature of materials

Stone frequently cut and polished for clean appearance

