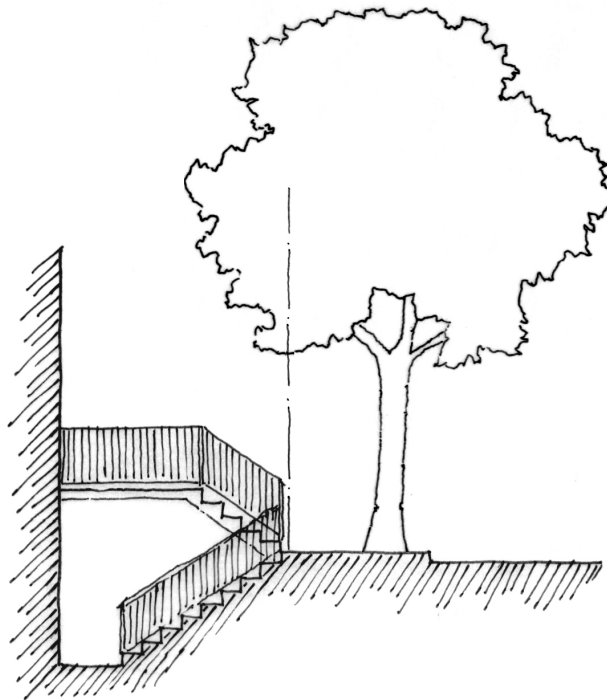
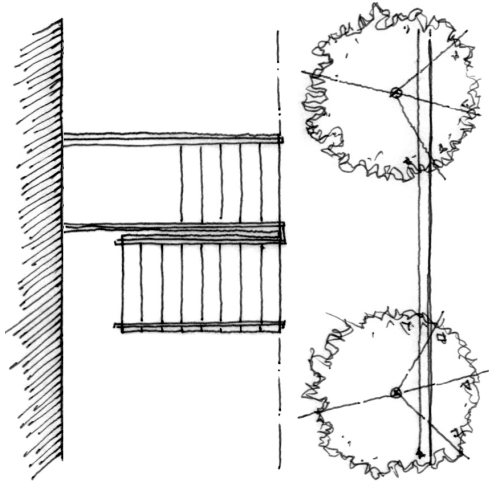


T5 PUBLIC REALM



TERRACE/LIGHTWELL



- Definition: A frontage where the façade is set back from the frontage line by an elevated terrace and/or sunken lightwell
- Least public of all T5 frontages
- Transition space that acts as a vertical buffer between residential space and urban side walks
- Separates private yard from public encroachment
- Two possible entry points are ideal for live-work
- Terrace/Lightwell is able to convert to public use
- Size and depth of well/terrace varies widely but should be no less than 4' wide
- Typically constructed of masonry with iron railings/metalwork

Definition & Characteristics

TERRACE/LIGHTWELL



Examples

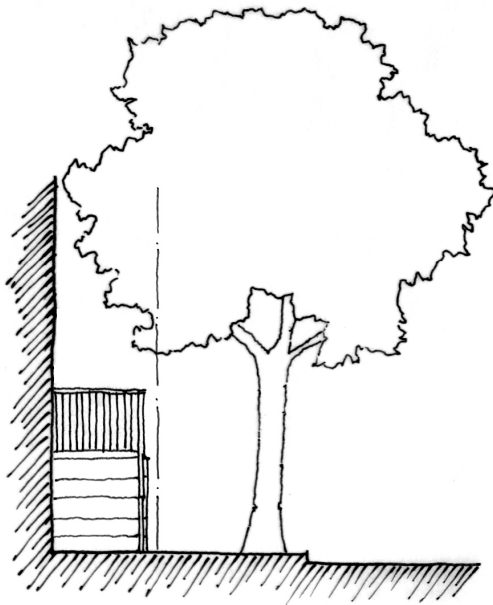
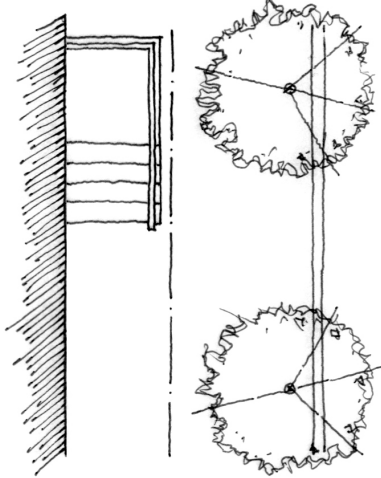
TERRACE/LIGHTWELL



- Vertical buffer between pedestrian and private space
- Provides flexible outdoor space for vegetation and gardens visible from the street
- Least public/interactive of T5 frontages

Experience in the Public Realm

STOOP



- Definition: A frontage where the façade is aligned close to the frontage line with an raised entry accessed by an exterior stair and landing
- Semi-public space
- First story is elevated from the sidewalk for privacy
- Landing may or may not be roofed
- Transition space that buffers residential from urban side walks
- Primarily residential but may be used in live-work setting – if first story is elevated enough, stoop may provide for an entry below
- Typically constructed of masonry piers with metal or wood railings and columns

STOOP



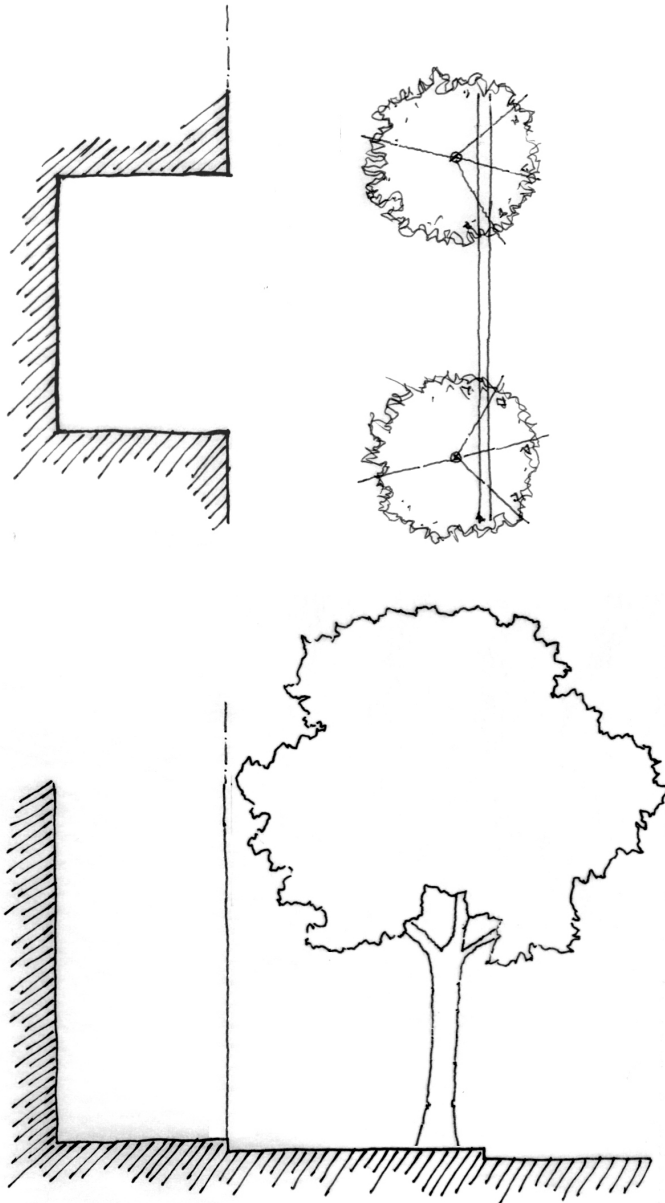
Examples

STOOP



- Vertical buffer between pedestrian and private space
- May provide space for vegetation and potted plants visible from the street
- Creates a rhythm along the street

FORECOURT



-Definition: A frontage where a portion of a façade or building line is close to the frontage line and the central portion is set back. This may occur in one building or in a composition of buildings.

-Semi-public space

-Transition between public and private realm

-May be used for vehicular circulation, building circulation, or vegetation

FORECOURT



Examples

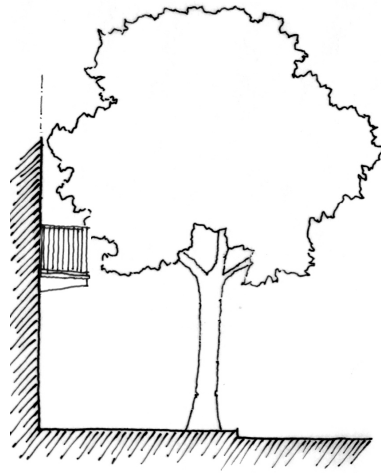
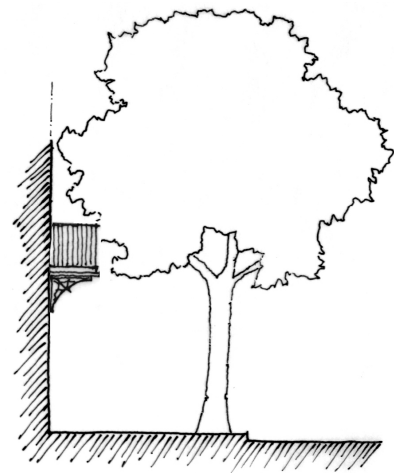
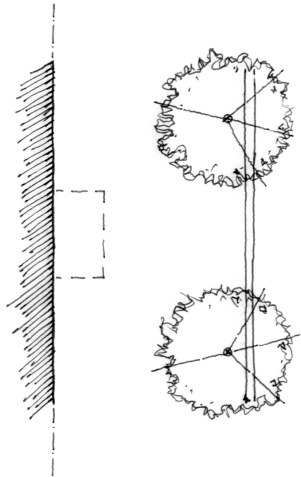
FORECOURT



- Separation from public space with a low hedge, wall or slight elevation change defines the pedestrian path of travel
- Creates visual interest with the undulation of a single building or multiple buildings
- Provides enclosed semi-public space adjacent to the public realm

Experience in the Public Realm

BALCONY



-Definition: A frontage projection that overhangs the sidewalk and allows for usable space above. Balconies may be used with any variety of frontage types.

-Suggested projection range:

*Cantilevered - 36" max

*Bracketed – 36"-72"

-Provides protection from the sun and weather for building openings

-Suitable for hanging signs and lighting

-May be made of wood or metal, with metal or masonry brackets; railings are typically metal in T5

BALCONY



Examples

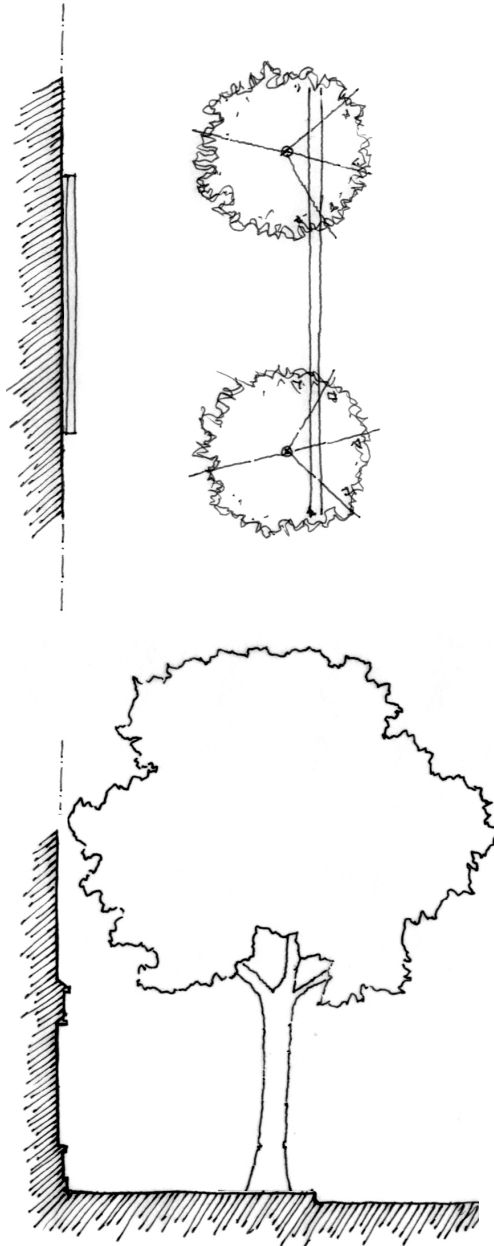
BALCONY

- Provides interaction between the street and the second level
- Promotes upper level activity
- Provides protection from sun and weather for pedestrians
- Begins to add to the street enclosure



Experience in the Public Realm

SHOPFRONT



-Definition: A frontage where the façade is aligned close to the frontage line with the building entrance at sidewalk grade.

Shopfronts are characterized by highly detailed and articulated entry and display spaces.

-Typical for retail use but easy to change function internally (flexibility)

-Defines the first floor a building – typically 14'-16' in height

-Should express the building order

-Should consist of at least 70% glazing

-Should include lighting and signage

-May be built out of a wide range of materials

-Often used in conjunction with other frontages and frontage elements

SHOPFRONT



Examples

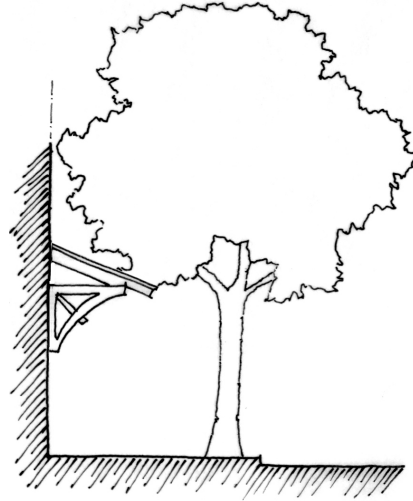
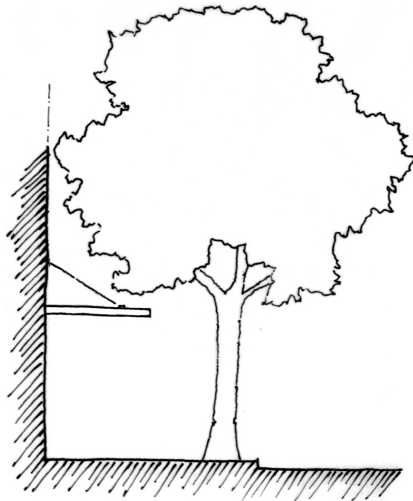
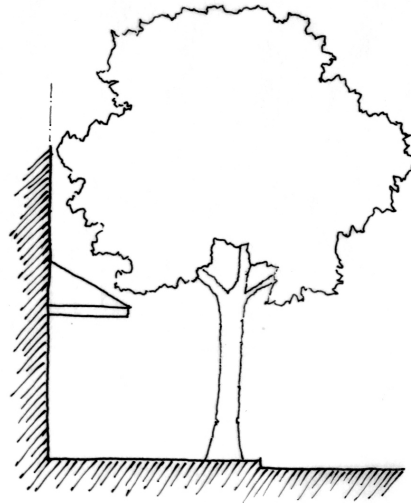
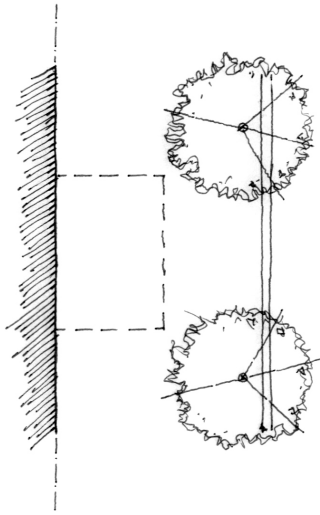
SHOPFRONT



- Highly detailed, visually interesting part of the building that provides visual interest, specifically for the retail experience
- Encourages slow pedestrian movement (window shopping)

Experience in the Public Realm

AWNING



- Definition: A frontage projection that overhangs the sidewalk but does not provide usable outdoor space above.
- Often used in retail applications
- Provides protection from sun and weather for the building openings
- Three common types: Fabric, Bracketed and Suspended/Cantilevered
 - Fabric and bracketed are most restricted in depth
 - Fabric awnings may be retractable to adapt to weather conditions
 - Suspended awnings may project up to 10'-12' from the building
- Types vary tremendously in price, style and material

AWNING - FABRIC



Examples

AWNING - BRACKETED



Examples

AWNING – SUSPENDED/CANTILEVERED



Examples

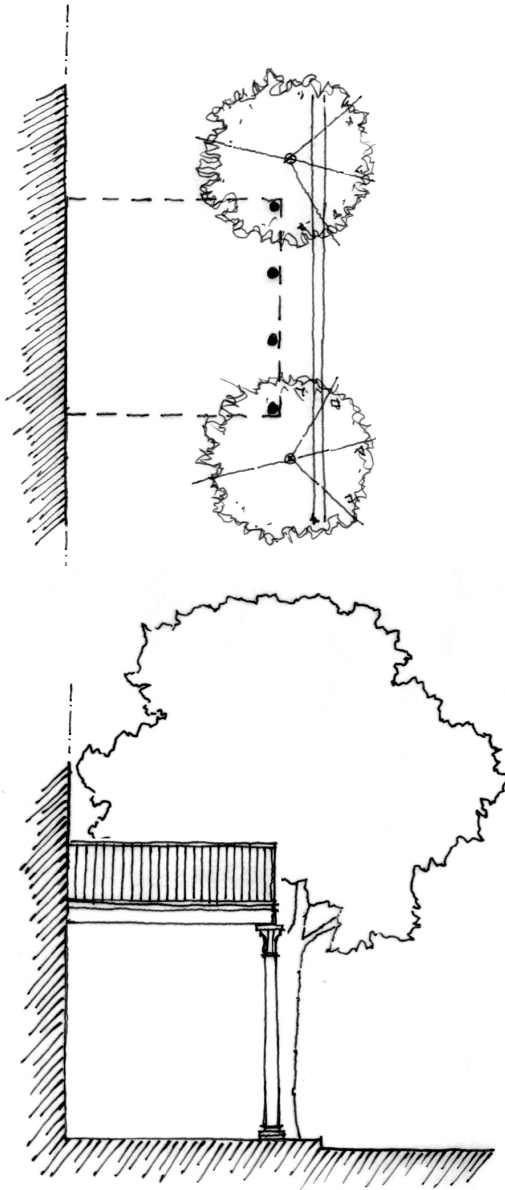
AWNING

- Provides pedestrian with protection from sun and weather
- Add visual interest to building
- Deep awnings provide a sense of enclosure for the pedestrian



Experience in the Public Realm

GALLERY



- Definition: A frontage where the façade is aligned close to the frontage line with an attached lightweight colonnade overlapping the sidewalk.
- Colonnade is an addition, and is not integral to the structure of the building
- Often used in retail applications
- Often has usable outdoor space above which promotes second level activity
- Suggested range of depth - 10'-14'
- Suggested height - 12' minimum
- Successfully necks down street proportions
- May accommodate signage and lighting
- Typically made of wood or metal
- Slender columns suggested for retail applications

Definition

GALLERY



Examples

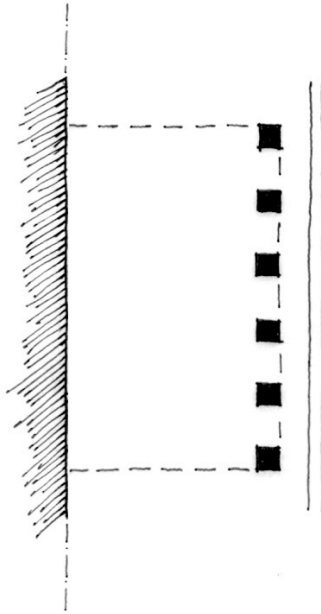
GALLERY



- Provides pedestrian with protection from sun and weather
- Add visual interest to building – provides ample opportunity for intricate iron work and detailing
- Excellent protection from sun and weather
- Provides pedestrian with a sense of enclosure while allowing them to easily see into the building

Experience in the Public Realm

ARCADE



-Definition: A colonnade supporting habitable space that overlaps the sidewalk. The façade at sidewalk level remains at or behind the frontage line.

-Visually, proportions must carry the weight of the building

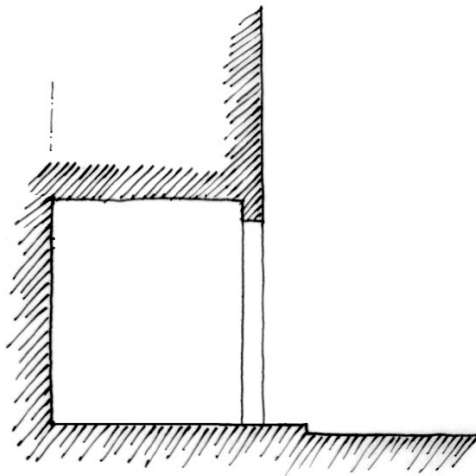
-Often used in retail applications

-Suggested minimum depth of 12'

-The best means of street enclosure

-May accommodate signage and lighting

-Typically made of masonry



Definition

ARCADE



Examples

ARCADE



- Provide pedestrian with excellent protection from sun and weather
- Provides a sense of enclosure and separation from the street or adjacent space
- Excellent protection from sun and weather as it allows pedestrian to pass completely under cover
- Creates a rhythm along the street

Experience in the Public Realm