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
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
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 sidewalks
- 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

Experience in the Public Realm
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
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
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

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

Examples
AWNINGS

- 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
-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
- 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
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
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