

TOWN OF BROOKHAVEN



ILLUSTRATION: ELA DOKONAL, LEED AP; ADL III ARCHITECTURE PC

J - DESIGN MANUAL

2010

TOWN OF BROOKHAVEN

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INTRODUCTION

A. PURPOSE OF THE DESIGN MANUAL

The “J Business District Design Manual” provides a set of *design guidelines*¹ and *standards*² which illustrate the provisions set forth in Town Code Article XIXA, J-Business District (Transitional Business). The legislative intent underlying the J Business District is “to maintain the unique and historic character of [an area] through the maintenance of the architecture and streetscape, the consolidation of roadway access, [and] the minimization of parking within the front yard.”

The Design Manual is not a substitute for zoning regulations; rather, it provides the framework for site development, building form, streetscape, and architectural and landscape character to further the legislative intent of Article XIXA and to ensure that community character and identity are not undermined by inconsistent development.

B. APPLICATION OF GUIDELINES AND STANDARDS

The guidelines outlined in this manual are advisory in nature and are provided as additional detail, context and direction on recommended development practices. Compliance with design guidelines provided in this manual is strongly encouraged.

The design standards provided herein set forth mandatory parameters and requirements that must be met in J Business District development proposals.

Interpretation of design guidelines and standards is the responsibility of the Planning Board. It is important to recognize that each parcel, site plan and proposed development is unique, and the Planning Board will exercise discretion in applying guidelines in accordance with purposes of this Design Manual to achieve the stated intent of the J Business District legislation.



¹- GUIDELINES ARE RECOMMENDATIONS ONLY, INDICATED BY “*” AFTER THEIR INDICATED REFERENCE NUMBER (e.g. “A.1*”)

²- ALL STANDARDS ARE MANDATORY, AND ARE INDICATED BY A REFERENCE NUMBER (e.g. “B.1”)

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ARCHITECTURAL DESIGN GUIDELINES

The following is provided in addition to § 85-215, Architectural Requirements, Town of Brookhaven code.

A. ARCHITECTURAL STYLE

The promotion of particular building style and architectural period is not stipulated; however, traditional building style is encouraged to enhance the existing character of the Town's residential areas. Although many existing buildings are representative of distinct periods and architectural treatments, the construction of well planned, creatively designed, and appropriately scaled and sited architecture, which will contribute to the overall quality of the built environment, is the ultimate goal. Since the design criteria and the development approach does not attempt to address all of the design issues relevant to proposed development, specific requirements provided herein are open to interpretation and when creatively followed contribute towards planning of well-designed buildings and projects.

- A.1 ■ Preserve and repair historic structures and their character-defining features.
- A.2 ■ Buildings shall have a consistent architectural treatment of the front and the rear. Such treatment maintains the architectural integrity and finished appearance throughout the project, from all vantage points within and outside the redeveloped area.
- A.3* ■ Building design should take into consideration the unique qualities, history and the dominant character of the surrounding area.



Fig 2-1: Examples of successful J Business architectural building types

B. MASSING

- B.1 ■ The building's perceived massing should be reduced whenever possible. The reduction can be achieved by redistributing building mass into smaller scale components (also see page 10). Ideally, the internal function of the building may indicate a logical hierarchy for breaking down the mass of the building.
- B.2 ■ Buildings should be of similar scale and massing to residential buildings in the surrounding neighborhoods, and should have a design that provides variety and character within a project.



MAIN BODY

The first step in designing a house is to determine the Main Body Massing Type. This guides the development of a new building plan or the modification of an existing plan.



WINGS AND PORCHES

Wings are building additions that break the massing of the main body by adding more space. They can be one storey or two story, added in many combinations. Porches are outdoor rooms most commonly used as weather protection for front entrance. They soften the appearance of the building and break the massing, by adding shadow and depth, as well as additional details to the building.



DOORS AND WINDOWS

Most architectural styles have predefined patterns for openings, and windows and doors are critical in reinforcing the style. Special windows and doors should be used as accents.



FINAL ASSEMBLY

The final assembly of various components should produce a building of recognizable character and quality.

Fig 2-2



Fig 2-3: DO: examples of successful J Business architectural building types



Fig 2-4: DON'T DO: example of J Business property with lack of architectural character: poorly positioned and proportioned signage, unfriendly features (chain link), lack of landscaping around the perimeter of the foundation, and large amount of blank wall exposure

Fig 2-5: DON'T DO: This office building is not representing J Business building type: it is not residential in character, does not have clearly defined base-middle-top features and has primarily vertical instead of horizontal expression lines.

The apparent mass of a building may be further reduced by the use of the following standards and guidelines:

- B.3 ■ Provide an expression line and a well-defined base, middle and top to the building. Articulation of the expression line between the building levels can be done by placement of a cornice, canopy, balcony, arcade or another architectural feature.
- B.4 ■ Provide variations in roof form and parapet heights. Articulate the roofline by stepping the roof, rotating roof ridge to be perpendicular to the length and by incorporating dormers, chimneys, or gables.
- B.5 ■ Incorporate clearly pronounced recesses, projections, and/or subtle changes in texture and color of wall surface.
- B.6* ■ Entries should be protected and/or recessed.
- B.7* ■ Use of deep-set windows with mullions is recommended.
- B.8* ■ Provide vertical accents or focal points (such as gable roofs, dormers etc). Use of special architectural elements, such as but not limited to towers, turrets and corner cut-offs, is encouraged (specially at major street corners). These elements should be in scale with the overall structure



Fig 2-6: Illustration demonstrating building components as they read in horizontal way (see also Fig 2.10, page 10)

Fig 2-7: Illustration demonstrating compatibility of large extension with original historical structure

ADDITION TO EXISTING BUILDING - UNSUCCESSFUL SUBMISSION



- Addition has no vertical or horizontal break, too big in massing, no expression line, large amount of blank wall. Massing and details of the addition are not suitable with the style of the original house.

ADDITION TO EXISTING BUILDING - RECOMMENDATION (same square footage)



- Addition is more suitable in massing and details to original house.

- B.9 ■ The building mass or portions of a building mass over 25 feet in length should be broken into smaller elements, consistent with the proportions of the architectural style selected, while keeping the overall appearance of a single family home. Methods that could possibly be used are (but not limited to):
- incorporation of details and building elements that visually break the overall massing
 - using a pronounced change in massing and/or pronounced changes in wall planes with significant variations in the cornice/roof line

Fig 2-8: Examples of long building elevations, with massing broken-up by the articulated use of building design elements. The character of these buildings maintain the residential character of larger shingle style homes



C. BUILDING HEIGHT

- C.1* ■ The perceived building height can be reduced by reduction in the overall building mass (angles in vertical planes) as well as by proper articulation of the expression line (body, middle, top).
- C.2* ■ The perceived building height can be reduced by lowering the roof line.
- C.3* ■ The perceived building height can be reduced by exchanging the vertical planes with angled planes.

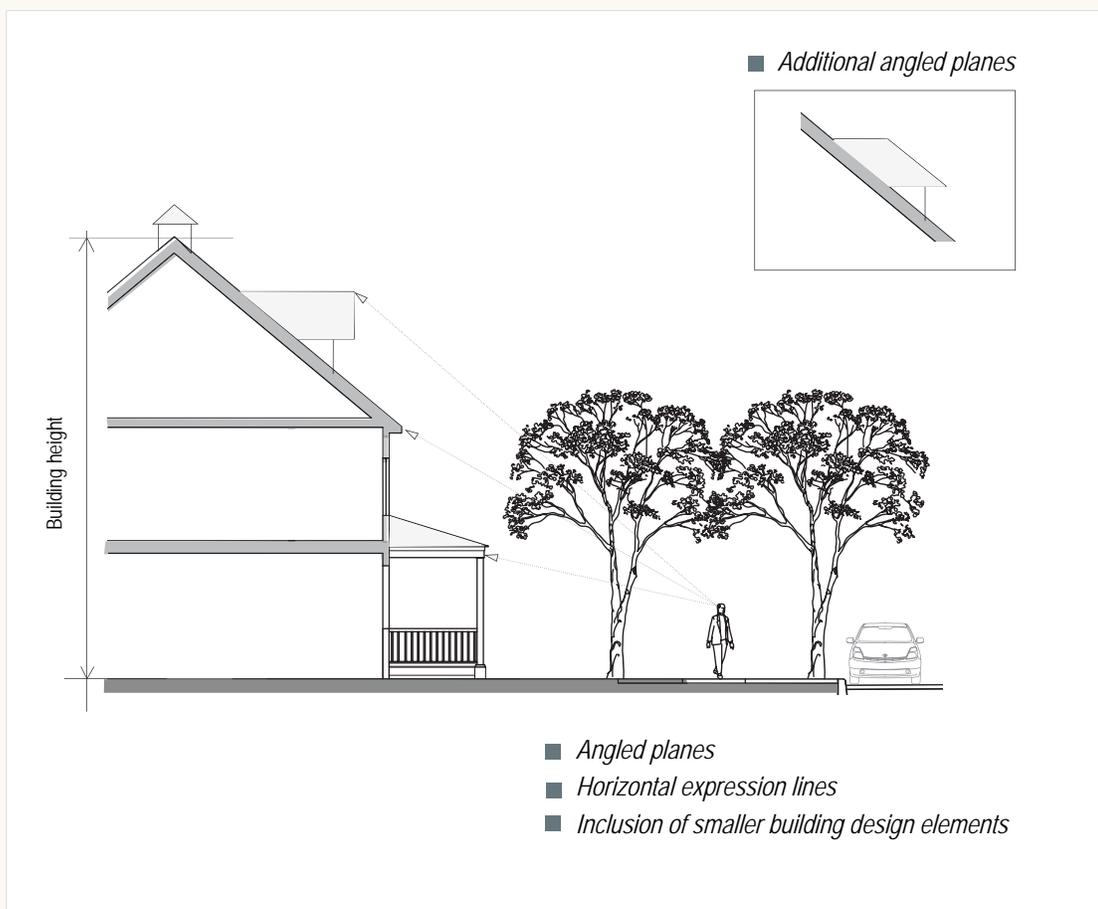


Fig 2-9: Illustrating elements that reduce perceived building height

D. MATERIALS AND COLORS

Preservation of community's architectural character and integrity is achieved through integration of form, style, and the use of constituent materials represented in its vernacular.

Building materials are important for perception of the local environment and they can provide governs for many aspects of vernacular architecture, dictating the character. In addition, they add or subtract from the quality of the public realm and a sense of place.

Choosing right materials can mean a more appealing project. Salvaged building products offer a sustainable, one-of-a-kind touch to eco-friendly buildings.

FAÇADES- MATERIALS

- D.1 Whenever possible, use materials represented in local vernacular (locally found/manufactured materials).
- D.2 In general, the use of natural building materials, such as wood, brick, stucco, stone, or cementitious materials is preferred. Preference is always given to materials derived from renewable resources.
- D.3
 - ARM'S LENGTH RULE— Substitute materials may be used for natural materials, but their appearance must be indistinguishable from the original at arm's length or less. All materials below the second floor should meet this rule.
 - EYES ONLY RULE — Substitute materials used at or above the second floor must be indistinguishable from the original at a distance of 10 feet.
- D.4 No more than two siding materials may be used (not including the foundation material or trim work).
- D.5 Separations between materials shall be primarily horizontal.
- D.6 Finish materials should be oriented so as to accentuate horizontal lines.
- D.7 Heavier materials shall always be below lighter materials.
- D.8 Shingle and clapboard siding shall be installed with a maximum of 6" to the weather.
- D.9* Stone, whether natural or dressed, should only be used as a secondary or accent material.
- D.10* Painted brickwork and the use of unfinished concrete and/or concrete block for exterior walls material, is highly discouraged.

ROOF- MATERIALS

- D.11 Preferred roofing materials are wood, slate, ceramic, copper, metal. Fiberglass asphalt shingles are recommended. Green roofs are encouraged.
- D.12 The use of metal roofing should be limited to small roof areas for accent purposes.
- D.13 Low-slope roofs that are visible to pedestrians should be finished so as to have the least visual impact.

RECOMMENDED SUBSTITUTE SIDING MATERIAL - FIBER CEMENT AND COMPOSITE MATERIALS (WOOD FIBER AND RESIN):

Composite siding materials made of wood fiber (derived from renewable resources) and high quality resin are the prime substitute for wood products. Both fiber cement and wood-fiber-and-resin materials are cut and nailed just like wood, and do not have the obtrusive channels and seams of vinyl siding and they generally have good impact resistance. They generally require very little maintenance, once installed and painted; some products are factory primed. Their ability to be painted allows for unlimited color palette (unlike vinyl or aluminum) and when desired, for a less costly change in appearance. These products are very durable materials not susceptible to termites or rot.

RECOMMENDED SUBSTITUTE TRIM MATERIAL - COMPOSITE MATERIALS (WOOD FIBER AND RESIN). SYNTHETIC MILLWORK PRODUCTS *are recommended for their durability.*

RECOMMENDED SUBSTITUTE ROOF SHINGLES

Fiberglass shingles (usually called laminated or architectural-grade) are preferred asphalt shingles for visible roof finishes. They are heavier than other asphalt shingles, more durable and also give a more varied, contoured visual effect to a roof surface. Specially recommended are the products with reflective roofing technology (granules that minimize heat transfer); they are designed to reduce a building's energy consumption.

RECOMMENDED SUBSTITUTE PRODUCTS FOR MASONRY PRODUCTS
STONE VENEER (CAST STONE), BRICK VENEER, PRECAST CONCRETE

COLORS

- D.15 Finish colors should coordinate with color schemes on nearby buildings.
- D.16* Avoid the use of intense hues of color, using more than vivid color per building,
- D.17* Contrasting colors that accent architectural details are encouraged.
- D.18* The use of silver, chrome, or shiny metallic-looking colors or materials is discouraged.

E. SPECIAL BUILDING ELEMENTS

- E.1 One way to achieve this breakdown is to provide a well-defined BASE, MIDDLE and TOP to the building (in addition, refer to section B, page 6-7):

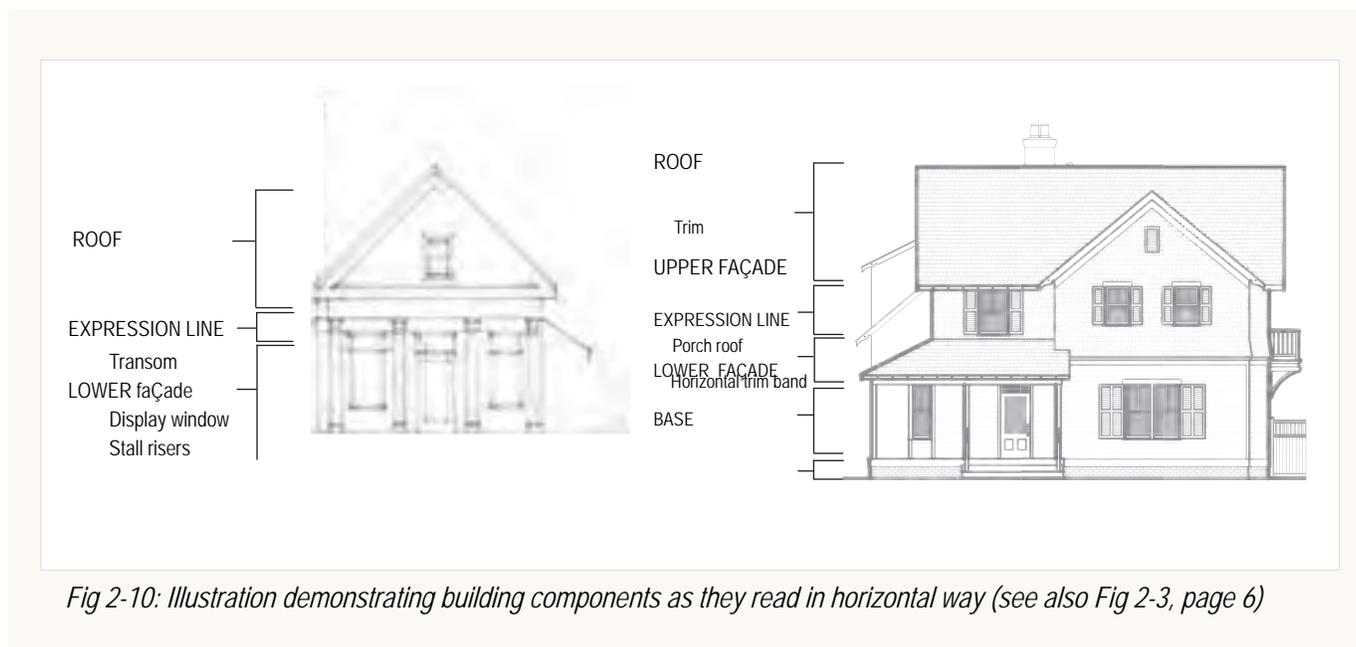


Fig 2-10: Illustration demonstrating building components as they read in horizontal way (see also Fig 2-3, page 6)

- E.2 ■ A solid building base may be achieved by elements such as low planters and walls, base planting, a base architectural veneer banding (wainscot) and treatments defined by a different material, texture or color. Addition of covered walkways, trellises or architectural awnings provide deep shadow at ground level.
- E.3 ■ Using features such as distinct and multiple architectural roof forms, clearly pronounced eaves, and distinct parapet designs and cornice treatments may achieve a well-defined building top.

i.

ENTRANCE AND WINDOWS

■ ENTRANCE

- E.4 ■ As one of the most important parts of the building, the main entrance shall be easily identifiable, clearly visible from the street and connected directly from the front sidewalk, except in courtyard designs. Secondary entrances may open to a rear parking lot.
- E.5 ■ When rear parking is provided, the provision of secondary rear entrances and pleasing rear facades is strongly encouraged. The design of the rear entrances and facades should be appropriately detailed to provide an attractive appearance. All service areas should be screened from the view.
- E.6 ■ Doors and entryways should be compatible with the architectural style of the structure.
- E.7 ■ Adequate lighting shall be located near entrances; they provide security, pedestrian safety and can be used for decorative purposes.
- E.8 ■ Rear entrances should be marked by attractive signs. All signs should be modestly scaled to fit the character of the building.
- E.9 ■ Importance of designing for people with physical disabilities (inability to walk, difficulty walking, reliance on walking aids etc) is mandated by the state building codes and ADA regulations. The accessible entrances are considered public and common use spaces and must meet the code requirements. The accessible entrance must be connected by an accessible route to public transportation stops, accessible parking and passenger unloading zones and to public streets or sidewalks. Accessibility should be considered at the beginning of the design process; ramps and accessible walkways should be considered as an integral part of the design, as opposed to add-ons.
- E.10* ■ Planters, awnings, porches and landscaping may be used to identify entrances as well as improve the appearance of the structure.



Fig 2-11: Illustrating accessible entrance



Fig 2-12: DO: Entryways should be easily identifiable from the street; observe entrance position and orientation, pedestrian friendly features and connection to the street.



Fig 2-13: DON'T: Although this entrance is clearly recognizable, there is no clearly identified pedestrian friendly connection with the street. Pedestrians should not compete with cars.



Fig 2-14: DON'T: Unattractive appearance of this entry, signage and landscaping will not encourage visitors, and will not promote the business located inside.



Fig 2-15: DON'T: There are no pedestrian friendly features. Oversized sign is competing with the building scale and hiding the building entrance.

■ WINDOWS

- E.13 ■ Windows shall be vertically proportioned and appropriate for the style of architecture.
- E.14 ■ Windows should be operable to provide natural ventilation. Some special windows may be fixed.
- E.15 ■ Clear glass (providing a minimum of 88 percent light transmission) should be used on ground floor windows. Tinted glass providing a minimum of 50 percent light transmission shall be limited for use only in transoms and windows above the ground floor. The use of bronze tinted or reflective glass is prohibited.
- E.16 ■ If aluminum window frames are used they should be either factory coated or anodized a dark color. Bare aluminum or gold color window frames are prohibited..
- E.17 ■ Shutters must be sized to match width and height of window openings. Hinges are not required but are encouraged. Shutter dogs located on bottom rails are encouraged.
- E.18* ■ Avoid sash height at less then 16".
- E.19* ■ Most windows on a given floor should be the same size, with special sizes used sparingly.
- E.20* ■ The use of transom windows is strongly encouraged. Avoid transom windows with glass height less then 12".



Fig 2-16: Windows provide great stimulation and additional safety (eyes on the street).

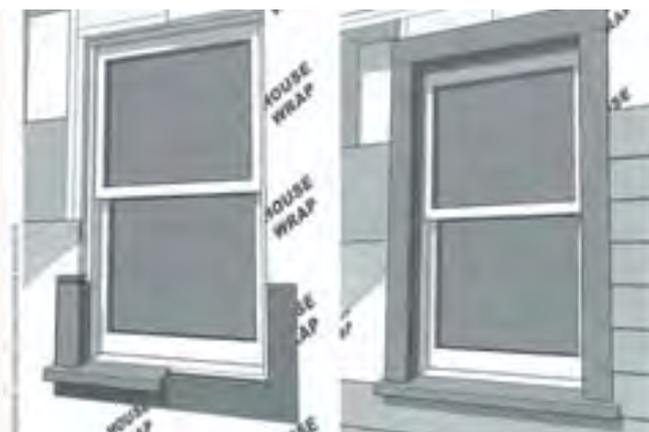


Fig 2-17: Vinyl windows save a lot of money but have a flat profile. This illustrates how to use vinyl replacement window to set the window back from the facade and give it a third dimension, shadow lines and improve appearance. Another way to improve appearance at minimal cost is to purchase taller windows placed closer to the floor (first floor).

(Steuterville & Langdon and Special Contributors: New Urbanism, best practices guide)

ii.

PORCHES

- E.21 ■ Porches and colonnades should be designed to appear as extensions of the building architecture.
- E.22 ■ If handicap ramp is provided for raised porches, it should be seamlessly incorporated in the design
- E.23 ■ Downspouts are not permitted on posts or columns (do not attach the downspouts to porch columns; bring them down attached to the exterior wall of the building).

FRONTAGE ELEMENTS	
Porches (Min. Depth/Max. Height Clear)	7 feet/12 feet

Fig 2-18: Porches provide a transition between a private and public realm, and provide shelter from inclement weather and shade.

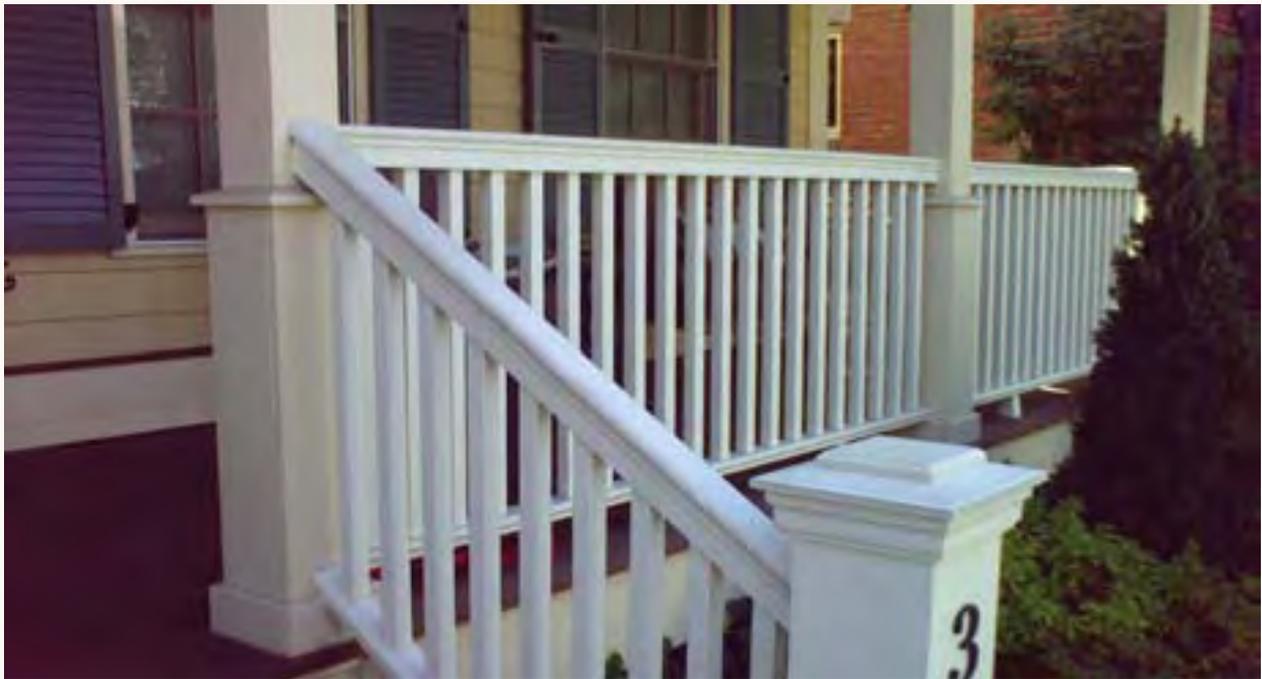
CHAPTER 2.

Porch is an important element of the local vernacular. When included in the building frontage, porch offers a pleasant transition of the building mass and improves the perception of the building as it relates to the street. However, appropriately proportioned and positioned columns, porch roof design and correctly executed details (e.g. eaves, gables) play an important part and the overall appearance of the structure. See “columns” and “roof/eaves” section for additional reference (pages 16,17).



Fig 2-19: Porches can be raised, or not; porches can run along one section of the facade or along the whole front.

Fig 2-20: Examples of porches and porch details



iii.

- E.24 ■ Roofs should be pitched at minimum slope of 5 inches over 12 inches, preferably with overhanging eaves.
- E.25 ■ The use of metal roofing should be limited to small roof areas for accent purposes.
- E.26 ■ Low-slope roofs that are visible to pedestrians should be finished so as to have the least visual impact.
- E.27 ■ The use of fascias, dormers, and gables is encouraged to provide visual interest.
- E.28 ■ Desired roof materials are described in Materials section, page 9.
- E.29* ■ Eave details are important, recommended details are illustrated in Fig 22-25.

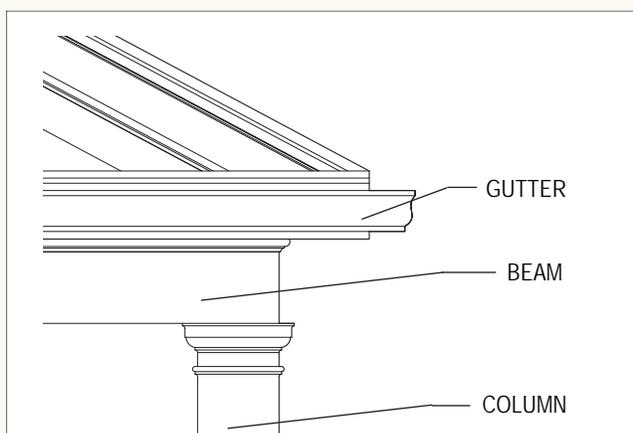


Fig 2-22 Detail of porch architrave, with gutter

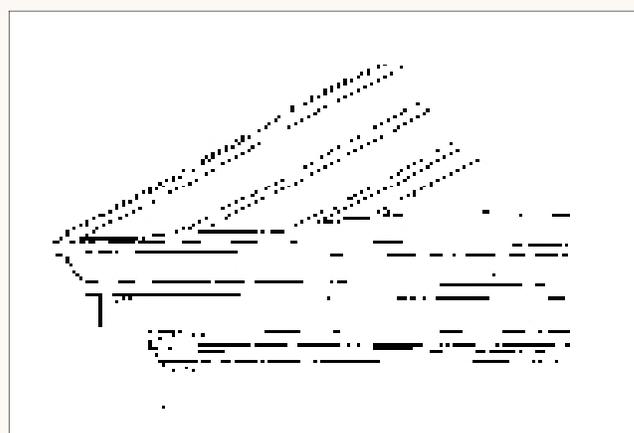


Fig 2-23 Detail of eave for gable roof

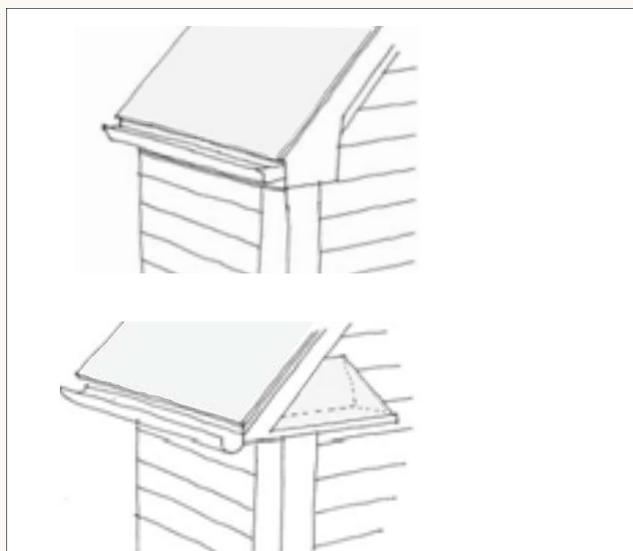


Fig 2-24 DON'T DO: Detail of eave return and eave finish errors



Fig 2-25 DO: Detail of attractive eave return

iv.

COLUMNS

- E.30 ■ Individual columns, or those supporting a porch or colonnade, should not extend more than one storey uninterrupted, and be of properly proportioned height, diameter, and taper.
- E.31 ■ As a general rule, the column bay (see Fig 2-19) should have more vertical appearance, which means that the span between the columns should not exceed the column height.
- E.32 ■ The minimum clear dimension between a column face and the building wall should be 7 feet.
- E.33 ■ All columns should have a BASE and a CAPITAL (see Fig 2-20).



Fig 2-26 COLUMN BAY

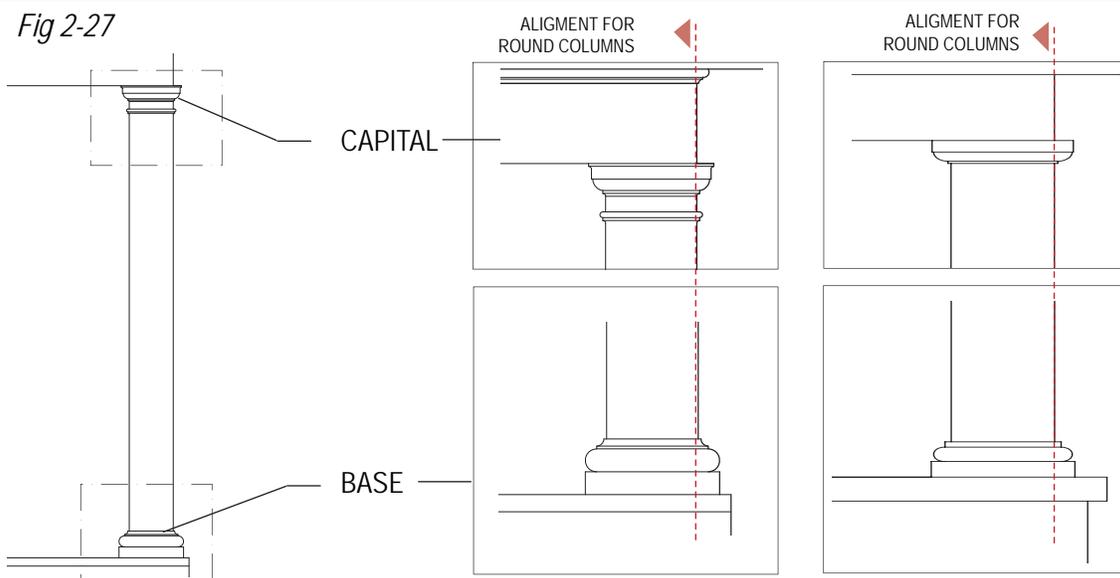


Fig 2-27

v.

DORMERS

Dormers are common for traditional style architecture and widely represented in Long Island vernacular. Dormers enrich the building top, break-up the massing of the roof and help in conserving the energy (dormers let in the solar heat in winter when the sun is low in the sky and less in the summer).

E.34* ■ Examples of badly proportioned dormers are common, follow Fig 2-28, Fig 2-29 for recommended design principles.

Fig 2-28 Illustration demonstrating recommended design principles

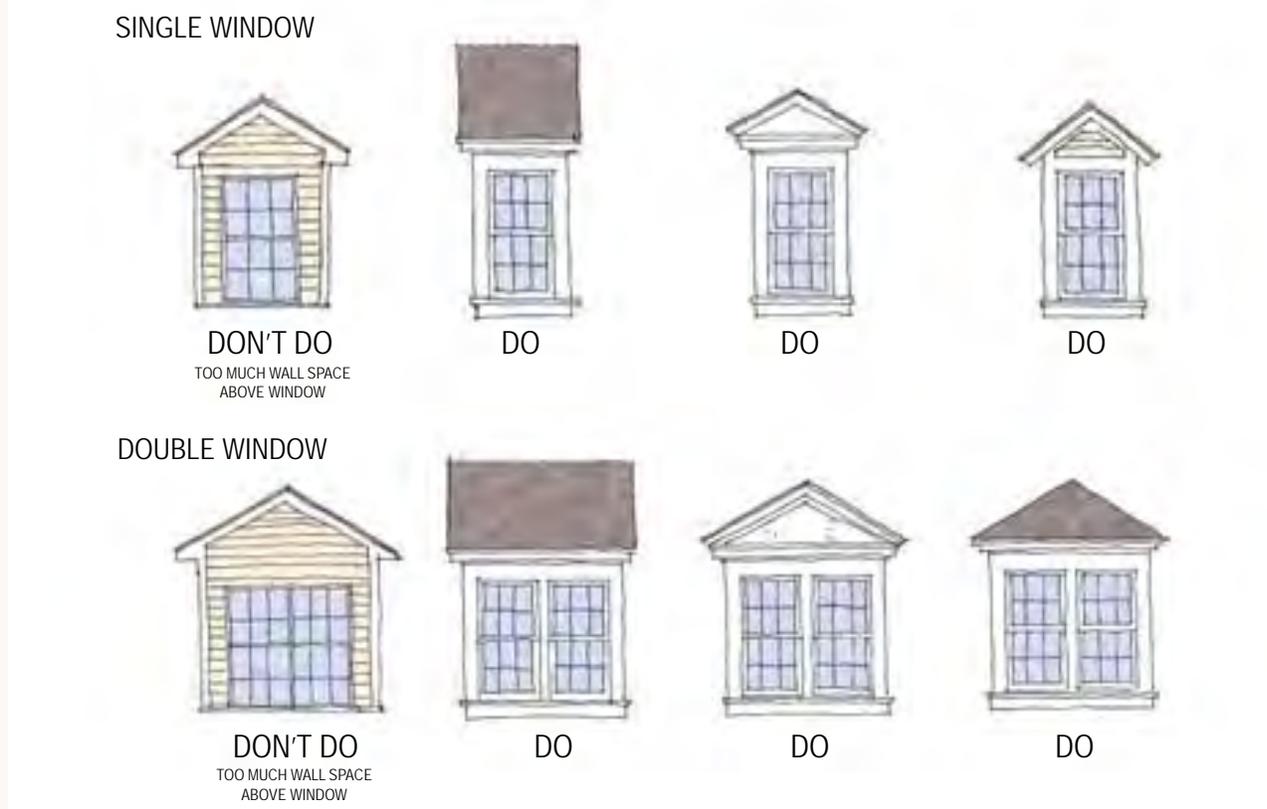


Fig 2-29 Good examples of dormers

Fig 2-30: Suggested other building elements



■ Cupolas provide interesting roof details; they are not included in the overall height of the building.



■ Turrets can successfully break the massing and provide interesting interior and exterior. However, the simplified vertical elements can provide comparable results with lower cost. Smart use of the trim, simple in its form, can provide visual effects of expensive architectural details.



■ Dormers and wall planes on shingle style structures appear in more flexible forms.



■ Second storey balconies add visual interest.



■ Avoid complicated roof lines, unnecessary dormers, too many gables. Instead, mimic available forms appearing in local vernacular and invest in the material and details.

F. ACCESSORY STRUCTURES

- F.1 ■ Preserve and repair historic accessory structures (i.e. garages, carriage houses, sheds, or other outbuildings) and their character-defining features.
- F.2 ■ Design new accessory structures so they complement the scale, setback, roof form, design and materials of the primary building and surrounding secondary structures.
- F.3 ■ When possible, site new accessory structures adjacent to alleys. Where no alleys exist, site new accessory structures to the rear of the property behind the primary structure, with access through the side yard.

Fig 2-31: Recommended location for accessory structure



G. SCREENING OF EQUIPMENT AND GARBAGE

- G.1 ■ Service areas, storage areas and refuse enclosures should be oriented away from public view and screened from public areas.

Fig 2- 33: Examples of screening enclosures



Landscaping elements screen and soften enclosure edges

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DESIGN GUIDELINES FOR SITE DEVELOPMENT

A. SITE CHARACTERISTICS AND DESIGN COMPONENTS

Development proposals will be reviewed with respect to their response to the physical characteristics of the site and to the contextual influences of the surrounding area. Both the physical site characteristics and contextual influences should be considered early and throughout design development.

Key site characteristics include but are not limited to:

- Environmental – i.e. existing vegetation, topographic features, minimally undisturbed natural areas, and drainage
- Visual – i.e. view sheds, view corridors and prominent views from on-site and off-site
- Climatic - i.e. sun angles and solar exposure

Key contextual influences include but are not limited to:

- Public infrastructure (i.e. streets, transit facilities, pedestrian and/or multi use paths and under and above ground utilities)
- The patterns, character and scale of existing and planned development in the immediate area
- The sensitivity and nature of adjoining land uses
- Potential connections and other relationships with adjoining development – i.e. pedestrian access points, shared driveways, off street vehicular connections, open space systems and landscape buffers and service corridors
- Archeological/cultural resources
- Other features of the site and/or surrounding area that may be impacted by or may impact the proposed development
- Site designs should respond to local contextual influences and to the site designs of adjoining developments.

Elements that could be coordinated between adjacent sites include:

- Shared driveways for accessing perimeter streets
- Linkages of internal vehicular circulation systems
- Linkages of interior pedestrian systems with the systems of adjoining sites
- Linkages/continuation of open space systems
- Perimeter open space and landscape buffers zones
- Areas and access for service and refuse collection
- Drainage and retention facilities
- Linkages of other networks systems and functional areas where a coordinated site design approach will benefit the cohesiveness of the larger area

The main components of site design that should be considered throughout the design development process include:

- Building location and orientation
- Service, loading, refuse collection areas and storage areas
- Utility infrastructure and lighting
- Required open spaces, special user amenities (i.e. enhanced pedestrian zones) and other special features (i.e. focal architectural elements, landscape features)
- Parking lots and vehicular circulation/access
- Pedestrian circulation systems and bicycle facilities
- Linkages and coordination of elements with surrounding uses
- Signage and landscaping



Fig 3-1: Illustrating main components of site design (see also Table of Standards, Addendum, page 43)

B. BUILDING LOCATION AND ORIENTATION

- B.1 ■ Each building should be oriented toward the street, with primary entrance, porches and property demarcation facing the public right-of-way or internal street.
- B.2 ■ All structures should be situated with proper consideration of their relationship to other buildings, in terms of light, air and usable space, access to public and private right of way, and off street parking height and bulk.
- B.3 ■ The site and structures should be designed to encourage pedestrian activity in terms of safety and visually interesting streetscape.

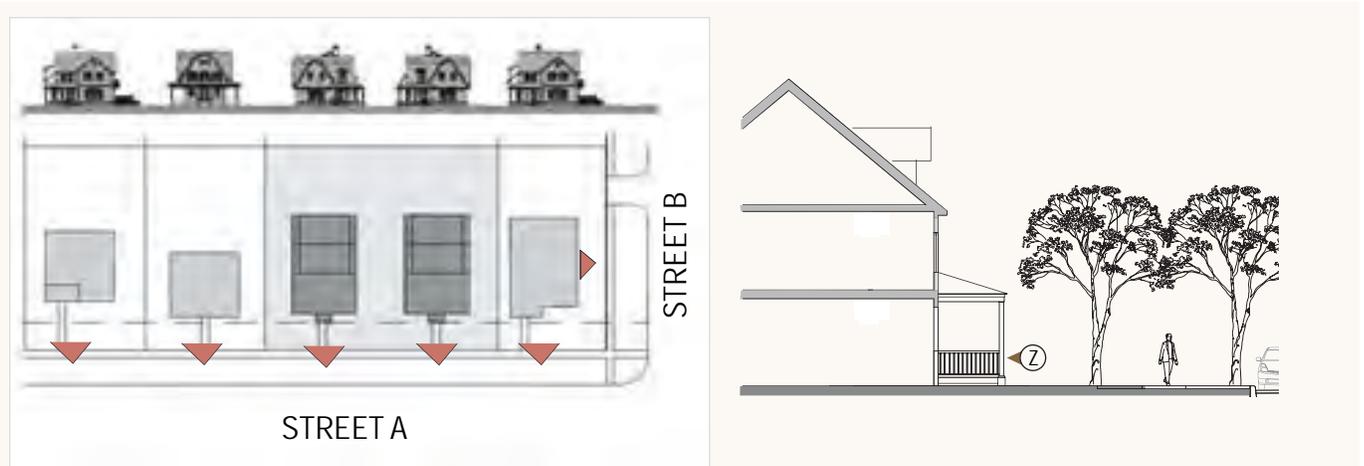
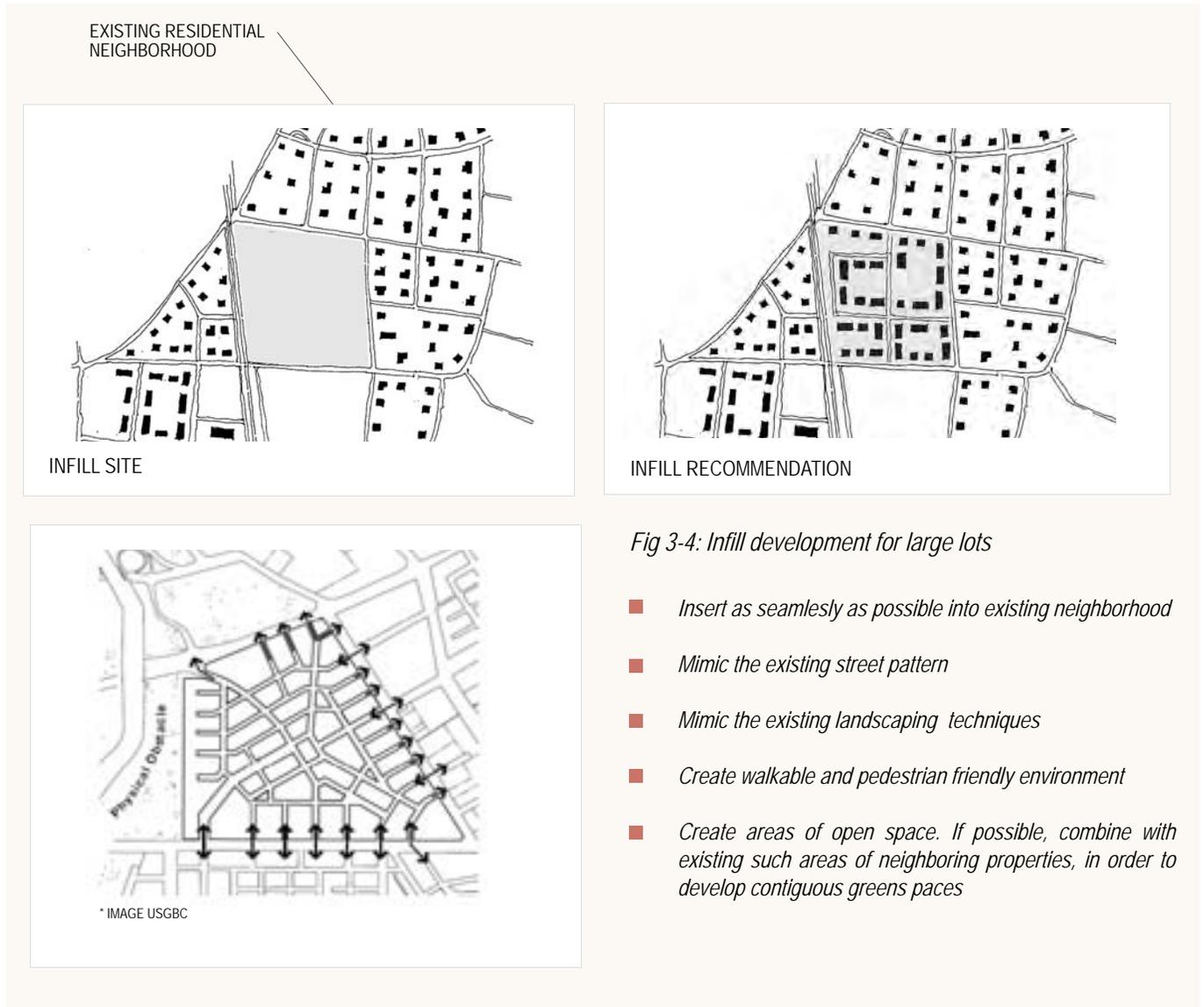


Fig 3-3: Recommendations for building placement and orientation (see also Table of Standards, Addendum, page 46)



B.4 ■ In case of large lot development, where multiple buildings in campus style setting are the best suited, the following pattern of development is recommended.



- B.5 ■ Proposals should follow traditional local development patterns (i.e. open space and view corridors, common setbacks, streetscapes, existing building separation pattern, orientation and massing). The continuation of such patterns should contribute to a unified visual appearance within an area.

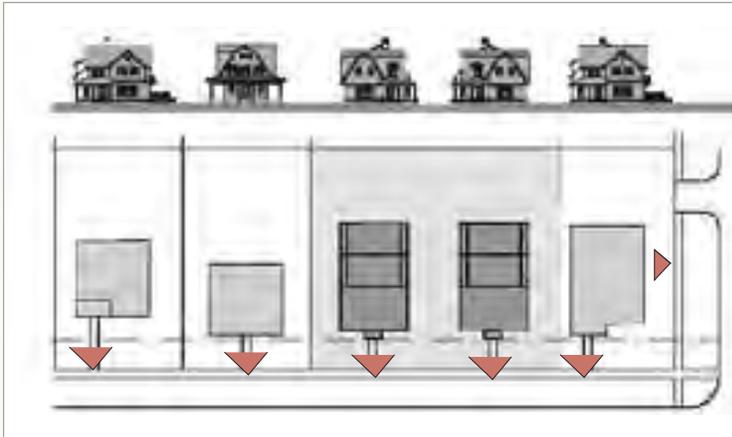


Fig 3-6: Repeat the existing separation pattern, orientation and massing of the buildings in the adjacent residential neighborhood.

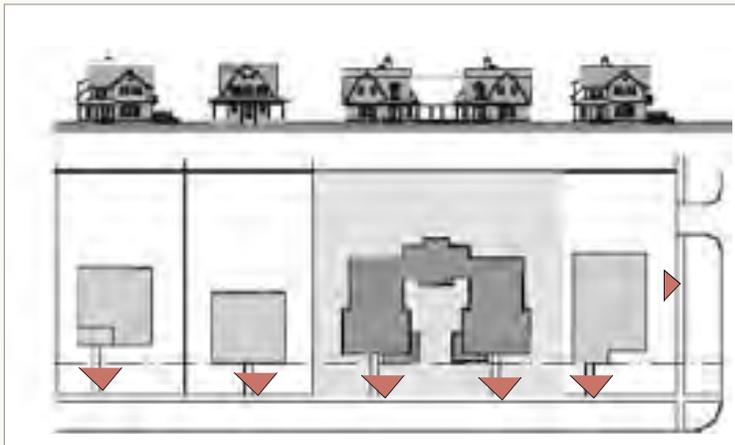
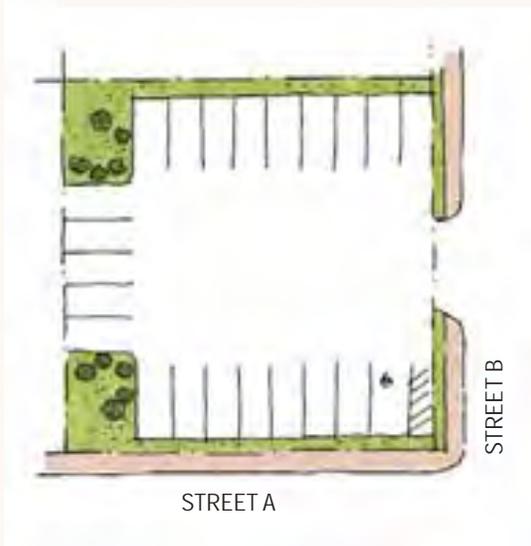


Fig 3-7: Wide lot solution maintaining the existing pattern, orientation and massing of the adjacent residential neighborhood.

C. PARKING AND VEHICULAR CIRCULATION

- C.1 ■ Special consideration should be given to areas where vehicular routes cross pedestrian circulation paths (e.g. when interrupting street sidewalk or other paths). A change in paving materials, textures or colors can be provided to emphasize the conflict point, improve visibility, enhance safety and provide added aesthetic appeal.
- C.2 ■ Surface parking and other expansive areas of paved surfaces shall be broken up with landscaping islands and planting (more information on [PAGE #](#)).
- C.3 ■ Developments shall provide cross-access connections whenever possible.
- C.4 ■ Desired area for all parking is located in the rear yard area, except for single-family or two-family residences.

Fig 3-9: Application, parking lot:



- Unnecessarily wide paved surface
- Unattractive and not pedestrian friendly
- No buffering for adjacent lots

Fig 3-10: Illustration, recommendations:



- Decrease of paved surface
- Increased landscaping, screening and buffering
- Increase in shading for pedestrian and cars

Fig 3-11: Application:



- More than 30% of parking in front (50%), with 8' landscaping (minimum required is 20')
- No pedestrian friendly connection between the building entrance and sidewalk
- Dumpster location exposed to the street

Fig 3-12: Illustration, recommendations:



- Parking towards the back, with 20' landscaping buffer, per code
- Separation of pedestrian and vehicular ways is better; driveway entrance is minimized
- Providing the same number of parking places; dumpster not visible from street

D. PEDESTRIAN ENVIRONMENT

The built environment has a profound impact on natural environment, economy, health and productivity. Increased opportunities for walking help in reducing unnecessary car trips. Site design, landscape design and building design, all have integral roles in provision of walkability and creation of pedestrian friendly environment.

Provision of visually stimulating environment increases walkability. All buildings should include elements at pedestrian level, designed to human scale.

- D.1 ■ Windows provide great stimulation and additional safety (eyes on the street). Blank building walls, when unavoidable, should be enhanced by inclusion of landscaping features such as trellis, colonnades, artwork etc.
- D.2 ■ Building entries should be easily identifiable.
- D.3 ■ Provision of clearly defined pedestrian connections between the street sidewalk and all building entrances is necessary.
- D.4 ■ Planting of trees along the pedestrian walkways is encouraged. Tree canopies provide sense of enclosure and shelter, and during summer months provide shade.



Fig 3-13:

- Parking hidden from street view
- Friendly pedestrian environment with designated walks from sidewalk to building entrance
- Landscaping and other features provide interest



Fig 3-14:

- Parking should be towards the back of the property
- Unfriendly pedestrian environment, no designated pedestrian connection with building entrance
- Providing black-top surface only, no landscaping features

When programming enhanced pedestrian areas consider the following features and elements:

- Protection and relief from the vehicular environment
- Structured and/or informal seating or waiting opportunities
- Active edges
- Lighting and power
- Street furnishings (trash, signage, mail)
- A focal element (water feature, sculpture, landscape, architectural feature or natural site feature)
- Landscaping and decorative hardscape areas
- Shaded and sunny areas
- Featured views outward

Best areas for enhanced pedestrian spaces should be those areas that provide the greatest benefit to the most users and improve functional relationships and linkages internally and/or to adjoining areas.

Service areas, storage areas and refuse enclosures should be oriented away from public view and screened from public areas.



Fig 3-15: screening of dumpsters



Fig 3-17: screening of parking lots with low walls or bushes



Fig 3-16: walkable environment- importance of landscaping



E. LANDSCAPING AND SUSTAINABLE SITE DEVELOPMENT

- Design and construct compact parking, road and building footprint layout.
- For parking lots, roads and walkways, use open grid pavement systems, for increased site permeability.
- Greening of the site helps to provide shade for buildings, parking areas and sidewalks from solar radiation, and to provide cool air through evapotranspiration. Studies are showing increased real estate value of sites with mature trees. In lieu of tree canopies, trellises and other exterior structures can be used to support vegetation for shaded walkways.
- Light colored paving surfaces exhibit higher solar reflectance index, and therefore remain cooler when exposed to sun. Concrete made with white cement will stay cooler.
- Preserve as much of the existing topsoil, plants and trees on the site, they can reduce landscaping costs for the building.
- Consider landscaping with native trees and shrubs, as such landscaping tends to survive in local weather conditions with less irrigation. Large lawn areas require a lot of irrigation and maintenance. Water efficient landscaping helps to conserve local and regional potable water resources.

Additional information is included in the Addendum section of this manual, [page ##](#)



F. LIGHTING DESIGN

Site lighting, security lighting and architectural/landscape lighting should provide the user with illumination levels appropriate for the designed activity (i.e. parking, walking, outdoor dining) without exceeding minimum requirements. Illumination levels should also be reasonably uniform throughout the site and strive to minimize glare.

Exterior lighting regulations are defined by § 85-463- § 85-475 of the Town of Brookhaven Zoning Code.

GENERAL LIGHTING STANDARDS

- F.1 ■ Avoid competing light levels and maintain balanced light levels on-site and between adjacent properties. The exterior lighting design must take into account the background lighting levels, lighting from other sources, and characteristics of the surrounding area.
- F.2 ■ Recommended light level guidelines and uniformity ratios established by the Illumination Engineering Society of North America (IESNA) in the IESNA Lighting Handbook (current edition) should be considered along with the predominant lighting characteristics of the surrounding area when determining appropriate solutions to lighting design.
- F.3 ■ Light glare or excess brightness should be minimized, to protect and reclaim the ability to view the night sky. Cut-off fixtures, mounting heights, and the elevation of potential viewers must all be considered for effectively controlling glare by directing light below the horizontal.
- F.4 ■ Light trespass beyond property lines should be controlled by shielding or aiming fixtures away from residential properties. Light trespass should not exceed ambient levels.

ARCHITECTURAL AND LANDSCAPE LIGHTING

- F.5 ■ Architectural lighting should be used to highlight special features only. Lighting of expansive wall planes or the use of architectural lighting that results in hot spots on walls or roof planes should be avoided. Up-lighting shall be discouraged.
- F.6 ■ Landscape feature lighting and lighting at the pedestrian level is encouraged.

ILLUMINATION OF SIGNS

- F.7 ■ Signs should be lit externally only; interior-lit signs are not permitted.
- F.8 ■ The light used to illuminate signage should be contained within the limits of the sign and not spill over to other areas.
- F.9 ■ Neon may only be used for window signs.
- F.10 ■ Accessory signs or displays, such as menu boards, except those required by law, permanently or temporarily placed on building facades or in pedestrian walkways, such as menu boards, are limited to one per business and can not exceed 4 square feet in area on one side.

G. SIGNAGE

In general, signs should relate in placement, proportion, and size to other building elements and sign materials, style, and color should complement the building façade complement pedestrian friendly environment.

Sign content must be related to the businesses within the building. The architecture of the building should be viable and appropriate for its location and use regardless of the business identity.

For the purposes of these guidelines, signage is any form of lettering or graphic that is visible to pedestrians from accessible walkways.

- Commercial signage plans should reflect a balance between allowing adequate signage for business identification while protecting the visual aesthetic. Business identity, either by awnings, accent bands, paint or other applied color schemes, signage, parapet details, decorative roof details or materials should not be the dominant architectural feature. Accent colors should be used cautiously.
- Sign materials, style, and color should complement the building façade and be pedestrian friendly. All signage should be architecturally integrated with their surroundings in terms of size, shape, color, texture, and lighting so that they do not visually compete with the architecture of the building and design of the site. Signs should be integrated as such that they become a natural part of the building façade.
- Roof signs and window signs are not permitted; building elements such as windows, cornices, eaves, or decorative detailing should not be obscured.
- When multiple tenants share one site, signs should be integrated as one unit to create shared identity for the property to the extent permitted by the ordinance or be located and/or designed as a package where signs do not visually compete with each other. Signs should relate to each other in design, size, color, lettering style, and placement.
- Repetitious signage information on the same building frontage is prohibited.
- Visible raceways and transformers for individual letters are discouraged.

Three types of signage are permitted: flush-mounted, hanging, and ground-mounted signs.

- Flush-mounted signs are signboards or individual letters placed on the building façade. These signs are limited to 12 inches in height. There is no limit on sign length, but the total area of the sign cannot exceed 15 square feet.
- Hanging signs are hung from eaves, soffits, overhangs, or a wall, in such a way as to be mounted perpendicular to the building façade. These signs are limited to 3 square feet on one side, and the horizontal or vertical dimension cannot exceed 3 feet.
- Ground-mounted signs are mounted on a pedestal or post, or hanging from a post, in the front setback area. These signs are limited to 3 square feet on one side, and the horizontal or vertical dimension cannot exceed 3 feet. There should only be one such sign detached from a building. However for buildings which have more than one street frontage, one such sign shall be allowed on each street frontage. It is recommended that the sign complements the building in its size and character. The area between the sign and front property line needs to be maintained free of obstructions and debris. Said should not be designed or constructed to move, oscillate or rotate.



Fig 3-20: Types of permitted signs

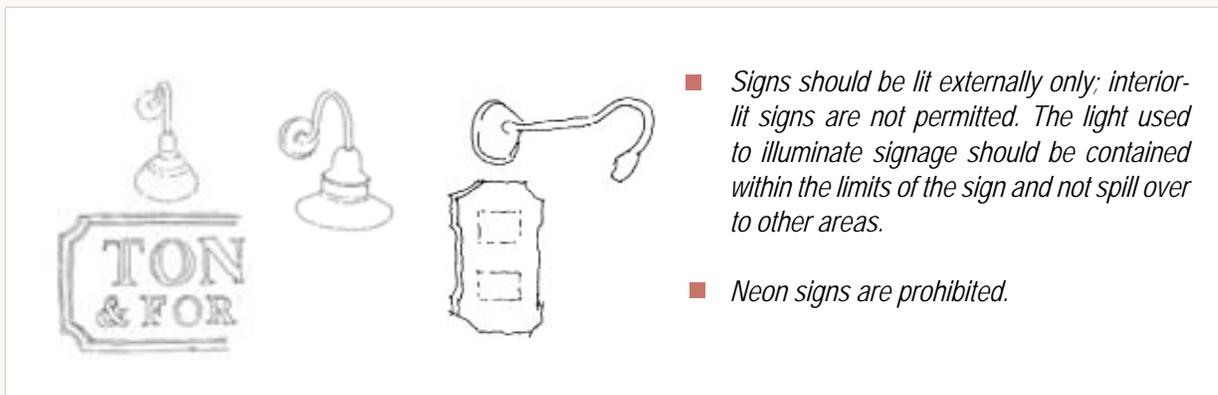
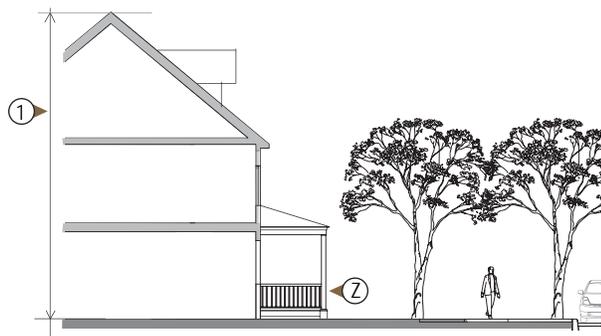


Fig 3-21: Sign illumination

ADDENDUM

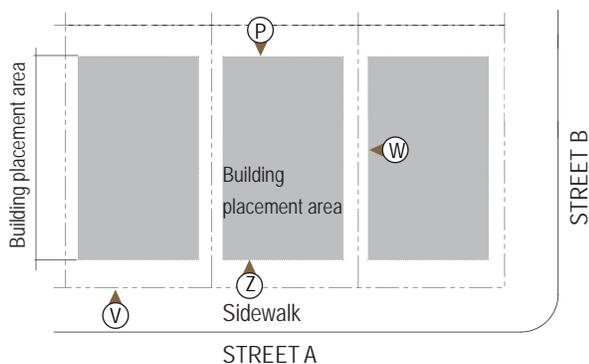
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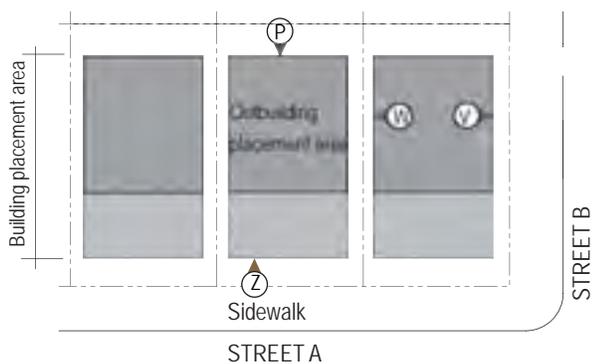


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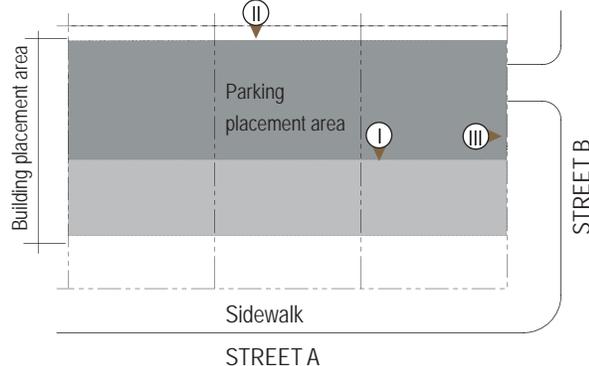
D-T-2



D-T-3



D-T-4



J Business District is a transitional business district, created to ensure that the redevelopment of the existing properties retains and enhances the residential character and identity of the various hamlets, which comprise the Town of Brookhaven.

USE

Artist studio; Single-family or two-family dwelling; Mixed use buildings excluding those associated with retail operations; Live/work units; Office and professional buildings; Churches or similar Places of worship, parish house, or rectory; libraries or municipal buildings or uses; Farm stand; Personal service shops; Community center; Day-care facility; Open farming; provided, however that no storage of manure or odor- or dust-producing substances shall be permitted within 15- feet of any street line. The sale at retail or wholesale of farm, garden or nursery products produced on the premises shall be permitted.

BUILDING PLACEMENT	DISTANCE
Front (whichever is greater)	40 feet minimum (OR average setback along the street) (Z)
Side	10 feet minimum (W)
Rear	40 feet minimum (P)

ACCESSORY BUILDING

Setbacks for outbuildings same as for the main structure

LOT	MIN WIDTH/AREA
If single family or two-family dwelling	100 feet (width) (V)
Other permitted use	150 feet (width) (V)
Min lot size	15,000 square feet (area)
Min lot size (places of worship, parish houses, libraries, municipal uses)	40,000 square feet (area)

FAR (Floor area ratio)	20% maximum
------------------------	-------------

BUILDING HEIGHT

BUILDING HEIGHT	MAX
Building Maximum (whichever is less)	35 feet (two and a half stories) (1)
Accessory Building	18 feet (1)

FRONTAGE ELEMENTS (Min. Depth/Max. Height Clear)

Porches	7 feet/12 feet
Colonnades	7 feet/12 feet

PARKING

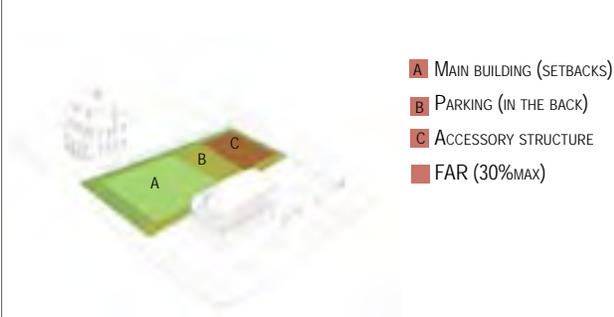
LOCATION (only 30% can be located between the street and the front of the building)

Front Setback	20 feet (with landscape buffer) (I)
Side Setback	xx feet (III)
Rear- adjacent to residential	xx feet (with landscape buffer) (II)
Rear- adjacent to any other use	xx feet (II)

D-T-5



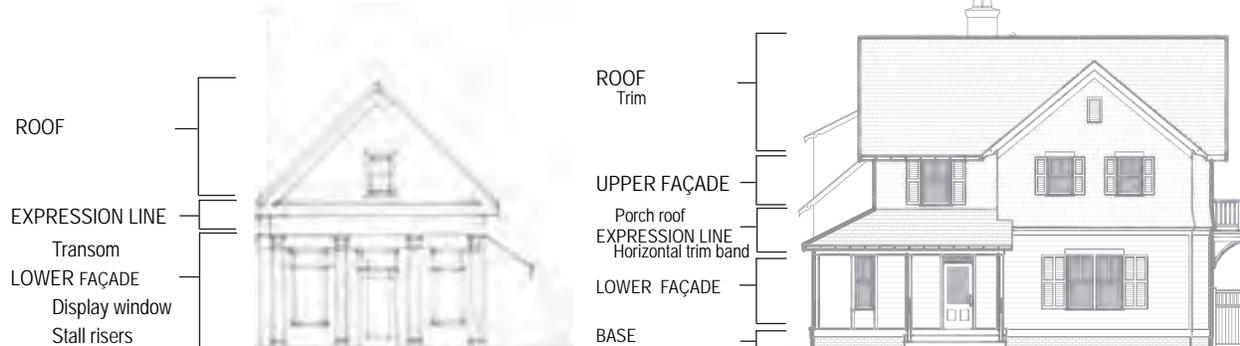
D-T-6 AREAS OF SITE DEVELOPMENT (SEE PAGE)



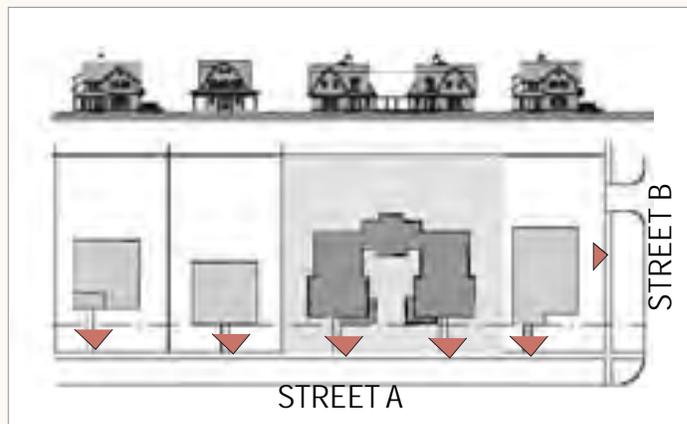
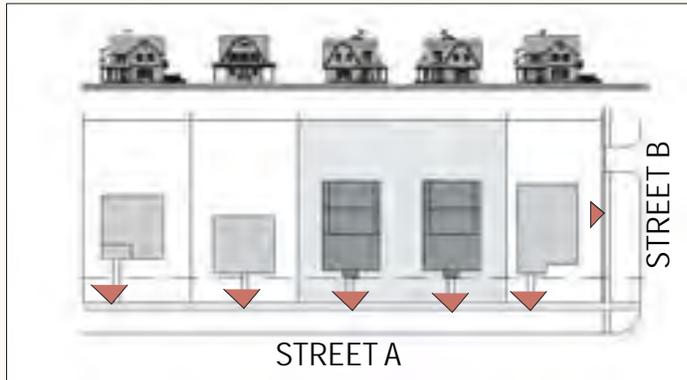
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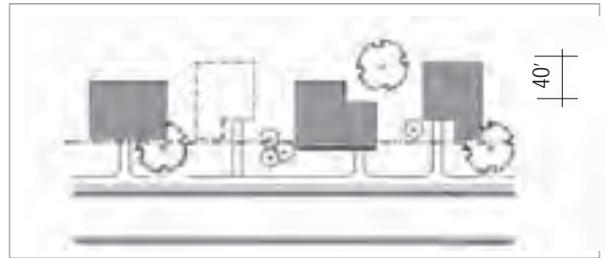
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D-T-11 SCREENING OF PARKING (SEE PAGE 15)



D-T-12 ADDITION TO EXISTING BUILDING (SEE PAGE 15)

UNSUCCESSFUL SUBMISSION



RECOMMENDATION (same square footage)



B. LANDSCAPING AND SUSTAINABLE SITE DEVELOPMENT - ADDITIONAL INFORMATION

The following is in addition to Chapter 3, "F - Landscaping and Sustainable Site Development", page 37.

- Built environment affects ecosystems in a variety of ways, and even small adjustments in the way we build can produce long term beneficial results. Energy efficient buildings and sustainable sites minimize environmental impacts, achieve resource efficiency, and provide occupant comfort and well being.
- The total amount of impervious surfaces on a lot has a direct impact on stormwater management, and reduction of impervious surfaces in development and building design is strongly encouraged.



Fig 0-1

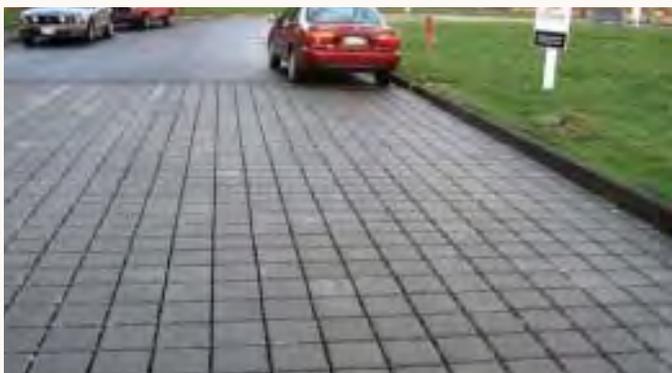


Fig 0-2

Fig 0-1, 0-2: Permeable pavement comes in four forms: permeable concrete, permeable asphalt, permeable interlocking concrete pavers, and grid pavers.

Permeable concrete and asphalt are similar to their impervious counterparts but are open graded or have reduced fines and typically have a special binder added. Permeable concrete and certain permeable concrete pavers are ADA compliant.

The concrete and grid pavers are modular systems. Concrete pavers are installed with gaps between them that allow water to pass through to the base. Grid pavers are typically a durable plastic matrix that can be filled with gravel or vegetation.

All of the permeable pavement systems have an aggregate base in common which provides structural support, runoff storage, and pollutant removal through filtering and absorption.

- Streets and parking lots can incorporate a wide variety of design elements including street trees, permeable pavements, bioretention, and swales, to provide additional stormwater management, limit the pollutant conveyance to the collection system, restore predevelopment hydrology to the extent possible. Successful application of green techniques will encourage soil and vegetation contact and infiltration and retention of stormwater.

Swales (Fig 0-3) are vegetated open channels designed to reduce stormwater volume through infiltration, improve water quality through vegetative and soil filtration, and reduce flow velocity by increasing channel roughness. In the simple roadside grassed form, they have been a common historical component of road design.



Fig 0-3: Swales

Bioretention (Fig 0-4) is a versatile green street strategy; features can be tree boxes taking runoff from the street, indistinguishable from conventional tree boxes. Infiltration and storage reduces runoff volumes and stormwater is filtered through vegetation and soil.



Fig 0-4: Bioretention

Strategically positioned curb cuts (Fig 0-5, 0-6) play important role in stormwater management, allowing the stormwater to flow into swales, rain gardens etc. The same technique can be used when providing inlet protection before storm water runoff enters a storm sewer.



Fig 0-5: Curb cut



Fig 0-6: Runoff management, before storm sewer

Native landscaping (Fig 0-7) can be integrated into storm water management practice that retains and infiltrates rainfall on site. Native landscaping reduces irrigation needs.



Fig 0-7: Native landscaping

Permeable surfaces (Fig 0-8, 0-9) like these paver blocks or porous asphalt provide the support of traditional impervious surfaces while allowing water to infiltrate.



Fig 0-8: Porous asphalt

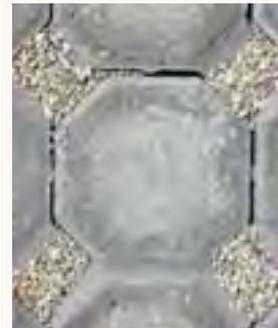


Fig 0-9: Paver blocks

- Heat from the sun is absorbed by the buildings and paved surfaces and is radiating back, increasing temperatures in surrounding areas. Lighter colors of paving materials, increased landscaping with more planted trees and green roofs, are just a few of many techniques that can save energy.



Fig 0-10: "Silva cells" for tree root growing under sidewalk



Fig 0-11: Trees planted at the same time with different amount of soil volumes

Important tree planting techniques:

Tree planting in street and parking lot islands helps to reduce the urban heat island effect and stormwater runoff, improves the urban aesthetic and air quality.

However, most often street trees are given very little space to grow in often inhospitable environments.

The soil around street trees often becomes compacted during the construction of paved surfaces and minimized as underground utilities encroach on root space.

Provision of adequate soil volume and a good soil mixture, can simply be provided larger tree boxes, or structural soils, root paths, or "silva cells" (Fig 0-10) that can be used under sidewalks or other paved areas to expand root zones.

C. GLOSSARY OF ARCHITECTURAL TERMS

ARCH- A typically curved structural member spanning an opening and serving as a support for the wall or other weight above the opening.

AWNINGS- A cloth-like fabric material supported by framework attached to the building facade and may be easily removed, retracted, folded, or rolled back against the façade. Awnings are intended to shade windows and storefronts and provide a covering for pedestrians, and should be placed at the top of windows and storefronts. Their shape should relate to the top of the opening. Their color should be harmonious with other colors used on the building or found on adjacent buildings; intense hues of color or using colors that are disharmonious with other colors used on the building or found on adjacent buildings.

BALUSTRADE- A railing or parapet consisting of a series of balusters with a railing supported by newel posts at each end.

CANOPY- A fabric-like materials supported by framework attached to the building facade and/or the pavement and may be easily removed. Canopies are intended to provide a covering for outside displays or exterior dining areas, their color should be harmonious with other colors used on the building or found on adjacent buildings.

CAPITAL- The upper portion of a column or pilaster.

CASEMENT- A window sash hinged on one side so that it opens by swinging in or out.

CASING- A general term to describe molding used to trim a door, window or opening.

COLUMN- A vertical support, usually supporting a member above.

COLONNADE- A row of at least three columns that support a structure above. It should be designed so as to appear as extensions of the building architecture.

COPING- The top course of a wall which covers and protects the wall from the effects of weather.

CORNICE- The upper, projecting part of a classical entablature or a decorative treatment of the eaves of a roof.

COURTYARD- A pedestrian-only accessible space that is enclosed on three sides by a one- or two-story building.

DENTILS- One in a series of small blocks forming a molding in an entablature, often used on cornices.

DORMER- Any ornamental or functional structure built out from the plane of a pitched roof or over the ridge, and may or may not have a window. Dormers on a second level roof should be proportioned appropriately and should be used to break up large areas of uninterrupted roof planes.

DESIGN GUIDELINES- provide descriptions and illustrations of commonly used design principles based on vernacular architecture of the regional communities. The Design Guidelines are suggestive and advisory in nature, and are provided in addition to standards and zoning regulations. The Design Guidelines provide basic information, the design criteria and the development approach, and do not attempt to address all of the design issues relevant to proposed development. Compliance with the Design Guidelines provided in this manual is strongly encouraged.

DESIGN STANDARDS- Not to be confused with the Design Guidelines or general statements; the Design Standards provide information that is regulatory, not advisory.

DOUBLE-HUNG WINDOW- A type of window with two sashes, one above the other, which move up and down in vertical grooves.

EAVE- The edge of the roof that extends past the walls.

ENTABLATURE- The band of horizontal elements resting on top of a column above the capital. From bottom to top it is composed of the architrave, frieze and cornice.

FAÇADE- The front face or elevation of a building.

FENESTRATION- The arrangement of openings, such as windows and doors, on a building.

GUIDELINES- see "Design Guidelines"

GABLE OR EAVE RETURN- The section of an eave detail that returns horizontally along the gable wall.

GABLE ROOF- A pitched roof in the shape of a triangle.

GAMBREL ROOF- A roof in which the angle of the pitch changes part way between the ridge and the eaves, also known as a Dutch or barn roof.

GLAZING- Another term for glass or other transparent material used in windows.

HIPPED ROOF- A roof with slopes on all four sides.

JACK ARCH- A straight masonry arch, also called a flat arch.

KEystone- The center unit of an arch.

LIGHT- A window pane.

LINTEL- A horizontal beam over an opening carrying the weight of the wall above.

MASSING- The overall shape of the volume of a building.

MULLION- A member that joins wall openings such as windows and doors.

MUNTIN- A glazing bar that separates panes of glass.

PILASTER- A pier attached to a wall with a shallow depth and sometimes treated as a classical column with a base, shaft and capital.

PEDESTRIAN FRIENDLY ENVIRONMENT- Built environment that is friendly to the presence of people living, shopping, visiting, enjoying or spending time in an area. Some important factors affecting pedestrian friendly environment: land use mix, street connectivity, residential density, "transparency" which includes amount of glass in windows and doors, as well as orientation and proximity of homes and buildings to watch over the street; plenty of places to go to near the majority of homes; placemaking, street designs that work for people, not just cars and retail floor area ratio residential density; good lighting, shade or sun in appropriate seasons; street furniture; traffic volume and speed; wind conditions.

PORCH- A covered space projecting from or integrated into the facade of a building, open on three sides and supported by columns, it should be designed to appear as extensions of the building architecture.

PORTICO- An entrance porch often supported by columns and topped by a pedimented roof.

POST- A vertical support member without the detail or proportion of a column, often a simple wood timber.

PRESERVATION- The sustaining of the existing form, integrity, and

material of a building or structure.

RAFTER- A sloped roof beam that supports the roof covering.

RAFTER TAIL- The portion of the rafter that extends beyond the exterior wall to support the eave.

REHABILITATION- Returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features that are significant to its historical, architectural and cultural values.

REMODEL- To alter a building in a way that may or may not be sensitive to the preservation of its significant architectural forms and features.

RENOVATION- See Rehabilitation

RESTORATION- Accurately recovering the form and details of a property as it appeared at a particular period of time, by removing later work and/or by replacing missing earlier work.

RETROFIT- To furnish a building with new parts or equipment not available at the time of original construction.

SHUTTER- A hinged panel that covers a window or door opening

SIDELIGHTS- Narrow windows flanking a door.

SIGNAGE- Any form of lettering or graphic that is visible to pedestrians from accessible walkways, or in any way produces a visual impact on the streetscape, which should relate in placement, proportion, and size to other building elements.

SILL- The horizontal water-shedding member at the bottom of a door or window.

SOFFIT- The finished underside of an overhead spanning member.

STANDARDS- See "Design Standards"

STOOP- A platform, generally connected to a short series of steps, that bridges the area between grade and an entrance.

STOREFRONT- An opening enclosed by glass intended for the display of merchandise, seating areas, or activity inside the building. The use of storefronts on second level façades is discouraged.

TRANSOM- A horizontal window just above a door.

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