

E. GLOSSARY

Accessory Structures

A structure detached from a principal building located on the same lot and customarily incidental and subordinate to the principal building or use.

Animated

Describes the use of building elements, areas, and colors which create variety and a sense of activity in and around a building.

Arcade

A continuous passage way, accessible and open to the public, parallel to and open to a street, open space, parking area, or building, usually but not necessarily covered by a canopy or permanent roofing.

Articulation

The dividing or segmenting of building elements into smaller components to create a sense of finer detailing. The variations in the exterior of the building or massing of buildings in a development. Elements of articulation may be described in terms of roughness of surface material, numbers of openings, patterns within the material or of different materials, massing, etc. Articulation can reduce the scale of larger buildings by the use of small detailed patterns.

Bollard

A vertical element designed to prevent the movement of vehicles across a roadway or into a pedestrian area.

Bar Scale

(1) The relationship between distances on a map and actual ground distances; (2) The proportioned relationship of the size of parts to one another. Bar scale usually is represented by a graphic scale (a visual bar) or a ratio (or representative fraction) such as 1"=1 mile. Since maps are often enlarged and reproduced photographically, the bar scale is not affected by the map enlargement or reduction.

Breezeway

A roof-covered passageway open to the outdoor area.

Bulb-Out

The extension of a sidewalk, planter, or outdoor activity area into a parking lot or street. Bulb-outs are finished with material similar to adjoining sidewalks or open space, and include full curbs and gutter.

Cantilever

A projecting beam or part of a structure supported only at one end.

Cloud

A cloud around a portion of a drawing that designates a change within that area of the drawing.

Corbel

A bracket or block projecting from the face of a wall that generally supports a cornice beam of arch.

Cornice

A projecting ornamental molding along the top of a building or wall.

Delta

A triangular symbol adjacent to the Cloud which designates the number of the change within the documents. This delta is also referenced with a date in the lower right hand corner of the drawing.

Design Continuity

A unifying or connecting theme or physical feature for a particular setting or place, provided by one or more elements of the natural or created environment. Consistency in scale, quality, or character between new and existing development so as to avoid abrupt and/or severe differences.

Design Rhythm or Pattern

The regular or harmonious recurrence of lines, shapes, forms, elements or colors, usually within a proportional system.

Destinations

The locations within a development project which draw users and visitors to them, creating the gathering place for passive or active use.

Dripline

An imaginary ground line around the outer edge of the canopy of a tree that defines the limits of the tree canopy and, roughly, the root zone.

Elevations

The external faces of the building.

Facade

The exterior wall of a building exposed to public view, or that wall viewed by persons not within the building.

Lintel

The horizontal beam spanning an opening.

Massing

The distribution of building volumes in regard to: 1. Its location on the site. 2. The height, width, depth of building elements relative to each other.

An example of the second aspect above would be "the bell tower and assembly building of the church" are separate masses.

Monochromatic

The use of one color.

Mullion or Muntin

A member which divides one window into multiple pieces of glass.

Opaque

A material that does not transmit light.

Orientation

The direction that various sides of a building face.

Orthographic

The drawing of a building elevation from one direction.

Parapet

The extension of the main wall of a building above the roof level.

Paving

Common terminology for surface materials. These can be asphalt paving, integral paving, stones, brick or concrete.

Pedestrian Scale

A design relating to the scale of an average person.

Perspective

The presentation of a building elevation from a three-dimensional orientation.

Podium

An elevated element over which a building is constructed. The base.

Primary Streets

Primary streets are those streets to which the majority of the lots are oriented. These streets include all the streets parallel to Sutter Street and Natoma Street in the Historic District.

Public Art

which is visible to the general public. It can be freestanding or a component of the overall building or development.

Punched Windows

Individual window elements as opposed to a continuous horizontal band of windows. Punched windows can be either in line with the exterior surface or more appropriately recede into the surface element.

Rehabilitation

To restore to a good condition.

Remodel

To reconstruct or alter from an original condition.

Rendering

The detailed colored presentation of a building elevation, perspective, or plan.

Repair

The reconstruction, restoration or mending of any part of an existing structure for the purpose of preserving or retaining the characteristics or operation of the structure.

Repointing

To replace deteriorated, substandard, or missing mortar between masonry units, such as brick.

Restoration

To bring back to a former, original condition.

Sash

A movable framework in which panes of glass are set.

Secondary Frontage

The side of a building which does not include the main entrance or does not face the primary street frontage.

Setback

The distance between the building and any lot line. The minimum setbacks in the zoning ordinance define the building envelope and establish the required yards - front, rear, and side. The ordinance also indicates what may be permitted in which yards: parking, fences, accessory buildings, patios, swimming pools, and so on. The set back may include certain projections, such as decks, chimneys, and bay windows.

Shadow Casting

The shade cast by a structure or building on the surrounding areas during the day and over various seasons.

Shake

A rough split piece of wood, typically red cedar, used for covering roofs and walls.

Shall

Those criteria which are required to be provided as part of the building or site development.

Shingle

A smooth cut piece of wood, typically red cedar, used for covering roofs and walls.

Should

Those elements which are desired to be provided as a component of the building or site design.

Sill

A horizontal member at the bottom of a window or door opening.

Stile

The vertical member of a panel door.

Style

A particular, distinctive form of design.

Transitional Sites

A site on which a land use or structure is located that has an intermediate intensity of activity or scale located between a more intensive and a less intensive use, or a change from one use to another.

Transom Window

A window which spans horizontally above doors and windows.

Treelawn

A treelawn is that portion of the public right-of-way located between the street pavement and the sidewalk, intended for planting of street trees and other landscaping materials.

True Divided-Lite

A window which is divided into smaller, individual panes of glass with mullions, as opposed to a window which has decorative mullions applied to one large glass pane.

Veneer

An overlay of an object or wall with a more costly material, to give an appearance of higher quality.