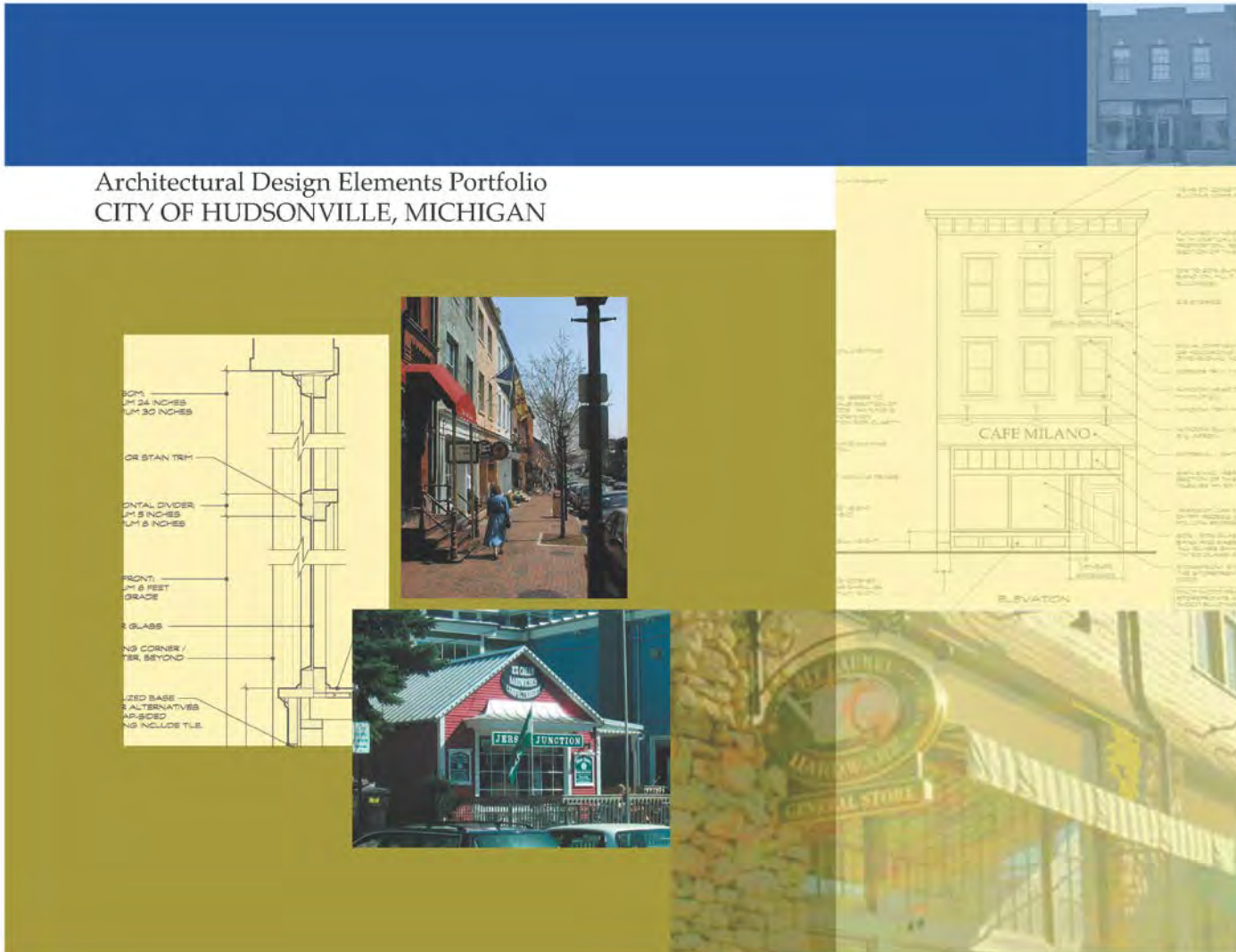


Architectural Design Elements Portfolio



Slide 1. Cover Page of the Architectural Design Elements Portfolio

Architectural Design Elements Portfolio

City of Hudsonville

ARCHITECTURAL DESIGN ELEMENTS PORTFOLIO

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Glossary of Terms



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Slide 2. Table of Contents. *Section II* identifies four (4) different architectural patterns were developed to provide a range of building types in the community

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ARCHITECTURAL DESIGN ELEMENTS PORTFOLIO

HUDSONVILLE RETAIL



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ESSENTIAL ELEMENTS OF THE HUDSONVILLE RETAIL

1. One-story brick or lap-sided buildings with sign band between storefront and cornice.
2. Storefront design with large windows and recessed glass doors.
3. Front facades have parapet walls with cornice expression.



HUDSONVILLE RETAIL

Throughout the West Michigan region, many small towns and villages have a traditional commercial core. This commercial core is primarily composed of multi-story mixed-use buildings, although in many cases single-story retail buildings are also part of the commercial core. These retail buildings contain shops and offices that line the main commercial streets on the ground floor. This pattern creates a civic center for these communities which is defined by a distinctive public realm.

This public realm is an active place for people of all ages and provides for many flexible opportunities for retail, office and housing.

In the most rural of communities, these traditional mixed-use districts serve as a regional commerce center. Neighborhood services and amenities are within walking distance of the neighborhoods and these amenities also become destinations for the outlying rural areas.

Historic precedent building types tend to have a very regular pattern of large storefront openings, which very closely resemble the mixed-use building storefronts. These buildings are usually represented in either two-bay or three-bay compositions, very similar to the mixed-use buildings.

The Hudsonville Retail building is an acceptable building type for use in these traditional commercial cores as a new infill building or as a rehabilitation of existing one-story buildings.

RETAIL
COVER PAGE
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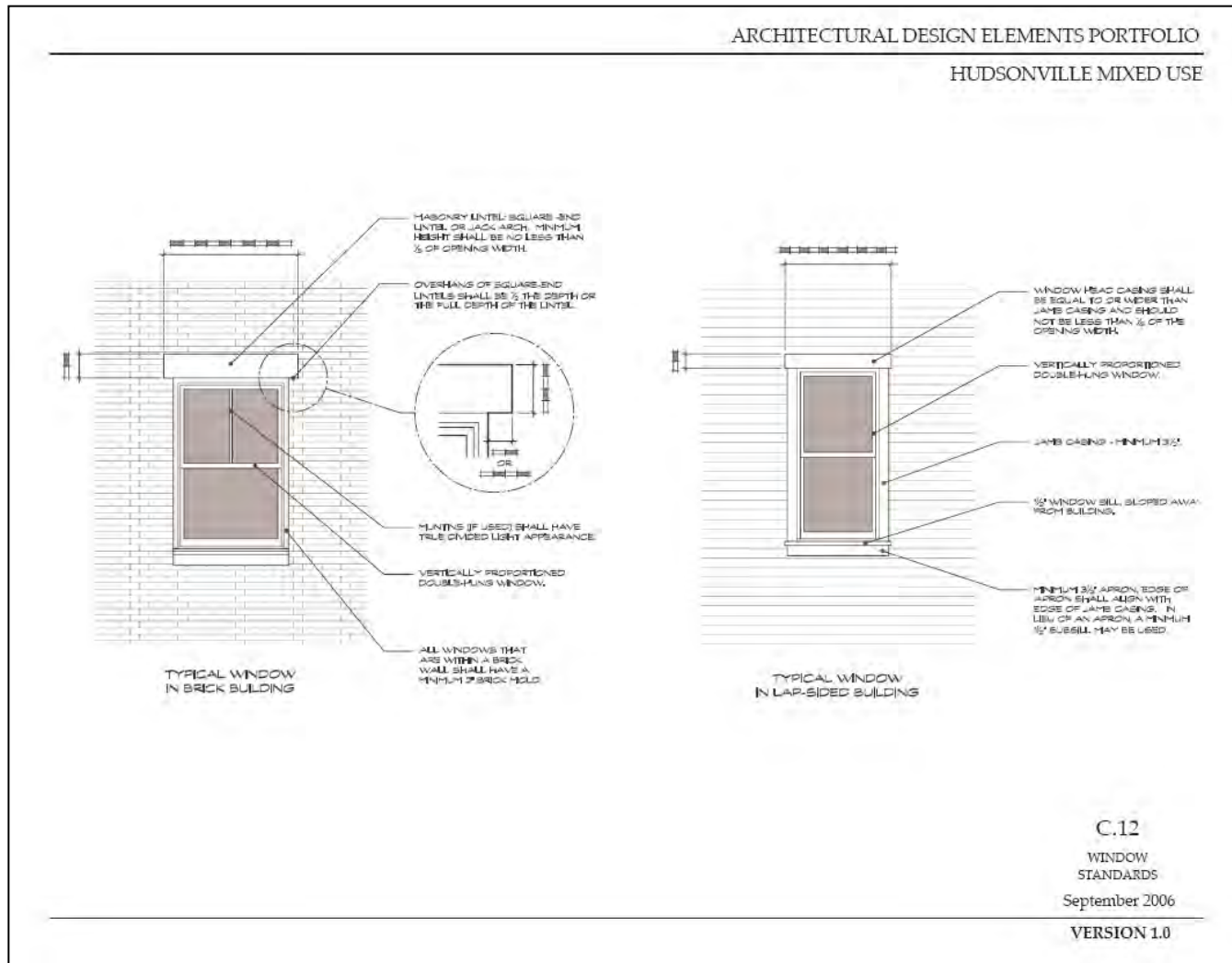
Slide 3. Each architectural pattern includes a page of sample images, a listing of “essential elements”, and a brief overview of the architectural style

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Slide 5. Options for building mass and composition are also clearly illustrated for each architectural pattern

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Slide 7. Detailed renderings are also provided to illustrate the minimum requirements for window placement and casings for each pattern

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ARCHITECTURAL DESIGN ELEMENTS PORTFOLIO

HUDSONVILLE MIXED USE

GALLERY OF MATERIALS:

SIDING:

Brick veneer.
Real stone veneer. No cultured stone products permitted.
Horizontal siding with 4-inch, 5-inch, 6-inch, 7-inch, or 8-inch lap reveal with mitered corners or 4" minimum corner trim board.
Siding shall be wood or fiber-cement board siding.
Fiber cement board siding shall be applied with smooth finish exposed.

ROOFING:

Flat roof with membrane roofing.
Shallow pitch gable/hip roof behind parapet wall with composition shingles (composition shingles for sloped roofs).

WINDOWS:

Energy efficient wood or aluminum-clad with true divided light appearance (7/8-inch exterior muntins).
Note: divided lights are not required on windows.
Clear glass.

METAL STOREFRONTS (on brick buildings only):

Framing: Pre-finished (clear or dark bronze anodized) aluminum or steel.

Glass: Display windows shall be clear glass. Decorative translucent glass or opaque glass with ceramic frit can be used in transoms 8 feet or higher above the finished floor.

WOOD STOREFRONTS (on lap-sided or brick buildings):

Framing: Wood framed display windows that are painted, stained (with opaque stain), or covered in aluminum or copper.

Framed display windows may also be framed with fiber-cement board or cellular PVC products. Fiber cement board and cellular PVC products shall be applied with smooth finish exposed.

Glass: Display windows shall be clear glass. Decorative translucent glass or opaque glass with ceramic frit can be used in transoms 8 feet or higher above the finished floor.

Miscellaneous: Doors and display windows can be framed with pilasters and columns, fiber-cement panels, dense polyurethane or cellular PVC trim, or composite millwork for built-up sections. Structural steel shapes may be expressed as columns. Fiber cement board and cellular PVC products shall be applied with smooth finish exposed.

METAL CANOPIES (on brick buildings only):

Steel or aluminum framed awning/canopy detailed as a flat horizontal plane supported with turnbuckles or cables anchored to building with exposed steel plate detail. Finished with mill finish or paint.

TRADITIONAL AWNINGS (on wood-sided or brick buildings):

Canvas awnings with slopes as indicated on Minimum Architectural Standards and awning details. Minimum four foot projection from the building. Canvas awnings are required to have an awning fringe as indicated on the Minimum Architectural Standards.

TRIM:

Limestone, terra-cotta, brick shapes, cast stone, or concrete for brick buildings.
Fiber-cement, polyurethane, cellular PVC, painted wood, or stained (opaque) wood for lap-sided buildings and wood storefronts. Fiber cement board and cellular PVC products shall be applied with smooth finish exposed.

EXTERIOR CEILINGS:

Beaded board, smooth surface made of painted or stained wood.
Plank and beam appearance made of fiber cement, painted/stained wood or cellular PVC. Fiber cement board and cellular PVC products shall be applied with smooth finish exposed.

CORNICES AND RELATED TRIM:

Limestone, terra-cotta, corbelled brick, cast stone, or simple 4" concrete cap for brick buildings.
Wood, composite, cellular PVC or polyurethane millwork for lap-sided buildings and on brick buildings. Fiber cement board and cellular PVC products shall be applied with smooth finish exposed.

BALCONIES:

Fiber cement, polyurethane, cellular PVC, painted wood, or stained (opaque) wood. Fiber cement board and cellular PVC products shall be applied with smooth finish exposed.

SIGNS:

Refer to City of Hudsonville zoning ordinance for specific signage guidelines and to the sign placement standards within this portfolio.

C.14

GALLERY
OF
MATERIALS

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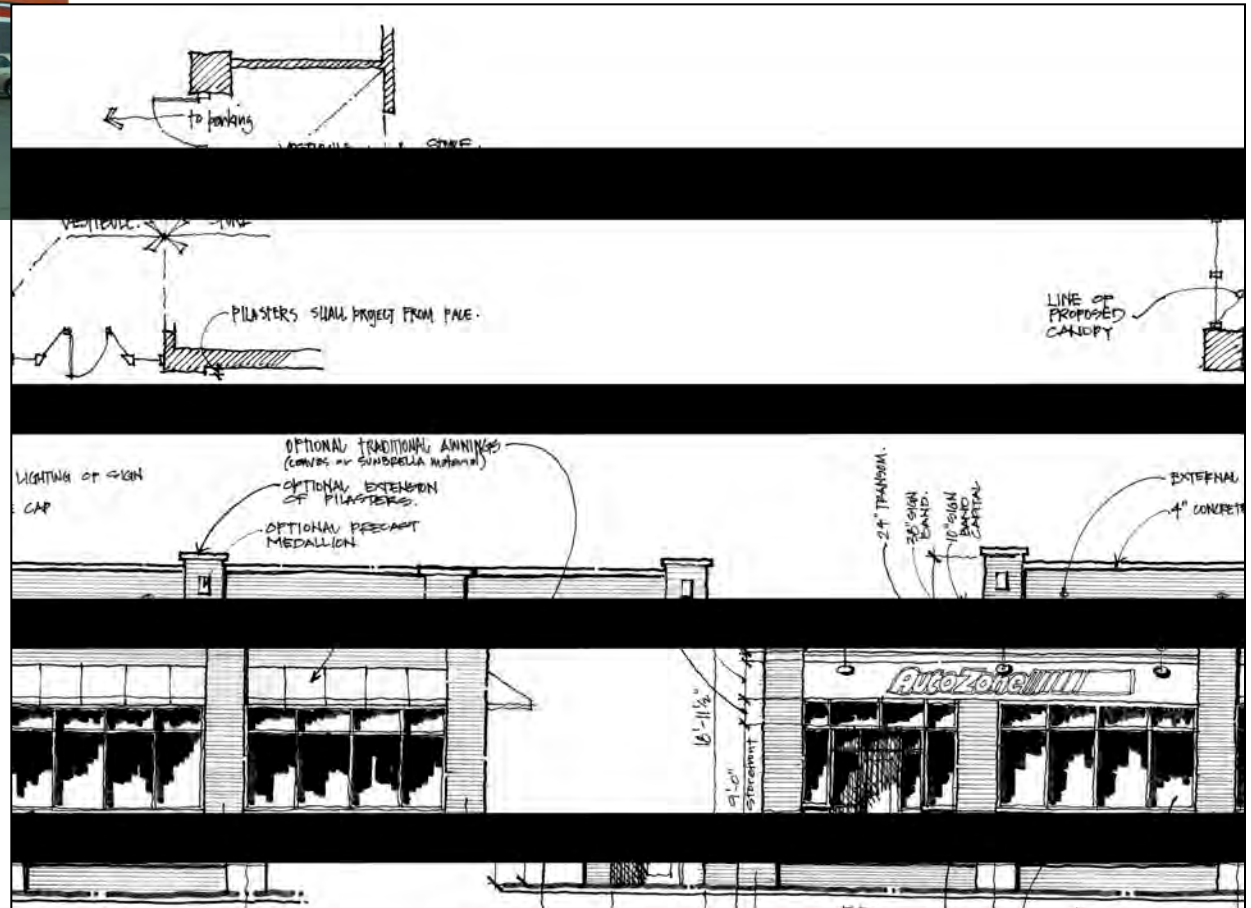
Slide 8. A Gallery of Materials is included for each architectural pattern to provide developers and business owners with an idea of building façade options

Architectural Design Elements Portfolio



Slide 9. These images illustrate buildings before incorporation of the architectural design standards and the proposed buildings after incorporating the standards

Architectural Design Elements Portfolio



Slide 10. These images illustrate buildings before incorporation of the architectural design standards and the proposed buildings after incorporating the standards