CITY CENTER ZONING DISTRICT

DESIGN GUIDELINE PICTURES

Frontage Types

Purpose:

Frontage Types describe the elements and characteristics of each building's private frontage, the area between the frontage line - the property line along the street - and the building's facade. A building's Frontage defines the extent to which the building is made more public or more private in its relation to the street.

The appropriate Frontage Type for a specific building depends upon the Building Type and its use.

The following Frontage Types are described in detail on the subsequent pages:

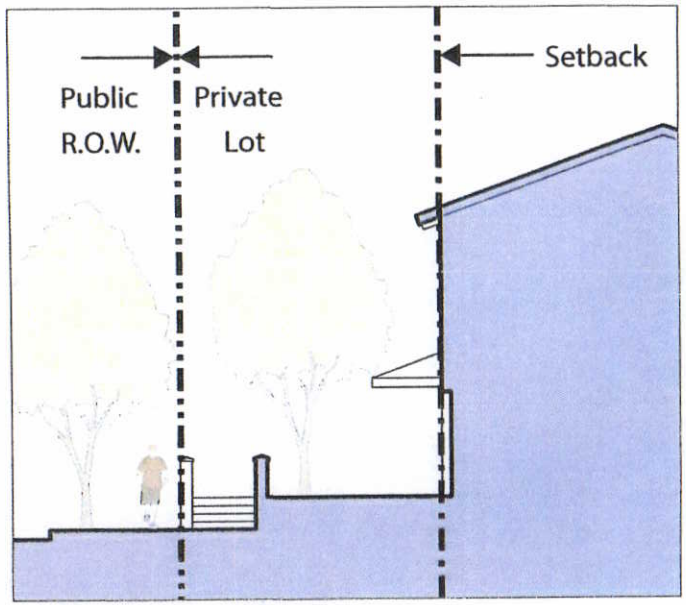
- Dooryard
- Light Court
- Forecourt
- Stoop
- Gallery
- Arcade
- Shopfront and Awning

Frontage Types: Dooryard

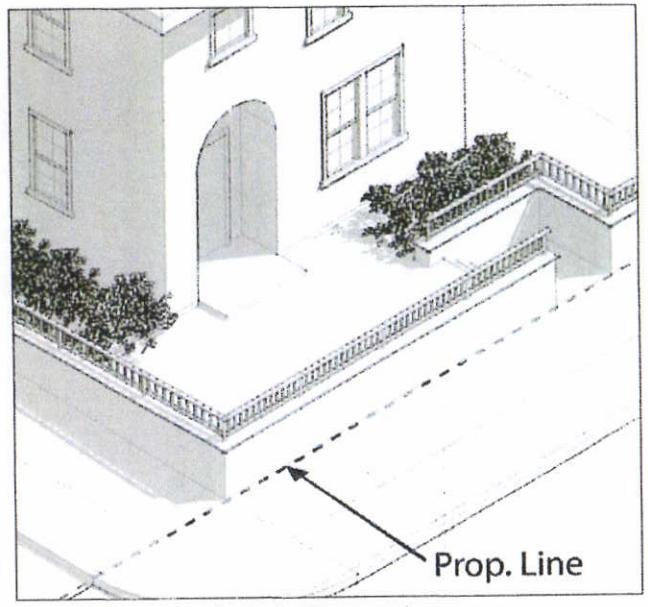
Dooryards are elevated gardens or terraces that provide additional buffer and privacy for residences. Dooryards are enclosed by low garden walls at or near the property line, with a stair leading from the sidewalk to the elevated yard. Building facades are set back from the property line. Buildings are accessed directly from the Dooryards.

Garden walls enclosing the Dooryard should not exceed 42 inches in height, unless necessary for structural reasons. Garden walls may be constructed of stucco, brick, or stone; a transparent metal railing may be affixed atop a garden wall if additional height is necessary for safety.

Example of a Dooryard.



Typical cross section of a Dooryard.

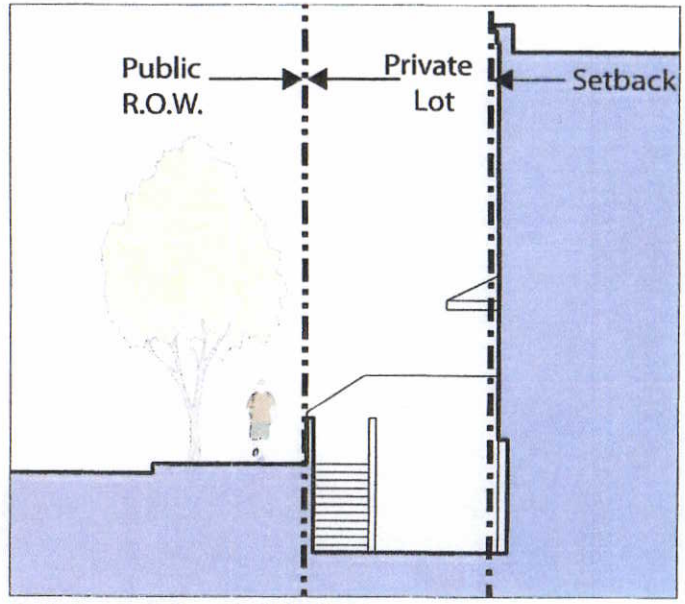


Axonometric view of a typical Dooryard.

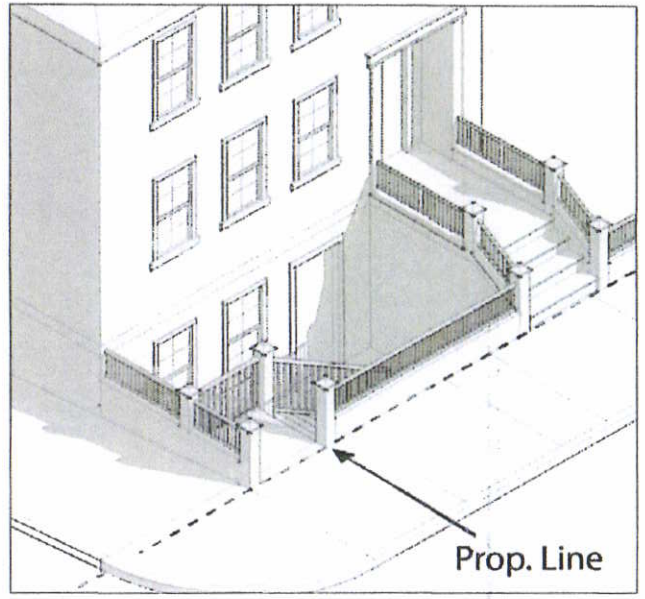
Frontage Types: Light Court

Light Courts are created by depressing a portion of the front yard below the sidewalk grade in order to provide light and access for a residence or business in the lower level of a building. The facade is set back from the property line to provide sufficient space for the light court and an exterior stair connecting the sidewalk and the Light Court. A railing and/or garden wall at the property line provides for the necessary safety. Light courts are typically combined with other frontage types that provide access to upper levels. Light Courts should be at minimum 8 feet deep to provide usable space, and should occupy at minimum 40% of the facade width. Light Courts should be a maximum of 6 feet below the adjacent sidewalk. Garden walls or railings enclosing the Light Court should not exceed 42 inches in height. Stairs may be parallel or perpendicular to the sidewalk.

Example of a Light Court.



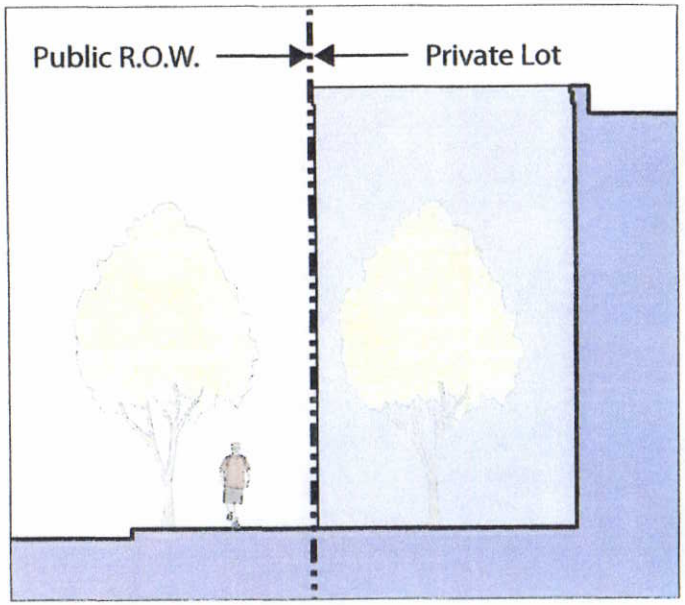
Typical cross section of a Light Court.



Axonometric view of a typical Light Court.

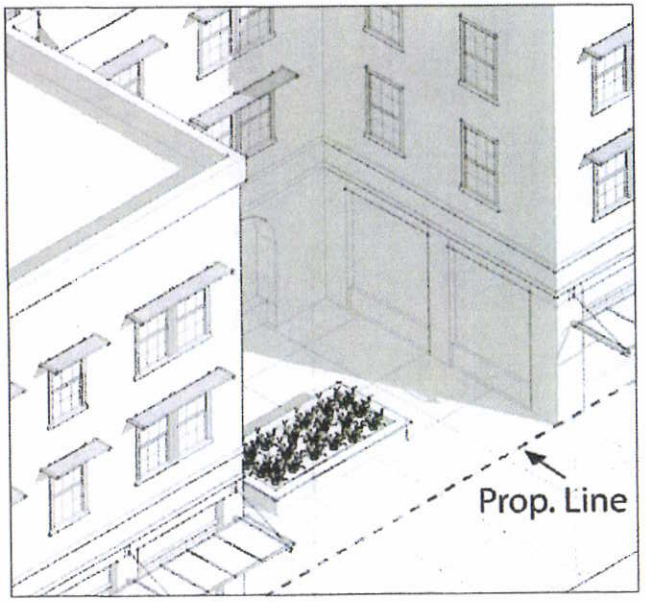
Frontage Types: Forecourt

Forecourts are created by setting back a portion of a buildings facade, typically the central portion. Forecourts typically provide access to a central lobby of a larger building, but may also be combined with other frontage types that provide direct access to the portions of the facade that are close to the sidewalk. Larger Forecourts may allow for vehicular access. Forecourts may be landscaped or paved. Forecourts may be at grade or elevated above the sidewalk a maximum of 24 inches. Forecourts should be at minimum 10 feet in width and depth. The width of a Forecourt should not exceed 1/3 of the overall facade width, and the depth should be equal to or less than the width.



Typical cross section of a Forecourt.

Example of a Forecourt.

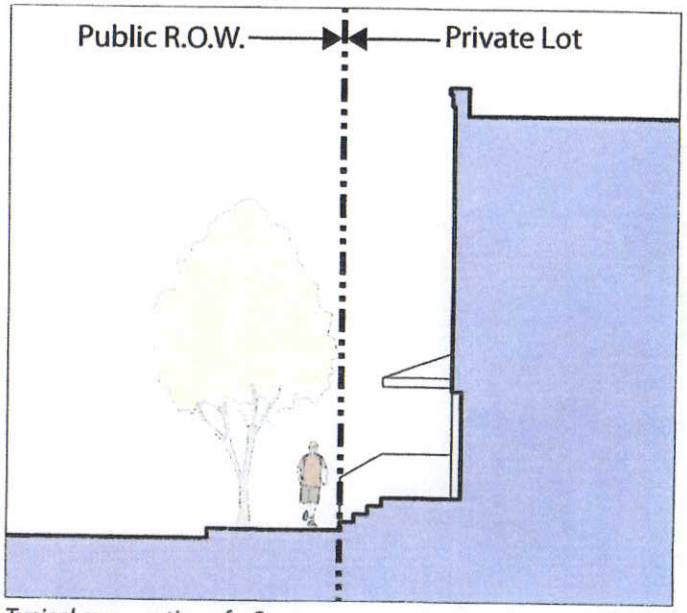


Axonometric view of a typical Forecourt.

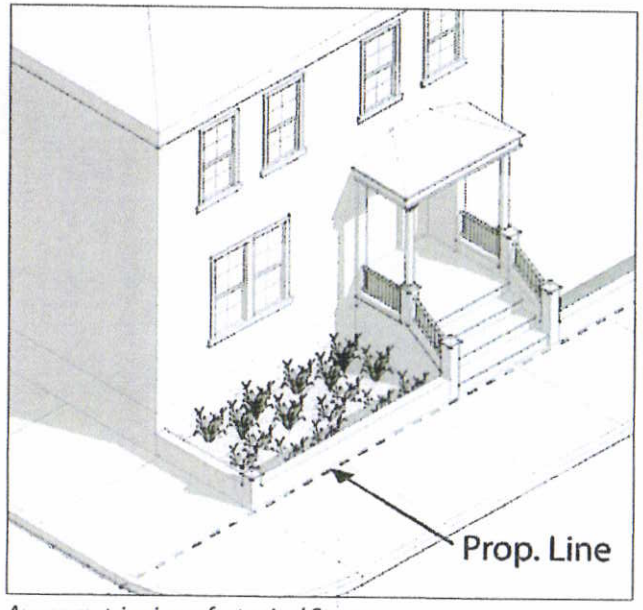
Frontage Types: Stoop

Stoops are exterior stairs with landings that provide access to buildings placed close to the property line. Building facades are set back just enough to provide space for the Stoop. The exterior stair of a Stoop may be perpendicular or parallel to the sidewalk. A Stoop's landing may be covered or uncovered. Stoops should be raised above grade a minimum of 18 inches and a maximum of 36 inches. Stoops should be at minimum 4 feet in width and depth. Landscaping on either side of the Stoop may be at grade or elevated, and may be demarcated by a garden wall that should not exceed 18 inches in height.

Example of a Stoop.



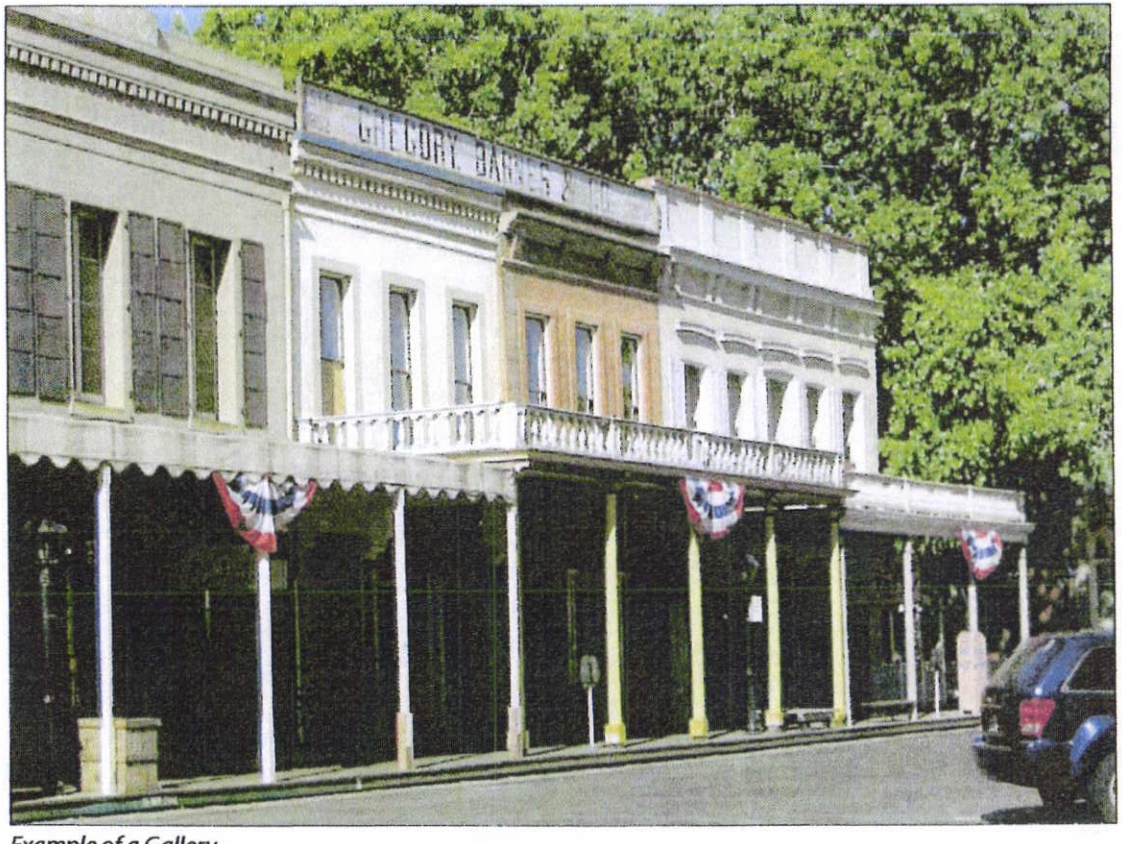
Typical cross section of a Stoop.



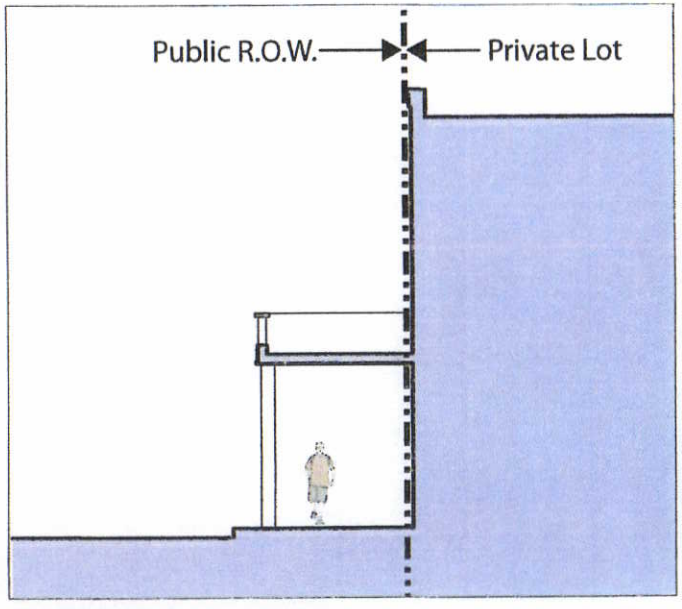
Axonometric view of a typical Stoop.

Frontage Types: Gallery

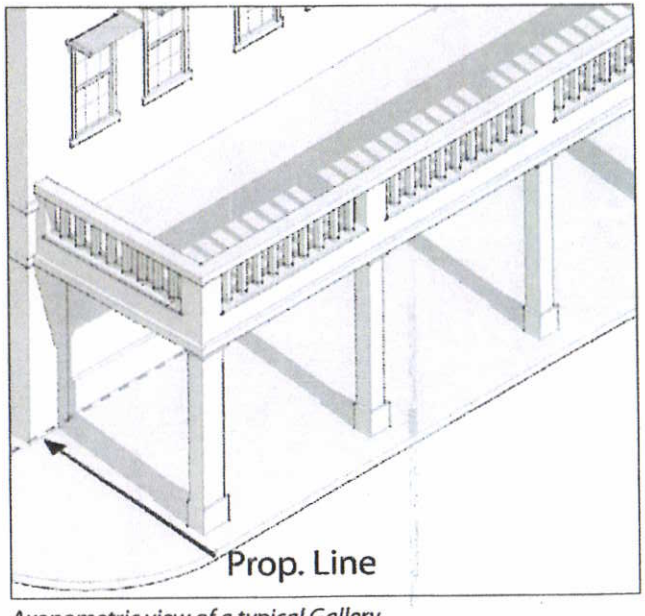
Galleries are created by attaching a colonnade to a building facade that is aligned with or near the property line and typically contains ground-floor storefronts. The colonnade projects over the sidewalk and encroaches into the public right-of-way. This frontage type is ideal for retail use. Galleries are most effective if they are used on both sides of the street and for the entire length of the block. Galleries and Arcades may be combined to achieve this. Galleries should provide at minimum 8 feet clear between the facade and the inside of the posts or columns. The space between the face of the curb and the outside face of the posts or columns should be between 24 and 30 inches to provide sufficient room for overhanging bumpers but to discourage walking along the outside of the Gallery.



Example of a Gallery.



Typical cross section of a Gallery.

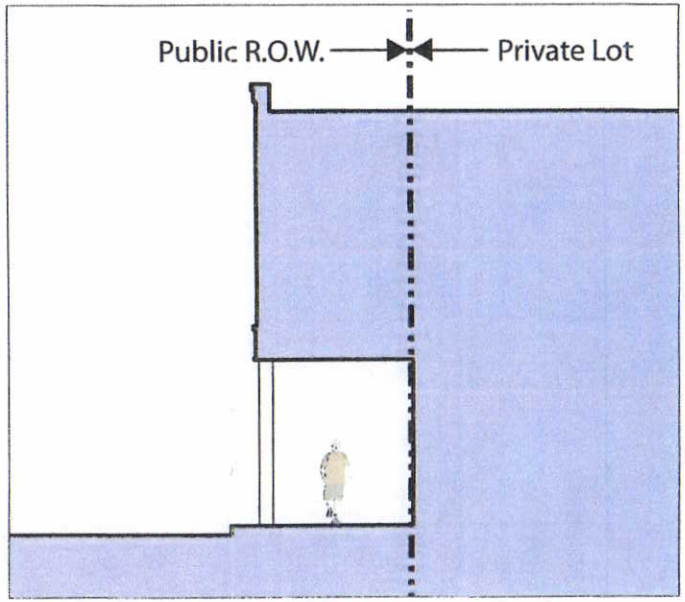


Axonometric view of a typical Gallery.

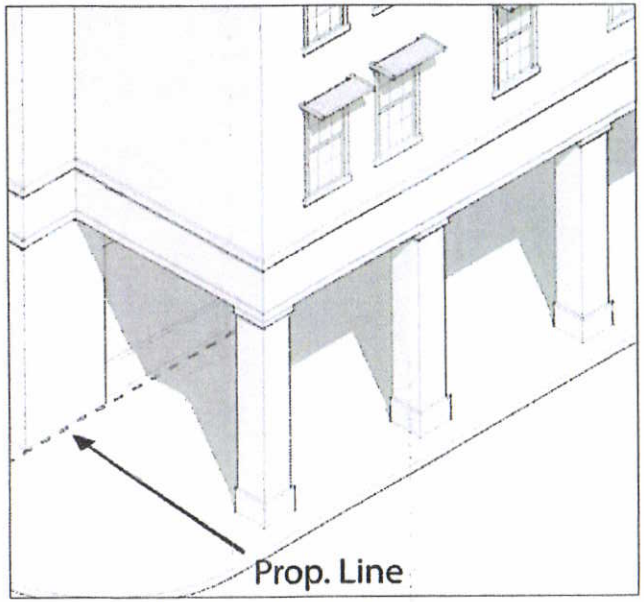
Frontage Types: Arcade

Arcades are created by facades that encroach into the public right-of-way on upper levels but are built at or near the property line on the ground floor. A colonnade structurally and visually supports the building mass above the sidewalk. Arcades are ideal for retail use, in which case they are combined with ground floor storefronts, as well as civic buildings. Arcades are most effective if they are used on both sides of the street and for the entire length of the block (except where used to emphasize civic buildings). Galleries and Arcades may be combined to achieve this. Arcades should provide at minimum 8 feet clear between the ground-floor facade and the inside of the posts or columns. The space between the face of the curb and the outside face of the posts or columns should be between 24 and 30 inches to provide sufficient room for overhanging bumpers but to discourage walking along the outside of the Arcade.

Example of an Arcade.



Typical cross section of an Arcade.



Axonometric view of a typical Arcade.

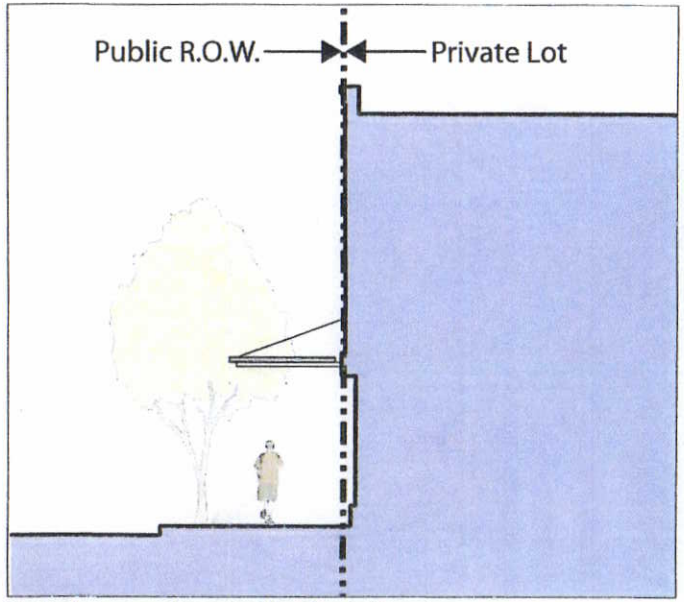
Frontage Types: Shopfront & Awning

Shopfront & Awning frontages are created by inserting storefronts with substantial glazing into the ground floor facade of a building. The facade is aligned with the property line, although partially recessed storefronts, such as recessed entrances, are also common. The building entrance is at sidewalk grade and provides direct access to a non-residential ground floor use. Shopfront and Awning frontages are conventional for retail use and not compatible with residential use.

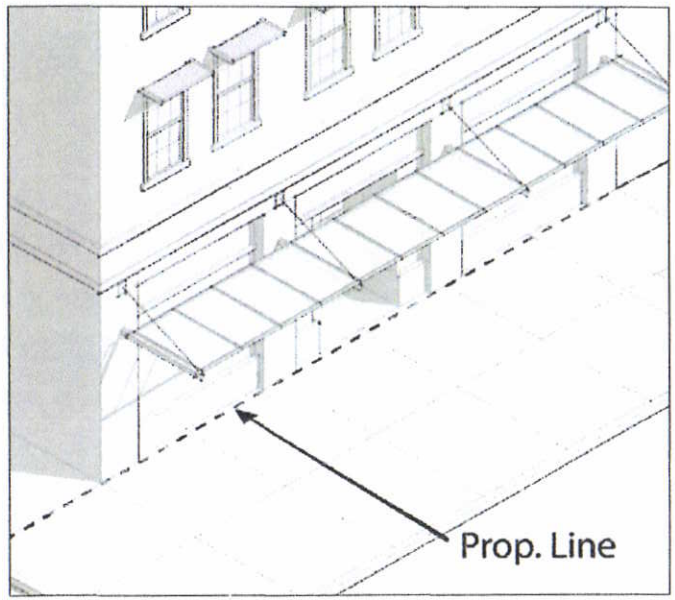
Shopfronts should be at minimum 10 feet tall. A solid base or bulkhead should be provided with a maximum height of 24 inches above sidewalk grade. A cornice or horizontal band should be provided to differentiate the Shopfront from upper levels of the building. At minimum 50% of the facade area between 2 and 10 feet above the ground floor should consist of transparent fenestration.

Awnings may encroach into the public right-of-way and cover the sidewalk to within 2 feet of the curb. Awnings, sheds, signage or other sidewalk encroachments should be at minimum 7 feet above sidewalk grade.

Example of a Shopfront & Awning.



Typical cross section of a Shopfront & Awning.



Axonometric view of a typical Shopfront & Awning.

Architectural Standards

Purpose:

Architectural Standards provide directions for the design of buildings, appurtenances and site elements in the City Center District.

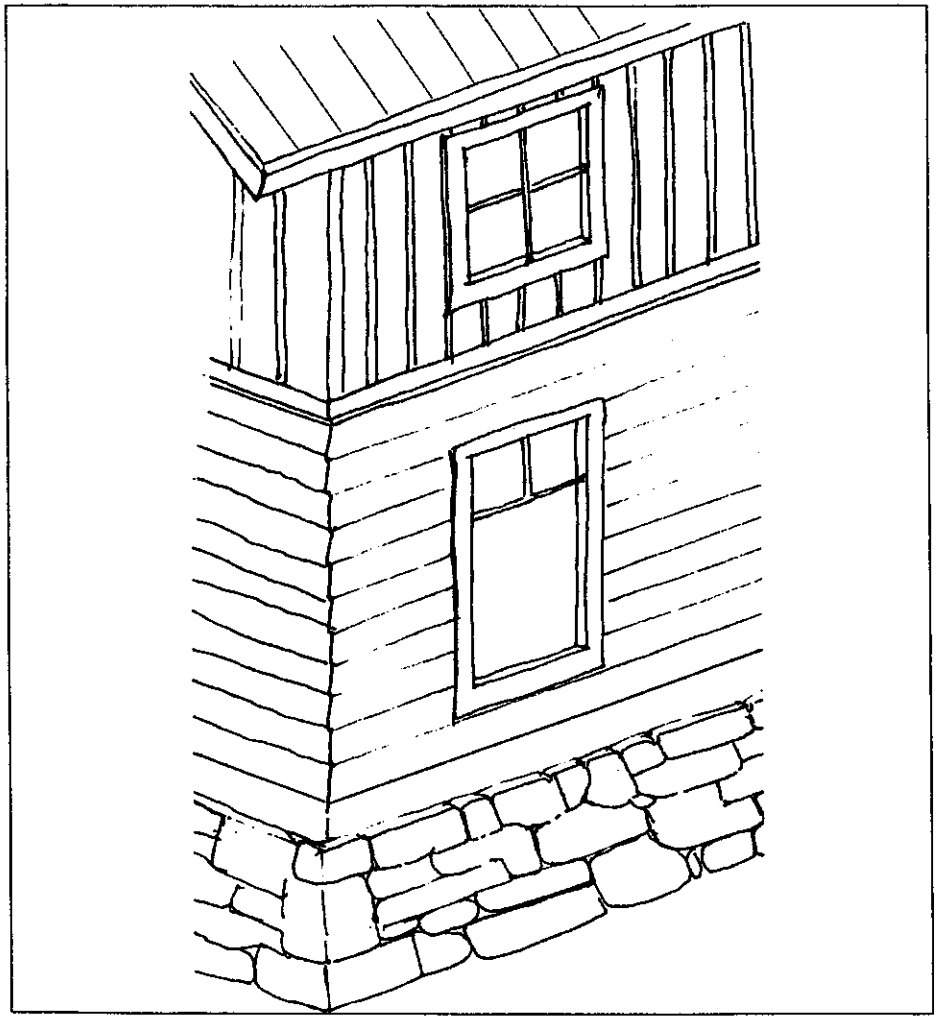
The Architectural Standards encompass the following elements:

- Building Form And Scale
- Materials And Colors
- Walls
- Roofs
- Wall Openings
- Projecting Elements
- Commercial Signage
- Historical Precedents

Architectural Standards: Materials and Colors

Vertical Configuration of Materials

Two or more wall materials may be combined on one façade only with one above the other - lighter materials above those more substantial (e.g. wood above stucco or masonry, or stucco above masonry).



Architectural Standards: Materials and Colors

Red Brick

Stone

Wood

Stucco

Tile

Yellow Brick

Architectural Standards: Materials and Colors

Natural Colors

Muted Neutrals

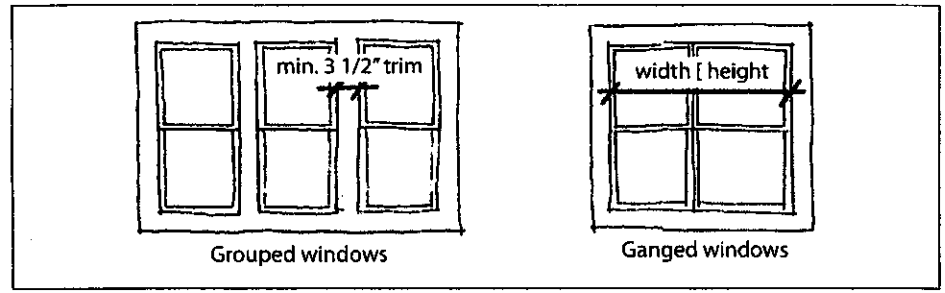
Color Theme

Vibrant Colors

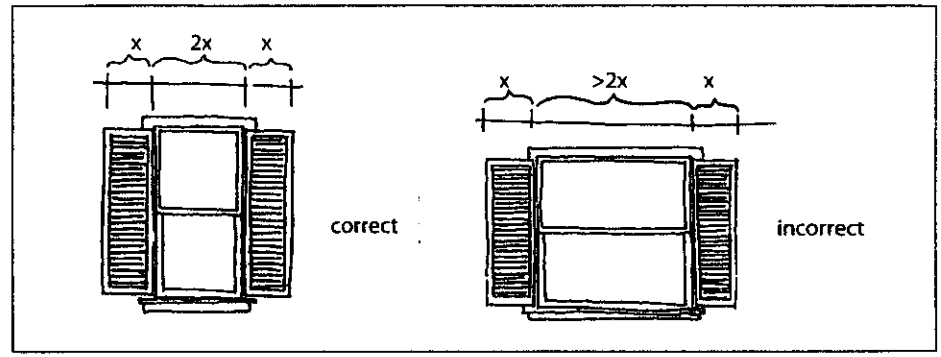
Architectural Standards: Wall Openings

Windows and Shutters

- Windows and doors shall be made of wood, vinyl-clad wood, aluminum-clad wood, or fiberglass.
- Glazing shall be clear glass with not more than 10 percent daylight reduction (tinting). Glazing shall not be reflective (mirrored).
- Windows shutters shall be sized to match their openings (see figure: *Correct shutter geometries* below)
- Window openings shall have vertical proportions, or may be square (see figure below).
- Total fenestration for façades shall not be more than 33 percent of the façade area, except within shopfronts.
- Windows shall be recessed no less than two inches from the building façade.



Window configurations

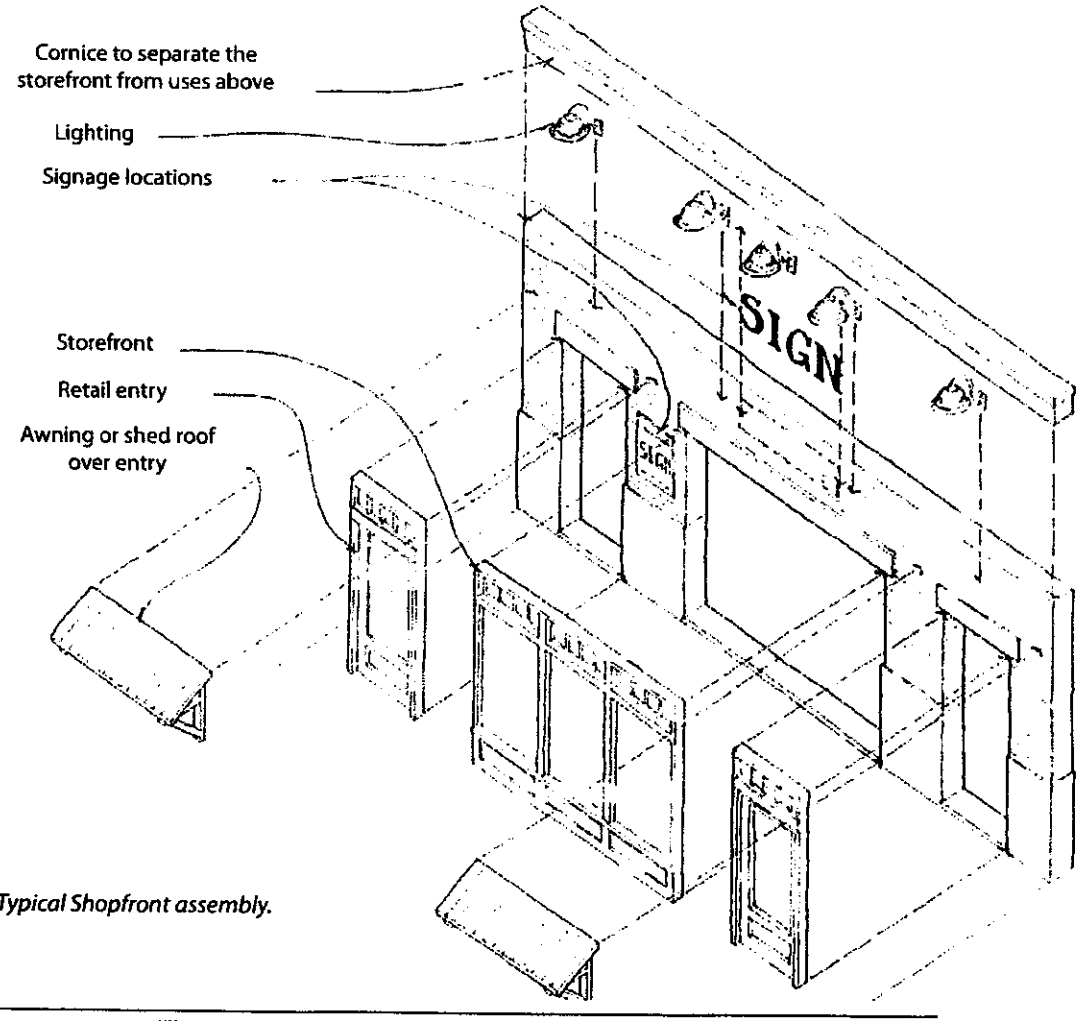


Correct shutter geometries

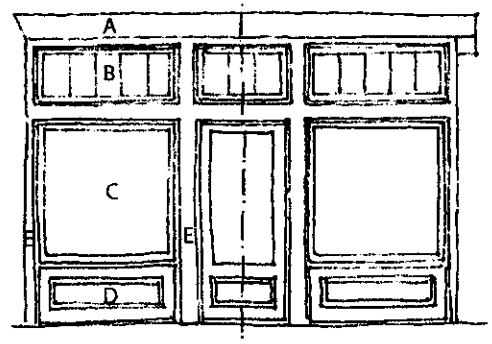
Architectural Standards: Wall Openings

Shopfronts

Shopfronts are composed of storefronts, entrances, awnings or sheds, signage, lighting, cornices, and other architectural elements (see Figures: Shopfront Assembly, and Storefront Configurations). Shopfronts are created by inserting storefronts with substantial glazing into the ground floor facade of a building. The facade is aligned with the property line, although partially recessed storefronts, such as recessed entrances, are also common.

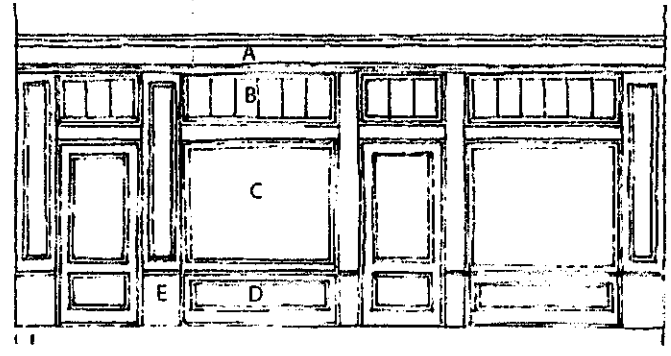


Typical Shopfront assembly.



Stucco or Masonry Storefront

A Header should either be 4 or 5 brick course high, and project out 1 inch from face of the building.
B Transoms windows should be equally divided and consistent across the facade.
C Shopfront windows should be equal in size and recessed a minimum of 2 inches from stucco, masonry or wood piers as adjacent materials.
D Base panels or bulkhead should not exceed 24 inches in height.
E The brick mould should be equal at the top and sides, with interior divisions of equal to or twice the size of the sides.



Wood Storefront

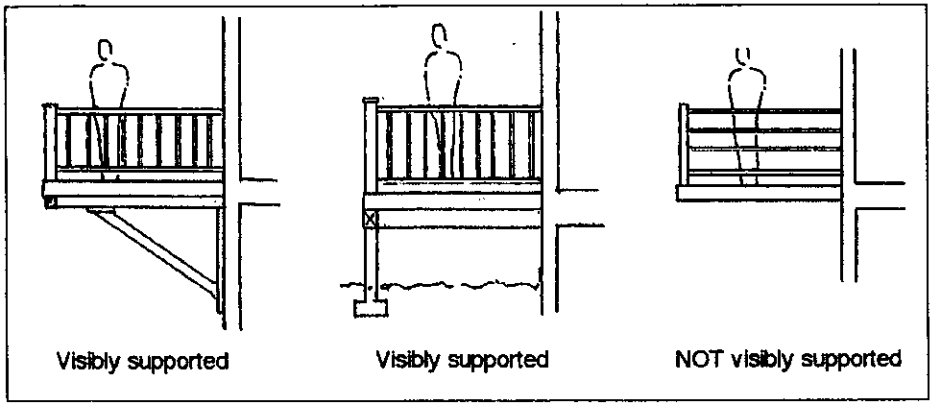
A Entablature should consist of architrave, frieze and cornice.
B Transoms windows should be equally divided and consistent across the facade.
C Shopfront windows should be equal in size and recessed a minimum of 2 inches from stucco, masonry or wood piers as adjacent materials.
D Base panels or bulkhead should not exceed 24 inches in height.
E Pier bases should align with horizontal elements on the shopfront, such as sills.

Storefront configurations.

Architectural Standards: Projecting Elements

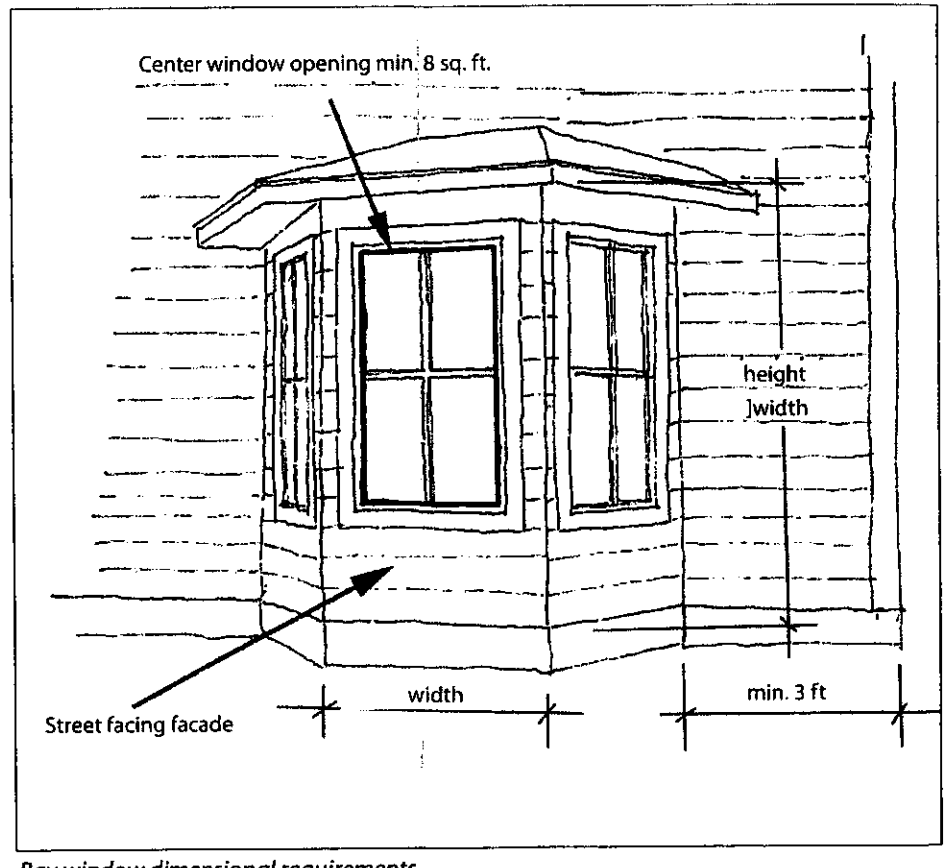
Projecting Elements

All building elements that project from the building wall by more than 16 inches, including but not limited to decks, balconies, porch roofs and bays, should be visibly supported by brackets, posts, or beams that are sized at minimum six inches in nominal width or diameter.



Bay Windows

- Bay windows should be made of materials identical to or compatible with the building's wall finish and windows.
- Bay windows should not be wider than 8 feet and should have a height that is equal to or greater than its width. Bays should be a minimum of three feet from any building corner or other bay. The bay's street facing facade should consist of at least 50% transparent glazing.



Bay window dimensional requirements

Architectural Standards: Commercial Signage

The following design criteria should be used in reviewing the design of individual signs. Substantial conformance with each of the following design criteria is required before a sign permit or Building Permit can be approved.

1. Color.
   a. Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the buildings on the site. Contrasting colors can be utilized if the overall effect of the sign is still compatible with building colors.
2. Design and construction.
   a. Except for banners, flags, temporary signs, and temporary window signs, each sign should be constructed of permanent materials and should be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
   b. Each permanent sign should be designed by a professional (e.g., architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs).
   c. Each permanent sign should be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, neat and readable copy, and durability, to reduce maintenance costs and prevent dilapidation.
3. Materials and structure.
   a. Sign materials (including framing and supports) should be representative of the type and scale of materials used on the site where the sign is located. Sign materials should match those used on the buildings on the site and any other signs on the site.
   b. Signs should not include reflective material.
   c. Materials for permanent signs should be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
   d. The size of the structural members (e.g. columns, crossbeams, and braces) should be proportional to the sign panel they are supporting.
   e. The use of individual letters incorporated into the building design is encouraged, rather than a sign with background and framing other than the structure wall.
4. Sign lighting. Sign lighting should be designed to minimize light and glare on surrounding rights-of-way and properties.
   a. External light sources should be directed and shielded so that they do not produce glare off the site, on any object other than the sign.
   b. Sign lighting should not blink, flash, flutter, or change light intensity, brightness, or color.
   c. Colored lights should not be used at a location or in a manner so as to be confused or construed as traffic control devices.
   d. Neither the direct nor reflected light from primary light sources should create hazards for pedestrians or operators of motor vehicles.
   e. For energy conservation, light sources should be hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited.
5. Copy design guidelines. The City does not regulate the message content (copy) of signs; however, the following are principles of copy design and layout that can enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged, but not required.
   a. Sign copy should relate only to the name and/or nature of the business or commercial center.
   b. Permanent signs that advertise continuous sales, special prices, or include phone numbers, etc. should be avoided.
   c. Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.
   d. The area of letters or symbols should not exceed 40 percent of the background area in commercial districts or 60 percent in residential districts.
   e. Freestanding signs should contain the street address of the parcel or the range of addresses for a multi-tenant center.

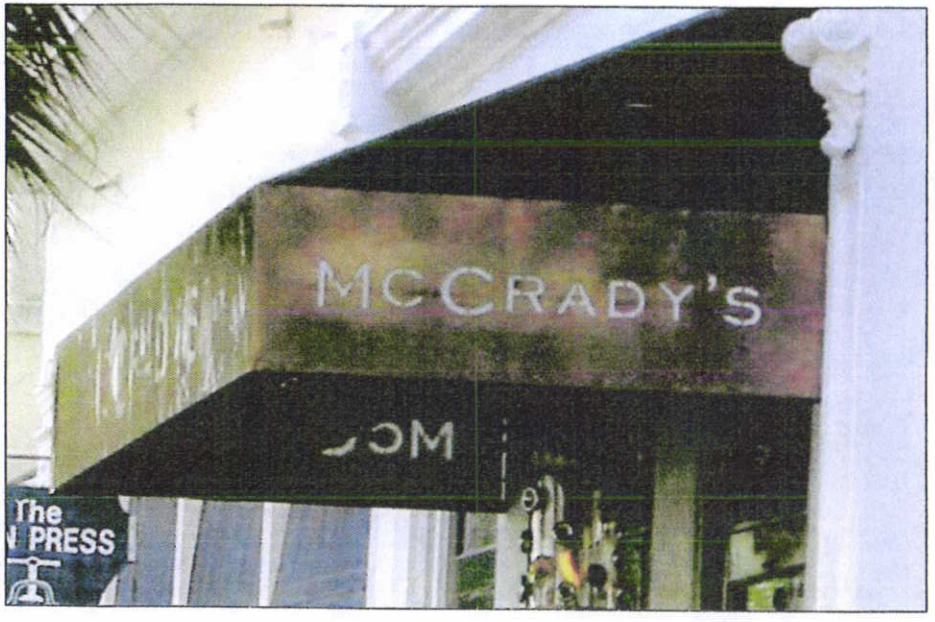
Architectural Standards: Commercial Signage

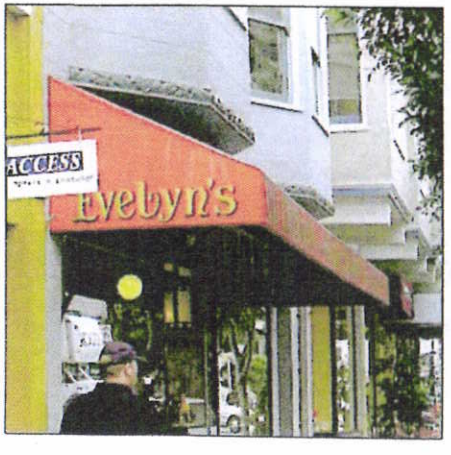
Allowed Sign Types	Maximum Sign Height	Maximum Number of Signs	Maximum Sign Area	Notes
Awning	Shall be entirely on awning valence; lettering max 66% of valence height; valence height max 18 inches.	1 sign max per each separate awning valence.	50% of the area of the valence front.	
Projecting or Suspended	16 inches. Bottom of sign shall be no closer than 8 ft above sidewalk surface below.	1 sign allowed per business frontage with pedestrian entrance	6 sf No dimension greater than 3 ft	Sign shall be redwood sandblasted, hand carved, or architecturally designed equivalent.
Wall	2 ft below parapet or eave. Individual letters 18 inches;	1 sign allowed per business frontage with pedestrian entrance.	1 sf per lf of primary business frontage Side street or rear entrance wall sign max 50% of the primary sign area.	Mounting 1-story: above 1st floor windows Mounting multi-story: between windows
Window - Permanent	Within window area	1 sign allowed per window	15% of total window area.	
Window - Temporary	Within window area	1 sign allowed per window (in addition to Permanent Window sign, if exists)	25% of total window area.	Allowed for display a maximum of 15 days at 1 time, up to 3 times in 12-month period.

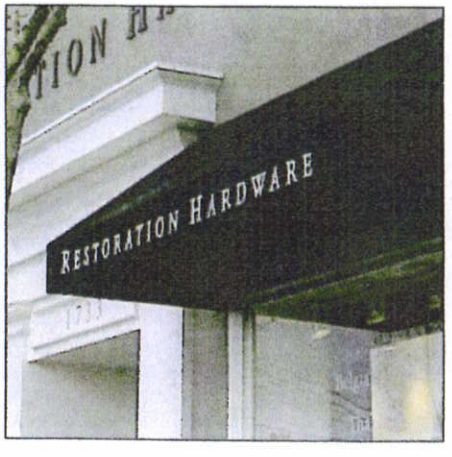
Architectural Standards: Commercial Signage

Awning Signs

The photos below show examples of acceptable awning signs.

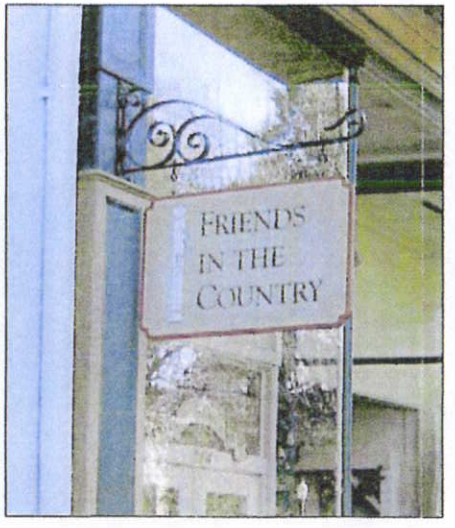


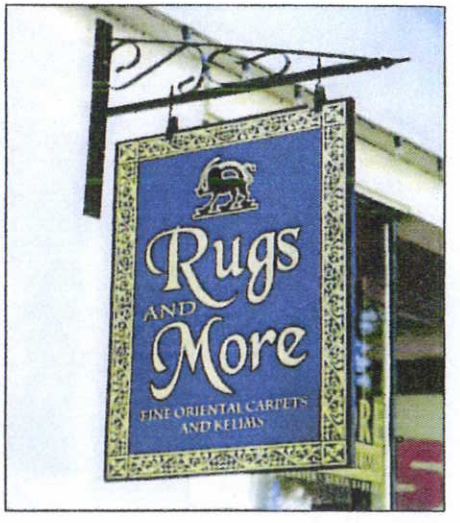


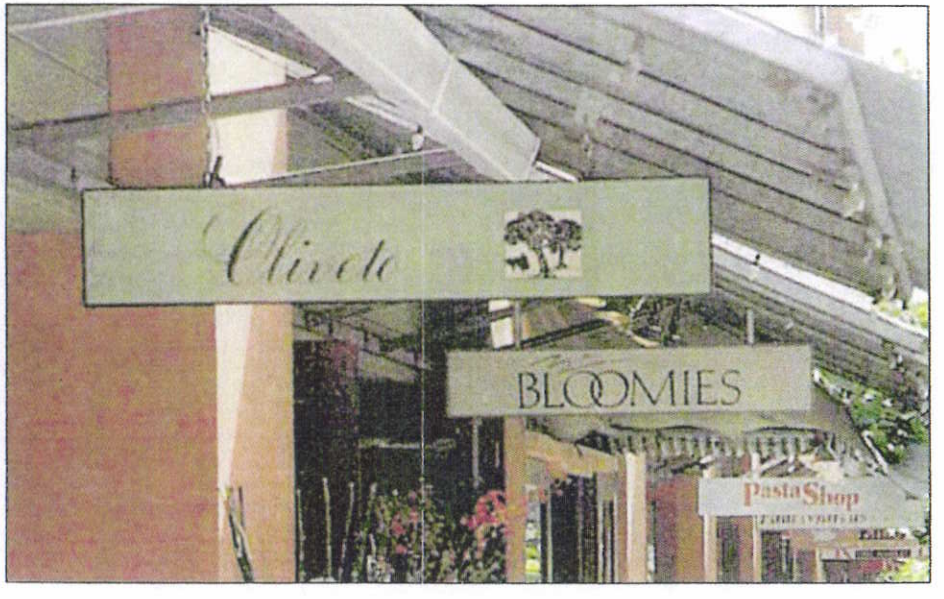


Projecting/Suspended Signs

The photos below show examples of acceptable projecting and suspended signs.



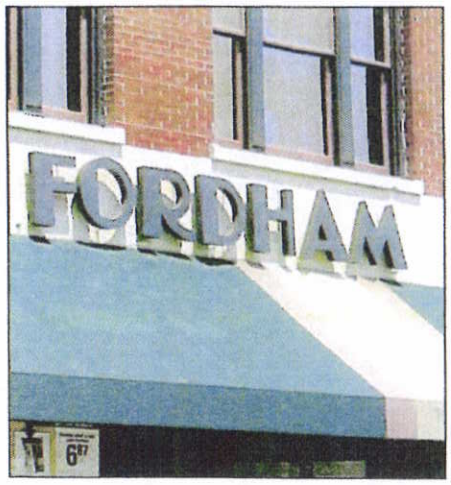


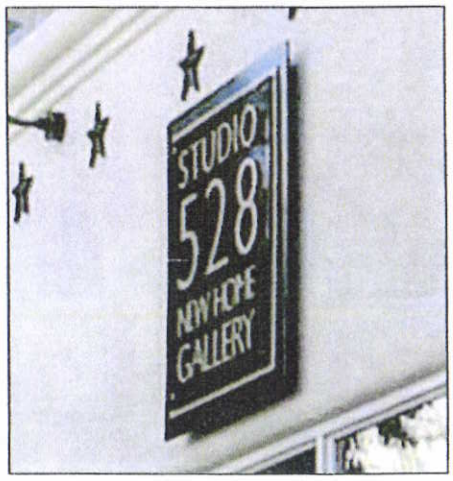


Architectural Standards: Commercial Signage

Wall Signs

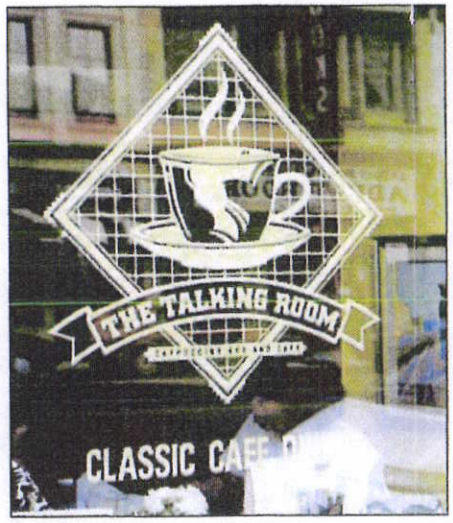
The photos below show examples of acceptable wall signs.

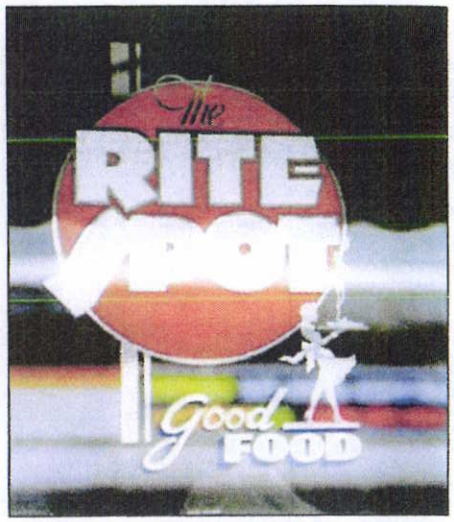


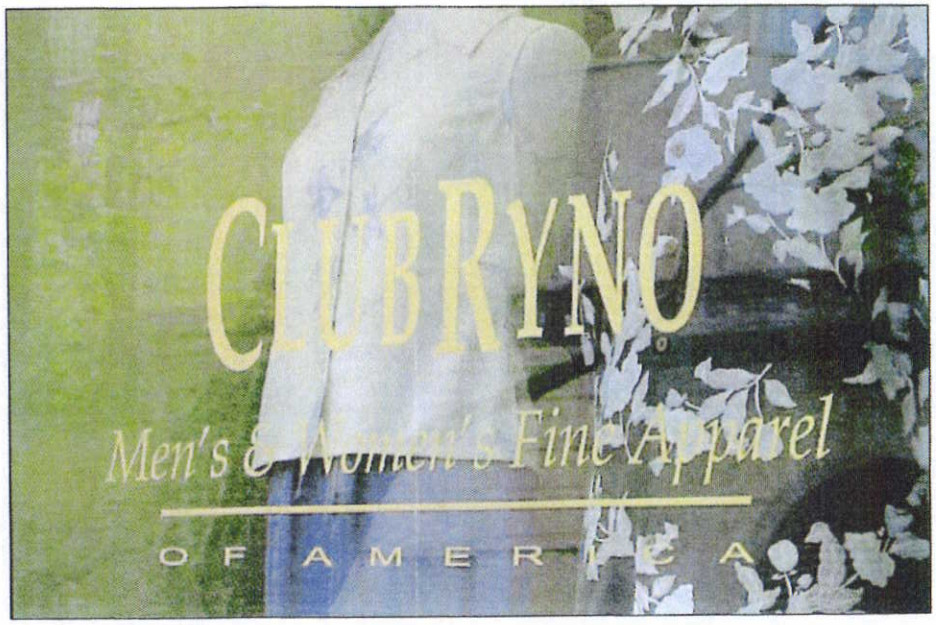


Window Signs

The photos below show examples of acceptable window signs.



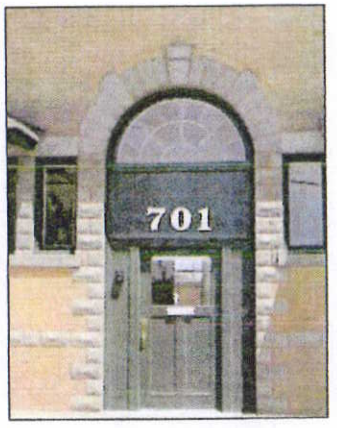


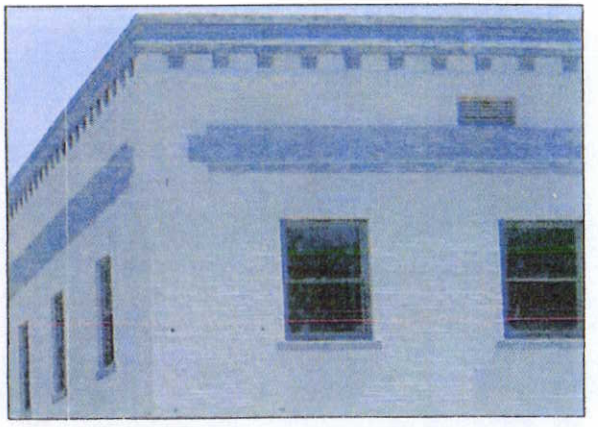


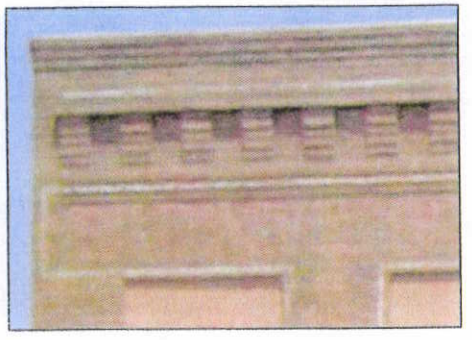
Architectural Standards: Style Precedents

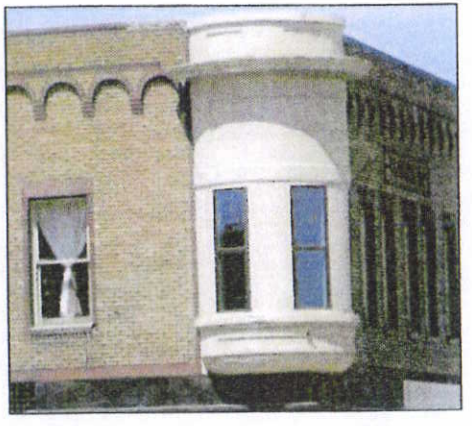
The photos on this page show examples of architectural elements present in Caldwell today. These features represent architectural styles that are rooted in Caldwell's rich architectural heritage and are intended to provide inspiration for new buildings planned in Caldwell's City Center District.

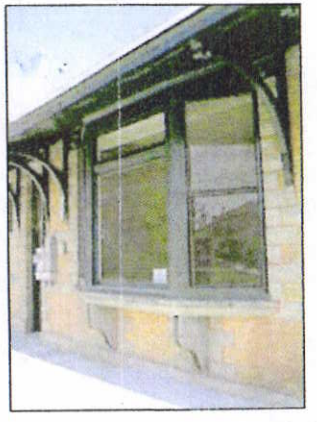
The following pages illustrate four prevalent architectural styles historically found in Caldwell. To the extent possible, any new structure should be constructed in the spirit of one of these styles.

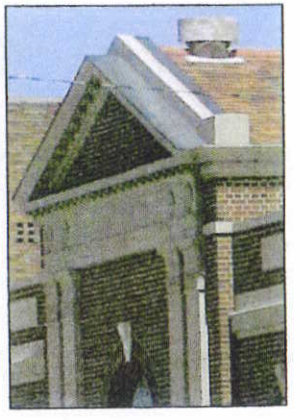












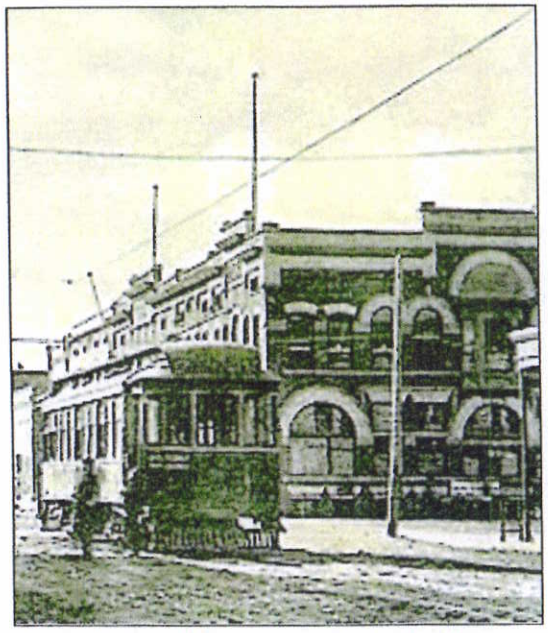
Architectural Standards: Style Precedents

Caldwell's Architectural Historical Context

Caldwell's distinguished downtown architectural legacy extends from about 1884 to 1929, and consists of buildings built of wood, brick, concrete, and stone in the following styles or combinations of styles: The revivals include:

- Spanish Revival, the Southwestern style adapted for the Northwest climate;
- Romanesque Revival, based on ancient Roman architecture;
- Renaissance Revival, an interpretation of Italian Renaissance;
- 'Main Street' Revival, the ubiquitous building style that lined America's commercial corridors through the 1930's.

Caldwell's Renaissance Revival Carnegie Library



Original Caldwell Romanesque Revival Building.

'Main Street' Revival building in Caldwell - the original storefront was destroyed in a post-war renovation.

Spanish Revival in Caldwell. The mansard roof was likely added later and does not add to the building's historical value.

Architectural Standards: Style Precedents

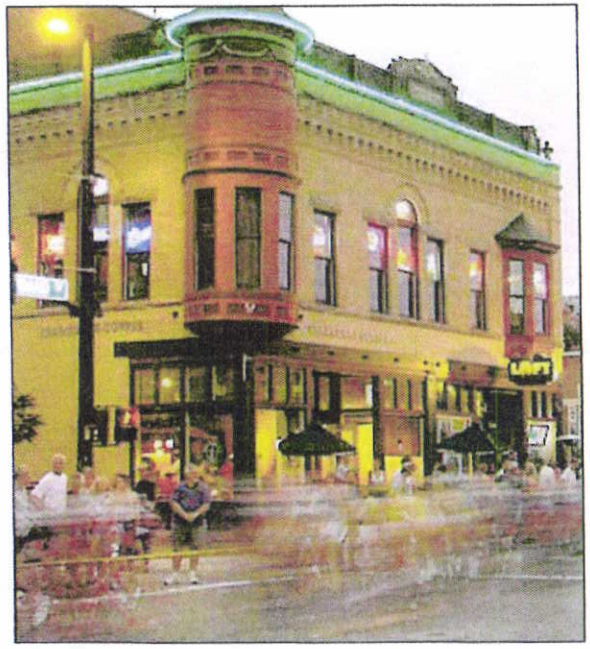
Romanesque Revival

Romanesque Revival consists of architectural elements, principally the round arch, that resemble those of ancient Roman architecture. Other characteristics include the use of stone and brick as both accent and field materials. The word served to distinguish Romanesque from Gothic buildings with their pointed openings and vertical orientation.

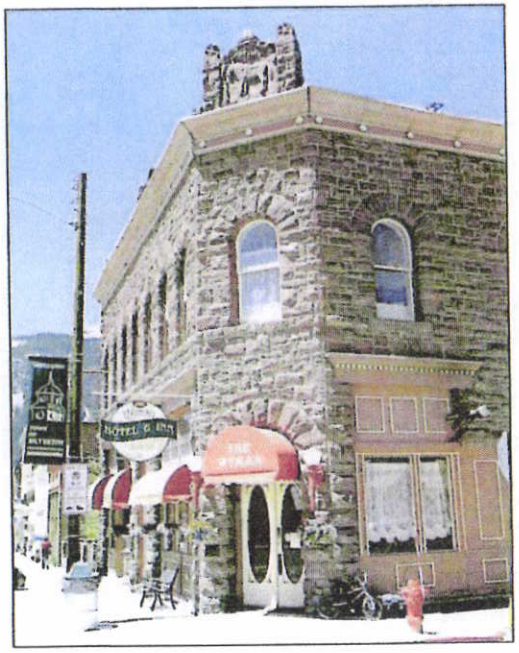
Identifying features include:

- Round arches over windows and/or entryways; thick, cavernous entryways and window openings; thick masonry walls, rounded towers with conical roof; facades are often asymmetrical; variable stone and brick façade. On elaborate examples, polychromatic facades with contrasting building materials.

Local example of the Romanesque Revival style: Steunenberg Block.



Examples of Romanesque Revival style corner buildings

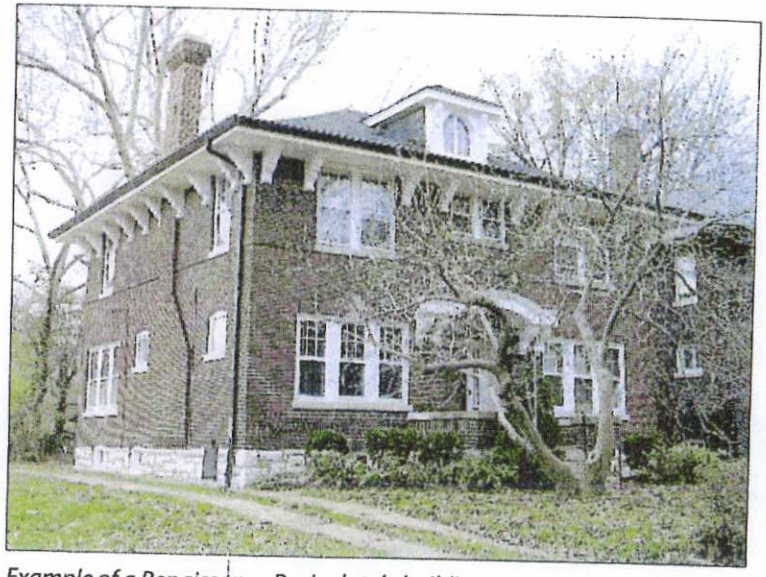


Example of a Romanesque Revival style building

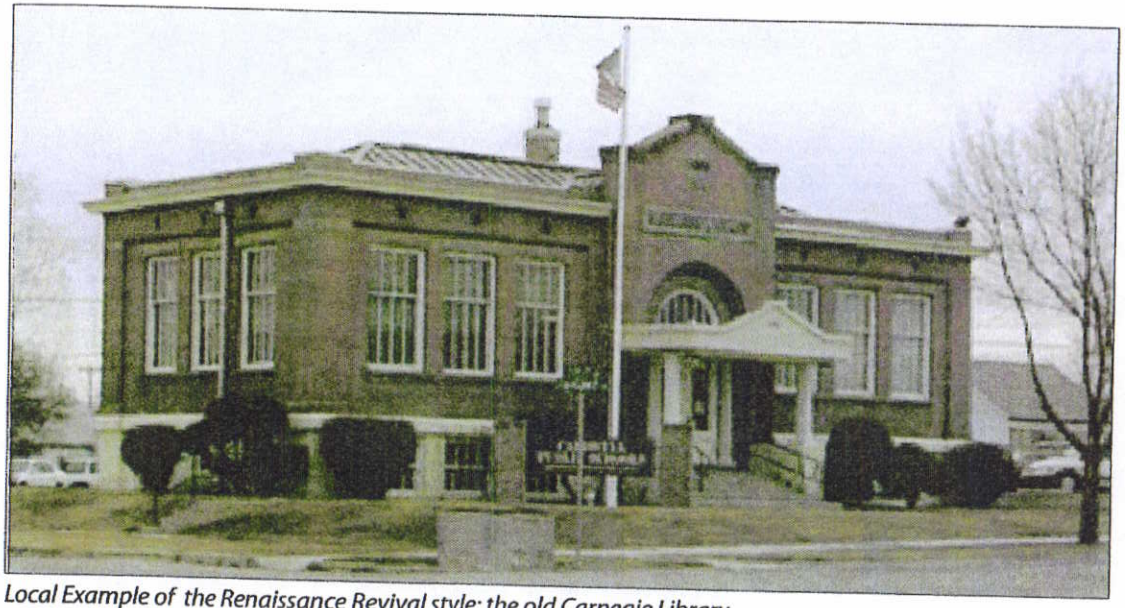
Architectural Standards: Style Precedents

Renaissance Revival

Renaissance Revival included the identifying features of the Italian Renaissance from low-pitched hipped roofs covered with ceramic tiles, widely overhanging eaves often supported by decorative brackets, upper-story windows smaller and less elaborate than those below, commonly with arched doors and first-story windows, to a symmetrical facade with projecting entry.



Example of a Renaissance Revival style building



Local Example of the Renaissance Revival style: the old Carnegie Library.

Example of a Renaissance Revival style building

Architectural Standards: Style Precedents

Spanish Revival

Spanish Revival, a combination of early-American Southwestern Spanish styles that includes Mission and Monterey, was often unified by the use of arches, courtyards, solid form, plain wall surfaces, and tile roofs, all derived from the western Mediterranean that was in turn influenced by the invasion and occupation of the Moors that inspired the arches and use of color tiles.

Example of a Spanish Revival style civic building.

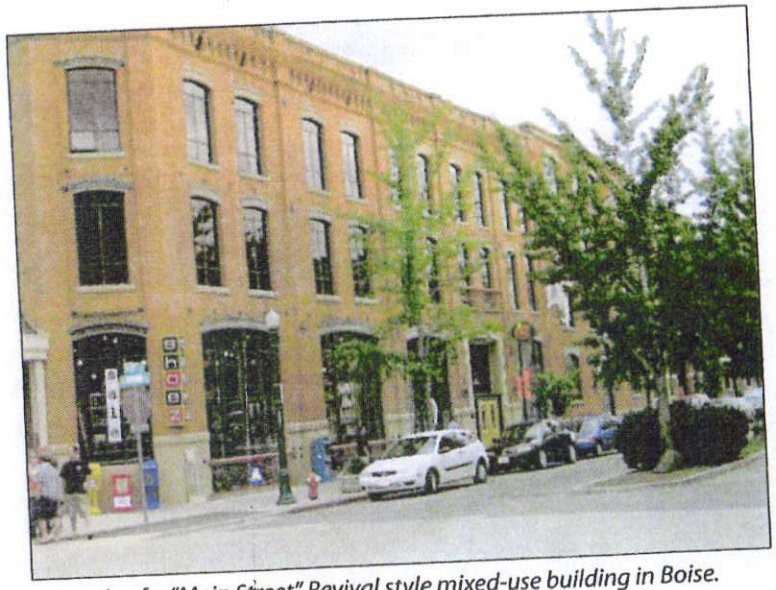
Examples of Spanish Revival style mixed-use buildings

Architectural Standards: Style Precedents

"Main Street" Revival

'Main Street' Revival describes a ubiquitous commerical building style that evolved from Colonial era settlements and used throughout America to the early 1930's. Regional variations include the Western Main Street Facade that extends the front facade well above the roof plane to create the illusion of height and mass, a detailed, projected cornice line, symmetrical window openings, and the use of brick, stone, vertical board and batten or horizontal lap wook siding as common finish materials.

Throughout our towns and cities, the style was widely copied and reinterpreted as regional and local vernacular traditional architecture. Caldwell contains a number of examples that have been covered over with non-traditional materials. The style remains one of the most economical for new construction because of its simple, harmonious beauty and interior flexibility.



Example of a "Main Street" Revival style mixed-use building in Boise.

Example of a "Western Main Street" lined with mixed-use buildings.

Example of a "Main Street" Revival style residential building.

Container Plantings

Planter Pots

Planters provide seasonal color and interest in the streetscape. Planters may be used to define smaller spaces, break up long expanses of building facade, or provide separation between pedestrian areas and the street. City provided and maintained planters shall be of one uniform style and material.

Wausau Tile Colonial Series Concrete Planters
Color - Sand
Colonial Series planters are available in a variety of sizes. Sizes shall be selected based on specific location.

Individual businesses or residential buildings may supply and maintain their own moveable planters. Privately owned moveable planters shall be located directly adjacent to building facades or entries and shall extend no further than four feet from the building facade. Privately owned moveable planters shall not impede pedestrian traffic or pose a safety hazard.

Hanging Planters

City provided and maintained hanging baskets may be hung on street light posts. The bottom of hanging baskets shall be a minimum of ten feet from the ground.

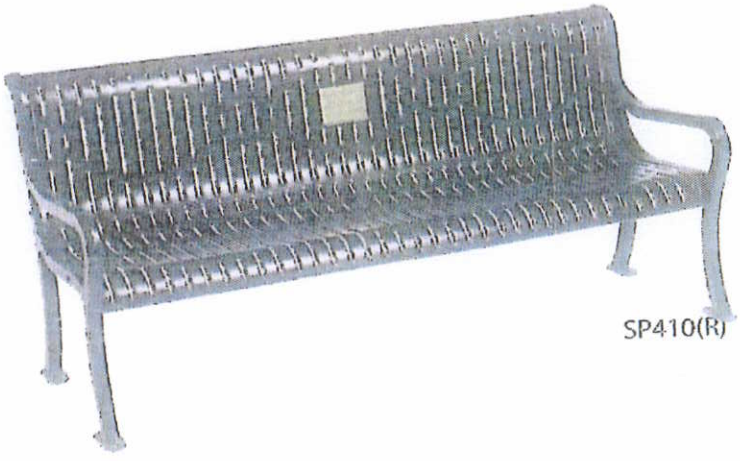
Privately owned and maintained hanging baskets and planter boxes mounted on building facades or railings are permitted.

Benches and Trash/Ash Receptacles

Benches

Benches in the streetscape provide a resting place and encourage pedestrians to linger within the downtown area. Benches shall be located at mid-block sidewalk extensions, corner sidewalk extensions, and on all street types.

Wabash Valley Courtyard Series
Pattern - Rib (R)
Color - Brown
8' Bench with Back - Model CY400(R) and CY401(R)
6' Bench with Back - Model CY420(R)
6' Memorial Bench with back - Model SP410(R)
All benches to be secured with surface mount



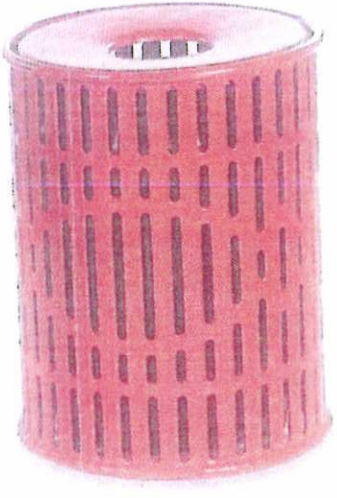
SP410(R)

Trash Receptacle

Wabash Valley Courtyard Series
Pattern - Rib (R)
Color - Brown
Model LR300(R)
All trash receptacles to be secured with surface mount

Ash/Trash

Wabash Valley Courtyard Series
Pattern - Rib (R)
Color - Brown
Model AT100(R)
All ash/trash units to be secured with surface mount

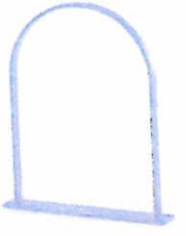


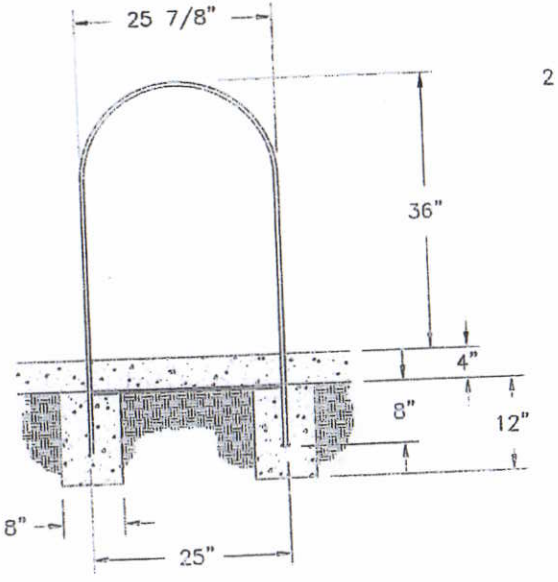
LR300(R)

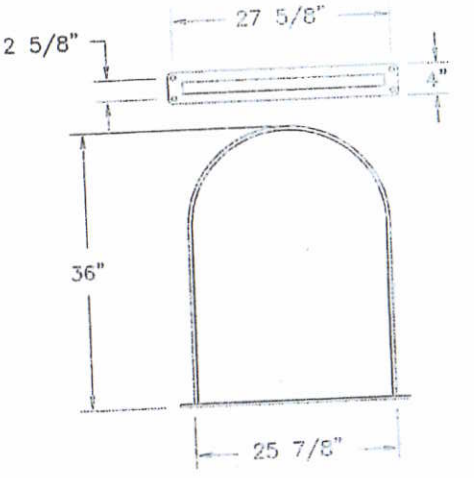
Bike Racks and Drinking Fountains

Bike Racks:
Wabash Valley 36" Bike Loop
Inground - Model BL100N
Surface Mount - Model BL101N
Color - Brown

Conveniently located bike racks encourage use of bicycles for transportation and discourage locking of bikes to lamp posts, trees, benches, and other undesirable locations. Bike racks should be located in highly visible locations. Adequate space must be provided to keep parked bikes from interfering with pedestrian movement and safety.







Drinking Fountains:
Murdock Model M-30, Color Black

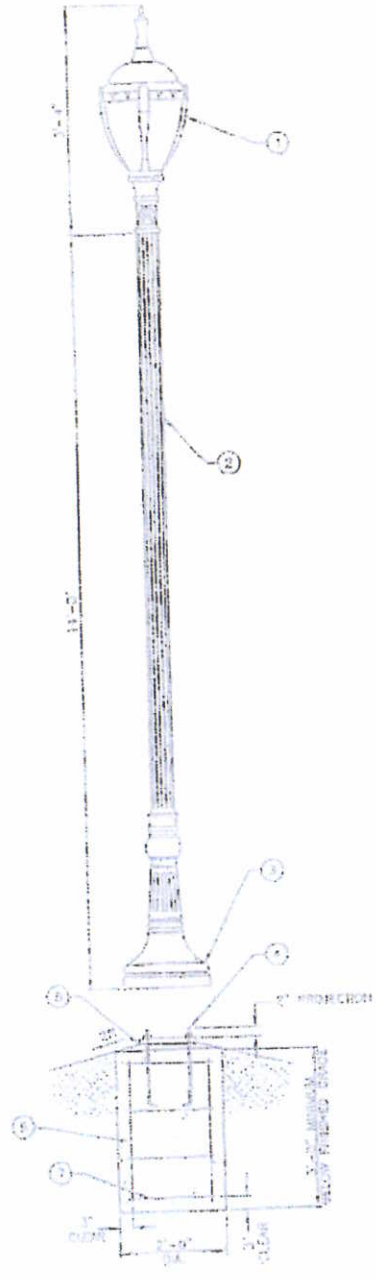
Convenient access to clean, attractive, public drinking fountains allows pedestrians to limit use of bottled water and other portable beverages, thus helping to limit litter and trash volume.

Drinking Fountains are encouraged in high visibility locations on Street Type E, within the Indian Creek Corridor, and in public plazas.

Street Lighting

Street lighting shall match the City of Caldwell's approved manufacturer and model.

All street lights on Street Types A, B and E shall include a planter arm for one hanging basket and one banner arm. The planter arm shall be located on the side of the post that faces the sidewalk. The banner arm shall be located on the opposite side of the post, facing the street. All street lights on Street Types C and D shall include one banner arm located on the side of the post that faces the sidewalk.



Legend:

1. Fixture: MAM 30 / CS-M175/QV-PEC2-F2 by Antique Street Lamps, Inc. or approved equal.
2. Post shall be all aluminum, tapered and fluted with a cast aluminum base and 5-inch diameter fluted shaft with 3-inch tenon for fixture mounting. A door shall be located in the base for anchorage and wiring access. A GFI receptacle w/ cover shall be located near the post top. Pole shall be Mariner Series Pole No. MR 14F5/19-CA-RS/GFI/WPC by Antique Street Lamps, Inc. or approved equal. 2" X 4" hand hole assembly.
3. 19-inch diameter base
4. (4) 1/2 –inch Diameter V 18-inch long hot-dipped galvanized L-type anchor bolts with 2-inch minimum projection each.
5. Level and grout per light pole MFG recommendations
6. (4) #4 rebar verticals
7. #4 Rebar hoops 18-inch diameter @ 10-inch O.C.

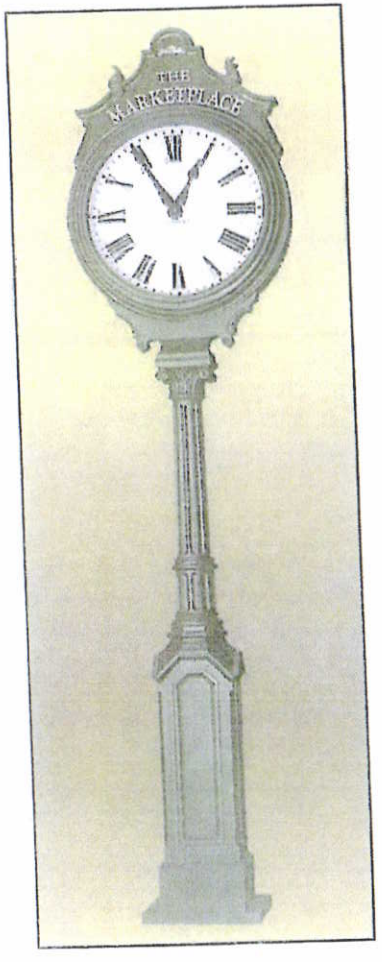
Notes:

8. Decorative streetlights are required in the downtown redevelopment area delineated as the redevelopment area. See Streetscape Guidelines.
9. Post and fixture shall be furnished with a "Verde Green" powder coat finish. All hardware shall be stainless steel. All exterior hardware shall be tamper resistant.

Street Clocks

Street Clocks shall be Canterbury International Danbury Post Clock with Solid Top Ornament or approved equal.

Street clocks may be used on Street Types A, B, C and E. No more than one street clock is permitted per block length.



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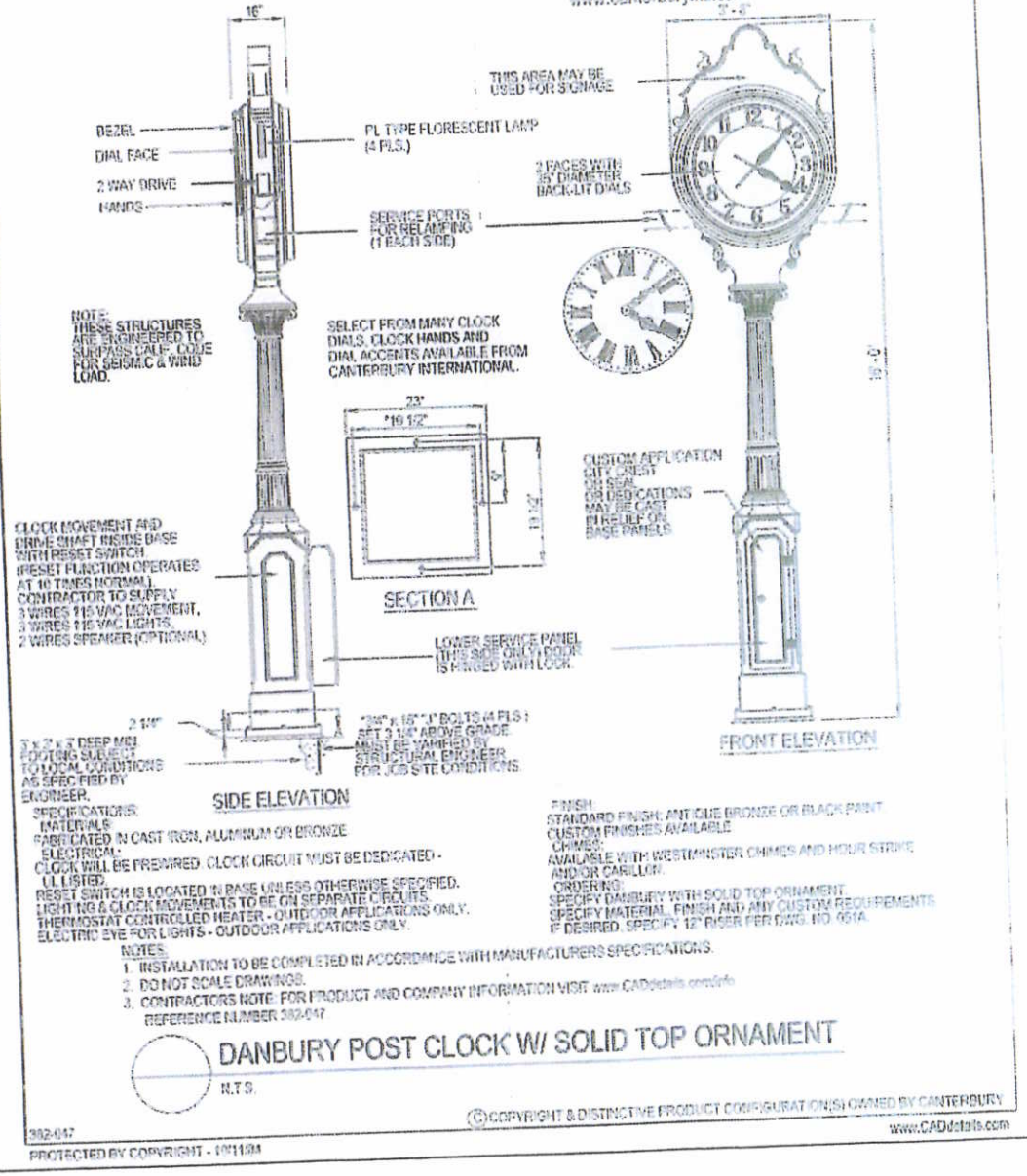


SPECIFICATIONS:
MATERIALS:
FABRICATED IN CAST IRON, ALUMINUM OR BRONZE
ELECTRICAL:
CLOCK WILL BE PREWIRED. CLOCK CIRCUIT MUST BE DEDICATED - UL LISTED.
RESET SWITCH IS LOCATED IN BASE UNLESS OTHERWISE SPECIFIED.
LIGHT NG & CLOCK MOVEMENTS TO BE ON SEPARATE CIRCUITS.
THERMOSTAT CONTROLLED HEATER - OUTDOOR APPLICATIONS ONLY.
ELECTRIC EYE FOR LIGHTS - OUTDOOR APPLICATIONS ONLY.

FINISH:
STANDARD FINISH: ANTIQUE BRONZE OR BLACK PAINT
CUSTOM FINISHES AVAILABLE
CHIMES:
AVAILABLE WITH WESTMINSTER CHIMES AND HOUR STRIKE AND/OR CARILLON.
ORDERING:
SPECIFY DANBURY WITH SOLID TOP ORNAMENT.
SPECIFY MATERIAL, FINISH AND ANY CUSTOM REQUIREMENTS.
IF DESIRED, SPECIFY 12" RISER PER DWG. NO. 951A

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info
REFERENCE NUMBER 382-047

DANBURY POST CLOCK W/ SOLID TOP ORNAMENT

N.T.S.

382-047

Bollards

Reliance Foundry R-7542 Bollard
Material: Ductile Iron
Finish: Black Polyester Powder Coat

Bollards shall be used to separate pedestrian areas from vehicular areas and to provide decorative accents. Additional bollards may be used to protect trees or other streetscape features from damage caused by vehicles.

Where curb cuts exceed six feet in width, at midblock sidewalk extensions, and at corner sidewalk extensions, a security/anti-ram bollard installation shall be used. Chain eyes and powercoated matching chain may be used to direct pedestrian movement. Chain shall hang no lower than twelve inches from the ground.

Where Pedestrian Street Type E intersects with vehicular streets, removable bollards shall be used to allow for emergency vehicle and maintenance access.

R-7542 BOLLARD — SPECIFICATION SHEET

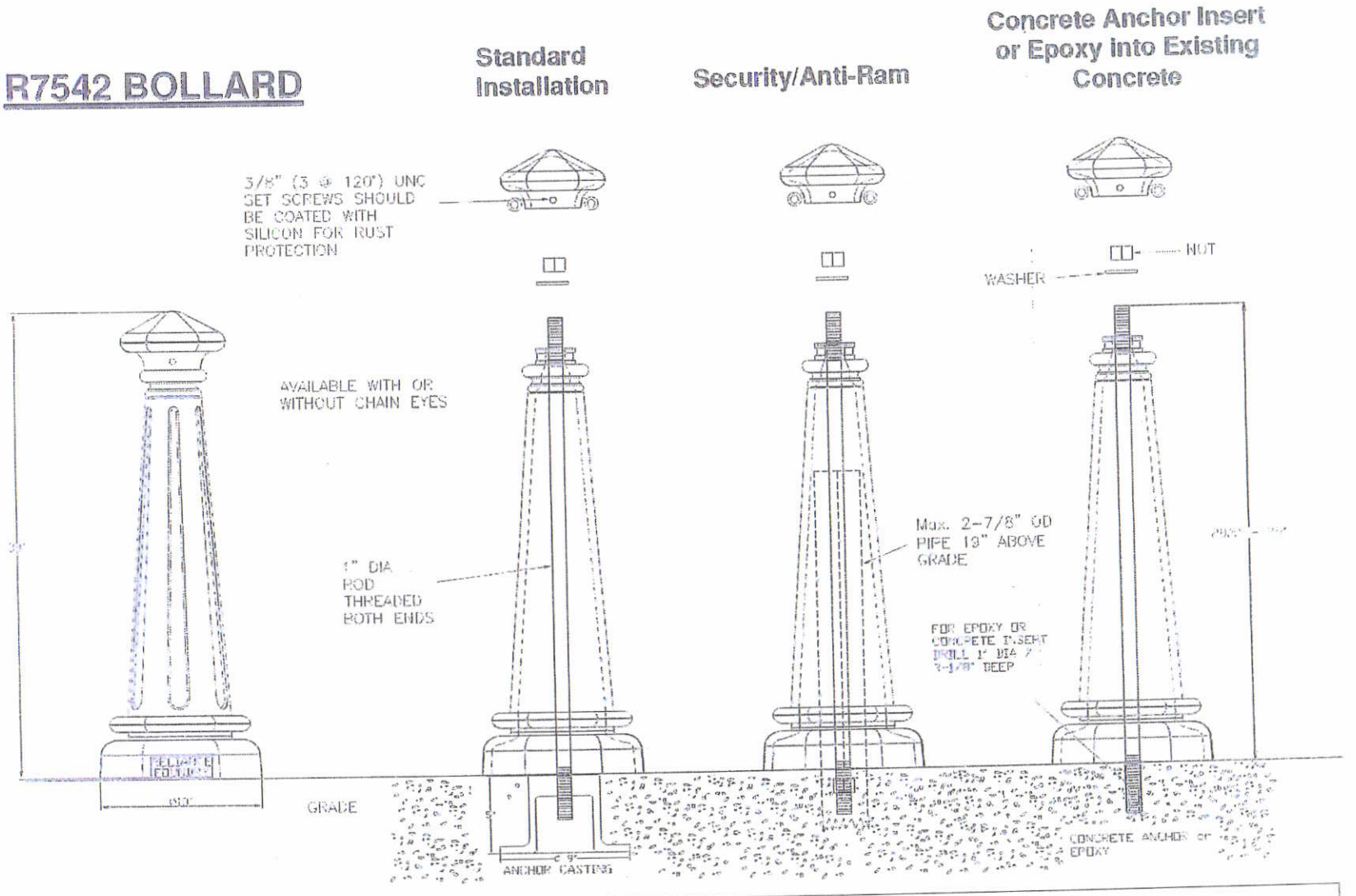
MATERIAL	DUCTILE IRON, ASTM A536 GRADE 65-45-12								
COATING	MATERIAL: POLYESTER POWDER COAT								
	COLOR: BLACK (OTHER COATING OPTIONS AVAILABLE)								
HARDWARE — STEEL, PLATED OR GALVANIZED UNLESS OTHERWISE NOTED	DESCRIPTION	STANDARD INSTALLATION		SECURITY / ANTI-RAM		EXISTING CONCRETE EPOXY		EXISTING CONCRETE INSERT	
	32" X 1" UNC ROD	1		1		1		1	
	32" X 3/4" UNC ROD								
	1" UNC NUT	1		2		1		1	
	3/4" UNC NUT								
	1" FLAT WASHER	1		1		1		1	
	3/4" FLAT WASHER								
	3/8" UNC SETSCREWS, BLACK ANODIZED	3		3		3		3	
	3/8" UNC SETSCREWS FOR CHAIN EYE LOOP HOLES, BLACK ANODIZED (NOT REQUIRED IF USING CHAIN EYES)	2		2		2		2	
MATERIALS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE	CONCRETE ANCHOR CASTING, TAPPED FOR 1" UNC DUCTILE IRON (ASTM A536 GRADE 65-45-12)	1							
	3/4" UNC CONCRETE INSERT, PLATED					1		1	
	TUBE EPOXY (1 TUBE = 5-10 INSTALLATIONS)					1		1	
	TUBE SILICONE (1 TUBE = 30 INSTALLATIONS)	1		1		1		1	
	CHAIN EYES, 3/8" UNC 1" ID X 1-3/4" OD, POWDER COATED TO MATCH BOLLARD	1 OR 2 (OPTIONAL)		1 OR 2 (OPTIONAL)		1 OR 2 (OPTIONAL)		1 OR 2 (OPTIONAL)	
		KGS	LBS	KGS	LBS	KGS	LBS	KGS	LBS
WEIGHTS	BOLLARD ASSEMBLY	35	77	35	77	35	77	35	77
	HARDWARE	3.5	8	3.5	8	3.5	8	3.5	8
	ANCHOR CASTING	9	20	N/A	N/A	N/A	N/A	N/A	N/A
	TOTAL (SHIPPING) WEIGHT	47.5	105	38.5	85	38.5	85	38.5	85

RELIANCE FOUNDRY CO. LTD.

#207 – 6450 - 148th STREET, SURREY, BRITISH COLUMBIA, CANADA V3S-7G7
TOLL-FREE: 1-888-735-5680 PHONE: 604-592-4333 FAX: 604-590-8875 EMAIL: INFO@RELIANCE-FOUNDRY.COM
WWW.BOLLARDS.CA / WWW.RELIANCE-FOUNDRY.COM

Bollards

R7542 BOLLARD



RELIANCE FOUNDRY CO. LTD.

Railings

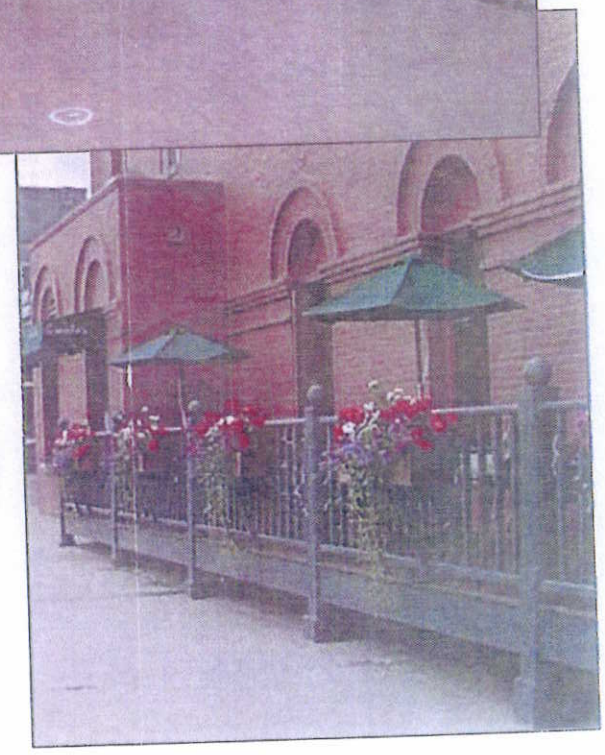
Materials
Railings shall be constructed of wrought iron, corten steel, or power-coated steel or aluminum.

Safety Railings
Safety railings are required for pedestrian areas adjacent to Indian creek and as required by International Code Council (ICC) codes where a change of grade occurs, such as dooryards or light courts.

Safety railings shall follow ICC codes.
Minimum height - 42 inches.
Maximum opening - no opening shall allow a 4-inch sphere to pass through.

Design
A design competition is recommended to create a signature safety railing for the Indian Creek corridor and adjacent properties. The selected railing must conform to ICC safety codes and use the recommended materials and finishes. The selected railing should reflect a turn-of-the century style.

Decorative Railings
Decorative railings or low fencing less than 42-inches in height may be used to separate outdoor at-grade dining areas, dooryards, light courts, or forecourts from public pedestrian areas where a safety railing is not required. The railings should not impact pedestrian visibility and be transparent in design. The railings should reflect a turn-of-the-century style.



Applications for decorative railings

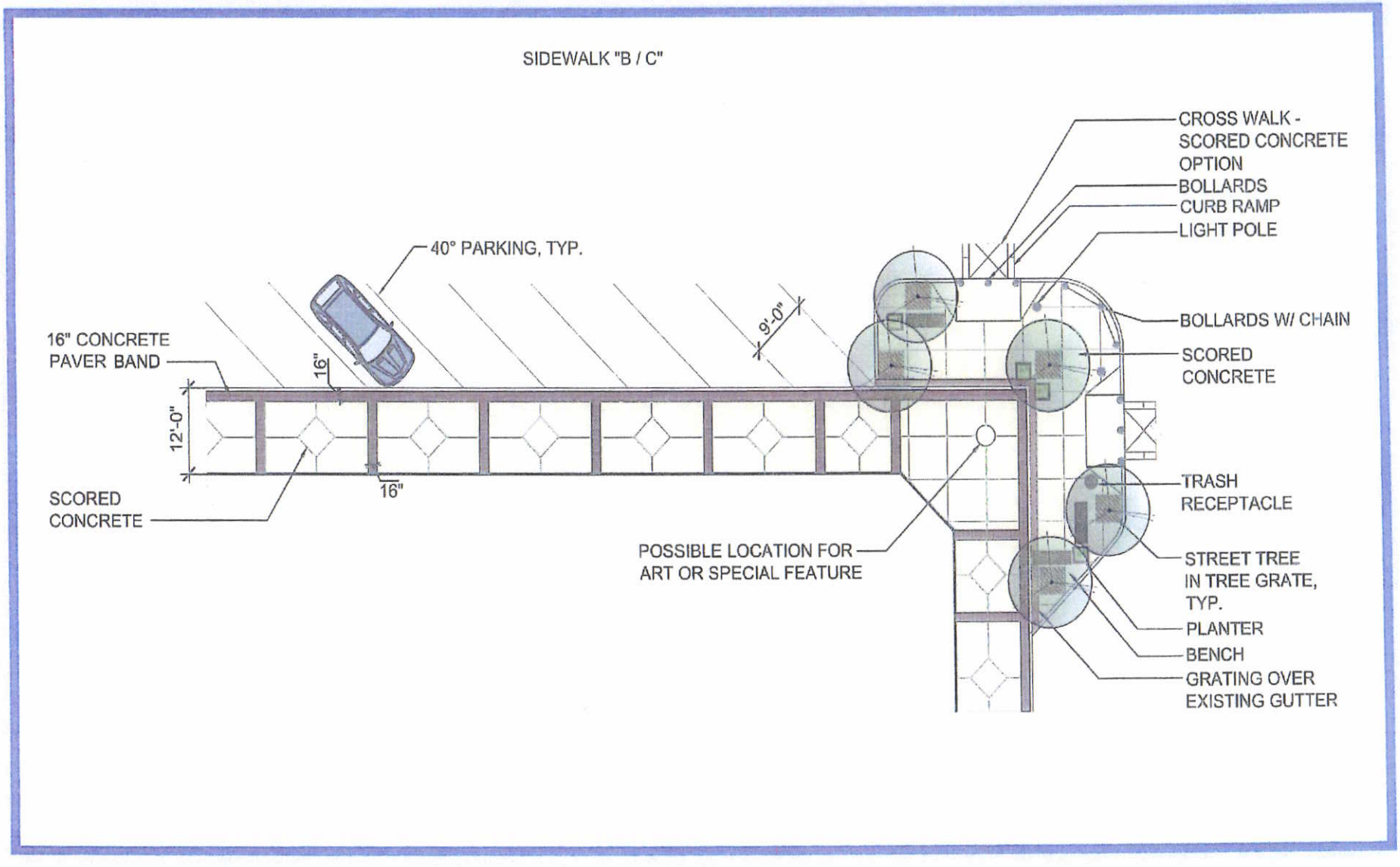
Sidewalk Signage

The City of Caldwell may provide permanent signage for the following purposes.

- Highlighting landmarks and entry points to downtown or specific districts
- Highlighting the history of downtown Caldwell
- Providing maps and geographical information
- Listing businesses within a designated area
- Providing a designated place for posting fliers, posters for upcoming events, and public notices

Signage shall reflect a turn-of-the-century style. A uniform style and palette of materials shall be developed for all public sidewalk signage in downtown. Signage may be freestanding or wall mounted. Signage shall not impede pedestrian traffic or pose a safety hazard.

Sidewalks and Crosswalks



Pedestrian Crosswalks

Mid-Block