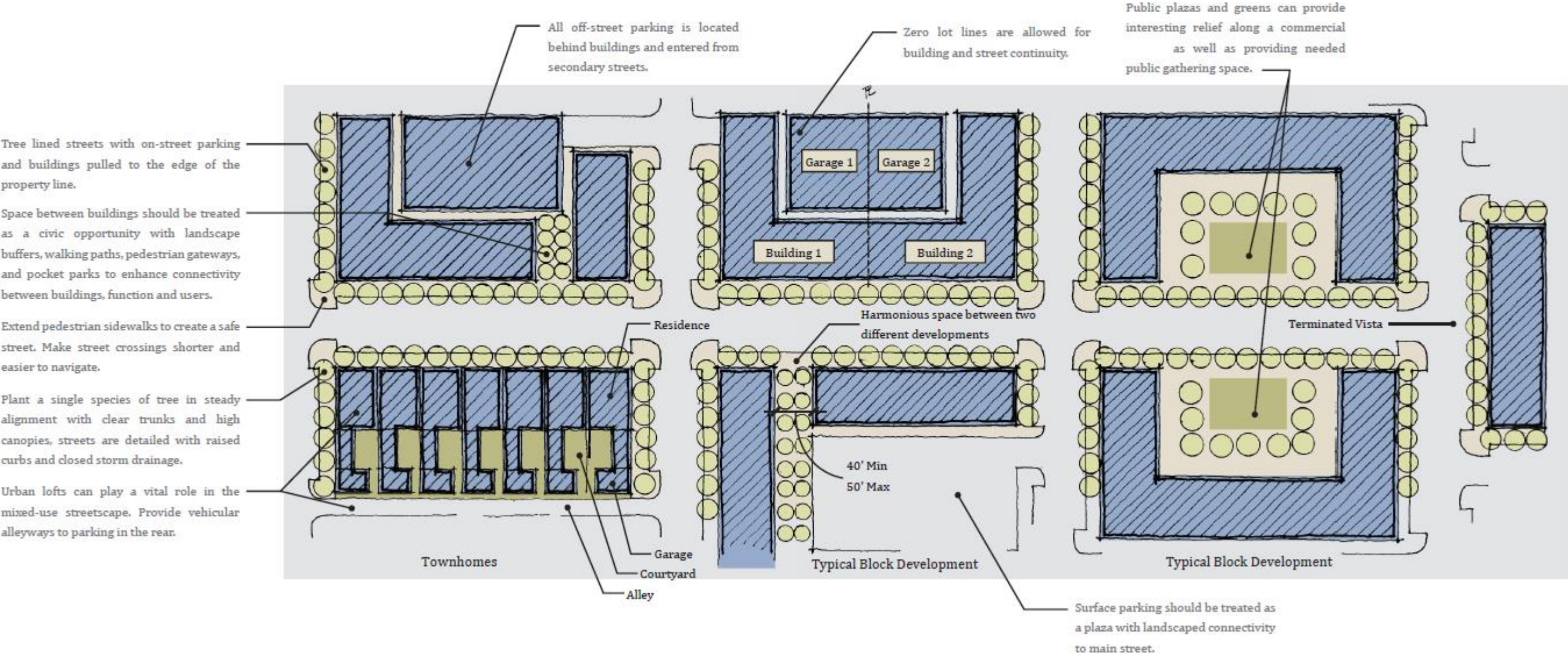


Exhibit "B"

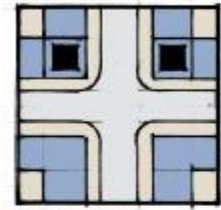
DEBARY TOD DESIGN PRINCIPLES

TYPICAL DEVELOPMENT DIAGRAM



GATEWAY TYPES

GATEWAYS can be used to celebrate, define and mark space. Gateways should be used at key locations and important intersections to create a strong visual identity for the DeBary TOD Gateway elements such as towers may encroach into the established setback and be higher than the maximum allowed height of the building. These diagrams can be built elements or landscaping.



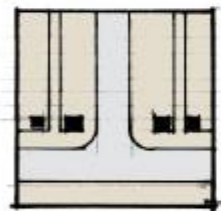
Positive Space

Positive space can be large towers of a building or two large trees marking an entry.



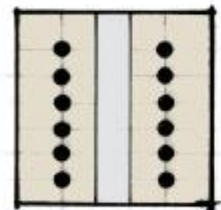
Negative Space

Negative space can be achieved by elements as large as a vehicle roundabout with surrounding buildings or as small as a fountain with hedges around.



Threshold

Pedestrian gateways are also important to provide a sense of hierarchy to the space.



Rhythm

A gateway can be a rhythmic planting of trees or pylons.



Framed Space

The definition of both the functional (roundabout) and the romantic artistry (the architecture).



Parks/Open Spaces

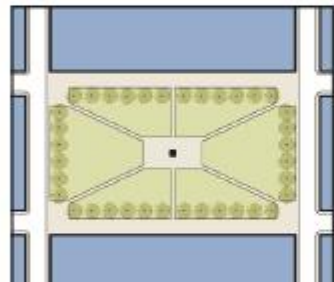
Park A natural preserve available for unstructured recreation. A park may be independent of surrounding building frontages. Its landscape shall consist of paths and trails, meadows, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors.



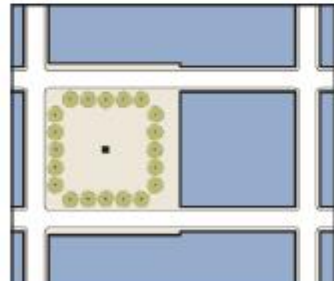
Green An open space, available for unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed.



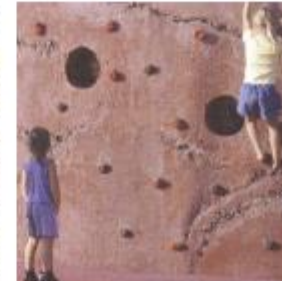
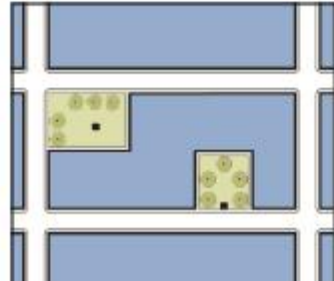
Square An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important thoroughfares.



Plaza An open space, available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important streets.



Neighborhood Park An open space designed and equipped for the recreation of children. A playground may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens.

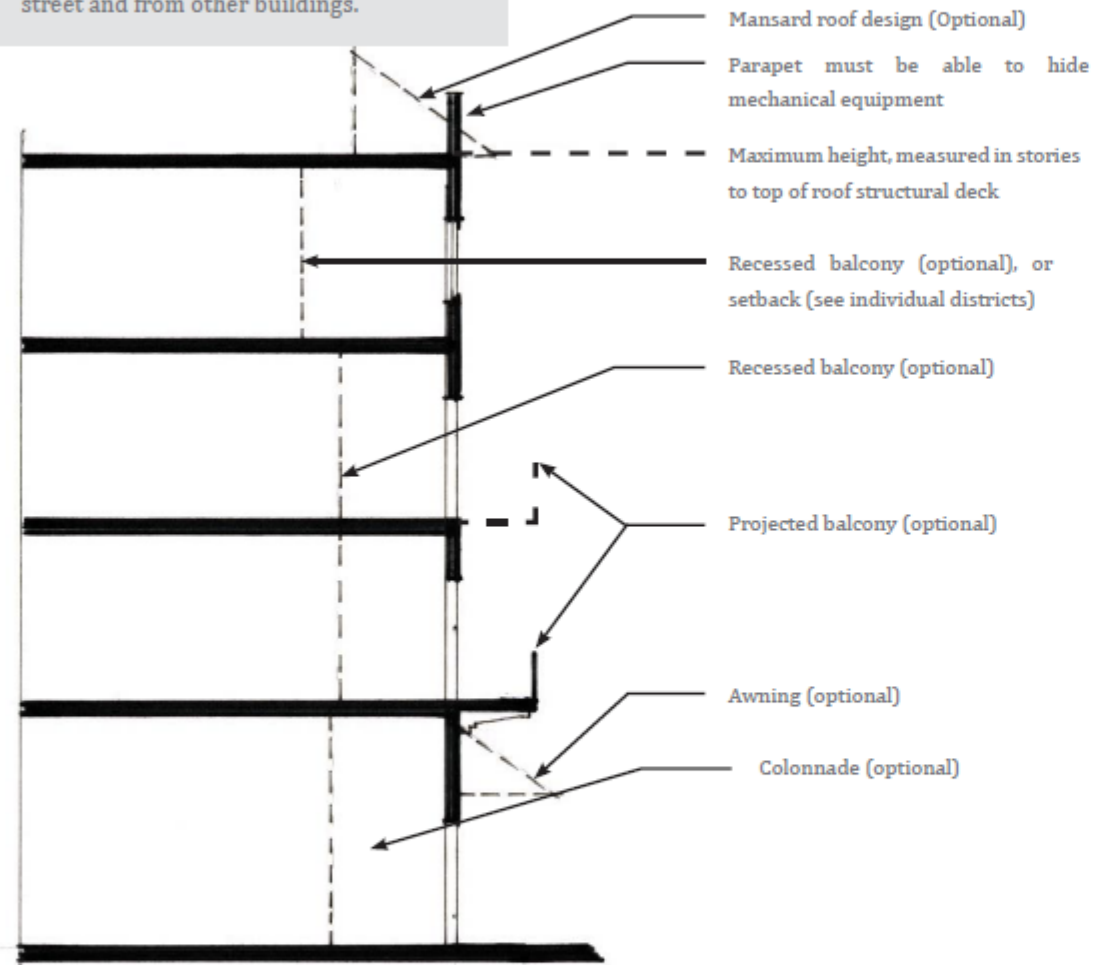


Text, Diagram Credit: Duany Plater-Zyberk & Co.

Buildings/Street Sections

TYPICAL BUILDING SECTION

NOTE: Parapets/mansards must screen all mechanical equipment, satellite dishes, telecommunication systems, etc. from the street and from other buildings.

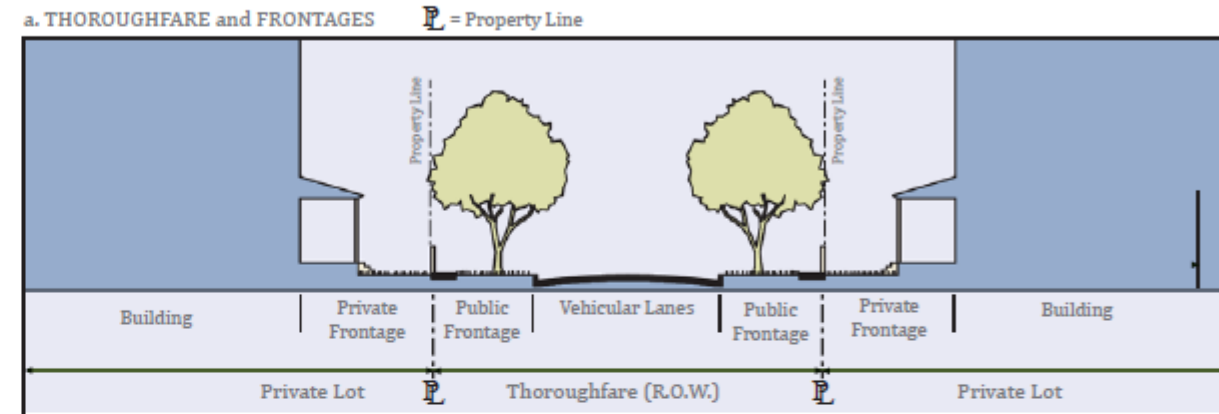


TYPICAL BUILDING SECTION

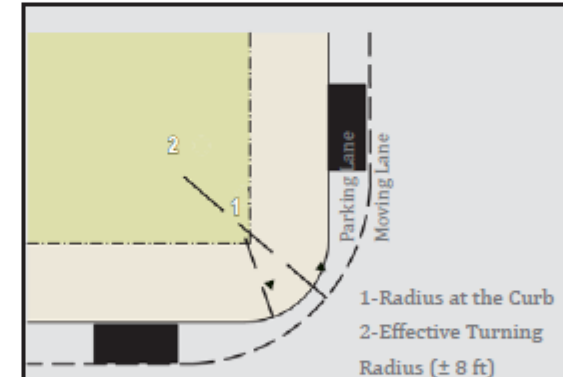
The above shows a building in section with a combination of articulation, projections and fenestration to the façade. Windowless or an inappropriately small area of window will not be permitted in the public realm. The section is not promoting one solution over another unless otherwise noted. In all cases the section must be followed in terms of maximum building height, site placement, setbacks, setbacks and hiding the mechanical systems with roof, mansard or parapet.

STREET SECTION AND PLANNING

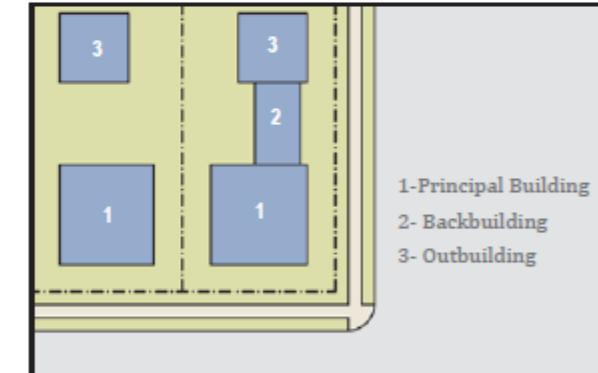
Definitions Illustrated



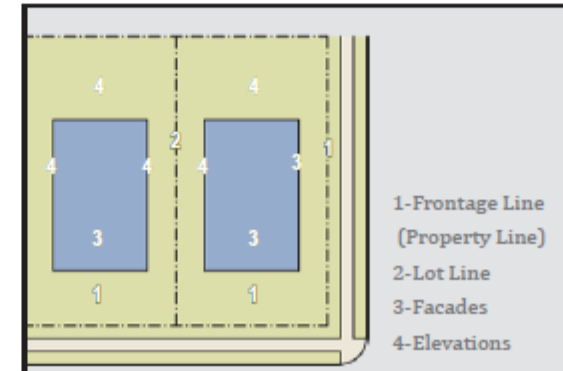
b. TURNING RADIUS



c. BUILDING DISPOSITION



d. FRONTAGE and LOT LINES



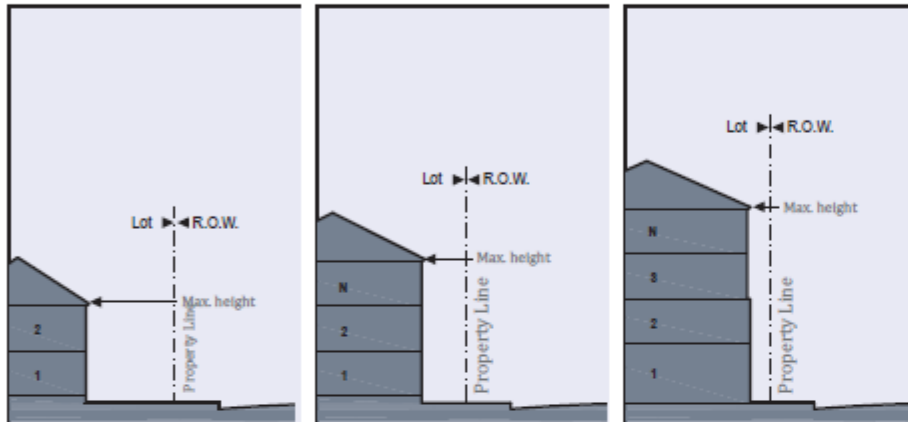
These diagrams are general representations of planning principles and nomenclature. Designers should use these diagrams in conjunction with individual TOD requirements to provide proper site placement. However, individual sites and property lines vary throughout the TOD and the design intent is to provide a consistent vision by adjusting the values as required to achieve the desired street sections.

Credit: Dnany Plater-Zyberk and Co.

Building Configurations and Public Frontages

BUILDING CONFIGURATION

This table shows prescribed building heights for each TOD. The vertical extend of a building is measured by number of stories, not including a raised basement or an inhabited attic. Heights are measured from the average grade of the frontage line to the eave of a pitched roof or to the surface of a flat roof. The term “tower” within refers to an attached or detached addition to a building, not to an entire building. See specific TOD for specified height requirements.



CHARACTERISTICS

- Great streets create walkable environments through the inclusion and integration of street trees, on-street parking, traffic calming devices and buildings that address the street with entries, windows, balconies, canopies and planters.
- Green spaces on the street provides a defensible environment for the safety of the pedestrian.
- Streets should be lined with mixed-use shopfront buildings that are positioned at the front of each lot.
- Colonnades, balconies, and awnings are encouraged.
- Balconies, planter boxes, awnings and canopies may extend beyond the property line.
- Stepbacks may be required above the third level to maintain a balance of street-to-building massing.
- Parapets and slope roofs may extend beyond the height limit.
- Towers and cupolas are encouraged in the composition and should be used to highlight and anchor street corners.
- Building fronts are required to provide shelter to pedestrians and relief and articulation to the facade by means of arcades, colonnades, awnings and balconies.
- Facades shall have a traditional base, middle, and top delineated through a change in material, texture, color and traditional expression lines.
- Street lighting shall provide safe lighting levels for the pedestrian and shall be located within 3 feet of the curb at intervals no greater than 50 feet.
- Street furniture shall be provided along the street and shall include benches, trash receptacles, signs and bollards.

PUBLIC FRONTAGES

The Public Frontage is the area between the private lot line (property line) and the edge of the vehicular lanes.

	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE
<p>(SS) (AV) For Standard Streets or Avenues This frontage has raised curbs drained by inlets and wide sidewalks separated from the vehicular lanes by a narrow continuous planter. The landscaping consists of a single tree species aligned in a regularly spaced alley.</p>		
<p>(CS) (AV) For Commercial Streets or Avenues This frontage has raised curbs drained by inlets and very wide sidewalks along both sides separated from the vehicular lanes by a narrow continuous planter or separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing.</p>		
<p>(BV) For Boulevards This frontage consists of raised curbs drained by inlets and sidewalks along both sides, separated from the vehicular lanes by planting areas, planters or individual tree wells. The landscaping consists of double rows of a single tree species aligned in a regularly spaced alley.</p>		

Surface Water Retention

Stormwater retention areas should be treated as aesthetic, natural assets rather than mere infrastructure. Simulated natural shorelines, wet ponds with aerating fountains, and incorporation of ponds into park-like pedestrian areas that may include sidewalks, boardwalks or walkways are encouraged. They should never be viewed as a simple square pond to meet a need, and fences should be avoided where possible and should be of an open transparent design in metal painted black where required. Chain link metal fabric fencing shall not be permitted under any circumstances.



Typical Pavers

PAVER PATTERNS

Plaza



STYLE English Edge Full Range

Parallel Parking



STYLE English Edge Buff
English Edge Ironspot

Crosswalk



STYLE English Edge Ironspot

Street



STYLE English Edge Autumn



MANUFACTURER (Basis of Design)

Pine Hall Brick

2701 Shorefair Drive
Winston Salem, NC 27116

1-800-334-8689
www.pinehallbrick.com

PAVER MATERIALS AND COLORS



English Edge Full Range



English Edge Ironspot



English Edge Buff



English Edge Autumn

PAVER INFORMATION



Paving changes help to define a plaza or unique space from a typical sidewalk. Different colors and textures in earth tone ranges are encouraged to help create a sense of place.



New sidewalks and crosswalks should be constructed of high quality pavers, brick or stone. Design should be consistent along the same street.



Street Furnishings

PLANTERS



Robinson Iron



Haddonstone
Clarence Urn



DuMor 115 Planter

Pots and urns for planting come in a variety of shapes, sizes, and colors. The following are a few of the options that the City could use. Pots and urns should be Terra Cotta in color and groupings of three are encouraged with drip irrigation. Urns should be of a historical context. Made out of cast stone or architectural concrete.



MAILBOXES



QualArc Regency Collection
Decorative Cluster Box Unit
Budgetmailboxes.com
Majesticmailboxes.com



QualArc Regency Collection
Decorative Cluster Box Unit
Budgetmailboxes.com
Majesticmailboxes.com

ACCESSORIES



DuMor 83 Bike Rack



Reliance Foundry
R-7530-39
Bollard



Fountain

Landscaping Guidelines



Cathedral Oak
(*Quercus virginiana* "Cathedral")
12'-14' Height, 6'-7' Spread
2.5"-3" Caliper
(canopy)



"Little Gem" Magnolia
(*Magnolia g.* "Little Gem")
10' Height
4'-5' Spread
2" Caliper
(understory)



Parson's Juniper
(*Juniperus parsoni*)
8" Height
12" Spread
24" o.c.
(small)



Shumard Oak
(*Quercus shumardii*)
18'-20' Height
8'-10' Spread
4" Caliper
(canopy)



Japanese Privet
(*Ligustrum japonicum*)
8' Height
7' Spread
Multi-Trunk, 3 minimum
(understory)



Japanese Privet Topiary
(*Eugenia*)
6' Height
(accent)



Live Oak
(*Quercus virginiana*)
18'-20' Height
8'-10' Spread
4" Caliper or Field Grown
(canopy)



Crape Myrtle
(*Lagerstromia indica*)
10' Height
5' Spread
2" Caliper
(understory)



'Big Blue' Liriope
(*Liriope muscari* 'Big Blue')
12" Height, 4-6 bpp
18" o.c.
(small)



Highrise Live Oak
(*Quercus virginiana* 'QVTLA' highrise)
18'-20' Height, 8'-10' Spread
4" Caliper or Field Grown
(medium)



Sandankwa Viburnum
(*Viburnum suspensum*)
24" Height
24" Spread
3' o.c.
(medium)



Lorapetalum (or any cultivar)
(*Lorapetalum Chinese rubrum*)
16" Height, 20" Spread
30" o.c. (large and medium)



Drake Elm
(*Ulmus parvifolia* 'Drake')
10'-12' Height
5'-6' Spread
2" Caliper
(understory)



Cardboard Palm
(*Zamia fururacea*)
18" Height
18" Spread
(accent)



White African Iris
(*Moraea iridioides*)
18" o.c.
(small)



Allee Elm 'Elmer II'
(*Ulmus parvifolia* 'Elmer II')
12'-14' Height
5'-6' Spread
3" Caliper
(medium)



Plumbago
(*Plumbago Capensis*)
18" Height
18" Spread
30" o.c.
(shrub)



Southern Yew
(*Podocarpus macrophyllus*)
3' Height x 18" Spread
24"-30" o.c.
(large)



Bald Cypress
(*Taxodium distichum*)
12' Height
6' Spread
3.5"-4" Caliper
(medium)



Dwarf Buford Holly
(*Ilex cornuta* 'Dwarf Buford')
18" Height
18" Spread
24" o.c.
(medium)



Azalea
(*Rhododendron* "Duc De Rohan")
24" Height x 24" Spread
3' o.c.
(large and medium)



Southern Magnolia
(*Magnolia grandiflora*)
12'-14' Height
5'-6' Spread
3" Caliper
(canopy)



Dwarf Yaupon Holly
(*Ilex vomitoria* 'Stokes Dwarf')
18" Height
18" Spread
24" o.c.
(small)



Firecracker
(*Russelia Equisetiformis*)
18" Height
18" Spread
24" o.c.
(shrub)



Nellie R. Stevens Holly
(*Ilex 'Nellie R. Stevens'*)
10' Height
6' Spread
2" Caliper
(medium)



Ground Cover Jasmine
(*Trach. Jasmingides 'asiaticum' minima*)
24" runners
30" o.c.
(vine)



Sabal Palm
(*Sabal Palmetto*)
8'-18' Clear Trunk
Straight, no burn marks
(palm)

LANDSCAPE

The design of the landscape is as important to the success of "place" as the built environment or the streets that feed it. The landscape and the planting of a space should be a deliberate act.

* Christopher Alexander-A Pattern Language



LANDSCAPE GENERAL REQUIREMENTS

All shrub beds to be mulched to a minimum depth of 3 inches. Flower and ground cover beds shall be mulched as required to provide cover to the bare earth and to encourage propagation of ground cover.

All hedges along primary building street frontages to be installed at a minimum height of 24 inches and maintained at a maximum height of 42 inches. Hedges located along secondary (side and rear) building street frontages shall be maintained at a maximum height of 72 inches.

All exterior mechanical, electrical and plumbing equipment to be located at the rear half of the property or in another location that provides screening from public view. Screening from direct view shall be provided in all cases through the use of shrubs, hedges, permanent walls or a fence. Placement and Screening shall be reviewed by the City of DeBary Department of [Community Development](#).

Placement and appropriate screening of pad mounted and above grade utility equipment required to be accessible for service and use shall be coordinated between the building Owner, utility company and the City of DeBary [Community Development Department](#).

Off-street parking adjacent to a street to be discouraged but when necessary it shall be screened from view with a painted metal or wood picket fence and a minimum 5' buffer area with a planting height of no less than 42 inches tall 24 months after initial installation.

All parking next to an adjacent lot shall be screened by a landscape buffer that includes a continuous hedge at least 42 inches tall no more than 24 months after installation or a fence no less than 72 inches tall and 8 inches thick. Required landscape buffer shall be a minimum of 5-foot in width.

When multiple lots are interlinked through a cross access easement for combined parking these design standards call for the parking area to be separated from the building by a landscape buffer and shall be screened from street views by a 5-foot wide landscape buffer with a continuous hedge that is 42 inches in height no less than 24 months after installation.

NOTE: CALIPER MEASUREMENTS TAKEN FROM 1 FOOT ABOVE FINISHED DIRT.

Inspiration Images



Commercial/Mixed-Use

TOP MATERIALS Brick, Stucco, Glass Fiber Reinforced Concrete (GFRC), Hardi Board, Painted Metal, Copper, Tile, Simulated or Authentic Slate, Cast Stone.

FORMS Entablatures, Cupolas, Parapets of Various Heights, Gable Ends, Sloped Mansard Roof Features of Various Heights, Spires, Vents, Tile Medallions, Ornamental, Light Fixtures, Dormers, Towers and Turrets.

Note: No Exterior Insulation Finish System (EIFS) allowed
Styrofoam shapes will be permitted as a backer only if 3-coat stucco is applied over the shapes.



MIDDLE MATERIALS The body of the building, window/door headers and sill can be: Brick, Stucco, Glass Fiber Reinforced Concrete (GFRC), Hardi Board, Wood and Metal, Tile, Cast Stone, and Architectural Precast Concrete.

FORMS Punched Window and Door Openings, Curtain Wall Windows with Spandrel Glass or Metal Panels (Ornate) Spanning Multiple Floors, Projecting and Recessed Balconies with Ornate FRC, Wood or Metal Details, Awnings, Tile Medallions, Ornamental Light Fixtures, Flower Boxes.

Note: No Exterior Insulation Finish System (EIFS) allowed
Styrofoam shapes will be permitted as a backer only if 3-coat stucco is applied over the shapes.



BASE MATERIALS Granite, Marble, Limestone, Cast Stone, Brick, Stucco, Hardi Board, Canvas Awnings, Metal and Glass Marques, Windows, and Doors - Wood or Metal.

FORMS Water Table Recessed Porticos, Expression Lines at Floor-to-Floor Change (Cornice), Large Retail/Commercial Windows, Controlled Size and Type of Signage, Window and Door Headers and Sills, Awnings and Marques, Ornamental Light Fixtures, Flower Boxes.

Note: No Exterior Insulation Finish System (EIFS) allowed
Styrofoam shapes will be permitted as a backer only if 3-coat stucco is applied over the shapes.



Residential

TOP MATERIALS Brick, Stucco, Fiber Reinforced Concrete (FRC), Hardi Board, Painted Metal, Copper, Tile, Simulated or Authentic Slate, Architectural Grade Asphaltic Shingles, Cast Stone.

FORMS Entablatures, Cupolas, Parapets of Various Heights, Gable Ends, Sloped Mansard Roof Features of Various Heights, Spires, Vents, Tile Medallions, Ornamental, Light Fixtures, Dormers, Towers and Turrets.

Note: No Exterior Insulation Finish System (EIFS) allowed
Styrofoam shapes will be permitted as a backer only if 3-coat stucco is applied over the shapes.



MIDDLE MATERIALS The body of the building and window/door headers and sill can be: Brick, Stucco, Glass Fiber Reinforced Concrete (GFRC), Hardi Board, Wood and Metal, Tile, Cast Stone, and Architectural Precast Concrete.

FORMS Punched Window and Door Openings, Projecting and Recessed Balconies with Ornate FRC, Wood or Metal Details, Canvas Awnings, Tile Medallions, Ornamental Light Fixtures, Flower Boxes, Shutters, Columns.

Note: No Exterior Insulation Finish System (EIFS) allowed
Styrofoam shapes will be permitted as a backer only if 3-coat stucco is applied over the shapes.



BASE MATERIALS Granite, Marble, Limestone, Cast Stone, Brick, Stucco, Hardi Board, Canvas Awnings, Windows, and Doors - Wood or Metal. Storefront allowed in Artisan, Lyman districts.

FORMS Water Table Recessed Porticos, Expression Lines at Floor-to-Floor Change (Cornice), Window and Door Headers and Sills, Awnings, Ornamental Light Fixtures, Flower Boxes.

Note: No Exterior Insulation Finish System (EIFS) allowed
Styrofoam shapes will be permitted as a backer only if 3-coat stucco is applied over the shapes.



Landscape Style Italian Mediterranean

The essential element is contrast: contrasting hard, structured surfaces with soft, unstructured foliage and blooms. Envision tumbling vines atop high stone walls. Paved walkways next to climbing roses. Clipped hedges fronting tall, slender cypress trees.

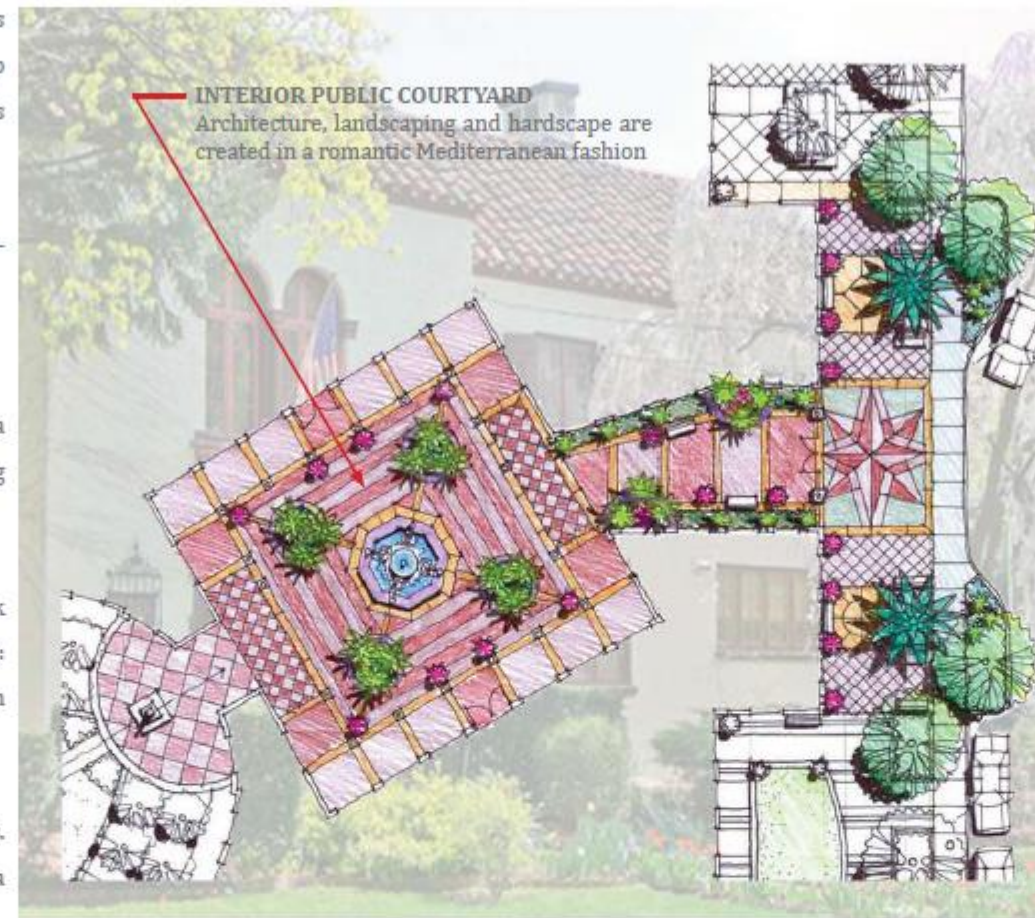
Twining vines and cascading climbers look fabulous in the Mediterranean-style garden. Try climbing roses and grapevines.

Tall, stately cypress trees are ubiquitous in the Mediterranean landscape. Stone makes for great "bones" in a garden, and it's essential in a Mediterranean-style garden. Paved walkways and stone walls also paving stones in your walkways.

Container plants look good pretty much everywhere; however, they look particularly lovely in Mediterranean-style gardens. Preferred pot type: terracotta. Very budget-friendly, indeed. Many of the typical Mediterranean plants are suitable for the semi-tropical climate of Central Florida.

Create a focal point with one large or clusters at odd numbered planters. Paths that lead somewhere, some sort of focal point: a fountain, a pond, a mosaic, a small courtyard, a pergola, an arbor.

Inspiration Images



Inground planters planters engaging the architecture



Fountain in courtyard



Planters and Landscaping throughout public spaces



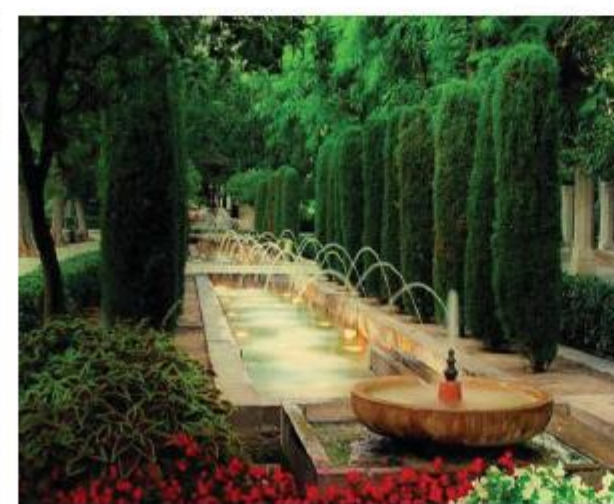
Public seating



Typical pots and planters
Detail of surface textures



View of public courtyard



Inspirational architectural detailing at interior courtyard



Texture paths and walkways

Architectural Style Florida Vernacular

Late in the 19th century, with the expansion of the railroad system across the United States, the railways made it possible for the delivery of all aspects of the industrial revolution to the smaller cities. Acquiring the commercial goods, technological advances and news of the latest artistic styles and trends became easy. This new era of quick and cheap transportation ushered in an architectural movement where home builders and owners alike transformed existing buildings, adding elements of Victorian or Gothic Vernacular simply by attaching these readily available mass-produced ornamental trim to their traditional folk houses.

CHARACTERISTICS

- **PLAN** Regular, rectangular; irregular also common.
- **FOUNDATION** Piers, wood. Tabby or coquina, brick, concrete
- **HEIGHT** One to two and one-half stories, sometimes three
- **PRIMARY EXTERIOR MATERIAL** Horizontal wood siding; to form, wood shingles, board and batten
- **ROOF TYPE** Gable end, less common hip, pyramidal; false front on commercial buildings
- **ROOF MATERIAL** Wood shingles-19th century; metal-late 19th century
- **DETAILING** Simple; usually jig-sawn woodwork on porches, around eaves, corbelling on chimneys
- **WINDOWS** Double-hung, one over one, two over one or three over one

ELEMENTS OF STYLE

1. Roof: metal or wood shingle
2. L-shaped or gable front plan, cornice brackets, details
3. Simpler details and basic, asymmetrical floor plans
4. Porches with spindle work detailing
5. Latticed base of skirt
6. Porches full width of the main mass often wrapping the sides
7. Brackets, kicker and rafter tails
8. Regularly spaced bays and symmetrical layout
9. Wide front windows and wide front steps
10. Raised seam metal roofs typical
11. Stucco, wood siding or hardie board
12. Wood, metal or metal-clad wood windows

Inspiration Images



Characteristics



Elements of Style



Architectural Style

Colonial Revival

The Colonial Revival building is often a combination of various Colonial styles and contemporary elements. Generally the Revival style is a larger building than its Colonial counterpart and some of the individual elements are exaggerated with other parts of the building. Some Revival buildings, however, are executed with such historical accuracy that they are difficult to distinguish from original period buildings.

Initially inspired by the 1876 Philadelphia Centennial, architects studied colonial styles throughout New England, and it became a dominant style for domestic buildings nationwide 1910-1940s. English, Georgian and Adam styles were the backbone of revival ideas, with a secondary influence of Dutch Colonial.

CHARACTERISTICS

- **PLAN** Simple, straightforward symmetrical plans with side wings and porches added to make more complex shapes large porches and porticos
- **HEIGHT** One to four stories
- **PRIMARY EXTERIOR MATERIALS** Clapboard, red brick, scored stucco with hand struck joints
- **ROOF TYPE** Gable, often with dormers, gambrel, hipped
- **ROOF MATERIAL** Slates tiles, wood shingles, flat clay tiles, asphalt shingles
- **DETAILING** Orderly, symmetrical relationship between windows, doors, and building mass

ELEMENTS OF STYLE

1. Simplified versions of Classical details and columns
2. Low pitched roof
3. Cornice usually emphasized by decorative moldings, with dentils
4. Symmetrical arrayed windows (6 over 6, 9 over 9) with louvered shutters
5. Entry decorated with, sidelights, transoms, swans, fanlight, pediments supported by pilasters that may extend forward and be supported on columns so as form an entry porch, voussoirs
6. Punched openings

Inspiration Images



Characteristics



Elements of Style



Picket fence accentuating a formal entry

Traditional siding, punched-hung windows with lights

Gable ends and porch

Formal massing with traditional style

Architectural Style Arts and Crafts

The Arts and Crafts Movement began primarily as a search for authentic and meaningful styles for the 19th century and as a reaction to the eclectic revival of historic styles of the Victorian era. Some of the protagonists of this movement turned entirely away from the use of machines and towards handcraft, which tended to concentrate their productions in the hands of sensitive but well-heeled patrons.

CHARACTERISTICS

- **PLAN** Regular, rectangular
- **FOUNDATION** Brick pier, continuous brick, smooth or rusticated cast stone or stone base
- **HEIGHT** One to four stories
- **PRIMARY EXTERIOR MATERIAL** Horizontal wood siding; shingles less frequently, blown stucco, brick
- **ROOF TYPE** Gable main roof over gable porch roof; shed dormers frequent secondary roof type; less frequent secondary roof type; less frequent multiple gable, belvedere
- **ROOF MATERIAL** Slate, wood shingles, sheet metal, asphalt shingles
- **DETAILING** Simple; exposed structural elements (ridge beams, truss work, rafters, purlins); knee braces; battered porch piers; tapered chimneys

ELEMENTS OF STYLE

1. Low-pitched, gabled roof
2. Wide overhang of eaves
3. Exposed rafters tails under eaves
4. Decorative brackets (knee braces or corbels)
5. Incised porch (beneath main roof)
6. Tapered or square columns supporting roof or porch
7. Hand-crafted stone, masonry or woodwork, often mixed materials
8. Bungalows can either be front-gabled (side-gabled or cross-gabled)

Inspiration Images



Characteristics



Elements of Style



Typical porch



Stairs lead to porch



Colorful elements and details



Typical inviting entrance way

Architectural Style

Modern/Contemporary

The foundation of modern architecture is the liberation of artistic expression beyond the confines of traditional style. The primary philosophy is the simple natural and honest expression of the essence of the building systems and materials where the relationship between the internal and exterior environment are interrelated. A key tenant of Modern Architecture is that the building plan and its function are the driver of expression.

CHARACTERISTICS

- **PLAN** Expressive of function, free flowing space. The relationship of the interior to the exterior environment.
- **PRIMARY EXTERIOR MATERIAL** Primary exterior material, smooth wall surface, often stucco; smooth-faced stone and metal; polychromy, often with vivid colors
- **FORMS** Simplified and streamlined; geometric designs including zigzags, chevrons; towers and other vertical projections, presenting a vertical emphasis, abstract shapes and forms
- **MACHINED MATERIALS** Machined and often metallic construction materials for decorative features.

ELEMENTS OF STYLE

1. Horizontal orientation
2. Jewel tone colors
3. Corner windows
4. Glass block walls
5. Mirrored panels
6. Ribbon or band of windows with metal frames
7. Flat roof
8. Curved canopy
9. Smooth wall finish
10. Aluminum and stainless steel often are used for door and window trim, railings and balusters
11. Punched openings

Inspiration Images



Characteristics



Elements of Style



Large glass openings



Clean walls



Cantilevered roof planes



Simple profiles



Formal entry



Formal entry



Large windows



Detail of glass

