

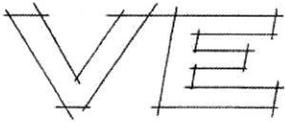
DESIGN GROUP

520 E Jackson Street, Suite 2
Willard, Missouri 65781

BROOKSIDE – 405 S RAMSEY ST. – STILLWATER, OK

EXAMPLE OF METAL AWNINGS AT ENTRANCES





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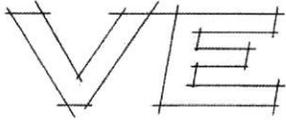
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BUILDING STEP BACK

With the structural design of the Stillwater buildings, the approach was to provide an efficient low-rise structure. Wood-frame housing construction requires that all of the residential units stack on top of one another in order to efficiently distribute gravity and lateral (seismic) structural loads imposed on the building. In order to address this reality in the context of the Form-based code requirement that the fifth floor be set back ten feet from the face of the first four floors of the building, two techniques were utilized. One technique was to clad the fifth floor and parts of the fourth floor with an alternative material than what has been proposed for the balance of the building. This technique sets the top floors apart from the other floors by means of strong visual contrast in lieu of a physical setback. The second technique is the division of the façade into vertical components by means of setting parts of the building façade back from the Lot Line to create a back-and-forth, in-and-out effect, along with varying the heights of the individual vertical components. These techniques together effectively mitigate the perception of the five-story building appearing too massive.





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BUILDING BASE

With the design of the Stillwater buildings, the approach to providing the base, body and cap components of the façade, as prescribed by Section 4.10.7 of the Form Based Code, was achieved by making the entire first floor of the building the base. The base is articulated and differentiated from the rest of the façade, by a horizontal brick band, that by means of contrast with the adjacent red brick, sets the first floor apart from the other floors. Recognizing the risk that emphasizing the base would also have emphasized the strong horizontal aspect of the buildings. By providing a base that is the same material and color as the body of the building, this makes the separation between the base and body more subtle, so that there is a balance between the horizontality of the base and the verticality of the components. An observer of the building is given the choice of zeroing in on the horizontal aspect of the base or the vertical aspect of the components, or... the opportunity to recognize that both aspects occur simultaneously, and make a contribution to each other in an organized and complementary fashion.



HORIZONTAL B
BASE