

ARCHITECTURE



CONCERN OVER MASSING AND SCALE OF 4 STORIES

LOOK AT CFAIRHILL VILLAGE

HIRE HVAC UNIT

ELIMINATE VINYL SIDING

ARCHITECTURE

INTEGRATE GROUNDHOLE INTO SITE

GET CREATIVE!

DON'T EXPOSE DINNER DISH FORMS

CONSIDER SUSTAINABLE FEATURES

WINDOWS NEED TRIM



PERPENDICULAR ELEMENTS TO BE USED MORE EFFECTIVELY TO BREAK PLANES OF THE FACADES

WINDOWS NEED TO BE VERTICALLY CENTERED AND PROPORTIONALLY SIZED

ROOF CONTINUES TO BE TOO MASSIVE - NEEDS TO BE BROKEN UP

MATERIALS NEED TO HAVE A BETTER RELATIONSHIP TO ONE ANOTHER

STAFF REVIEW

ARCHITECTURE

CONCERN OVER MASSING AND SCALE OF 4 STORIES

LOOK AT C FAUGHNELL VILLAGE

HIRE HVAC TRIM

ELIMINATE VINYL SIDING

ARCHITECTURE

INTEGRATE GLOMBHOUSE INTO SITE

DON'T EXPOSE DOWNER 'ORDER' FORMS

WINDING NEED TRIM

GET CREATIVE!

CONSIDER SUSTAINABLE FEATURES



ARCHITECTURE

HVAC units are located on roof and hidden from view by the hipped roof



SIDE ELEVATION



HVAC units are located on roof and hidden from view by the hipped roof



REAR ELEVATION FACING RESIDENT PARKING

ARCHITECTURE

Proposed architectural components relative to precedent images

CENTRAL GABLE in signature material establishes the overall character of the building

ARCHED OPENING provides a focal point for the main central gable



Covered doorway provides shade & announces the MAIN ENTRANCE

SMALL BALCONIES provide visual variety & depth to the facade



Masonry sills & lintels offer a high level of architectural detail & character

The facade is composed of a mix of STONE and BRICK veneer

The use of hipped and end gables provides a variety of scale & breaks down the roof massing

The use of both single and double-wide windows establishes a hierarchy along the facade & provides a variety in window scale



Earth-toned STONE BASE and low-plantings help to break up the scale of the building

Massing is broken into different scales

Secondary material of stucco or siding adds variety to the facade

Lowered gable vents provide a high level of architectural detail



ARCHITECTURE

Proposed architectural components relative to precedent images

Covered PORCHES at every unit add visual interest to facade



COLUMN DETAILS establish a higher level of architectural detail & add visual interest



Railing system provides refined details & fits in with the overall style of the development

Two-Story stone massing at the entries breaks down the scale of the building



ARCHED STONE OPENINGS provide a high level of architectural detail & announce the entry

Opening above the entry provides visual interest to the facade & natural light on the interior



ARCHITECTURE

Proposed architectural components relative to precedent images

HVAC units are located on roof and hidden from view by the hipped roof

Fiber-cement siding on upper level adds variety & breaks down the scale of the building

Short lines of sight do not allow view access to the mechanical equipment on the roof top



HVAC units are located on the roof and hidden from view

Locating mechanical equipment on the roof and out of sight allows for better open space planning

Arched masonry openings add a higher level of architectural detail & character

Image courtesy of Bing