

DESIGN GUIDELINES for



ROWHOMES

RYAN COMPANIES US, INC.



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PREPARED BY

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Drawings in this Rowhome Design Guidelines are for illustrative purposes only and are not to be used for construction purposes.

EXAMPLE IMAGES



Variety of color between rowhomes



Variety of cornices between rowhomes



Color pallet, roof pop-up



Stoops, bay windows, variety of corince shapes



Covered Stoop

ROWHOMES

The purpose of these guidelines is to provide direction for developers, architects and stakeholders to achieve good-quality residential environments in a rowhome building type. Rowhomes can be particularly desirable because they provide opportunities for home ownership with many characteristics of single-family homes, such as large floor area, private yard areas, ground-floor front doors and, often, attached one- or two-car garages, yet at a somewhat lower cost.

New developments should be integrated with existing neighborhood patterns with respect to building scale, massing and orientation. Each new development should contribute high-quality design and significant landscaping to the neighborhood. Primary common access drives, which also serve as the pedestrian entrance to a development, should resemble a traditional residential street with frontdoor landscaping for each unit. Secondary common access drives to parking courts may be treated more like traditional alleys but with due consideration to landscaped relief and appearance from off-site. Landscaping, front doorways and living areas should constitute the dominant character of access drives and provide visibility of shared areas from private units. Garages and automobile-dedicated areas should play a subsidiary role and should include screening.

Ensuring successful development of these properties, three design reviews are required to verify conformity with these design guidelines. These reviews will be held at the end of concept design, end of schematic design and at a 50% design development.

CHECKLIST

- Simple volumes, facing the public ROW
- Thoughtful composition of massing, windows and doors
- Vertically proportioned windows
- Simplified versions of Classical details and columns, with higher levels of detail used at points of entry

LOCAL HISTORIC PRECEDENT



FORM

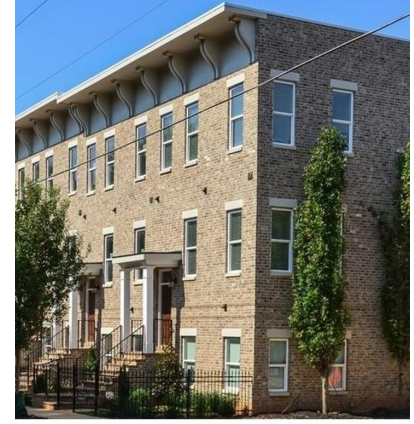
- Rowhome buildings will consist of multiple attached rowhome units. Reference Design Standards for building requirements.
- End rowhome units, where side of rowhome is exposed to ROW, must continue brick material along the side of the building and also turn the back corner at least one unit on the back of the rowhome.
- End rowhome units, where side of rowhome is exposed not on a ROW (i.e. mid-block) must continue brick material at least one facade bay back along the side.
- Front cornice must return around the corner one bay in either case at end units.
- End units that are located at non-perpendicular intersections must keep building walls perpendicular to each other. Bump outs including bay windows should be used in the interstitial space at these intersections to help hold the street.
- Where possible, consider lowering the back alley and garage finish floor elevation to allow the front stoop to access the first living room floor directly.



Brick and Cornice return along the side



Brick returns along the side



Brick returns along the side



Side bay windows on end units to help hold street

ELEMENTS

WINDOWS

- Standard windows are vertical in proportion.
- Common muntin patterns are 4 over 4 and 6 over 6.
- The lower portion of the window can be left undivided for visibility.

- Range of sizes:

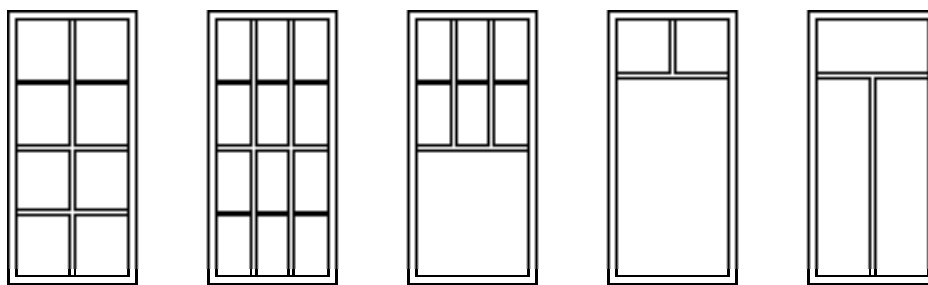
Width: 2'-8" to 3'-4"

Height: 5'-2" to 6'-0"

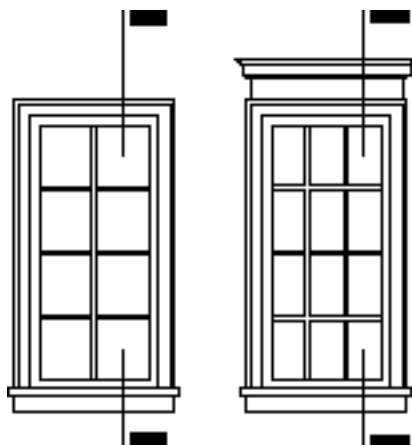
- When trim is used, 4" to 6" wide trim with a simple profile is typical. This can carry a decorative cap above.
- Horizontal panes and openings should be avoided.
- When wider openings are required, standard windows can be paired or grouped with vertical dividers 4" to 6" wide between windows.
- Individual windows can also be paired, with at least 16" of wall between them.

- Bay windows are encouraged and must be built on 15-50% of the units to allow for variety. They should match the trim color.

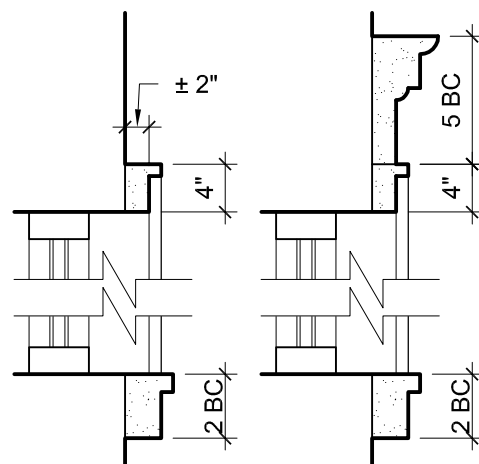
- Window shutters are encouraged. Shutters must have a width such that when they close, they cover the entire window. Shutters should match the trim color.



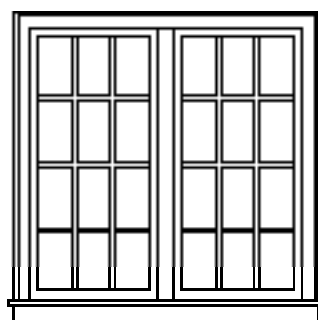
Standard Windows



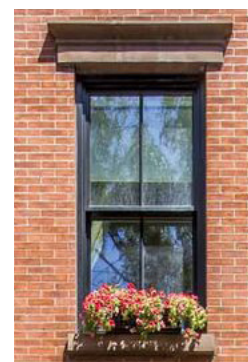
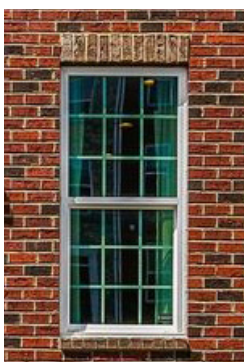
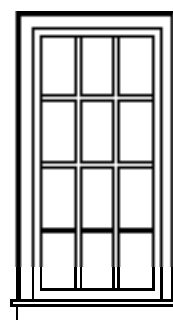
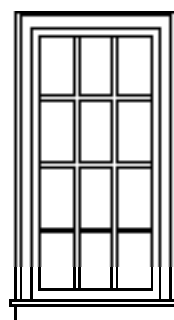
Window Surrounds



Trim Profiles



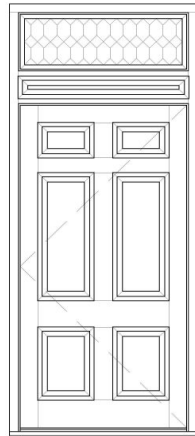
Window Groupings



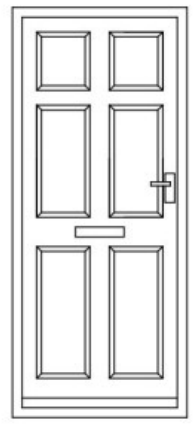
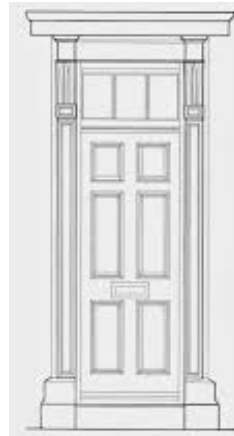
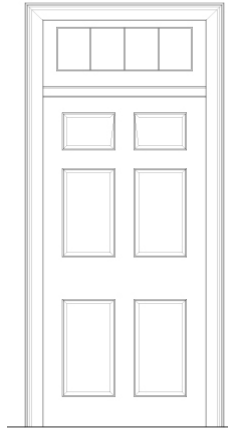
ELEMENTS

DOORS

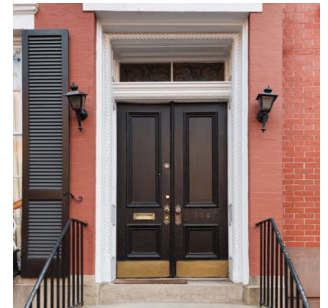
- Main entry doors are typically single doors, often with transoms.
- Secondary entrances typically do not have transoms or sidelights.
- Both partially glazed and fully opaque doors are used.
- Wider stiles (5" minimum) are preferred.
- Main entry doors often have added muntins and more elaborate trim.
- For secondary entry doors, added muntins are optional and trim matches window surrounds.



Doors with Transoms



Opaque Doors



MAIN ENTRY

- Stoops are the most common method of providing entry and can be covered or uncovered.
- Columns on covered stoops typically use classical proportions, although attenuated metal columns are occasionally used.
- Stoop roofs can be flat or sloped. For flat roofs, a parapet is common.
- Focusing resources on the main entry is a cost-effective way of improving user experience.



Stoop

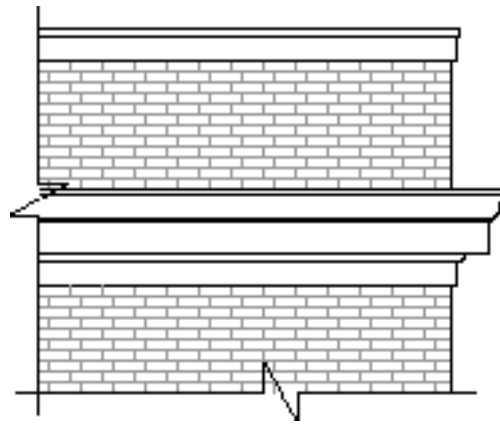


Covered Stoop

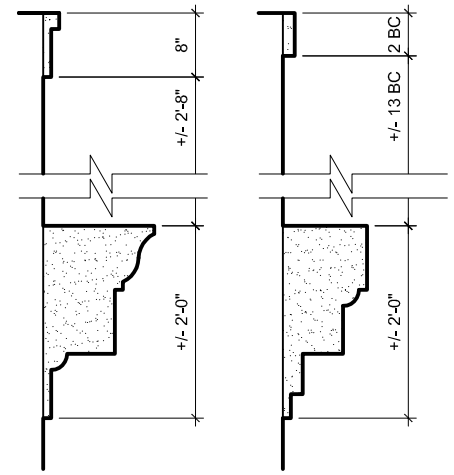
ELEMENTS

PARAPET/ROOF

- Cornice trim should not align across the building and should be varied to express the scale of individual units. They should also be scaled to the height of the building. No two alike cornices next to each other.
- Sample cornice profiles to reference include:
Edon CR-475 (fiberglass)
Crown Molding COR 22 (EIFS)
- Parapets are typically brick with trim caps.
- Roof variation, occupiable roof area and consideration for solar opportunities is encouraged.
- Flat portions of the roof need to be accessible and solar ready. A minimum of 30% of units need pop-up roof tops, the remainder need to be solar and accessible ready.
- Pop-up structures must be black or dark metal and glass. They must have an adjacent shading device such as a trellis and must not be located within 33% of the front facade and 10% of the back facade.
- Solar location must not be visible from the street and should take into consideration views from neighboring buildings.



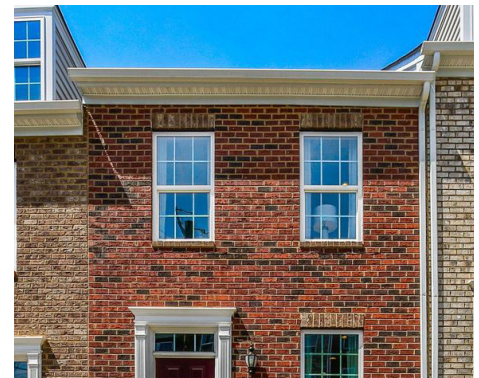
Cornice & Parapet Example



Cornice & Parapet Profiles



Cornice & Parapet Examples



EXAMPLE



COST-NEUTRAL SUGGESTIONS

- Simple, straightforward massing appropriate for the Highland Neighborhood
- Composition uses hierarchy to reinforce main entry
- Clear base, middle and top for the building based on traditional proportions
- Paired or grouped windows establish a vertical rhythm
- Simple, standardized window surrounds and trim profiles
- Window placement, proportion, frames, and mullion patterns reinforce the vertical proportions
- Articulation such as pilasters focused at key points on the building
- Offsets in parapet height are encouraged
- Entry canopy relates to the language of the building
- Materials and colors reflect regional traditions
- Accent paint color used to highlight main entry doors

MATERIAL AND COLOR PALETTE

Exterior materials and color choices play an important role in rowhome design.

In addition to recognizing a building as a rowhome, exterior materials and colors can be used in a cost-neutral way to set an identity for either a group of rowhomes or individual rowhome units.

Building mass and trim colors should reflect the materials they are meant to evoke, while rich, complementary accent colors may be used to highlight door openings or other special elements.

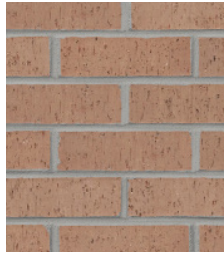
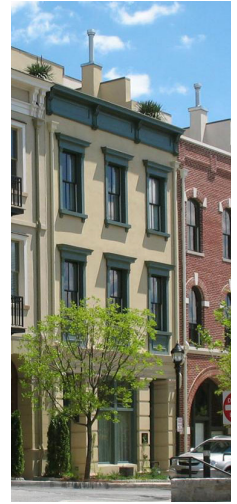
The different architectural patterns and their application across multiple blocks will begin to set up a rhythm and scale for the rowhome neighborhood. Finding the right balance of variation is critical to achieving a successful result. Using a mixture of beige, white, weathered grey and buff brick colors will help establish this balance.

Another consideration in selecting exterior colors is a building's location. The intensity of light on a given site and the amount of sunlight a building receives over the course of the year can affect color choices.

MATERIAL AND COLOR PALETTE

BRICK

- Beige, white, red and buff colored brick are acceptable
- Regional traditions should be considered when choosing brick color.
- Mortar color should be a lighter version of the brick color if possible.



CAST STONE & TRIM

- Buff or cream color is most common for cast stone.
- Window trim color is often dark or black, either a medium or high contrast to the brick color.

