

# IVR NUMBER 108726 DESIGN GUIDELINES

Williamsburg, VA



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## Site Plan





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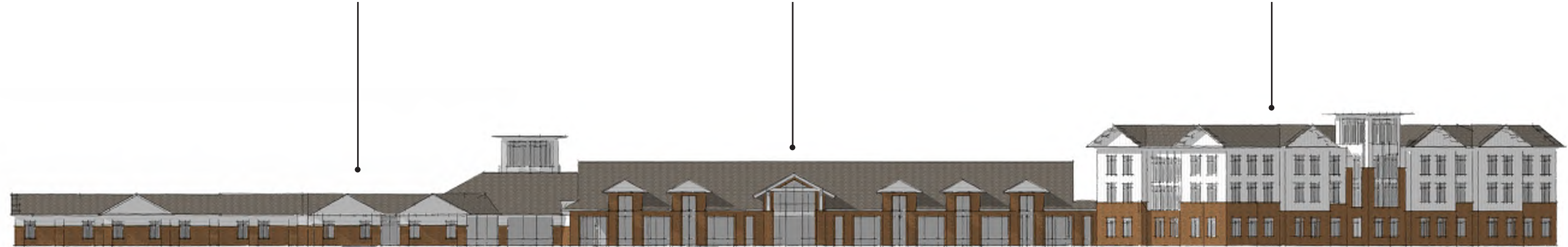
| Overall

Front

One Story

Main Entrance

Multi Story



Rear



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E1 Single Story (Side)





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| E2 Single Story (Rear)



| E3 Multistory (Rear)





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| E4 Multistory (Front)



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| E5 Main Entrance





## | Proportions and Face Layout

### Multistory Assisted Living

- Vertical emphasis is achieved through a number of measures.
  - steps in the plan that break the façade into a series of independent elements to reduce the horizontal nature of the building.
  - gabled roof elements to cap the vertical gesture and further modulate the façade.
  - alignment of windows between floors.
  - board and batten siding on the upper floors.
- Brick is used at the first floor to anchor the building, though the transition from brick to board and batten undulates between façades to avoid defining a horizontal split in the building.
- Sloped roof sections to create mechanical wells to appropriately screen equipment from every vantage point.

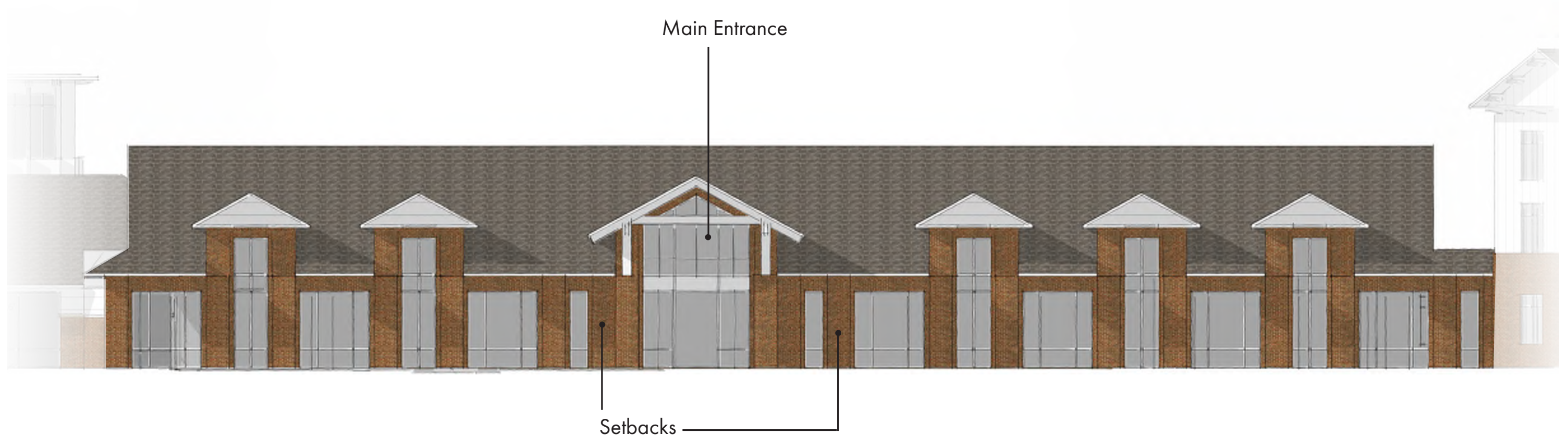




## | Proportions and Face Layout

### Main Entrance

- Increasing the scale of the single story common area to increase the building presence and accommodate the communal functions.
  - large sloped roof structure at 6:12 to give the building increased visual presence and provide high interior spaces for a communal dining spaces.
  - arrival canopy that clearly articulates the entrance and arrival sequence of the building.
  - both arrival canopy and large vertical windows that project into roof structure to break up the roof plane and appropriately increase the scale of the building at entry.
- Brick is used for all exterior walls in this area to provide an appropriately elevated material statement for the building core.

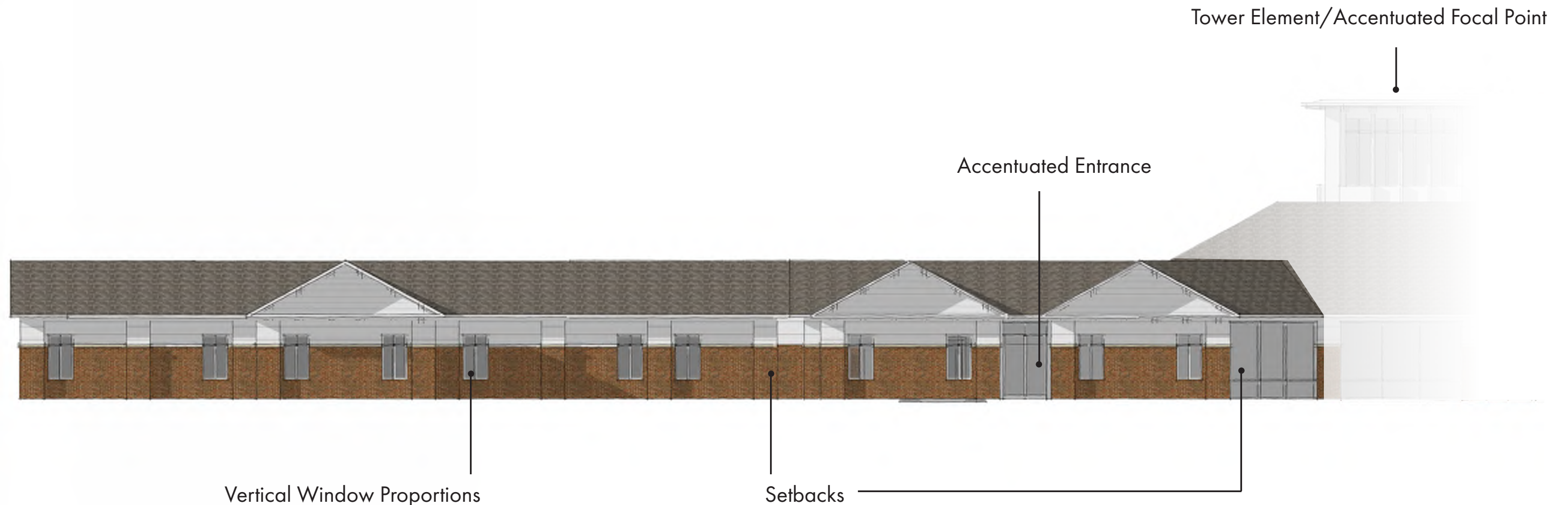




## | Proportions and Face Layout

### Single Story

- Bring the scale of the wings down to a more residential feel that still compliments the adjacent building core.
  - brick and horizontal siding split the façade to provide a residential scale fenestration along façade to provide ample daylighting to patient rooms without encumbering functional requirements of rooms.
  - gabled roof at steps in façade to break up the horizontal nature of the wings.
- 6:12 sloped roof to create HVAC well to screen equipment and maintain a residential aesthetic.
- Raised tower element at intersection of wings to balance building from both sides of entry.





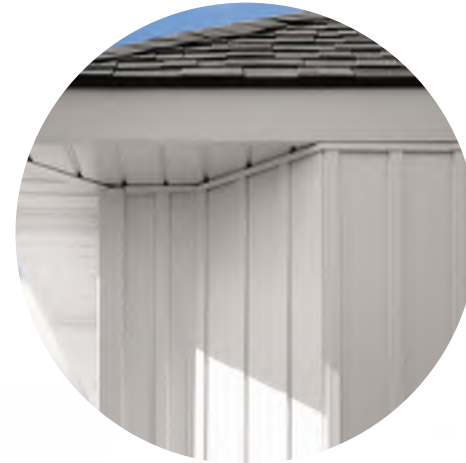
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## | Material

### Combination of Materials

- Pedestrian Level/Base: Brick
- Upper Stories, Gables: Fiber Cement Board
- Glass
- Roof: Metal, architectural asphalt shingles
- Canopy: Steel structure, brick piers



Board & Batten Style,  
Fiber Cement Board



Brick





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## | Architecture Detailing

- The 6:12 roof slope contributes to giving the building a visually residential aesthetic and creates roof wells for screening mechanical equipment.
- The heightened exposed structure of the arrival canopy and the vertical gabled face projections at the main entrance breaks up the horizontality of the façade and the roof.
- Gables with exposed rafters and rafter tails at one story and multi-story. Gabled elements help to break up the horizontality of the facades.
- Piers at one story breaks up the building into lengths that are human in scale
- The tower elements serve as strong vertical breaks in the façades. They indicate interior communal spaces especially after dark when these two towers are illuminated. The tower elements project above the other roof lines and are capped with a strong, horizontal cantilevered roof that cleanly punctuates the verticality of the tower.

Exposed Rafter Detail



Multistory

Flat , cantilevered roof  
Projecting mullions



Tower Element at Multistory

Exposed Canopy  
Structure  
Gabled Face Projections



Main Entrance

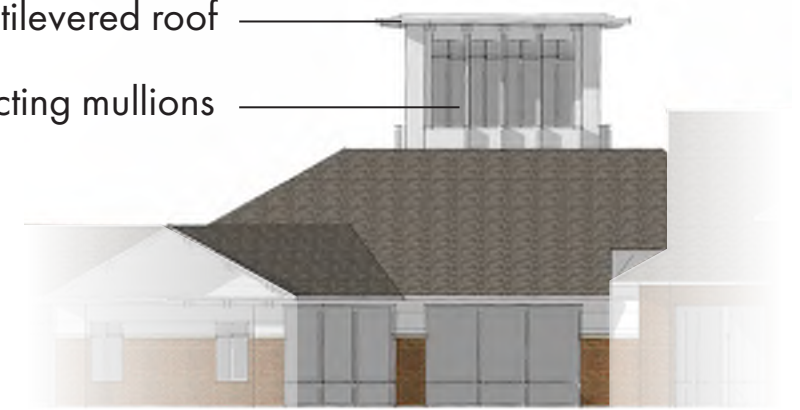
Gabled Face Projections

Piers Piers Piers Piers



One story

Flat , cantilevered roof  
Projecting mullions



Tower Element at Intersection