

# IRONWOOD PLACE

## DESIGN REVIEW NARRATIVE

December 22, 2022

1. Compatibility with surrounding neighborhoods:  
Ironwood Place is a Craftsman style and proposes earth tone colors and natural materials, such as brick and wood-grain siding and trim. The entries are covered to a minimum of 4 feet of depth.  
The Ironwood site is a transition district and it creates a model for future projects by fully complying with the design review regulations and intent.
2. Compatibility within a multiple building development:  
Ironwood Place consists of two buildings and the Craftsman design has been incorporated into both buildings, with similar colors and materials.
3. Four-sided design:  
The Ironwood craftsman design is consistent on all sides of each building and is similar in color, design details and materials. The HVAC equipment have been adequately screened from public view.
4. Signage and design elements:  
The signage for Ironwood will be both tasteful and to scale with the buildings. There are no corporate or Trademark Architecture within the project, so all signage will meet the sign ordinance 20.68 of the AMC.
5. Building height and transition:  
Ironwood consists of two three-story buildings in the neighborhood commercial zone, which is a transitional area. There are no abrupt or severe differences in building scale or massing within the complex.
6. Building Materials:  
The Ironwood Place design starts with a brick and board & batten exterior surface surrounding the first floor. The color and material forms give the project a solid, recognizable base. The upper floors consist of hardie-plank and hardie-shake. These materials and colors represent the middle of the building. The roof material is proposed to be architectural composition

roofing, which represents the top of the building. The combination of these colors and materials help define a distinctive bottom, middle and top of structure, which is critical in achieving a well-designed Craftsman style building.

7. Building modulation and articulation:

The Ironwood design is modulated both vertically and horizontally, with building bump outs, gable roofs, decks, entry canopies and other modulation techniques. In addition, the use of trellises and knee-braces throughout the project, creates additional shadow lines and interest. The building design has a distinct bottom, middle and top.

8. Building scale:

The Ironwood front elevation incorporates canopies, decks, trellises, windows and vertical and horizontal modulations that cover 90% of the street elevation. All of the other elevations utilize the same elements covering at least 60% of each elevation.

9. Pitched roofs and eaves:

The Ironwood project utilizes hip and gable roofs with a minimum 4:1 slope. The gable roofs break up the eave length a minimum of every 30 feet. There are hip roof elements over each deck that are modulated from the main eave height.

10. Gutters, downspouts and scuppers:

There are gutters across the face of the eaves. The downspout locations are shown on the elevations.

11. Customer and public entrances:

Ironwood have 4 main entrances to building one and two main entrances to building 2. Each of them has a canopy cover with recessed entrances. The canopy design is a gable roof form with heavy timber accents similar in design to the numerous knee-braces throughout the project.

12. Windows:

The first-floor windows facing the street are storefront material, aligning with the main entry door. They are vertically proportioned and are recessed

into the brick veneer. The upper windows are aligned with the first floor.

13. Glazing:

The first-floor glazing along the street will meet 50% of the elevation, while the upper floors will meet 25% - 60% of the frontage. The transparent glass will possess a minimum 60% light transmittance factor. The project will meet a maximum reflectance factor of .20. No first floor reflective coating is permitted.