

Architecture & Community Design







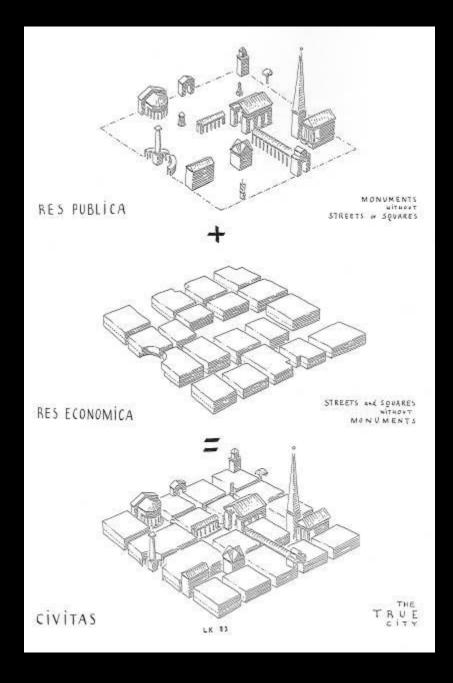








We believe that our public places, neighborhoods and individual structures are the stage on which the life of the community is expressed and that the <u>design</u> of these places can either strengthen or detract from civic life.











HIGHFIELD COMMONS | ROCHESTER NH







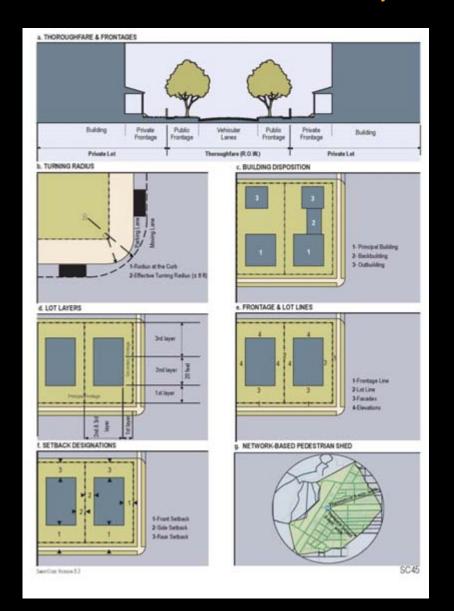








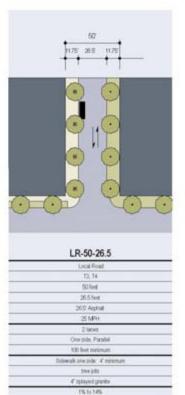
### **Roadways and Frontages**





THOROUGHFARE TY	YPES
MgcFinat	5.81
Collector Road	OR.
Local Road	LR
Country Lane	CL.
Rear Alley	TiA.
Emergency Access	EA
Driveway:	D-

	_
Thoroughtime Ty	
Tis/sect Zone Assignme	
Right of Way Nic	
Pavetent His	
Paving Ty	
Design Spe	
Traffic Lan	
Parkingtan	
Historital Curve Radi	
Walteray Ty	
Planter Ty	
Curb Ty	
Ond	



#### Intersection Offset and Gradient:

Min. 200' between intersections on Major. or Collector Road

Min. 150' between intersections on Local Road or Country Lane

- When Local Road is minor leg of the intersection, Max5% for Min-50 ft from cartway of main thru street.
- 2. Where Local Road and Courtry Larves intersect, the Max. gradient of the main thru street shall be 14%

#### General Notes:

- Minimum outbretum radius at street intersections shall be 15 feet. De through intersections within the cartway. Minimum ROW at street core
- Mrimum roadway intersection angle 60 degrees. 3. Maximum cul-de-sac length 1200 ft.
- 4. Intersection Visibility
- is Local Roads and Country Lanes shall be cleared of all growth( exc. level three feet higher than the centerline of the street within street street ROW.
- b. Sight triangles at intersections with Major Roads and Collector Road Policy on Geometric Design of Highways and Streets". A design sp-A design speed of 25 mph shall be used for intersections with Collec-
- 5. Sight Stopping Distance shall meet AASHTO guidelines: based on dea Local and Country Roads.



### **Lot and Building Standards**

### TABLE 12D. BUILDING TYPES - COTTAGE (FRONT LOADED) SMARTCODE

Tuxedo Reserve, Orange County, New York



#### BUILDING TYPE, FUNCTION, LOCATION

Building Type	Cattage (Front Loaded)	
Zoros schore attimed	132,141,142	
Building Function	Residential	

#### A. BUILDING CONFIGURATION

	I state marrum for years, but
	plus accupied and 87% reservan
	Place to-Rear 11. R majorium, 1
	sphill condition, where garage level is
	under petrary level, frauthurn 111
	Rent-Burtimospoliuminto
	of person diver

Outbuilding Height	Zistories man.
Building Disposition	edjeyed
Lot Dimension	65 t x 100 t mm.
Let Occupation	45% max

#### s. SETBACKS - PRINCIPAL BUILDING ig t) Perclabat Proper 15 ft no. 20 ft no.

exceptions	11 74 2 10 ft mm. 15 ft ma.
(g.Z) Fort Sebah Secretary	U.S. on All power same as for softest of adjustment.
(g.2) Side Settleck	17 no. 17 mgs.
ig 4) Four Seback	10 t min.
The state of the s	Annual Contract

#### DUTBUILDING CONFIGURATION

Missimum Dimension	Friday, mar.
(N.1) Front Seback	sex parking placement
(h.Z) Side Seback	10 time.
(N.2) Feer Seback	10 ft min

Fortige Bulbat (Sepretary) 50% min, 92% max.

#### WISCELLANDOUS

Parting Placement	th Layer 2 or 3. On some
	actives to parting read by
	secondary about, unless also
	pode for 2%
	Origital peoprisational
	Make the other book To

and head have a comply dwelful of 16" car. On the wild bit, when single is be

their or equal to 27%, gauge must be in layer 2 or 10 ft now, before private facable. When stops in protection 27% garage maybe in stee in 1.1 tested privacy brain and follow differed requirements

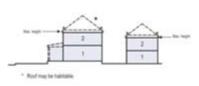
### Terraces / Dochs

Series may be 10% may of 200 marker ISS (FOR Nove halthylacob 141 and 142 deck may be 155 max of GUP, decks may be 156 max of GUP, decks and fermion continued may be no more from 20% of COF Subcome of signature reservor. Et tion to

Linhope aserCoss Vivora 9.2

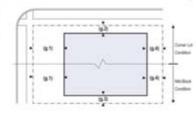


- in height from Snished Stor to finished onling, except for a first floor Commercial function which most the aminumum of 11 Ewith. a maximum of 25 feet.
- selve or roof deck as specified on Table 6.

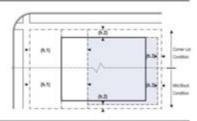


SETBACKS - PRINCIPAL BLDG The Facadon and Elevation of Precipal Buildings shall be distanced from the Lot lines

Facades shall be built story the Principal Frontage to the normum specified width in the table



SETBACKS - OUTBUILDING shall be debrood from the Lo lines as shown.

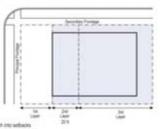


PARKING PLACEMENT

Uncovered parking spaces may be provided within the second and third Laver as shown in the diagram (see Table 11d)

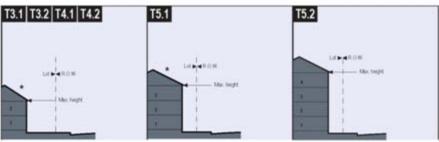
Covered parking shall be as shown in the diagram (see Table 11d), Side-prison-entry garages may be allowed in the first or second Layer by Warrant.

stored within the third Layer.

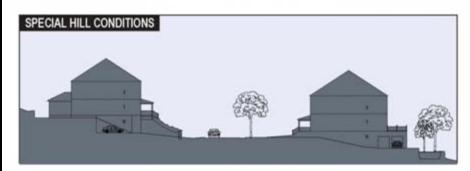


- Purches up to 10 ft deep may encreach into serbacks
- Bay windows up to 4 ft doep may encroach into setbacks
- Lot Coverage dose not include porch, deck or terrain Service: outdoor paved area on roof or on grade
- 5. Comer Lots with radius or chairfered R.O.W. setback line at comer shall be the perpendicular intersection front setback. line and the side settack line.
- 6. In case of any conflict between specifications in Table 10 and Table 12, the latter prevail.

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See Building Type Descriptions (Table 18) for detailed specifications.



### UP HILL LOTS

Maximum Height shall be 2 stories primary living level and 85% occupied attic. Garage Level under primary living level shall have max height 11 ft. floor to floor measured from base of garage door.

### DOWN HILL LOTS

Maximum Height shall be 2 stories primary living level and 85% occupied attic. Height shall be measured from Front Property Line. Level under primary living shall extend max 4' above Front Property line measured from the midpoint of the Property line.



# **Architectural Styles**

# **Sloping Lot Planning**

# **Architectural Principles**

### Landscape **Guidelines**





























Front Loaded: On the most steeply sloping and narrowest fore it may not he possible to tack the garage helicul or turn it away from the street. In there cases, the garage should always he set behind the primary facule of the home and should be part of a secondary volume or roof. There are many successful examples of neighhorhoods planned in this fashion - it is the careful attention to detail and intentional de-emphasis of the parage space that will allow this strategy to be effective at Tsmedo Reserve.

Park Under: The strategy above

common solution to downless sle-

John in more Hightly Just neighbor hoods. This strategy can be effer

on fairly siegy and narrow has a should find much use in the neigh horbood streets of Tiescalo Reser-

Bringing the garage down and B

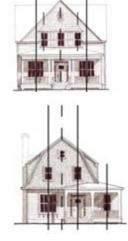
the home not only removes the gr

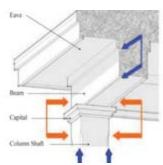
from the street edge, but it provis

natural location for a rear porch

screwe ideally saited to take arts

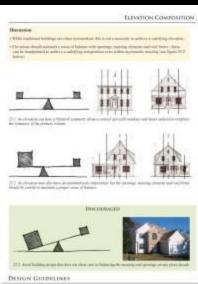
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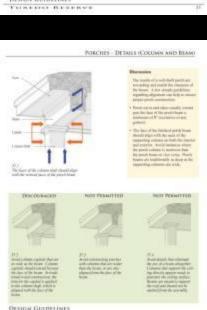


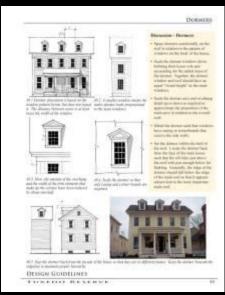








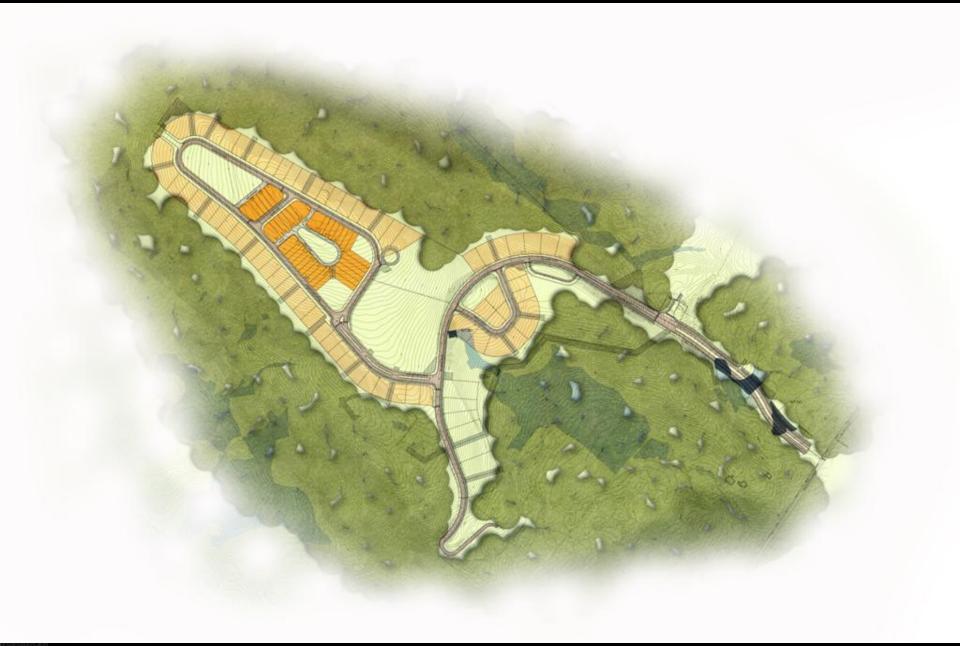




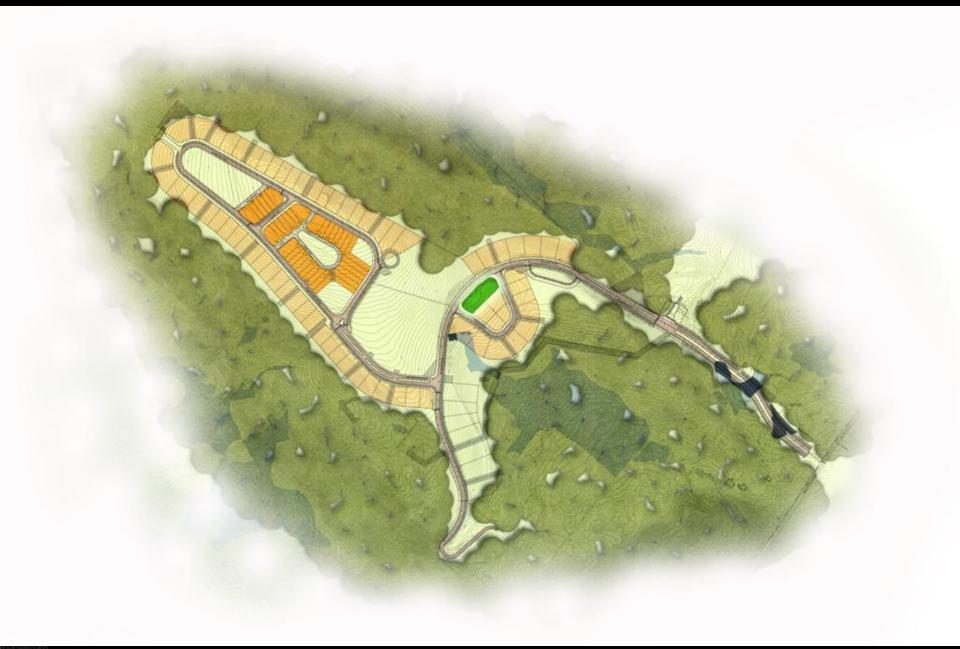




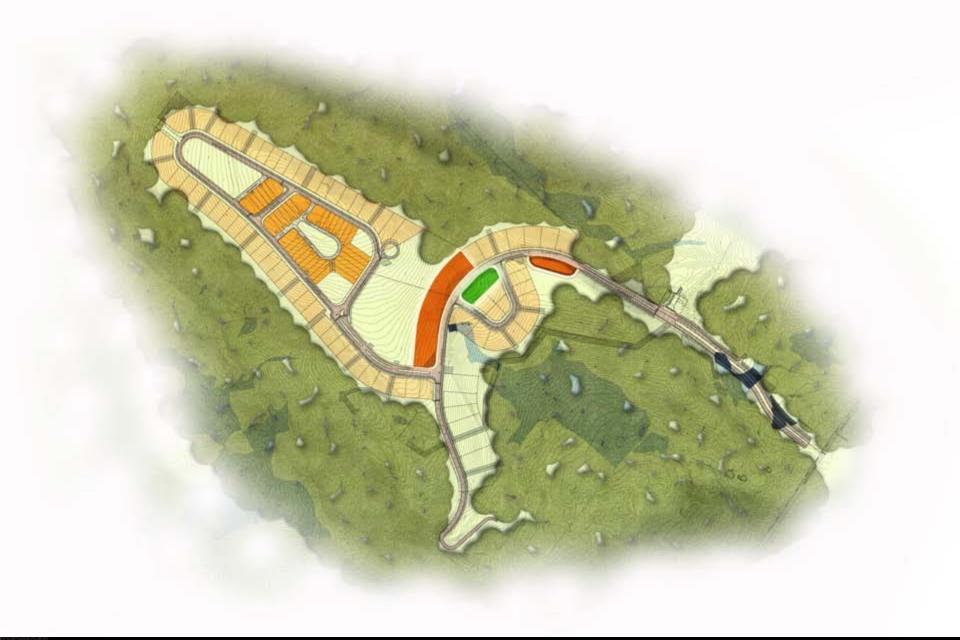


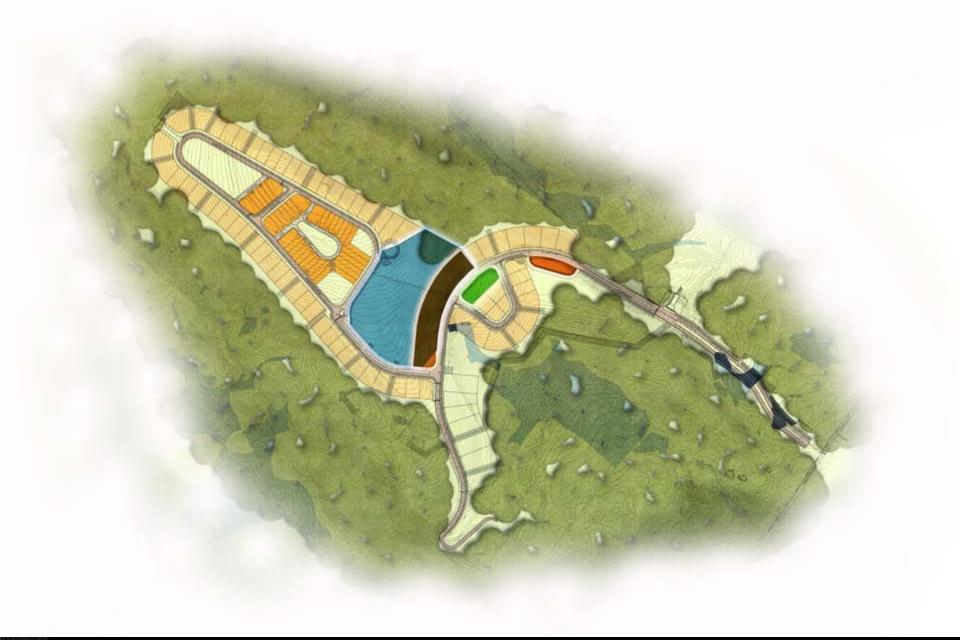




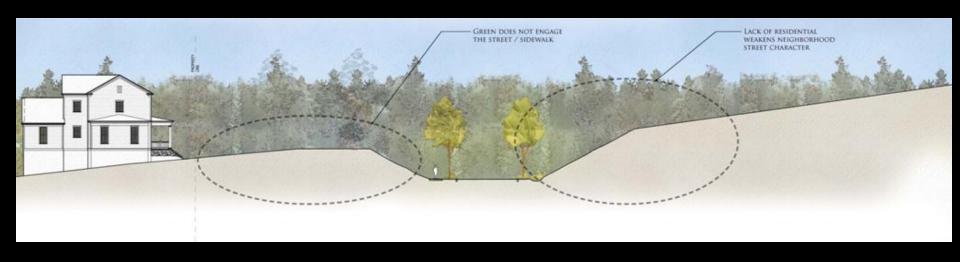




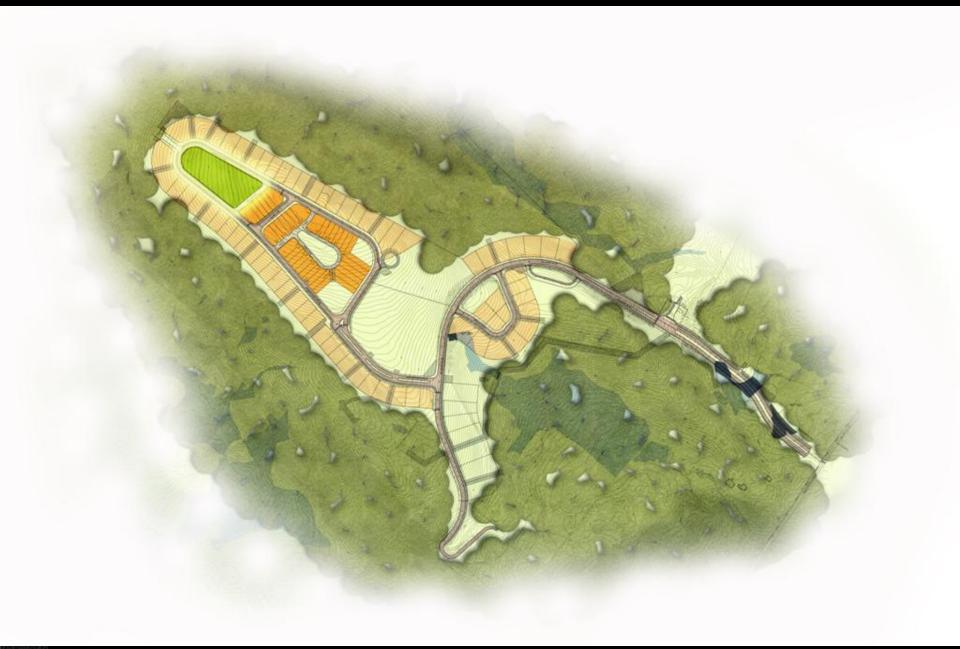




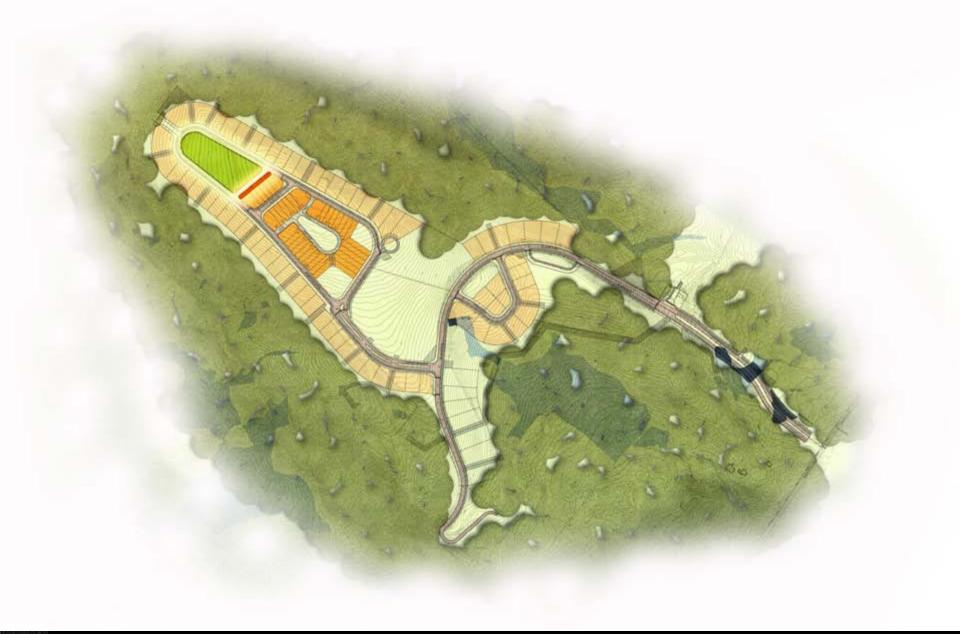


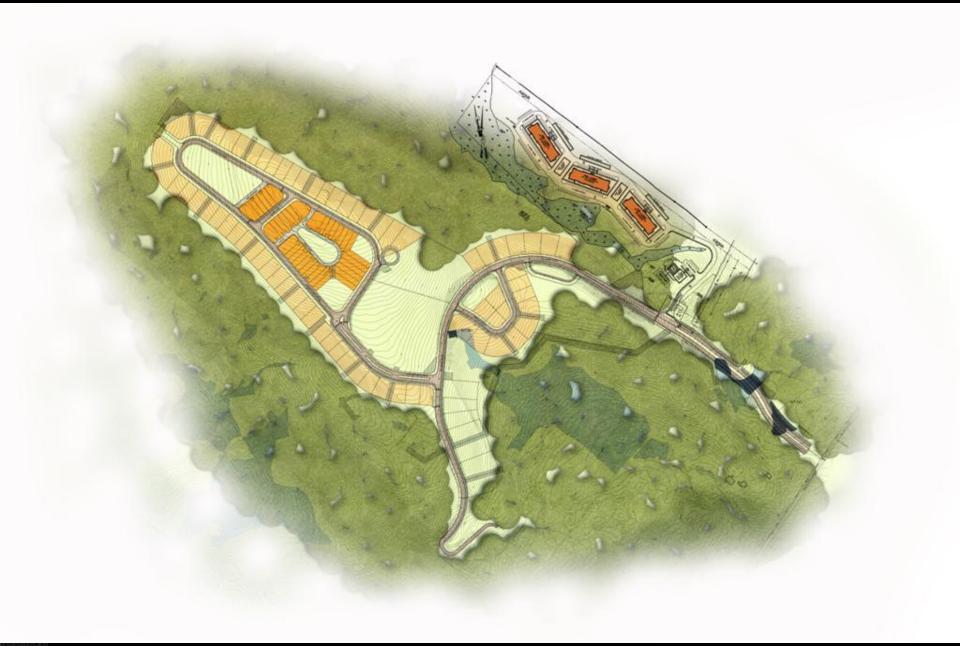


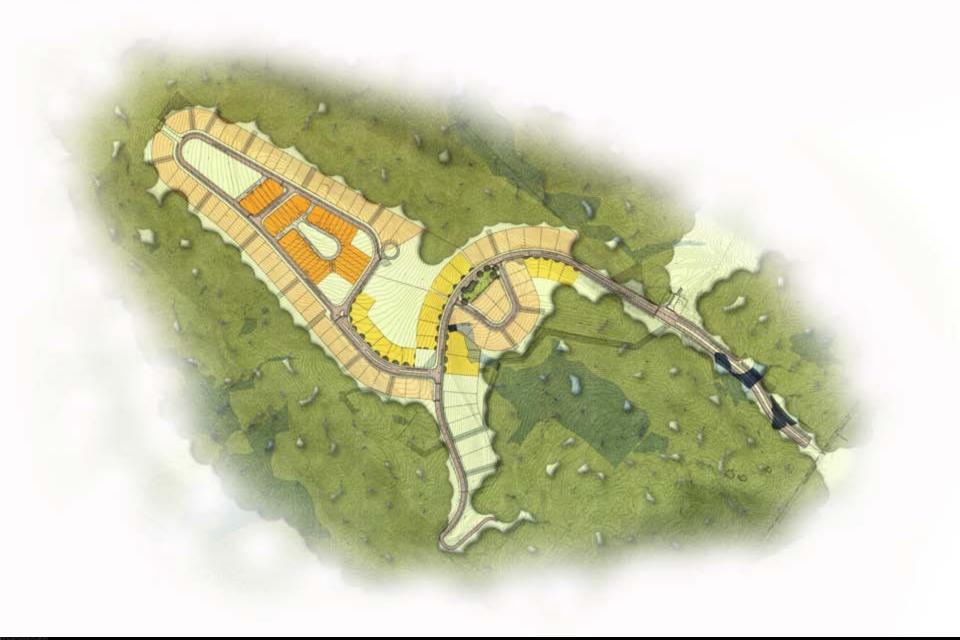


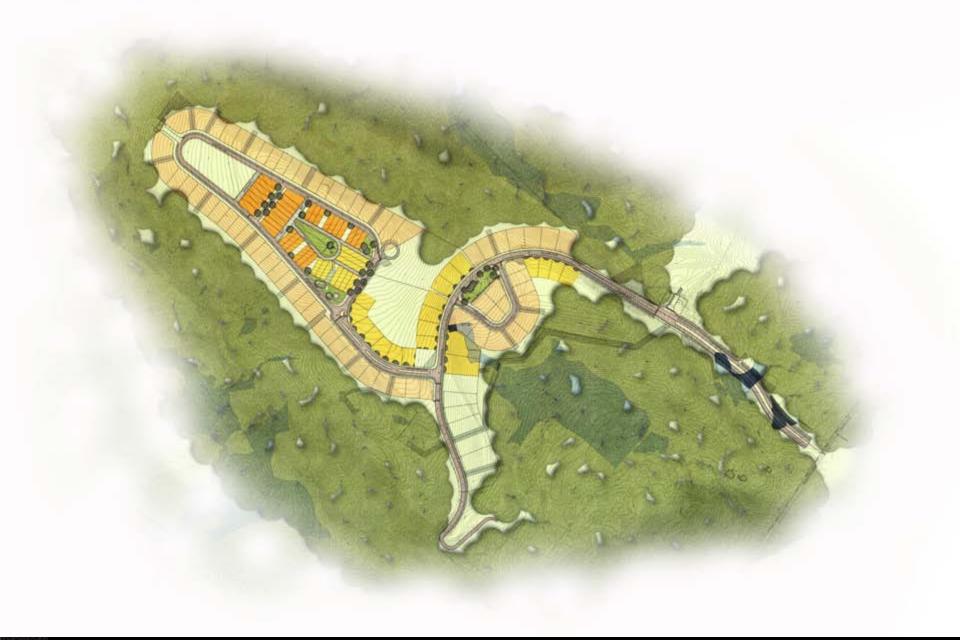




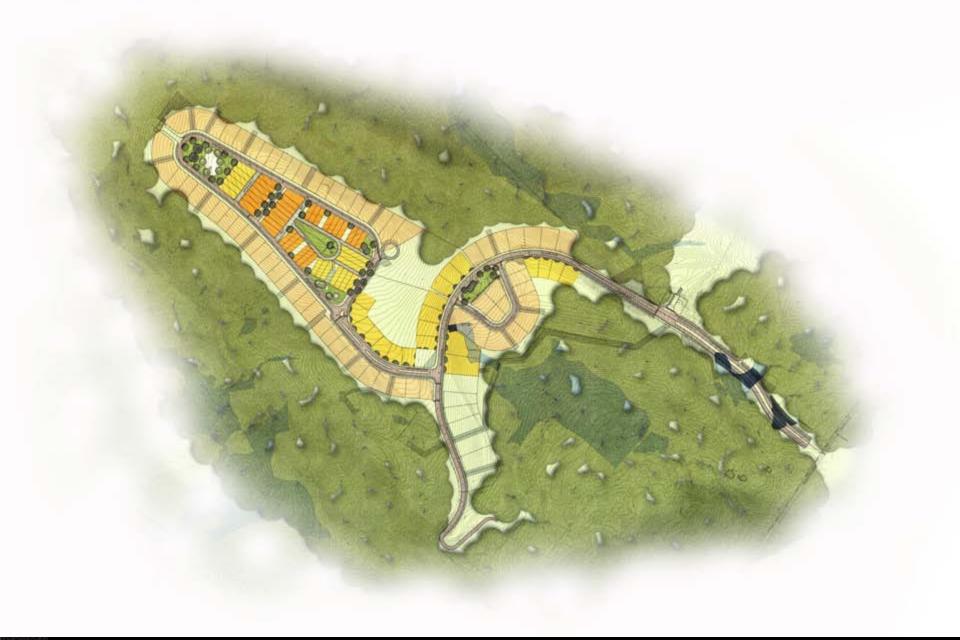




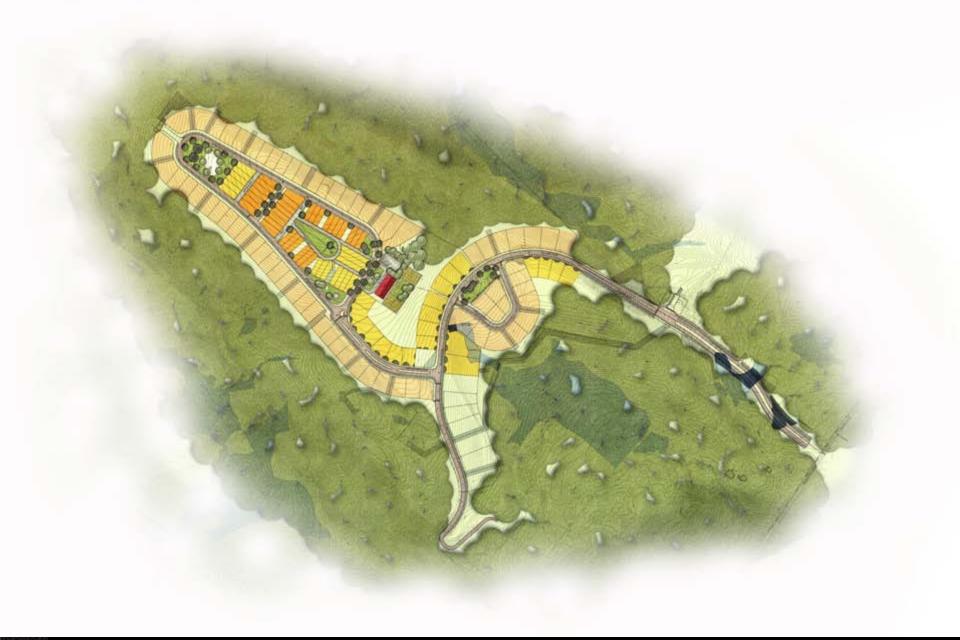




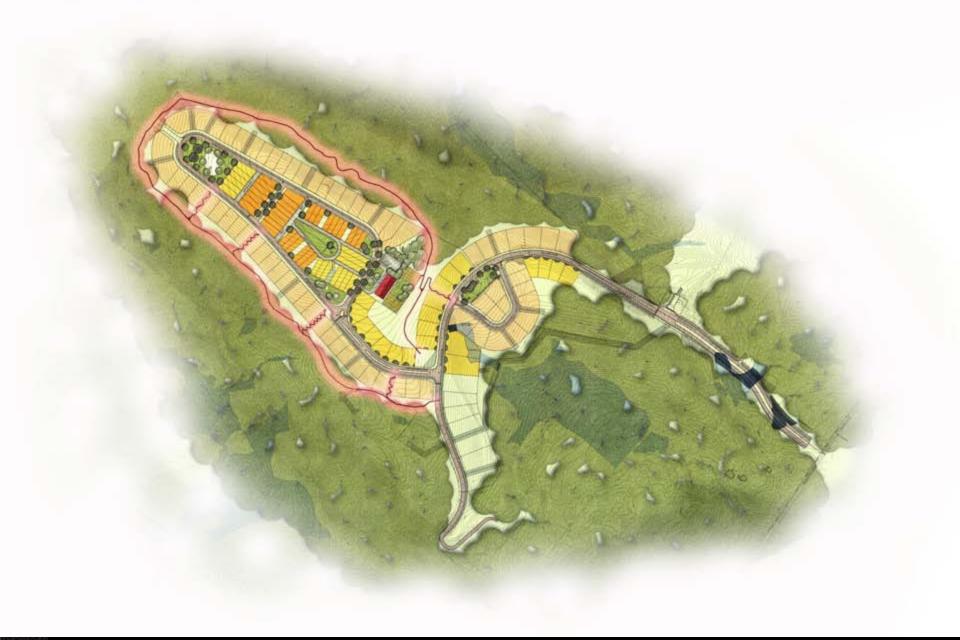




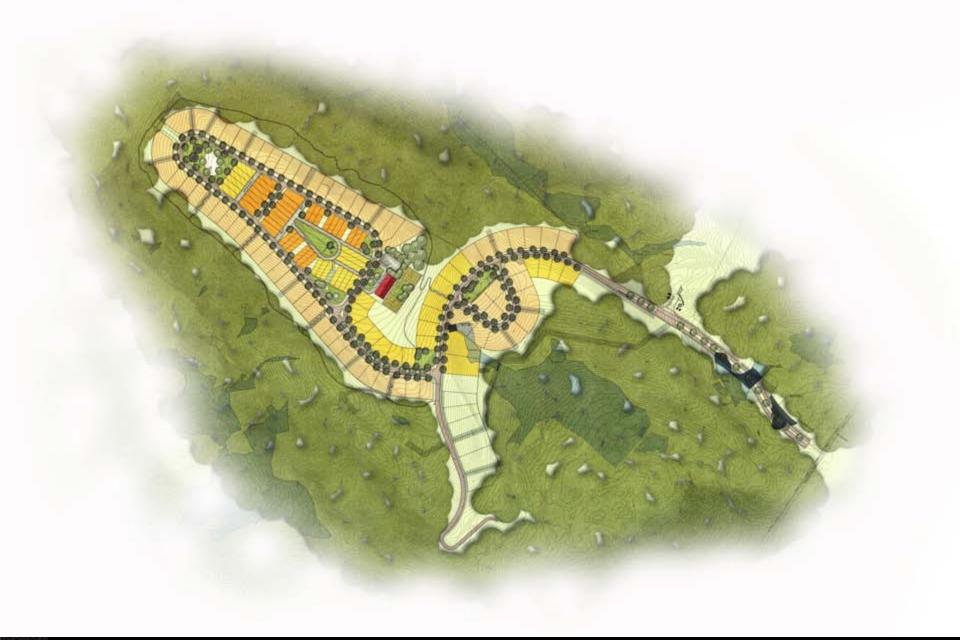






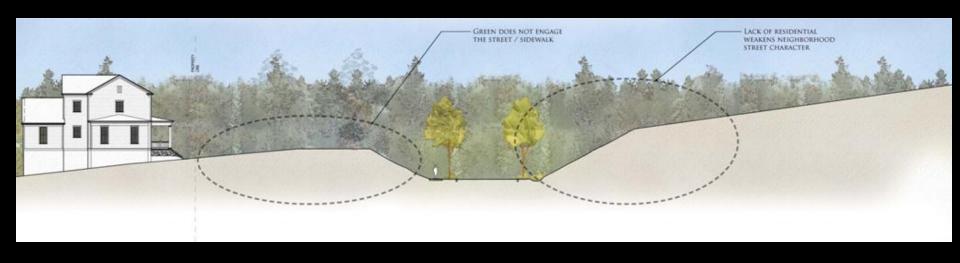


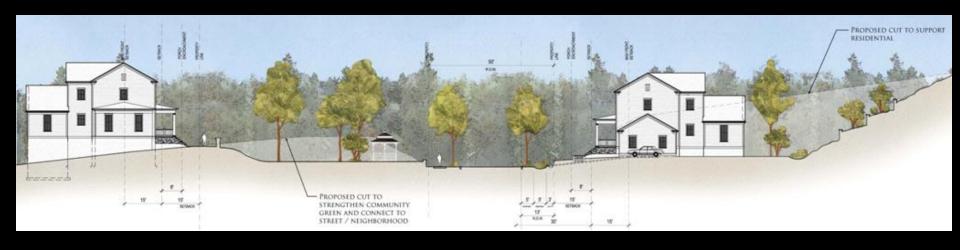










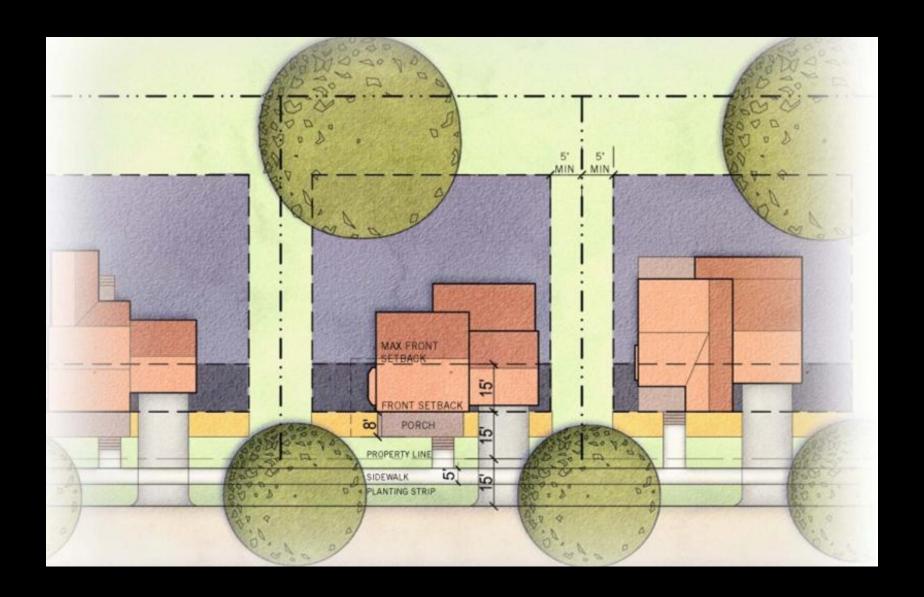










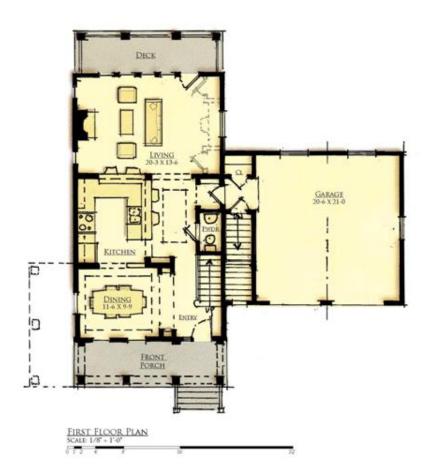


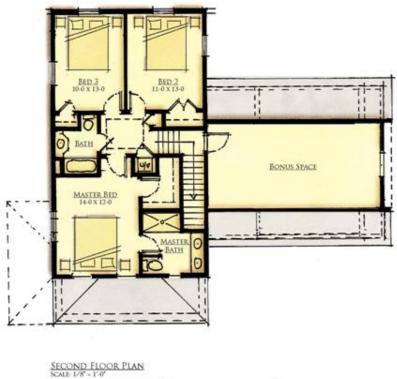














### TOTAL HEATED - 1672 SF (2,088 SF W/ BONUS)

FIRST FLOOR HEATED - 836 SF

SECOND FLOOR HEATED - 836 SF

BONUS ROOM W/ DORMERS - 416 SF



### HIGHFIELD COMMONS

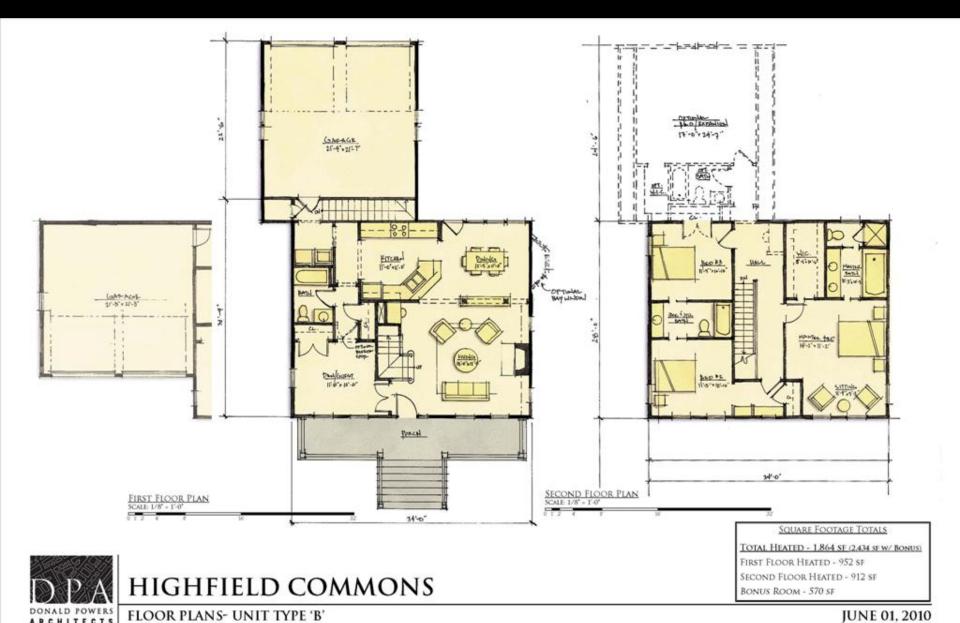
FLOOR PLANS- UNIT TYPE 'A'



DPA DONALD POWERS

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TYPE 'A' ELEVATIONS



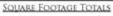




TYPE 'B' ELEVATIONS







### TOTAL HEATED - 1.874 SF

FIRST FLOOR HEATED - 1,158 SF SECOND FLOOR HEATED - 716 SF



**HIGHFIELD COMMONS** 

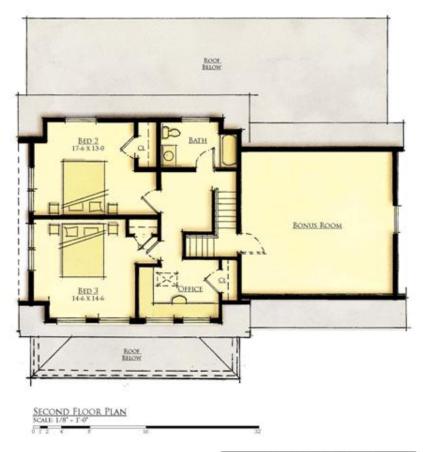
FLOOR PLANS- UNIT TYPE 'C'





TYPE 'C' ELEVATIONS







TOTAL HEATED - 2,000 SF (2,493 SF W/ BONUS)

FIRST FLOOR HEATED - 1,248 SF

SECOND FLOOR HEATED - 752 SF

BONUS ROOM - 493 SF



### **HIGHFIELD COMMONS**

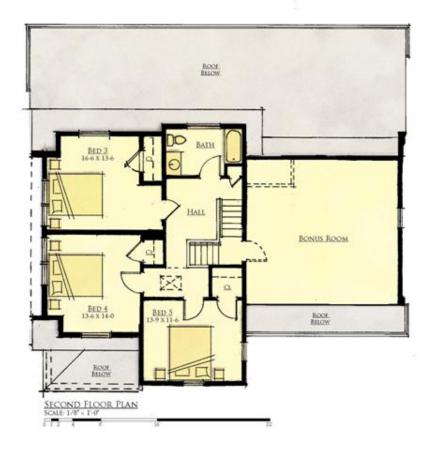
FLOOR PLANS- UNIT TYPE 'D'





TYPE 'D' ELEVATIONS







TOTAL HEATED - 2,308 SF (2,801 SF W/ BONUS)

FIRST FLOOR HEATED - 1,421 SF

SECOND FLOOR HEATED - 887 SF

BONUS ROOM - 493 SF



### **HIGHFIELD COMMONS**

FLOOR PLANS- UNIT TYPE 'E'





TYPE 'E' ELEVATIONS



