

Wormald Homes at Crown

City of Gaithersburg Planning Commission Presentation
APPLICATION #: AFP-4251-2014

March 19, 2014



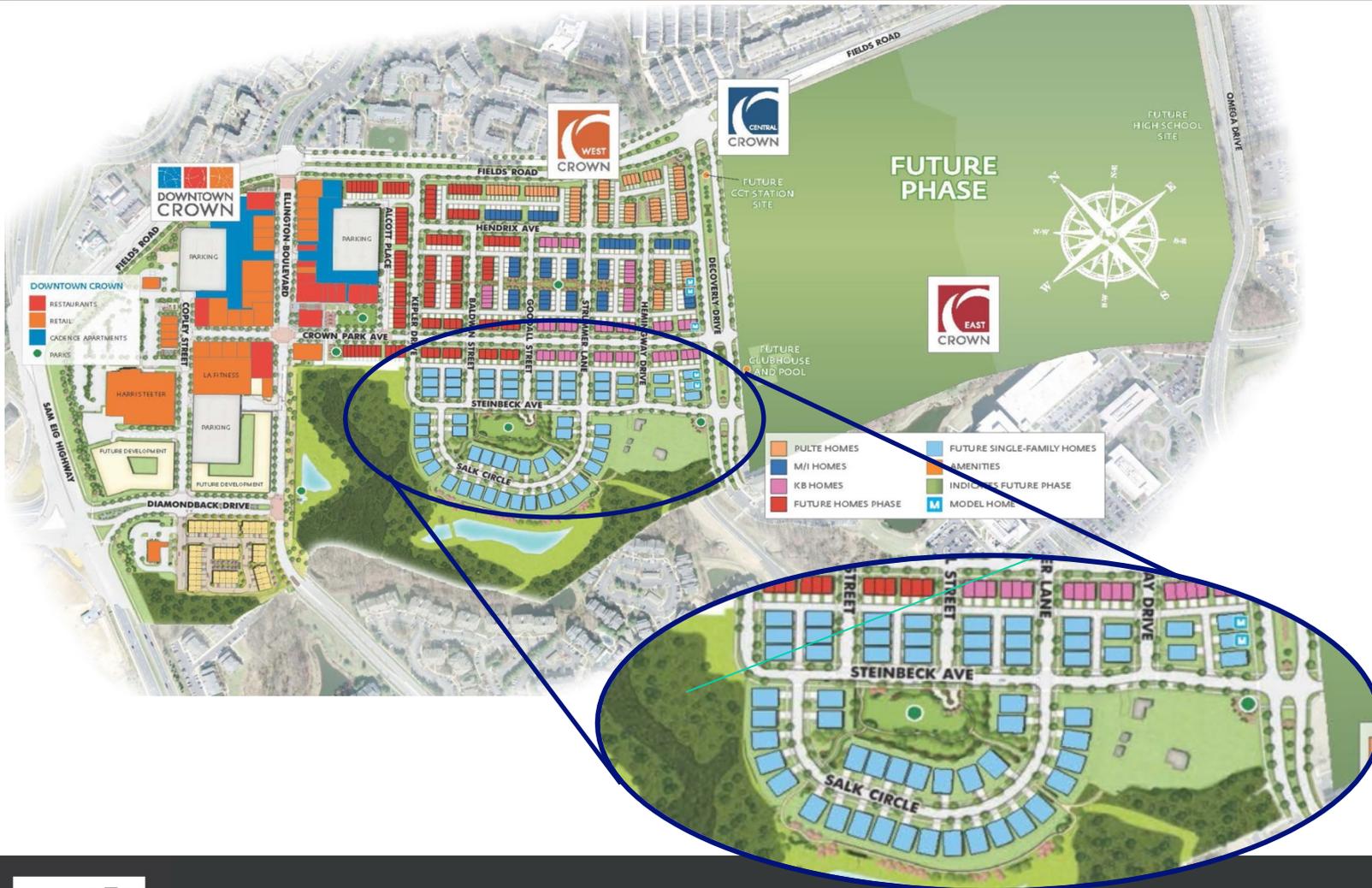
Gaithersburg
A CHARACTER COUNTS! CITY



W
W O R M A L D

Single Family Detached Program

City of Gaithersburg Planning Commission
APPLICATION #: AFP-4251-2014



Creative and innovative builder with proven track record.
Willing to design specifically to Crown

Emphasis on Key Design Principles

- Create distinct yet unified neighborhoods
- Variety of Housing Types, Size and Price Points
- Use Design to create a strong sense of place. Develop distinct yet coherent architecture.
- Enhance the quality of open space. Take advantage of the site characteristics.

Two Distinct Product Lines

City of Gaithersburg Planning Commission
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Emphasis on Key Design Guidelines

- Articulate massing, add interest to the public space
- Embellish the Streets with private outdoor spaces
- Use a combination of roof forms to add value and character
- Design facades that respond to open spaces and streets , two fronts, exciting and active rear elevations
- Emphasize main entrances



- **5th generation** Montgomery County family, with deep local roots.
- **Founded 50 years** ago in Potomac, Maryland.
- **Regional builder** in 4 states and Washington, DC building approximately 150 homes a year
- **Breadth of product** from condos to townhomes to custom single family homes.

- **Certified green builder** utilizing geothermal, energy star and LEED technologies.
- **Vertically integrated** including in-house engineering, architecture, surveying, marketing, sales, brokerage, land development and general contracting.
- 67 employees
- **Leader in the smart growth movement** dating back to the 1980s.
- **Over 100 building industry awards** for design and construction quality



Examples Of Work

City of Gaithersburg Planning Commission
APPLICATION #: AFP-4251-2014



Crown Single Family Homes

- **59 single family homes** total in Crown Neighborhood 2
- **Two home collections:** “City Home Collection” (with 28 rear load garage homes) and “Estate Home Collection” (with 31 front load garage homes)
- Two side-by-side model homes for sales operations
- Best two lots to achieve a **2 model home program**.
- In an effort to get the model homes constructed as quickly as possible, **lots R9 and E1** were submitted as a separate application to the city.



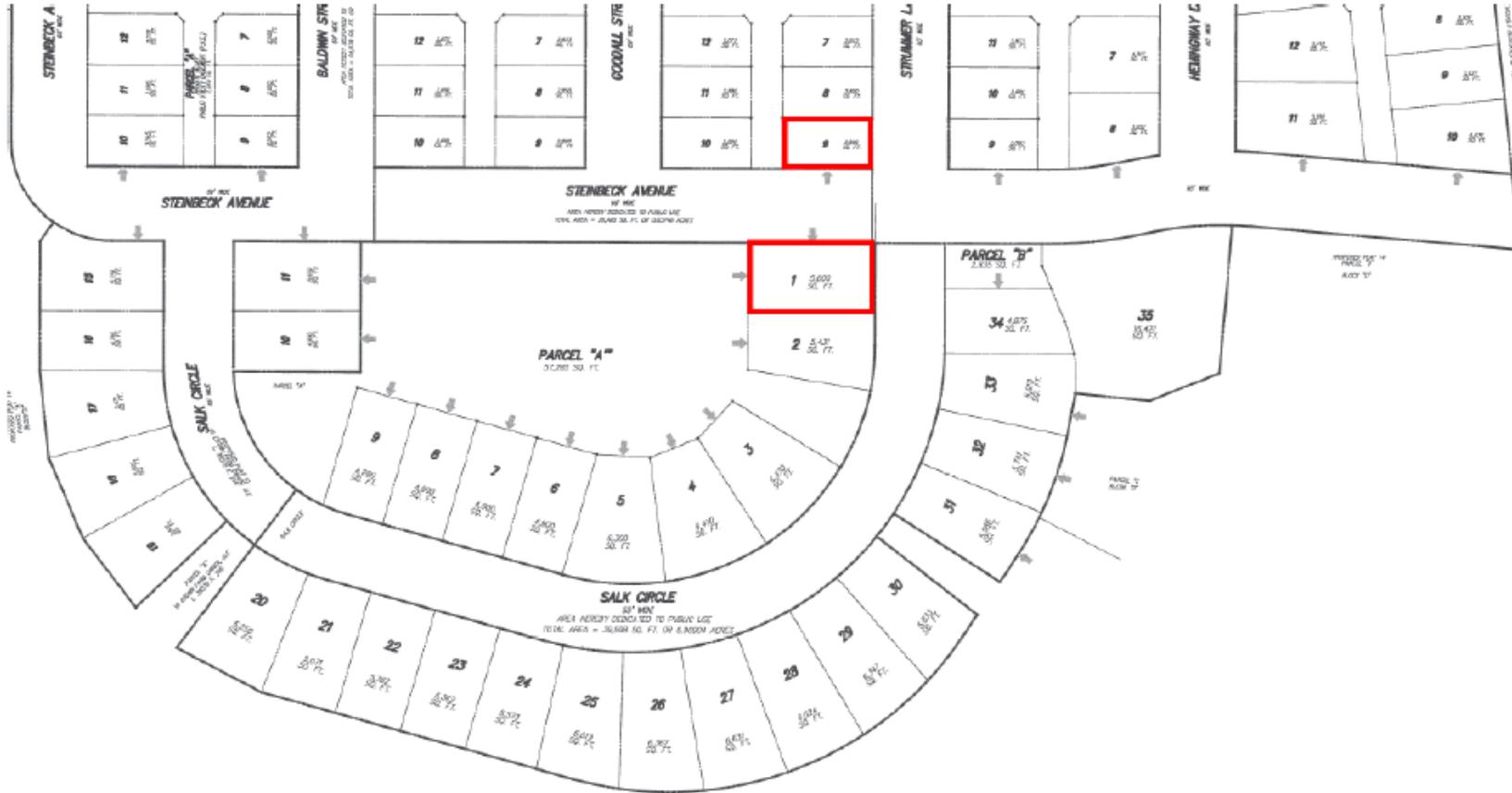
Model Home Lots

City of Gaithersburg Planning Commission
APPLICATION #: AFP-4251-2014



Model Home Lots

City of Gaithersburg Planning Commission
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- Custom-designed and **unique for Crown**, purposefully not typical colonial and craftsman architecture
- Not mimicking past but inspired by the past
- **Simple yet elegant**
- **Harmonious** with other builders yet distinct

We are in agreement with staff comments and appreciate the collaborative work to date to refine the elevations.

Governing Premise: Crown architecture should be innovative and unique, consistent with the community's founding principles.

As a community in the heart of Montgomery County's hub for innovation and higher learning, Crown positions itself as an intelligent community that fosters knowledge and personal growth. Many of the streets are named for notable innovators in music, art, science and literature.

- Adopted Brand Guidelines for Crown



1. Articulate Massing and Facades

Promote a building design that helps animate and add interest in the overall public space experience via the interplay of light and shadow, opaque vs. transparent surfaces, texture, color and elevation depths.

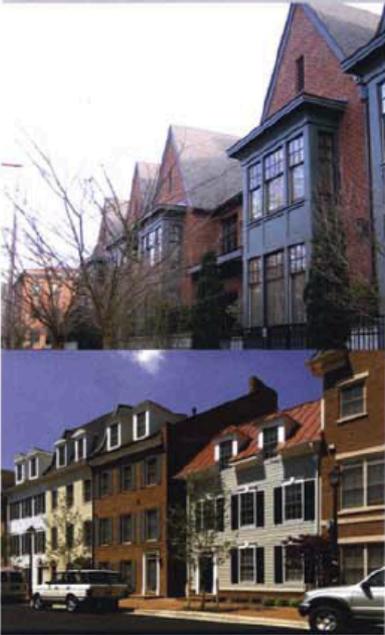


Design Guideline #1 is achieved by...

Wormald at Crown designs animate and add interest to the overall public experience in particular through texture, color, massing variation, and elevation depths.

2. Build in the Tradition of Simple Yet Elegant Designs

Building architecture and elevations promote a more contemporary nature through the use of simple unifying roof and window lines, and careful selection of materials. The building aesthetic should emerge from elevation components and building details rather than from mere ornamentation.



Design Guideline #2 is achieved by...

Wormald at Crown designs are of a more contemporary nature with careful selection of materials and development of elevation components and building detailing (rather than mere ornamentation).

3. Use Traditional, High-Quality and Durable Materials Throughout the Community

Brick, stone, stucco, shingles, and cement fiber siding may be used in ways that reinforce the look of the architecture.



Design Guideline #3 is achieved by...

Wormald at Crown designs employ traditional, high quality, durable materials with modern construction methodologies.

4. Embellish the Streets with Private Outdoor Spaces (Porches, Stoops, Balconies, Etc)

The relationship between the street and building facades is augmented by porches and balconies, which are deep enough to offer an outdoor retreat for the resident. Such spaces highlight street activity and offer a more interesting experience for the pedestrian.

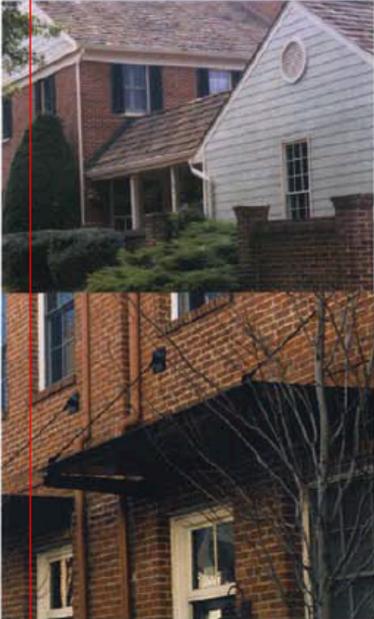


Design Guideline #4 is achieved by...

Wormald at Crown designs embellish the street with private outdoor spaces deep enough to offer outdoor retreats for the residents. The pedestrian experience will be varied and aesthetically intriguing.

5. Incorporate Shading Devices as a Unifying Design Feature

Shading devices such as overhangs, trellises, balconies, and porches should be sensitively incorporated to reduce the heat gain, as well as function as architectural features that unify the look of the overall community.



Design Guideline #5 is achieved by...

Wormald at Crown designs incorporate shading devices as a unifying design feature. Every front entrance has a covered element, often recessed into the floor plan. Trellises, screened porches, overhangs, and balconies can all be found in the elevation designs.

6. Design Building Faces that Respond to Various Streets and Open Space Conditions

All buildings and their faces shall adequately respond to all the open spaces and streets by incorporating architectural elements such as wrap-around porches, bay windows, chimneys, and pronounced doorways.

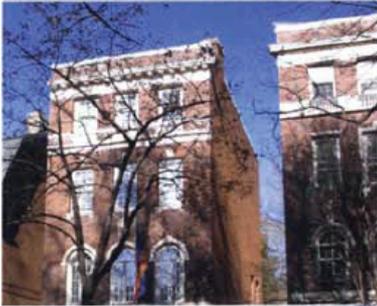


Design Guideline #6 is achieved by...

Wormald at Crown designs interact and respond to the conditions that surround them via the incorporation of bay windows, pronounced doorways, terraces, and other articulating elements.

7. Use Combinations of Roof Forms to Distinguish Neighborhood Character

Identity and distinction are important features of the architecture at Crown Farm. By using varying roof forms such as gable, hip, flat, and pitched roofs we are able to add value and character to different neighborhoods.



Design Guideline #7 is achieved by...

Wormald at Crown designs very much use a combination of roof forms to add character to the neighborhood, including mansard, gable, hip, and pitched roofs.

8. Emphasize Main Entries of Buildings

Primary building entrances should be easily identifiable from driveways and drop-offs.



Design Guideline #8 is achieved by...

Wormald at Crown designs emphasize main entries via stoops, covered entries, and other design cues making the front entrances all easily identifiable.

9. Screen Mechanical Units

Mitigate the visual impacts of utilities, mechanical equipment, and other utilities that are visually obtrusive. Screen roof top mechanical units with architecturally integrated screening units or roof parapets, when possible. Thru wall mechanical units shall be thoughtfully designed into a building's facade, located in areas that minimize visual impact, and camouflaged with paint/materials that are similar in shade to the facade on which it is placed.



Design Guideline #9 is achieved by...

Wormald at Crown designs, as single family designs, offer excellent opportunities to hide mechanical units along the sides of the homes.

- **2nd Empire** influences
- Due to lack of yards, emphasis on **terrace living** opportunities on multiple levels
- More **urban land plan** as found in cities with narrow lots and rear alleys
- **Elevator** living available
- All sides are wrapped around corners with **masonry** treatments consistent with the design guidelines.
- Corner lots → **2 fronts** with entry on Steinbeck



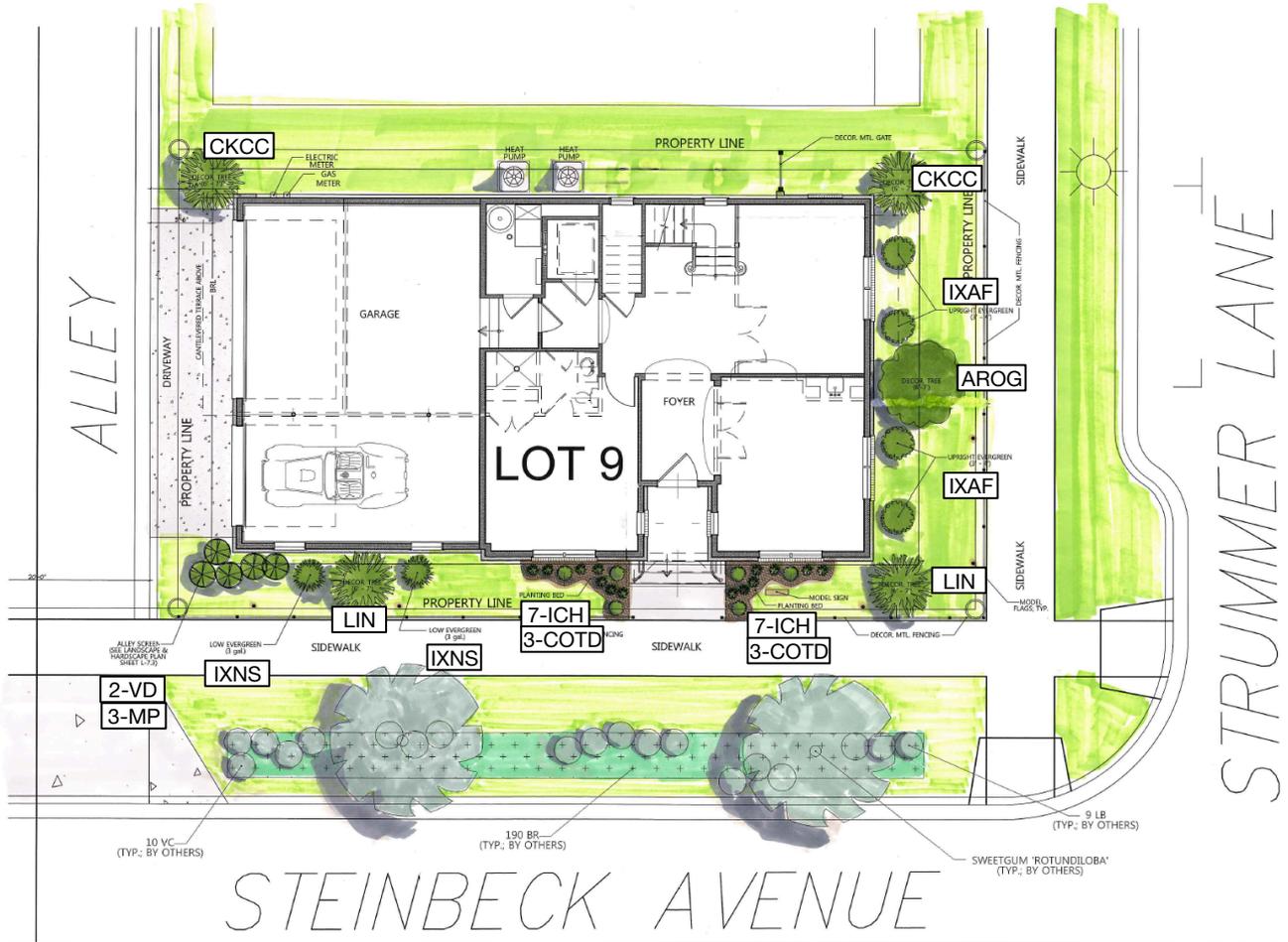
Model Home In Context



3D Rendering of
Model Home



3D Rendering of Model Home



Landscaping Key

PLANT SCHEDULE - FOR TYPICAL UNIT & ALLEY SCREENING

KEY	BOTANICAL NAME	COMMON NAME
ORNAMENTAL TREES		
CC	CERCIS CANADENSIS	EASTERN REDBUD
CK	CORNUS KOUSA	KOUSA DOGWOOD
LINT	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA CRAPE MYRTLE
MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA
PY	PRUNUS YEODENSIS	YOSHINO CHERRY
LARGE SHRUBS		
AG	ABELIA X GRANIDFLORA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA
AP	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE
CAF	CALYCANTHUS FLORIDUS	CAROLINA ALLSPICE
CAMS	CAMELLIA SASANQUA	SASANQUA CAMELLIA
CA	CLETHRA ALNIFOLIA	SUMMERSWEET
ICBU	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY
ITV	ITEA VIRGINICA	VIRGINIA SWEETSPIRE
LB	LINDERA BENZOIN	SPICEBUSH
MP	MYRICA PENNSYLVANICA	BAYBERRY
PLS	PRUNUS LAUROCERASUS 'SCHIPKOENSIS'	SKIP LAUREL
VC	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY
VIBC	VIBURNUM CARLESII	KOREANSPICE VIBURNUM
VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM
VIBP	VIBURNUM X PRAGENSE	PRAGUE VIBURNUM

PLANT SCHEDULE - FOR TYPICAL UNIT & ALLEY SCREENING

KEY	BOTANICAL NAME	COMMON NAME
MEDIUM SHRUBS		
CS	CORNUS SERICEA	RED TWIG DOGWOOD
FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA
ICGL	ILEX CRENATA 'GREEN LUSTER'	GREEN LUSTER HOLLY
ICS	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH HOLLY
IGS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY
PLO	PRUNUS LAUROCERASIS 'OTTO LUYKENS'	OTTO LUYKENS LAUREL
RHDV	RHODODENDRON 'DELAWARE VALLEY WHITE'	DEL. VALLEY WHITE RHODODENDRON
RK	ROSA 'KNOCKOUT'	KNOCKOUT ROSE
SMALL SHRUBS		
COTD	COTONEASTER DAMMERI 'SKOGHOLM'	SKOGHOLM COTONEASTER
ICBG	ILEX CRENATA 'BORDER GEM'	BORDER GEM HOLLY
ICD	ILEX CRENATA 'DENSEA'	DENSEA INKBERRY HOLLY
ICH	ILEX CRENATA 'HELLERI'	HELLERI HOLLY
ICR	ILEX CRENATA 'REPANDENS'	REPANDENS HOLLY
JHBC	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER
SC	SANTOLINA CHAMAECYPARISSUS	GREY SANTOLINA
RPD	ROSA 'PINK DRIFT'	PINK DRIFT ROSE
SMALL EVERGREEN TREES		
IO	ILEX OPACA	AMERICAN HOLLY
IXAF	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY
IXNS	ILEX X 'NELLIE STEVENS'	NELLIE STEVENS HOLLY
TOE	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE
ORNAMENTAL GRASSES		
MUCA	MUHLENBERGIA CAPITULARIS	PINK MUHLY GRASS
ERE	ERAGROSTIS ELLIOTII	BLUE LOVE GRASS
SNS	SORGHASTRUM NUTANS 'SIOUX BLUE'	INDIAN NUTGRASS



Landscaping Key

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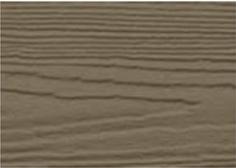
Code Name	Symbol	Scientific Name	Common Name	Planting Size
AROG		<i>Acer rubrum</i> 'October Glory'	October Glory maple	3"-Cal
CCFP		<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	1-1/2" Cal., 8'-10' Ht.
CKCC		<i>Cornus kousa</i> 'Cherokee Chief'	Cherokee Chief Dogwood	8'-10'
LIN		<i>Lagerstroemia indica</i> 'Natchez'	Natchez Crape Myrtle	8'-10', multi-stem
PRYE		<i>Prunus yedoensis</i>	Yoshino Cherry	2" Cal., 10'12' Ht.
ULAM		<i>Ulmus americana</i> 'Valley Forge'	American Elm	2-1/2"-3" Cal.





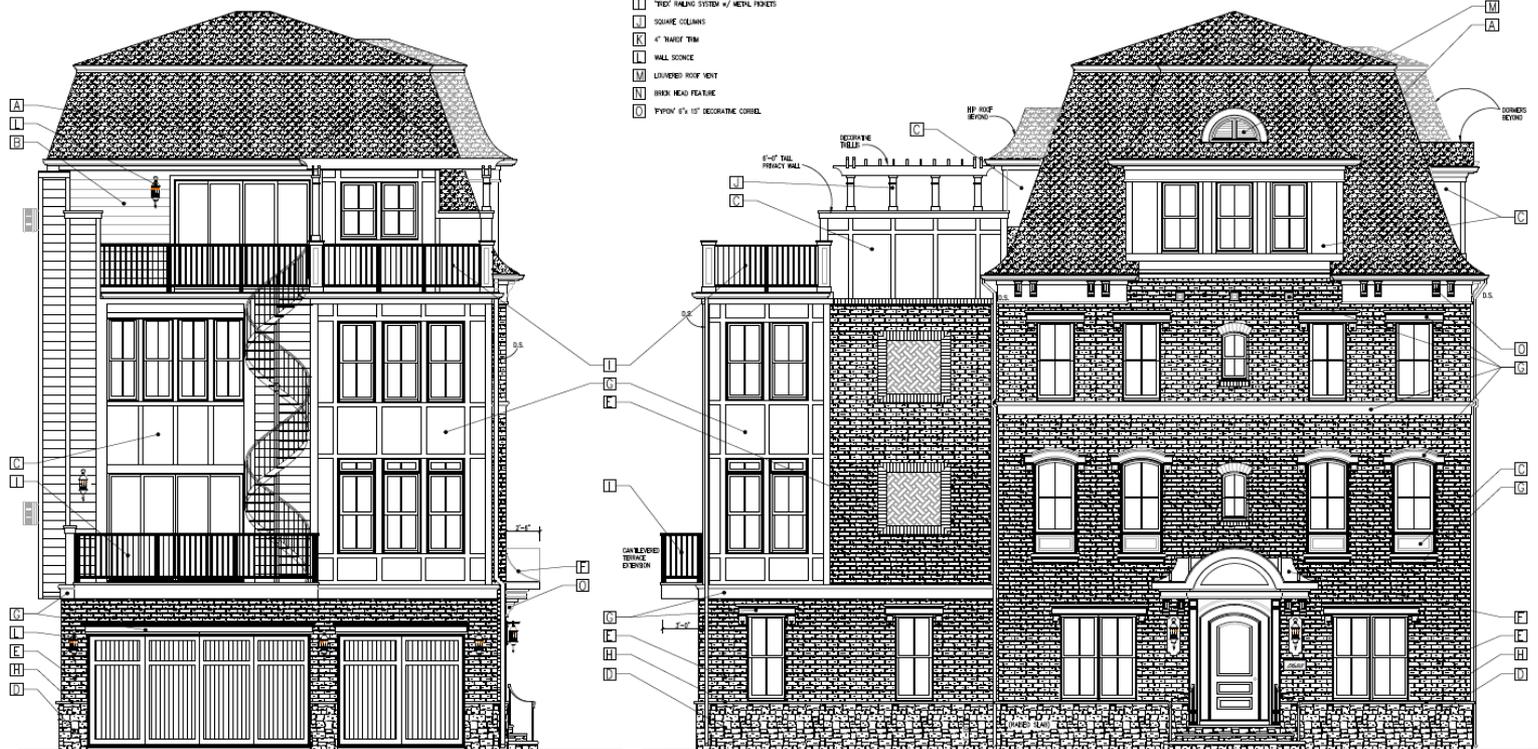


Color Scheme

ROOF: HIGHLAND SLATE: BLACK GRANITE			OIL RUBBED BRONZE LIGHT FIXTURES
DARK BRONZE ACCENT (BRACKETS)			GARAGE DOORS AND FRONT DOOR
BRONZE TRIM, FACIA, SOFFIT, FRIEZE, GUTTERS, AND METAL ROOF			TIMBER BARK HARDIPANEL
CHESTNUT BRONZE WINDOWS			KHAKI BROWN HARDIPLANK HORIZONTAL SIDING AND LOUVERS
BLACK RAILING			HEADERS, SILLS, BANDING AND BRICK MORTAR (AS APPLICABLE TO ELEVATION)
BRINKLEY BRICK (ACCENT HEADERS & SILLS)			
WEATHERFACE BROWN NATURAL STONE WITH LIGHT GRAY MORTAR (WATER TABLE)			
STONEHAVEN BRICK (MAIN)			

Materials/ Construction Notes:

- [A] ASPHALT SHINGLES
- [B] GYPSUM BOARD SYSTEM
- [C] 1/2" X 4" CEDAR TRIM BOARD/ PANELING
- [D] TRIM SYSTEM
- [E] BRICK VENEER
- [F] STANDING SEAM METAL ROOFING
- [G] EXTERIOR STUCCO WALLING/ TRIM DETAIL
- [H] PRE-CAST STONE WATERTABLE
- [I] TRIM FINISH SYSTEM w/ METAL FINISH
- [J] SQUARE COLUMNS
- [K] 4" TRIM/ TRIM
- [L] WALL SCIENCE
- [M] LAURELWOOD ROOF VENT
- [N] BRICK HEAD FLASHING
- [O] PLYWOOD 5/8" 1" DECORATIVE CORSEL





- Model home floor plan features first floor Owner's Suite (and optional elevator).
- Neo-Tudor architecture
- More **traditional land plan** with front entry garages.
- All sides feature a consistent mix of high quality materials: **stone, brick, and cementitious siding**, balancing those elements as aesthetically pleasing on all four façades, with architectural accents utilized to draw emphasis to the front and high visibility elevations, while employing each element as appropriate for lot specific conditions per the design guidelines.

Estate Home Architecture

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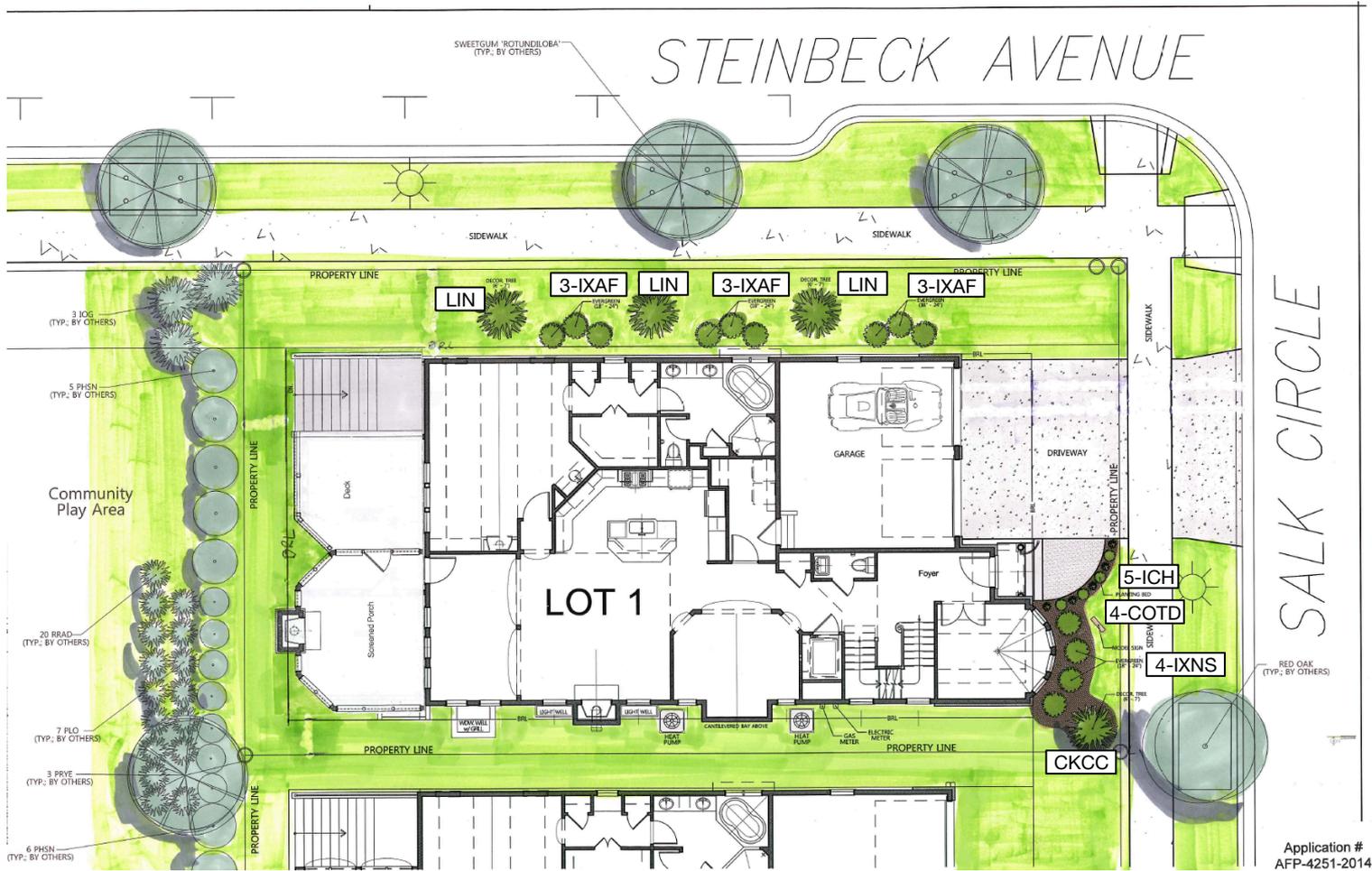
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LARGE SHRUBS		
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SMALL SHRUBS		
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ICD	ILEX CRENATA 'DENSE'	DENSE INKBERRY HOLLY
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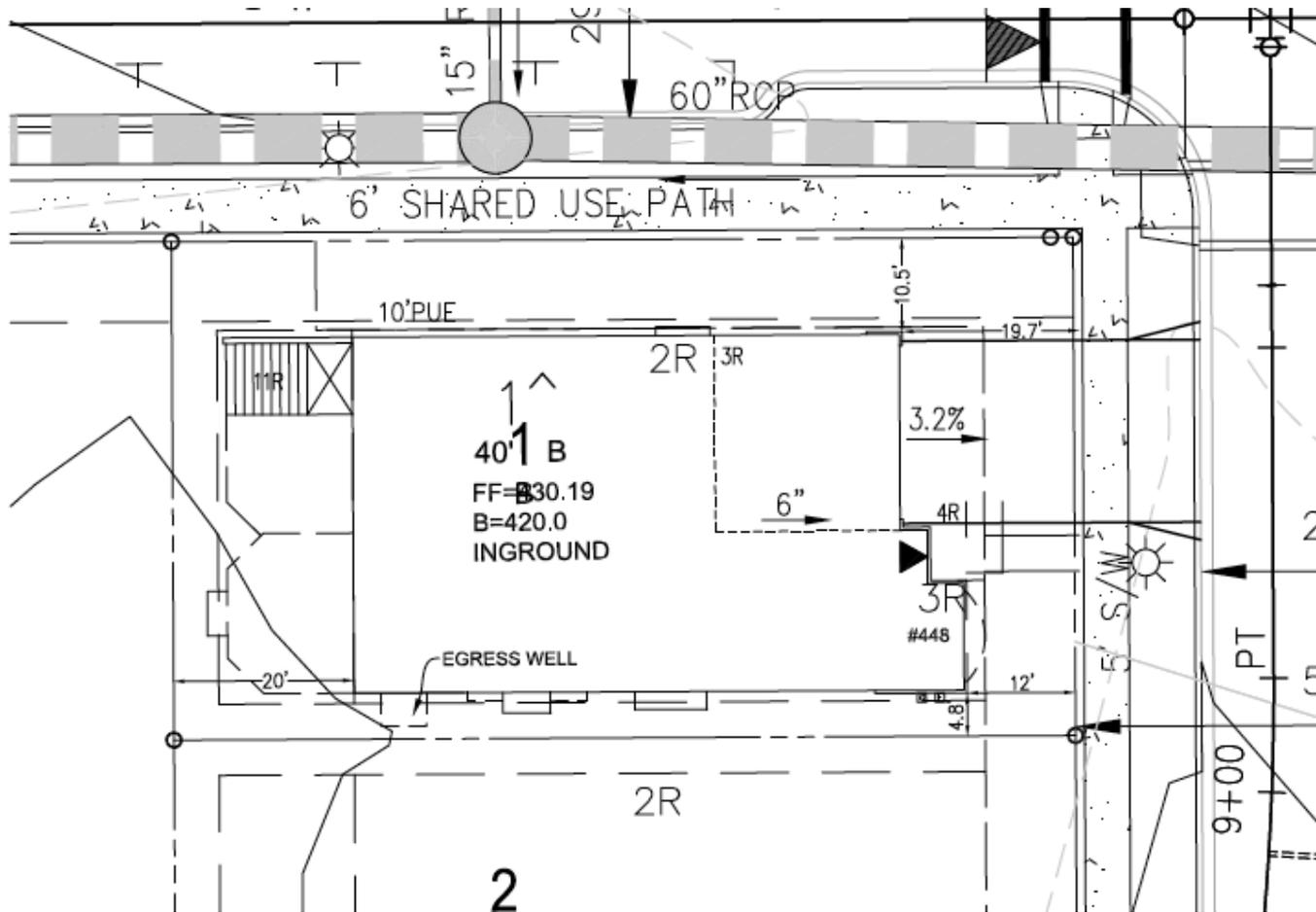
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PRYE		<i>Prunus yedoensis</i>	Yoshino Cherry	2" Cal., 10'12' Ht.
ULAM		<i>Ulmus americana</i> 'Valley Forge'	American Elm	2-1/2"-3" Cal.



Updated Site Plan addressing P.U.E.

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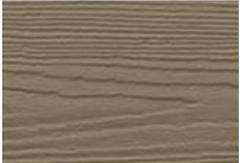


Estate Home Architecture

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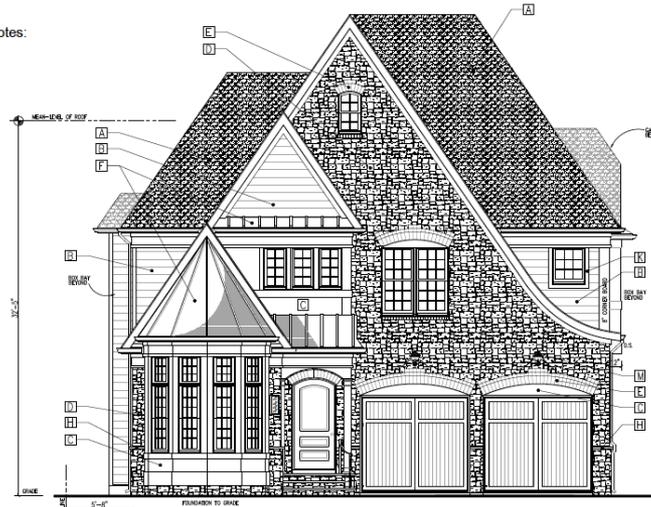


Color Scheme

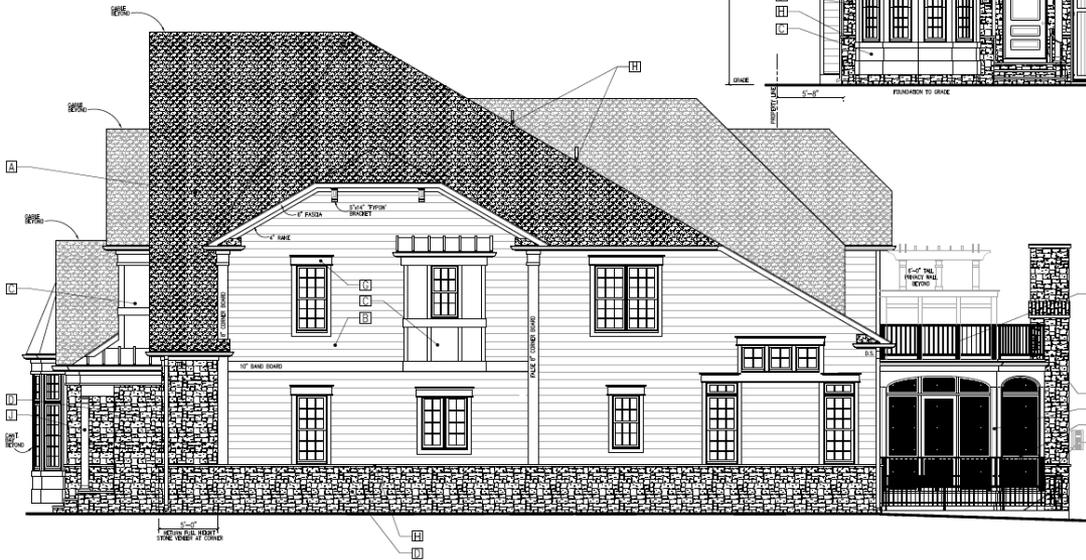
ROOF: HIGHLAND SLATE: FIELDSTONE			OIL RUBBED BRONZE LIGHT FIXTURES
DARK BRONZE ACCENT (BRACKETS)			GARAGE DOORS AND FRONT DOOR
BRONZE TRIM, FACIA, SOFFIT, FRIEZE, GUTTERS, AND METAL ROOF			WOODSTOCK BROWN HARDIPANEL
CHESTNUT BRONZE WINDOWS			MONTERY TAUPE HARDIPLANK HORIZONTAL SIDING AND LOUVERS
BLACK RAILING			HEADERS, SILLS, BANDING AND BRICK MORTAR (AS APPLICABLE TO ELEVATION)
BRINKLEY BRICK (ACCENT)			
CHOCOLATE GRAY NATURAL STONE WITH LIGHT GRAY MORTAR			

Materials/ Construction Notes:

- A ASPHALT SHINGLES
- B QUADRANTIC SIDING SYSTEM
- C WHITE CHESTNUT TON SHIMU/ PANELING
- D TRIM STONE MIMIC
- E BRICK HEAD FEATURE
- F STAINING LEAN METAL ROOFING
- G 4" WOOD TRIM w/ 1/2" TYPICAL HEAD FEATURE
- H FINE-GRAIT STONE WATERTABLE
- I TRIM FINISH SYSTEM w/ METAL PERECTS
- J SQUARE COLUMNS
- K 4" WOOD TRIM
- L NEXT STAGE TRIM ROOF
- M WALL STONE



Front Elevation



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Estate Home Architecture

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Materials/ Construction Notes:

- (A) ASPHALT SHINGLES
- (B) CONCRETE/STONE SYSTEM
- (C) SHAVE CONCRETE/STONE BLOCKS / PAINTING
- (D) SHAVE STONE VENEER
- (E) BRICK HEAD FEATURE
- (F) CHIMNEY SEAM METAL SIDING
- (G) 4" WASTE TRIM w/ 1/2" TYPICAL HEAD FEATURE
- (H) PRE-CAST STONE WATERTABLE
- (I) METAL GUARDRAIL
- (J) SQUARE COLUMNS
- (K) 4" WASTE TRIM
- (L) METAL STACK THRU ROOF

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Rear Elevation

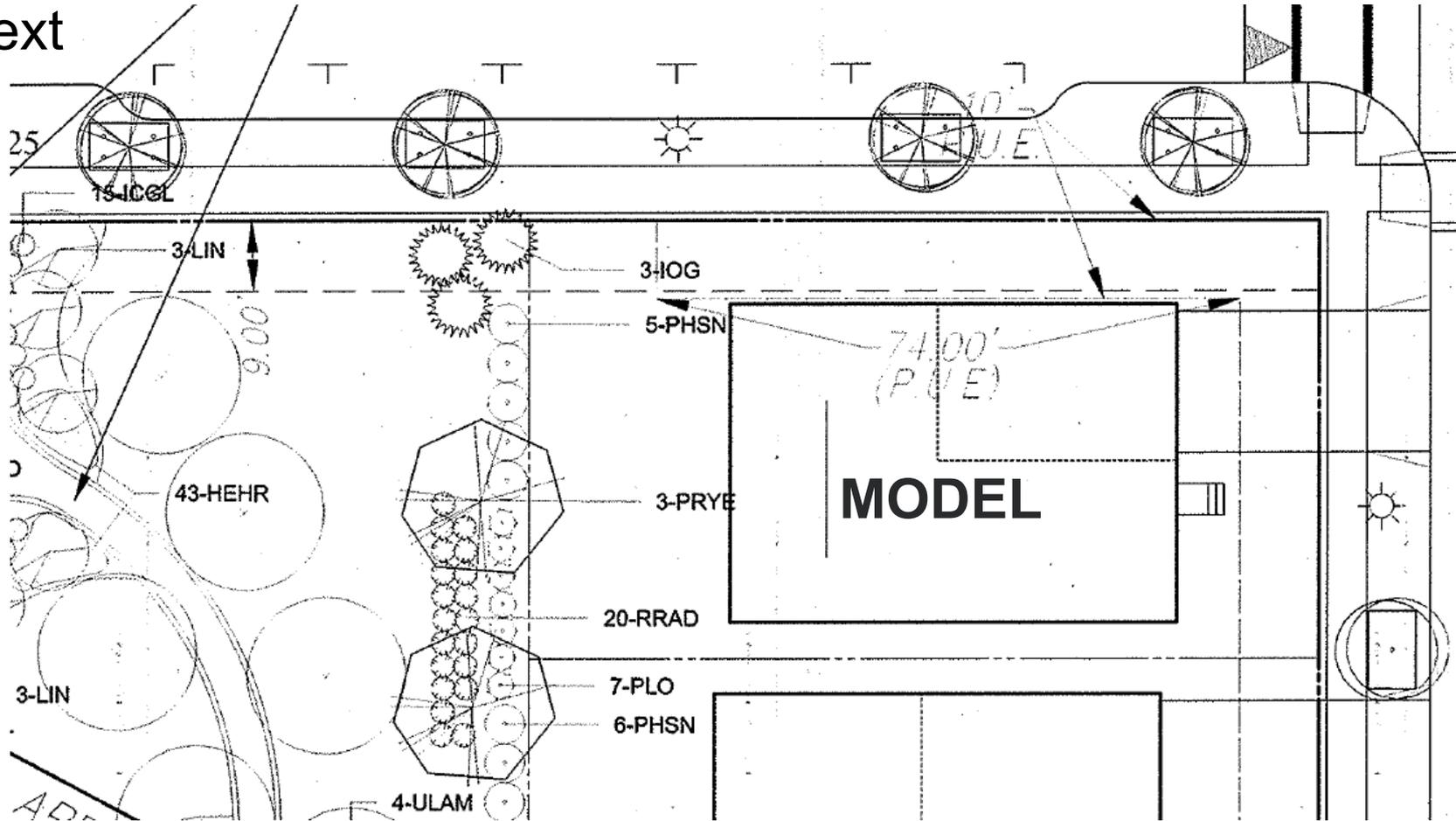


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Context



Thank You

