



rowland+broughton  
architecture and urban design  
www.rowlandbroughton.com

condos + lofts



## firm overview

Rowland+Broughton Architecture and Urban Design was established in 2003. Today R+B is a bustling design 'think tank' consisting of architects and interior designers with offices in Aspen and Denver, Colorado.

Having both an urban and small town office has given us the opportunity to work on a wide range of project types and sizes. Our diverse project portfolio includes commercial, hospitality, custom residential, interior design, institutional master planning and new town planning.

R+B has earned the reputation as a critically thinking architecture and urban design firm with extraordinary creative design solutions dedicated to getting projects built! Our highly skilled team ensures each project is completed to the highest standard. Complete collaboration between our offices is facilitated by a robust technological infrastructure, the R+B quality control manual, and continuous attention to communication culminating in over 100 built projects.

At R+B, it is our philosophy that architecture, landscape, planning, interior design and urban design are all interdependent. We

approach each project with an understanding of its regional and environmental impact as well as the social and personal needs it must meet. As a result we enjoy working with a considerable number of repeat clients. R+B aims to incorporate sustainability into every project. This is achieved by listening to our client's design goals, researching new green technologies, and then testing materials and applications before applying our findings to satisfy our clients.

We are leaders in our community with service on commissions and committees, and leaders in the design industry with awards from professional associations and publications. Our firm is comprised of architects and interior designers that are members of AIA, ASID, and NEWH. Additionally, many of our designers are LEED and NCIDQ certified. Our award-winning Colorado architecture firm has been honored with multiple awards and accolades!

***Rowland+Broughton is passionate about design and loves sharing this enthusiasm with others! Our goal is to continue surprising and delighting our clients with excellent service and unexpected thinking.***





# condos + lofts



## CONDO + LOFT DESIGN

R+B understands the importance of aesthetics, budget, home owner associations and schedule when it comes to condominium renovations. Creative design thinking and efficiency in the design and production process is always held in highest regard for our residential projects. R+B's first project was a condominium renovation and the firm has continued renovating spaces as part of our love of maximizing space. We have completed our own live/work spaces and continually work on large and small condominiums. We understand the clientele of each market and what they are looking for in their home or home away from home.



# design process

## RESEARCH & ANALYSIS

The R+B process is a multi-faceted approach which includes architecture and interior design. At the start of every project, we seek out the facts about the projects that inform the opportunities and parameters. These facts include existing conditions, zoning and land use code, building code, budget and schedule. The owner's program is also critical to our analysis so that the end result meets the goals of the project. Concepts, schemes and designs are drawn into spaces in order to ensure that they are feasible, scalable and ultimately, livable. Meticulous measuring is performed for accuracy and design precision. Simultaneously, precedents and inspirations are studied to confirm that the design is aesthetically pleasing, sophisticated and timeless.

## CONCEPTUAL DESIGN

Design concepts are derived from experience, context, history, program, and the environment. As designers, we are constantly inspired by our travels and the environment around us. We value the relationship with the client and our collaborative process enhances our design. Concepts are presented with detailed drawings that coordinate with the interior design. Furniture, fabrics and finishes are assessed in order to confirm their appropriateness.

## DESIGN PRESENTATION

We put ourselves in the shoes of our clients and present the design in an easy to understand manner. Hand sketches, physical and computer models, colorful photos and scaled drawings are all used to represent the design concepts. We work between

plans and interior elevations to ensure that the design is thoughtful and the appropriate scale.

## IMPLEMENTATION

The success of all of our projects is a combination of detailed and easily understood drawings and specifications plus an active role in the construction process. We attend weekly site meetings well before the construction occurs so that questions can be answered. During construction, the weekly meetings continue so that the design is realized and executed to the highest standard. Above all, we have tenacity that begins with organization on the design front end and the final details at the end of the project. We love to build and see each of our projects through to the end!





# slope style

aspen, colorado

*Size: 2,198 square feet*

The Aspen Alps features Aspen's best location, both in town and beneath the Gondola. Each condo is individually owned and this client/owner retained R+B to update the condo with a modern, classy aesthetic that would appeal to them as well as renters. The design theme of the ski-in, ski-out combines urban flare with mountain attitude. R+B interior designers updated this tired and dark condo into a vibrant, energizing, apres-ski hot spot. Modifications include new lighting, updated furniture and finishes. A warm, contemporary palette of slate blue, rust and metallics provides the look of luxury on a conservative budget.

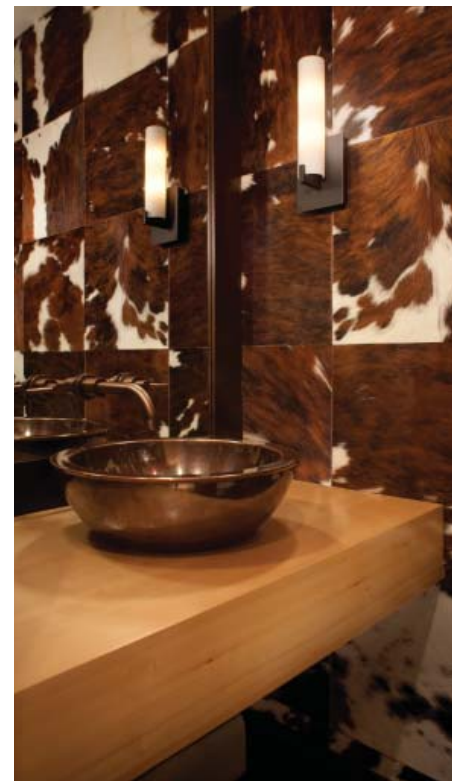


# caribou 6

aspen, colorado

*Size: 2,100 square feet*

Caribou 6 is a ski-in, ski-out condo nestled at the base of Aspen Mountain. R+B transforms the existing design into a chic, contemporary space with warm, natural finishes. The “wood box” theme is achieved on all three floors with wire-brushed hemlock fir. Other unique wall textures include stone veneer and hair-on-hide wall tiles. The furnishings are a creative mix of custom and off-the-shelf pieces allowing for a high-end aesthetic with budget in mind.





# der berghof 2

aspen, colorado

*Size: 800 square feet*

R+B designed this condominiums in downtown Aspen, Colorado to serve as a mountain retreat for a jazz vocalist and her husband, a jazz saxophonist. The entryway is defined and given the formality they are used to with a full height wall, but with an asymmetrical vertical cut-out. A built-in desk incorporated into the kitchen design creates a small office space. Space from a previous second bedroom is reclaimed to create a well appointed master suite, walk-in closet and extra full bath.



# durant loft

aspen, colorado

*Size: 680 square feet*

The renovation of this centrally located Aspen loft is stripped down to its structural essence to create a new layout, which takes advantage of every square foot of living space. The new design is open and modern with a streamlined palette of light woods, whites and aluminum. Interior design services included selecting furnishings and designing custom pieces to reinforce the architectural design. The deck overlooking the mountains is transformed into an extension of the living space with the addition of built-in seating and planter boxes.



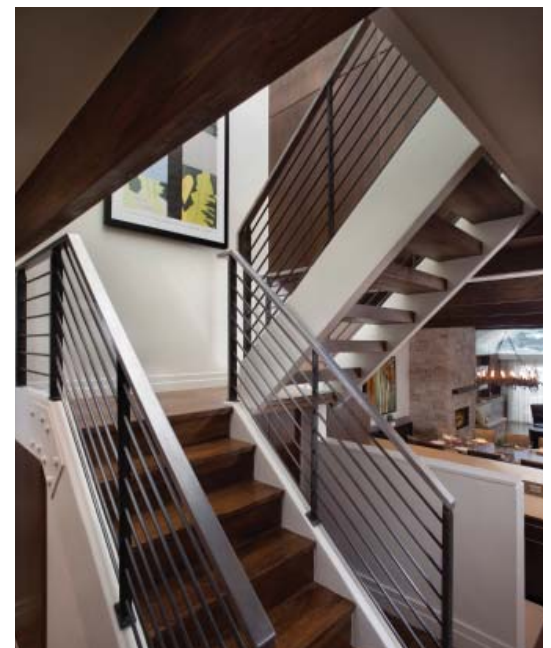


# clarendon 5

aspen, colorado

*Size: 1,986 square feet*

Clarendon 5 is a complete interior transformation of a dated three-bedroom, three-bath condo located in Aspen, Colorado. R+B performed full interior design, furniture and artwork selection and procurement. International clients call this condo home periodically throughout the year. The unit needs to accommodate multiple family members at the same time, which resulted in a flexible design for sleeping options and seating alternatives. Two major design concepts were realized in the space. The living room fireplace was refinished in floor to ceiling Aspen bark stone veneer and converted to gas. The existing fireplace location is off-center to the living room seating, and to compensate, the stone hearth extends asymmetrically to create an integrated bench in the new bar and to visually center the fireplace in the living room. The second design concept was to create a wood box bisecting the double height stair and the master bedroom. The wood box houses the home office and becomes a sculptural element along the stair. The design palette melds warm, modern tones of mocha, camel and creams in varying textures with fresh green accents.



# mountain queen

aspen, colorado

*Size: 1,714 square feet*

Sited at the base of Aspen Mountain and the summit of the City of Aspen, Mountain Queen takes advantage of ski-in, ski-out as well as proximity to town. The design for the complete interior renovation of two units in the building takes cues from this location by using an abundance of natural materials in a sophisticated cosmopolitan way. Larch is used to panel the walls and ceilings in the public areas creating a bold contrast against the polished fir end grain wood floors. Stone covers walls with clean modern detailing keeps the look from becoming heavy. The state of the art kitchen features top of the line appliances, Snaidero cabinetry, and a built-in pizza oven. The private spaces are richly appointed and the master bath features a retractable floor in the shower becoming a full depth soaking tub.





# villager 8

aspen, colorado

*Size: 1,600 square feet*

Having completed four full interior renovations for homeowners at Villager Townhomes plus an exterior renovation for the entire property, the founders of R+B had become intimately familiar with the building. When the opportunity arose to acquire one of the units the duo jumped at the opportunity. The complete renovation of their space gave them the chance to test out new sustainable concepts and materials. Walls are insulated with recycled denim and FSC certified lumber is used for framing. Wood floors and millwork throughout is created with FSC certified wood and non-formaldehyde glue. New energy efficient mechanical equipment, lighting, and energy star appliances replace outdated ones. Sustainable interior finishes sweep through the space in a consistent spa-inspired palette that brings serenity to every day life.



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*"Sarah and her team at Rowland + Broughton are fantastic! We have worked with them on three projects and have been extremely pleased each time.*

- Lone Pine Condo Owner

*"Sarah and her firm were brilliant, always responsive, very easy to work with and I would certainly use them again."*

- Clarendon 5 Condo Owner, Australia

*"We are so grateful for your attention to detail, expedience and ease of your communication. "*

- Strathmore Place Owner

