



NORTH 18

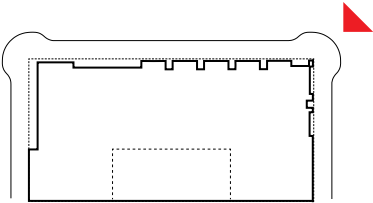
Design Review Submission: October 5th, 2017 – Resubmitted September 27th, 2017

APPENDIX C: DESIGN DRAWINGS + DETAILS

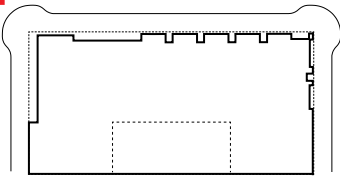
APPENDIX C: DESIGN DRAWINGS + DETAILS

C: 3*	Site Location
C: 4*	Vicinity Plan
C: 5*	Existing Site Survey
C: 6*	Site History
C: 7*	Street Character
C: 8*	Site Context
C: 10*	Massing Diagrams
C: 11	Building Renderings
C: 15*	Site Plan
C: 16	Floor Plans
C: 21	Facade Materials
C: 22	Building Elevations
C: 27	Building Sections
C: 29	Composite Key Plan
C: 30	Enlarged Elevations
C: 36*	Lighting Plans
C: 38*	Landscape Plans
C: 41*	Civil Sections
C: 42*	Civil Plans
C: 45	Enlarged Bike Plan
C: 46	Brick Reveal Detail

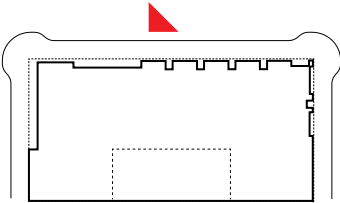
*Included in previous Appendix for Design Review 01.



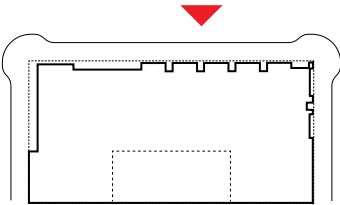
VIEW FROM 17TH: LOOKING SOUTHWEST



VIEW FROM 18TH: LOOKING SOUTHEAST



VIEW FROM NORTHRUP: RESIDENTIAL ENTRY



VIEW FROM NORTHRUP: RESIDENTIAL ENTRY

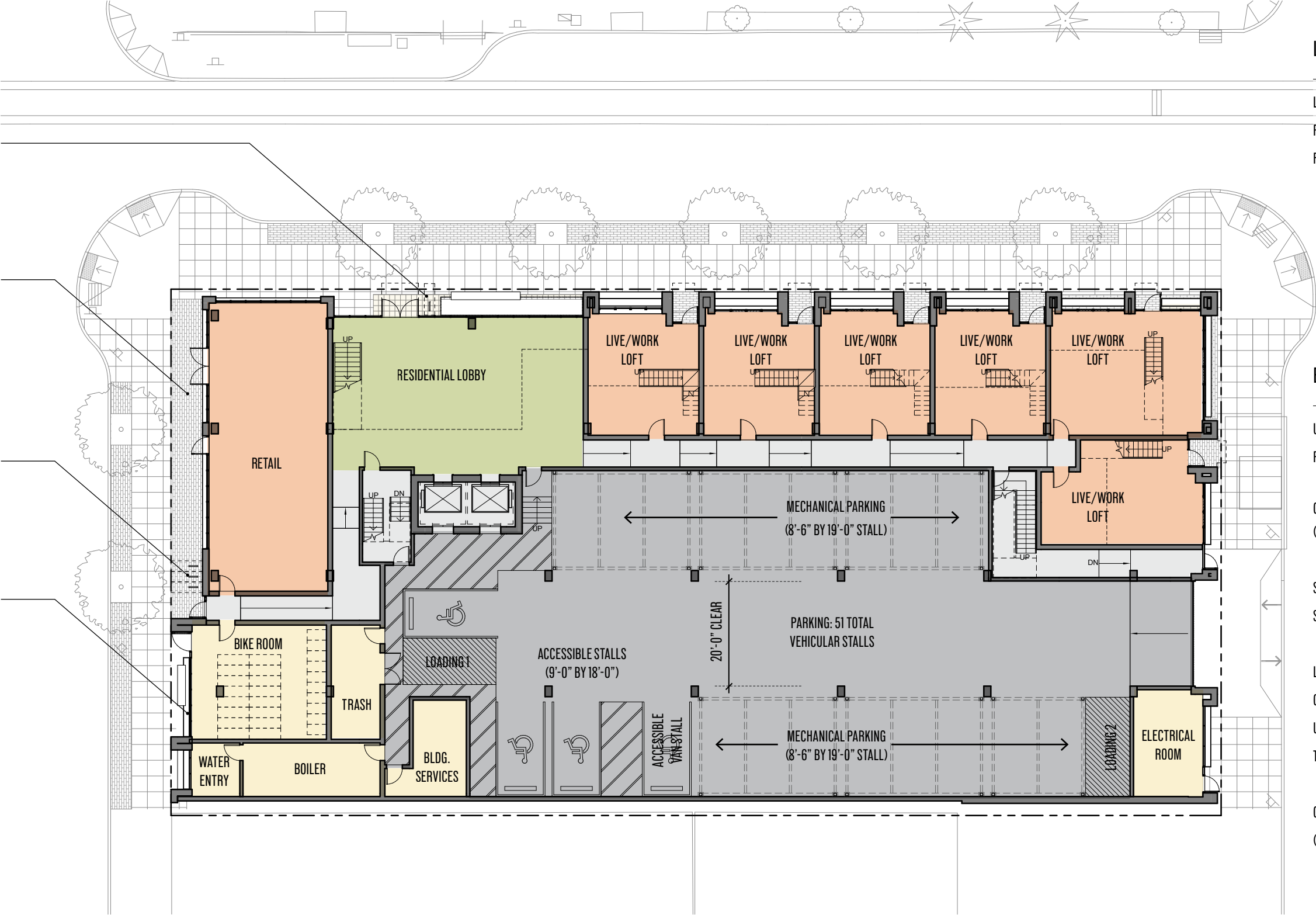
- HOUSING GROSS
- HOUSING NET
- SERVICE / SUPPORT
- CIRCULATION
- PARKING
- RETAIL

SHORT TERM BIKE
PARKING RACK (2 STALLS)

BRICK PAVERS TO MATCH
FURNISHING ZONE

SHORT TERM BIKE
PARKING RACK (6 STALLS)

LONG TERM BIKE
PARKING RACK (25 STALLS)



LEVEL SUMMARY

LIVE / WORK SPACES ON FLOOR	6
PARKING STALLS	51
FAR SF	14,150 GSF

BUILDING SUMMARY

UNITS	107
PARKING STALLS	51
GROSS BUILDING AREA (INCLUDES MEZZANINE)	99,310 GSF
SHORT TERM BIKES REQ	8
SHORT TERM BIKES PROVIDED	8
LONG TERM BIKES REQ	120
GROUND FLOOR LT STALLS	25
UNIT RACKS PROVIDED	95
TOTAL PROVIDED	120
GROUND FLOOR RETAIL (INCLUDES LIVE/WORK)	4,436 SF



GROUND LEVEL PLAN

- HOUSING GROSS
- HOUSING NET
- SERVICE / SUPPORT
- CIRCULATION
- PARKING
- RETAIL

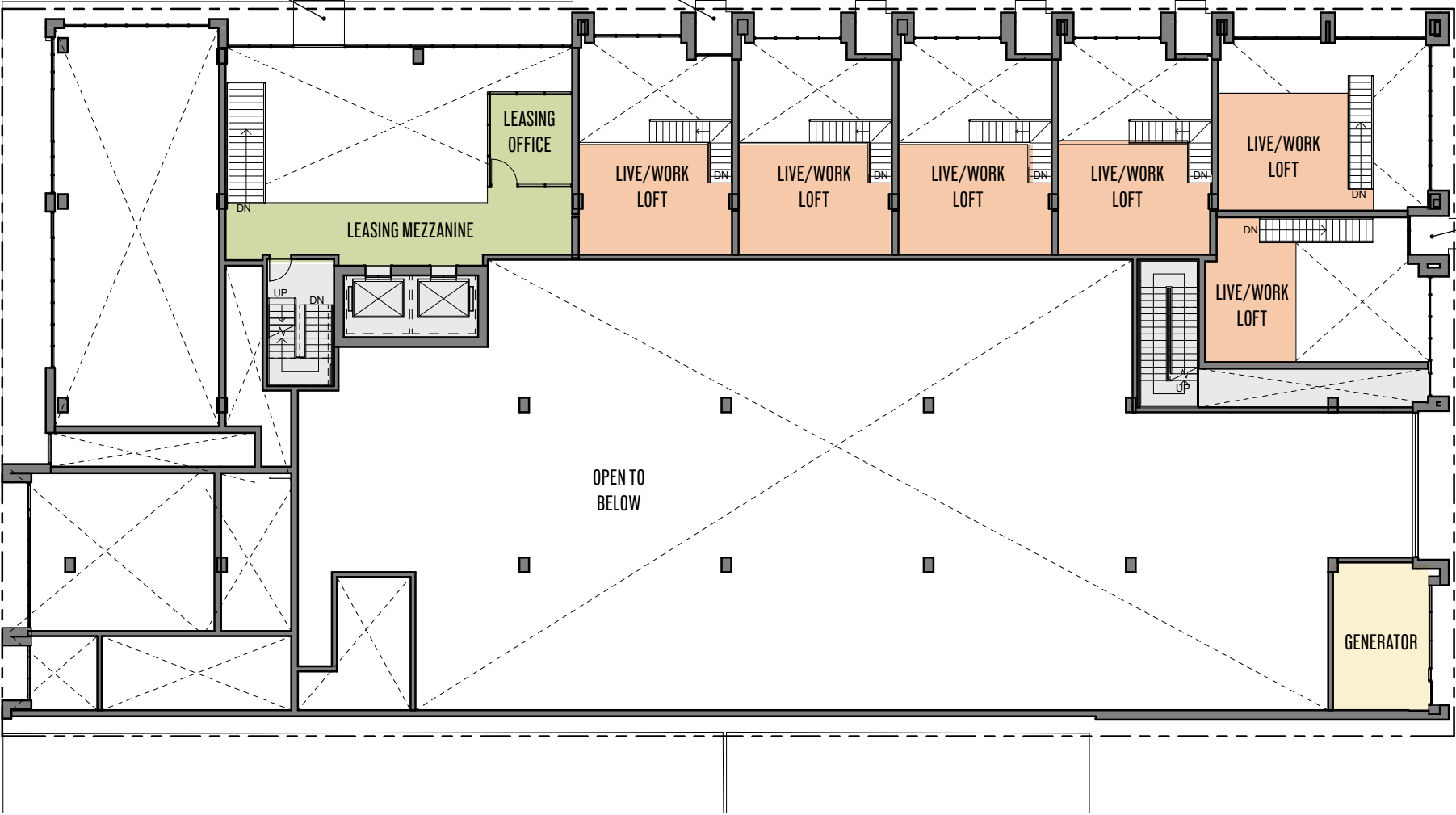
LEVEL SUMMARY

FAR SF	3,864 GSF
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STEEL PLATE CANOPIES
(TYP)

STEEL PLATE CANOPY

STEEL PLATE CANOPY



MEZZANINE LEVEL PLAN

- HOUSING GROSS
- HOUSING NET
- SERVICE / SUPPORT
- CIRCULATION
- PARKING
- RETAIL

LEVEL SUMMARY

TOTAL UNITS ON FLOOR	19
FAR SF	16,263 GSF

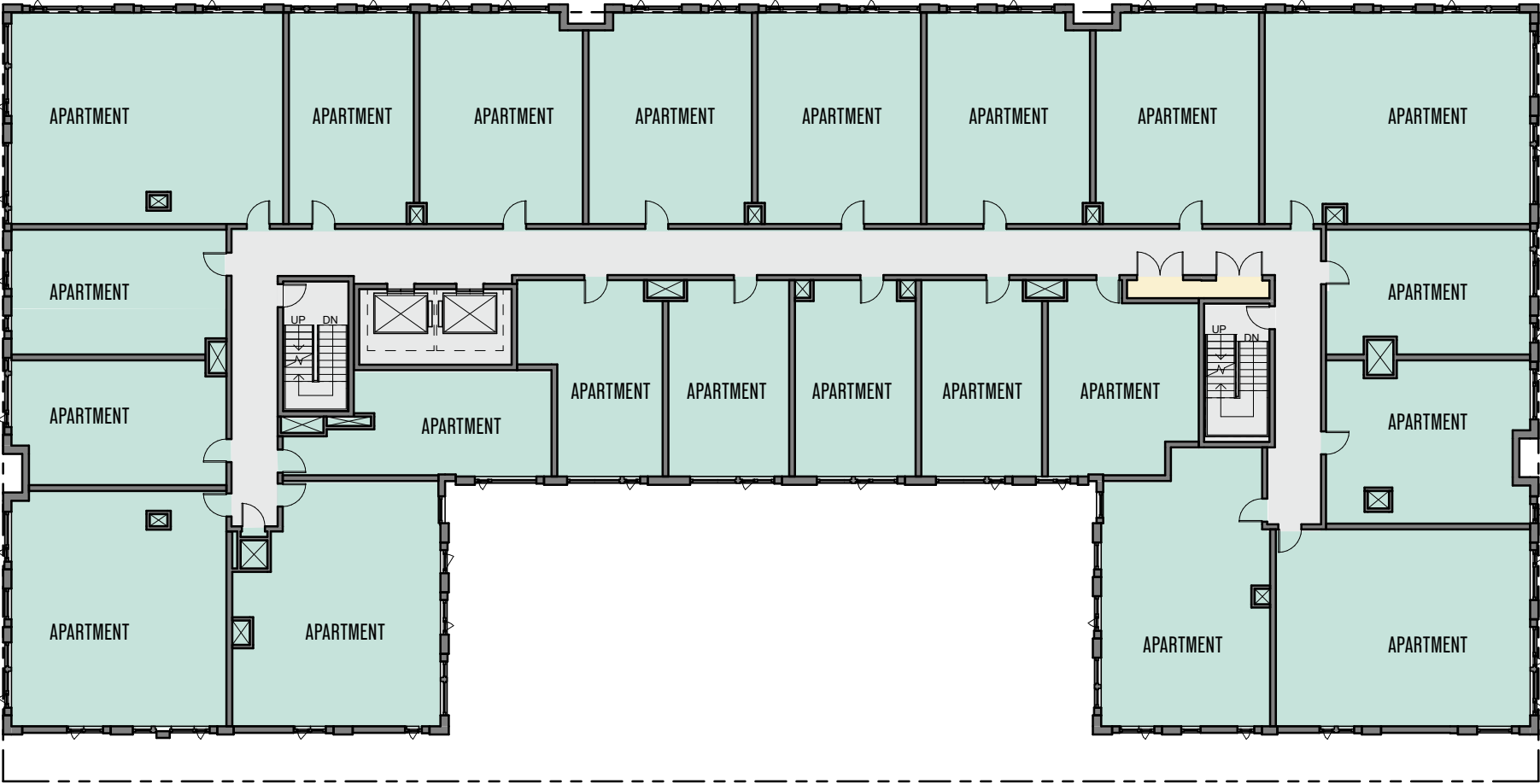


LEVEL 2 PLAN

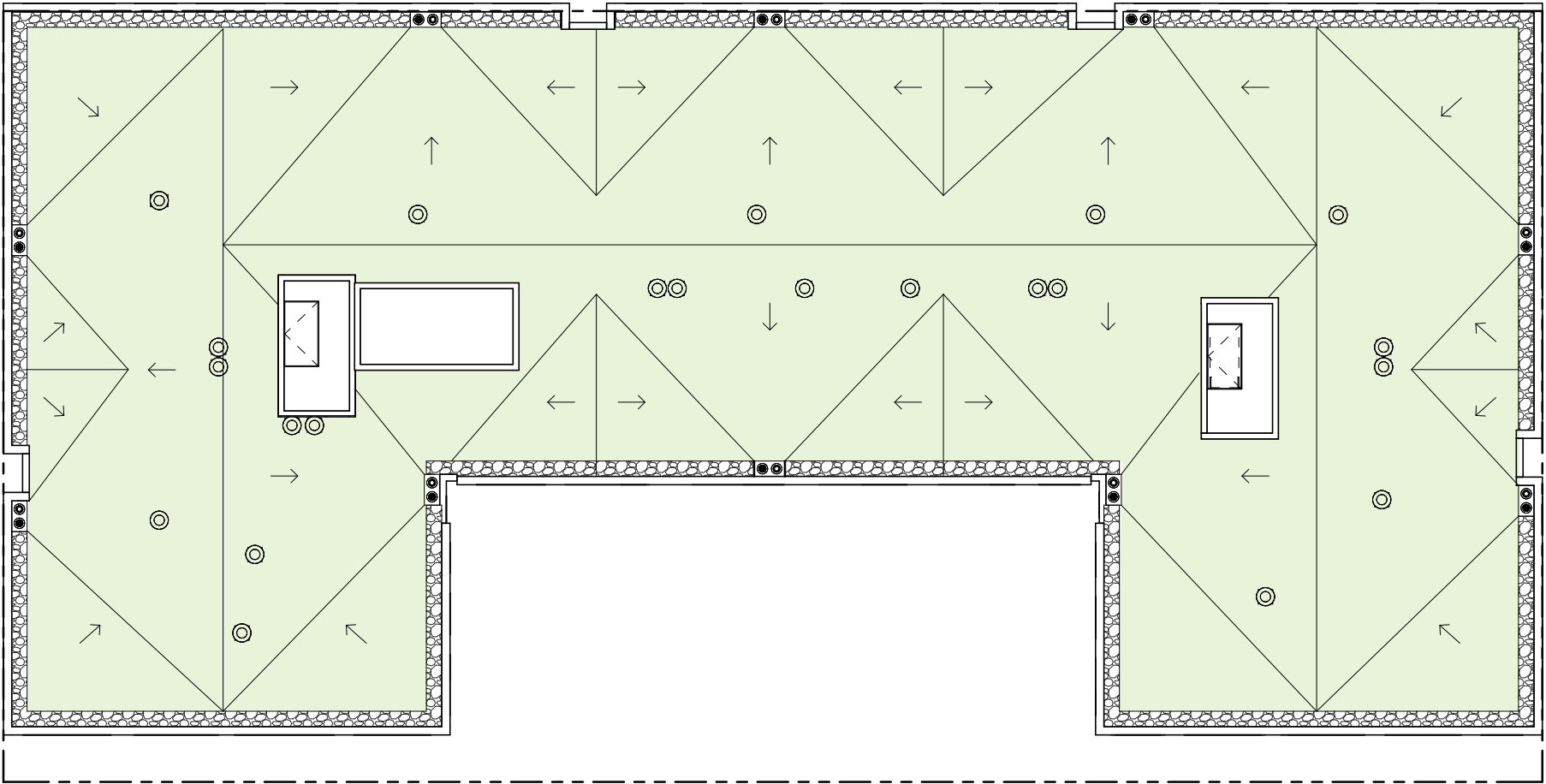
- HOUSING GROSS
- HOUSING NET
- SERVICE / SUPPORT
- CIRCULATION
- PARKING
- RETAIL

LEVEL SUMMARY

TOTAL UNITS ON FLOOR	22
FAR SF	16,263 GSF



- HOUSING GROSS
- HOUSING NET
- SERVICE / SUPPORT
- CIRCULATION
- PARKING
- RETAIL



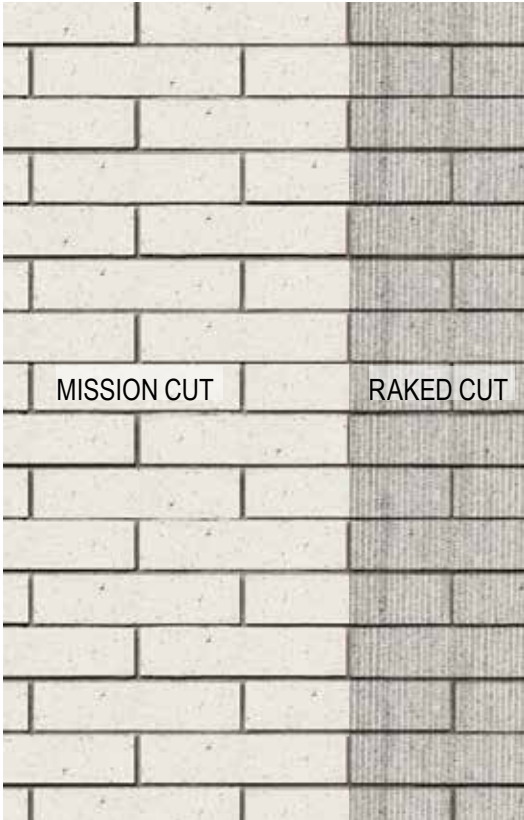
ROOF LEVEL PLAN



VINYL WINDOWS (BLACK)
COMPOSITE METAL PANEL (BLACK)



ALUMINUM LOUVER VENTS



RUNNING BOND NORMAN BRICK
(MODIFIED GRANITE)



WOOD SIDING (STAINED WHITE OAK)



PLATE STEEL PLANTER BOXES



BLACK ALUMINUM STOREFRONT



PAINTED STEEL PLATE CANOPIES



CONCRETE PLANTERS AT ENTRY



HEAVY TIMBER BENCH

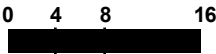


HIGH SPEED VENTED GARAGE DOOR

FACADE MATERIAL OVERVIEW

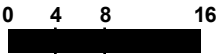
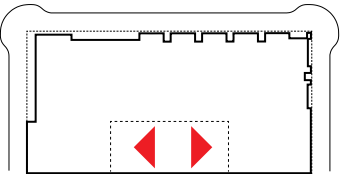






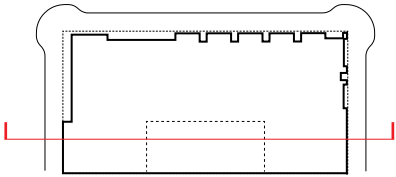
EAST ELEVATION





EAST AND WEST INTERIOR ELEVATIONS

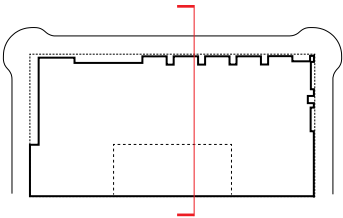
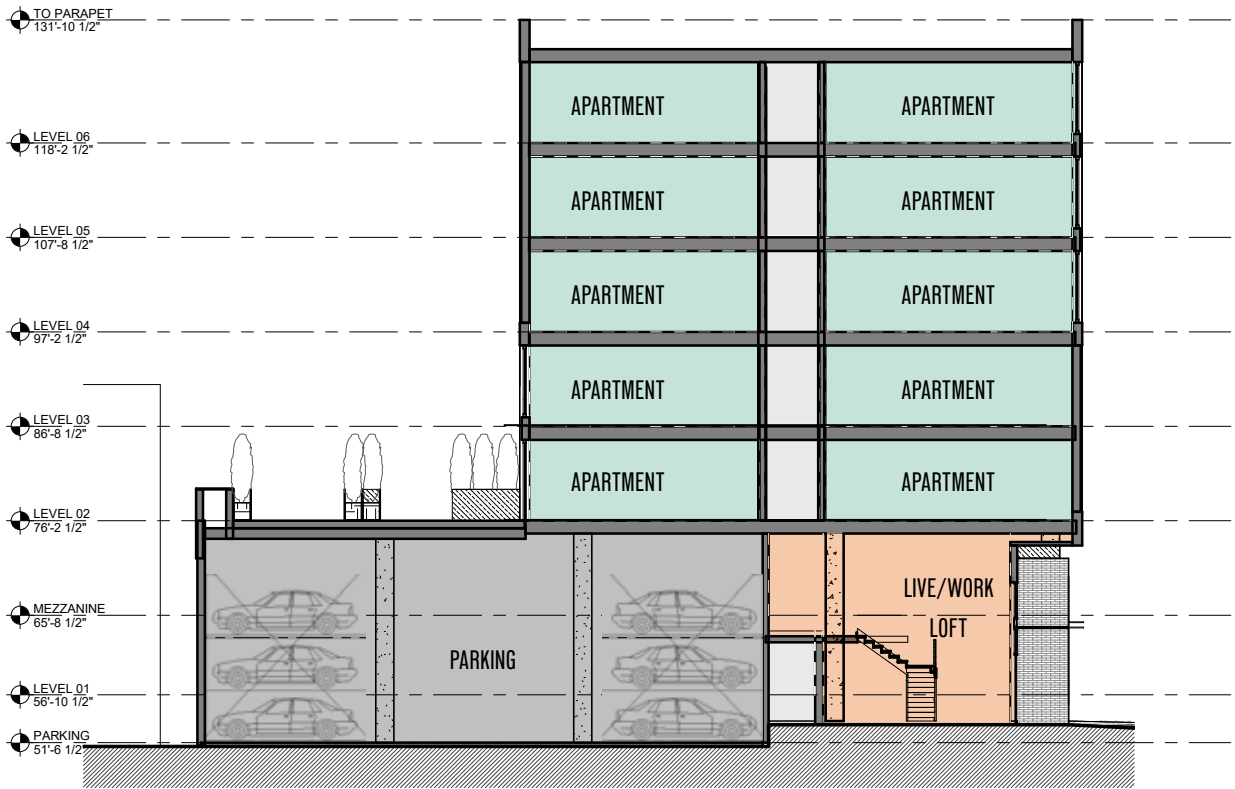
- HOUSING GROSS
- HOUSING NET
- SERVICE / SUPPORT
- CIRCULATION
- PARKING
- RETAIL



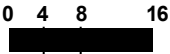
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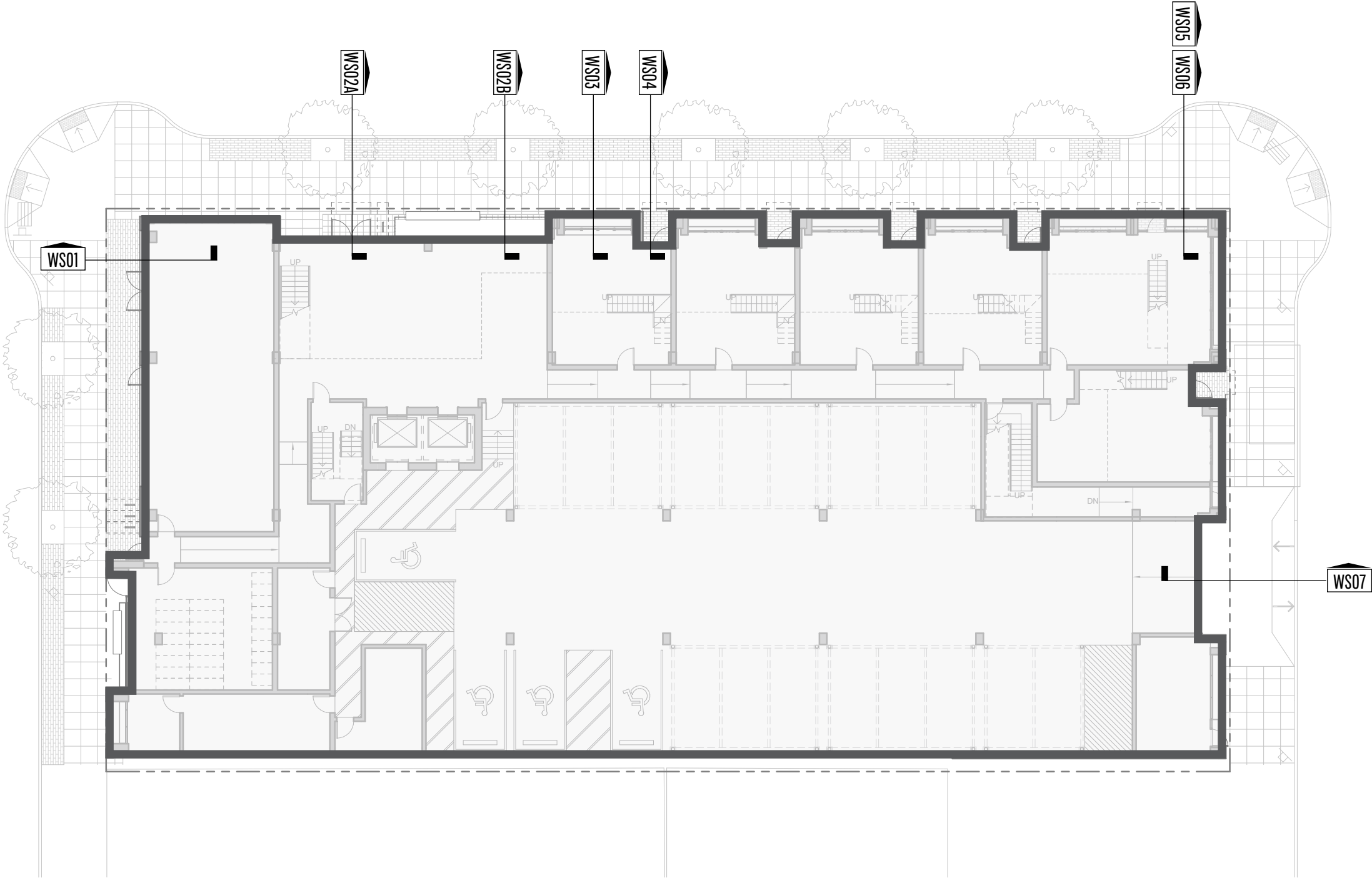
BUILDING SECTION A

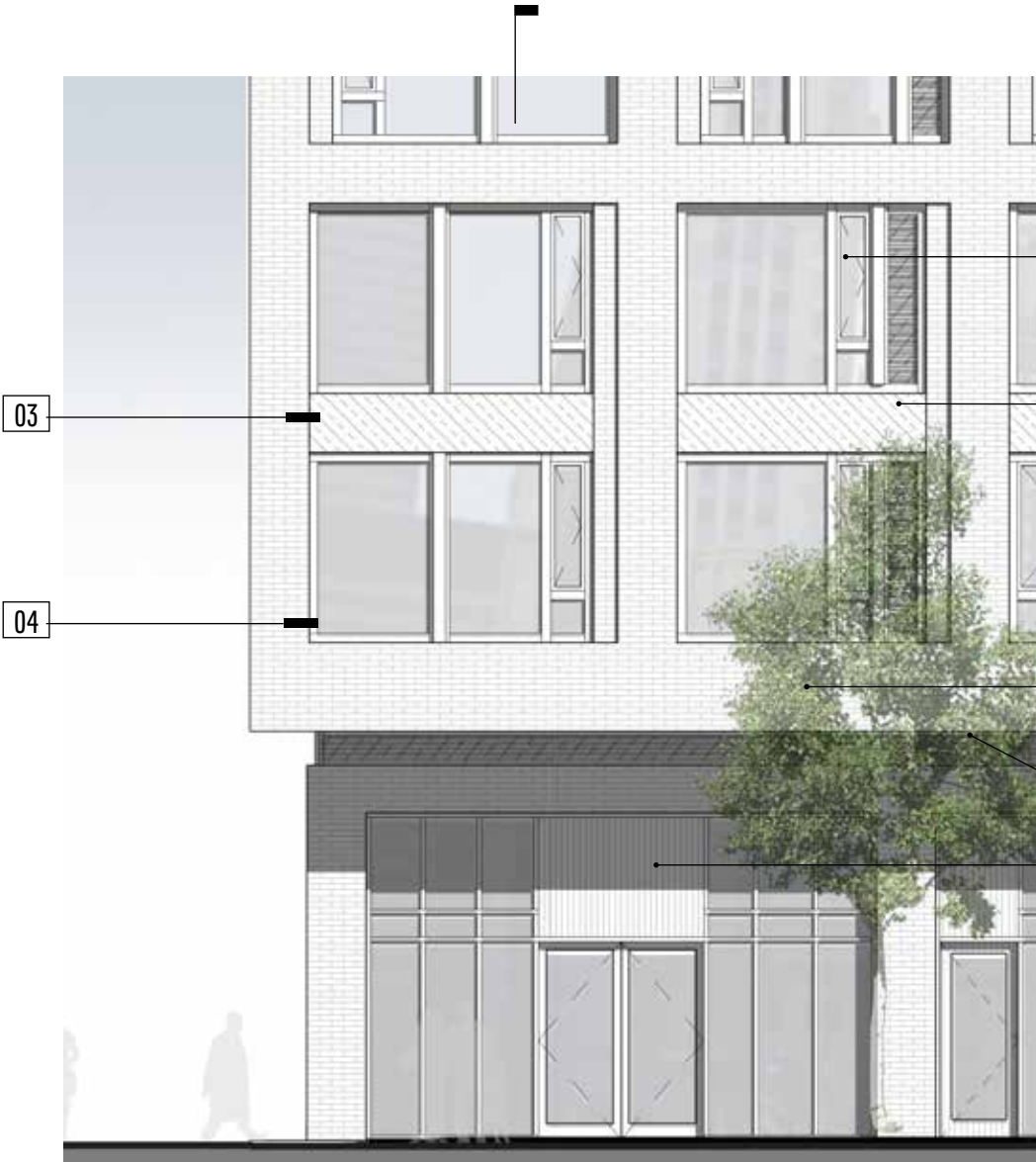
- HOUSING GROSS
- HOUSING NET
- SERVICE / SUPPORT
- CIRCULATION
- PARKING
- RETAIL



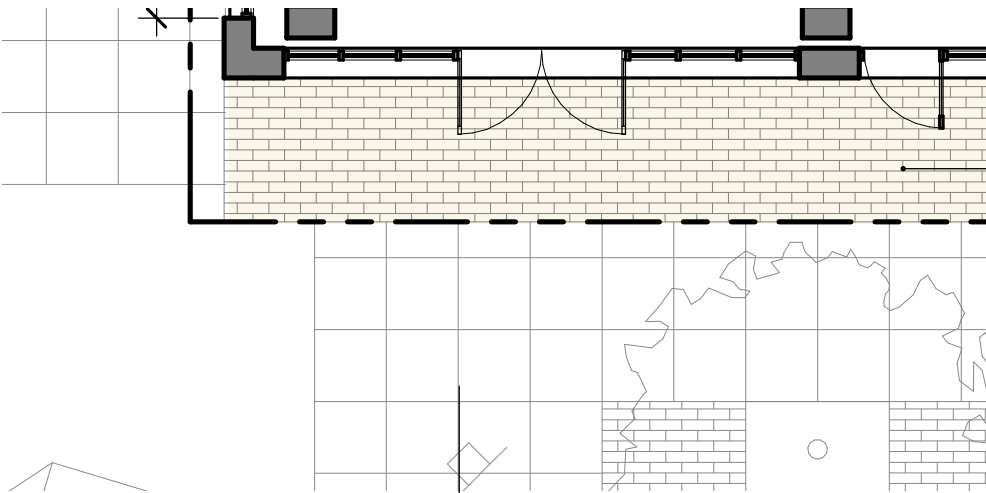
BUILDING SECTION E







ENLARGED ELEVATION @ WEST RETAIL - CORNER



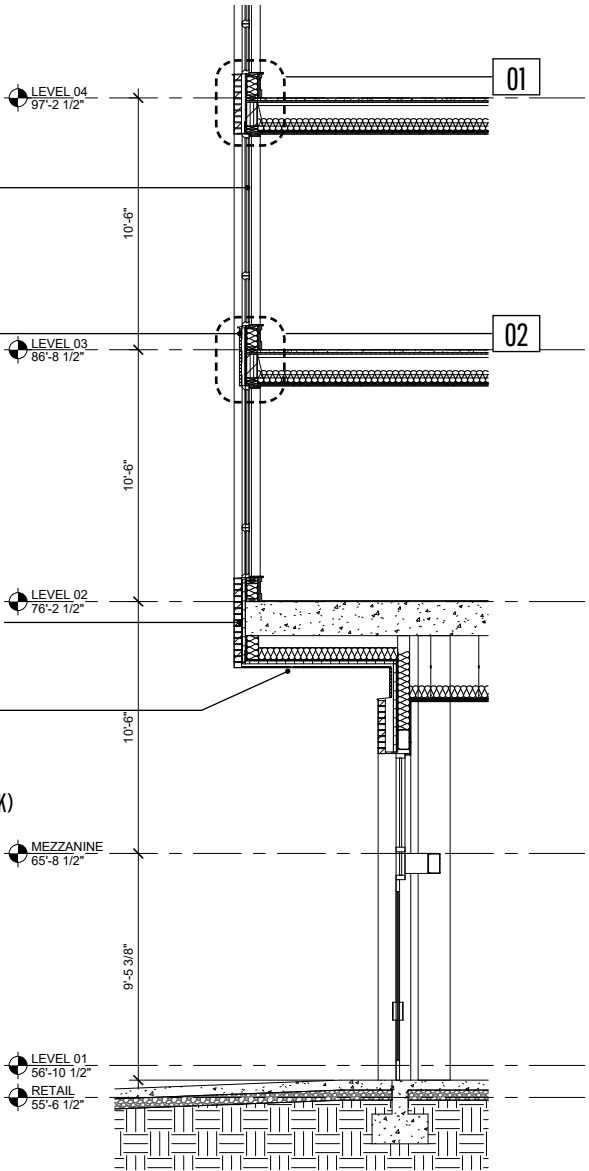
ENLARGED PLAN @ WEST RETAIL - CORNER

VINYL WINDOWS
(BLACK)

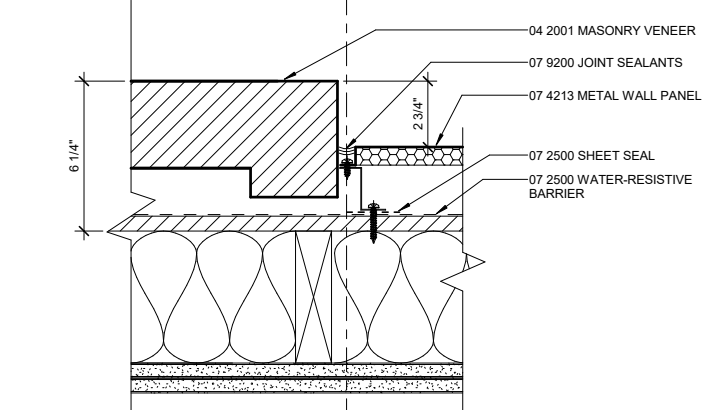
METAL PANEL
(BLACK)

RUNNING BOND BRICK
(MISSION CUT)
BRICK SOFFIT

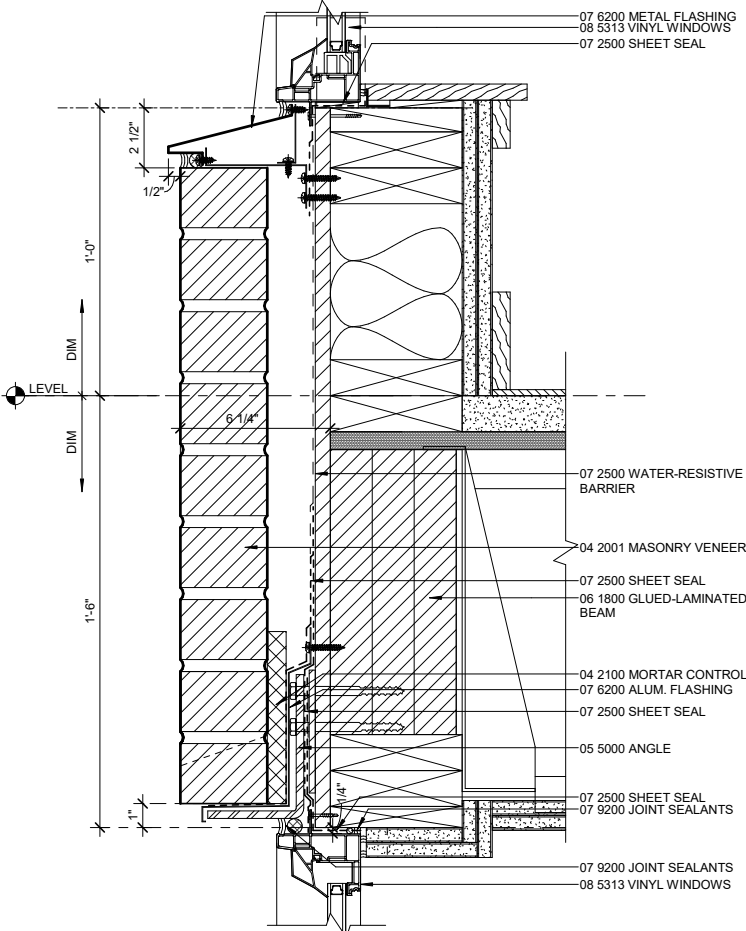
WOOD SIDING (STAINED WHITE OAK)



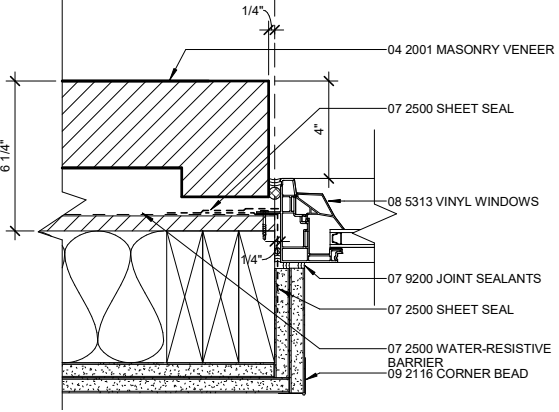
WALL SECTION @ WEST RETAIL - CORNER



03 - JAMB DETAIL @ METAL PANEL 1/2"=1'



01 - SECTION @ BRICK HEAD/SILL DETAILS 1/2"=1'

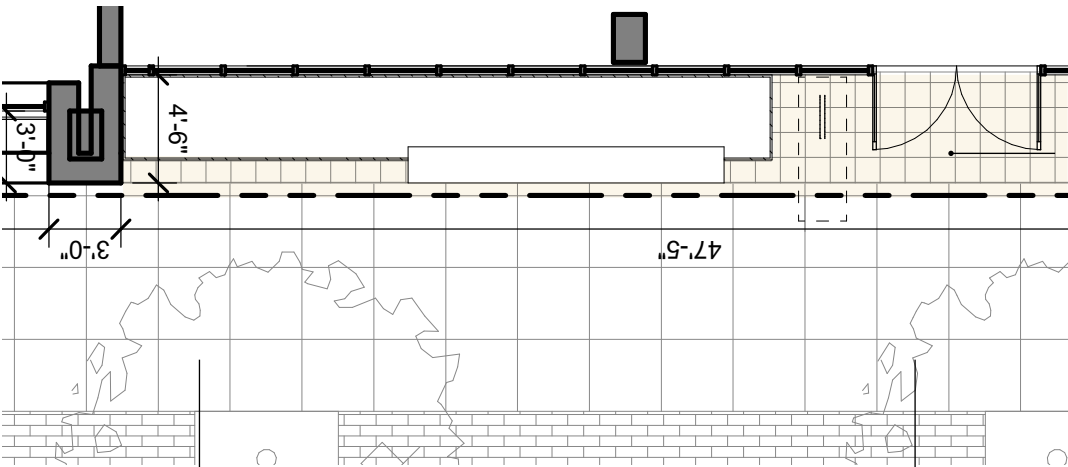


04 - JAMB DETAIL @ BRICK WINDOW 1/2"=1'

WS01 - GROUND FLOOR COMPOSITE



ENLARGED ELEVATION @ NORTH FACADE - BRICK AT GROUND



ENLARGED PLAN @ NORTH FACADE - BRICK AT GROUND

STAINED CONCRETE PAVERS

VINYL WINDOWS
(BLACK)

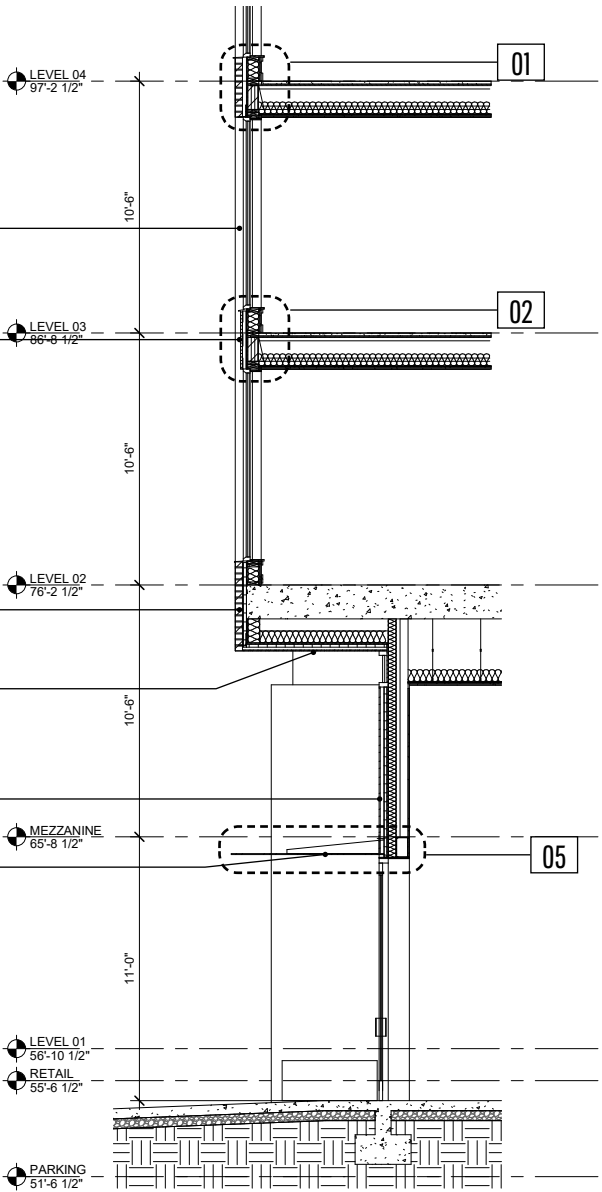
METAL PANEL
(BLACK)

RUNNING BOND BRICK
(MISSION CUT)
BRICK SOFFIT

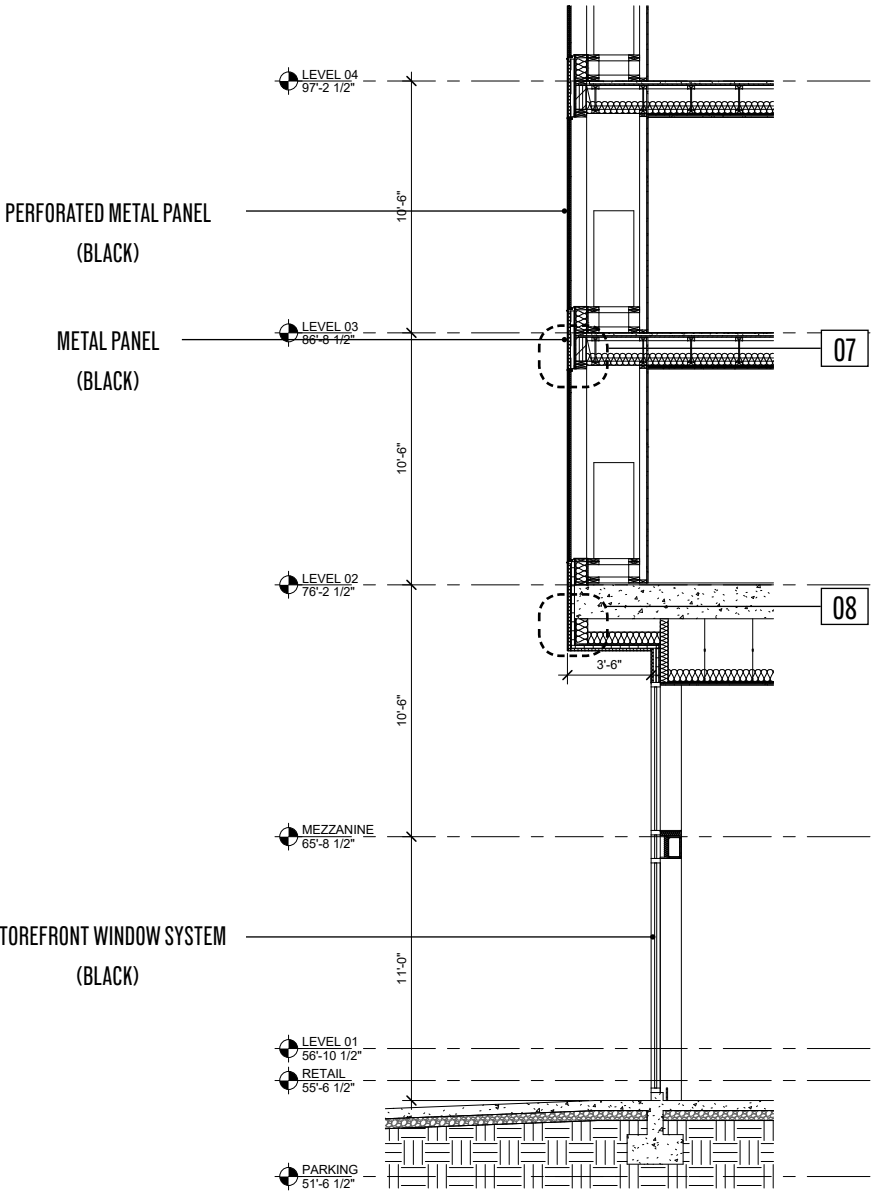
WOOD SIDING (STAINED WHITE OAK)

STEEL PLATE CANOPY

STOREFRONT WINDOW SYSTEM
(BLACK)



WALL SECTION @ NORTH FACADE - BRICK AT GROUND



WALL SECTION @ NORTH FACADE - PERFORATED PANEL

PERFORATED METAL PANEL
(BLACK)

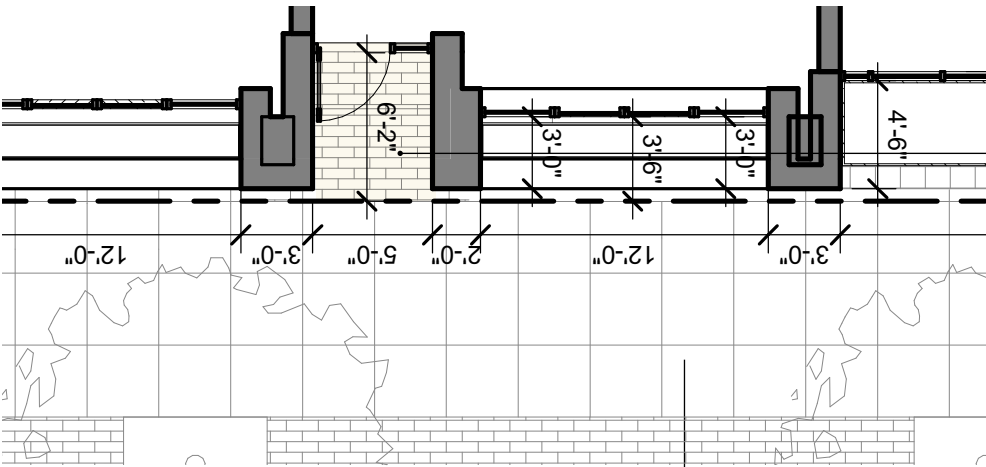
METAL PANEL
(BLACK)

STOREFRONT WINDOW SYSTEM
(BLACK)

WS02 - GROUND FLOOR COMPOSITE

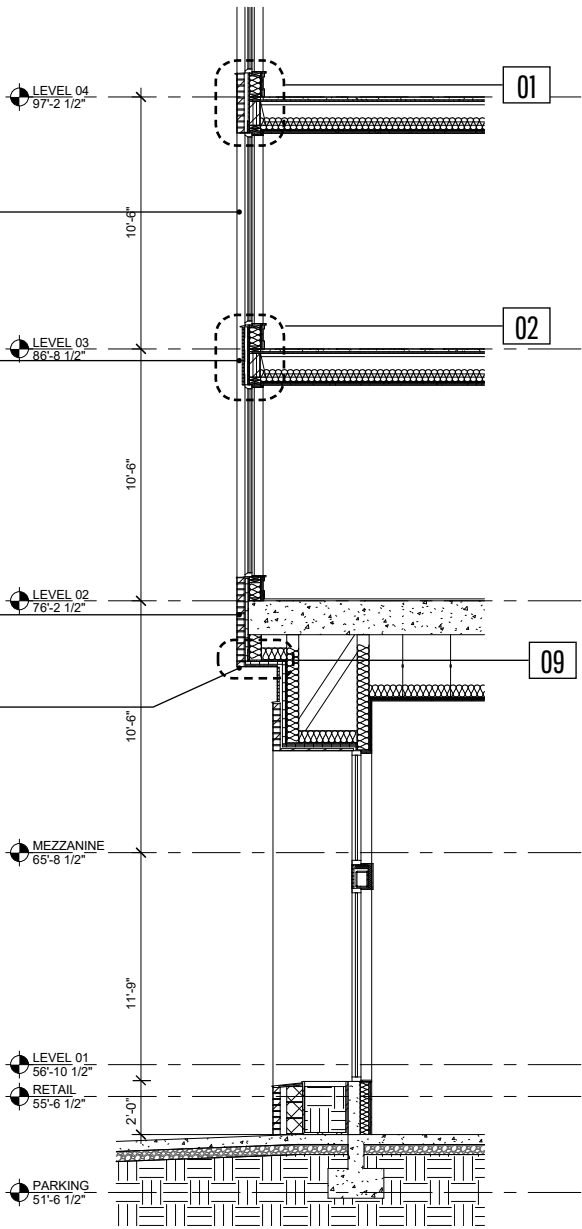


ENLARGED ELEVATION @ NORTH FACADE - WALKUP ENTRY



ENLARGED PLAN @ NORTH FACADE - WALKUP ENTRY

- VINYL WINDOWS (BLACK)
- METAL PANEL (BLACK)
- RUNNING BOND BRICK (MISSION CUT)
- BRICK SOFFIT
- WOOD SIDING (STAINED WHITE OAK)
- STEEL PLATE CANOPY
- STOREFRONT WINDOW SYSTEM (BLACK)



WALL SECTION @ NORTH FACADE - BUILDING ENTRY

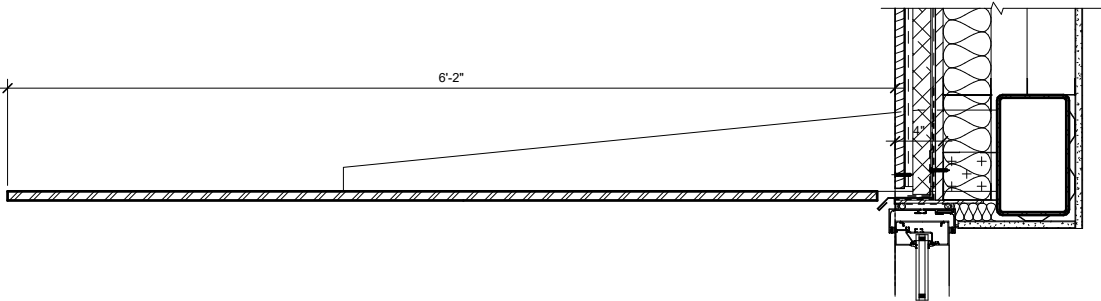
- STAINED CONCRETE PAVERS



REPRESENTATIVE IMAGE OF STEEL PLANTER



REPRESENTATIVE IMAGE OF STOREFRONT

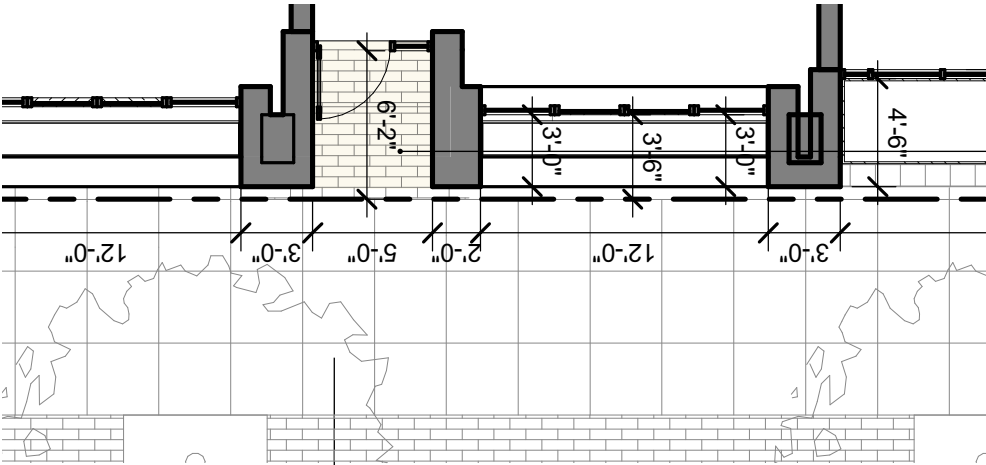


05 - SECTION @ RESIDENTIAL ENTRY CANOPY 3/4" = 1'

WS04 - GROUND FLOOR COMPOSITE



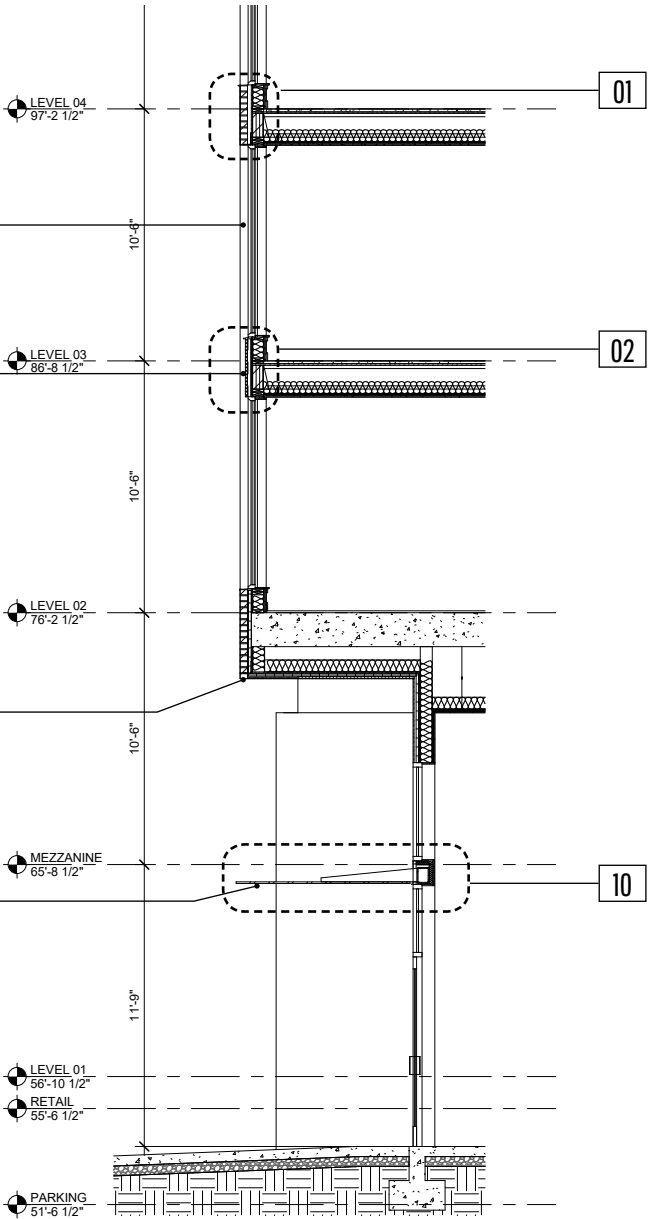
ENLARGED ELEVATION @ NORTH FACADE - WALKUP ENTRY



ENLARGED PLAN @ NORTH FACADE - WALKUP ENTRY



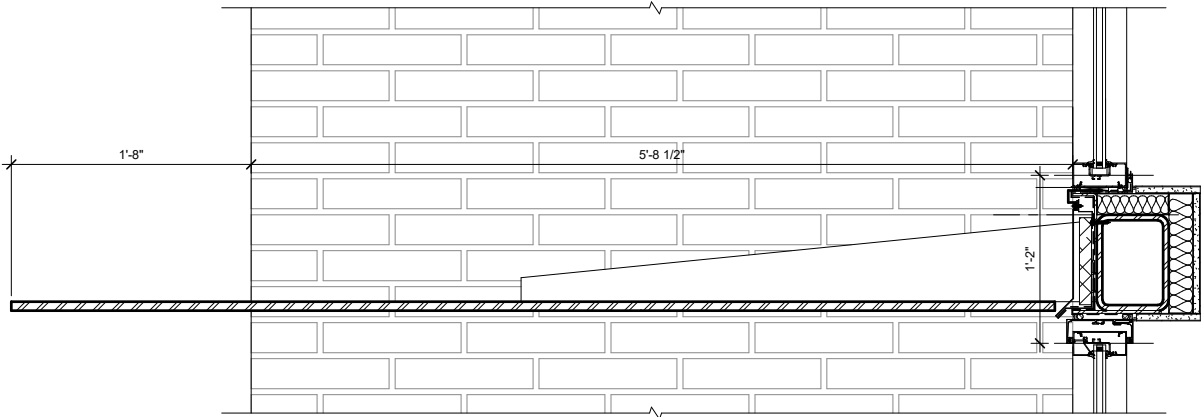
STAINED CONCRETE PAVERS



WALL SECTION @ WALK-UP UNIT - ENTRY



REPRESENTATIVE IMAGE OF STEEL PLATE CANOPY



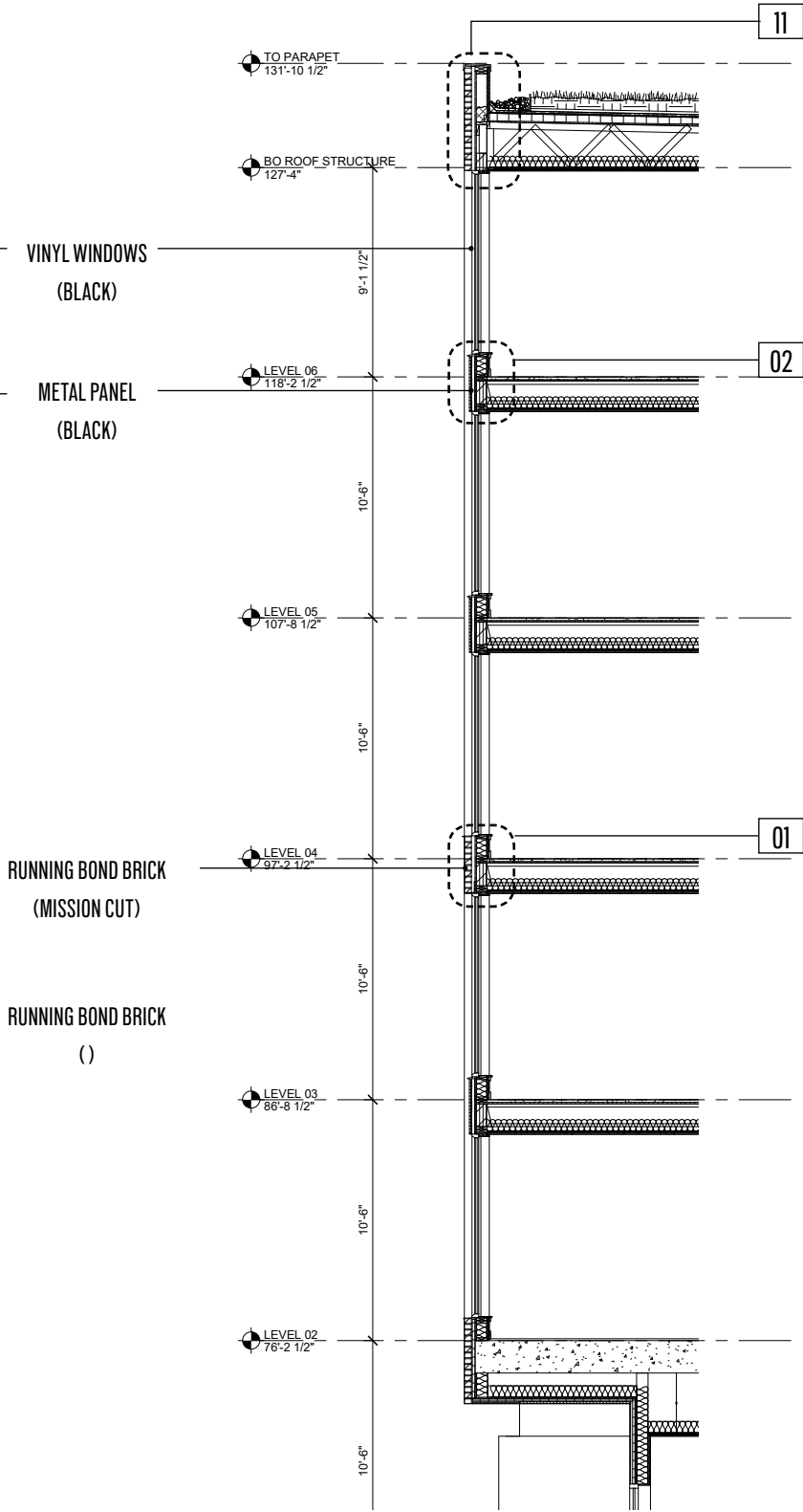
10 - SECTION @ TYPICAL WALK UP UNIT CANOPY 3/4" = 1'

WS05 - GROUND FLOOR COMPOSITE



0 2 4 8

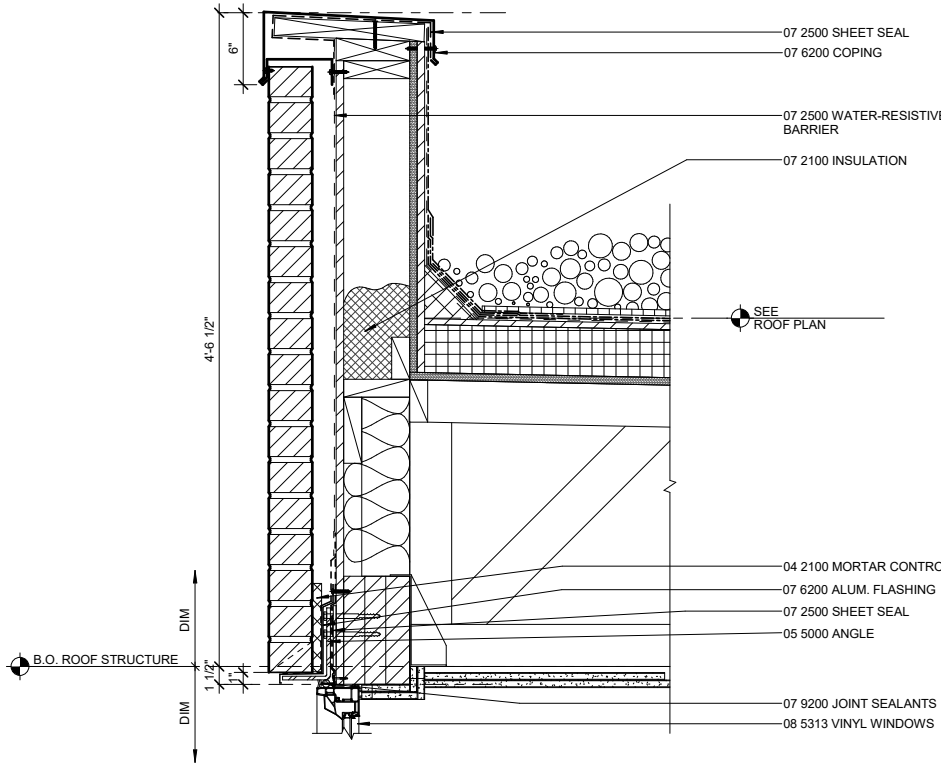
ENLARGED PLAN @ NORTH FACADE - ROOFTOP



WALL SECTION @ NORTH FACADE - PARAPET



REPRESENTATIVE IMAGE OF GREEN ROOF AT SECOND FLOOR

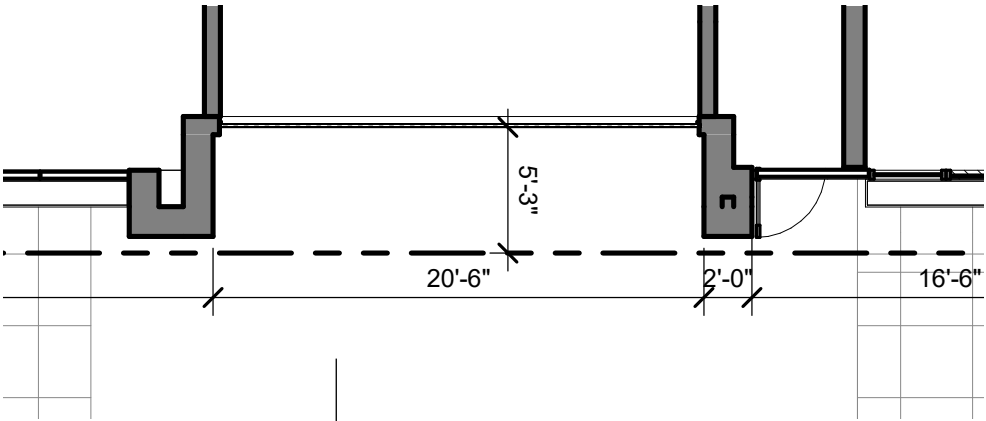


11 - SECTION @ BRICK PARAPET 3/4" = 1'

WS06 - ROOFTOP COMPOSITE



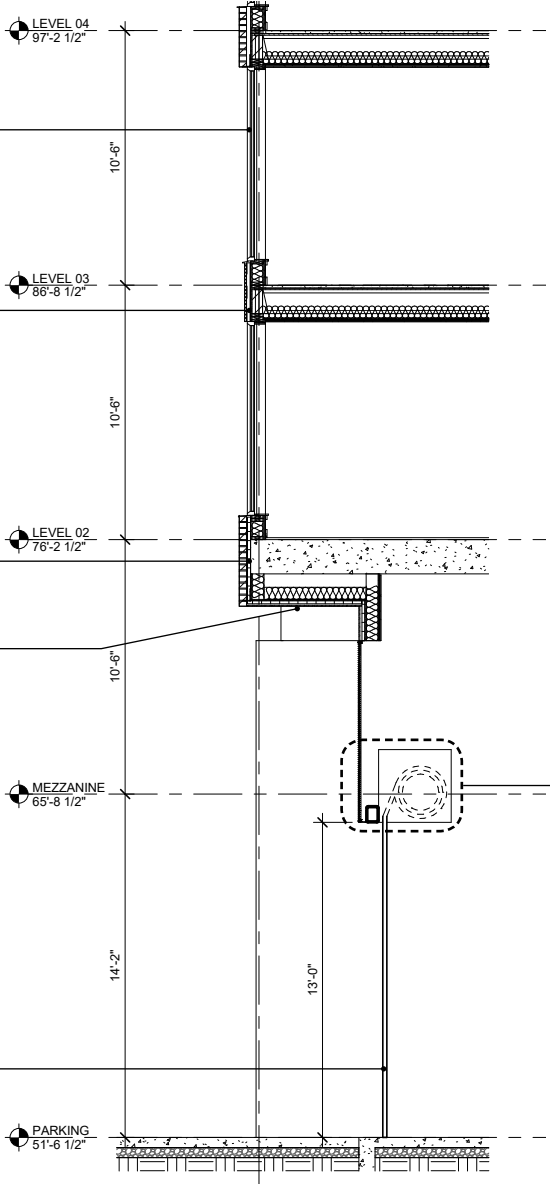
ENLARGED ELEVATION @ EAST FACADE - GARAGE ENTRY



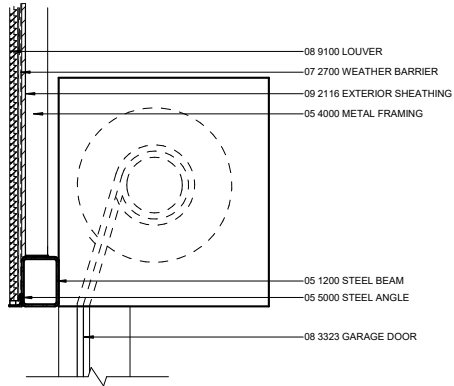
ENLARGED PLAN @ EAST FACADE - GARAGE ENTRY



- VINYL WINDOWS (BLACK)
- METAL PANEL (BRONZE)
- RUNNING BOND BRICK (MISSION CUT)
- BRICK SOFFIT
- LOUVER (BLACK)
- STOREFRONT WINDOW SYSTEM (BLACK)
- COILING METAL GARAGE DOOR

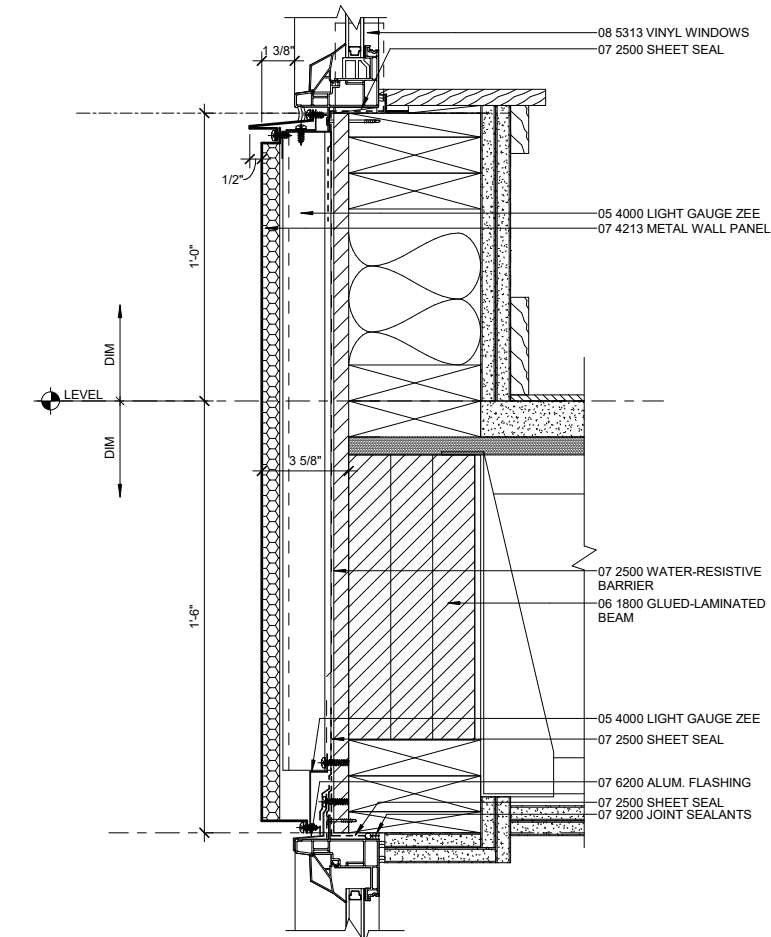


REPRESENTATIVE IMAGE OF COILING GARAGE DOOR
DESIGN IS BASED ON RYTEC SPIRAL VT WITH TRANSLUCENT PANELS

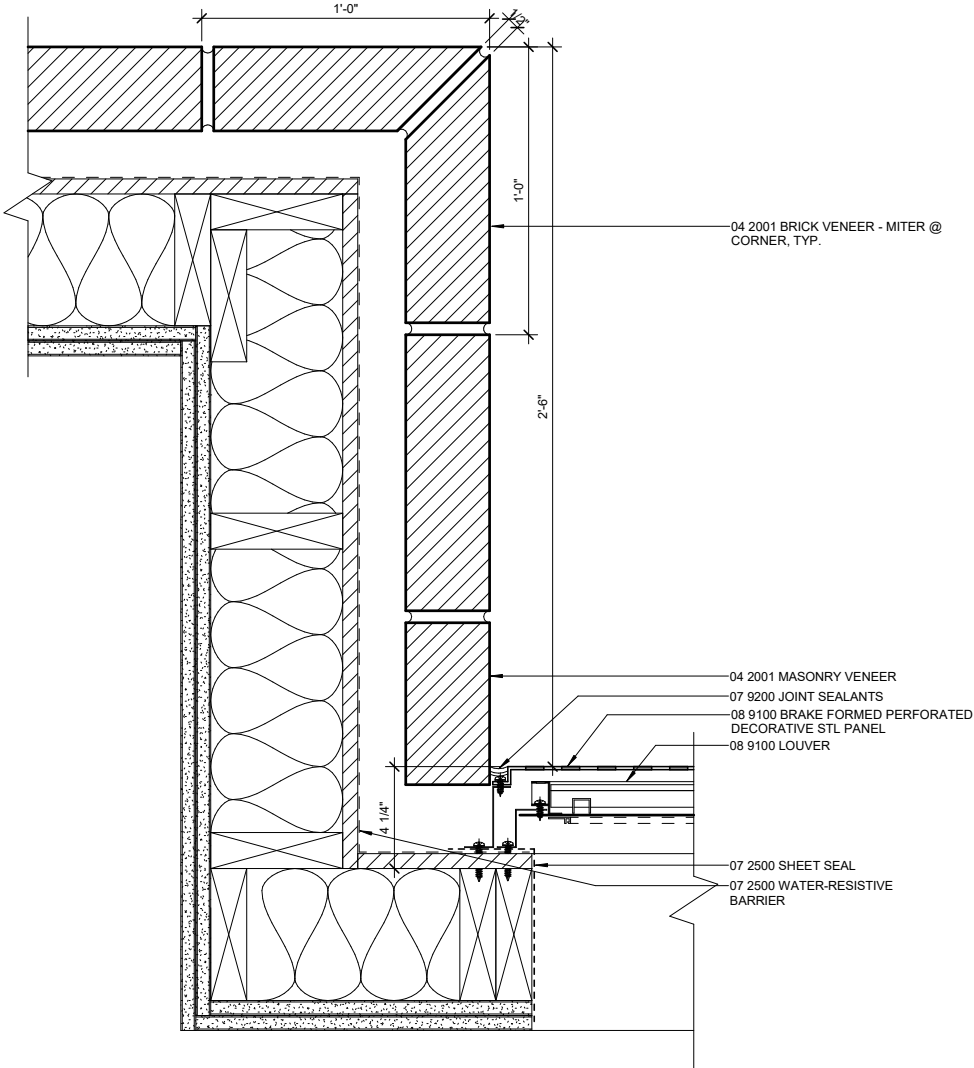


12 - SECTION @ COILING DOOR

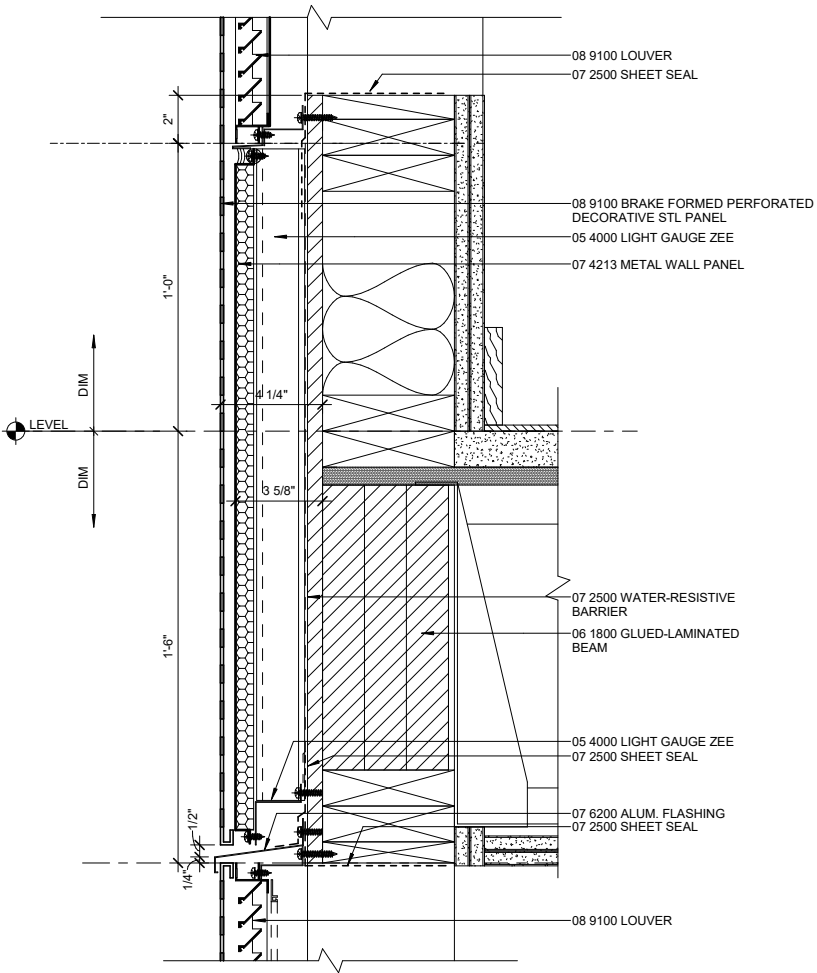
WS07 - GARAGE ENTRY COMPOSITE



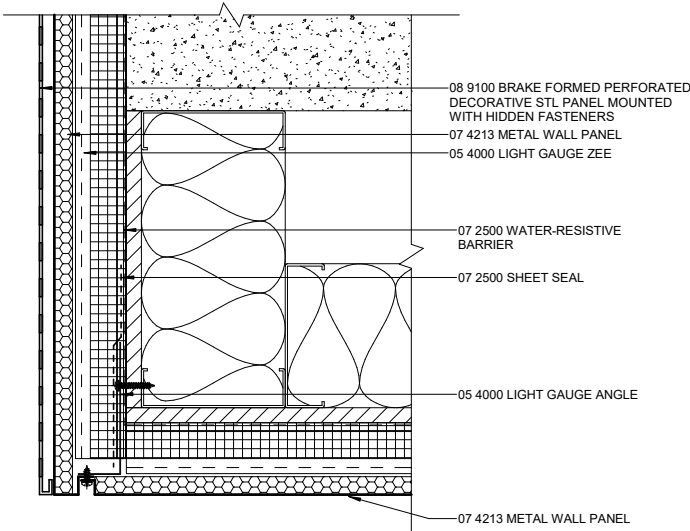
Q2 - SECTION @ METAL PANEL HEAD/SILL DETAILS 1 1/2" = 1'



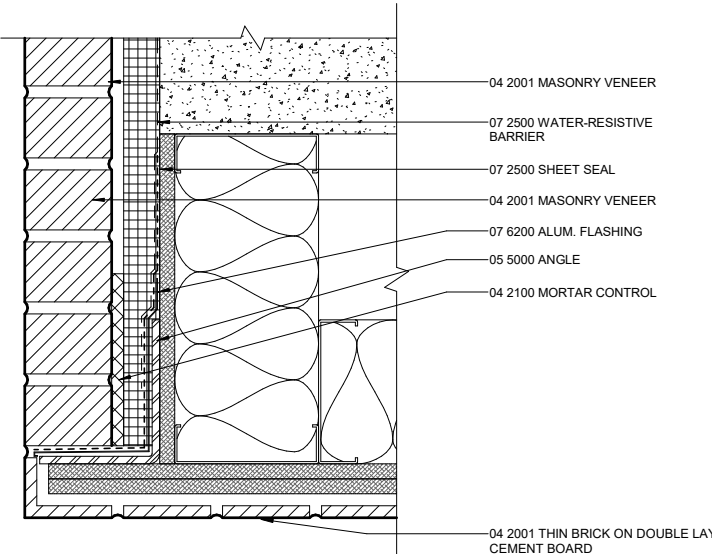
Q6 - PLAN SECTION @ BRICK TO PERFORATED SCREEN AT GAP 1 1/2" = 1'



Q7 - SECTION @ PERFORATED SCREEN 1 1/2" = 1'



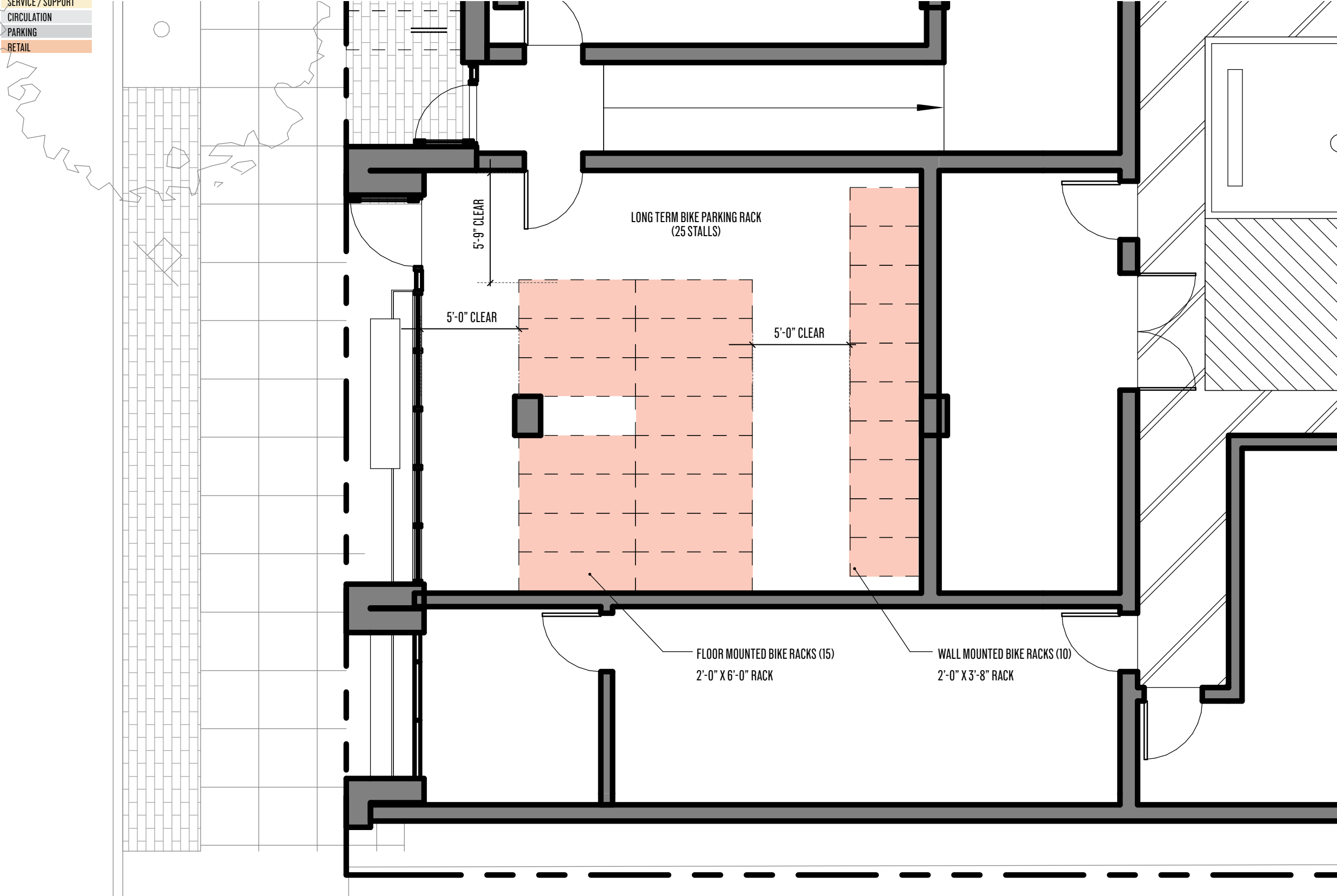
Q8 - SECTION @ METAL PANEL SOFFIT 1 1/2" = 1'



Q9 - SECTION @ BRICK SOFFIT 1 1/2" = 1'

ADDITIONAL DETAILS

- HOUSING GROSS
- HOUSING NET
- SERVICE / SUPPORT
- CIRCULATION
- PARKING
- RETAIL



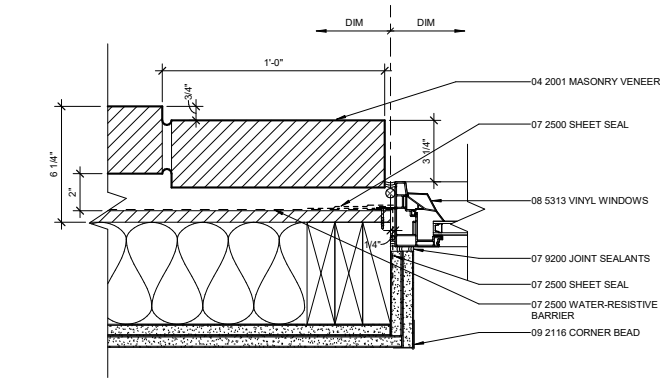
BIKE PARKING SUMMARY

LONG TERM BIKES REQ	120
GROUND FLOOR LT STALLS	25
*UNIT RACKS	95
TOTAL PROVIDED	120

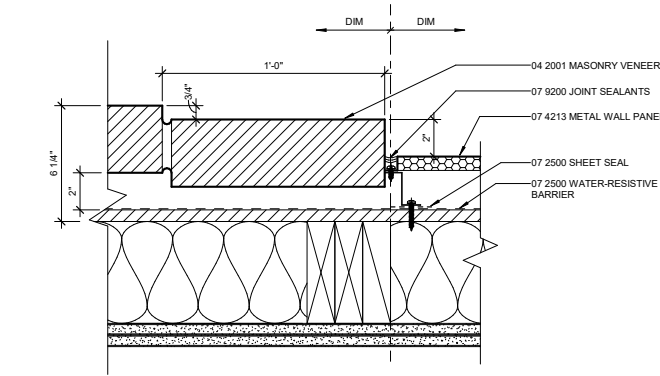
*ADDITIONAL LONG-TERM BIKE RACK PROVIDED IN UNITS.



GROUND LEVEL PLAN - LONG TERM BIKE STORAGE



12 - JAMB DETAIL @WINDOW 1 1/2" = 1'



13 - JAMB DETAIL @ METAL PANEL 1 1/2" = 1'

