



NORTH 18

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

APPENDIX D: SUPPORTING ATTACHMENTS



APPENDIX D: DESIGN DRAWINGS + DETAILS

DIAGRAMS AND MODIFICATIONS

- D: 3* Site Plan with Grades + Base Point
- D: 4* Building Height Diagram
- D: 5* FAR Analysis
- D: 6* FAR Diagrams
- D: 7* Modification 1 : Ground Floor Active Use
- D: 8* Modification 2 : Ground Floor Windows
- D: 9* Modification 3: Loading

STUDIES FOR DESIGN REVIEW COMMISSION

- D: 11 Facade Organization Diagrams
- D: 12 Elevation Studies
- D: 14 Balcony / Juliette Studies
- D: 15 Live / Work Options
- D: 16 Brick Detail Options

ADDITIONAL STUDIES FOR STAFF

- D: 18 Window Randomizations Studies
- D: 21 Additional Balcony / Juliette Studies
- D: 22 Gap Fenestration Studies
- D: 24 Residential Entry Diagram
- D: 25 On-Grade Brick / Metal Studies
- D: 26 Bike Parking within unit Diagrams

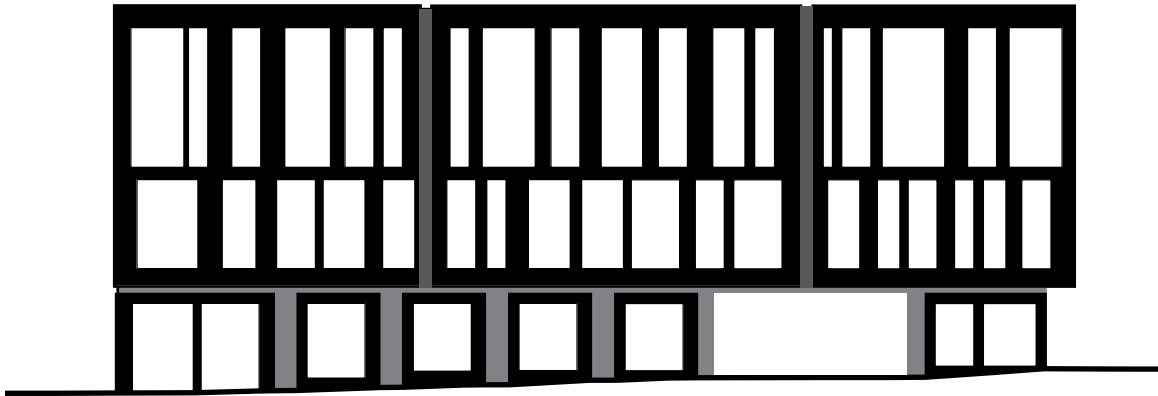
*Included in previous Appendix for Design Review 01.



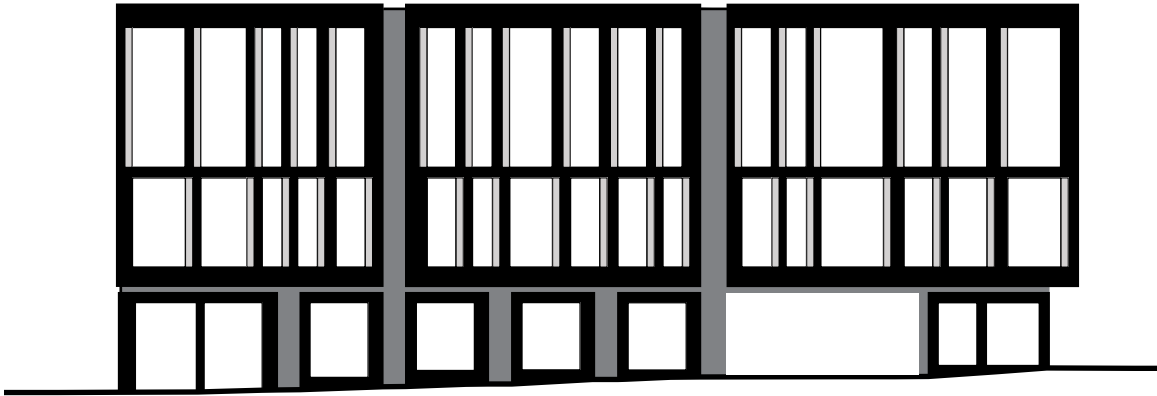
STUDIES

Processes And Studies Exploring Design Review Comments From Commissioners.

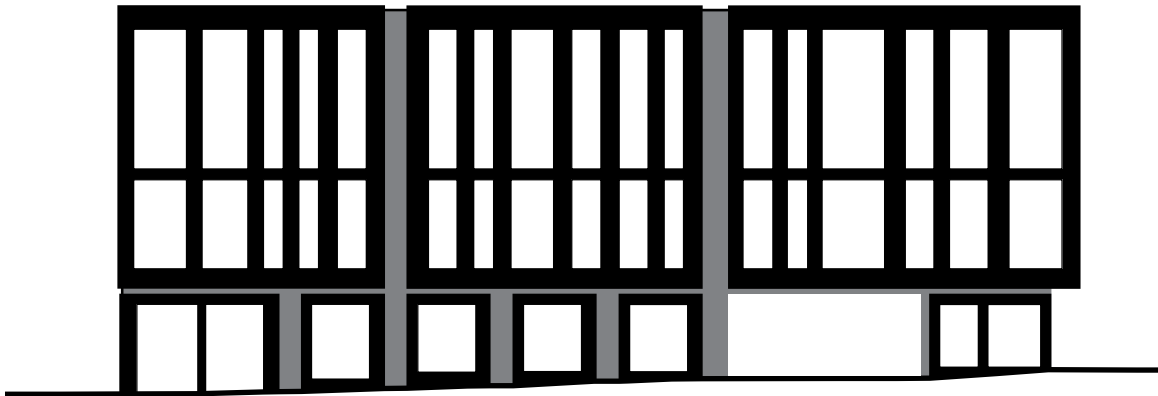
PREVIOUS - 00



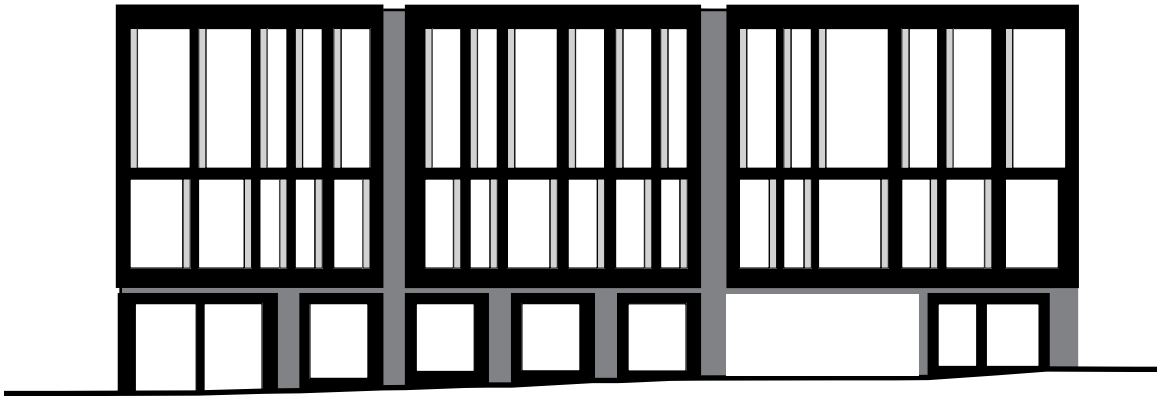
02



01



PROPOSED - 03





ELEVATION STUDIES





BALCONY / JULIETTE STUDIES



BRICK SILL OPTION

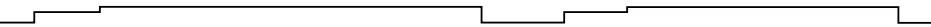


PLANTER SILL OPTION

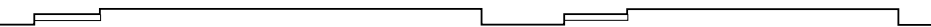
LIVE / WORK PLANTER OPTIONS



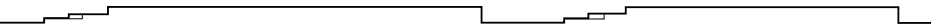
1" RECESSED BRICK



1/2" - 1" RECESSED BRICK



1/2" - 1" RECESSED BRICK



BRICK REVEAL DETAIL STUDIES



STUDIES

Additional Processes And Studies Requested By Staff.



STAFF COMMENT: REGULARIZED WINDOW PATTERN NOT SUCCESSFUL AS IT EMPHASIZES THE VERTICALITY, STUDY USING PREVIOUS OFFSET PATTERNING

ADDITIONAL NORTH ELEVATION STUDIES REQUESTED BY STAFF



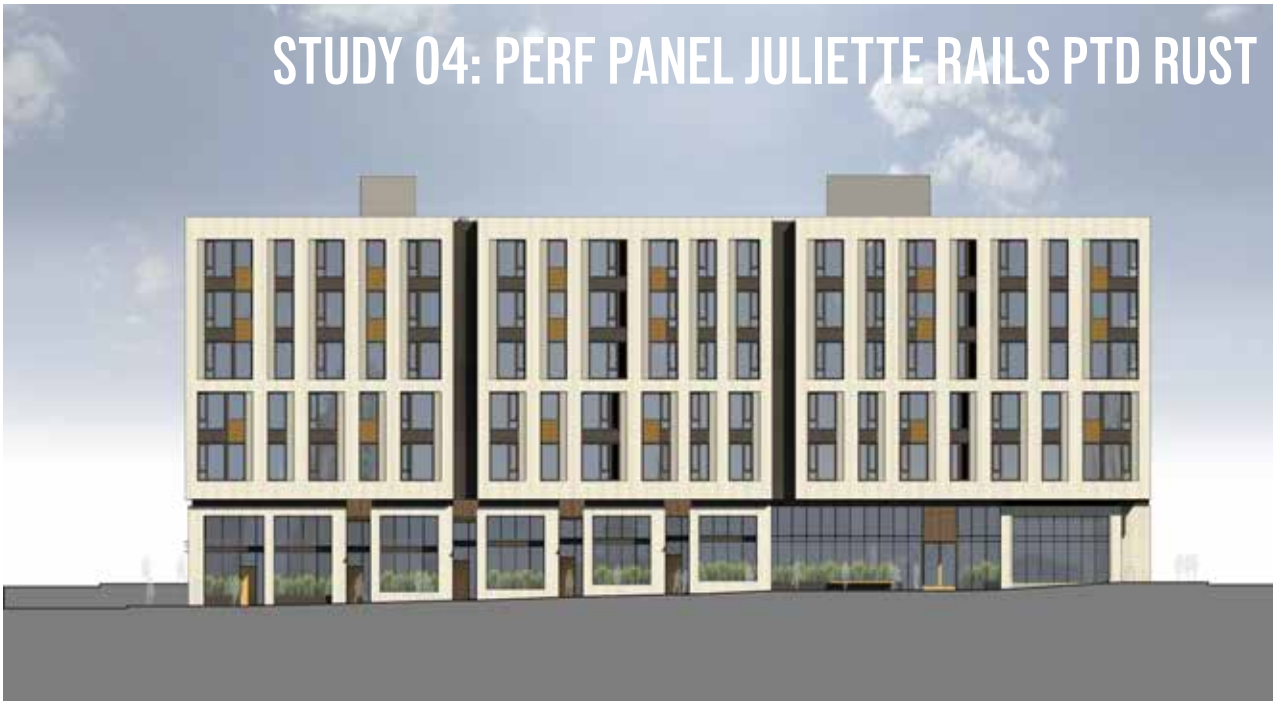
STAFF COMMENT: REGULARIZED WINDOW PATTERN NOT SUCCESSFUL AS IT EMPHASIZES THE VERTICALITY, STUDY USING PREVIOUS OFFSET PATTERNING

ADDITIONAL EAST ELEVATION STUDIES REQUESTED BY STAFF



STAFF COMMENT: REGULARIZED WINDOW PATTERN NOT SUCCESSFUL AS IT EMPHASIZES THE VERTICALITY, STUDY USING PREVIOUS OFFSET PATTERNING

ADDITIONAL WEST ELEVATION STUDIES REQUESTED BY STAFF



STAFF COMMENT: STUDY MORE BALCONIES BUT RESPOND TO OFFSET PATTERNING

ADDITIONAL STUDIES REQUESTED BY STAFF

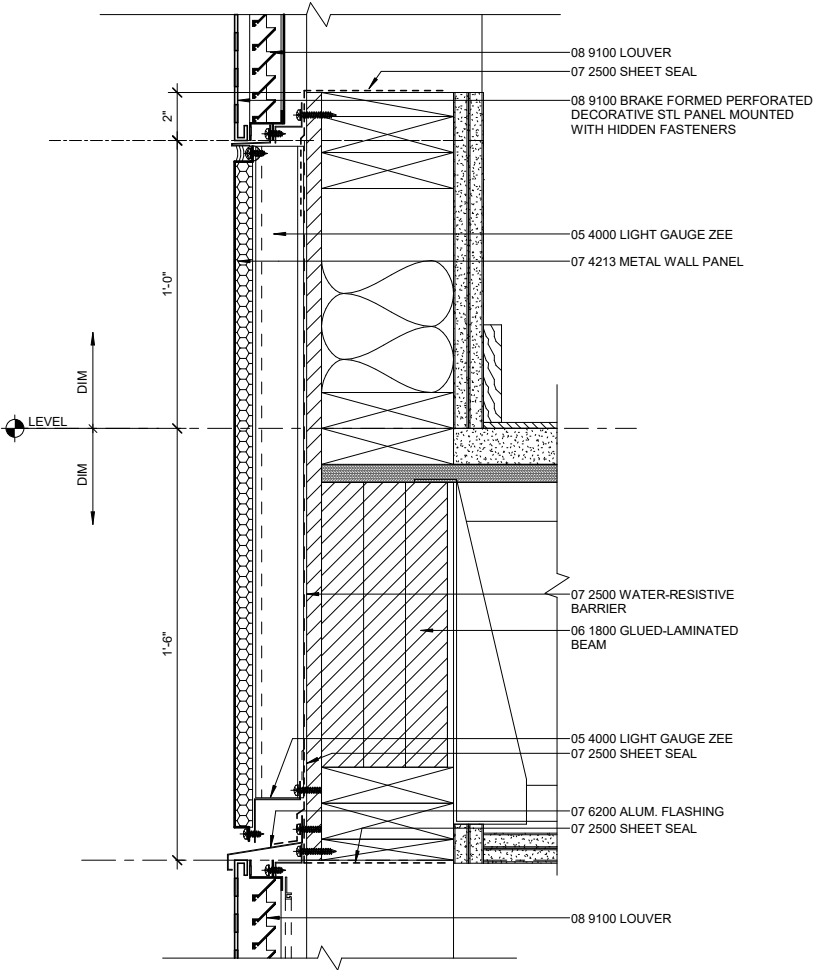


STAFF COMMENT: FULL HT. PERFORATED PANELING NOT SUPPORTABLE

ADDITIONAL NORTH ELEVATION STUDIES OF 5’ WIDE BUILDING MASSING GAP REQUESTED BY STAFF



ADDITIONAL NORTH ELEVATION STUDIES OF 5' WIDE BUILDING MASSING GAP REQUESTED BY STAFF



SECTION THROUGH SILL AND PERFORATED PANEL @ MASSING GAP.
1-1/2" : 1'-0"

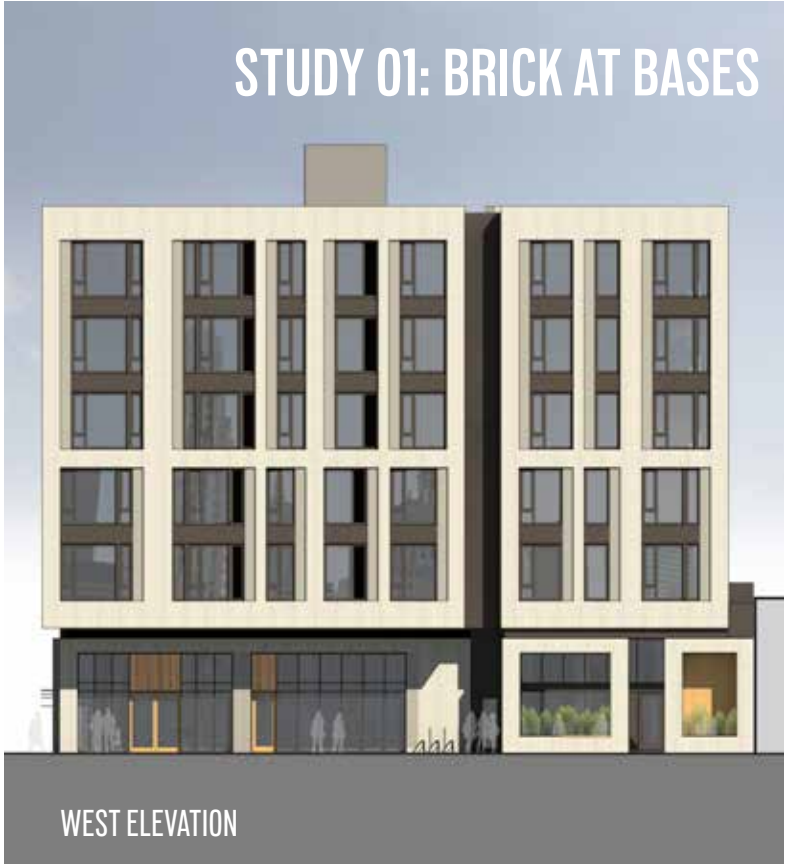


RENDERED WITH MATERIALS



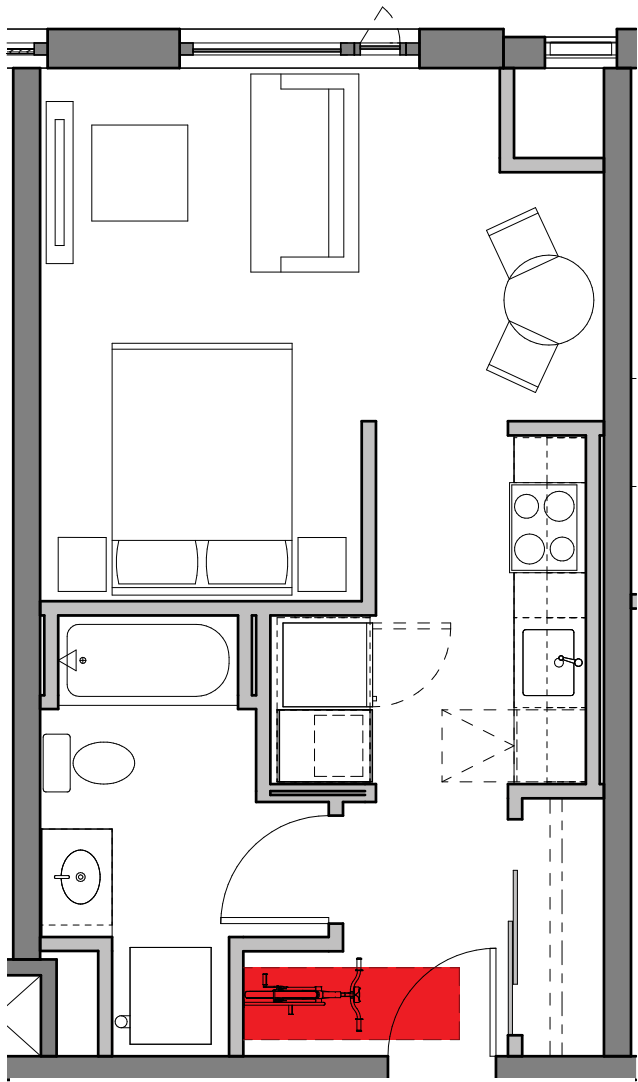
RENDERED AS CLAY MODEL

RESIDENTIAL ENTRY

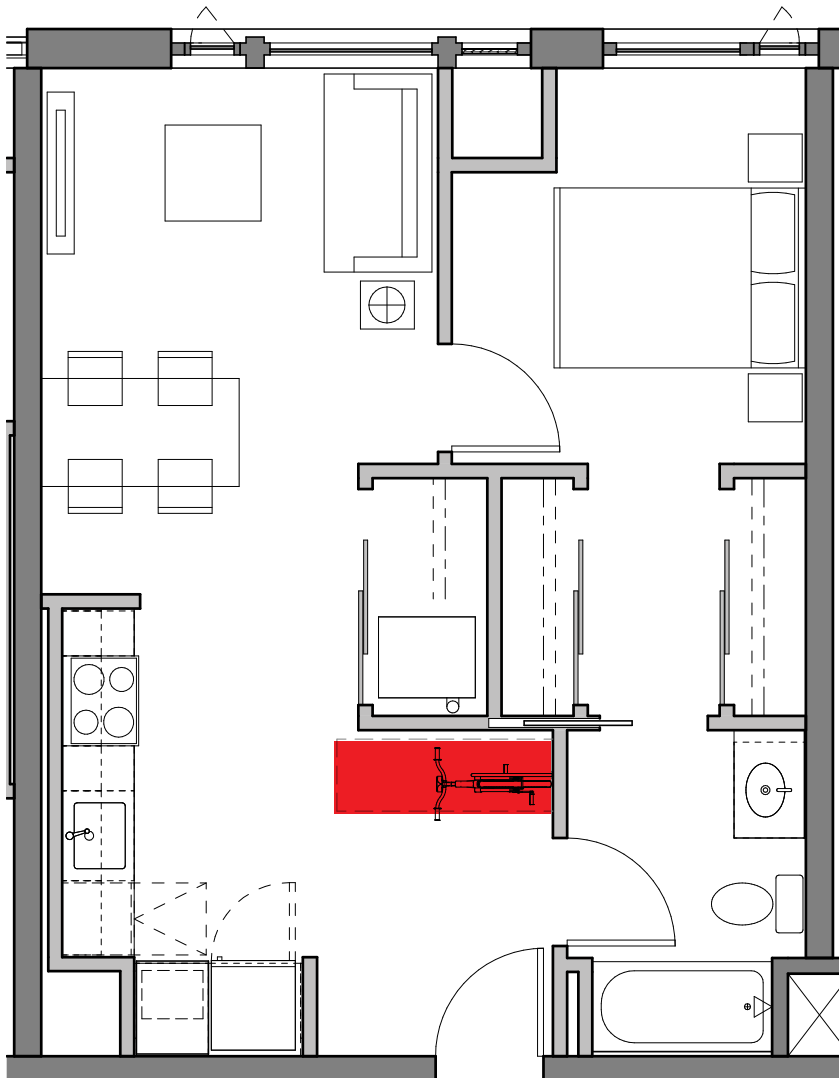


STAFF COMMENT: STUDY THE BRICK SILL VERSUS LACK OF BRICK SILL ON ALL GROUND FLOOR MASSES

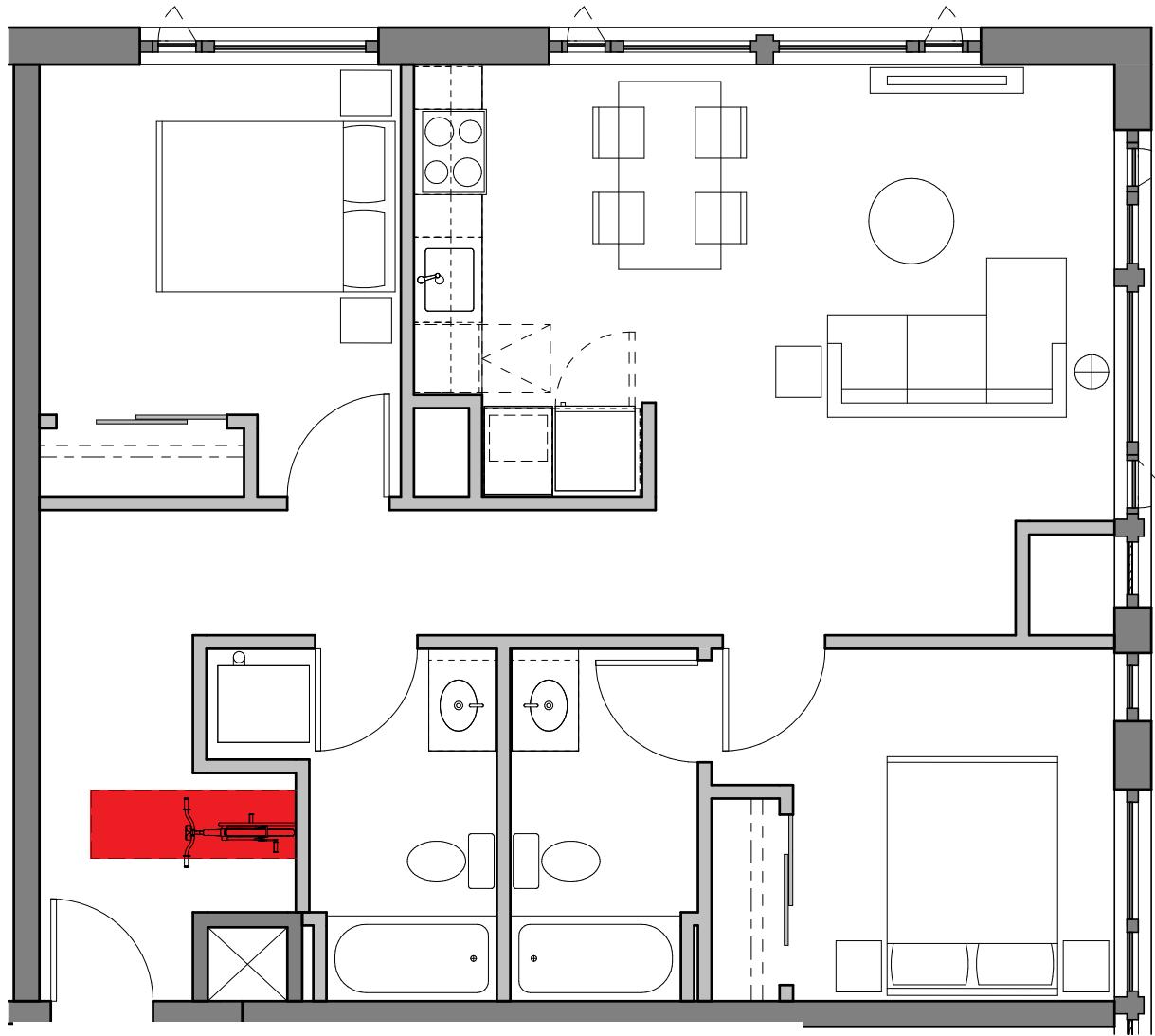
ADDITIONAL STUDIES REQUESTED BY STAFF



TYPICAL STUDIO APARTMENT



TYPICAL ONE BEDROOM APARTMENT



TYPICAL TWO BEDROOM APARTMENT

ENLARGED UNIT FLOOR PLANS SHOWING BIKE STORAGE