







VIEW FROM NORTHEAST



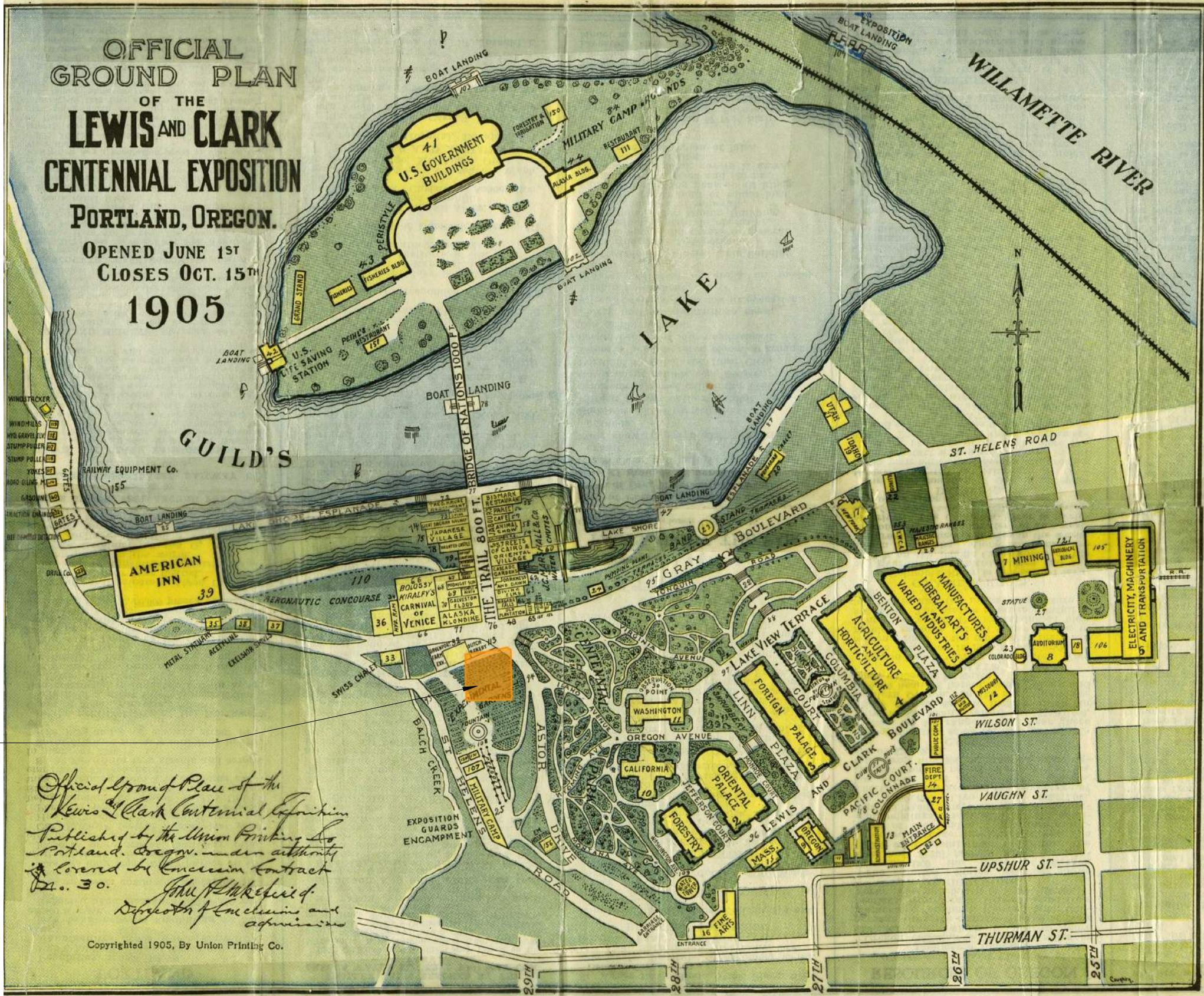
VIEW FROM NORTH



VIEW FROM NORTHWEST



VIEW FROM WEST





SITE





REJUVENATION INC.



THE NEW YORK BUILDING



REDFOX COMMONS



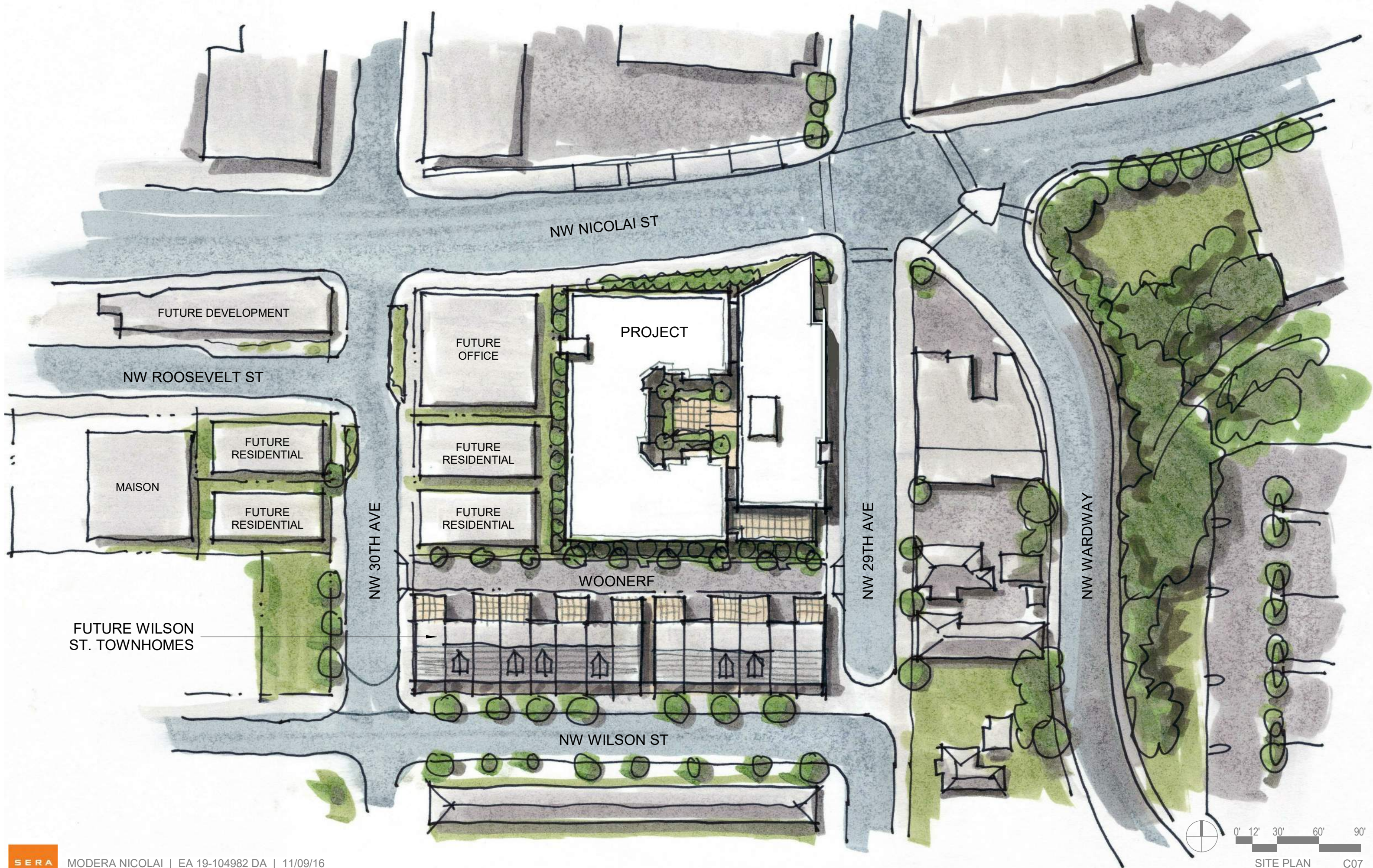
MONTGOMERY PARK

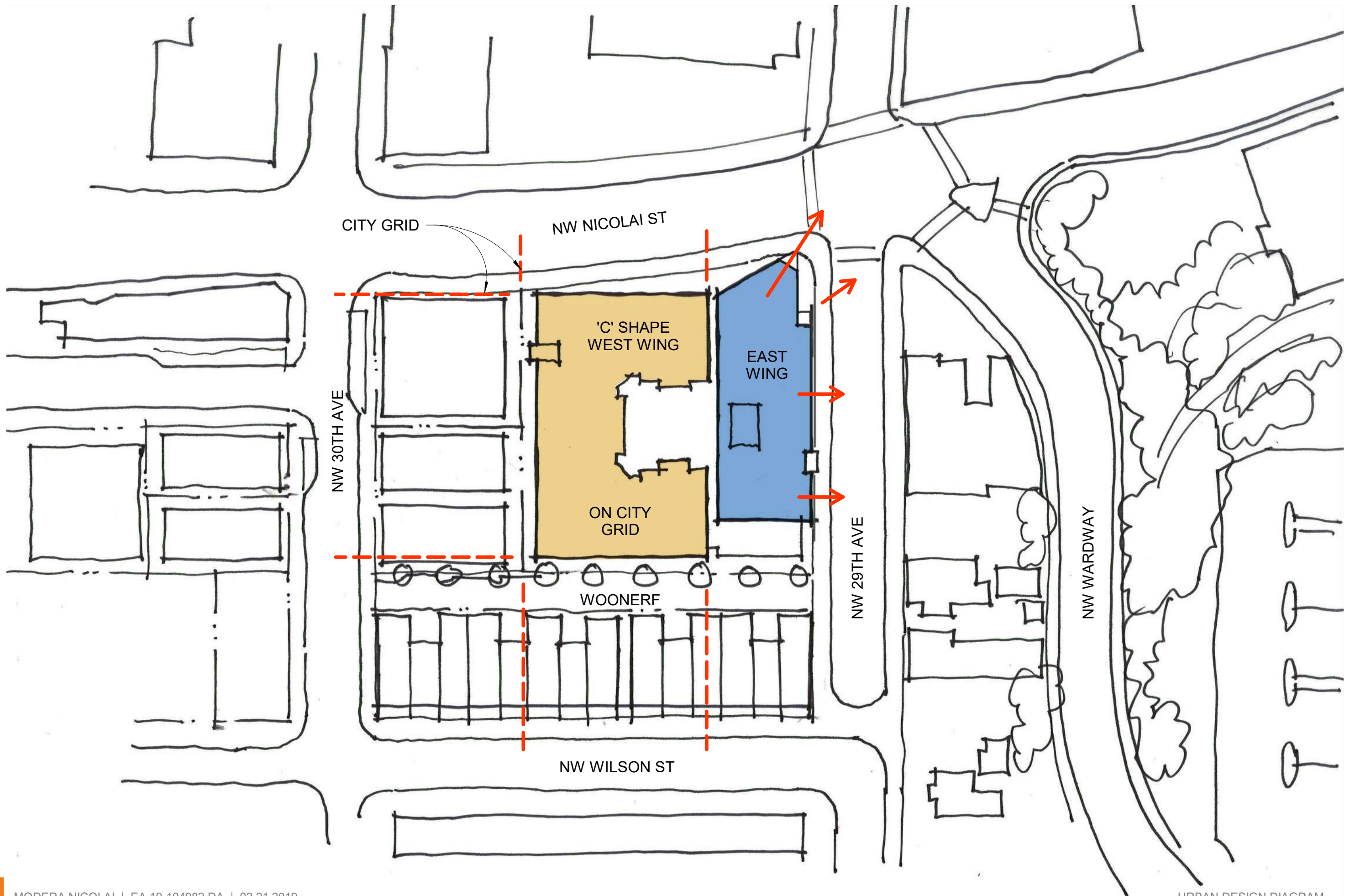


CALBAG METALS



POWELLS BOOKS







POWELLS WAREHOUSE



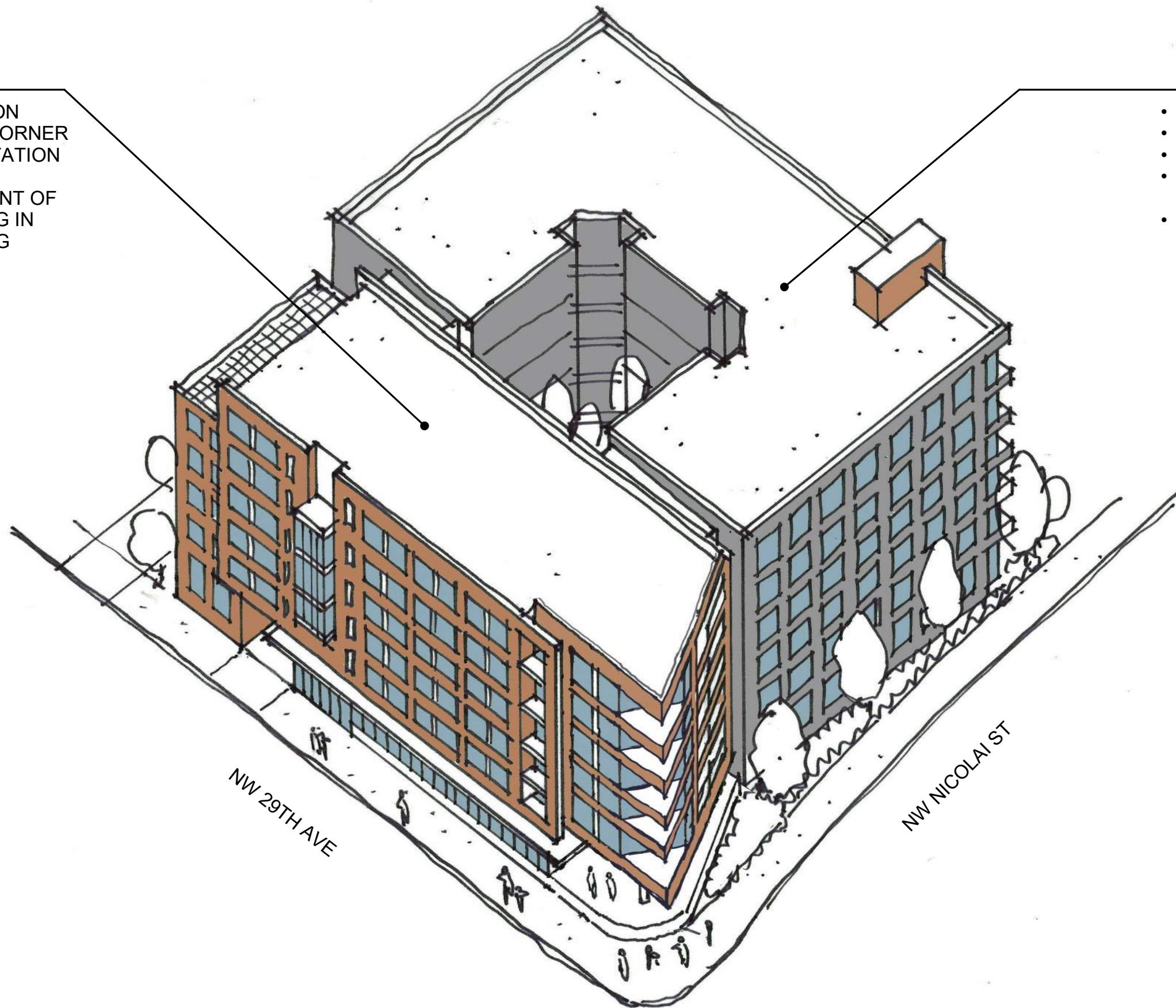
CALBAG METALS

EAST WING

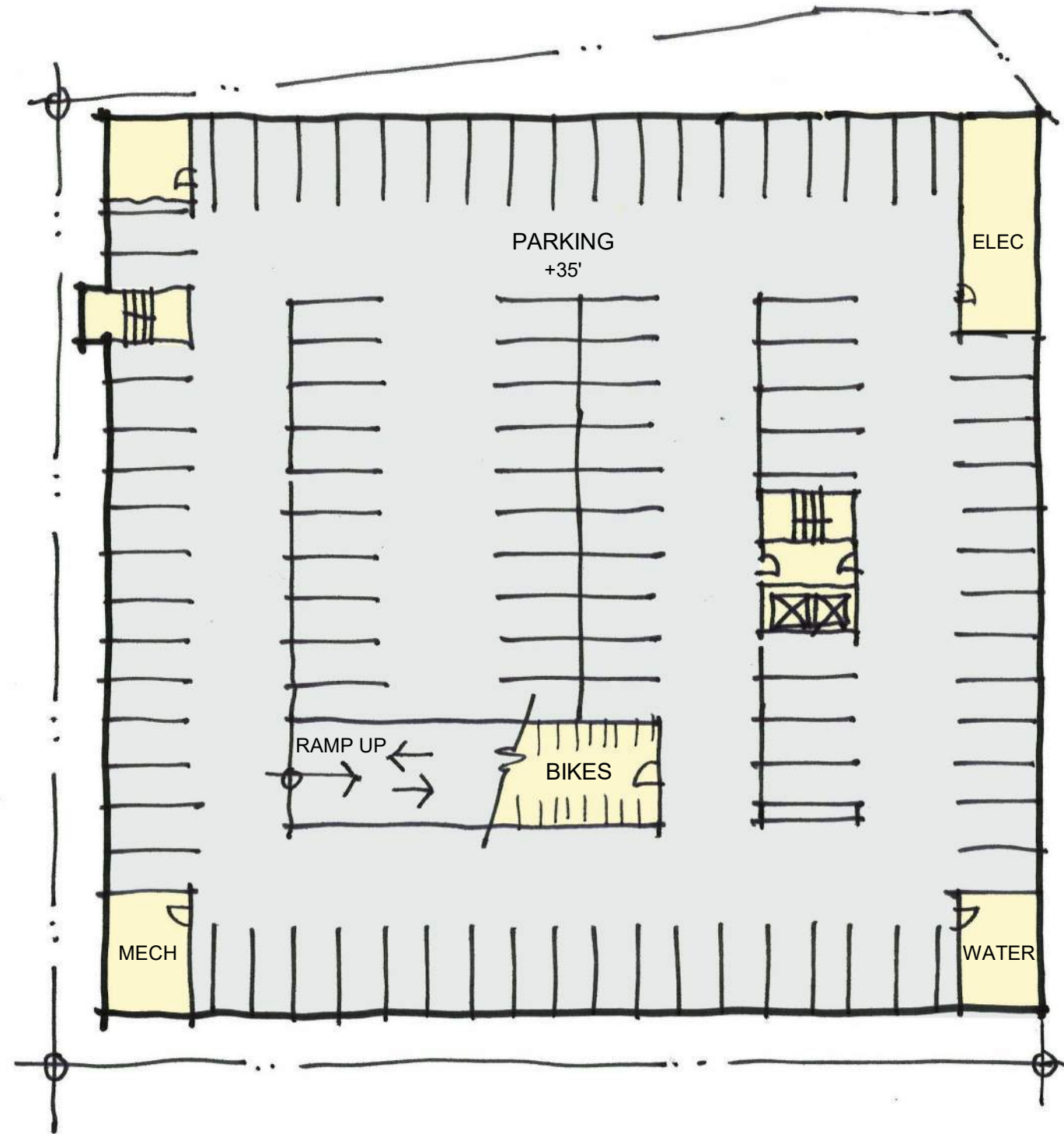
- CORNER ORIENTATION
- DYNAMIC FORM AT CORNER
- HORIZONTAL ORIENTATION
- BUILDING AMENITIES
- CONCEPT: LIKE "FRONT OF HOUSE" OFFICE WING IN INDUSTRIAL BUILDING

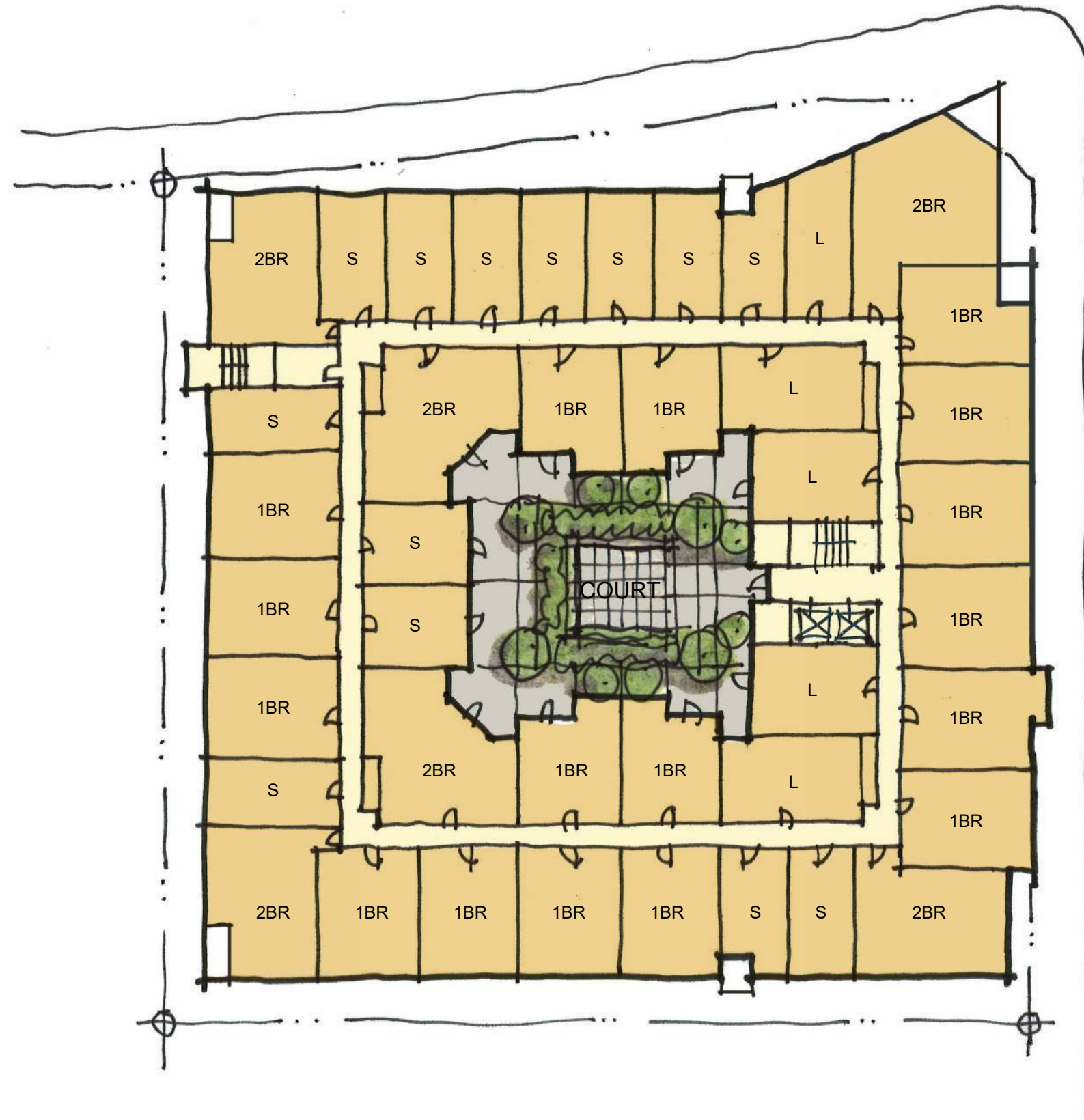
WEST WING

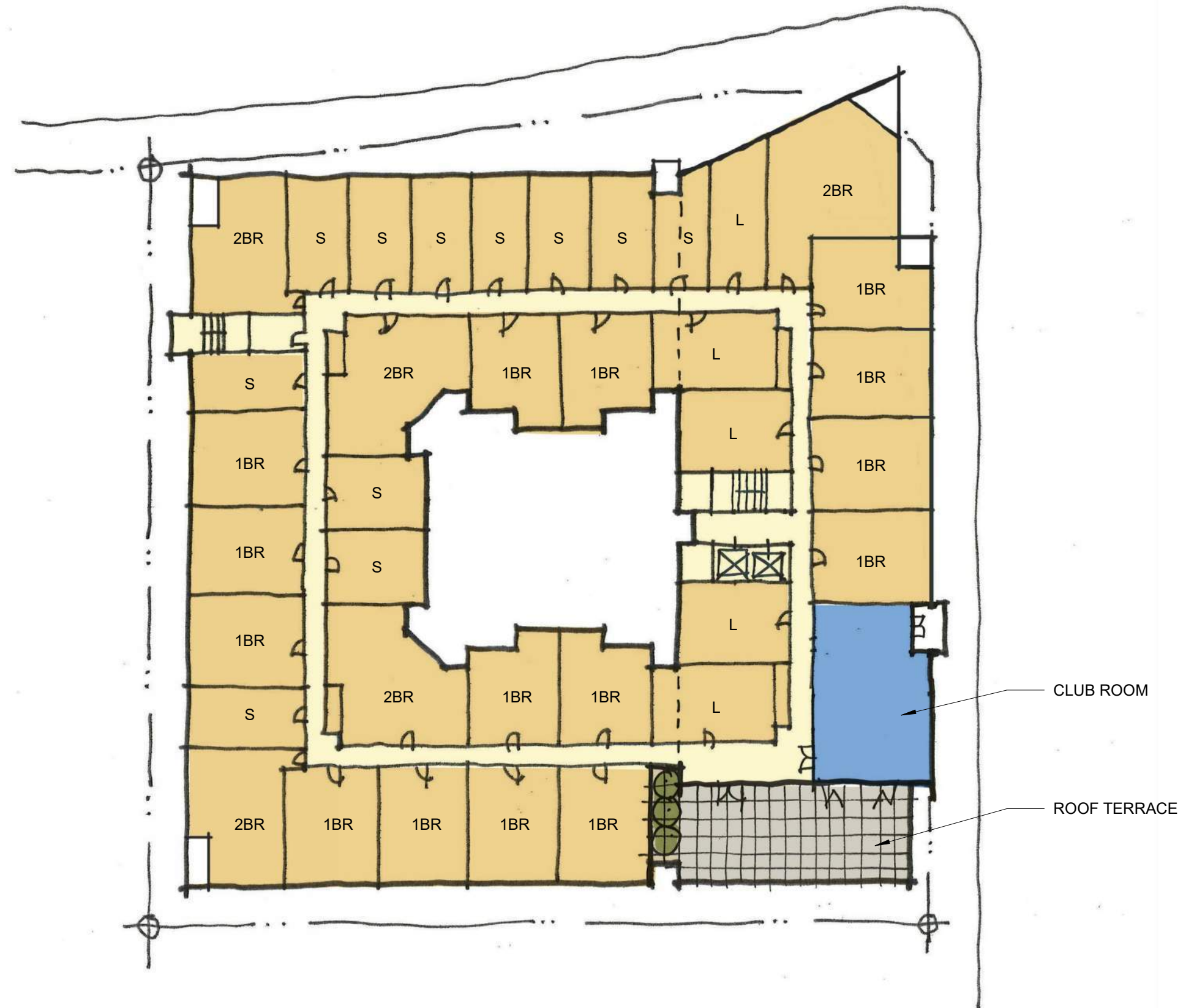
- 'C' SHAPE
- SIMPLE FORM
- VERTICAL ORIENTATION
- RESIDENTIAL UNITS PREDOMINANT
- CONCEPT: LIKE "WAREHOUSE" WING IN INDUSTRIAL BUILDING













METAL SIDING: TYPE 1 - CORTEN COLOR



METAL SIDING: TYPE 2 - CHEVRON PATTERN



METAL WALL SIDING:
TYPE 1 CORTEN COLOR

VINYL WINDOW UNIT

STEEL BALCONY
RAILING

PAINTED STEEL GARAGE DOOR

STEEL CANOPY

ALUMINUM STOREFRONT

BOARD FORMED CONCRETE

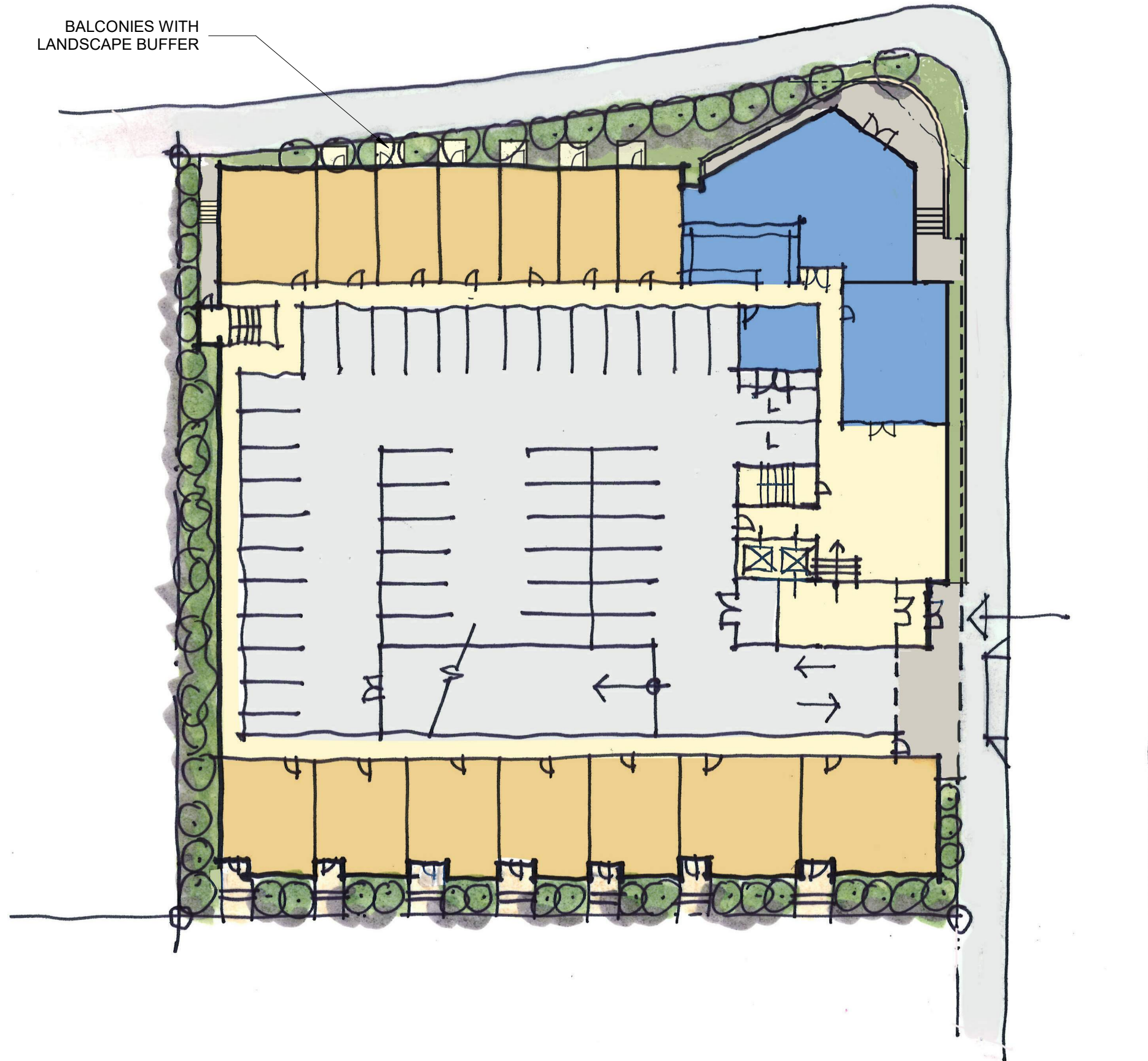
0' 5' 10' 20' 30'

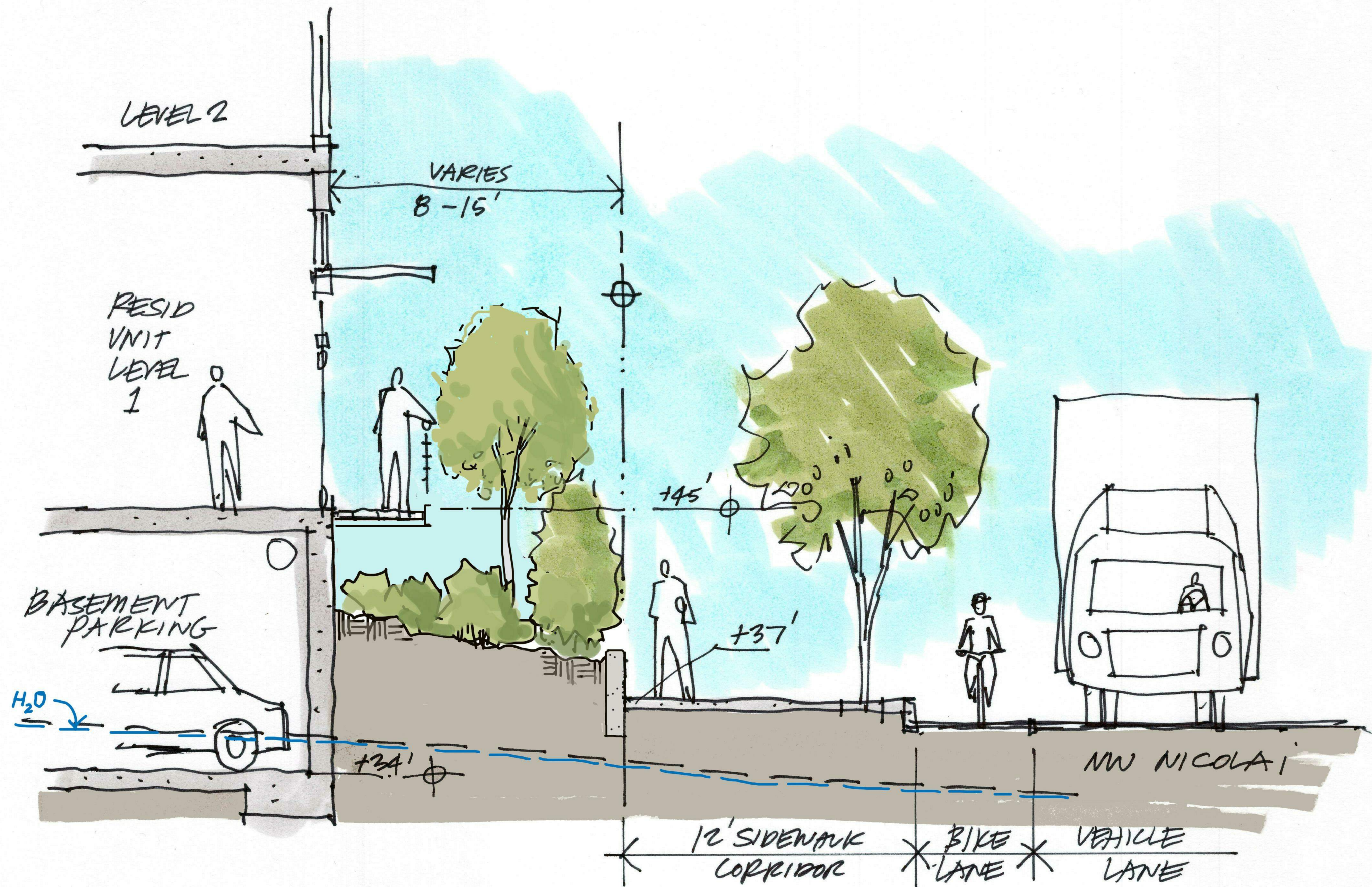
EAST ELEVATION C15





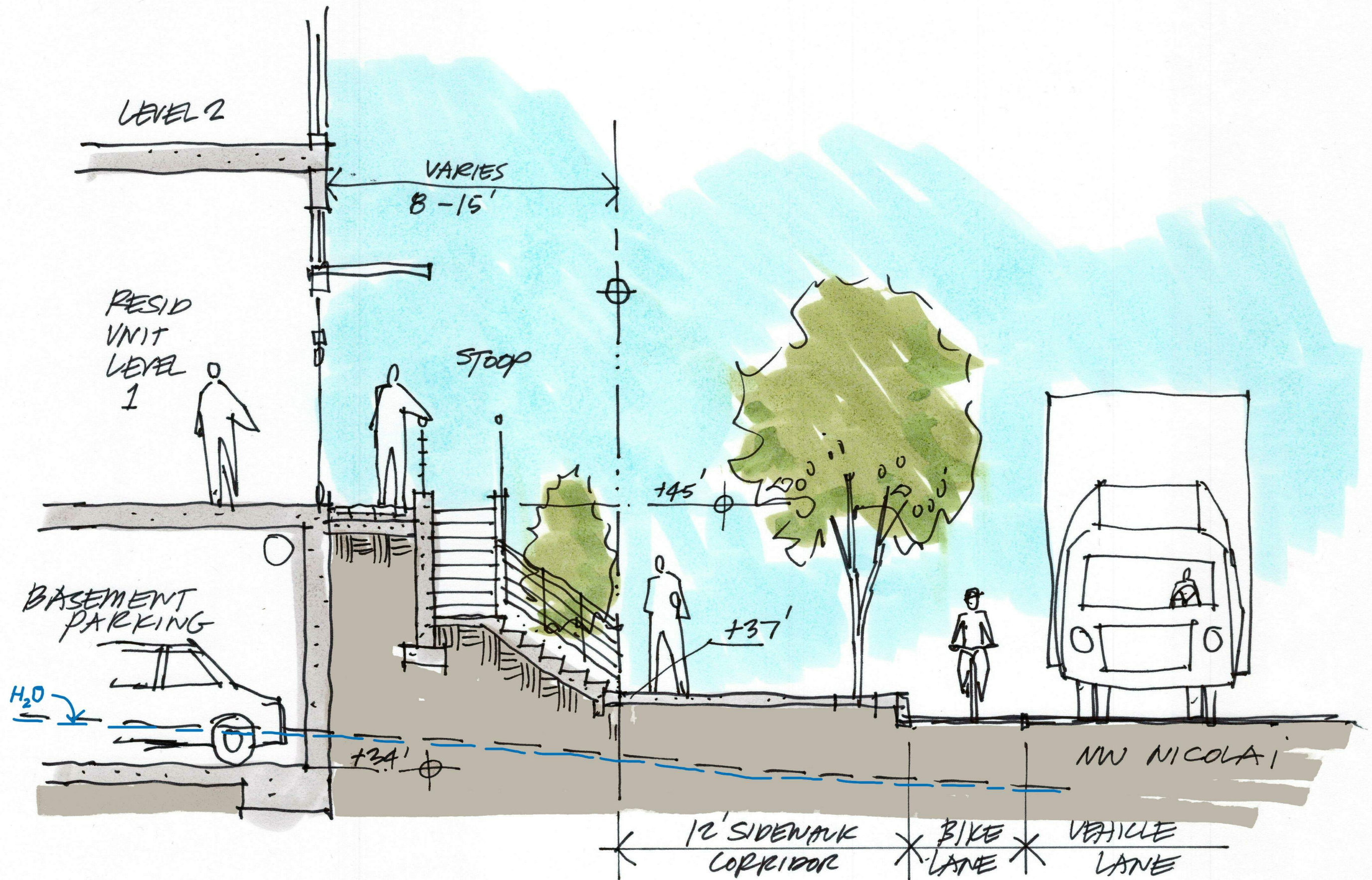
BALCONIES WITH
LANDSCAPE BUFFER

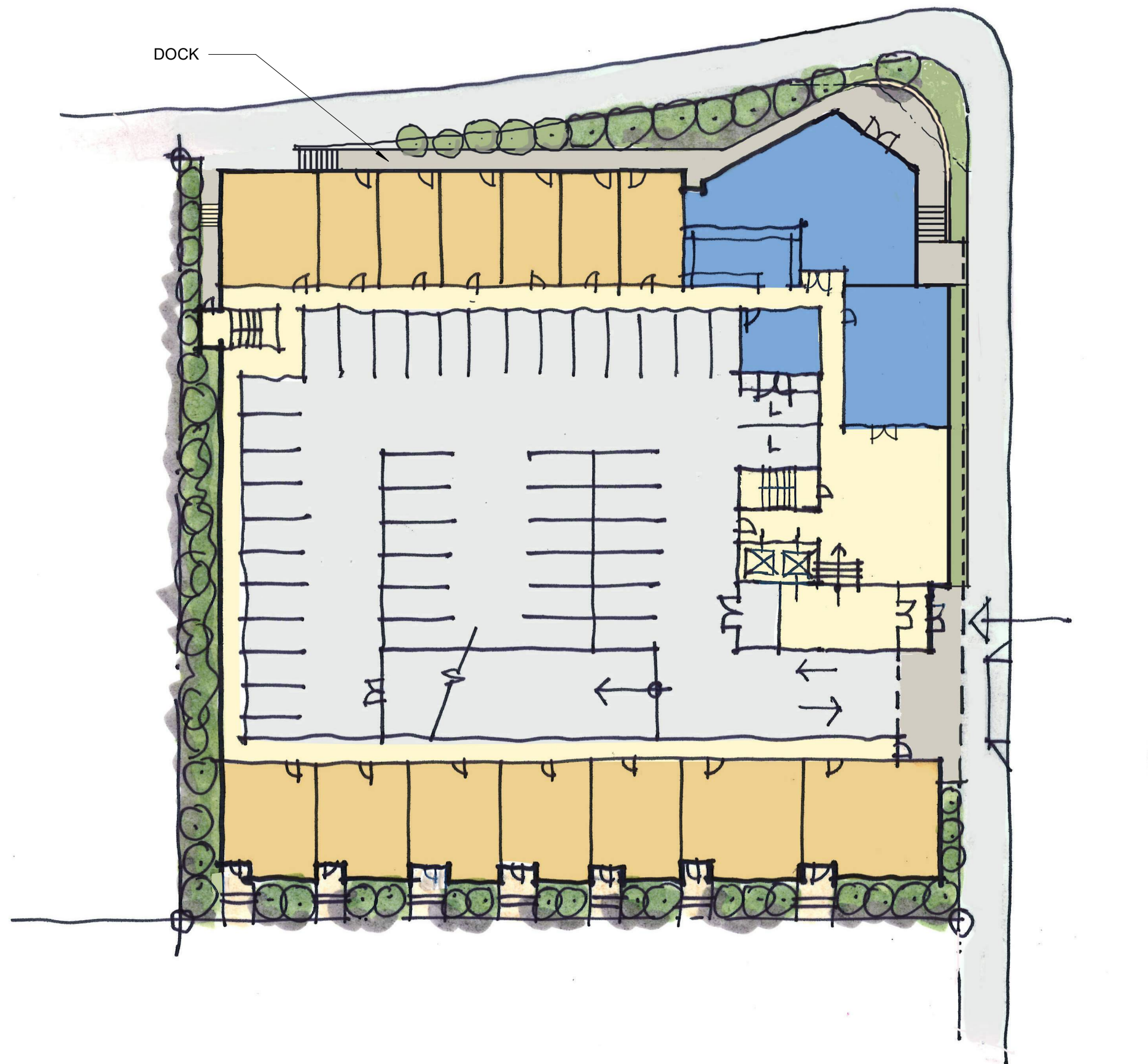


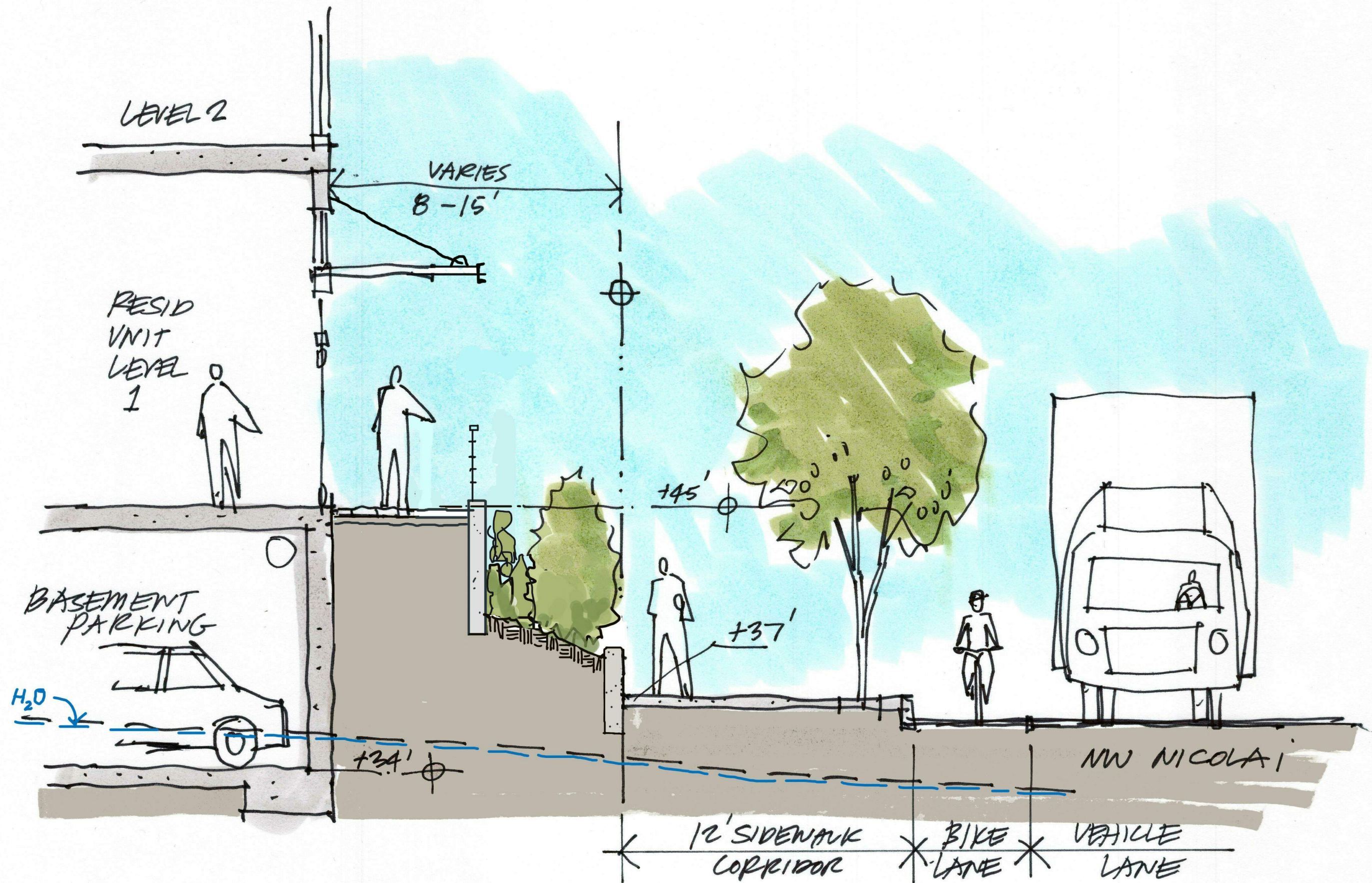


STOOP ENTRANCES



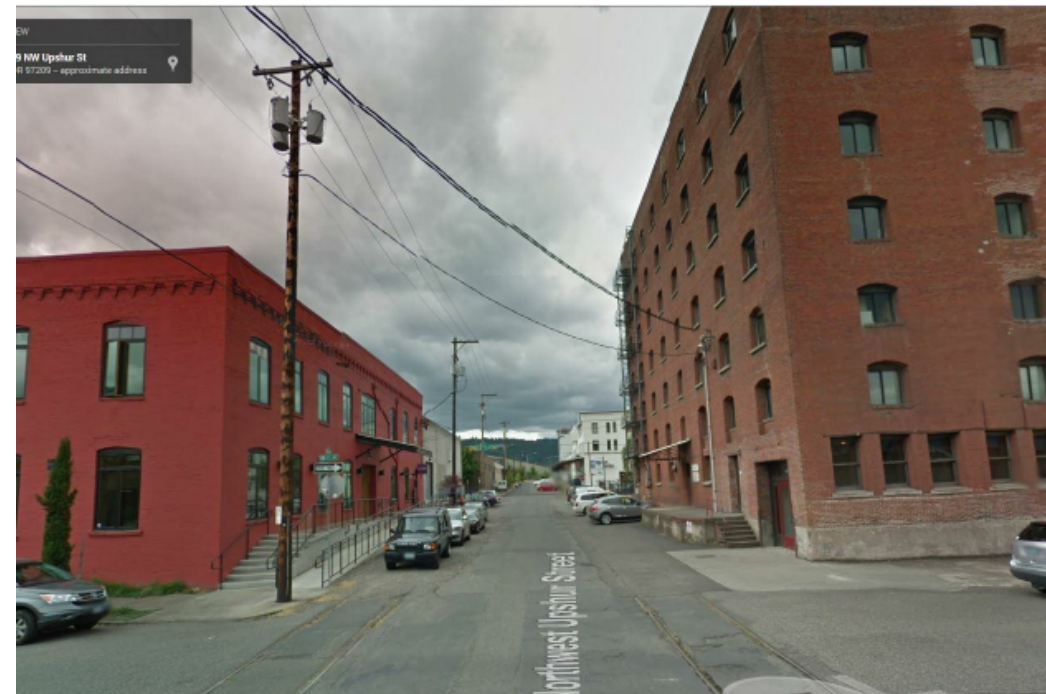
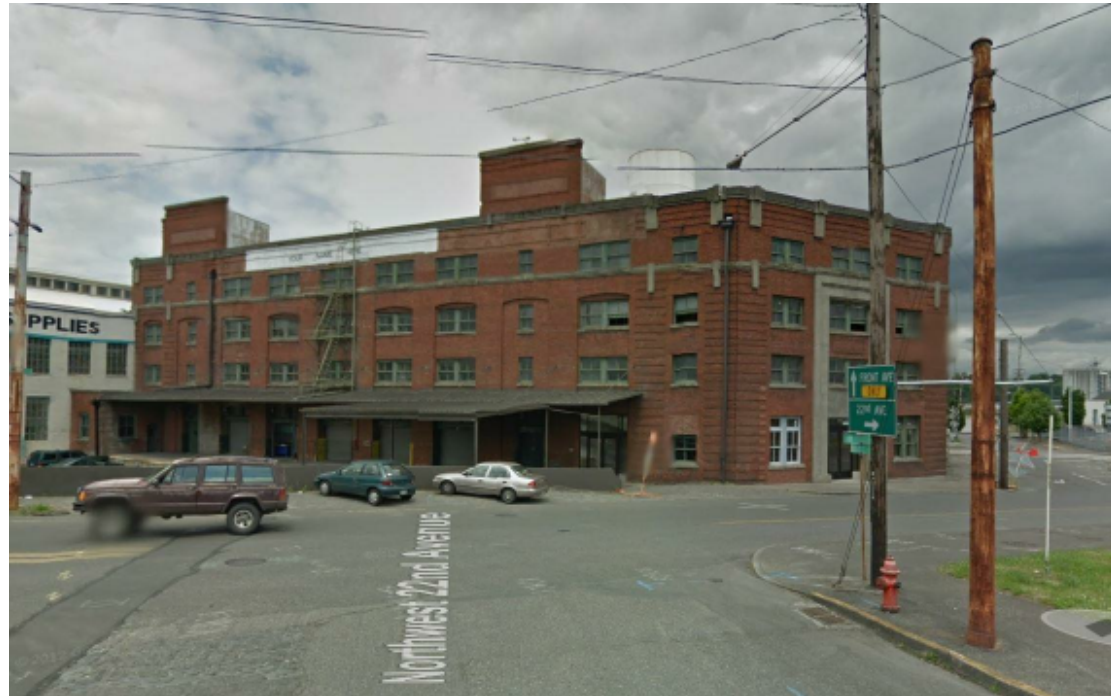




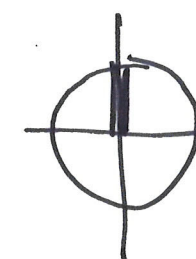
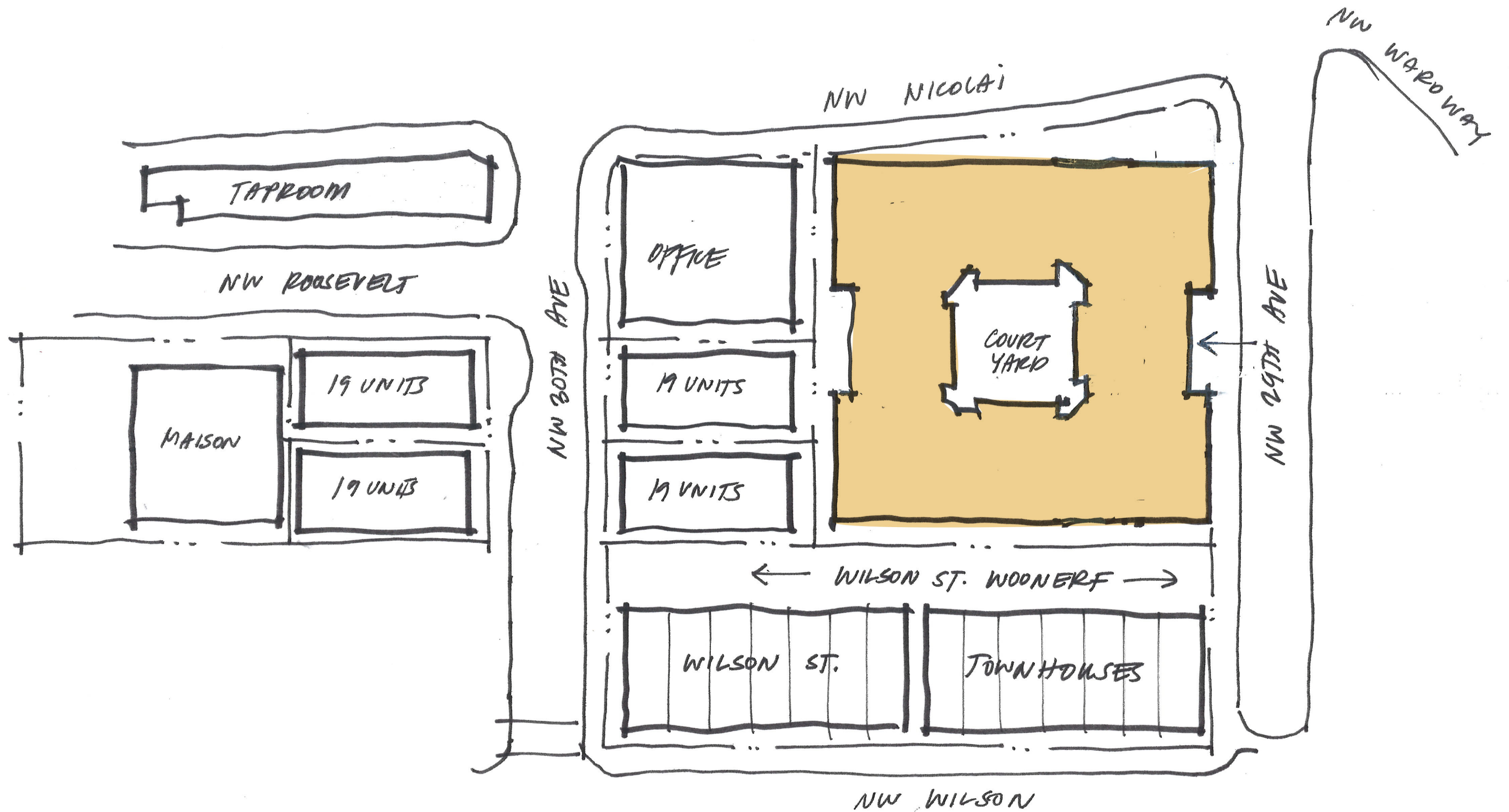












MODERA NICOLAJ
SITE PLAN

0 25 50 100

