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CLAY APARTMENTS
11TH AND CLAY



TIFFANY APARTMENTS
11TH AND CLAY



HELEN GORDON CHILD DEVELOPMENT CENTER
12TH AND MARKET



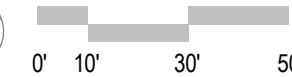
GRACE BIBLE CHURCH
12TH AND CLAY

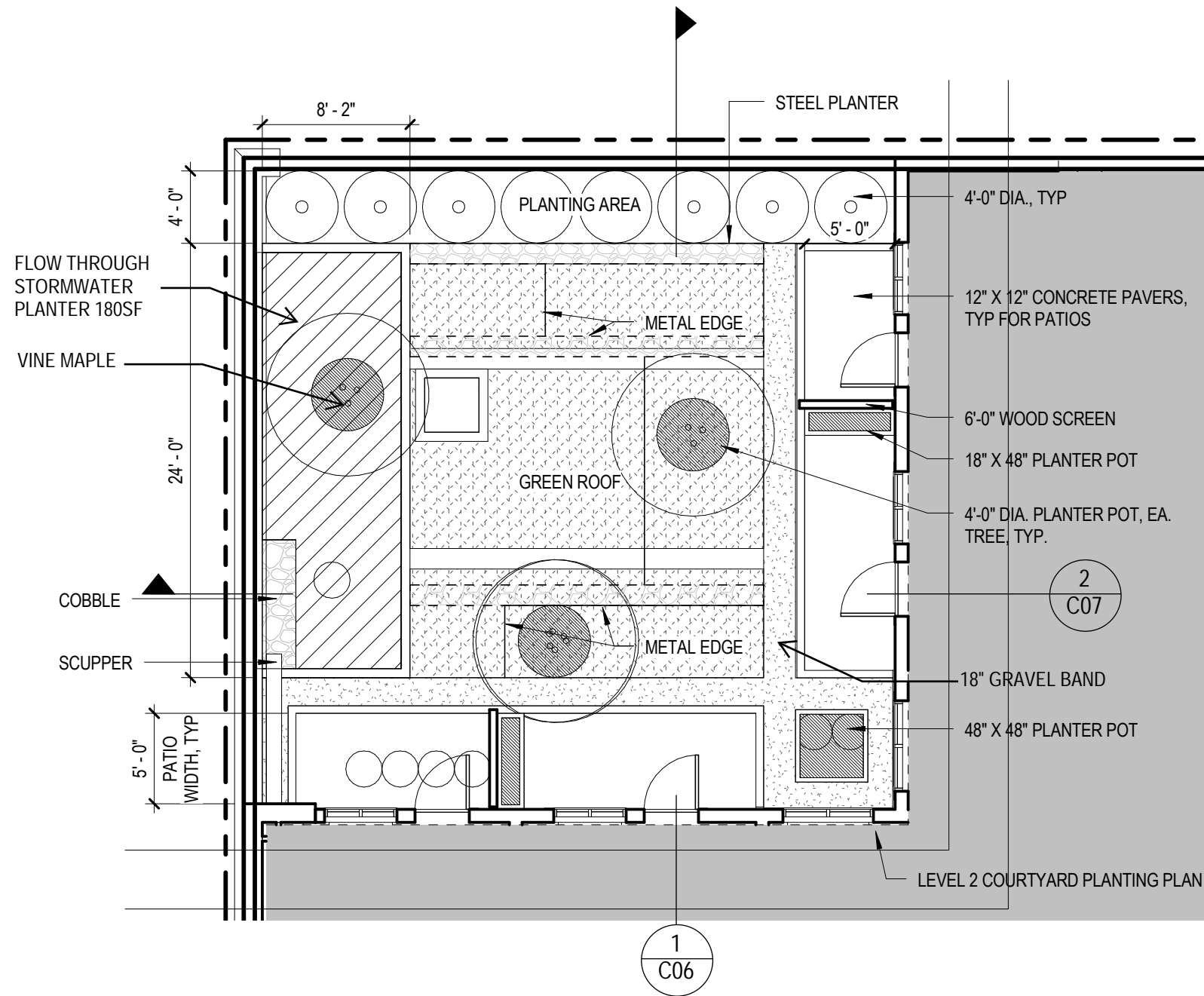


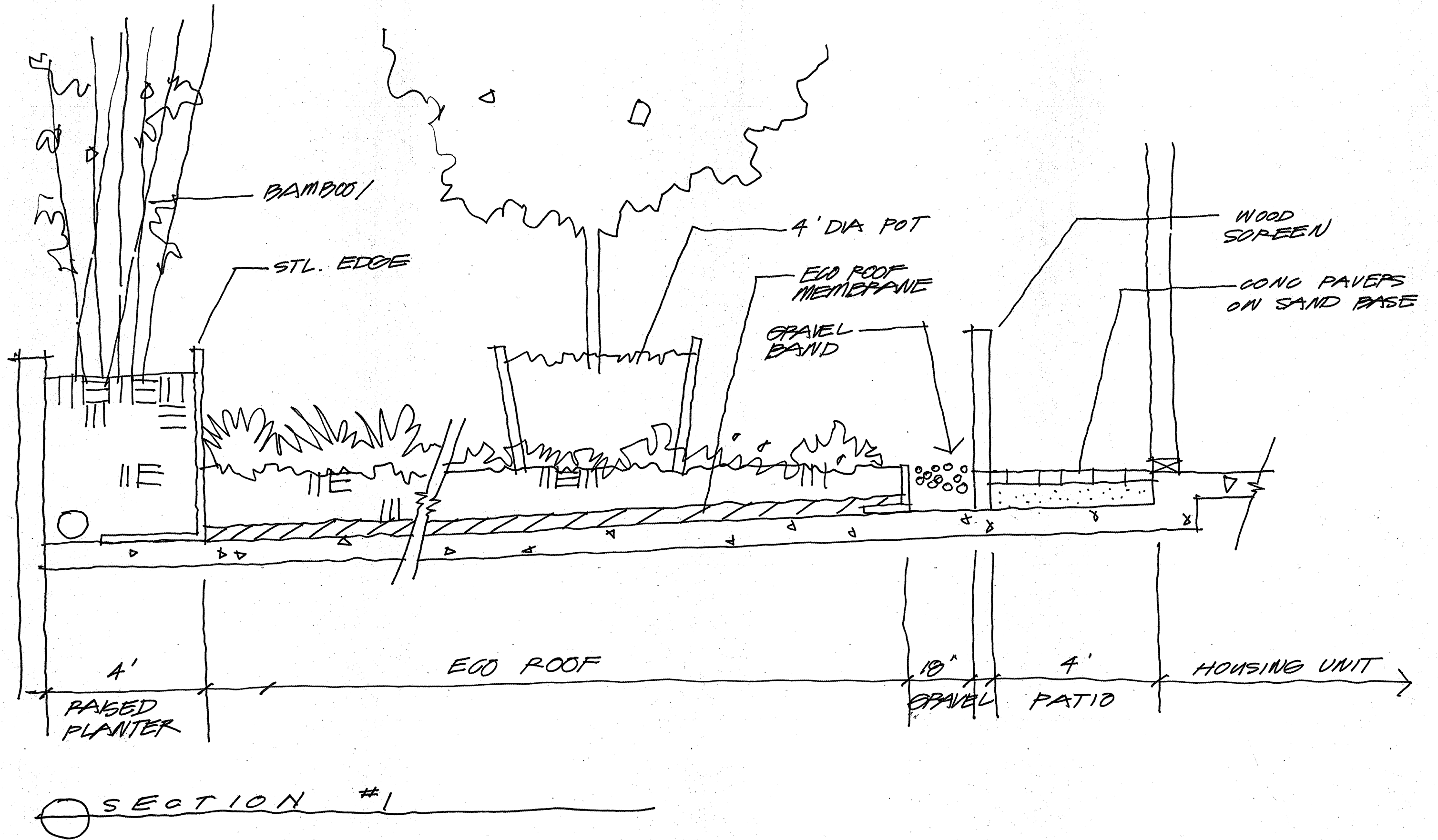
THE OLD CHURCH
11TH AND CLAY

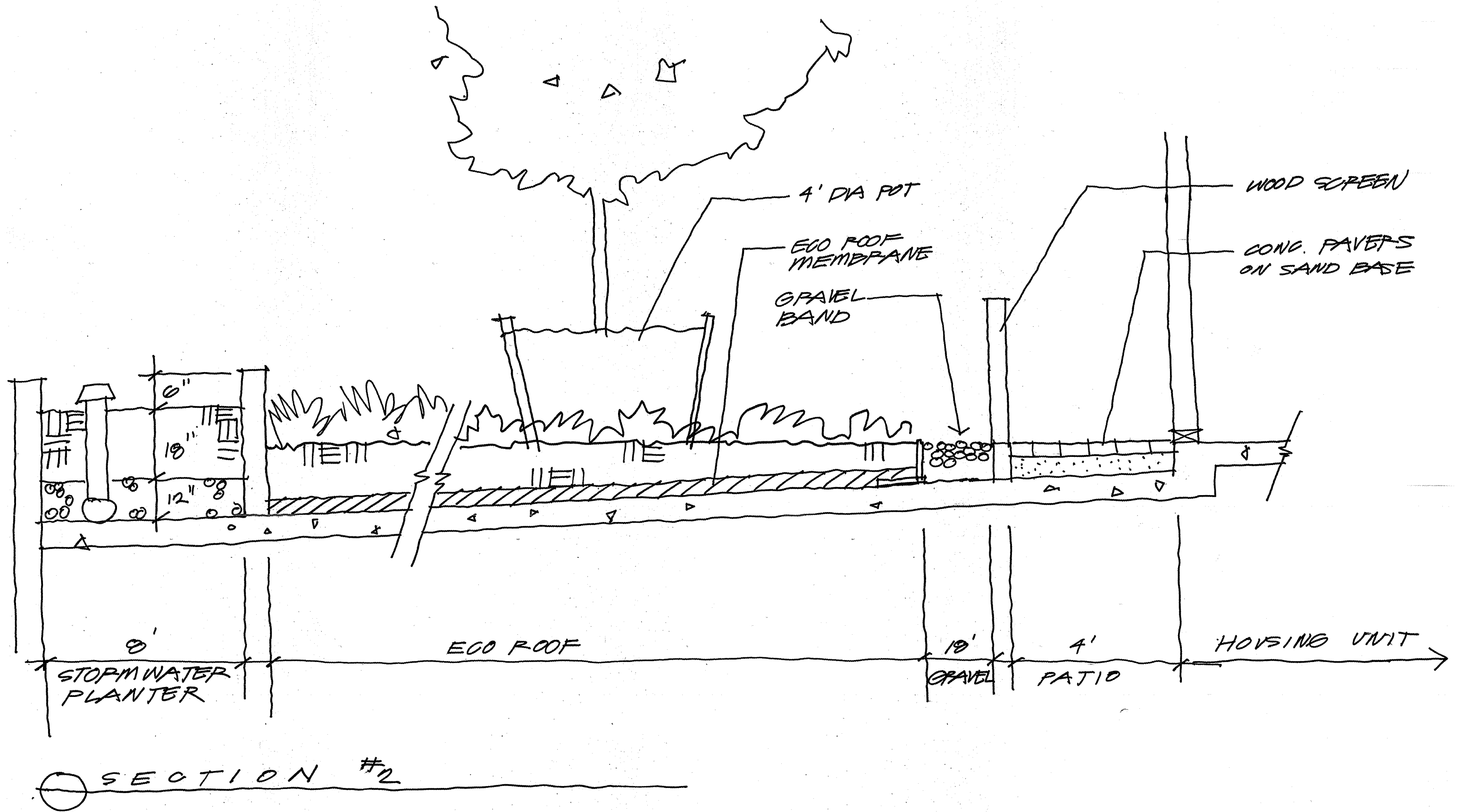


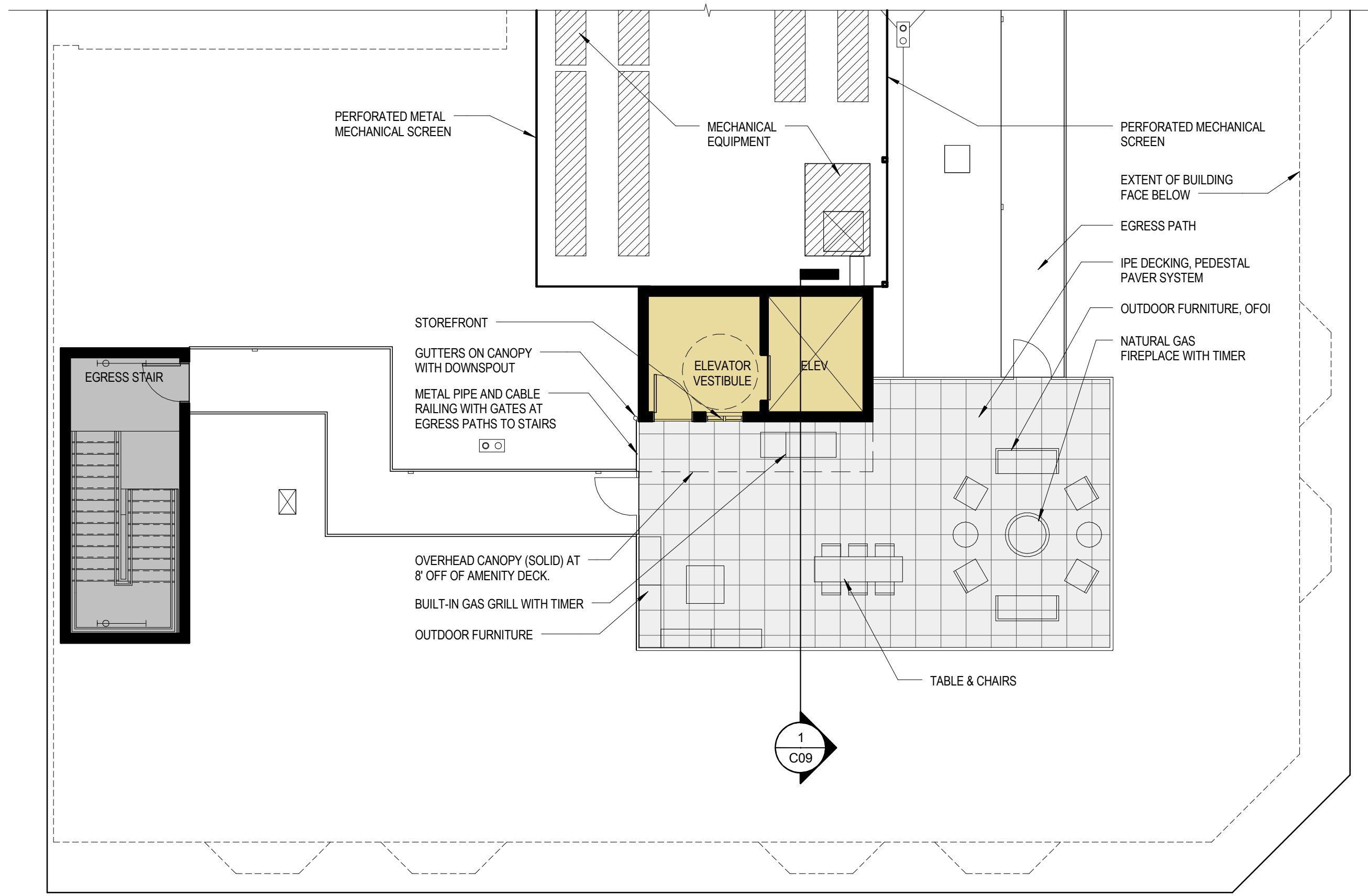
BENSON TOWER
11TH AND CLAY











PERFORATED METAL MECHANICAL SCREEN

MECHANICAL EQUIPMENT

PERFORATED MECHANICAL SCREEN

EXTENT OF BUILDING FACE BELOW

EGRESS PATH

IPE DECKING, PEDESTAL PAVER SYSTEM

OUTDOOR FURNITURE, OFOI

NATURAL GAS FIREPLACE WITH TIMER

STOREFRONT

GUTTERS ON CANOPY WITH DOWNSPOUT

METAL PIPE AND CABLE RAILING WITH GATES AT EGRESS PATHS TO STAIRS

ELEVATOR VESTIBULE

ELEV

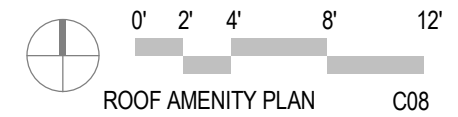
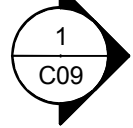
EGRESS STAIR

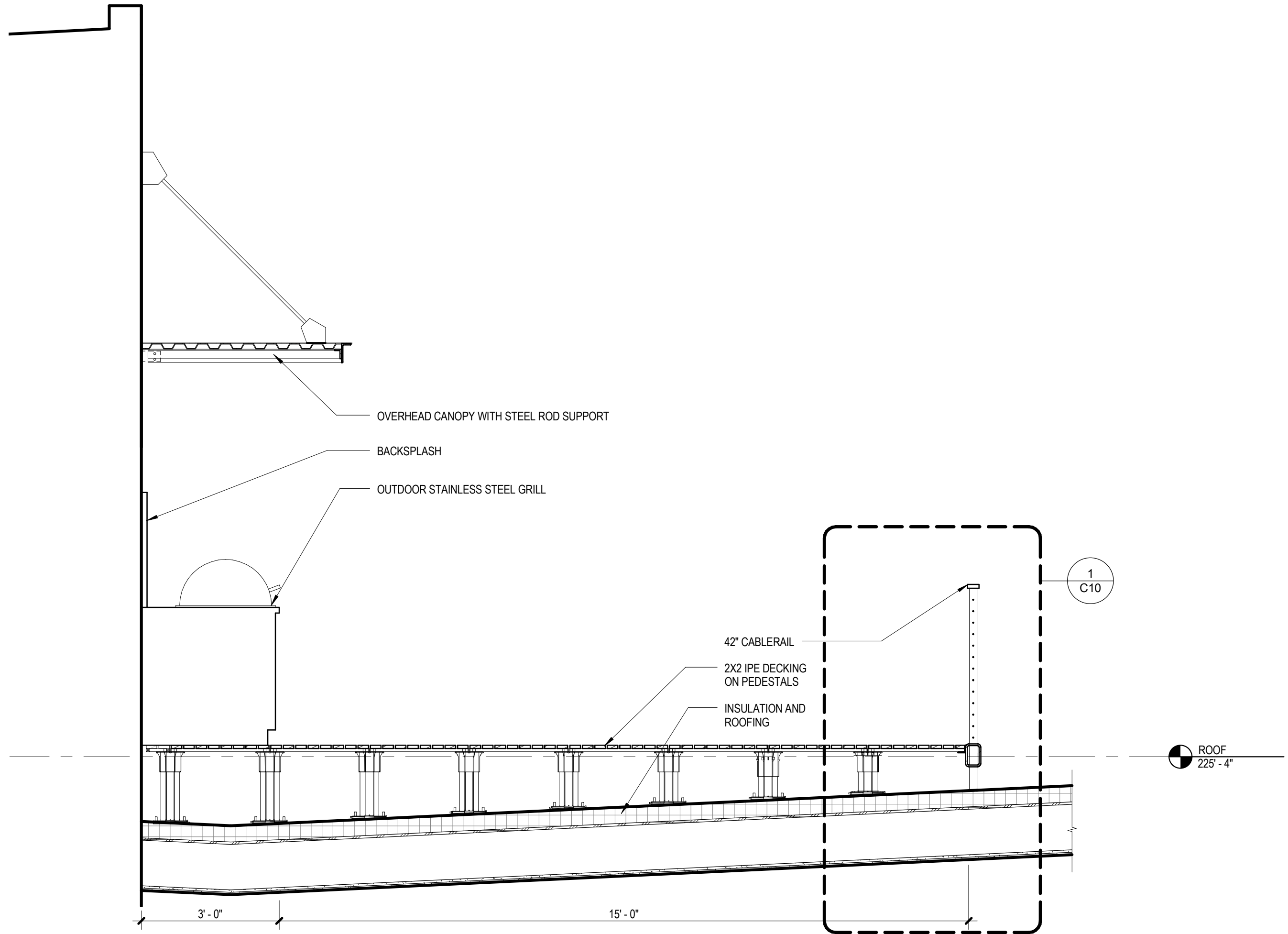
OVERHEAD CANOPY (SOLID) AT 8' OFF OF AMENITY DECK.

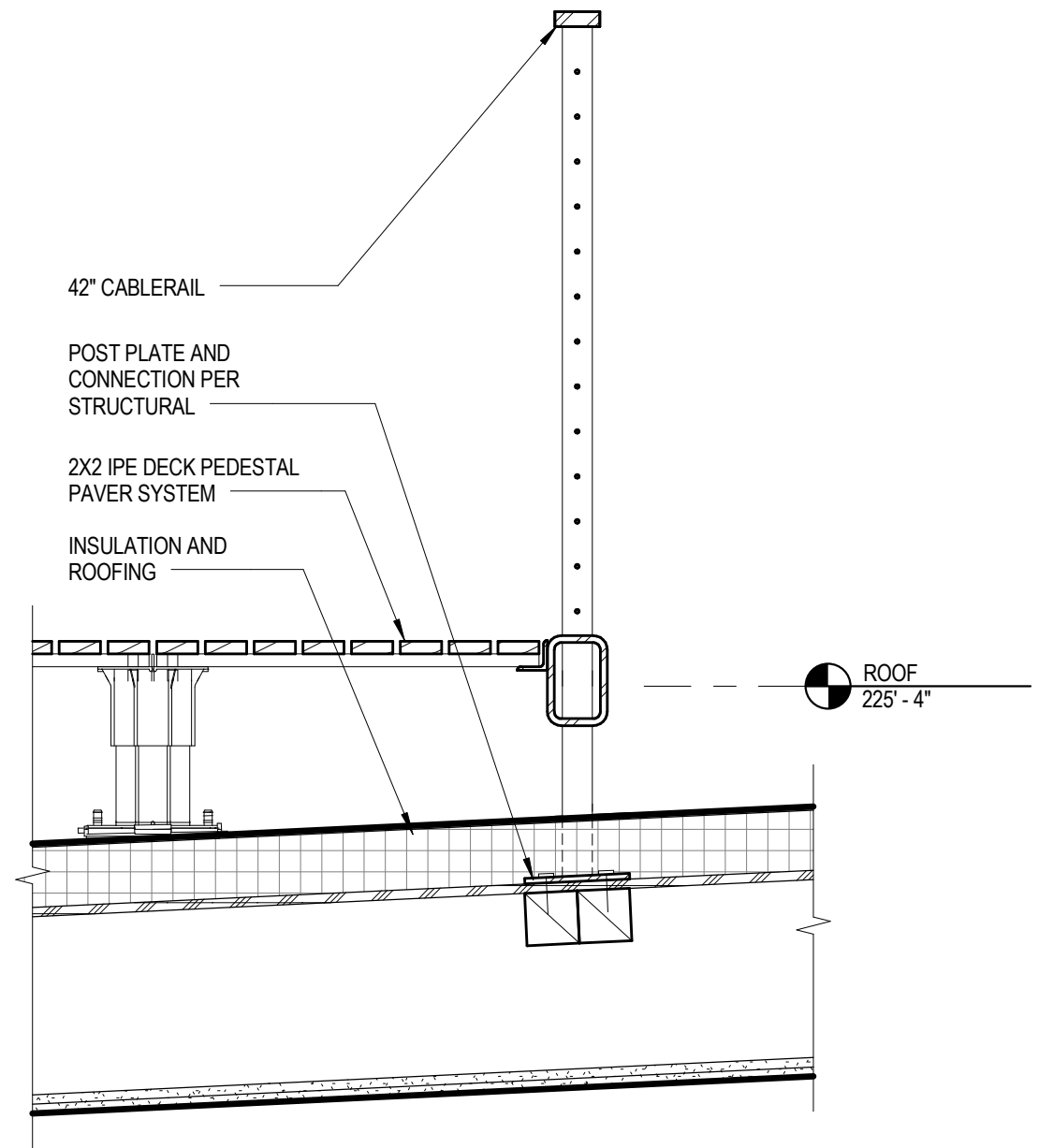
BUILT-IN GAS GRILL WITH TIMER

OUTDOOR FURNITURE

TABLE & CHAIRS







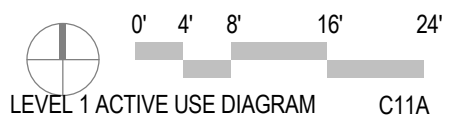
ROOFTOP AMENITY RAILING SECTION 1
 1" = 1'-0"



FAR ANALYSIS	
LEVEL 1	9,560 SF
LEVEL 2	8,482 SF
LEVEL 3	8,631 SF
LEVEL 4	8,631 SF
LEVEL 5	8,631 SF
LEVEL 6	8,631 SF
TOTAL FAR	52,566 SF



ACTIVE USE AREA (50 LINEAR FEET OF EACH STREET FACE, 25 FEET DEEP REQUIRED)





STORMWATER PLANTER

PATIOS W/ PAVERS,
PRIVACY FENCES (2), AND
PARTIAL HEIGHT FENCES

GLASS CANOPY TYP.







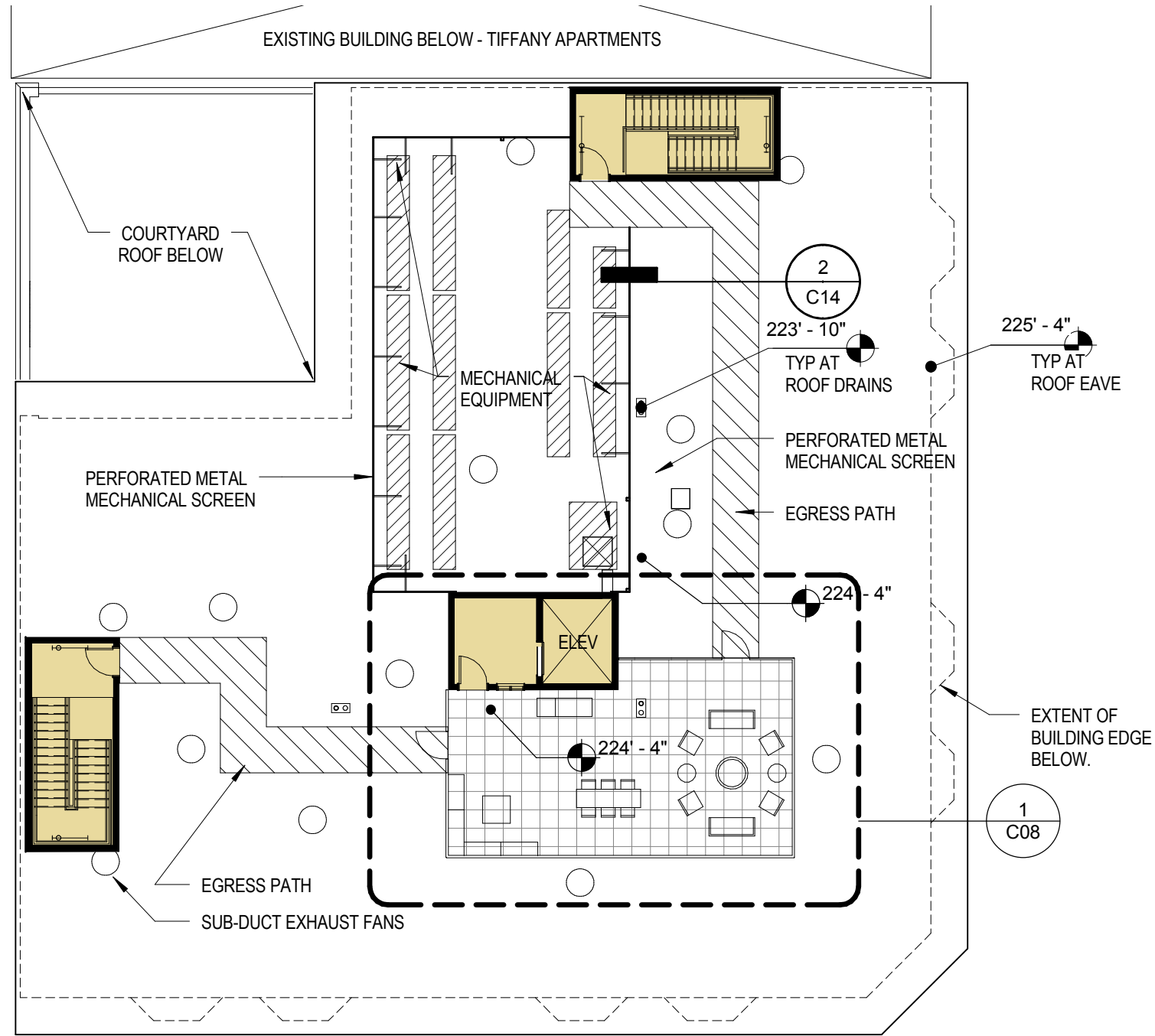
 = TWO WALL-MOUNTED BIKE PARKING SPOTS

BIKE PARKING PROVIDED:
 11 UNITS X 2 BIKES PER UNIT = 22 BIKES PER FLOOR
 22 BIKES X 5 FLOORS = 110 BIKES

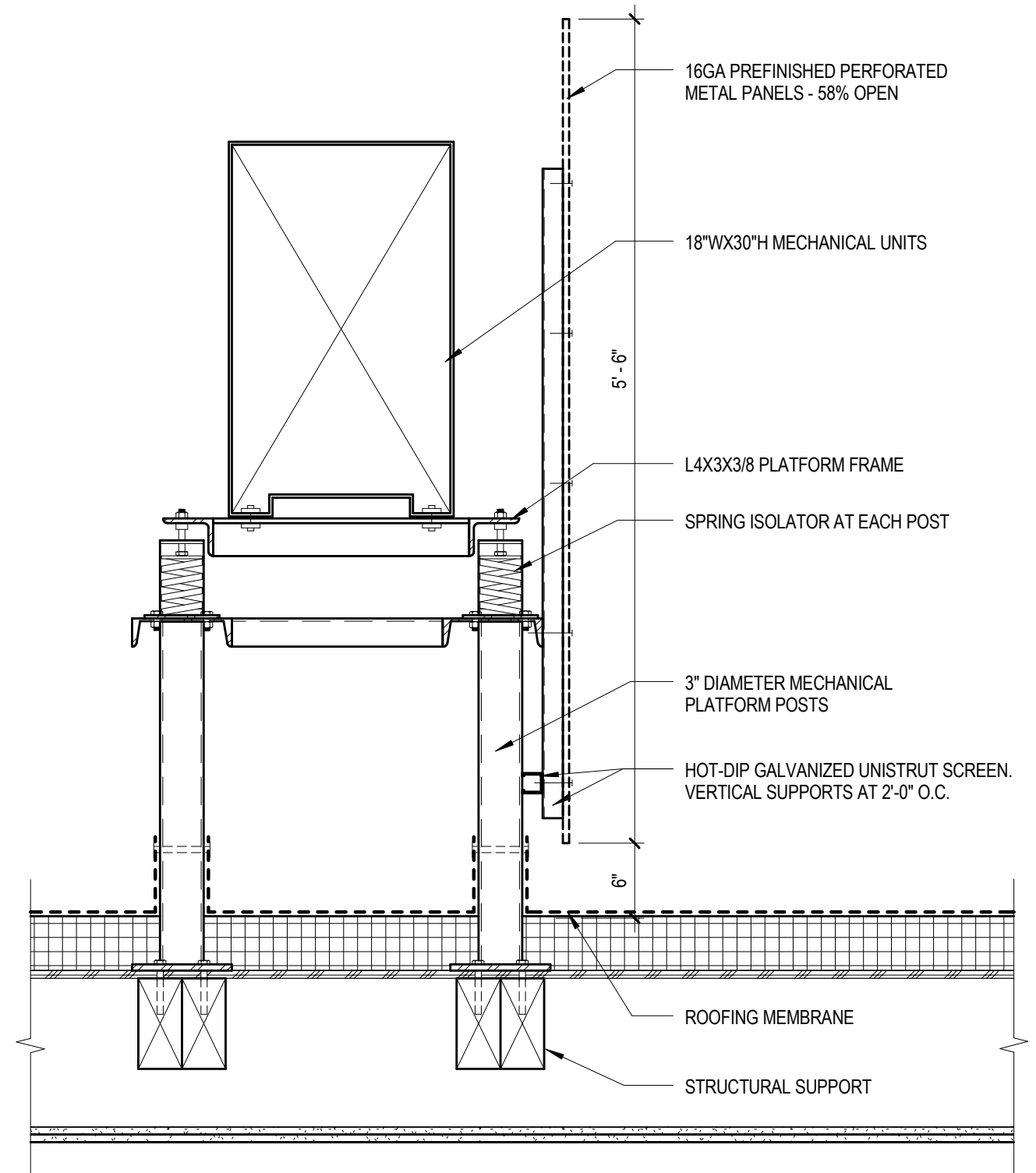
+ 4 BIKES AT LEVEL 1 IN TWO UNITS
 + 4 BIKES IN BIKE ROOM AT LEVEL 1 LOBBY
 + 6 BIKES IN LEVEL 1 GARAGE
 = 124 BIKE PARKING SPACES TOTAL

BIKE PARKING REQUIRED:
 LONG TERM:
 1.5 BIKES PER UNIT 62 UNITS = 93 LONG TERM SPACES

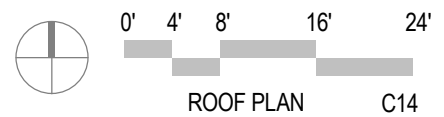
SHORT TERM:
 1 PER 20 UNITS = 4 SPACES VIA BICYCLE PARKING FUND



ROOF PLAN 1
1/16" = 1'-0"

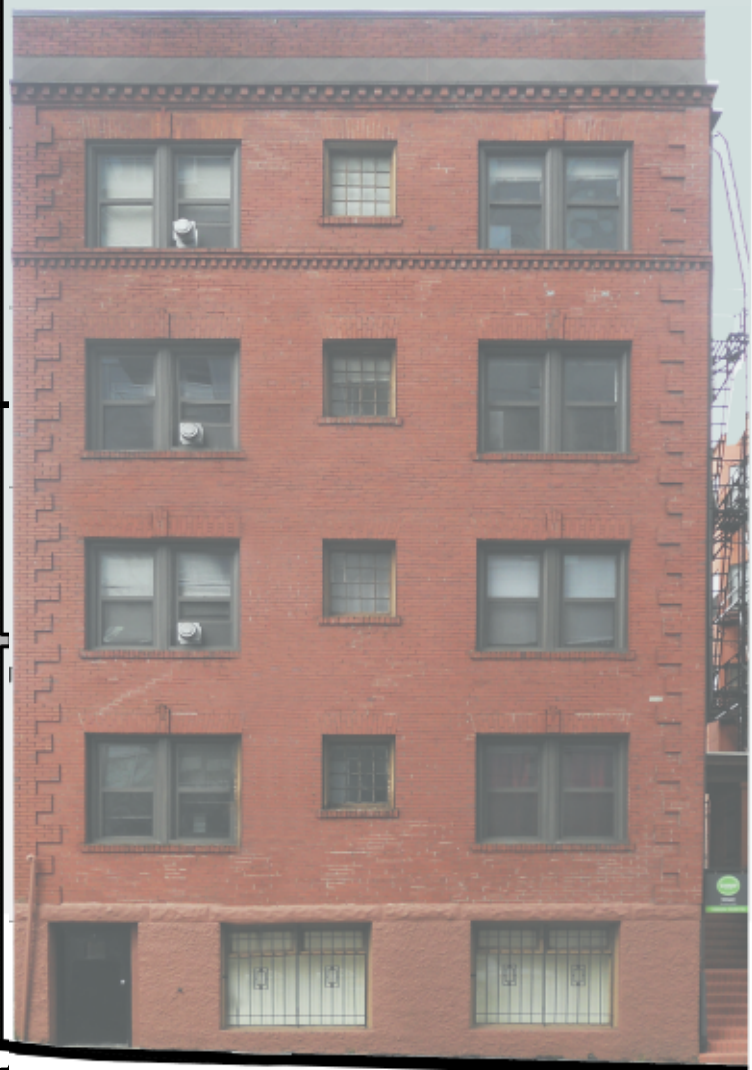


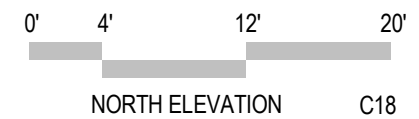
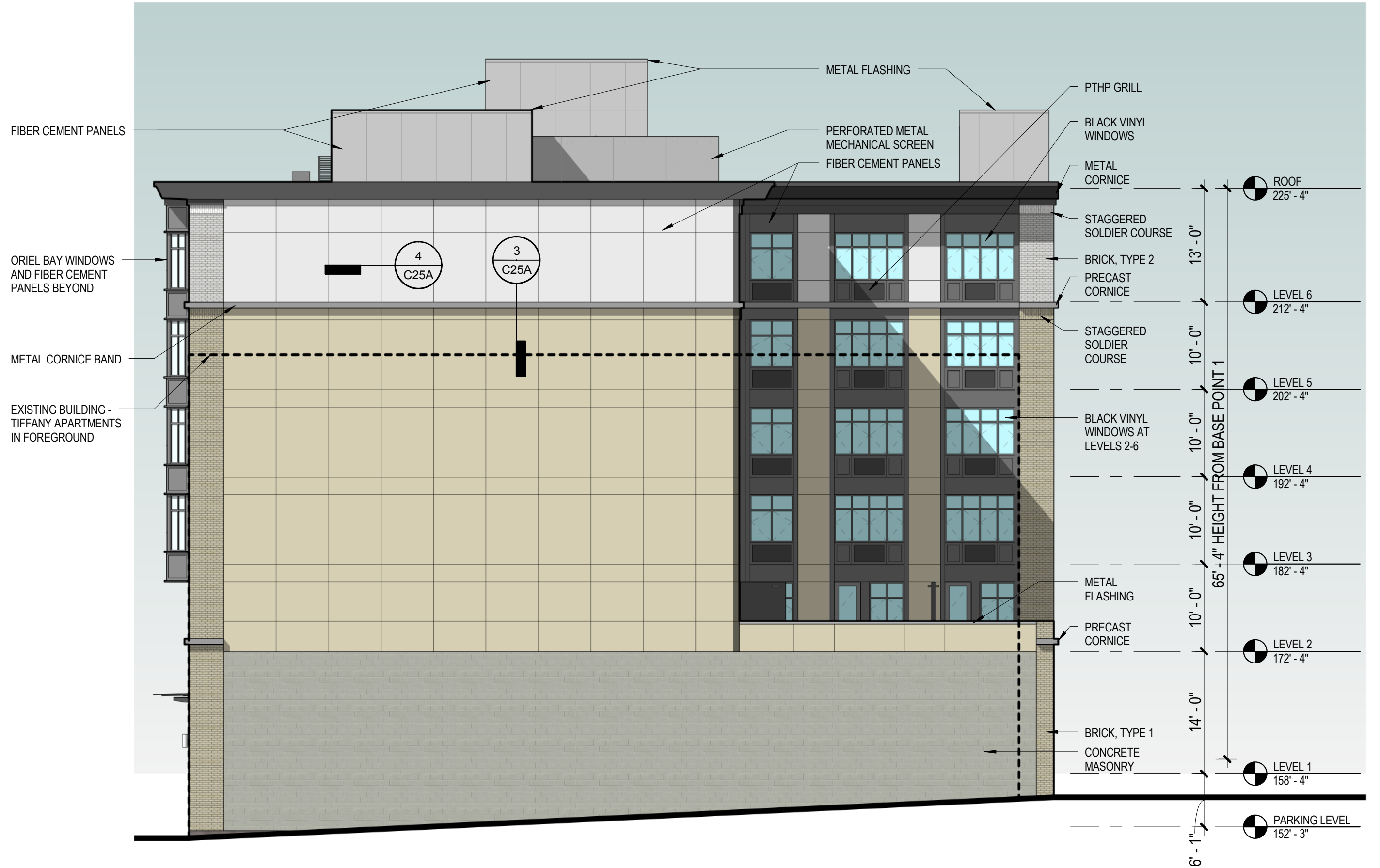
MECHANICAL SCREEN 2
1" = 1'-0"

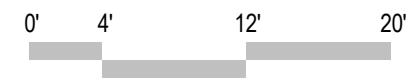
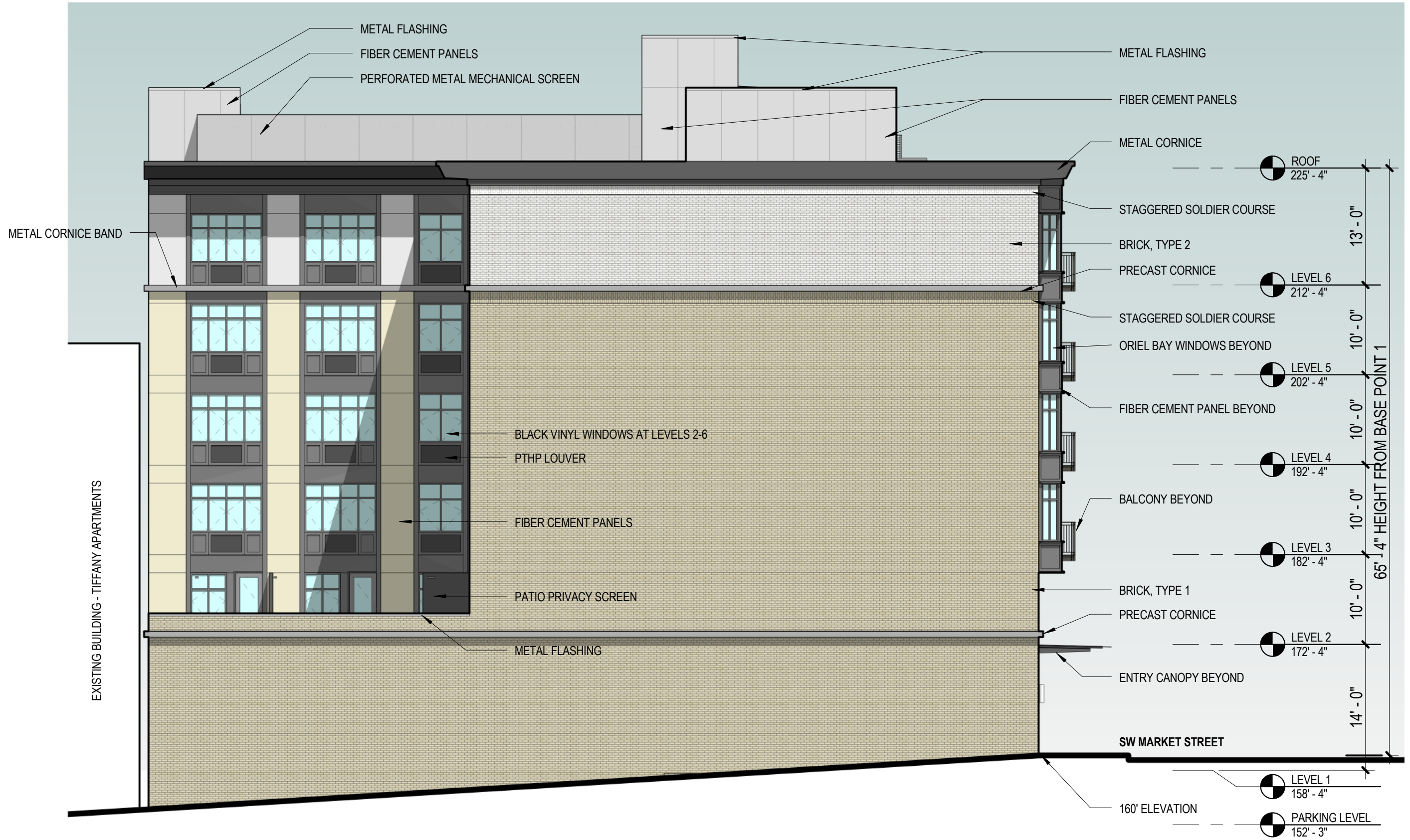




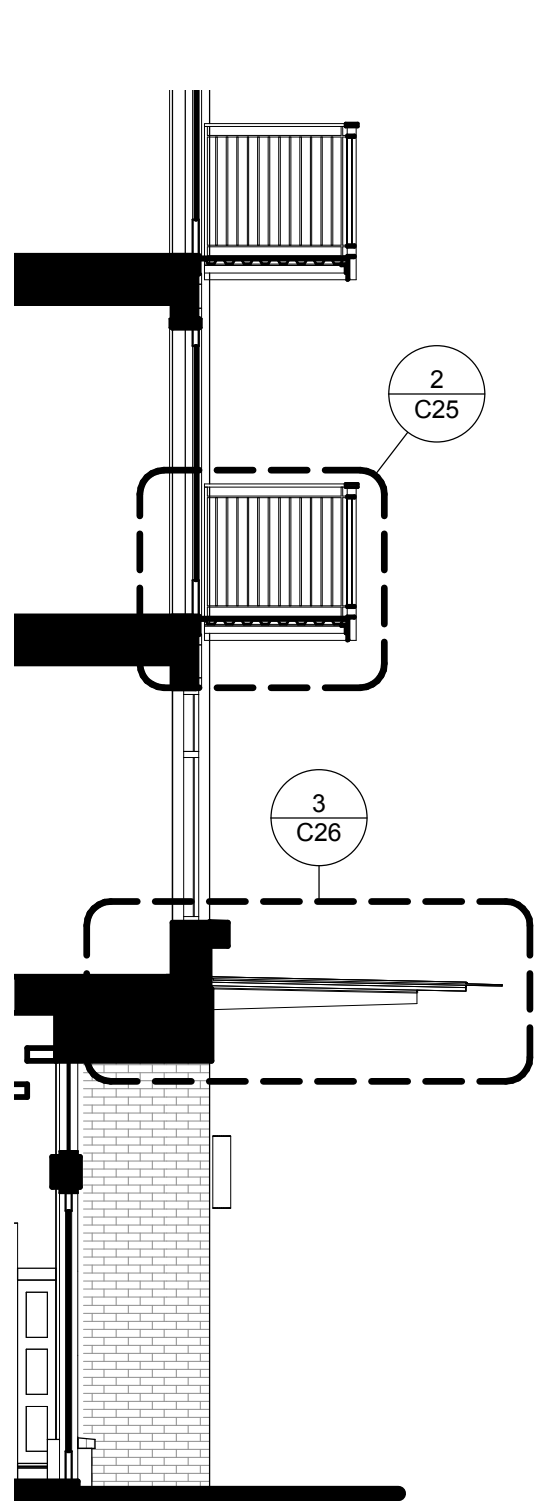






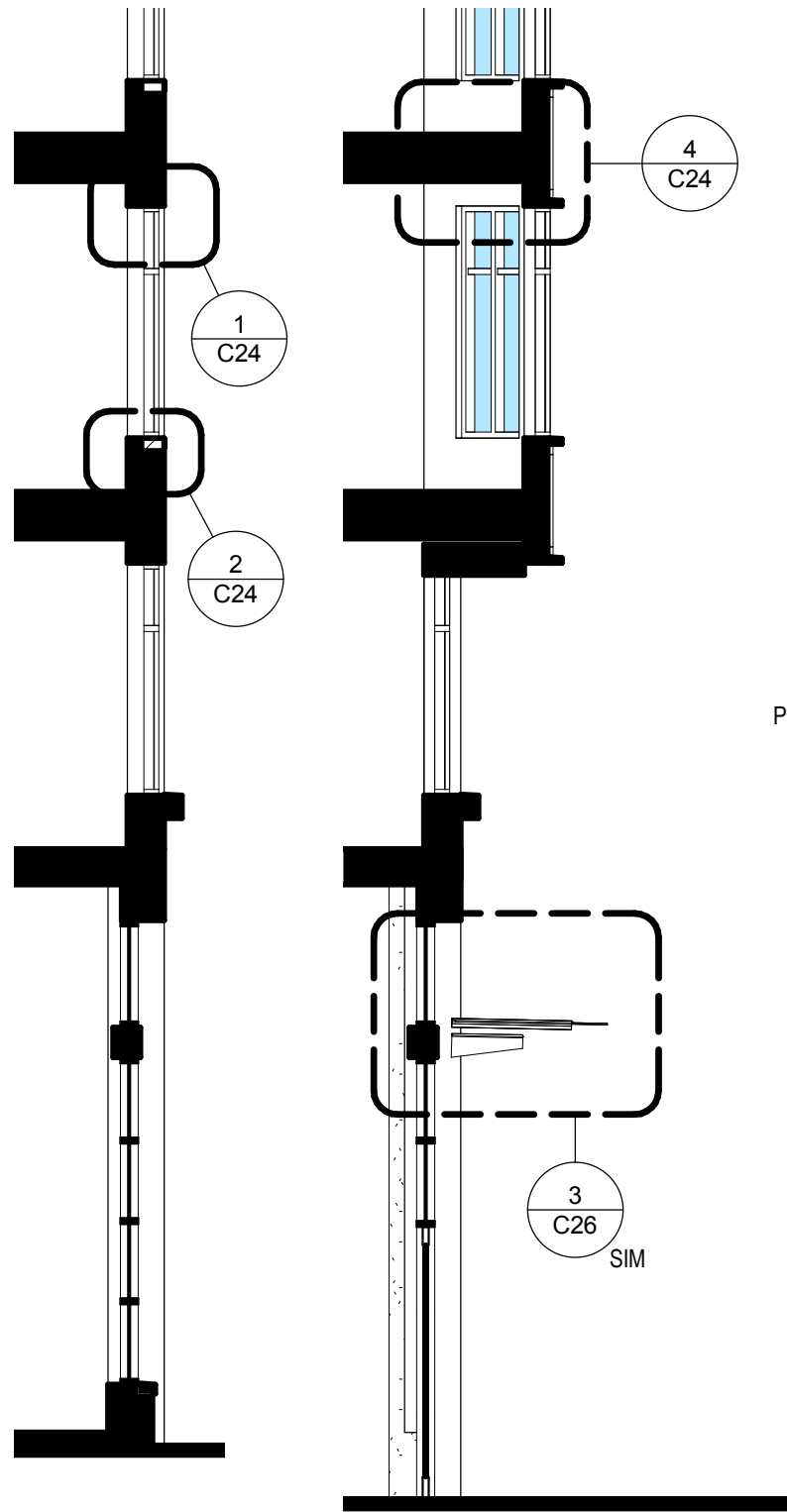






WALL SECTION
3/16" = 1'-0" (2)

ENLARGED SOUTH ELEVATION
3/16" = 1'-0" (1)

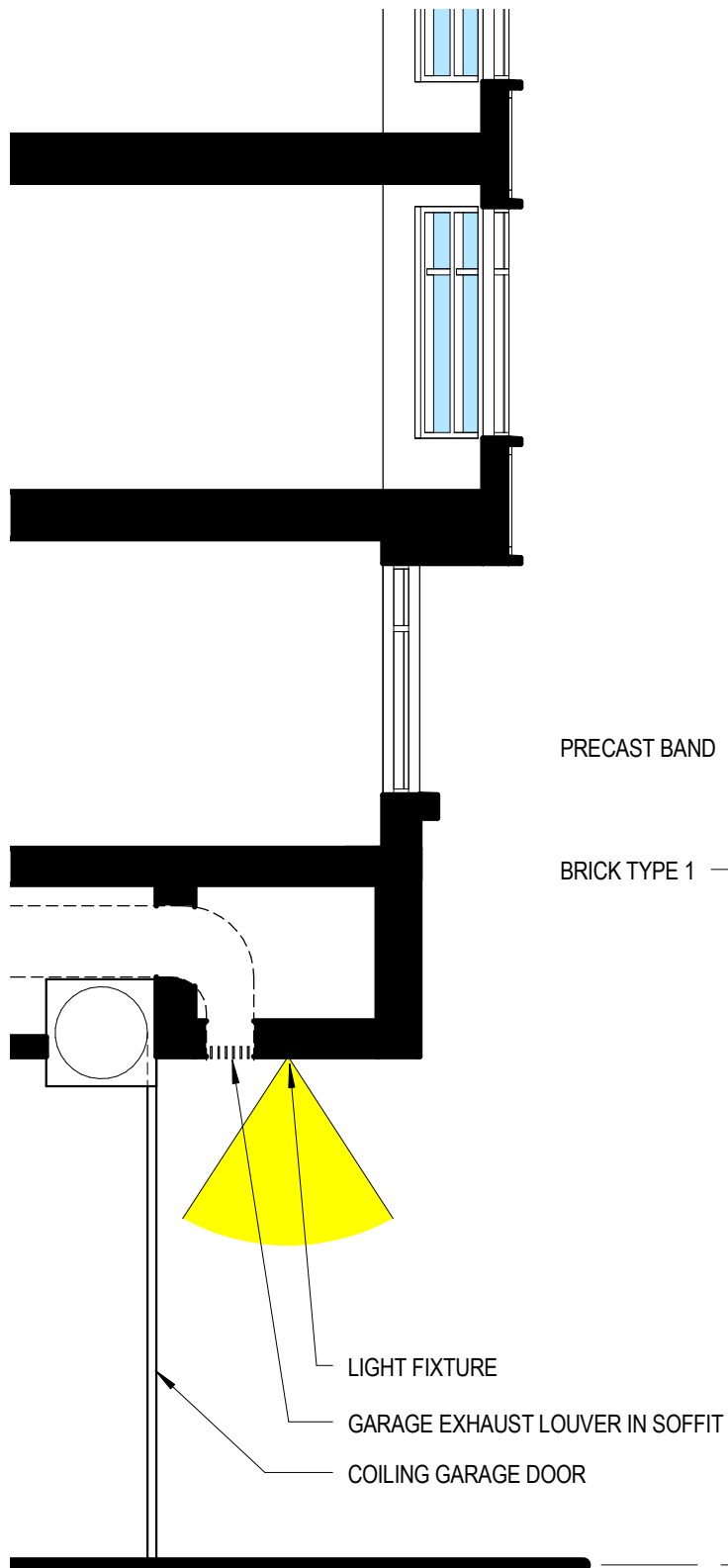


WALL SECTION 3
3/16" = 1'-0"

WALL SECTION 2
3/16" = 1'-0"



EAST ELEVATION 1
3/16" = 1'-0"



PRECAST BAND

BRICK TYPE 1

LIGHT FIXTURE

GARAGE EXHAUST LOUVER IN SOFFIT

COILING GARAGE DOOR

WALL SECTION 2
3/16" = 1'-0"



LEVEL 4
192' - 4"

LEVEL 3
182' - 4"

LEVEL 2
172' - 4"

LEVEL 1
158' - 4"

PARKING LEVEL
152' - 3"

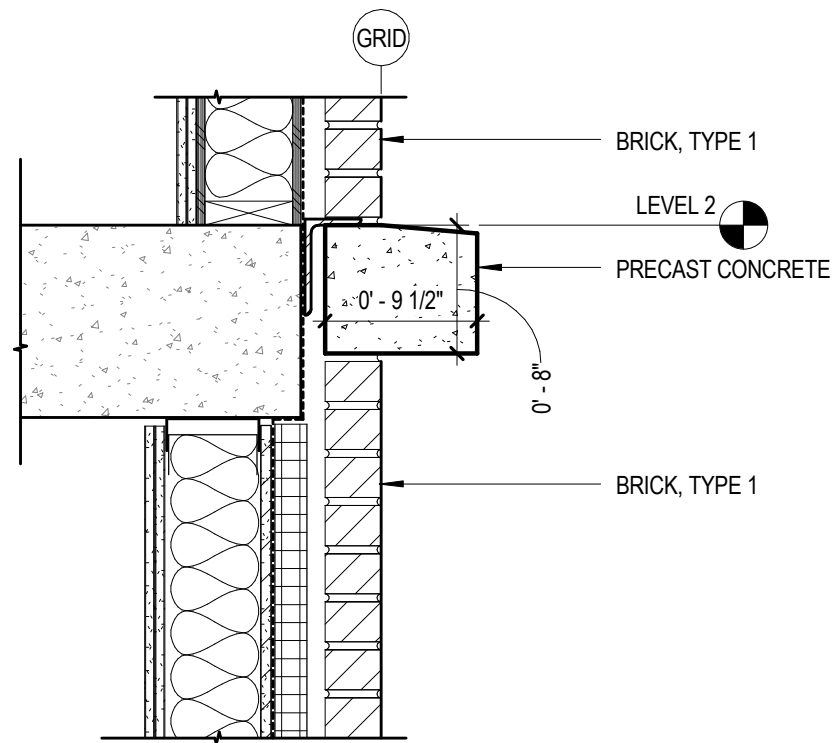
BRICK TYPE 2

METAL LOUVERS AT GENERATOR ROOM

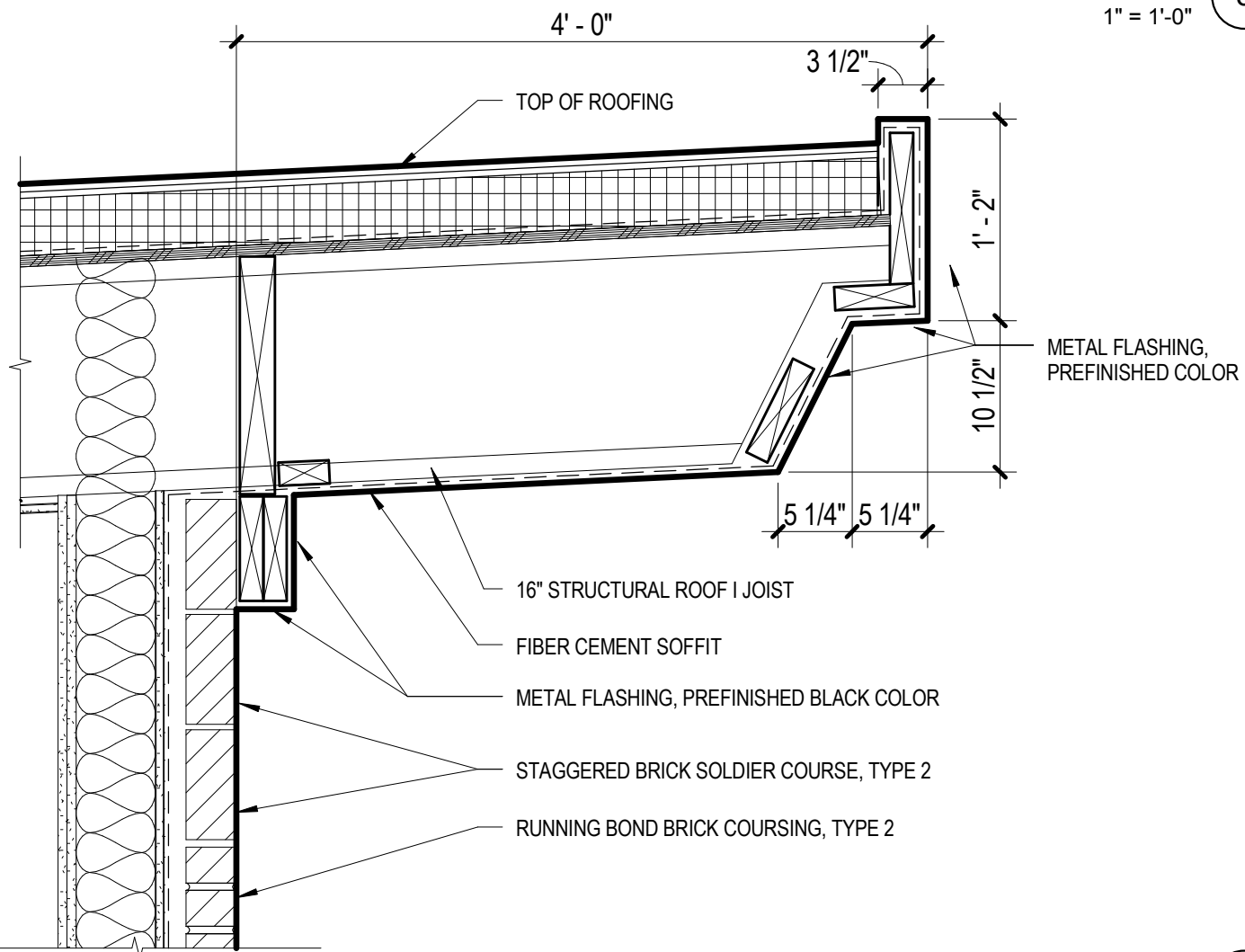
PERFORATED COILING DOOR

152' ELEVATION
151' ELEVATION

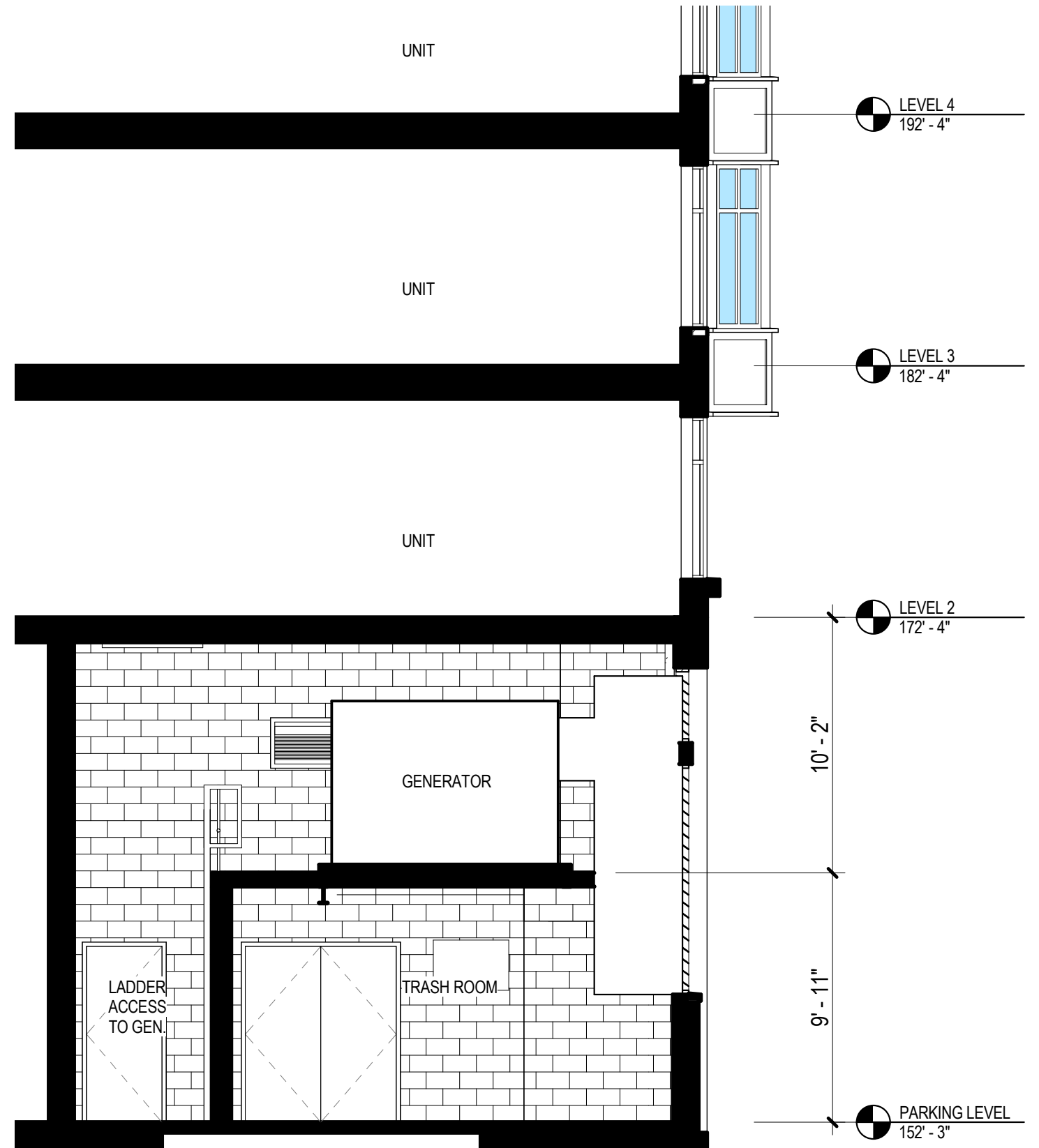
EAST ELEVATION 1
3/16" = 1'-0"



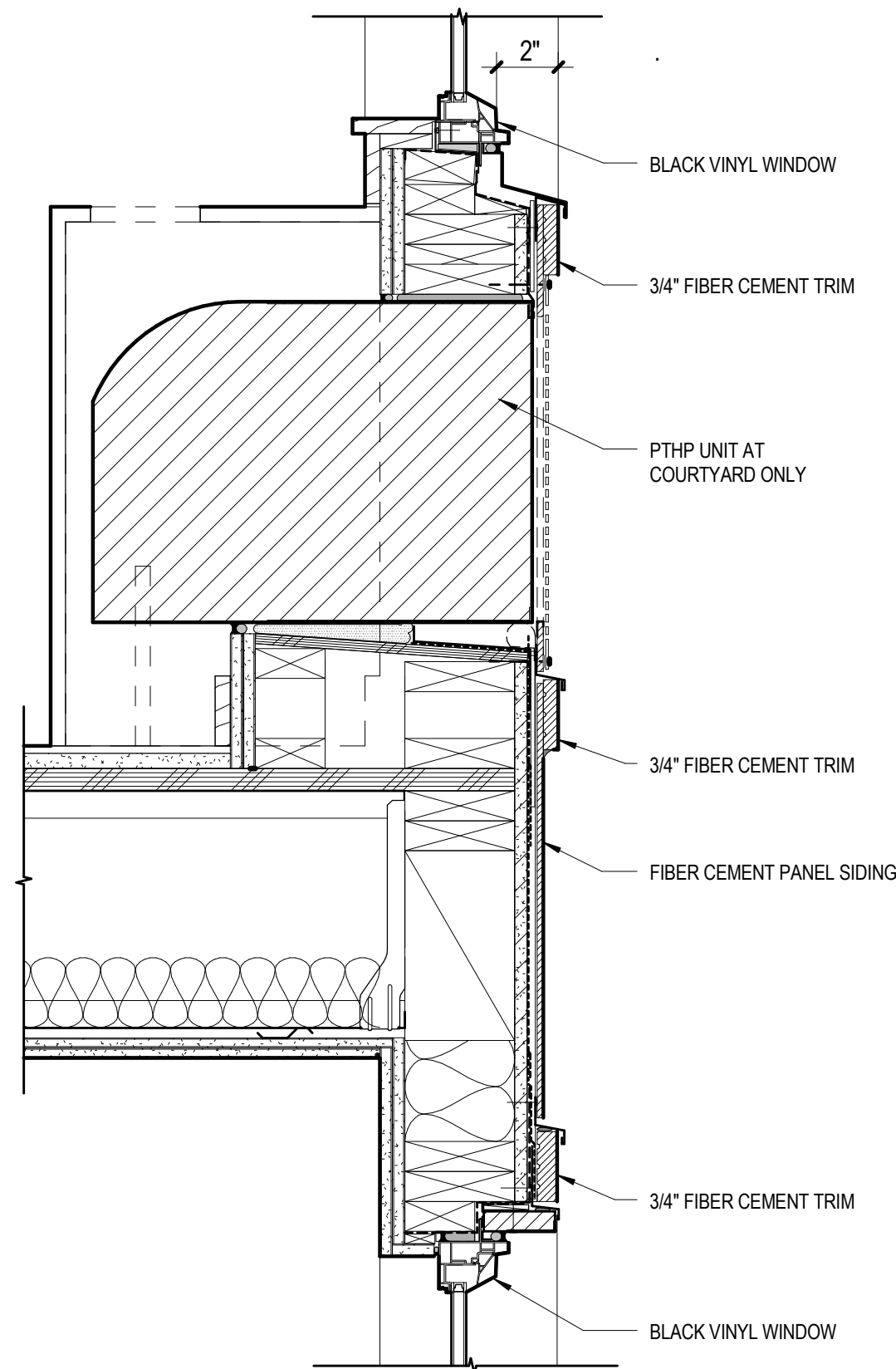
PRECAST CORNICE SECTION 3
1" = 1'-0"



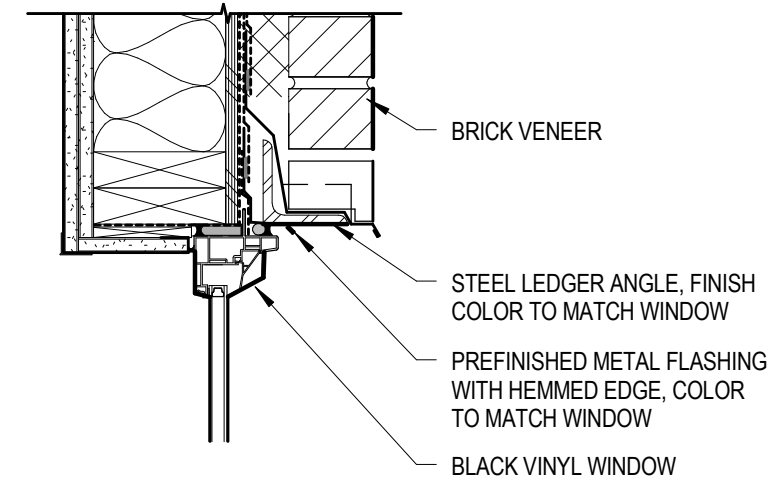
ROOF CORNICE SECTION 2
1" = 1'-0"



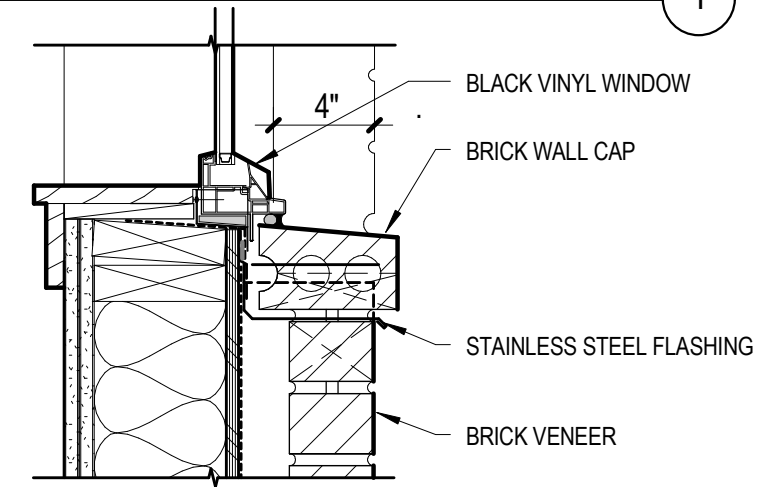
SECTION AT GENERATOR ROOM 1
3/16" = 1'-0"



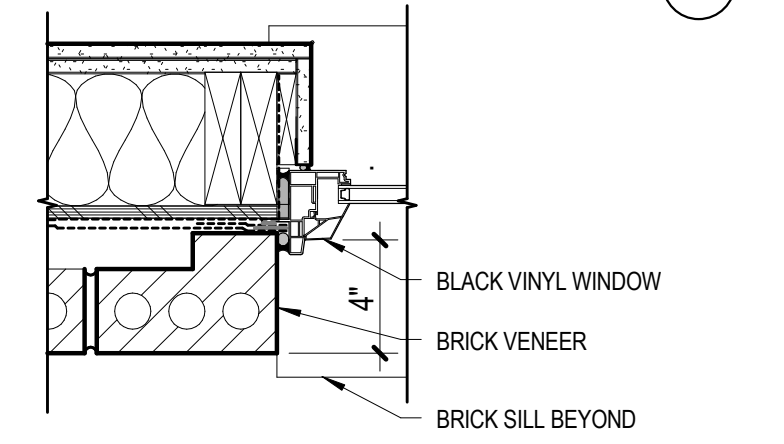
COURTYARD PTHP SECTION AT JAMB 4



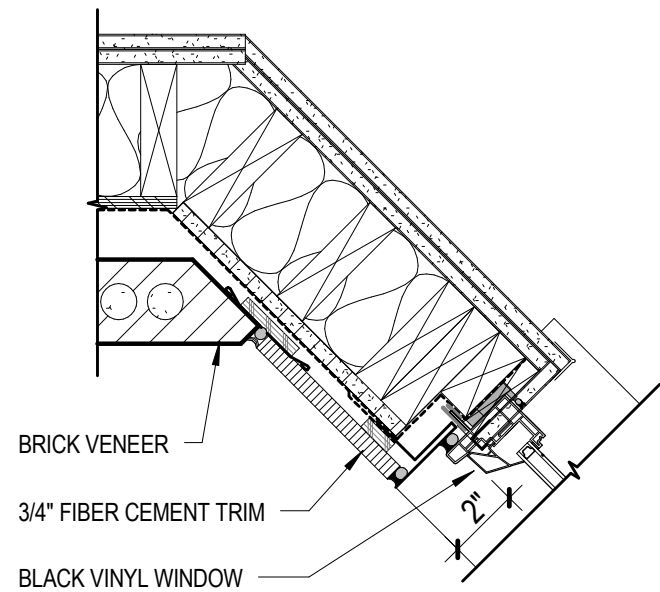
WINDOW HEAD AT BRICK 1



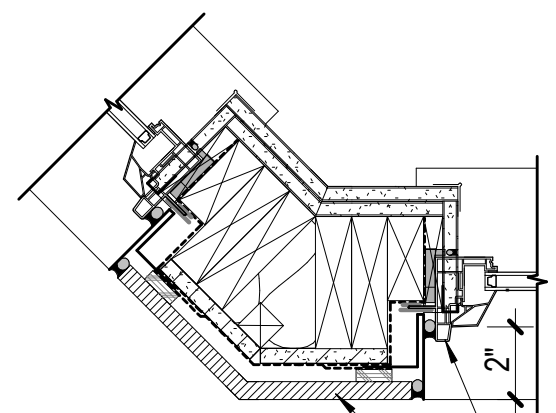
WINDOW SILL AT BRICK 2



WINDOW JAMB AT BRICK 3

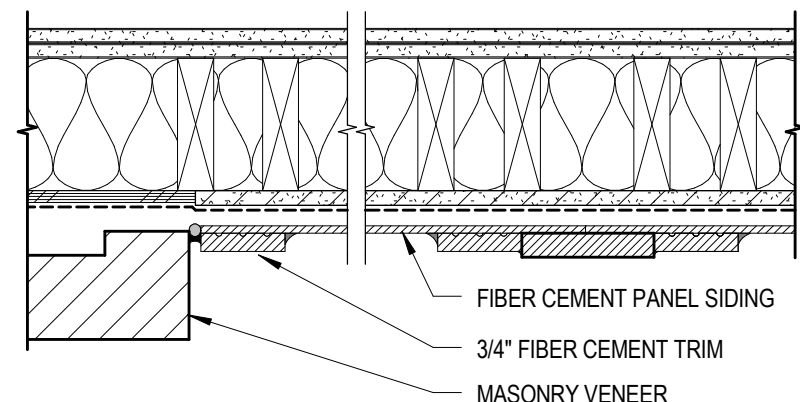


BRICK VENEER
3/4" FIBER CEMENT TRIM
BLACK VINYL WINDOW



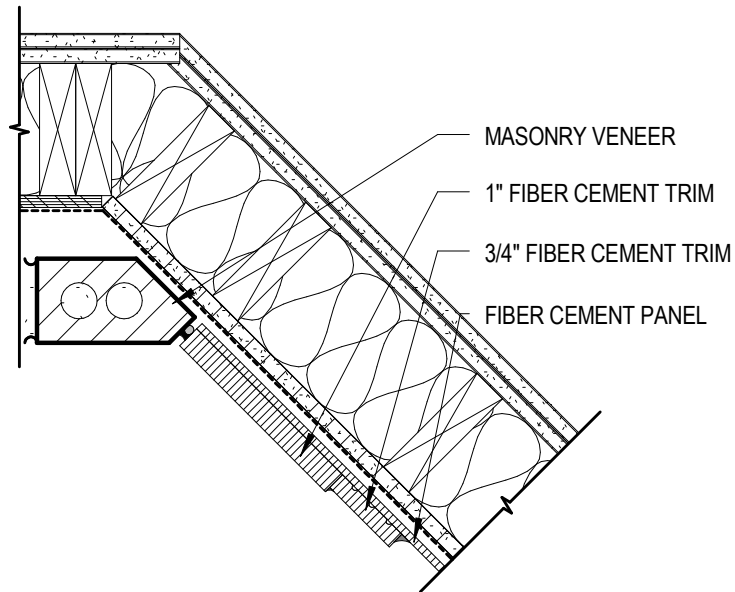
BLACK VINYL WINDOW
FIBER CEMENT PANEL SIDING

PLAN DETAIL AT WINDOW BAY 3
1 1/2" = 1'-0"



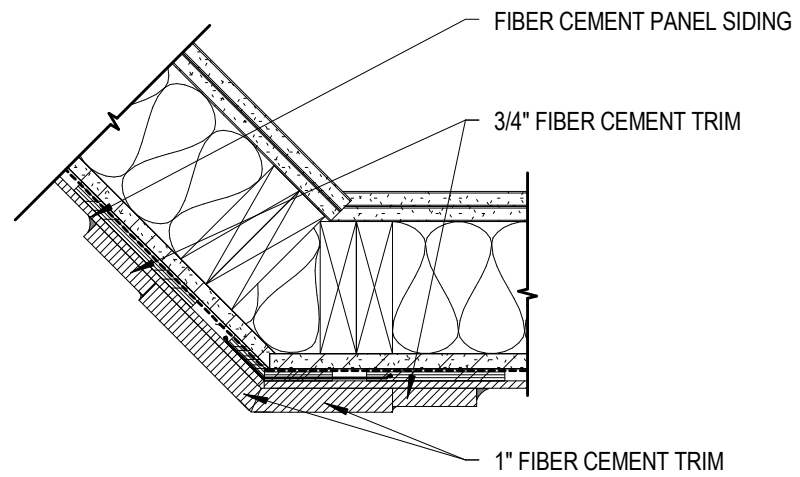
FIBER CEMENT PANEL SIDING
3/4" FIBER CEMENT TRIM
MASONRY VENEER

PLAN DETAIL BELOW WINDOW BAY 1
1 1/2" = 1'-0"



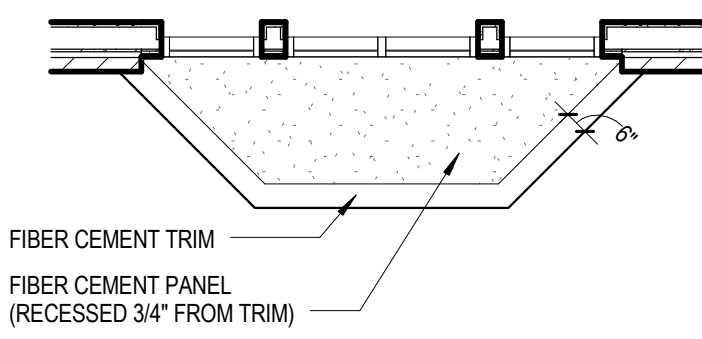
MASONRY VENEER
1" FIBER CEMENT TRIM
3/4" FIBER CEMENT TRIM
FIBER CEMENT PANEL

BRICK JAMB AT BAY 5
1 1/2" = 1'-0"



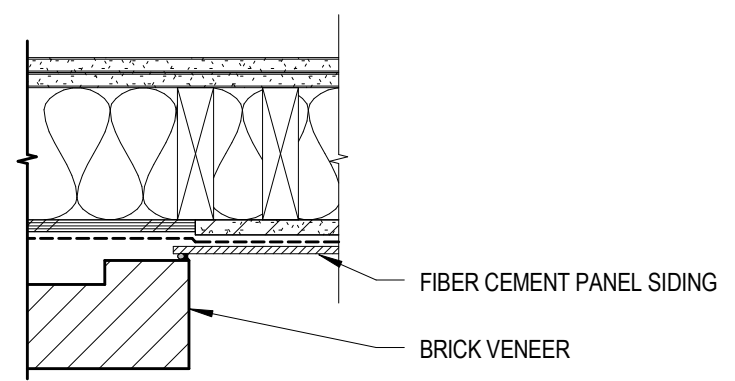
FIBER CEMENT PANEL SIDING
3/4" FIBER CEMENT TRIM
1" FIBER CEMENT TRIM

PLAN DETAIL BELOW WINDOW BAY 4
1 1/2" = 1'-0"



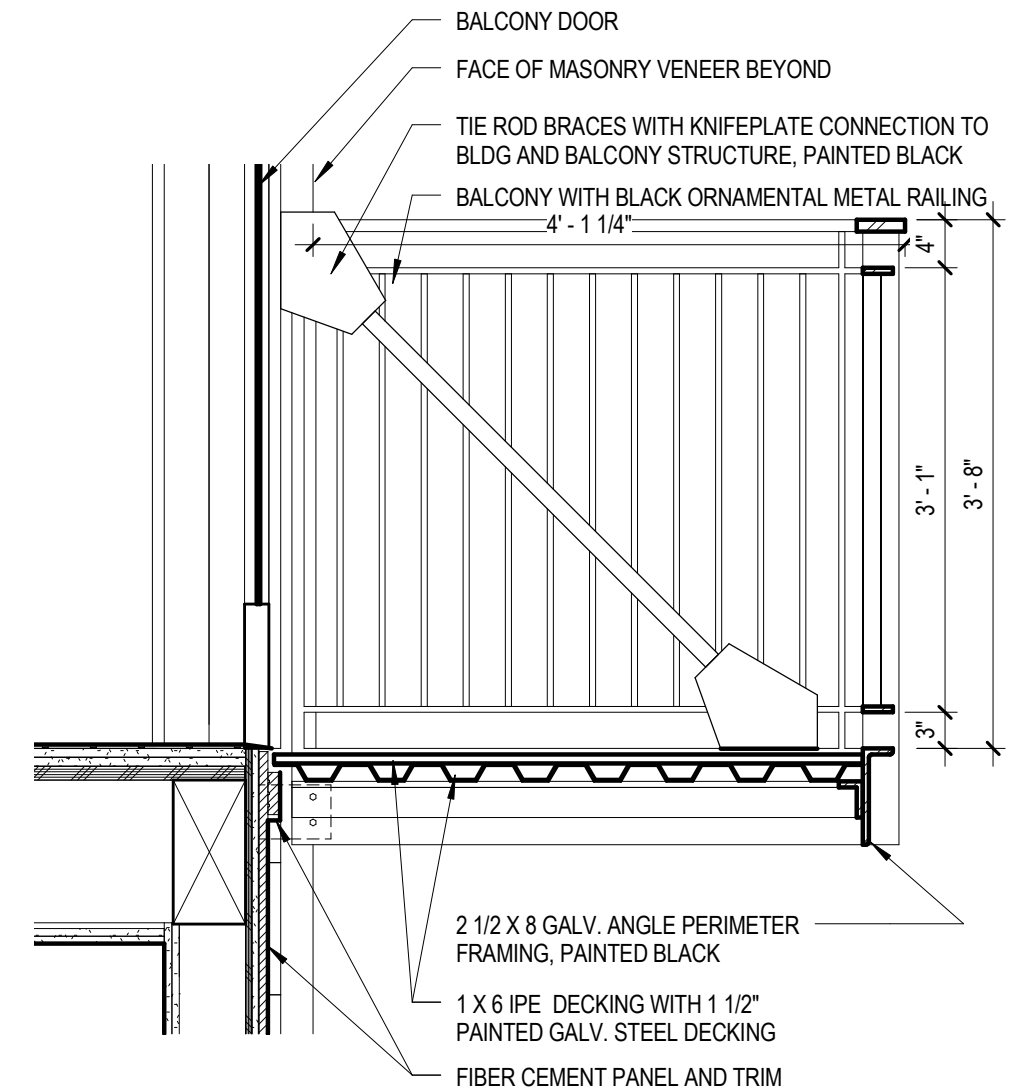
FIBER CEMENT TRIM
FIBER CEMENT PANEL
(RECESSED 3/4" FROM TRIM)

BAY WINDOW SOFFIT PLAN 7
1/4" = 1'-0"



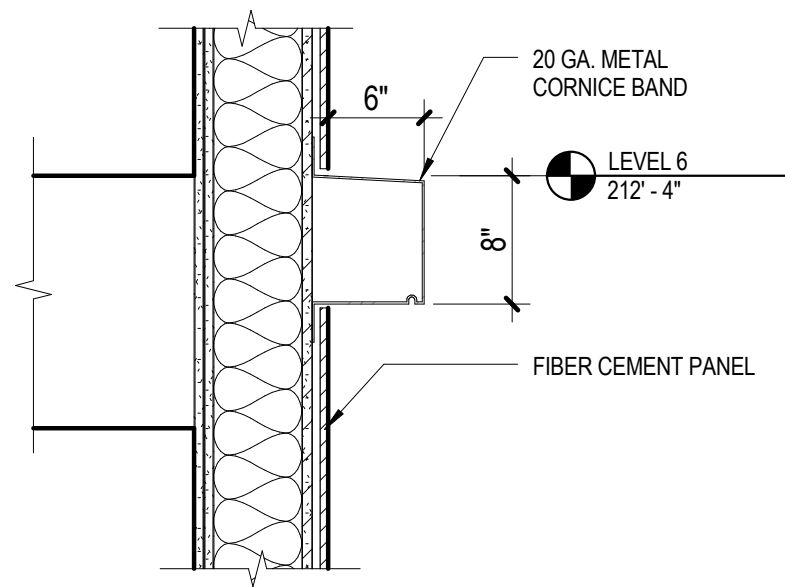
FIBER CEMENT PANEL SIDING
BRICK VENEER

FIBER CEMENT TRANSITION 6
1 1/2" = 1'-0"



BALCONY DOOR
FACE OF MASONRY VENEER BEYOND
TIE ROD BRACES WITH KNIFEPLATE CONNECTION TO BLDG AND BALCONY STRUCTURE, PAINTED BLACK
BALCONY WITH BLACK ORNAMENTAL METAL RAILING
4' - 1 1/4"
3' - 1"
3' - 6"
3"
2 1/2 X 8 GALV. ANGLE PERIMETER FRAMING, PAINTED BLACK
1 X 6 IPE DECKING WITH 1 1/2" PAINTED GALV. STEEL DECKING
FIBER CEMENT PANEL AND TRIM

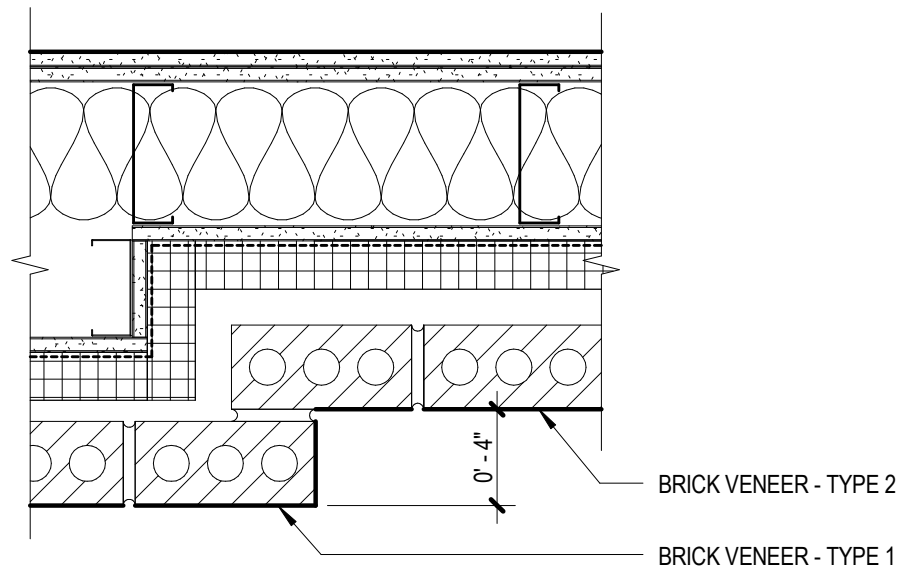
BALCONY SECTION 2
3/4" = 1'-0"



METAL CORNICE BAND

1" = 1'-0"

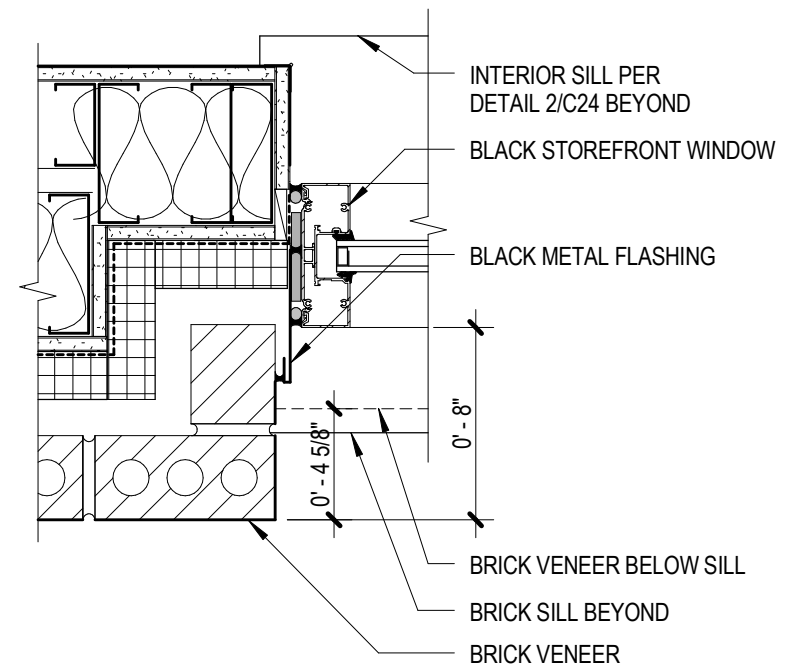
3



BRICK RECESS

1 1/2" = 1'-0"

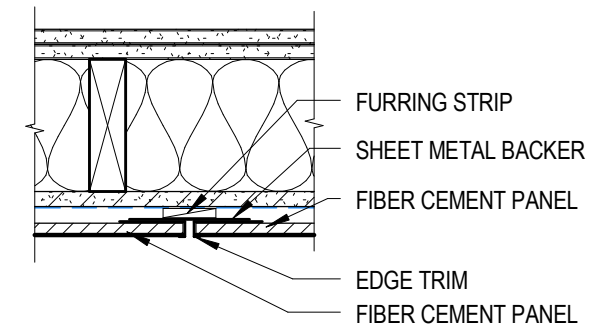
2



STOREFRONT WINDOW JAMB AT GROUND LEVEL

1 1/2" = 1'-0"

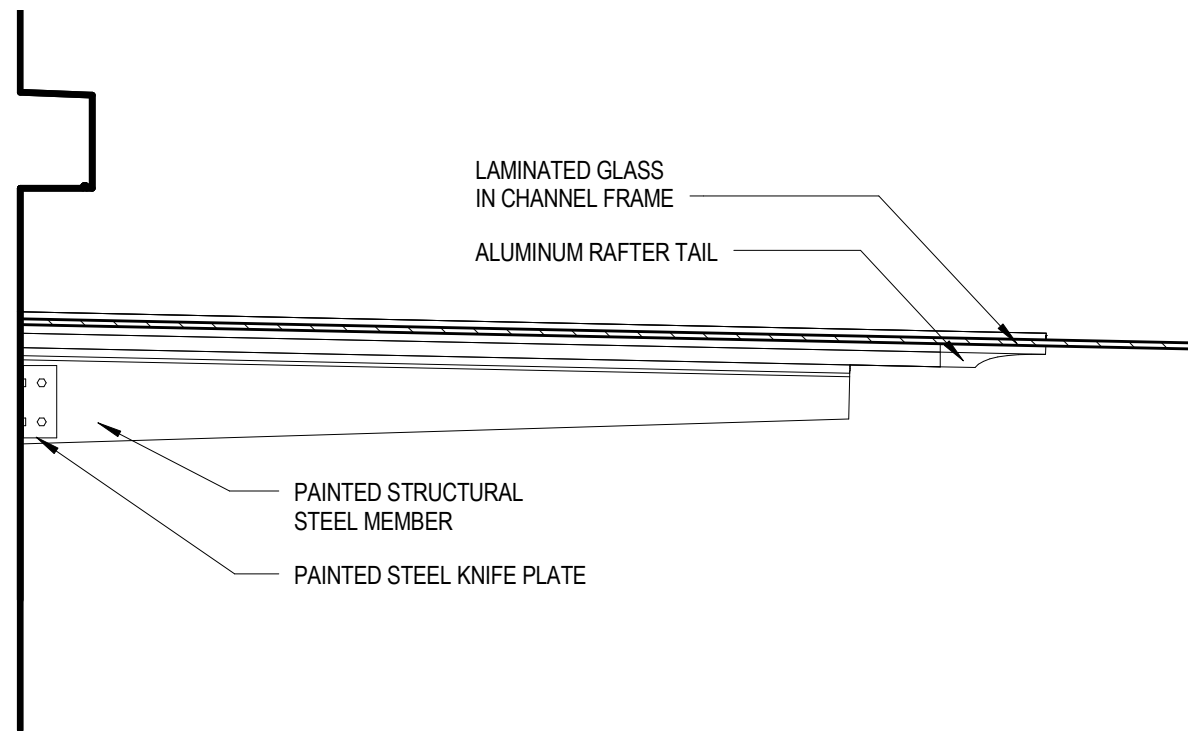
1



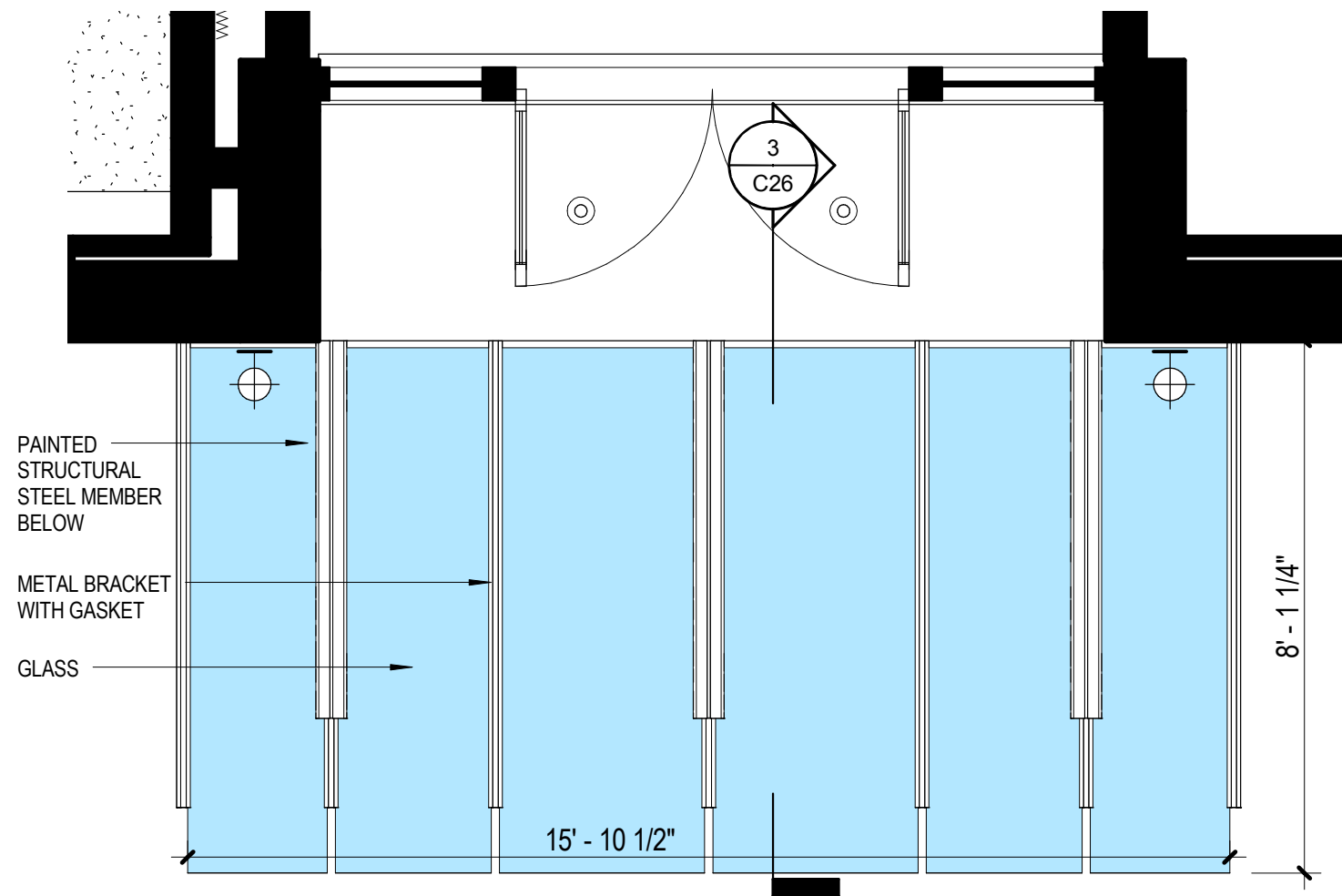
FCP JOINT VERTICAL

1 1/2" = 1'-0"

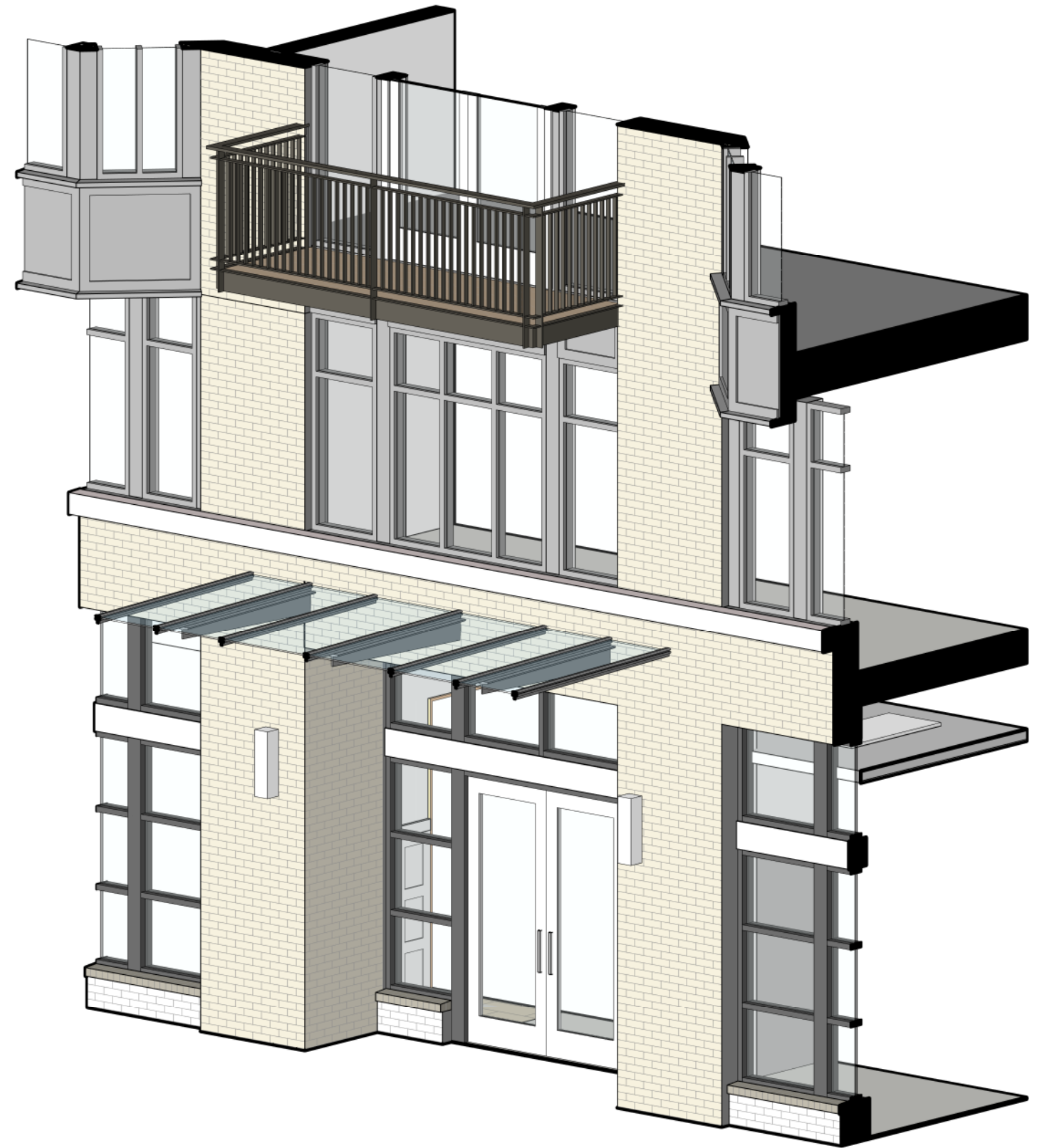
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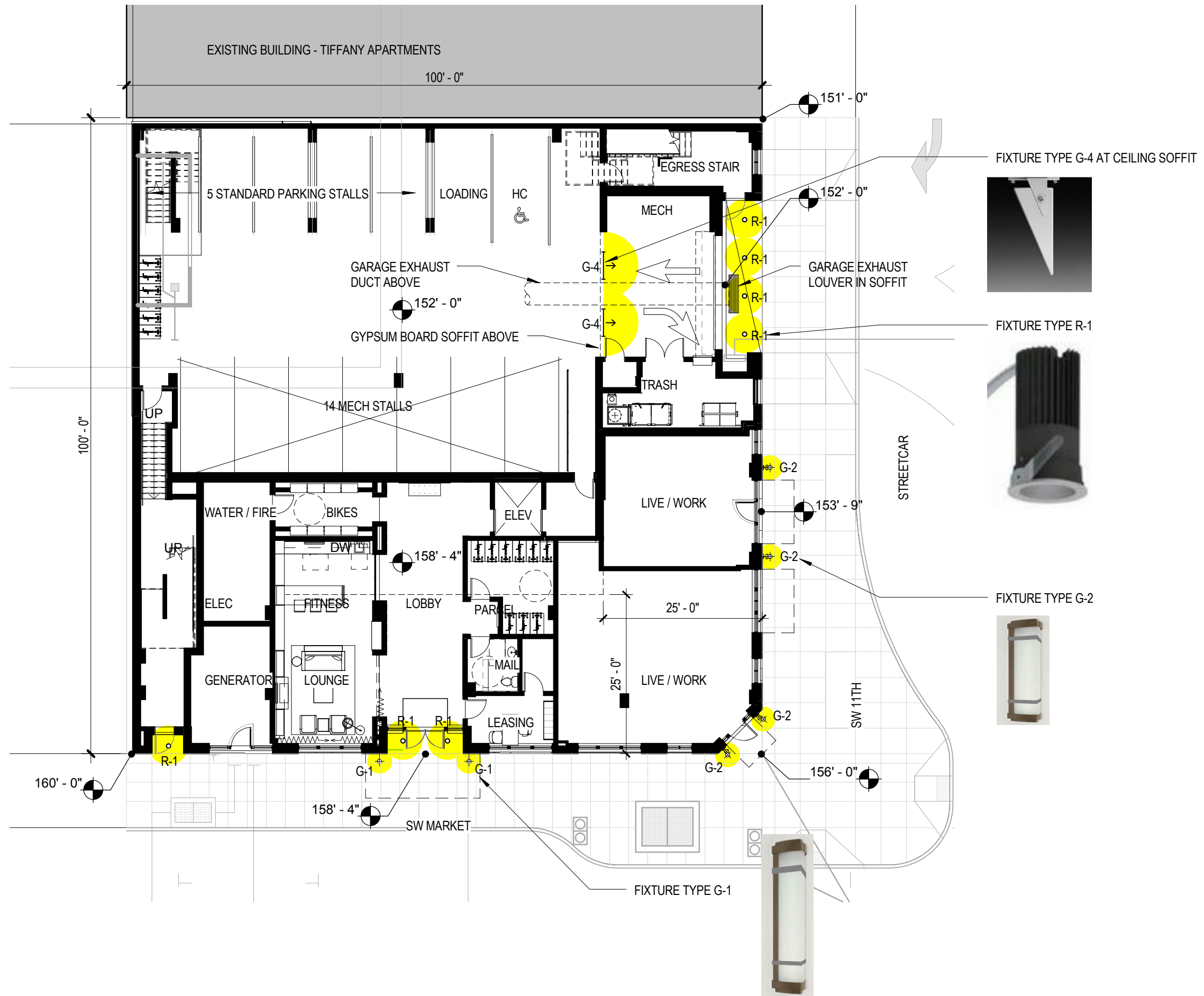
ENTRY CANOPY SECTION 3
3/4" = 1'-0"



ENTRY CANOPY RCP 2
3/8" = 1'-0"



CANOPY AXONOMETRIC 1



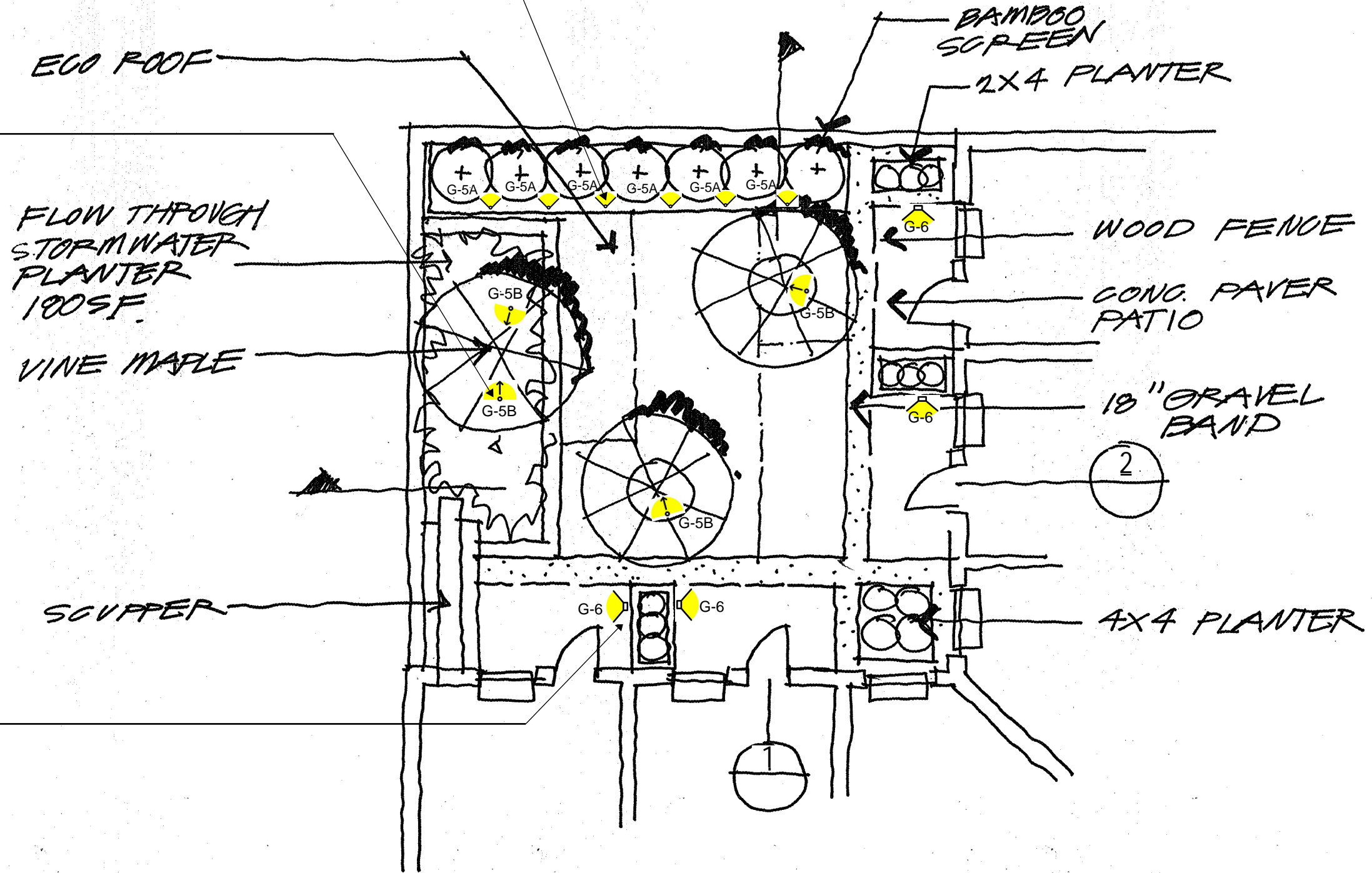
FIXTURE TYPE G-5A



FIXTURE TYPE G-5B



FIXTURE TYPE G-6

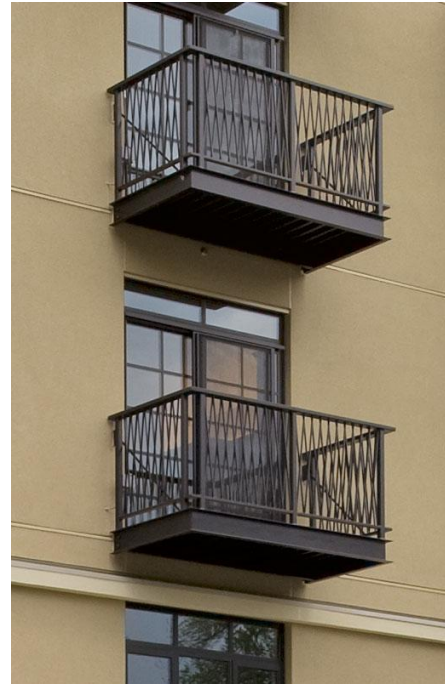




Brick Color 1
Mutual Materials
"Mediterranean"
Norman Size
Smooth Texture



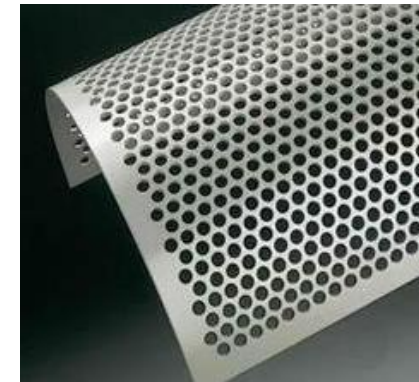
Brick Color 2
Mutual Materials
"Granite"
Norman Size
Smooth Texture



-Black steel balconies



-Black vinyl windows
-Fiber cement at bay windows



Perforated metal roof screen



Perforated Coiling Door

