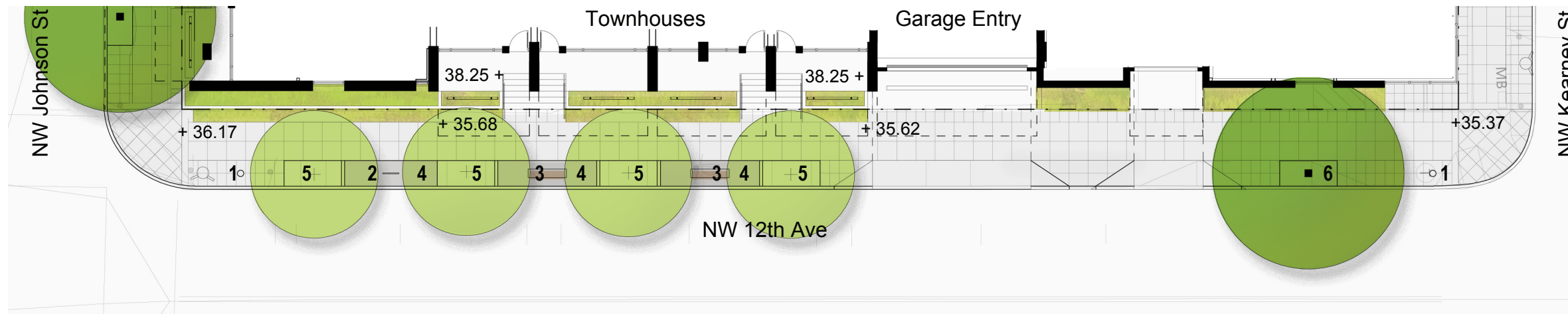


# Streetscape

## NW 12th Avenue Plan and Elevation



A NW 12th Avenue Plan

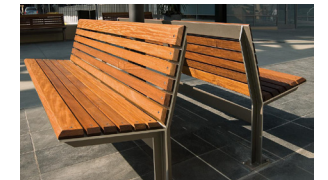


B NW 12th Avenue Elevation

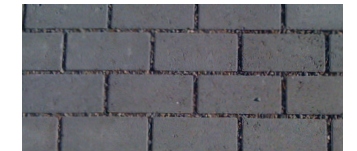
- 1 Twin Fixture Historic Streetlight
- 2 Bicycle Rack in Furnishing Zone (1)  
Horseshoe Rack, Surface Mount, Stainless steel finish



- 3 Benches in Furnishing Zone (2)  
Forms + Surfaces, Knight Bench, Reclaimed Teak with aluminum frame, 6' L



- 4 Permeable Concrete Unit Pavers  
Mutual Materials, Eco-Priora, 4" x 8"

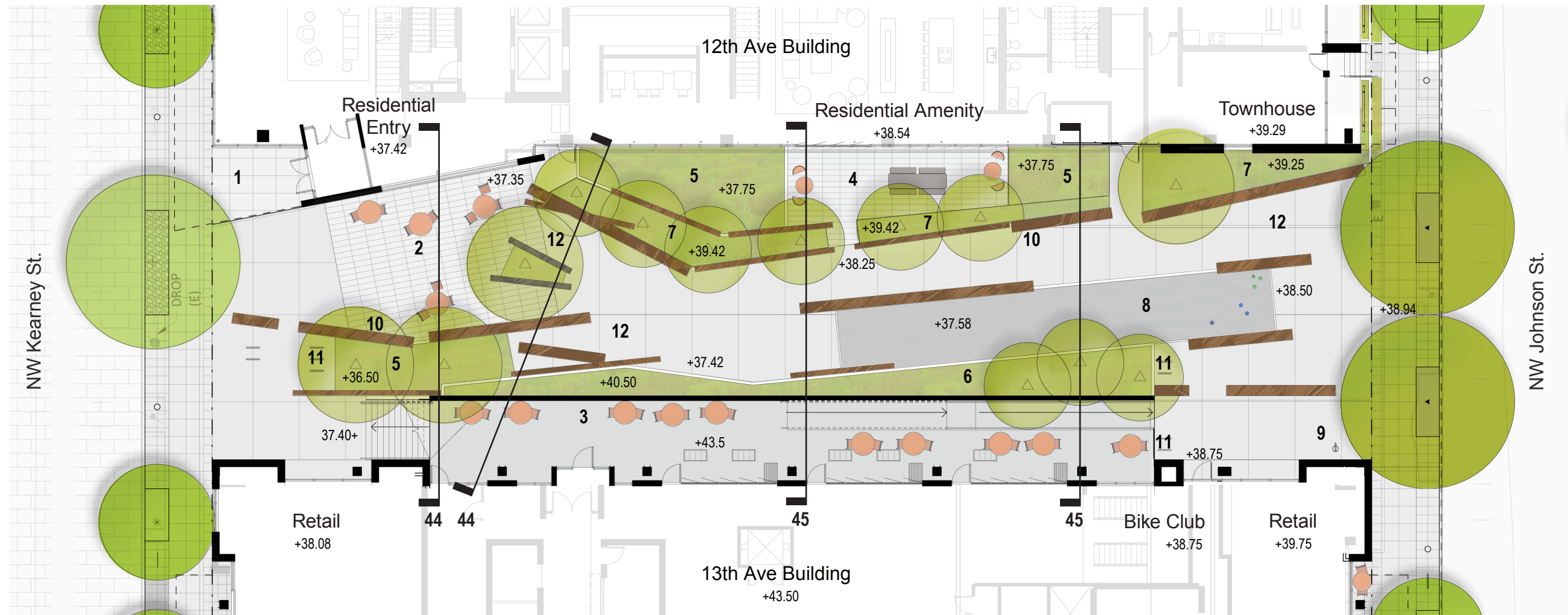


**Trees**

- 5 Existing Maple, 7-8" Caliper
- 6 Patmore Ash,  
*Fraxinus pennsylvanica* 'Patmore'

# Courtyard

## Plan



**1 Entry Plaza**

Sidewalk joint pattern continues to residential entry, scored concrete surface flush with adjacent sidewalk

**2 Seating Area with Concrete Pavers**

Mortar set concrete pavers designate zone for movable furniture, event focused space

**3 Dock Seating Area**

Overflow from interior program, elevated 5'-6" above courtyard. Accessible from stair at north end, ramp at south end

**4 Spillover Amenity Space** Mortar set paver zone spills out from interior common space.

**5 Bioretention Planter, Recessed**

Captures water from adjacent pedestrian surface. 9" below adjacent grade. Standard soil and gravel section with 6" ponding.

**6 Bioretention Planter, Elevated**

Captures water from adjacent building's roof terrace. Standard soil and gravel section with 6" ponding.

**7 Elevated Planter** Depth varies 18-30".

**8 Bocce Court with Aggregate Surfacing**

Crushed oyster shell playing surface over sand and crushed rock layers with underdrainage. Serves as sand filter for pedestrian zones around court.

**9 Public Bicycle Workstation**

Free standing station with hanger arms to support bike. Includes most commonly used tools for simple bike repair and pump, securely attached to station with cables.

**10 Log Jam Benches**

Reclaimed timber features, range from flush to high. Primarily serve as benches. Details on page 46.

**11 Bike Parking Zones**

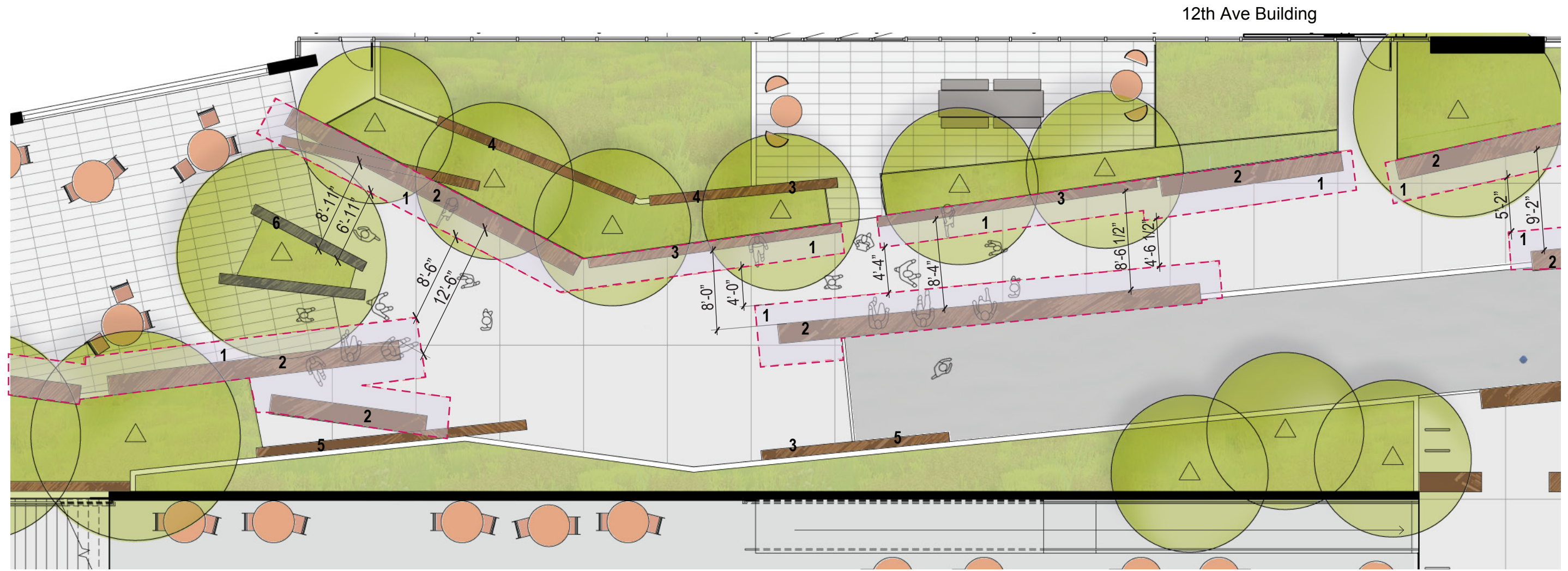
**12 Log Jam Flow**

Reclaimed timber features direct pedestrian movement, through flows and eddies

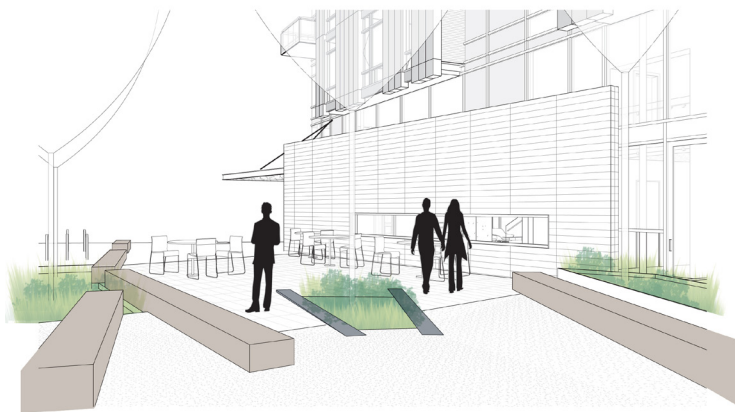


# Courtyard

Enlarged Plan



13th Ave Building

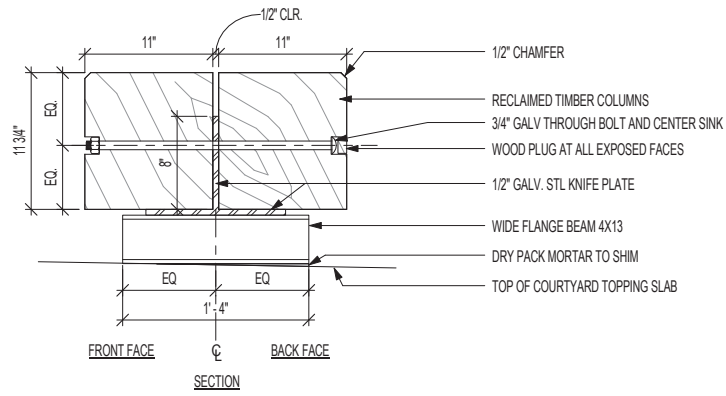


- 1 Bench Access Zone**  
Allowance of 2'-0" from bench face for access to bench and clear space from pedestrian walkway
- 2 Reclaimed Timber Bench - Typical**  
Typical Bench consisting of two reclaimed columns for a seat depth of 22-1/2"
- 3 Reclaimed Timber Bench - Narrow**  
Bench consisting of one reclaimed timber column for a seat depth of 11"
- 4 Reclaimed Timber Wall Cap**  
See detail B / page 46
- 5 Timber Wall Hanging**  
See detail D / page 46
- 6 Flush Paving Accent**  
See detail C / page 46

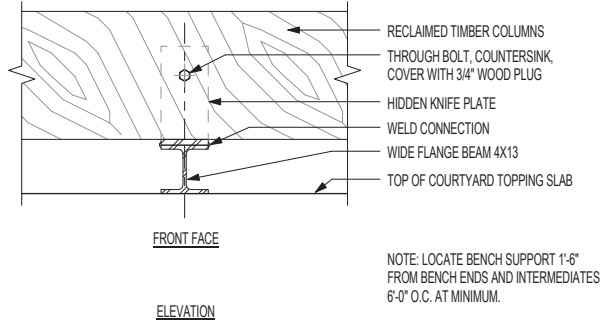


# Courtyard

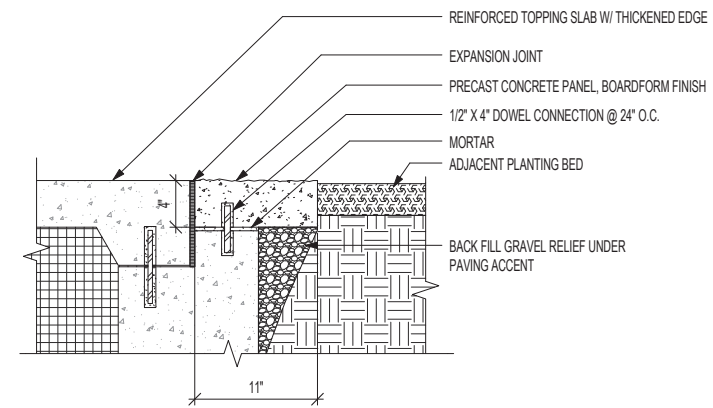
## Details



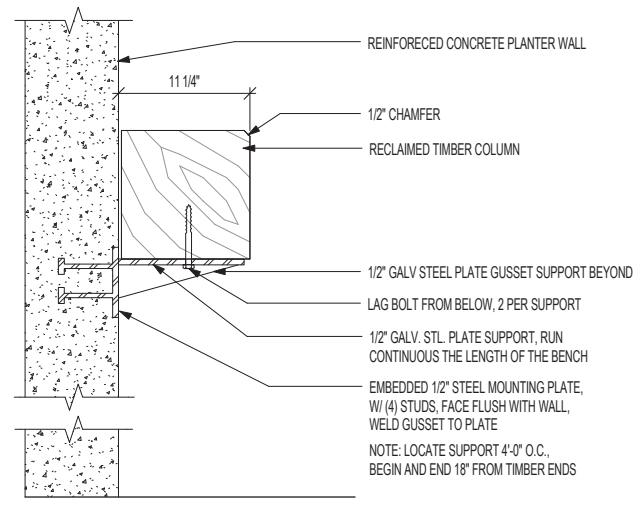
**A Reclaimed Timber Bench Frame Detail**



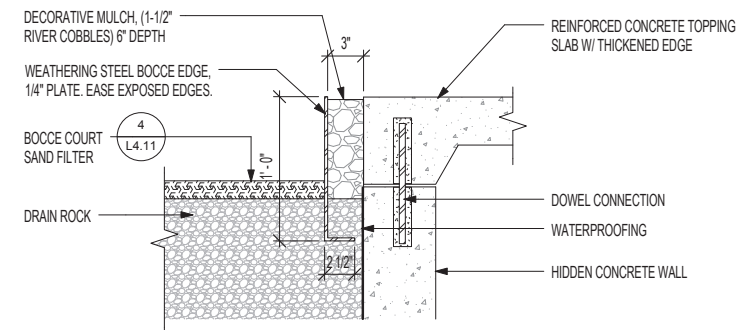
**B Reclaimed Timber Wall Cap Detail**



**C Flush Paving Accent Detail**



**D Timber Wall Hanging**

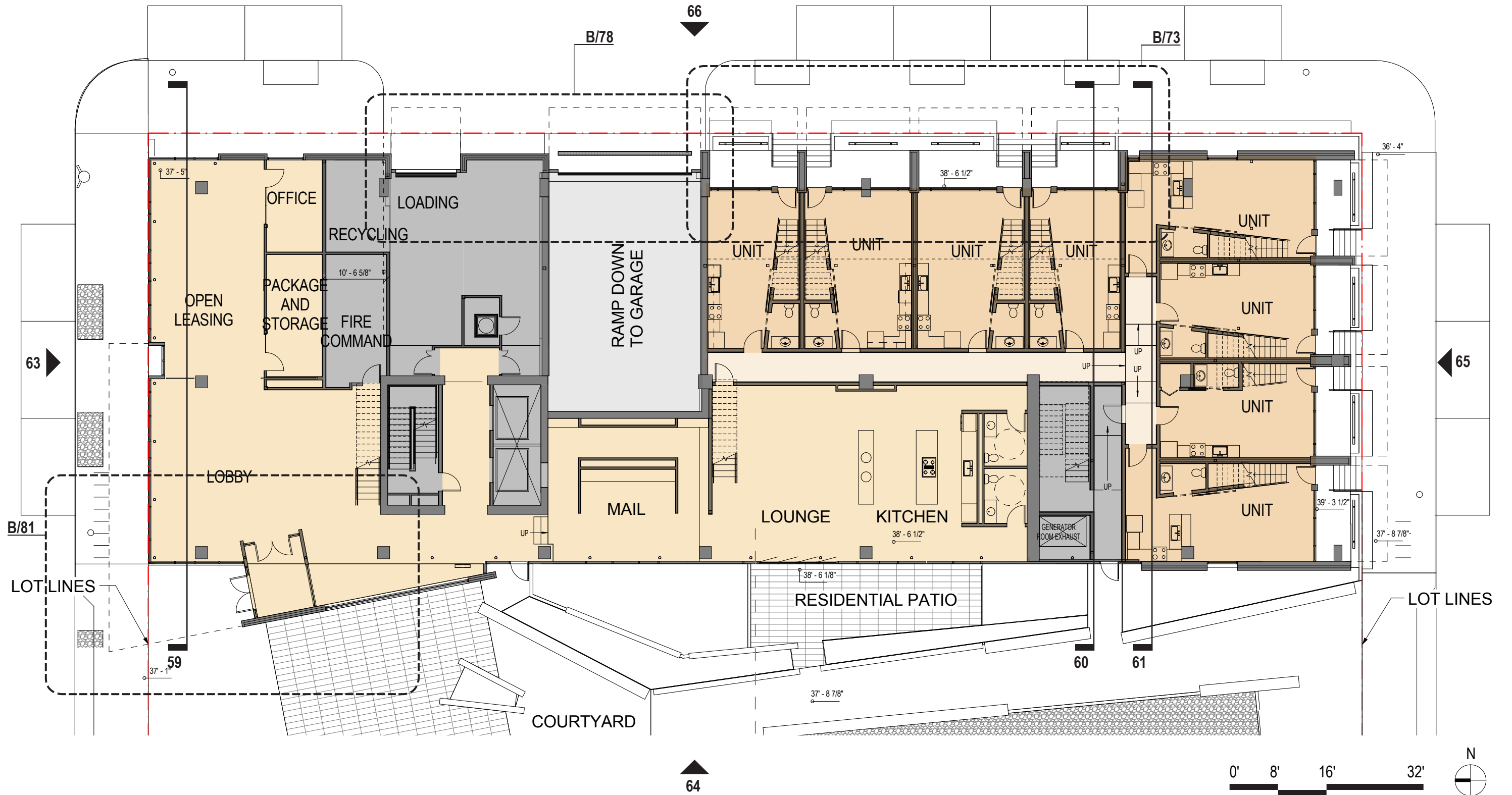


**E Exposed Drain at Bocce Court**



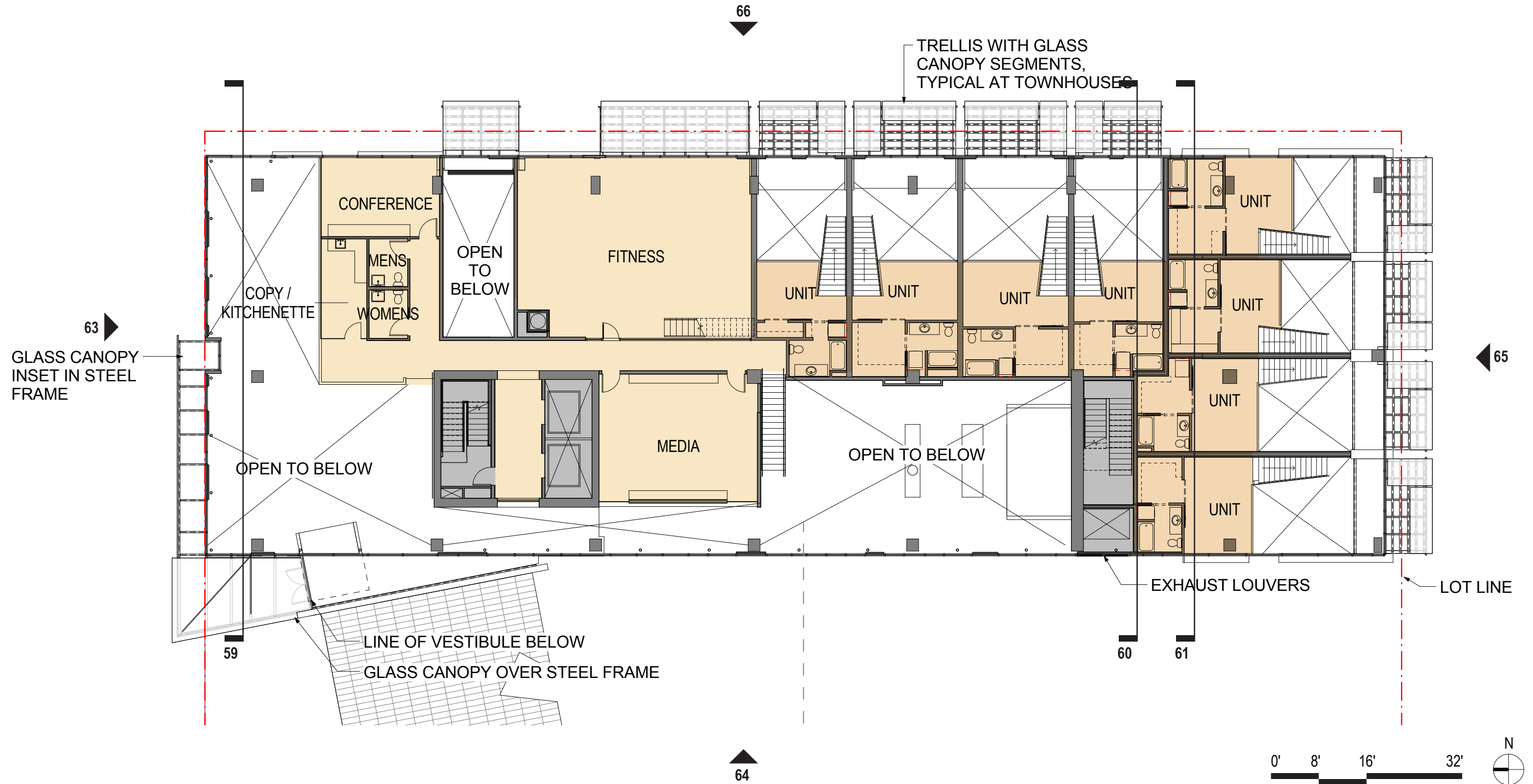
# 12th Avenue Building

Level 1 Plan



# 12th Avenue Building

Level 2 Plan



# 12th Avenue Building

## Typical Residential Level Plan



# 12th Avenue Building Details

## Board-Formed Concrete

### Board-Formed Strategy:

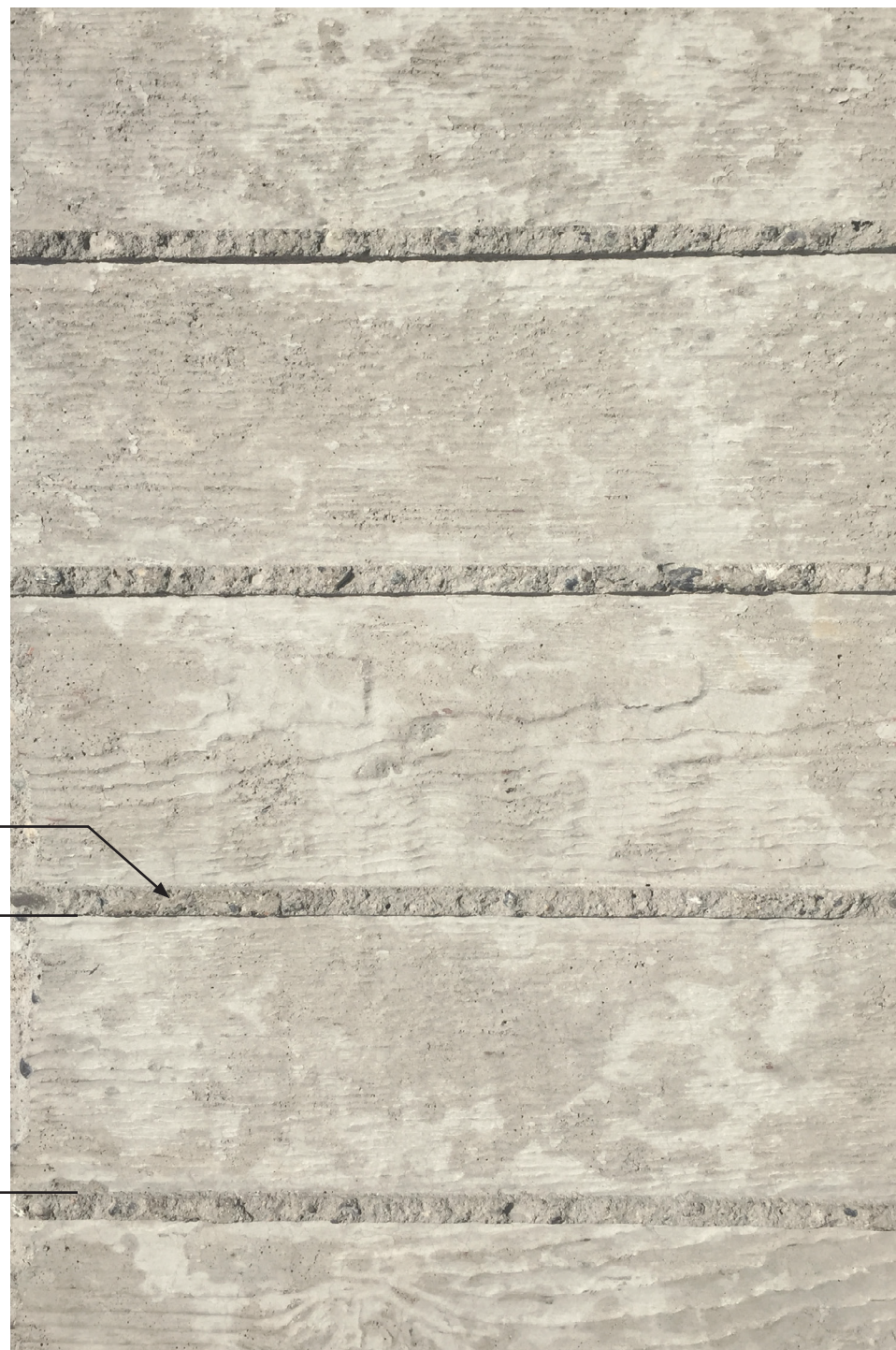
- Formed with highly-textured salvaged lumber (no formliner)
- 2x6 boards, horizontally laid
- Gaps between boards to achieve raw horizontal lines
- Mock-up using garage walls until desired look is achieved



Existing PNCA painted concrete

1/4" gaps between form boards to create rough, protruding ribs

Salvaged form boards:  
2x4 shown  
2x6 proposed



Sample of proposed board-formed concrete (REI Flagship store by Mithun)



Precedent of proposed board-formed concrete (REI Flagship store by Mithun)



# 12th Avenue Building Details

Townhouses on 12th Ave and Johnson Street

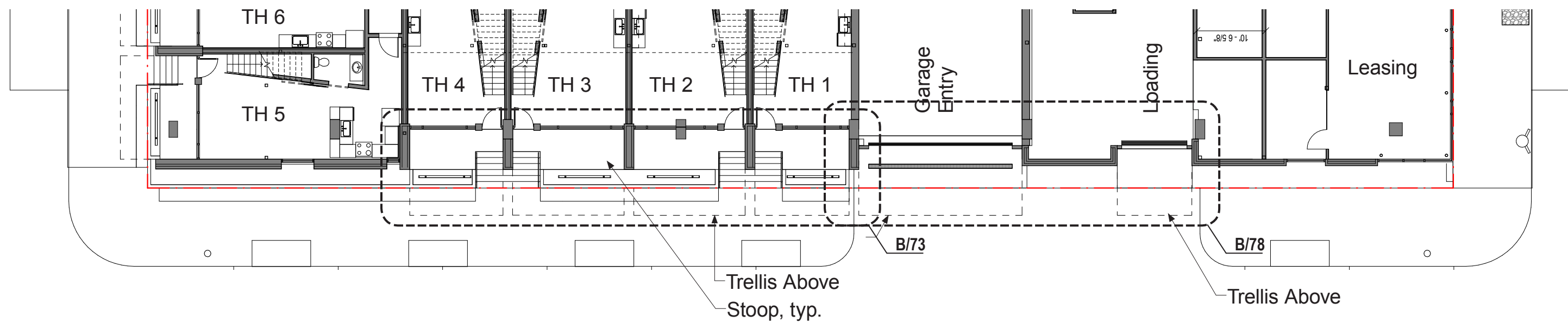


# 12th Avenue Building Details

Ground Level at 12th Avenue



**A** East Elevation at NW 12th Avenue



**B** Enlarged Plan at NW 12th Avenue

# 12th Avenue Building Details

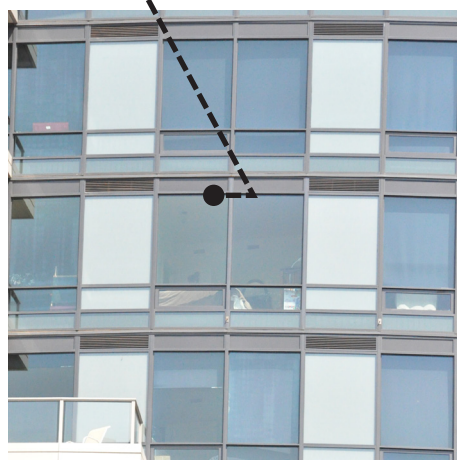
Townhouses (Shown at 12th Avenue)



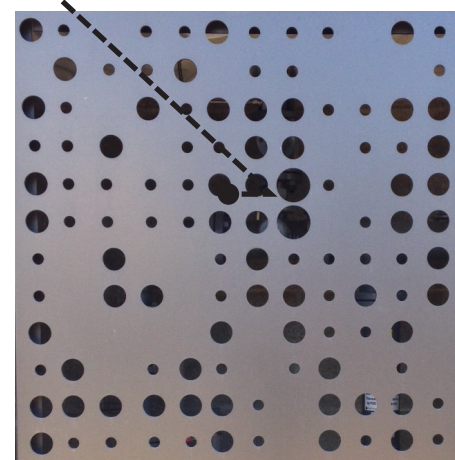
Board - Formed Concrete



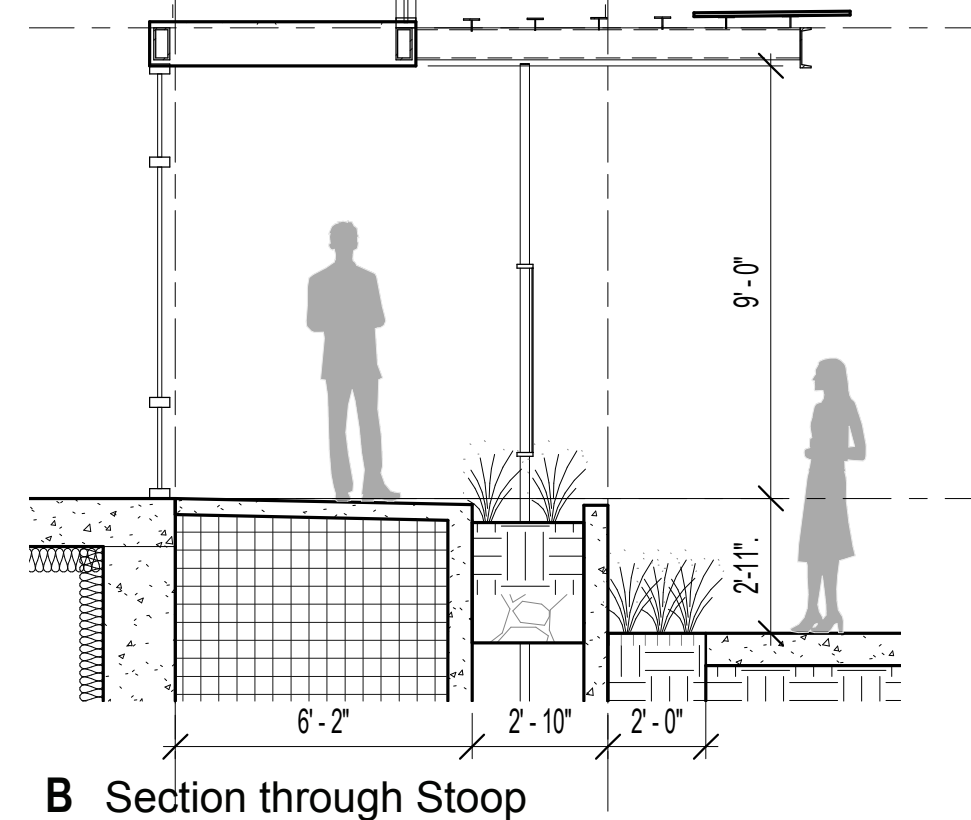
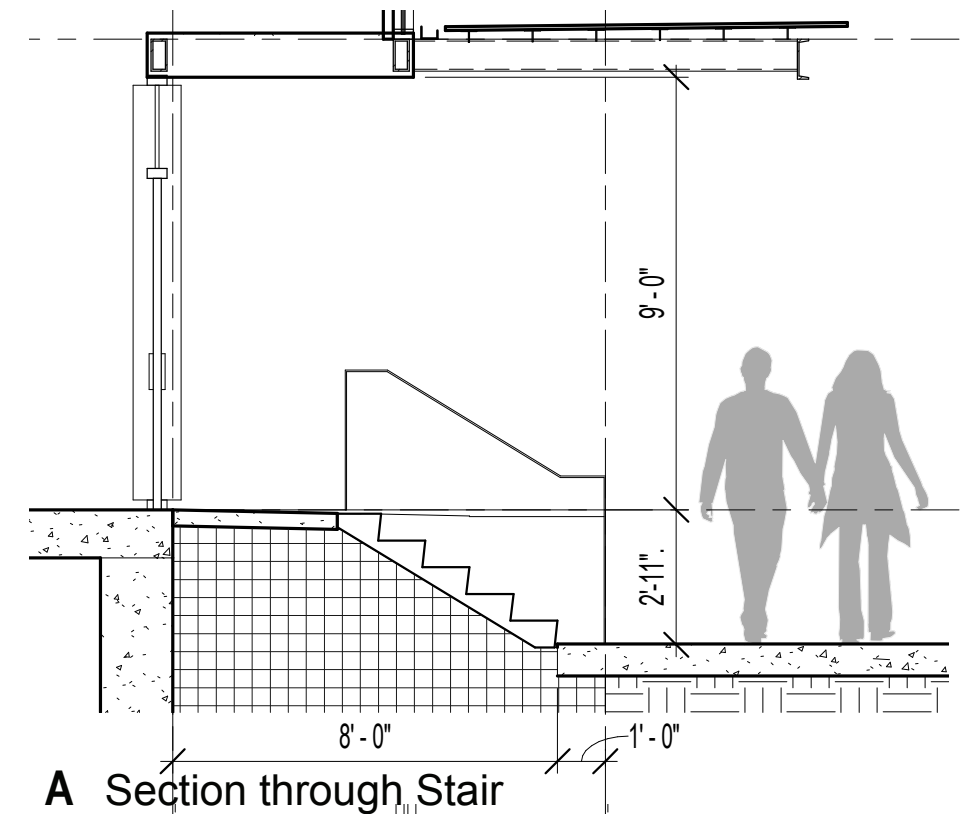
Painted Steel



Window Wall

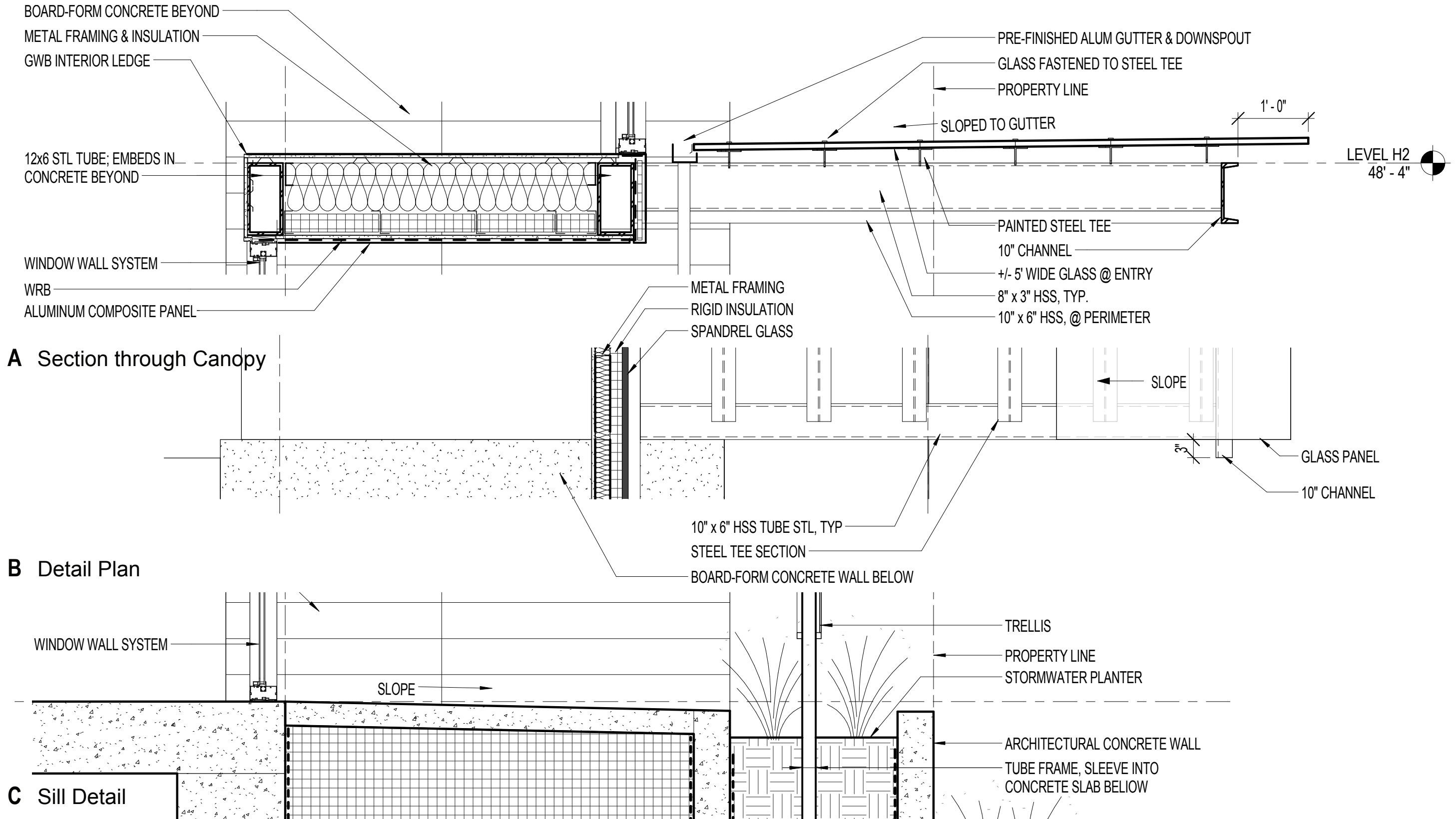


Mesh



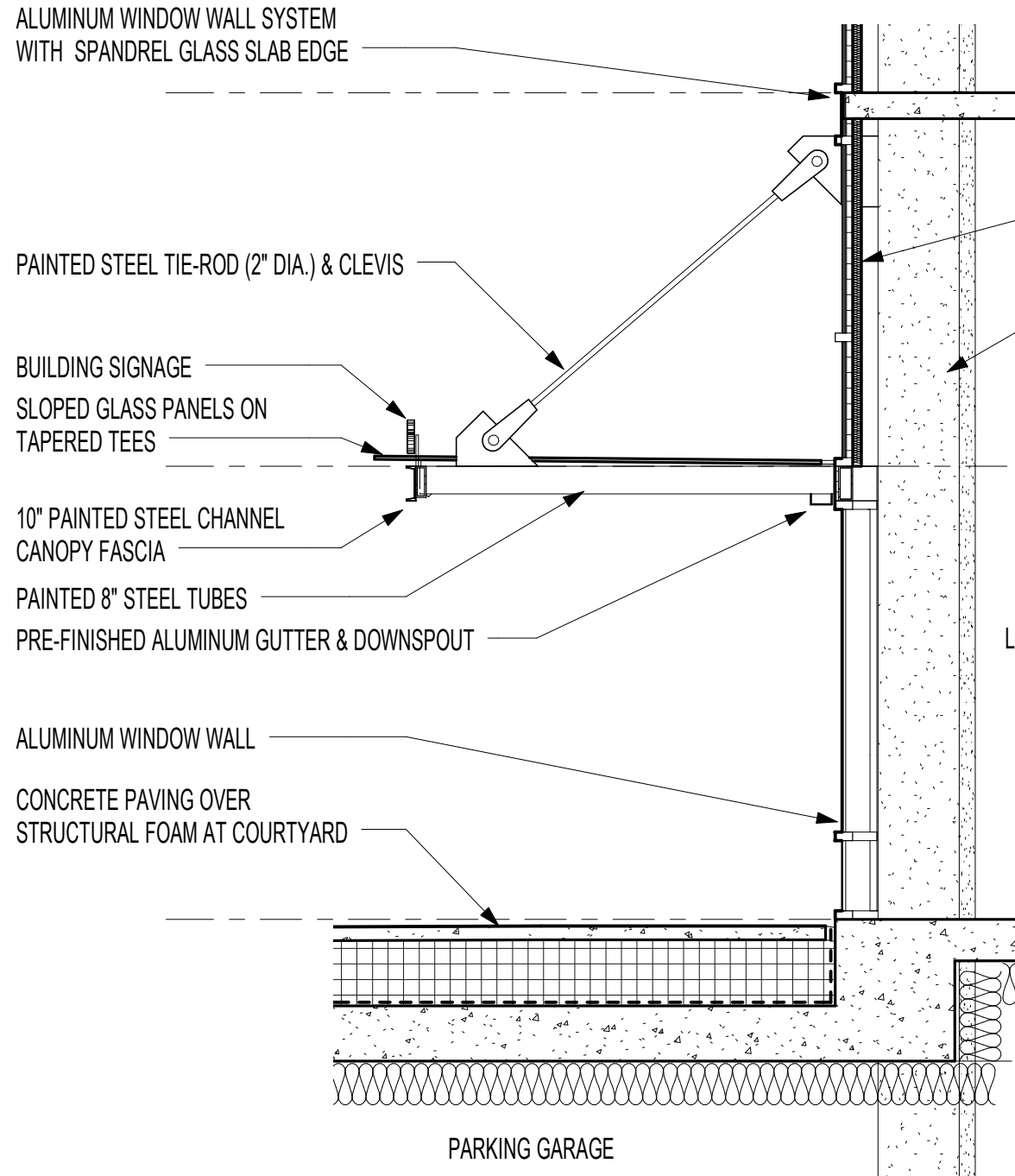
# 12th Avenue Building Details

## Townhouse Canopy Detail

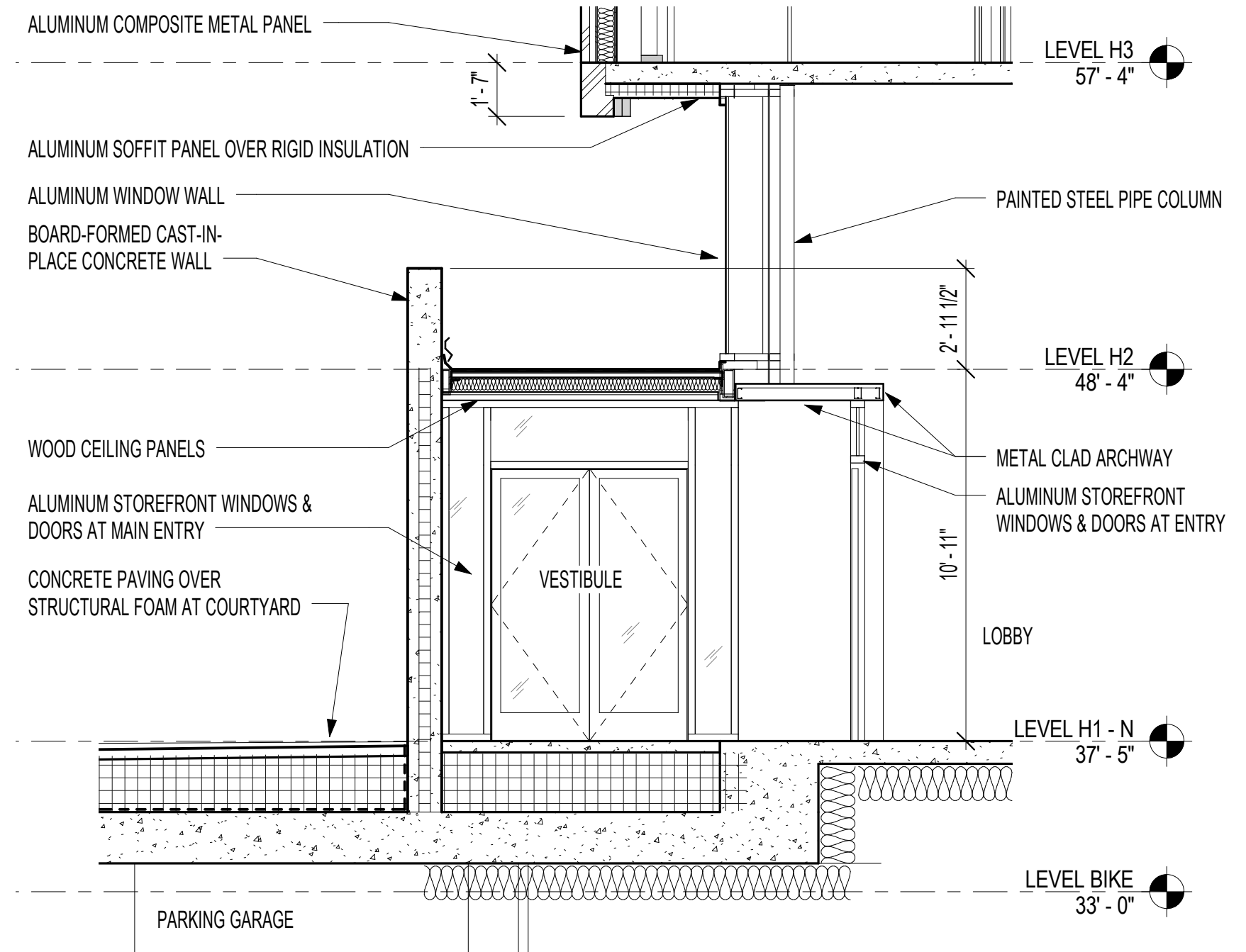


# 12th Avenue Building Details

## Residential Entry Details



**A** Section at Lobby Canopy



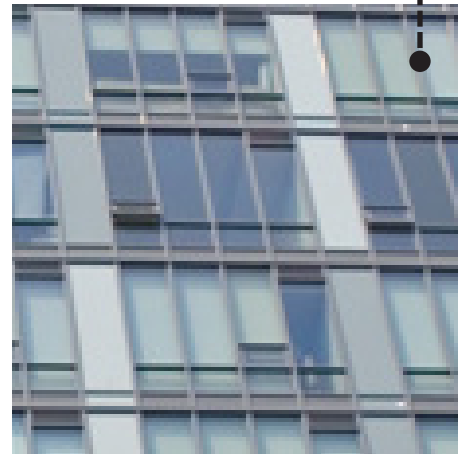
**B** Section at Residential Vestibule

# 12th Avenue Building Details

## Residential Entry



Rendering At Residential Entry



Window Wall



Painted Steel, Charcoal



Custom Colored Door



Board-Formed Concrete

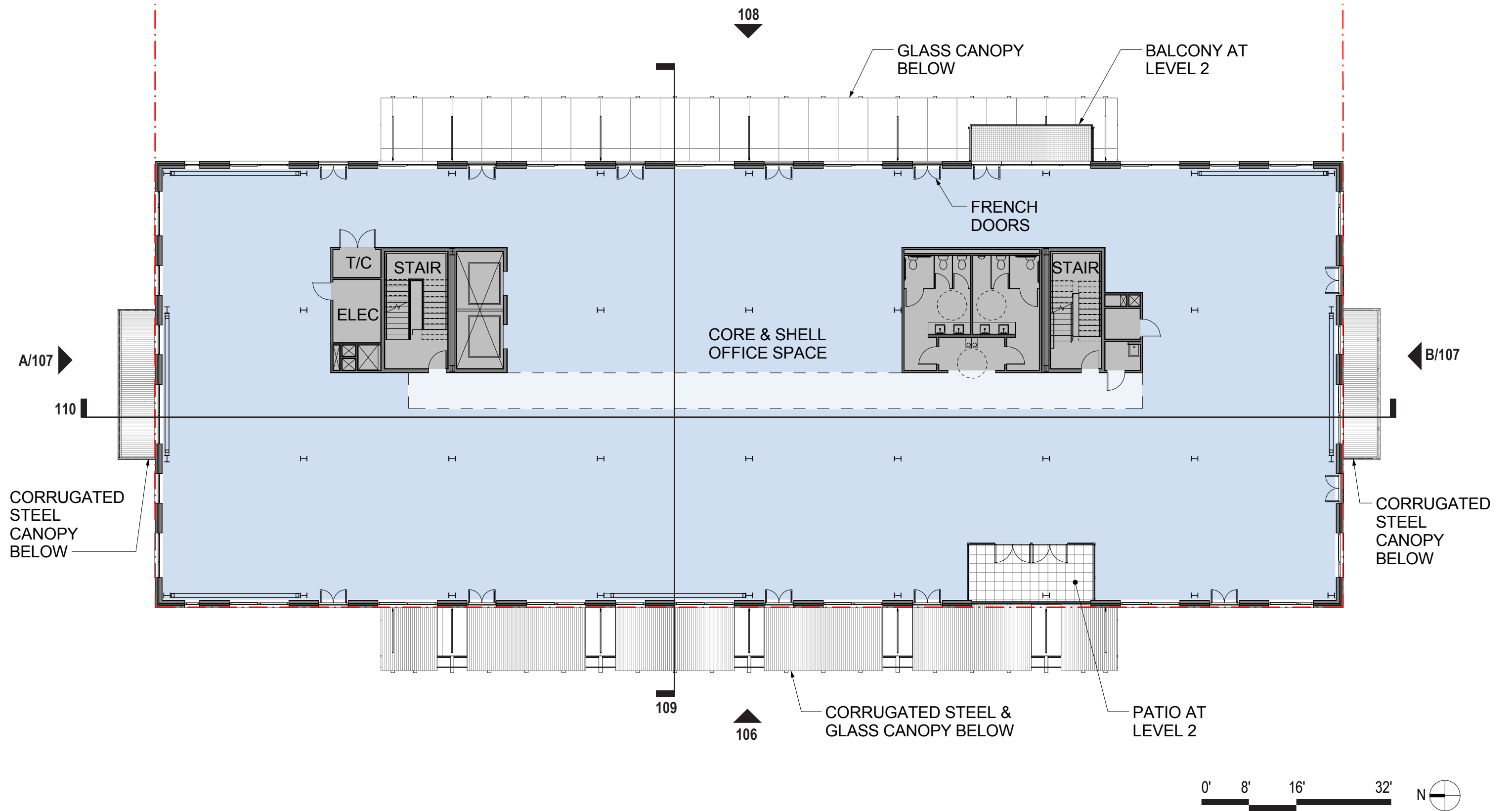
# 12th Avenue Building Details

Building Facade Elements



# 13th Avenue Building

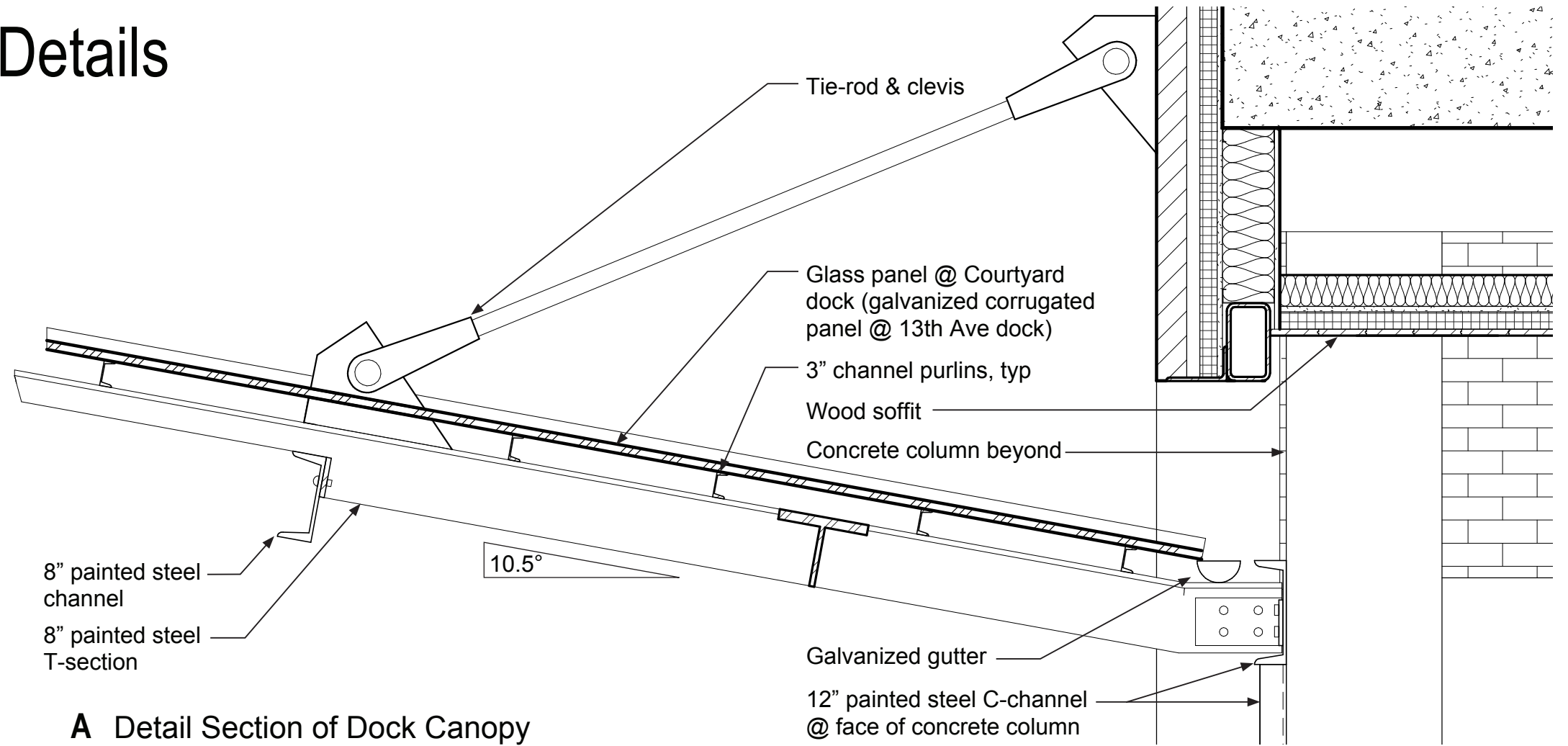
## Typical Office Level Plan



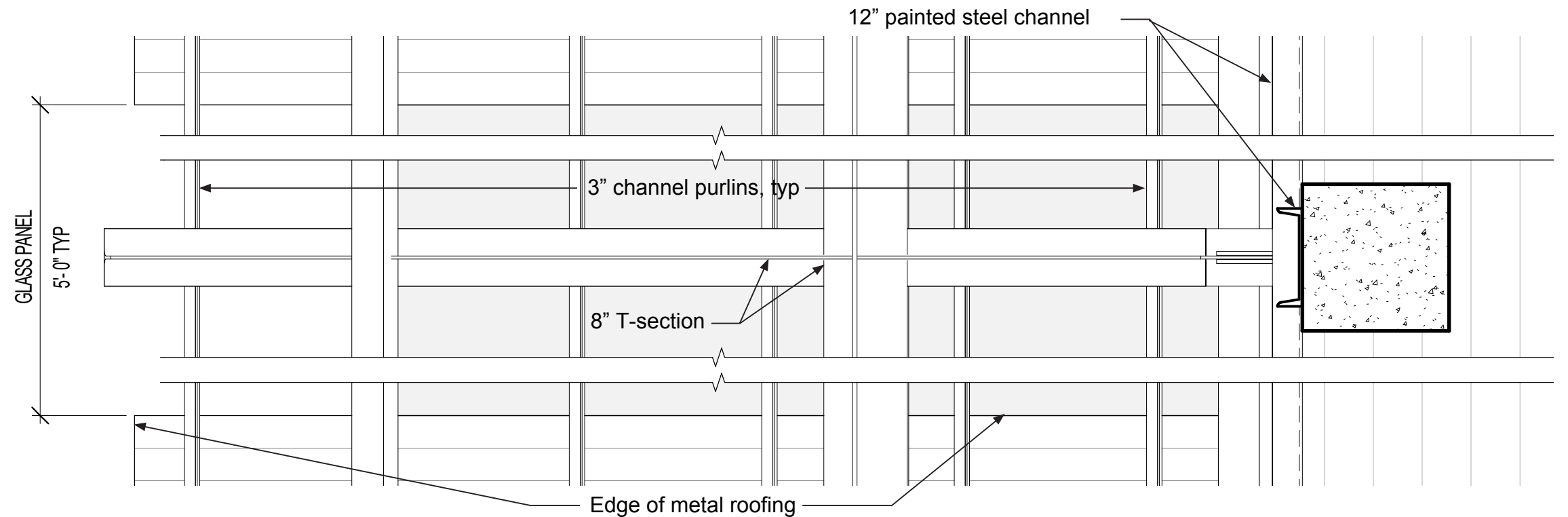


# 13th Avenue Building Details

Dock on 13th Avenue



**A** Detail Section of Dock Canopy



**B** Reflected Ceiling Plan of Canopy

# 13th Avenue Building Details

## Courtyard Dock



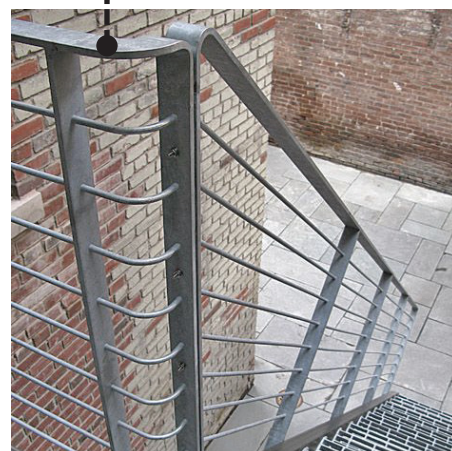
Rendering at Courtyard Dock



Folding storefront



Painted steel structure



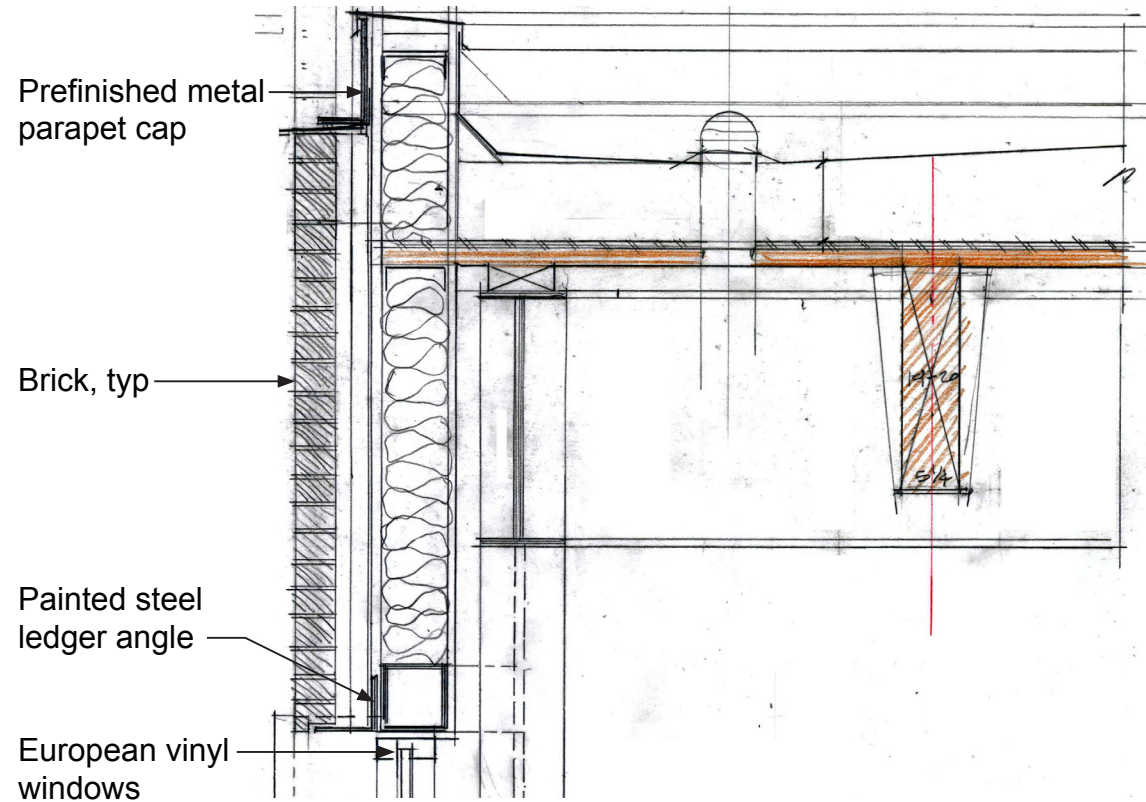
Galvanized railing



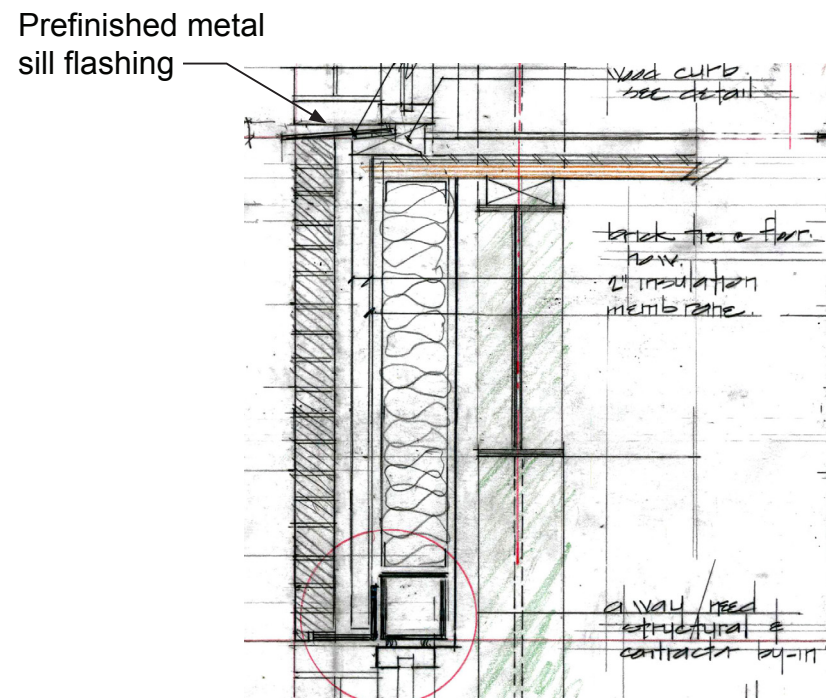
Steel canopy w/ glass roof

# 13th Avenue Building Details

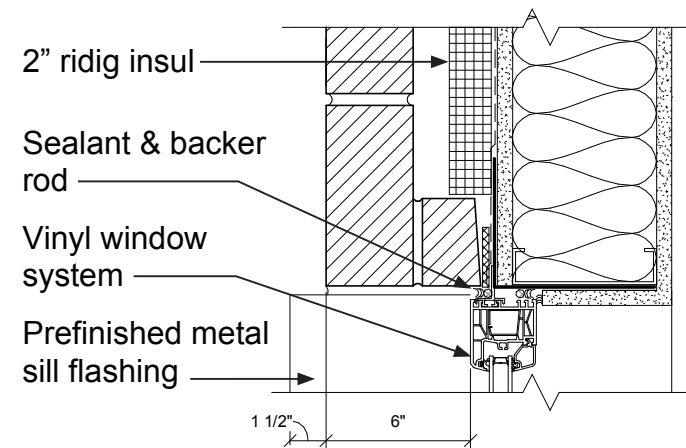
## Typical West Facade



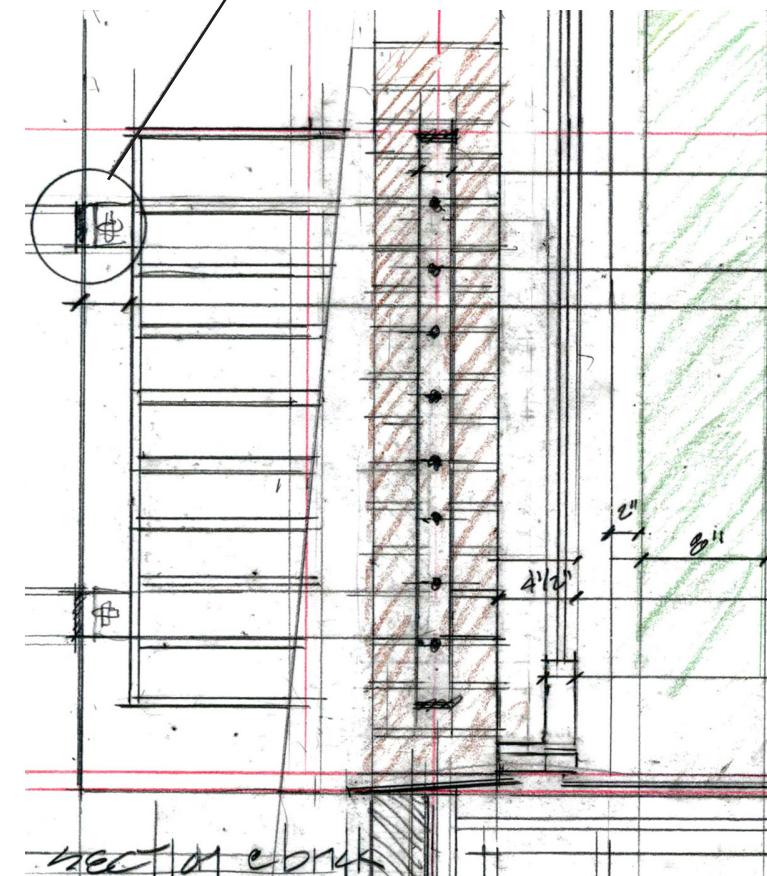
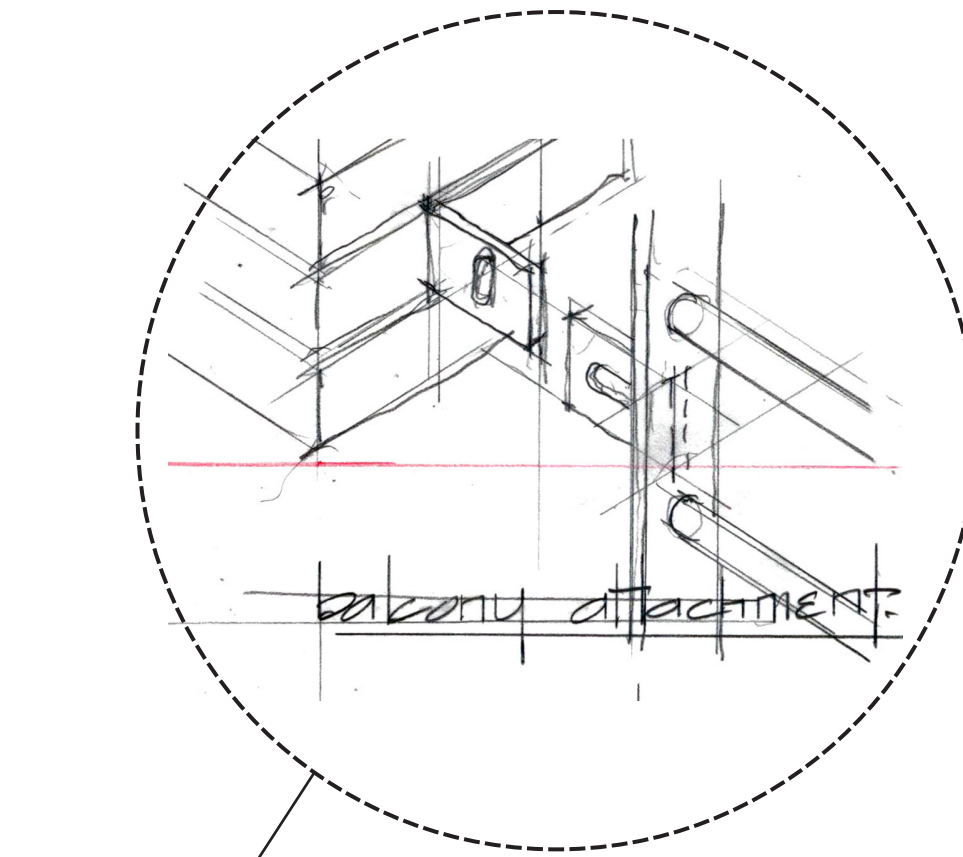
**A** Detail at Typical Wall Section



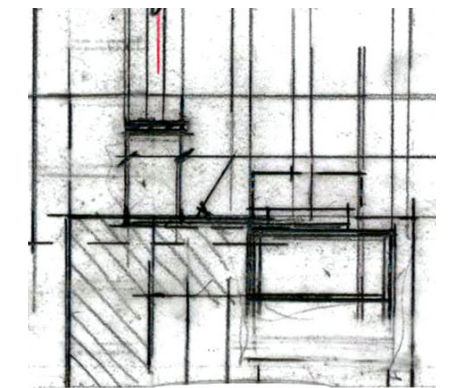
**B** Detail at Typical Wall Section



**D** Jamb Detail at Window



**C** Detail at French Door Railing



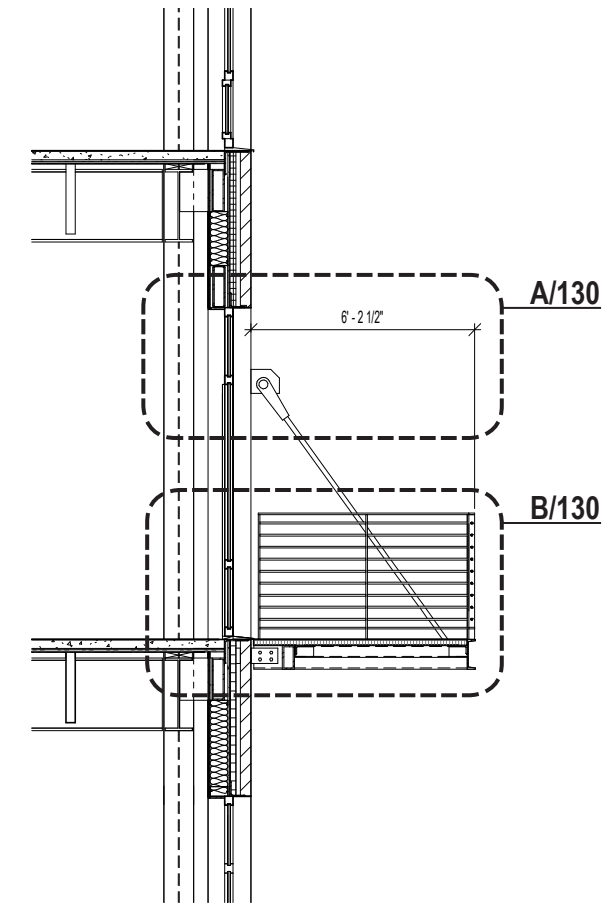
**E** Jamb Detail at Railing

# 13th Avenue Building Details

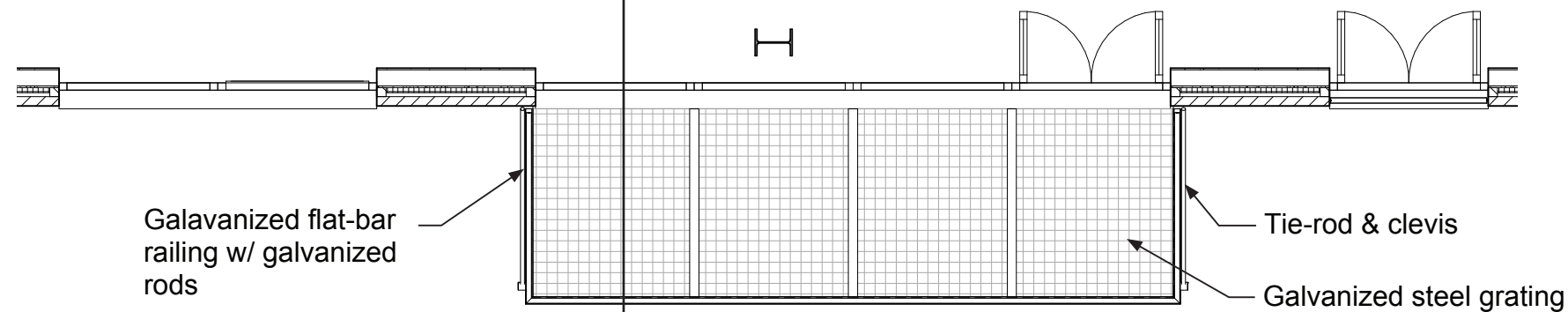
## Balcony at Courtyard



**A** Elevation



**C** Section



**B** Plan

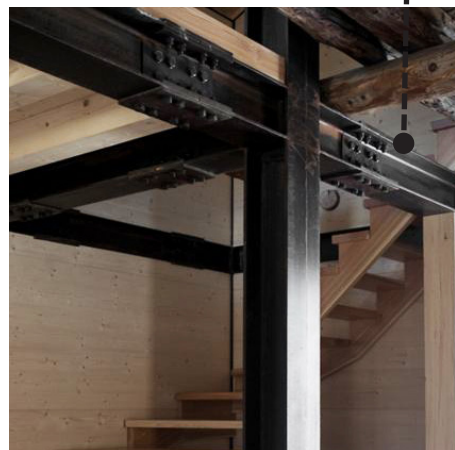


# 13th Avenue Building Details

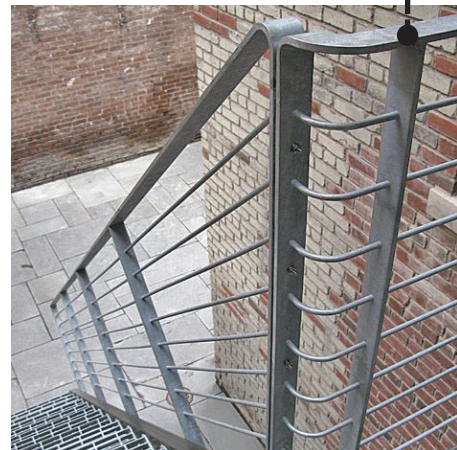
Balcony at Courtyard



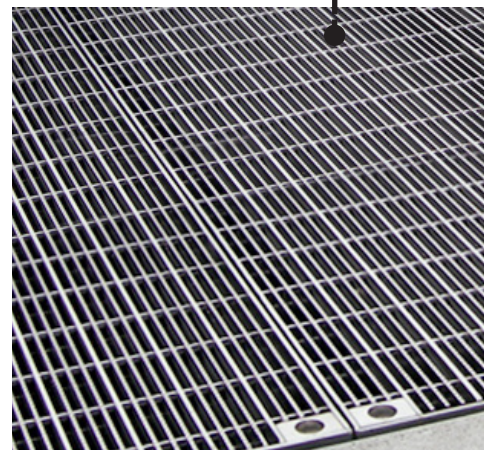
Rendering at Courtyard



Painted steel structure



Galvanized railing



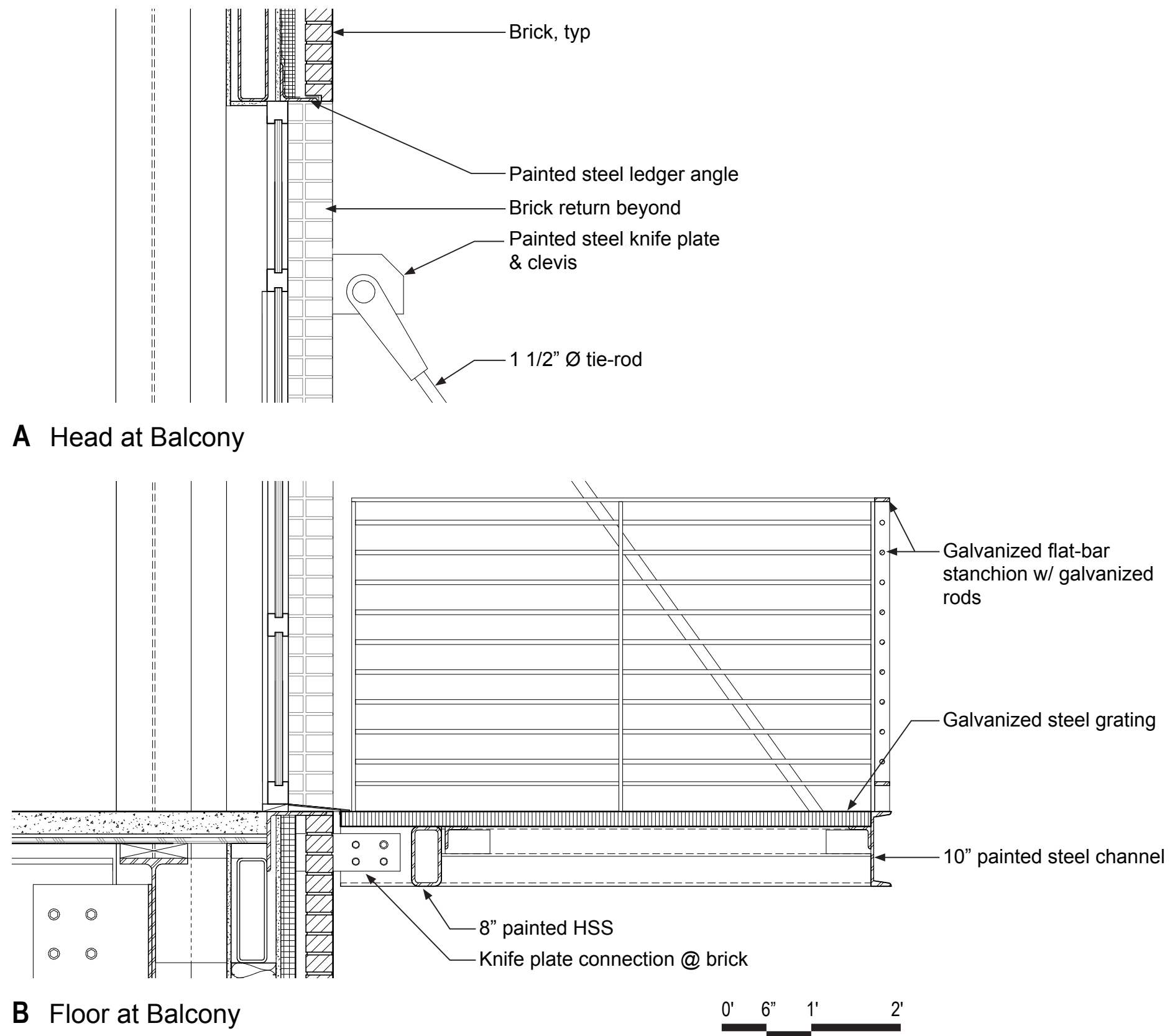
Steel grating



Brick

# 13th Avenue Building Details

## Balcony at Courtyard



Industrial appurtenance