

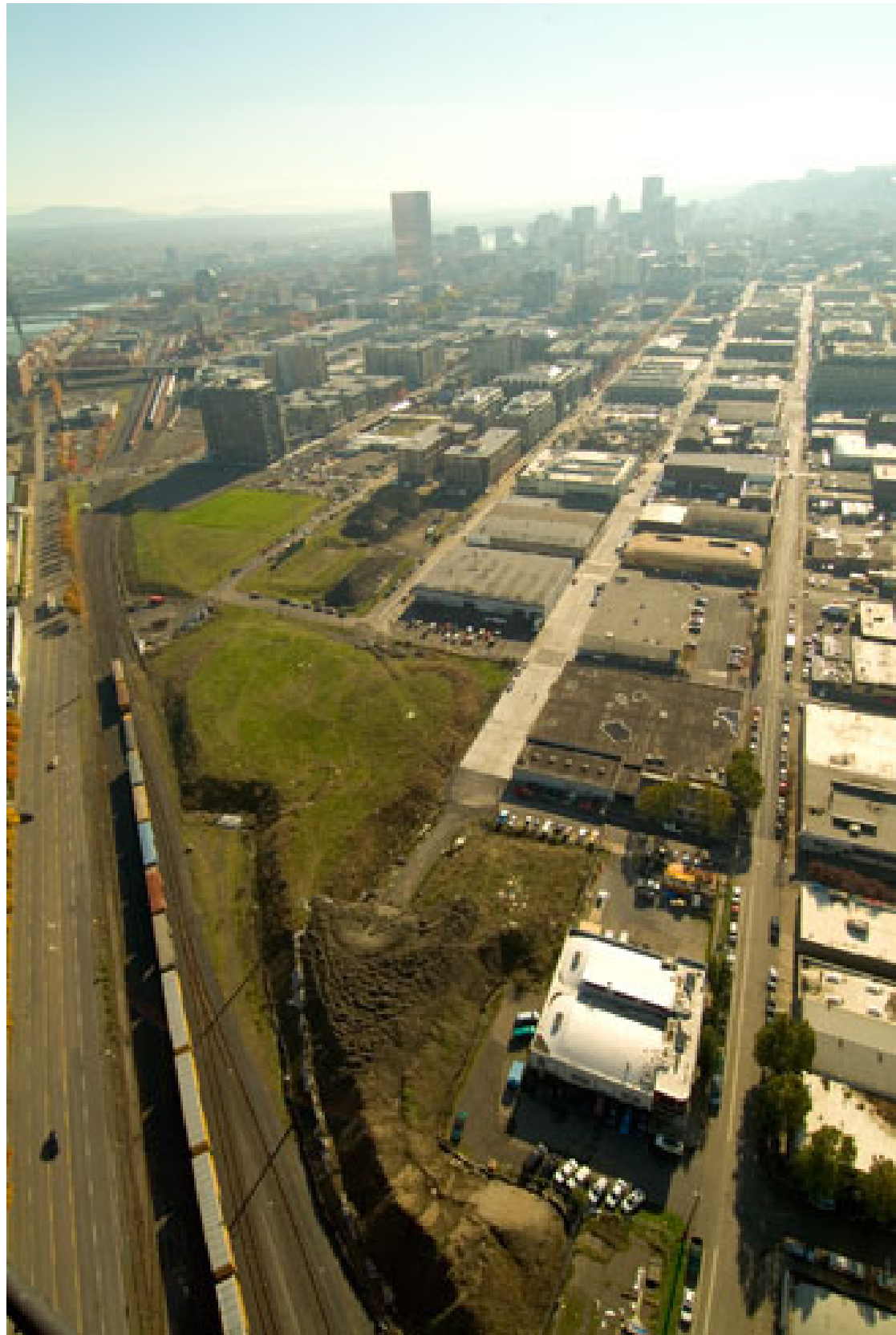
BORA

HOYT.

Block 20 Condominium

Design Review Presentation
June 2, 2016



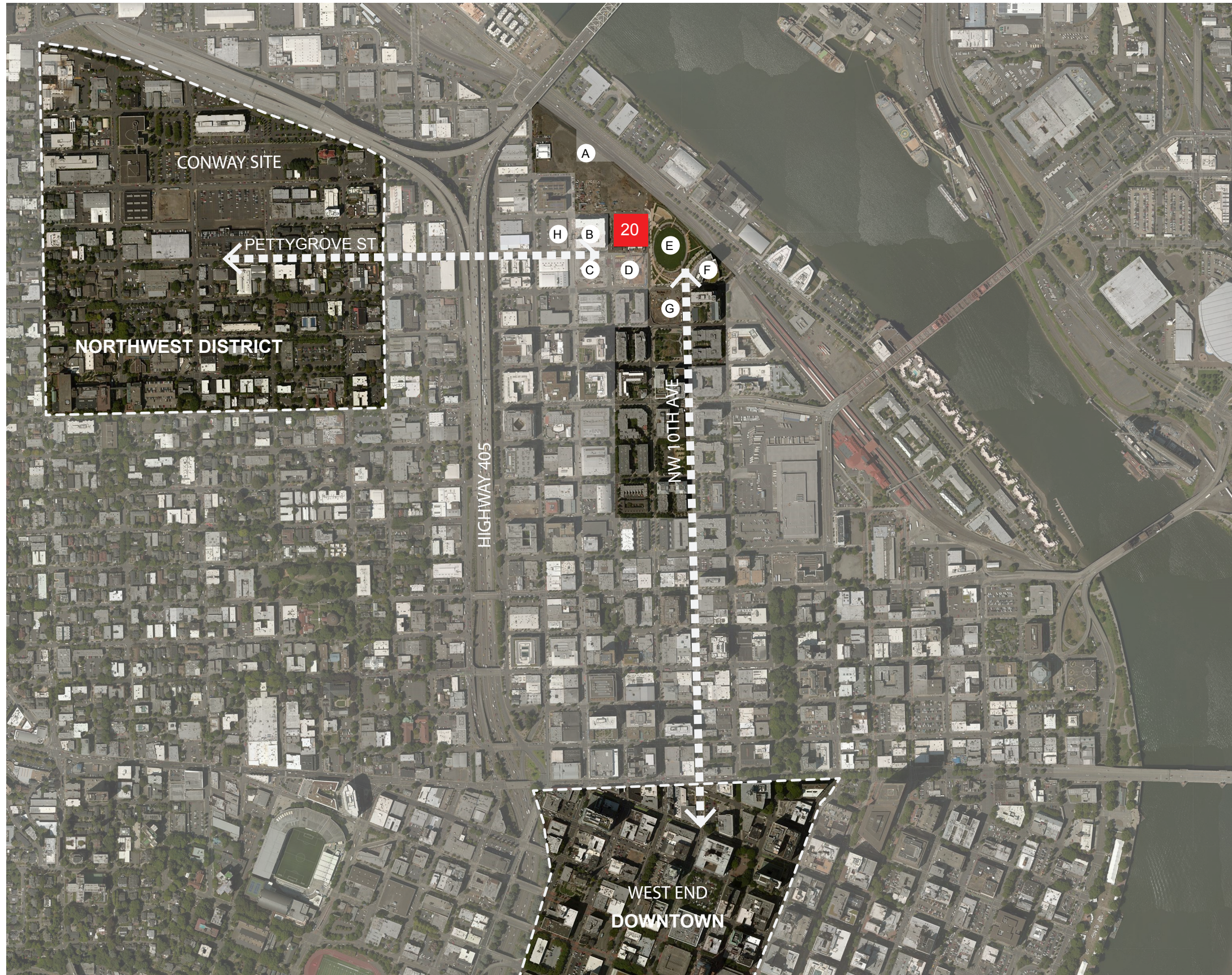




East View

Rendered View

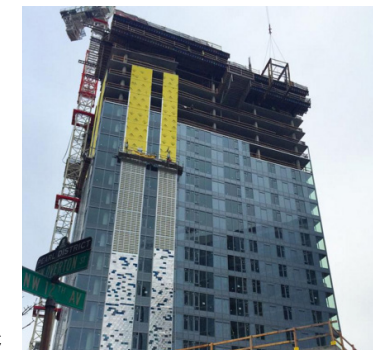
- A The Abigail
- B The Parker
- C The NV
- D Block 17
- E The Fields Park
- F The Encore
- G The Cosmopolitan
- H Modera Pearl



A



B



C



D



E



F



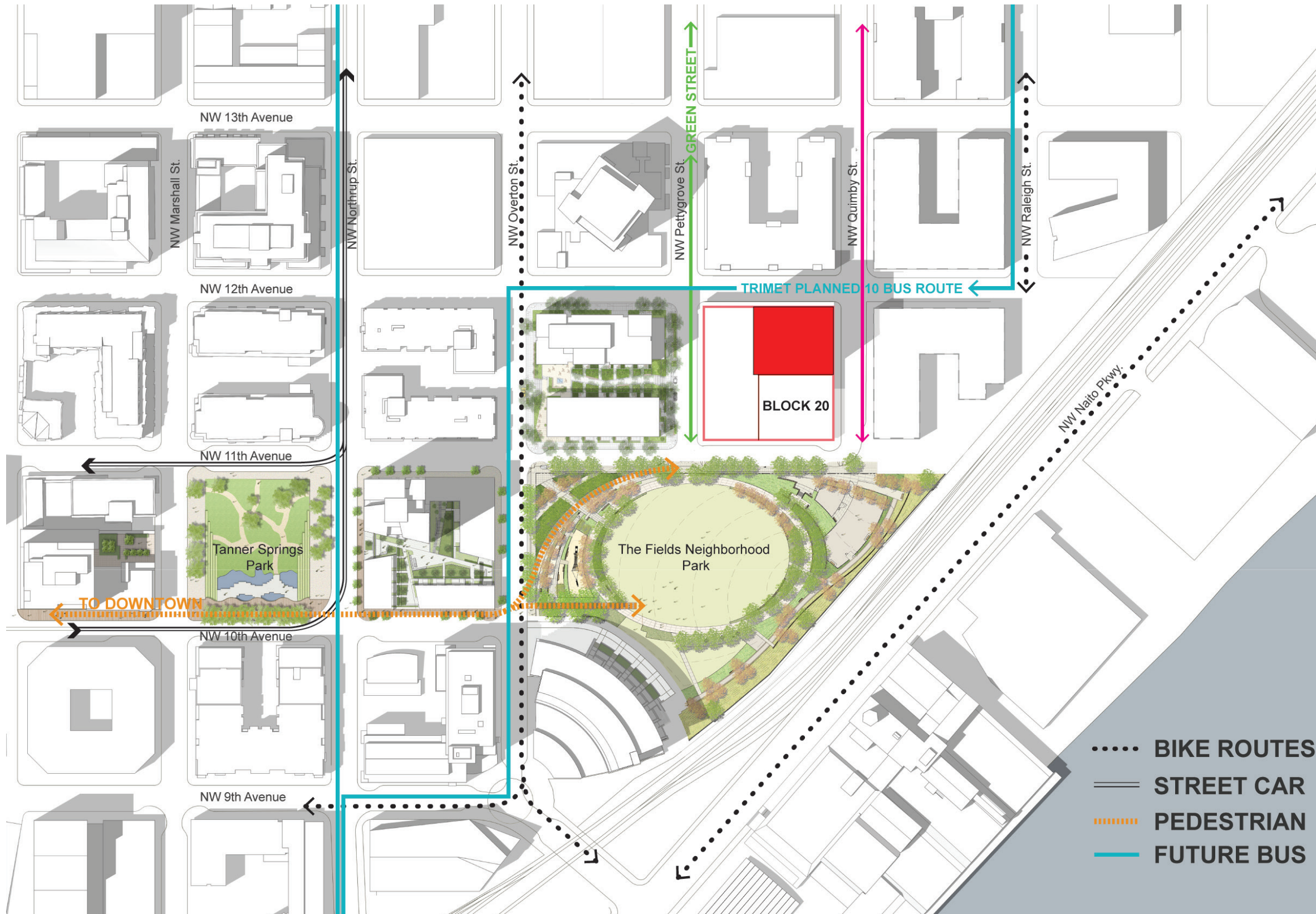
G



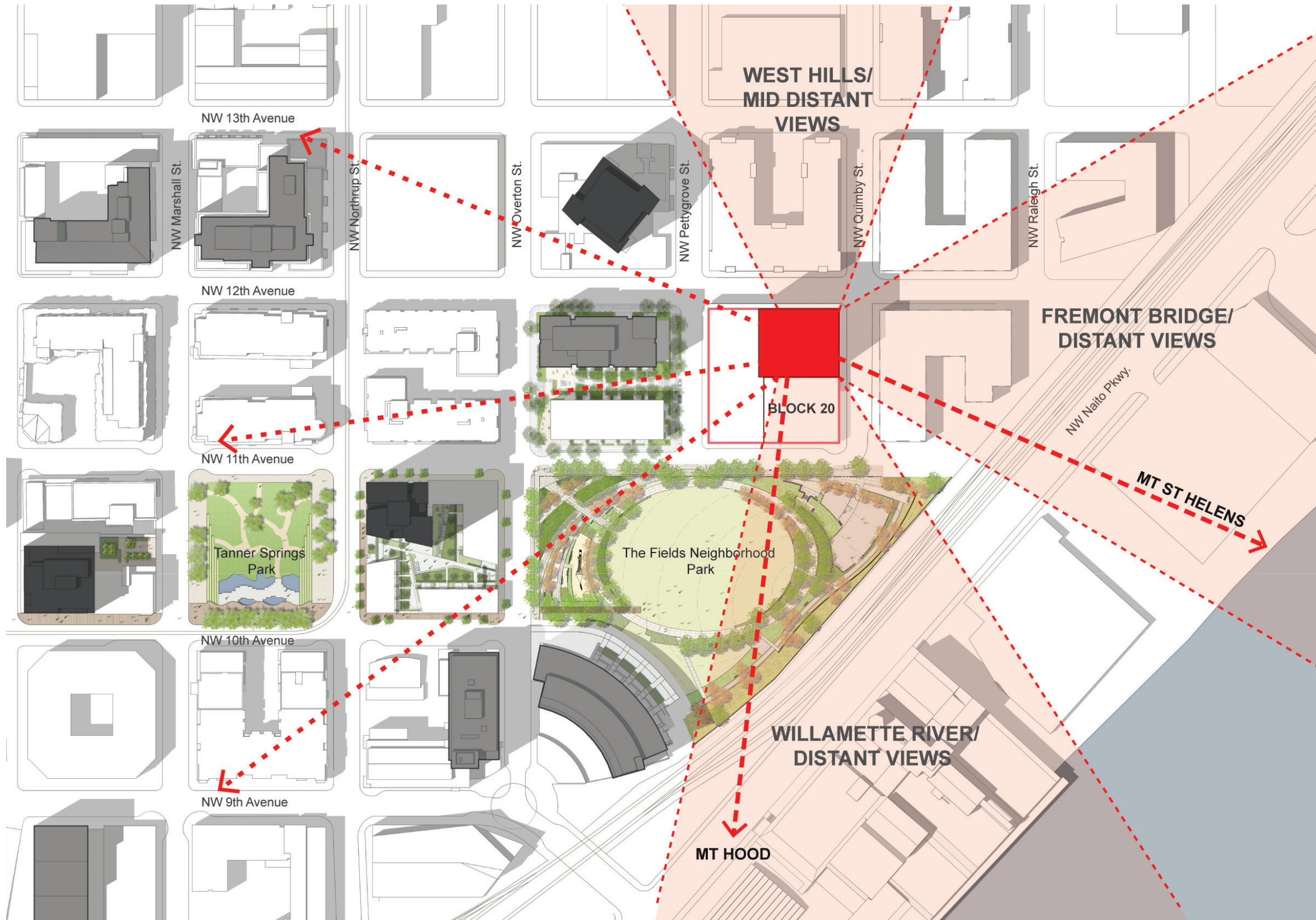
H

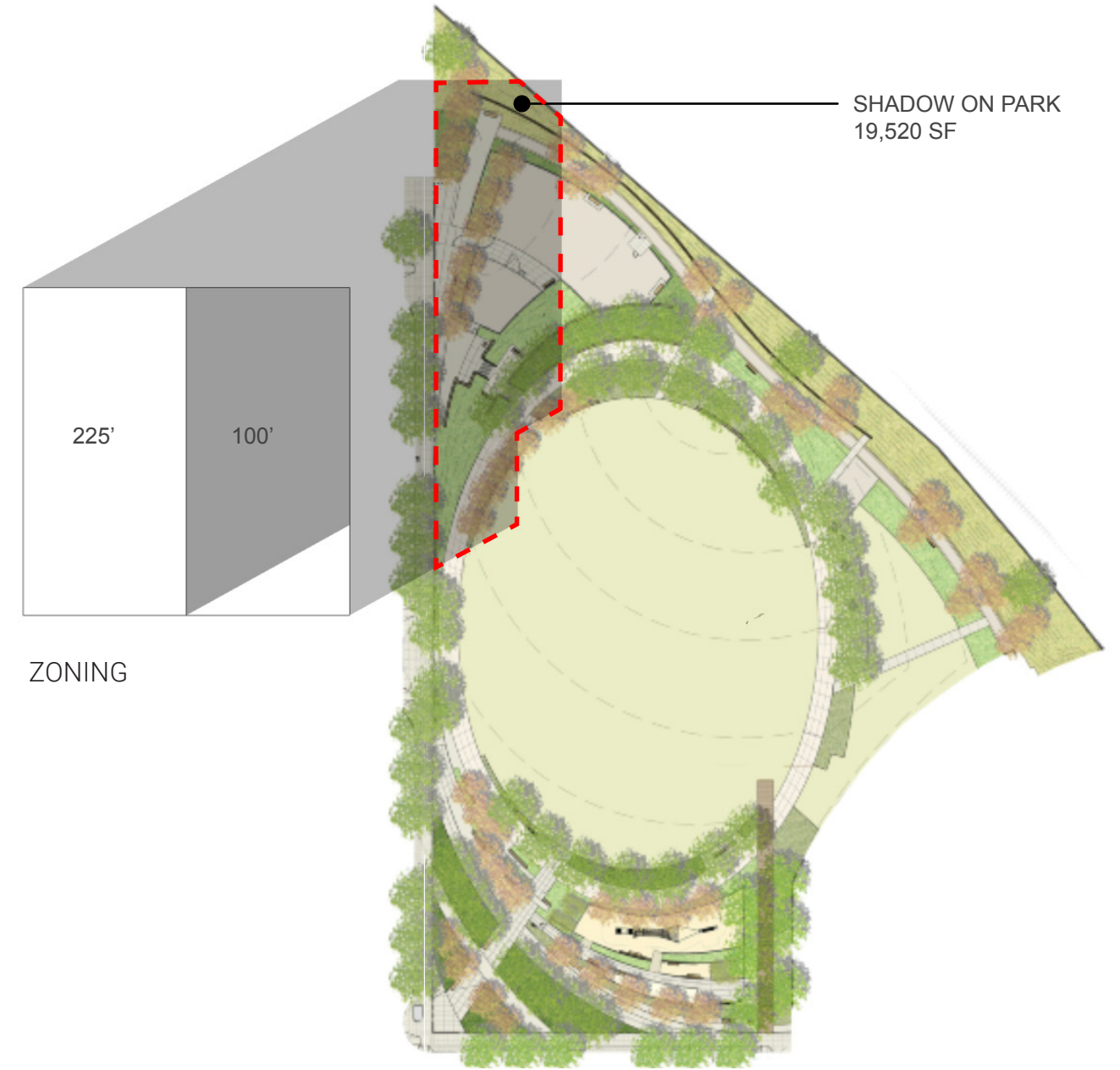
Existing Context

Site Context







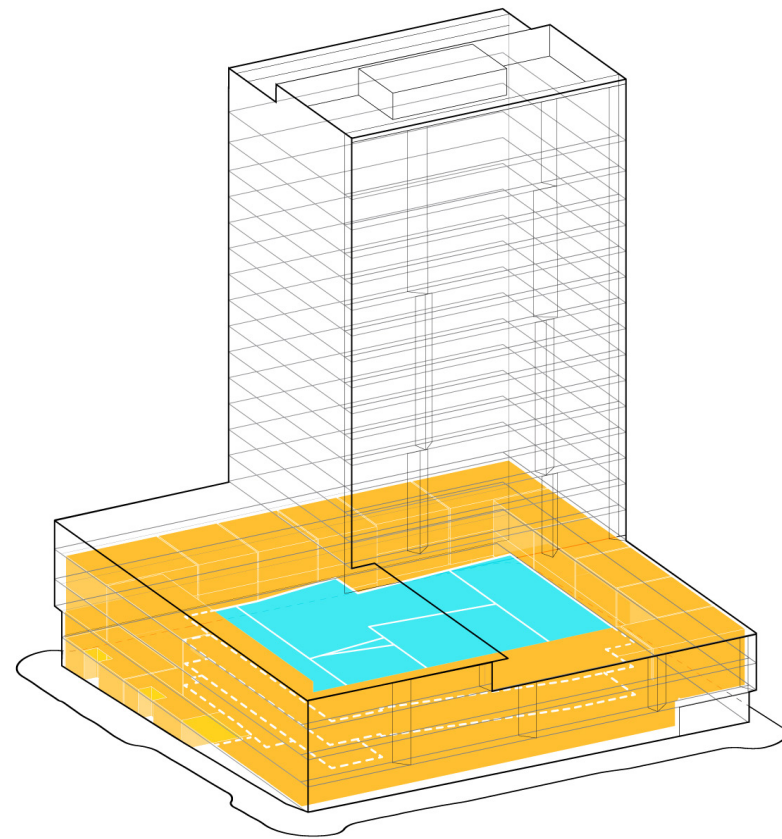




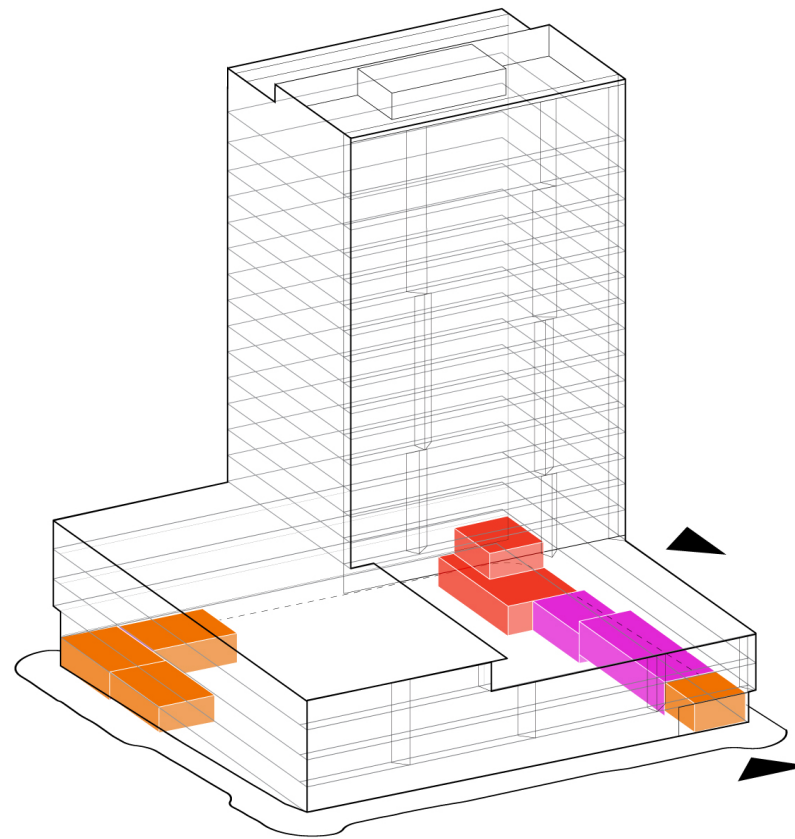


Site Context Aerial

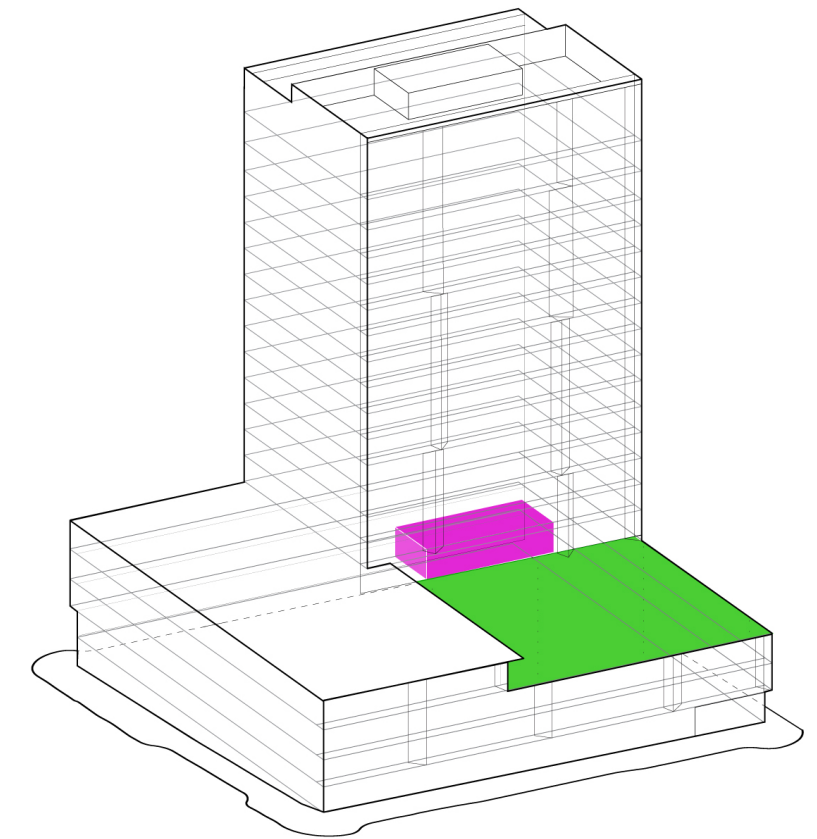
The Site



RESIDENTIAL UNITS
WRAPPING PARKING



AMENITIES
1ST AND 2ND FLOORS

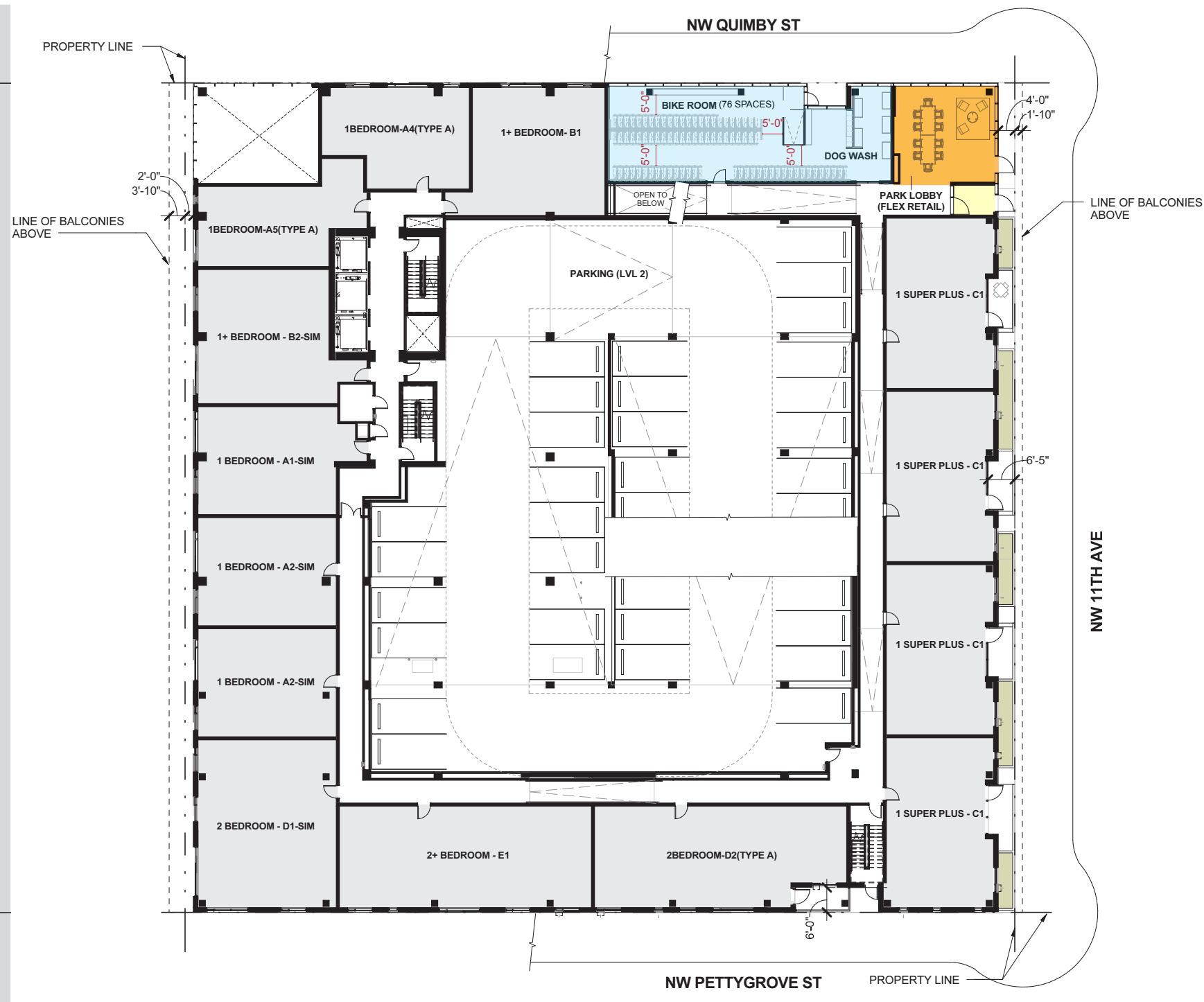


AMENITY TERRACE
5TH FLOOR

- residential units
- tenant amenities
- lobbies
- flex retail
- parking
- open space

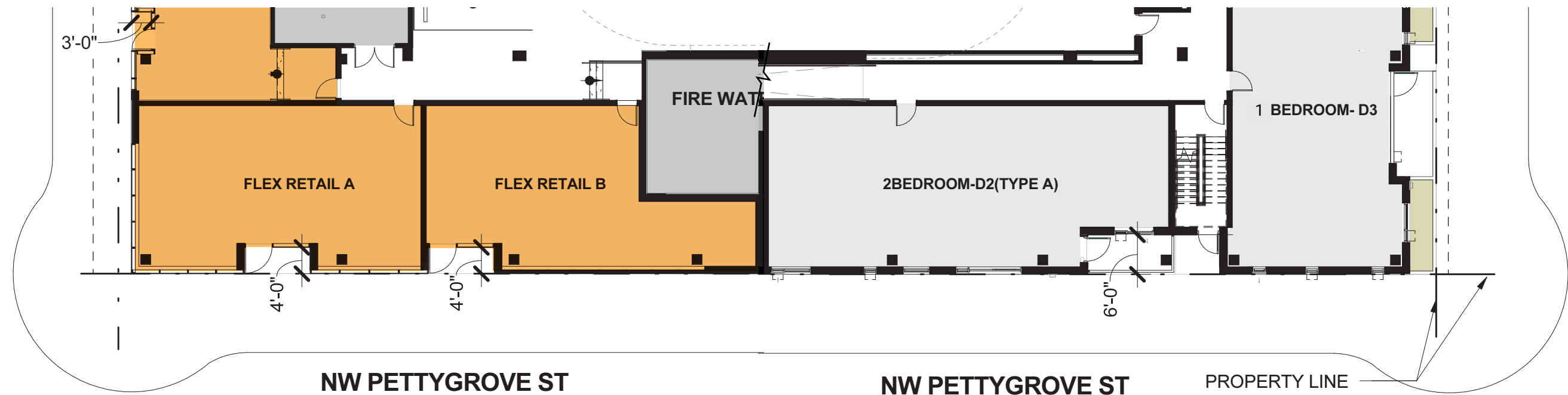
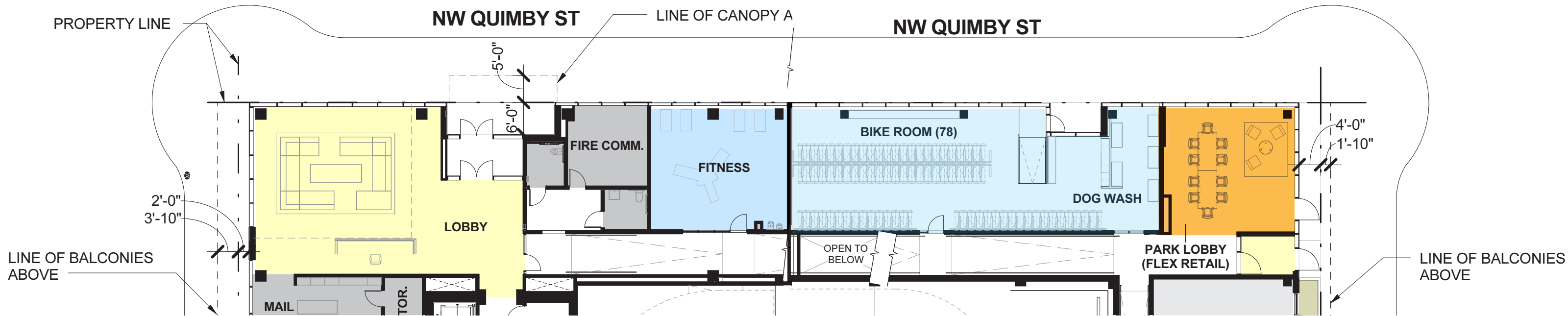


LEVEL 1



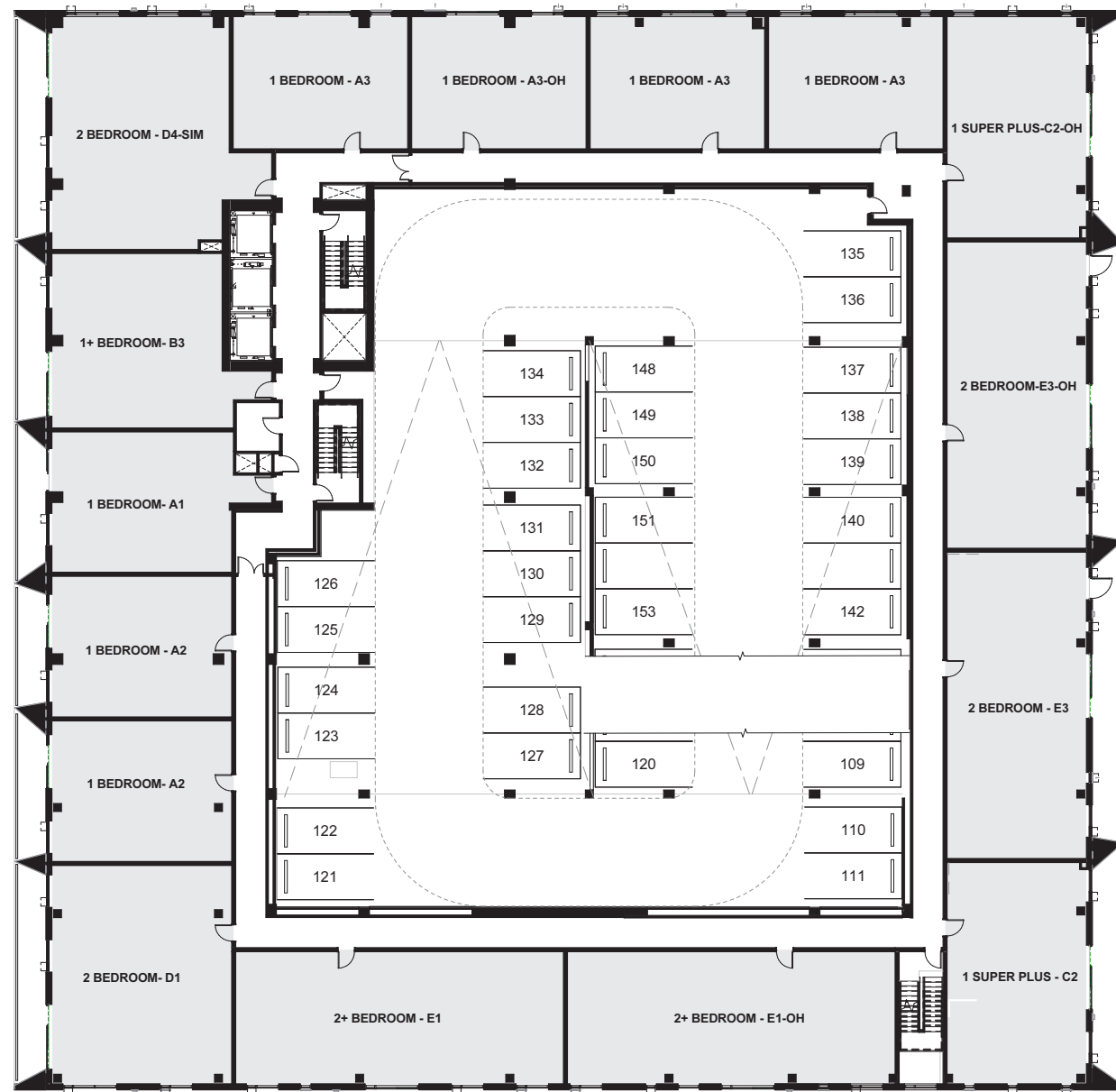
LEVEL 2

- Residential
- Amenity
- Lobby / Common
- Flex / Retail
- Service / Storage

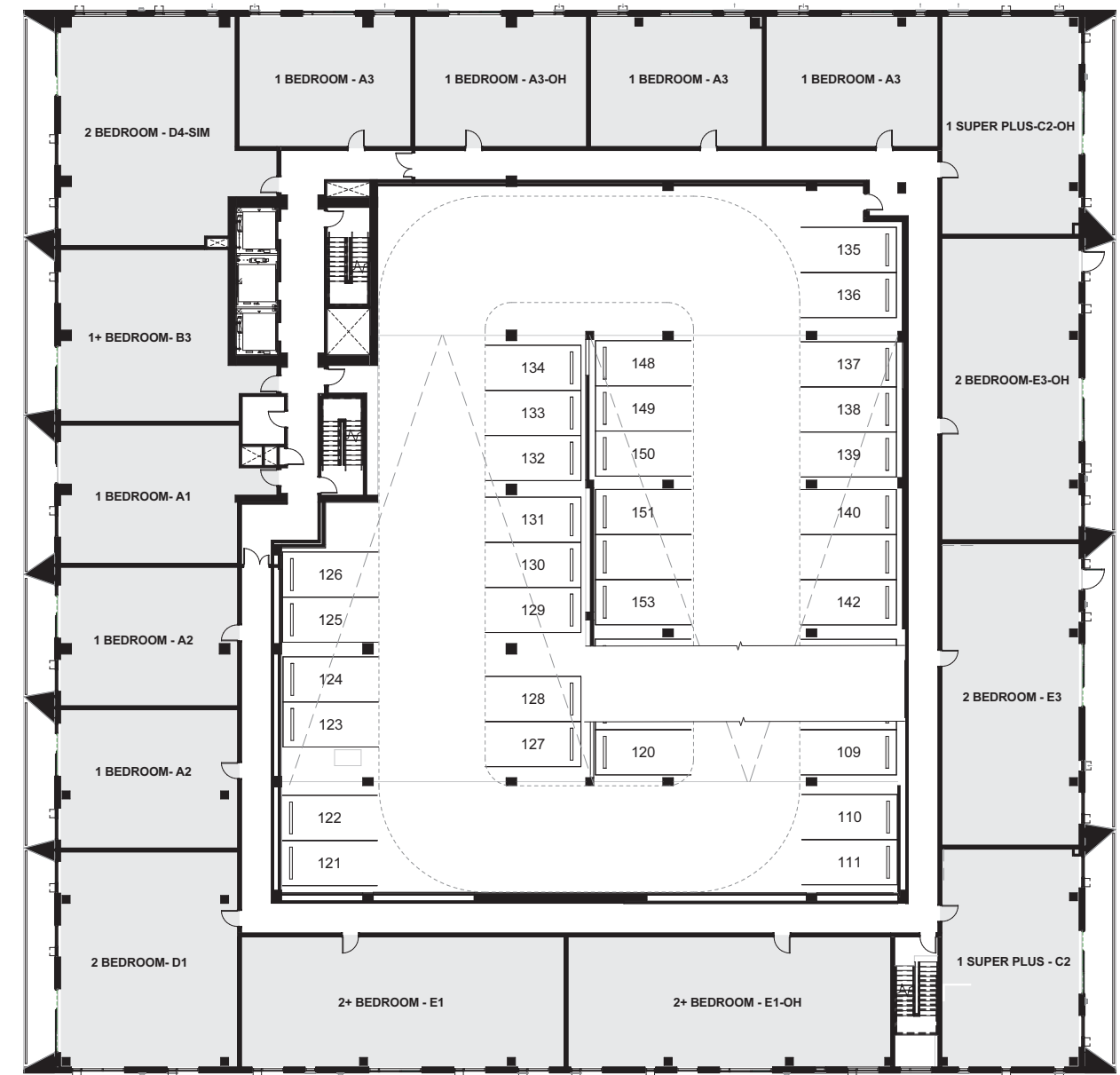


LEVEL 1

-
 Residential
 Amenity
 Lobby / Common
 Flex / Retail
 Service / Storage



LEVEL 3

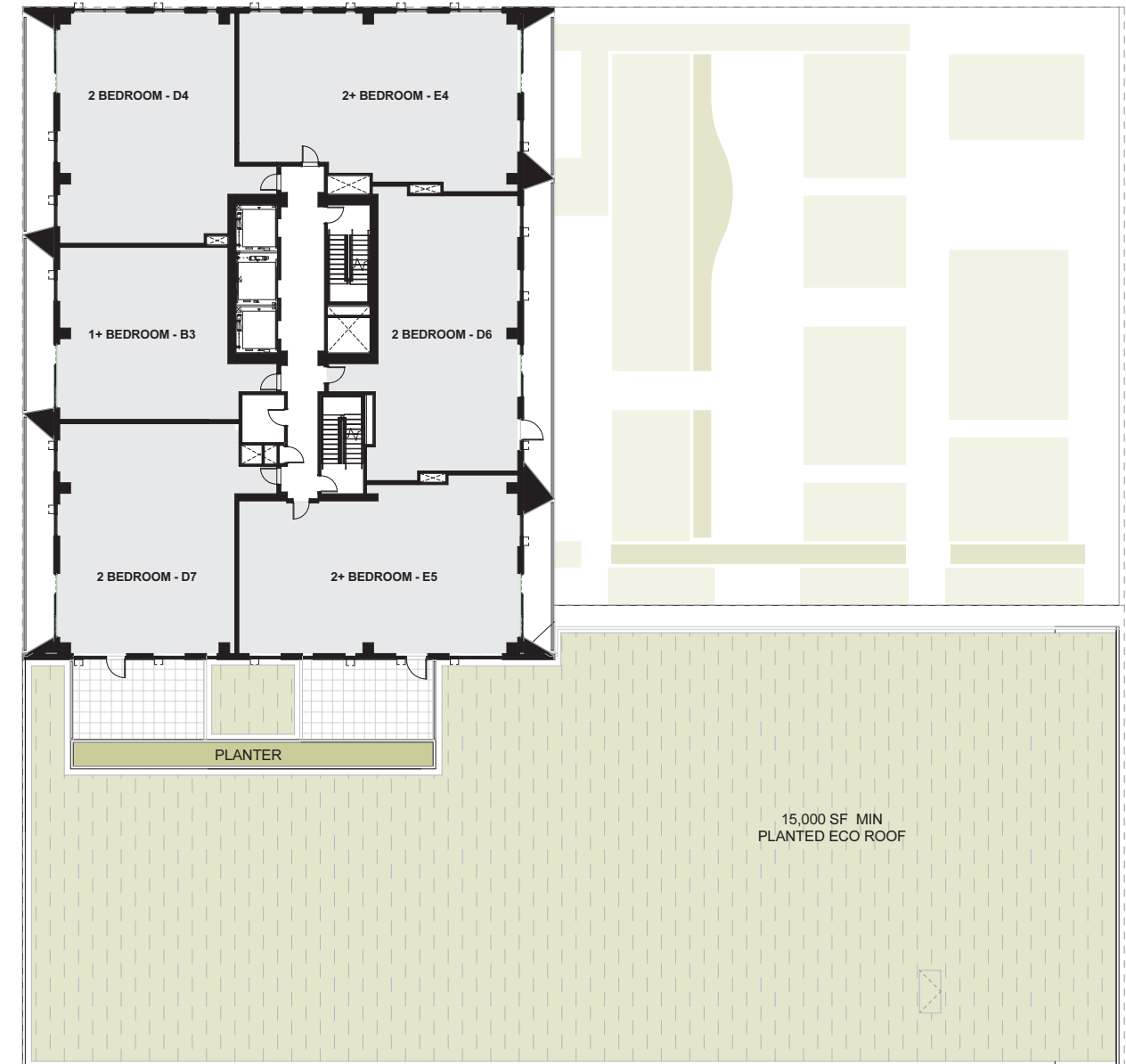


LEVEL 4



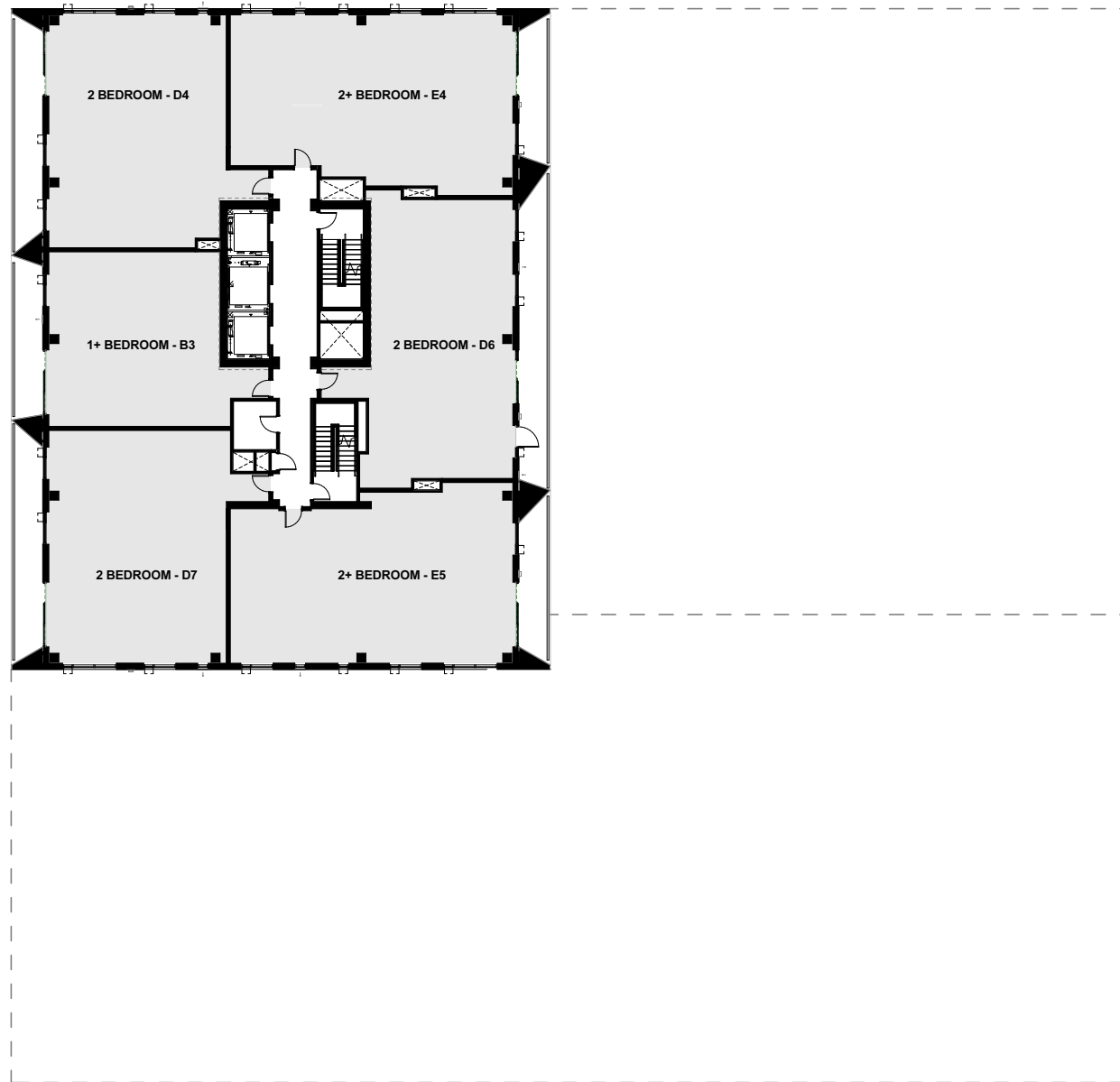


LEVEL 5

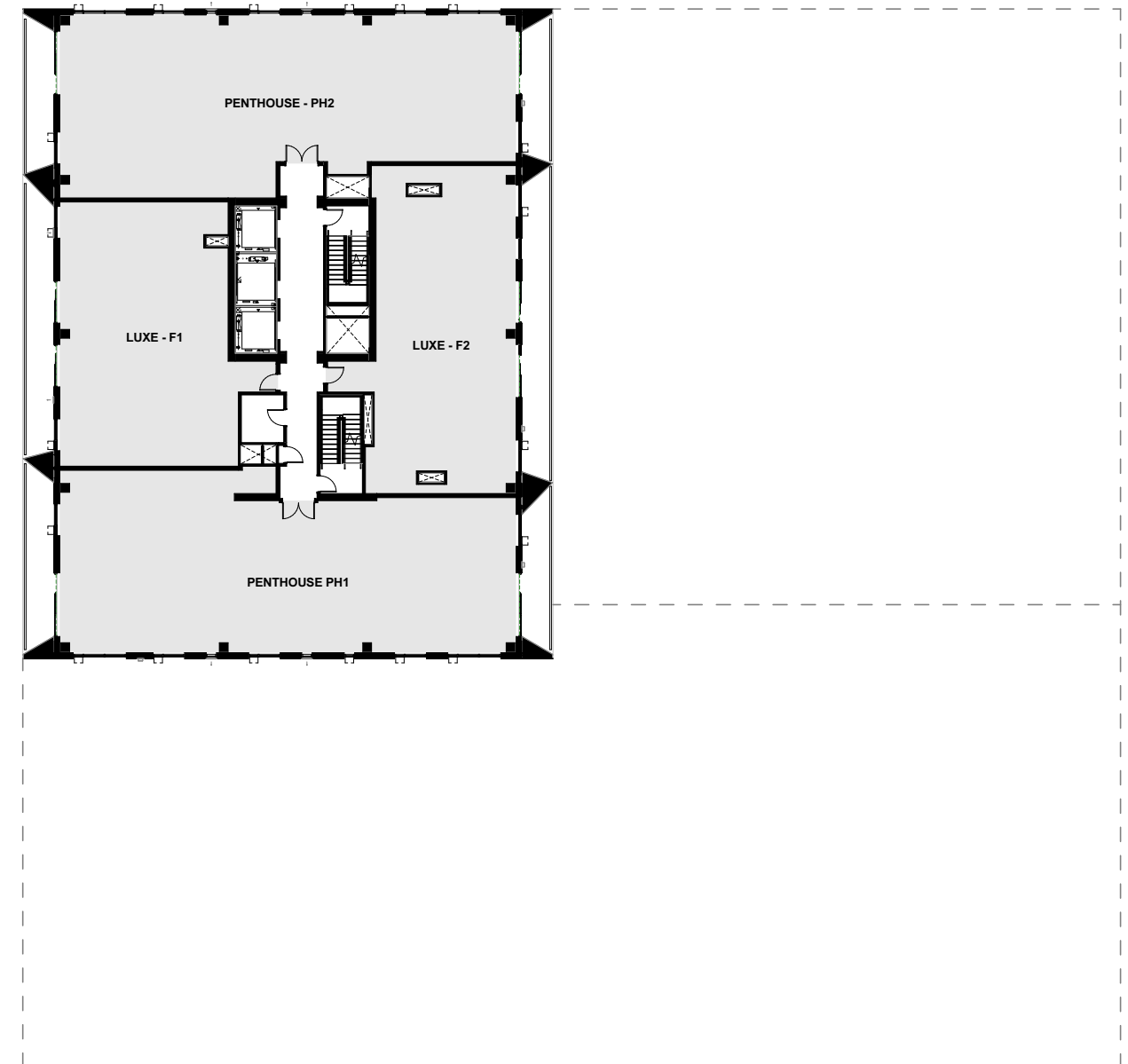


LEVEL 6



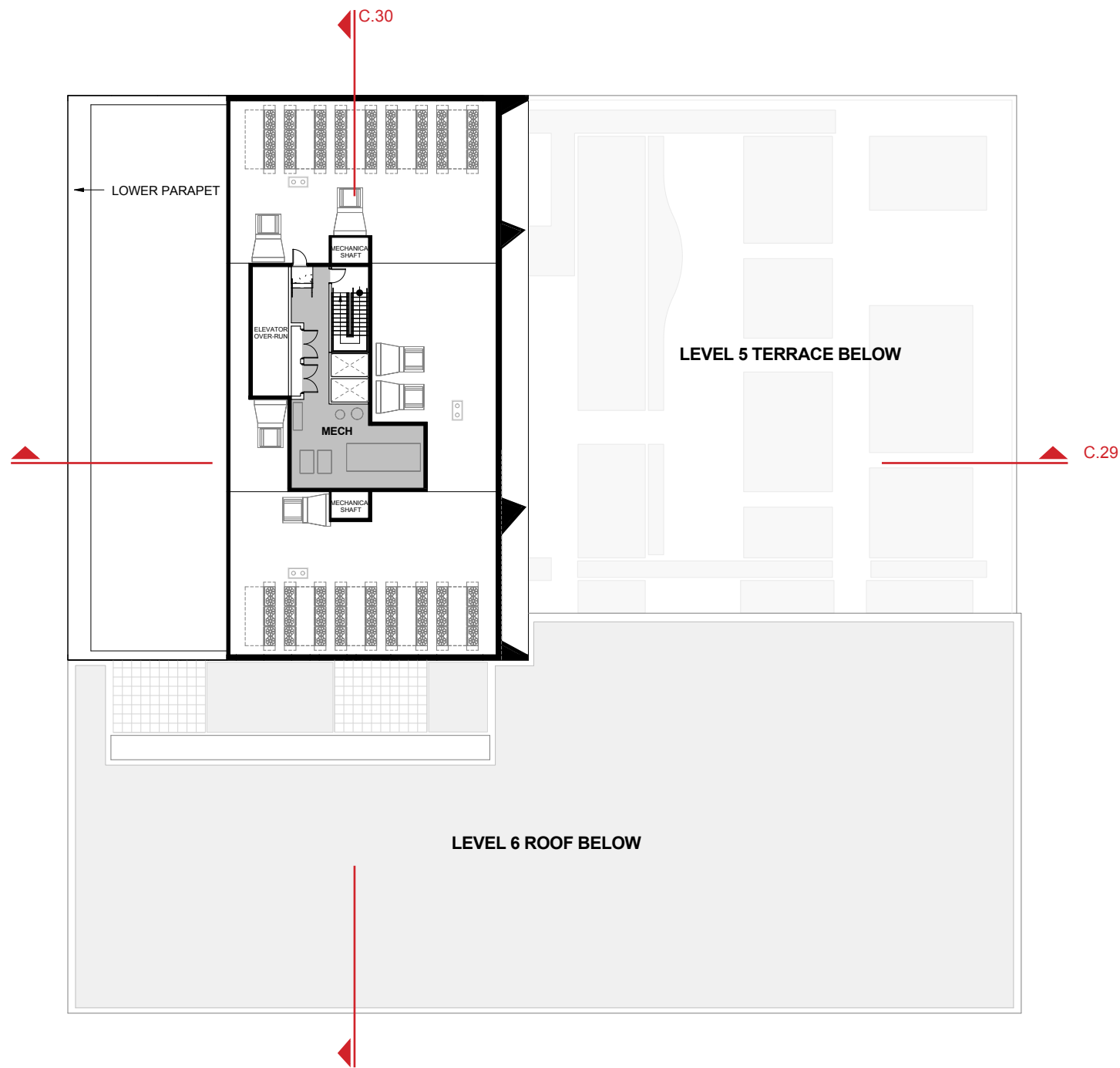


LEVELS 7-18
TYPICAL

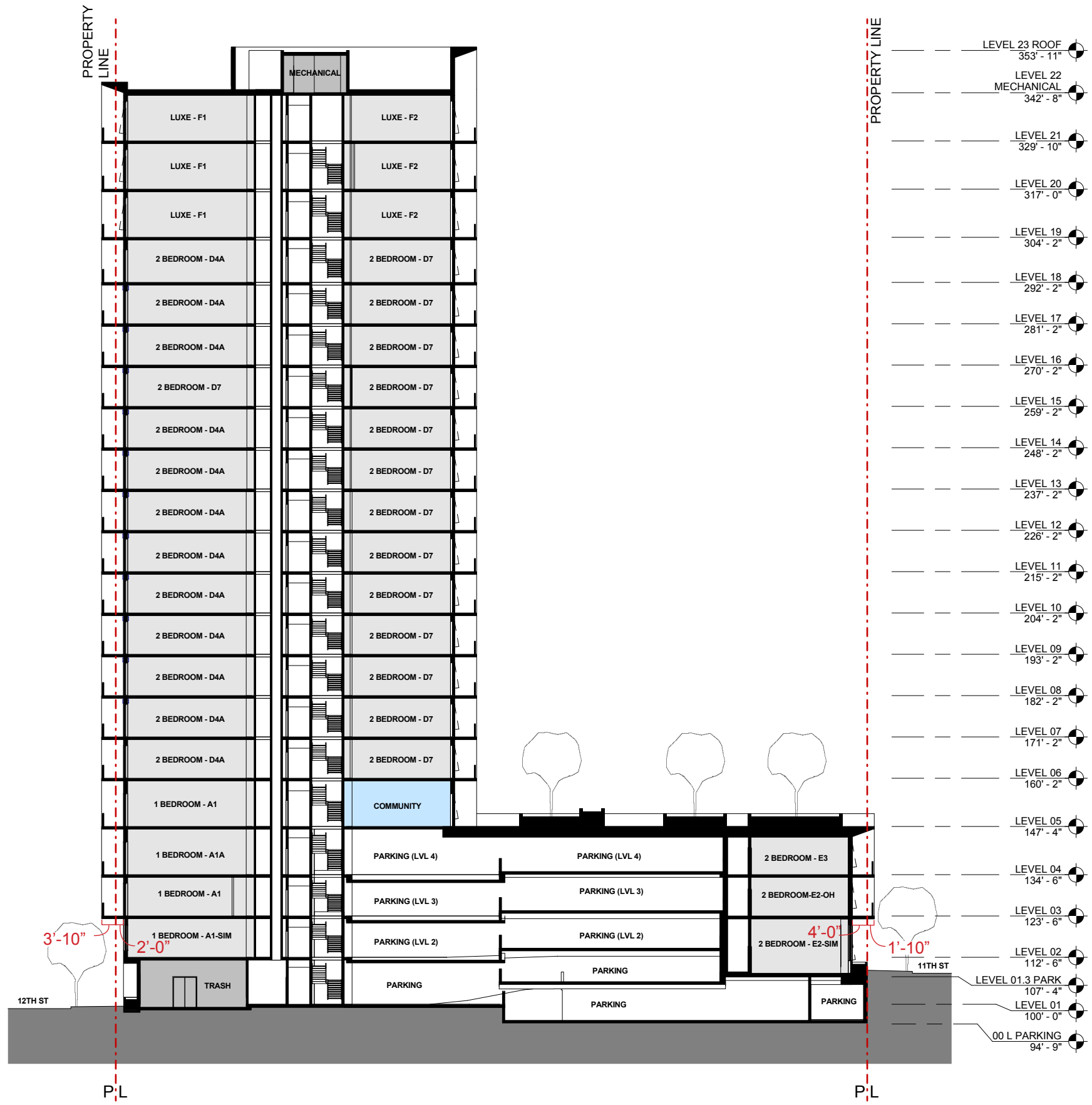


LEVELS 19-21
PENTHOUSES

-  Residential
-  Amenity
-  Lobby / Common
-  Service / Storage



- Residential
- Amenity
- Lobby / Common
- Service / Storage





From Fields Park

Rendered View

NV - BEYOND



BLOCK 17

PETTYGROVE ST.

BLOCK 20

East Elevation - View from Fields Park with Block 17

Exterior

scale 1"=32'-0"

FILE # LU 16 - 134889 - DZM

exhibit **C.32**



North and East Elevations

Exterior

scale 1"=32'-0"

FILE # LU 16 - 134889 - DZM

exhibit **C.33**



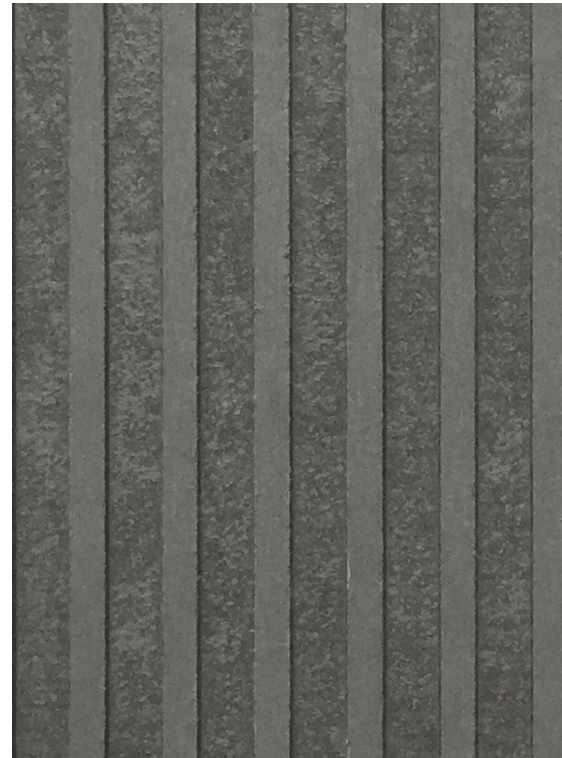
South and West Elevations

Exterior

scale 1"=32'-0"

FILE # LU 16 - 134889 - DZM

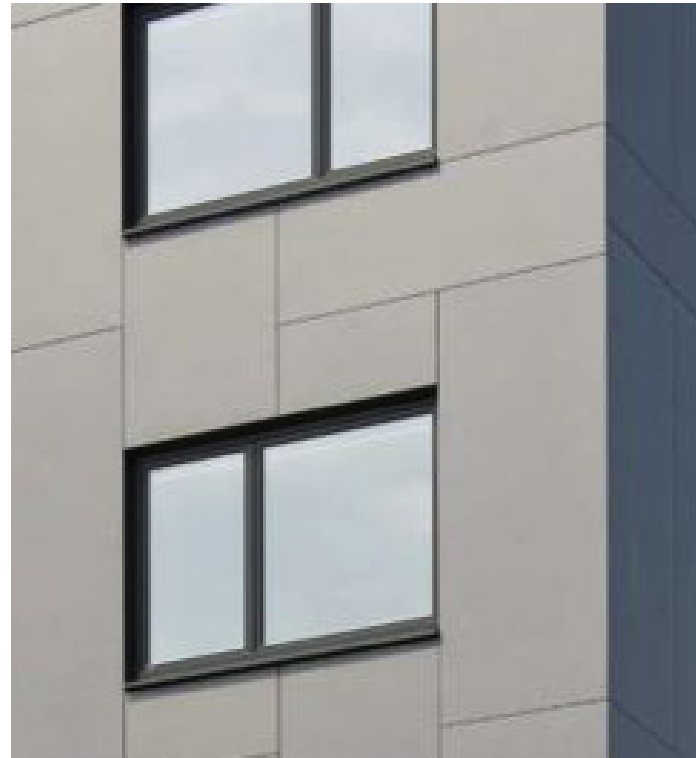
exhibit **C.34**



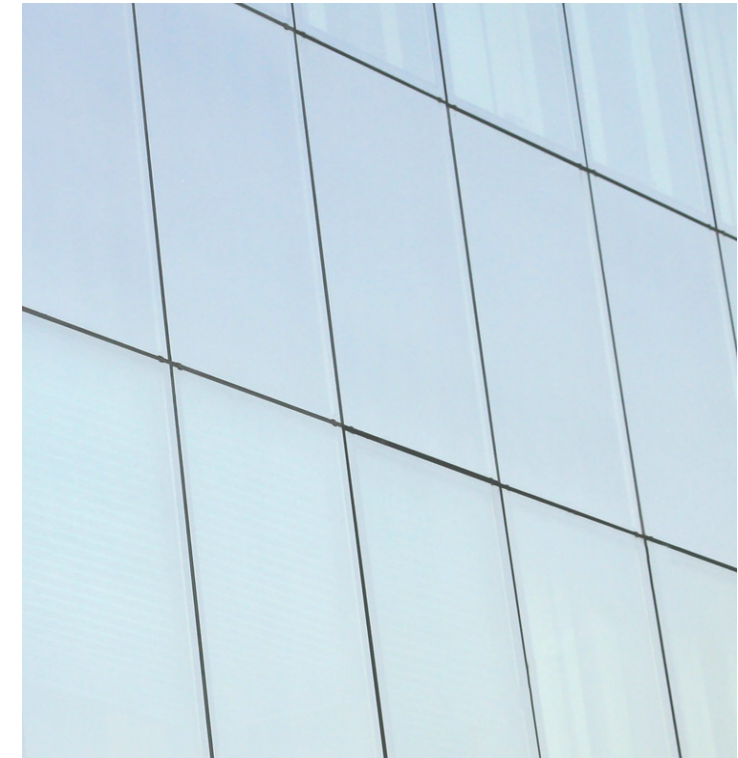
TEXTURED FACADE PANEL - EQUITONE "LINEA"



SMOOTH FACADE PANEL - EQUITONE "TECTIVA"



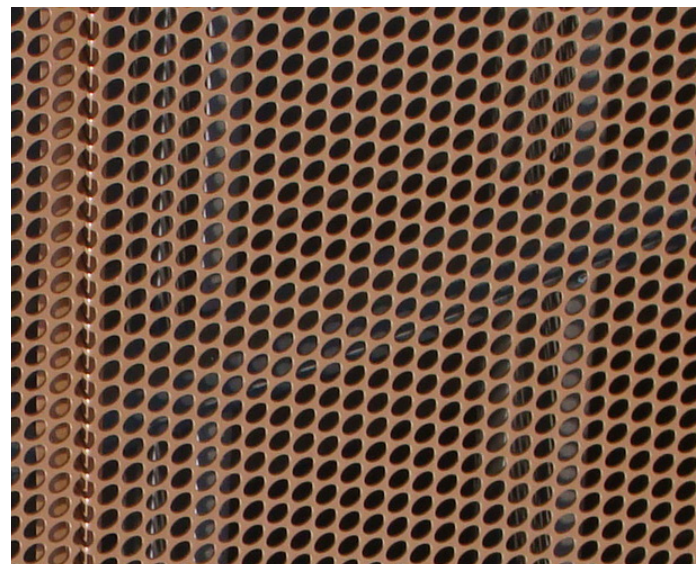
DARK GREY -
PAINTED ALUMINUM PUNCHED WINDOWS



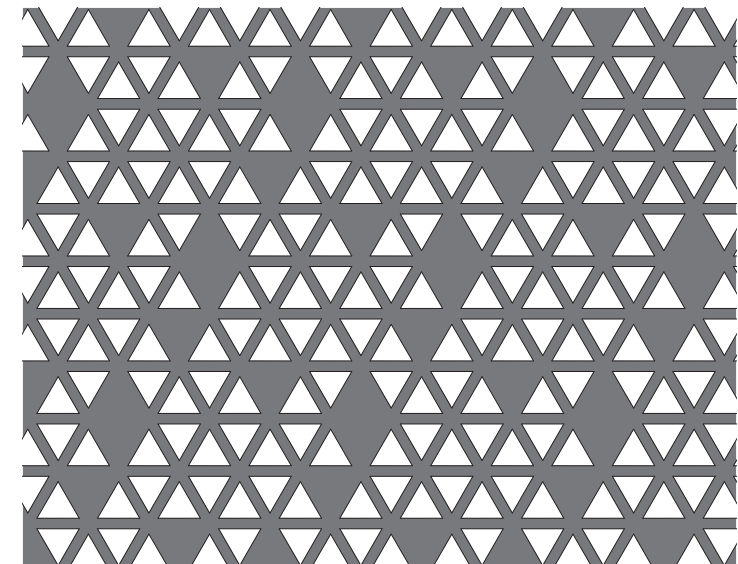
STRUCTURALLY GLAZED -
ALUMINUM CURTAINWALL AT NORTH ELEVATION



INTEGRAL COLOR CEMENTITIOUS PLASTER -
AT EAST AND WEST DECKS



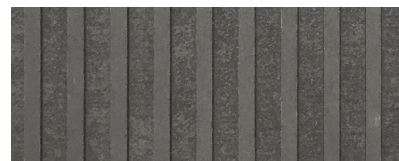
- 1/8" POWDER COATED ALUMINUM PLATE
- WARM TONED
- CUSTOM PERFORATED PATTERN (SEE EXHIBIT C.43)
- AT GARAGE DOORS AND FACADE PANELS AT WEST SERVICE ENTRIES



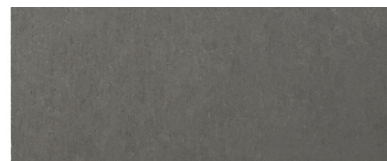
CUSTOM PERFORATED PATTERN



FIREPLACE VENT



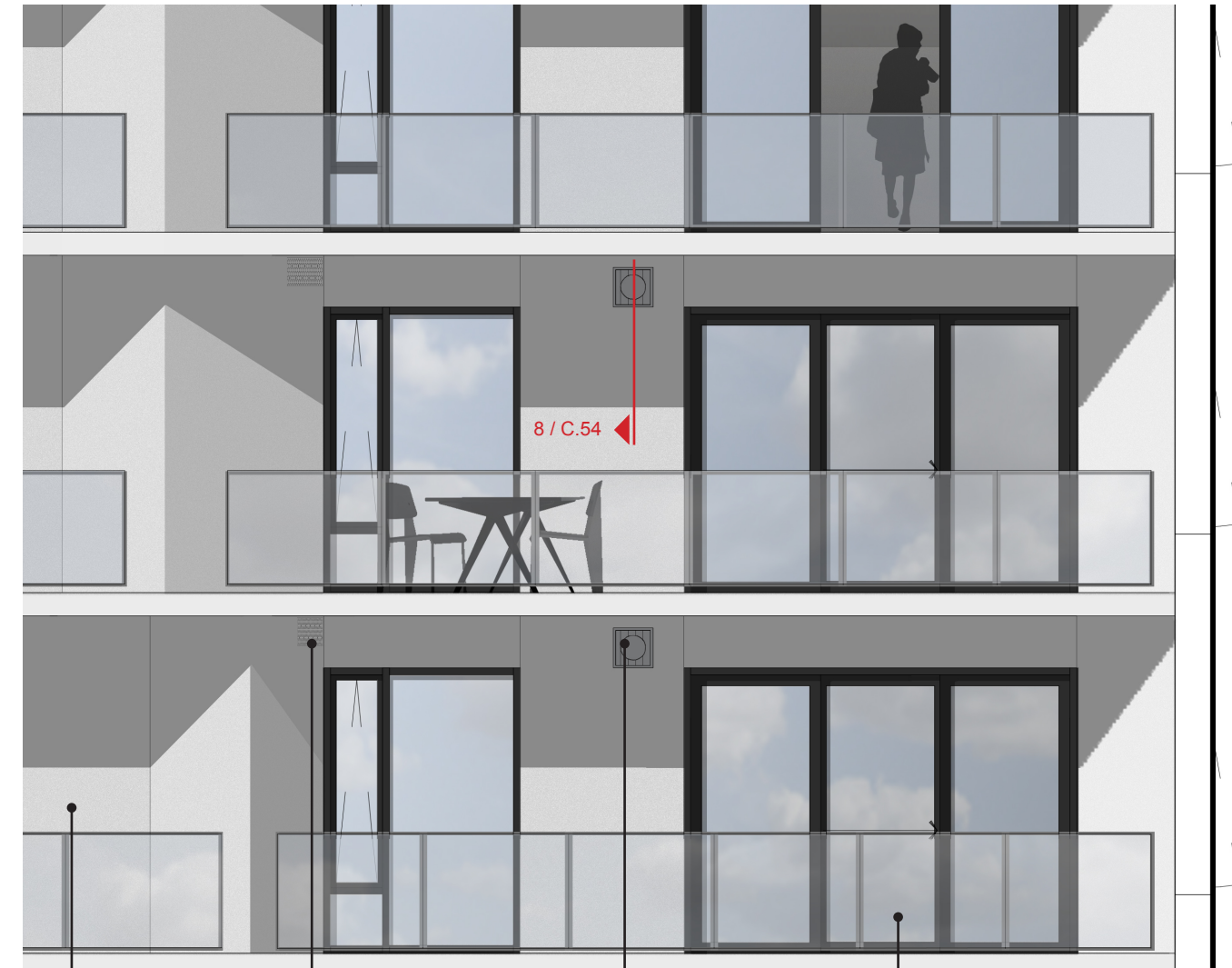
EQUITONE "LINEA" INTEGRAL COLOR GFRc PANELS



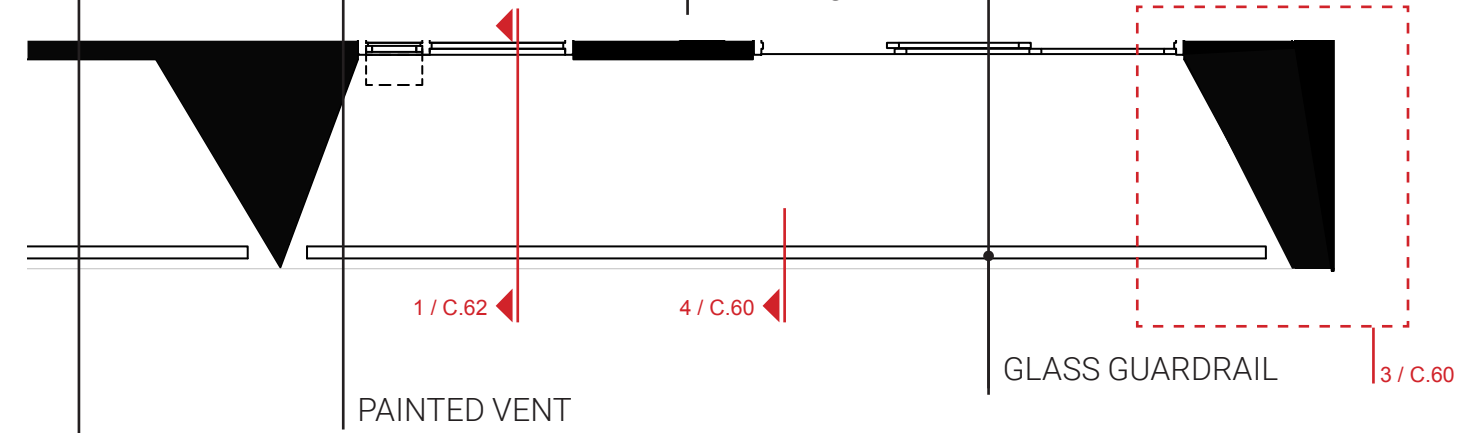
EQUITONE "TECTIVA" INTEGRAL COLOR GFRc PANELS

NORTH AND SOUTH ELEVATIONS
-DARKER COLOR, RAKED AND SMOOTH SURFACE PANELS

SEE PAGE C.61 FOR EQUITONE AND STUCCO DETAIL INFORMATION



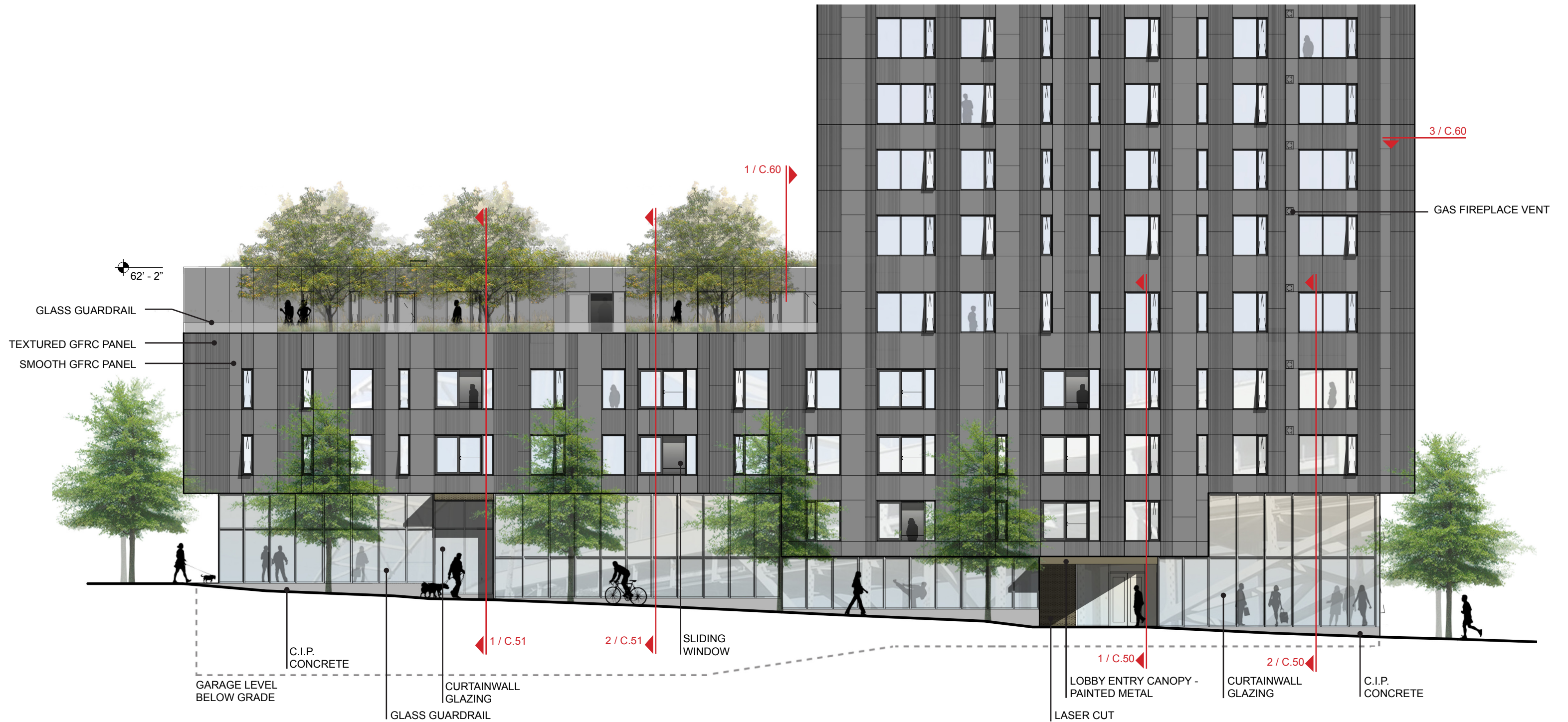
FIREPLACE VENT



PAINTED VENT

GLASS GUARDRAIL

EAST AND WEST ELEVATIONS
- LIGHT GREY, CEMENTITIOUS PLASTER



North Street Elevation - Quimby Street

Exterior

SEE PROVIDED MATERIAL SAMPLES

FILE # LU 16 - 134889 - DZM

scale 1"=16'-0"

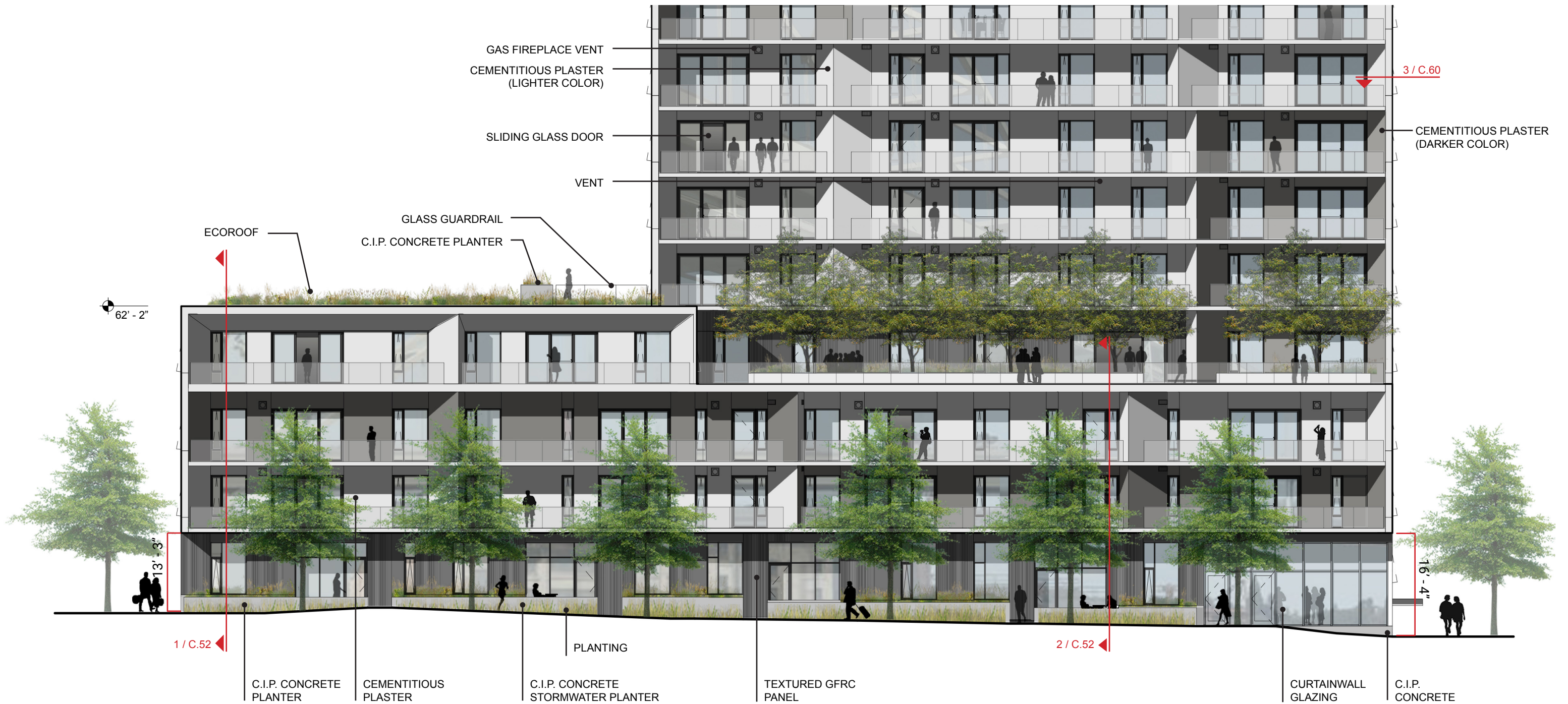
exhibit **C.39**



North Lobby View

Rendered View





East Street Elevation - 11th Street

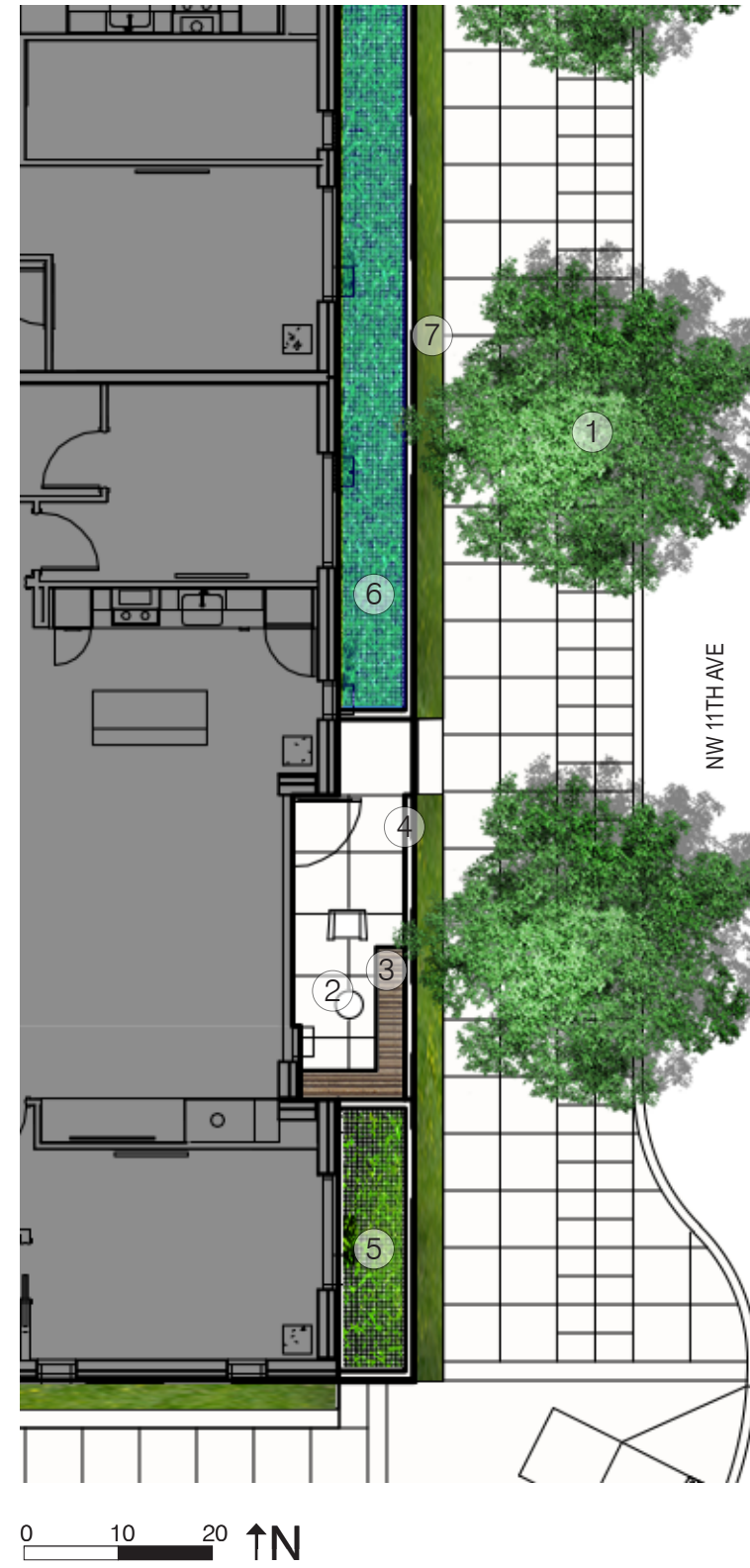
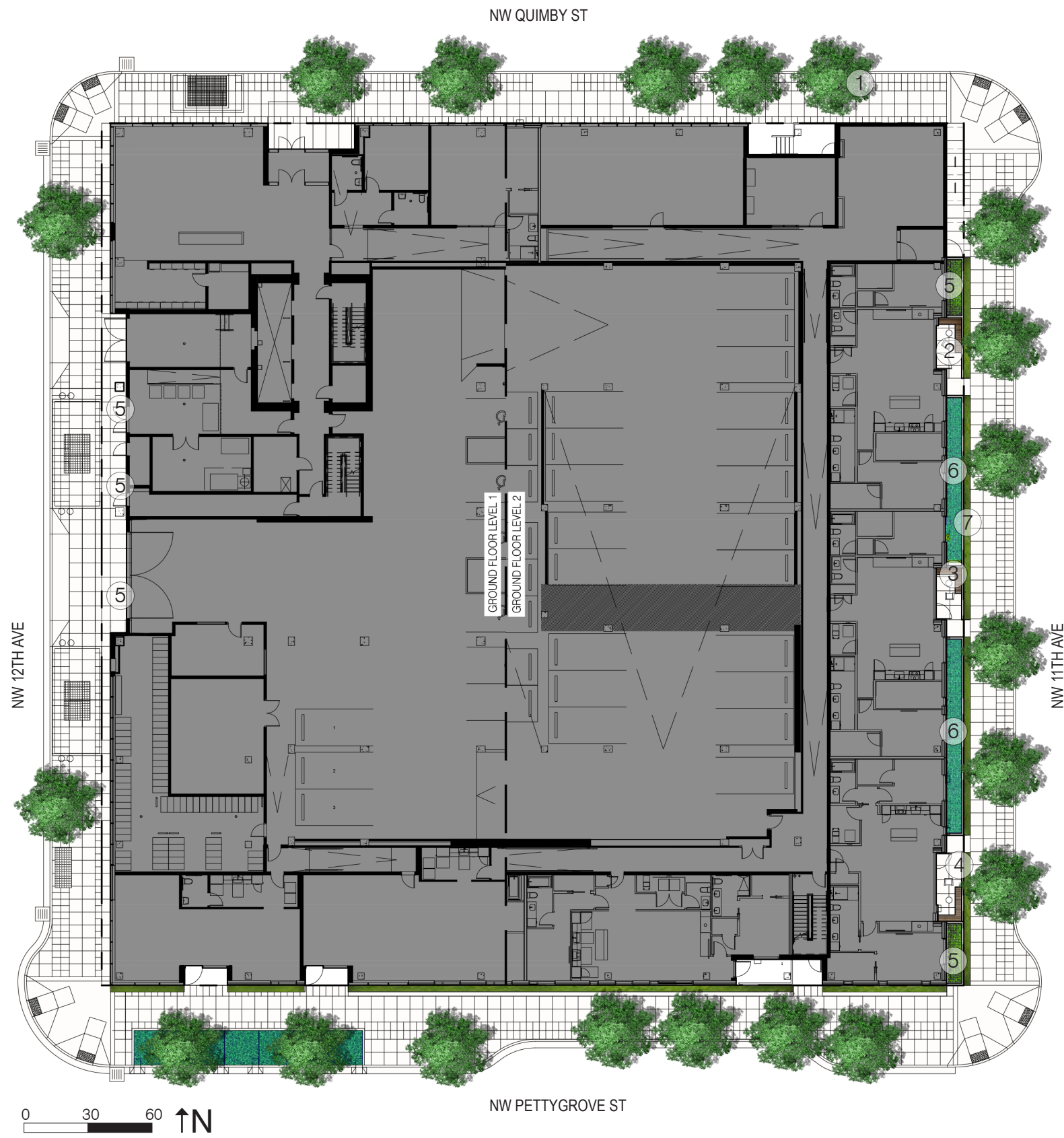
Exterior

scale 1"=16'-0"

SEE PROVIDED MATERIAL SAMPLES

FILE # LU 16 - 134889 - DZM

exhibit **C.40**



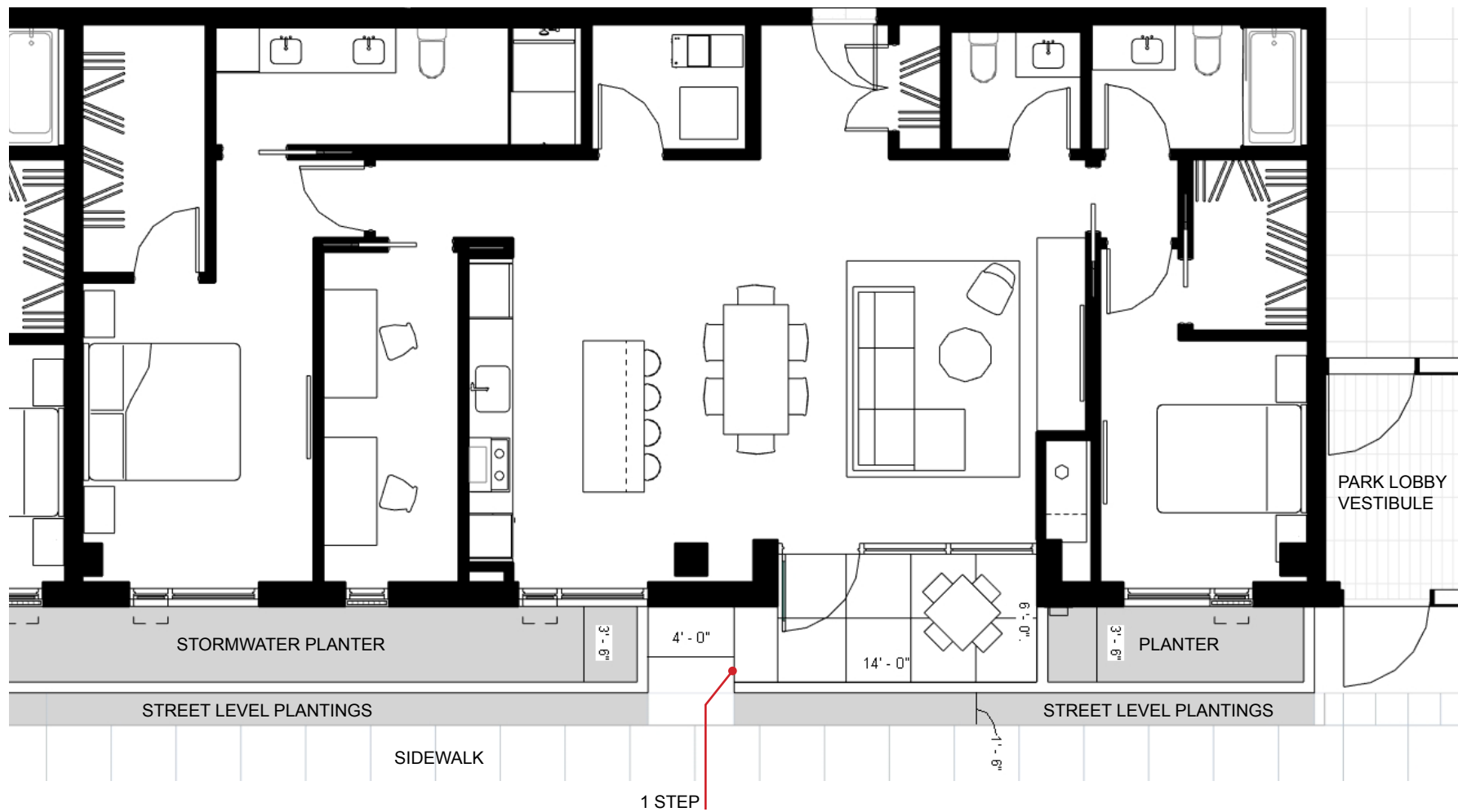
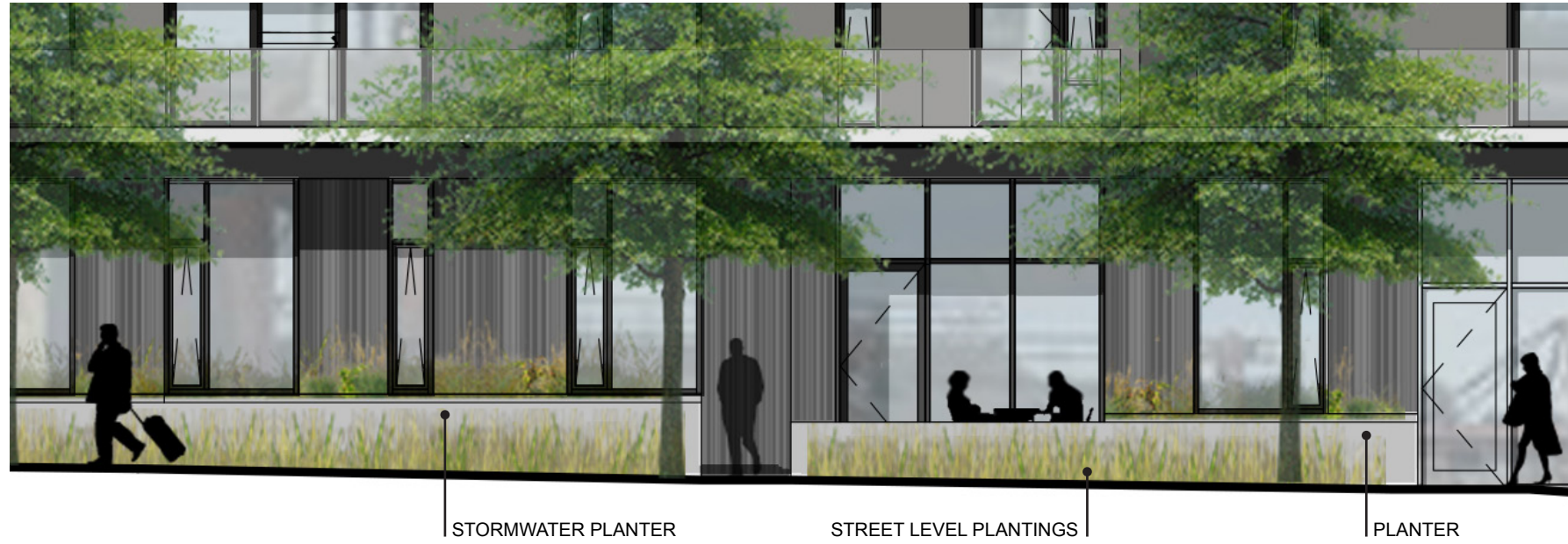
- 1. STREET TREES
- 2. PRIVATE PATIO
- 3. BENCH
- 4. CONCRETE WALL
- 5. RAISED PLANTERS (HEIGHT VARIES)
- 6. STORMWATER PLANTERS (HEIGHT VARIES)
- 7. SHRUB PLANTING

Ground Floor Landscape Plan



Street Level Perspective Along 11th Avenue

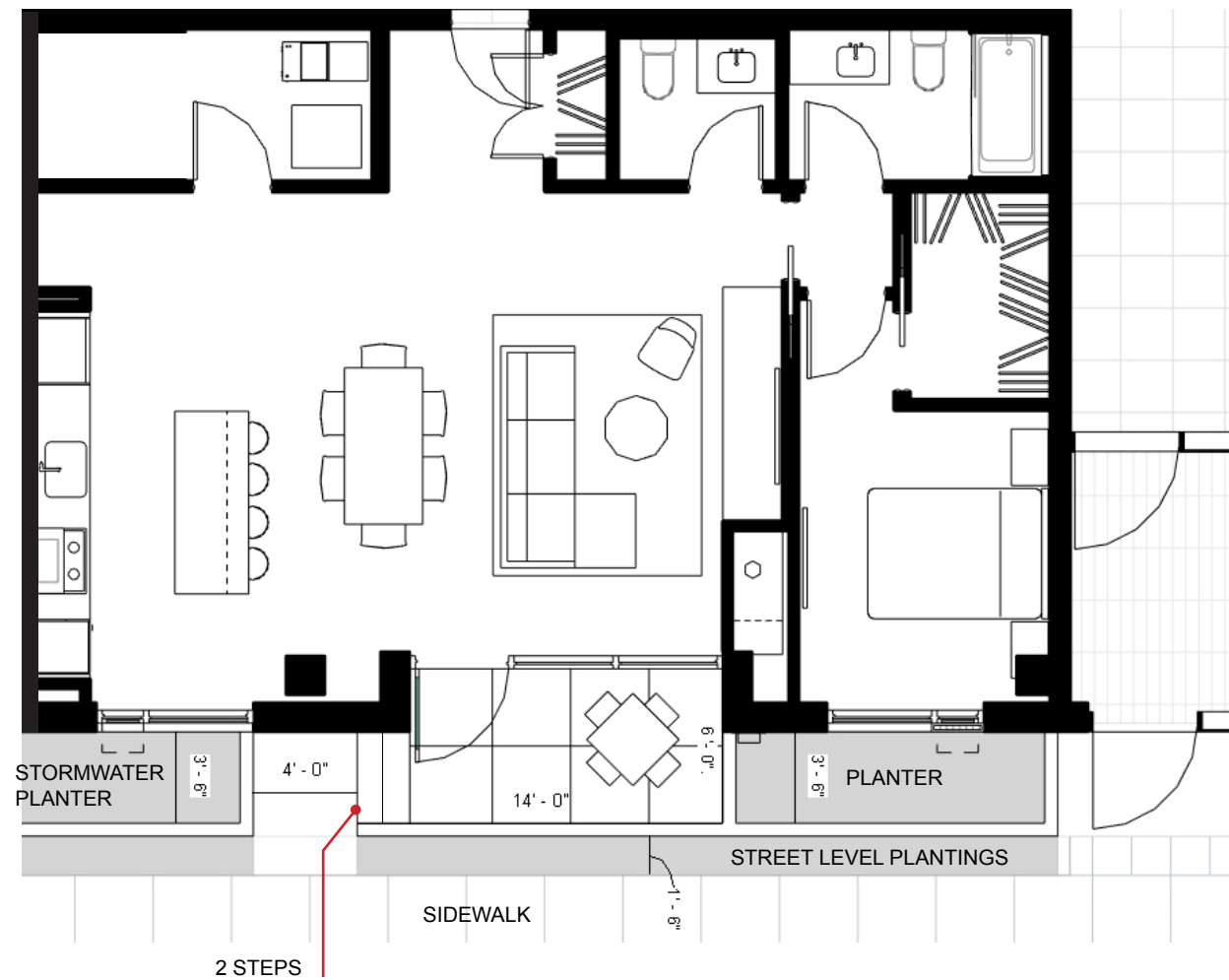
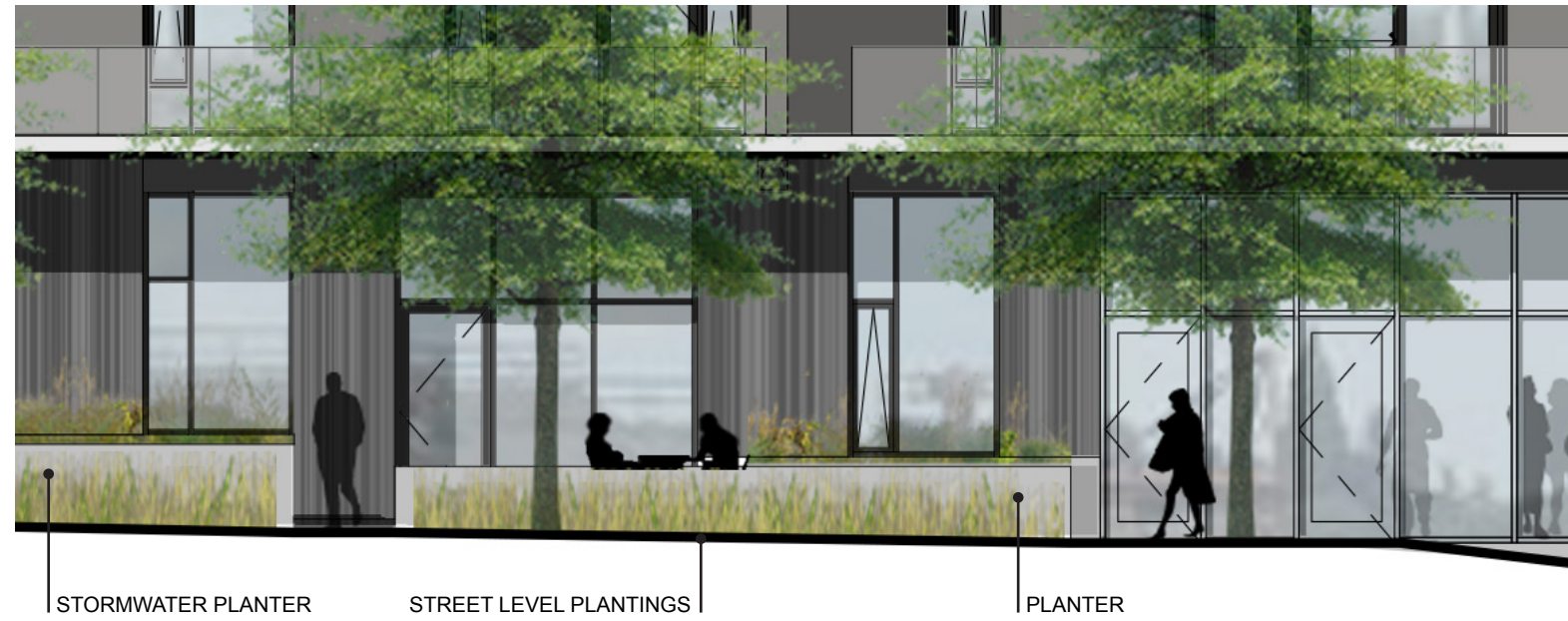
Exterior



Street Level Walkups Along 11th Avenue

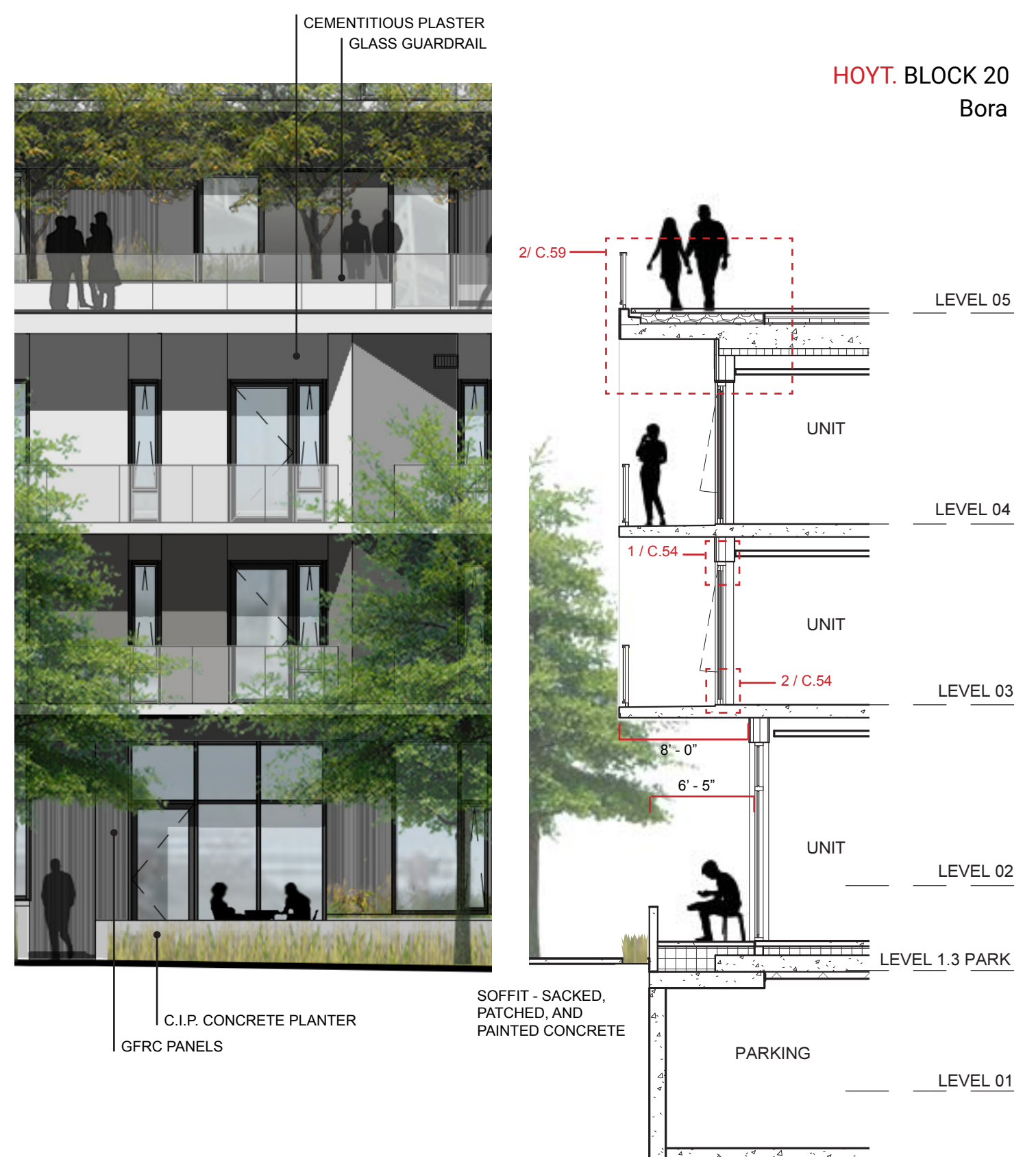
Exterior

scale
1/8" = 1'





SECTION 1 / C.52



SECTION 2 / C.52



South Street Elevation - Pettygrove Street

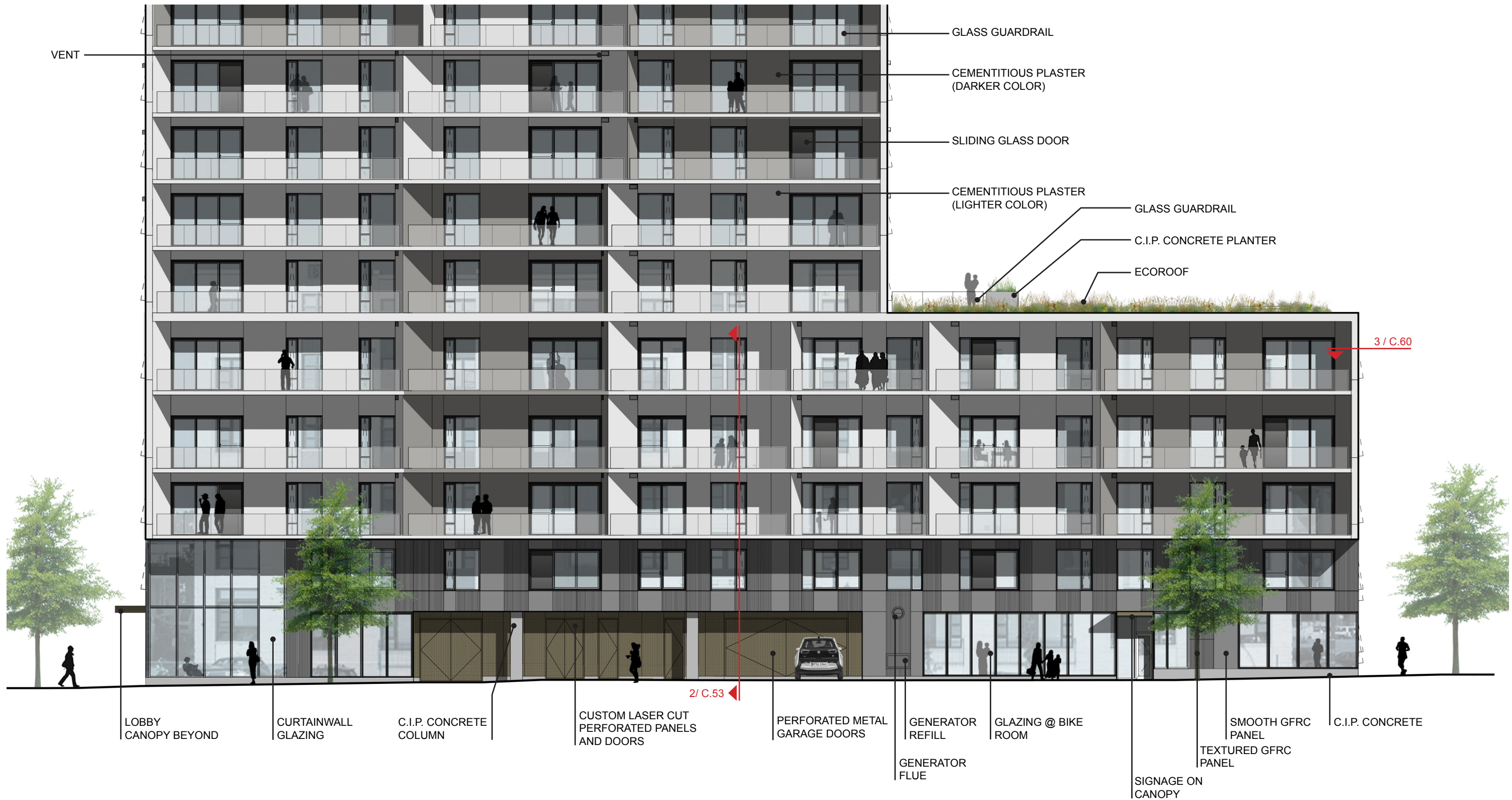
Exterior

SEE PROVIDED MATERIAL SAMPLES

FILE # LU 16 - 134889 - DZM

scale 1"=16'-0"

exhibit **C.41**



West Street Elevation - 12th Street

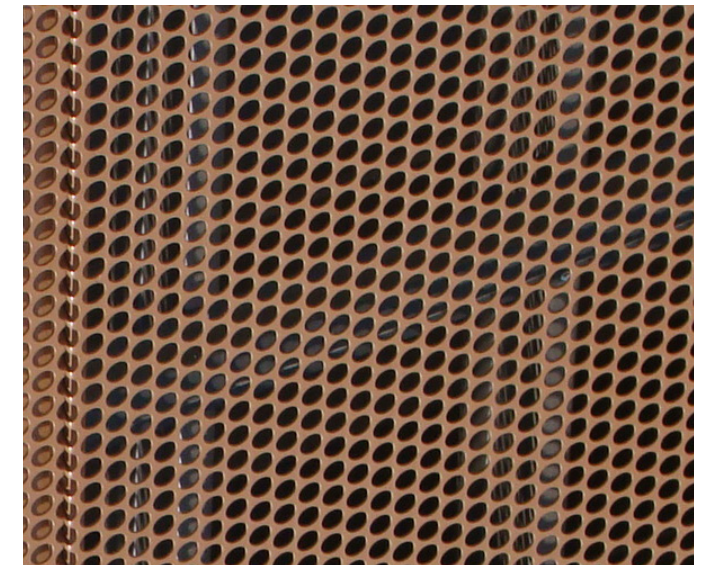
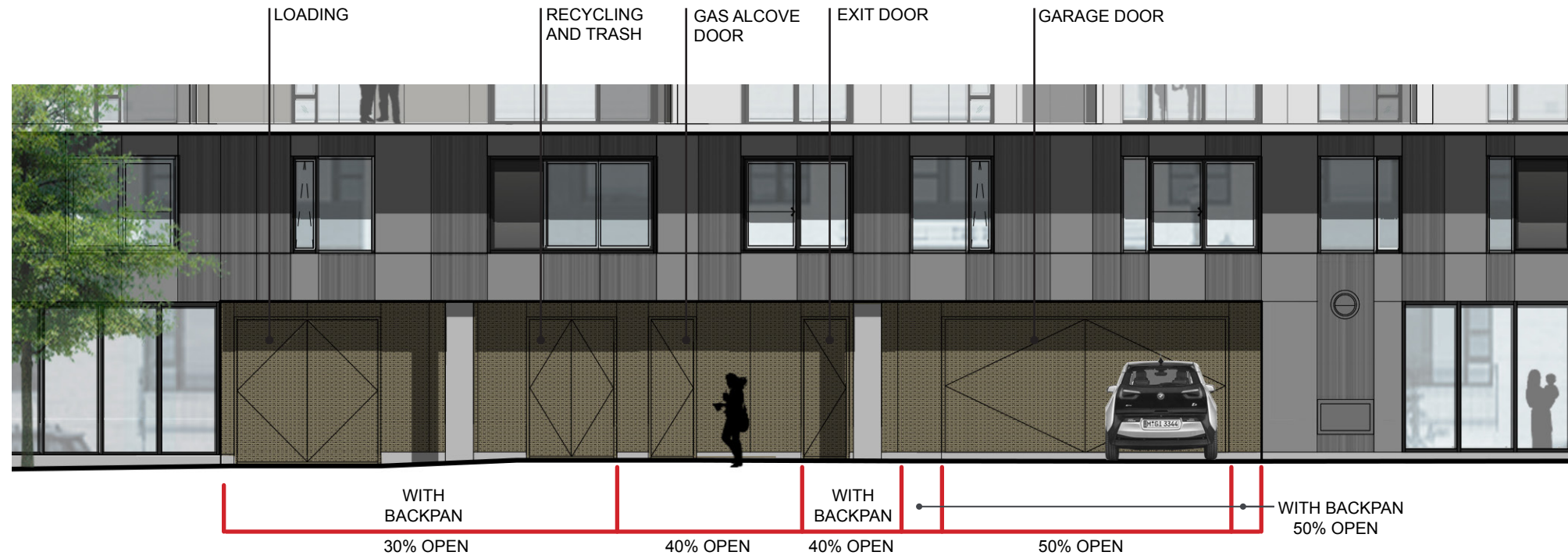
Exterior

scale 1"=16'-0"

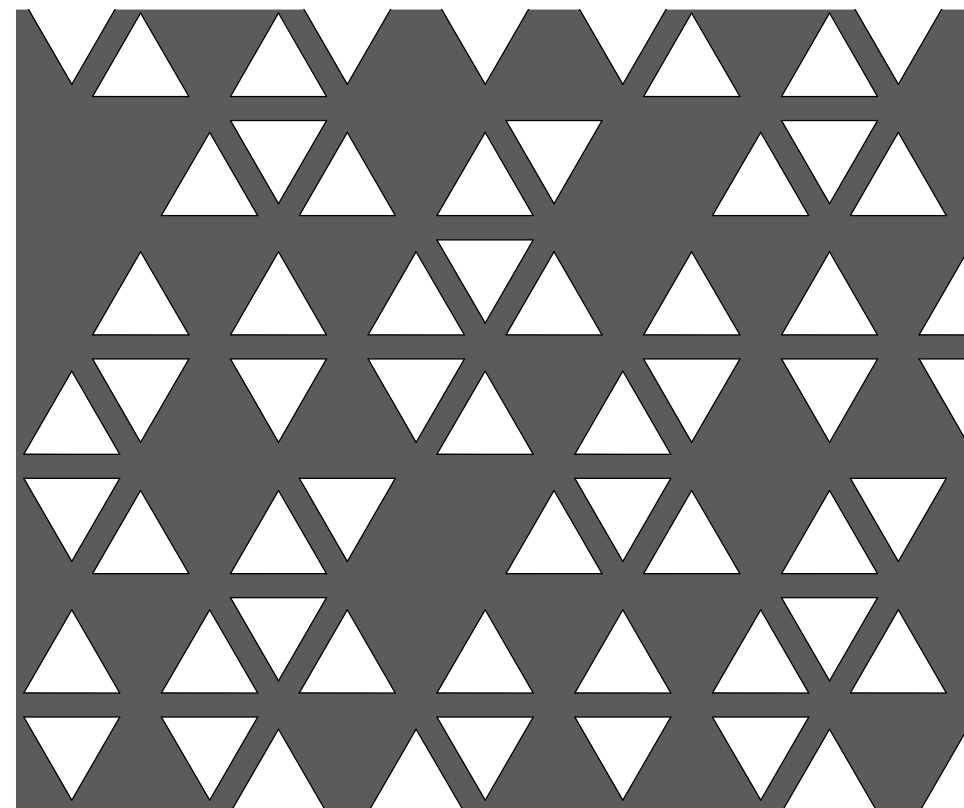
SEE PROVIDED MATERIAL SAMPLES

FILE # LU 16 - 134889 - DZM

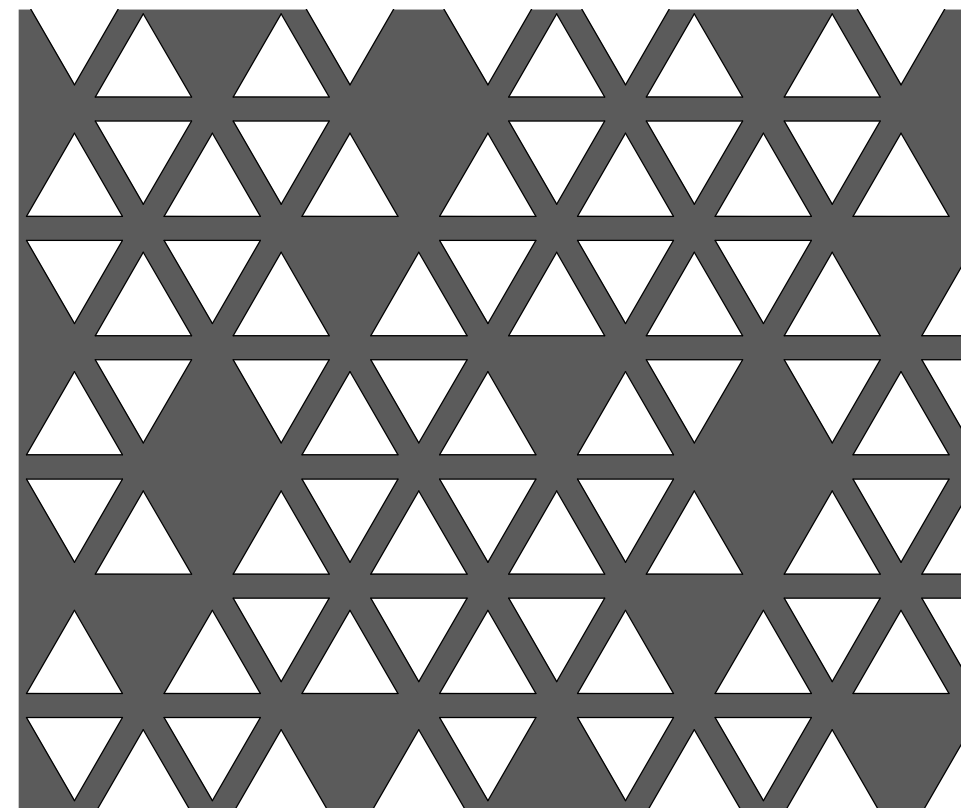
exhibit **C.42**



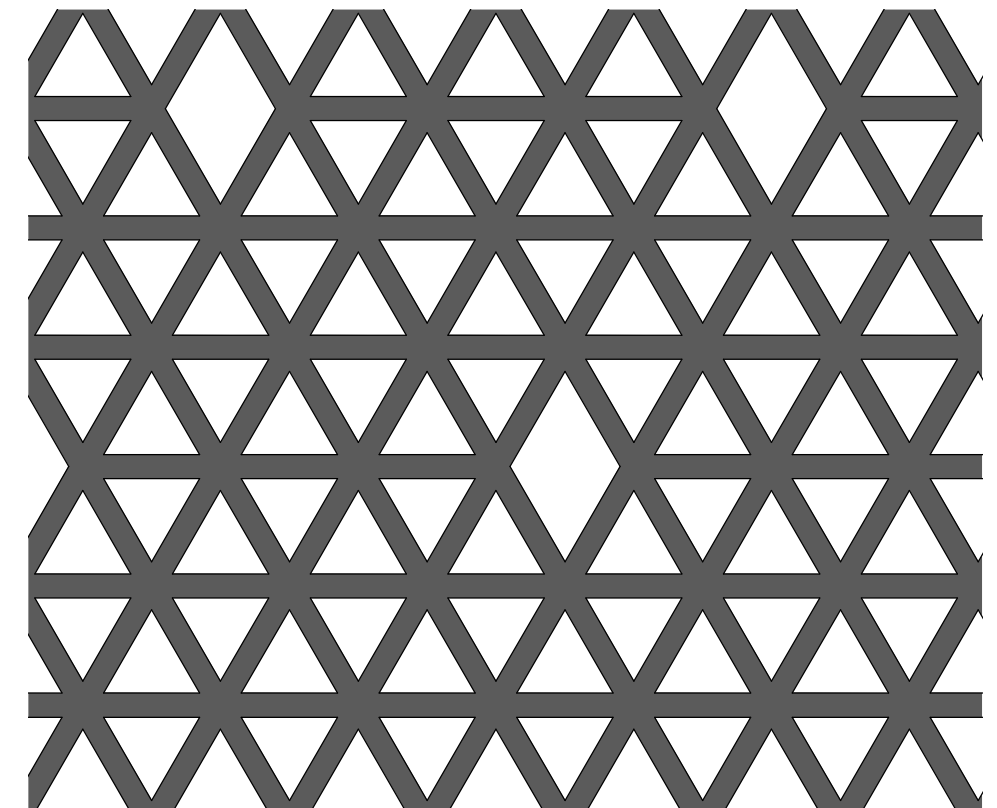
- 1/8" LASER CUT PERFORATED PANEL. POWDER COATED
- WARM TONED
- CUSTOM PERFORATED PATTERN DESCRIBED BELOW
- AT GARAGE DOORS AND FACADE PANELS AT WEST SERVICE ENTRIES



30 % OPEN



40 % OPEN

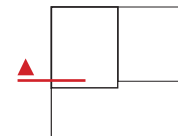
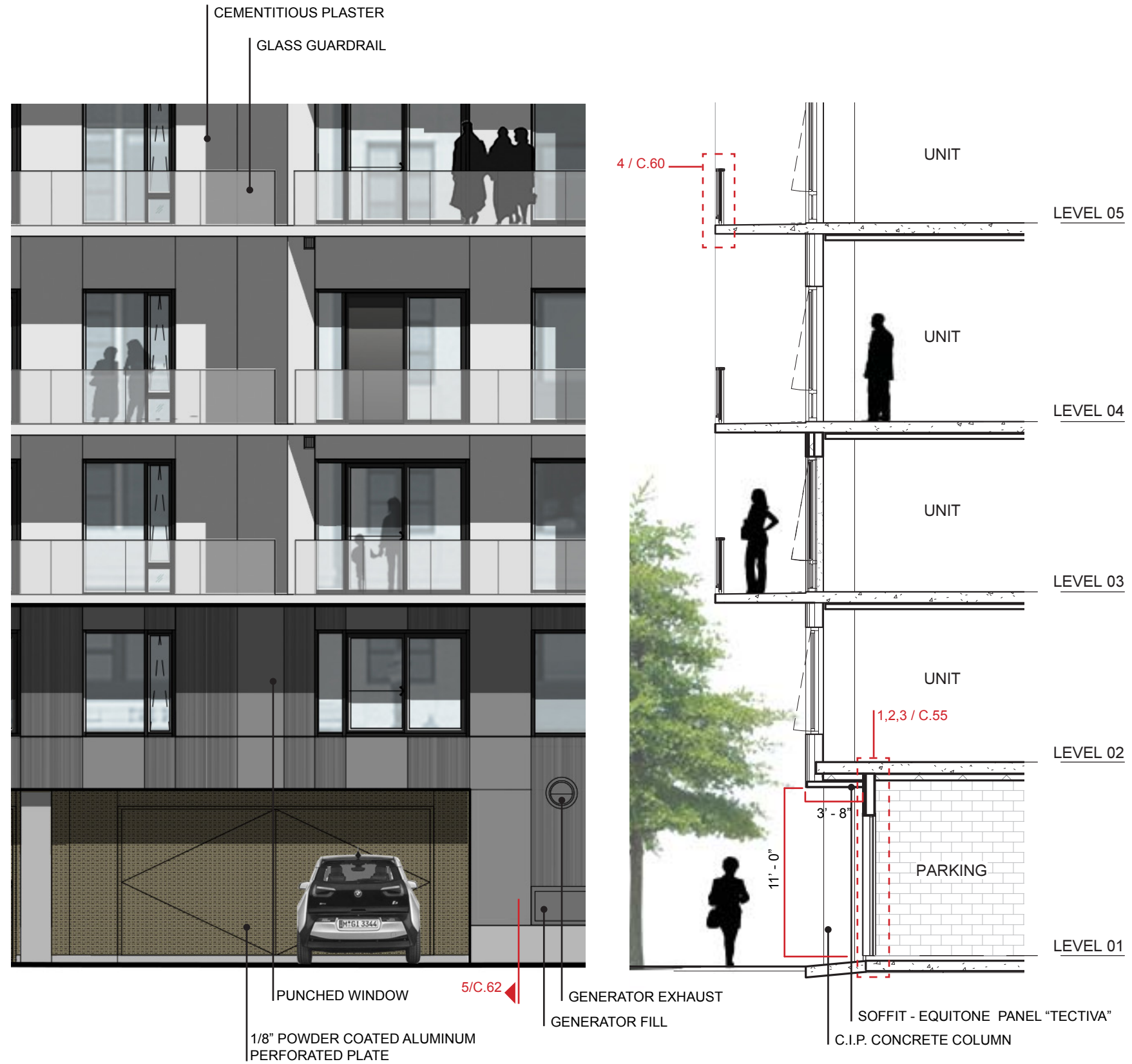


50 % OPEN

Full scale

Full scale

Full scale



SECTION 2 / C.53

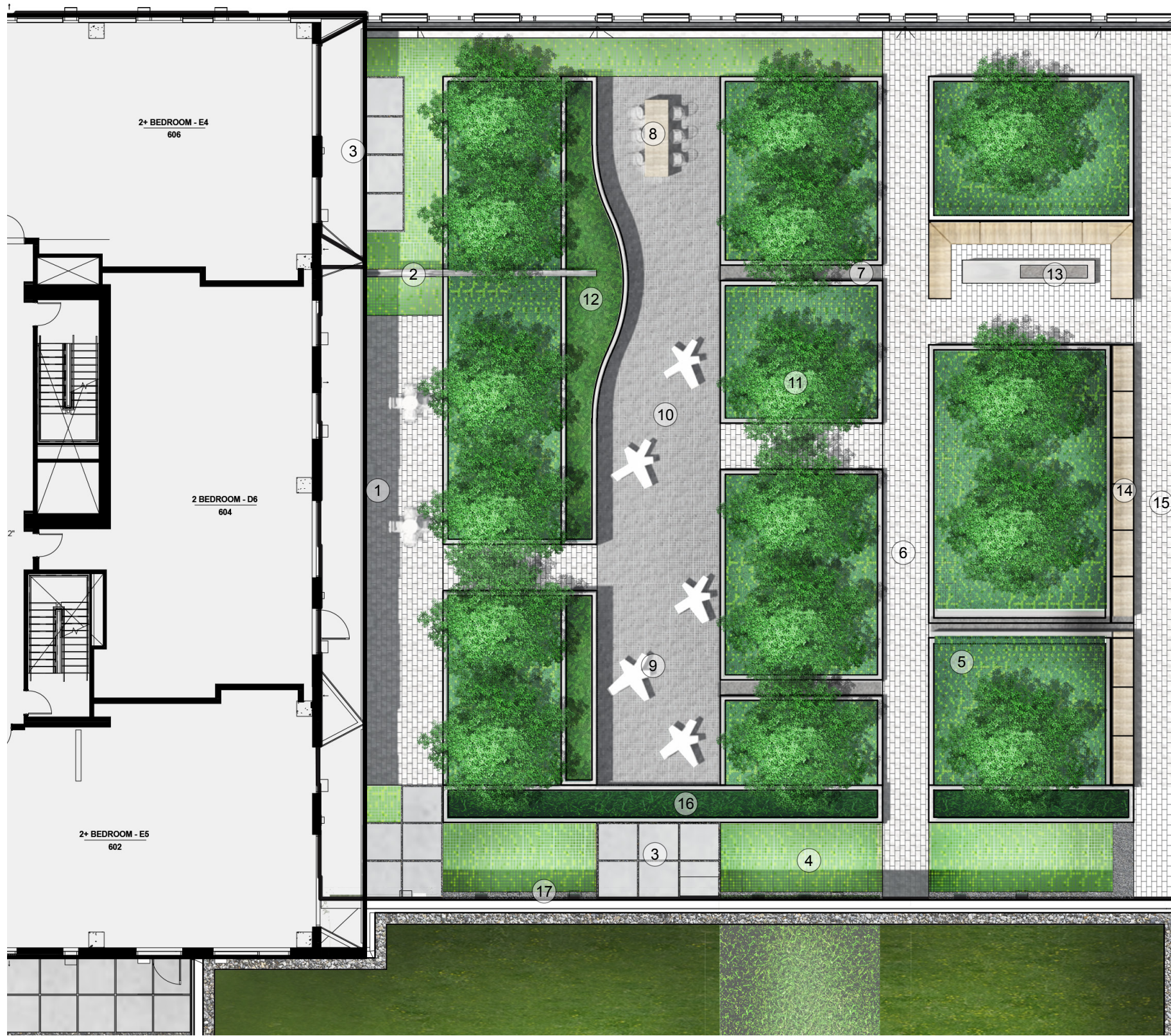


LOOKING NORTH



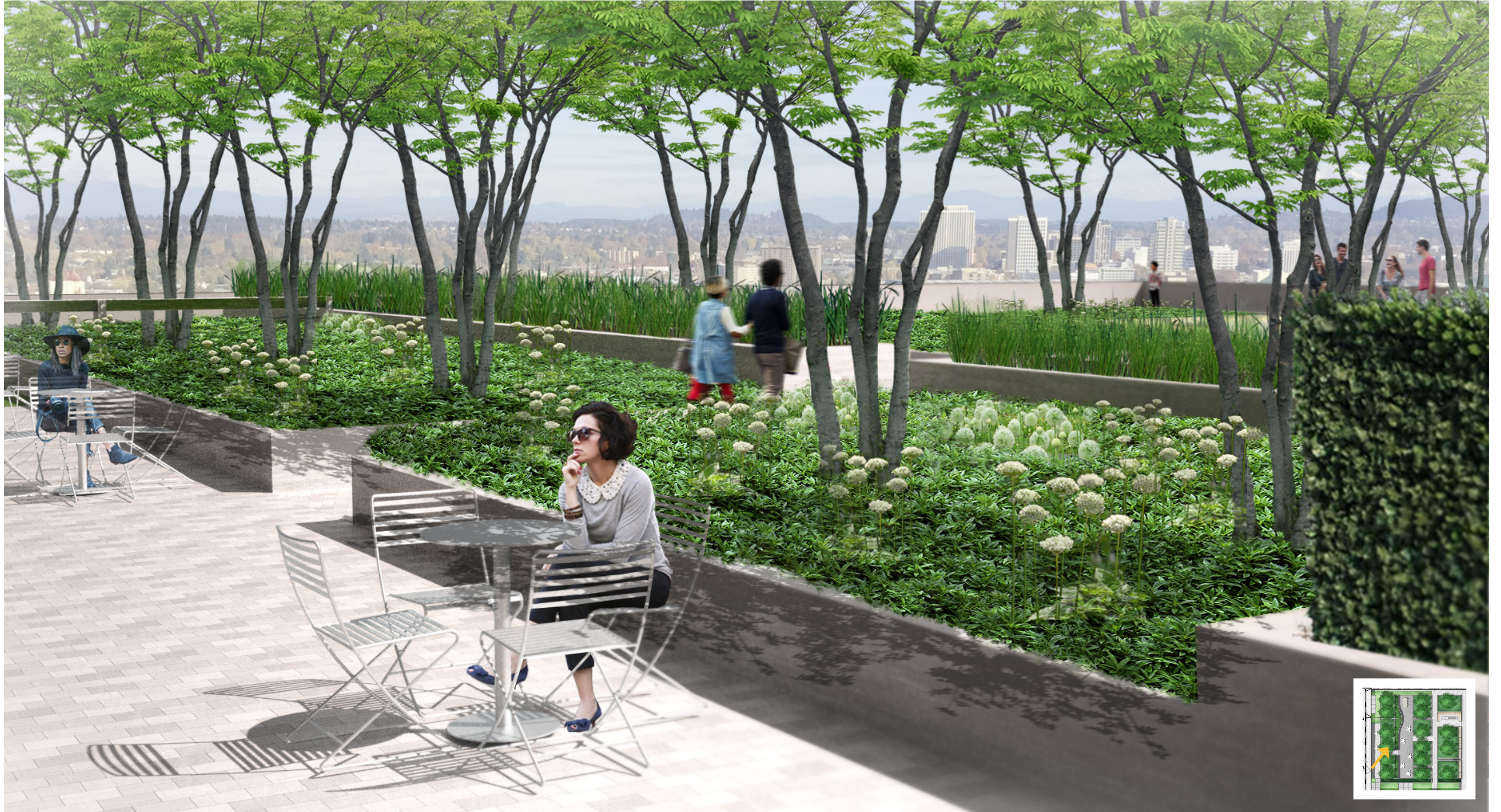
Site Context Aerial

The Site



1. COMMUNITY TERRACE WITH MOVABLE SEATING
2. STEEL STORMWATER RUNNEL
3. PRIVATE PATIO W/LARGE CONCRETE PAVERS
4. PATIO PLANTINGS
5. 18" TALL RAISED PLANTERS
6. SAND SET CONCRETE UNIT PAVERS
7. 2" STONE AGGREGATE NARROW PATHWAYS
8. CUSTOM IPE COMMUNITY TABLE
9. SCULPTURAL SEATING/ FLEXIBLE EVENT SPACE
10. DECOMPOSED GRANITE GARDEN PLAZA
11. TREE BOSQUE
12. 38" TALL STORMWATER PLANTER
13. NATURAL GAS FIRE TABLE WITH CONCRETE BASE
14. CUSTOM IPE SLATTED BENCH
15. PARK OVERLOOK
16. 30" TALL RAISED CONCRETE SCREENING PLANTER W/SHRUBS
17. 2"-4" FRACTURED BASALT AGGREGATE

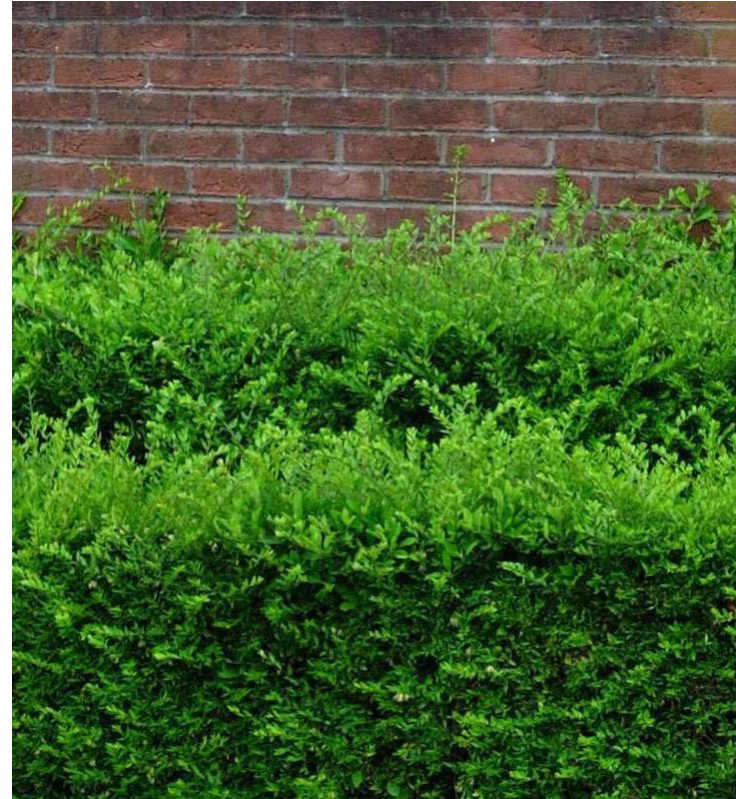




Level 5 - Garden View Looking East



LIRIOPE SPICATA - LILY TURF



LONICERA PILEATA - BOXWOOD HONEYSUCKLE



CORNUS STOLONIFERA - ARTIC FIRE RED TWIG DOGWOOD



ILEX CRENATA 'HELLERI'



ALIUM STIPITATUM - GIANT WHITE ALLIUM



HICKS YEW - TAXUS X MEDIA 'HICKSII'



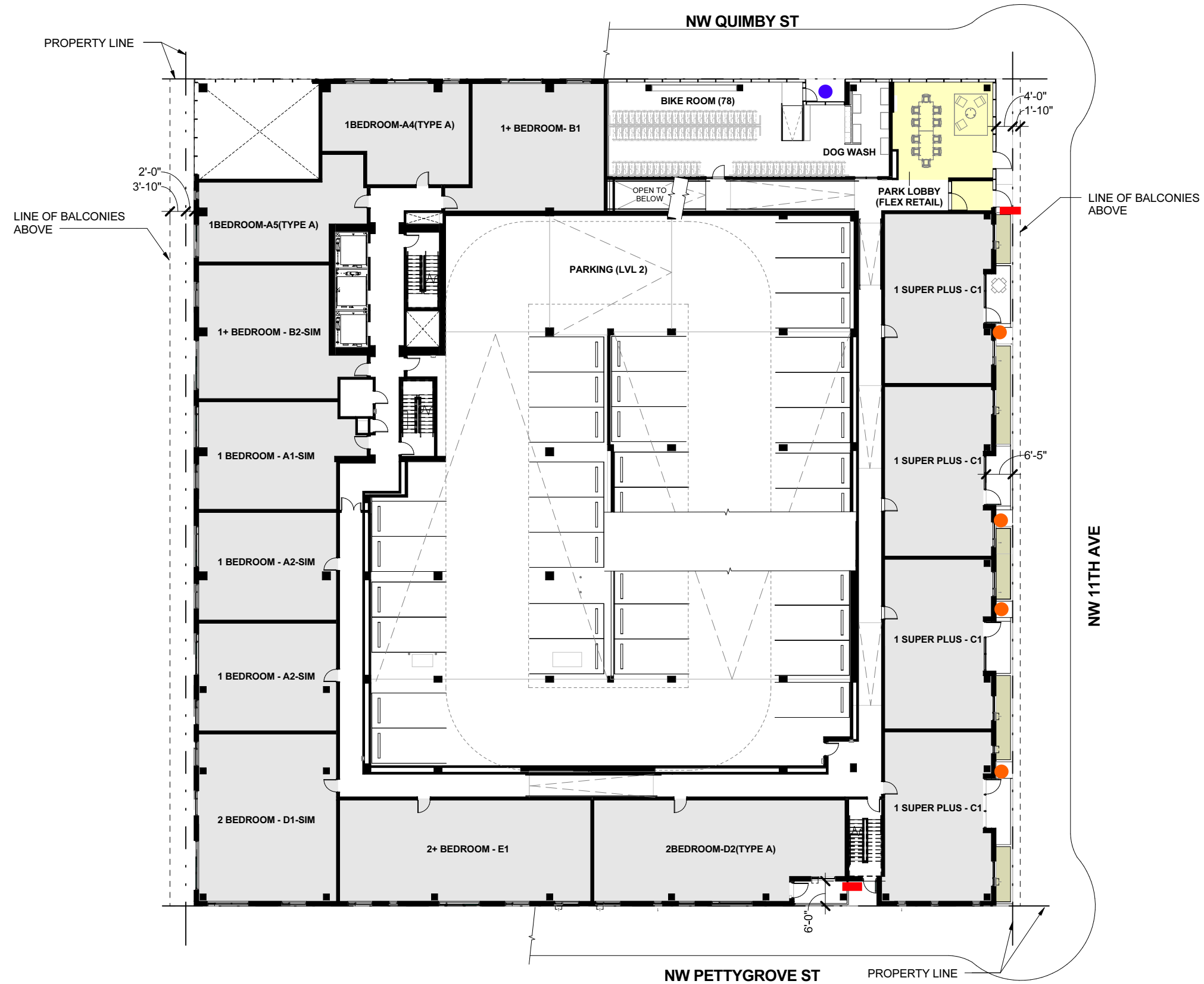
CERIS CANADENSIS = EASTERN REDBUD

Landscape Planting - Trees



1. PRIVATE PATIO'S W/LARGE CONCRETE PAVERS
2. 42" TALL CONCRETE PLANTER W/ VENT
3. AGGREGATE
4. RAILING
5. EXTENSIVE ECOROOF TYPE 1
6. EXTENSIVE ECOROOF TYPE 2
7. MECHANICAL SYSTEMS
8. FRACTURED BASALT ACCESS PATH







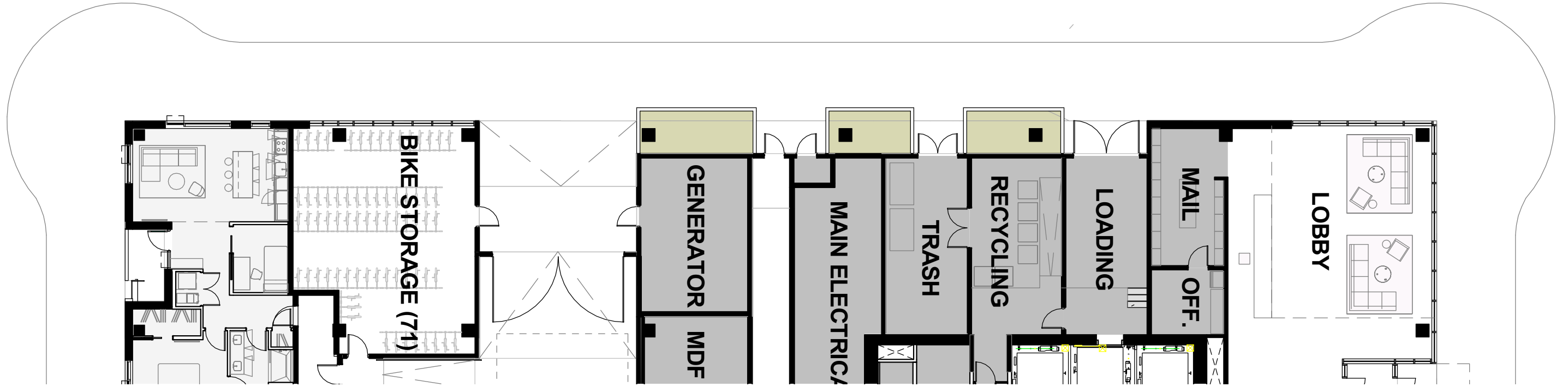
East View - Night

Rendered View

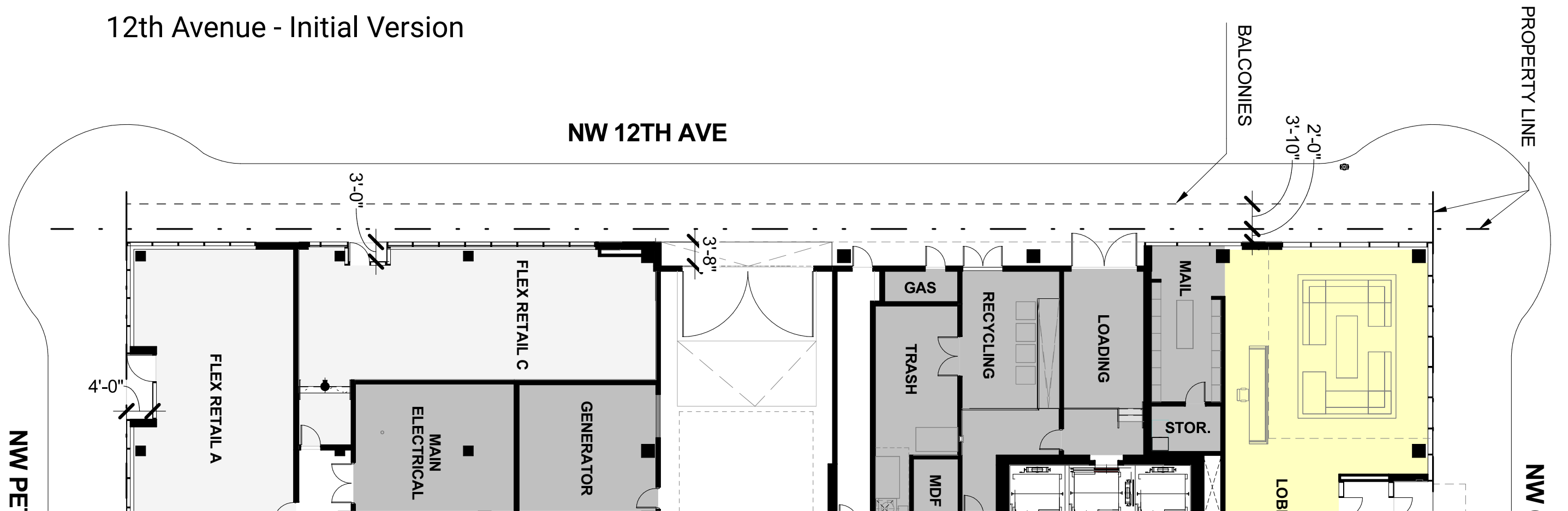


From Fields Park

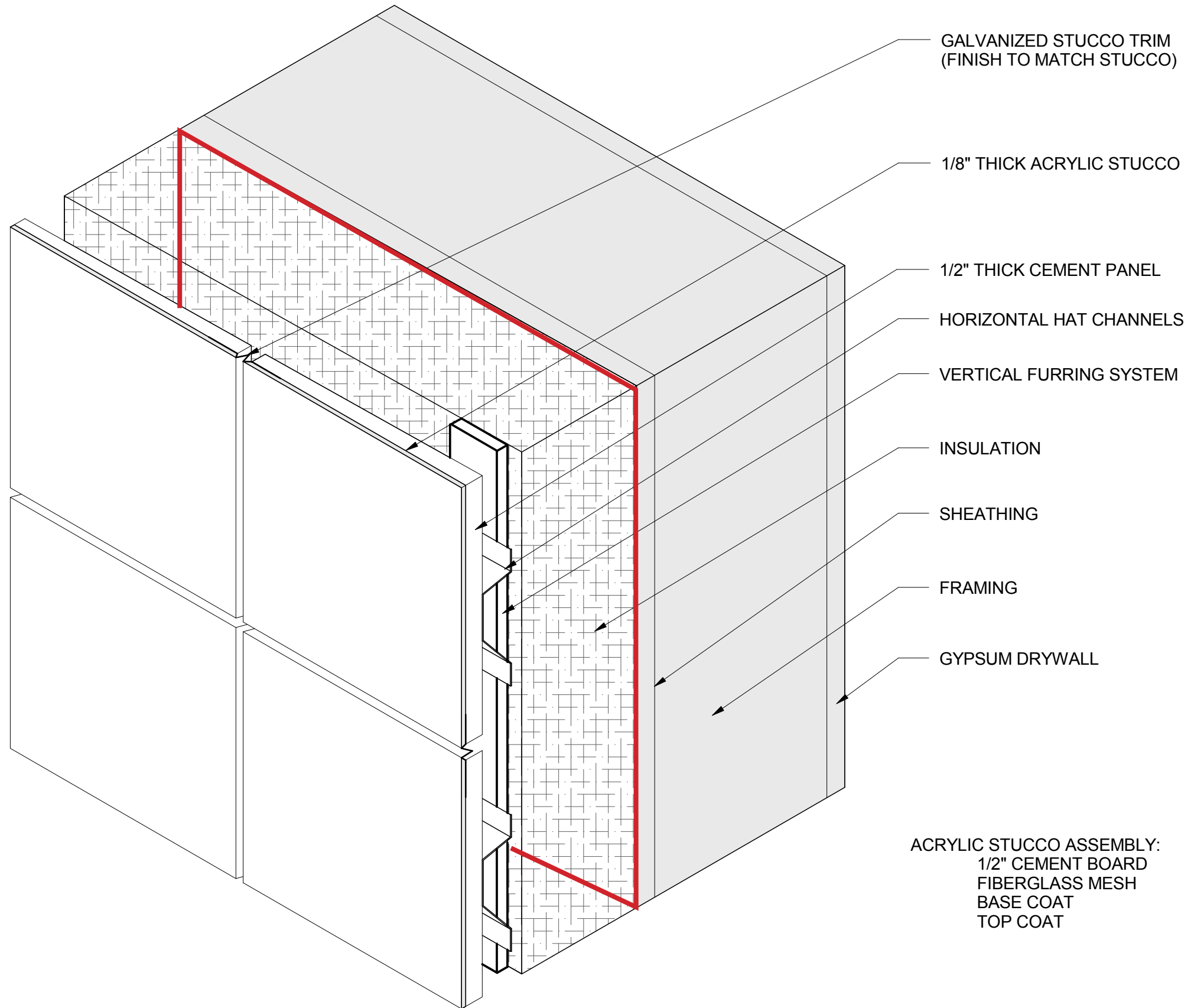
Rendered View

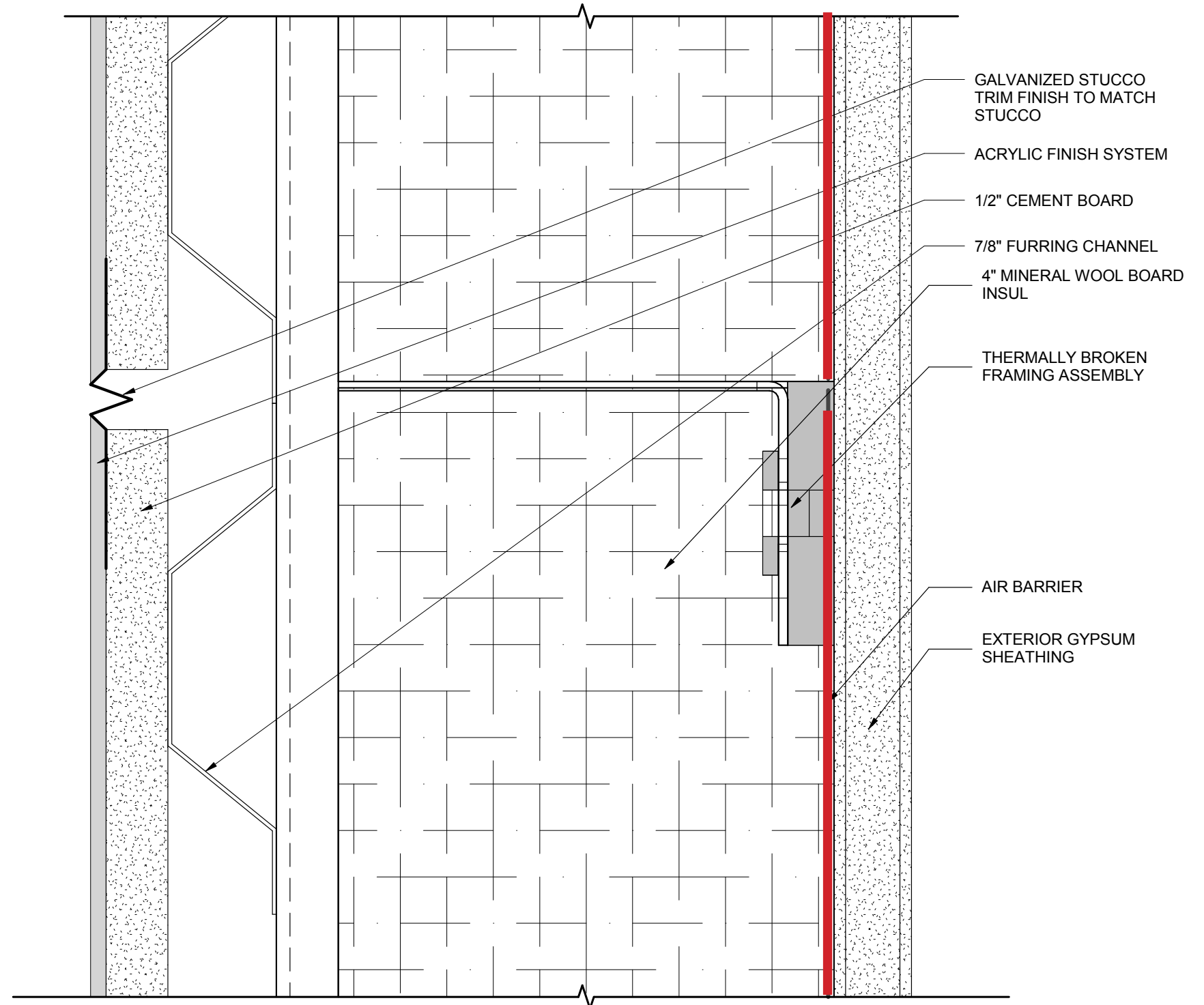
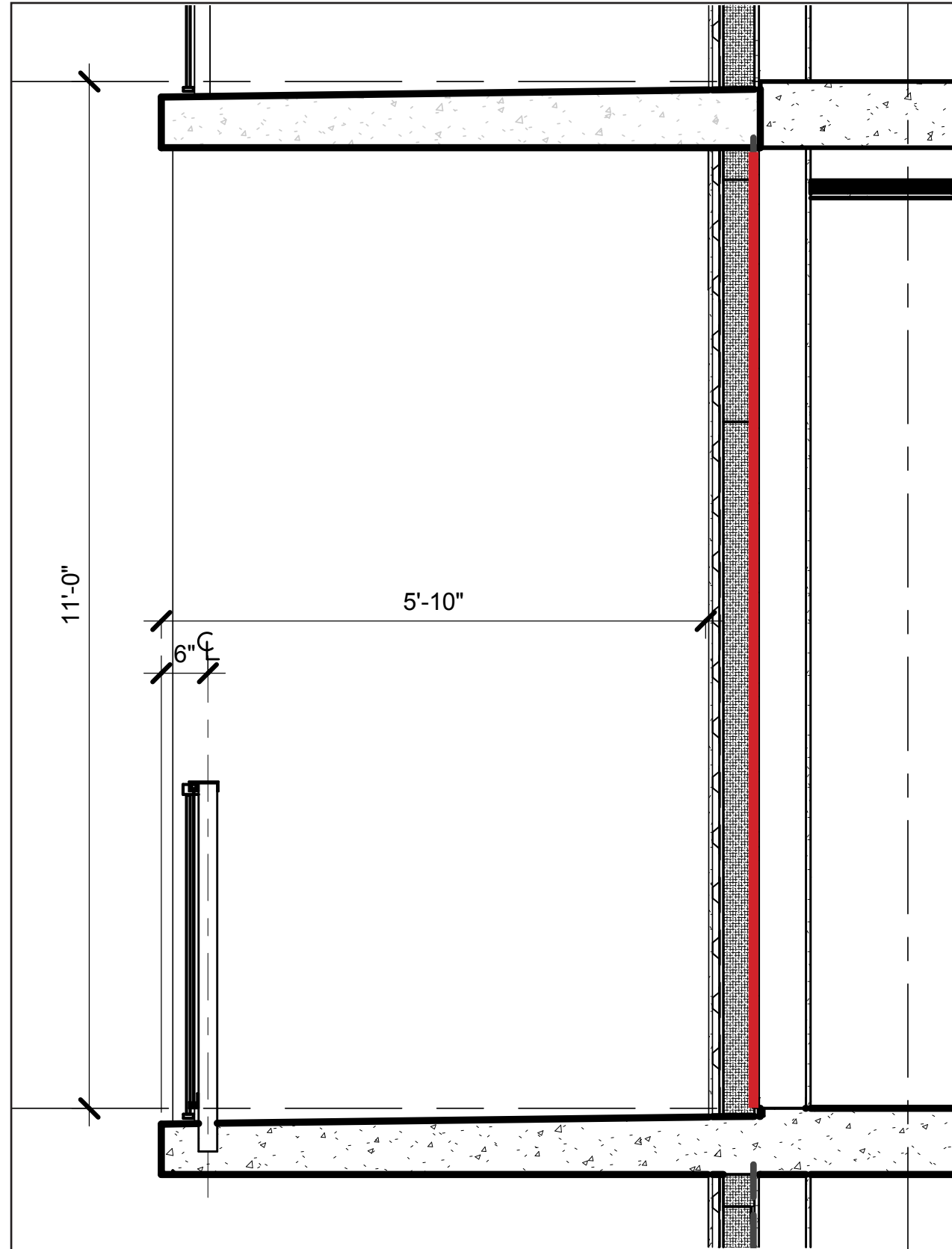


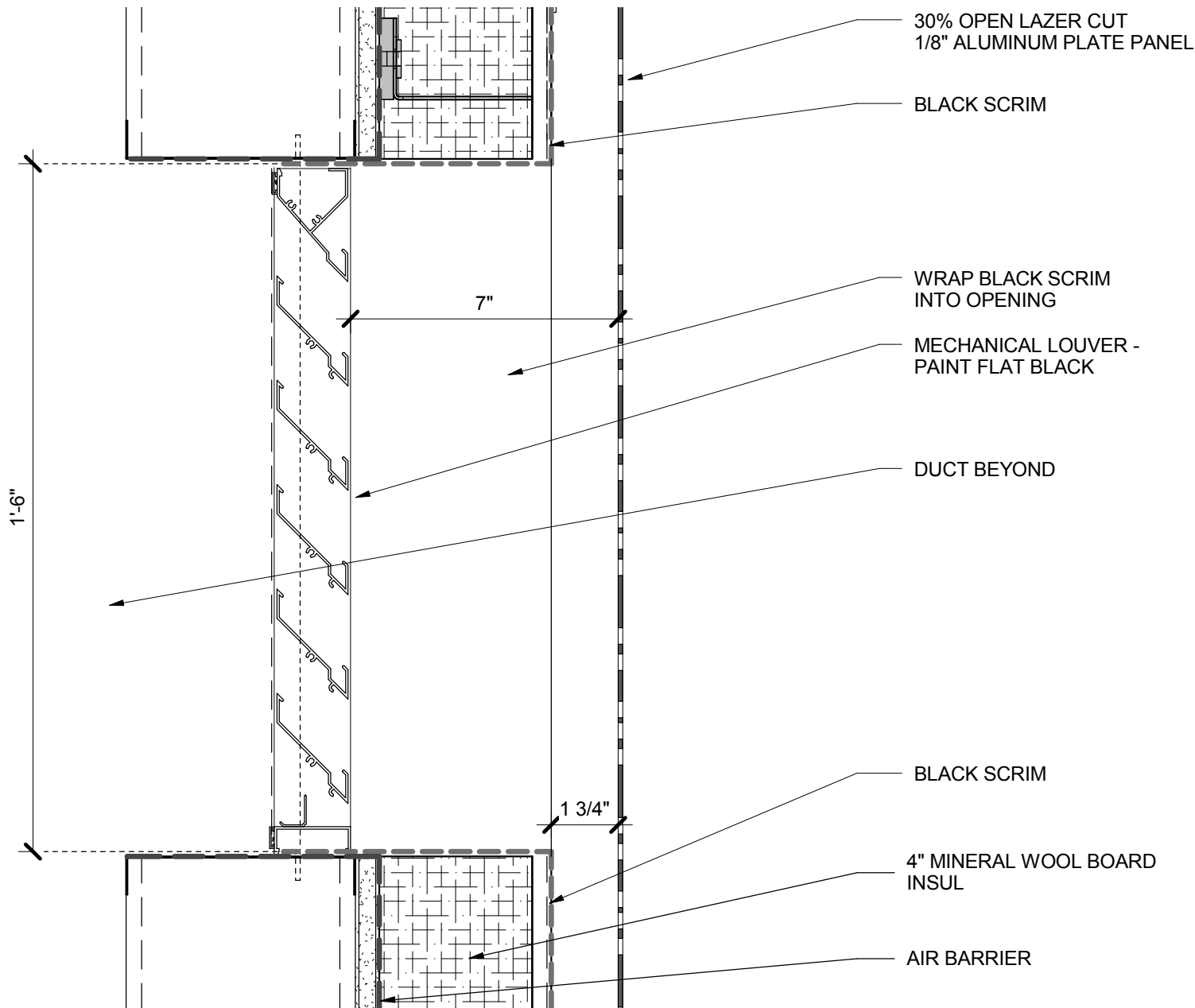
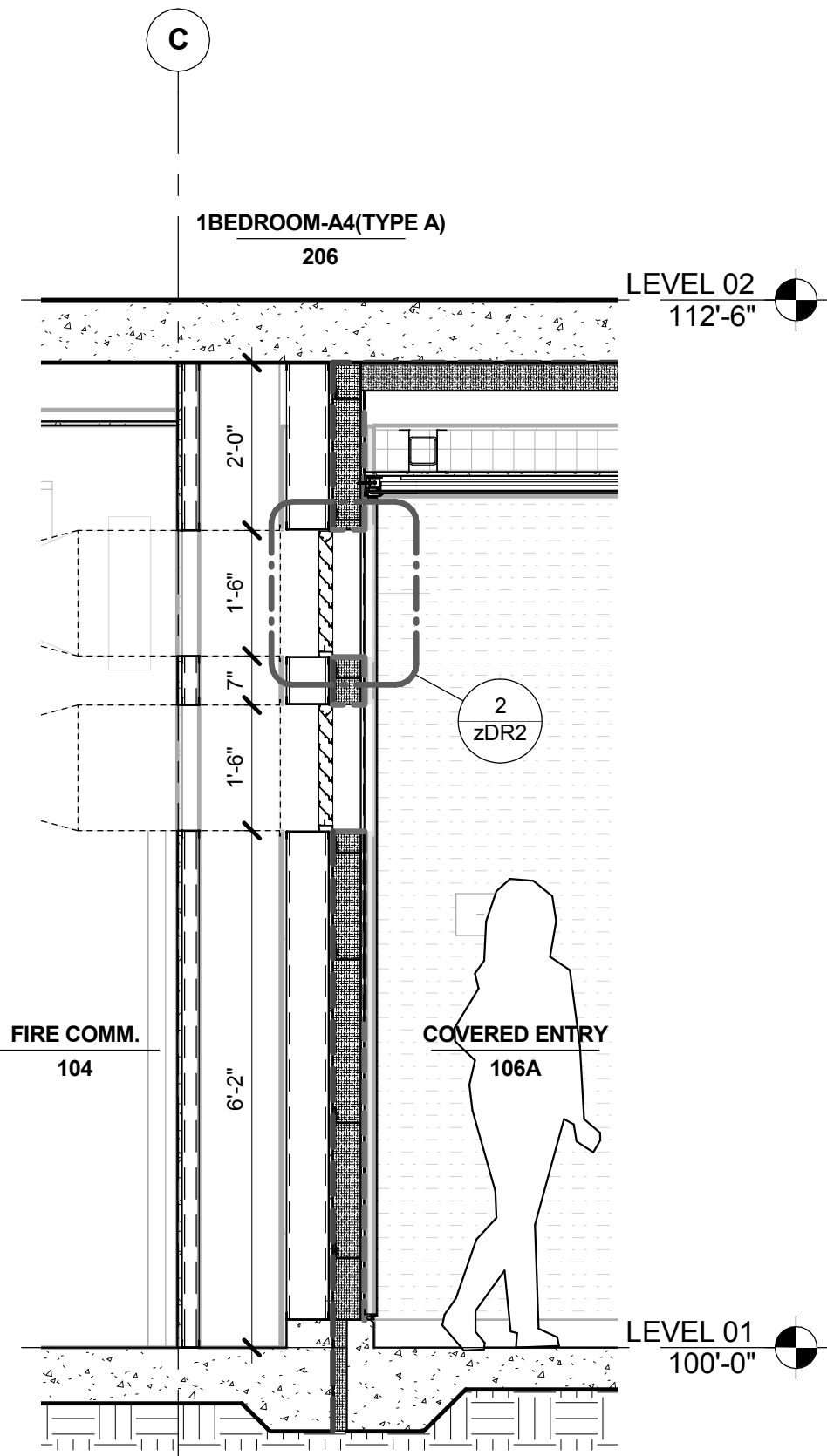
12th Avenue - Initial Version



12th Avenue - Current







1 WALL SECTION THROUGH METAL PANEL AT ENTRY
 1/2" = 1'-0"

2 SECTION DETAIL THROUGH METAL PANEL AT LOUVER
 3" = 1'-0"

HOYT - BLOCK 20
 NW 11th Ave and 12th Ave
 NW Pettygrove St and Quimby St.

NUMBER	REVISION	DATE
Scale:	As indicated	
Drawn By:	Author	
Issued:	May 27, 2016	
Copyright	15014	
50% CONSTRUCTION DOCUMENTS		
DR DETAILS		

zDR2