

BORA

HOYT.

Block 20 Condominium

Design Review Presentation #2
June 30, 2016

RETAIL AT GROUND LEVEL

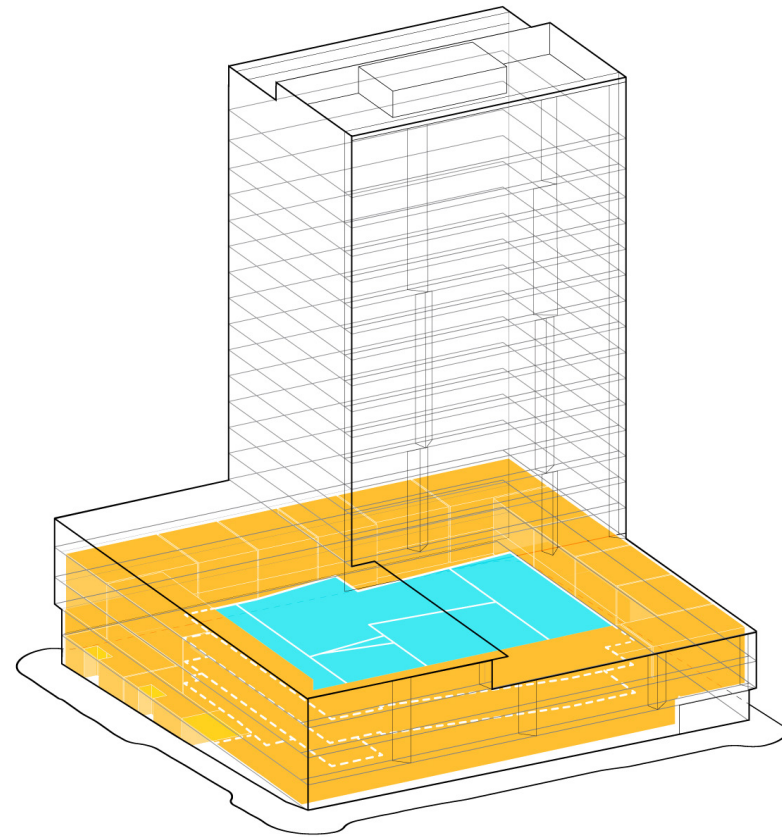
MATERIAL & AESTHETIC ISSUES

CONTRAST BETWEEN GRAY SHADES

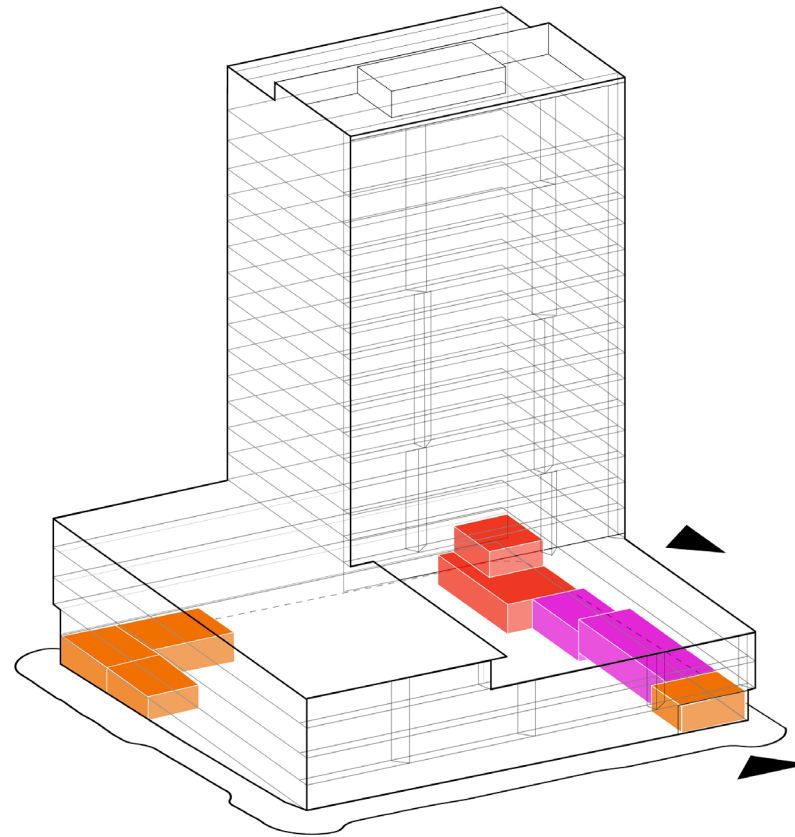
STUCCO DETAIL AT POINT OF DECK DIVIDERS

ENTRY CANOPY SOFFIT MATERIAL

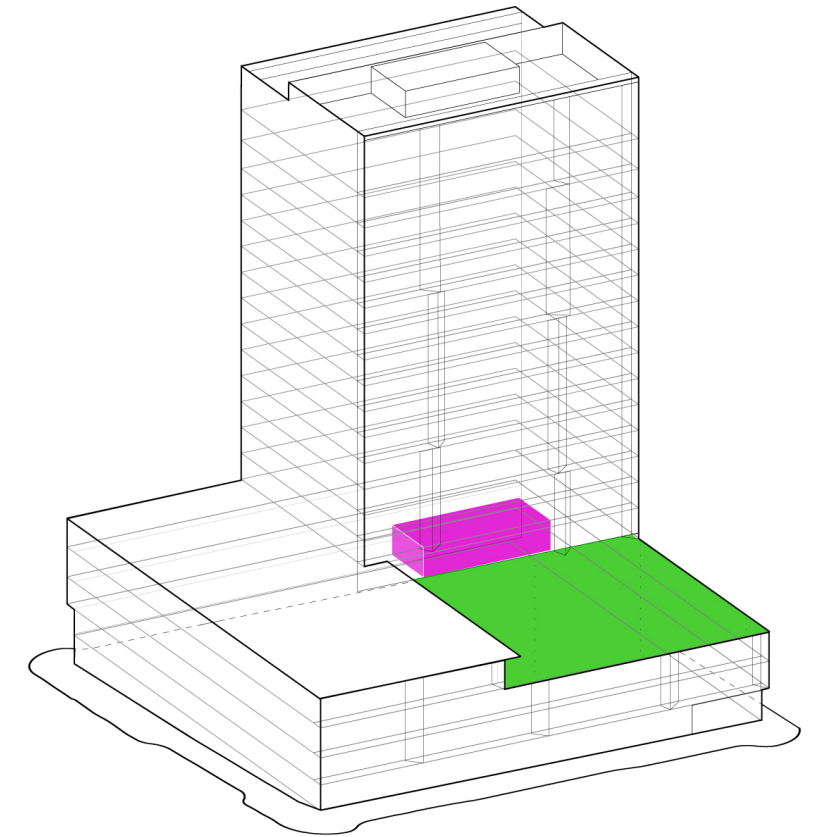
PUNCHED OPENINGS ON E/W



RESIDENTIAL UNITS
WRAPPING PARKING

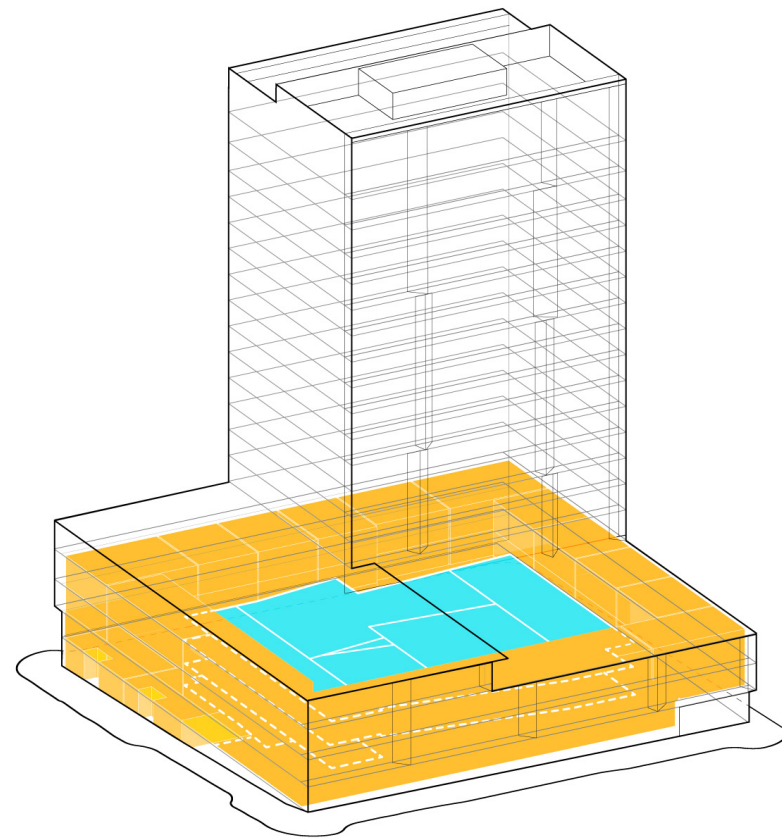


AMENITIES
1ST AND 2ND FLOORS

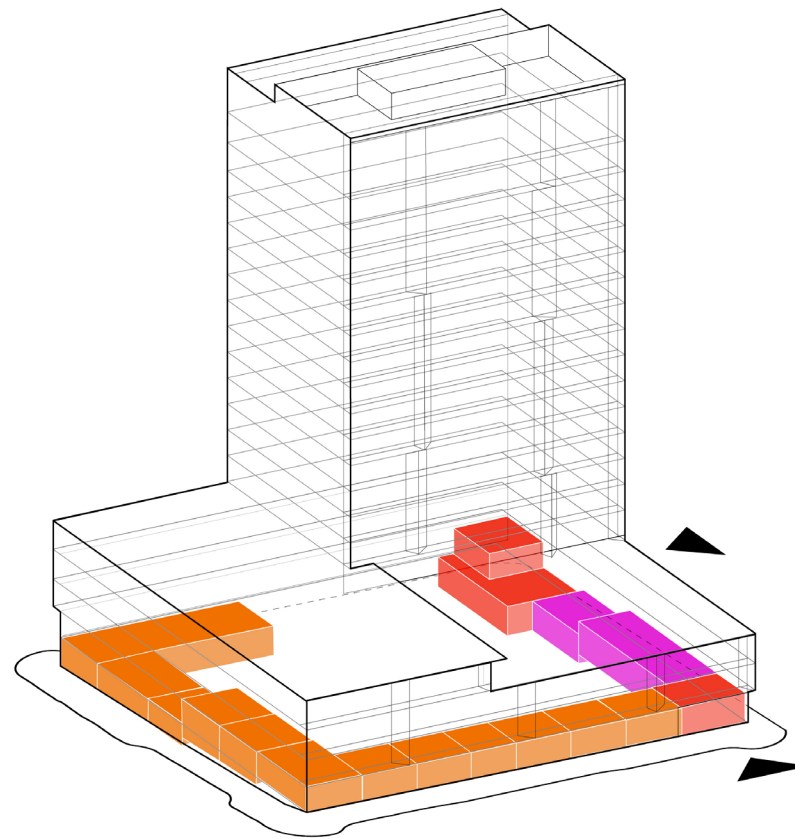


AMENITY TERRACE
5TH FLOOR

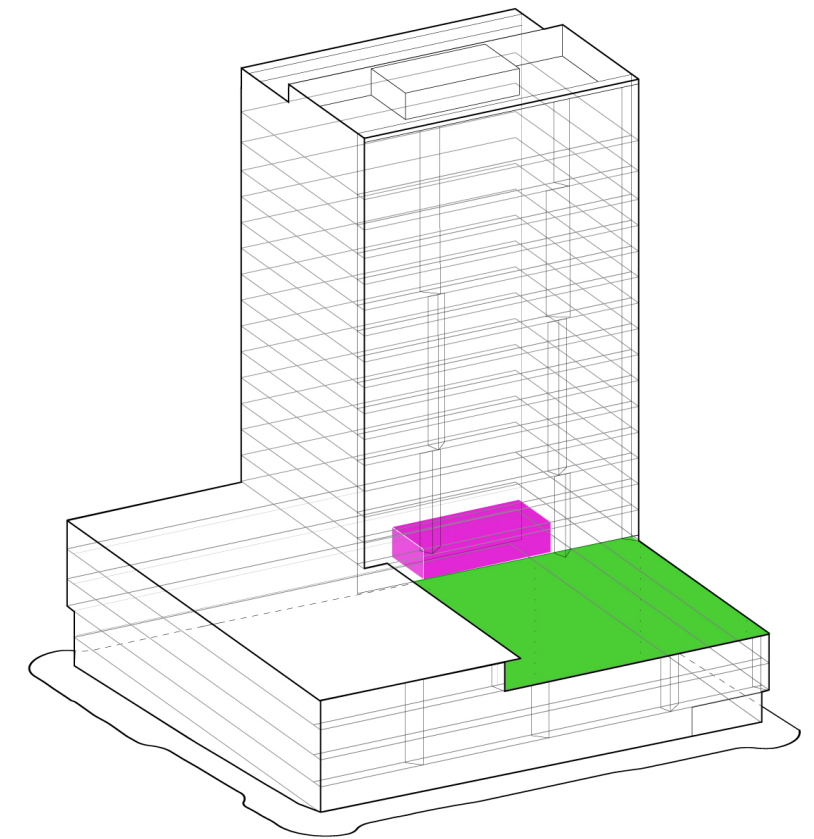
- residential units
- tenant amenities
- lobbies
- flex retail
- parking
- open space



RESIDENTIAL AND RETAIL UNITS
WRAPPING PARKING



AMENITIES
1ST AND 2ND FLOORS



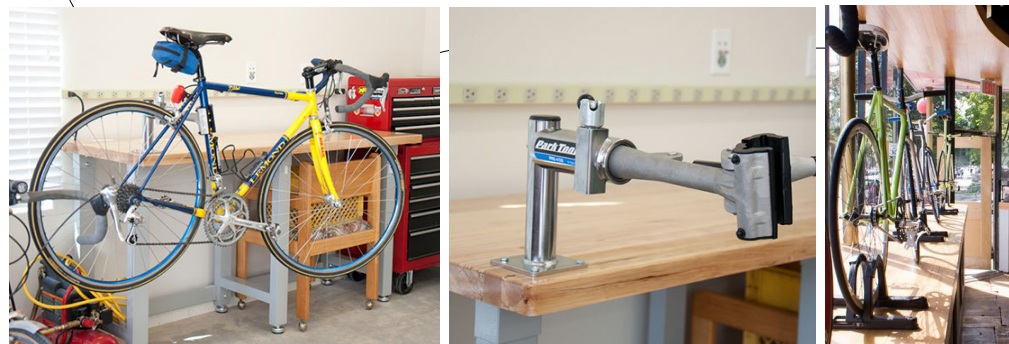
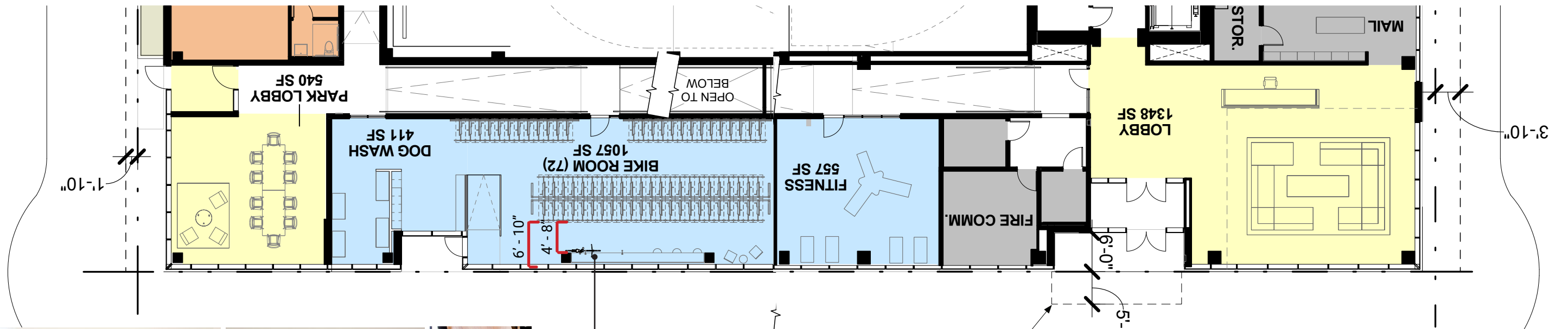
AMENITY TERRACE
5TH FLOOR

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



NOTE:
COMPOSITE 1ST AND 2ND
LEVEL PLANS FOR CLARITY

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



NW QUIMBY ST

← LEVEL 2 | LEVEL 1 →

North

Ground Level Plan and Elevation

scale
1/16" = 1'

FILE # LU 16 - 134889 - DZM

exhibit **C.21B**



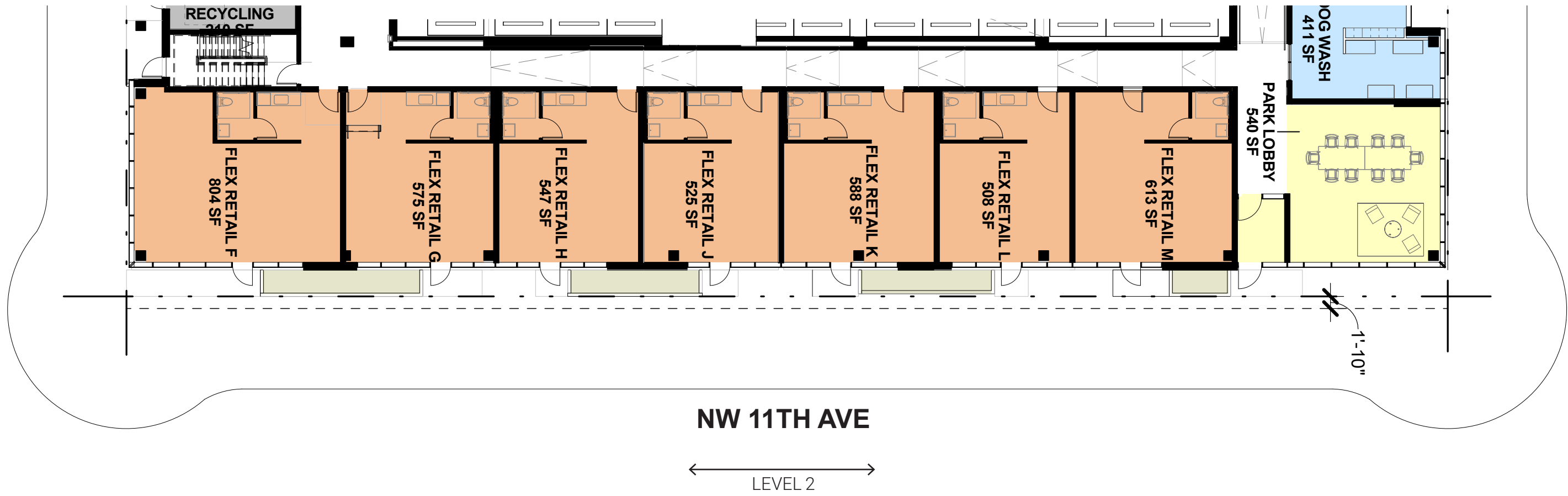
North Street Elevation - Quimby Street

Exterior



North Street Elevation - Quimby Street

Exterior



East



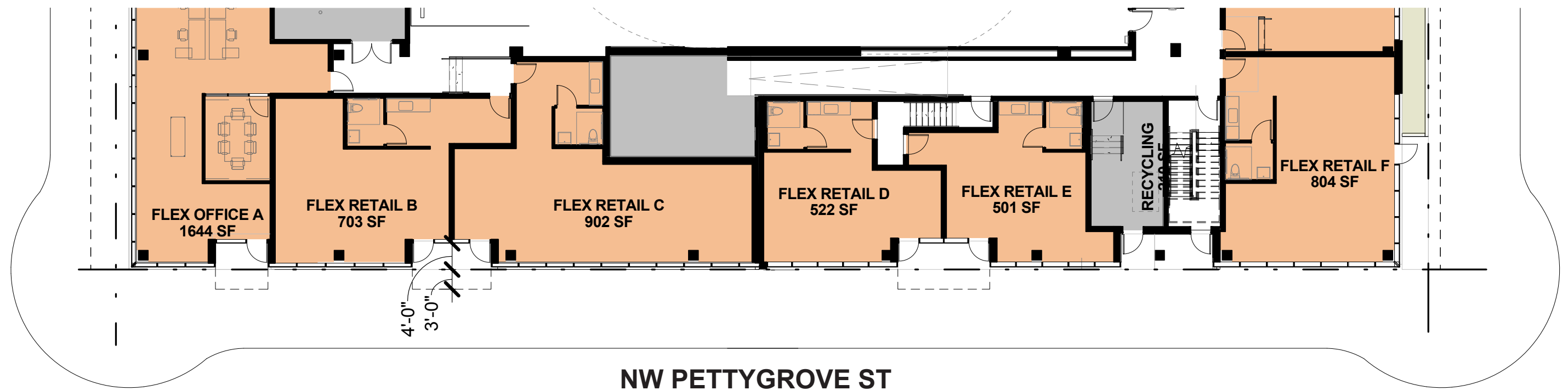
East Street Elevation - 11th Street

Exterior



East Street Elevation - 11th Street

Exterior



South

Ground Level Plan and Elevation

scale
1/16" = 1'

FILE # LU 16 - 134889 - DZM

exhibit **C.21D**



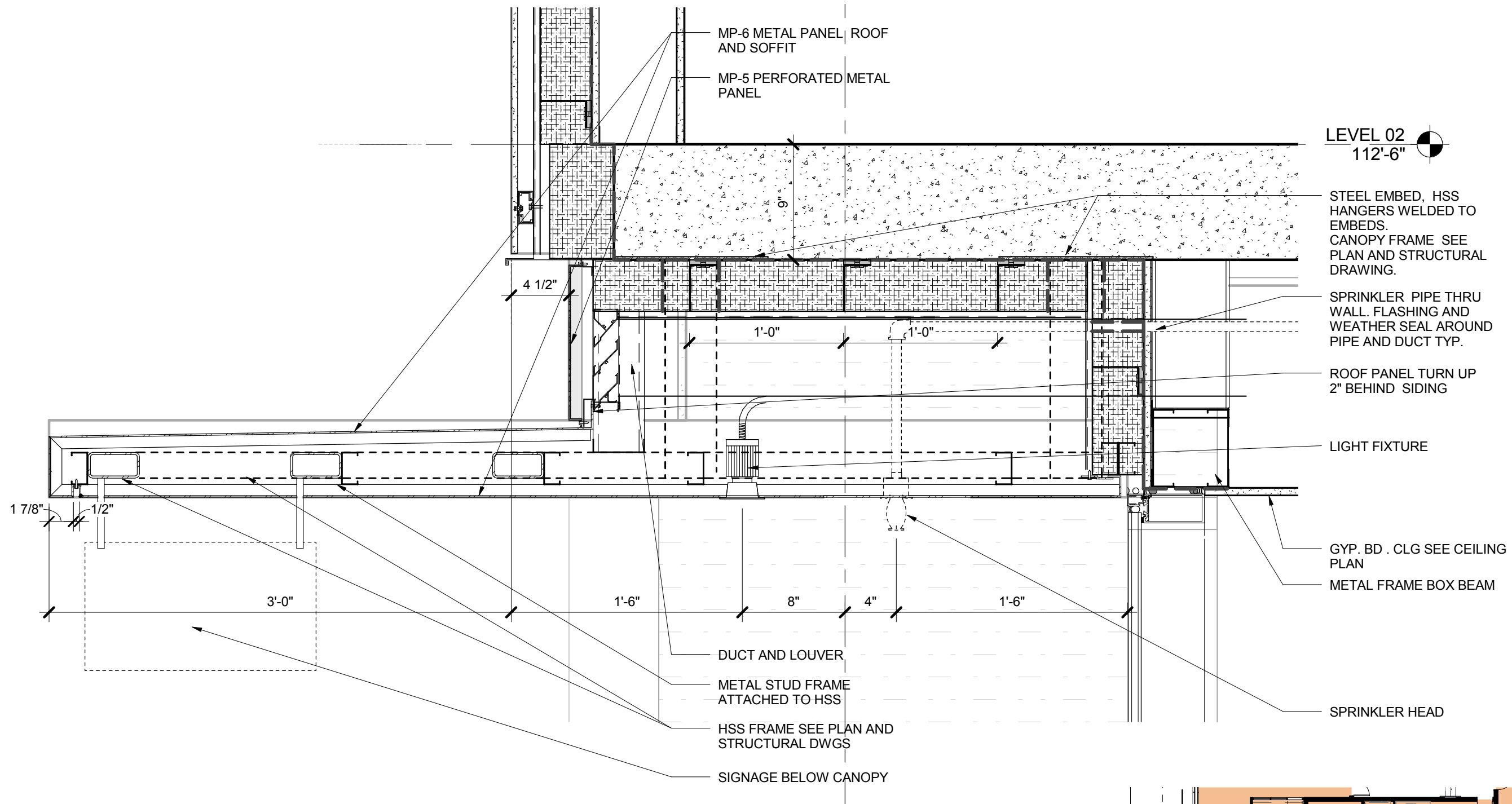
South Street Elevation - Pettygrove Street

Exterior

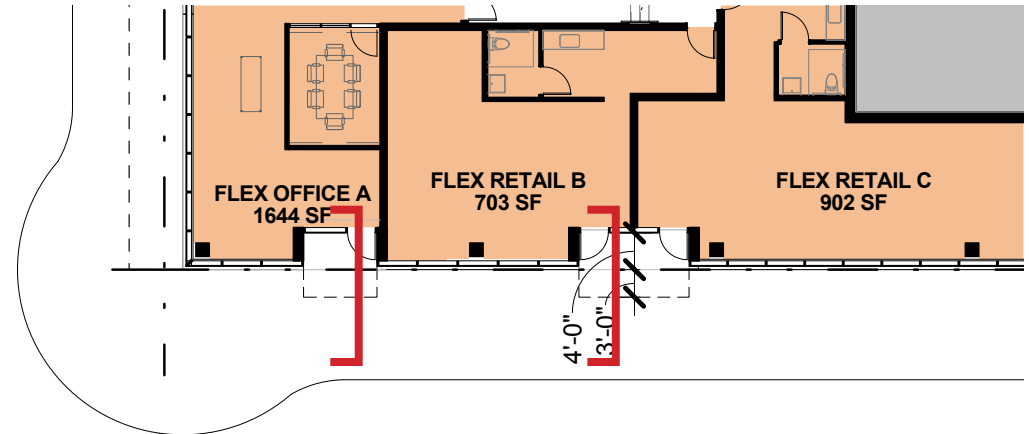


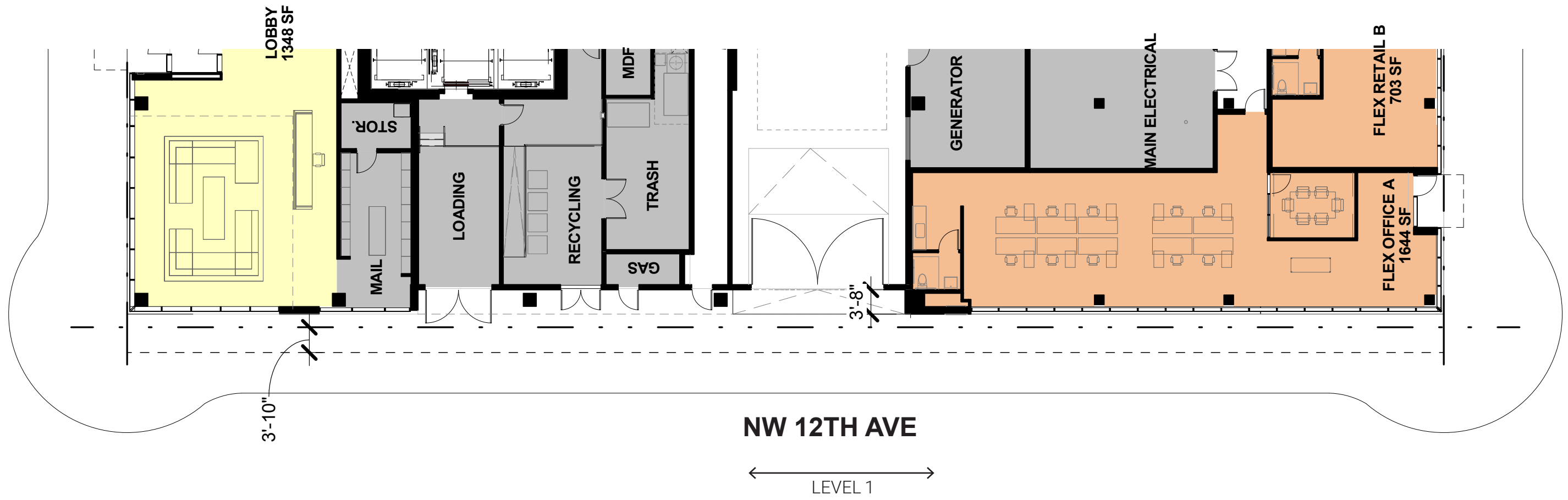
South Street Elevation - Pettygrove Street

Exterior



LEVEL 02
112'-6"





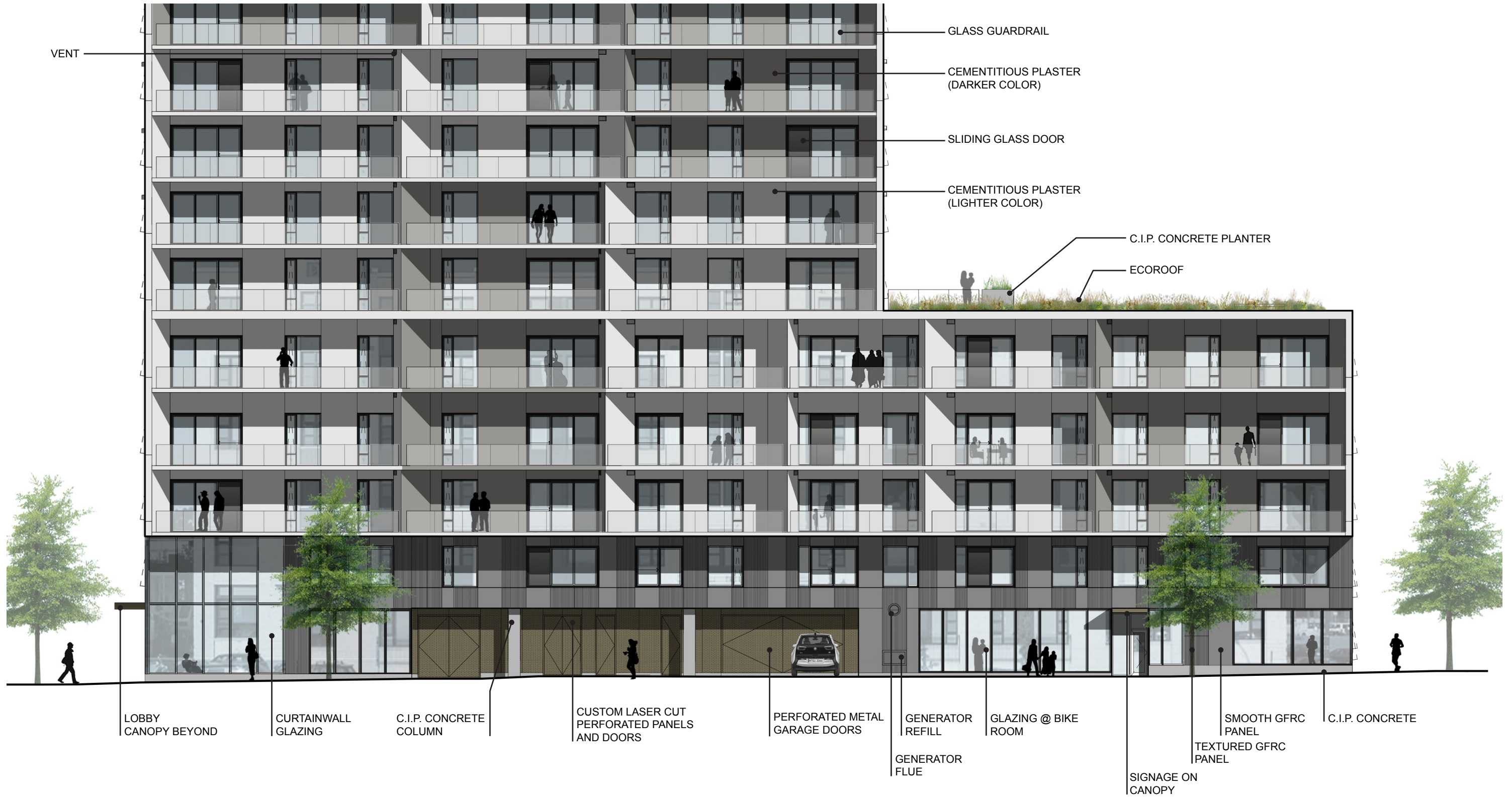
West

Ground Level Plan and Elevation

scale
1/16" = 1'

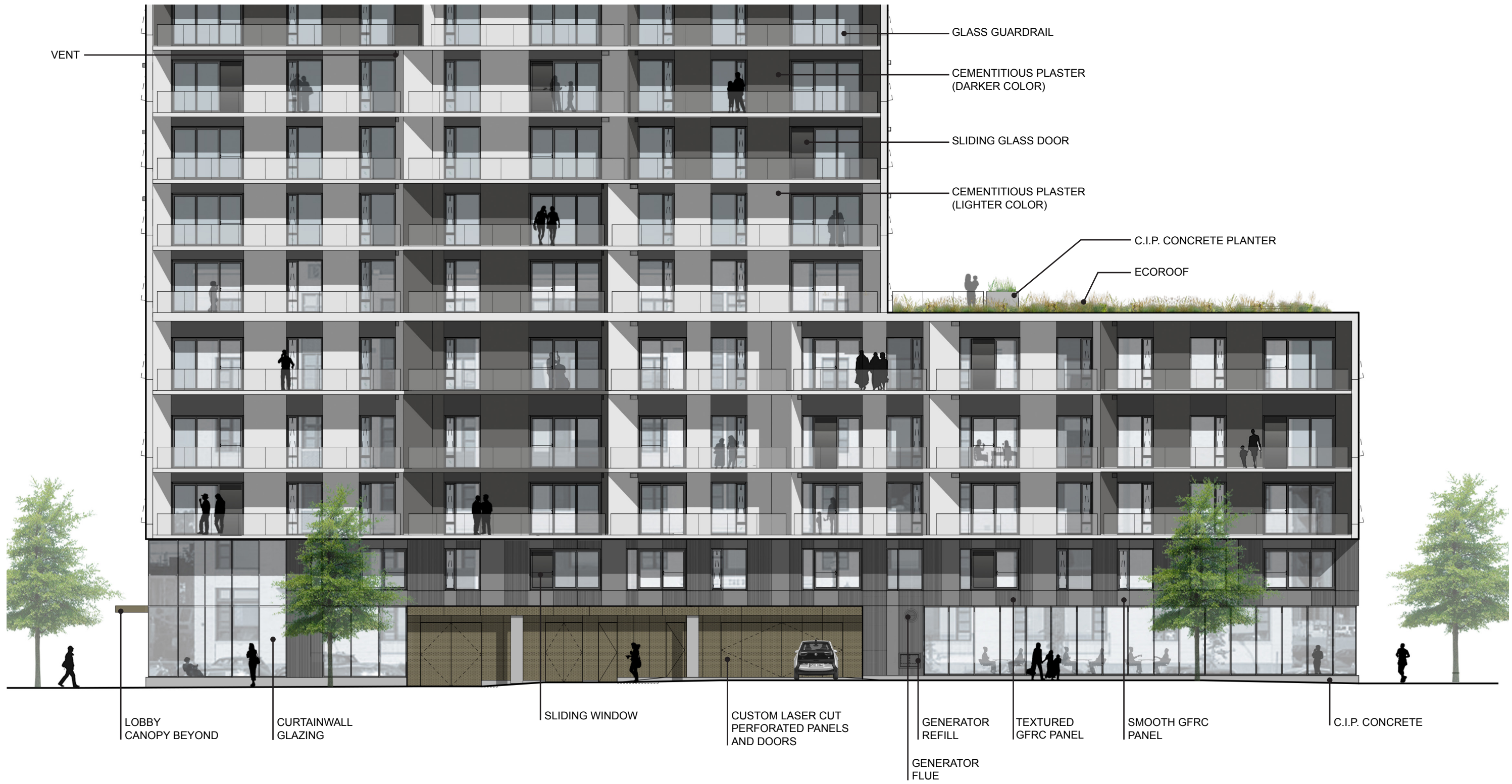
FILE # LU 16 - 134889 - DZM

exhibit **C.21E**



West Street Elevation - 12th Street

Exterior



West Street Elevation - 12th Street

Exterior



From Fields Park
Rendered View



From Fields Park - Darker Paint Option

Rendered View

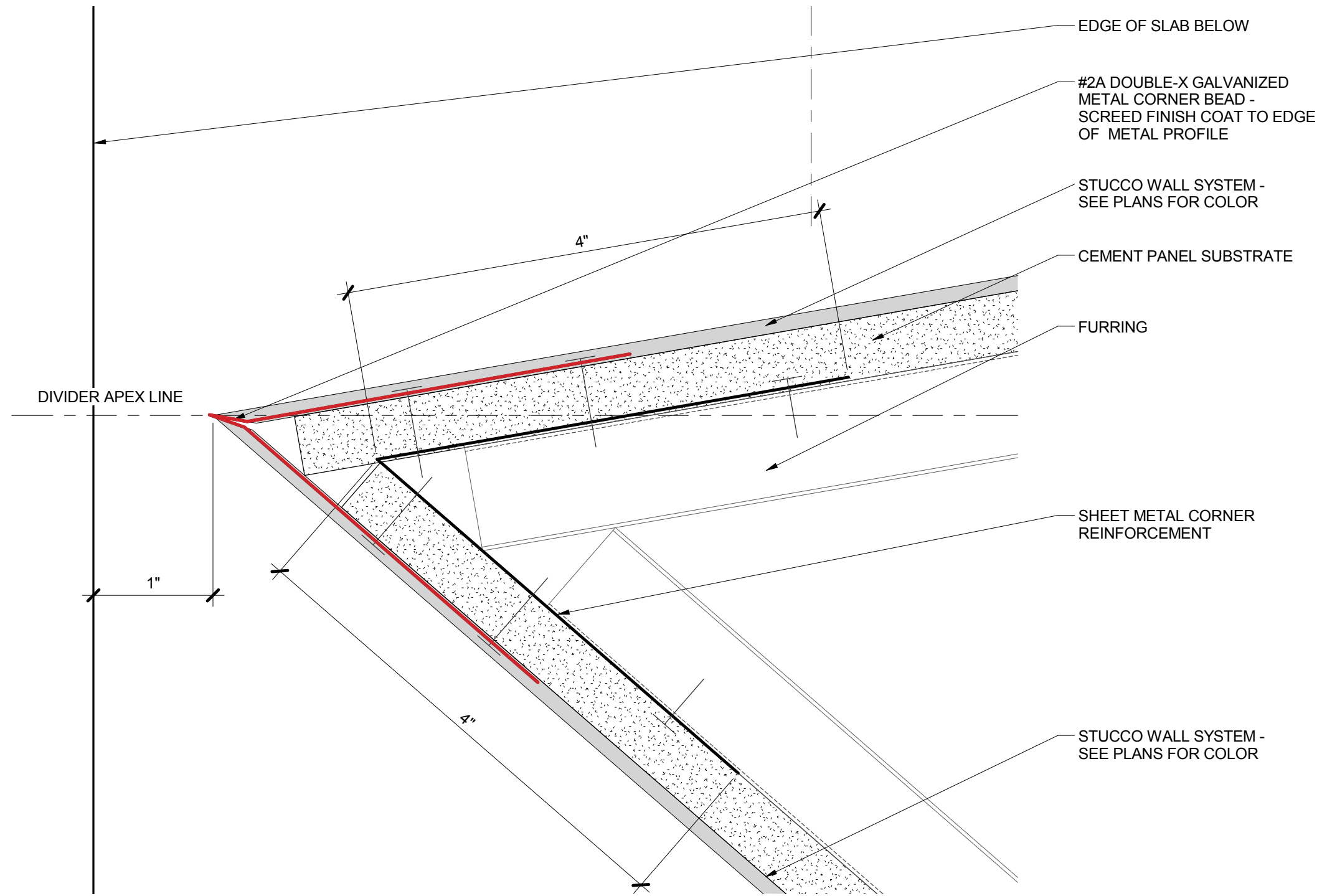
PREVIOUS

CURRENT

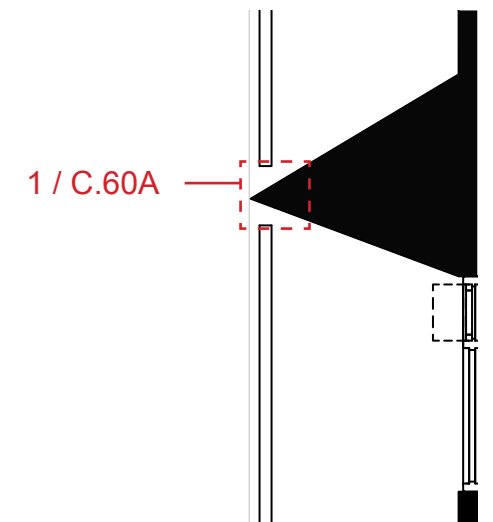


From Fields Park - Darker Paint Option

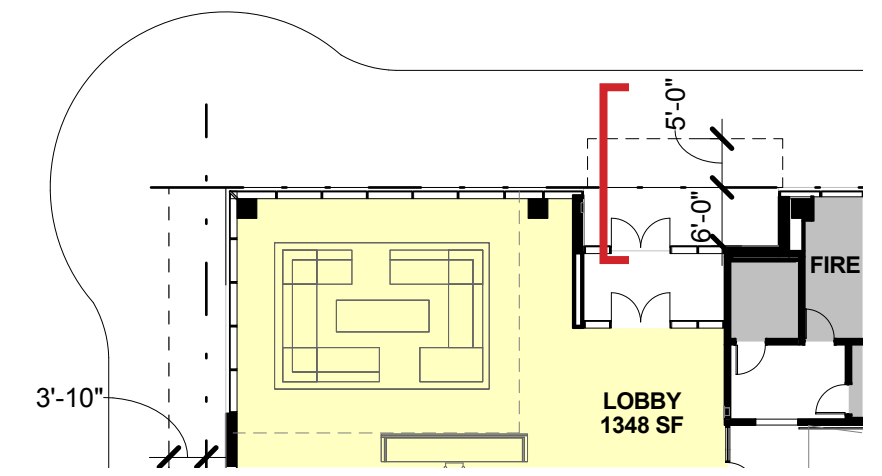
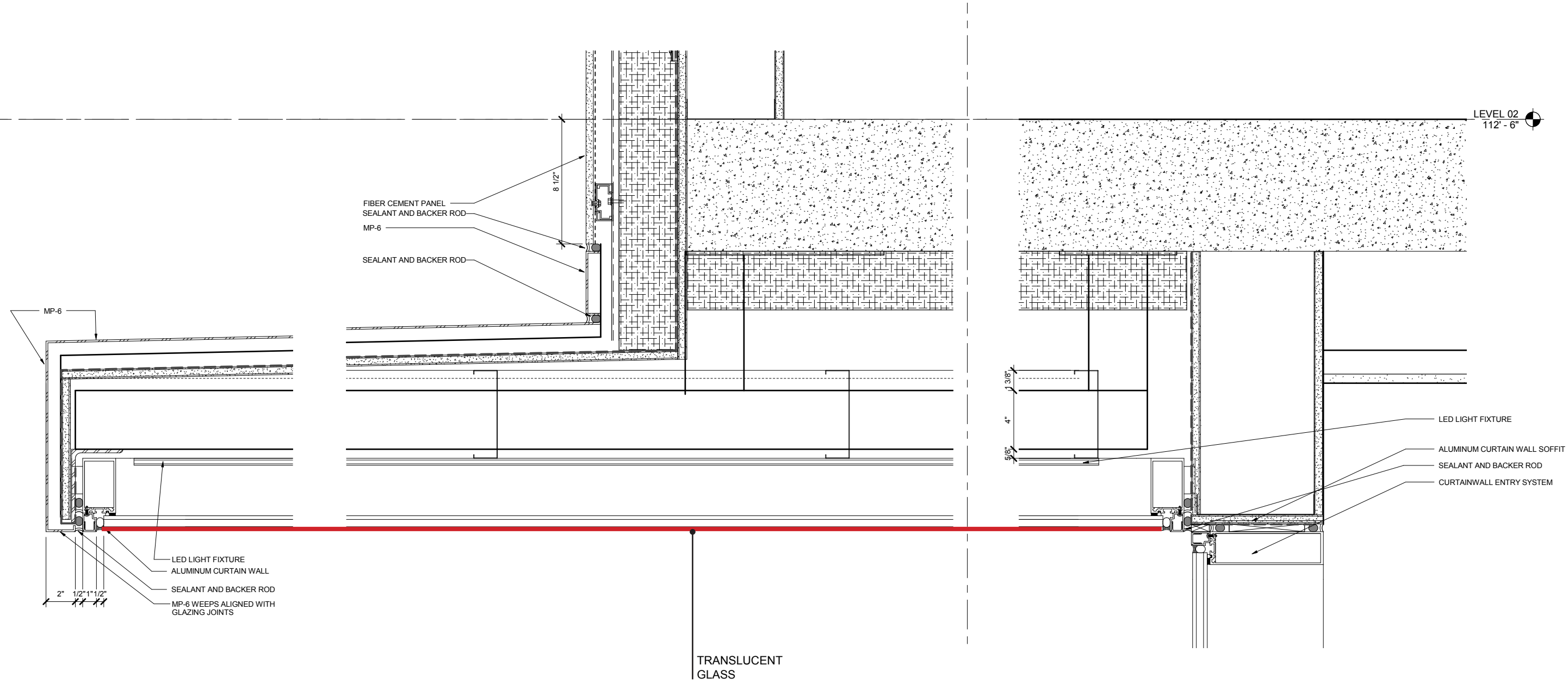
Rendered View

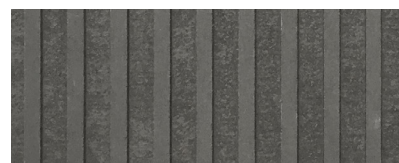


1 - DECK DIVIDER NOSE DETAIL - FULL SIZE 1'-0" = 1'-0"

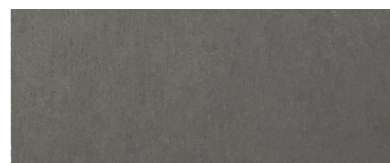


KEY PLAN





EQUITONE "LINEA" INTEGRAL COLOR GFRc PANELS



EQUITONE "TECTIVA" INTEGRAL COLOR GFRc PANELS

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



FIREPLACE VENT

METAL PANEL

1 / C.60A

PAINTED VENT

GLASS GUARDRAIL

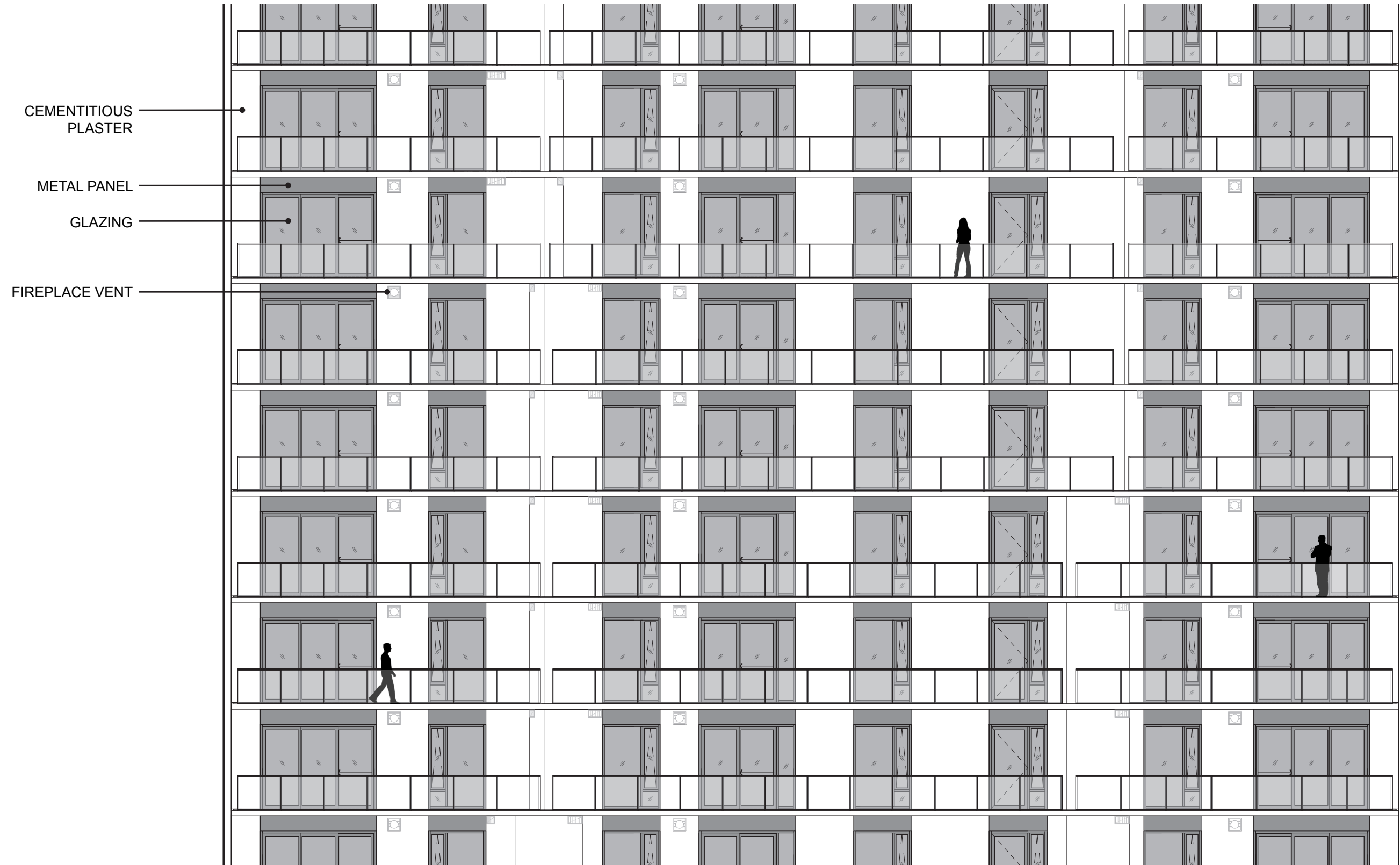
EAST AND WEST ELEVATIONS
- LIGHT GREY, CEMENTITIOUS PLASTER

PREVIOUS



CURRENT





PREVIOUS

CURRENT

HOYT. BLOCK 20
Bora



East View
Rendered View



North and East Elevations

Exterior



North and East Elevations

Exterior



South and West Elevations

Exterior



South and West Elevations

Exterior

