

HUBBARD VERNOR

UPDATES

HISTORIC DISTRICT COMMISSION | FEBRUARY, 2021

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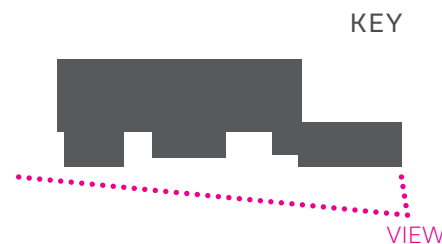
04

BIFOLD DOOR DEVELOPMENT



PRELIMINARY PROJECT IMAGES (FOR REFERENCE)

STREET VIEW FROM VERNOR HWY



01 REFERENCE IMAGERY



VERNOR HWY ELEVATION

PROPORTION OF FRONT FACADES

Commercial buildings along Vernor are generally wider than tall. Although the project is slightly taller than the immediate structures (by 10'), it retains a horizontal reading that is broken down into a finer grain by a series of volumes.



IMMEDIATE CONTEXT



HUBBARD VERNOR SITE

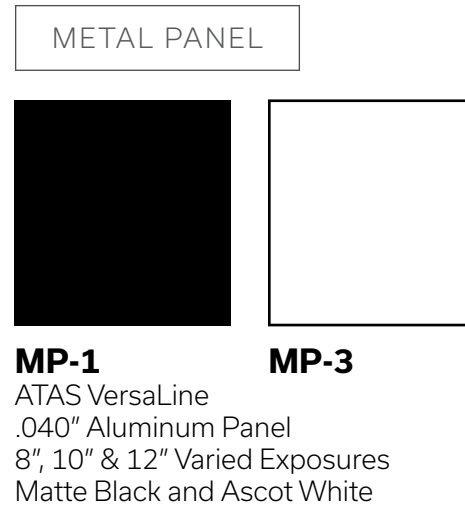
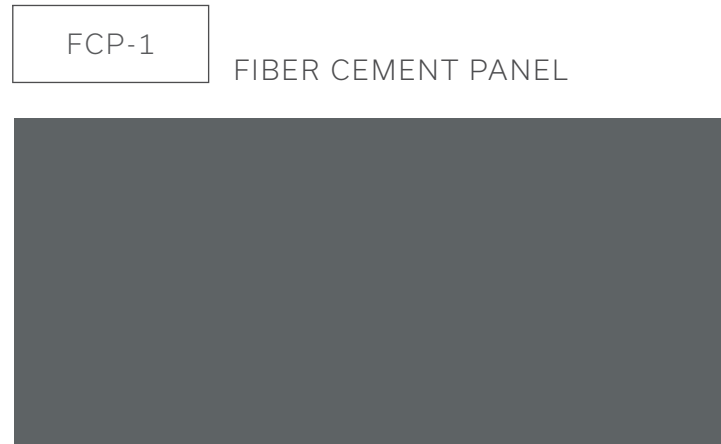
PRELIMINARY PROJECT IMAGES (FOR REFERENCE)

02 ELEVATION DEVELOPMENT

ORIGINAL

CURRENT

All cladding materials previously depicted in the HDC presentation remain, with the exception of the following changes:



Fiber cement panels have been replaced by metal panels on the north facade, facing the parking lot. Both white and black colors are used to help visually break down the facade.

Mp-1 has been applied to the west retail volume, in place of spandrel glazing at the parapet. The intent is to provide visual interest and shadow lines using a "standing seam" ribbed metal cladding.



Storefront mullion and exterior window color changed to black, to ensure better consistency between various products and manufacturers.



The proposed grey brick was substituted for a more cost effective option, which allowed the project to afford the white glazed and dark brick. The design team feels the new brick achieves the original aesthetic intent.

02 ELEVATION DEVELOPMENT

SOUTH ELEVATION



ORIGINAL

MECHANICAL SCREENING ADDED

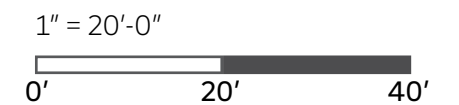
BR-2 ALTERNATE

MP-1 REPLACES SPANDREL PANELS AT RETAIL VOLUME

CURRENT

REDUCED STOREFRONT AT ENTRY. MASONRY PIERS ADDED [BR-3]

ADDED STOREFRONT AT FITNESS ROOM FACADE AND GROUND FLOOR RETAIL



NOTE: LANDSCAPING REMOVED FOR CLARITY

02 ELEVATION DEVELOPMENT

EAST/WEST ELEVATION



ORIGINAL



CURRENT

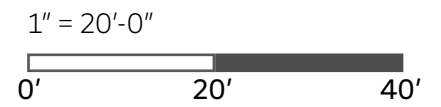
WEST ELEVATION

REDUCED STOREFRONT GLAZING.
CANOPY REMOVED FROM SIDE ELEVATION



EAST ELEVATION

MP-1 REPLACED STOREFRONT SPANDREL PANELS.
STOREFRONT GLAZING REDUCED



NOTE: LANDSCAPING REMOVED FOR CLARITY

02 ELEVATION DEVELOPMENT

NORTH ELEVATION

ORIGINAL



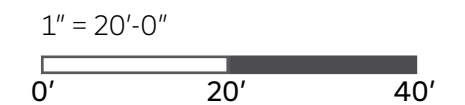
CURRENT



VOLUME AND MATERIALS WERE SIMPLIFIED. BR-1 AND STUCCO REPLACED BY MP-1

STUCCO STAIR TOWER

BR-3 REPLACED FCP-1



NOTE: LANDSCAPING REMOVED FOR CLARITY

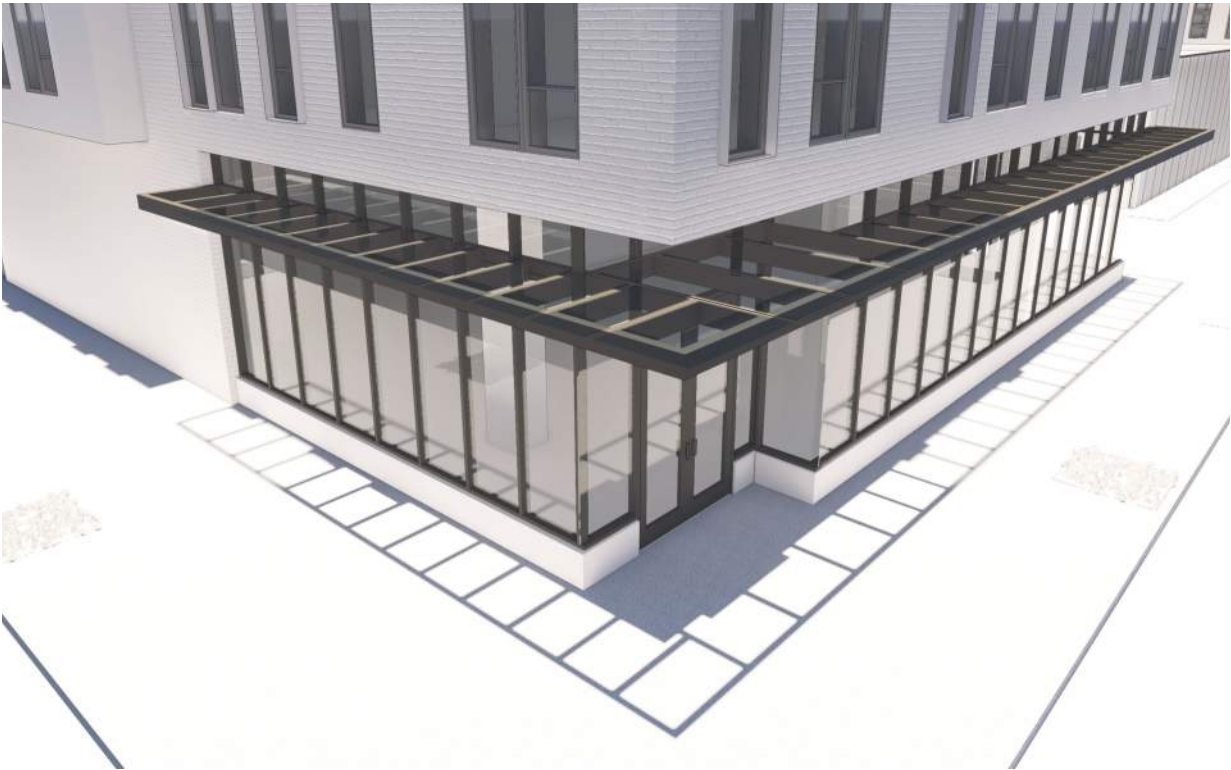
03 CANOPY DESIGN

The proposed storefront canopy aims to provide shade throughout retail areas along South facing elevations

ORIGINAL



CURRENT



Custom fabricated canopy design with tempered glazing
MANUFACTURER:
MASA Architectural Canopies
Vision 300 Series



Prefabricated Sunshade
MANUFACTURER:
Tubelite Inc (Same manufacturer as the storefront assemblies to ensure compatibility and color matching)
Maxblock Airfoil, 35" Outrigger with 6 blades

ORIGINAL



CURRENT



MANUFACTURER:
WILSON INDUSTRIAL DOORS
CLEAR-VUE CUSTOM DESIGNED DOORS

EXAMPLE PROJECT



MANUFACTURER:
LA CANTINA DOORS
ALUMINUM CLAD, THERMALLY BROKEN 4 PANEL DOOR

Side-by-side bifolding doors eliminate all exposed operational hardware on the interior of the community room. The doors are seamlessly integrated into the storefront system without the additional structural support or bracing required by overhead style doors.



VERNOR HWY
HUBBARD ST

THANK YOU

Scotton St

ST

ONLY

Bagley Av

90 ft