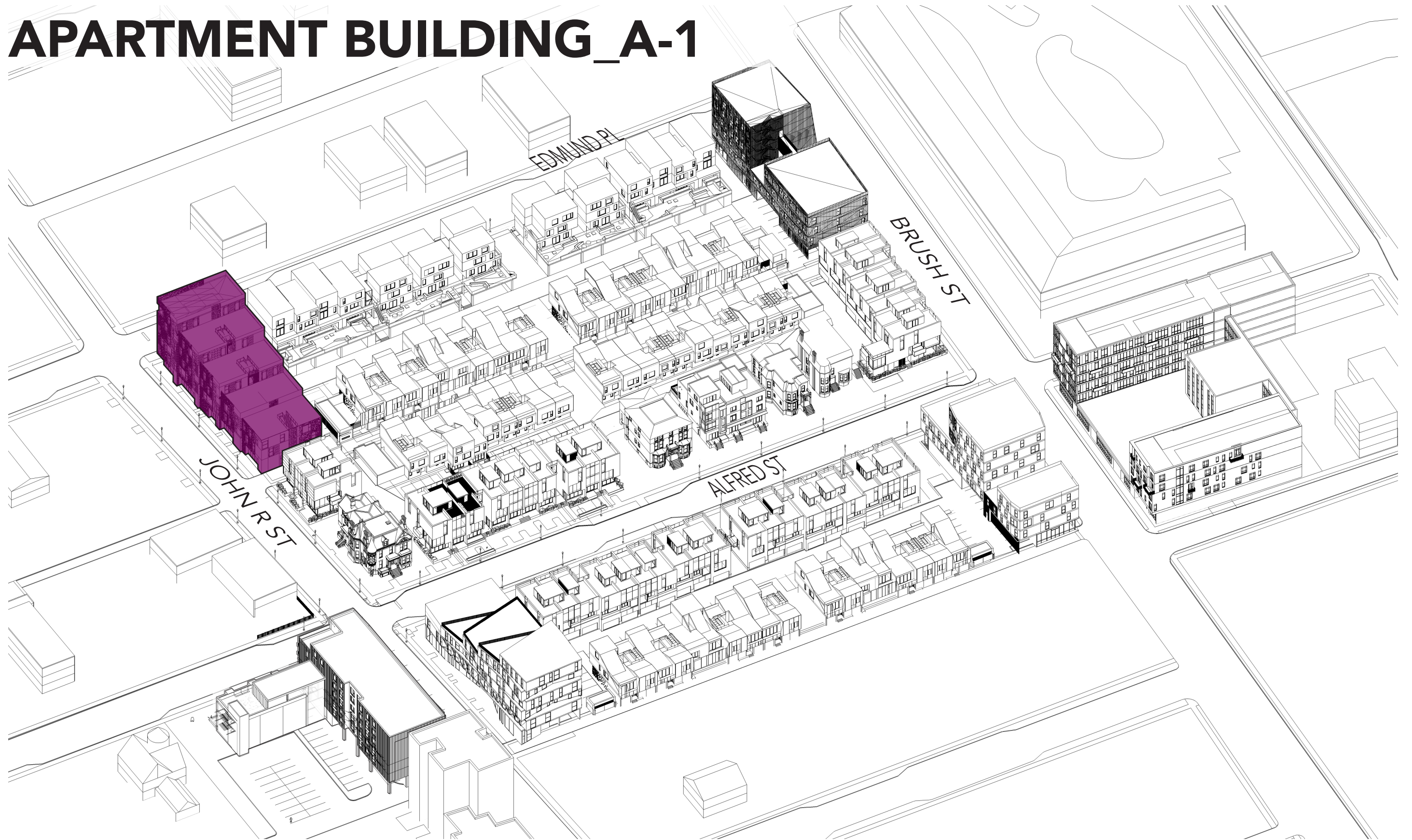
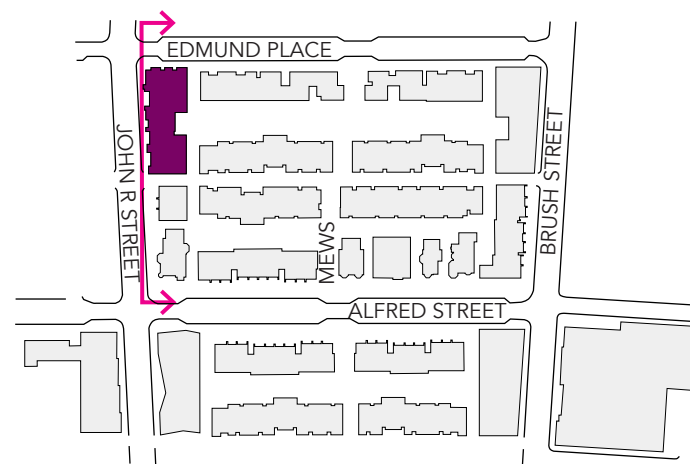
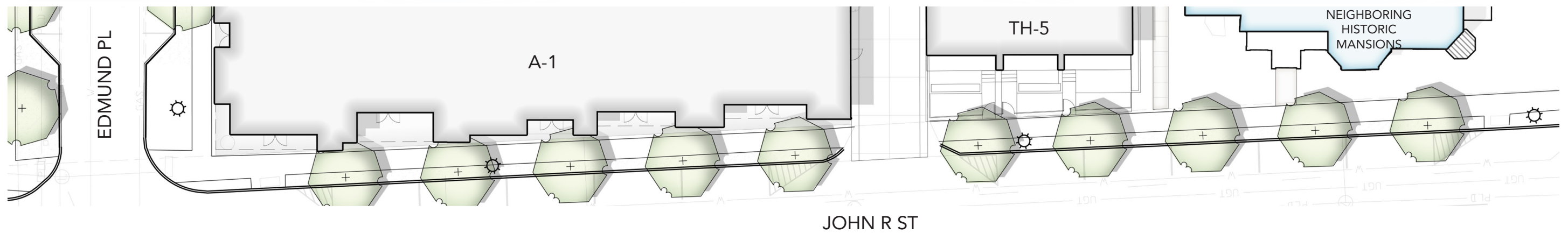


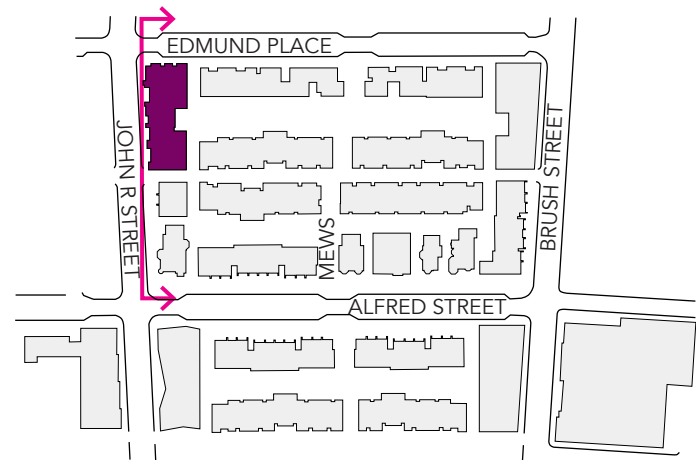
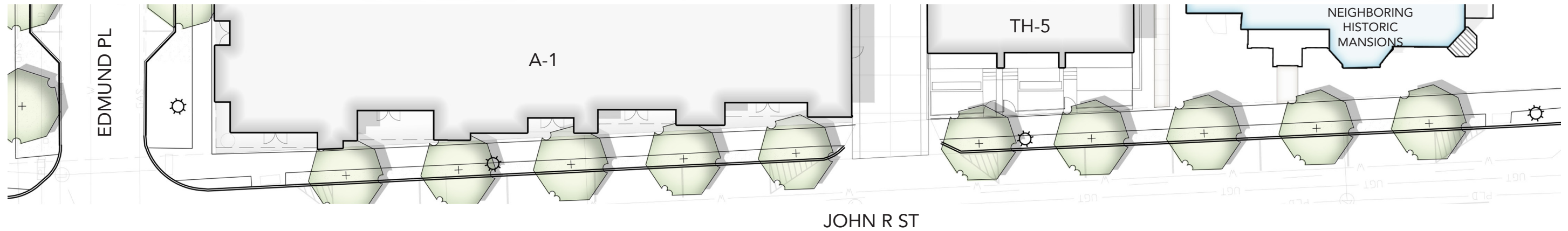
APARTMENT BUILDING_A-1



APARTMENT BUILDING_A-1_BLOCK CONTEXT - ORIGINAL DESIGN



APARTMENT BUILDING_A-1_BLOCK CONTEXT - CURRENT DESIGN



APARTMENT BUILDING_A-1_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS



Height (#1)

- » 5 stories, tallest (reduced from 6), now consistent with 2660 John R and 124 Alfred.
- » 3 stories, shortest



Proportion of building's front facade (#2)

- » Harmonious composition of five vertically-oriented masses
- » Masses gradually step down in height and back from property line along John R Street

Proportion of openings within the facade (#3)

- » Openings (windows, entries, storefronts) constitute +/- 35% of the total facade area, consistent with historical precedents
- » At ground level, mullions divide storefront openings into vertically-oriented panels
- » At upper levels, windows are square or vertically proportioned

Rhythm of solids to voids in front facade (#4)

- » Window placements are varied to create interest and avoid excessive repetition; balanced across the facade
- » Storefront openings are placed at the ground level in strategic locations to create openness and enhance the pedestrian environment

APARTMENT BUILDING_A-1_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS

Relationship of materials (#7)

- » Primarily facade material is brick
- » Metal trim

Rhythm of entrance and/or porch projections (#6)

- » Windows at residential levels are slightly inset, creating architectural detail and depth
- » Storefront entrances are inset at the ground level, shaded by projecting building masses above



Relationship of textures (#8)

- » Natural variation in brick color/finish provides subtle pattern to the facade
- » Smooth metal trim provides additional layer of texture to the brick facades

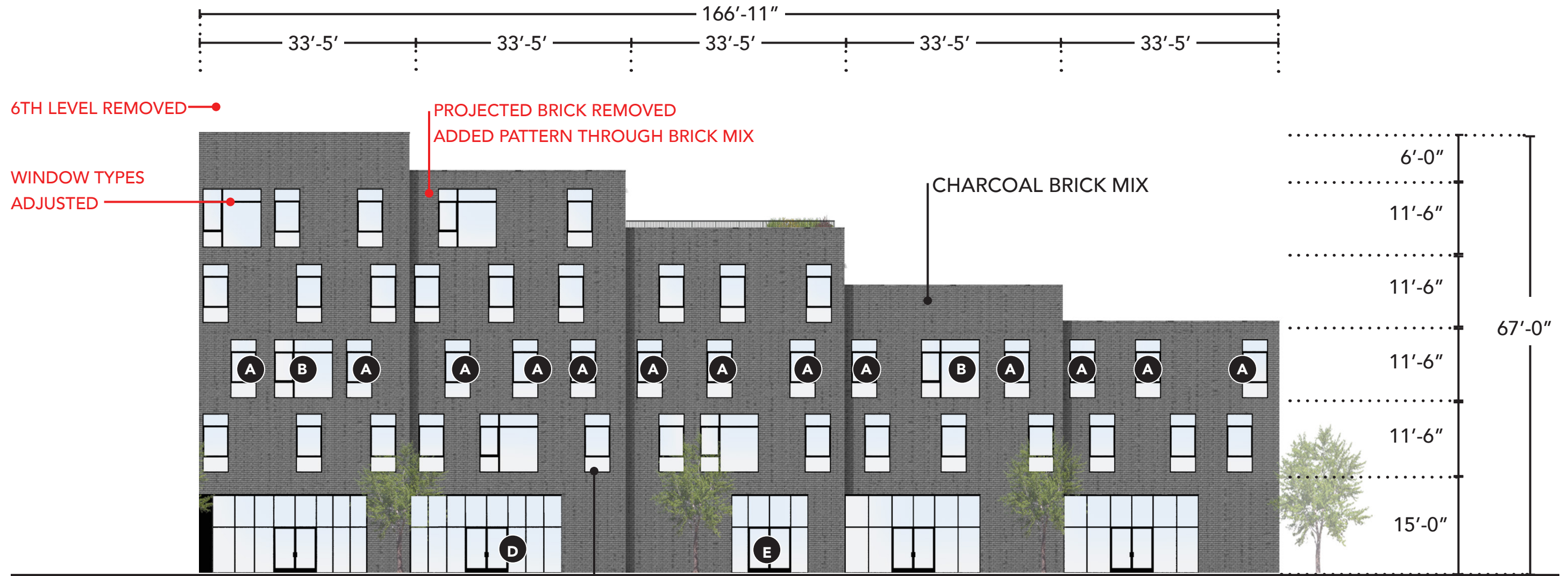
Relationship of colors (#9)

- » Charcoal-colored brick, relating to the slate tones of historic homes
- » Dark metal trim provides an accent color

Relationship of architectural details (#10)

- » Variation in brick pattern provides architectural interest
- » Dark metal mullions and window surrounds reinforce architectural datum

APARTMENT BUILDING_A-1_WEST ELEVATION ALONG JOHN R

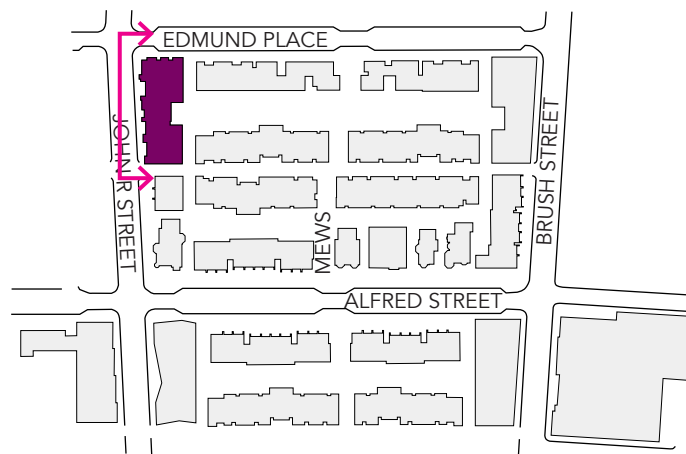


DARK METAL
WINDOWS AND TRIM

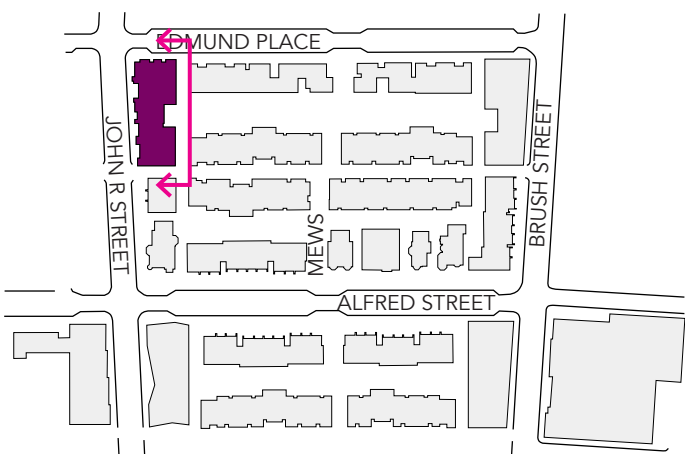
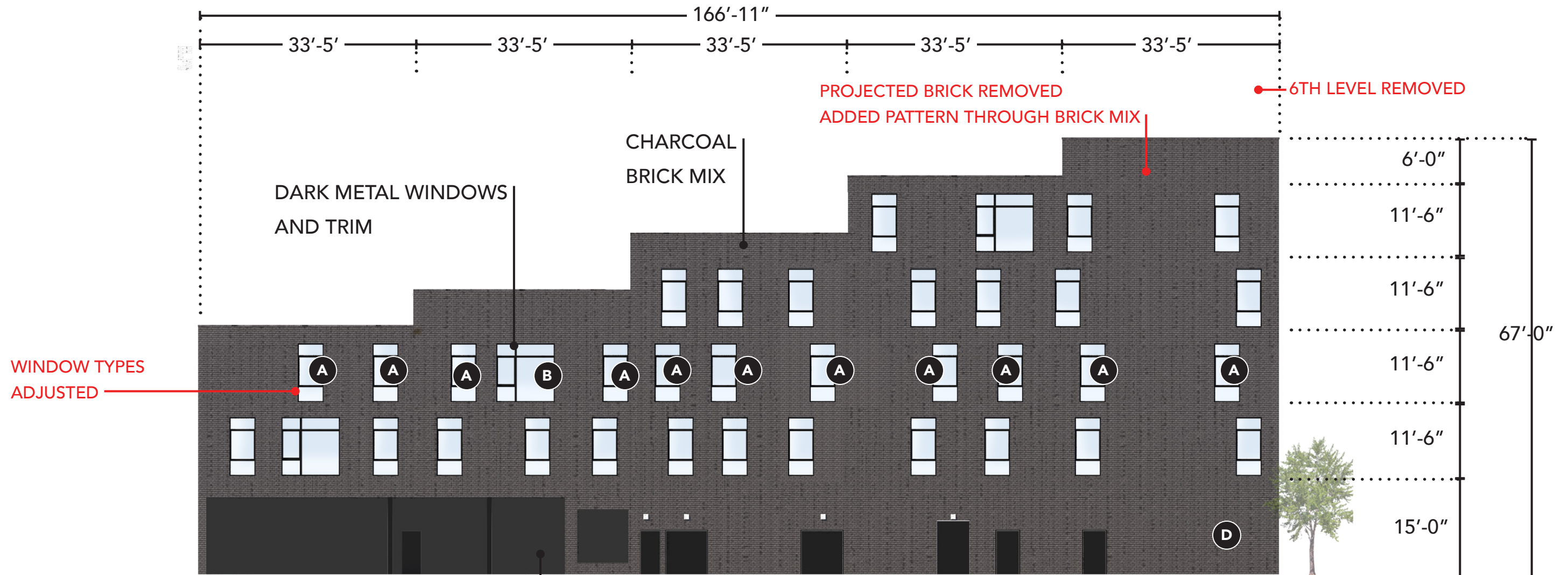
OPENING SCHEDULE*

- A** WINDOW TYPE A, TYPICAL
- B** WINDOW TYPE B, TYPICAL
- WINDOW TYPE C, REMOVED
- D** STOREFRONT TYPE D, TYPICAL
- E** STOREFRONT DOOR TYPE E, TYPICAL

*REFER TO A-1 WINDOW AND DOOR SHEETS FOR FURTHER DETAILS



APARTMENT BUILDING_A-1_EAST ELEVATION FROM NEIGHBORING PARCEL

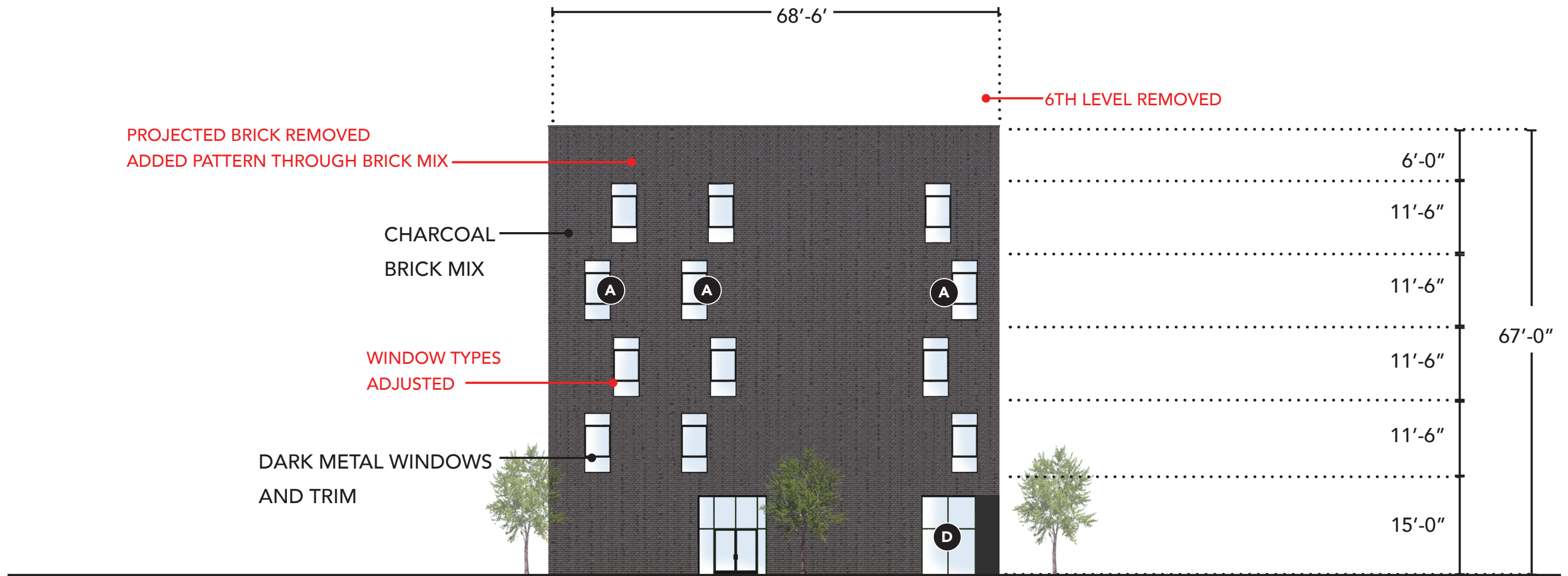


OPENING SCHEDULE*

- A** WINDOW TYPE A, TYPICAL
- B** WINDOW TYPE B, TYPICAL
- WINDOW TYPE C, REMOVED
- D** STOREFRONT TYPE D, TYPICAL
- E** STOREFRONT DOOR TYPE E, TYPICAL

*REFER TO A-1 WINDOW AND DOOR SHEETS FOR FURTHER DETAILS

APARTMENT BUILDING_A-1_NORTH ELEVATION ALONG EDMUND PLACE

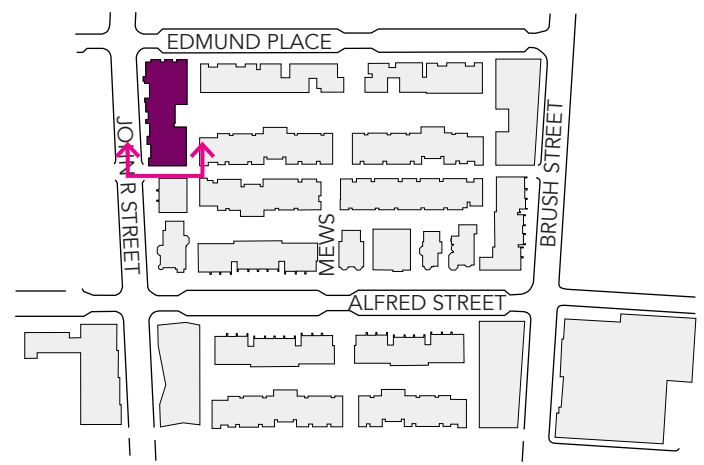
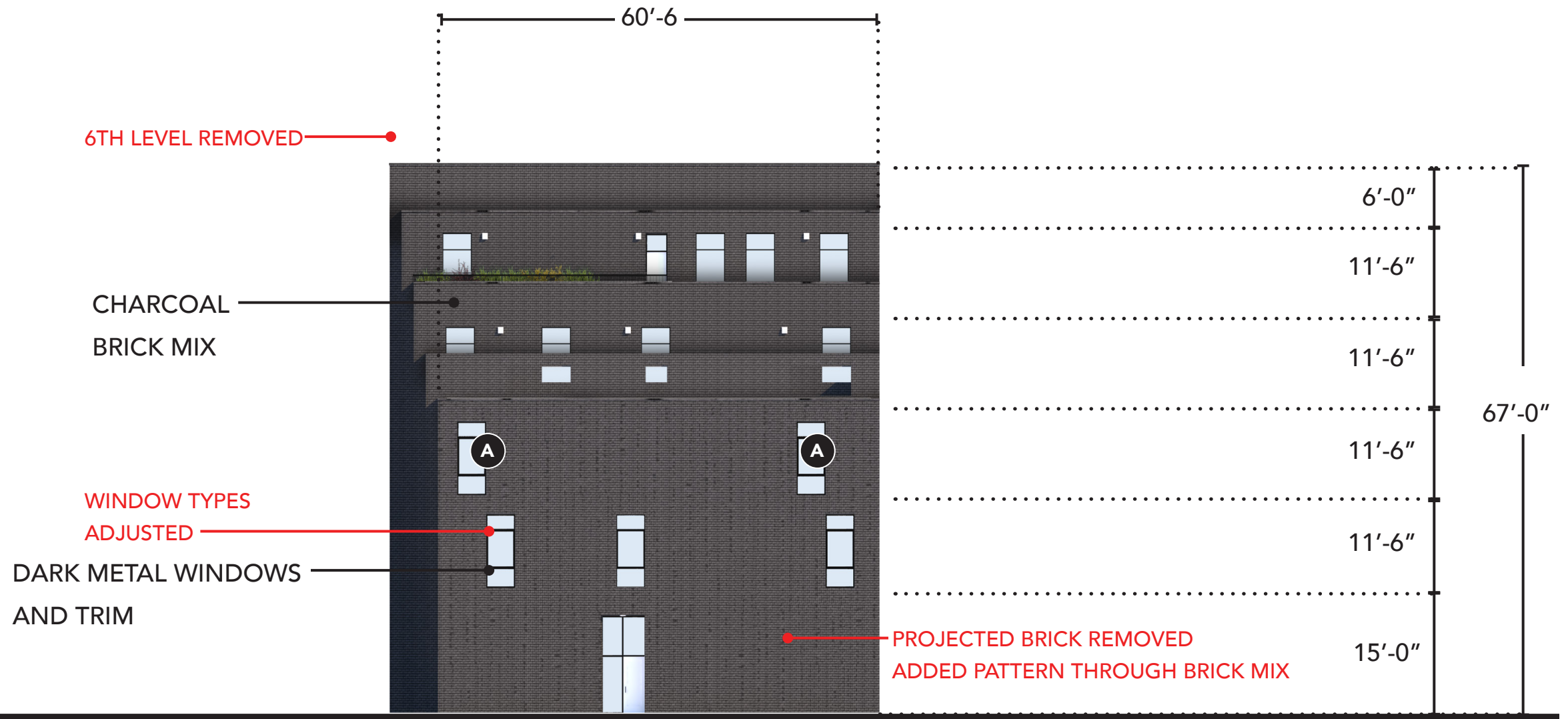


OPENING SCHEDULE*

- A** WINDOW TYPE A, TYPICAL
- B** WINDOW TYPE B, TYPICAL
- WINDOW TYPE C, REMOVED
- D** STOREFRONT TYPE D, TYPICAL
- E** STOREFRONT DOOR TYPE E, TYPICAL

*REFER TO A-1 WINDOW AND DOOR SHEETS FOR FURTHER DETAILS

APARTMENT BUILDING_A-1_SOUTH ELEVATION FROM THE ALLEY



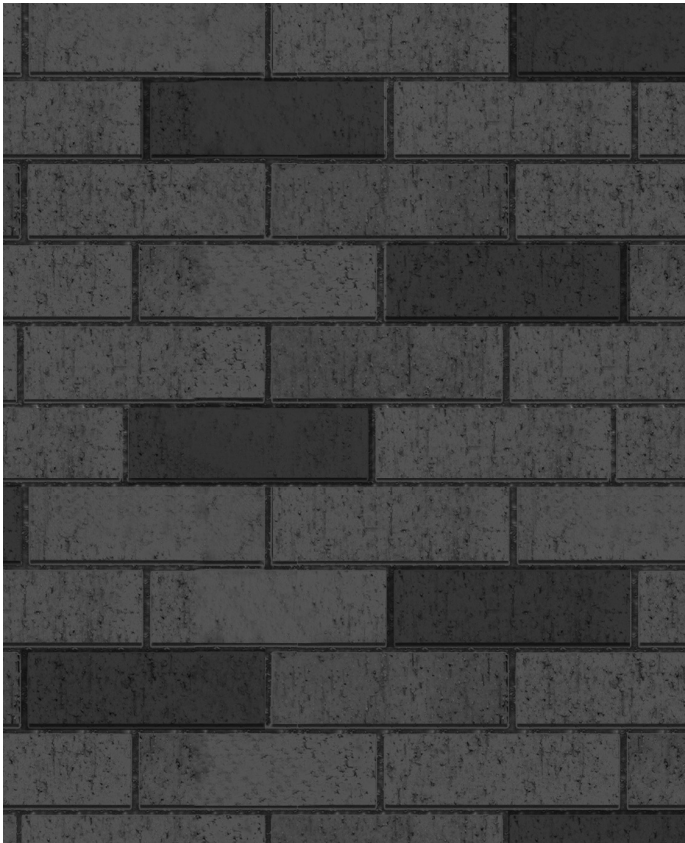
OPENING SCHEDULE*

- A** WINDOW TYPE A, TYPICAL
- B** WINDOW TYPE B, TYPICAL
- WINDOW TYPE C, REMOVED
- D** STOREFRONT TYPE D, TYPICAL
- E** STOREFRONT DOOR TYPE E, TYPICAL

*REFER TO A-1 WINDOW AND DOOR SHEETS FOR FURTHER DETAILS

APARTMENT BUILDING_A-1_BUILDING MATERIAL PALETTE

PRIMARY CLADDING(S)



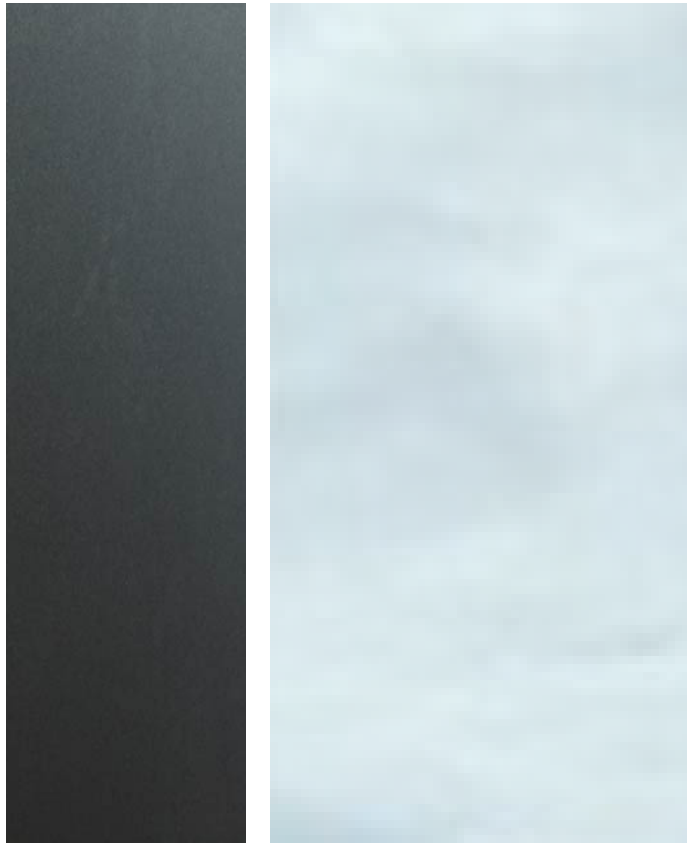
CHARCOAL BRICK MIX
(ADDED PATTERN THROUGH MIX)

SECONDARY CLADDING(S)



DARK METAL

WINDOW, DOOR, STOREFRONT



DARK ANODIZED ALUMINUM
WINDOWS + STOREFRONT, TYPICAL
GLAZING

RAILING, ACCENT, DETAILS



BRICK PATTERN

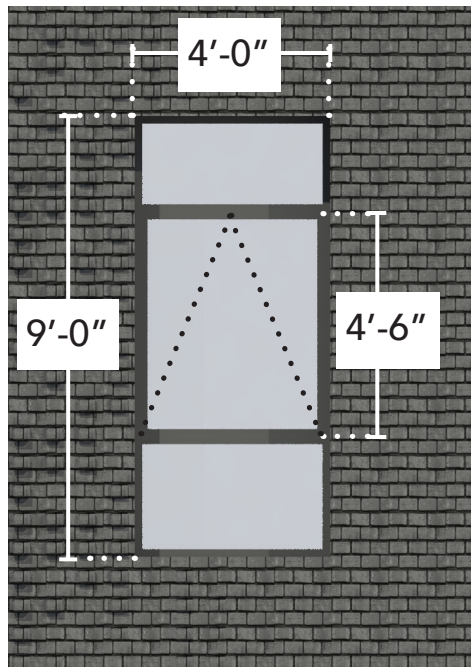


MESH GUARDRAIL AT TERRACE



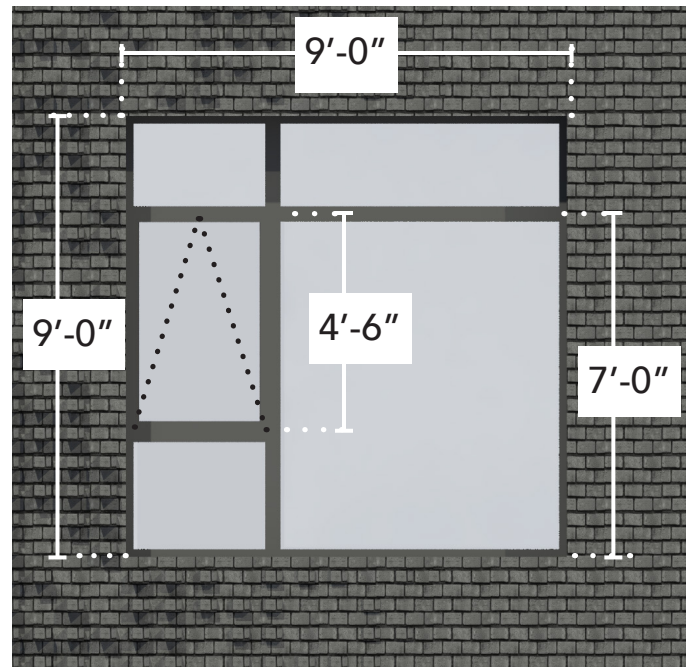
APARTMENT BUILDING_A-1_WINDOW, DOOR, + STOREFRONT SHEET

WINDOW TYPE A



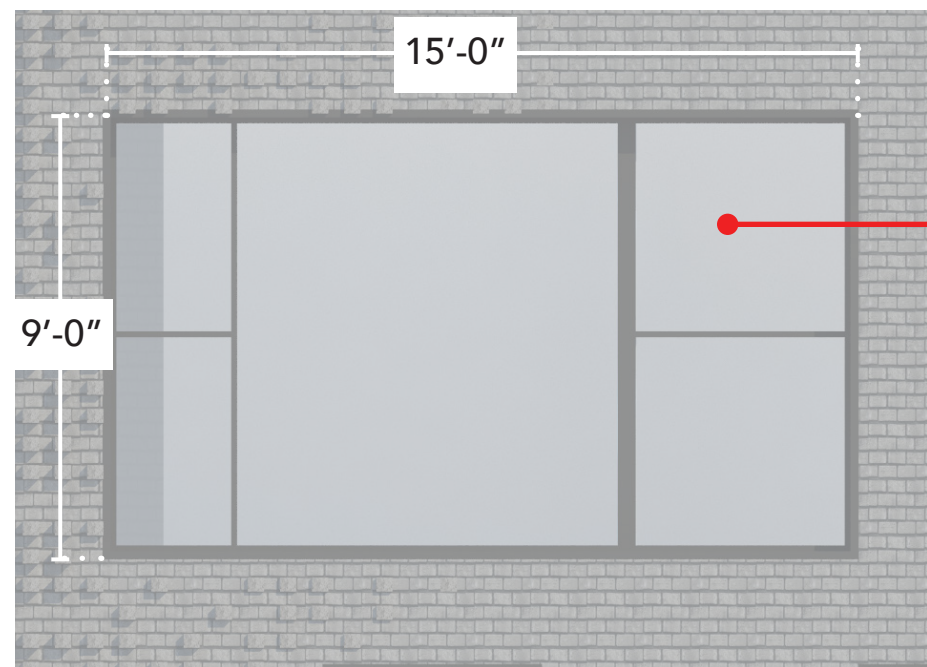
TYPE A_4'-0" X 9'-0" DARK ANODIZED ALUMINUM WINDOW.

WINDOW TYPE B



TYPE B_9'-0" X 9'-0" DARK ANODIZED ALUMINUM WINDOW.

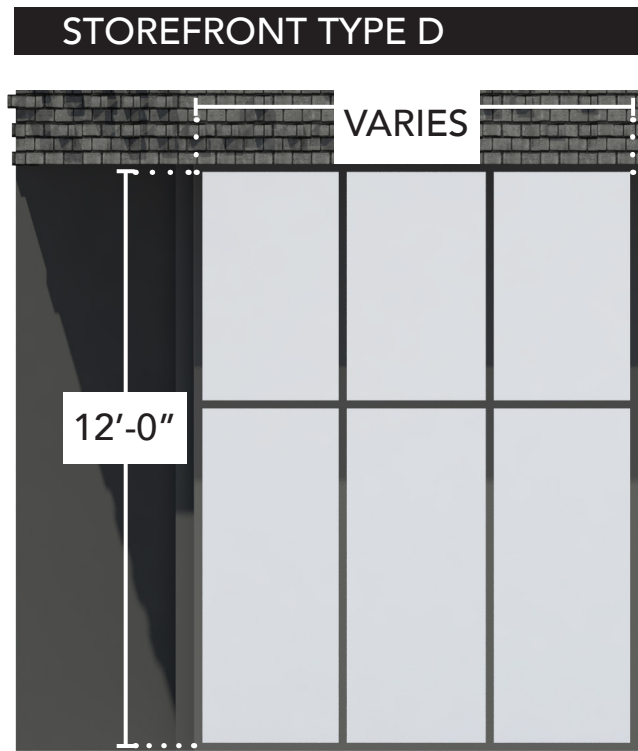
WINDOW TYPE C



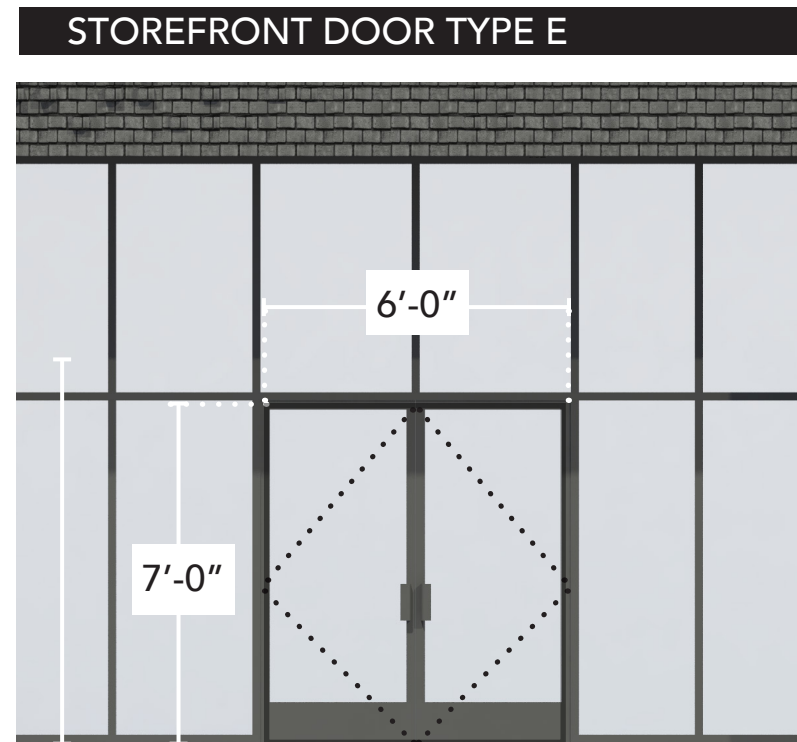
TYPE C_15'-0" X 9'-0" DARK ANODIZED ALUMINUM WINDOW.



APARTMENT BUILDING_A-1_WINDOW, DOOR, + STOREFRONT SHEET



TYPE D_12'-0" TALL DARK ANODIZED ALUMINUM STOREFRONT SYSTEM, 3'-0" WIDE MODULES.



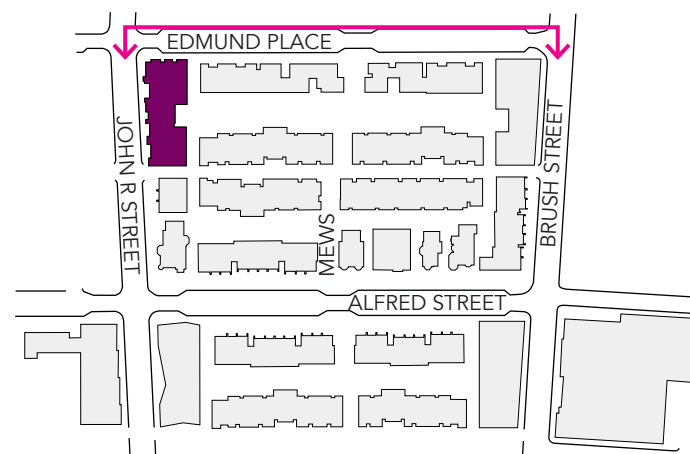
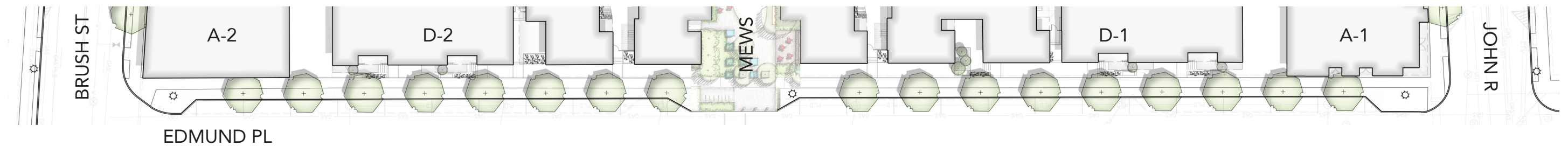
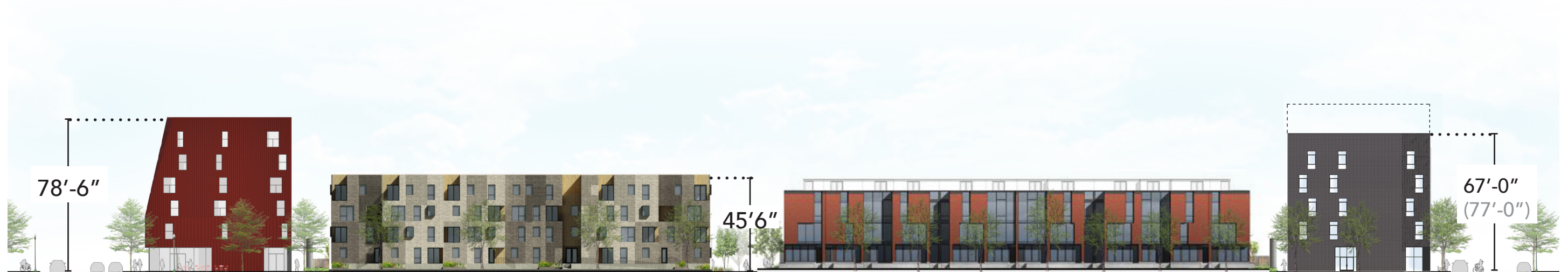
TYPE E_6'-0" X 7'-0" DARK ANODIZED ALUMINUM STOREFRONT DOUBLE DOORS.



APARTMENT BUILDING_A-1_APENDIX



APARTMENT BUILDING_A-2_BLOCK CONTEXT



APARTMENT BUILDING_A-1_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS

Relationship of roof shapes (#11)

- » Flat roofs at varying heights

Relationship of significant landscape features and surface treatments (#13)

- » Sidewalks are maintained characteristically close to the curb
- » Street trees in the landscape strip between sidewalk and curb
- » Vegetated roof decks provide additional landscaped elements to the facades
- » Vehicular site access is maintained from the rear off existing alley



VERTICALLY-ORIENTED MASSES



Scale of facades and facade elements (#15)

- » Facades elements at differing scales
- » Overall building is broken into five distinct masses, breaking up the horizontal scale of the building
- » Ground floor retail openings are large in scale, signifying a public use
- » Residential openings are smaller in scale and more rhythmic

Directional expression of front facades (#16)

- » Each facade is comprised of vertical design elements
- » Residential windows are vertically proportioned
- » Overall building is broken into vertically-oriented masses

Degree of complexity with the facades (#19)

- » Detailed brick patterning creates complexity in shadow lines and material texture
- » Differing window sizes and spacing on the residential levels offer more architectural interest than typical repetitive openings
- » Dark metal mullions and window surrounds add simple detail to windows

APARTMENT BUILDING_A-1_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS

Orientation, vistas, overviews (#20)

- » Primarily oriented to John R, consistent with other apartment buildings oriented to north-south streets
- » Roof terraces at each floor provide views of the street, neighborhood, and Downtown; each terraced area has unique views
- » Building defines the street edge and provides a visibly active corner
- » Restores the historic relationship of vistas within the neighborhood

Symmetric or asymmetric appearance (#21)

- » Asymmetrical but balanced composition - common throughout the neighborhood



General environmental character (#22)

- » Brick is utilized in a contemporary application to create architectural detail and contrast
- » The building's mass acknowledges the heights of nearby existing structures, blending with the neighborhood fabric