



A-1 Responding to Site Characteristics

With the exception of the north east corner that is flat and level with the sidewalk along Brooklyn, the topography along Brooklyn and 52nd have steep banks that rise up to a shelf that gently slopes up to the level of the alley along the west side. The design of the new building respects this current condition by burying the lowest floor into the ground and maintaining the low flat area at the corner. Essentially, the existing topography at all edges is being retained.

A-3 Entrances Visible from the Street

Due to the sloping lot, the bottom level has two doors at the sidewalk level. One being the main entry to that level and the other is needed as a required fire exit. The main entry to all upper levels from the sidewalk is via stairs. The hierarchy of the entries is handled in various ways.

The upper levels have the most units so they receive the most prominent entrance and it is centered on the building with a large prominent set of stairs. This entrance has double doors and the wall at the entrance is fully glazed providing a view through the building to the back of the property. The second and third floors cantilever over the entry porch providing ample cover.

The main entrance to the bottom level has a single, clear glazed, door with a small roof over it. The open pathway to the door runs straight from the sidewalk to it. The secondary door into the bottom level also has a glazed door but the glazing will be translucent and without a roof. Also, the pathway to the door is to make it less noticeable.

A-6 Transition Between Residence and Street

The entire plaza has been redesigned to create a quality pedestrian environment.

The plaza wraps the corner to the west for a short distance and then transitions to full landscaping.

Mixed throughout the plaza are different landscaped areas that soften the environment and make for a more inviting place to be.

A-7 Residential Open Space

The dominant open space is located on the corner of Brooklyn and 52nd. The edge of the space is lined with plantings that provide a visual separation, yet open to the adjacent sidewalks. The entire plaza area is open and lively with overlapping functions and passive surveillance from the windows adjacent to it. Good lighting will provide security.

A more private open space is provided on alley side between the security fence and building.

In addition to the grade level open spaces, the roof will have a paver deck surrounded by a vegetated roof.

A-10 Corner Lots

The residential open space works to call attention to the corner. Also, we have added a decorative metal screen to the corner of the building. The screen allows the consistency of building design to continue, as well as, adding a strong visual feature that signifies the corner.

C-2 Architectural Concept and Consistency

The concept of the building's exterior design is intended to relate to the neighborhood character in that the overall building has a strong permanent feeling that relates to the permanent families in the area mixed with playful features that included window boxes with colored jambs that relate to the youthful population of the area. Materially, the outermost façade has a strong dark color and any modulation has a bright white color. The base of the building is cast-in-place concrete.

Vertical modulation of the walls and taller than normal windows call attention to the interior circulation on the east side. On west side where the stairways are, the walls bump out from the façade indicating a different function. In each instance, the siding material differs from the façade adjacent to it.

Horizontally, the scale of the building is broken down by using exposed concrete at the basement level and panel rain screen siding on all upper levels. To add to the modulation a series of protruded window boxes adds a texture and rhythm to the building.

The corner is highlighted through the design of the plaza and the large screen element.

The roofline is kept simple and clean and uses form to express itself. The up and down sloping roofline makes for a strong presence with black trim topping it off.

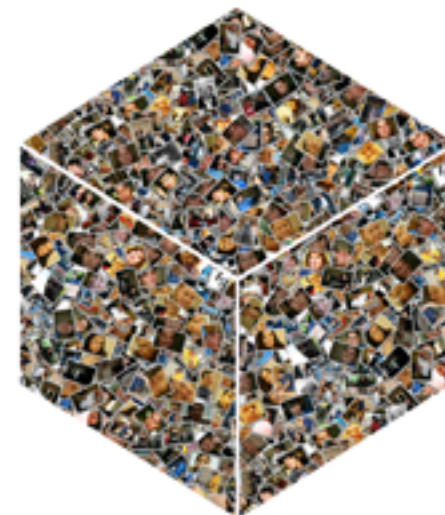
C-4 Exterior Finish Materials

The base of the building will be exposed cast-in-place concrete which symbolizes permanence and has a natural beauty. The upper floor walls are covered in a painted cement panel rain screen that has a repeating pattern. Window boxes will be white sheet metal with jambs of a repeating color pattern: green, yellow, red, blue, etc.

D-7 Personal Safety and Security

Personal safety and security will be promoted with the use of good lighting and clear site lines. In areas that trees and shrubs could create hiding places, groundcovers will be used. Trees will be limbed up to head height. All sides of the building have many windows that will provide "eyes on the street". Both the east and west sides have lively open space designs with overlapping functions that contribute to perceived safety. A 6' tall metal fence will be located on all sides of the building, excluding a large portion of the east side.

den: a room, often secluded, in a house or apartment, designed to provide a quiet, comfortable, and informal atmosphere for conversation, reading, writing, etc.



THE DEN ON BROOKLYN

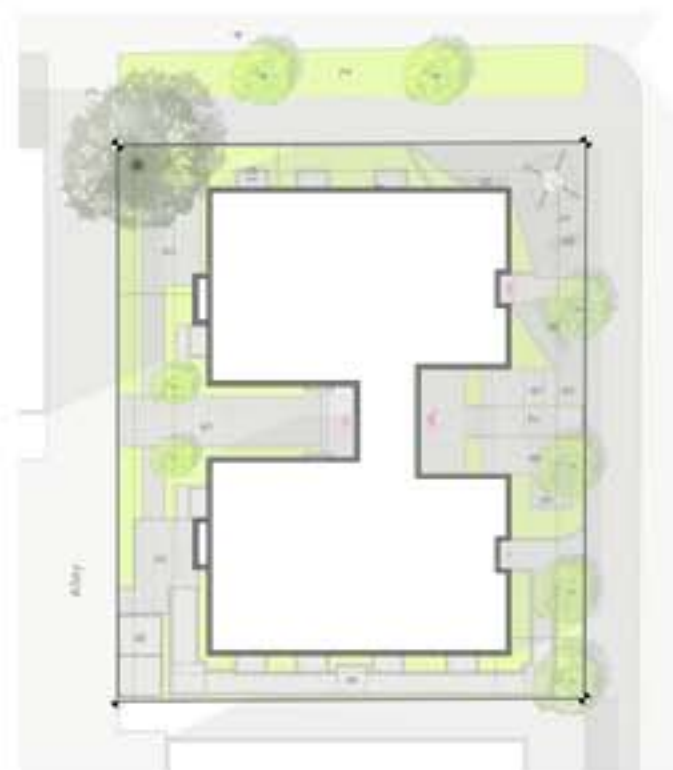
EDG MEETING 2

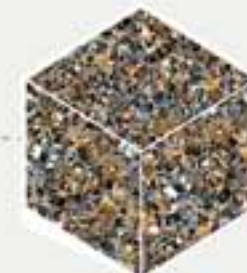
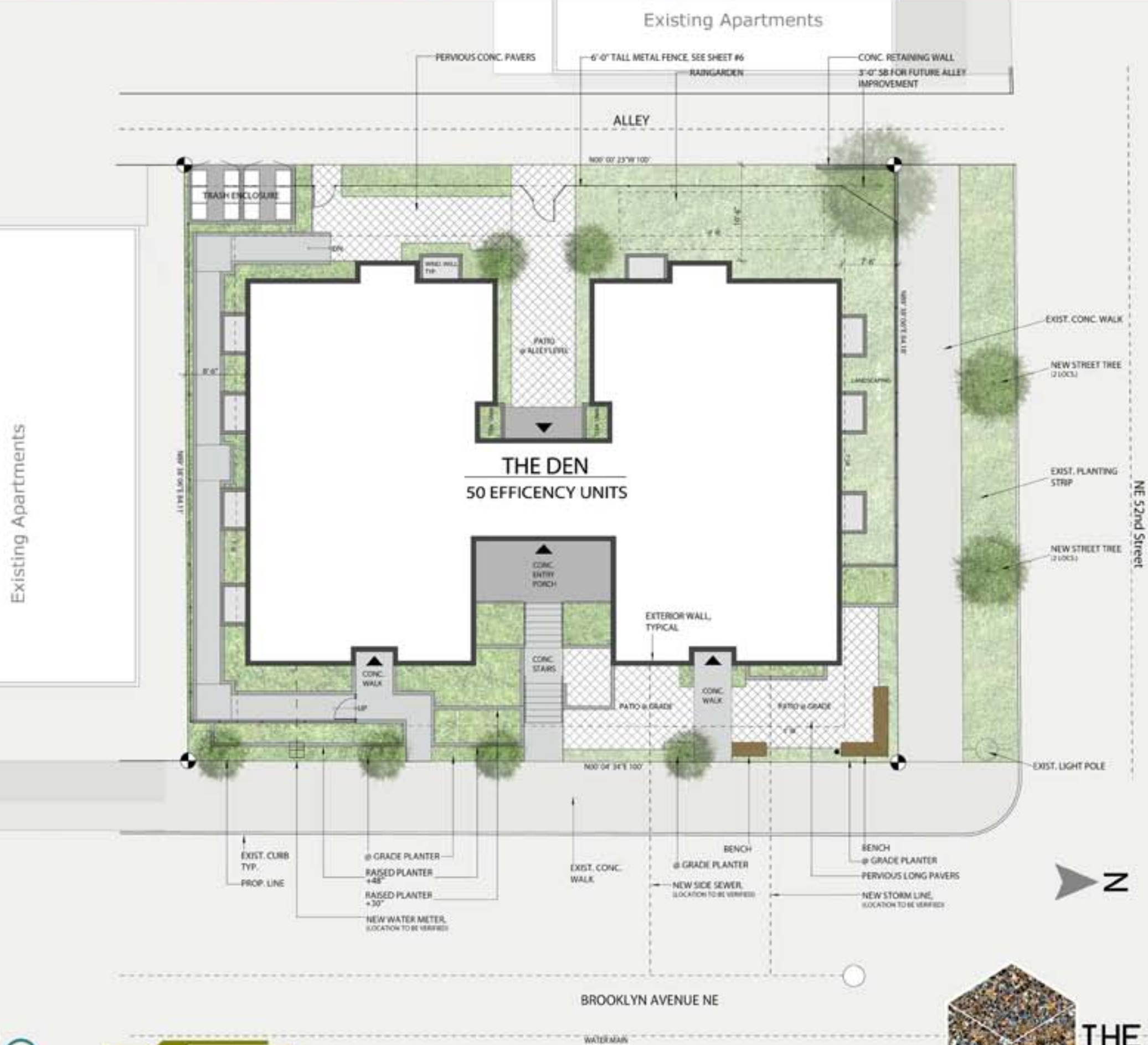


RECOMMENDATION MEETING 1



RECOMMENDATION MEETING 2

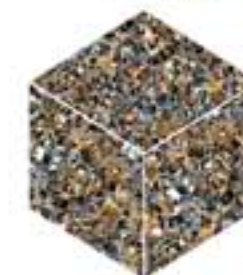
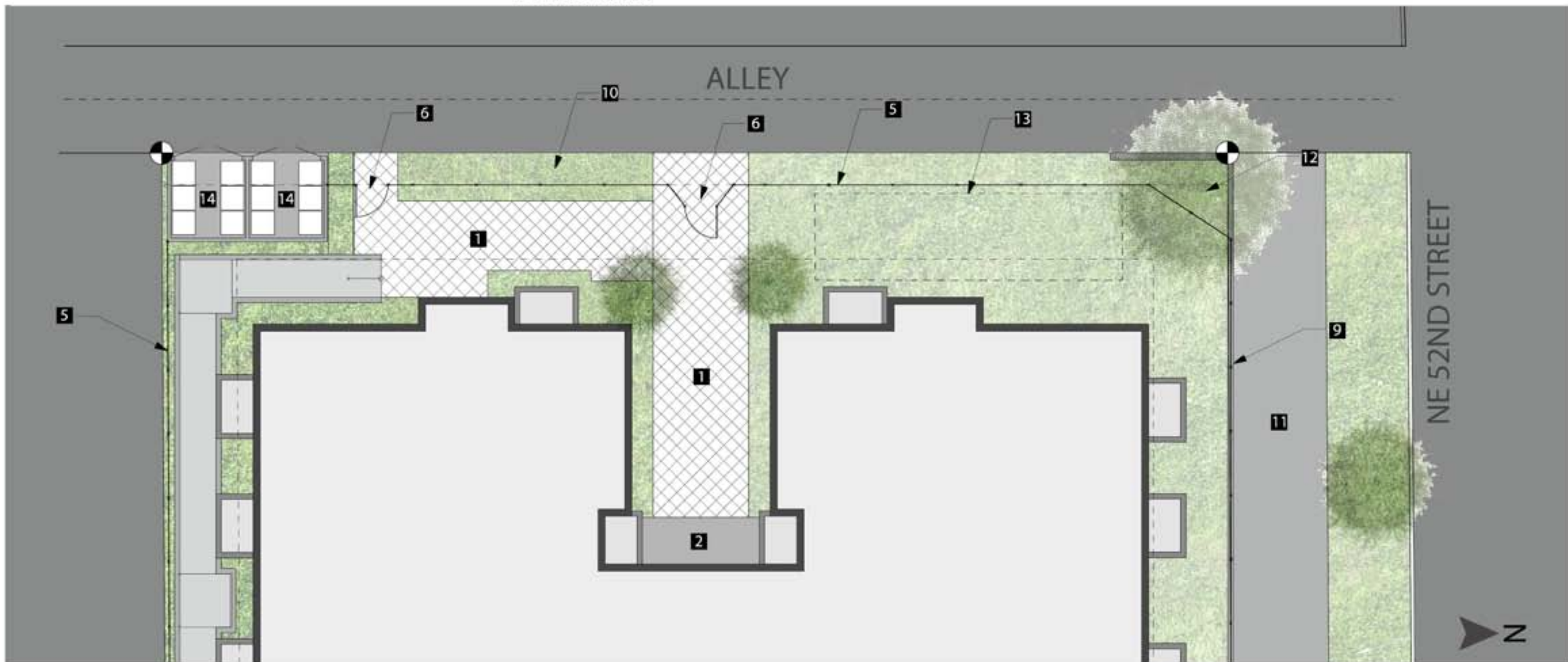




- 1** PERVIOUS CONC. PAVERS, NATURAL GREY
- 2** CONCRETE WALK, LAMP BLACK
- 3** RAISED BRICK PLANTER, WHITE BRICK
- 4** METAL RAILING, WHITE
- 5** METAL SECURITY FENCE, UP TO 6'-0" ABOVE GRADE WHITE
- 6** LOCKED GATE
- 7** CONCRETE BENCH
- 8** LAMP POST
- 9** CONCRETE RETAINING WALL
- 10** AT GRADE PLANTER
- 11** EXISTING SIDEWALK



- 1** PERVIOUS CONC. PAVERS, NATURAL GREY
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- 7** CONCRETE BENCH
- 8** LAMP POST
- 9** CONCRETE RETAINING WALL
- 10** AT GRADE PLANTER
- 11** EXISTING SIDEWALK
- 12** EXISTING TREE
- 13** RAINGARDEN
- 14** TRASH ENCLOSURE





VIEW FROM BROOKLYN
LOOKING NORTH





VIEW FROM BROOKLYN



STREET EDGE LOOKING NORTH



STREET EDGE AT CORNER





VIEW FROM 52nd LOOKING EAST





REAR ENTRANCE / OPEN SPACE



VIEW FROM ALLEY





NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION





NORTH ELEVATION

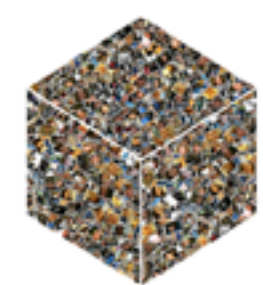


THE DEN ON BROOKLYN



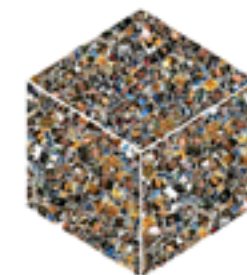
NOTES:
 FOR CALLOUTS IN COMMON, SEE EAST ELEVATION.
 FENCING NOT SHOWN.

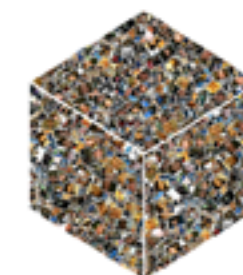
WEST ELEVATION

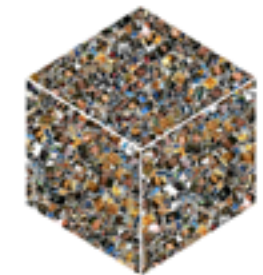


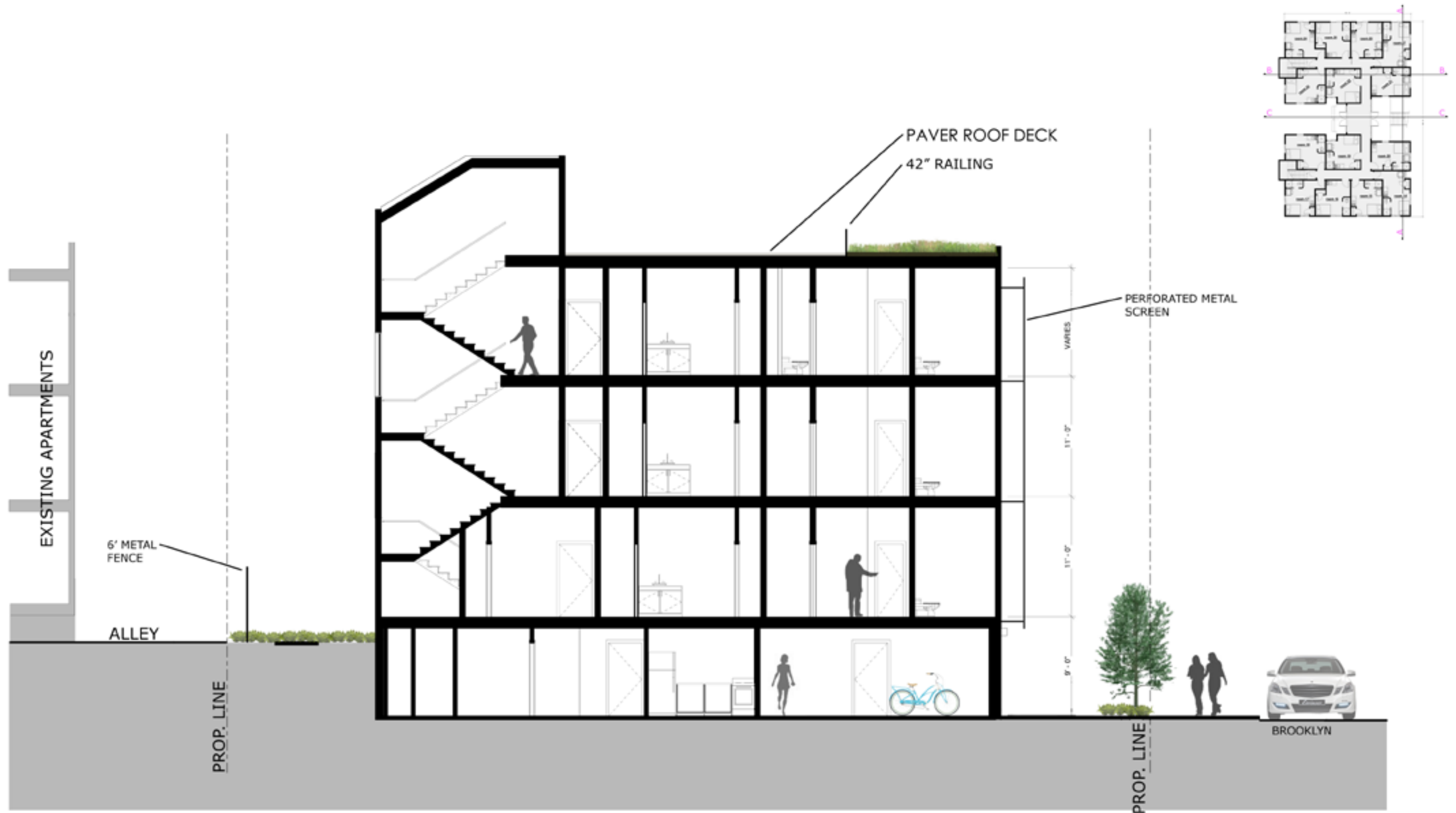


SOUTH ELEVATION

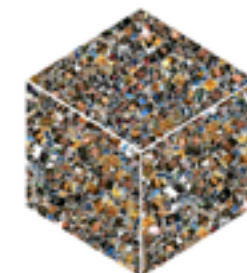






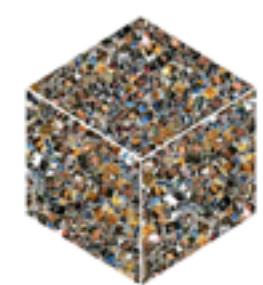


SECTION B





SECTION C

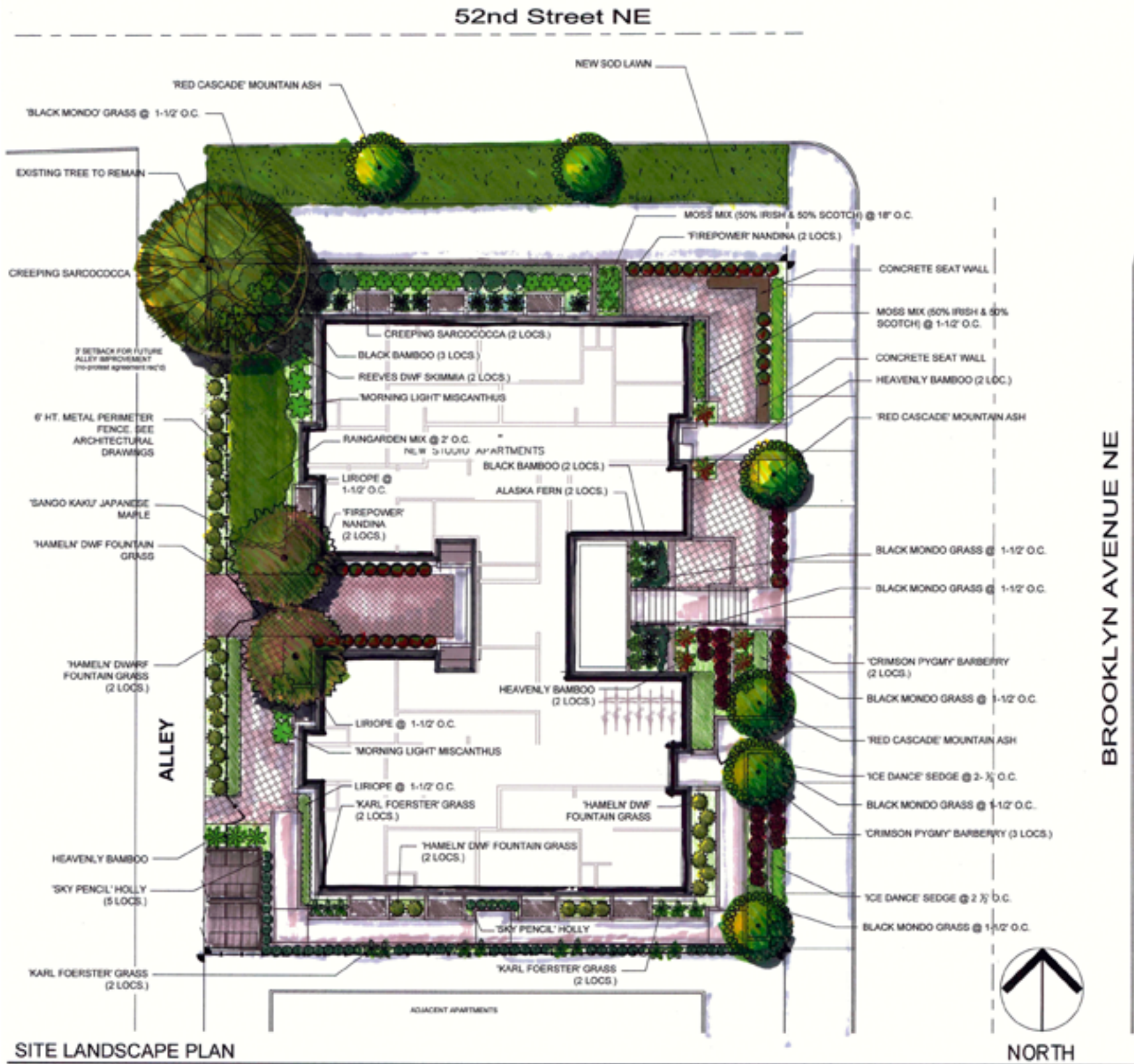




-  WALL MOUNTED 30-50 WATT METAL HALIDE/HPS (STREET LEVEL)
-  RECESSED LED PATHWAY LIGHTING
-  LED WALL SCONCE (STREET LEVEL)
-  6' FREESTANDING LAMP POST
-  WALL MOUNTED 30-50 WATT METAL HALIDE/HPS (ALLEY LEVEL)
-  SURFACE METAL HALIDE/HPS/LED (ALLEY LEVEL)
-  LED WALL SCONCE (ALLEY LEVEL)

LIGHTING PLAN



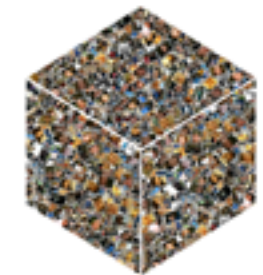


PLANT MATERIAL LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
	ACER PALMATUM 'SANGO KAKU'	'SANGO KAKU' JAPANESE MAPLE	2" CAL., 8-10' HT., B4B
	SORBUS AMERICANA 'DWARFCROWN'	RED CASCADE MOUNTAIN ASH	2" CAL., 8-10' HT., B4B
	CAREX M. EXPELLIDA 'ICE DANCE'	'ICE DANCE' SEDGE	1 GAL. CONT.
	CALAMAGROSTIS X AQUIFLORA KARL FOERSTER	'KARL FOERSTER' GRASS	1 GAL. CONT.
	ILEX CRENATA 'SKY PENCIL'	'SKY PENCIL' HOLLY	5 GAL. CONT., 3' HT.
	LIROPE GIGANTICA	LIROPE	1 GAL. CONT. @ 18" O.C.
	MISCANTHUS SINENSIS 'MORNING LIGHT'	'MORNING LIGHT' MISCANTHUS	3 GAL. CONT.
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL. CONT.
	NANDINA DOMESTICA 'GULF STREAM'	'FIREPOWER' NANDINA	2 GAL. CONT.
	OPHIPOGON NIGRA	BLACK MONDO GRASS	1 GAL. CONT. @ 18" O.C.
	FENNETUM ALOPECUROIDES 'HAMELN'	'HAMELN' FOUNTAIN GRASS	1 GAL. CONT.
	PIERIS JAPONICA 'PRELUDE'	'PRELUDE' PIERIS	5 GAL. CONT.
	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	3-5 CANE CLUMP, 10-15' HT., B4B OR CONT.
	POLYSTICHUM SETIFERUM	ALASKA FERN	1 GAL. CONT.
	SARCOCOCCA HOOKERANA HUMILIS	CREeping SARCOCOCCA	1 GAL. CONT.
	MOSS MIX	EQUAL QUANTITIES OF EACH	1 GAL. CONT. @ 18" O.C.
	SAGINA SUBULATA 'AUREA'	SCOTCH MOSS	
	SAGINA SUBULATA	IRISH MOSS	
	RAIN GARDEN MIX	EQUAL QUANTITIES OF EACH	1 GAL. CONT. @ 2' O.C.
	BERGENIA CRASSIFOLIA	WINTER BLOOMING BERGENIA	
	CAREX OSHINENSIS 'EVERGOLD'	'EVERGOLD' SEDGE	
	CORNUS STOLONIFERA 'KELSEYII'	KELSEY DOGWOOD	
	HEMEROCALLIS 'STELLA D' ORO'	'STELLA D' ORO' DAYLILY	

GROUND COVER/SHRUBS/TREES

SITE LANDSCAPE PLAN





ROOF GARDEN PLAN



NORTH



SCALE: 1"=10'-0"



THE DEN ON BROOKLYN



'RED CASCADE' MOUNTIAN ASH



'SANGO KAKU'
JAPANESE MAPLE



BLACK BAMBOO



'KARL FOERSTER' GRASS



'ICE DANCE' SEDGE



'MORNING LIGHT' MISCANTHUS



LIROPE



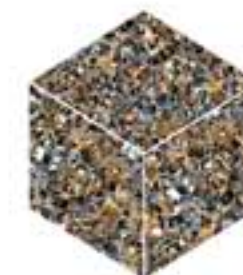
CREeping SARCOCOCCA



BLACK MONDO GRASS



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IRISH MOSS



SCOTCH MOSS



HEAVENLY BAMBOO



'FIREPOWER' NANDINA



'HAMELN' FOUNTAIN GRASS



'SKY PENCIL' HOLLY



REEVES DWF SKIMMA



'CRIMSON PYGMY' BARBERRY

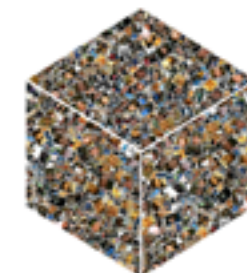


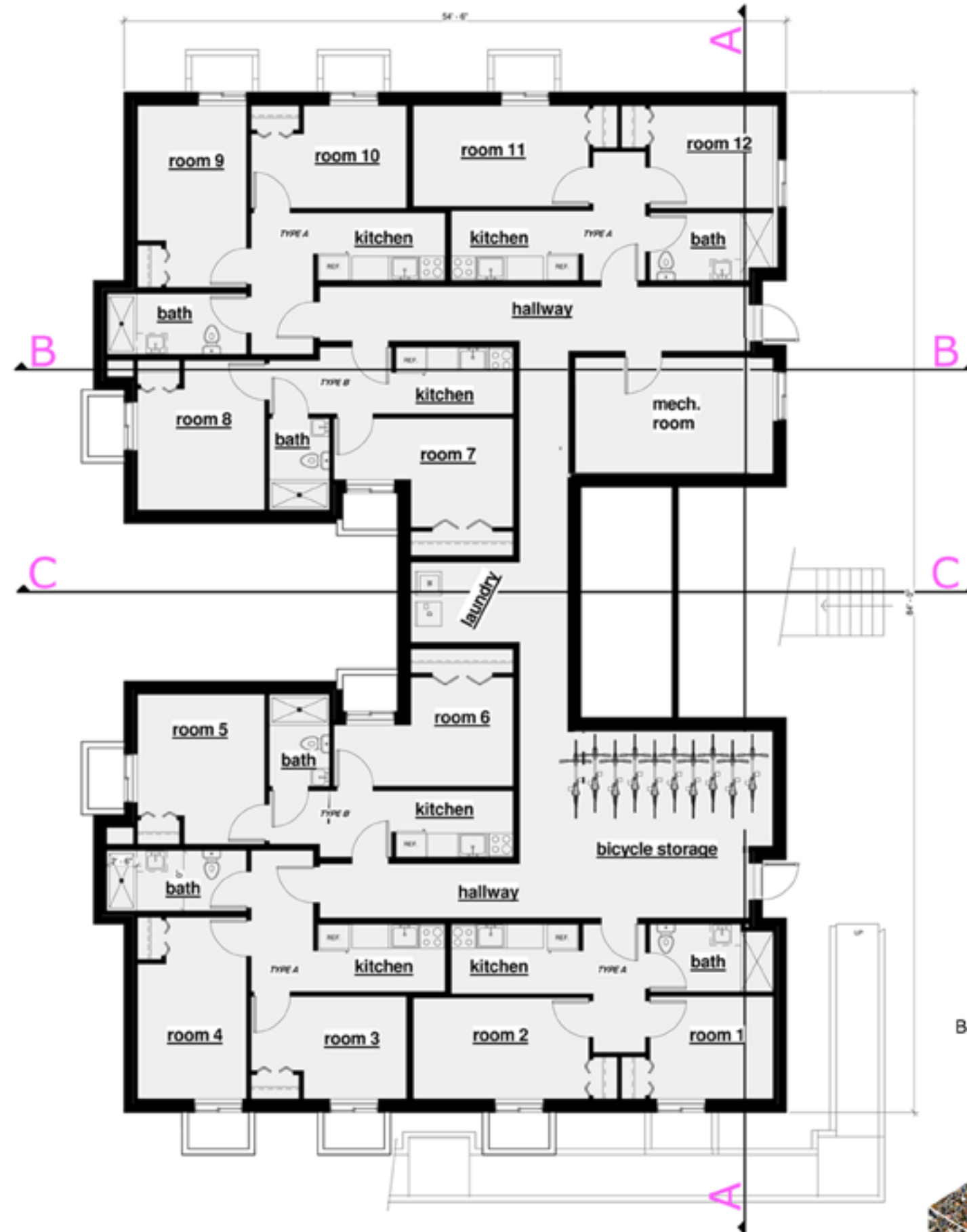
'PRELUDE' PIERIS



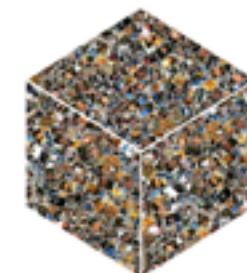
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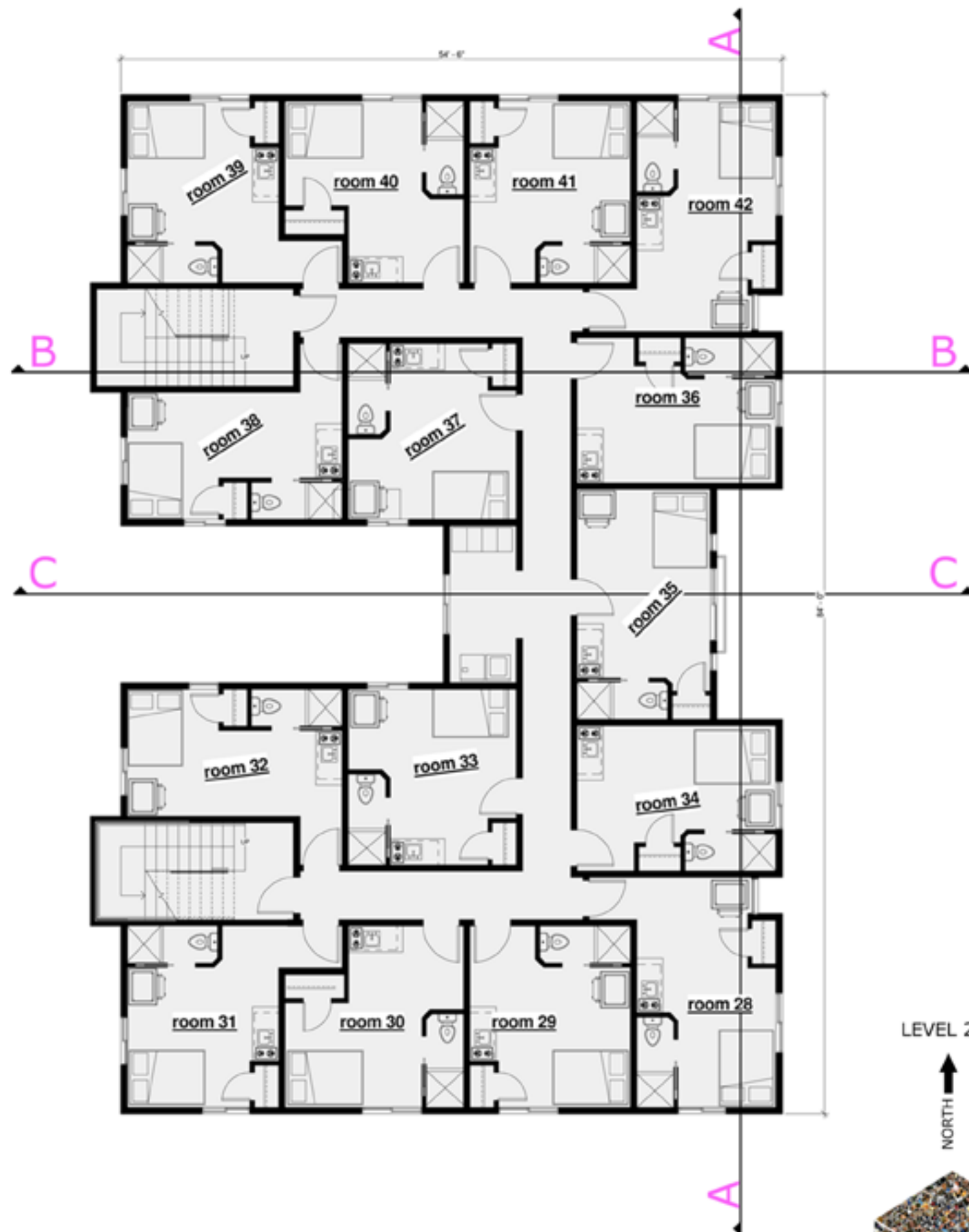
BASEMENT
 ↑
 NORTH



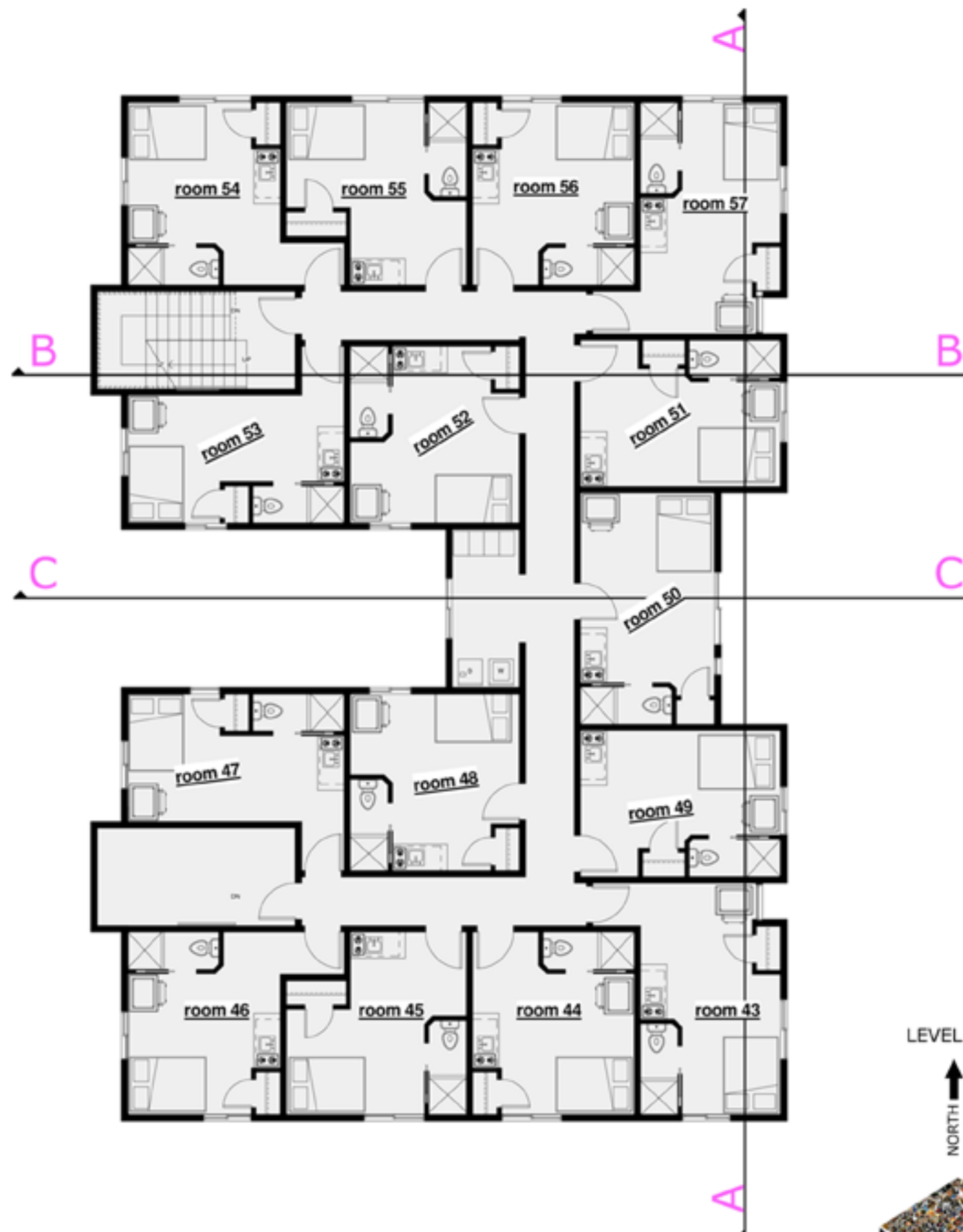
THE DEN ON BROOKLYN



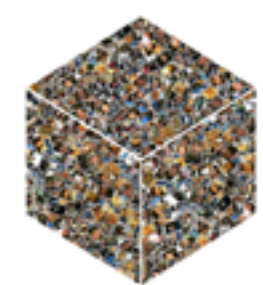
THE DEN ON BROOKLYN



THE DEN ON BROOKLYN



LEVEL 3
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 NORTH



THE DEN ON BROOKLYN

SURFACE MATERIALS AND COLORS:



Cast-In-Place Concrete



Cement Panel Rainscreen, Dark Grey



Cement Panel Rainscreen, White



Sheet Metal Window Boxes



Window Box Accent Colors



Planter Box White Brick



Metal Screen Pattern



Metal Screen Example

EXTERIOR FEATURE EXAMPLES:



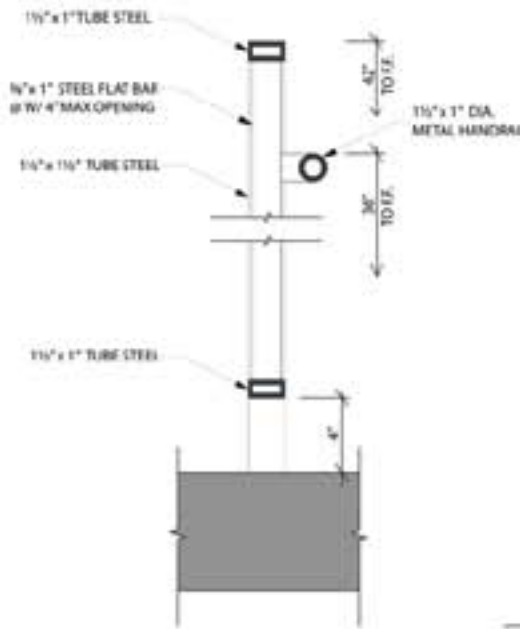
Railing Example



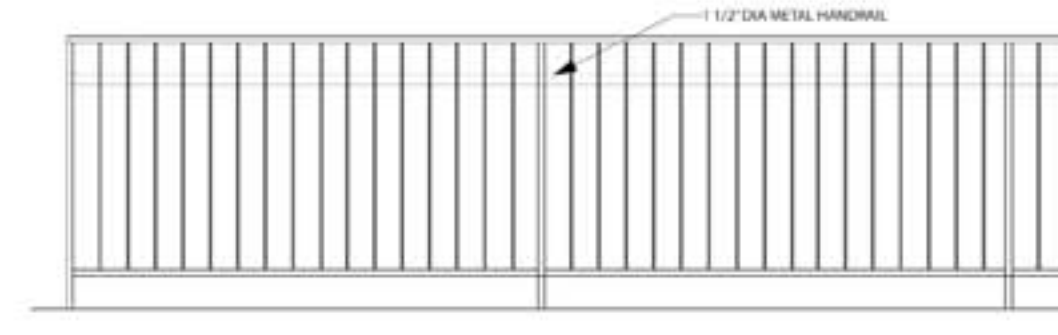
Fence Example (White)



Bench Example (Cast Concrete)



HANDRAIL DETAIL



HANDRAIL ELEVATION



LIGHTING EXAMPLES:



Lamp Post Example



Recessed LED Pathway Lighting Example



LED Wall Sconce Example



Surface Metal Halide/HPS/LED Example



Wall Mounted 30-50 Watt Metal Halide/HPS Example

DOORS AND WINDOWS:



Entry Door Dark Frame Example



Entry Door White Frame Example



Window Dark Frame Example

