



ENCORE APARTMENTS

DPD # 3020094
DESIGN RECOMMENDATION
DRAFT
28 JUNE 2016

d/Arch Llc



PROJECT ADDRESS:

3010 1st Ave.

PROJECT TEAM:

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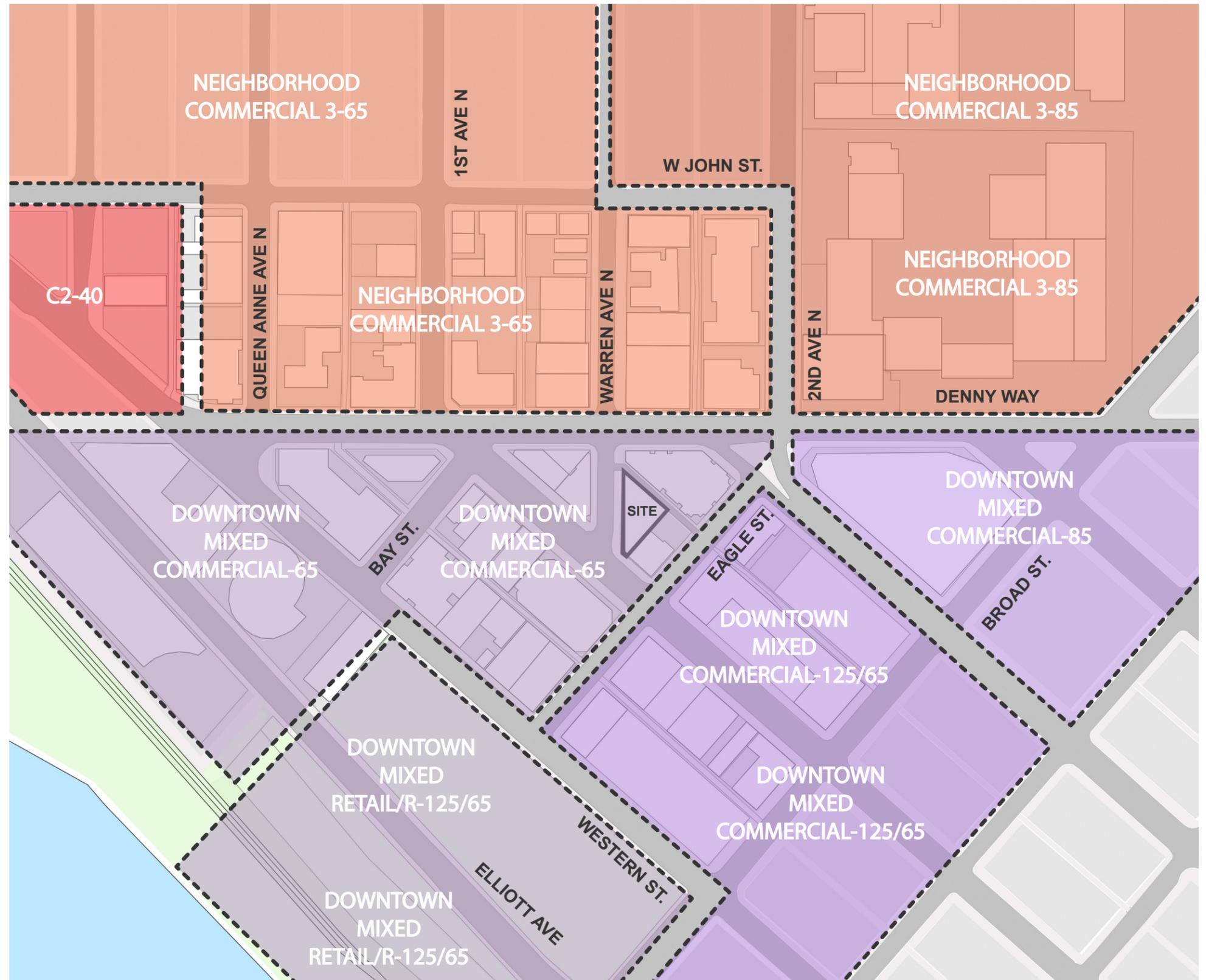
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Project Information

Parcel: 0695000205
Lot Area: 5,890
Zoning: DMC-65
Overlay: Belltown Urban Center Village
Street Classification: Denny Way: Class II Pedestrian
 1st Ave: Class I Pedestrian
Frequent Transit: Yes

Development Objectives

The project is a six-story apartment building containing 48 small apartment units. The storage units are also available for rent in the lower levels of the building. The first level of the building is occupied by the commercial spaces, lobby, and the loading dock by the alley to allow access to the storage facilities.
 Overall building area is about 40,000 sf.
 The intent is to provide small affordable apartment units in this active and vibrant urban area along with self-storage for the neighborhood



- KEY: Zoning
- Downtown Mixed Commercial
 - Neighborhood Commercial
 - Commercial 2
 - Overlay Divider

⊕ ZONING

BELLTOWN URBAN CENTER VILLAGE

Urban Context

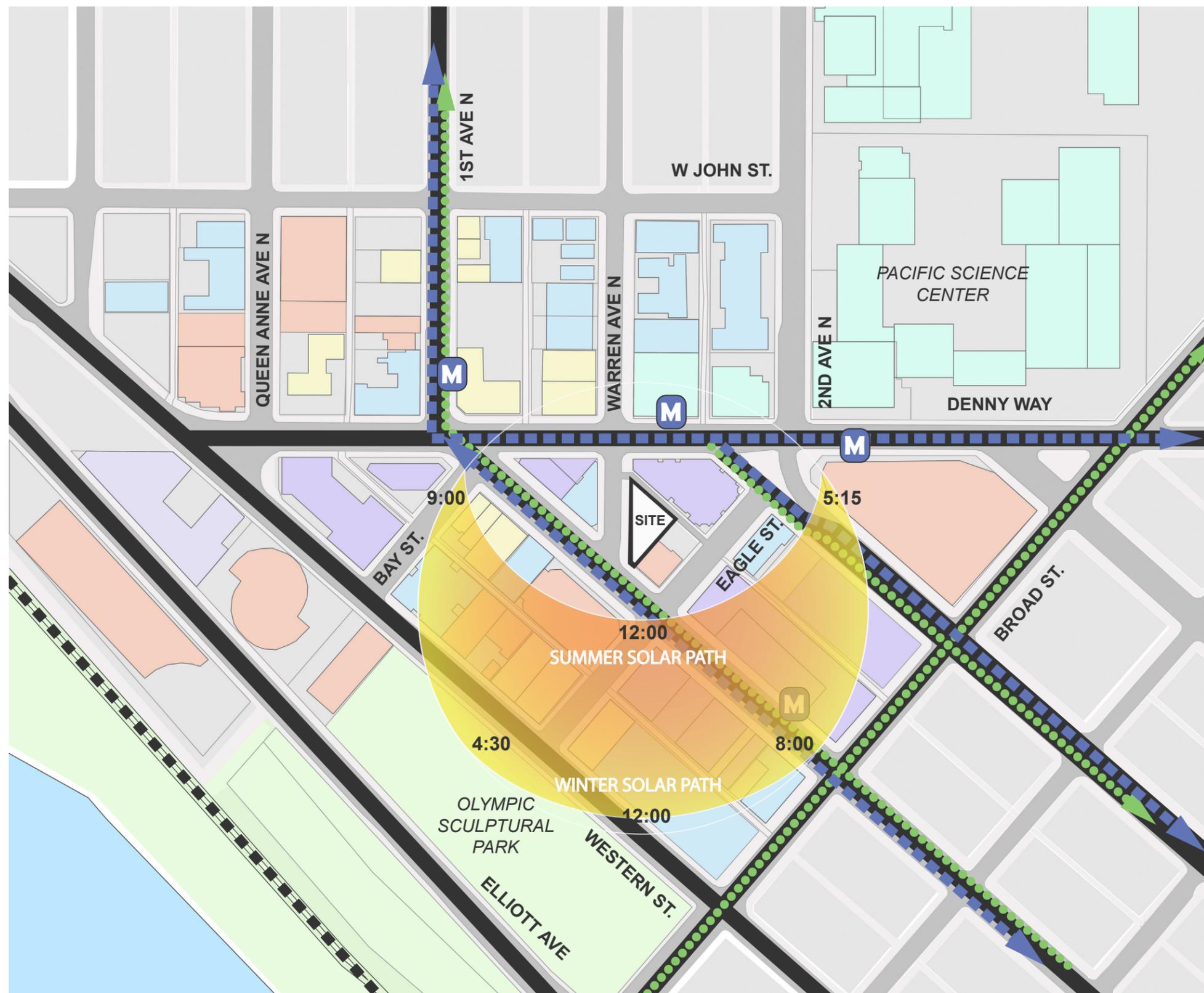
The Belltown Neighborhood is a mixture of different types of buildings. From Mixed Use and Commercial to apartments, it is much more residential than downtown's high rises.

Main streets in the area are Denny Way and 1st Ave which consist of Mixed-Use living with double story ground levels and peak traffic hours in the morning and afternoon.

Major attractions range from Seattle Center to First United Method Church, from Olympic Sculptural Park to Myrtle Edwards Park

Traffic

The traffic around the site is heavy. 1st Avenue serves as an arterial to the Stadiums and downtown. It tends to become busy during the sporting events and festivals. Denny Way allows access to I-5 and Aurora Ave, the major freeways in Seattle. Pedestrian traffic is also present. 1st Ave is a Class 1 pedestrian street and Denny Way is Class 2. The surrounding streets allow easy access to all major vehicular routes, public transportation and pedestrian routes.



KEY: Urban Context + Circulation

- Mixed Use Building
- Multi Family Building
- Green Space / Public Space
- Commercial Space
- Office Space
- Primary Arterial
- Railroad
- Bus Route
- M Bus Stop
- Bike Route

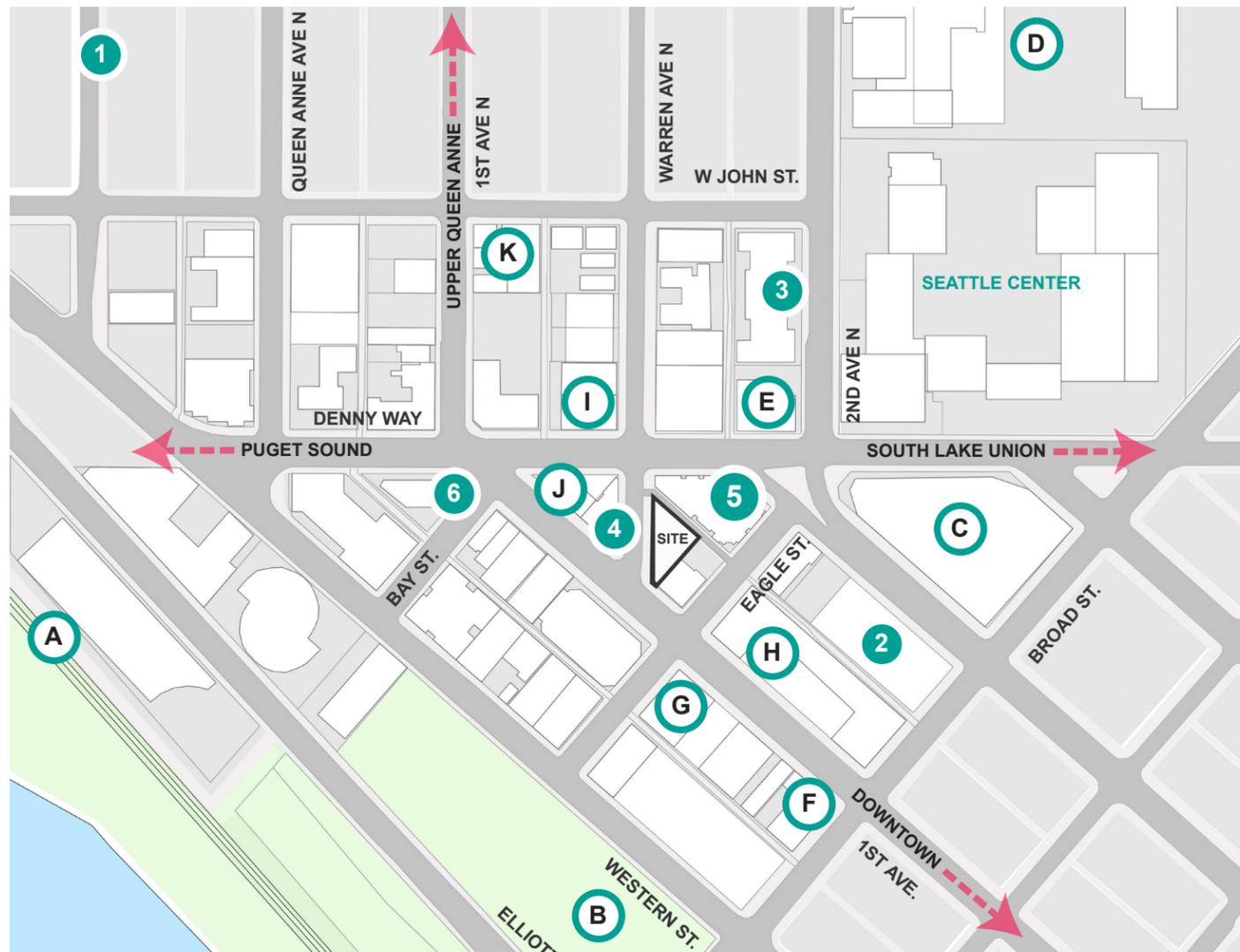
⊕ URBAN CONTEXT + CIRCULATION

Proximity

Urban Context

The site is located in the neighborhood of Belltown and borders with the Uptown district. The site is largely comprised of mid-size apartment/condominium buildings and also surrounded by many of Seattle's landmarks. This project is located along the 1st Ave, just south of the major arterial Denny Way. This project site is within walking distance of the numerous shopping, dining, and entertainment centers that are located around the area.

Bus routes and the I-5 freeway and Aurora Ave are easily accessible through Denny Way. Olympic Sculpture Park, Space Needle, and Seattle Center are within a short 5 minute walk from the project site.



⊕ NEIGHBORHOOD MAP

Landmarks, Greenspaces, & Residences

- A** Myrtle Edwards Park, 3130 Alaskan Way
- B** Olympic Sculptural Park, 2901 Wester Ave
- C** Cisco Building, 2901 3rd Ave
- D** Seattle Center, 305 Harrison Street
- E** First United Methodist Church of Seattle, 180 Denny Way
- F** Bremer Apartments, 2905 1st Ave
- G** Conner Apartments, 2922 1st Ave
- H** 2900 on First Apartments, 2910 1st Ave
- I** 124 Denny Way Mixed Use, DPD #3015549
- J** Minnie Flats, 101 Denny Way, DPD #6477717
- K** 101 John Street, DPD #3010551



A Myrtle Edwards Park - Greenspaces

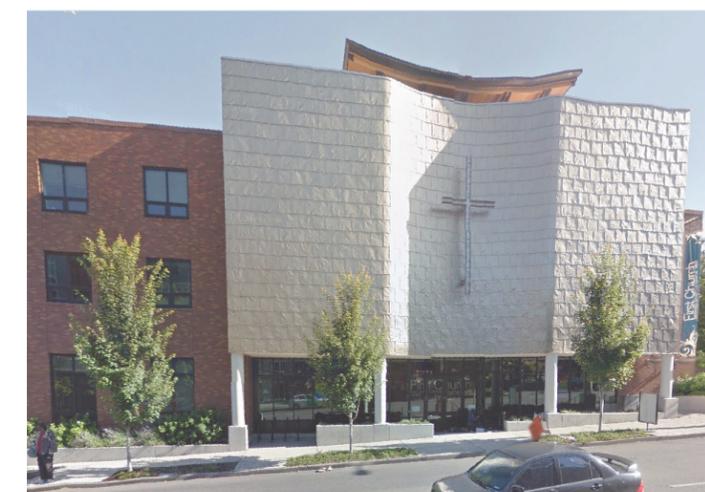


B Olympic Sculptural Park - Public Space Landmark

Landmarks



D Seattle Center - Public Space Landmark



E First United Methodist Church of Seattle - Public Landmark



C Cisco Building - Commercial Landmark

Types of Buildings



F Traditional Brick Apartment - Simplicity



G Modern Multi-Family Buildings - Glazing / Modulation



H Mixed Use Building - Bay Windows

New Development



I Balconies - Mixed Use Building



J Bay Windows - Mixed Use Building

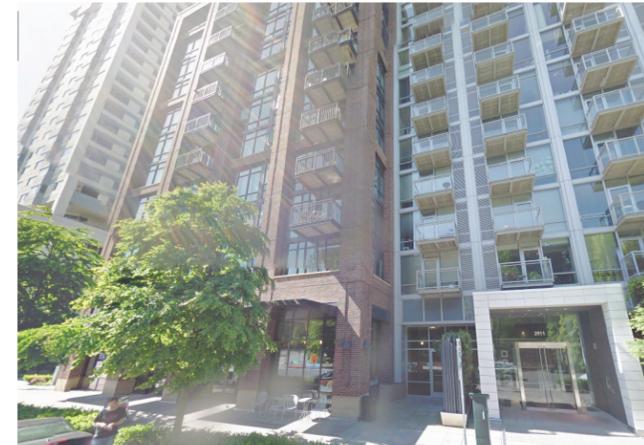


K Bay Windows - Mixed Use Building

Treatment: Balconies + Corner Treatment



1 Balconies - Traditional Brick Apartment



2 Balconies - Modern Multi-Family Building



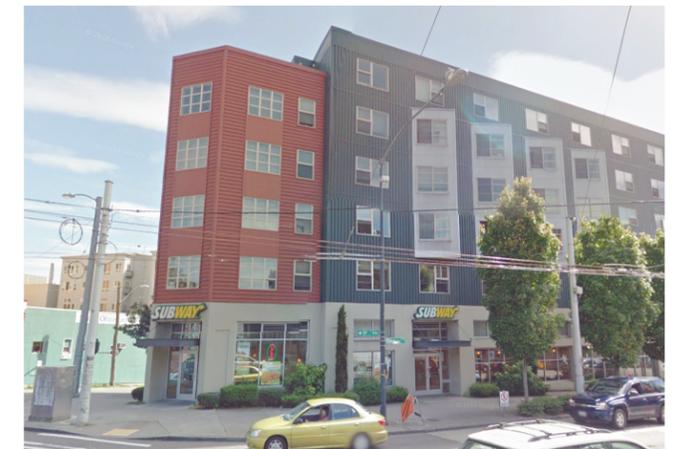
3 Balconies - Mixed Use Building



4 Corner Treatment - Traditional Brick Apartment



5 Corner Treatment / Bay Windows - Modern Multi-Family



6 Corner Treatment / Bay Windows- Mixed Use Building

Site Analysis: Streetscape

Site

The site is located on the block running lengthwise from North to South with views partially blocked by neighboring buildings. The loading area is located at the north corner of the building next to the alleyway. There are views between and around buildings in every direction. Upper floor views to the Northwest, West and Southwest are mostly open.

Units that are located at the corners of the site have the most open views. The stairs and elevator are to the South adjacent to the blank walls of the neighboring apartment.

Site topography slopes down at about 3.7% from the south at the alley to Warren Pl. and then from the alley down to 1st Ave.



CONDITION MAP

Existing Buildings: Views



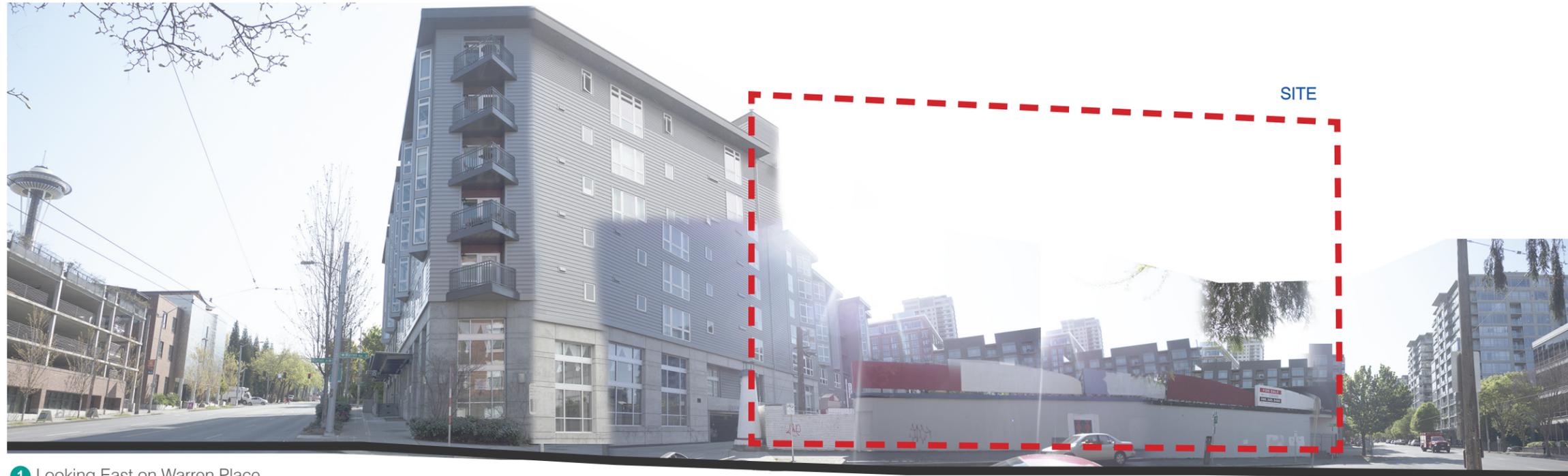
A Facing Southeast



B Facing Northeast

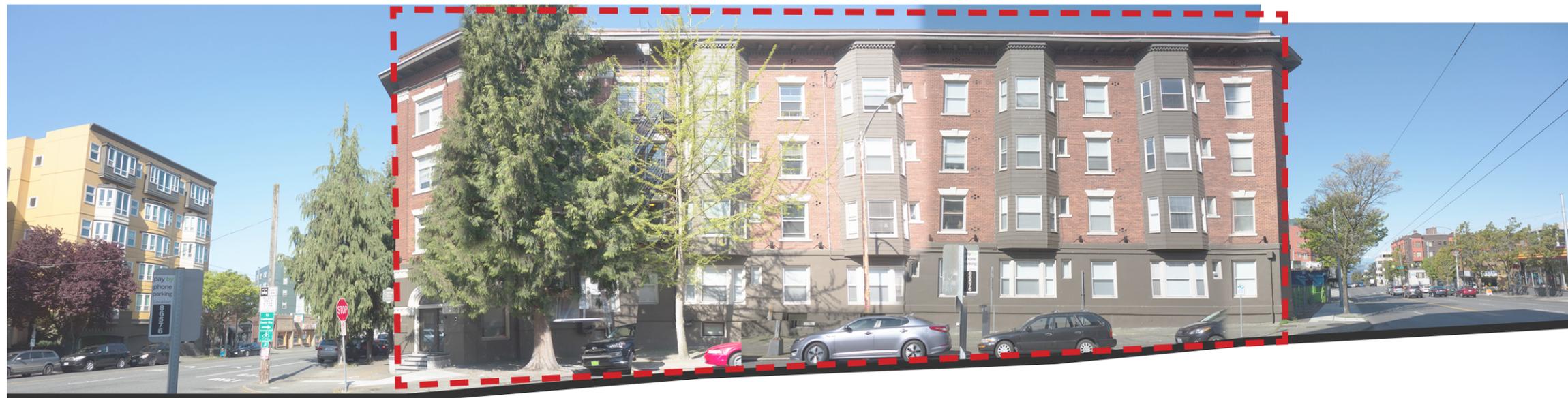


C Facing North



1 Looking East on Warren Place

ACROSS FROM SITE

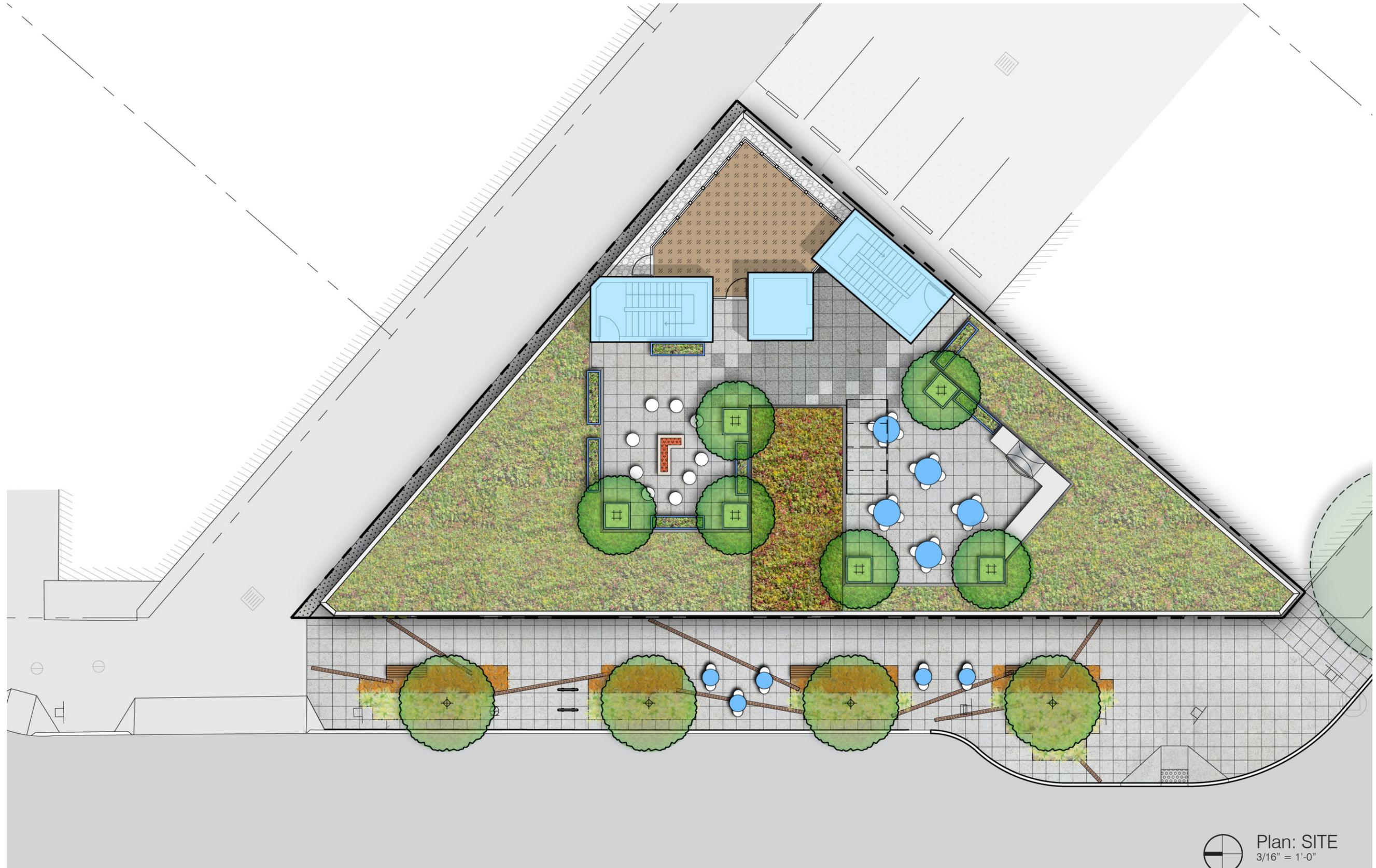


2 Looking West on Warren Place



⊕ Plan: Survey





PRIORITIES & BOARD RECOMMENDATIONS

1) MASSING AND ARCHITECTURAL CONCEPT:

The Board discussed the different architectural characters of the massing options and supported the simple taut skin expression suggested in the preferred option (Alternate 3). The Board was concerned however, with the undulating street level façade shown in the preferred option as it seemed not to relate to the surrounding context. Ultimately, the Board unanimously preferred the massing of Alternate Three and the ground floor plan of Alternate Two, as the hybrid form has the best potential to create architectural presence and respond to the streetscape. The Board directed the applicant to proceed with this modified preferred option. (Guidelines A1.1, B4.1)

a. The Board was concerned with the lack of balconies shown in the preferred massing option, and recommended the applicant study using articulated rather than juliet balconies to break up the building façade. (Guidelines B4.1, B4.3)

b. Recognizing that the alley façade will be very visible, the Board recommended the applicant thoughtfully design the façade to read as part of a coherent architectural concept and requested the applicant bring more developed perspective views/sketches for further study. The Board also recommended studying potential staggered window locations to respect the adjacent property's privacy and directed the applicant to provide a window mapping study. (Guidelines B1.I, C6.III)

c. Since this site visible from surrounding areas, the Board expressed interest in seeing the rooftop design at the next meeting and recommended that rooftop elements be thoughtfully shaped. (Guidelines B4.1, B4.3)

2) STREETScape AND LANDSCAPE:

The Board gave direction regarding the street level façade and entries.

a. The Board supported the residential lobby entrance at the corner. In order to provide more emphasis on the corner entry instead of the loading area, the Board recommended increasing the glazed façade expression in height at the lobby corner. (Guidelines B1.IV, B3.1, C4)

b. The Board recommended that the street level façade along Warren Place be pushed out further toward the property line and that landscaping also be pulled out from underneath the canopy to create a welcoming pedestrian and retail environment. The Board gave guidance to include pedestrian scale amenities, such as benches, landscape and a continuous in plane canopy. The Board also encouraged exploring a curb bulb as means of widening the sidewalk to create more pedestrian space and recommended coordinating with SDOT and Metro. (Guidelines B4.2, C1, D1.2, D2)

c. The Board was concerned with the loading area and adjacent storage office space and directed the applicant to reduce or make this area less prominent. The Board supported expanding the retail area and integrating the corner support post with the overall design concept, potentially with the continuous canopy element. (Guidelines B4, C1, C6, E3.1)

3) MATERIALS:

The Board supported the quality of materials suggested at the meeting and recommended the applicant explore a layered taut skin expression with punched window openings. The Board also gave guidance to develop an intentional material treatment for any blank walls. (Guidelines B4.1, B4.3)

A SITE PLANNING & MASSING

RESPONDING TO THE LARGER CONTEXT:

Develop an architectural concept and compose the buildings massing in response to geographic conditions and patterns of urban form from the sites surroundings

A-1. Responding to the Physical Environment:

- b. The architecture and building mass should respond to sites having non-standard shapes.
- c. The topography of the neighborhood lends to its unique character. Design buildings to take advantage of conditions. Along the streets, single entry, blank facades are discouraged. Consider providing multiple entries and windows at street level on sloping streets.
- d. Access to direct sunlight

Response:

The front facade faces Warren Pl. and takes advantage of views towards 1st Ave., Denny Way and to the West. The building has four entries along Warren Pl. The entry closest to 1st Ave is to the residential lobby. The other three are for commercial uses.

The site has a gradual change of elevation of 5' sloping down Warren towards 1st Ave at 3.6%. The alley slopes down at 3.7% from the south to Warren Pl. with an elevation change of 3.8'.

A-2. Enhance the skyline:

Design the upper portion of the building to promote visual interest and variety in the downtown skyline

Response:

Yellow Semi translucent glass is used in Metal/Glass railing panels and yellow fiber cement panels provide a random play on the facade. The color yellow has been selected specifically draw attention to facade and engage a visual interest to the building.



A-1: The front facade faces Warren Pl. The building has four entries along Warren Pl.

B ARCHITECTURAL EXPRESSION

RELATING TO THE NEIGHBORHOOD CONTEXT:

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood

B-1. Respond to the neighborhood context:

- a. Establish a harmonious transition between newer and older buildings.
- b. Complement the architectural character of an adjacent historic building or area. Imitation of historical styles is discouraged.
- c. Design visually attractive buildings that add richness and variety to Belltown.
- d. Employ design strategies and incorporate architectural elements that reinforce Belltown's unique qualities

Response:

Three different shades of grey starting at the base with dark, then medium, then light gray. are used. This should lighten the perception of the upper floors of the building. Gray is the most used facade color in this neighborhood.

The facade is flat to accentuate it's modern simplicity. Yellow glass and fiber cement panels are added to complement and create a playful character to the facade. This brings a unique characteristic to the project which provides visual interest

B-2. Create a transition in bulk & scale:

Compose the massing of the building to create a transition to the height, bulk, and scale of development in nearby less-intensive zones.

Response:

The site is surrounded by a mixture of offices, commercial, and mixed-use buildings varying in height from 2 to 10+ stories. Ours will be a 6-story mixed-use project which fits into nearby construction



A-2: The building upper portion design promotes visual interest in the downtown skyline

C THE STREETScape

CREATING THE PEDESTRIAN ENVIRONMENT

Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should appear safe, welcoming, and open to the general public

- B-3. Reinforce the positive urban form & architectural attributes of the area: Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.
 - a. Respond to the regulating lines and rhythms of adjacent buildings that support street-level environment.
 - b. Use regulating lines to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street.
 - d. Pay attention to excellent fenestration patterns and detailing in the vicinity. Recessed windows are encouraged

Belltown neighborhood buildings are characterized by a street-level base with an upper multi-story top. To stay consistent with the urban form the building mass has a very open ground floor. While the upper facade has a simplified pattern in counterpoint and contrast to many Belltown buildings.

- B-4. Design a well-proportioned & unified building: Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

The preferred design strives to be a simple transitional building without aggressive modulation and excessively varied hue and materiality.



B: The preferred design strives to be a simple transitional building, that responds to the neighborhood context, without aggressive modulation and excessively varied hue and materiality.

- C-1. Promote pedestrian interaction:
 - a. Reinforce existing retail concentrations.
 - b. Vary in size, width, and depth of commercial spaces, accommodating for smaller businesses.
 - c. Incorporate elements in the adjacent public realm and in open spaces such as: unique hardscape treatments, pedestrian-scale sidewalk lighting, accent paving, landscape treatments, seating, water features, etc.
 - d. Building site corners
The following considerations help reinforce site and building corners
 - meaningful setbacks
 - seating as gathering spaces
 - street / pedestrian amenities
 - good visibility
 - iconic corner identifiers

Response:
The Warren Pl. facade is glazed and open to invite pedestrian interaction. Multiple entries step up the slope from 1st Ave. to Denny Way. Planters, paving patterns, and street furniture will enhance the pedestrian experience. Warren Pl. is not a main commercial street. Potentially, it could be a shortcut from 1st Ave. to Denny Way

- C-2. Design facades of many scales:
 - a. Design architectural features, fenestration patterns, and material compositions that refer to the scale of human activities contained within.



C1-C3-C4: The Warren Pl. facade is glazed and open to invite pedestrian interaction.

- b. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

Response:
The building facade opens at the base and closes at the upper floors with varied patterning of fenestration and paneling.

- C-3. Provide active - not blank - facades: Buildings should not have large blank walls facing the street, especially near sidewalks.
- C-4. Reinforce building entries: To promote pedestrian comfort, safety, and orientation

Response:
The residential and commercial entries are identifiable..

- C-5. Encourage overhead weather protection
Project applicants are encouraged to provide continuous, well-lit overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes
 - a. The overall architectural concept of the building
 - b. Uses occurring within the building or in the adjacent streetscape environment
 - c. Minimizing gaps in coverage
 - d. Drainage strategy that keeps rain water off the street-level facade and sidewalk
 - e. Continuity with weather protection provided on nearby buildings
 - f. Relationship to architectural features / elements on adjacent development
 - g. The scale of the space defined by the height and depth of the weather protection



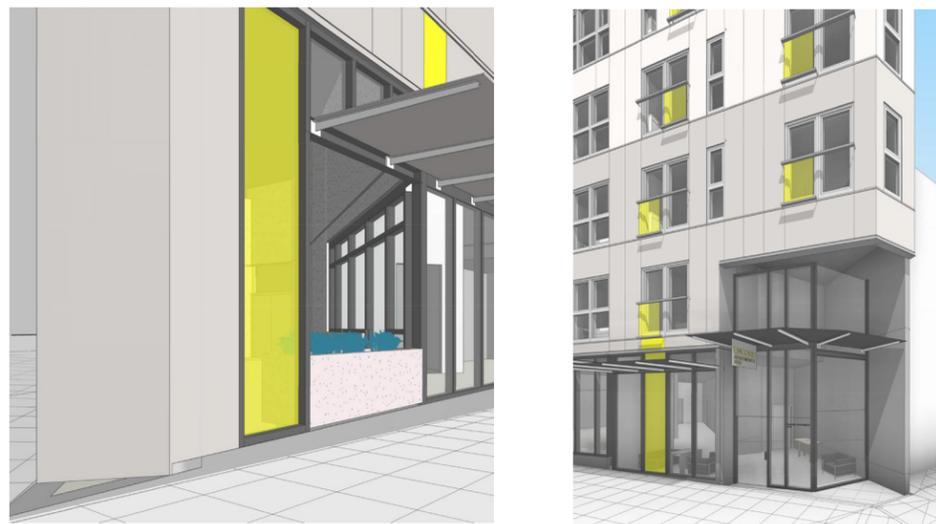
C2-C3: Design architectural features, fenestration patterns, and material compositions

- h. Use of translucent / transparent covering material to maintain a pleasant sidewalk environment
- i. When opaque material is used, the illumination of light-colored undersides to increase security after dark

Response:
Overhead weather protection is provided on Warren Pl. and 1st Ave.

- C-6 Develop the alley facade
To increase pedestrian safety, comfort, and interest, develop portions of the alley facade in response to the unique conditions of the site or project
- a. Services and utilities should be screened / hidden from the view of the pedestrian
 - b. Trash receptacles should be screened on three sides, with a gate on the fourth side that also screens receptacles from view. Provide a niche to recess receptacle
 - c. Screen loading docks and truck parking from public view using building massing, architectural elements and / or landscaping
 - d. Ensure utility equipment is located, sized, and designed to be as inconspicuous
 - e. Provide elements, such as landscaping and special paving, that help define a pedestrian friendly environment in the alley
 - f. Create a scaled and detailed urban environment through the use of well-designed architectural forms
 - g. Alley facade should not be ignored. Facade should be treated with form, scale, and materials similar to the rest of the building

Response:
The building will provide a sense of human scale and flow. Residents will be greeted by a double height transparent lobby. This will provide a comfortable, smooth transition between public and private space.
The alley facade located at the North property line consists of a loading area for the self-storage use. To deal with alley constraints, the building will have a side entry for customers. The ground floor will have an open chamfered corner that provides visibility into the alley.



C4-C5-C6: Overhead weather protection is provided on Warren Pl. and 1st Ave. Open transparent facade enhances sense of security.

D PUBLIC AMENITIES

ENHANCING THE STREETScape & OPEN SPACE

Design public open spaces to promote a visually pleasing, safe, and attractive environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized

- D-1. Provide inviting & usable open space:
Open spaces can feature artwork, street furniture, and landscaping that enhances building's setting such as:
- a. Pavers
 - b. Pedestrian-scaled site lighting
 - c. Retail spaces designed for uses that will enliven space
 - d. Areas for vendors in commercial areas
 - e. Landscaping that enhances the space and architecture
 - f. Pedestrian-scaled signage
 - g. Site furniture, artwork, or amenities
 - h. Courtyards that organize architectural elements
 - i. Entry enhancements such as landscaping along a common pathway
 - j. Decks, balconies, and upper terraces
 - k. Play areas for children
 - l. Individual gardens
 - m. Outdoor spaces that take advantage of sunlight and views

Response:
Landscaping adjacent to the building is provided along Warren Pl., both on the site, and in the wide sidewalk area along Warren Pl. Wide sidewalk allows for greater landscaping in the sidewalk right of way. The sidewalk will extend out at the corner of Warren Pl. & 1st Ave.

- D-2. Enhance the building with landscaping:
Enhance the building and site with substantial landscaping - which includes special pavements, trellises, screen walls, planters, and site furniture, as



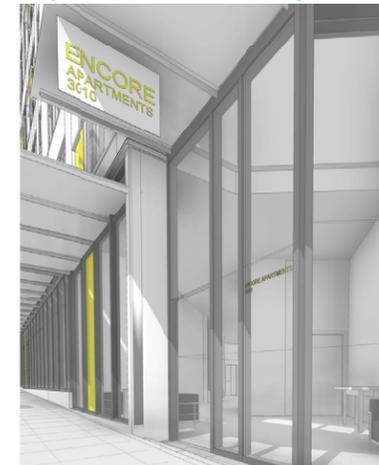
D1: roof garden has been designed to provide the outdoor space with advantage of sunlight and view

well as living plant material. Enhancements may include:

- a. Entries with special planting
- b. Use landscaping to make plazas and courtyards comfortable for human activity
- c. Distinctively landscape open areas created by building modulation
Provide Year-round greenery
- d. Provide opportunities for installation of civic art in the landscape

Response:
Landscaping at Warren Pl. street level allows for street furniture.

- D-3. Provide Elements that define the space
Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.
- a. Vestiges of Belltown Heritage, preserving existing stone sidewalks, curbs
 - b. Art that relates to the established / emerging theme of that area
 - c. Install plaques or other features on the building that pay tribute to Belltown history
- D-4. Provide appropriate signage
Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and / or persons in vehicles on streets within the immediate neighborhood
- a. Use signs on an individual storefront's awning, overhang, shop entrance, or building facade to add interest
 - b. Show creativity and individual expression in the design of signs
 - c. Use signs to help distinguish the ground level of a building from the upper levels of a building
 - d. Establish a rhythm of elements along the street-level facade



D4: signage appropriate for the scale and character of the project

E VEHICULAR ACCESS + PARKING

MINIMIZING THE ADVERSE IMPACTS

Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians

- D-5. Provide adequate lighting
To promote a sense of security for people downtown during night time hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, landscaped areas, and signage
 - a. Illuminate distinctive features of the building, entries, signage, canopies, and areas of architectural detail, and interest
 - b. Install lighting in display windows that spills onto and illuminates the sidewalk
 - c. Orient outside lighting to minimize glare within the public right-of-way

Response:
The building will have planters and pavers that will step down the street adjacent to the entries along Warren Ave, providing a green base for the building. There will also be an open loading area at the self-storage space with paving and landscaping that will visually open up the alley and enhance the building.

- D-6. Design for Personal Safety and Security
Design the building and site to promote the feeling of personal safety and security in the immediate area.

Response:
Lighting and clear lines of site into the residential lobby and commercial entries will create a sense of security and safety.



D6: Lighting and clear lines of site into the residential lobby and commercial entries will create a sense of security and safety.

- E-1. Minimize curb cut impacts
Where street access is deemed appropriate, one or more of the following design approaches should be considered for the safety and comfort of pedestrians:
 - a. Minimize the number of curb cuts and locate them away from street intersections
 - b. Minimize the width of the curb cut, driveway, and garage opening
 - c. Provide specialty paving where the driveway crosses the sidewalk
 - d. Share the driveway with an adjacent property owner
 - e. Locate the driveway to be visually less dominant
 - f. Enhance the garage opening with specialty lighting, artwork, or materials having distinctive texture, pattern, or color
 - g. Provide sufficient queueing space on site

- E-2. Integrate parking facilities
Minimize the visual impact of parking by integrating parking facilities with surrounding development. Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by
Parking Structure Entrances
 - i. Enhance the pedestrian entry to reduce the relative importance of the garage entry
 - j. Recess the garage entry portion of the facade or extend portions of the structure over the garage entry to help conceal it
 - k. Emphasize other facade elements to reduce the visual prominence of the garage entry
 - l. Use landscaping or artwork to soften the appearance of the garage entry from the street



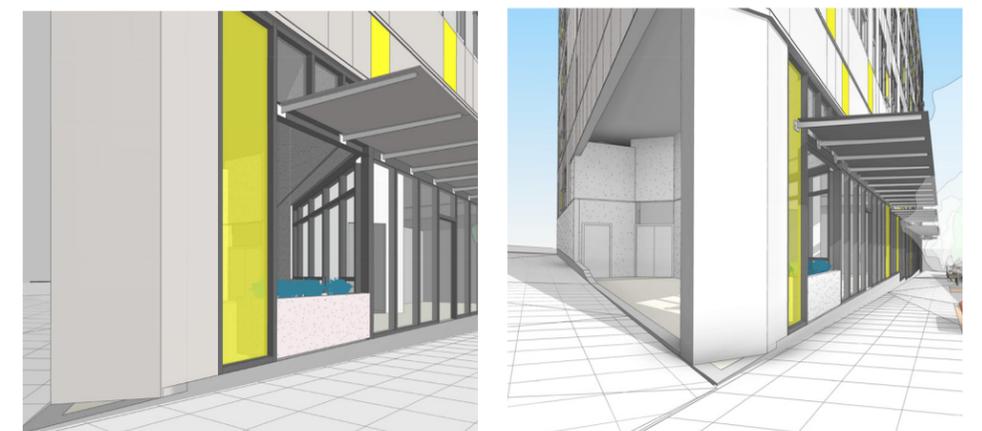
E-1-2-3: there is no curb cut on the main street.

- m. Locate the garage entry where the topography of the site can help conceal it

- E-3. Minimize the presence of service areas
Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front
 - a. Plan service areas for less visible locations on the site, such as off the alley
 - b. Screen service areas to be less visible
 - c. Use durable screening materials that complement the building
 - d. Incorporate landscaping to make the screen more effective
 - e. Locate the opening to the service area away from the sidewalk

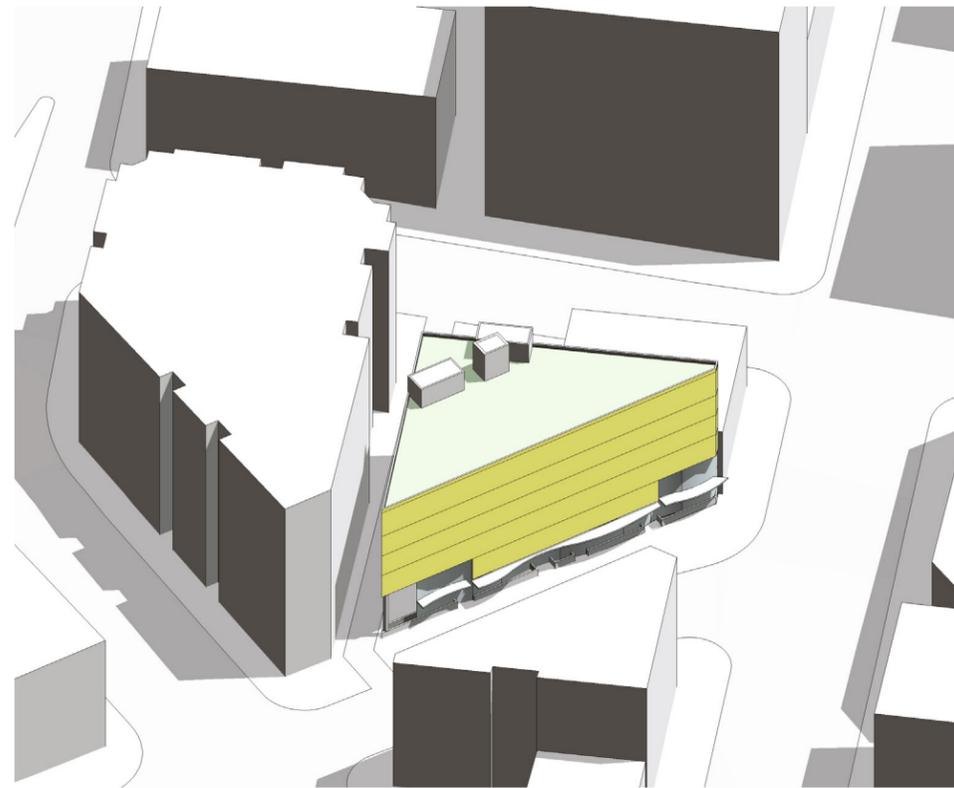
Response:
There are no garaged parking spaces. A small loading area for the self-storage use is located at the West end of the alley. The loading area connects to the self-storage office and elevator. Paving, glazing, and additional facade treatment at this location will tie the space to the sidewalk and enhance the pedestrian experience.

Service areas will be located at the alley away from Warren Pl.



E-1-2-3: Service area will be located via alley way and screened away from Warren avenue. Also, there are no garaged parking spaces.

Alternate 3: Preferred (from EDG 10|20|2015)



Alternative C (Preferred)

Basement & 6 stories + Roof Amenity	
Unit Count	48
Storage	10,920.5 sf
Total Floor Area	41,941.5 sf
Total Residential Floor Area	20,513.2 sf
Total Commercial	12,378.8 sf
Self-Storage	10,920.5 sf
Retail / Office	1,456.55 sf
FAR Proposed	N / A
FAR allowed	N / A
Amenity Area Provided	1,026 sf
Amenity Area Required	1,026 sf

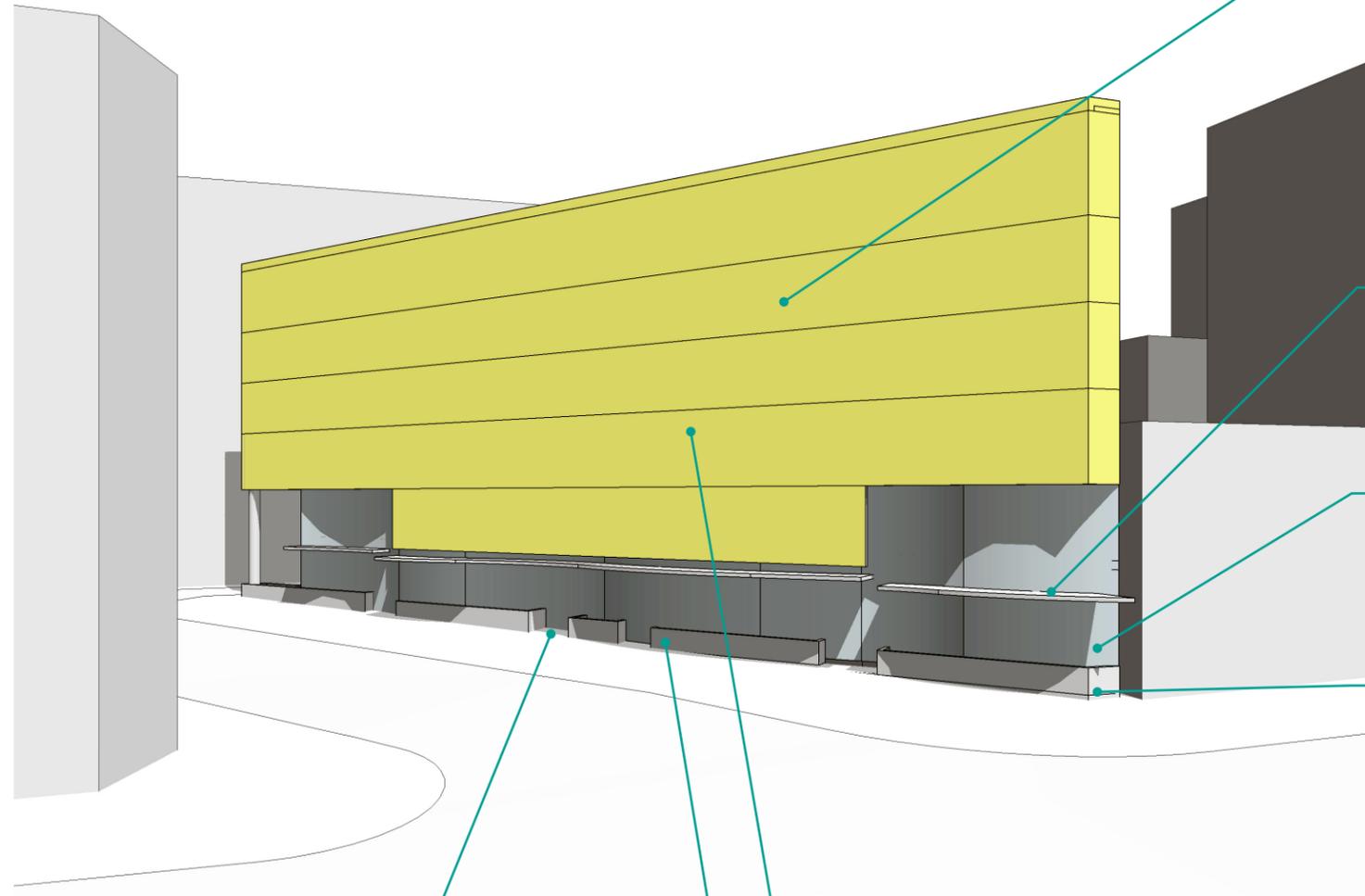
Pros:

- Most amenity space
- Aesthetically pleasing on the pedestrian level due to the unique geometries

Cons:

- No balconies

Multiple entries at grade on sloping street



D-3 Overhanging building mass + curved base level create a distinctive street experience + sense of place

C-5 Weather protection is provided via overhead canopies

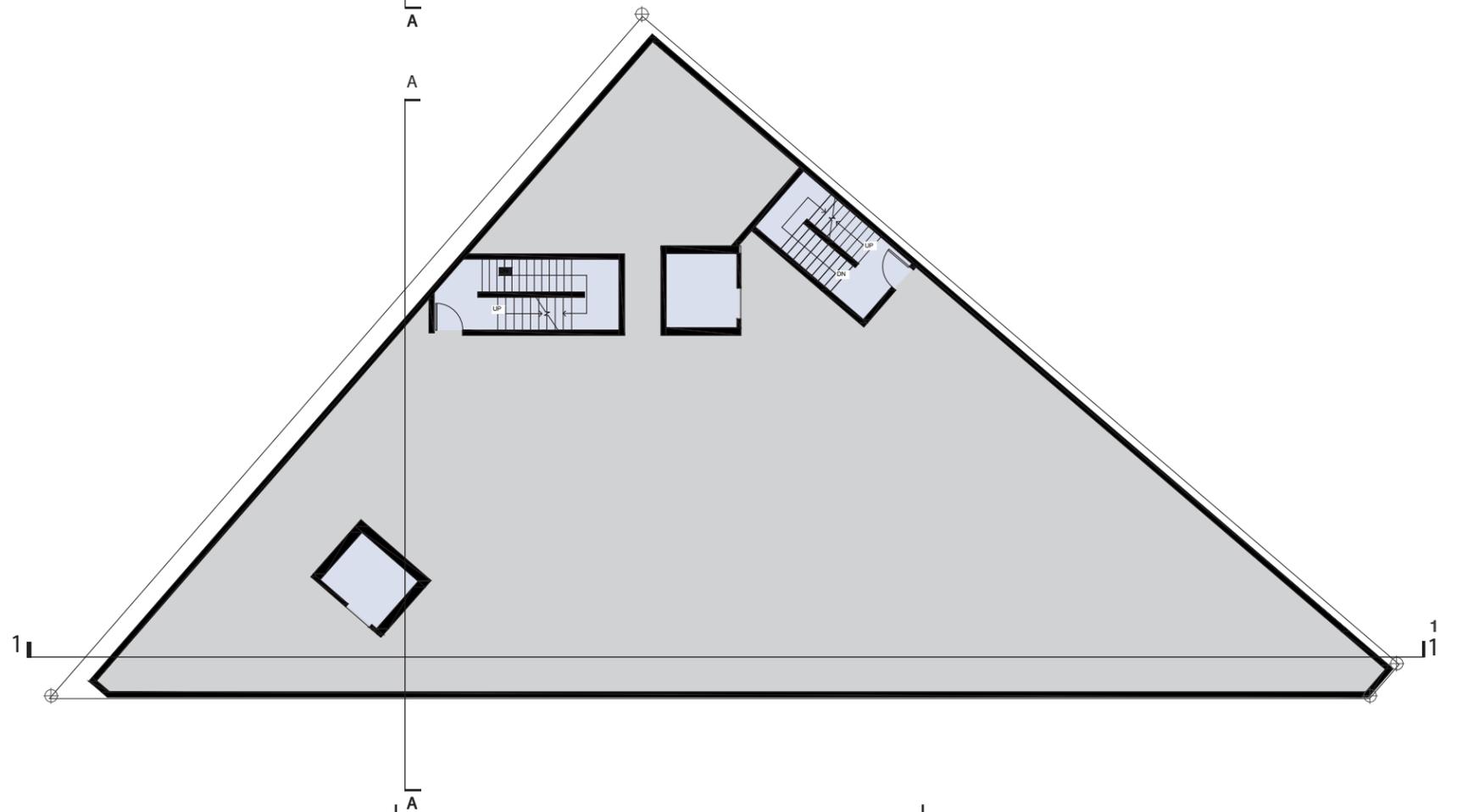
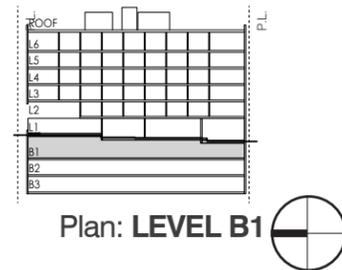
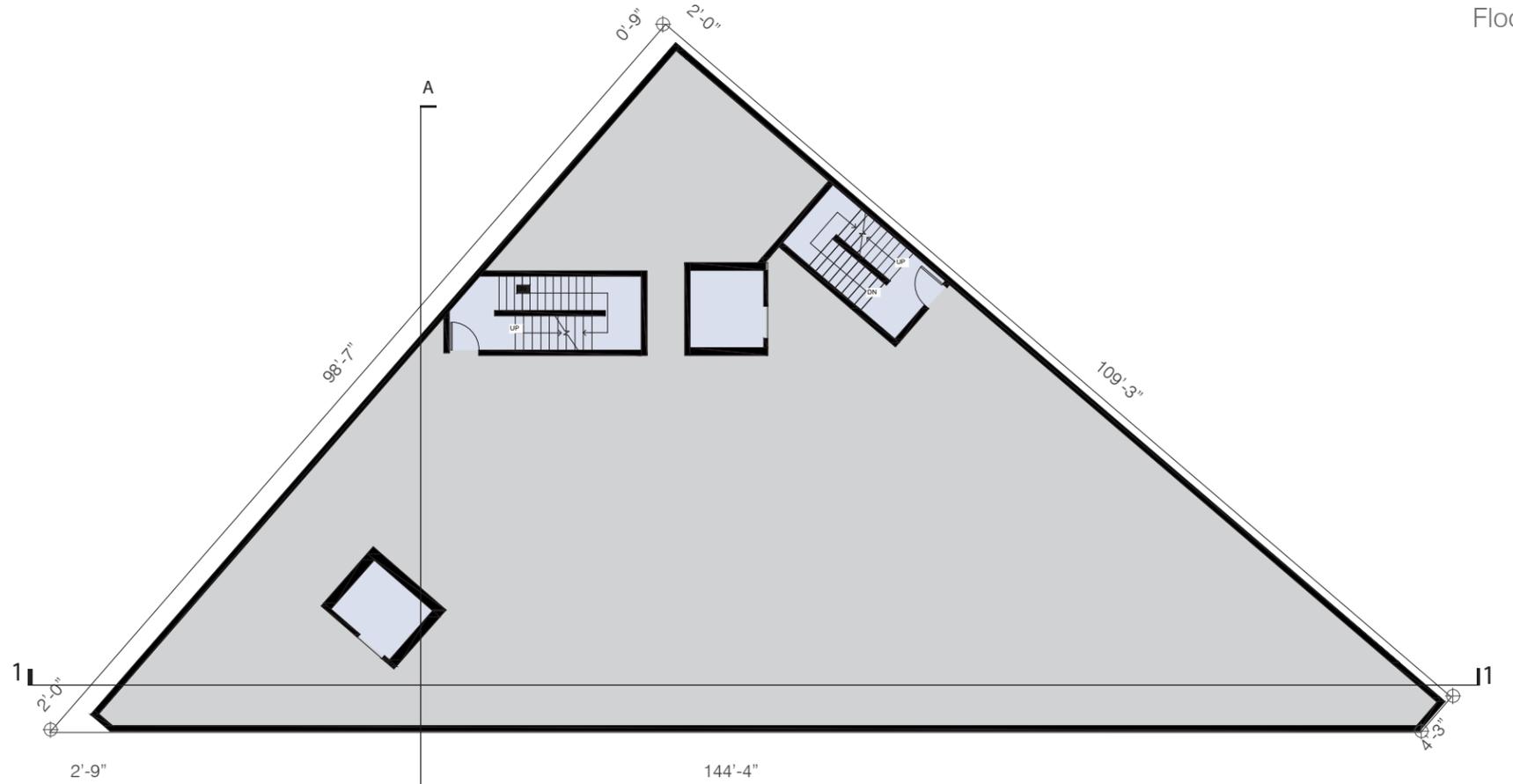
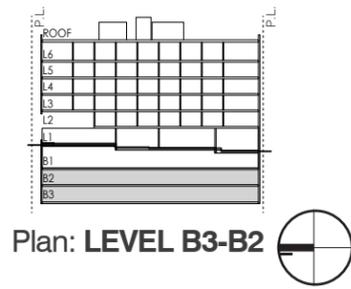
C-4 Separate entries for commercial + resident spaces

D-2 Planters at street level step down the street + provide visual base

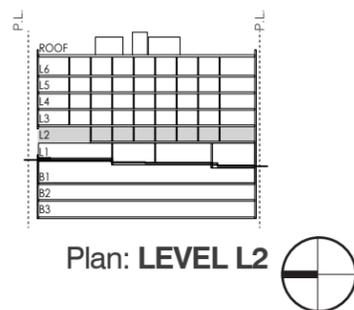
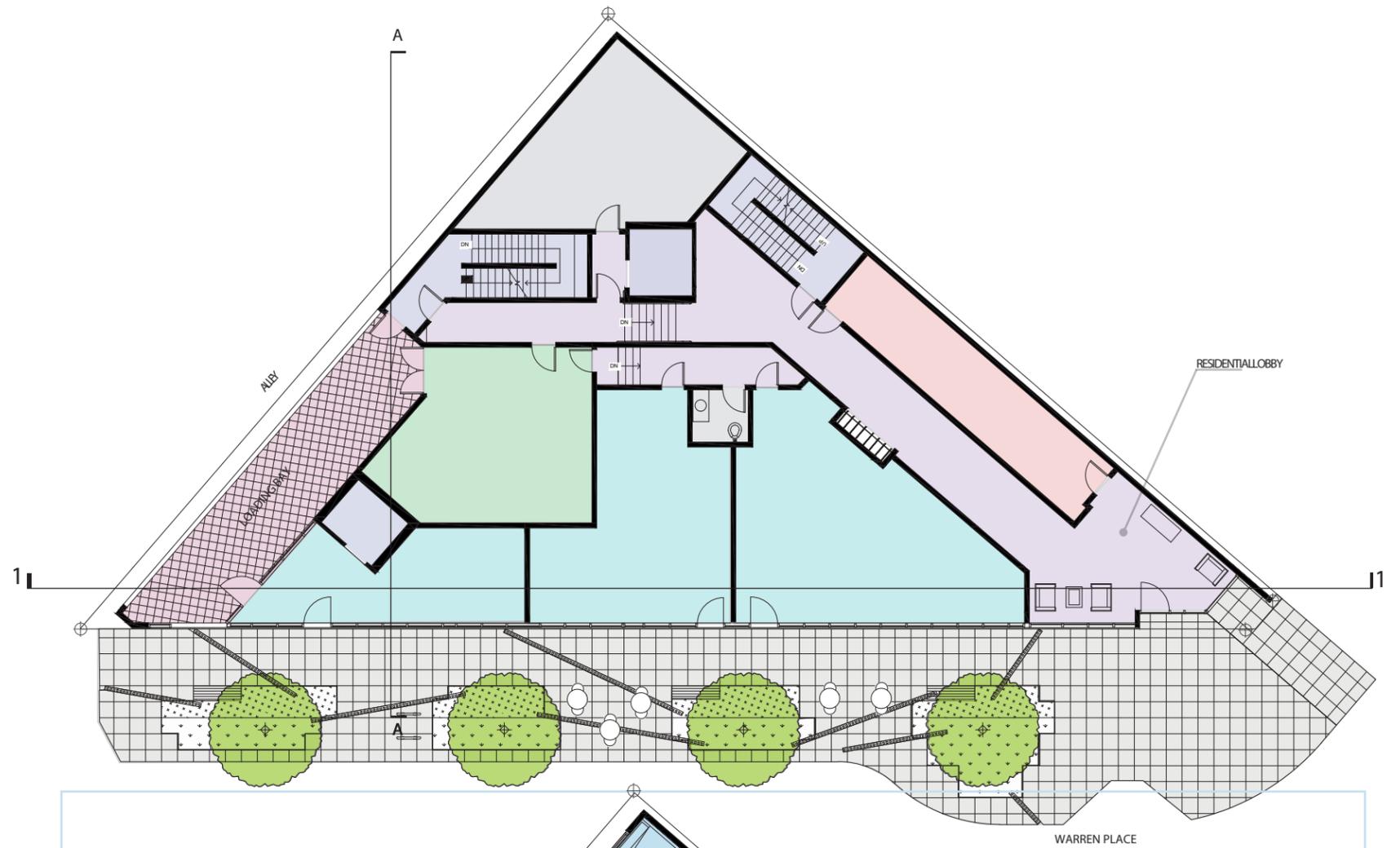
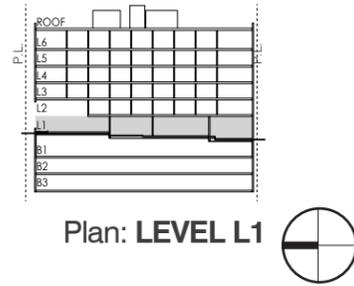
A-2 Simplicity of upper building creates strong contrast with heavily modulated projects

C-1 Brick faced planters at the sidewalk level provide scale + contrast to the curvilinear first floor facade + floating canopies

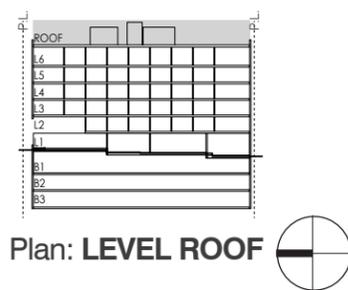
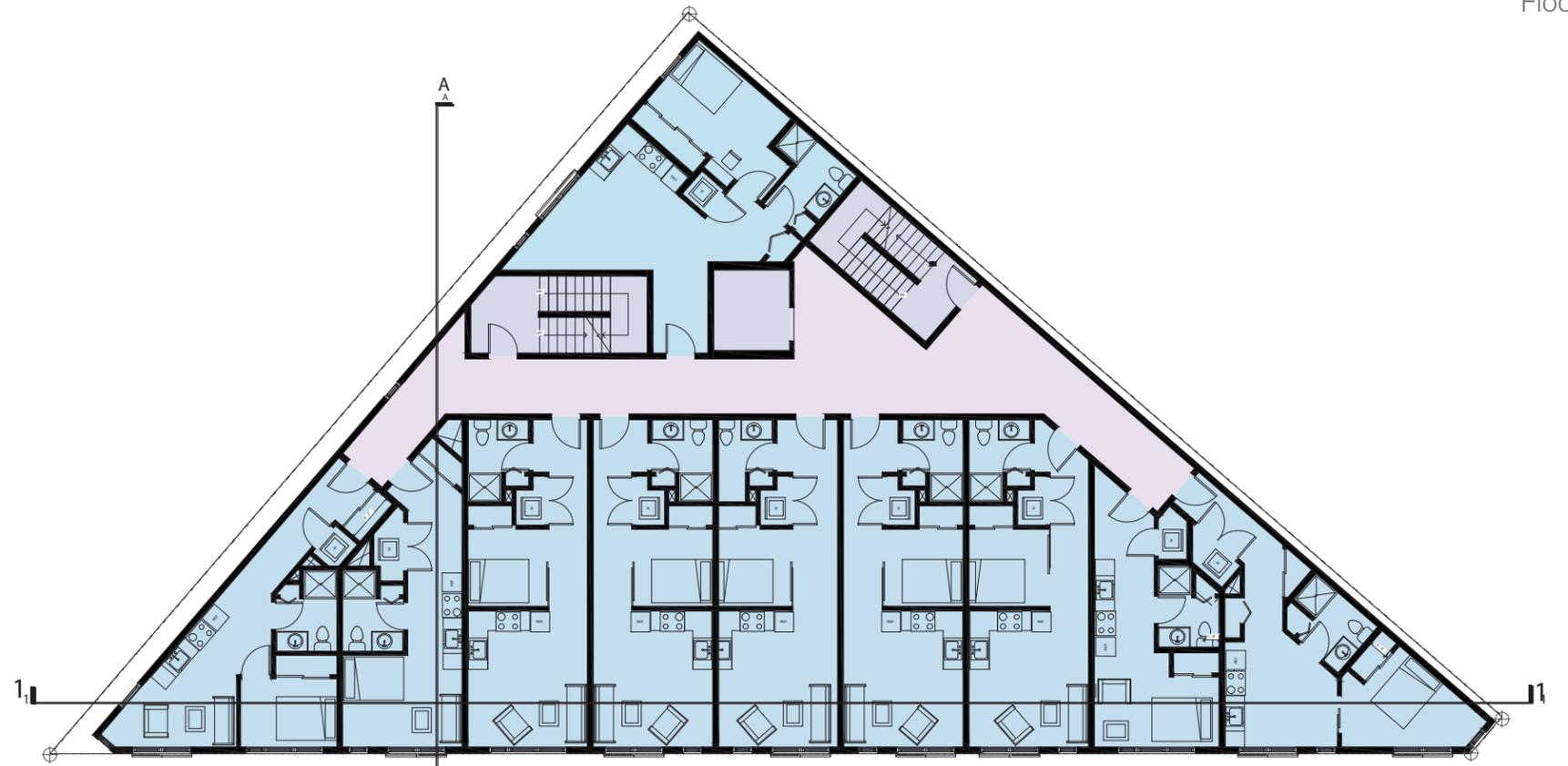
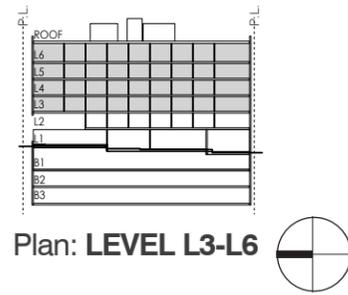
A-1



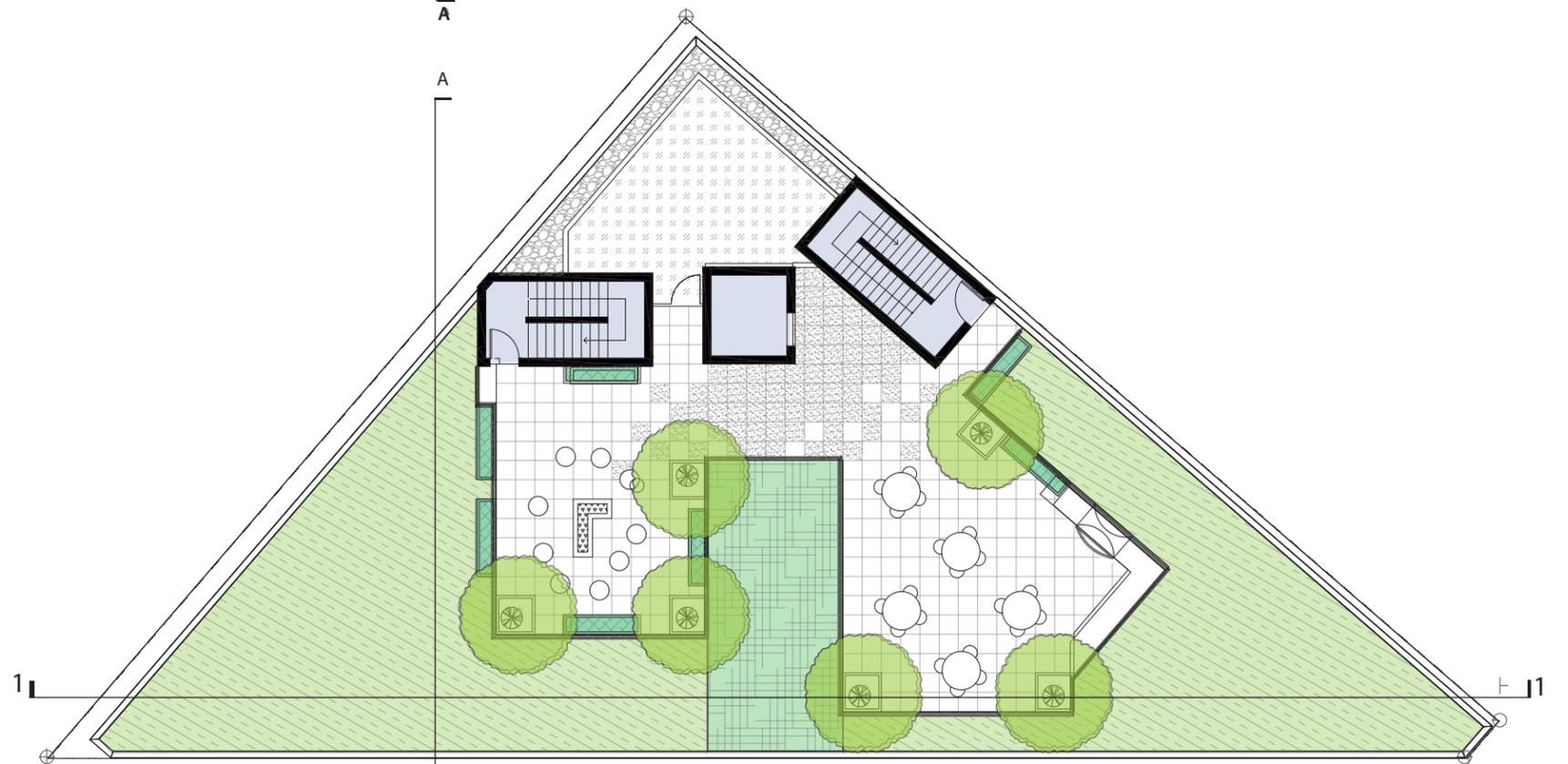
- COMMERCIAL SELF-STORAGE
- STAIRS | ELEVATOR

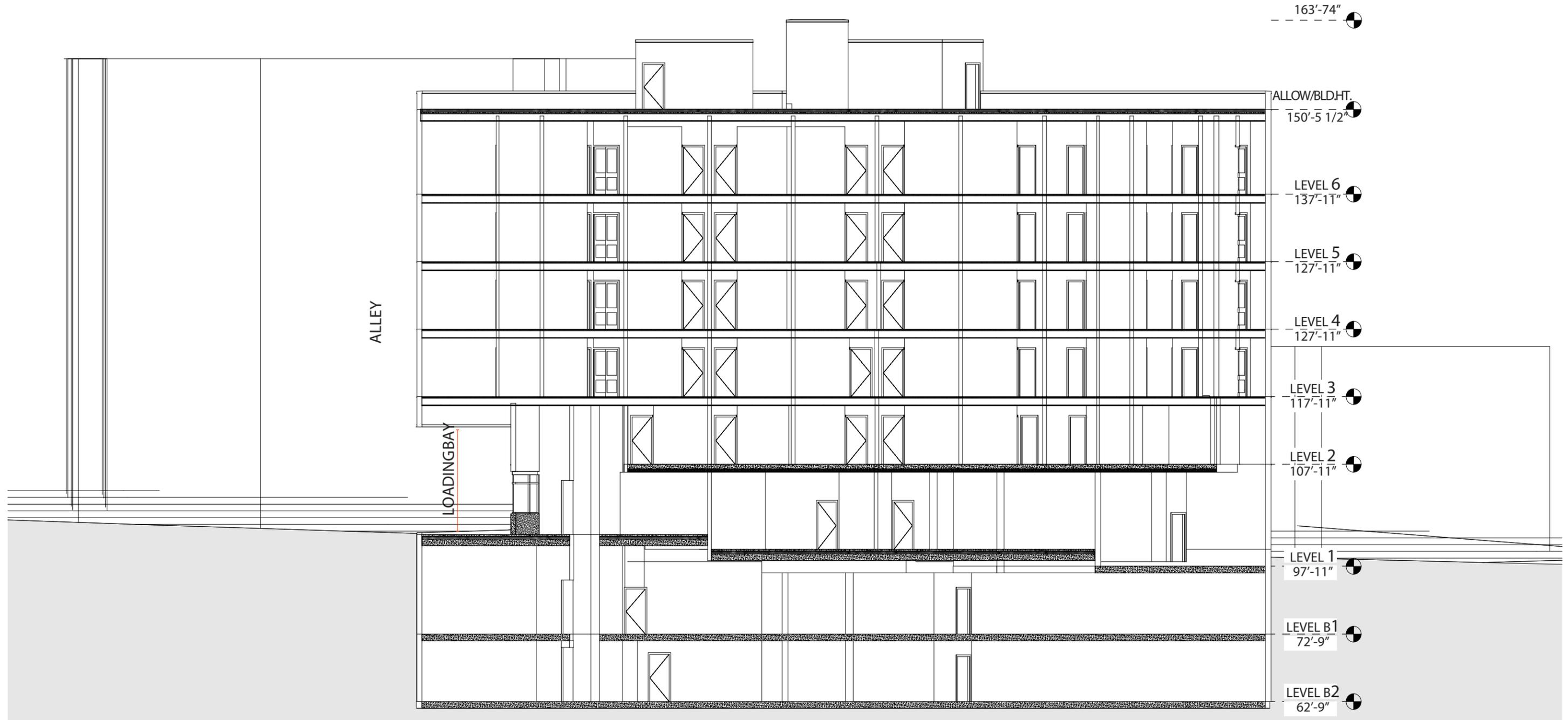


- COMMERCIAL
- CORRIDOR
- RESIDENTIAL
- STAIRS | ELEVATOR
- MECHANICAL/BATHROOM
- BIKE ROOM
- LOADING
- GARBAGE | RECYCLE



- CORRIDOR
- RESIDENTIAL
- STAIRS | ELEVATOR
- GREENSCAPES

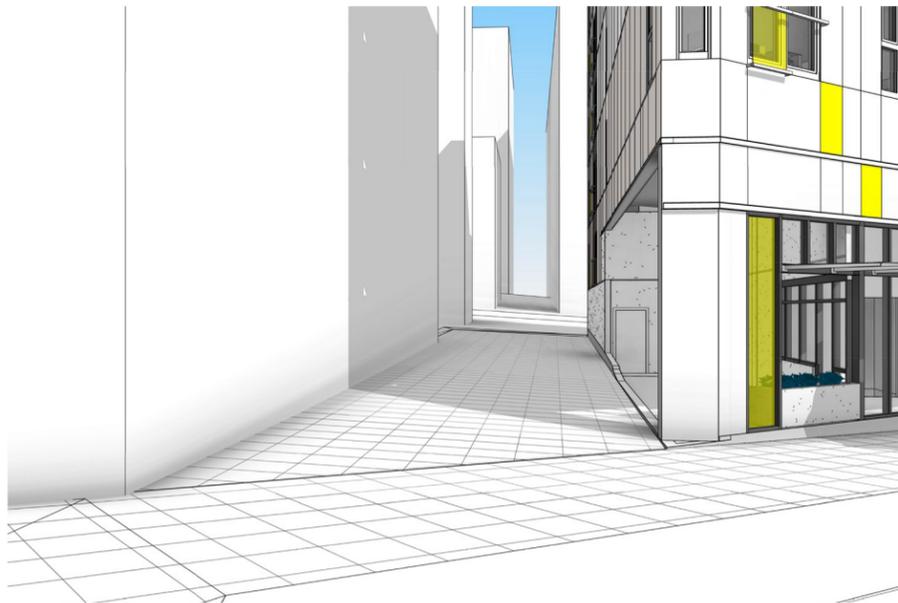




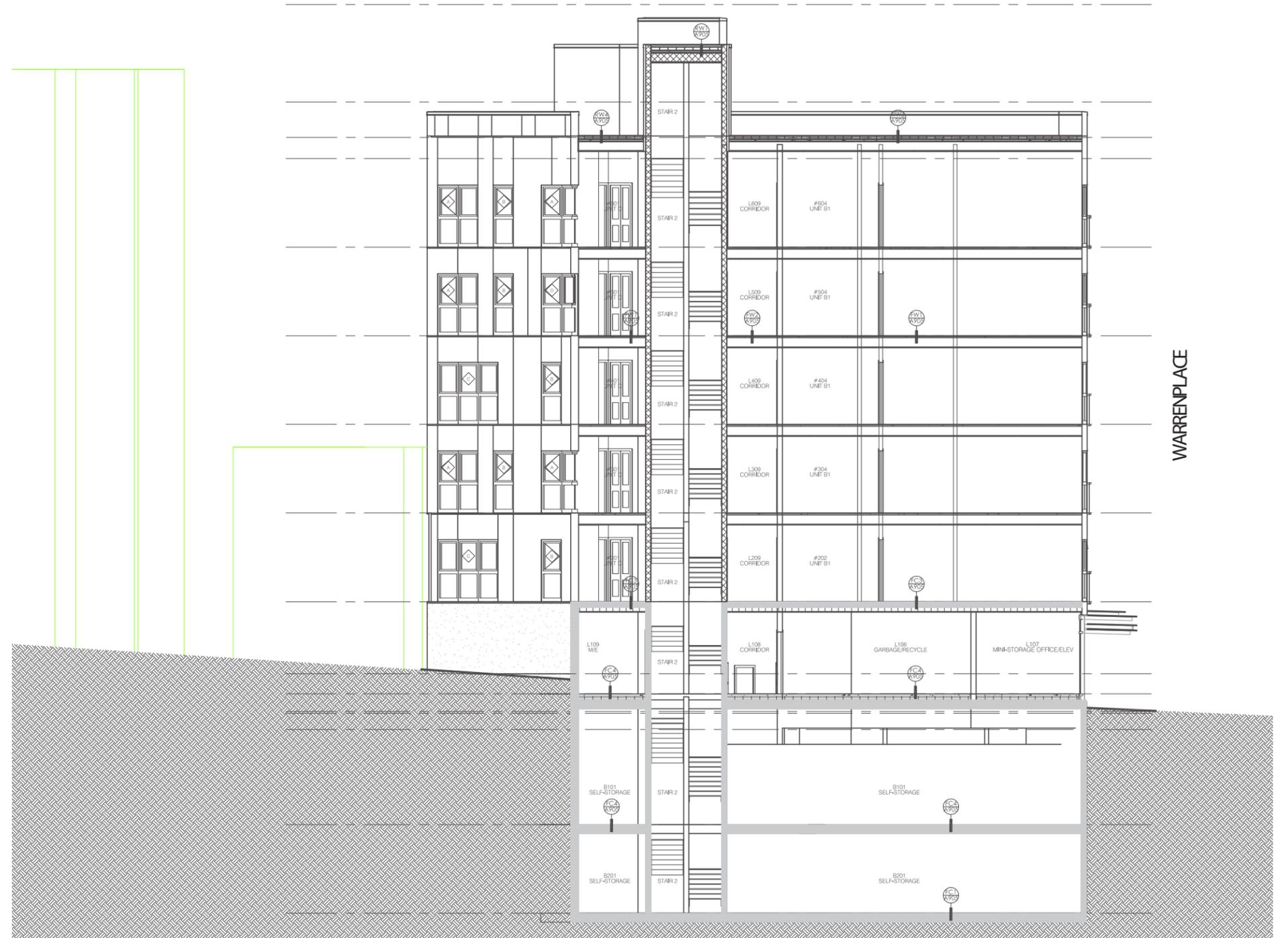
SECTION: 1-1



Site conditions: Alley



Looking SE on Alley



SECTION: A-A



WINDOWS IN BLDG. ACROSS ALLEY TO NE

WINDOWS IN ENCORE APTS.

WINDOW OVERLAP

ENCORE APTS. FACING BLDG. ACROSS ALLEY TO NE

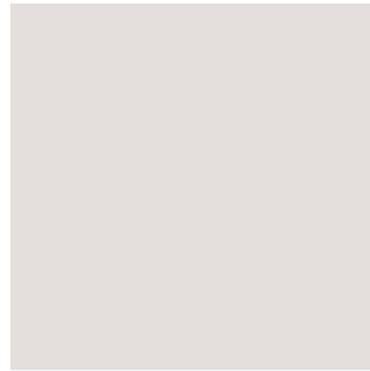
As it is illustrated in the elevation above the windows has been placed to avoid direct facing the neighboring building on the other side of the ally to provide more privacy for the both parties.

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Exterior Materials Legend

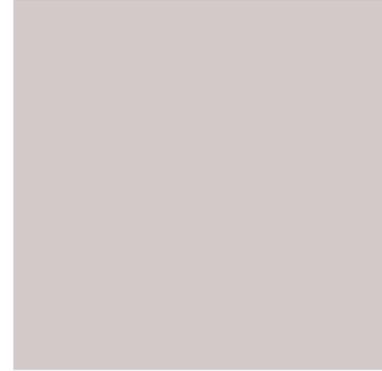
- C1 Concrete Arch Finish
- FCP1 Fiber Cement Panel (Light Gray)
- FCP2 Fiber Cement Panel (Medium Gray)
- FCP3 Fiber Cement Panel (Dark Gray)
- FCP4 Fiber Cement Panel (Glistening Yellow)
- MS1 Aluminum/Glass Railing (Tinted)
- MS2 Flashing
- SGA Steel|Glass|Aluminum Canopy
- AS Aluminum Storefront
- V1 Vinyl/Fiberglass Windows
- V2 Vinyl/Fiberglass Sliding Door
- GS Glass Spandrel

FCP-1 Fiber Cement Panel



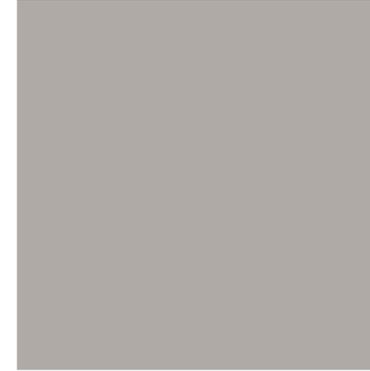
Sherwin-Williams
Snowfall (SW6000)

FCP-2 Fiber Cement Panel



Sherwin-Williams
Grayish (SW6001)

FCP-3 Fiber Cement Panel



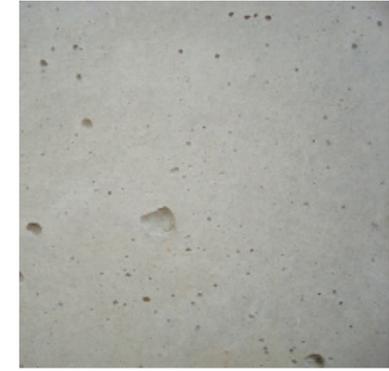
Sherwin-Williams
Proper Gray (SW6003)

FCP-4 Fiber Cement Panel

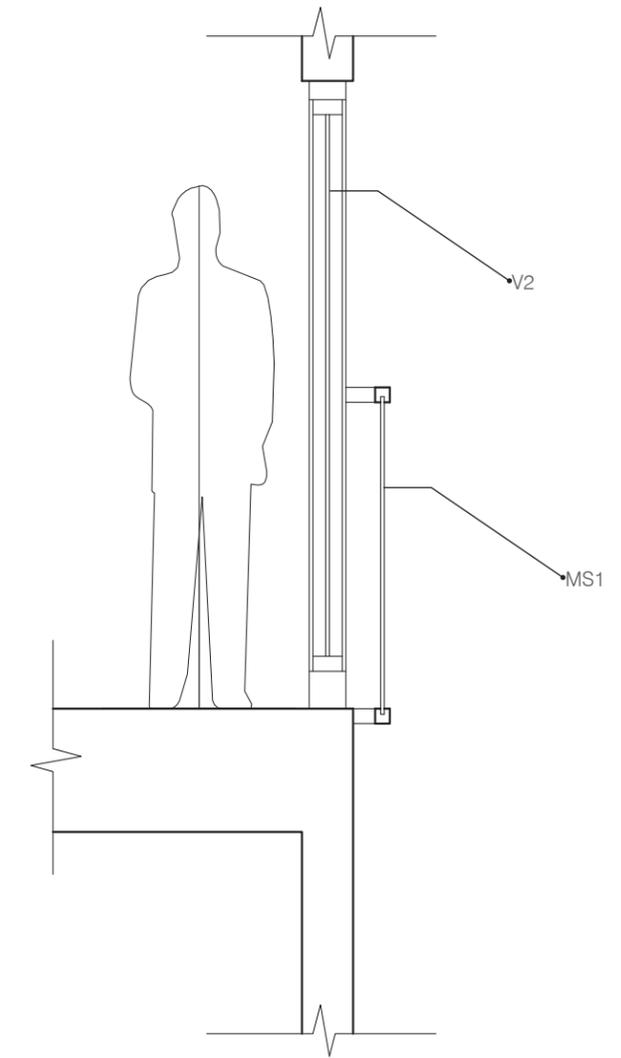
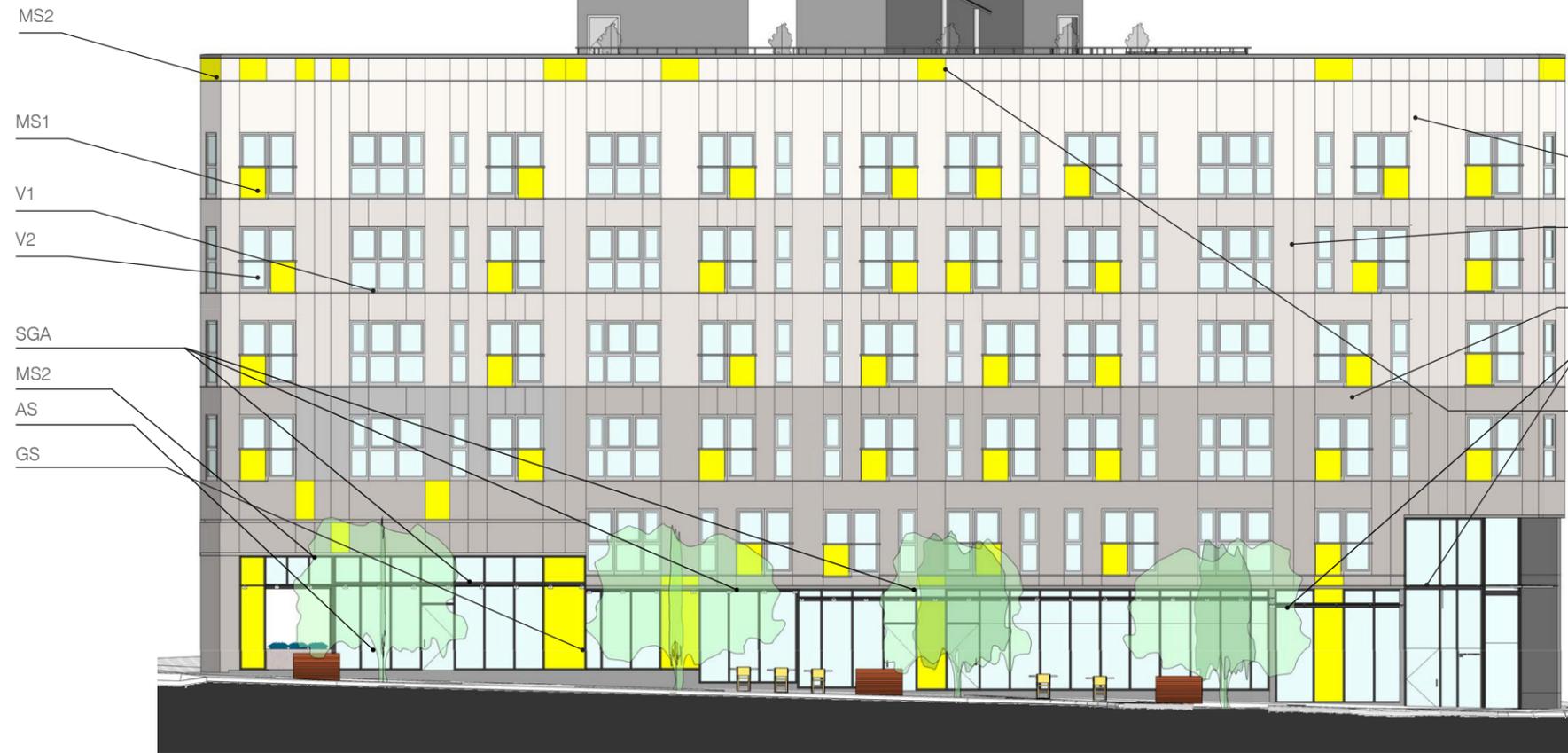


Sherwin-Williams
Glistening Yellow (SW6912)

C-1 Exposed Concrete



Exposed Concrete
C-1



MS1 Metal Glass Railing



MS1 Metal Glass Railing



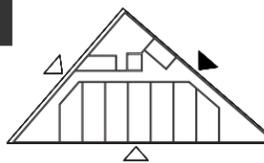
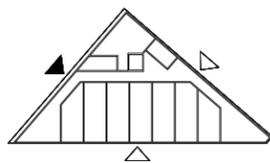
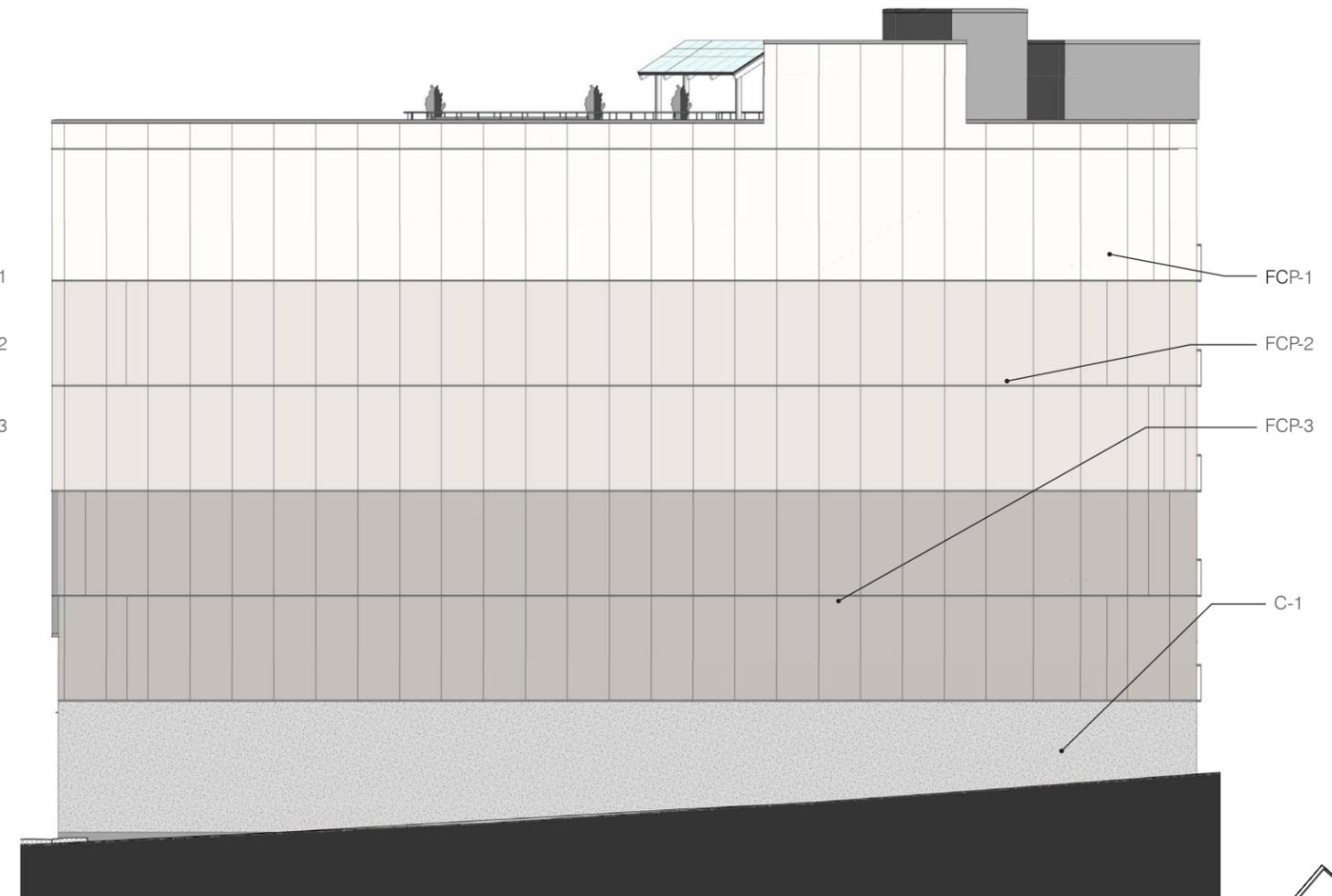
AS Aluminum Storefront System

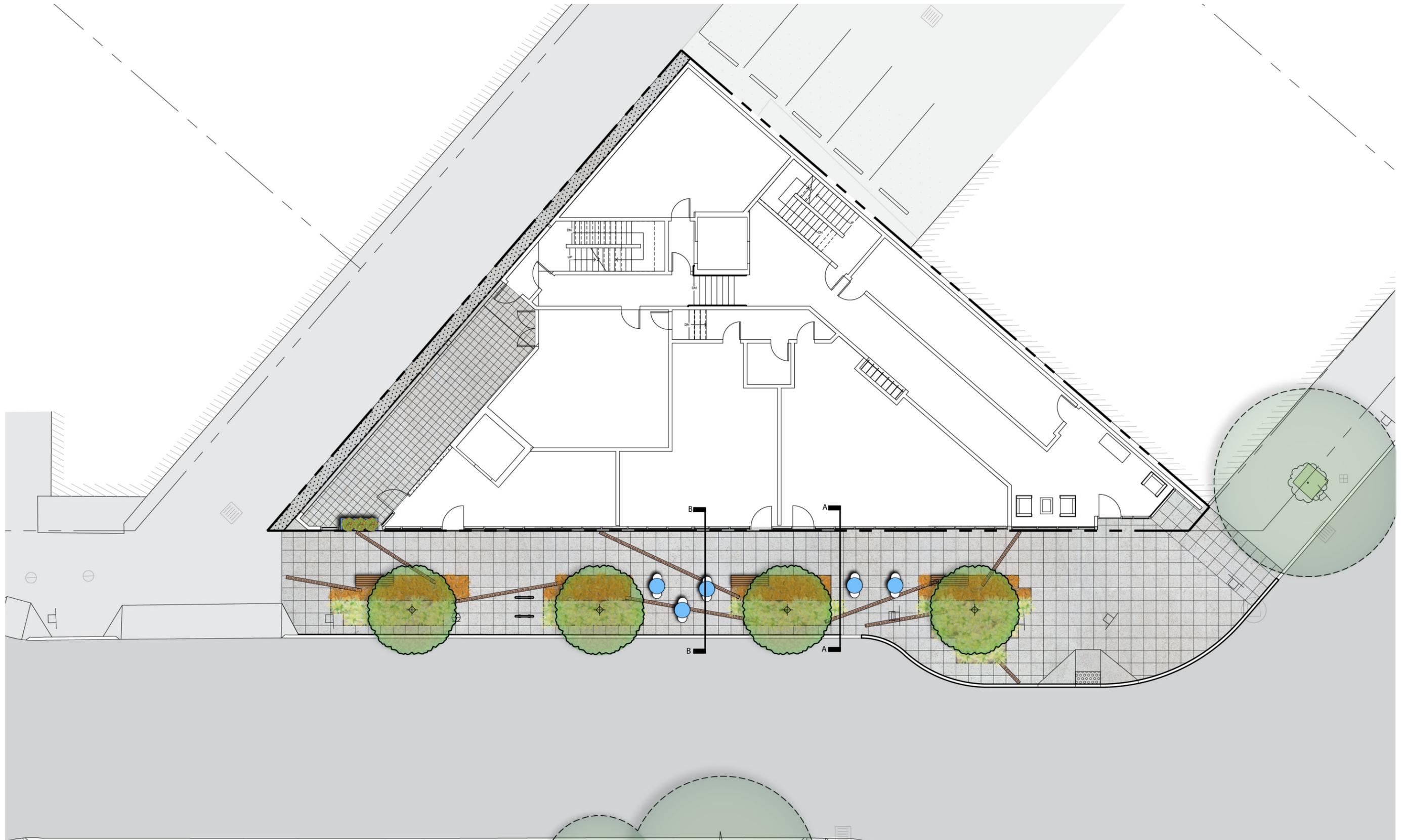


SGA Aluminum Canopy



V1/V2 Vinyl Fiberglass Window/Sliding Door





SITE Plan

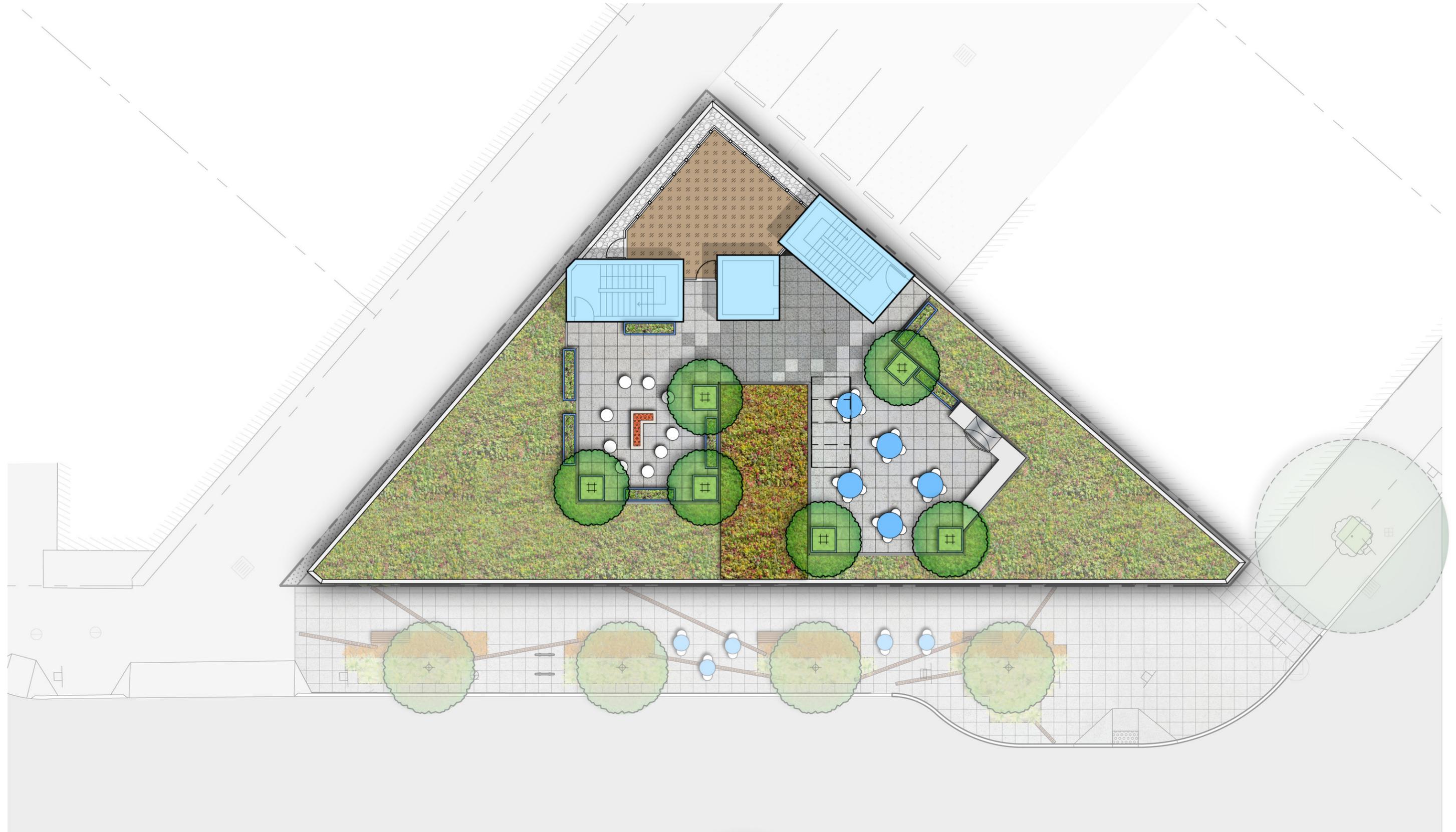




SECTION A-A



SECTION B-B



ENCORE APARTMENTS: PLANT PALETTE & SITE ELEMENTS

ROOF LEVEL



Galaxy Magnolia



Kinnickinnick



Green Roof trays with sedum



Pet park



Fire pit & seating



Raised planters



Pedestal pavers

GROUND LEVEL



Princeton Sentry Ginkgo (street tree)



Loop bike racks



Bench



Kelsey Dogwood



Orange Sedge



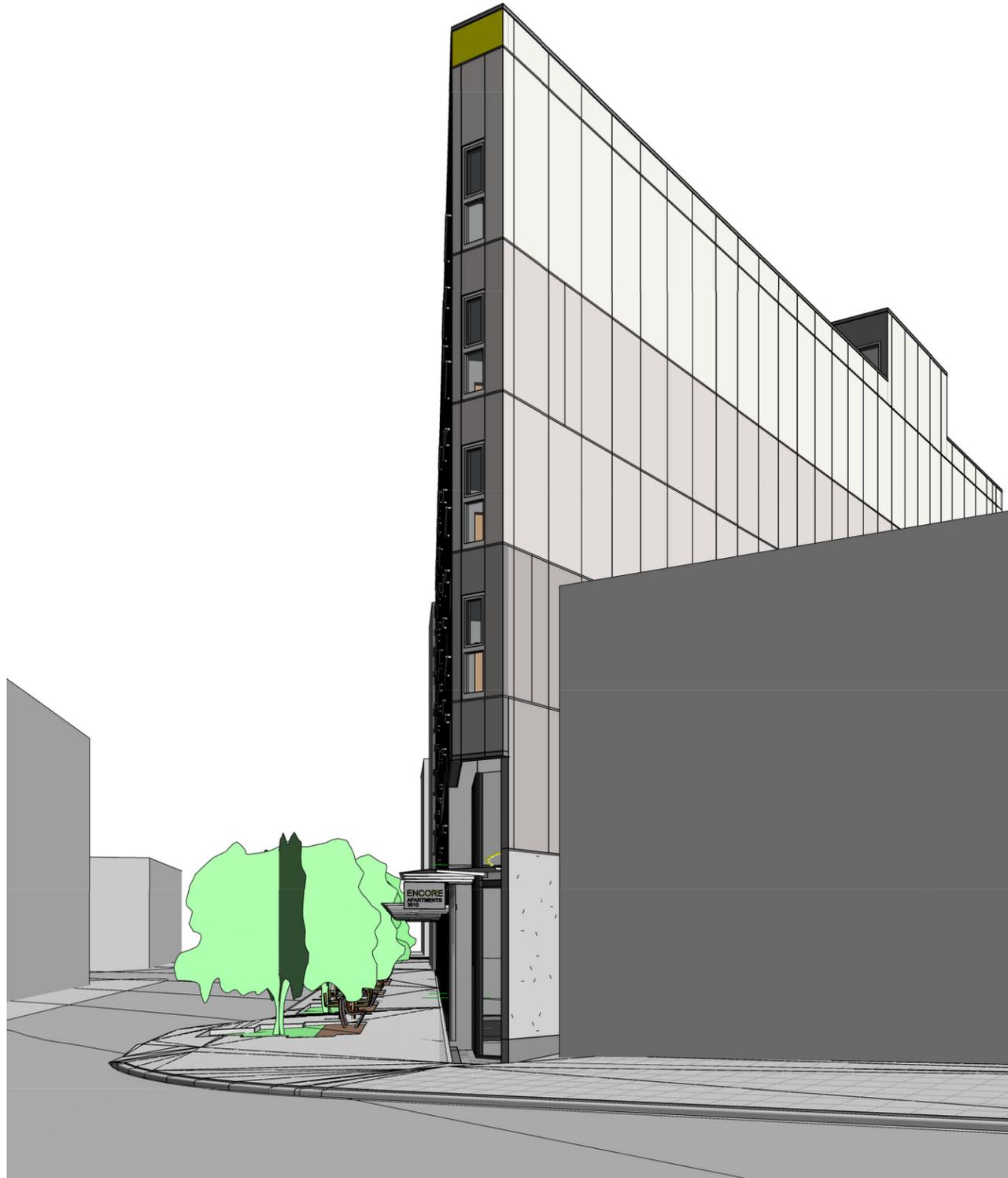
Tufted Hair Grass



Swale



Trench drains to swales



Looking North from Warren Pl. and 1st Ave.



West View to the Loading Bay



North West View to the Alley



North West Corner



Southwest View from Warren place



West View From the Alley



Northeast View to the Entrance



Southeast View towards alley



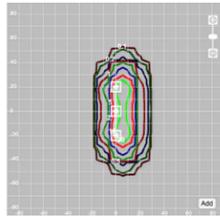
Northeast View to the Entrance



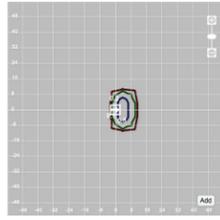
Looking up Warren Pl. from Residential Entry

EXTERIOR LIGHTING STRATEGIES:

EXTERIOR LIGHTING STRATEGIES



1 LED 80W Wallpacks



2 SLIM LED Wallpacks



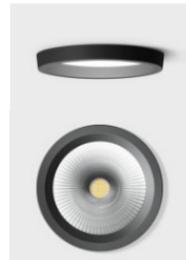
3 Canopy Lights



4 Step Lights



5 Wall Mounted Lights



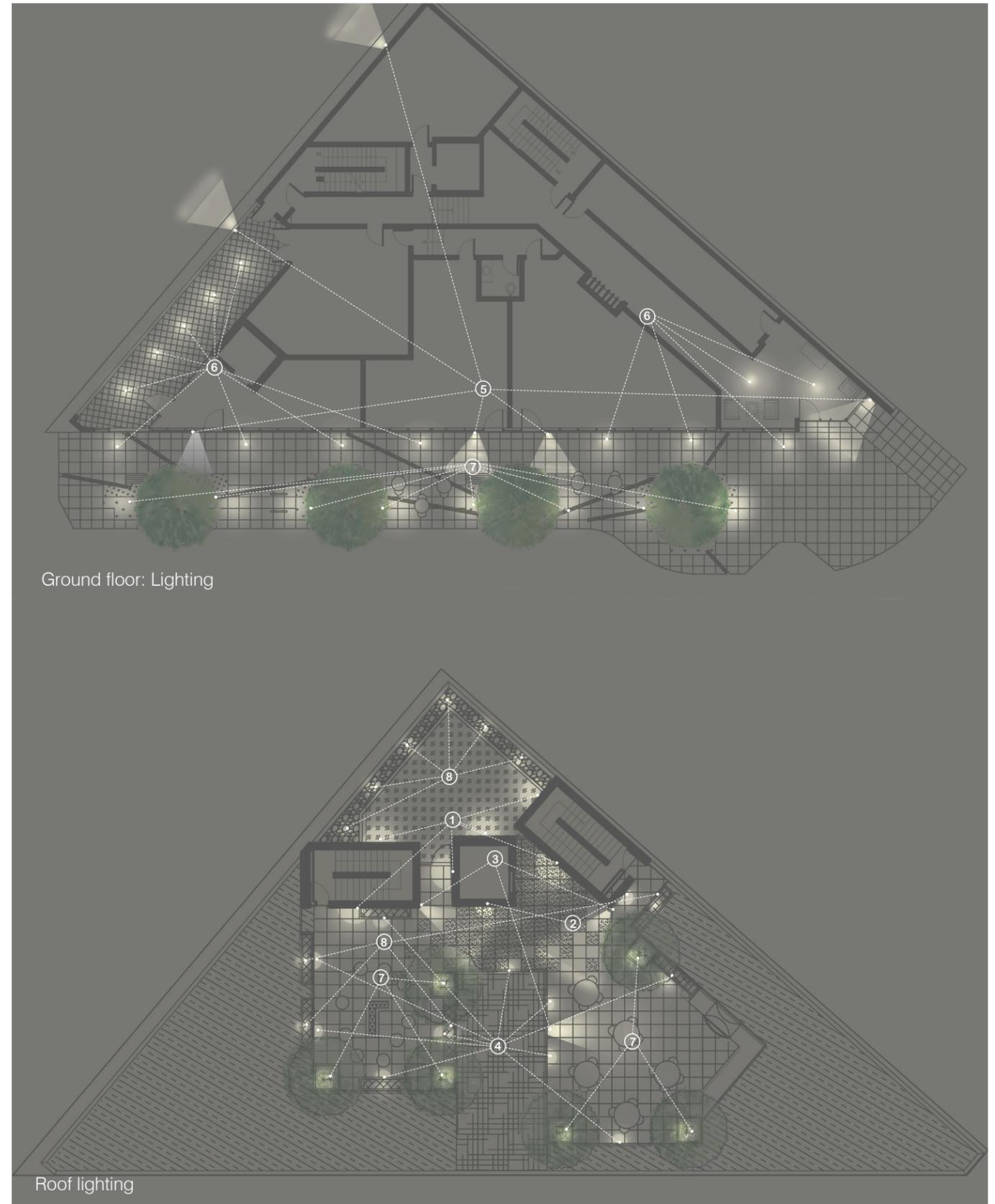
6 Ceiling Mounted Down lights



7 Landscape Up Light/Landscape Down Light



8 Recessed Step/Path Lights

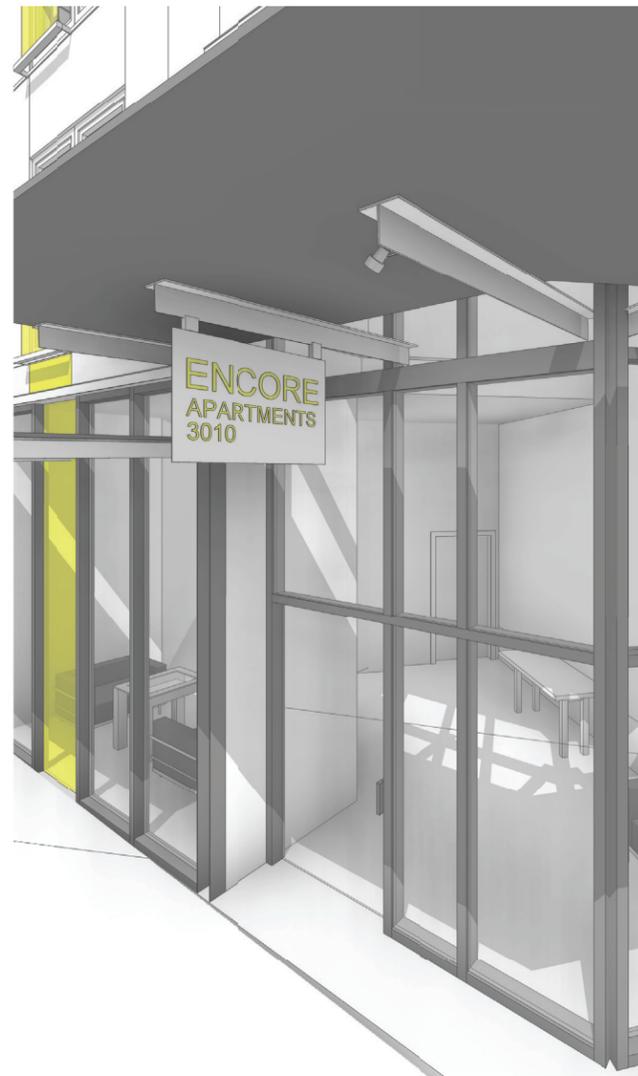
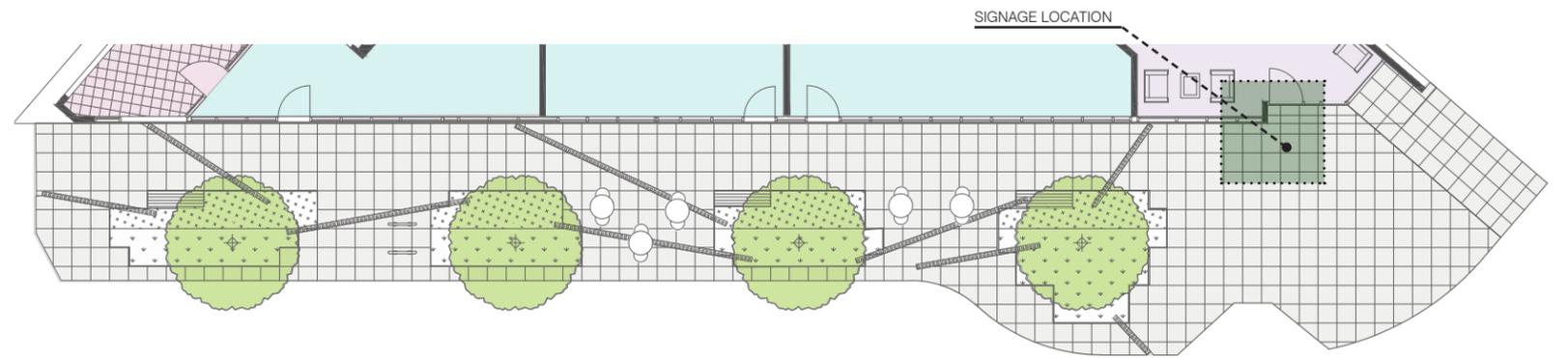


Ground floor: Lighting

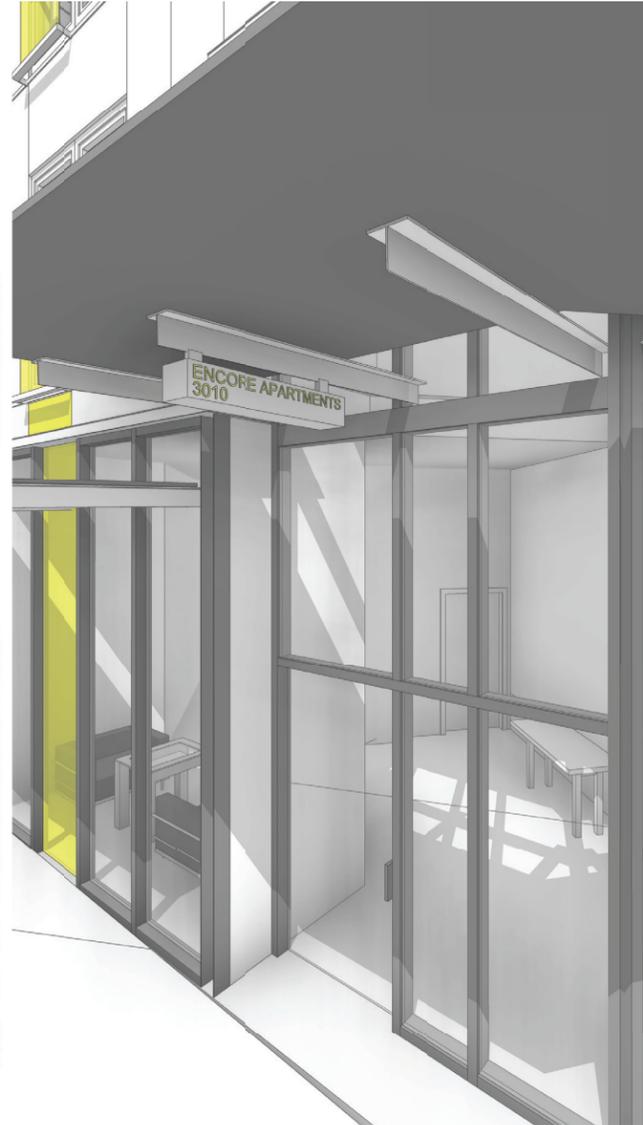
Roof lighting

SIGNAGE CONCEPT PLAN STRATEGIES:

PRECEDENT STUDY



SIGNAGE AT THE ENTRANCE - OPTION 1



SIGNAGE AT THE ENTRANCE - OPTION 2



SIGNAGE AT THE ENTRANCE - OPTION 3

