

53 DANIEL STREET

AT

BRICK MARKET

HDC WORK SESSION 3
AUGUST 2019



DRAWING LIST - DANIEL STREET	
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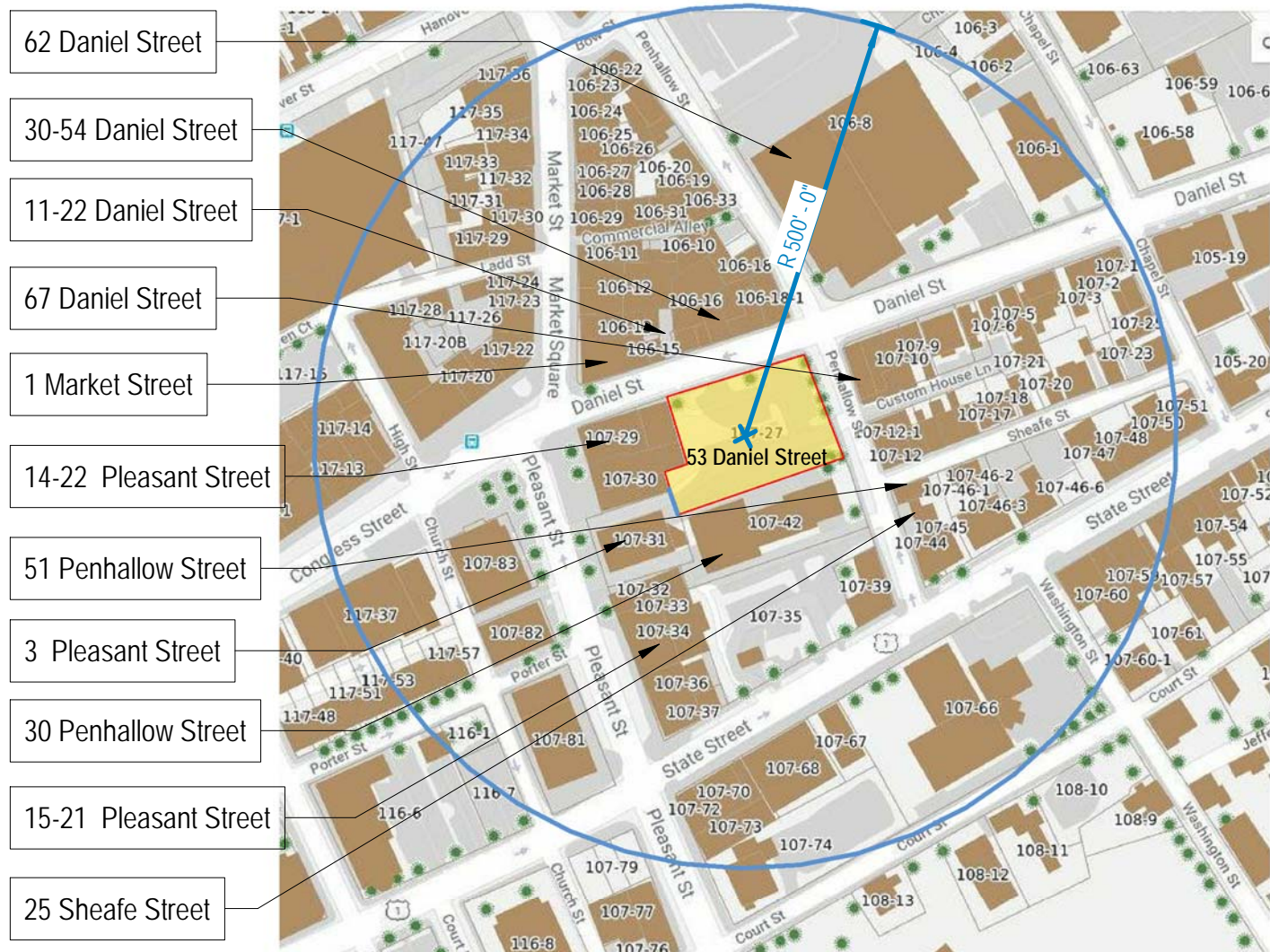
D1.1

COVER

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HDC AUGUST 2019

53 DANIEL STREET





OBJECTIVES

- Enliven and enhance pedestrian vibrancy & sense of place. Widened sidewalk plazas, outdoor dining, artist and musician spaces. *Master Plan 1.2; Zoning Ordinance 10.631.20 Purpose & Intent 1-6; 10.635.60 Review Factors 1-3; 10.635.70 Criteria 1-4.*
- Increased parking with two levels of on-site, underground parking. *Master Plan 4.3*
- Existing power lines relocated underground.
- Mixed use with street level public open market, and office space above. *Master Plan 3.3.2; ZO Purpose & Intent 4-6*
- Community accessible space with public courtyard pocket plaza, gardens and landscaped accessways.
- Connectivity - pedestrian connections between Market Square and McIntyre Building. *Master Plan 4.2*
- Public art at street level outdoor spaces. *Master Plan Goal 1.3*
- High performance resilience, sustainability and energy conservation. *Master Plan 5.1-5, ZO Purpose & Intent 45-6; Review Factor 3, Criteria 4*
- Building design with authentic materials, true to both its context and its time. Preserves iconic views of North Church steeple. Complements & enhances its surroundings. *Master Plan 2.1, 2.2, Urban Core: "Blend old & new architecture, preserve but not mimic old construction". HDC Design Guidelines Commercial Dev. & Infill - compatibility, visual connections with context; variety and vitality; "Present Day: contemporary design compatible within context of neighboring sites".*

D1.2

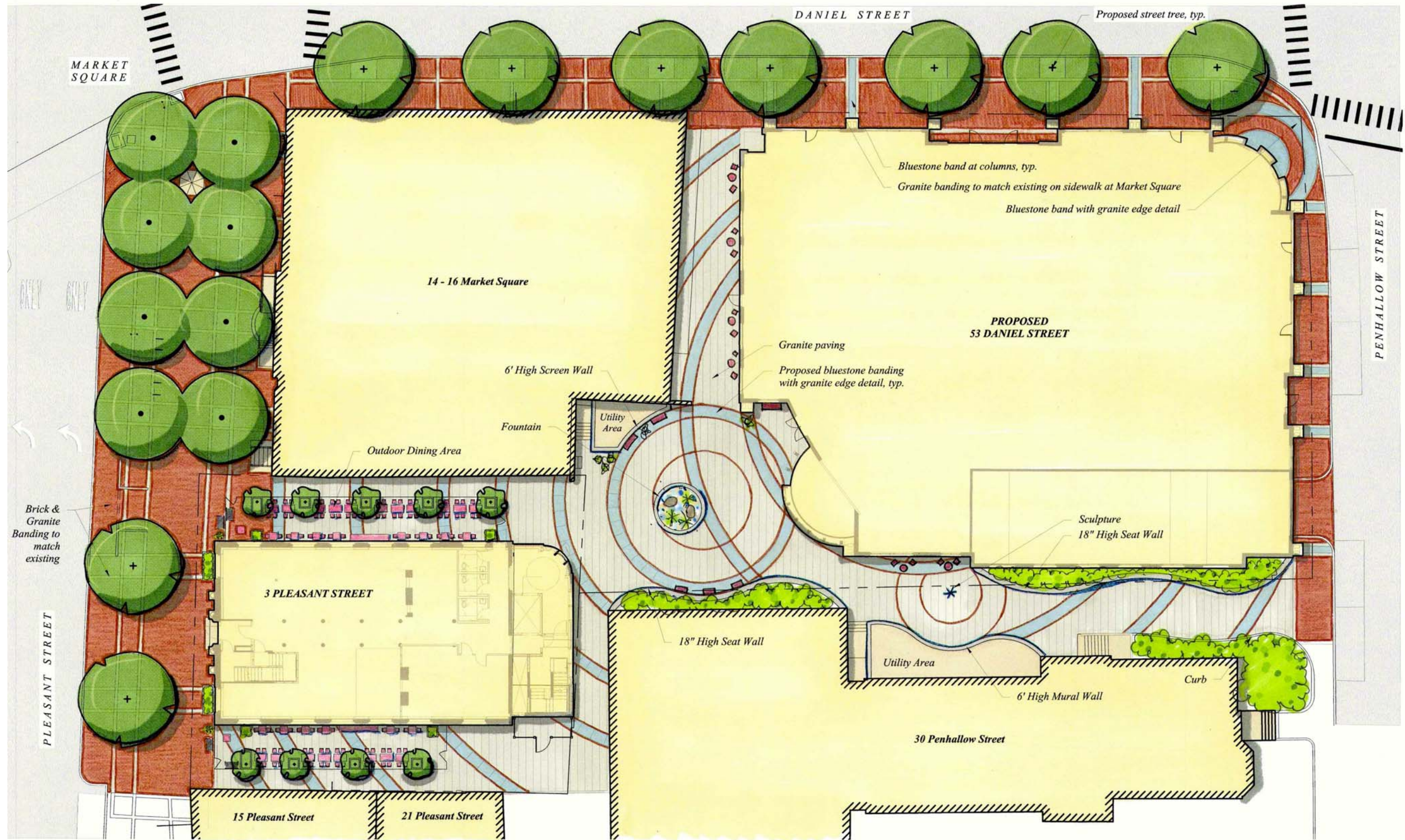
MAP, EXISTING CONDITIONS & OBJECTIVES

BRICK MARKET
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53 DANIEL STREET



ARCHITECTS
INTERIORS
PLANNERS



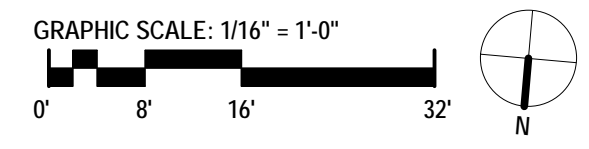
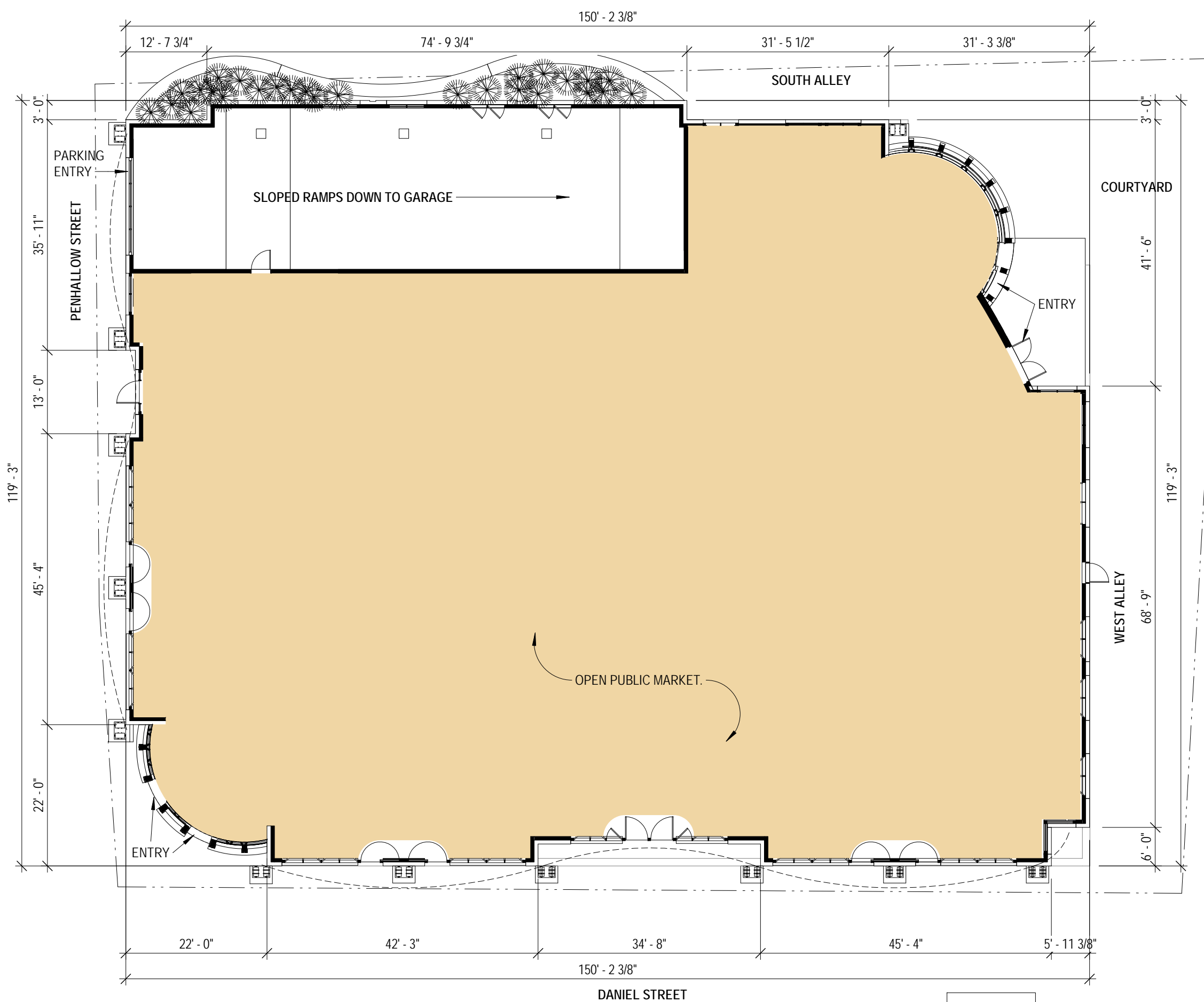
D1.5

PROPOSED SITE PLAN

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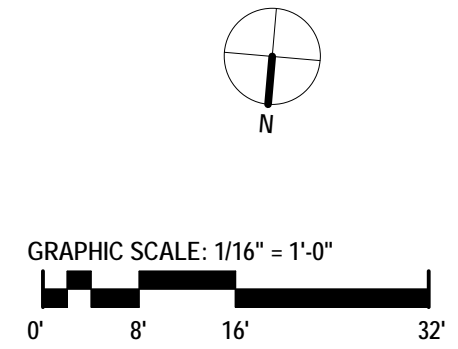
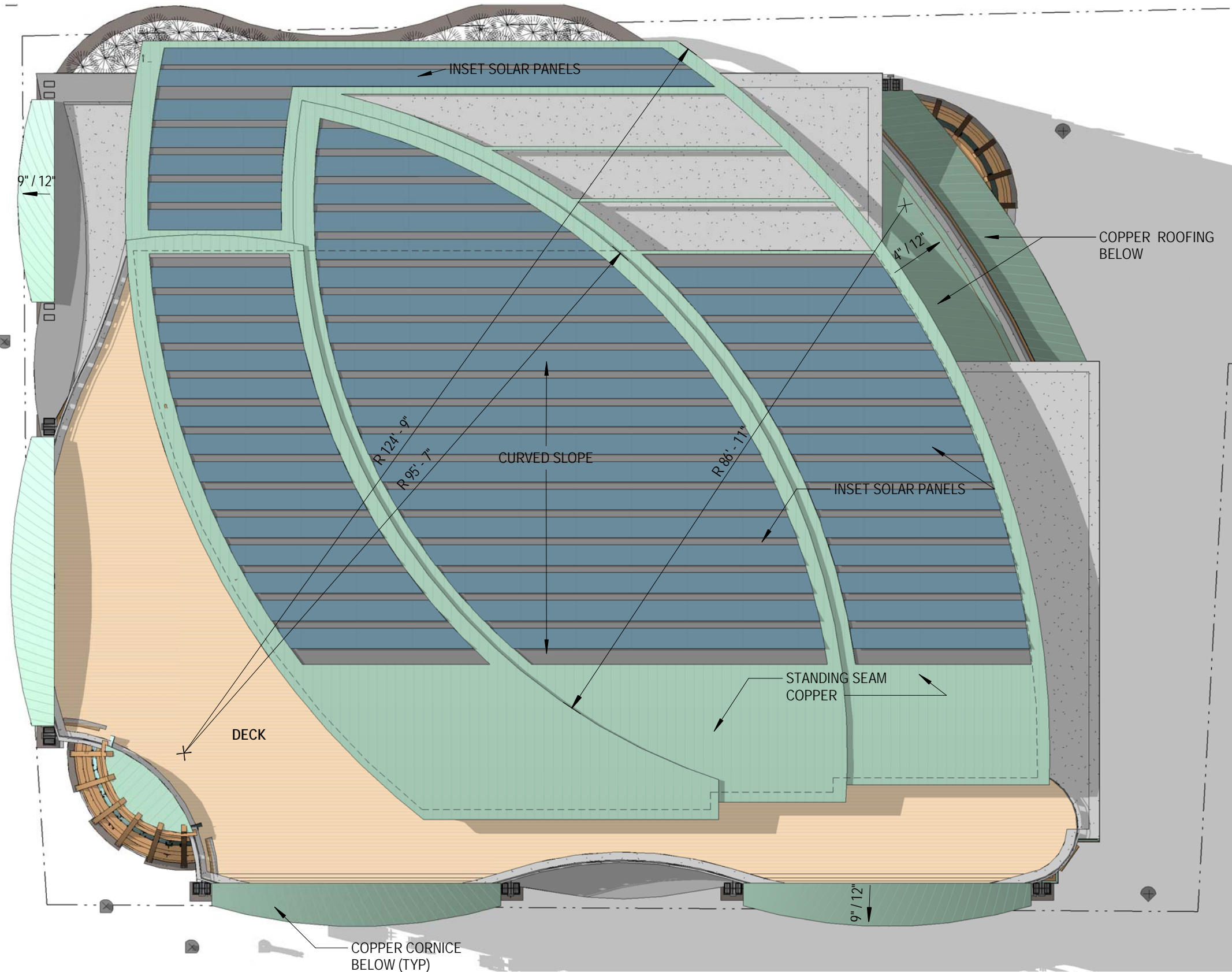


1 FIRST FLOOR OVERALL PLAN
1/16" = 1'-0"

D1.7 FIRST FLOOR PLAN
BRICK MARKET MASTER PLAN
HDC AUGUST 2019

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1 ROOF OVERALL PLAN
1/16" = 1'-0"

D1.8

ROOF PLAN
BRICK MARKET MASTER PLAN
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1 NORTH ELEVATION - DANIEL ST
1/16" = 1'-0"



2 WEST ELEVATION - ALLEY
1/16" = 1'-0"

D1.9 ELEVATIONS

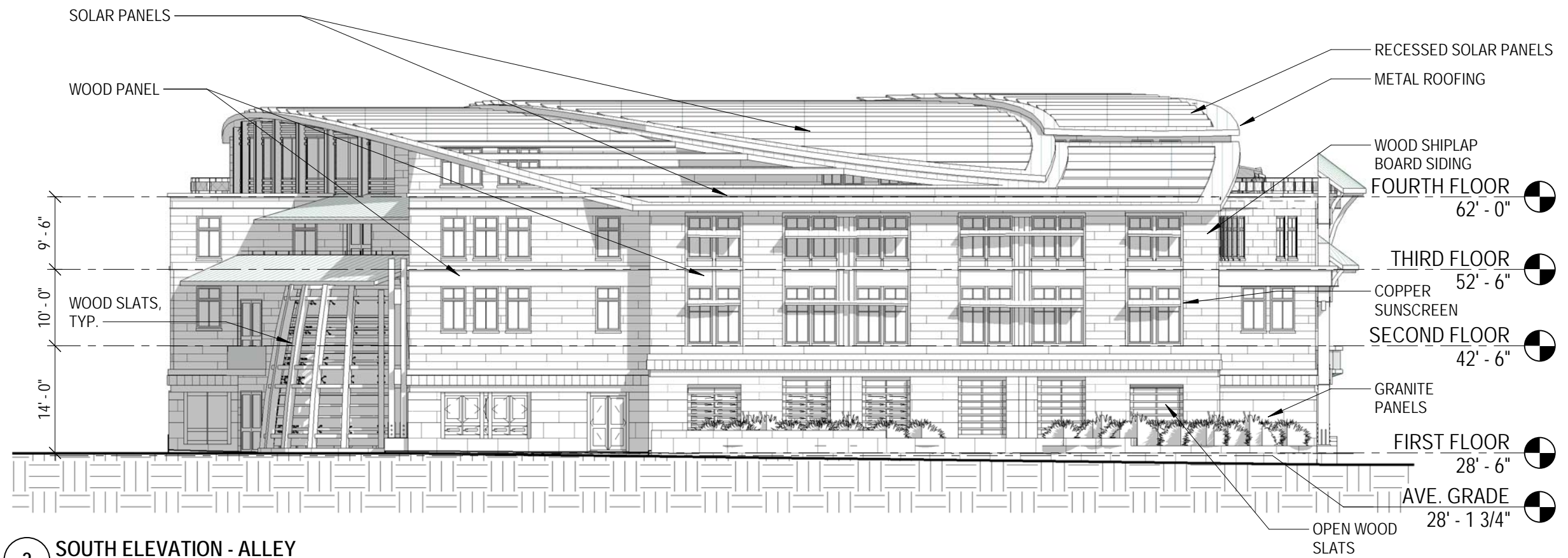
BRICK MARKET MASTER PLAN
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53 DANIEL STREET

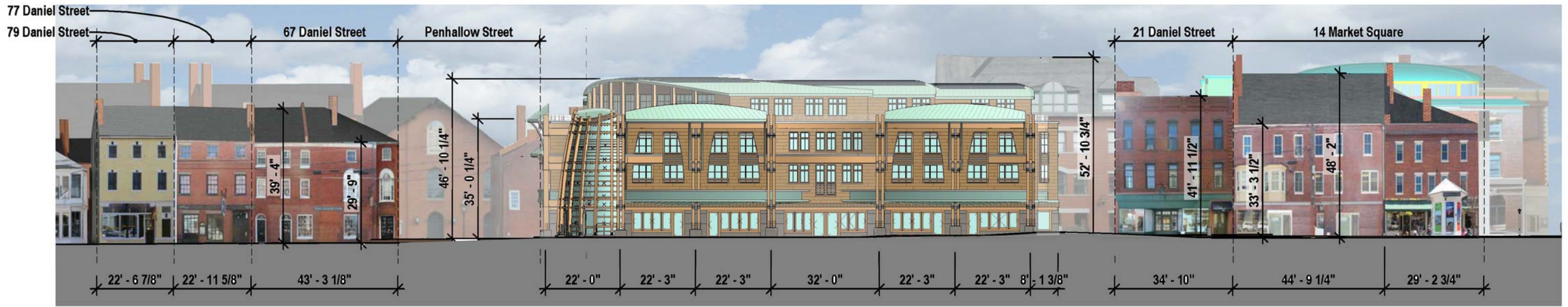




1 EAST ELEVATION - PENHALLOW STREET
1/16" = 1'-0"



2 SOUTH ELEVATION - ALLEY
1/16" = 1'-0"



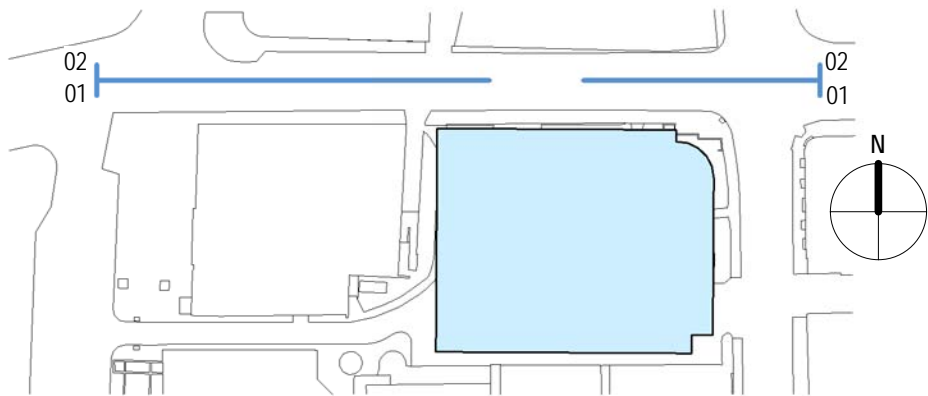
Street Section 01 - Daniel Street Looking South

1" = 30'-0"



Street Section 02 - Daniel Street Looking North

1" = 30'-0"



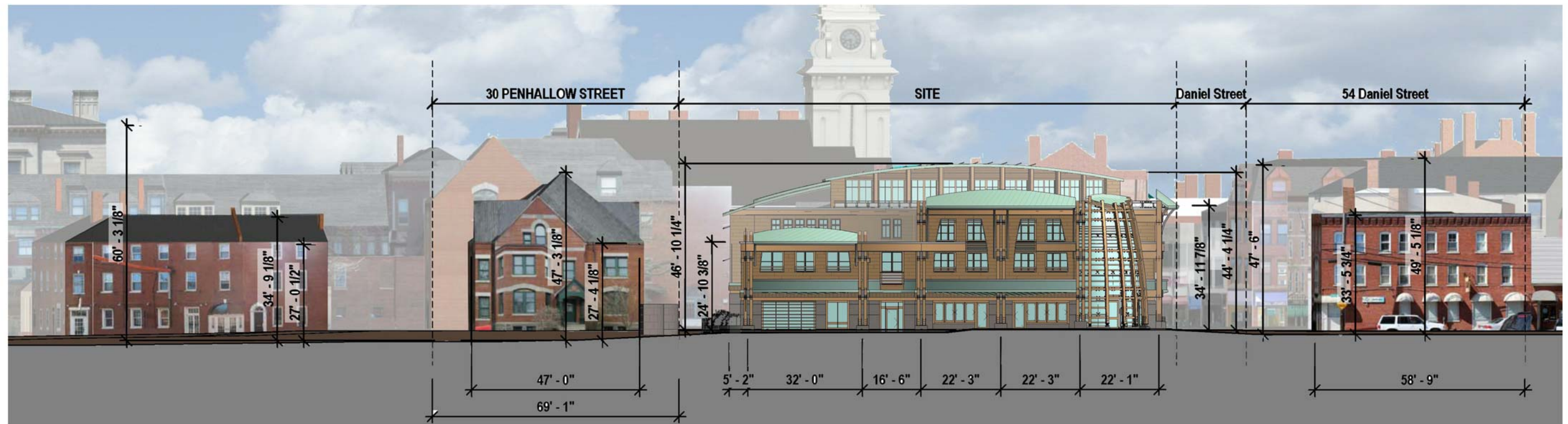
D1.11

SITE SECTIONS - DANIEL STREET

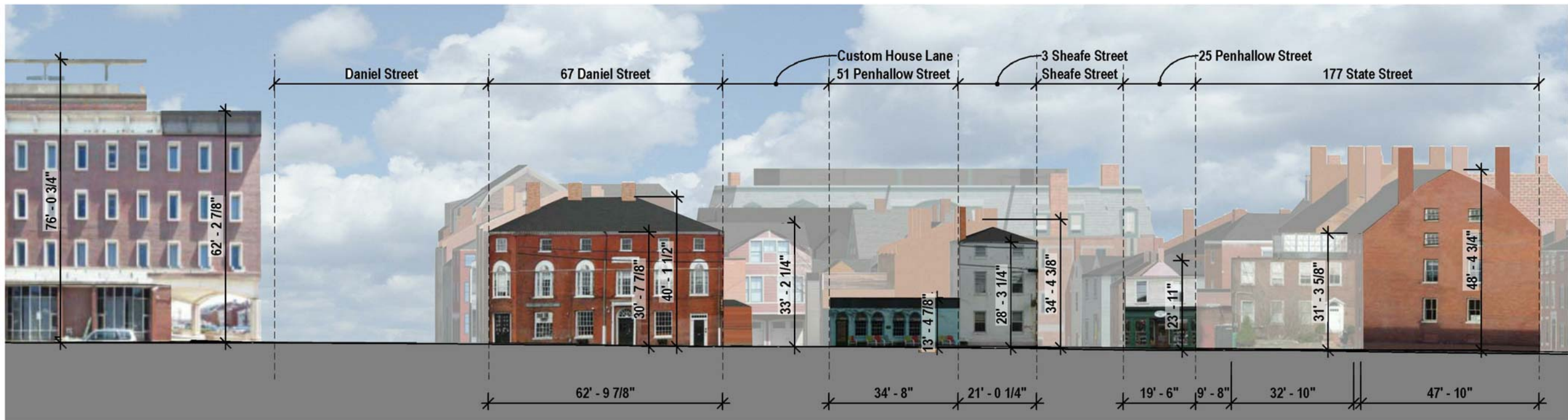
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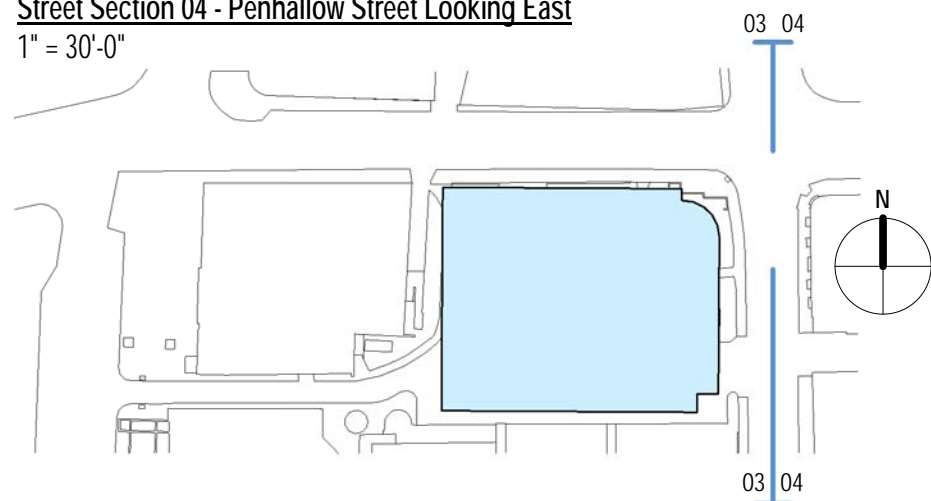




Street Section 03 - Penhallow Street Looking West
 1" = 30'-0"

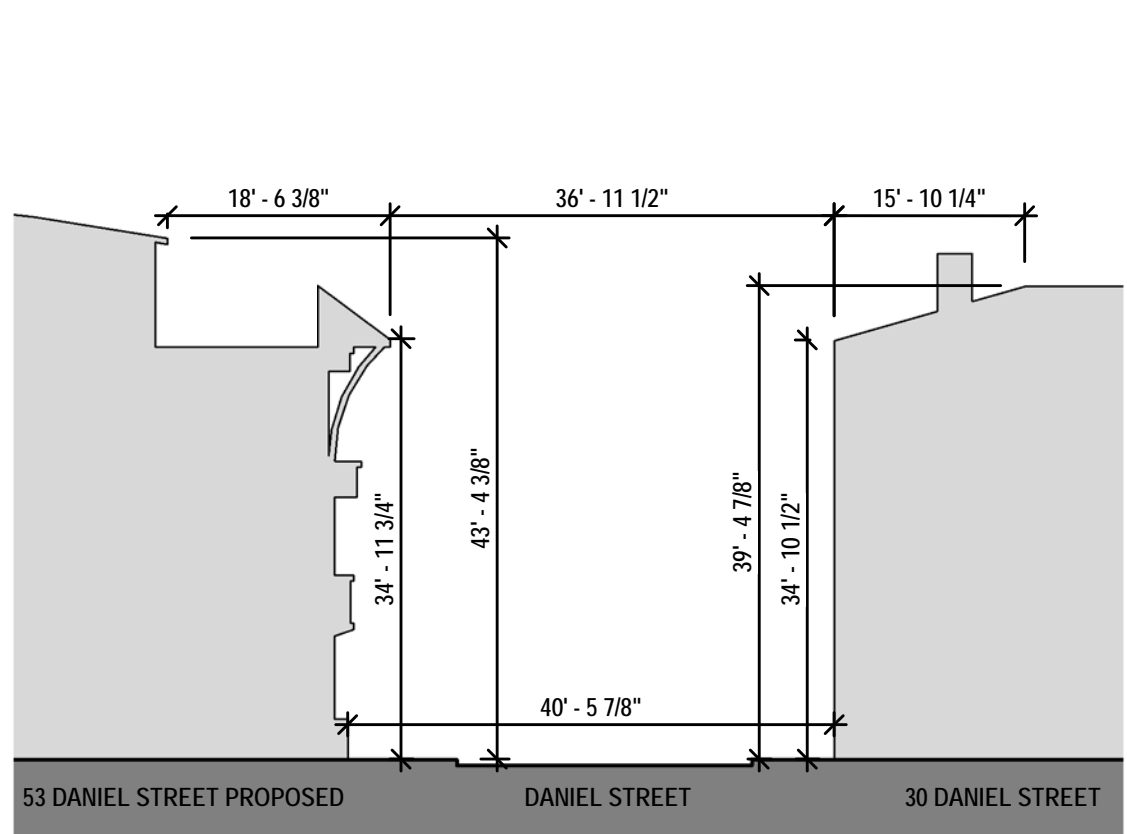


Street Section 04 - Penhallow Street Looking East
 1" = 30'-0"

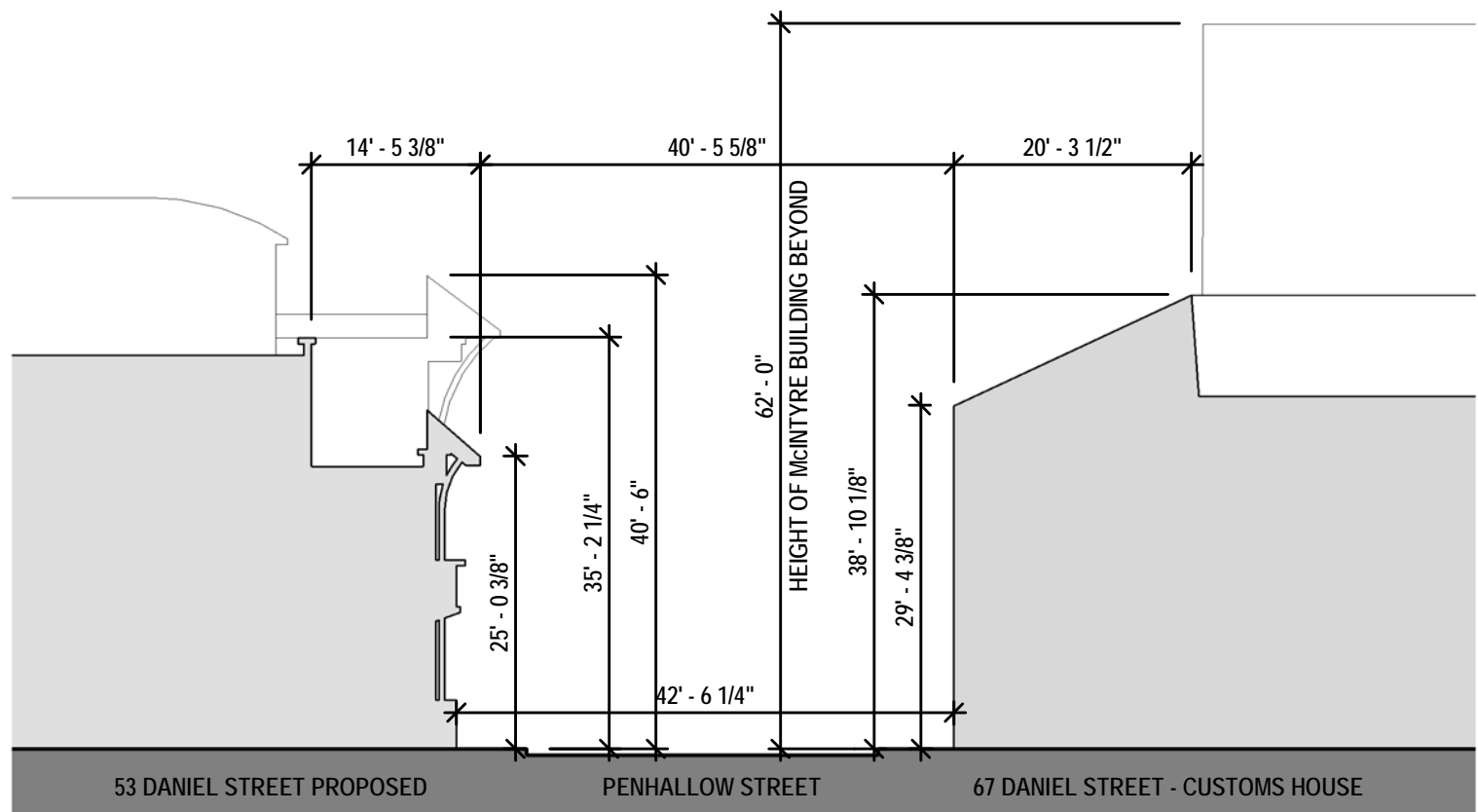


D1.12 SITE SECTIONS - PENHALLOW STREET
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1 STREET CROSS SECTION - DANIEL STREET
1/16" = 1'-0"



2 STREET SECTION - PENHALLOW STREET
1/16" = 1'-0"



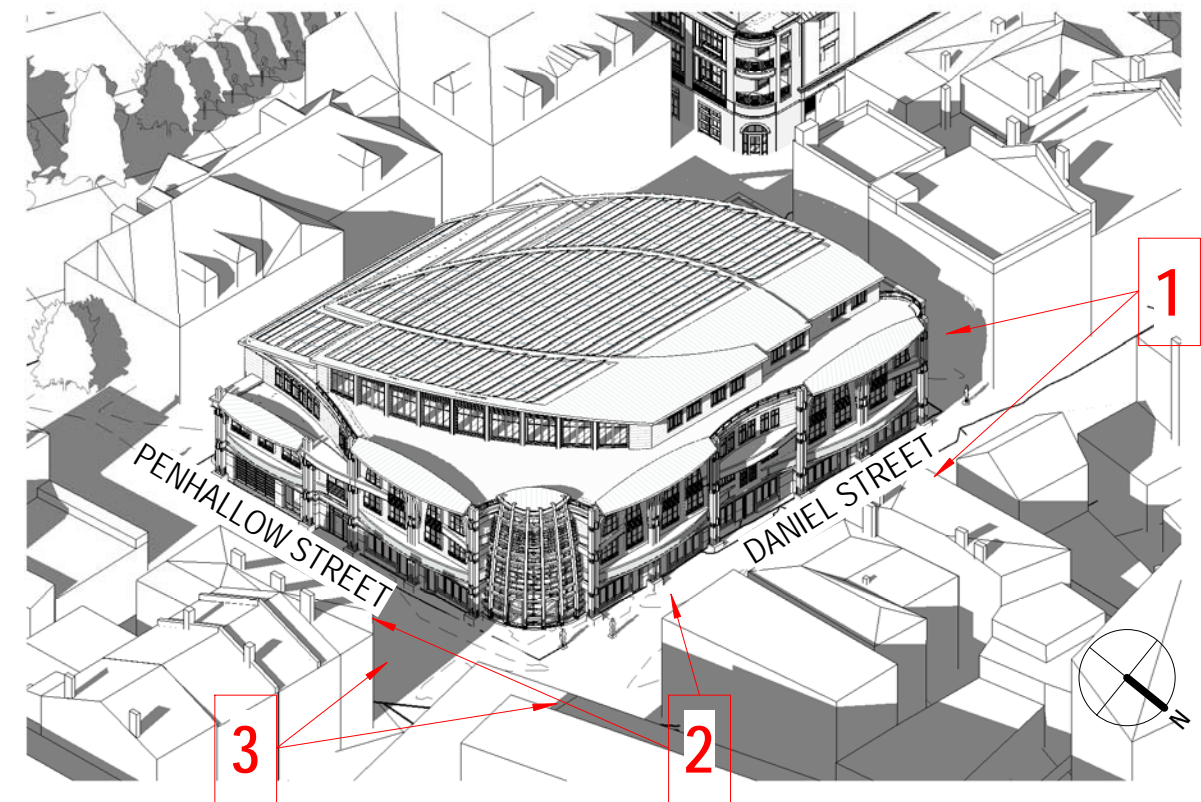
STREET VIEW 1



STREET VIEW 2



STREET VIEW 3



D1.14 3D VIGNETTES - FRONT
 BRICK MARKET
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STREET VIEW 1



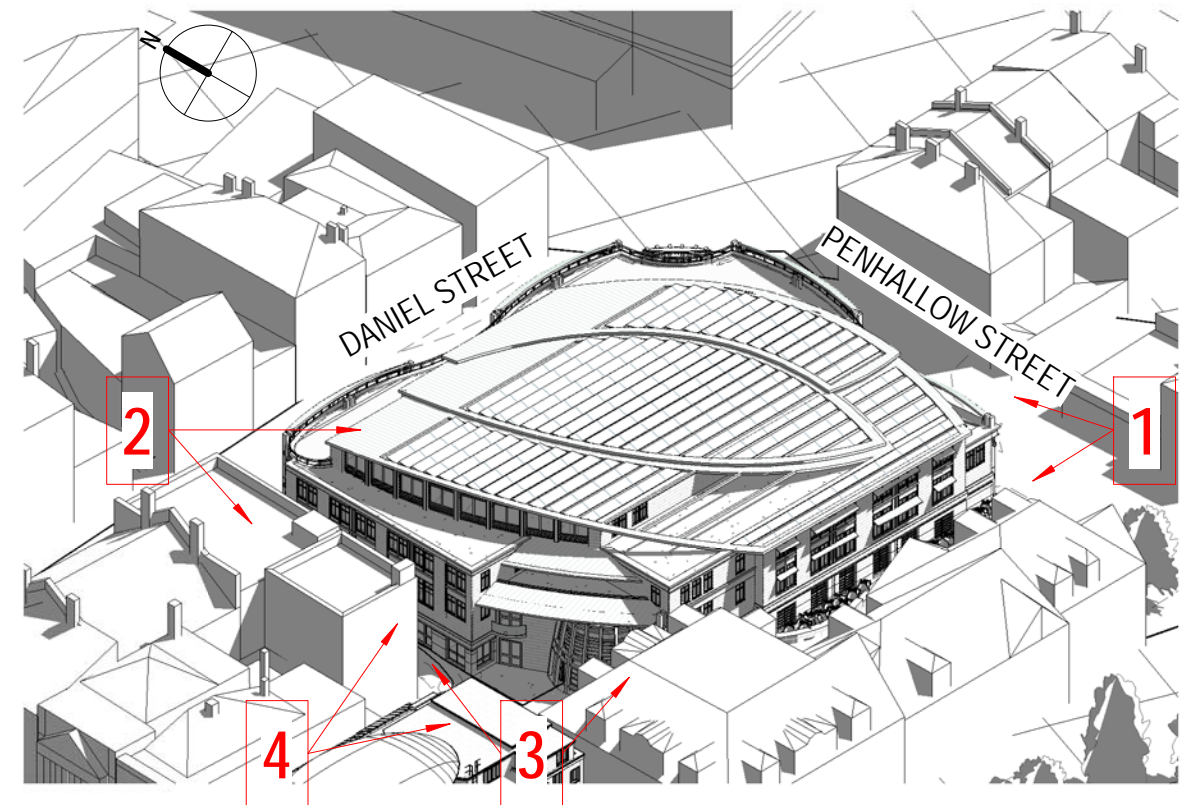
STREET VIEW 4



STREET VIEW 2



STREET VIEW 3



D1.15 **3D VIGNETTES - REAR**
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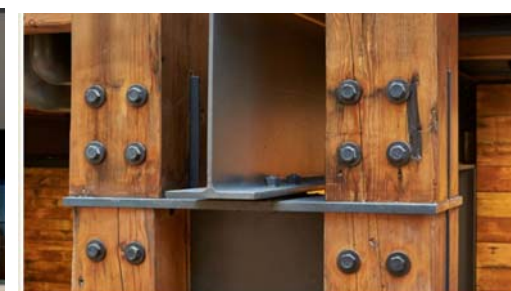
CONNECTOR



STEEL/TIMBER CONNECTOR



WOOD SIDING



TIMBER BOLT CONNECTOR



GRANITE



TILE MOSAIC

D1.16

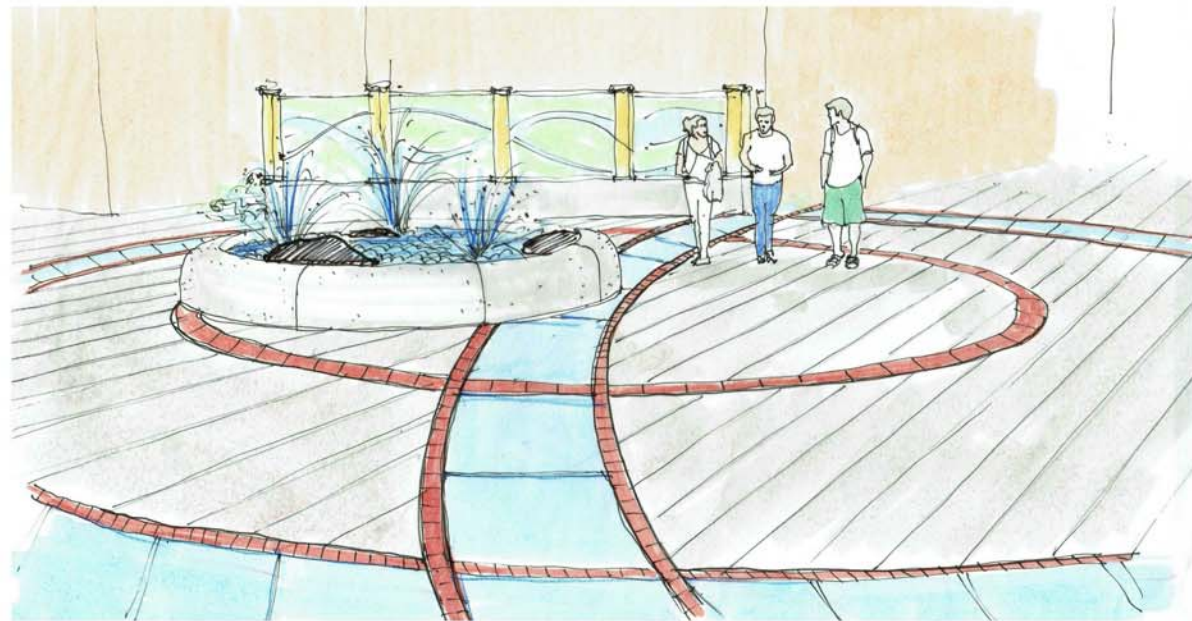
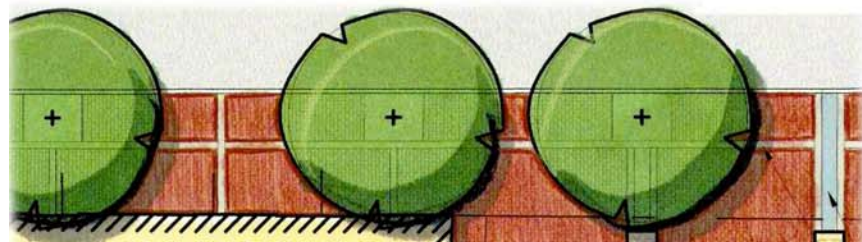
VIGNETTES

BRICK MARKET MASTER PLAN
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ARCHITECTS
INTERIORS
PLANNERS



Granite Fountain

14 - 16 Market Square

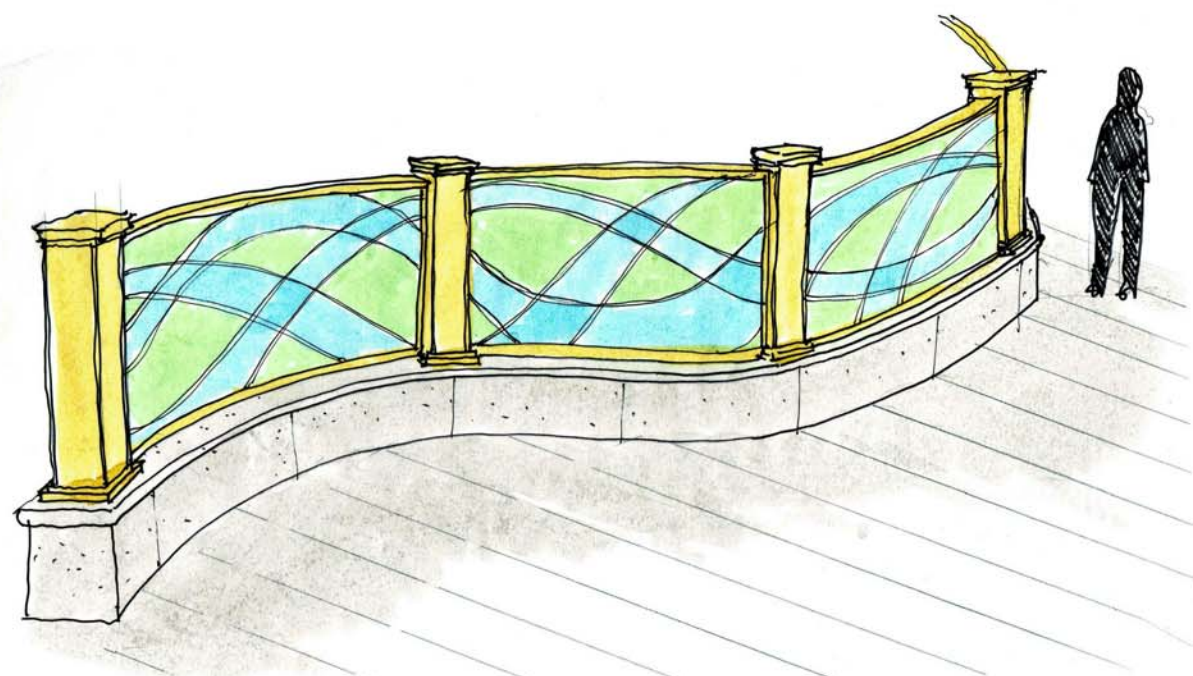
**PROPOSED
53 DANIEL STREET**

Granite paving
Proposed bluestone banding
with granite edge detail, typ.

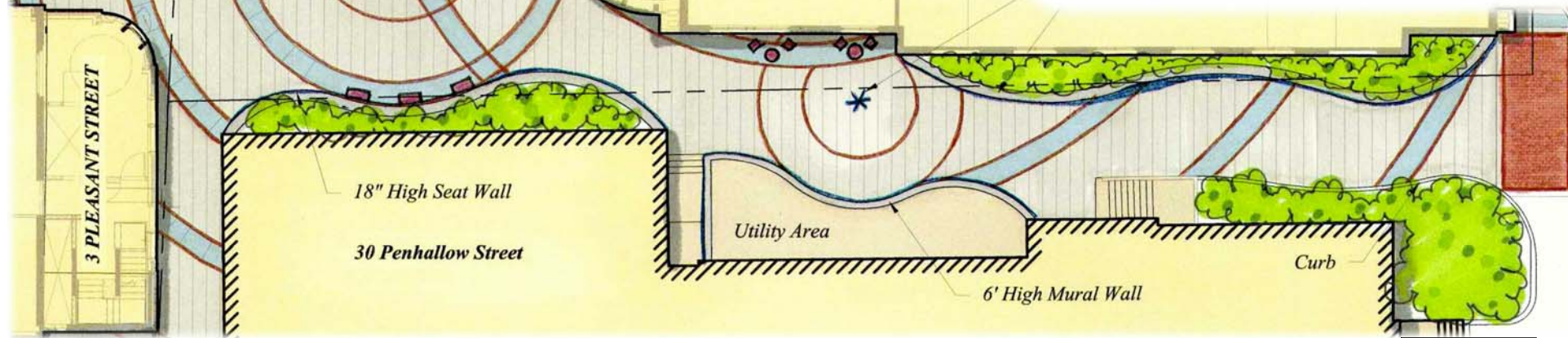
6' High Screen Wall

Fountain

Utility Area



Mural Wall with Granite Base



18" High Seat Wall

30 Penhallow Street

Utility Area

6' High Mural Wall

Curb

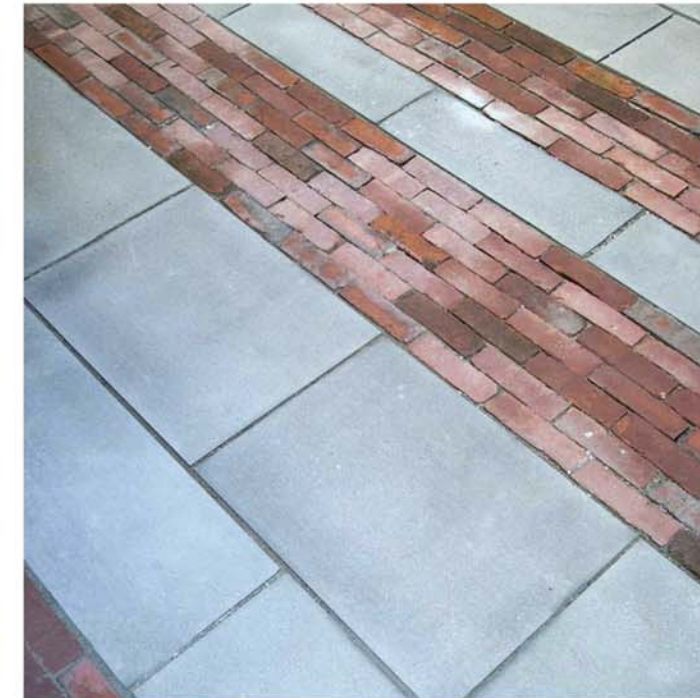
D1.17 **SITE DETAILS**
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Gateway
Insignia
(Similar)



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D1.18 **SITE MATERIALS**
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