

157-163 DEER ST, LOT 5

WORK SESSION No. 9 - JUNE 2018



DRAWING SHEET LIST - HDC June 2018	
SHEET NO.	NAME
HDCws7	
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1.1

COVER

Lot 5 at Foundry Place

SCALE:
06-06-2018

Objectives

- Welcoming, vibrant & pedestrian friendly atmosphere (ZO 10.631.20 Purpose & Intent 1-6; 10.635.60 Review Factors 1-3; 10.635.70 Criteria 1-4)
- Sense of place (ZO Purpose & Intent 1-6; Factors 1-3, Criteria 1-4)
- Fulfill goals of City Master Plan and North End Vision Plan
- Connectivity (Master Plan 1.1.2, 1.1.3, 2.2.1) (ZC Purpose & Intent 1-6, Factor 1)
- Building design (Master Plan, pg. 108-110; Northend Vision Plan Pg.1; ZO Purpose & Intent 4) (ZC Purpose & Intent 1-6, Factors 1-3, Criteria 1-4)
- Land use (Master Plan 3.2.2 & 3.3; ZO Incentive 10.5A46.20)
- Vibrancy (Master Plan 3.3.2; ZC Purpose & Intent 4-6)
- Sustainability (Master Plan 5.4; ZO Purpose & Intent 5-6; Review Factor 3; Criteria 4)
- Coastal Resiliency (Master Plan 5.1)

Revisions in Response to HDC Comments from last Worksession

Theme

Continued development of contemporary abstraction of traditional elements.

Massing

Decreased building mass by pushing back the top floor at northwest corner.

Decreased building mass by pushing back the lower two floors at courtyard.

Cornice configuration above box bays simplified to be a continuous, unbroken plane.

Northeast corner at Railroad & Maplewood was reduced in mass, with recessed alcove on bottom floor; recessed top floor with balcony, and increased sculptural articulation to better related to box bay vocabulary.

Materials & Detailing

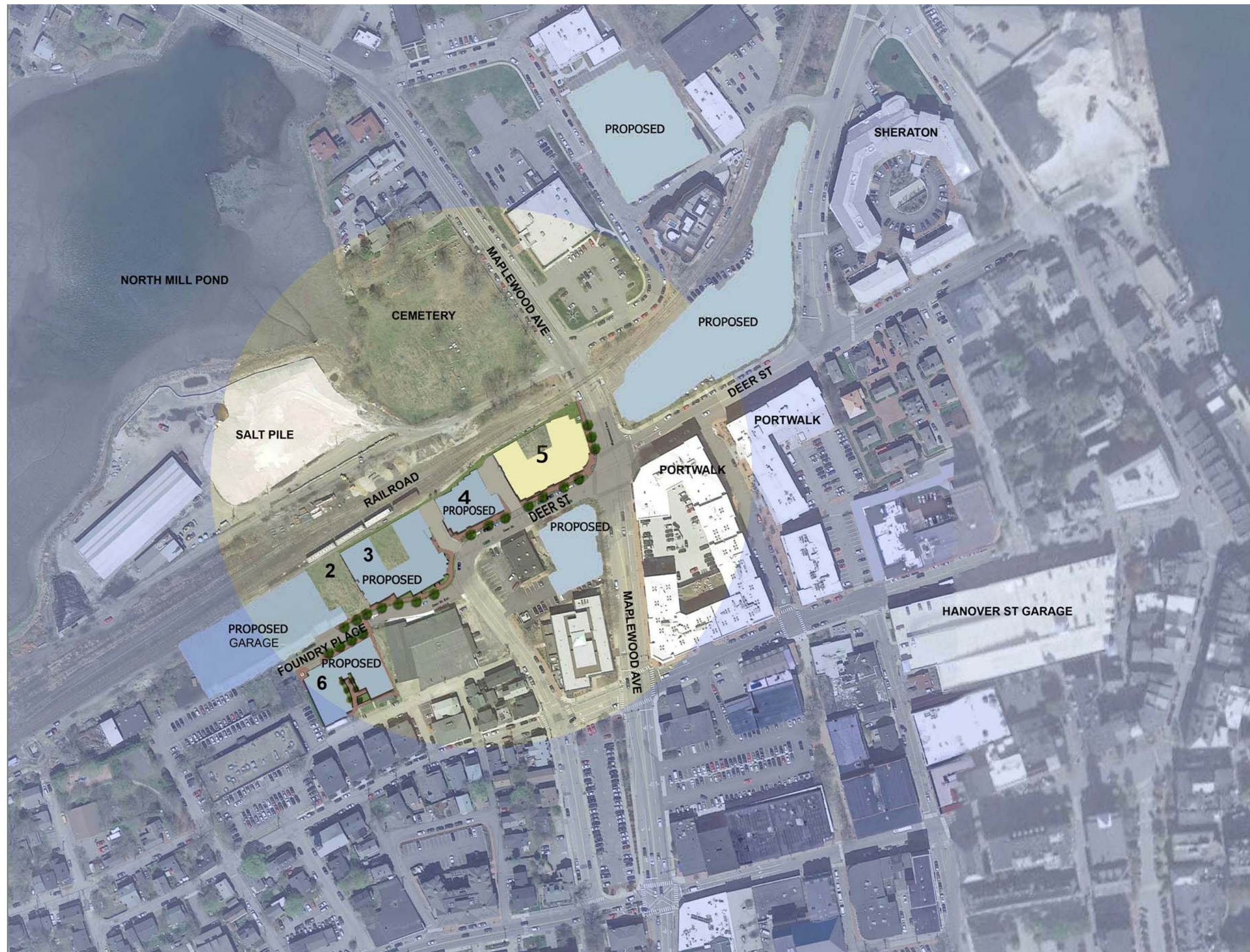
Corner tower element - refined materials and detailing, with enhanced cap; and two different design scheme options.

Top floor - increased glazing area; enhance metal cladding detailing with further material articulation, relief and planar variation.

Rearranged window patterns around box bay to create a more consistent rhythm around building.

Brackets under box bays were enlarged, and extended to engage vertical rails above.





1.2b

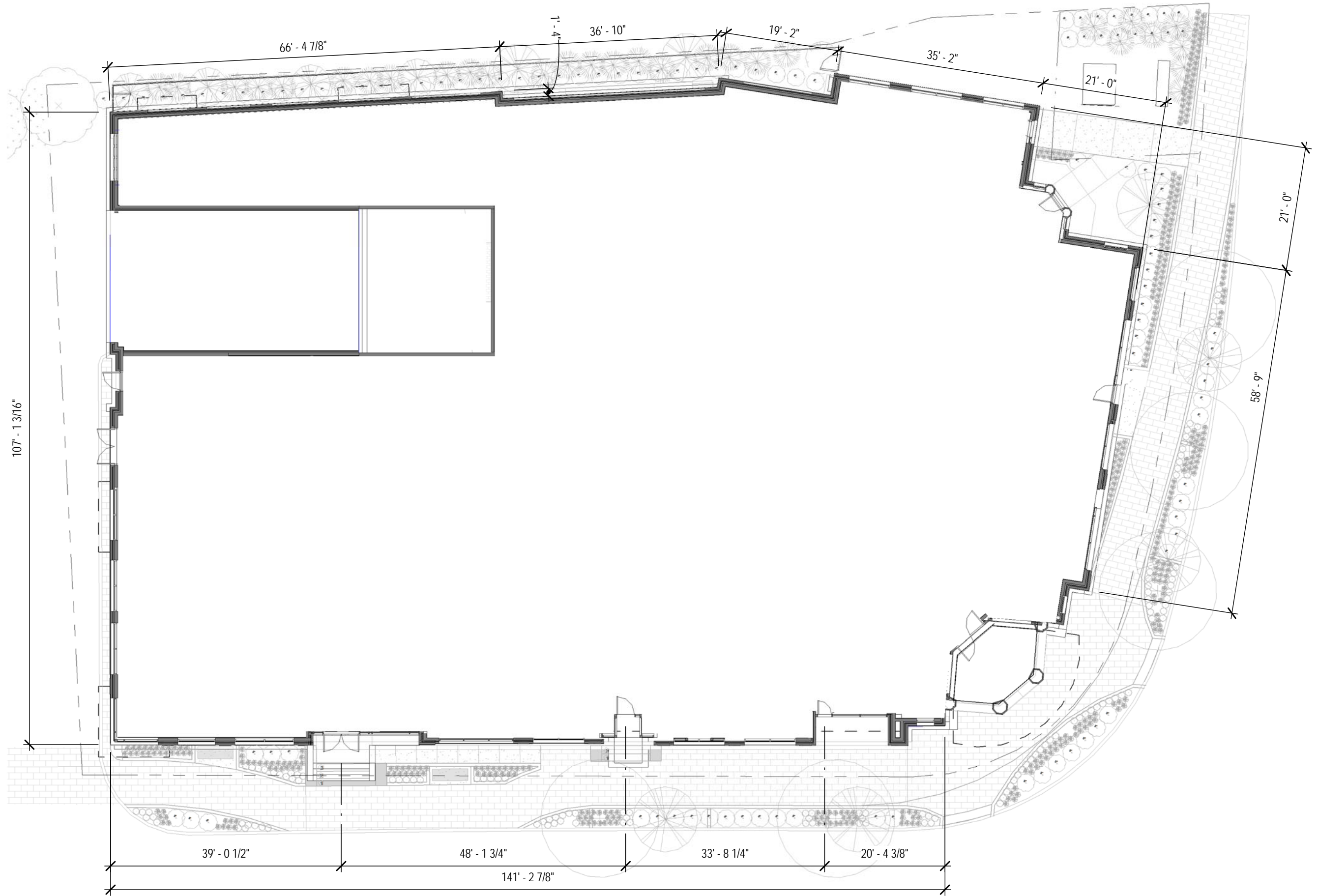
SITE MAP

Lot 5 at Foundry Place

SCALE:
06--06-2018



ARCHITECTS
INTERIORS
PLANNERS



FIRST FLOOR PLAN

1.3a

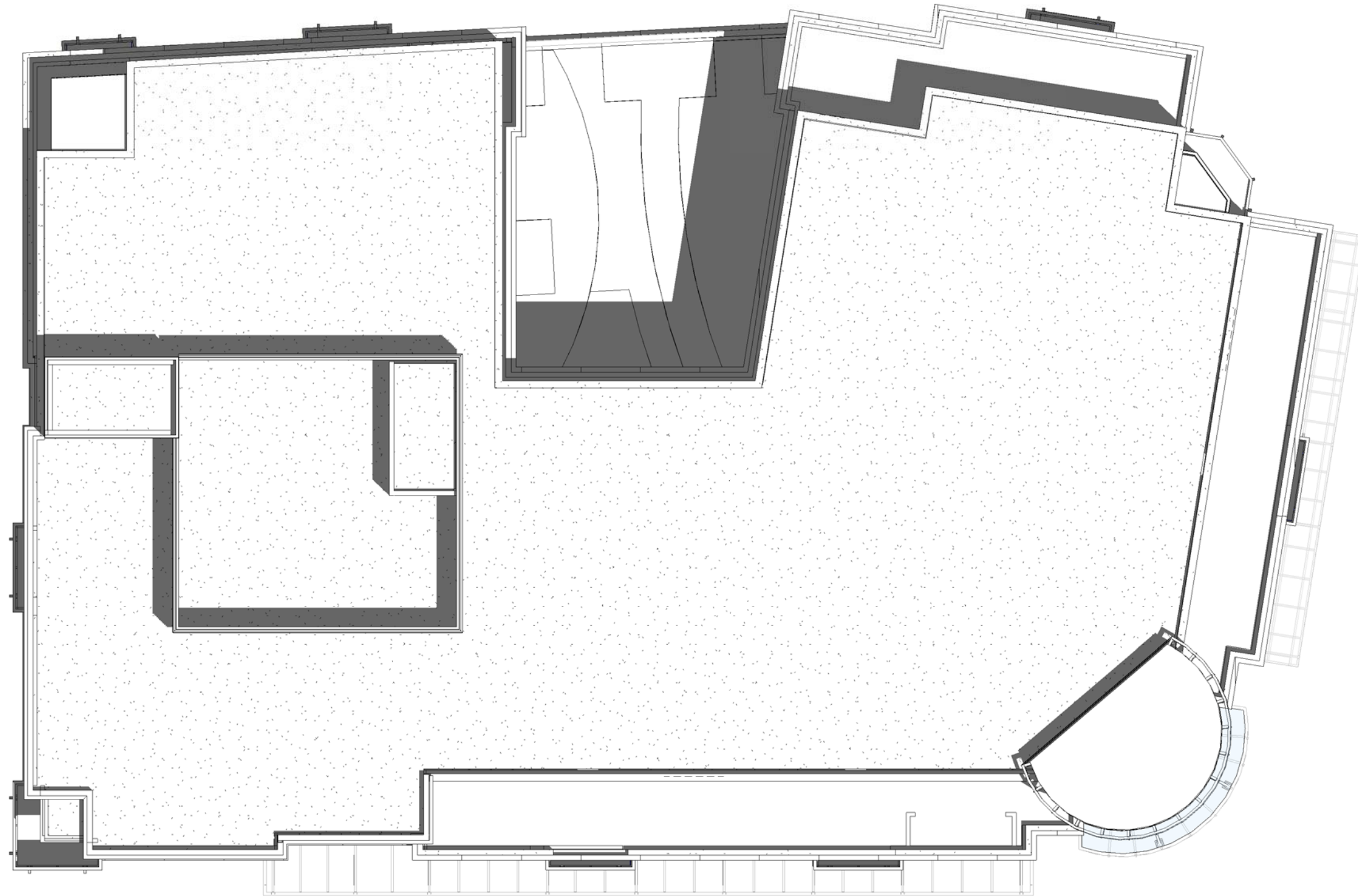
Lot 5 at Foundry Place

06-06-2018

GRAPHIC SCALE: 1/16" = 1'-0"



ARCHITECTS
INTERIORS
PLANNERS

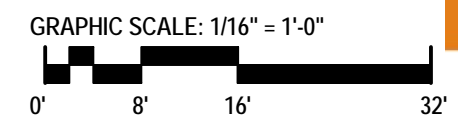


1.3b

ROOF PLAN

Lot 5 at Foundry Place

SCALE: 1/16" = 1'-0"
06-06-2018





TANGRAM 3DS



VIEW FROM MAPLEWOOD & DEER - Option 1

2.1a

Lot 5 at Foundry Place

06--06-2018



2.1b

VIEW FROM MAPLEWOOD & DEER - Option 2
Lot 5 at Foundry Place

SCALE:
06--06-2018





VIEW FROM BRIDGE STREET

2.2a

Lot 5 at Foundry Place

06--06-2018



ARCHITECTS
INTERIORS
PLANNERS



TANGRAM 3DS

2.2b

VIEW FROM MAPLEWOOD & RAILROAD
Lot 5 at Foundry Place

SCALE:
06--06-2018

JSA

ARCHITECTS
INTERIORS
PLANNERS



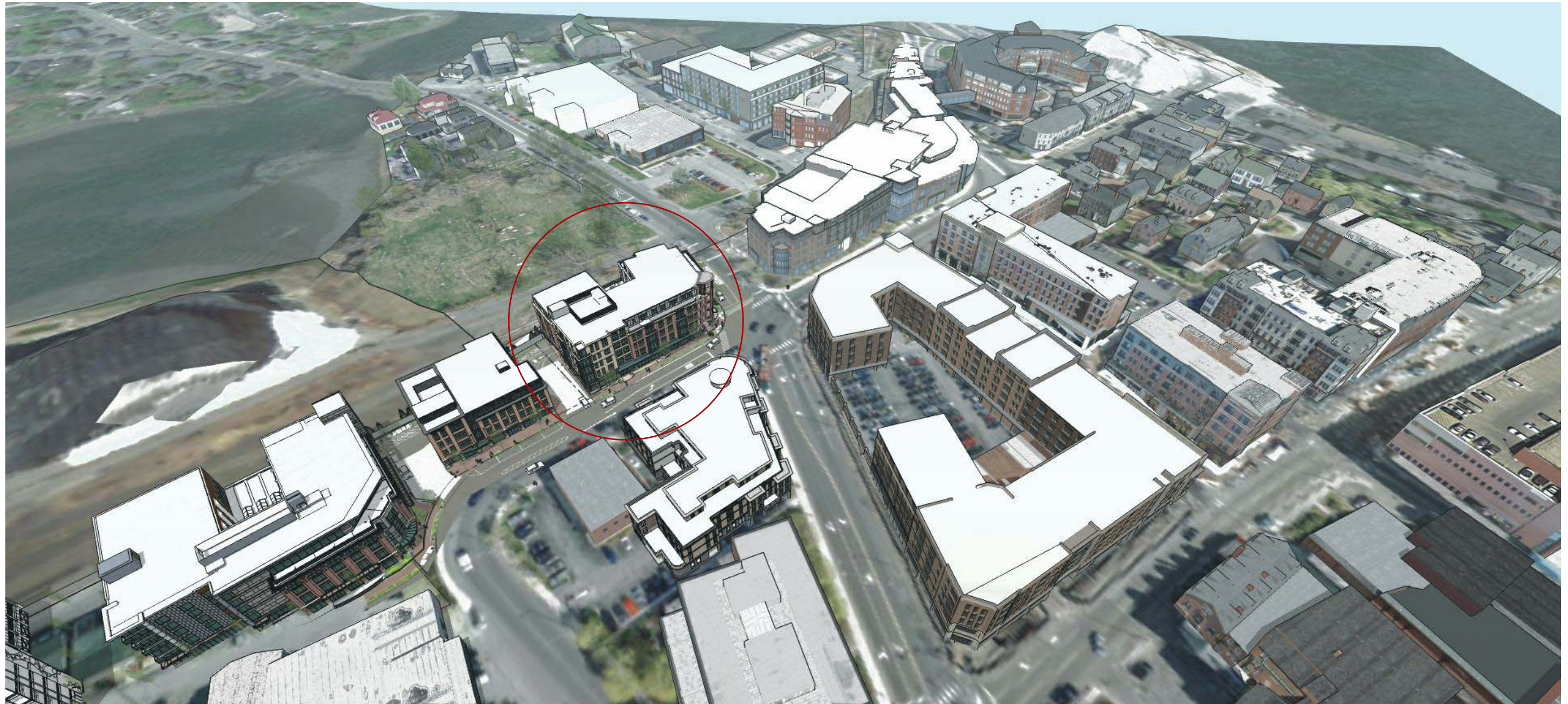
OPTION 1



OPTION 2



2.3b **BAY DETAILS**
Lot 5 at Foundry Place
SCALE:
06--06-2018





3.1b

ARIAL VIEW TO NORTHWEST

Lot 5 at Foundry Place

SCALE:
06--06-2018

JSA

ARCHITECTS
INTERIORS
PLANNERS



ARCHITECTS
INTERIORS
PLANNERS

3.2a

STREET VIEW - Deer St @ Portwalk Place

Lot 5 at Foundry Place

06--06-2018



3.2b

STREET VIEW - Maplewood @ Portwalk

Lot 5 at Foundry Place

SCALE:
06-06-2018



ARCHITECTS
INTERIORS
PLANNERS

3.3a

STREET VIEW - Maplewood @ Cemetary

Lot 5 at Foundry Place

06-06-2018



3.3b

STREET VIEW - Maplewood @ Railroad

Lot 5 at Foundry Place

SCALE:
06-06-2018





ARCHITECTS
INTERIORS
PLANNERS

3.4a

STREET VIEW - Deer @ VFW

LOT 5 at FOUNDRY PLACE



3.4b

ARIAL VIEW TO SOUTH

Lot 5 at Foundry Place

SCALE:
06--06-2018

JSA

ARCHITECTS
INTERIORS
PLANNERS



ARCHITECTS
INTERIORS
PLANNERS

4.1a

VIGNETTE - Maplewood @ Deer

Lot 5 at Foundry Place

06-06-2018



4.1b

VIGNETTE - Maplewood @ Railroad
Lot 5 at Foundry Place

SCALE:
06-06-2018



ARCHITECTS
INTERIORS
PLANNERS



ARCHITECTS
INTERIORS
PLANNERS

4.2a

VIGNETTE - Railroad @ Saltpile

LOT 5 at FOUNDRY PLACE



4.2b

VIGNETTE - Deer @ VFW

Lot 5 at Foundry Place

SCALE:
06-06-2018

JSA

ARCHITECTS
INTERIORS
PLANNERS



ARCHITECTS
INTERIORS
PLANNERS

4.3a

VIGNETTE - Deer

Lot 5 at Foundry Place

06-06-2018



4.3b

VIGNETTE - Maplewood
Lot 5 at Foundry Place

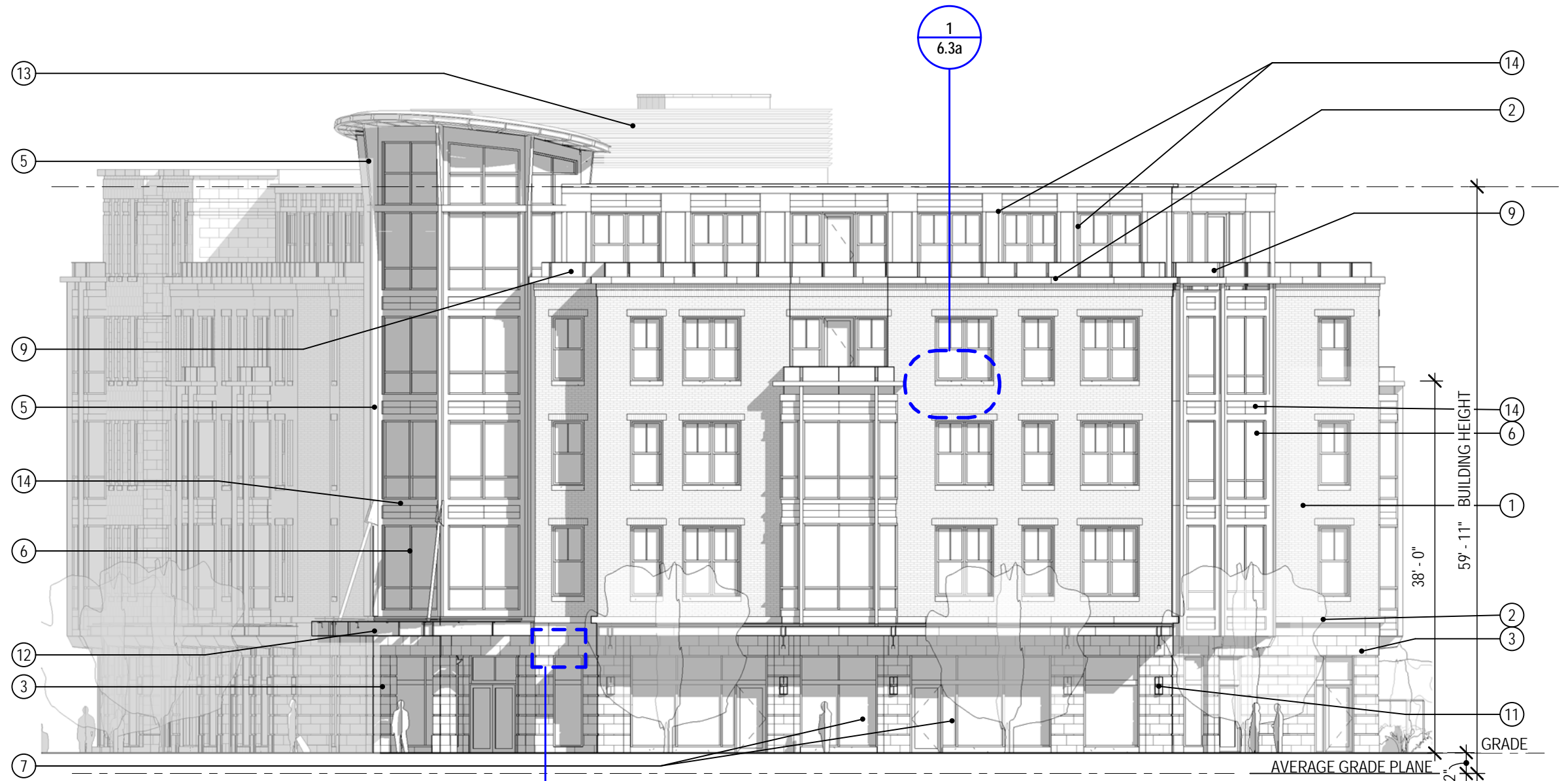
SCALE:
06-06-2018



ARCHITECTS
INTERIORS
PLANNERS



OPTION 2



OPTION 1

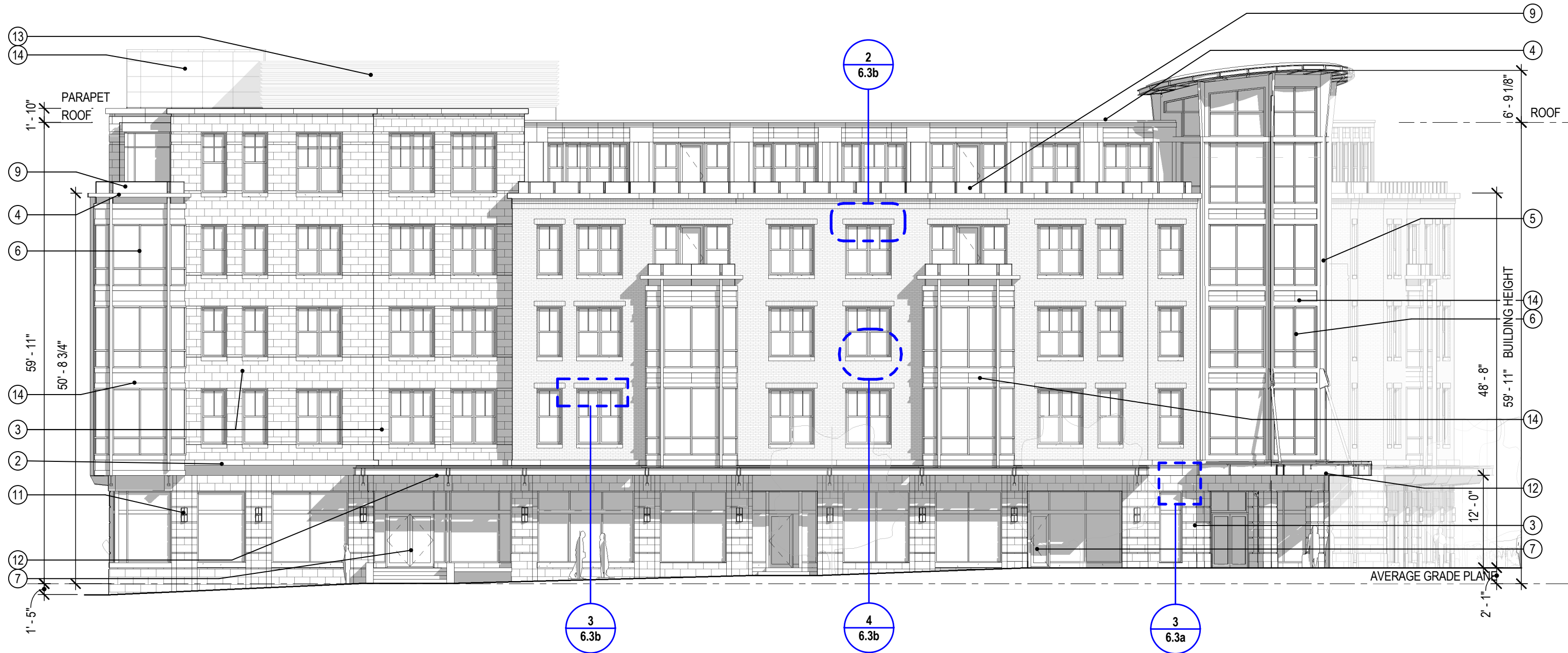


5.1a

EAST ELEVATION

Lot 5 at Foundry Place

06-06-2018

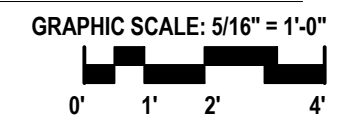


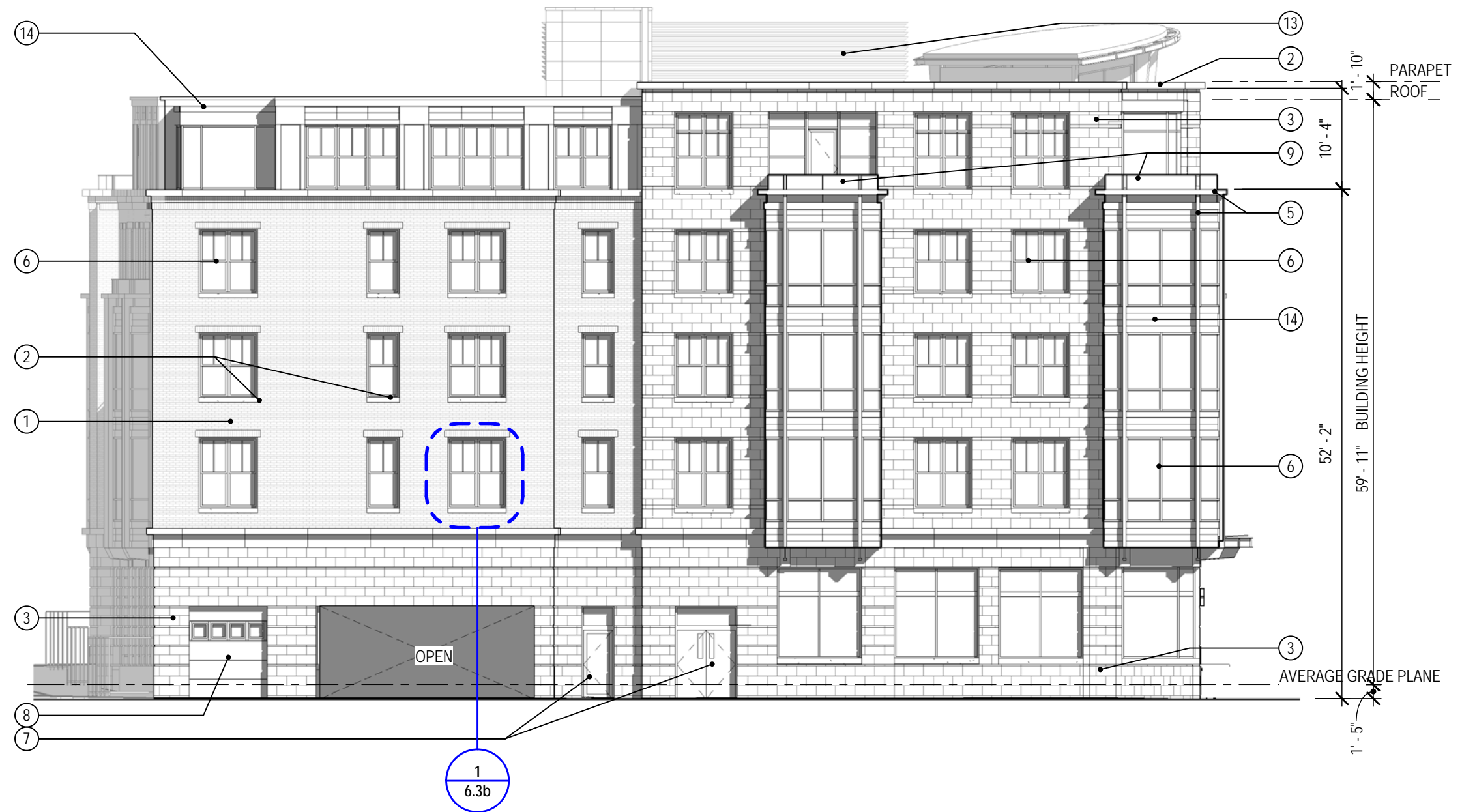
ELEVATION KEY NOTES

- | | |
|-----------------------------------|--|
| 1. Brick | 8. Overhead rolling door |
| 2. Precast architectural concrete | 9. Railing system – painted steel & metal mesh |
| 3. Cast stone | 10. (not used) |
| 4. Aluminum coping | 11. Light fixture |
| 5. Steel, painted finish | 12. Canopy – steel & glass |
| 6. Windows – aluminum clad wood | 13. Metal mechanical screening |
| 7. Aluminum / glass door | 14. Aluminum composite panel |
| | 15. Black vinyl coated metal mesh fence with plantings |

5.1b SOUTH ELEVATION Lot 5 at Foundry Place

SCALE: As indicated
06-06-2018





5.2a WEST ELEVATION
Lot 5 at Foundry Place
 06-06-2018



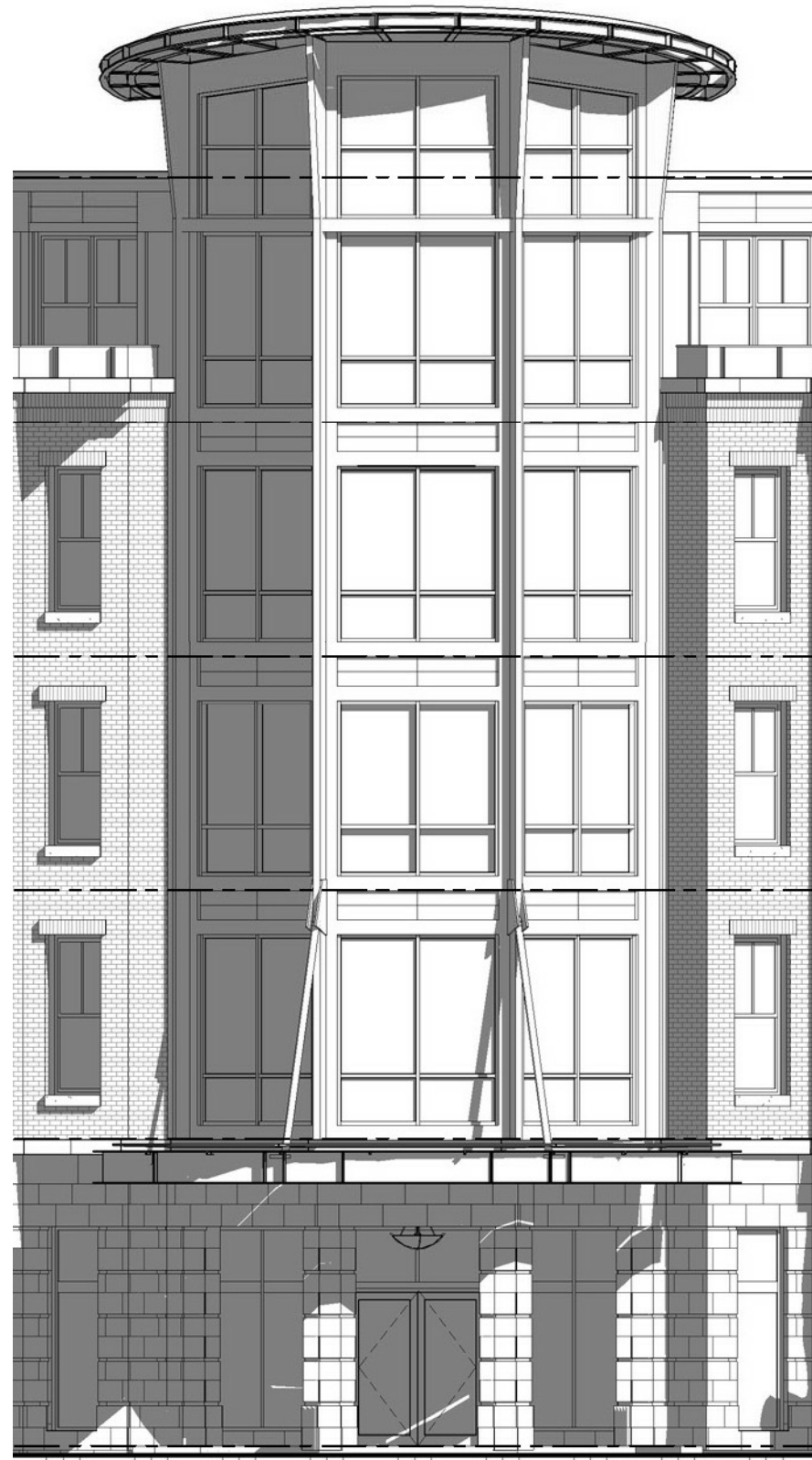
ELEVATION KEY NOTES	
1. Brick	8. Overhead rolling door
2. Precast architectural concrete	9. Railing system – painted steel & metal mesh
3. Cast stone	10. (not used)
4. Aluminum coping	11. Light fixture
5. Steel, painted finish	12. Canopy – steel & glass
6. Windows – aluminum clad wood	13. Metal mechanical screening
7. Aluminum / glass door	14. Aluminum composite panel
	15. Black vinyl coated metal mesh fence with plantings

5.2b **NORTH ELEVATION**
Lot 5 at Foundry Place

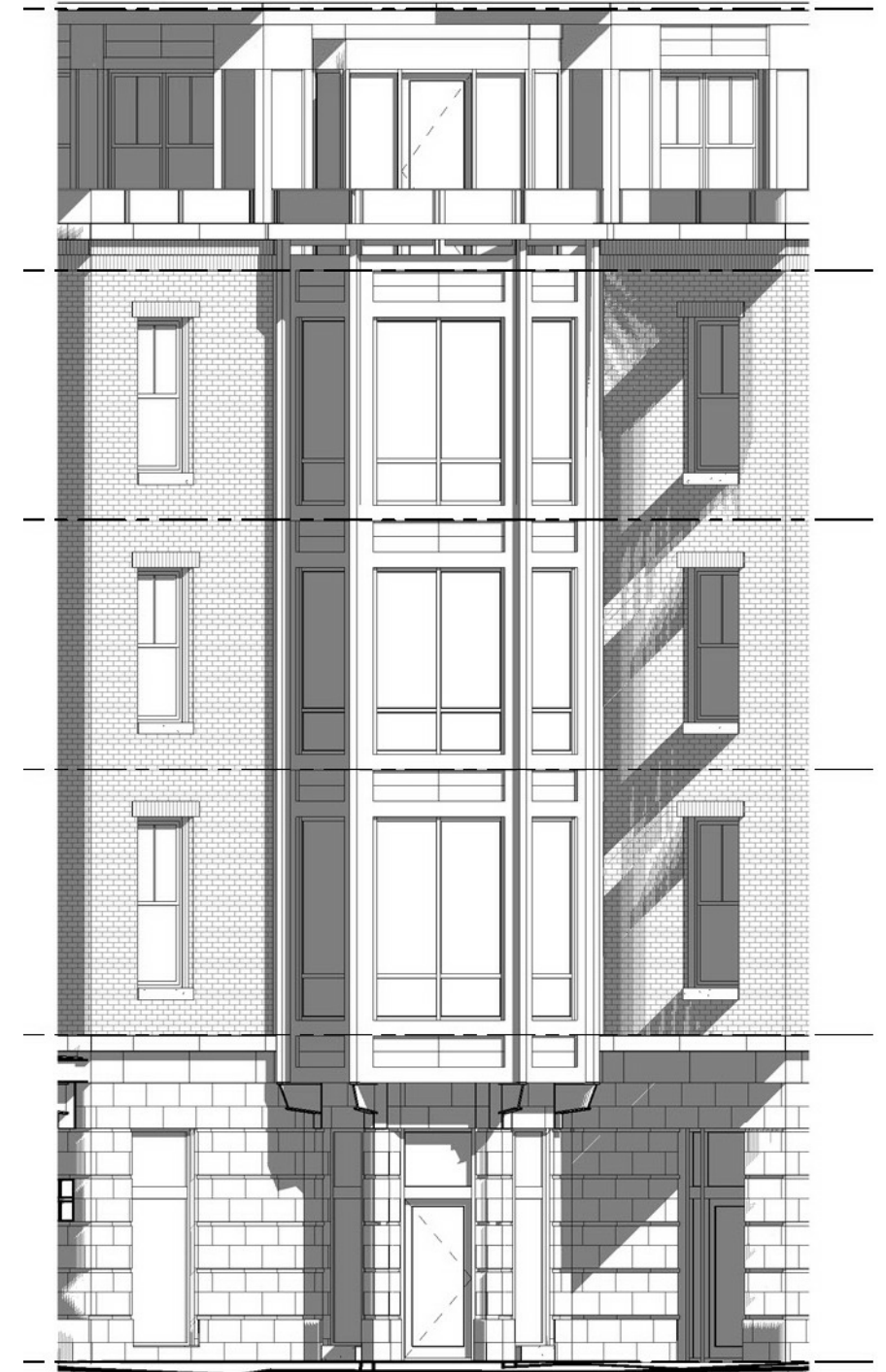
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 06-06-2018



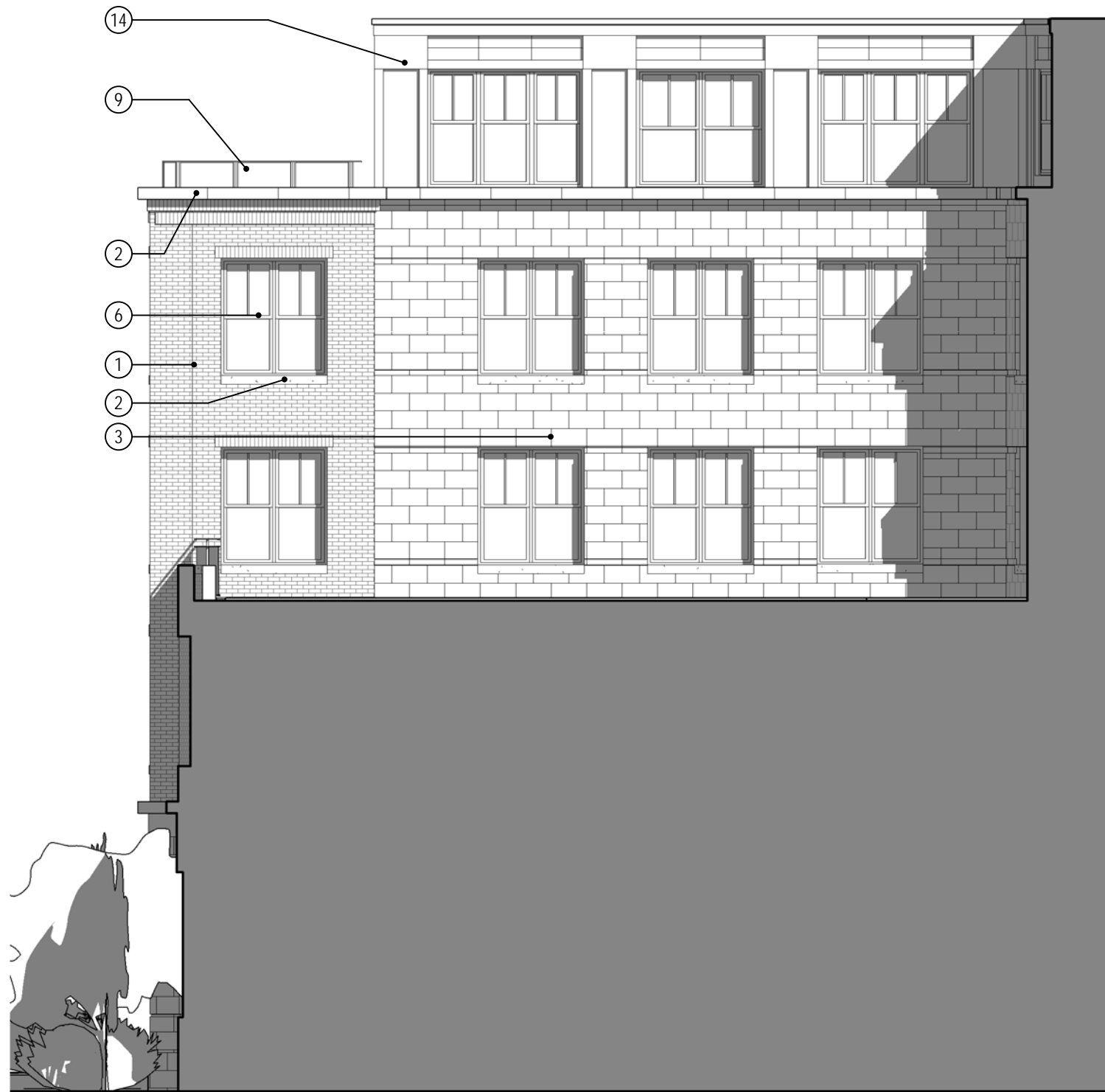
1 SOUTHEAST CORNER - OPTION 1



2 SOUTHEAST CORNER - OPTION 2



3 NORTHEAST CORNER



ELEVATION KEY NOTES

- | | |
|-----------------------------------|--|
| 1. Brick | 8. Overhead rolling door |
| 2. Precast architectural concrete | 9. Railing system – painted steel & metal mesh |
| 3. Cast stone | 10. (not used) |
| 4. Aluminum coping | 11. Light fixture |
| 5. Steel, painted finish | 12. Canopy – steel & glass |
| 6. Windows – aluminum clad wood | 13. Metal mechanical screening |
| 7. Aluminum / glass door | 14. Aluminum composite panel |
| | 15. Black vinyl coated metal mesh fence with plantings |

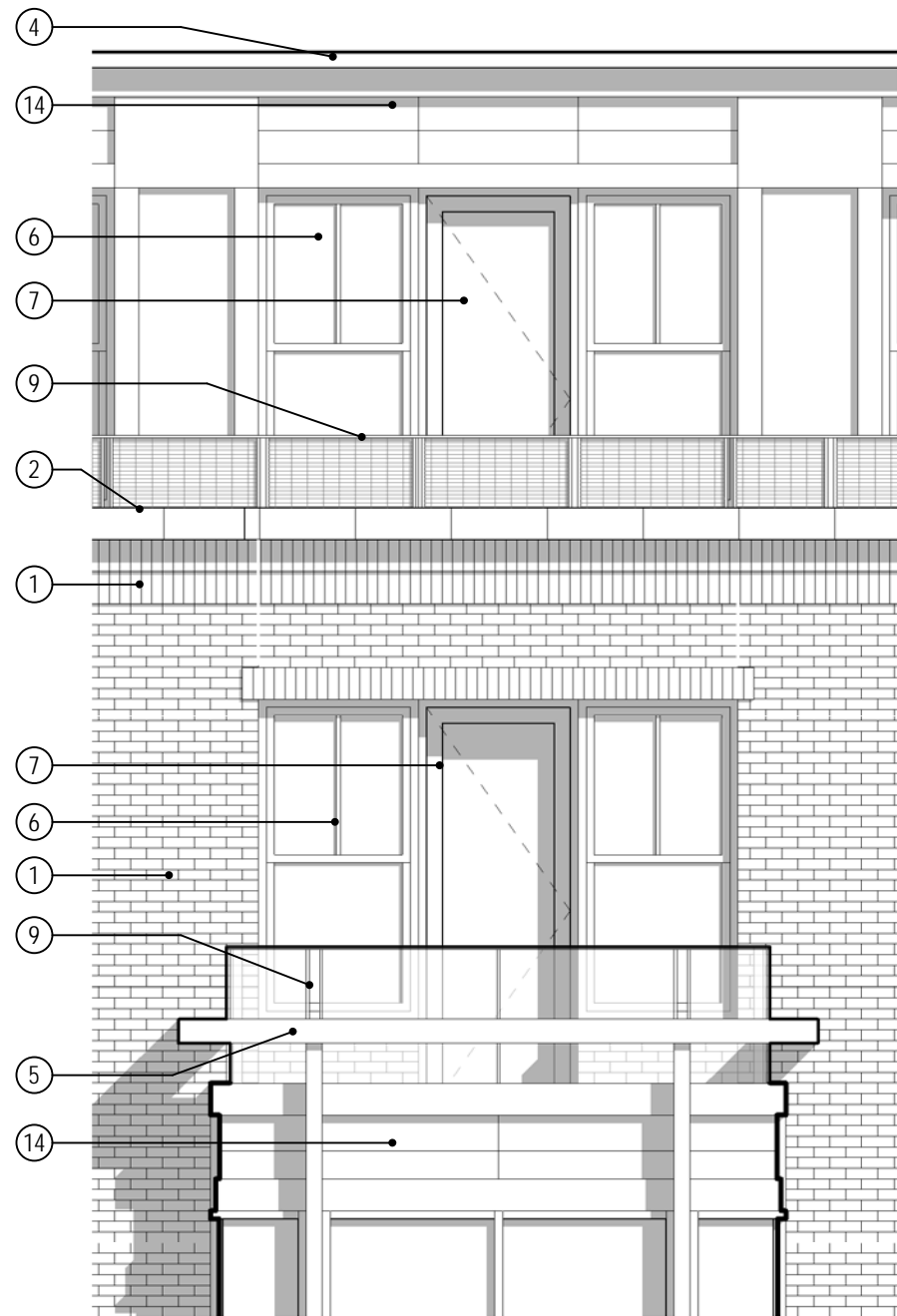
1 COURTYARD EAST
1/8" = 1'-0"

2 COURTYARD WEST
1/8" = 1'-0"

5.3b COURTYARD ELEVATIONS

Lot 5 at Foundry Place

SCALE: As indicated
06--06-2018



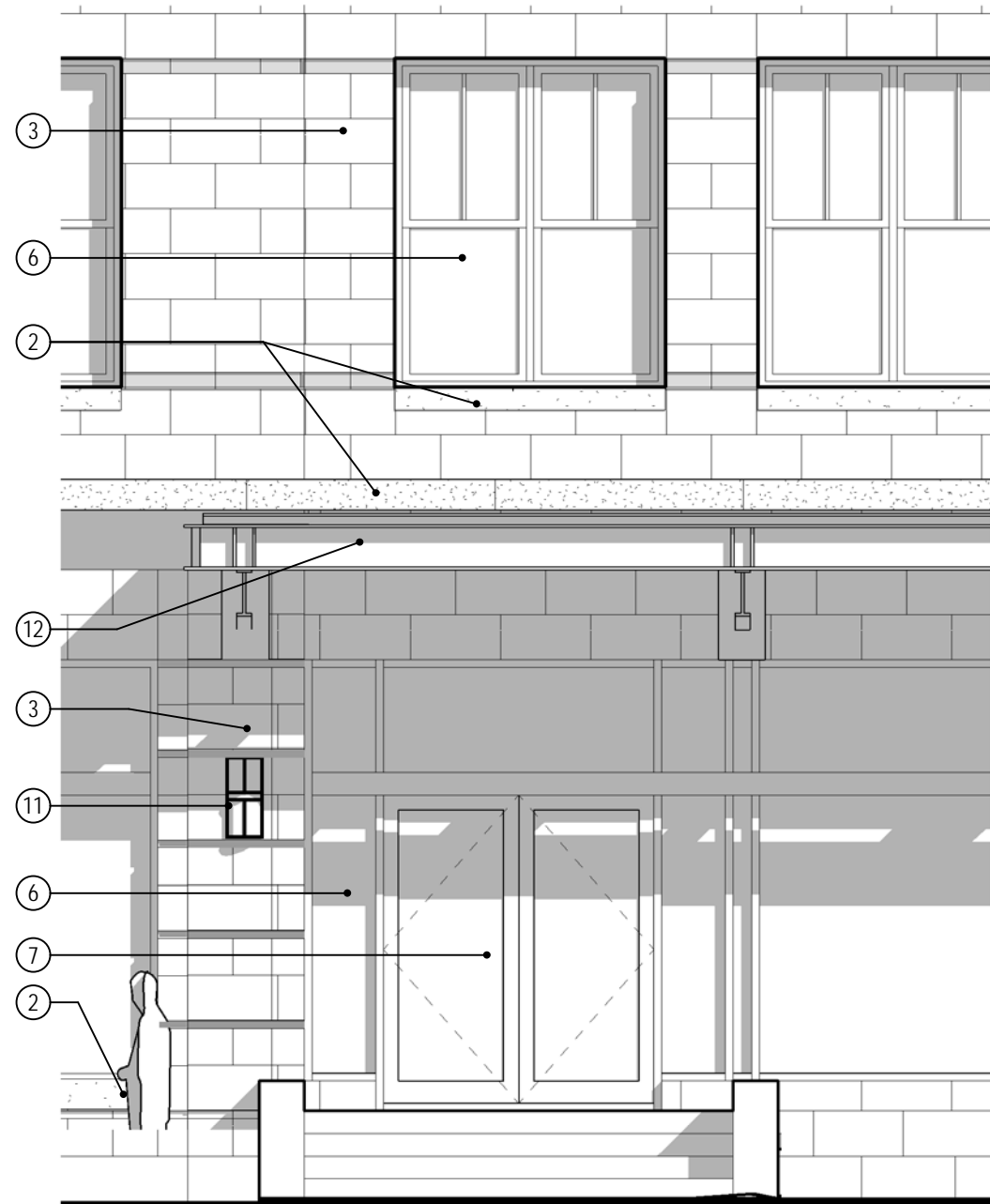
2 DORMER BAY DETAIL
1/4" = 1'-0"



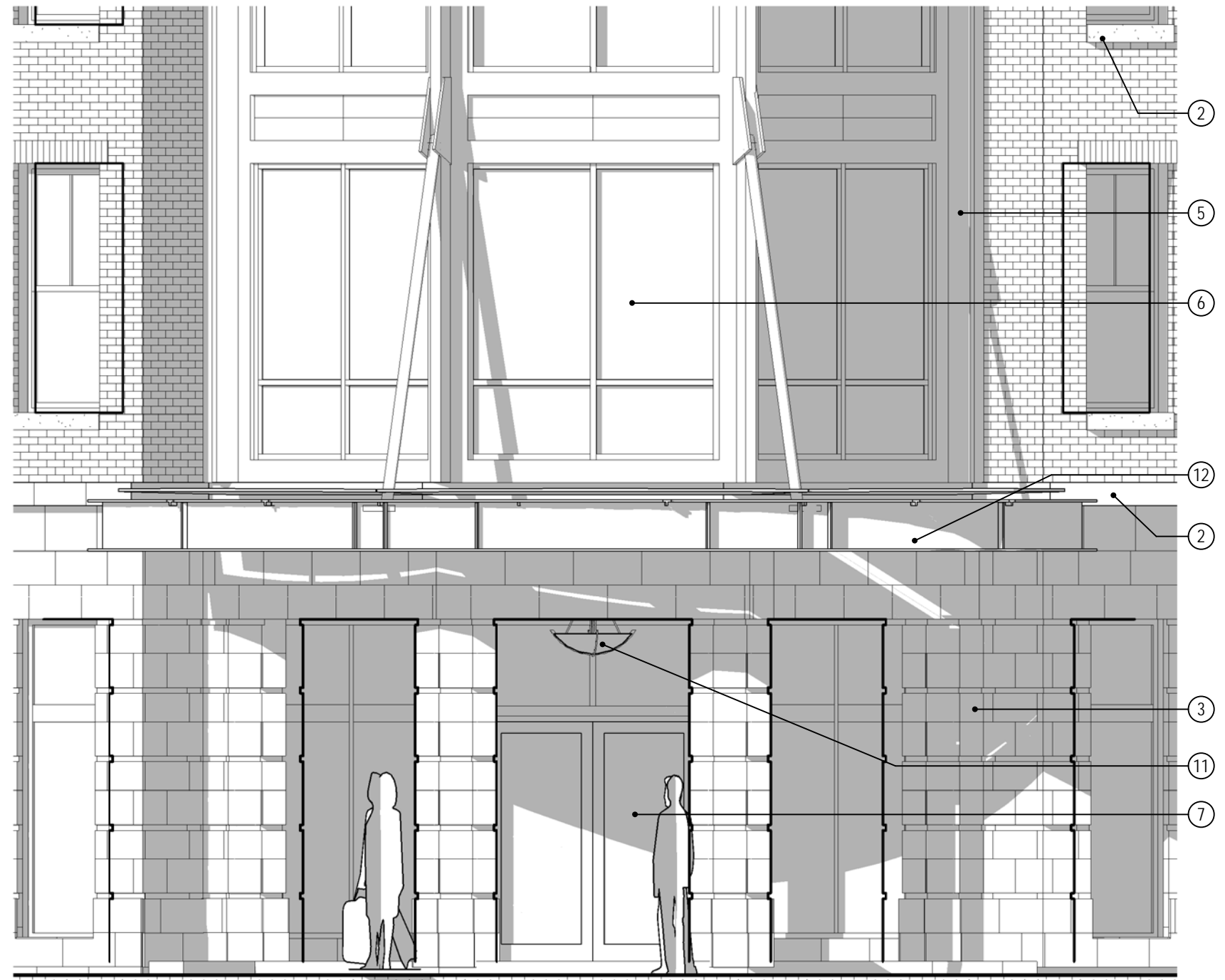
1 TOWER DETAIL
1/4" = 1'-0"

ELEVATION KEY NOTES

- | | |
|-----------------------------------|--|
| 1. Brick | 8. Overhead rolling door |
| 2. Precast architectural concrete | 9. Railing system – painted steel & metal mesh |
| 3. Cast stone | 10. (not used) |
| 4. Aluminum coping | 11. Light fixture |
| 5. Steel, painted finish | 12. Canopy – steel & glass |
| 6. Windows – aluminum clad wood | 13. Metal mechanical screening |
| 7. Aluminum / glass door | 14. Aluminum composite panel |
| | 15. Black vinyl coated metal mesh fence with plantings |



2 WEST ENTRANCE
1/4" = 1'-0"



1 MAIN ENTRANCE
1/4" = 1'-0"

5.4b

ELEVATION DETAILS - ENTRANCES

Lot 5 at Foundry Place

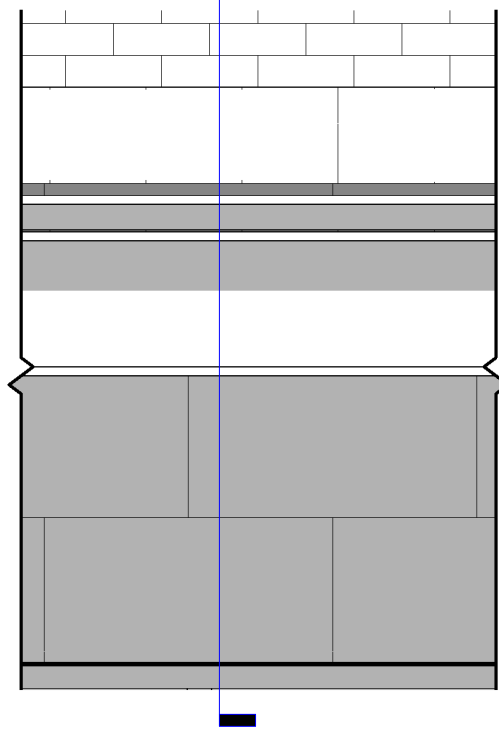
SCALE: 1/4" = 1'-0"
06-06-2018



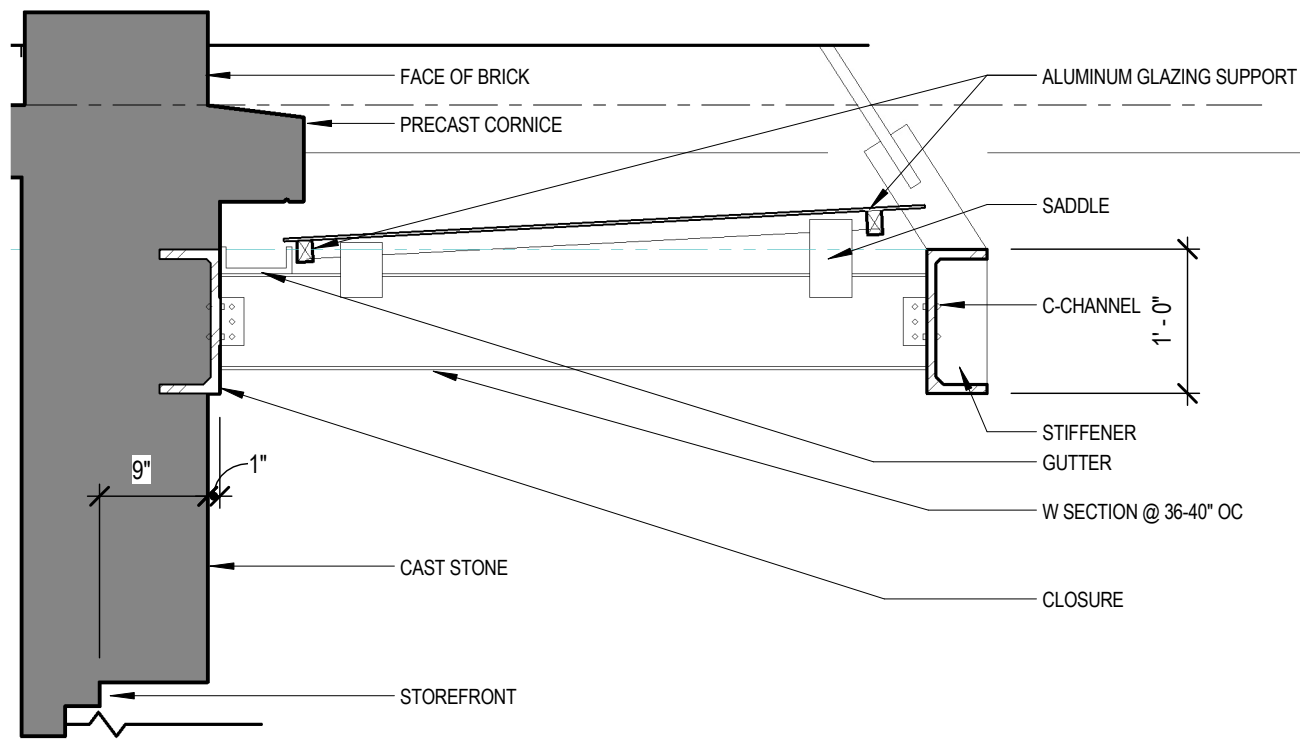
ARCHITECTS
INTERIORS
PLANNERS



2
6.1a

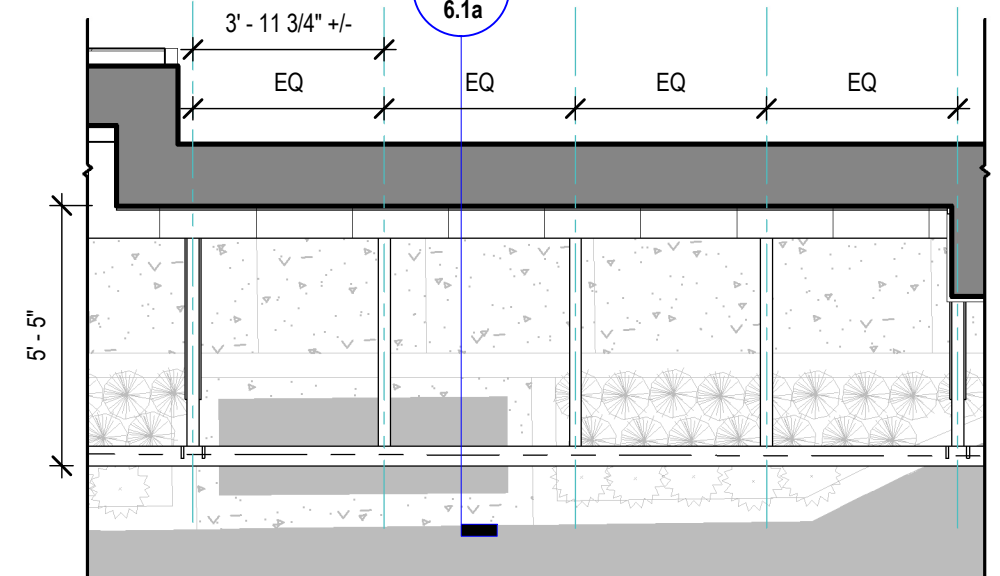


1 SIDE CANOPY ELEVATION
3/4" = 1'-0"



2 CANOPY SECTION DETAIL- SOUTH
3/4" = 1'-0"

2
6.1a



3 SIDE CANOPY PLAN
1/4" = 1'-0"



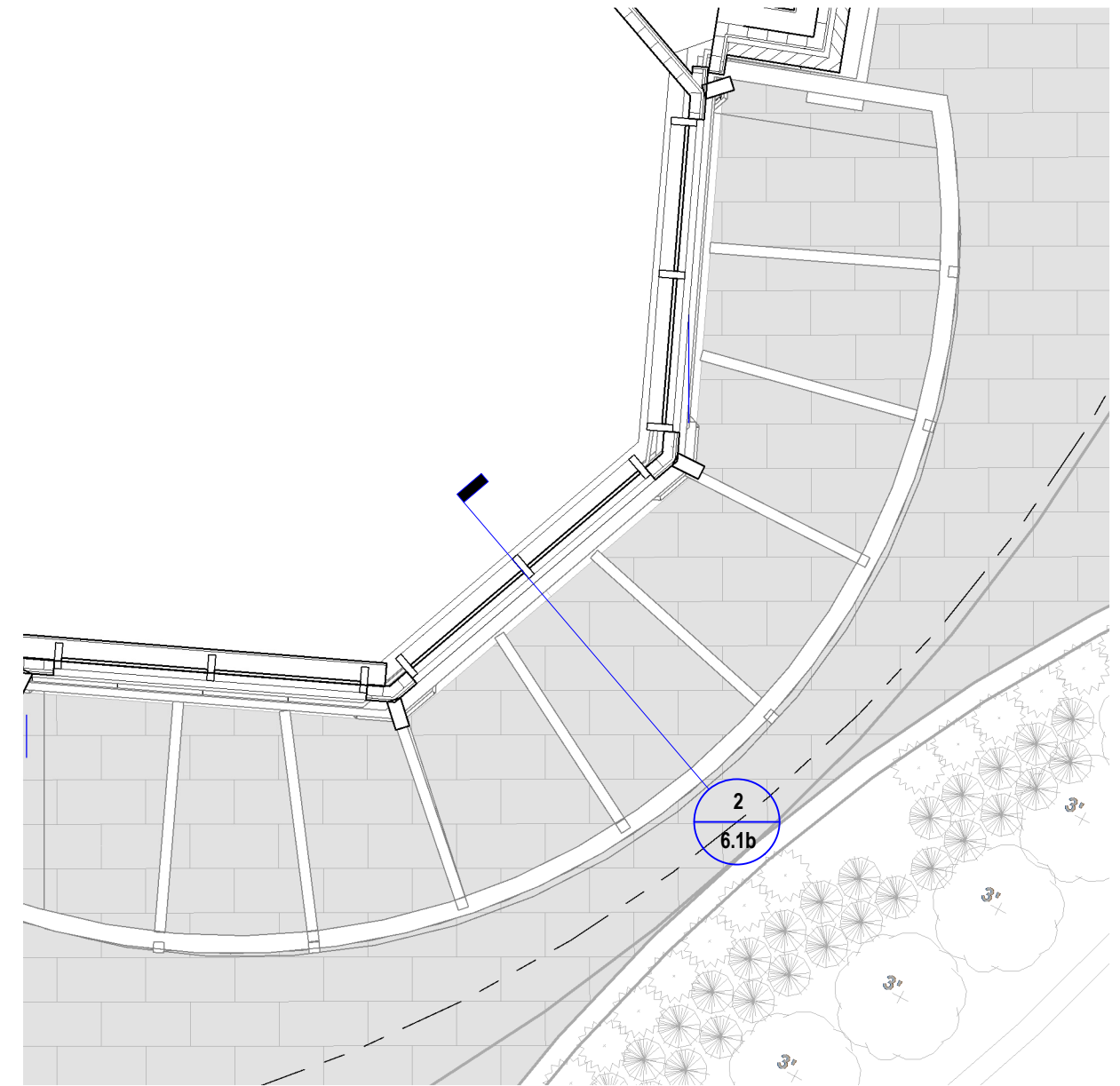
ARCHITECTS
INTERIORS
PLANNERS

6.1a

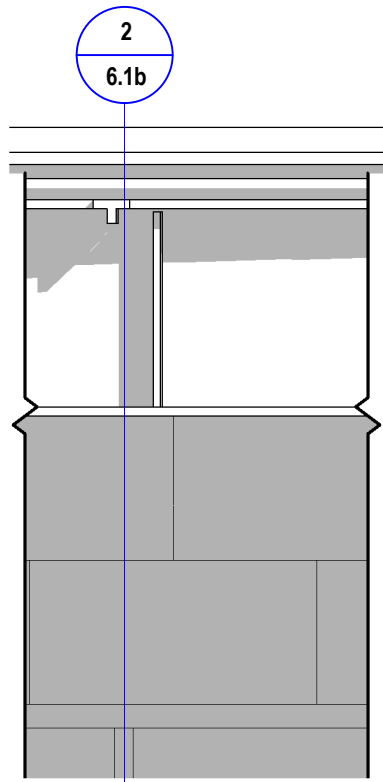
DETAILS - SIDE CANOPY

Lot 5 at Foundry Place

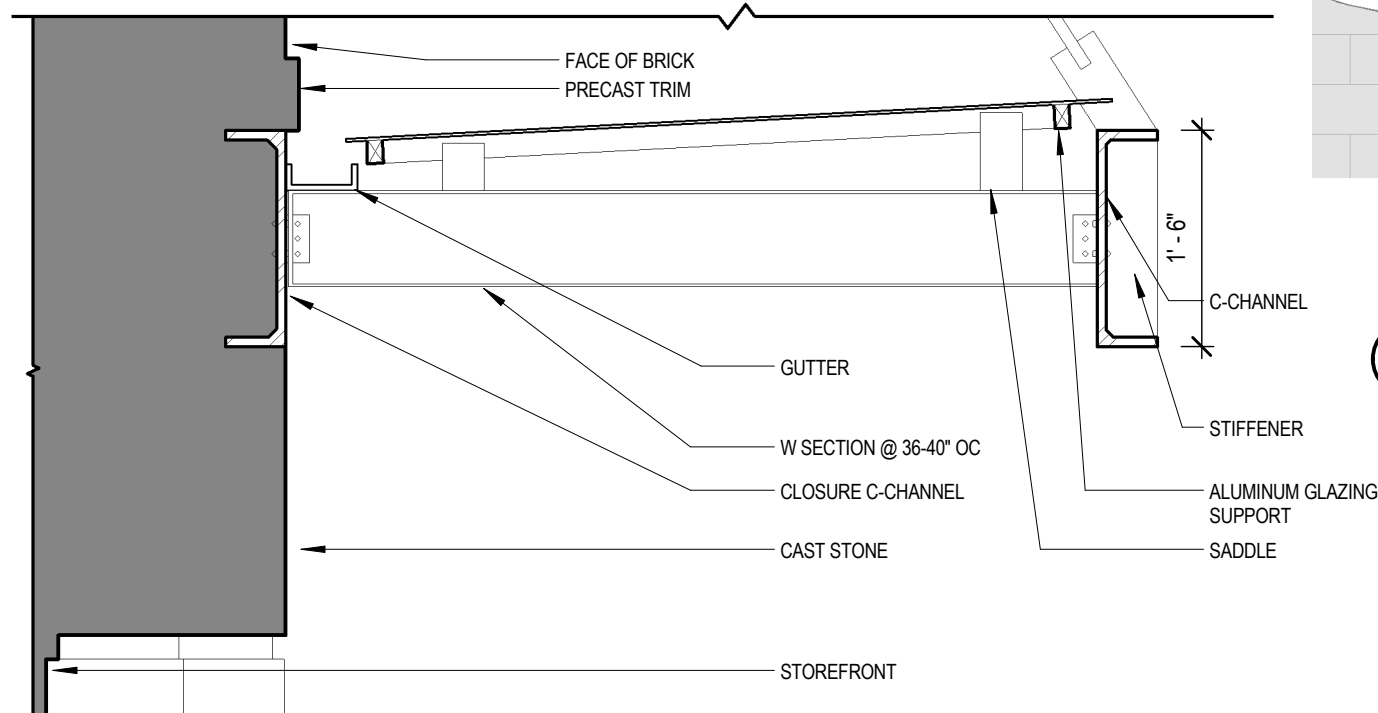
06-06-2018



3 MAIN CANOPY PLAN
1/4" = 1'-0"



1 MAIN CANOPY ELEVATION
3/4" = 1'-0"



2 MAIN CANOPY SECTION
3/4" = 1'-0"

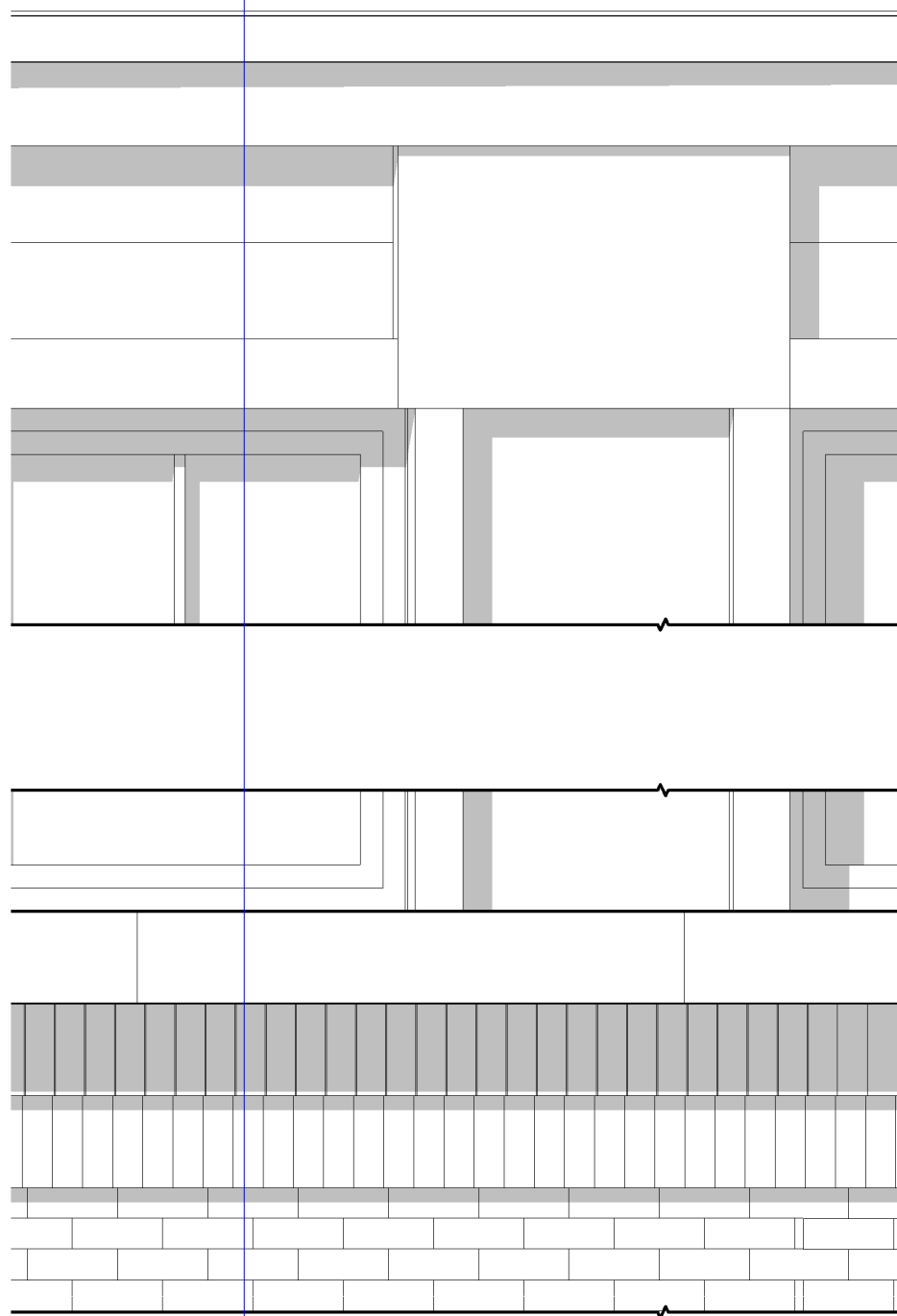
6.1b DETAILS - MAIN CANOPY
Lot 5 at Foundry Place

SCALE: As indicated
06-06-2018

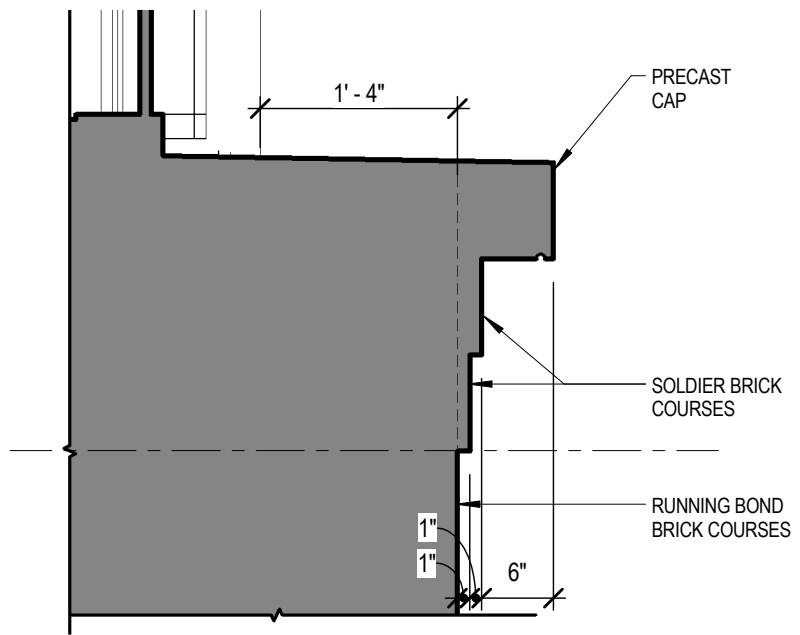
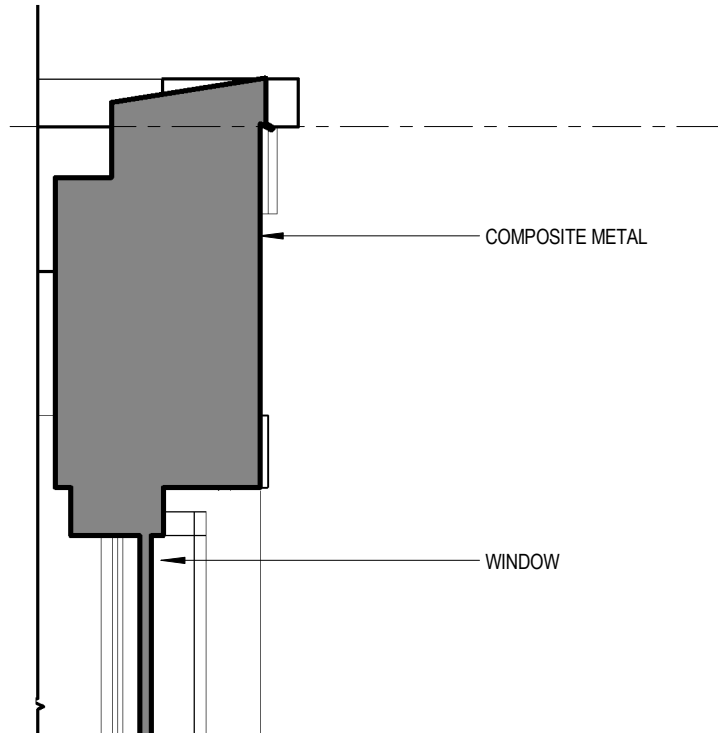


ARCHITECTS
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PLANNERS

2
6.2a



1 NORTH ELEVATION UPPER CORNICE
3/4" = 1'-0"



2 UPPER CORNICE SECTION
3/4" = 1'-0"



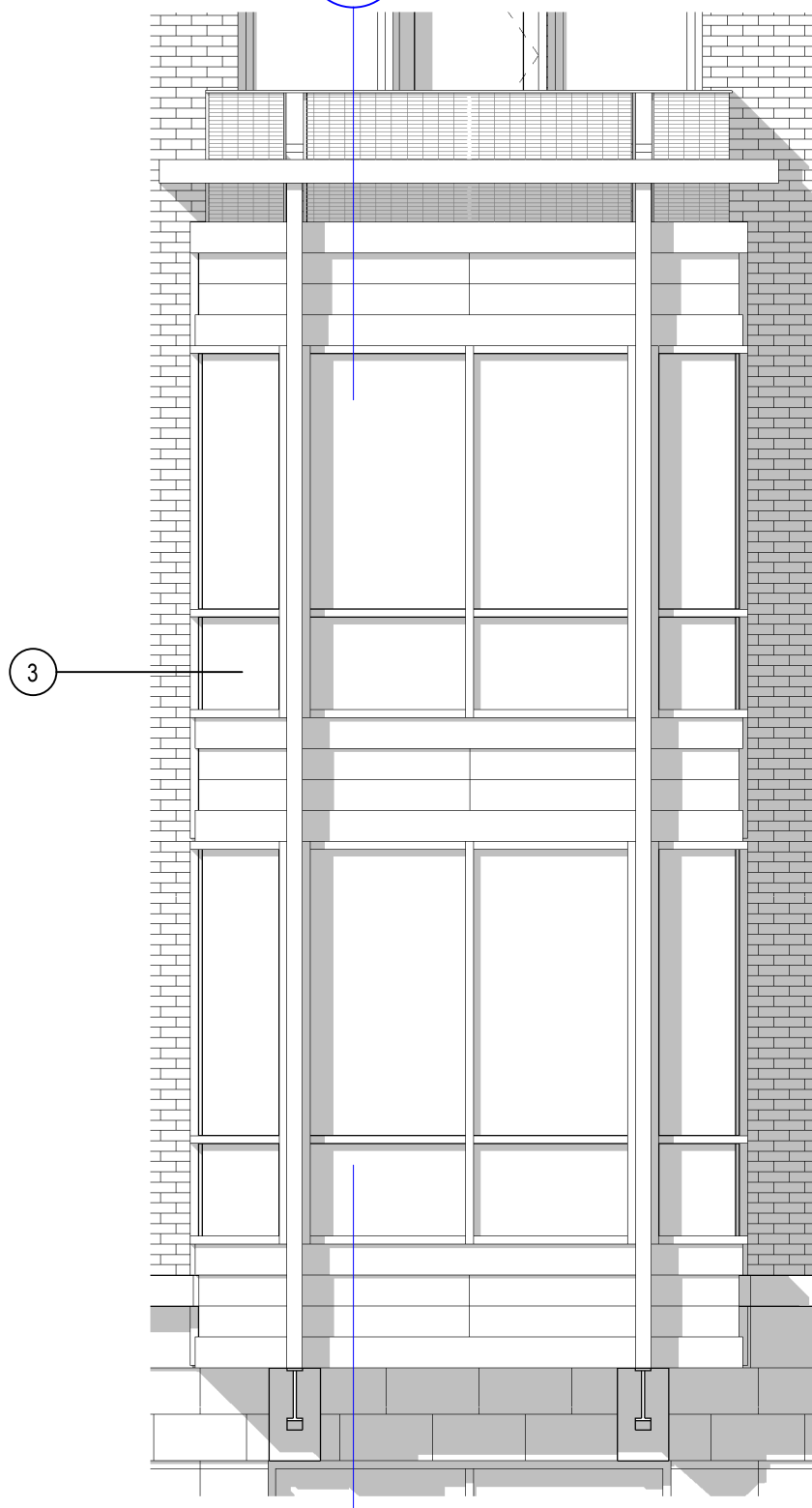
6.2a

DETAILS - UPPER CORNICES

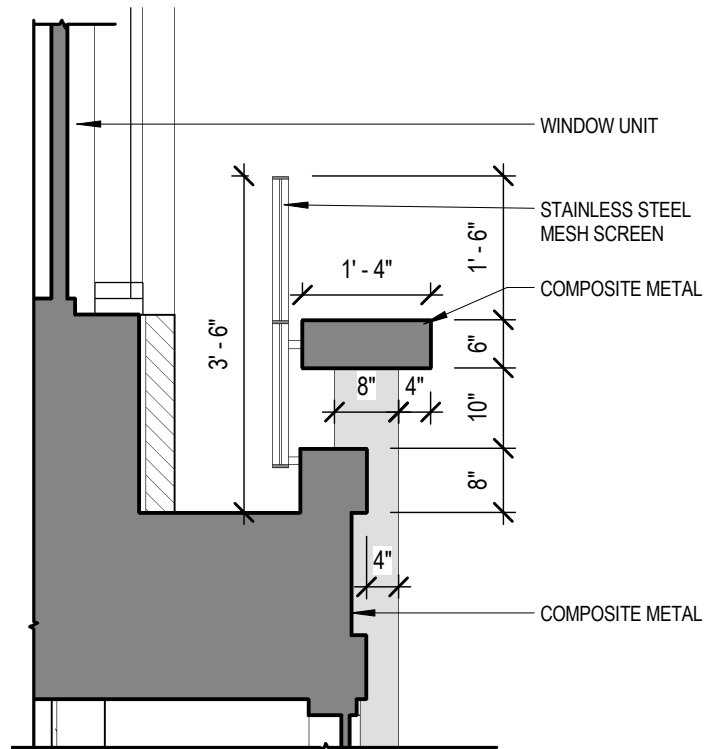
Lot 5 at Foundry Place

06-06-2018

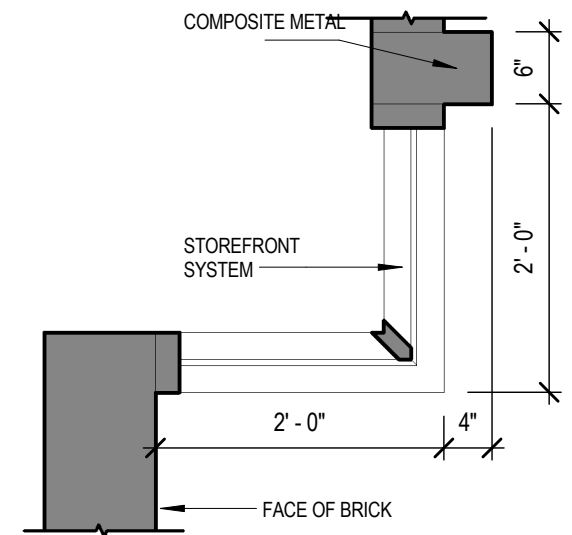
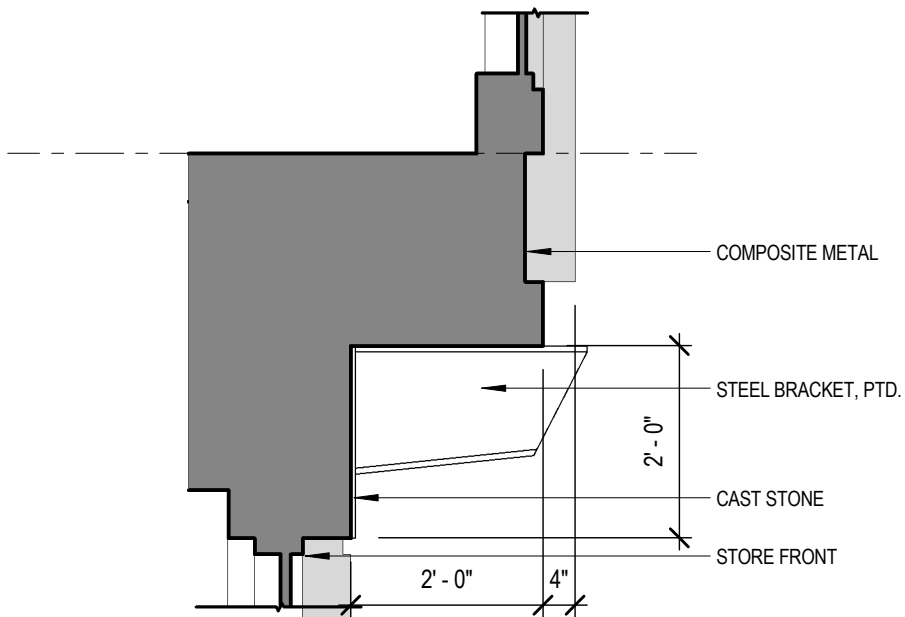
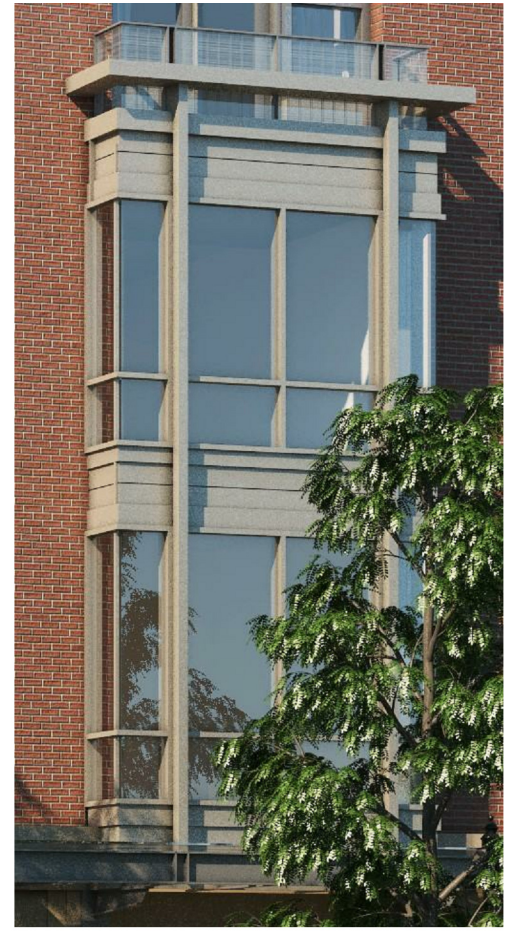
2
6.2b



1 NORTH BOX BAY ELEVATION
1/4" = 1'-0"



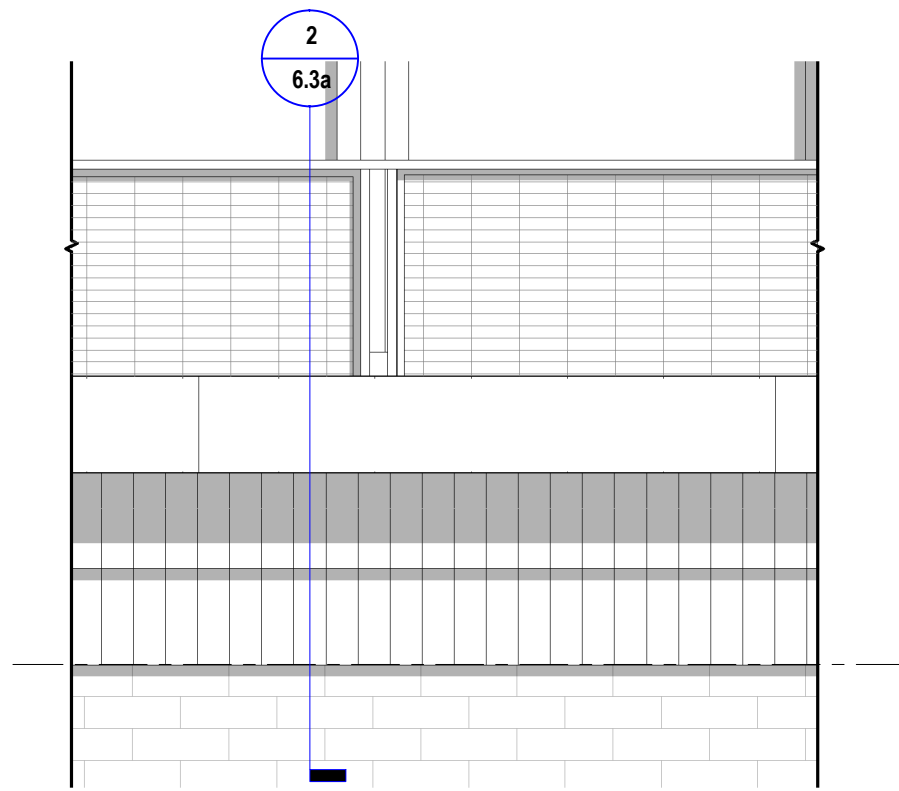
2 BOX BAY SECTION
1/2" = 1'-0"



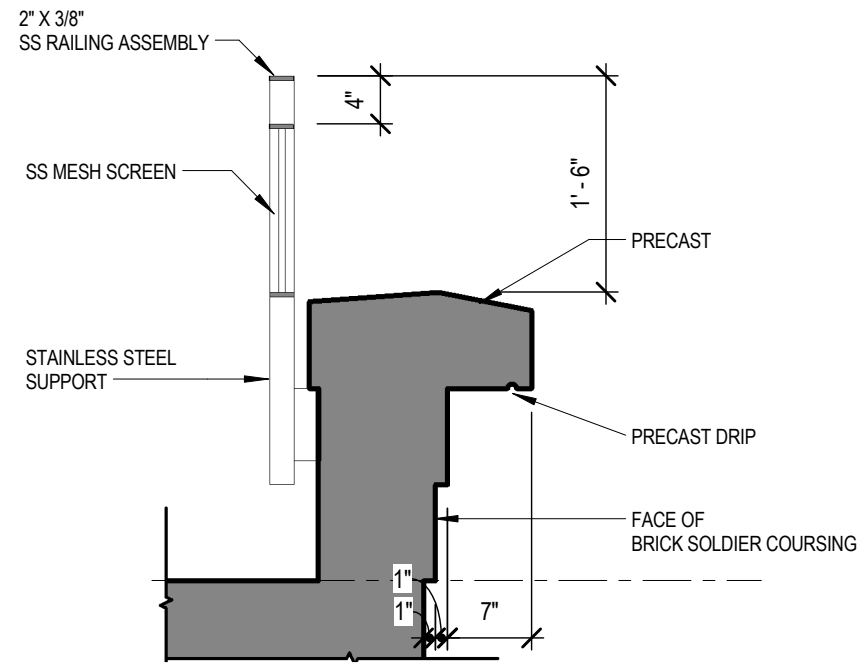
3 BOX BAY PLAN DETAIL
3/4" = 1'-0"

6.2b DETAILS - BOX BAY
Lot 5 at Foundry Place

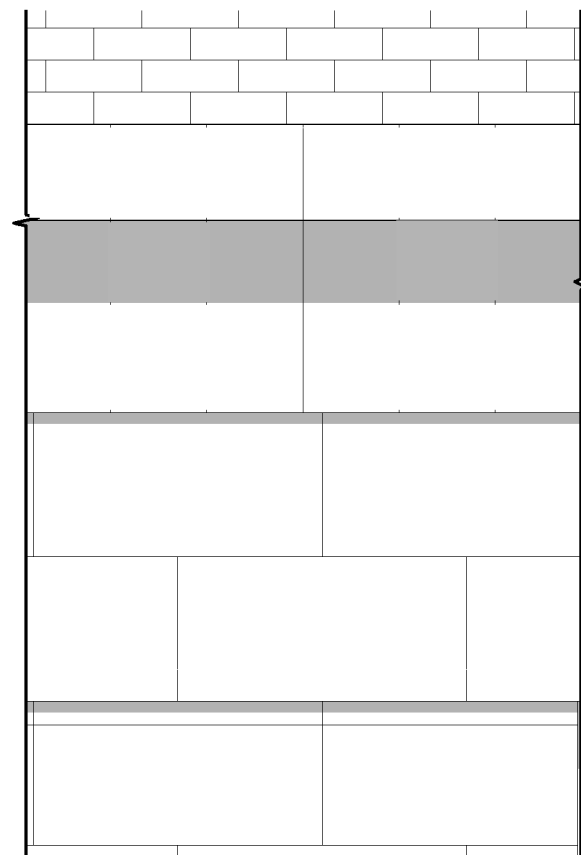
SCALE: As indicated
06-06-2018



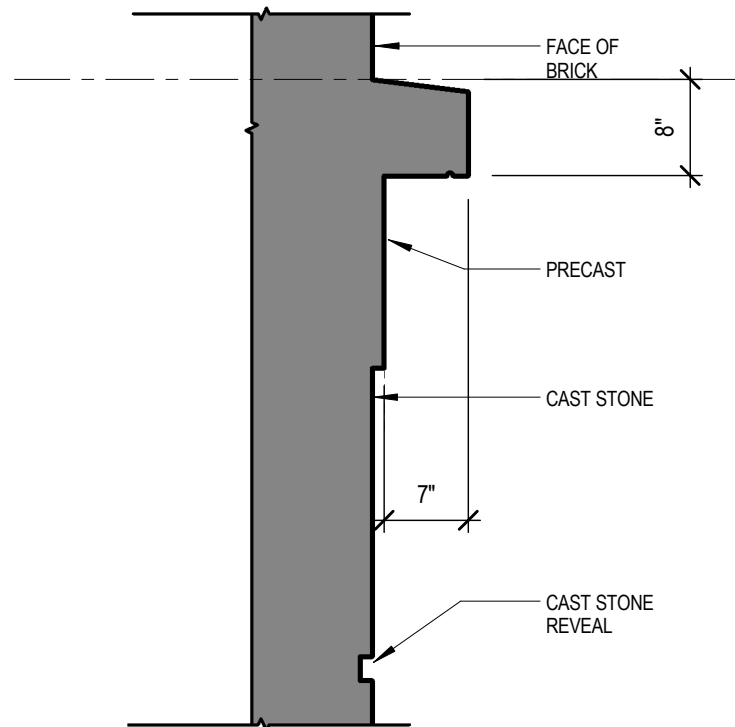
1 BALCONY RAILING ELEVATION
3/4" = 1'-0"



2 BALCONY RAIL SECTION
3/4" = 1'-0"

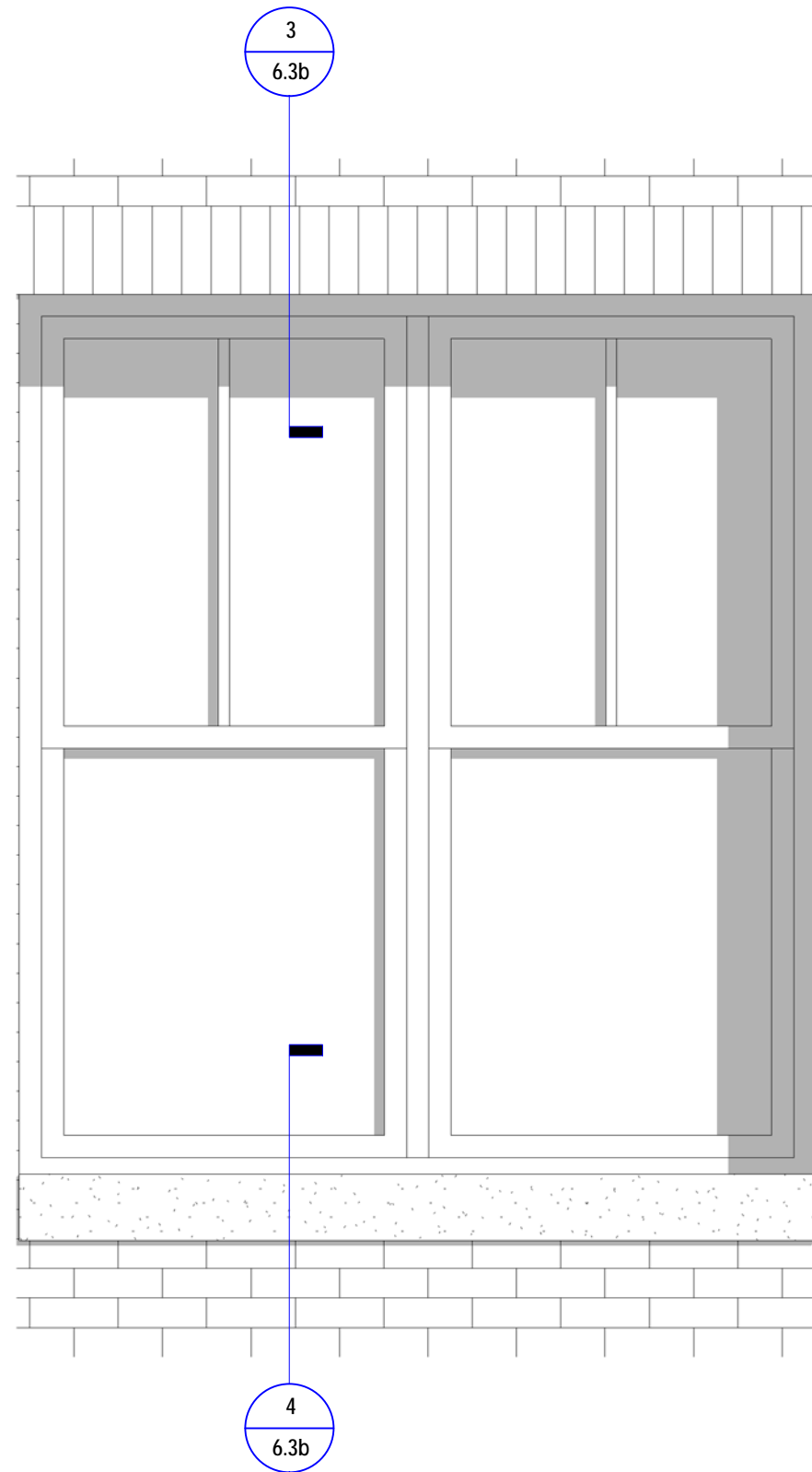


3 LOWER CORNICE ELEVATION
3/4" = 1'-0"

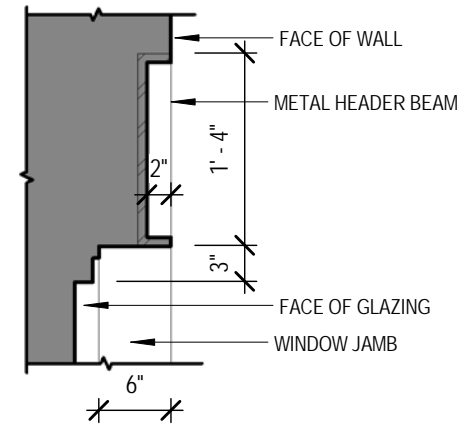


4 LOWER CORNICE PRECAST SECTION
3/4" = 1'-0"

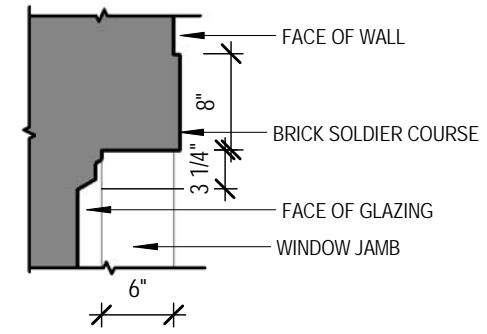




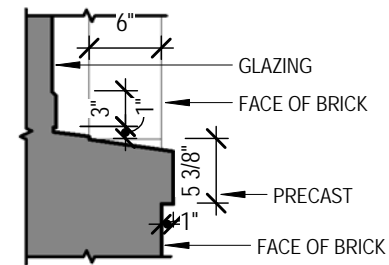
1 WINDOW ELEVATION - BRICK LINTEL
3/4" = 1'-0"



2 HEAD DETAIL - STEEL LINTEL
3/4" = 1'-0"



3 HEAD DETAIL - BRICK LINTEL
3/4" = 1'-0"

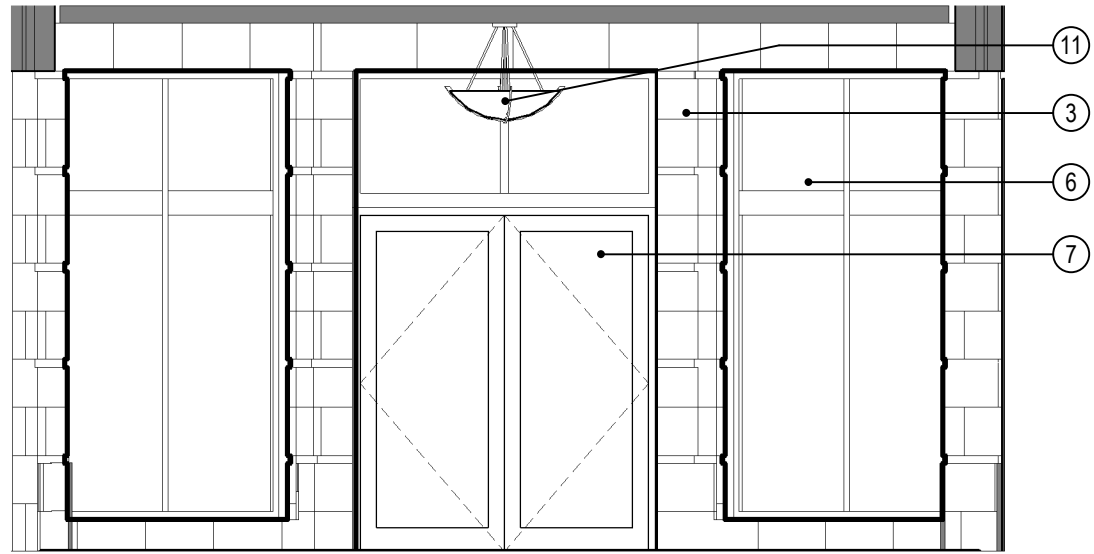


4 Sill Detail
3/4" = 1'-0"

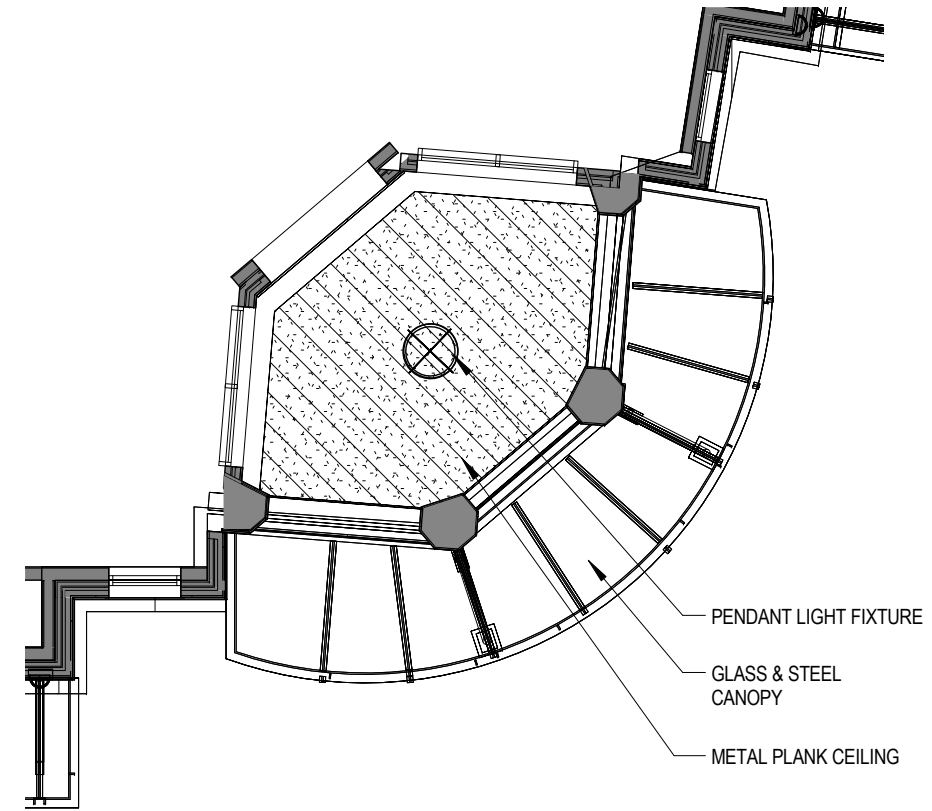


6.3b **DETAILS - WINDOWS**
Lot 5 at Foundry Place

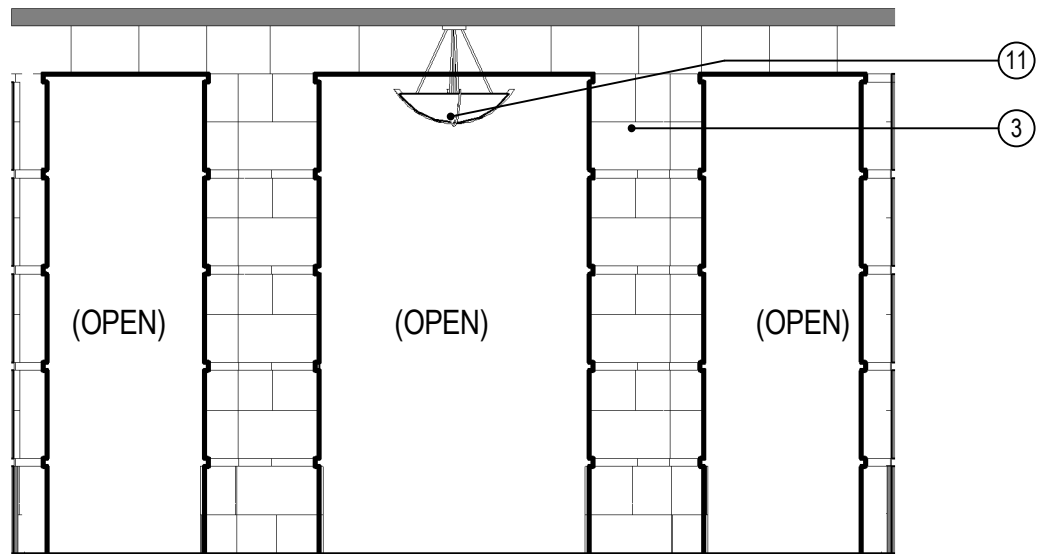
SCALE: 3/4" = 1'-0"
06--06-2018



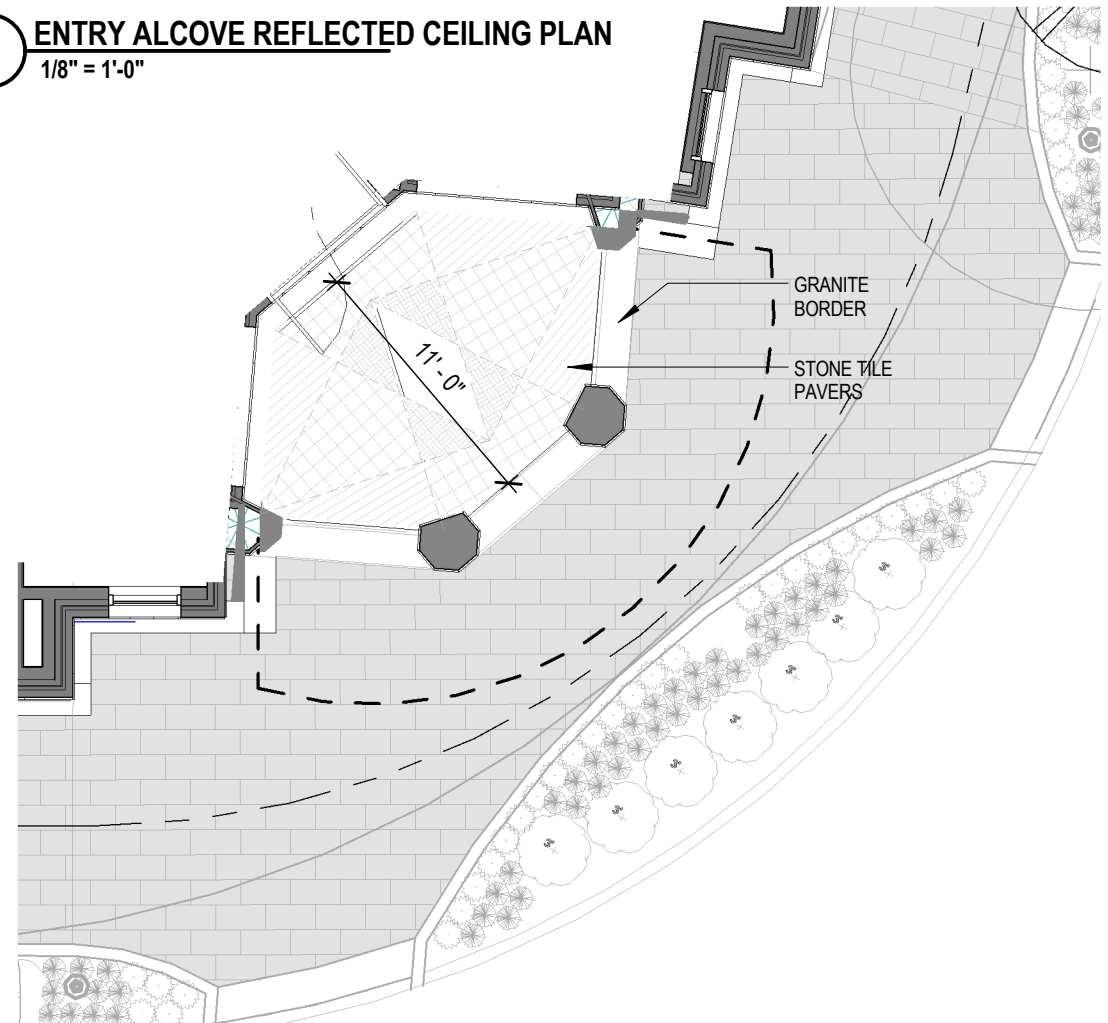
4 ENTRY ALCOVE ELEVATION
1/4" = 1'-0"



2 ENTRY ALCOVE REFLECTED CEILING PLAN
1/8" = 1'-0"



3 ENTRY ALCOVE ELEVATION
1/4" = 1'-0"



1 ENTRY ALCOVE FLOOR PLAN
1/8" = 1'-0"



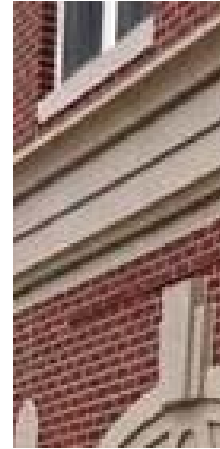
ARCHITECTS
INTERIORS
PLANNERS

6.4a

MAIN ENTRY ALCOVE - INTERIOR

Lot 5 at Foundry Place

06-06-2018



Key Note	Product	Manufacturer	Model/Make	Finish/Color
1	Brick	Morin	Royal River	Narrow Flash
2	Precast architectural concrete	MGA	Cast Stone	Light Limestone
3	Cast Stone	Arriscraft	Renaissance	Olive-dressed
4	Aluminum coping	Pac-Clad	Kynar coating	granite
6	Windows – aluminum clad wood	Pella	Architect Series Contemporary	Eldridge Gray
6	Windows – aluminum clad wood (option)	Kolbe	Sterling	Slate
7	Swing Door – Glass with aluminum frame	EFCO		annodized
7	Swing Door – aluminum panel	EFCO		annodized
8	Overhead door (loading dock)	Overhead Door	insulated steel, flat panel	gray/granite equivalent
9	Railing system – metal mesh	Cambridge Architectural	Braid	Stainless Steel
10	perforated metal grille (tower)	ATAS	Versa-seam A15 1/8" holes 23%	Silversmith (28)
11	Light fixture	Eclipse	Galileo Basic T Thor	
12	Canopy – metal & glass	custom	painted steel & frosted glass	
13	Metal louvered mechanical screening	RoofScreen	VisionGuard L10 Angled Louver	Kynar Coating, "zinc"
14	Aluminum composite panel	AlucaBond		granite
14	Aluminum composite panel (option)	Alpolic	FEVE/Lumiflon	granite
	Mortar	GlenGery		G-407
	Steel, painted finish	custom	custom	
	Metal fence with hedge plantings		woven chain link	black coating

6.4b

MATERIALS SCHEDULE

Lot 5 at Foundry Place

SCALE:
06-06-2018



ARCHITECTS
INTERIORS
PLANNERS