

157-163 DEER ST, LOT 5

WORK SESSION No. 8 JANUARY 2018



DRAWING SHEET LIST - HDC December 2017	
SHEET NO.	NAME
HDCws7	
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1.2b	SITE MAP
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1.1

COVER

Lot 5 at Foundry Place

SCALE:
02-01-2018

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) (ZO Purpose & Intent 1-6, Factor 1)
- Building design (Master Plan, pg. 108-110; Northend Vision Plan Pg. 1; ZO Purpose & Intent 4) (ZO 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; ZO 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

Redesigned corner tower element, with sloped roof, brackets, and rounded upper form.
Revised corner base elements, for wider entry openings, and octagonal rusticated piers.

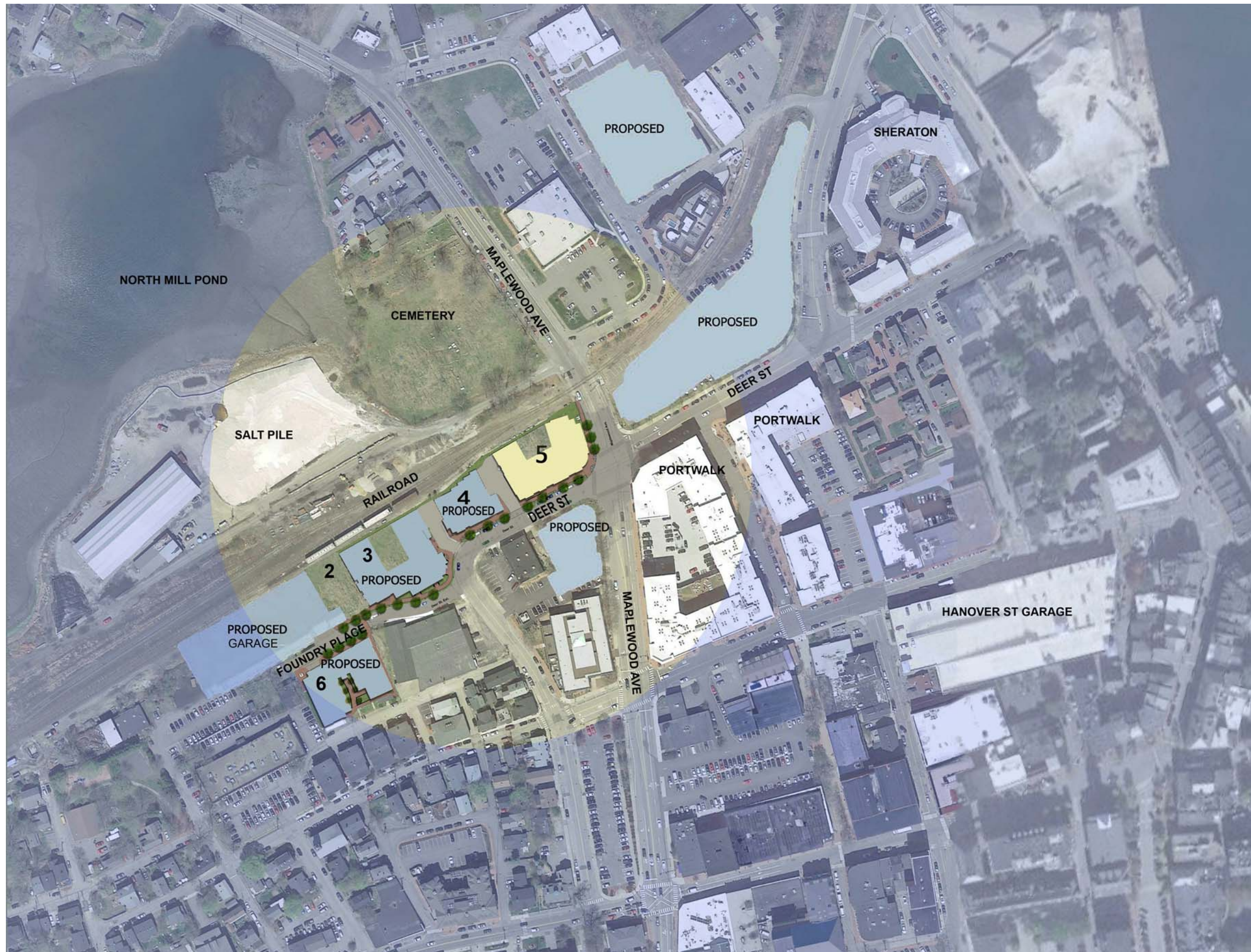
Materials

Revised cast stone masonry pattern and coursing at upper floors, from flat vertical to horizontal with recessed banding.
Revised materials and window arrangements at corner tower element.

Details

Added custom steel brackets underneath box bays, to correspond with canopy bracket detailing.
Recessed the precast band underneath side canopy by an additional 4 inches to align with adjacent banding.





1.2b

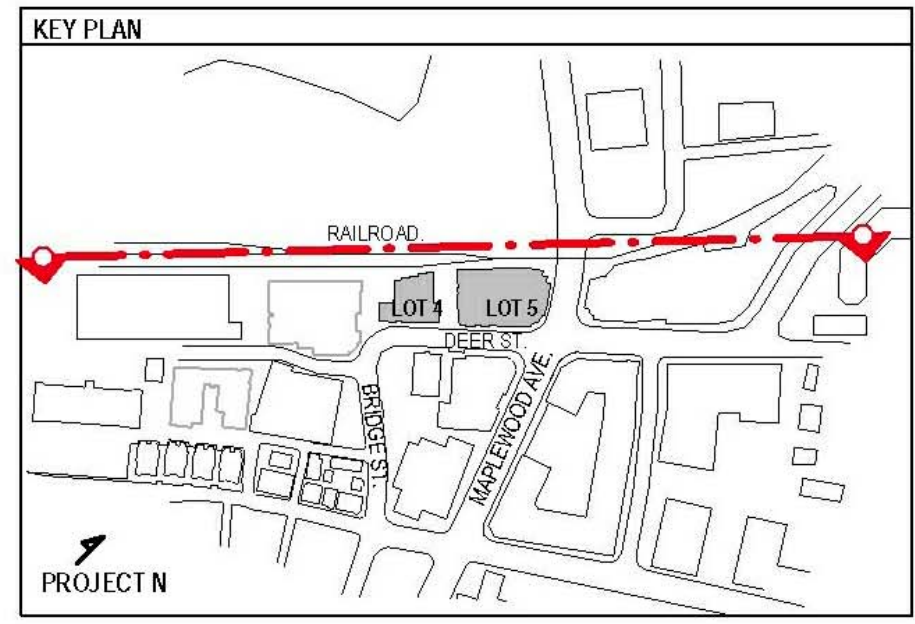
SITE MAP

Lot 5 at Foundry Place

SCALE:
02-01-2018



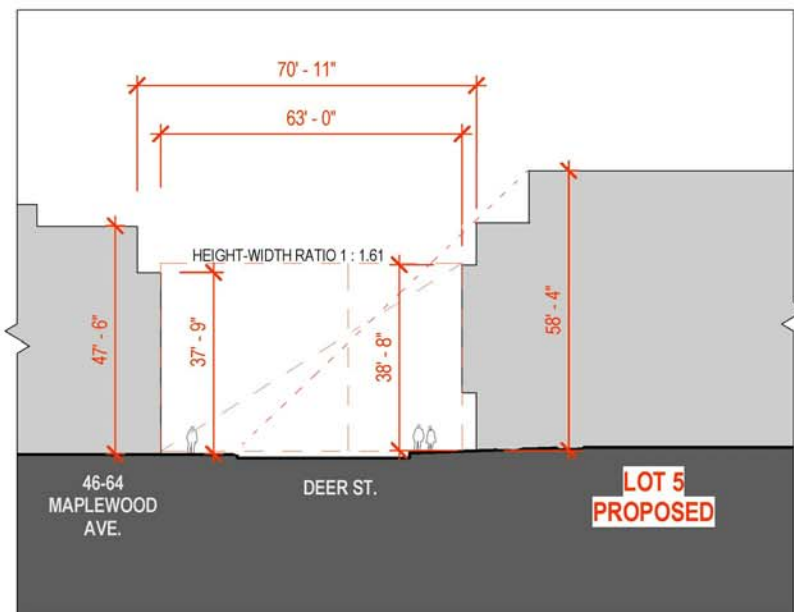
**LOT 5
PROPOSED**



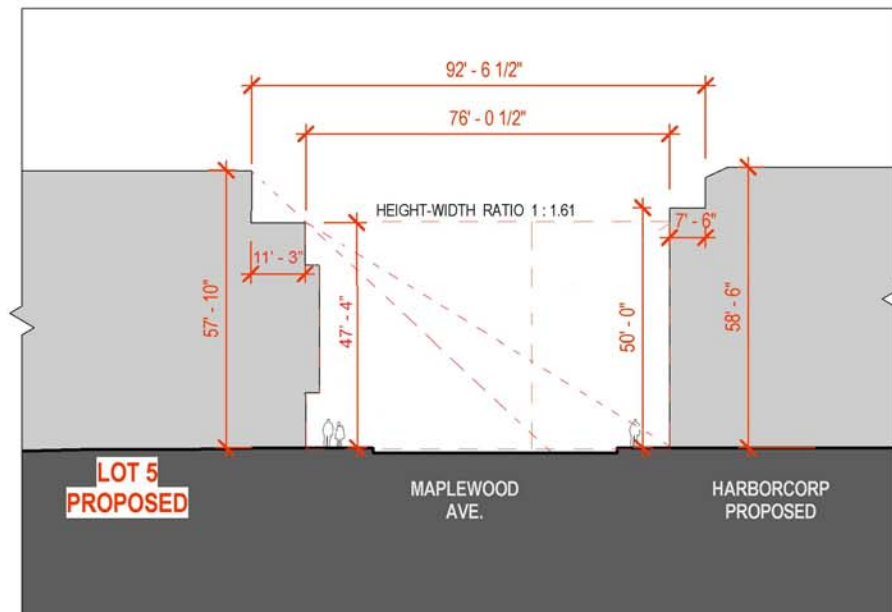
1.3a **SITE SECTIONS**
Lot 5 at Foundry Place
 02-01-2018



**LOT 4
PROPOSED**



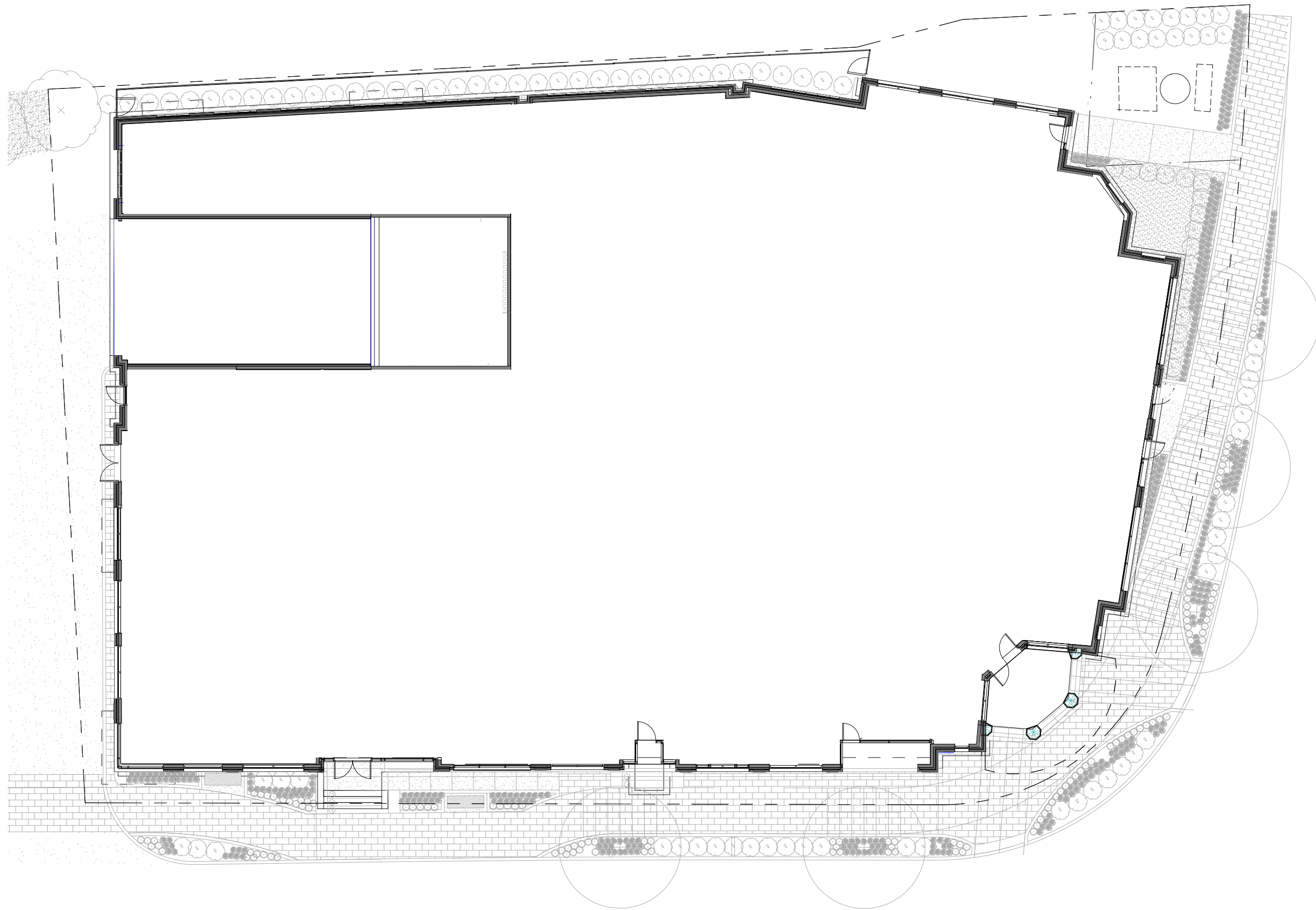
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②

1.3b **SITE SECTIONS**
Lot 5 at Foundry Place

SCALE:
02-01-2018



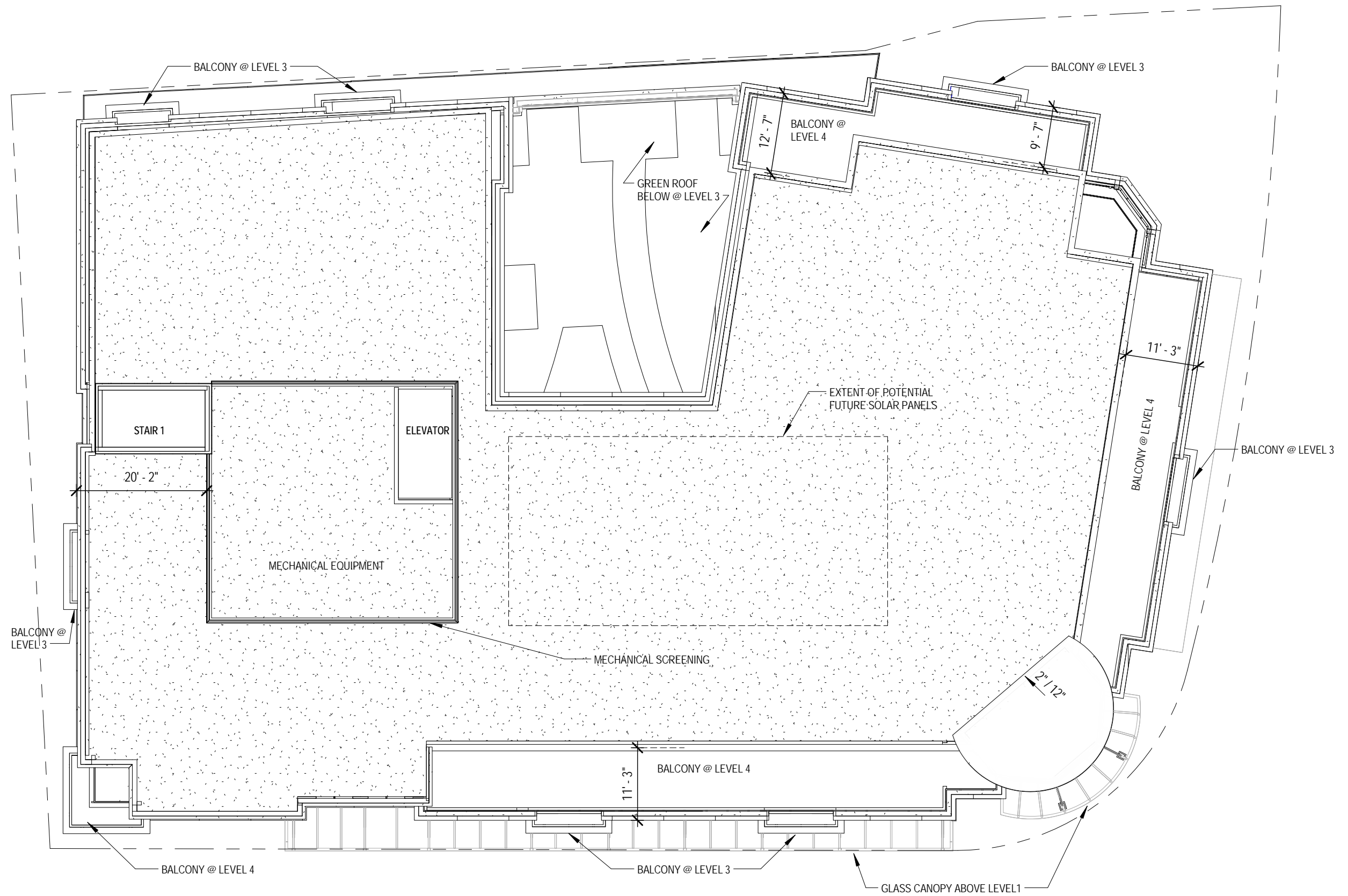
2.0a **FIRST FLOOR PLAN**

Lot 5 at Foundry Place

02-01-2018

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



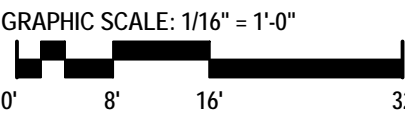


2.0b

ROOF PLAN

Lot 5 at Foundry Place

SCALE: 1/16" = 1'-0"
02-01-2018





TANGRAM 3DS



ARCHITECTS
INTERIORS
PLANNERS

2.1a

VIEW FROM MAPLEWOOD & DEER

Lot 5 at Foundry Place

02-01-2018



TANGRAM 3DS

2.1b VIEW FROM MAPLEWOOD & RAILROAD
Lot 5 at Foundry Place

SCALE:
02-01-2018



ARCHITECTS
INTERIORS
PLANNERS



VIEW FROM BRIDGE STREET

2.2a

Lot 5 at Foundry Place

02-01-2018



ARCHITECTS
INTERIORS
PLANNERS



2.2b

VIEW DETAIL - TYPICAL BAY

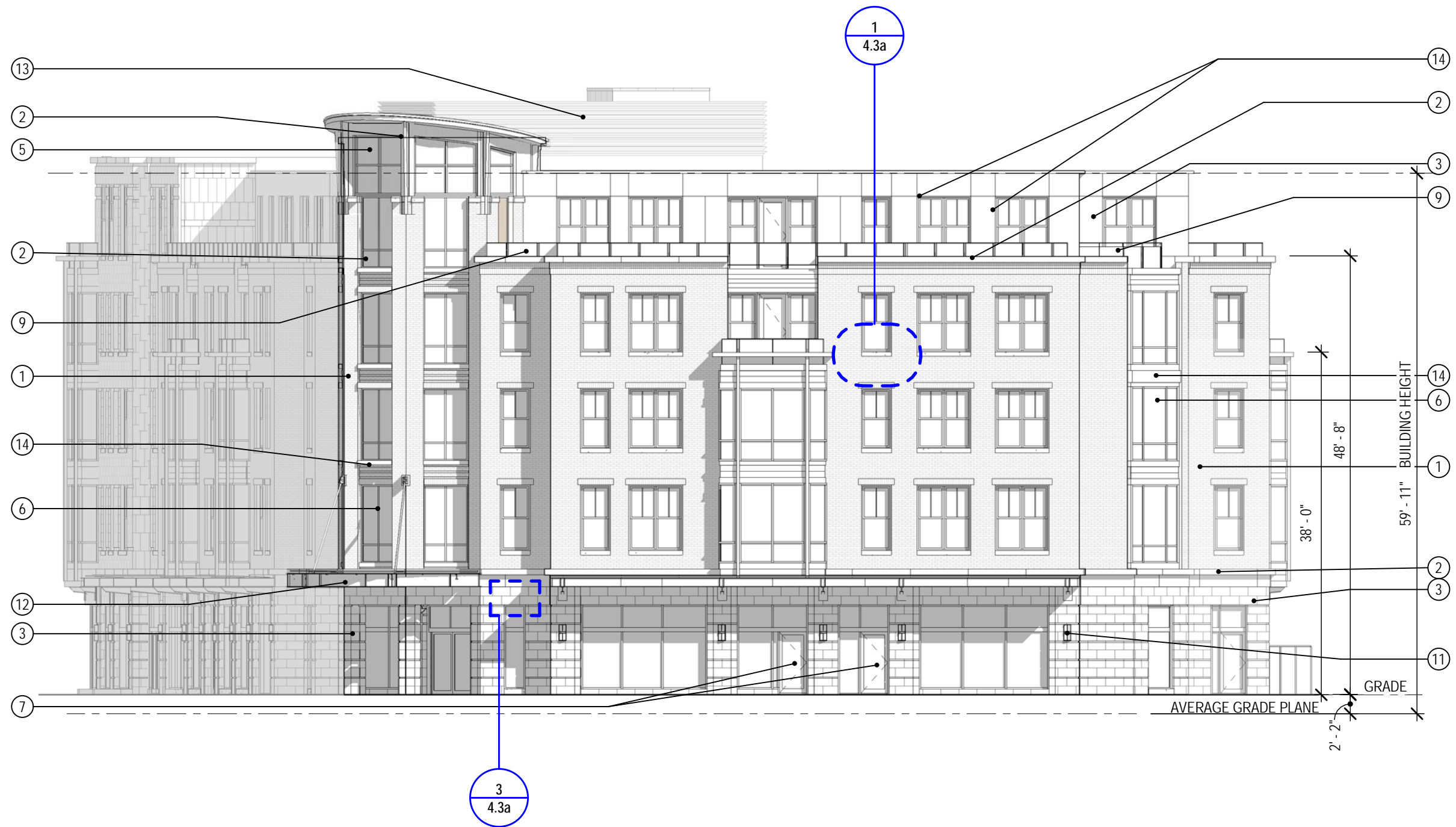
Lot 5 at Foundry Place

SCALE:
02-01-2018



ARCHITECTS
INTERIORS
PLANNERS





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 (not shown) |

3.1b

EAST ELEVATION

Lot 5 at Foundry Place

SCALE: As indicated
02-01-2018

JSA

ARCHITECTS
INTERIORS
PLANNERS





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 (not shown) |

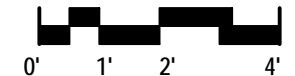
3.2b

SOUTH ELEVATION

Lot 5 at Foundry Place

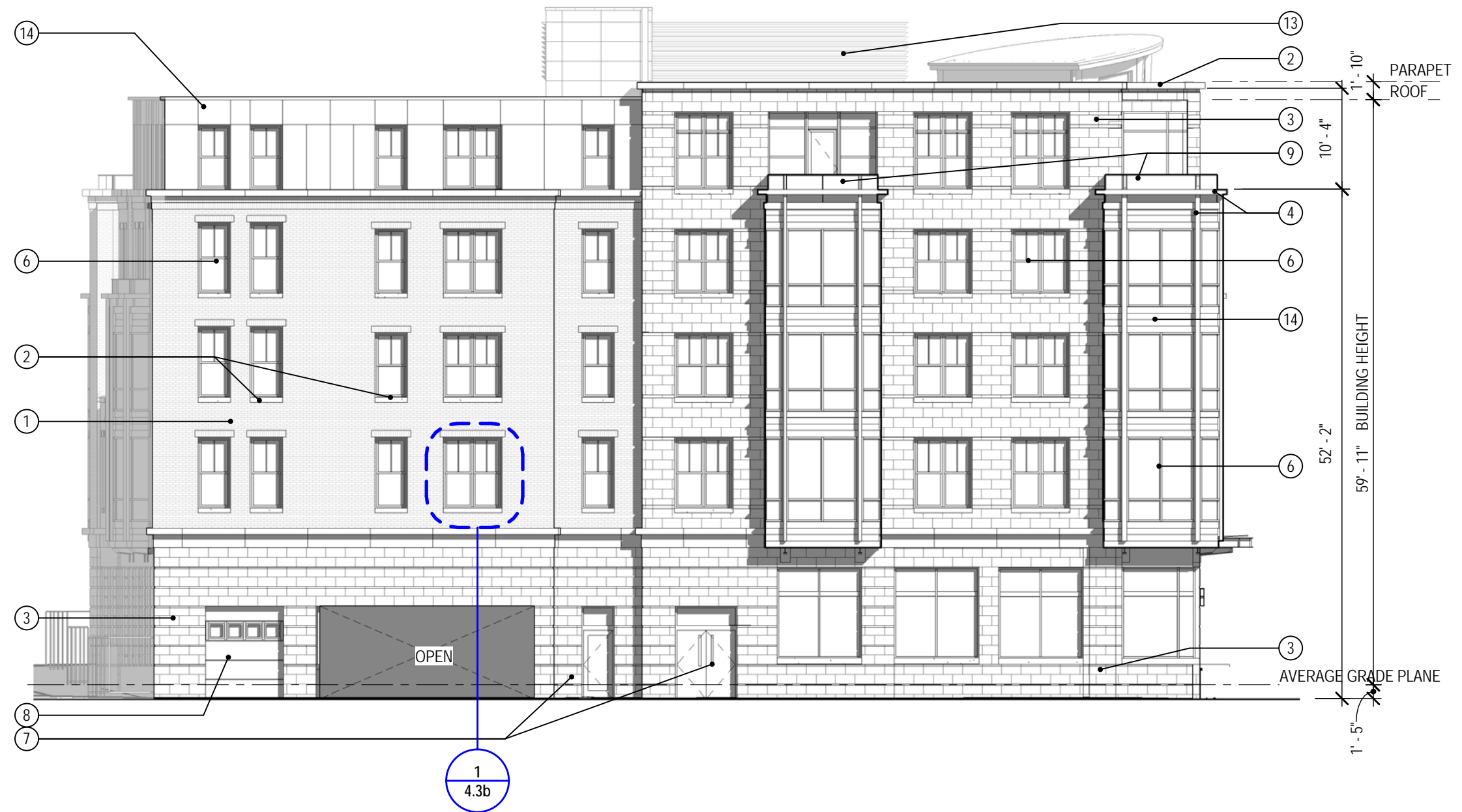
SCALE: As indicated
02-01-2018

GRAPHIC SCALE: 5/16" = 1'-0"



ARCHITECTS
INTERIORS
PLANNERS





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 (not shown)

3.3b **WEST ELEVATION**
Lot 5 at Foundry Place

SCALE: As indicated
 02-01-2018





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 (not shown) |

3.4b

NORTH ELEVATION

Lot 5 at Foundry Place

SCALE: As indicated
02-01-2018

JSA

ARCHITECTS
INTERIORS
PLANNERS



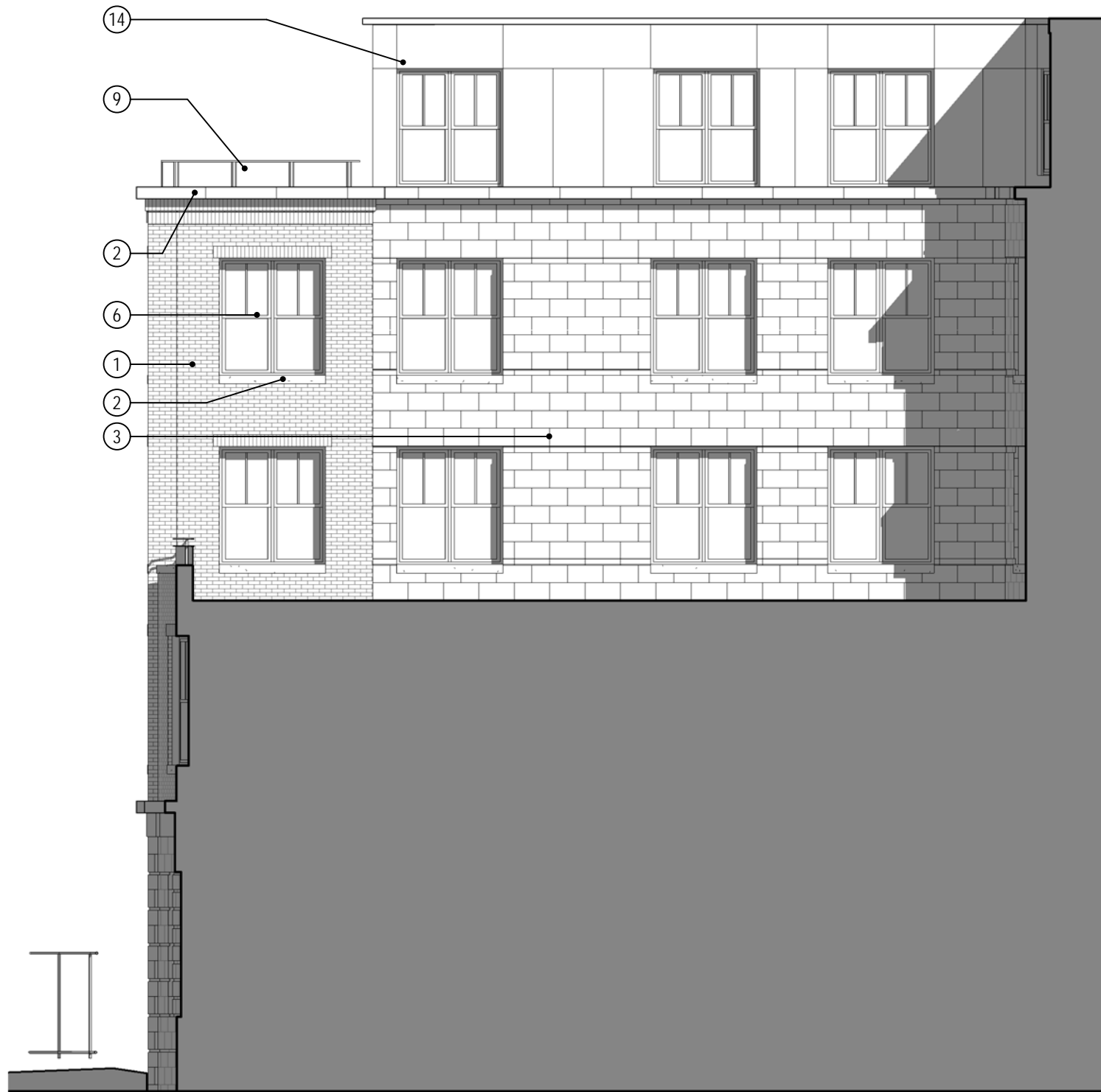
ARCHITECTS
INTERIORS
PLANNERS

3.5a

3D VIEW

Lot 5 at Foundry Place

02-01-2018



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

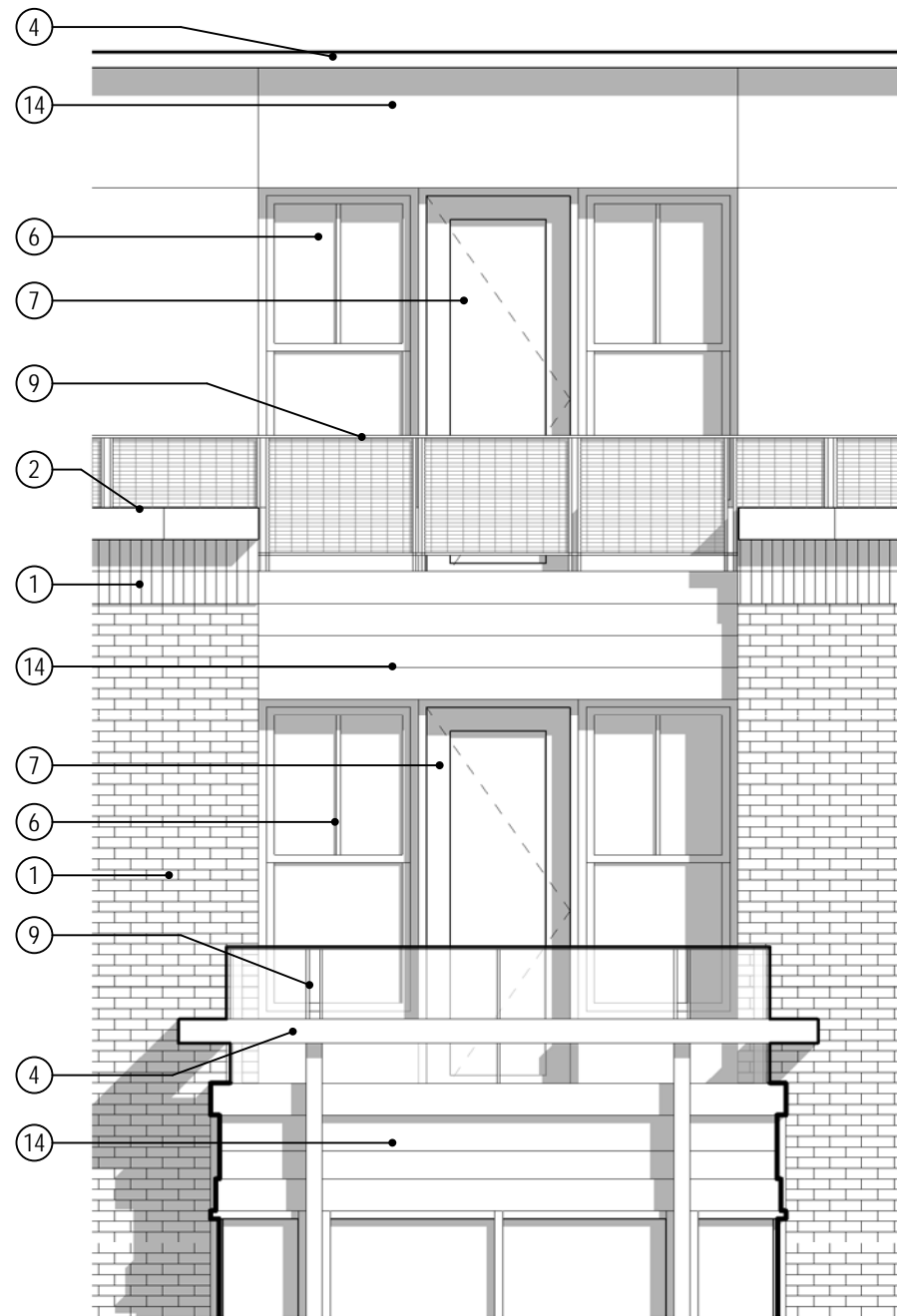
2 COURTYARD WEST
1/8" = 1'-0"

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 (not shown) |

3.5b **COURTYARD ELEVATIONS**
Lot 5 at Foundry Place

SCALE: As indicated
02-01-2018



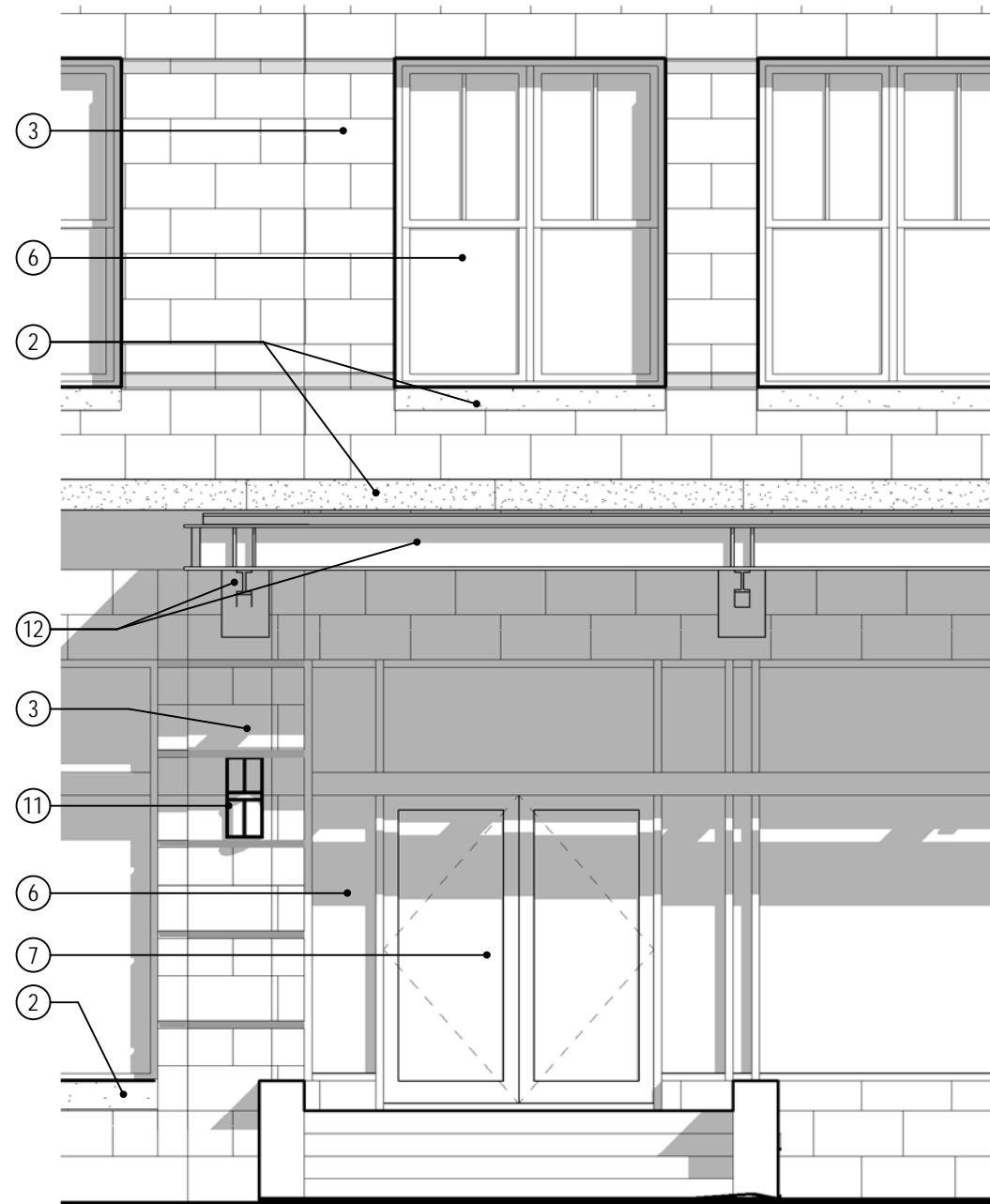
2 DORMER BAY DETAIL
1/4" = 1'-0"



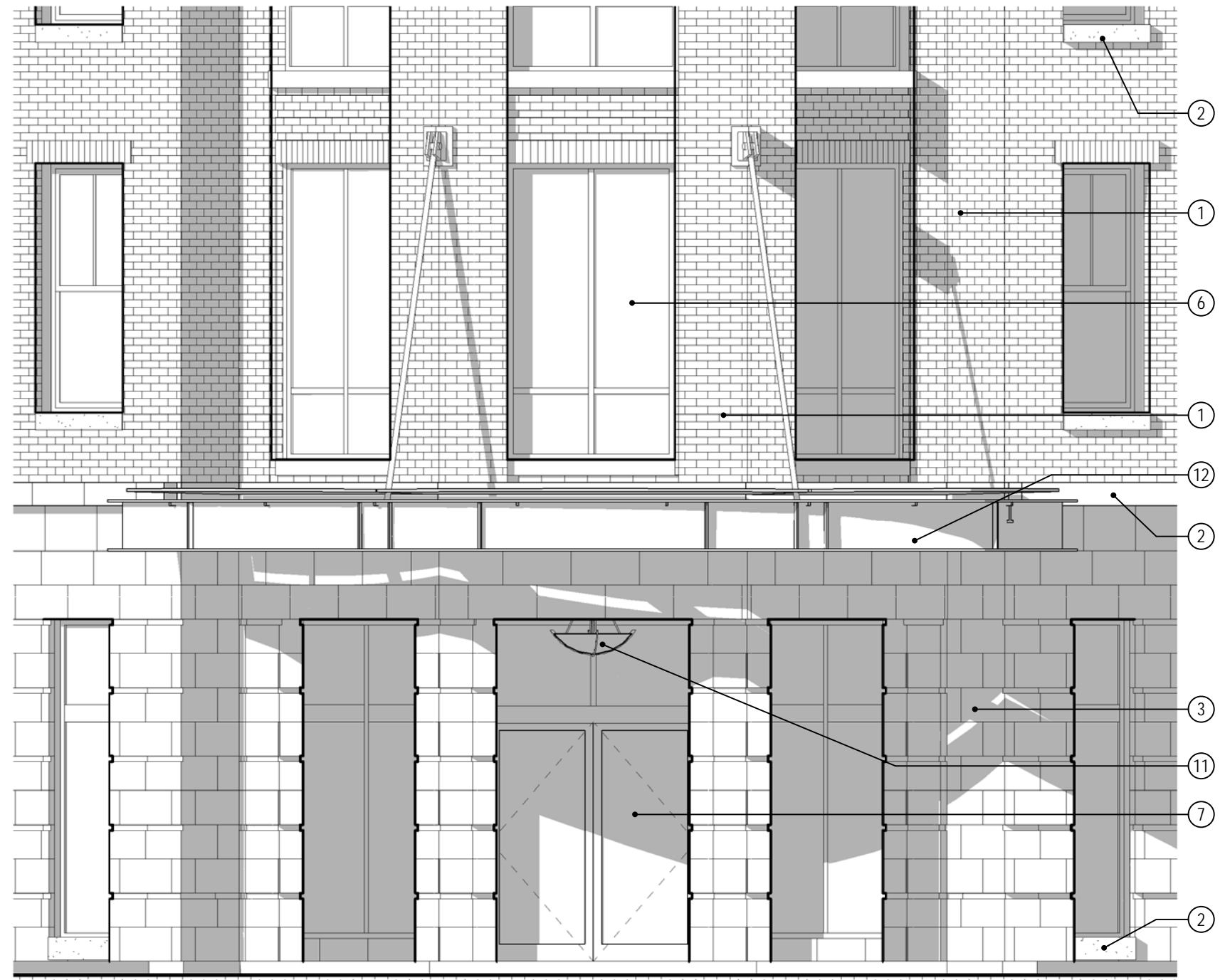
1 TOWER DETAIL
1/4" = 1'-0"

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 |



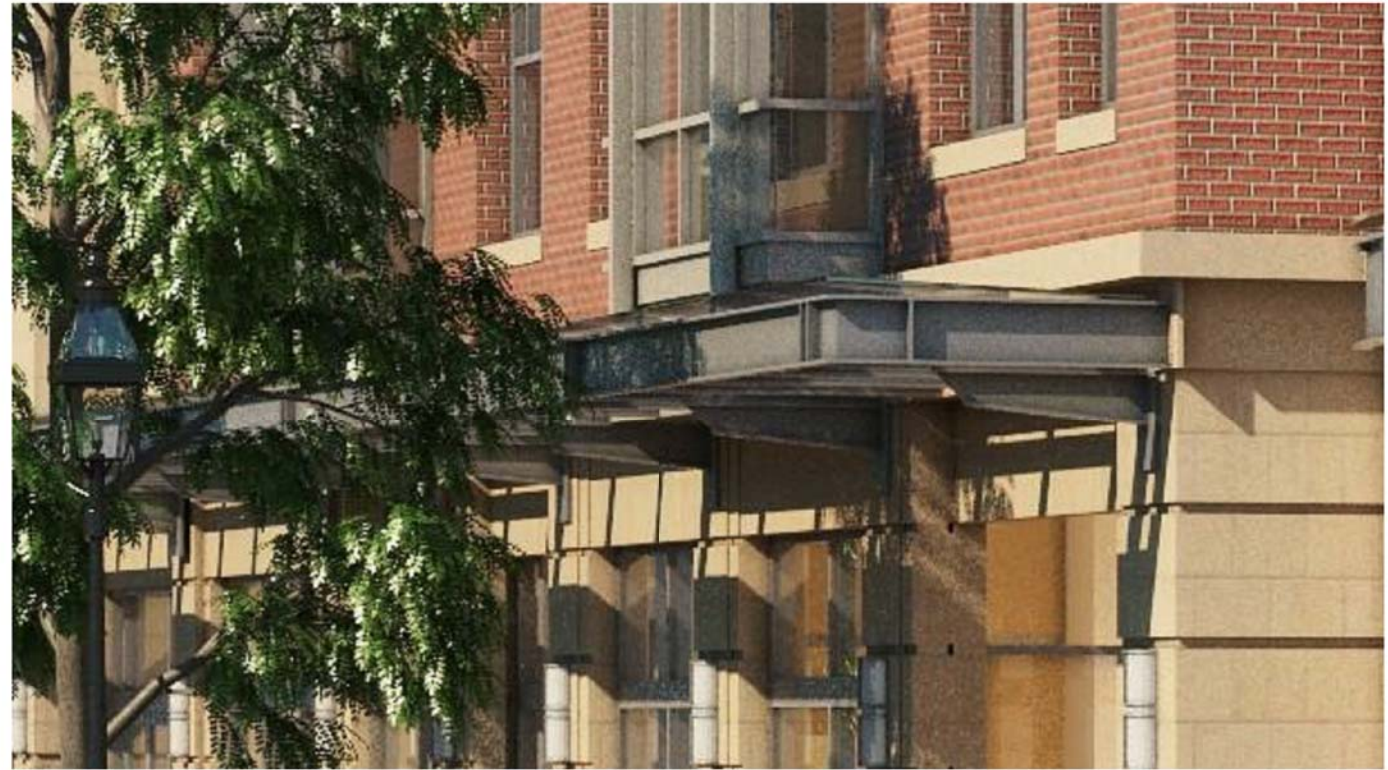
2 WEST ENTRANCE
1/4" = 1'-0"



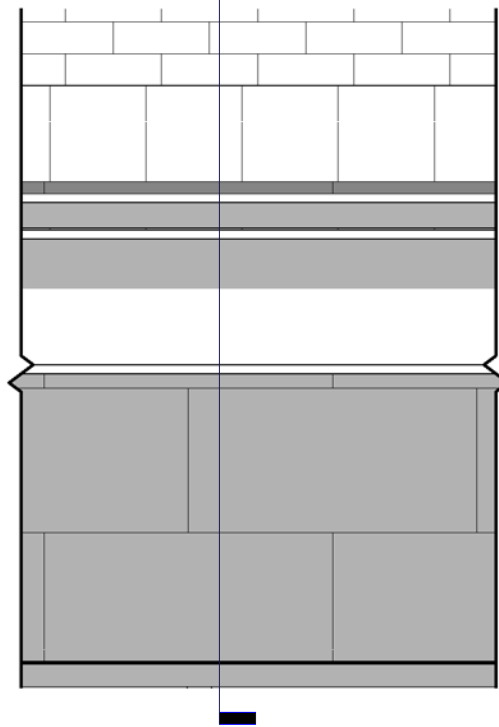
1 MAIN ENTRANCE
1/4" = 1'-0"

3.6b ELEVATION DETAILS - ENTRANCES
Lot 5 at Foundry Place

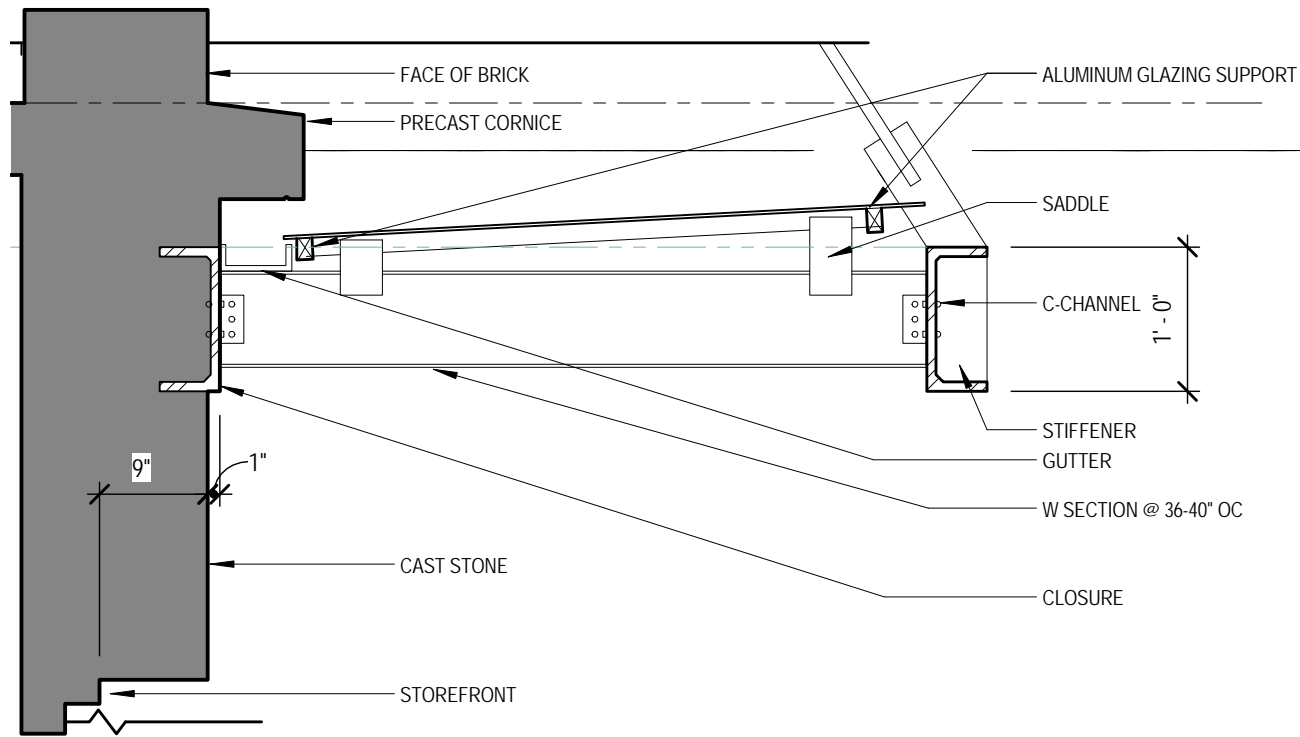
SCALE: 1/4" = 1'-0"
02-01-2018



2
4.1a

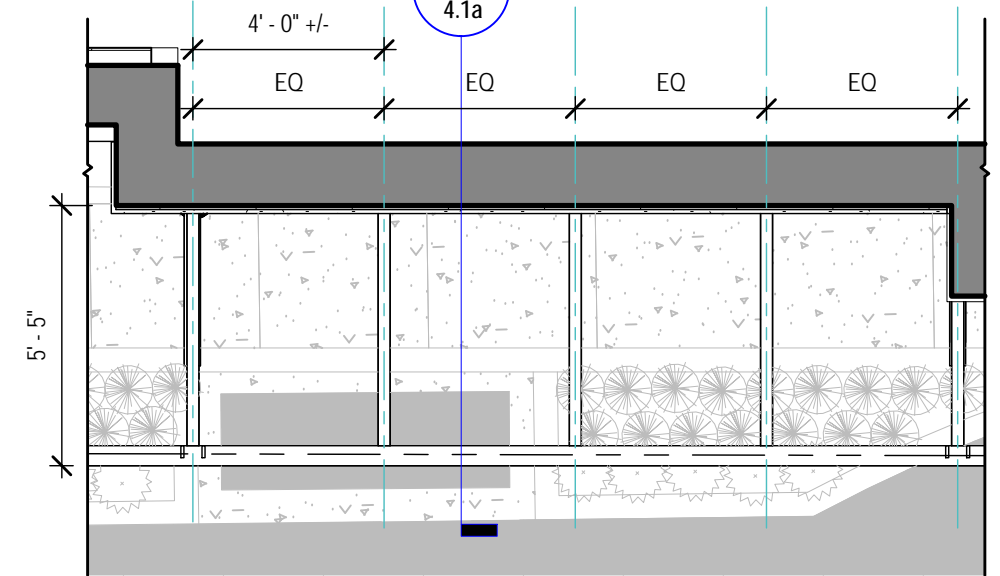


1 SIDE CANOPY ELEVATION
3/4" = 1'-0"



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

2
4.1a



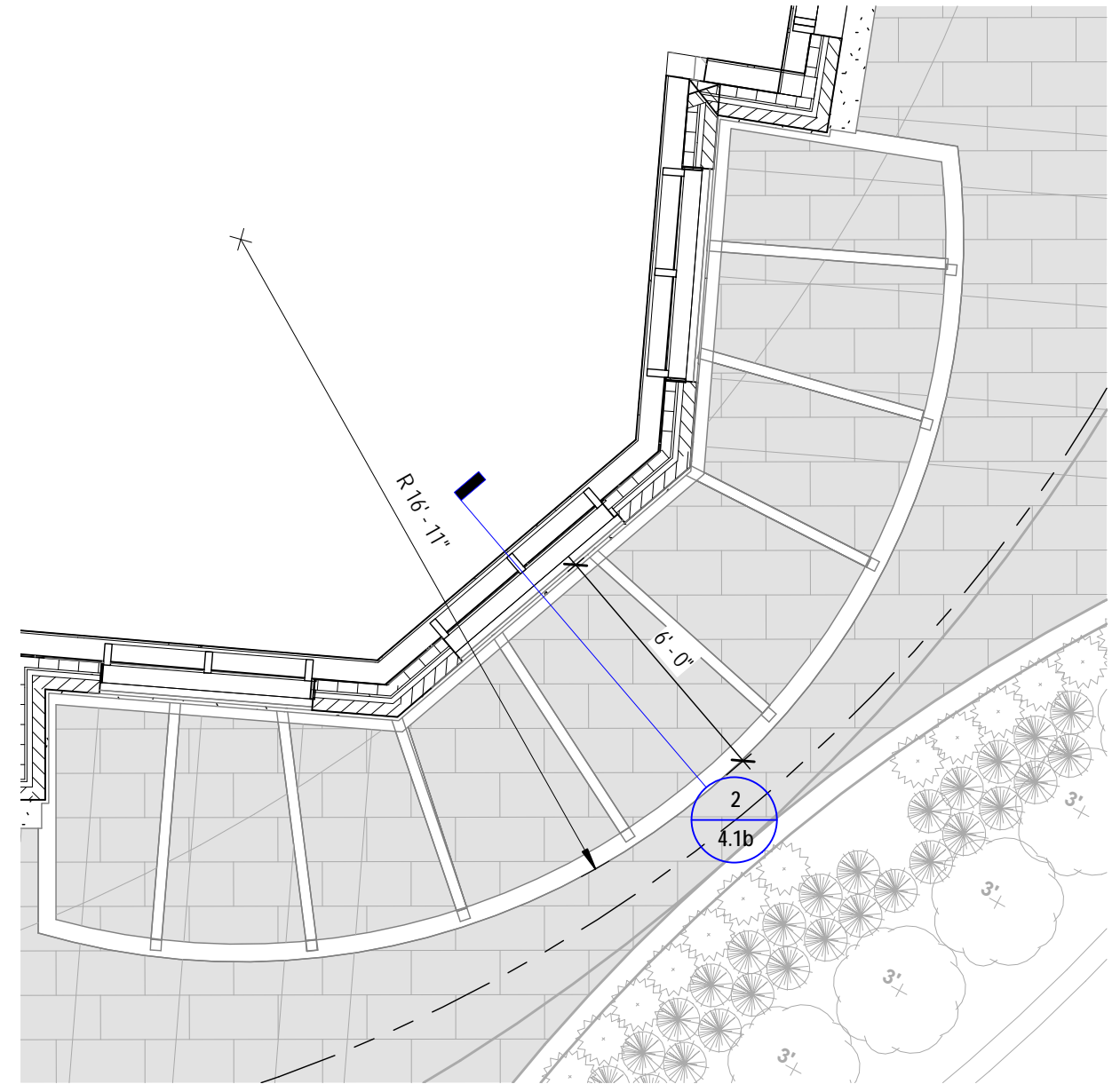
3 SIDE CANOPY PLAN
1/4" = 1'-0"



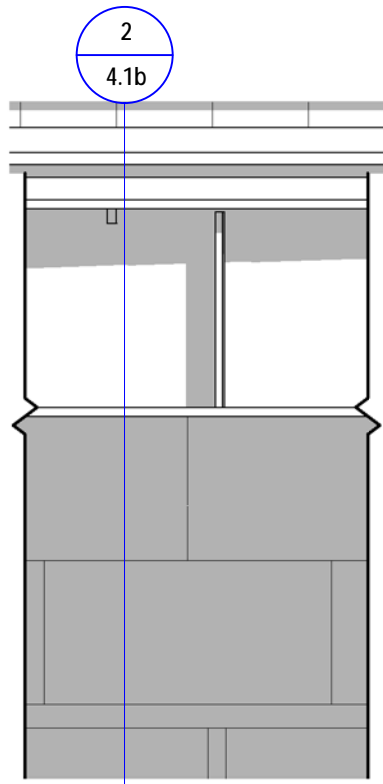
4.1a DETAILS - SIDE CANOPY

Lot 5 at Foundry Place

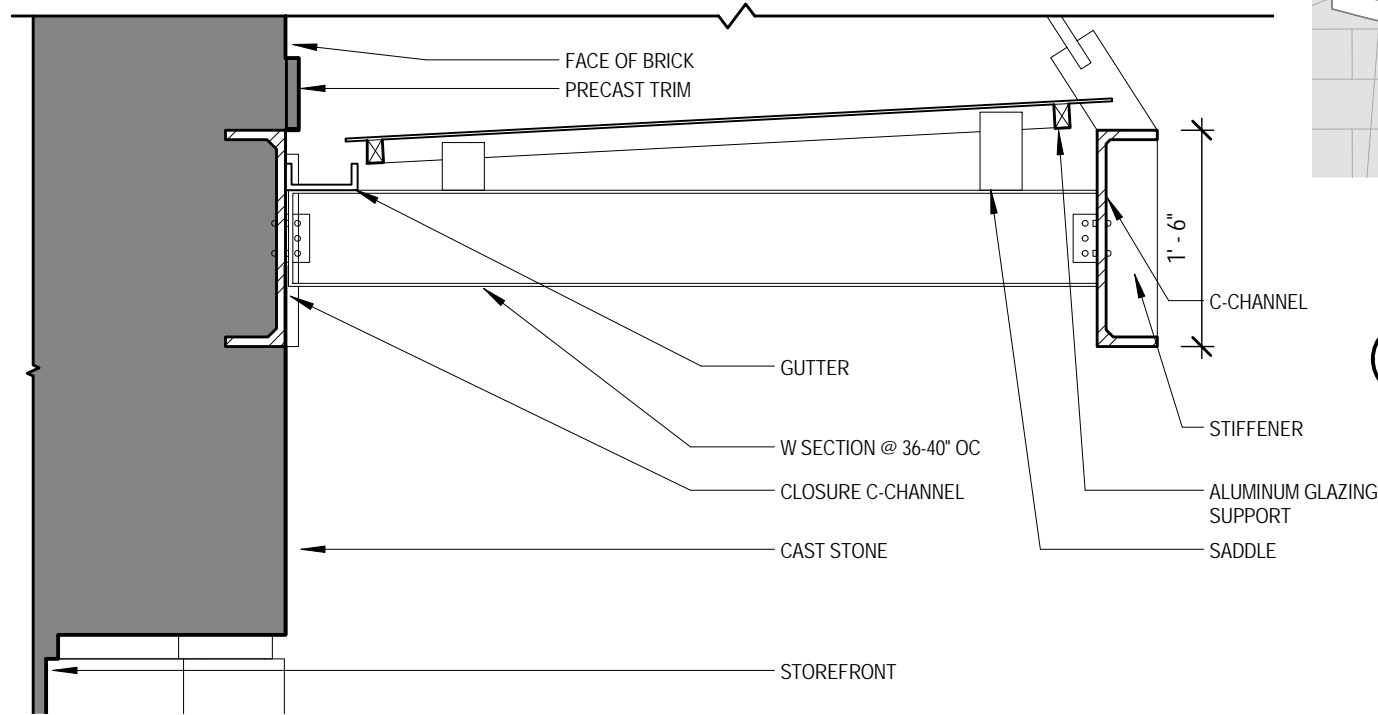
02-01-2018



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



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

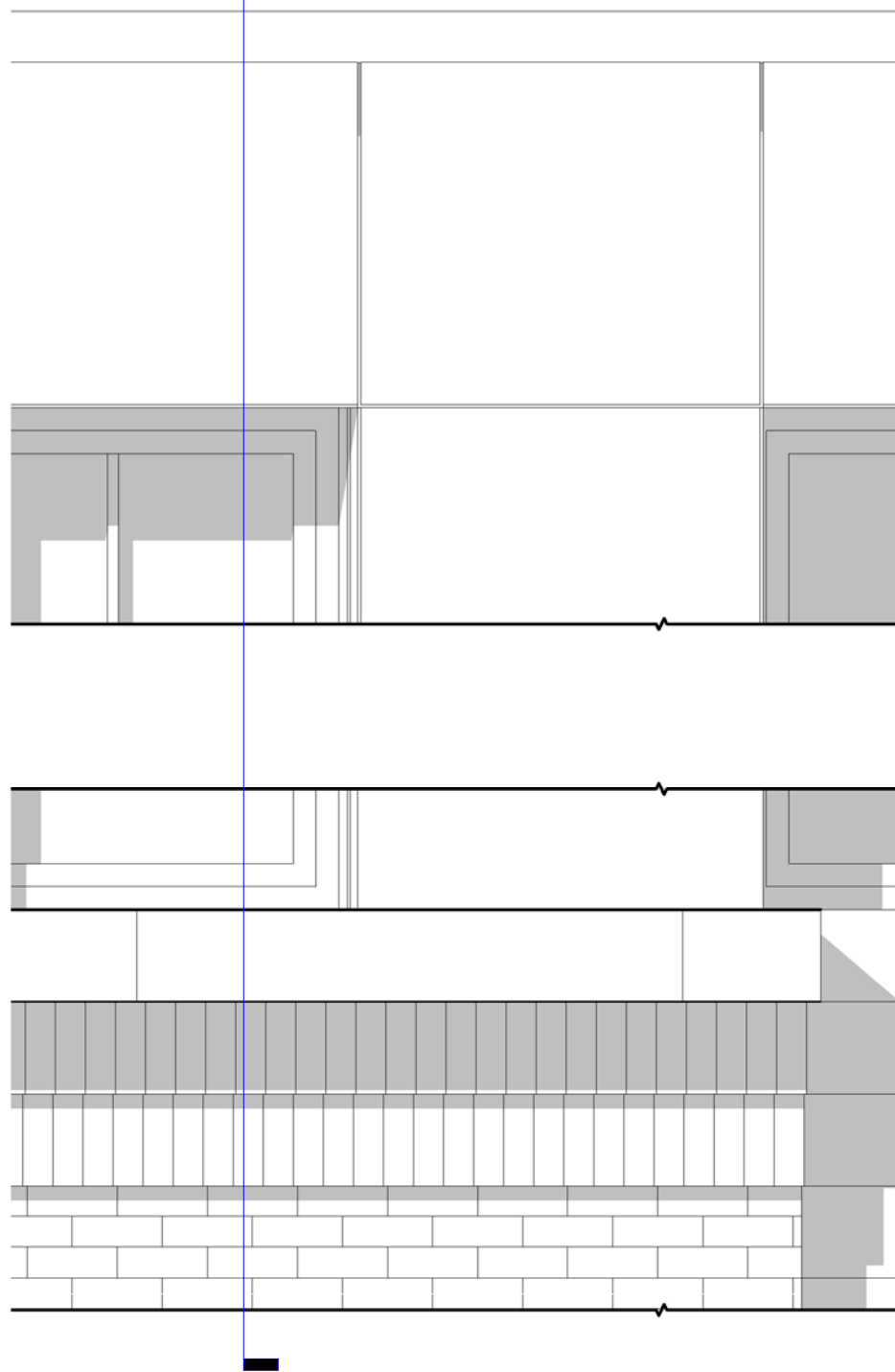


2 MAIN CANOPY SECTION
3/4" = 1'-0"

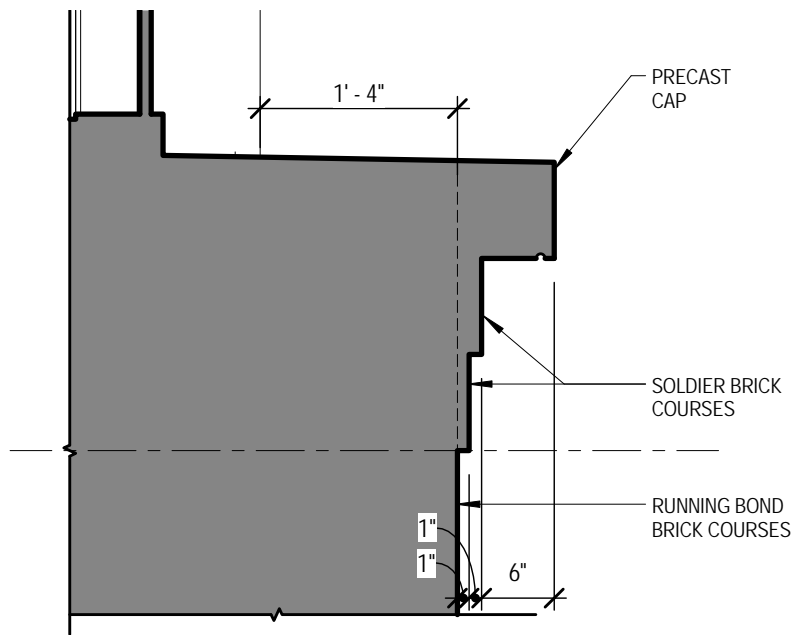
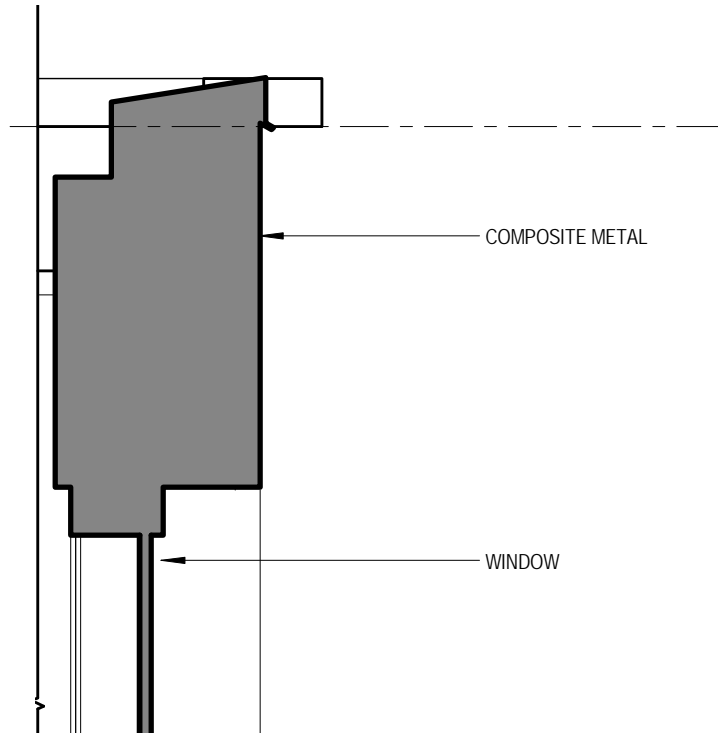
4.1b DETAILS - MAIN CANOPY
Lot 5 at Foundry Place

SCALE: As indicated
02-01-2018

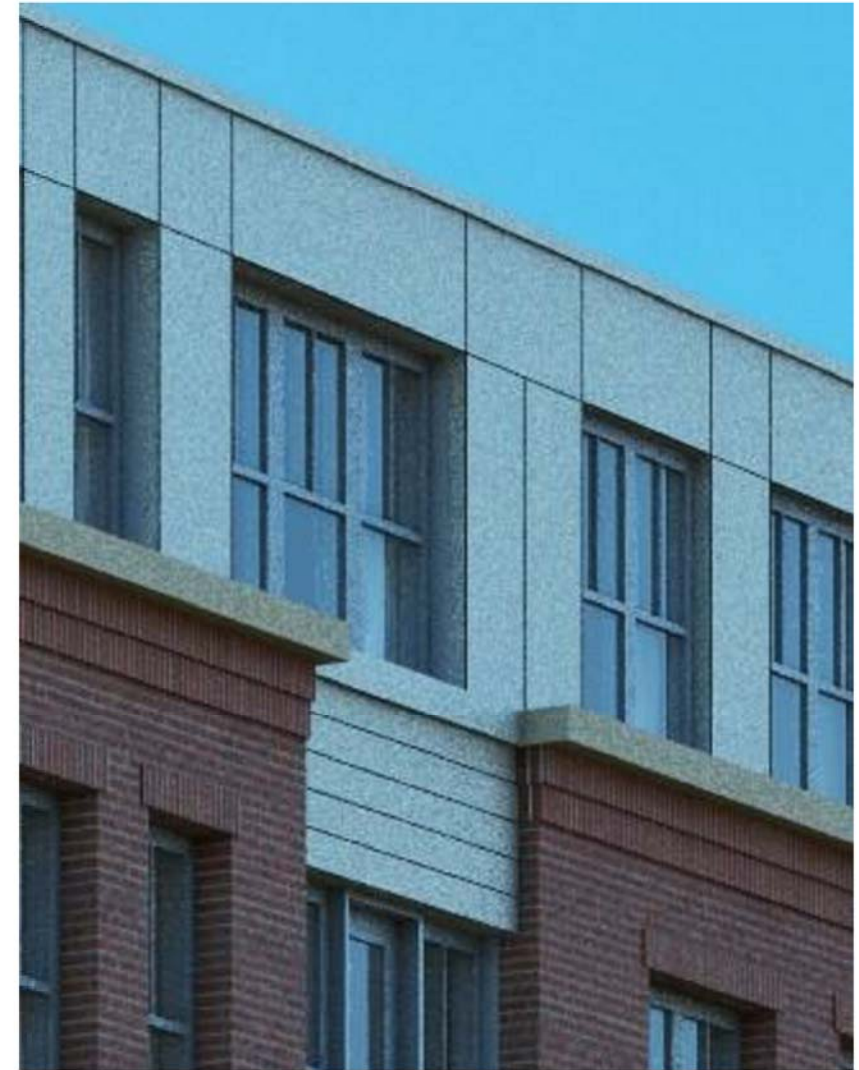
2
4.2a



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

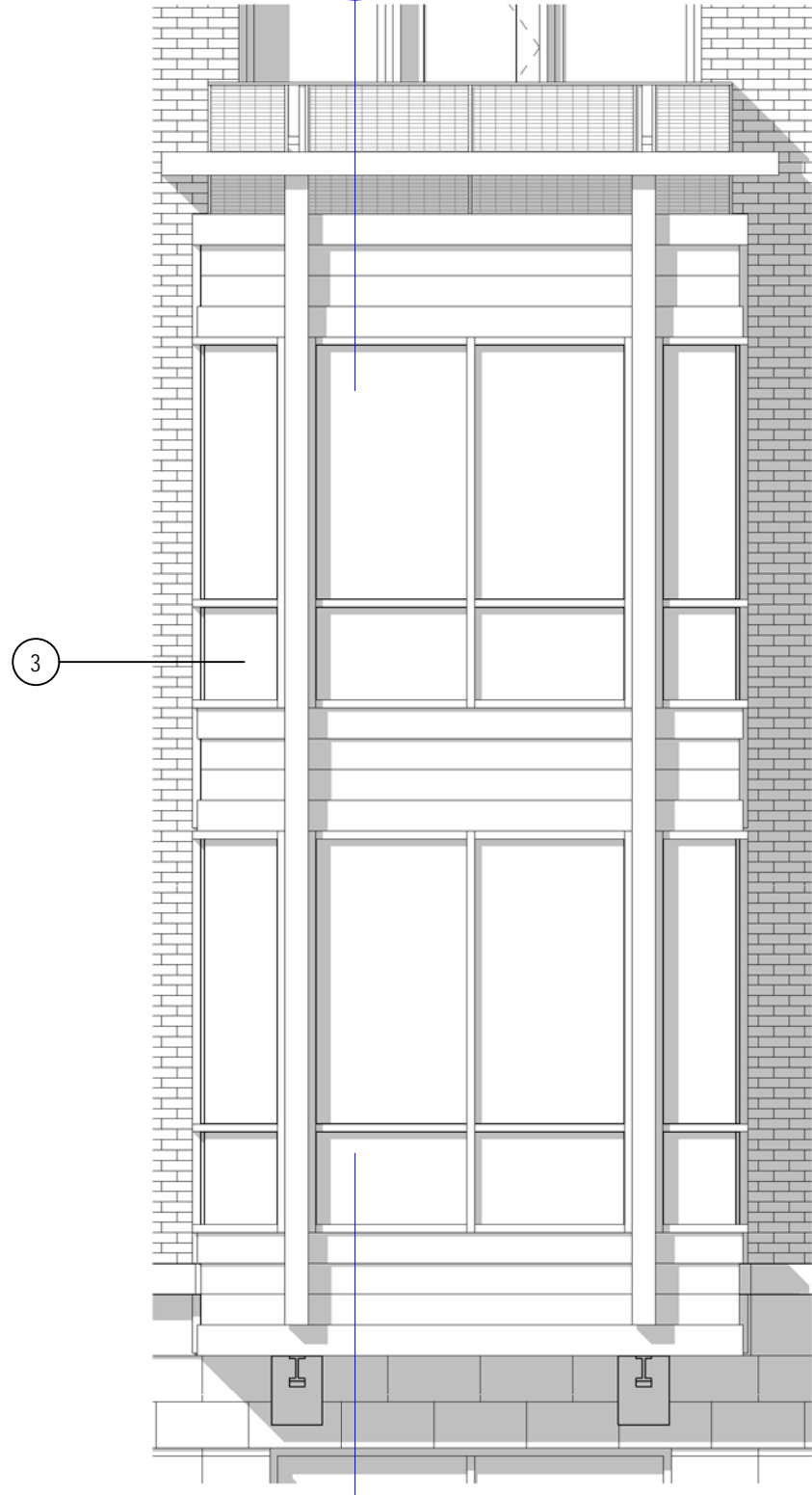


2 UPPER CORNICE SECTION
3/4" = 1'-0"

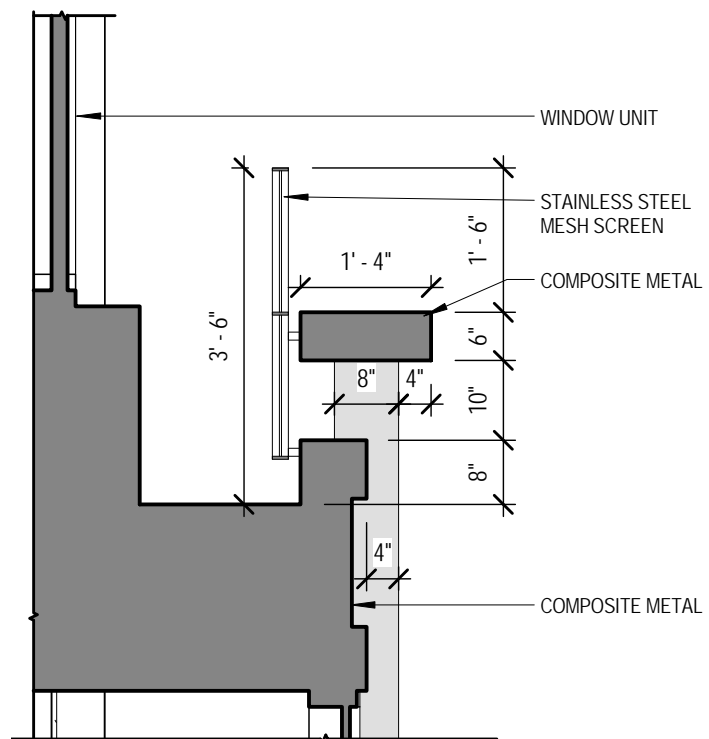


4.2a DETAILS - UPPER CORNICES
Lot 5 at Foundry Place
02-01-2018

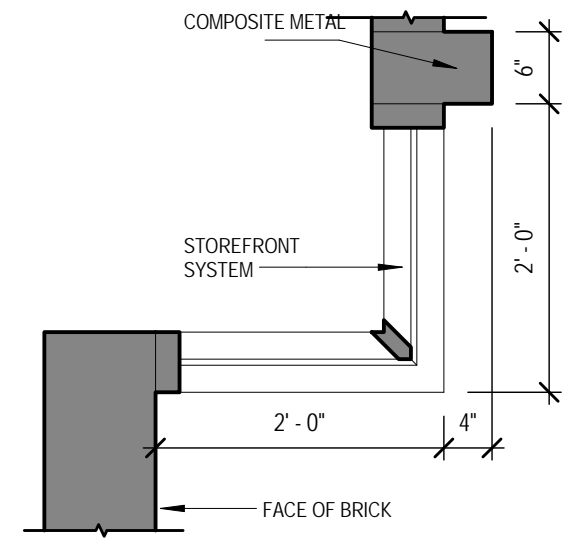
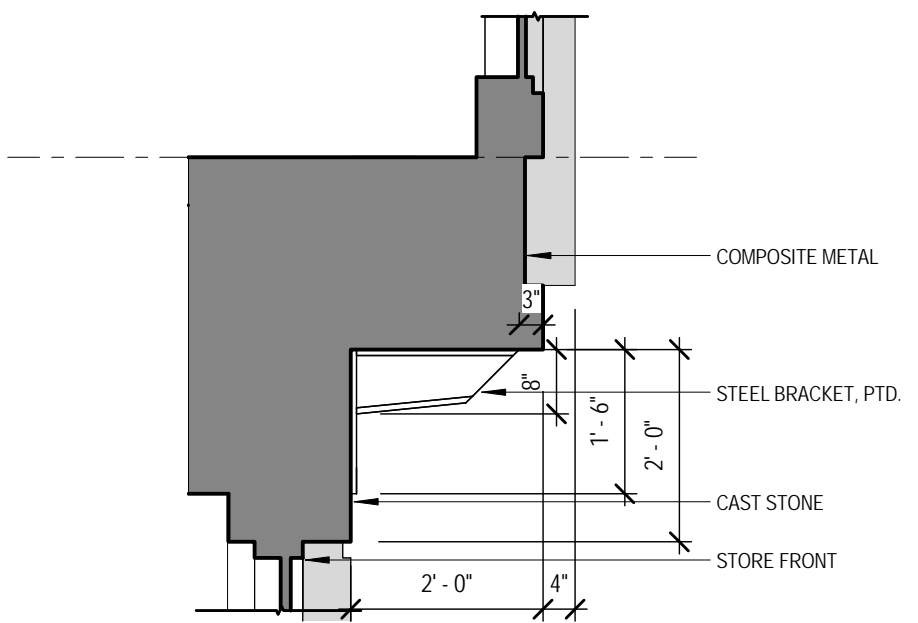
2
4.2b



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



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

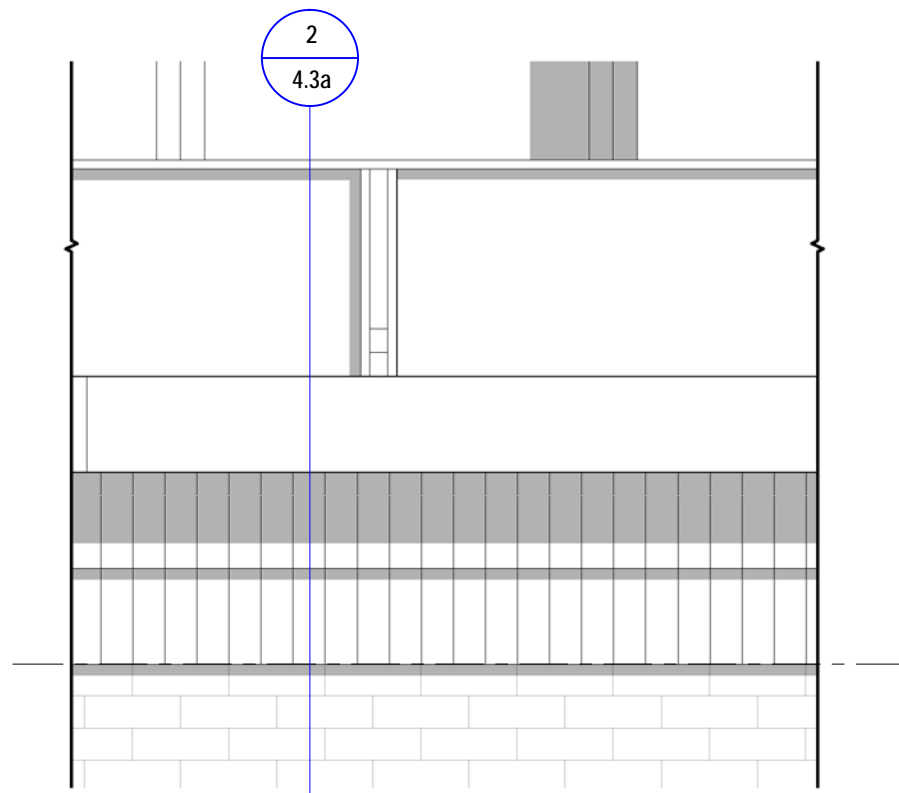


3 BOX BAY PLAN DETAIL
3/4" = 1'-0"

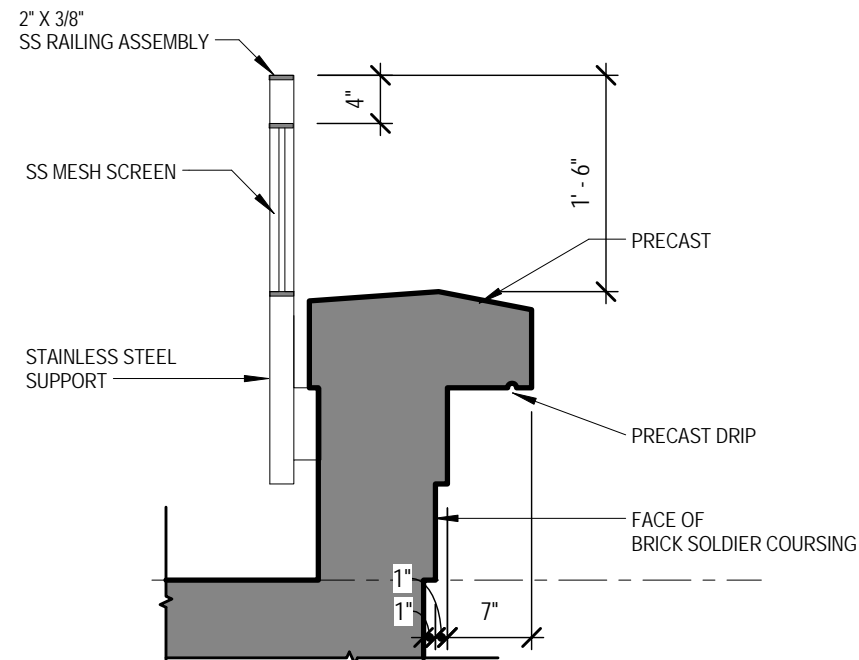
4.2b DETAILS - BOX BAY
Lot 5 at Foundry Place

SCALE: As indicated
02-01-2018

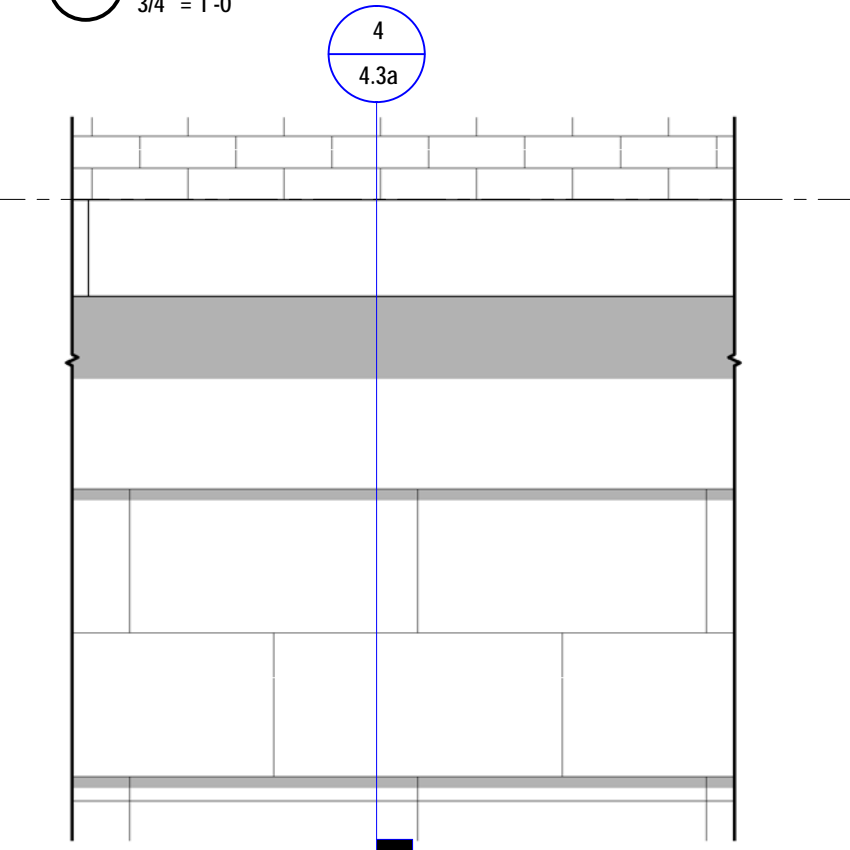




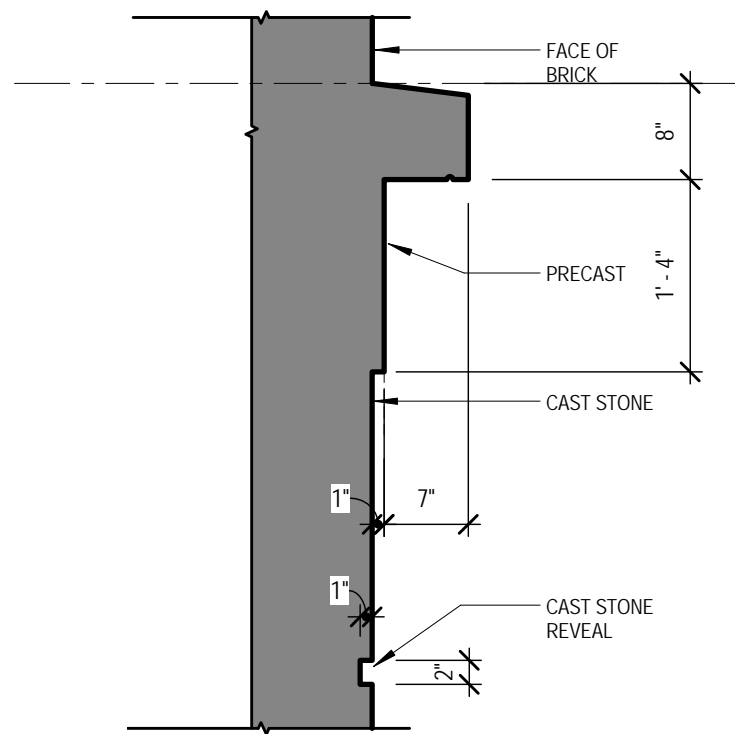
1 BALCONY RAILING ELEVATION
3/4" = 1'-0"



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

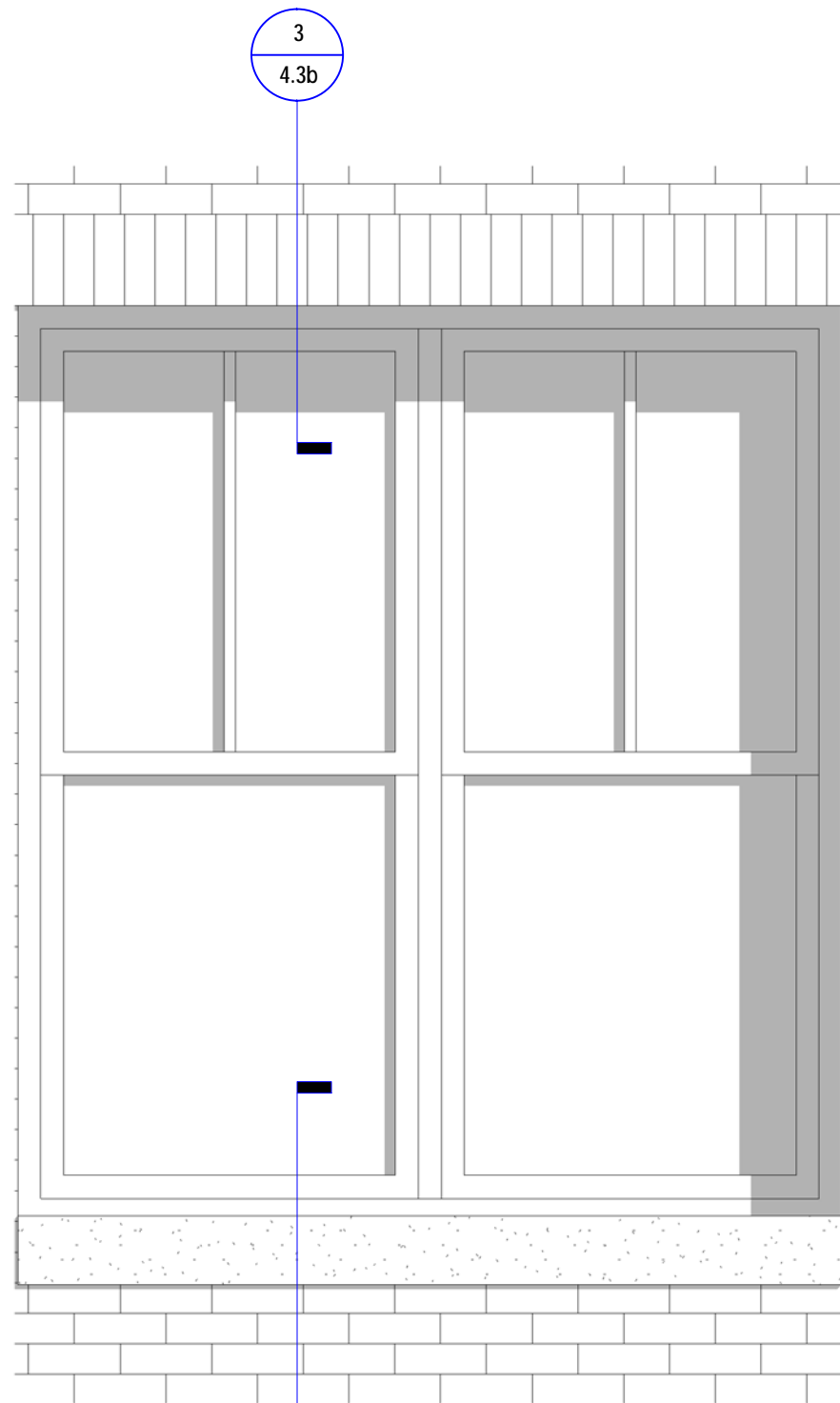


3 LOWER CORNICE ELEVATION
3/4" = 1'-0"

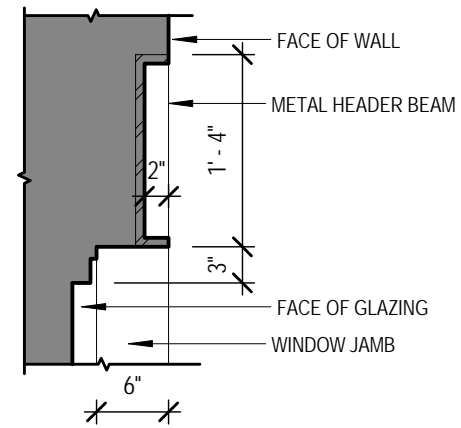


4 LOWER CORNICE PRECAST SECTION
3/4" = 1'-0"

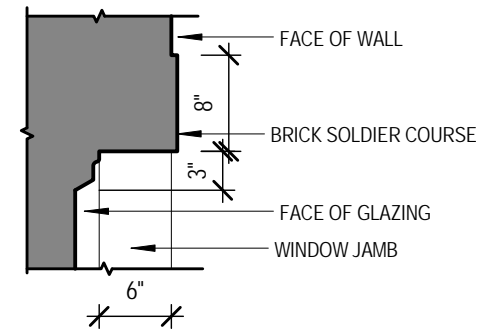




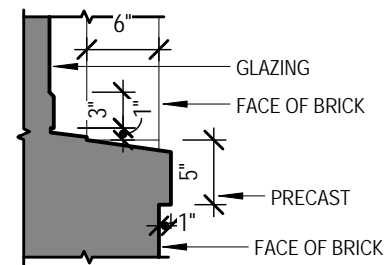
1 WINDOW ELEVATION - BRICK LINTEL
3/4" = 1'-0"



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



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

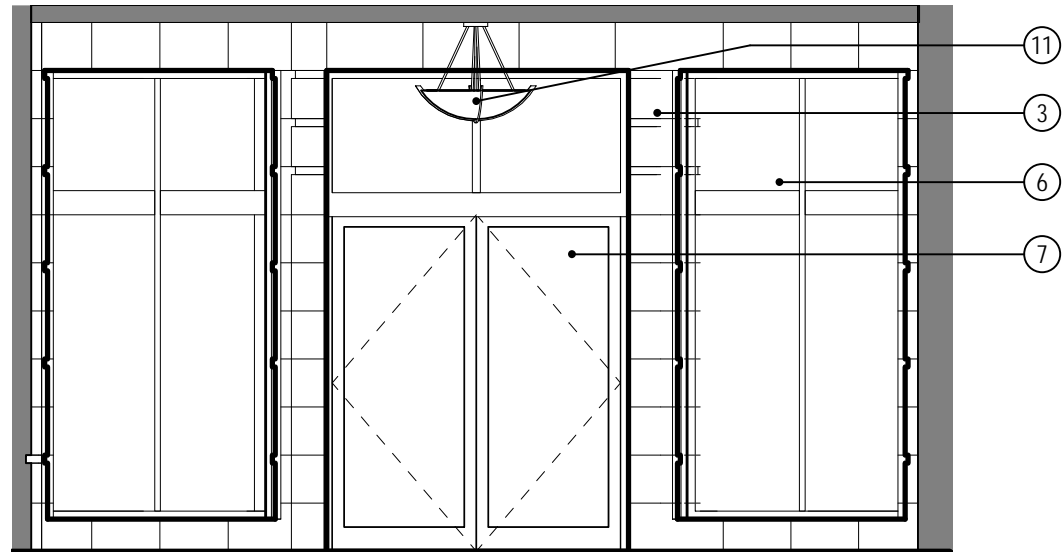


4 Sill Detail
3/4" = 1'-0"

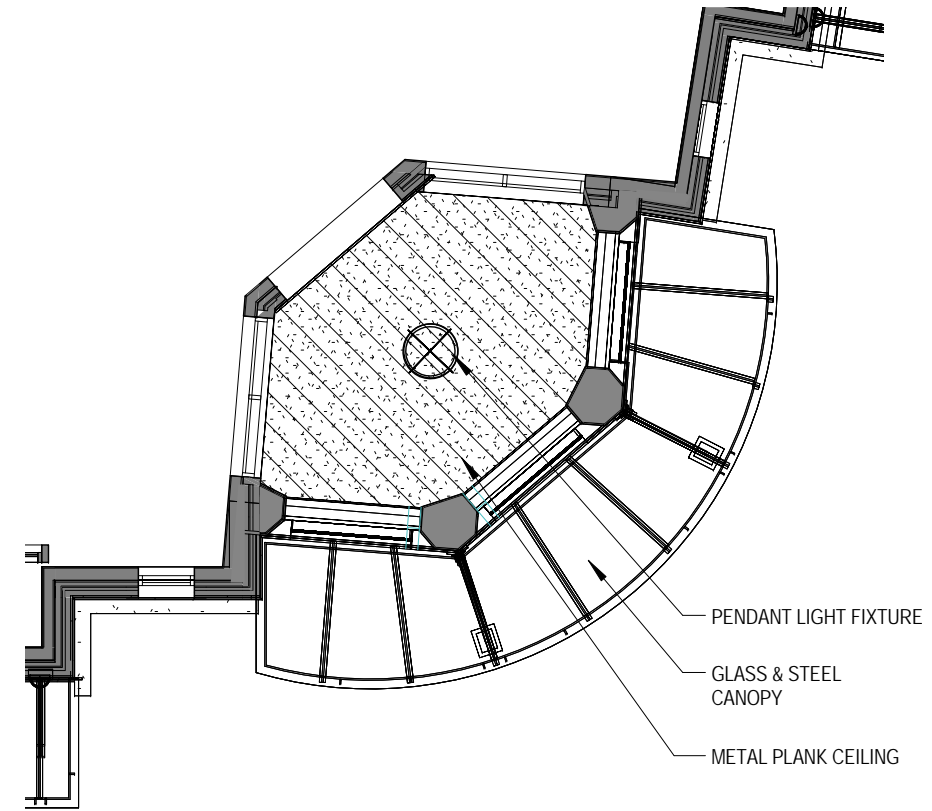


4.3b **DETAILS - WINDOWS**
Lot 5 at Foundry Place

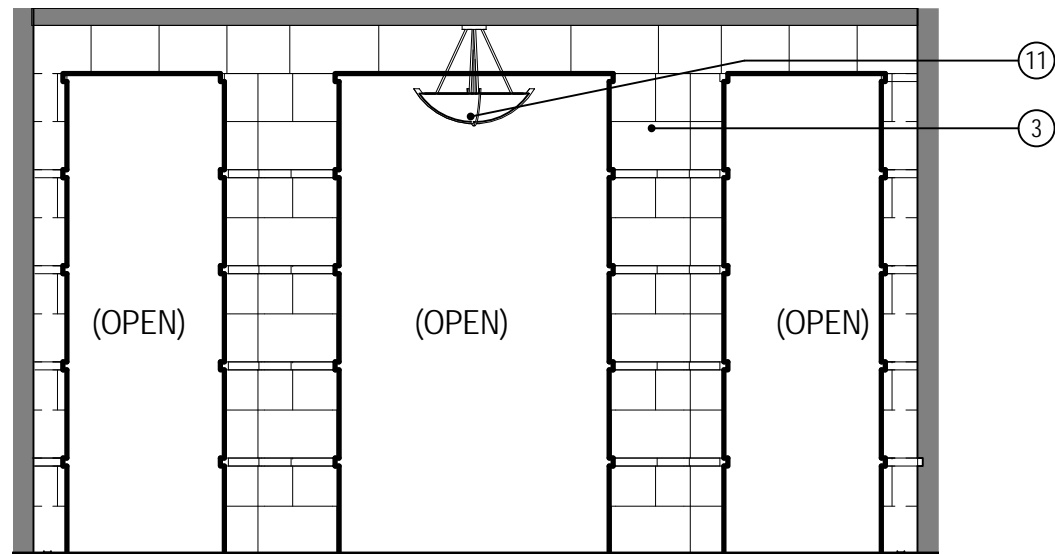
SCALE: 3/4" = 1'-0"
02-01-2018



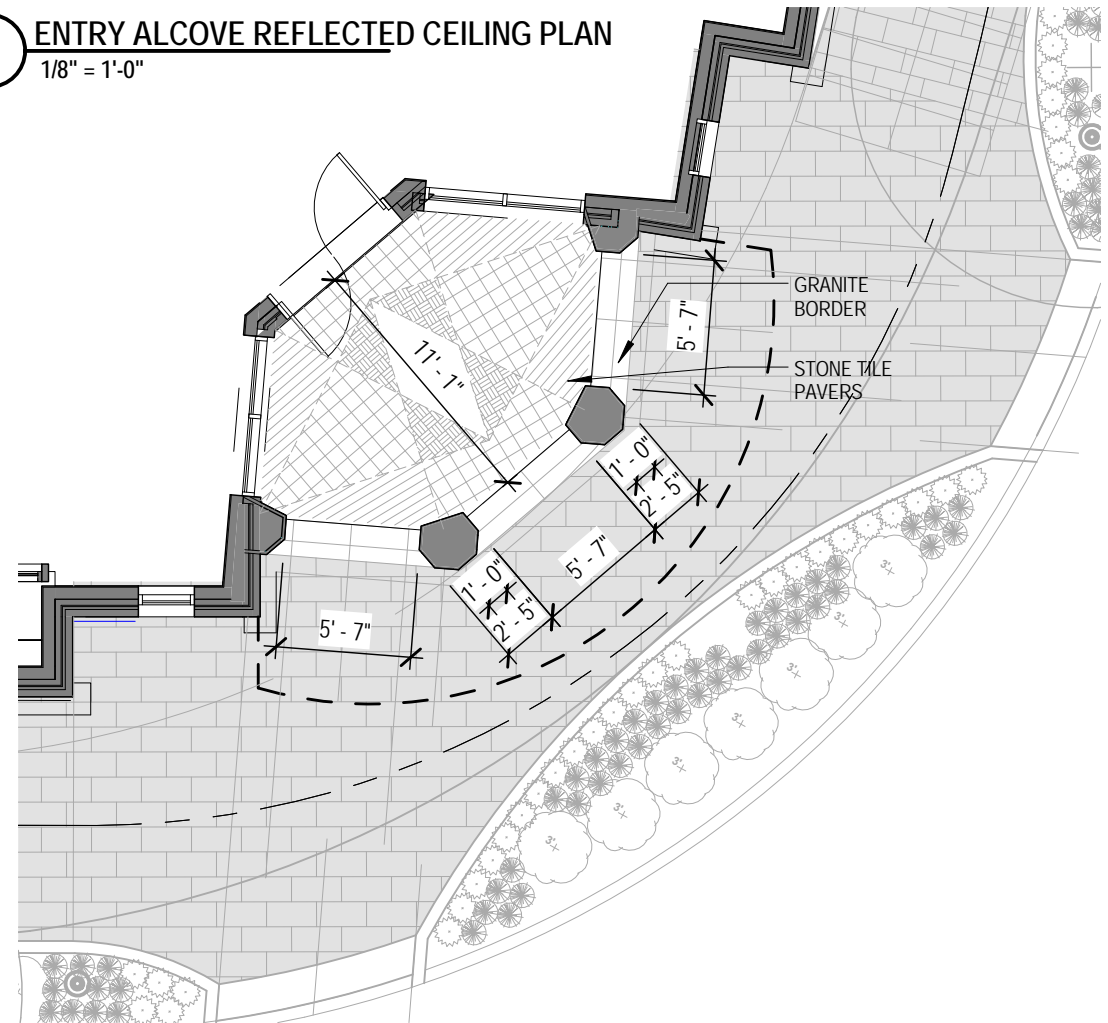
4 ENTRY ALCOVE ELEVATION
1/4" = 1'-0"



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

4.4a MAIN ENTRY ALCOVE - INTERIOR

Lot 5 at Foundry Place
02-01-2018



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

4.4b **MATERIALS SCHEDULE**
Lot 5 at Foundry Place

SCALE:
02-01-2018