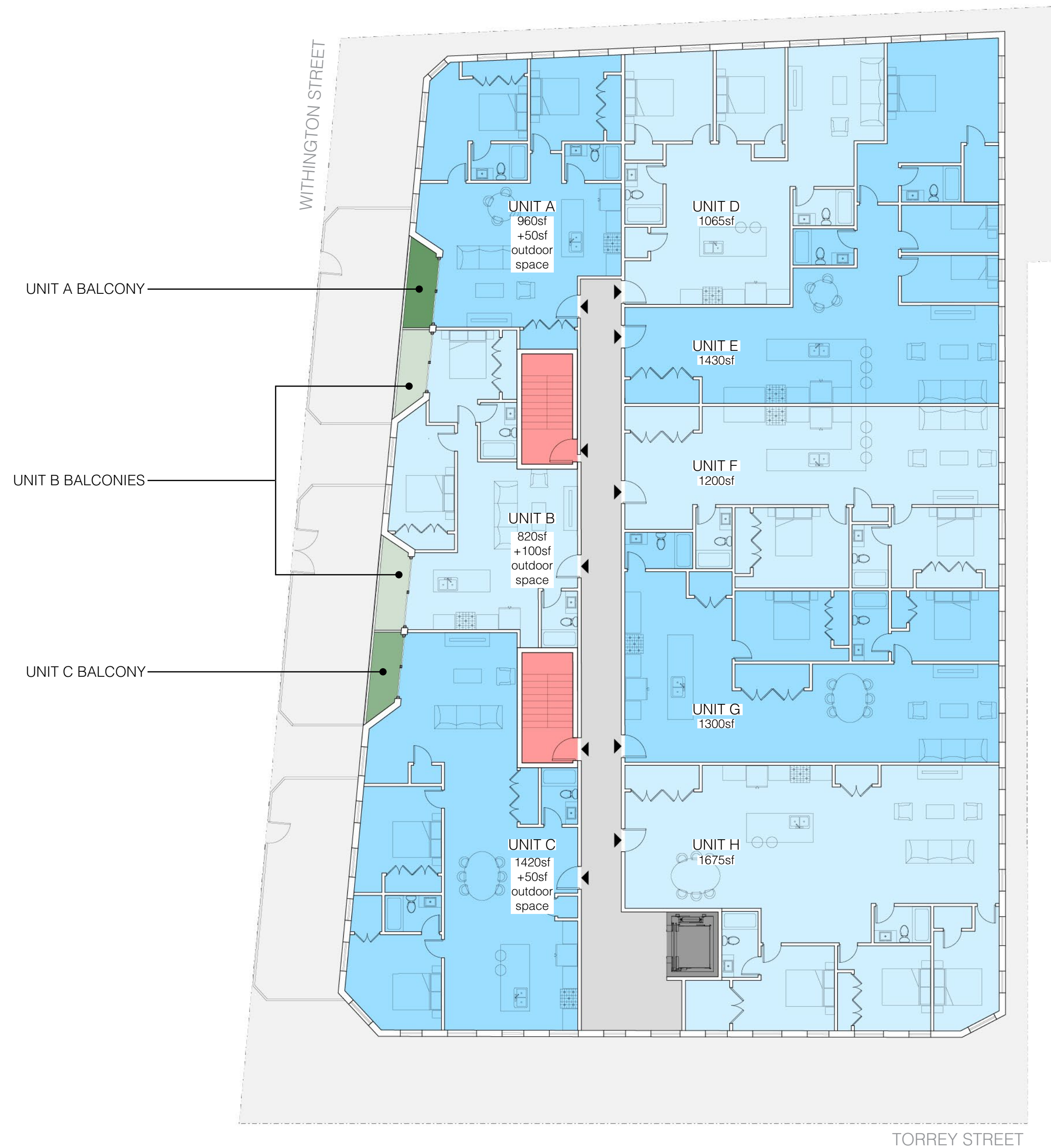


SITE CONSISTS OF 52-60 WITHINGTON ST. PARCELS + 19 TORREY ST.



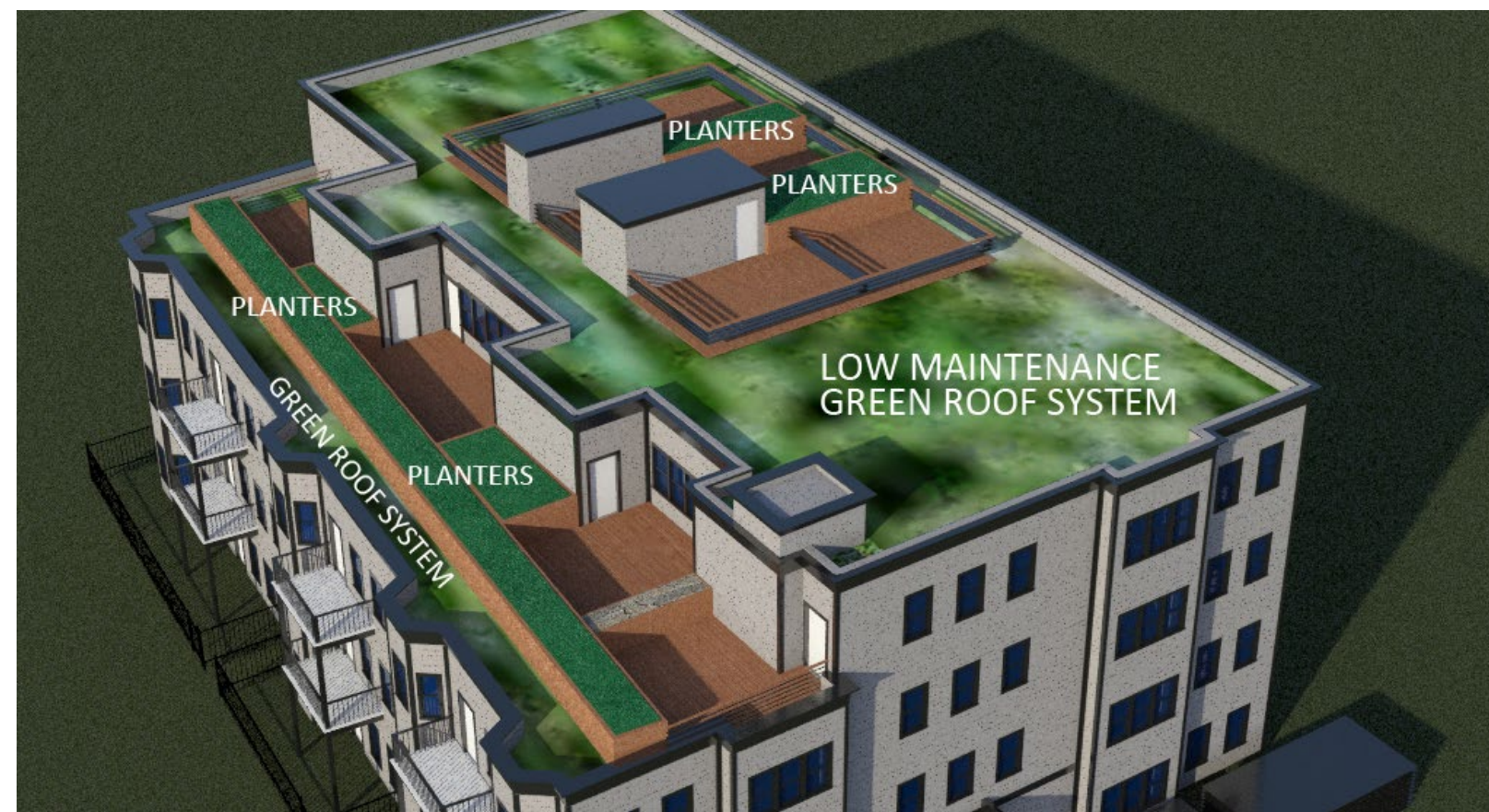


LEVEL 1: 3 UNITS
3 x 2br2b UNITS

LEVEL 2+3: 8 UNITS ON EACH LEVEL
12 x 2br2b UNITS
4 X 3br2b UNITS (E + H)

LEVEL 4: 5 UNITS
3 x 2br2b UNITS
2 X 3br2b UNIT

TOTAL: 24 UNITS
*4 UNITS FOR AFFORDABLE HOUSING

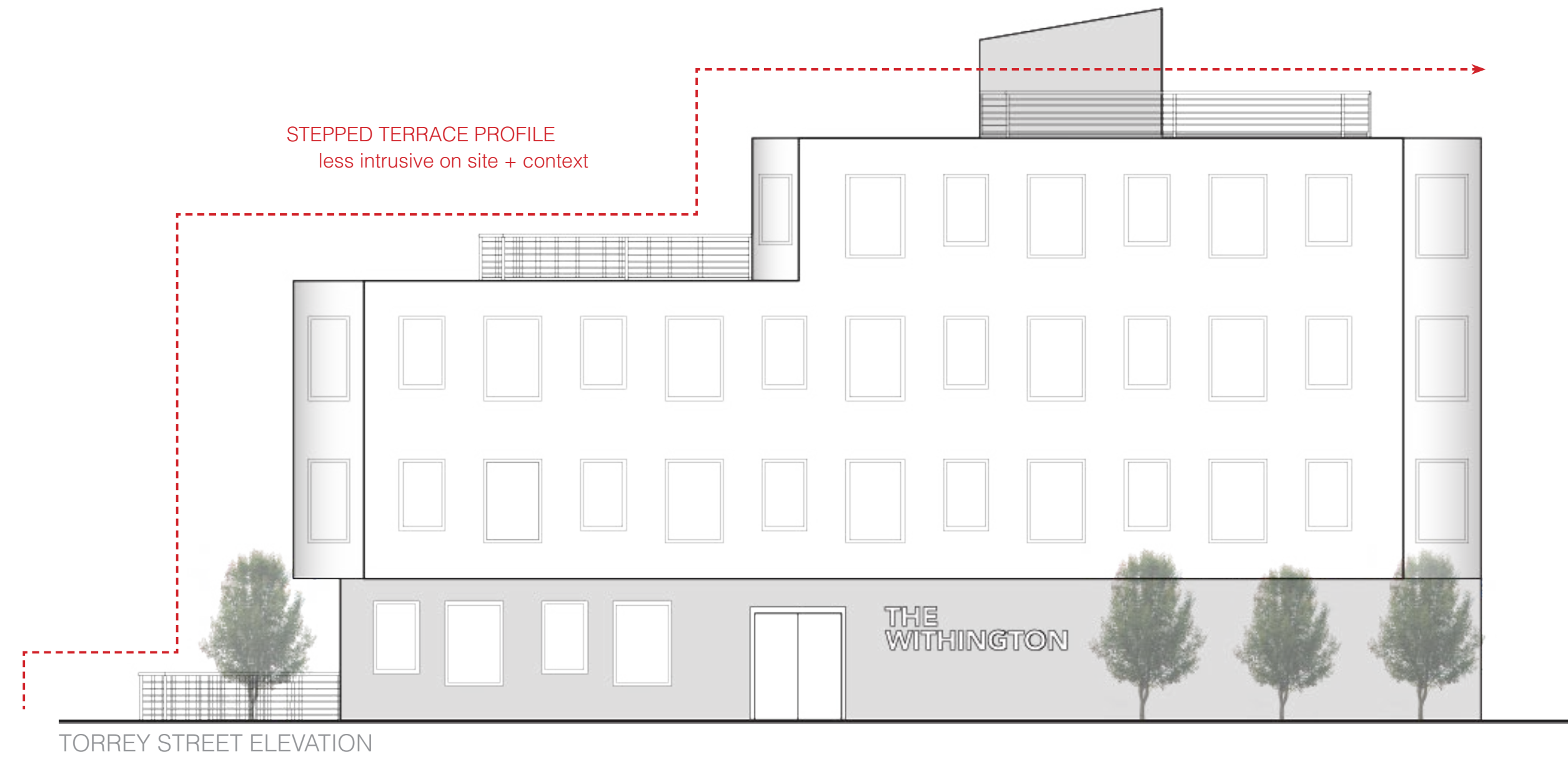




WITHINGTON STREET ELEVATION



TORREY STREET ELEVATION



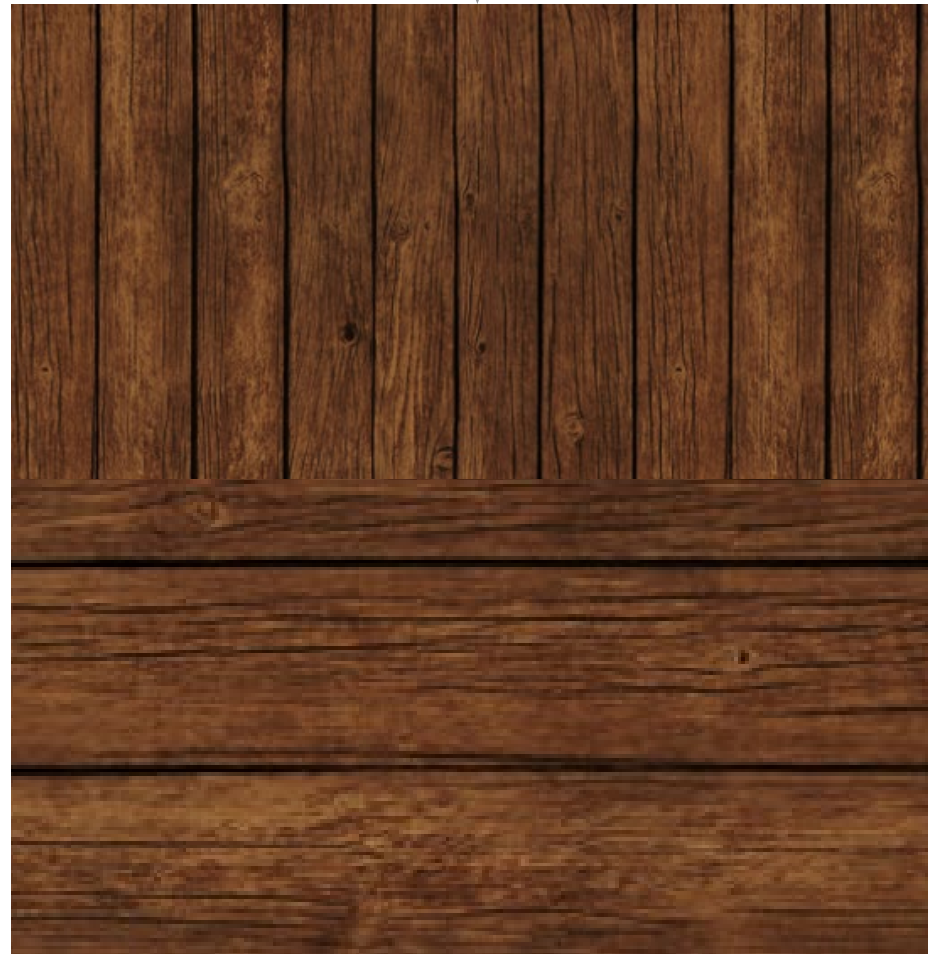
TORREY STREET ELEVATION



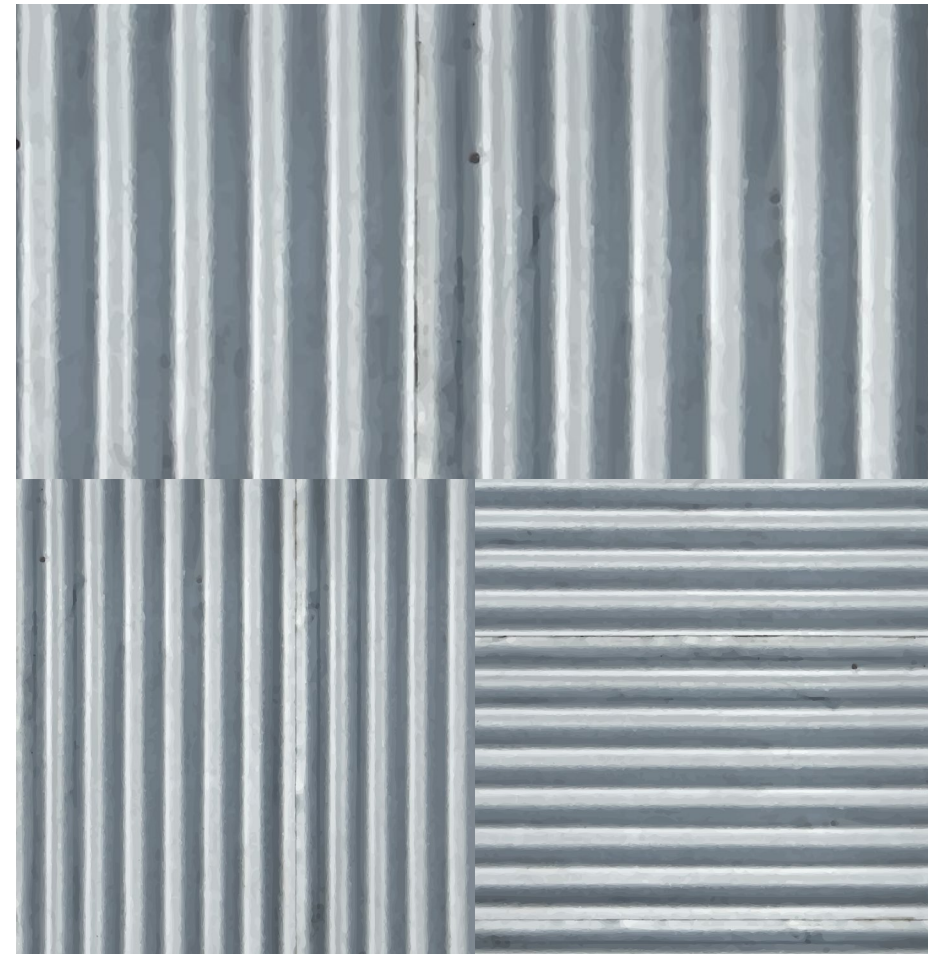
WITHINGTON STREET ELEVATION

- A. Ground Level: Yard Space
- B. Level 2 & 3: Balcony Spaces
- C. Level 4: Outdoor Terraces
- D. Level 4+: Roof Decks

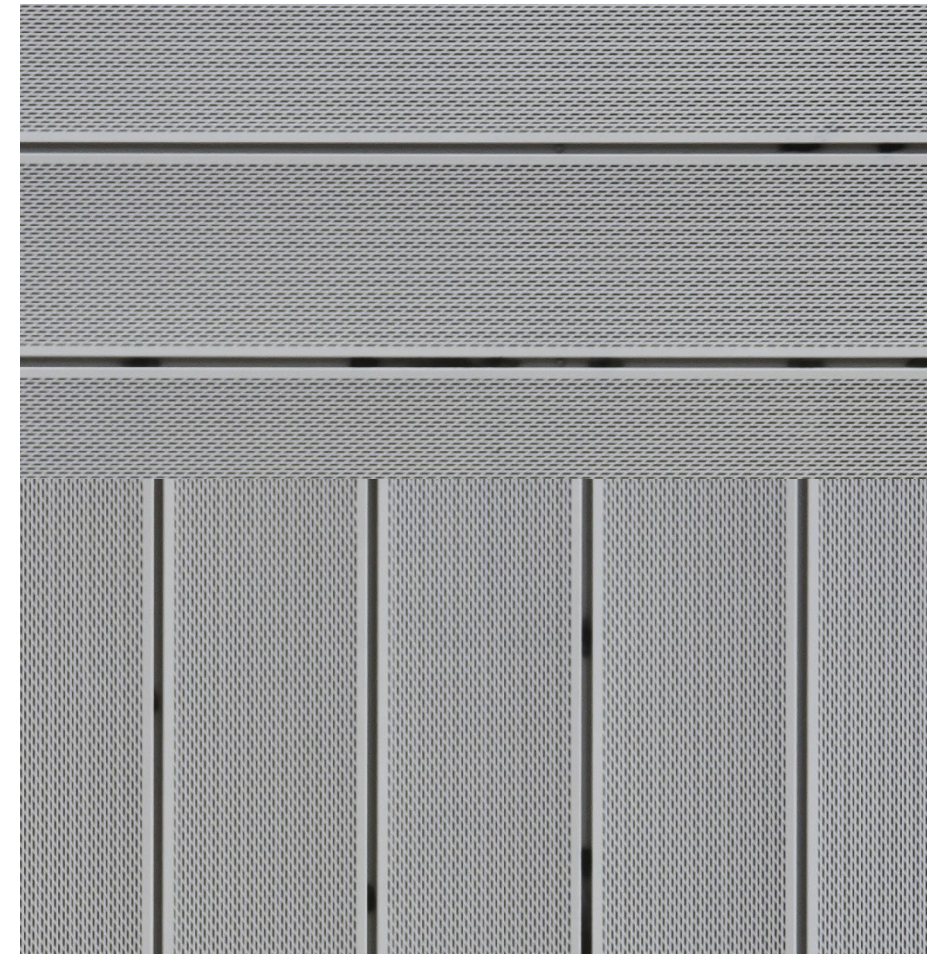
VERTICAL VS. HORIZONTAL PANELING + VARYING DENSITIES?



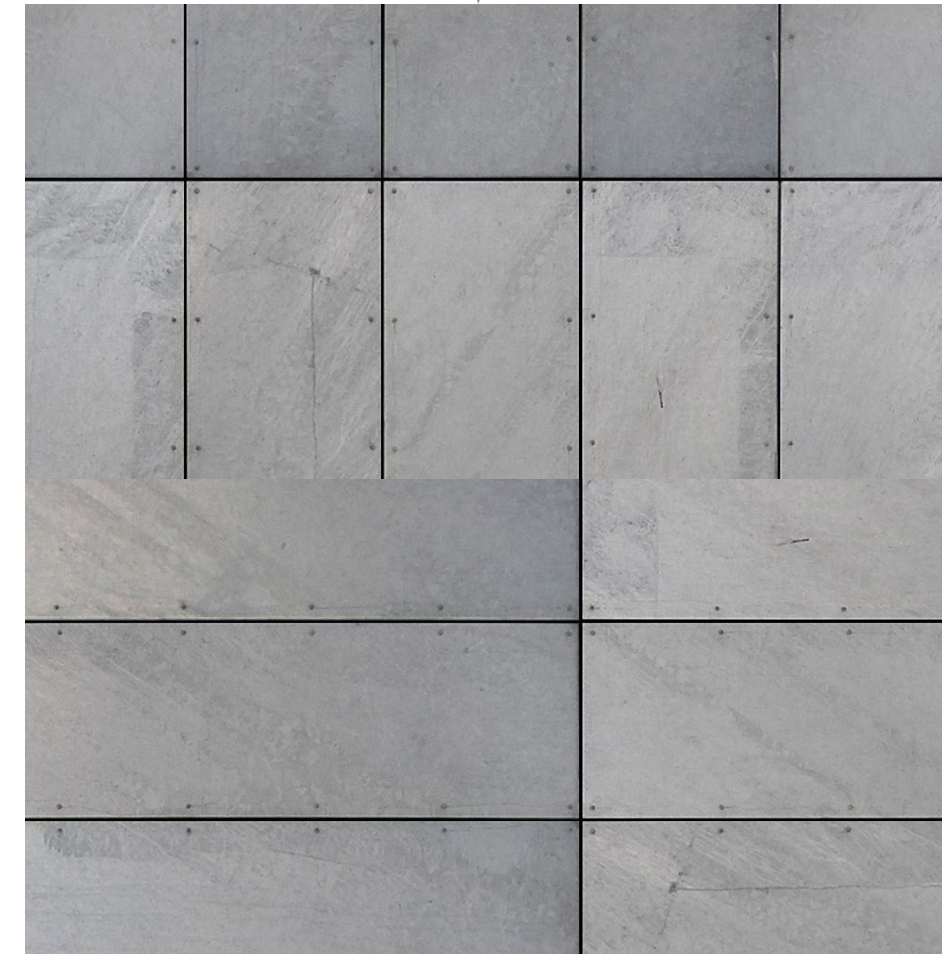
dark wood paneling



corrugated metal sheet paneling



perforated metal sheet cladding



metal sheet paneling



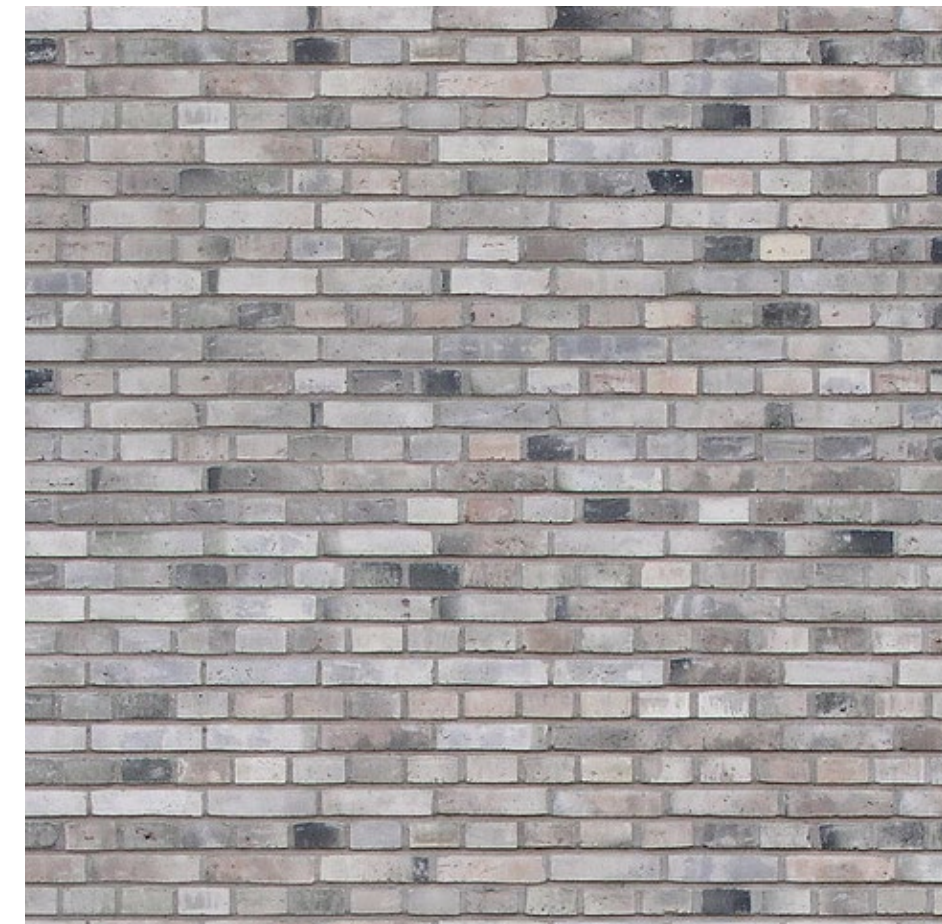
black brick



dark gray brick



mixed red brick



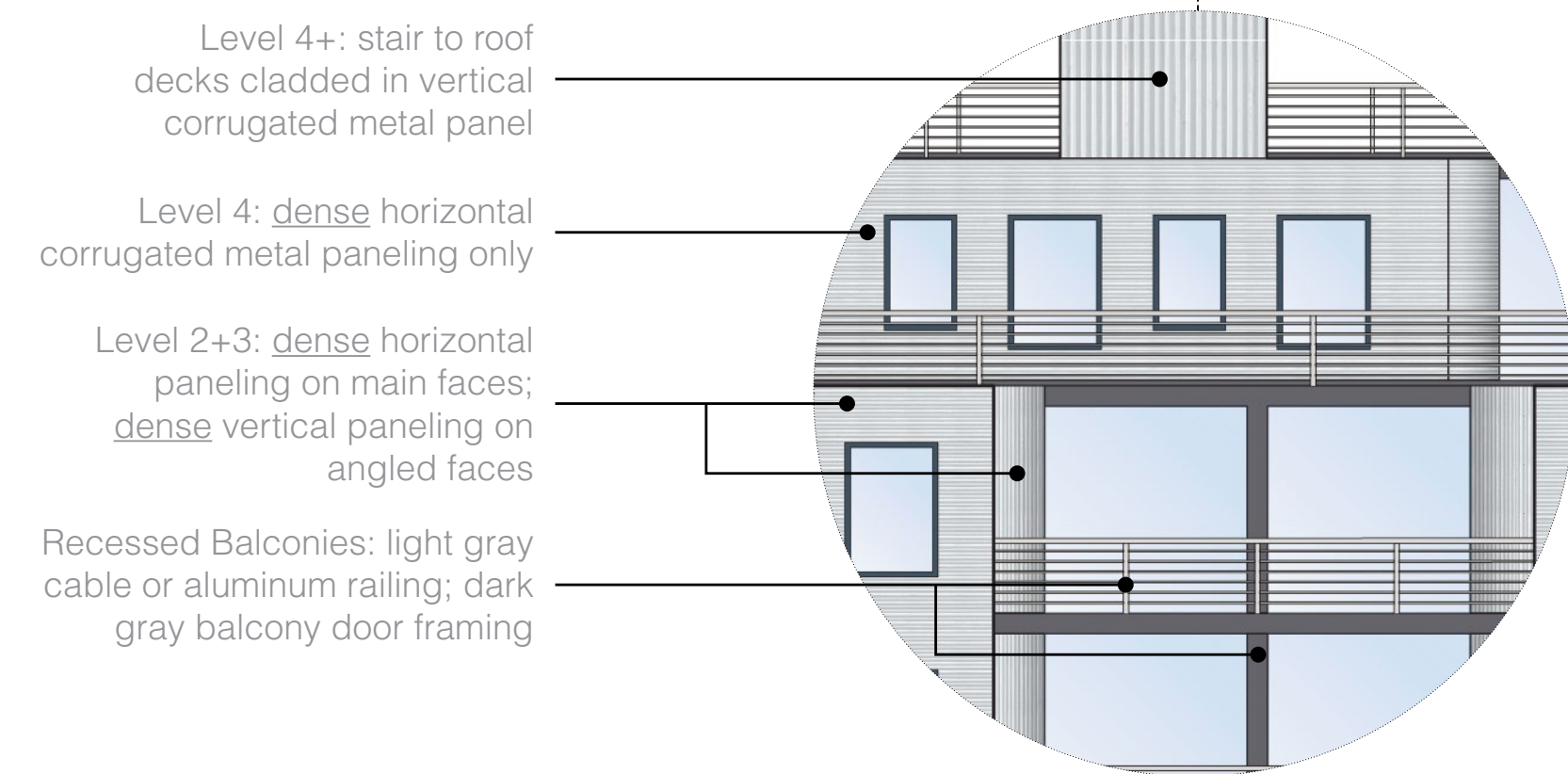
mixed gray brick



WITHINGTON STREET ELEVATION

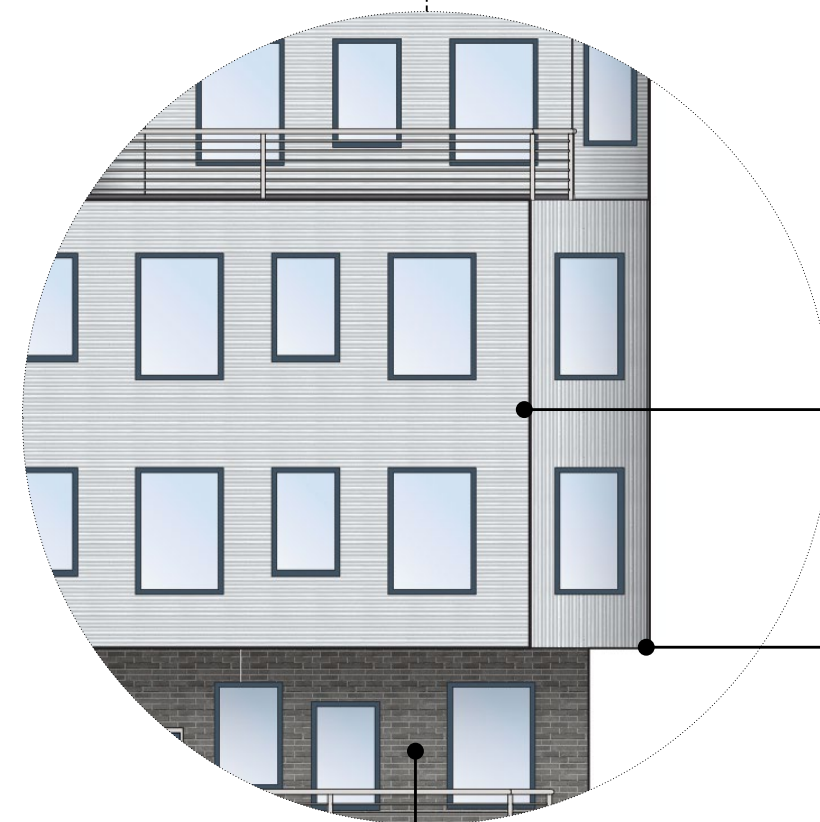


TORREY STREET ELEVATION



- Level 4+: stair to roof decks clad in vertical corrugated metal panel
- Level 4: dense horizontal corrugated metal paneling only
- Level 2+3: dense horizontal paneling on main faces; dense vertical paneling on angled faces
- Recessed Balconies: light gray cable or aluminum railing; dark gray balcony door framing

SUBTLE CHANGES IN DENSITY AND DIRECTION OF MATERIAL PROVIDE DISTINCTION BETWEEN FLOORS.



- Contextual angled bay window typology emphasized to become building's overall form.
- Upper levels appear to "float" with a 3' cantilever into 15' setback from property line.
- Level 1: dark gray brick.



- Dark blue window frame to "pop" against lighter material.
- Signage to provide identity and sense of arrival.

CONTRAST BETWEEN LIGHT AND DARK COLORS THROUGHOUT FACADE.

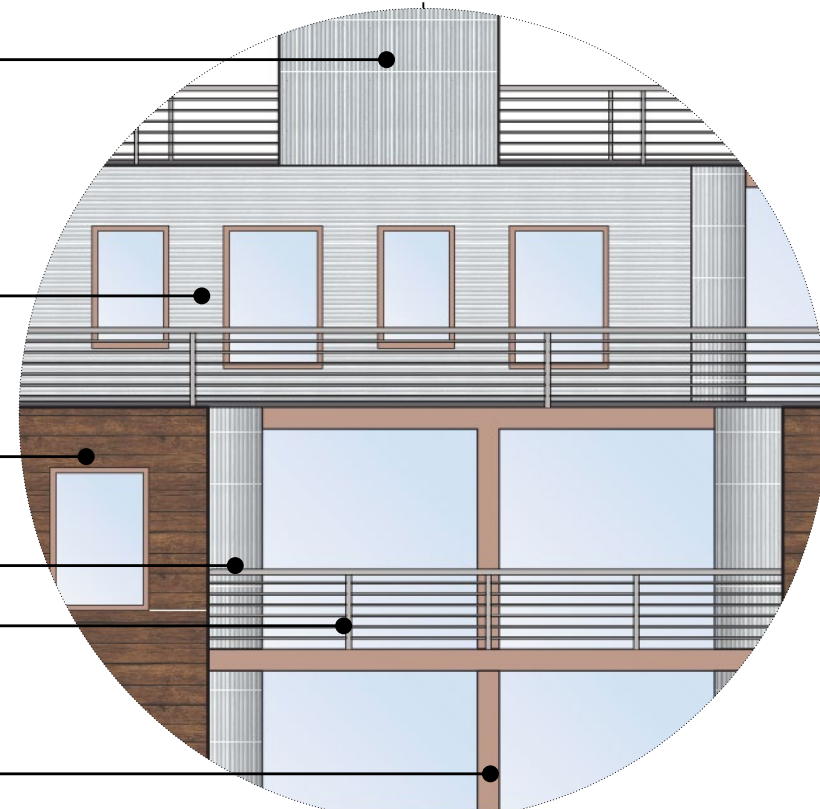


WITHINGTON STREET ELEVATION



TORREY STREET ELEVATION

- Level 4+: stair to roof decks clad in dense vertical corrugated metal panel
- Level 4: dense horizontal corrugated metal paneling on main faces; vertical paneling on angled faces.
- Level 2+3: horizontal wood paneling on main faces; dense vertical metal paneling on angled faces
- Recessed Balconies: cable or aluminum railing; lighter wood or light brown balcony deck + door framing for slight contrast



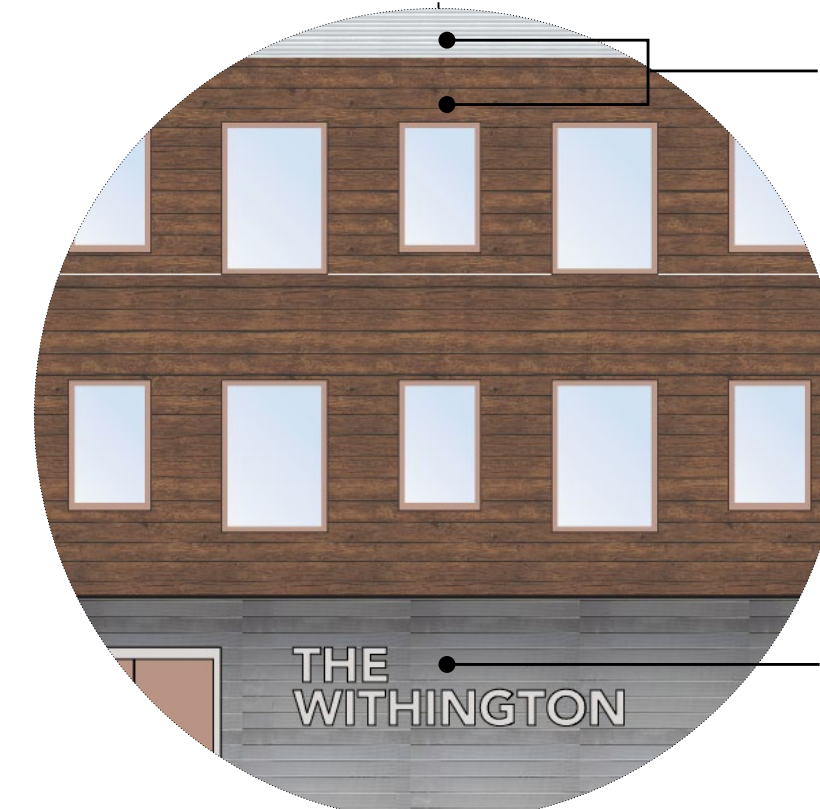
MATERIAL PLAY PROVIDES DISTINCTION BETWEEN FLOORS AND SPACES.



Wooden (or light brown) window frames bring warmth to cool material palette.

Accented angled bay faces gives visual cue that it is a special space.

Level 1: horizontal perforated metal sheet cladding.



Facade switches to horizontal corrugated metal paneling on 4th level to indicate change in form.

Signage to provide identity and sense of arrival.

DARKER COLORS ON LOWER LEVEL; LIGHTER COLORS ON TOP LEVEL CREATES A GRADIENT.



WITHINGTON STREET ELEVATION

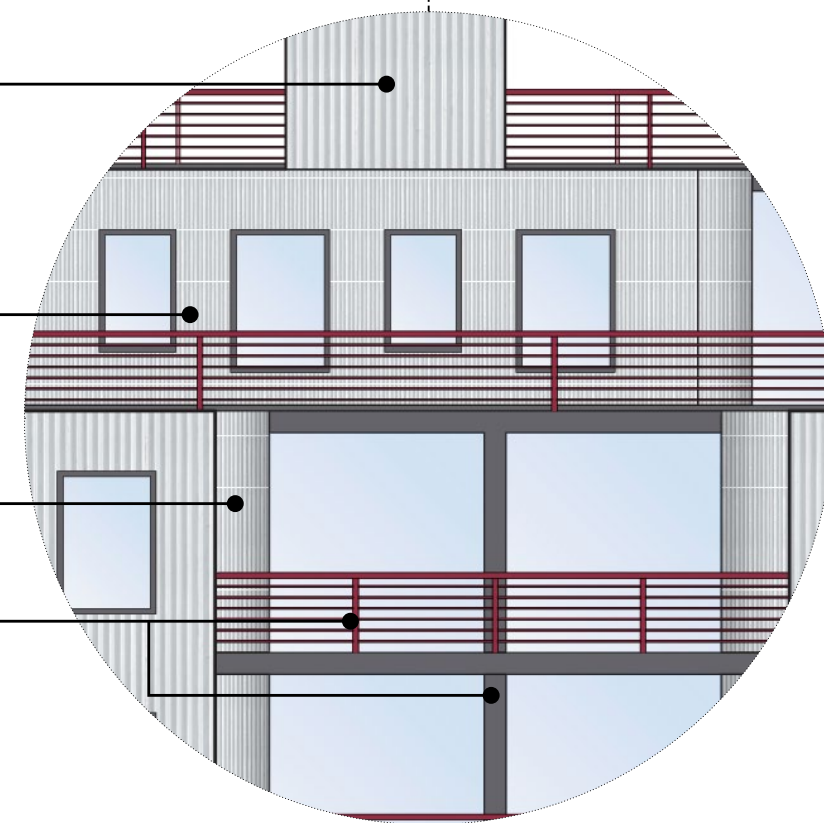


TORREY STREET ELEVATION

Level 4+: stair to roof decks
cladded in dense vertical
corrugated metal panel

Level 2-4: vertical corrugated
metal paneling on main faces;
dense corrugated metal
paneling on angled faces.

Recessed Balconies: maroon
red cable or aluminum
railing; dark gray balcony
door + deck framing



RED RAILING POPS AGAINST
MONOTONE PALETTE.



Level 1: mixed red brick.



Dark gray window
frame to "pop" against
lighter material.

Signage to provide
identity and sense of
arrival.

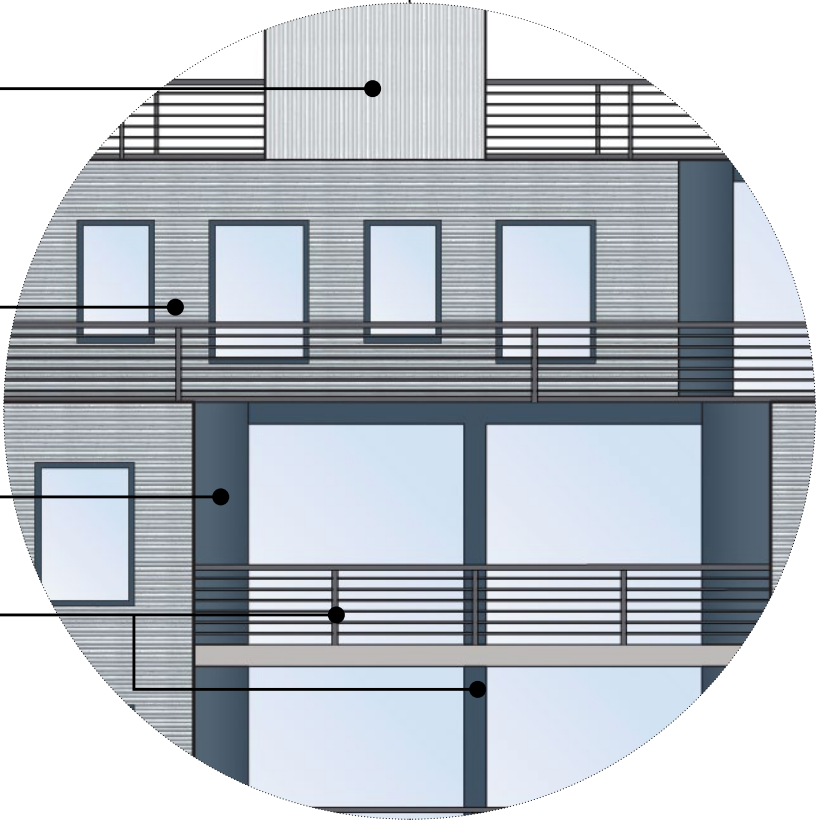
DELIBERATELY-PLACED POPS OF
RED BRINGS LIFE TO NEUTRAL
PALETTE OF NEIGHBORHOOD.



WITHINGTON STREET ELEVATION



TORREY STREET ELEVATION

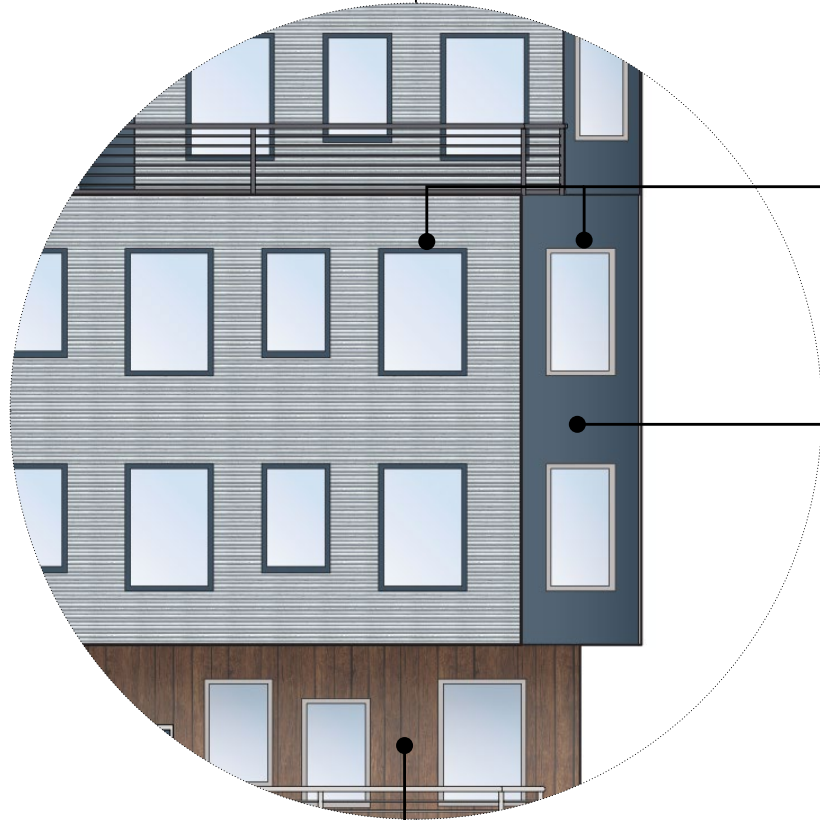


Level 4+: stair to roof decks cladded in dense vertical corrugated metal panel

Level 2-4: dense horizontal paneling on main faces; dark blue painted material on angled faces

Recessed Balconies: dark gray cable railing, dark blue balcony door framing, gray/metal balcony deck for continuity of horizontal panels.

DARK BLUE MATERIAL ON ANGLED FACES ACCENTUATES MAIN FACES AND PROVIDES DISTINCTION BETWEEN SPACES.



Dark blue window frames on metal faces and light gray (or metal) window frames on blue faces.

Accented angled bay faces gives visual cue that it is a special space.

Level 1: vertical dark wood paneling.



Facade switches to dark blue painted material on 4th level to create distinction between upper levels.

Signage to provide identity and sense of arrival.

COMBINATION OF DARK WOOD, GRAY, AND BLUE HELPS THE BUILDING STANDOUT WHILE MAINTAINING CONTEXTUAL COLOR PALETTE.



WITHINGTON STREET ELEVATION



WITHINGTON STREET ADJACENT



WITHINGTON STREET ACROSS



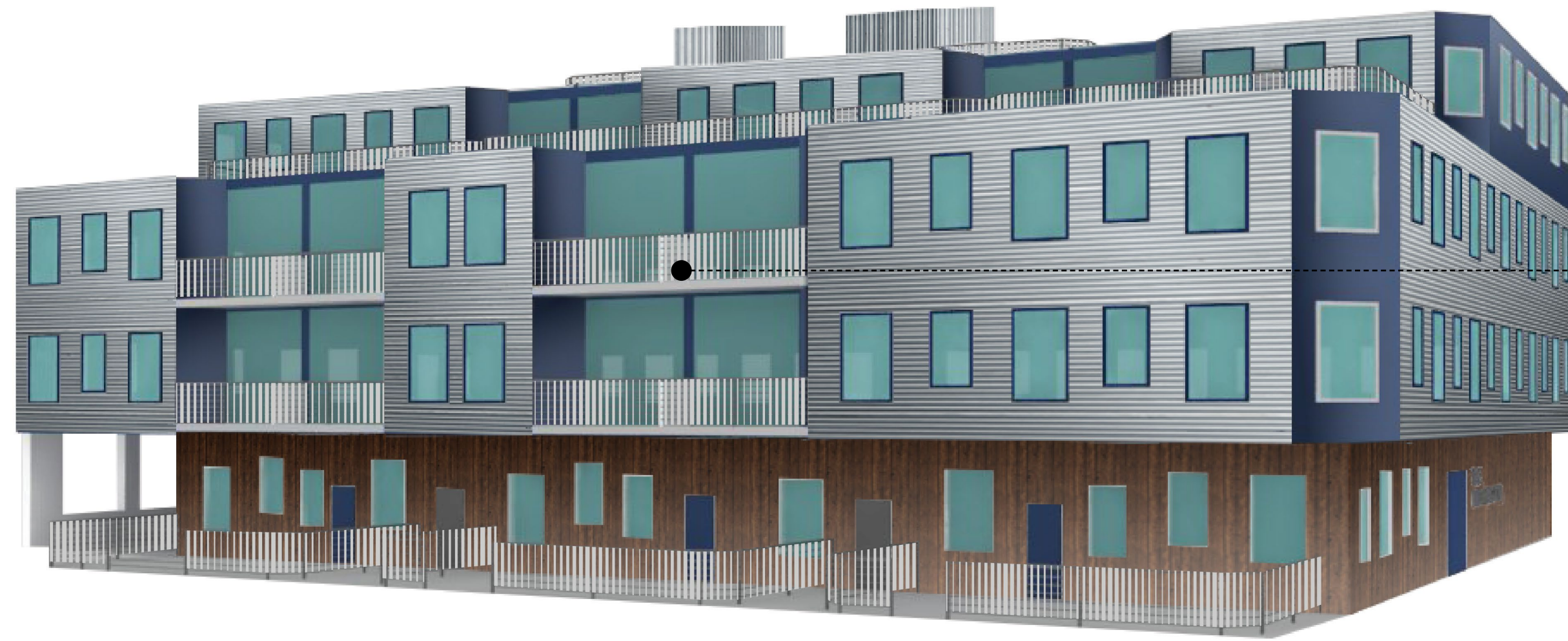
TORREY STREET ELEVATION

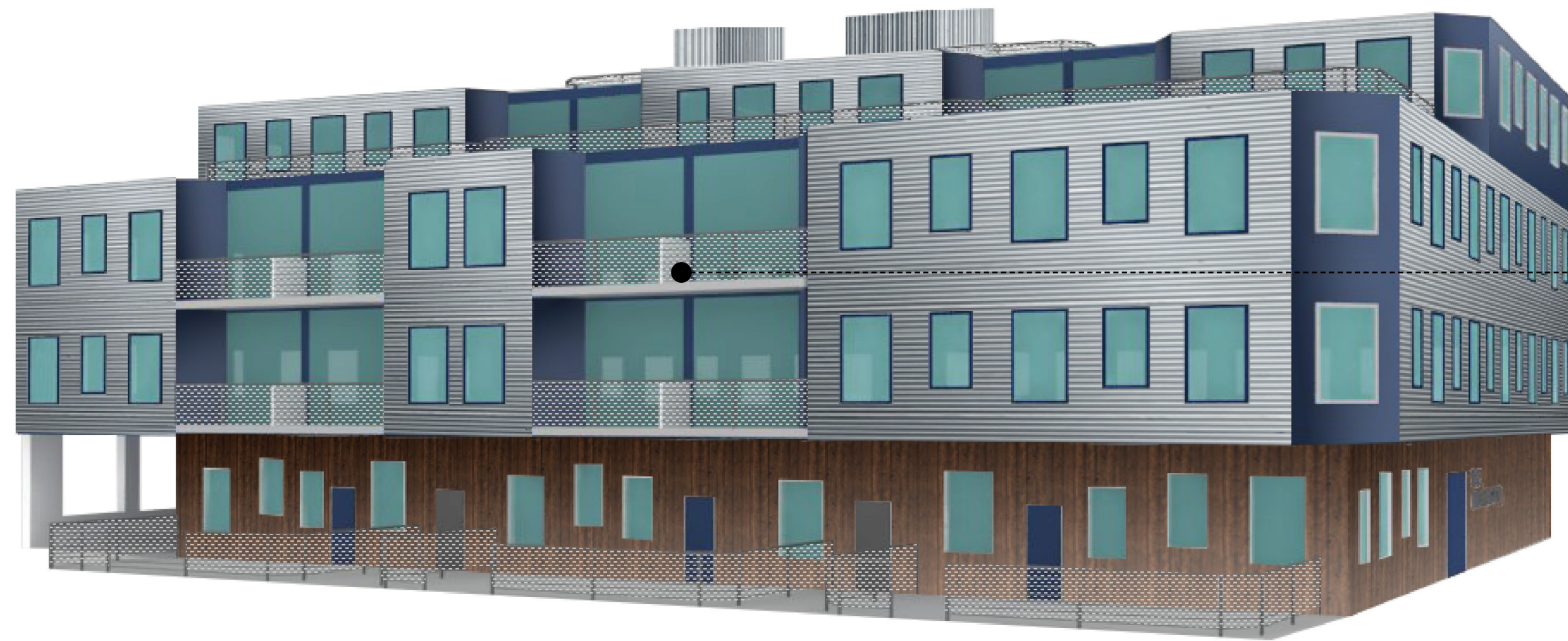


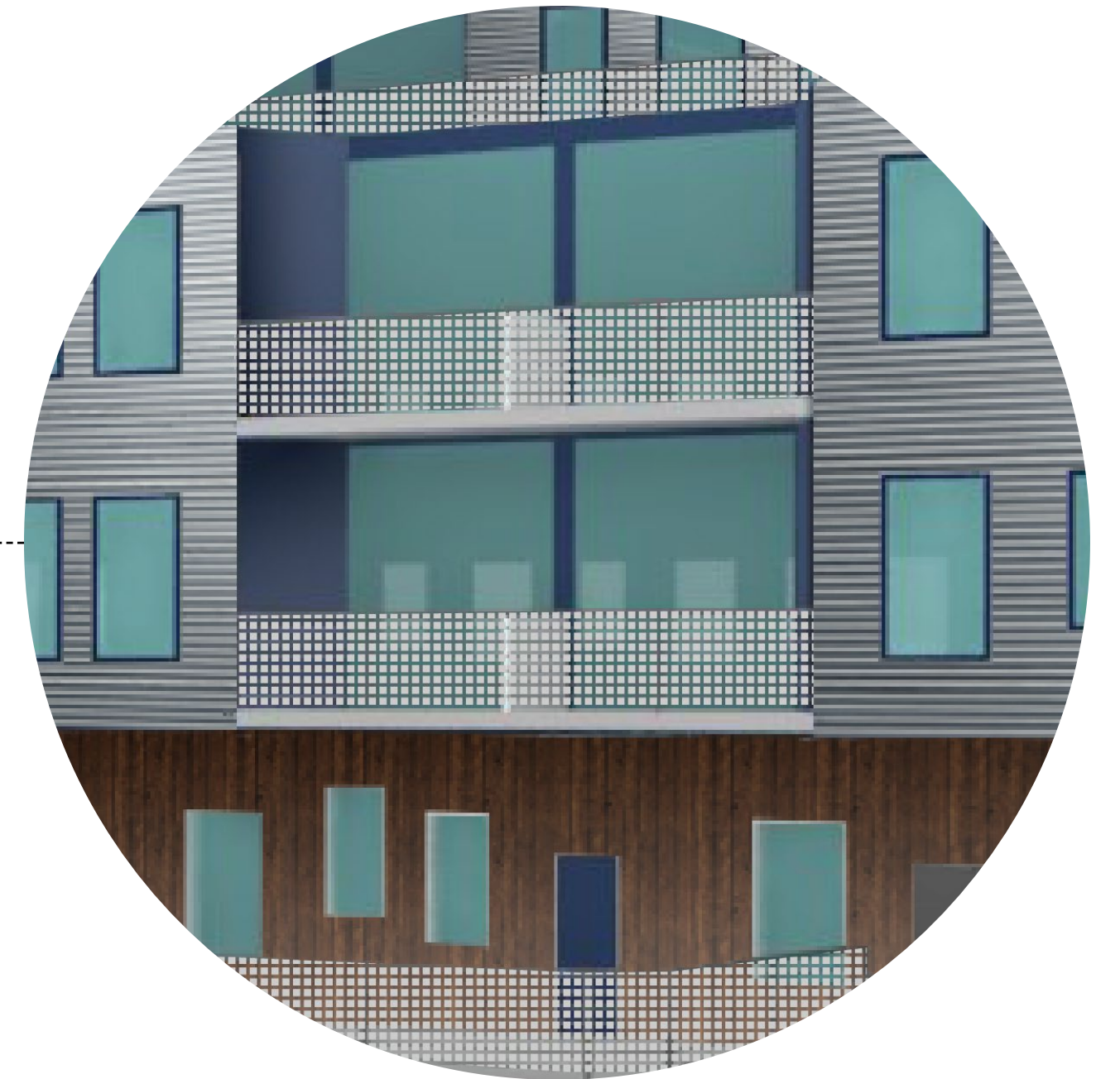
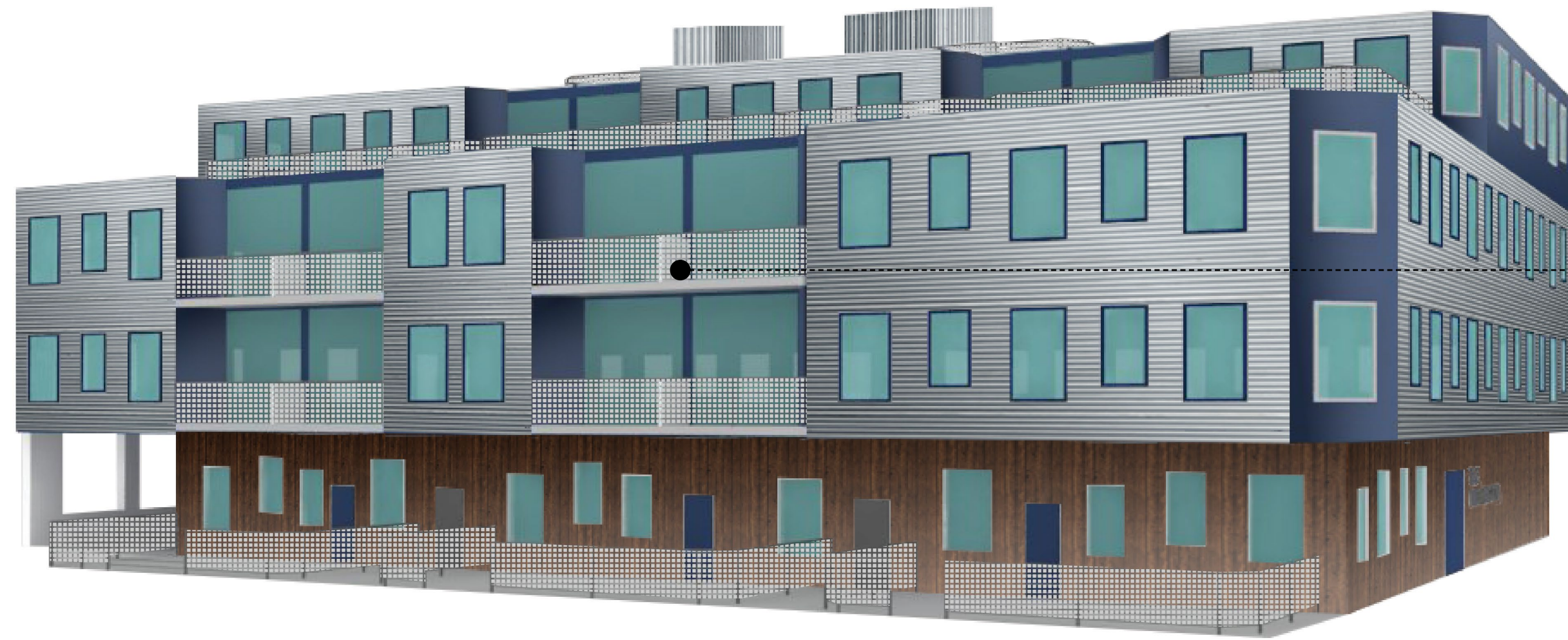
TORREY STREET ADJACENT



TORREY STREET ACROSS









PERSPECTIVE AT WITHINGTON & TORREY STREET CORNER



PERSPECTIVE LOOKING DOWN WITHINGTON ST TOWARD TORREY ST