CONTEXTUAL PRECEDENT

CONTEXT & OBJECTIVES

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".

SUMMARY OF REVISIONS TO PREVIOUS SUBMISSION

- Accessory metal finishes unified (hardware, brackets, railings, etc)
- Garage door at Penhallow refined and recessed
- Entry cheek walls at rounded corners refined and further detailed, with recessed vertical siding and wood strapping
- Storefront windows & doors refined and further detailed
- Wavy bands material changed to patinated copper diamond shingles
- Courtyard masonry and entry reconfigured
- 4th floor massing expanded and reconfigured at west and east sides to accommodate interior vertical circulation
- At curved glass entry corners, fine wood strapping relocated to interior face of glass. Glass connector details refined.
- Small curved corner at Daniel Street / west alley redesigned for curved glass panels

CONTEXT & OBJECTIVES

D1.2

60 PENHALLOW STREET at BRICK MARKET
HDC WS4 OCTOBER 2019
DECK
CURVED SLOPE
COPPER ROOFING
BELOW INSET SOLAR PANELS

COPPER CORNICE
BELOW (TYP)

9" / 12"
R 95' - 7"
INSET SOLAR PANELS
STANDING SEAM
COPPER
R 130' - 10"
R 13'
1' - 6"
R 119' - 6"
R 98' - 8"
6" / 12"
9" / 12"
4" / 12"

OPEN
62' - 0"
52' - 6"
62' - 0"

ROOF PLAN
0'
8'
16'
32'

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

D1.5 ROOF PLAN
60 PENHALLOW STREET at BRICK MARKET
HDC WS4 - OCTOBER 2019
ELEVATION DETAILS

60 PENHALLOW STREET at BRICK MARKET
HDC WS4 - OCTOBER 2019

1. HDC CURVED CORNER WINDOW HEADER
   1/2" = 1'-0"

2. HDC CURVED CORNER WINDOW HEADER W/ RAILING SECTION DETAIL
   1/2" = 1'-0"

3. HDC CURVED CORNER WINDOW MIDDLE BAND
   1/2" = 1'-0"

4. HDC CURVED CORNER WINDOW MIDDLE BAND SECTION DETAIL
   1/2" = 1'-0"
ELEVATION DETAILS
D1.25
60 PENHALLOW STREET at BRICK MARKET
HDC WS4 - OCTOBER 2019
ELEVATION DETAILS

D1.27
60 PENHALLOW STREET at BRICK MARKET
HDC WS4 - OCTOBER 2019

1. HDC TYPICAL WINDOW BAY ELEVATION
   1/2" = 1'-0"

2. HDC WINDOW BAY JAMB DETAIL
   1 1/2" = 1'-0"

3. HDC WINDOW BAY COPPER BANDING
   1/2" = 1'-0"

SECOND FLOOR
42 - 6'

THIRD FLOOR
52 - 6'

- FACE OF STUD DASHED FOR REFERENCE
- 1X4 WOOD TRIM
- WOOD SIDING
- 4X6 COPPER BANDING
- TILE BANDING
- 1X4 WOOD TRIM
- WOOD SIDING
- 4X6 COPPER BANDING
- TILE BANDING

TILE BANDING

FACE OF STUD DASHED FOR REFERENCE
ELEVATION DETAILS

D1.28

60 PENHALLOW STREET at BRICK MARKET
HDC WS4 - OCTOBER 2019
<table>
<thead>
<tr>
<th>Material</th>
<th>Manufacturer</th>
<th>Model/Make</th>
<th>Finish/Color</th>
</tr>
</thead>
<tbody>
<tr>
<td>Copper Roofing &amp; soffits</td>
<td>Revere Copper</td>
<td>standing seam</td>
<td>fully weathered patina</td>
</tr>
<tr>
<td>Wood Composite Board Siding - horizontal</td>
<td>Prodeema</td>
<td>rainscreen, concealed fasteners</td>
<td>Rustic</td>
</tr>
<tr>
<td>Wood Composite Board Siding - vertical</td>
<td>Prodeema</td>
<td>rainscreen, concealed fasteners</td>
<td>Nuvo</td>
</tr>
<tr>
<td>Wood trim &amp; strapping, treated</td>
<td>Acoya</td>
<td>acetylated treated wood</td>
<td>natural</td>
</tr>
<tr>
<td>Bent steel pipe brackets</td>
<td>custom</td>
<td>custom</td>
<td>painted; graphite</td>
</tr>
<tr>
<td>zinc coping, trim &amp; beam end caps</td>
<td>custom</td>
<td>diamond pattern, 4&quot;</td>
<td>graphite</td>
</tr>
<tr>
<td>Copper shingles</td>
<td>custom</td>
<td>exposed</td>
<td>fully weathered patina</td>
</tr>
<tr>
<td>steel timber fasteners</td>
<td>custom</td>
<td>exposed</td>
<td>painted; graphite</td>
</tr>
<tr>
<td>granite veneer</td>
<td>regional</td>
<td>flamed &amp; split-face</td>
<td>Deer Isle (pink)</td>
</tr>
<tr>
<td>glazing (windows, storefront, &amp; curved curtainwall)</td>
<td></td>
<td></td>
<td>non-reflective; slightly tinted green</td>
</tr>
<tr>
<td>heavy timber beams &amp; columns</td>
<td>Bensonwood or equivalent</td>
<td>cross laminated timber (CLT)</td>
<td>as shown</td>
</tr>
<tr>
<td>metal glass curtain wall connectors</td>
<td>CR Laurence Co. Inc</td>
<td>Heavy Duty Post mount fittings</td>
<td>graphite</td>
</tr>
<tr>
<td>metal mesh panel guardrails</td>
<td>GKD MetalFabrics</td>
<td>copper woven wire mesh &amp; steel supports</td>
<td>patinated copper mesh &amp; graphite painted steel</td>
</tr>
</tbody>
</table>
LANDSCAPE DETAILS

D1.30
60 PENHALLOW STREET at BRICK MARKET
HDC WS4 OCTOBER 2019
**Wausau Red Granite - Slim banding**

**Deer Isle Granite - Paving Field**

**Bluestone**

**Podium Bench - 6’ diameter**

**Wood Bench Top - sits on Deer Isle granite wall base instead of steel feet as shown here 18”w x 14” -20” base (varies with grade)**

**Granite Fountain - low sprays 18” high x 14’ diameter**

**Tree planters shown as core ten here 3’x3’x3’**

**Mural Wall - Height 6’ and 8’ see plan - Granite base 18x18”**

*Posts wood to match building*