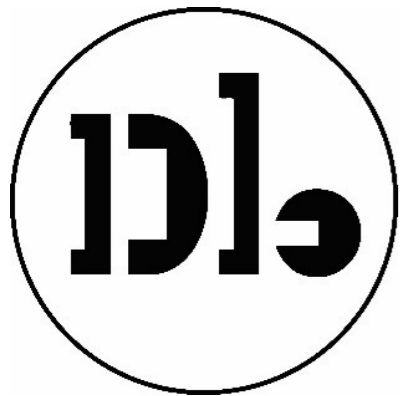


# War Horse

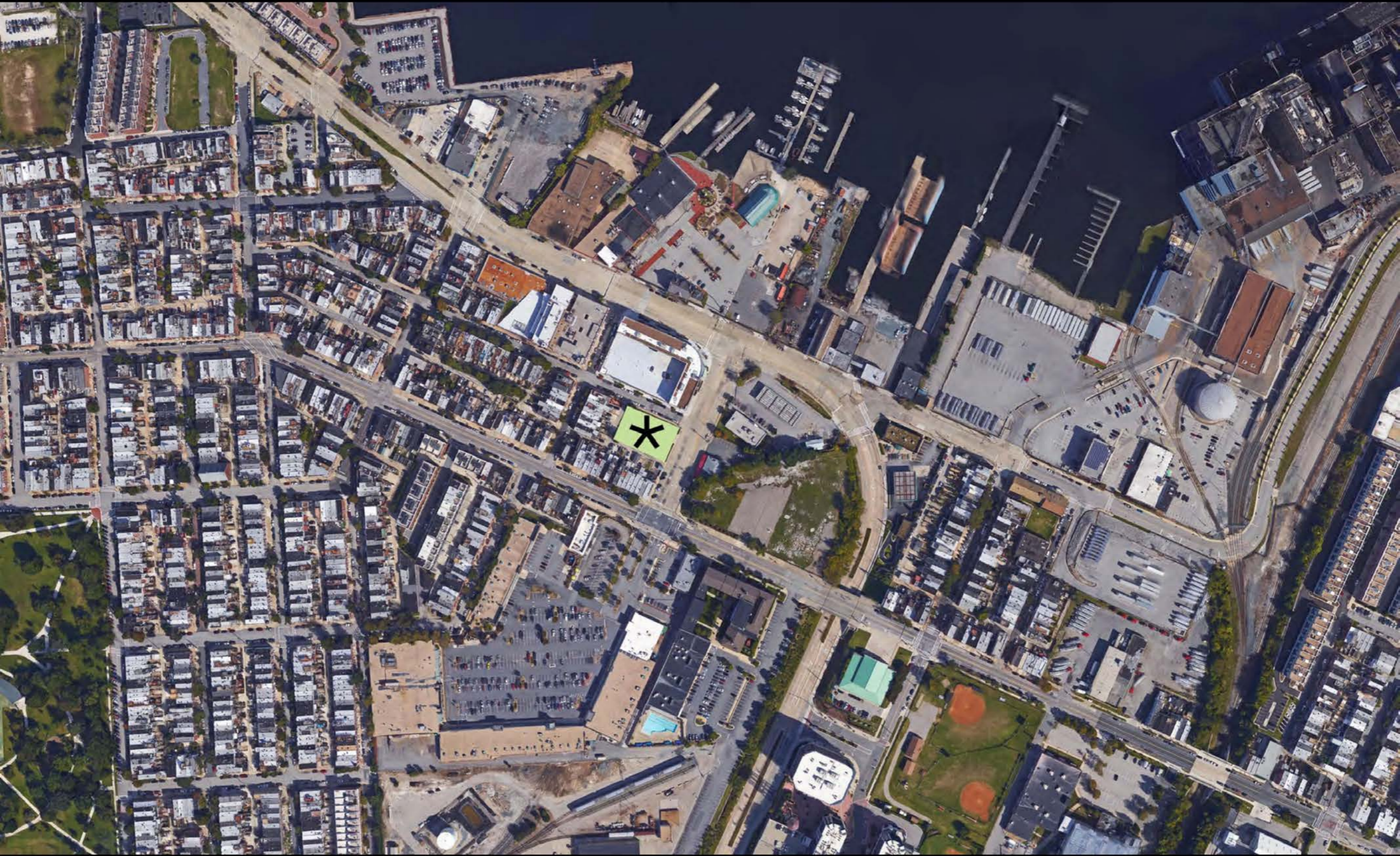


David Baker Architects

maurice **walters** | architect

MAHAN RYKIEL  
ASSOCIATES INC

Anthem II UDARP 2016.08.18



\* Anthem II Site

# 1

## Activate the Edges

CHANGES IN BUILDING SIZE,  
SCALE AND MATERIALS CURATE  
TRANSITION FROM ANTHEM I TO  
TOWNHOUSES



① FLEXIBLE OPEN SPACES ON THE GROUND FLOOR



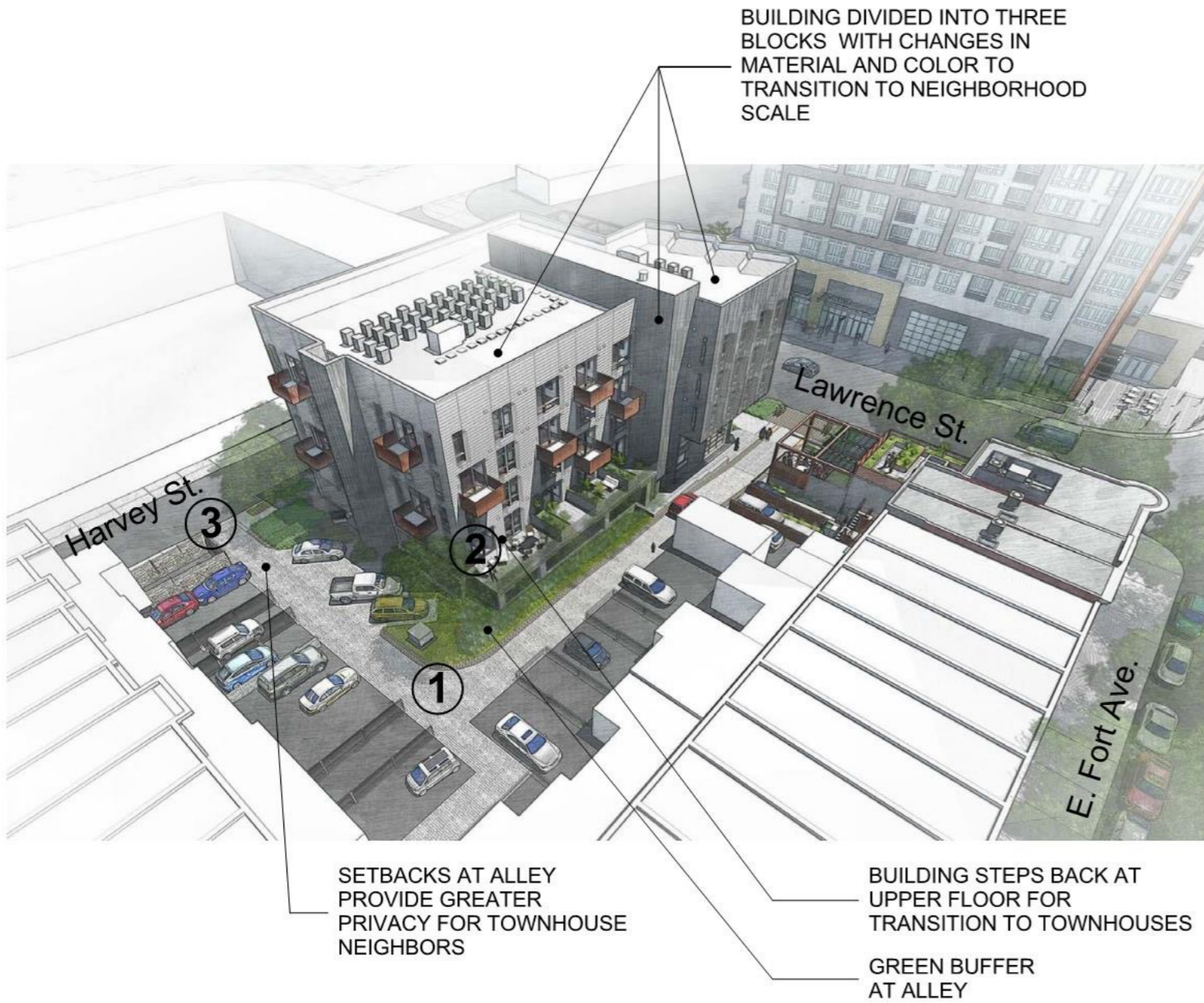
② ROOF DECK ALLOWS VIEWS TO THE WATER

1



# 2

## Be Neighborly



GROUND FLOOR & UPPER FLOOR SETBACKS



UNIT PATIOS AT UPPER FLOOR SETBACKS



GREEN EDGES AT SIDEWALKS & SETBACKS









# 3

## The Pedestrian Experience



Lawrence St.

Harvey St.

PEDESTRIAN FRIENDLY CURB EXTENSIONS, SIDEWALK & PLANTING

GROUND FLOOR APARTMENT

BUILDING ENTRY ON LAWRENCE STREET



1

PUBLIC STOOP ON LAWRENCE STREET FOR PEOPLE WATCHING



2

ACTIVE LOBBY WITH TALL CEILINGS AND VISUAL CONNECTION TO SIDEWALKS

3







# 4

## Activate the Edges



LOBBY AND POCKET PLAZA CREATE INDOOR /OUTDOOR CONNECTION



GREEN ALLEY WITH TEXTURED PAVING







Harvey Street

Anthem II

Alley

ENTRY

Lawrence Street

ENTRY

Alley

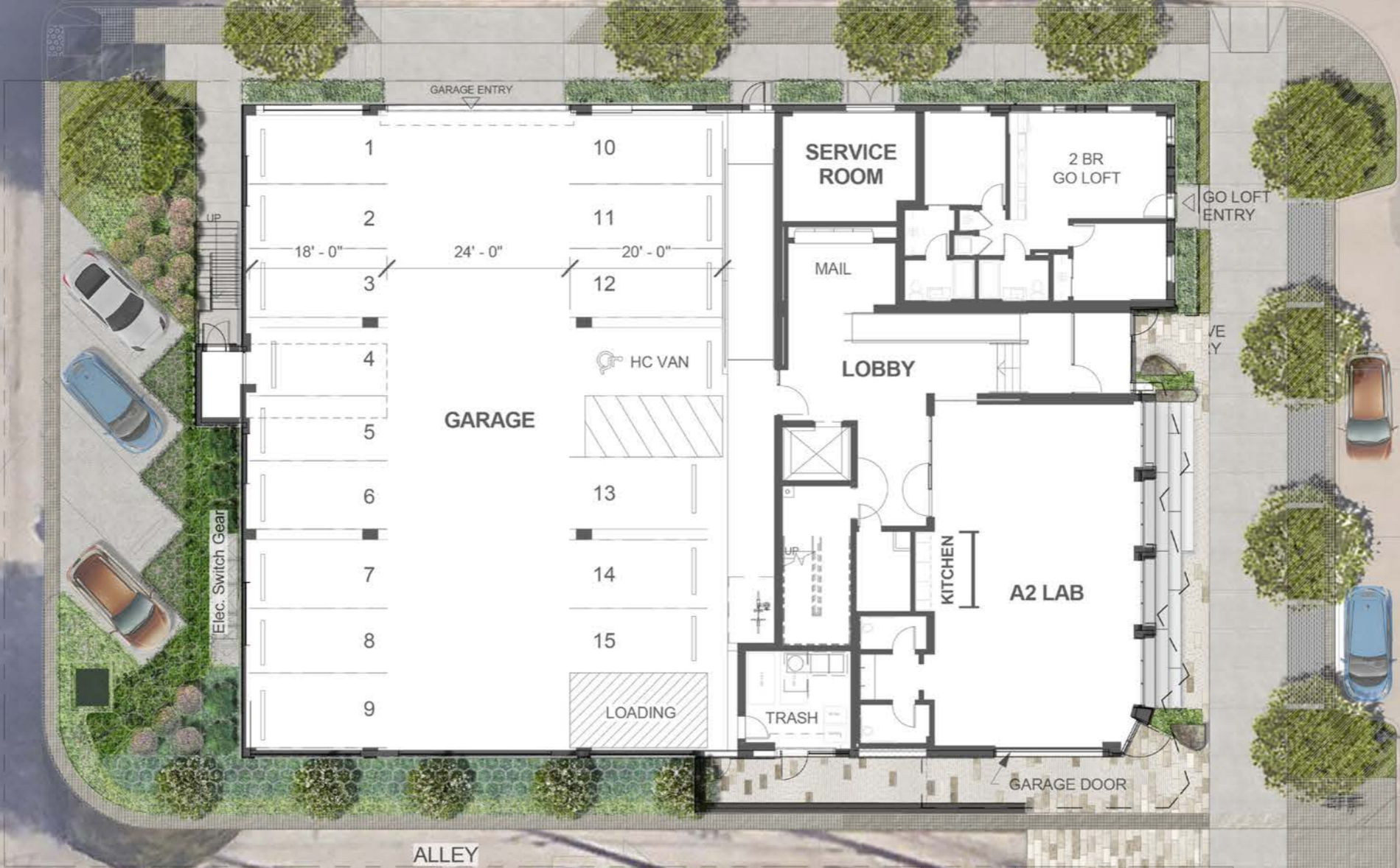
Pocket Plaza

Future Townhouse Renovation

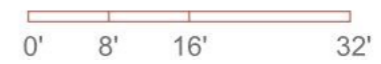
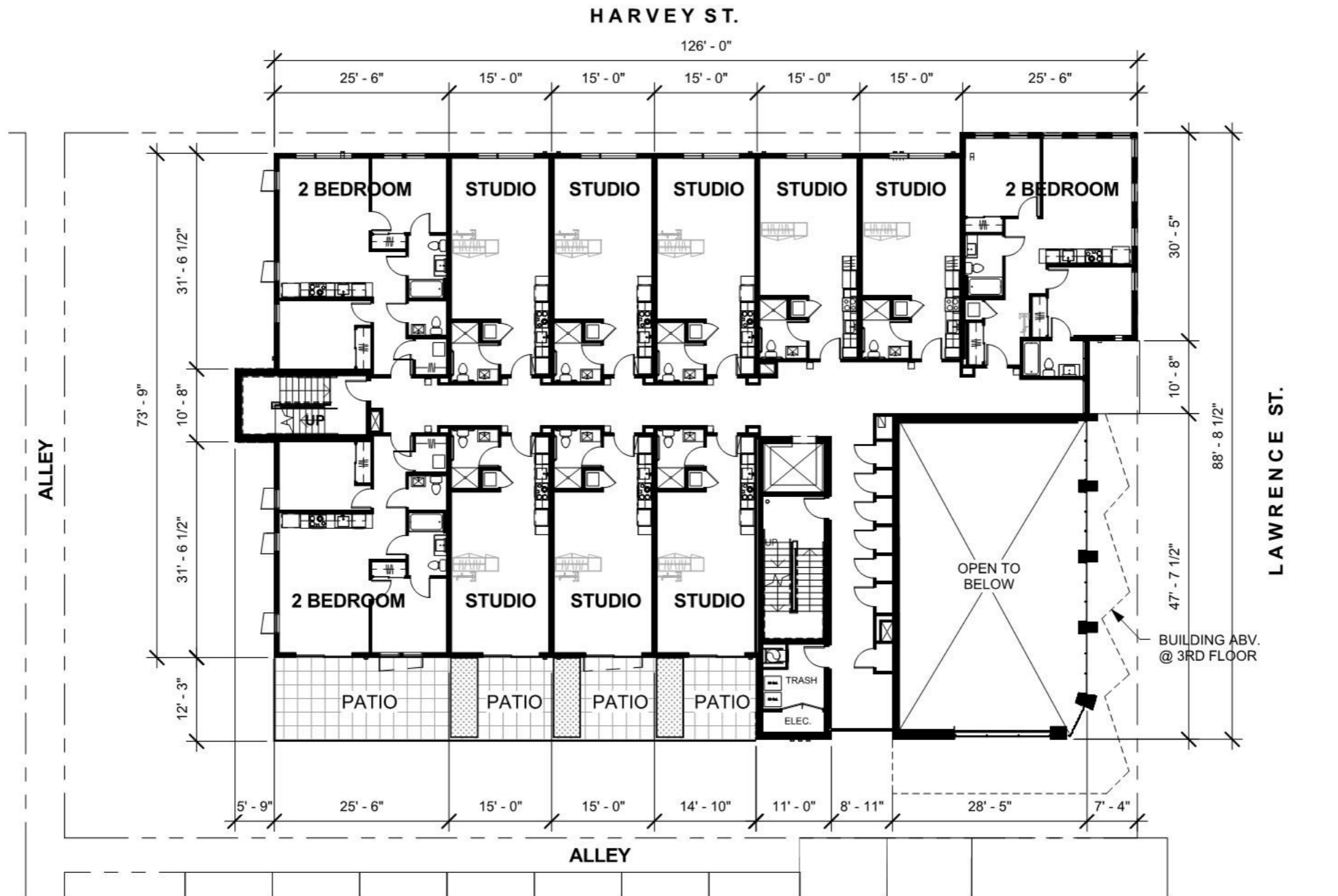
Anthem I

Roof Plan

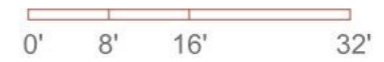
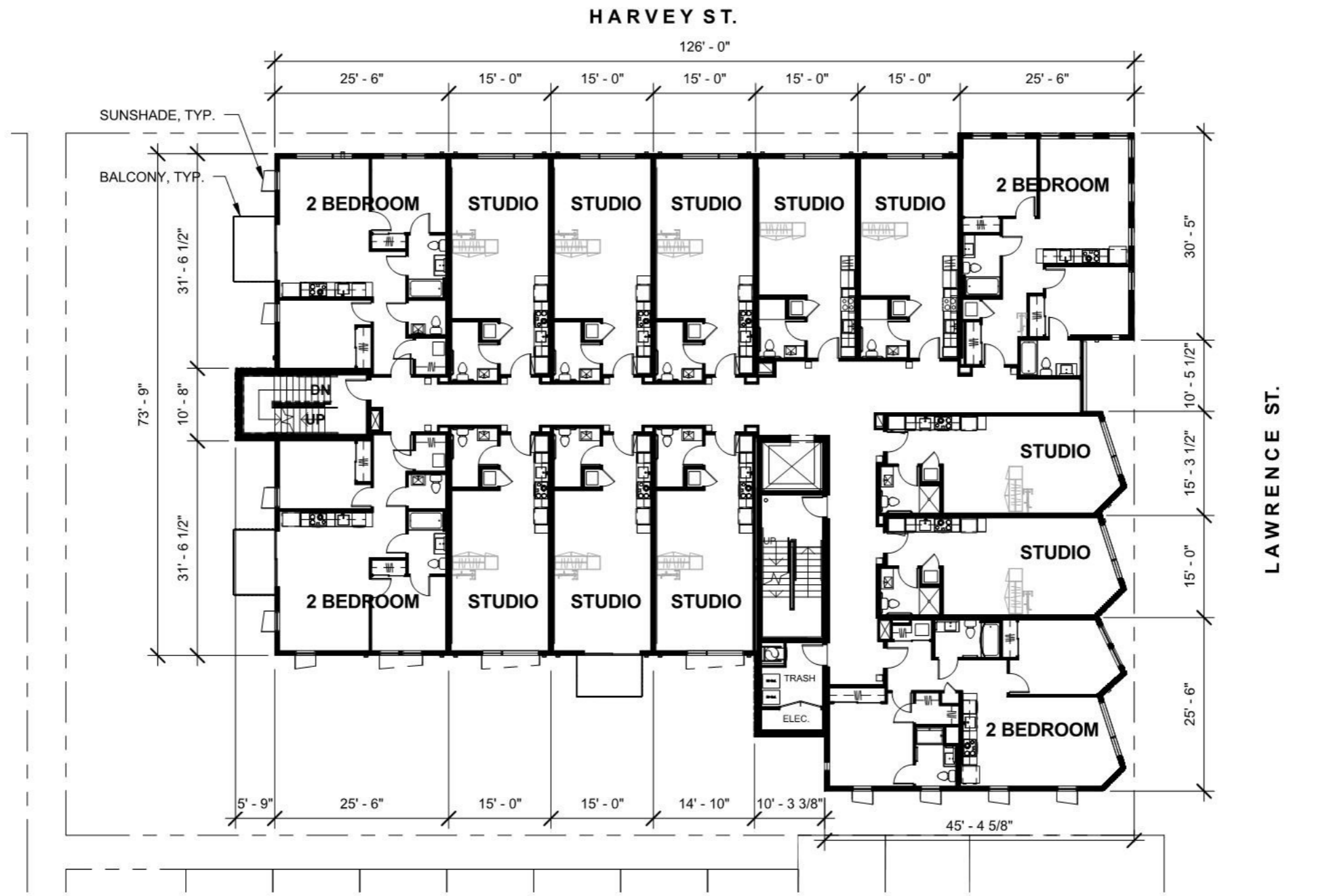




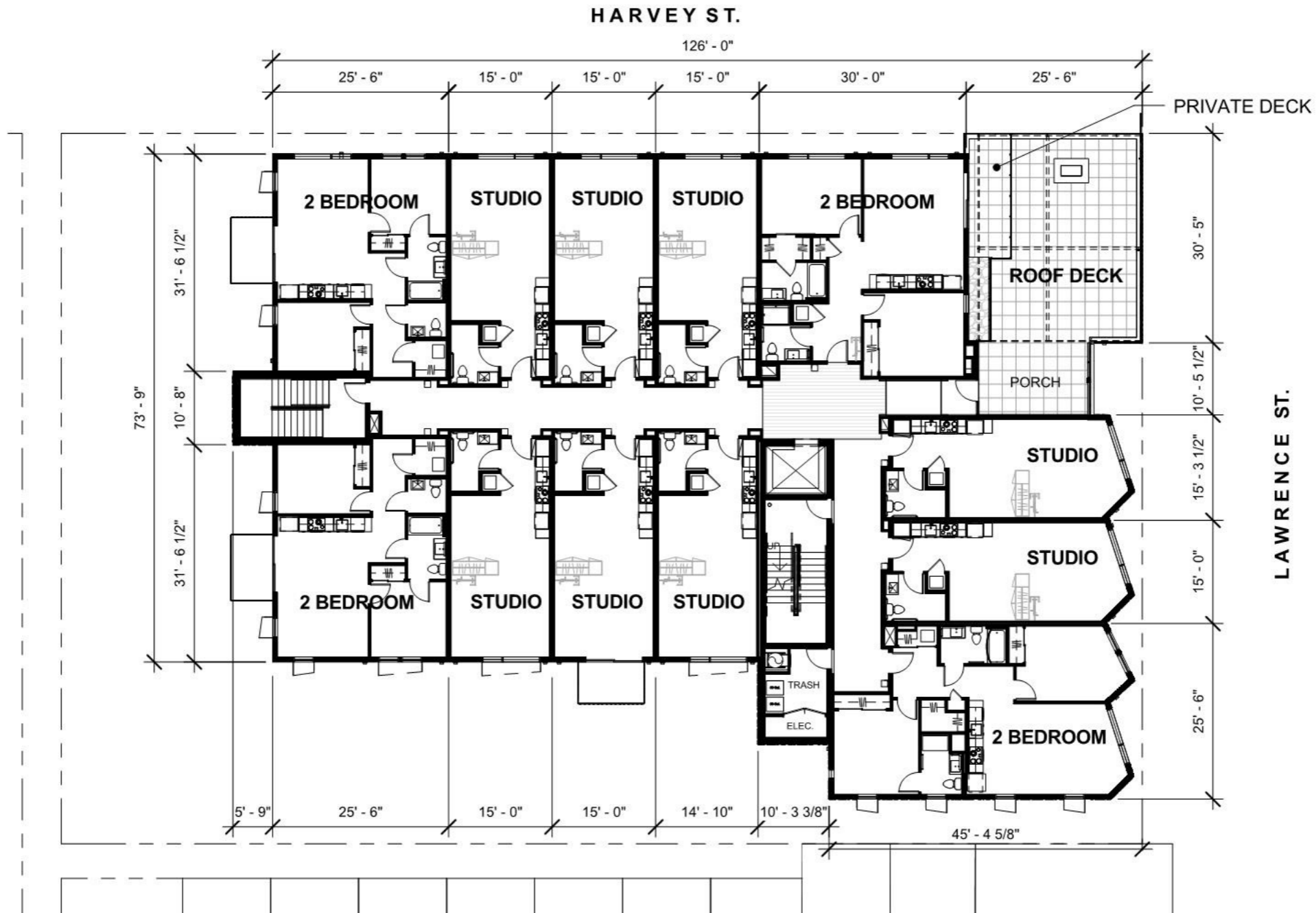
Ground Level Plan



Level 2 Plan

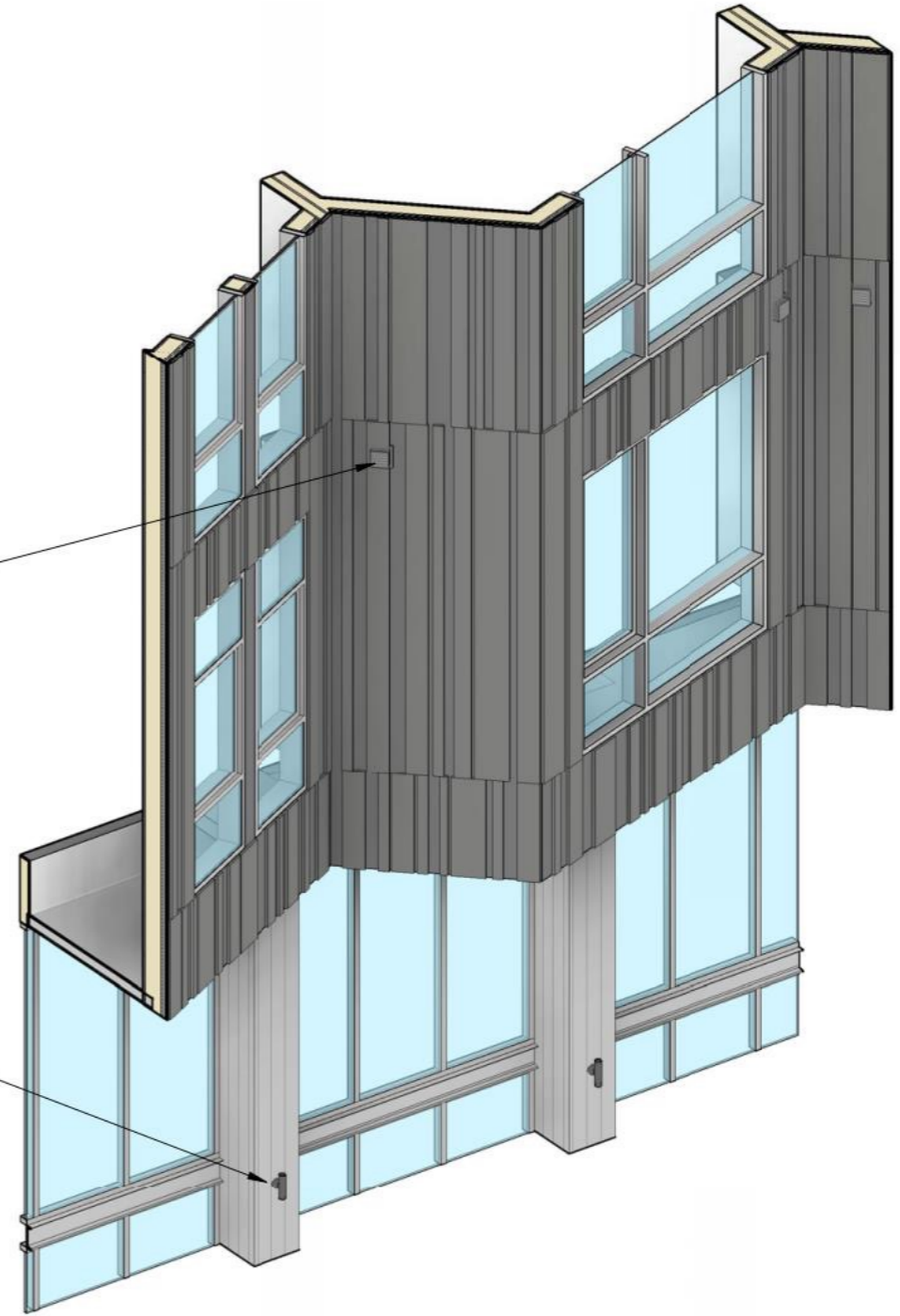


Level 3-4 Plan



Level 5 Plan

FINISHES - EXTERIOR ELEVATIONS		
Abbreviation	Finish Description	Style, Color, Etc
C-1	EXPOSED BOARD-FORMED CONCRETE, VERTICAL	VERTICAL BOARD FORMED CONCRETE WITH CLEAR ELASTOMETIC COATING AND GRAFFITTI COATING
FCP-1		
FCP-2	HORIZONTAL FIBER-CEMENT TRIM O/ FIBER-CEMENT PANEL	PAINT COLOR: GRAY
SM2	CORTEN STEEL PANELS	
SM3	PERFORATED CORTEN STEEL	
SM4	PERFORATED ALUMINUM	
SM5	METAL BAR GRATING	



"RANDOM BATTEN SIDING" (RBS) - FIBER CEMENT PANEL SYSTEM

# Materials



POTRERO



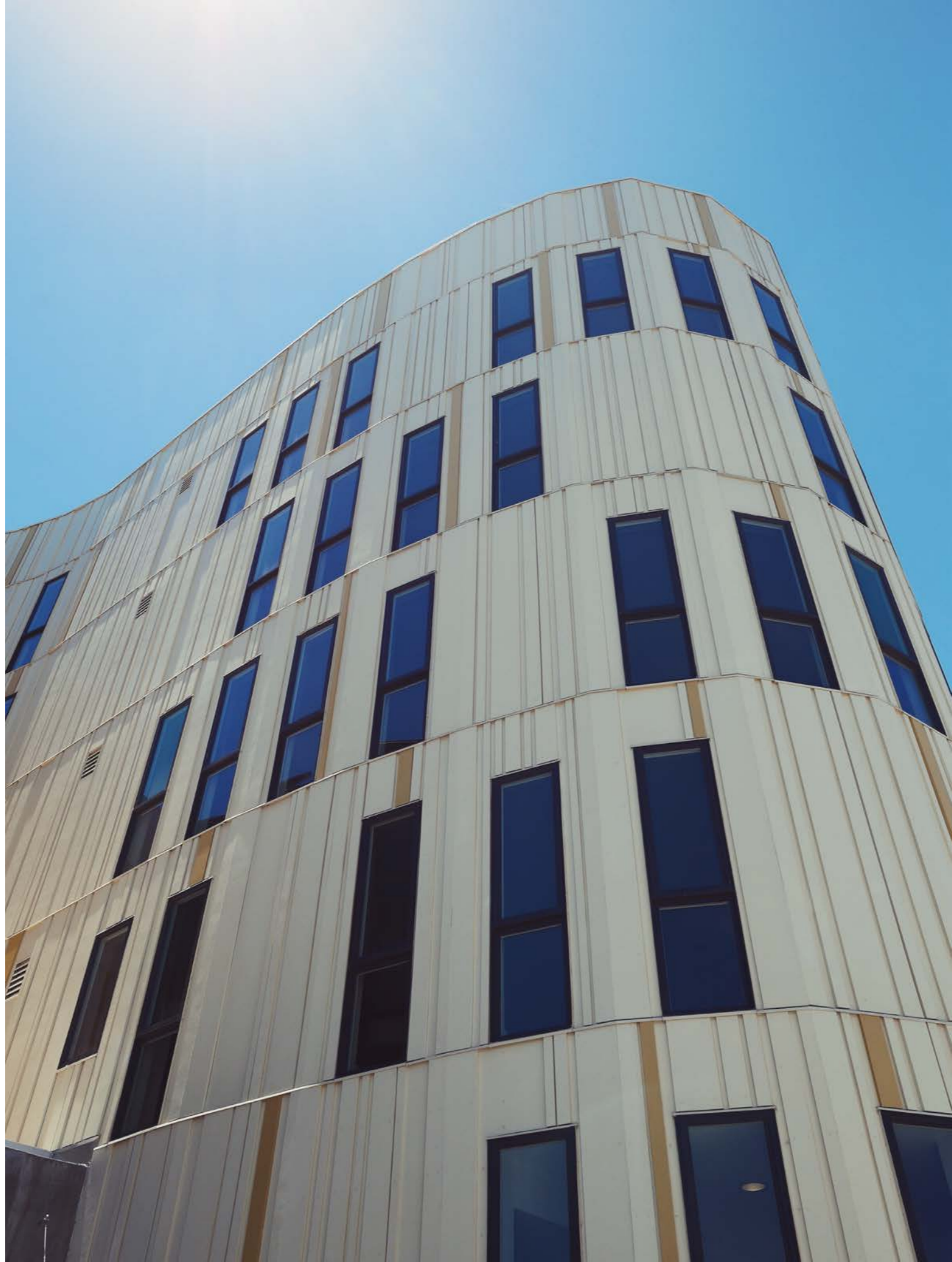
388 FULTON



LAKESIDE - AFFORDABLE

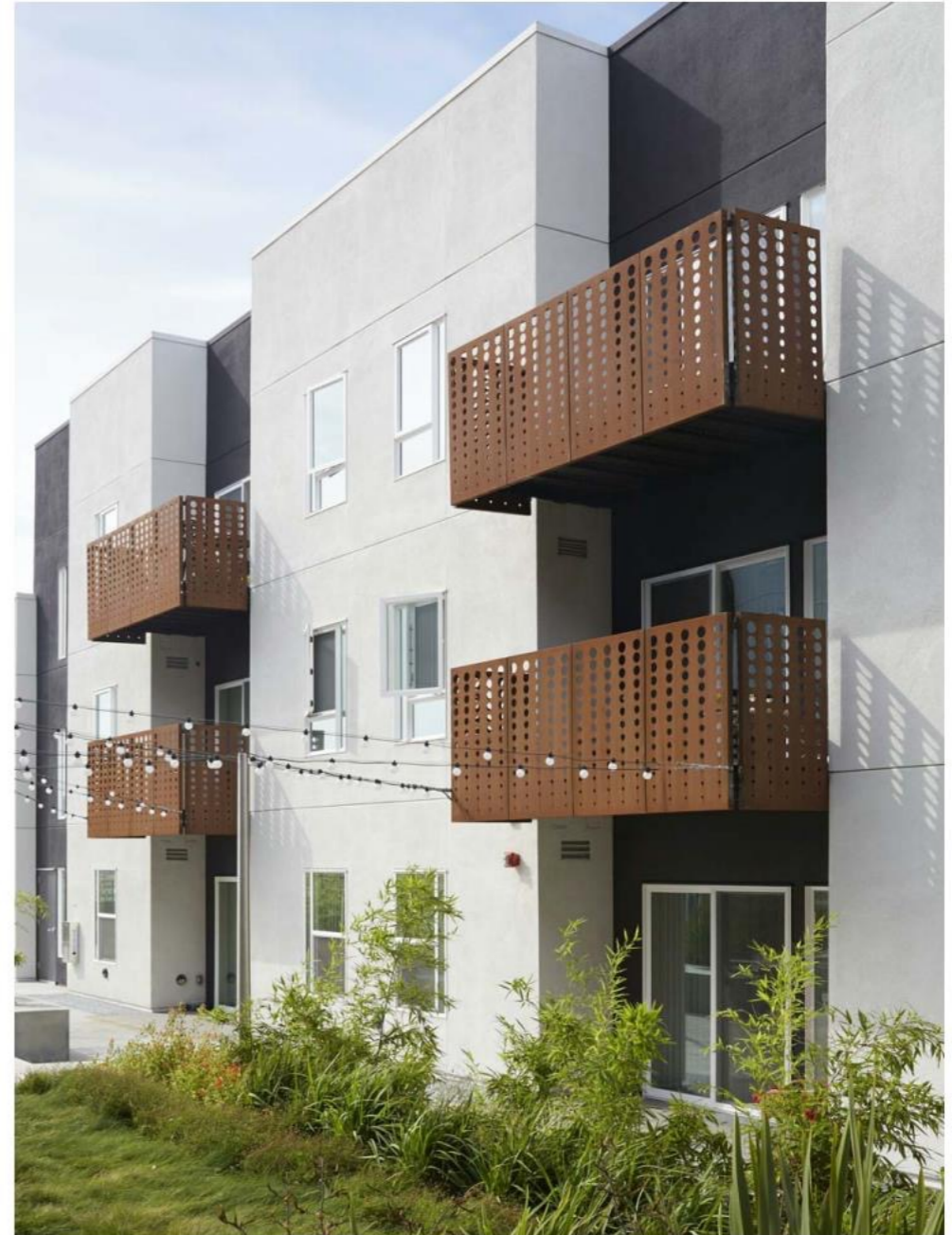
"RANDOM BATTEN SIDING" (RBS) - FIBER CEMENT PANEL SYSTEM

DBA Random Batten Siding





WEATHERING STEEL - DIAMOND SCHMITT ARCHITECTS



PERFORATED METAL BALCONIES

## Corten precedent images





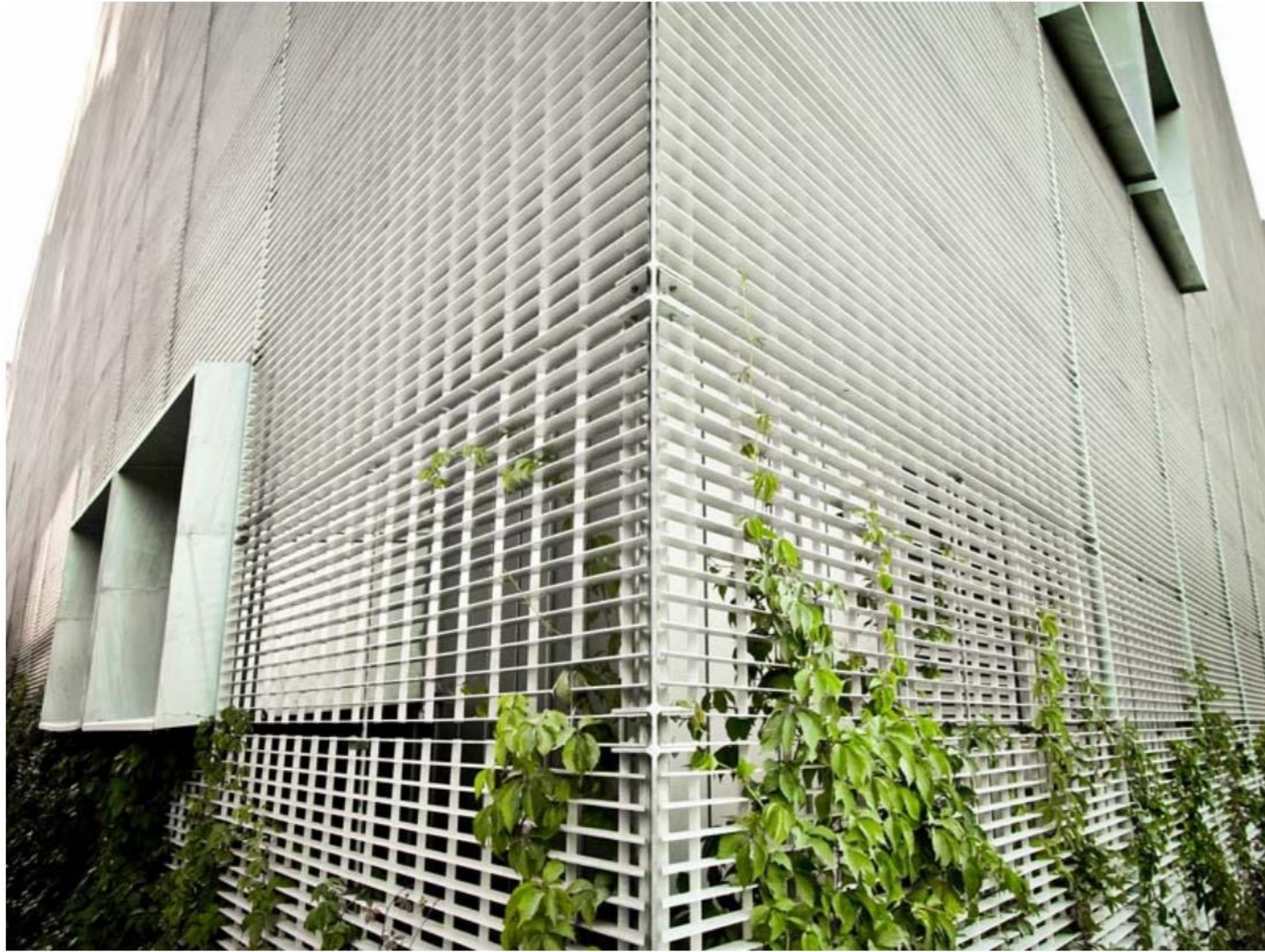
TEXTURED CONCRETE



SCULPTURAL STOOP DESIGN PRECEDENT

## CONCRETE PRECEDENT IMAGES

# Materials



METAL GRATING - GARAGE WALLS



LAP SIDING - MITERED CORNER

EXTERIOR MATERIALS - PRECEDENT IMAGES

A. Sawtooth



A. Sawtooth



A. Sawtooth

B. Base at Lawrence and Harvey



B. Base at Lawrence and Harvey

## C. Walls Facing Roof Terrace





C. Walls Facing Roof Terrace



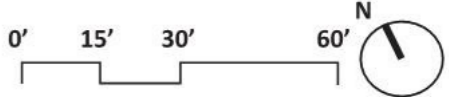
C. Walls Facing Roof Terrace

# LANDSCAPING DESIGN

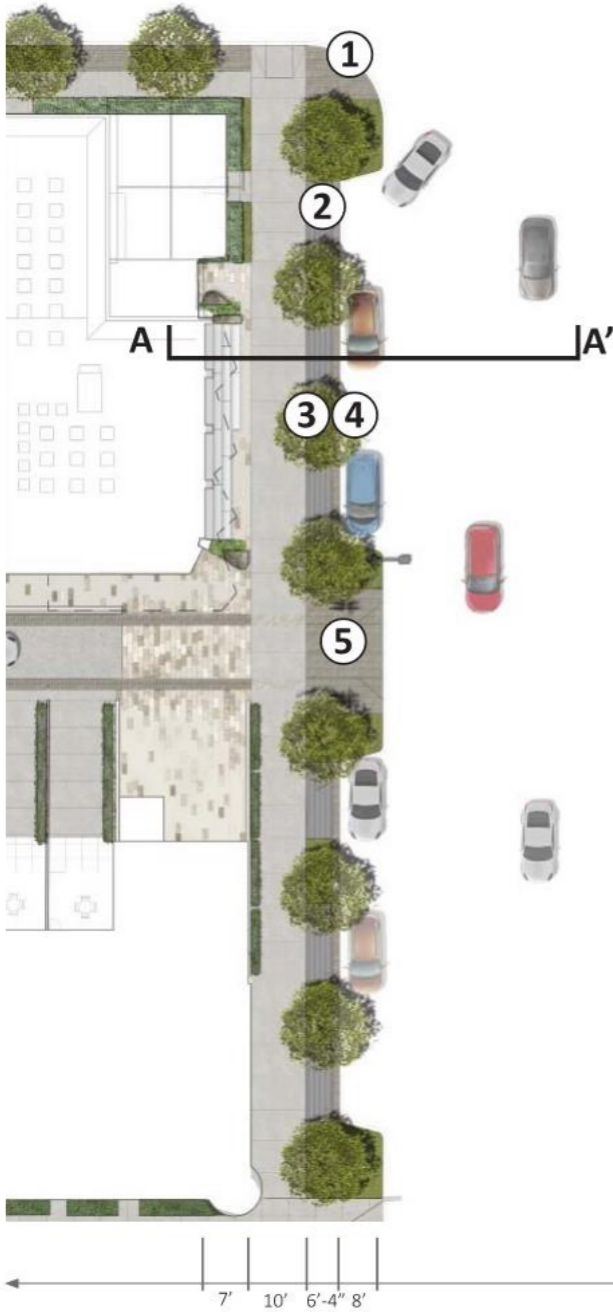
**ANTHEM II | DEVELOP A COHESIVE STREETScape | CREATE AN INVITING AND ACTIVE ENVIRONMENT FOR THE NEIGHBORHOOD | IMPLEMENT SUSTAINABLE PRACTICES WITH AN ATTRACTIVE AESTHETIC**



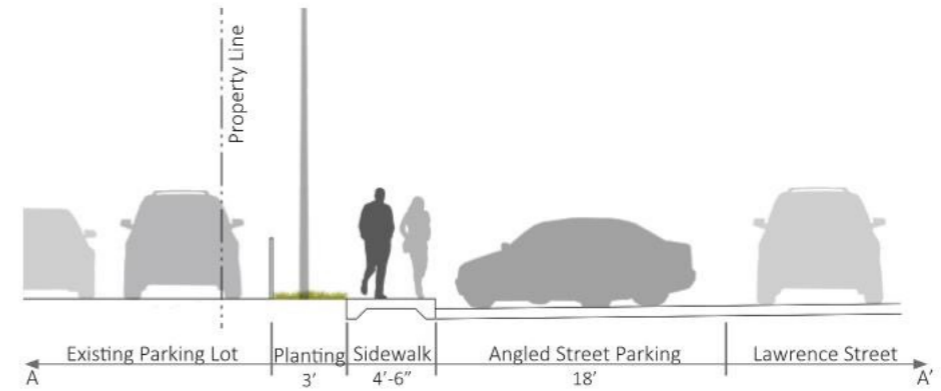
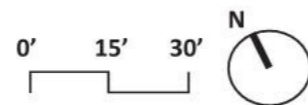
- ① LAWRENCE STREET
- ② POCKET PLAZA + SCULPTURAL TERRACE
- ③ SOUTH ALLEY



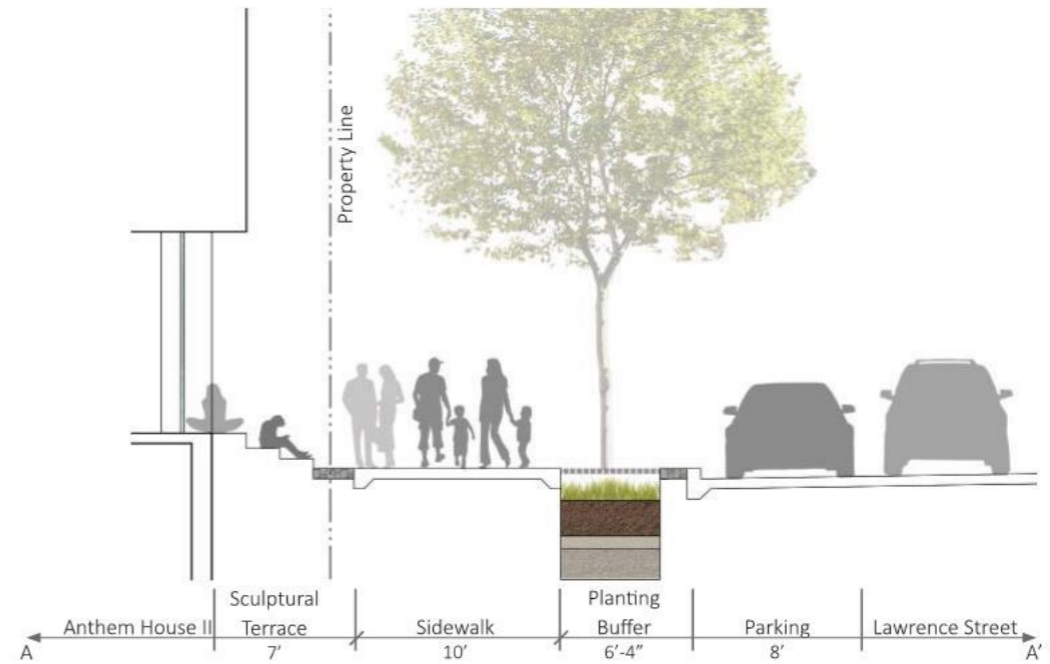
**LAWRENCE STREETScape** | CREATE A DISTRICT IDENTITY USING HONEY LOCUST ON BOTH SIDES OF LAWRENCE STREET | WIDENED SIDEWALK FOR PEDESTRIAN EXPERIENCE | IMPLEMENT STORMWATER PLANTERS FOR ENVIRONMENTAL AMENITY



- 1 | Cobble Band
- 2 | Metal Grate
- 3 | Honey Locust
- 4 | Creeping Liriope
- 5 | Bike Rack

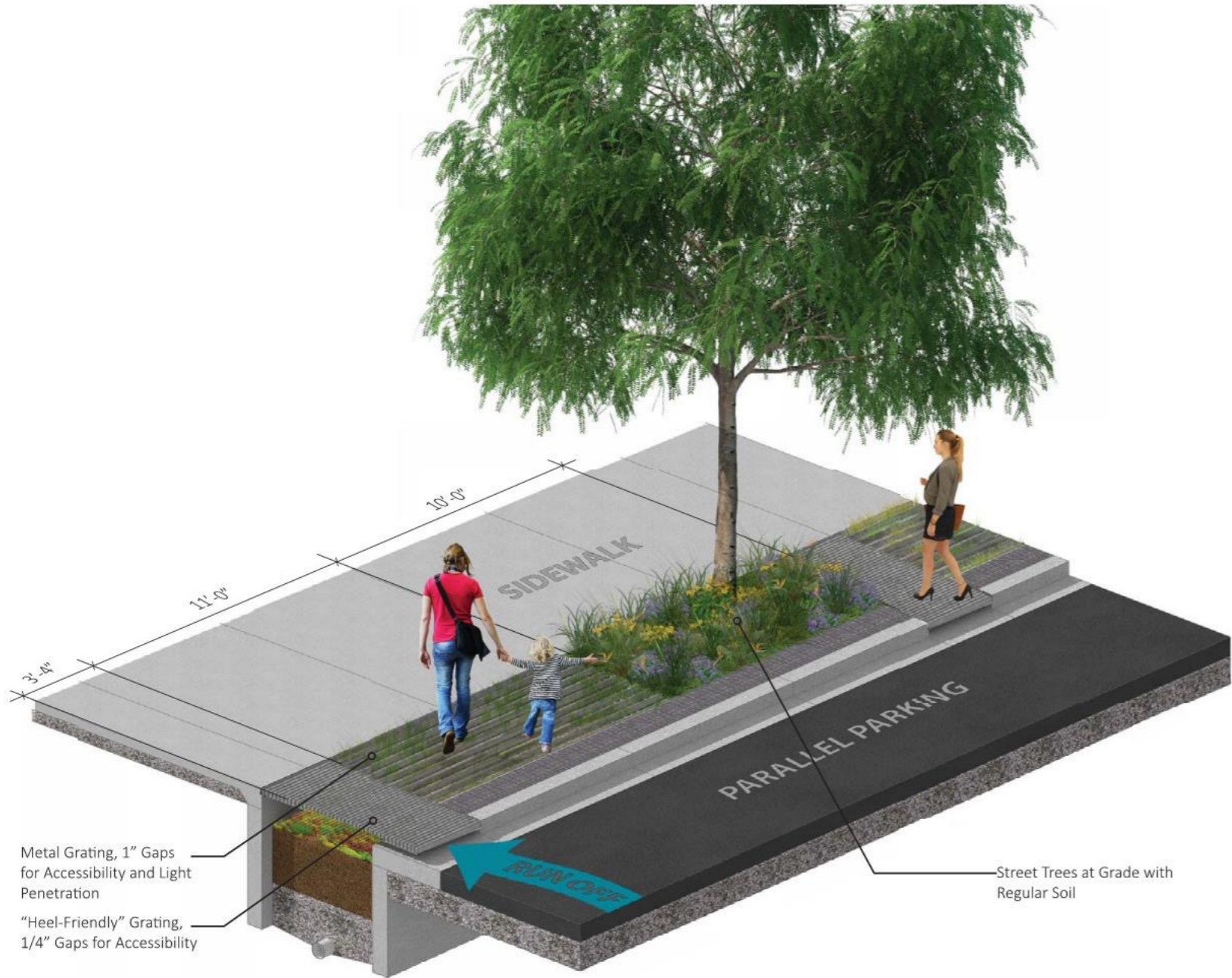


**SECTION A | Existing Lawrence Street Condition**



**SECTION A | Proposed Lawrence Street Condition**

**MICRO-BIORETENTION** | TREAT STORMWATER RUNOFF IN AN EFFICIENT AND AESTHETIC WAY | CREATE A SAFE STREETScape | ENHANCE PEDESTRIAN ACCESSIBILITY AND STREETScape SPACES



TYPICAL DESIGN



PROPOSED DESIGN



	Treatment Capacity	Vegetation	Seasonality	Safety + Access
PROPOSED DESIGN	●	▲	●	●
TYPICAL DESIGN	●	▲	▲	✗

PROPOSED PLANTING PALETTE

Selection Criteria: Drought Tolerant | Shade Tolerant | Water Tolerant | Spreading | Seasonal

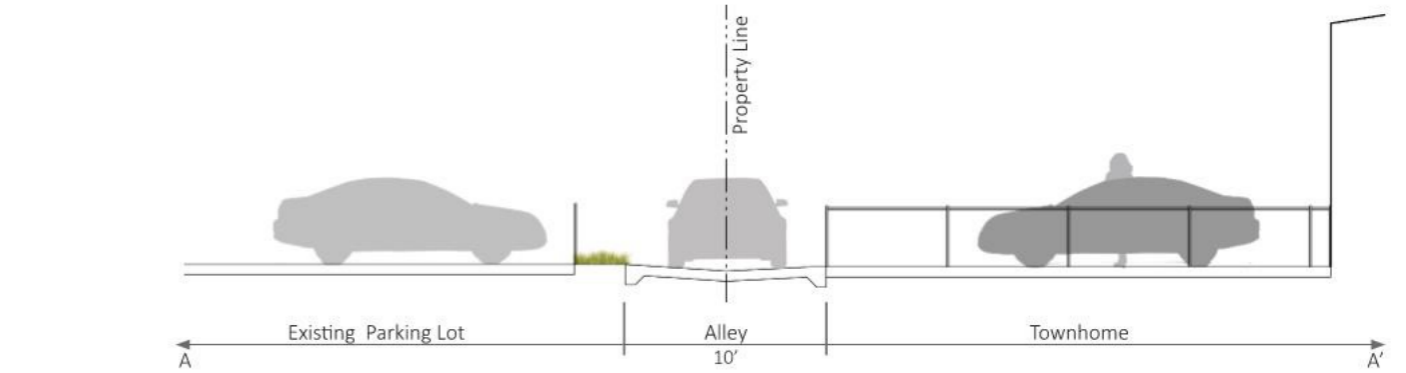
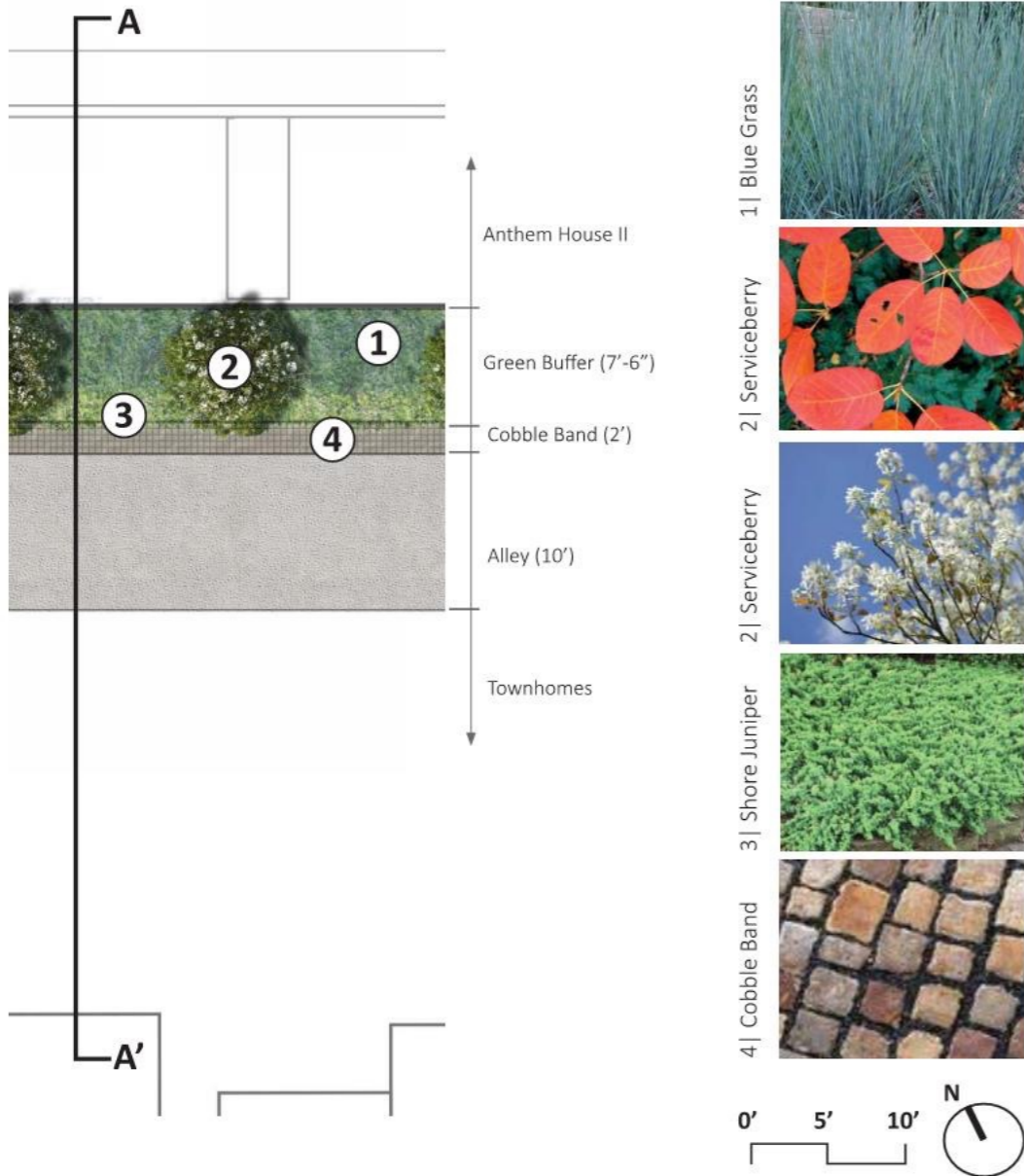


**POCKET PLAZA + SCULPTURAL TERRACE** | EMPHASIZE AND ENHANCE THE MAIN BUILDING ENTRANCES | CREATE GATHERING AND SEATING OPPORTUNITIES | REINFORCE THE PEDESTRIAN CONNECTIONS BETWEEN THE BUILDINGS



PERSPECTIVE A | Sculptural Terrace

**SOUTH ALLEY** | CREATE AN INVITING ATMOSPHERE FOR RESIDENTS AND NEIGHBORS | PLANTINGS TO SHADE AND SCREEN RESIDENT BALCONIES | USE NATIVE PLANT SPECIES FOR SEASONAL INTEREST AND WILDLIFE VALUE



**SECTION A | Existing Alley Condition**



**SECTION A | Proposed Alley Condition**



**MATERIALS** | DEVELOP A COHESIVE NEIGHBORHOOD AESTHETIC | CREATE A VIBRANT PEDESTRIAN ENVIRONMENT USING RICH TEXTURES AND COLORFUL PLANTINGS | USE NATIVE PLANT SPECIES WITH SEASONAL INTEREST

Lawrence St.



Honey Locust



Creeping Liriope



Raised Planters



Bioretention Grate



Sculptural Terrace



Cobble Stone



Concrete Pavers



Concrete Pavers



Saw-Cut Boulders



Bike Rack

South Alley



Serviceberry



"The Blues" Little Bluestem



"Shore" Juniper



"Purple Sensation" Allium



Cobble Stone



Banding



Up-Lighting

West Alley



Honey Locust



Serviceberry



"Schip" Laurel



"Edward Goucher" Abelia



"Densiflora" Yew



"Stella De Oro" Daylily



"Walkers Low" Catmint



Cobble Stone



Banding

Harvey St.



Honey Locust



Creeping Liriope



Boxwood



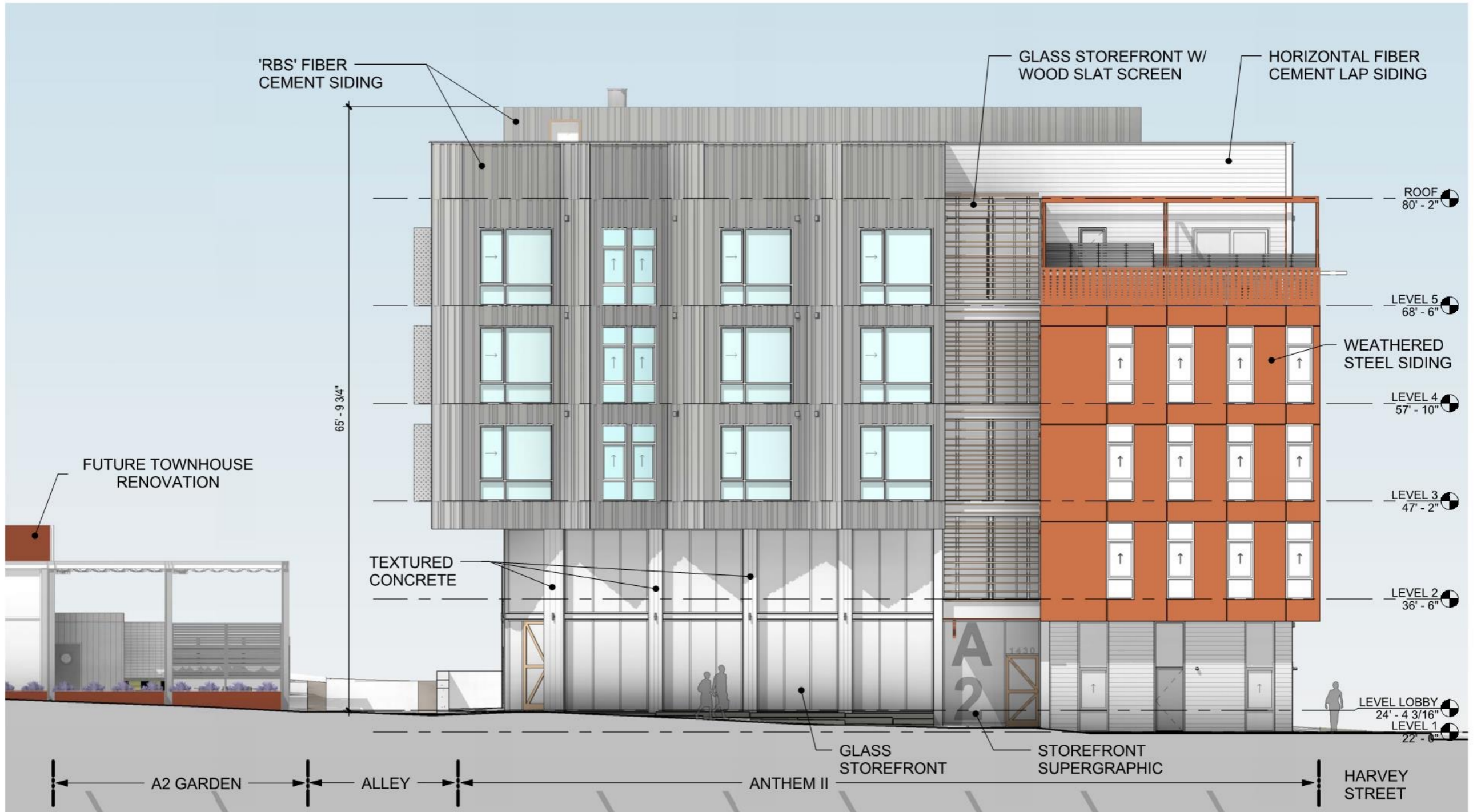
Cobble Stone

THANK YOU!

Elevations



Lawrence Street Elevation



Lawrence Street Elevation



Lawrence Street 3D Elevation

ANTHEM I



Harvey Street Elevation



Harvey Street Elevation

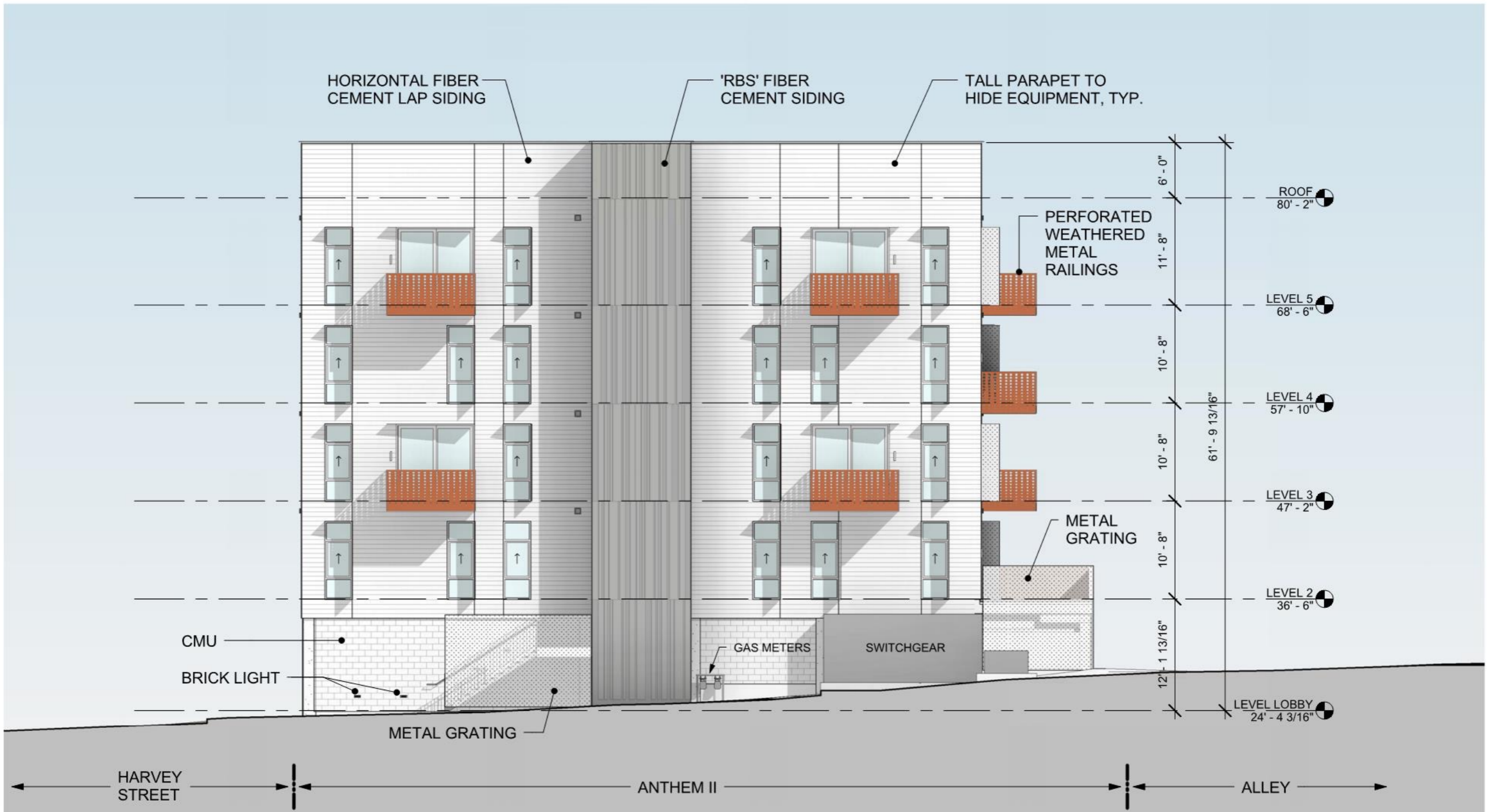




Harvey Street Elevation



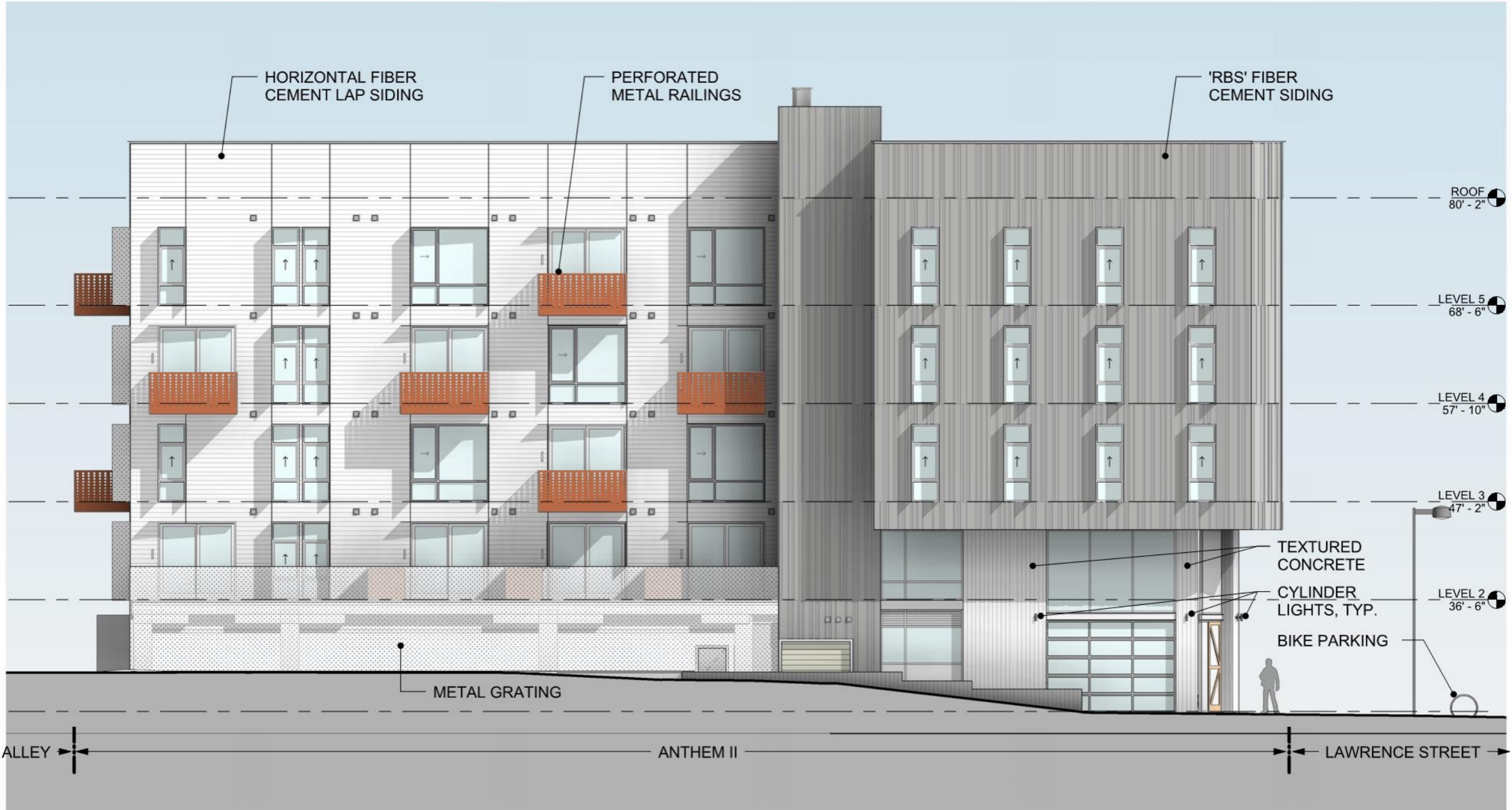
West Alley Elevation



West Alley Elevation



South Alley Elevation



South Alley Elevation

Sections



S/N Section



N/S Section





W/E Section



W/E Section

# 3D Views















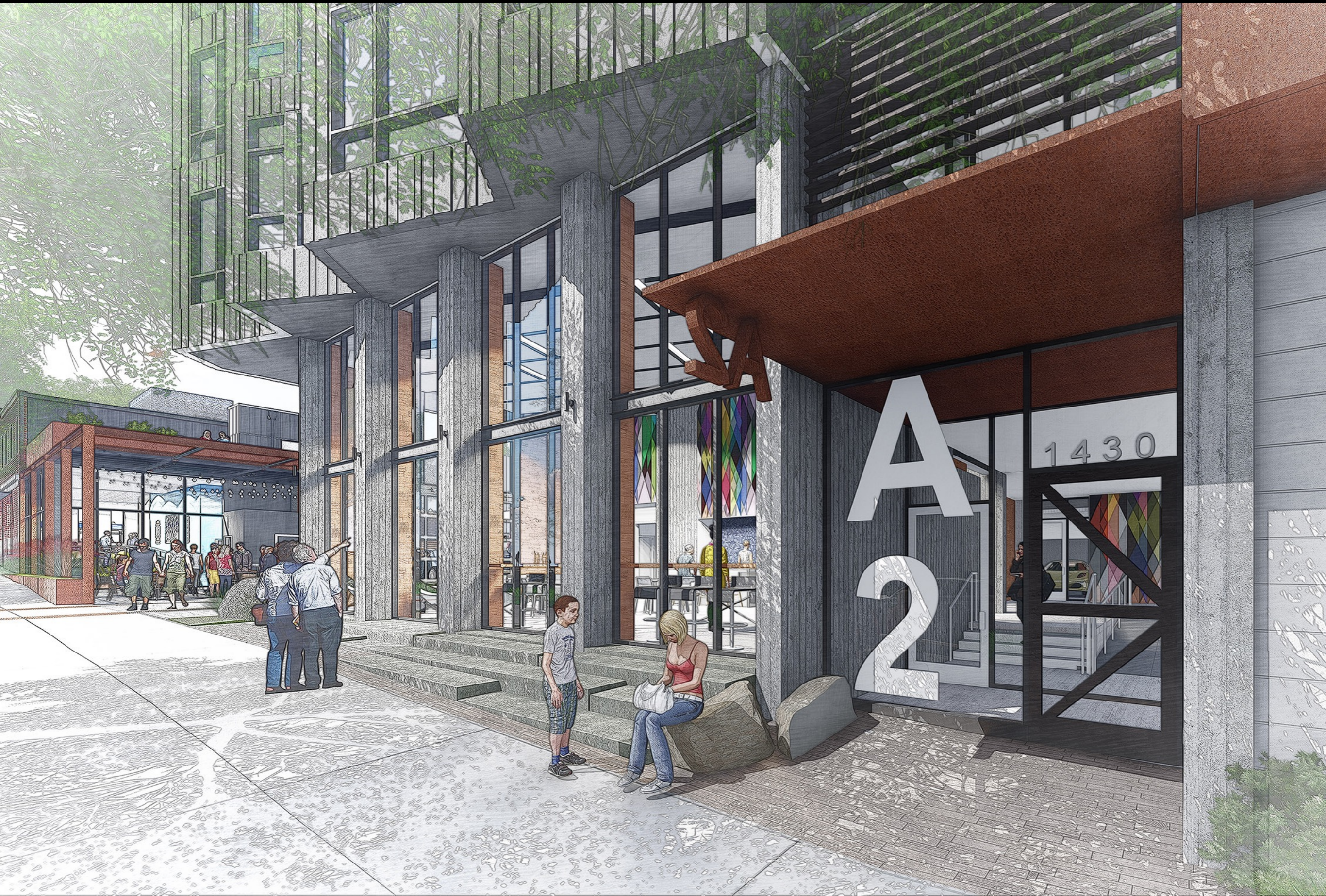






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2

















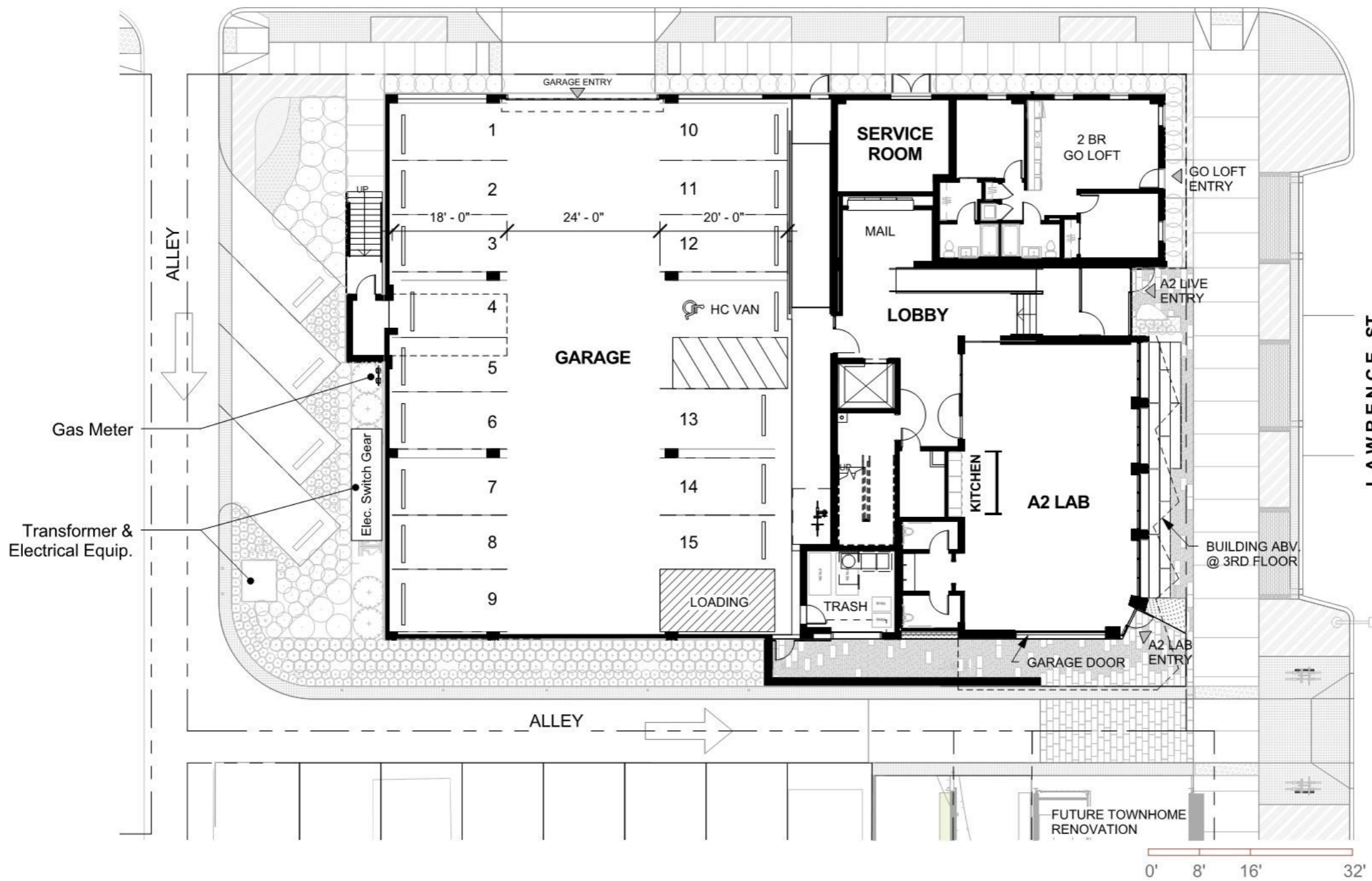
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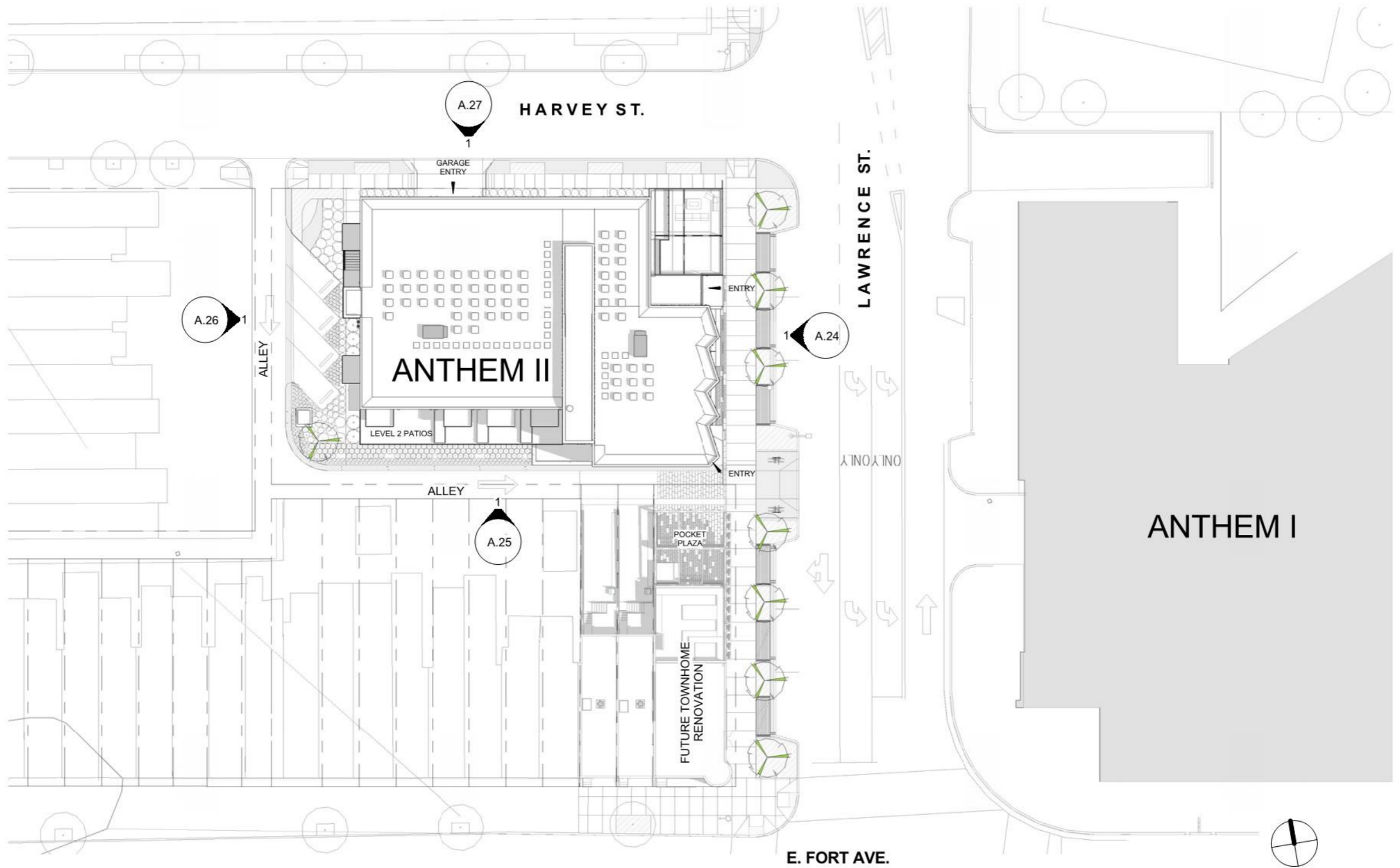


HARVEY ST.



Ground Level Plan





Roof Plan



Harvey Street Elevation