

HARBOR HILL EXPANSION

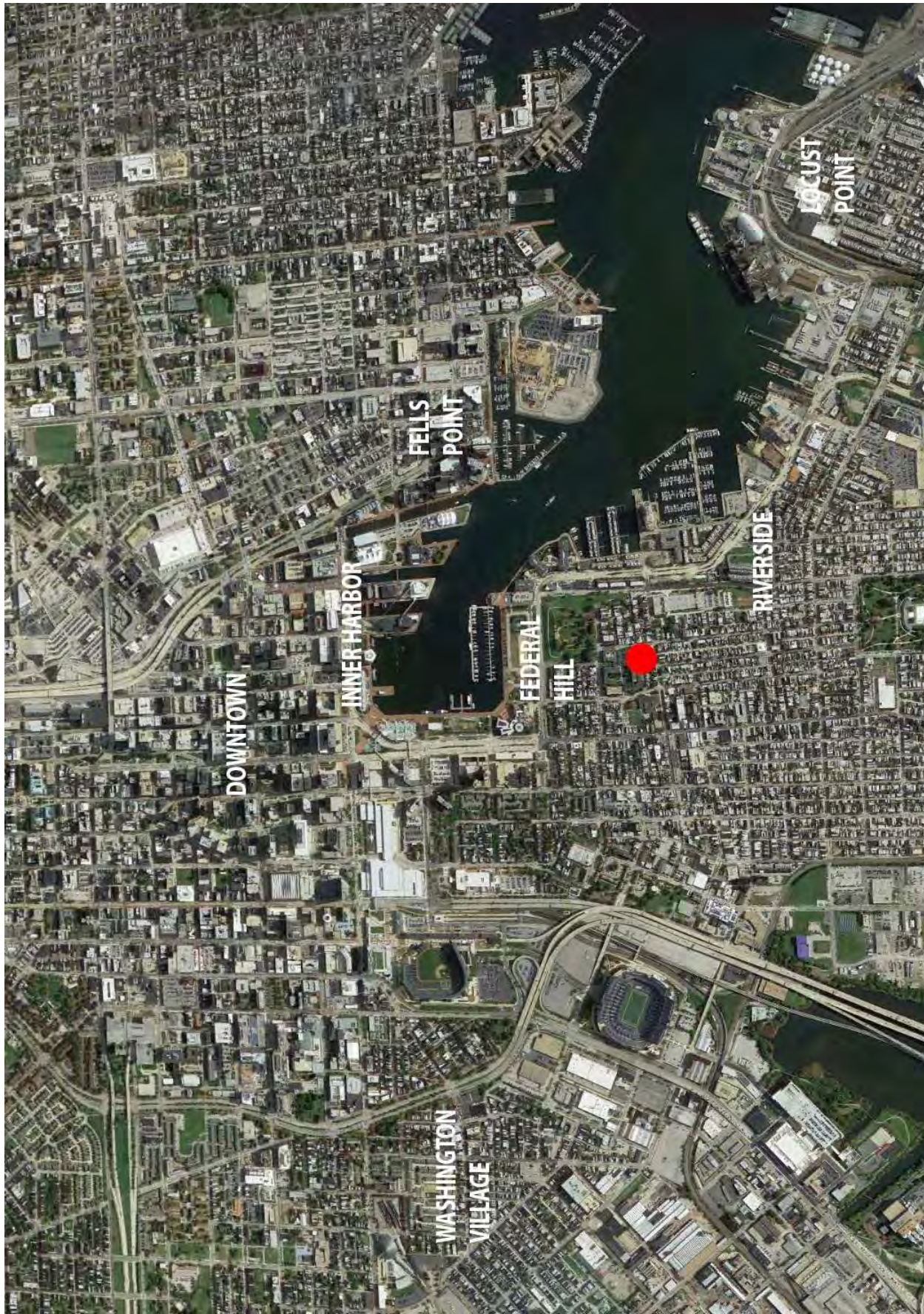
Architect:

FILLAT+
ARCHITECTURE

Developer:

**Renaissance
Centro**

SITE DIAGRAM



SITE DIAGRAM



EXHIBIT 1 : AERIAL LOOKING NORTH



EXHIBIT 2 : AERIAL LOOKING SOUTH



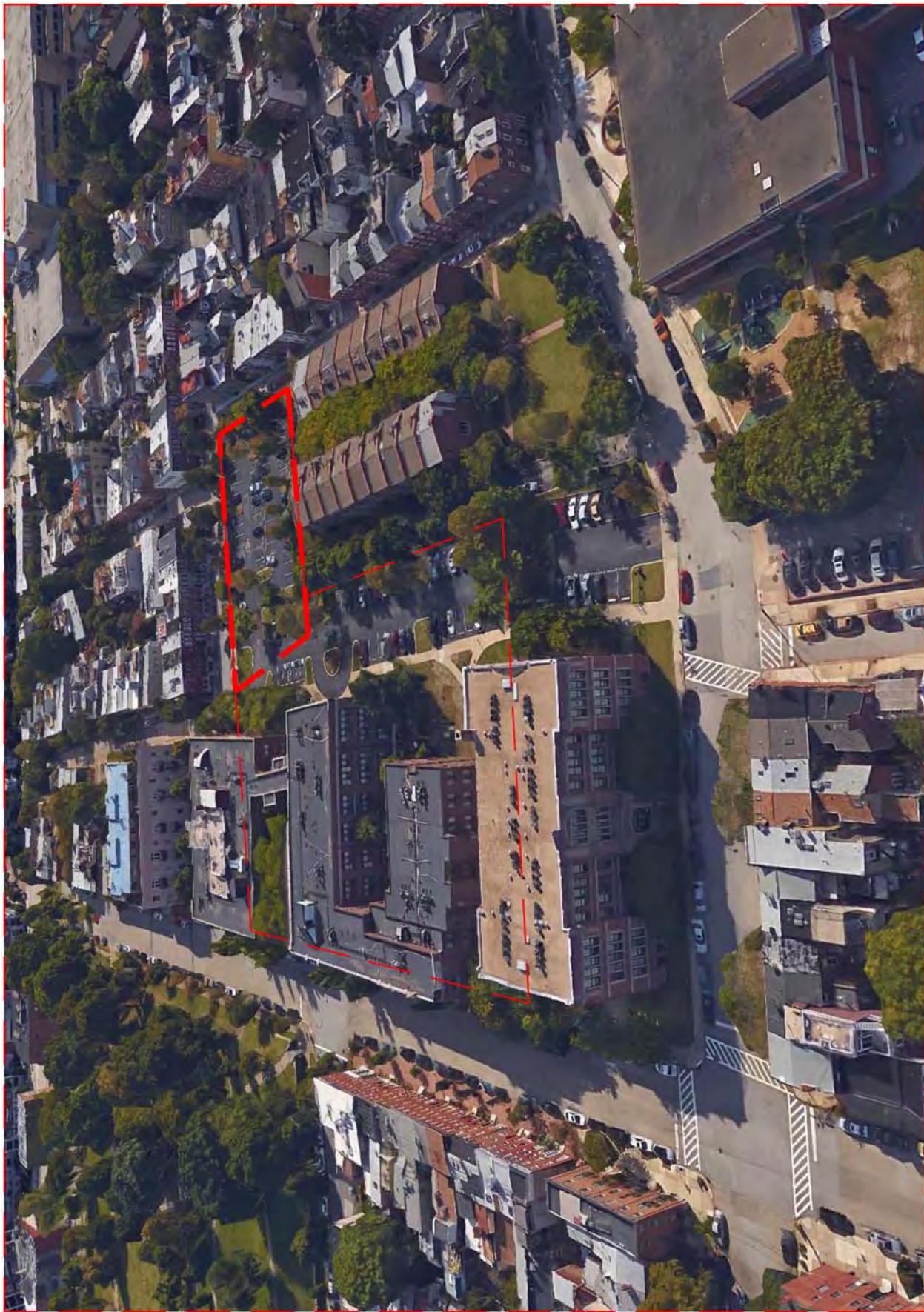
EXHIBIT 3 : AERIAL LOOKING EAST



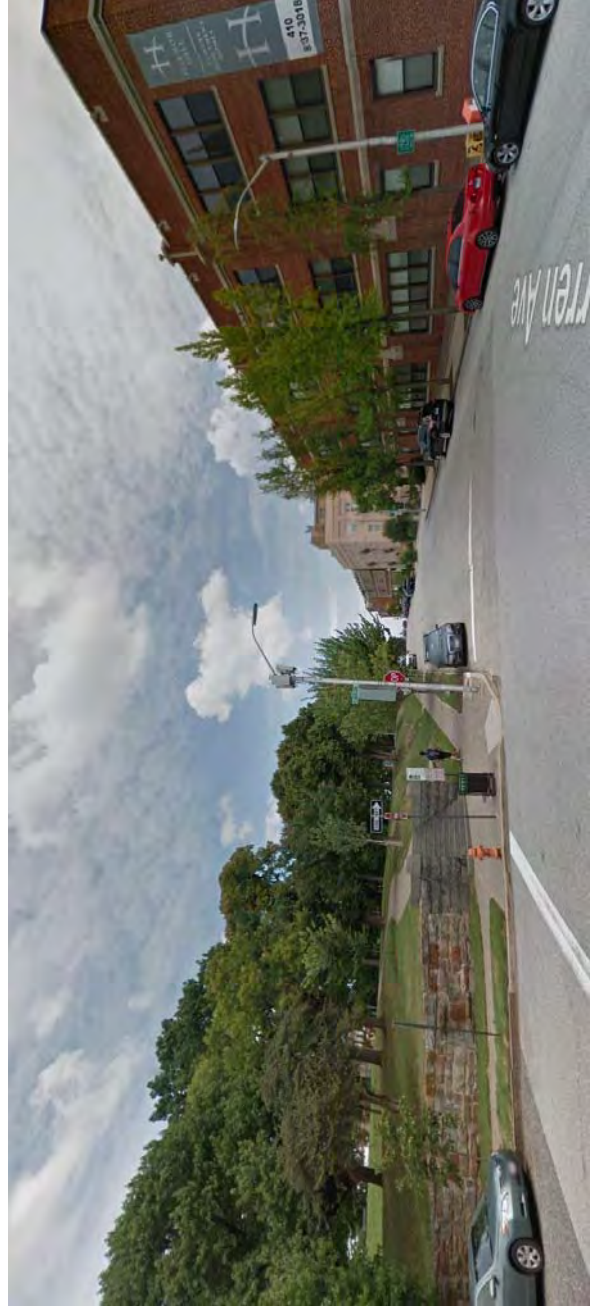
EXHIBIT 4 : AERIAL WITH HARBOR



EXHIBIT 4 : AERIAL LOOKING WEST



CONTEXT IMAGES : WARREN AVE & BATTERY AVE



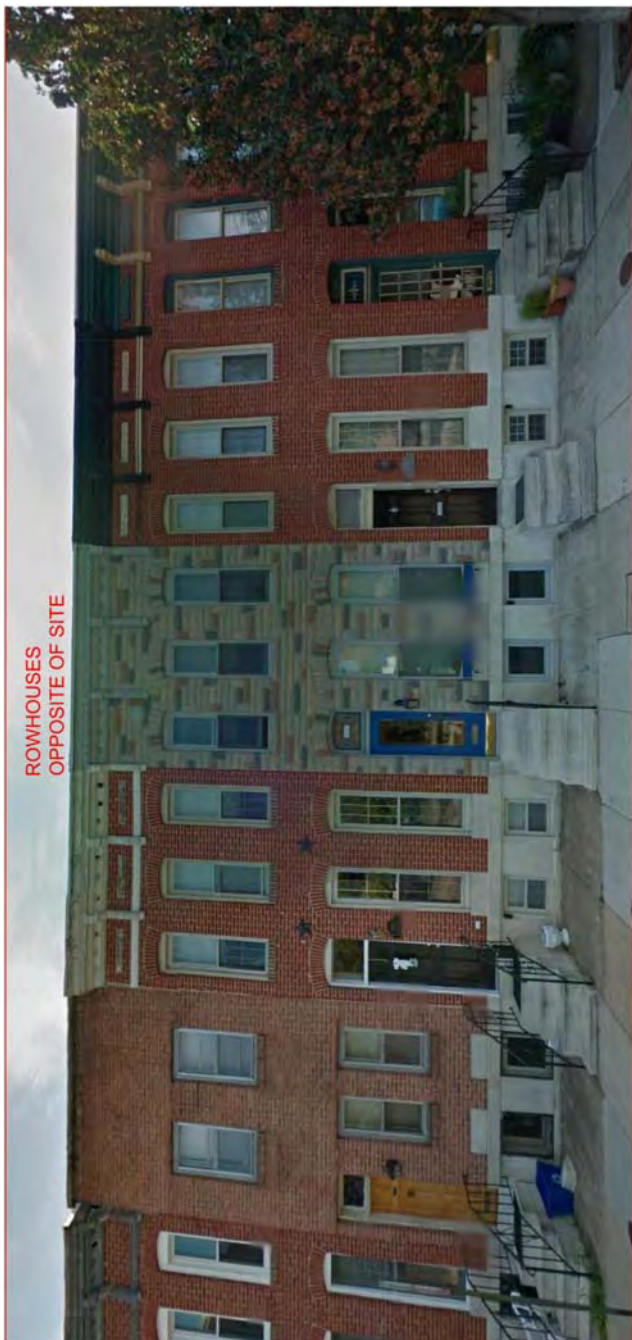
CONTEXT IMAGES : WARREN AVE & RIVERSIDE AVE



CONTEXT IMAGES : RIVERSIDE AVE & E HAMBURG ST



CONTEXT IMAGES : RIVERSIDE AVE & GINALL ST.



CONTEXT IMAGES : RIVERSIDE AVE & GINDALL ST.



CONTEXT IMAGES : GINDALL ST. & WILLIAM ST.





SITE PLAN - ZONING SETBACKS



ZONING SETBACKS AND PROPERTY LINES

SCALE: NTS
DATE: 10.12.16

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FEDERAL HILL PARK

WARREN AVENUE

EXISTING HARBOR HILL APARTMENTS

EXISTING HARBOR HILL APARTMENTS

WILLIAM STREET

E HAMBURG STREET

RIVERSIDE AVENUE

E HAMBURG STREET

GRINDALL STREET

LOIS LANE

GRINDALL STREET

LANASA LANE

DROP-OFF ENTRY

ENTRY TO UNDERGROUND GARAGE

ROOF TERRACE

PROPOSED 4-STORY BUILDING

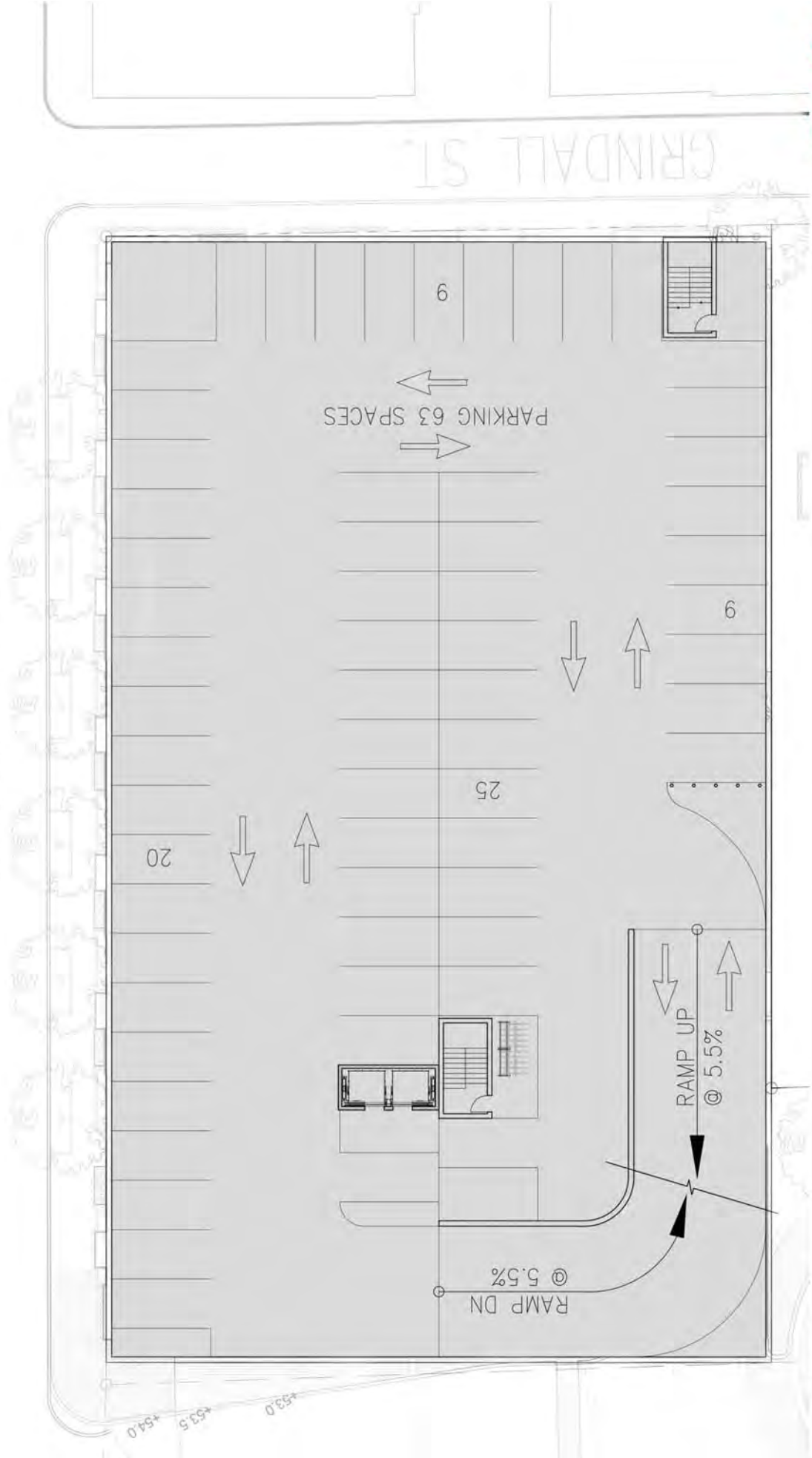
GREEN ROOF

FEDERAL HILL PREPARATORY SCHOOL

FLOOR PLAN - PARKING GARAGE LEVEL 1

RIVERSIDE AVE,

GRINDALL ST.



PARKING 63 SPACES

9

9

25

20

RAMP UP
@ 5.5%

RAMP DN
@ 5.5%

GROUND FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

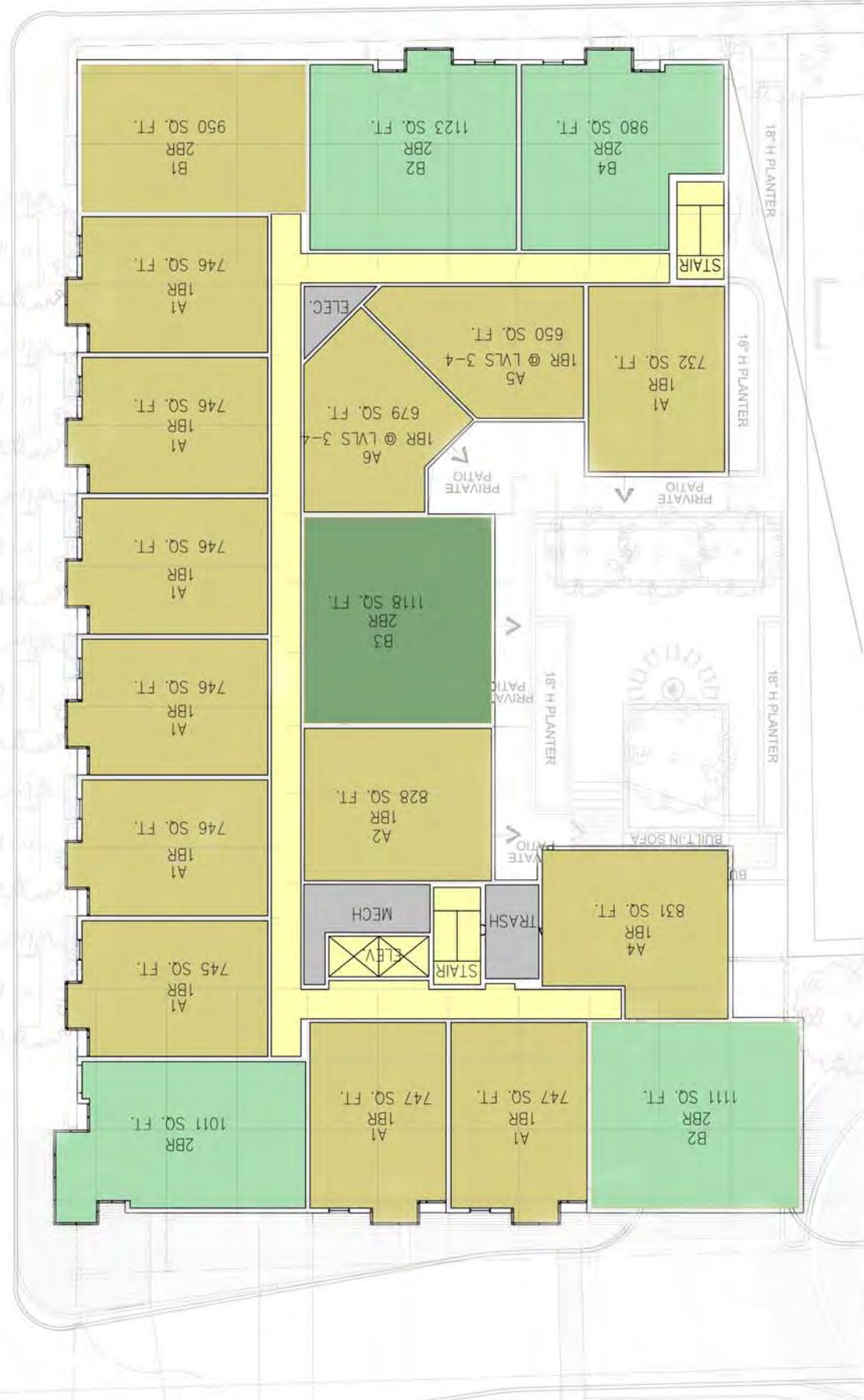


GROUND FLOOR PLAN

HARBOR HILL EXPANSION
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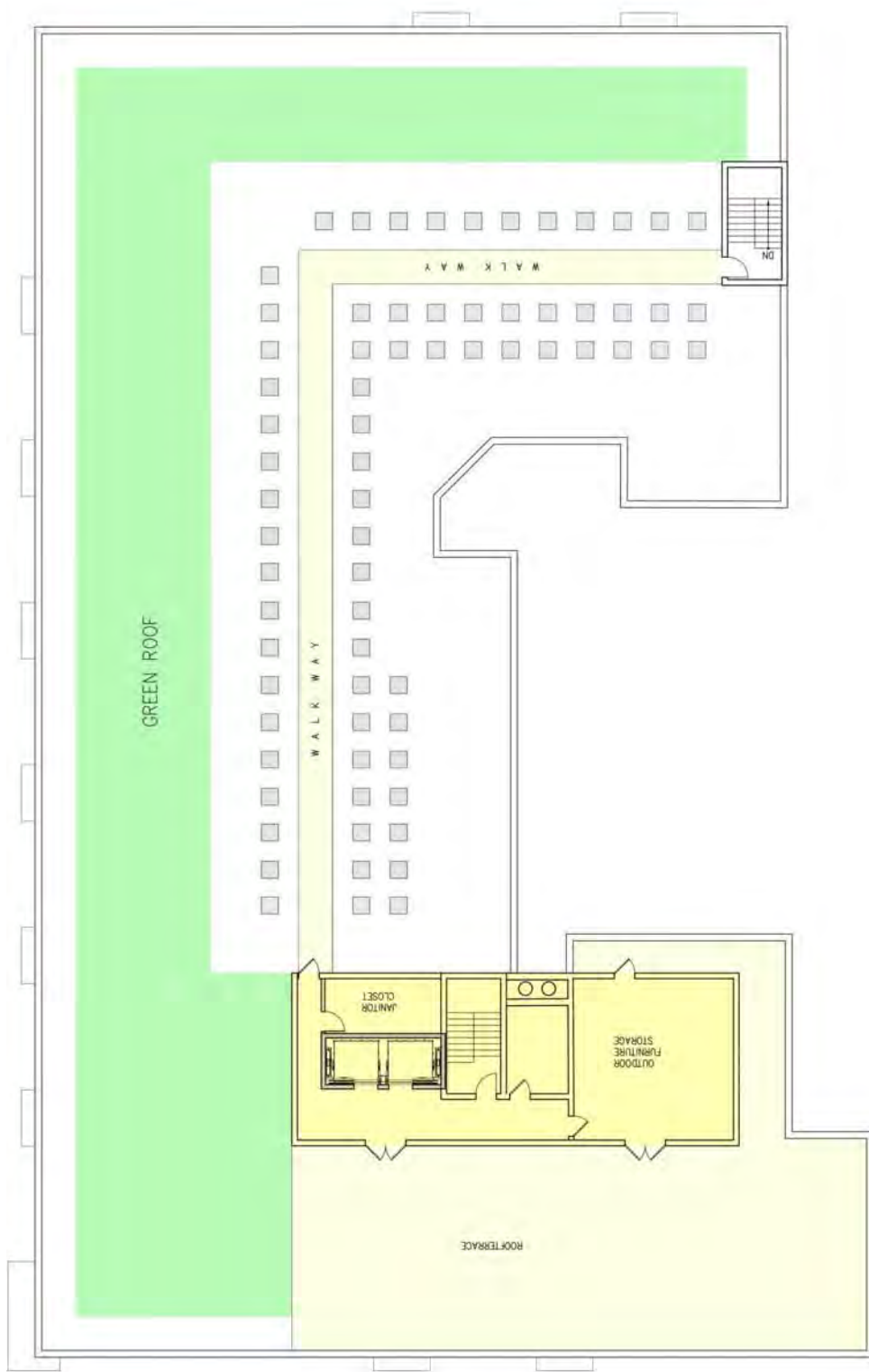
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TYPICAL FLOOR



GRINDALL STREET (25' WIDE)

ROOF PLAN

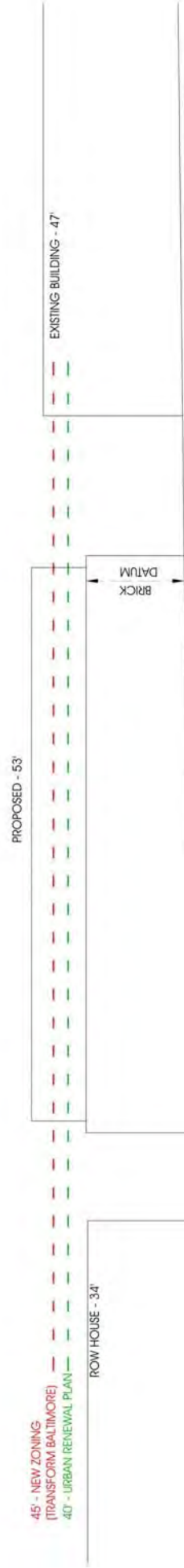
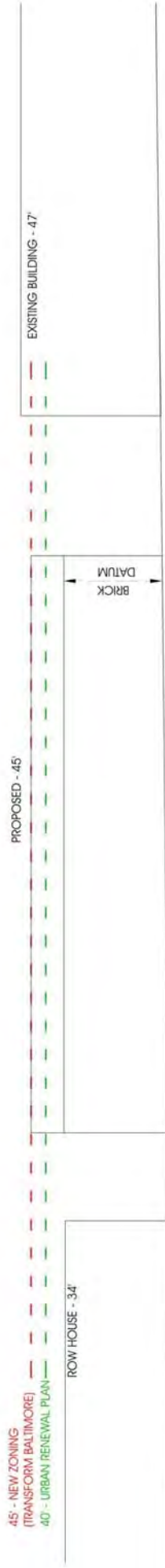
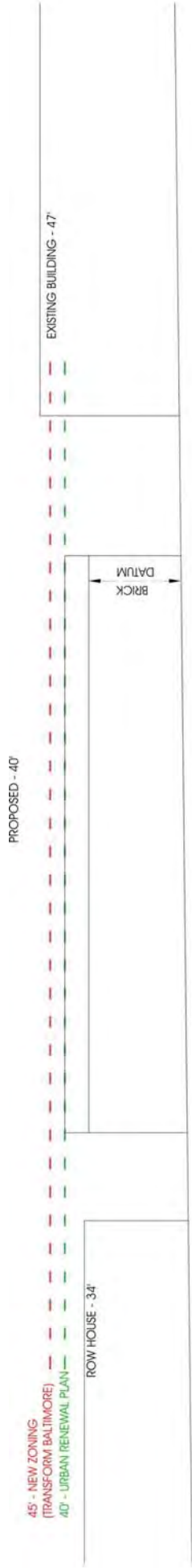


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ROOF PLAN

SCALE: 1/16" = 1'-0"
DATE: 01.10.17

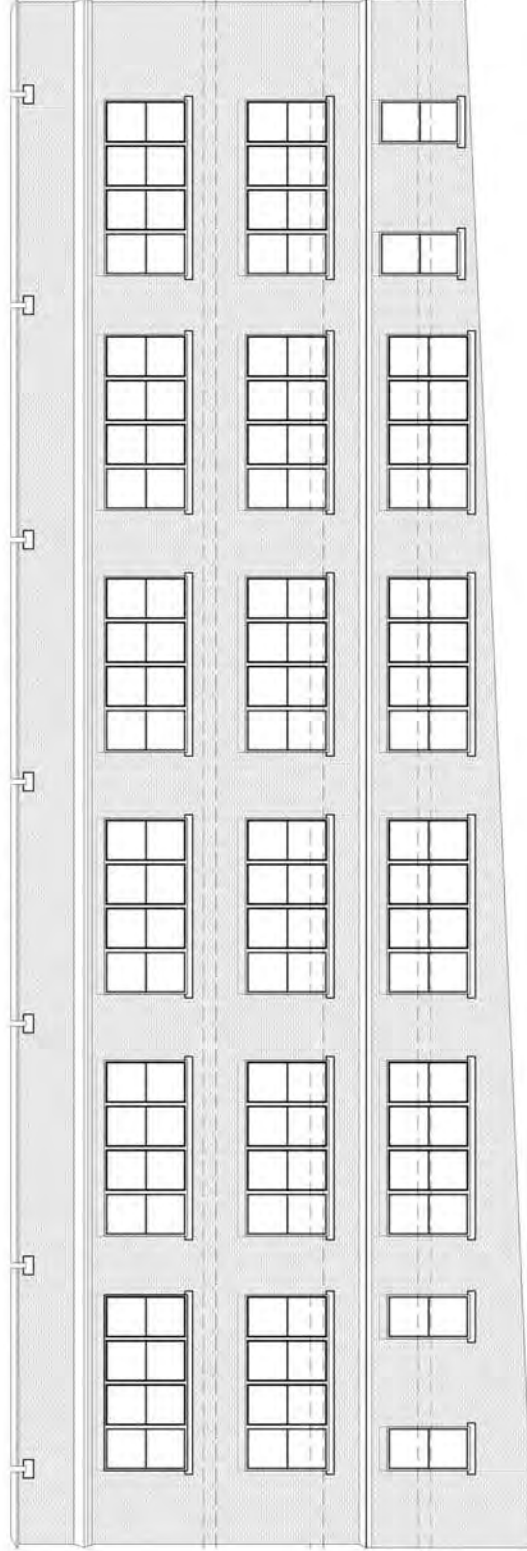
ELEVATION DIAGRAMS



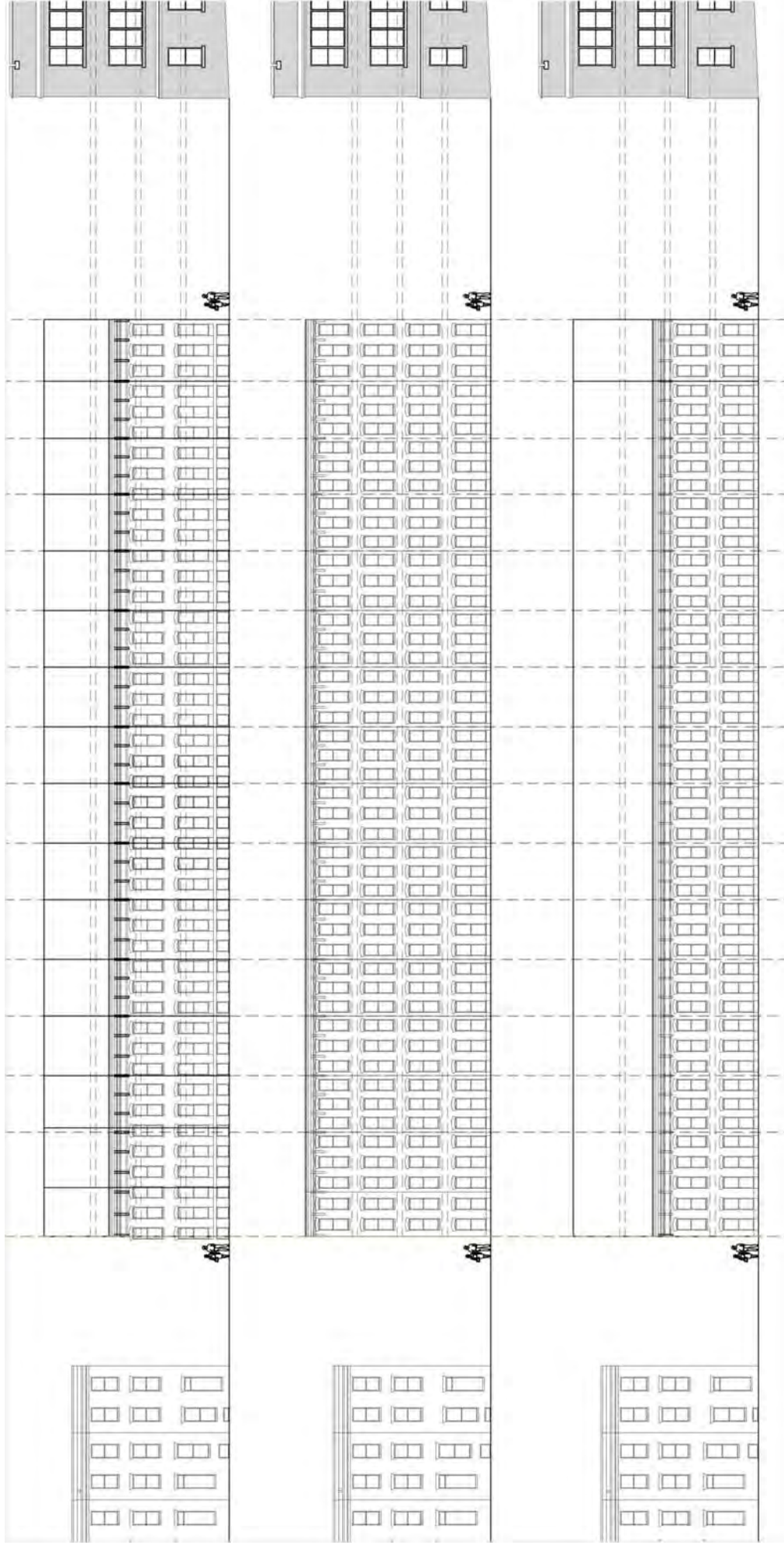
67% MASONRY, 33% GLAZING



67% MASONRY, 33% GLAZING



ELEVATION STUDIES



HARBOR HILL EXPANSION
16010

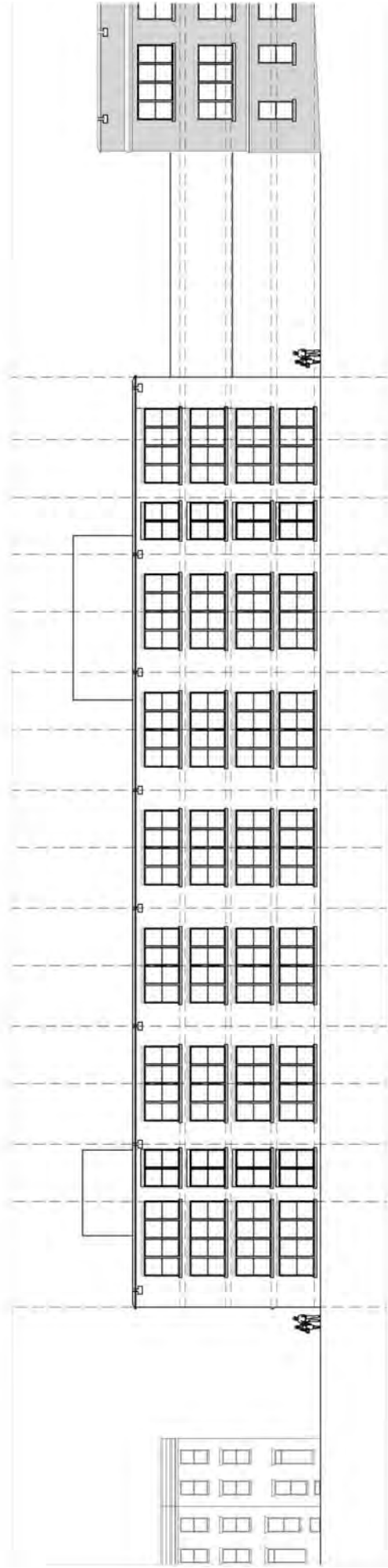
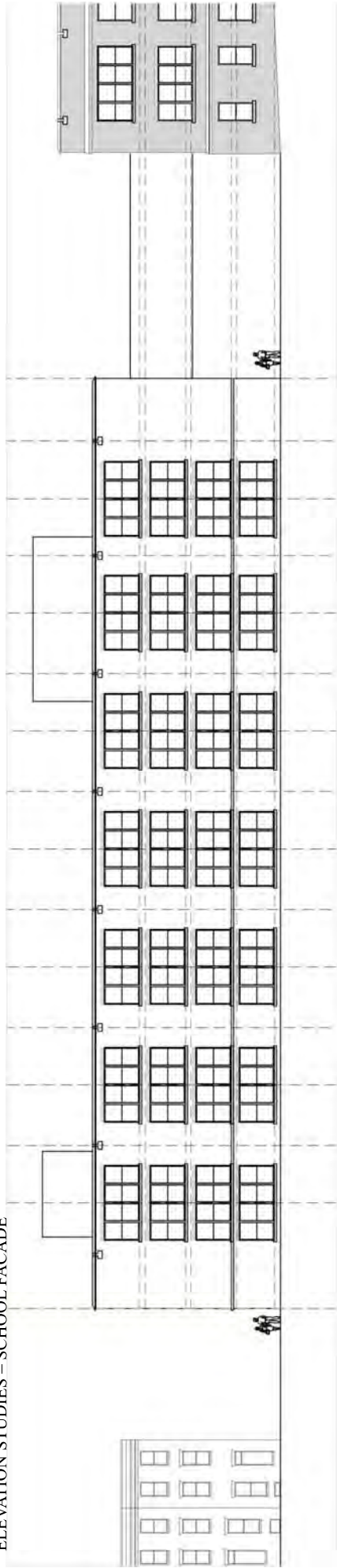
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ELEVATION STUDY

SCALE: 1:20
DATE: 01.06.17

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ELEVATION STUDIES - SCHOOL FACADE

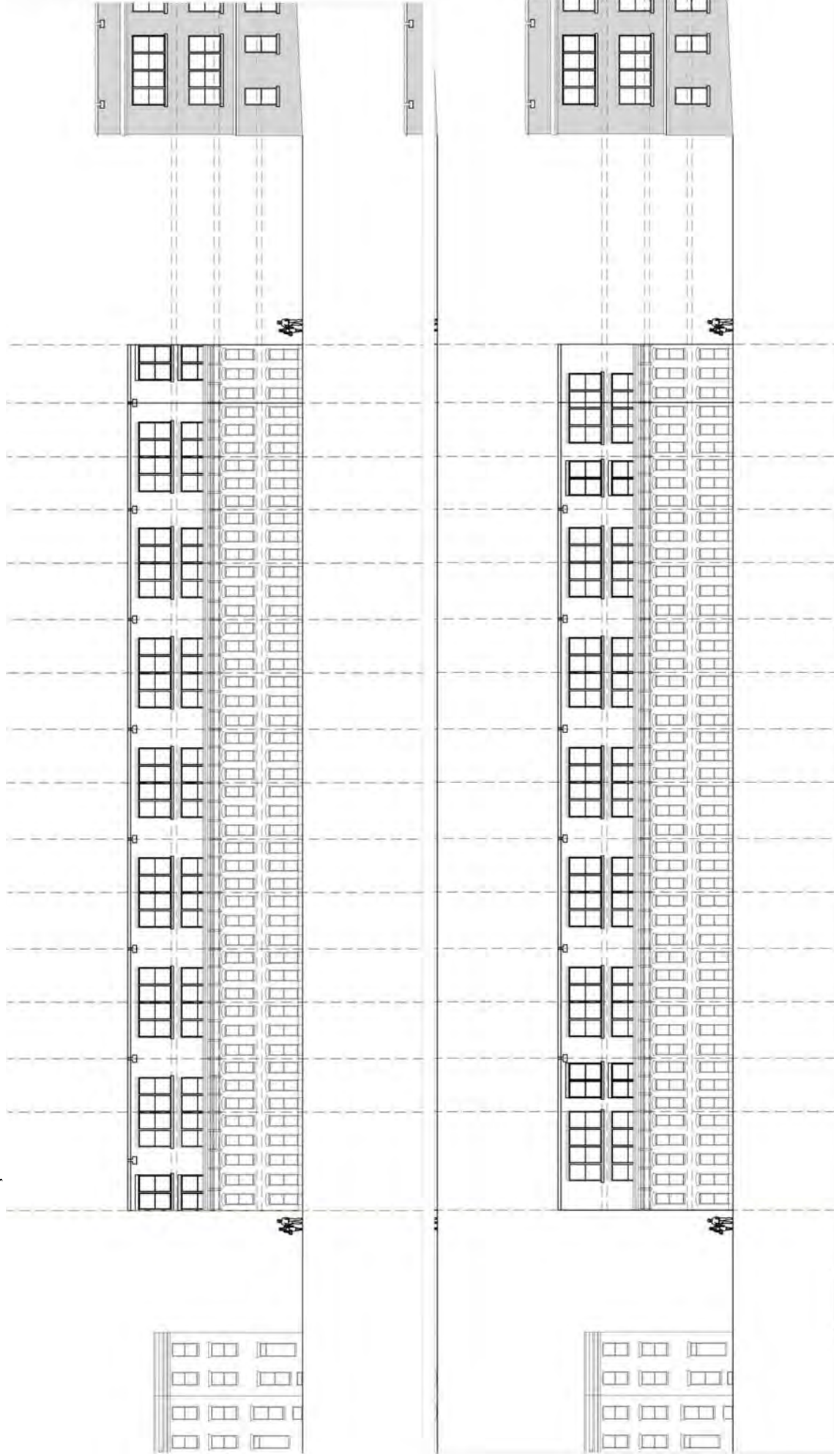


HARBOR HILL EXPANSION
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ELEVATION STUDY - SCHOOL FACADE

SCALE: 1:20
DATE: 01.06.17

ELEVATION STUDY – SCHOOL FAÇADE OVER ROWHOUSE FAÇADE



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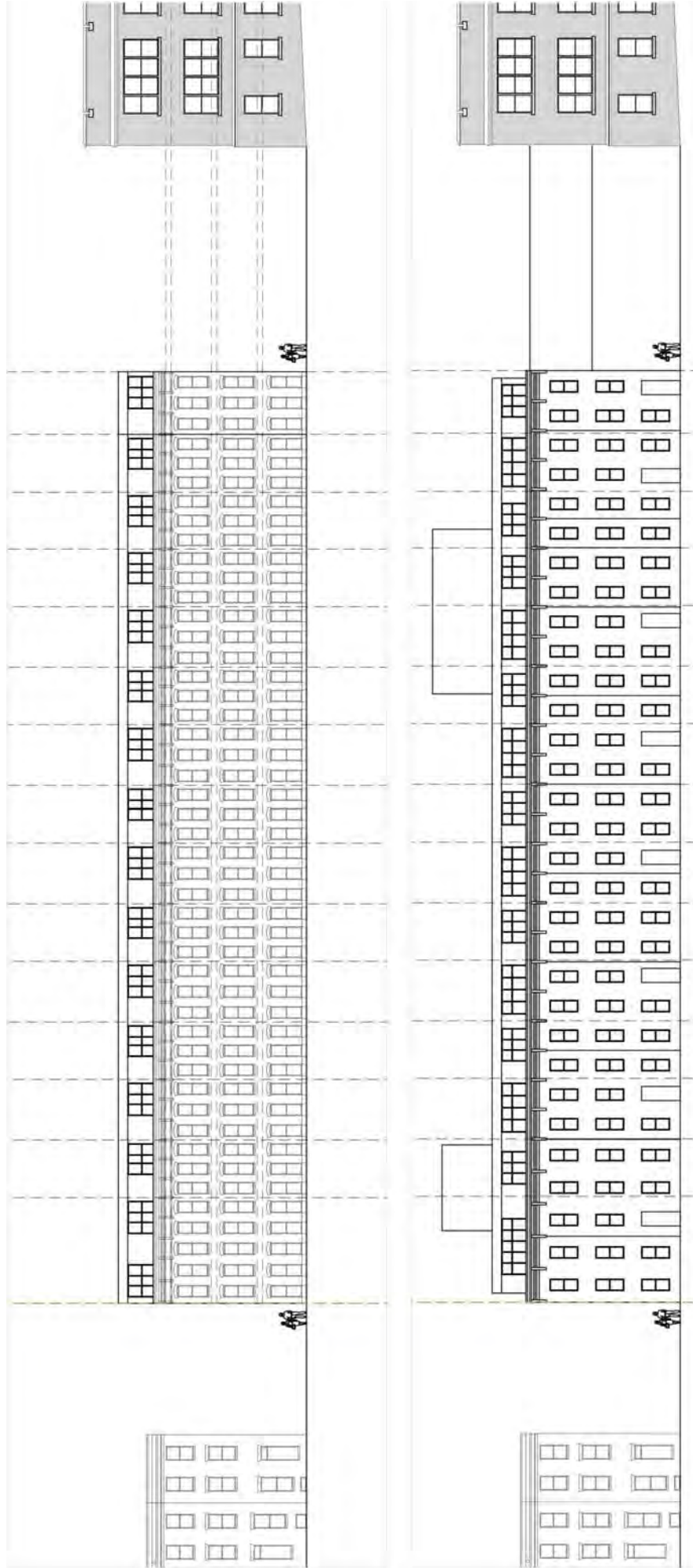
ELEVATION STUDY - SCHOOL FAÇADE OVER ROWHOUSE FAÇADE

SCALE: 1:20
DATE: 01.06.17

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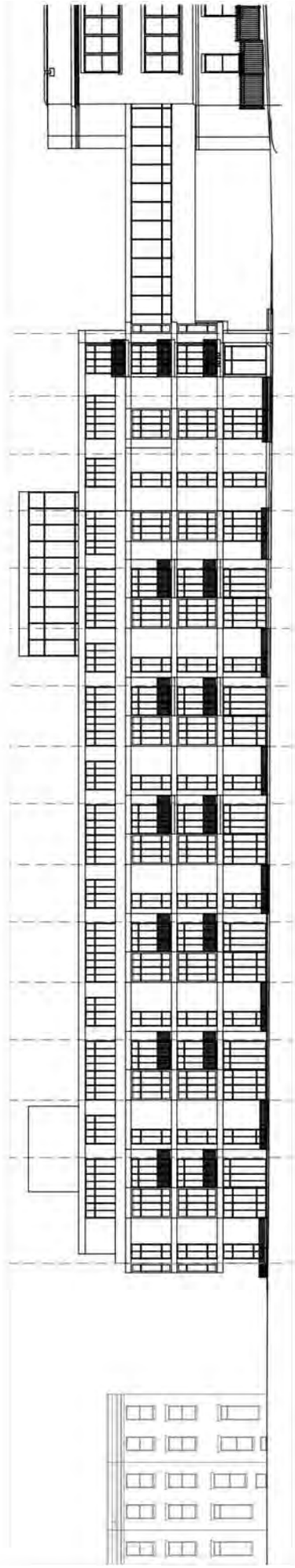
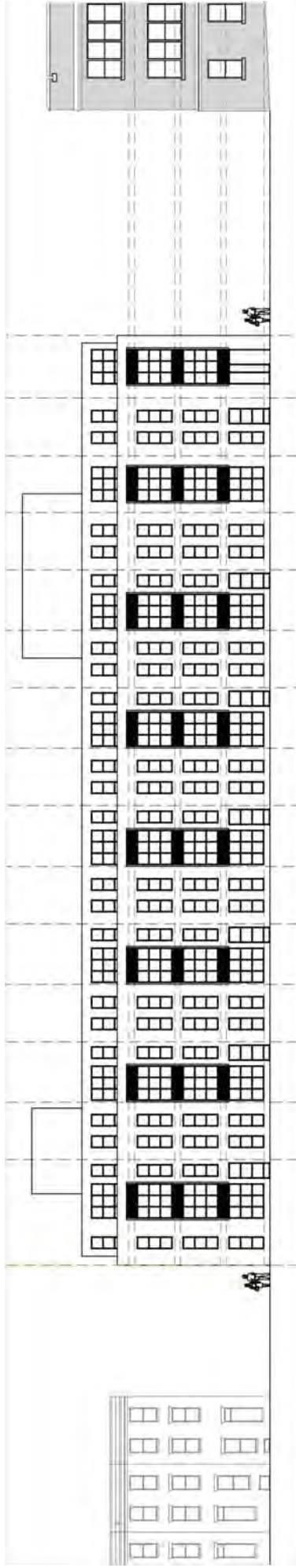
ELEVATION STUDIES – ROWHOUSE FACADE



ELEVATION STUDIES – SCHOOL & ROWHOUSE FACADE



ELEVATION STUDIES



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ELEVATION STUDY

SCALE: 1/16"=1'-0"
DATE: 01.06.17

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CONCEPTUAL STUDIES



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W/O LOFTS

SCALE: NTS
DATE: 08.31.16

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CONCEPTUAL STUDIES



HARBOR HILL EXPANSION
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W/O LOFTS

SCALE: NTS
DATE: 08.31.16

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45' OPTION - ELEVATIONS



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



NORTH ELEVATION
1/8" = 1'-0"

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ELEVATIONS (4 STORY OPTION)

SCALE: NTS
DATE: 10.12.16

45° OPTION - PERSPECTIVE



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OPT 1 VIEWS

SCALE: NTS
DATE: 10.12.16

53' OPTION - ELEVATIONS



EAST ELEVATION

REF
1/8" = 1'-0"



NORTH ELEVATION

REF
1/8" = 1'-0"

HARBOR HILL EXPANSION
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ELEVATIONS (4 STORY + LOFT OPTION)

SCALE: NTS
DATE: 10.12.16

53' OPTION - PERSPECTIVE



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OPT 2 VIEWS

SCALE: NTS
DATE: 10.12.16

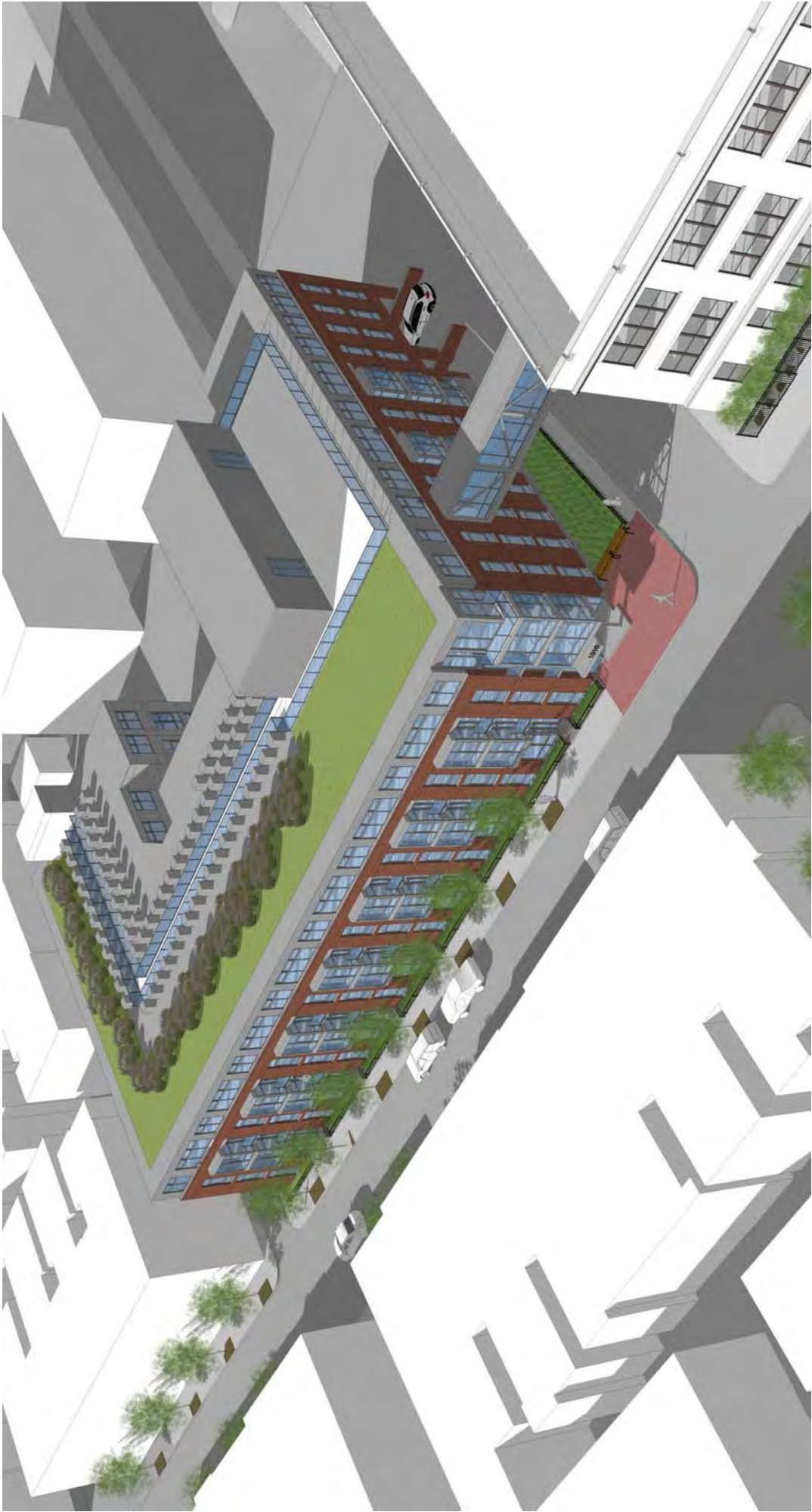
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AERIALS

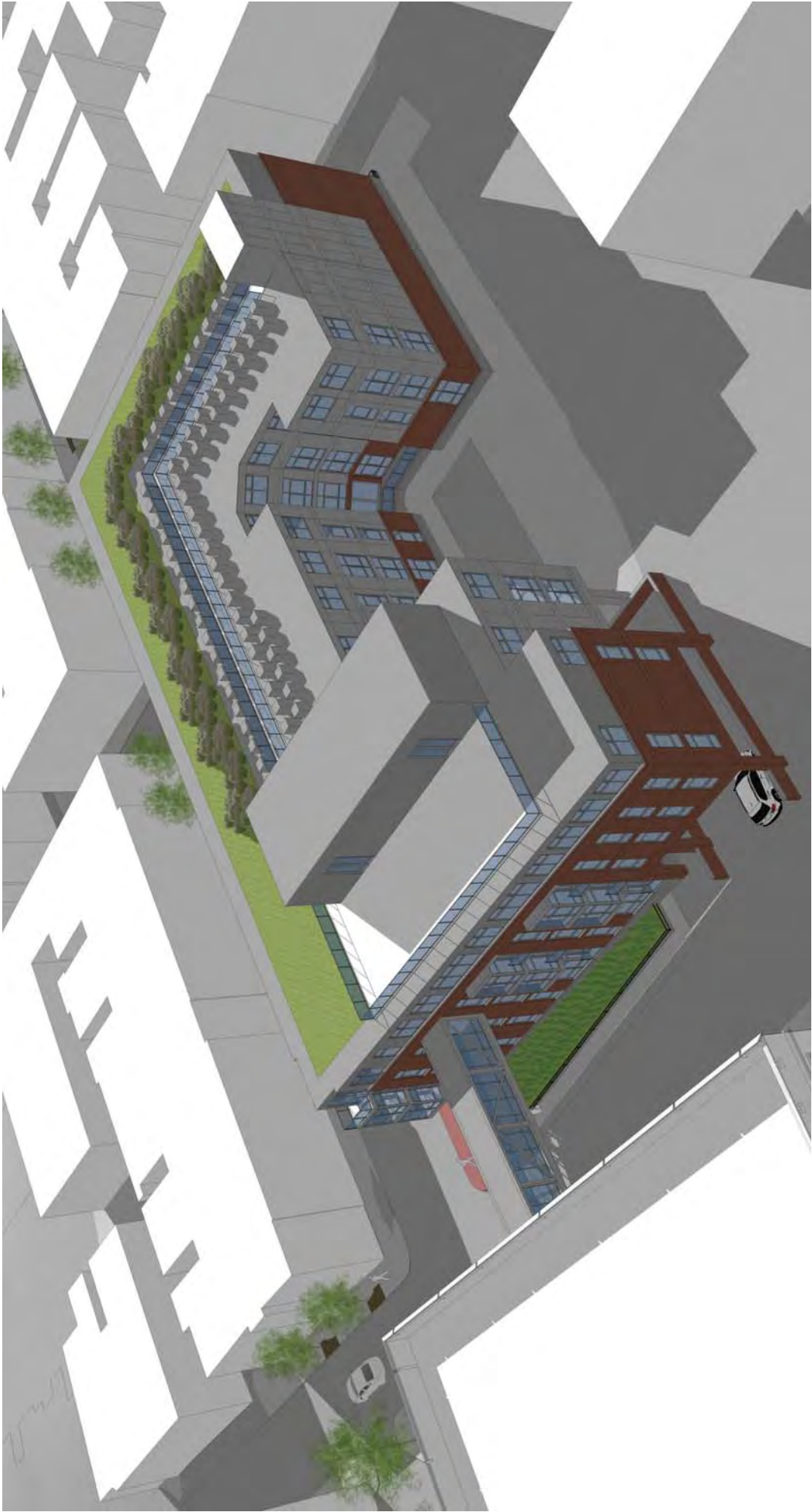




AERIALS



AERIALS





ELEVATIONS – PROPOSED 40' HEIGHT



C1 EAST ELEVATION
1/8" = 1'-0"

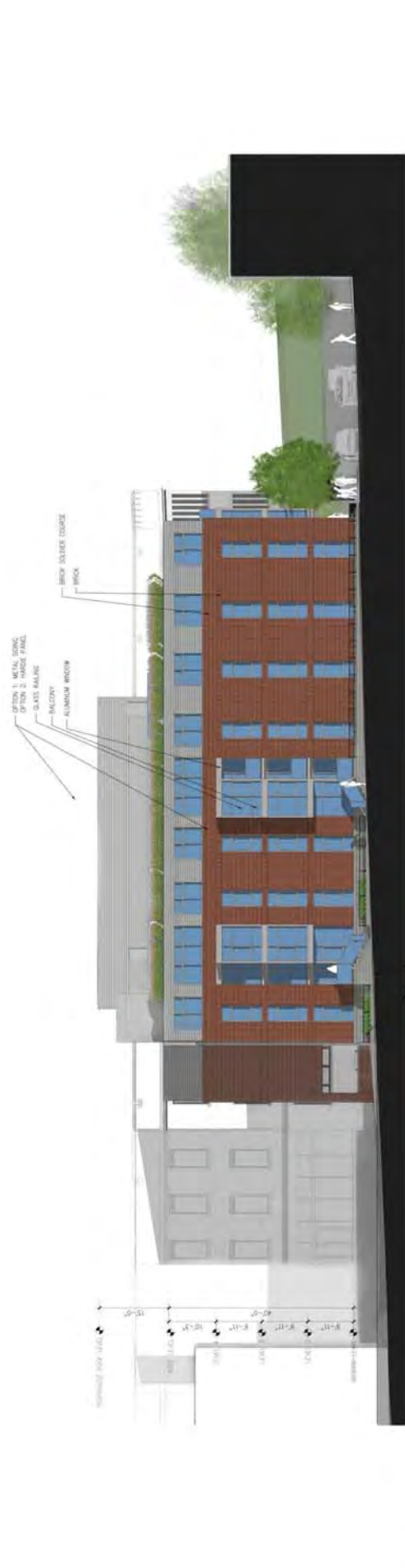


A1 NORTH ELEVATION
1/8" = 1'-0"

ELEVATIONS – PROPOSED 40' HEIGHT



C1 WEST ELEVATION
1/8" = 1'-0"



A1 SOUTH ELEVATION
1/8" = 1'-0"

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40' HEIGHT ELEVATIONS

SCALE: NTS
DATE: 01.10.17

VIEWS



VIEWS – PROPOSED 40' HEIGHT



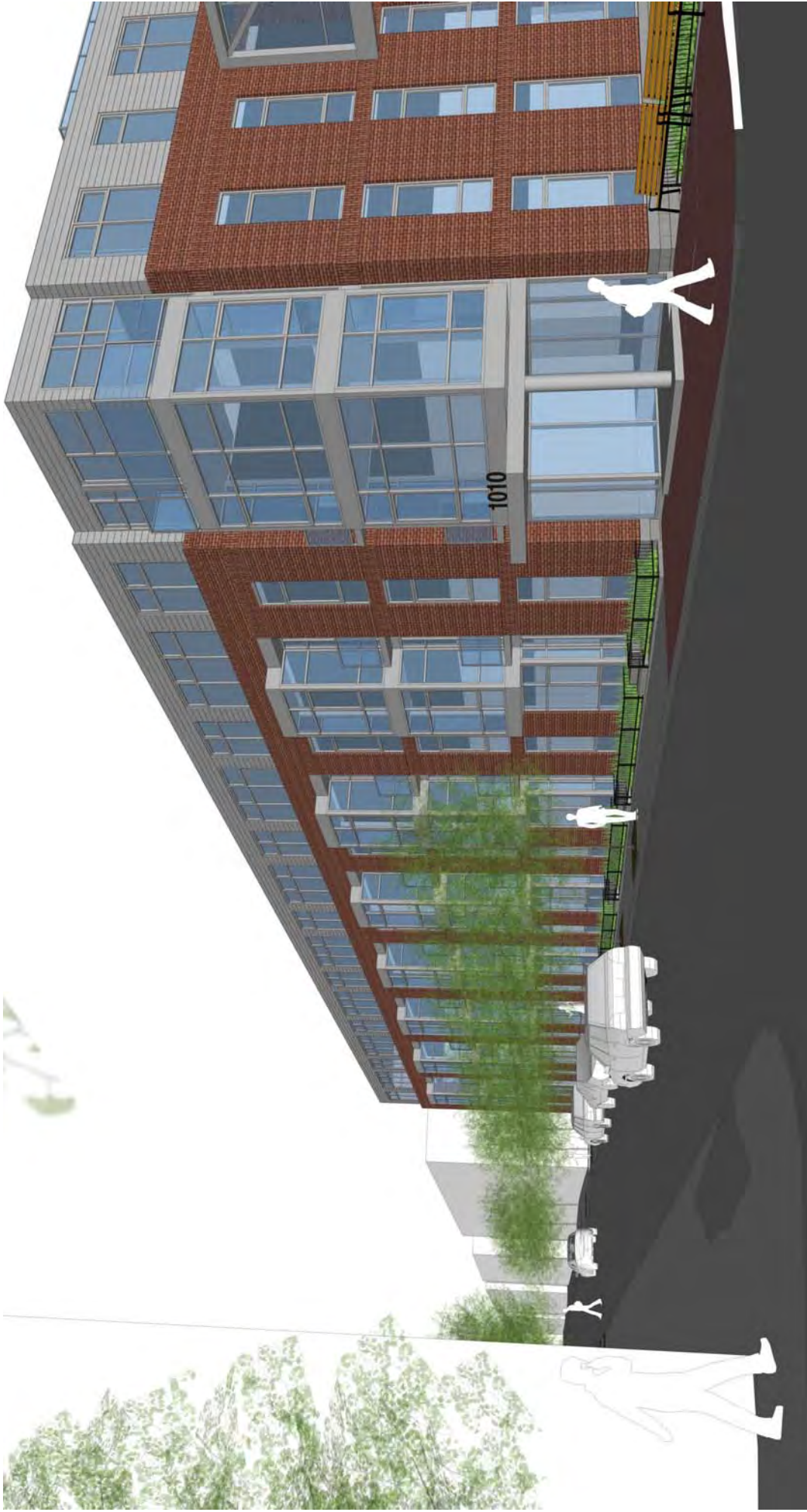
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RIVERSIDE AVE

SCALE: NTS
DATE: 01.10.17

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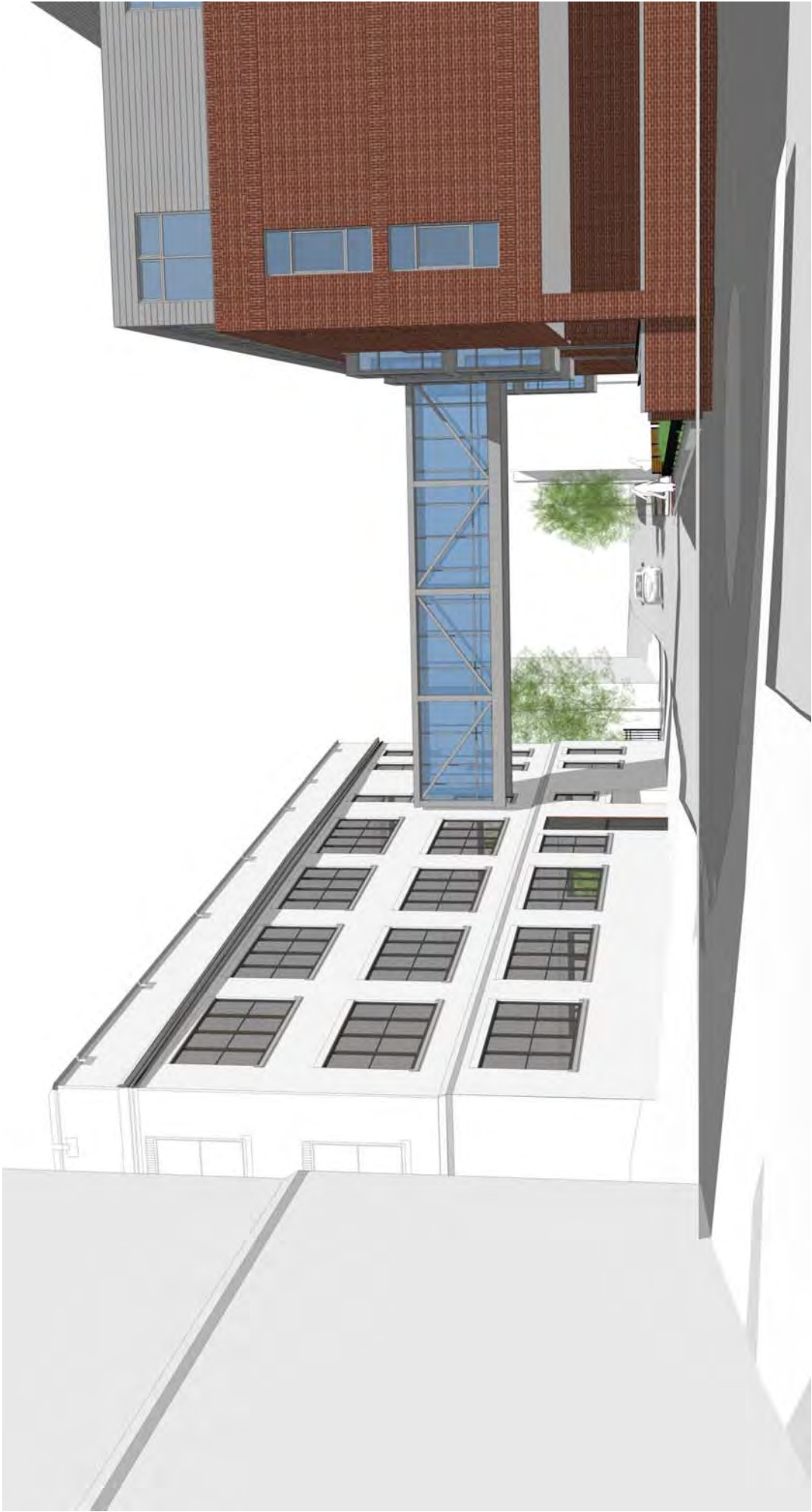
VIEWS



VIEWS



VIEWS





VIEWS – PROPOSED 40' HEIGHT



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RIVERSIDE AVE

SCALE: NTS
DATE: 01.10.17

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VIEWS





VIEWS – PROPOSED 40' HEIGHT



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GRINDALL ST

SCALE: NTS
DATE: 01.10.17

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FEDERAL HILL PARK

WARREN AVENUE

EXISTING HARBOR HILL APARTMENTS

EXISTING HARBOR HILL APARTMENTS

WILLIAM STREET

E HAMBURG STREET

RIVERSIDE AVENUE

E HAMBURG STREET

GRINDALL STREET

GRINDALL STREET

LOIS LANE

LANASA LANE

DROP-OFF ENTRY

ENTRY TO UNDERGROUND GARAGE

ROOF TERRACE

PROPOSED 4-STORY BUILDING

GREEN ROOF

FEDERAL HILL PREPARATORY SCHOOL

Use of circle to create sense of place



Use of planters, modular seating, wood decking

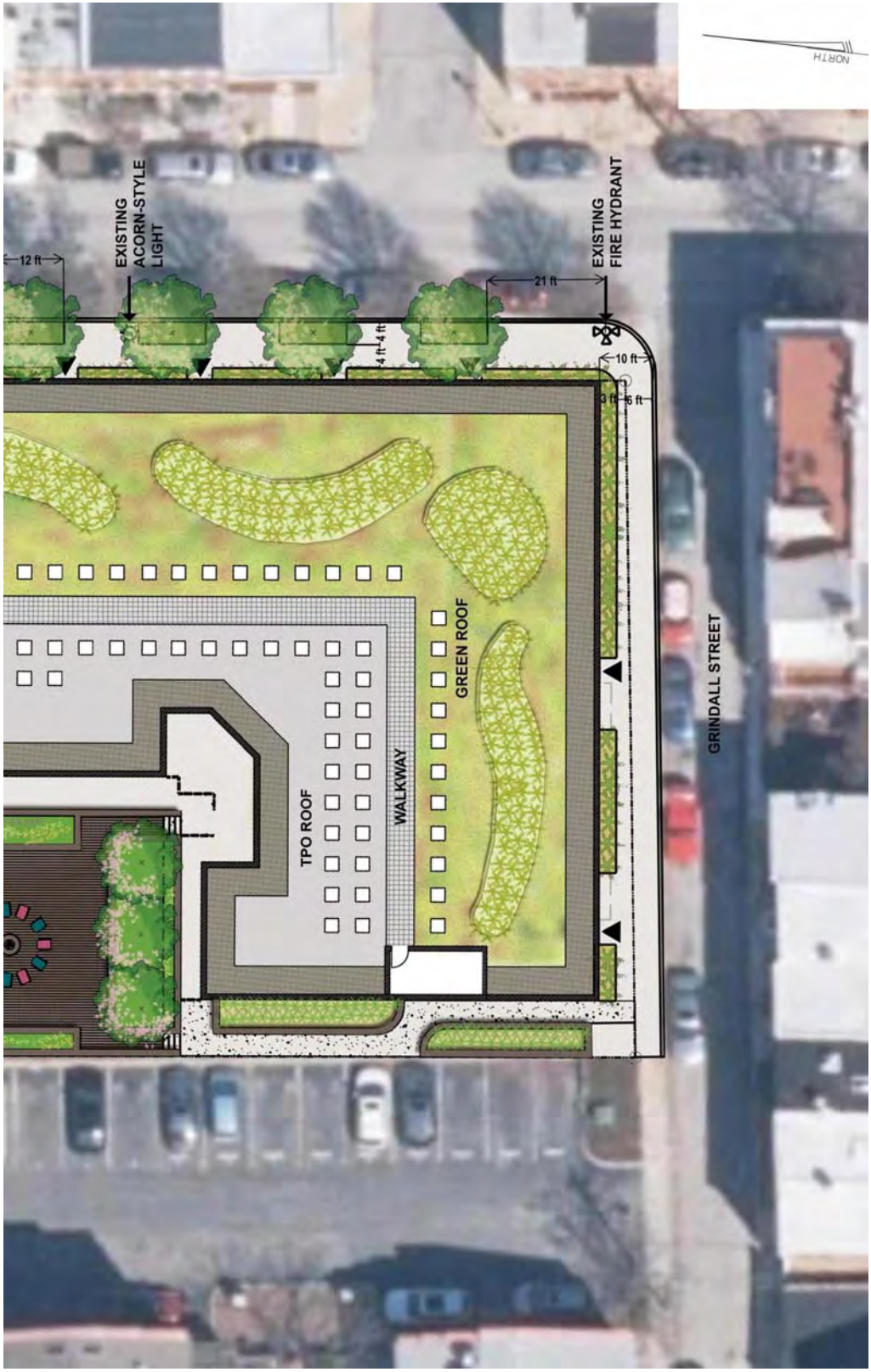


Metal loggia



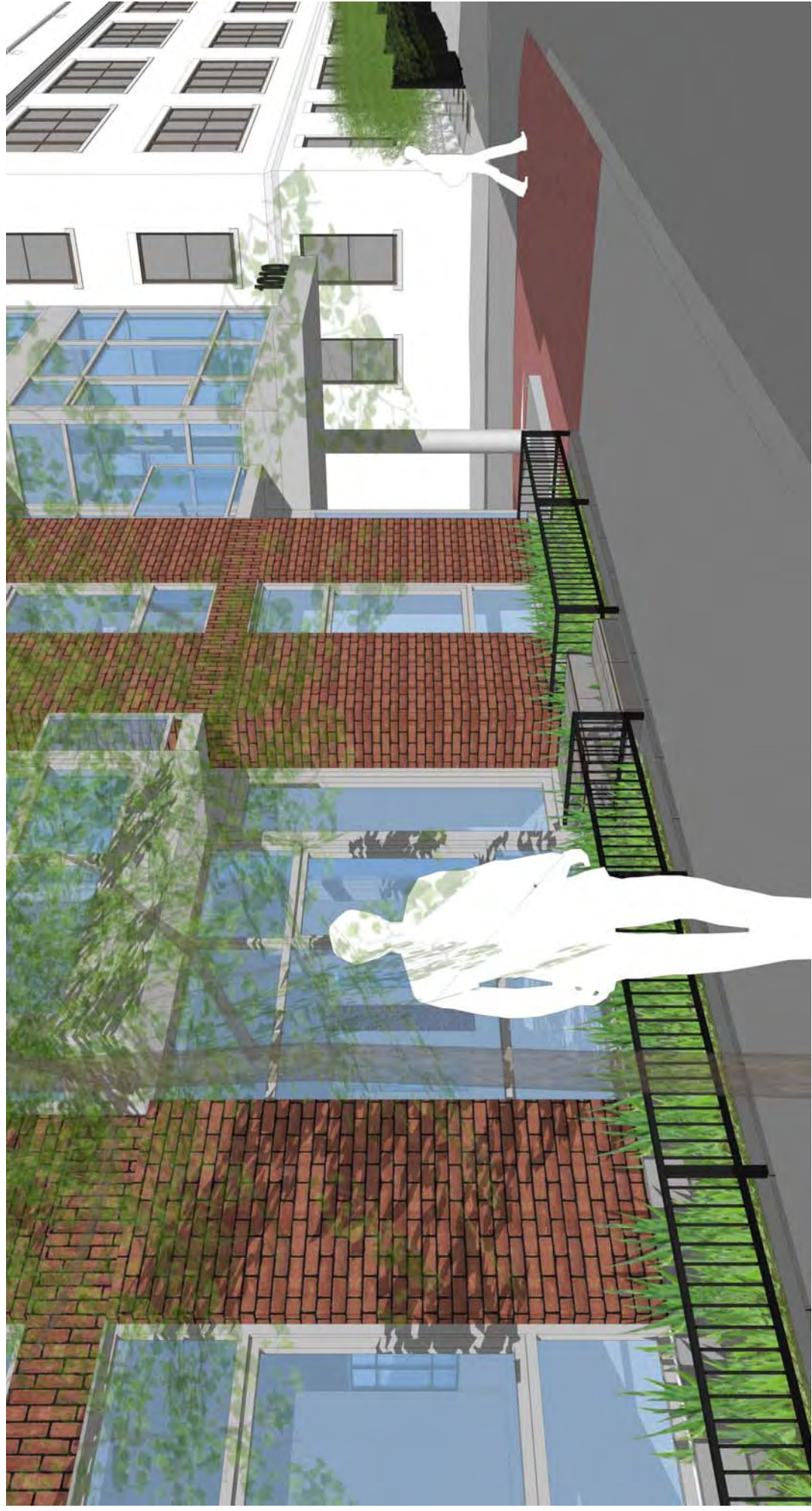
Planters, built-in seating and fire pit







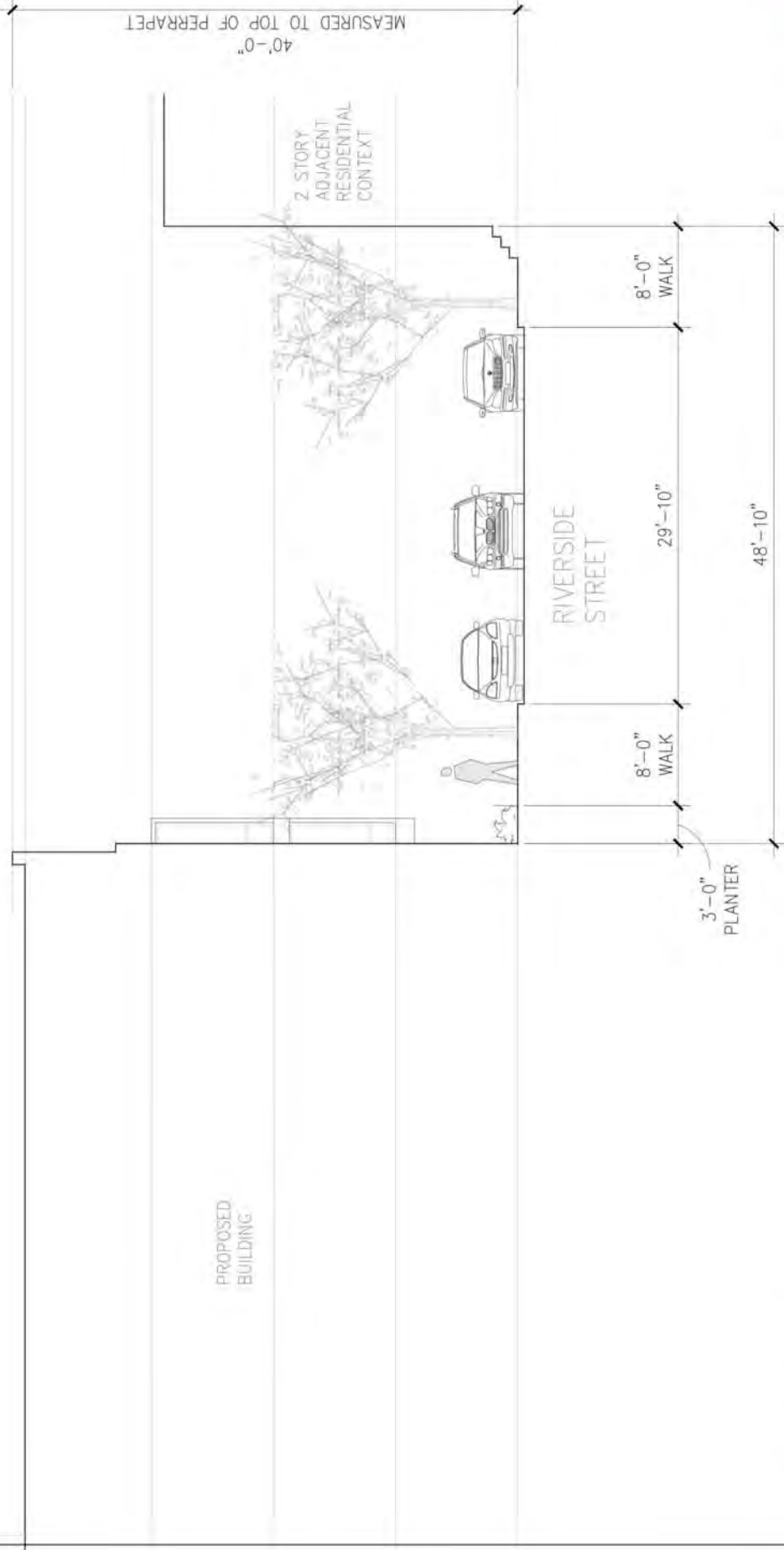
VIEWS



VIEWS



SECTION - RIVERSIDE AVE

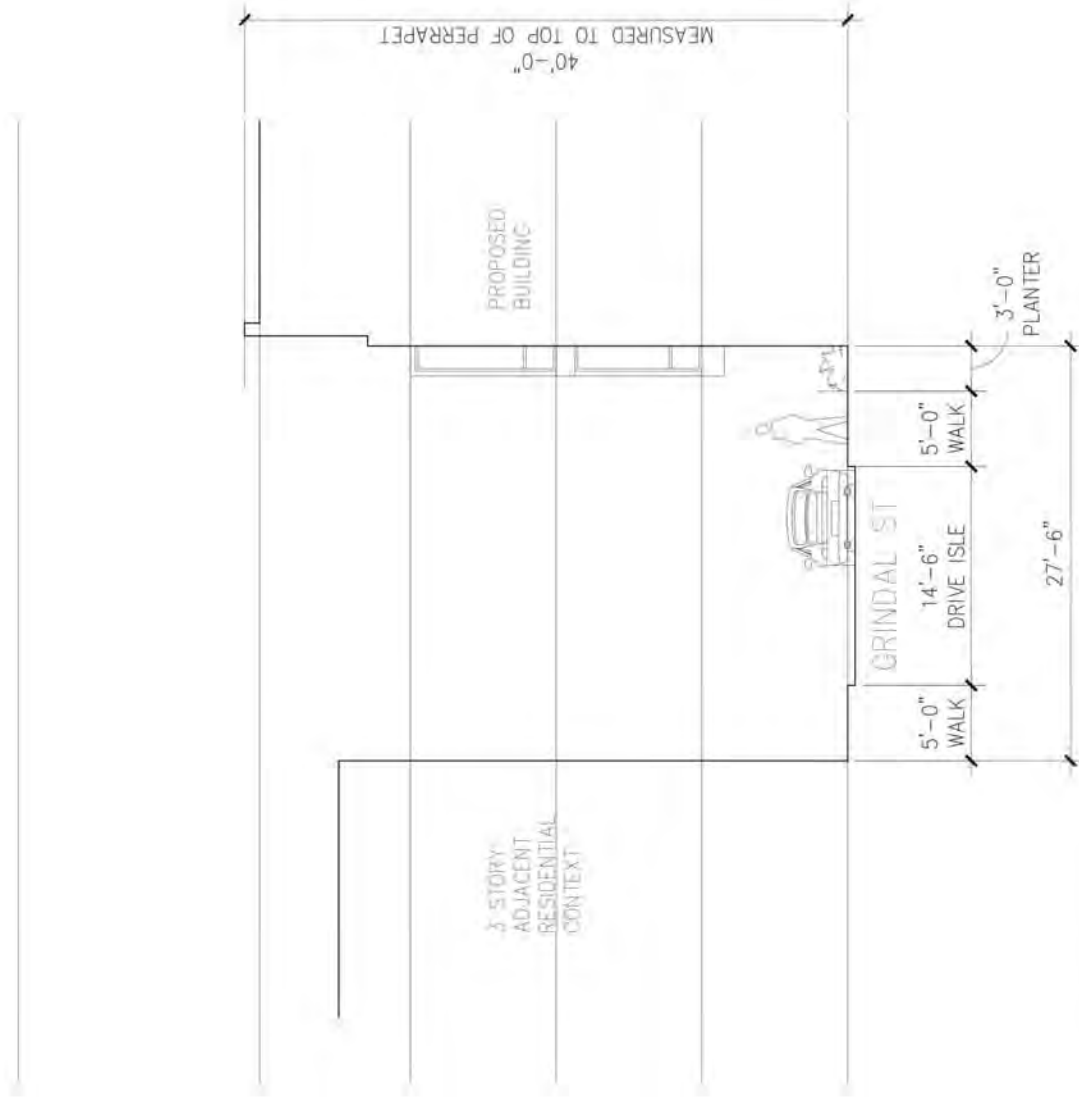


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SECTION - RIVERSIDE AVE

SCALE: 1/8" = 1'-0"
DATE: 01.10.17

SECTION - GRINDALL ST

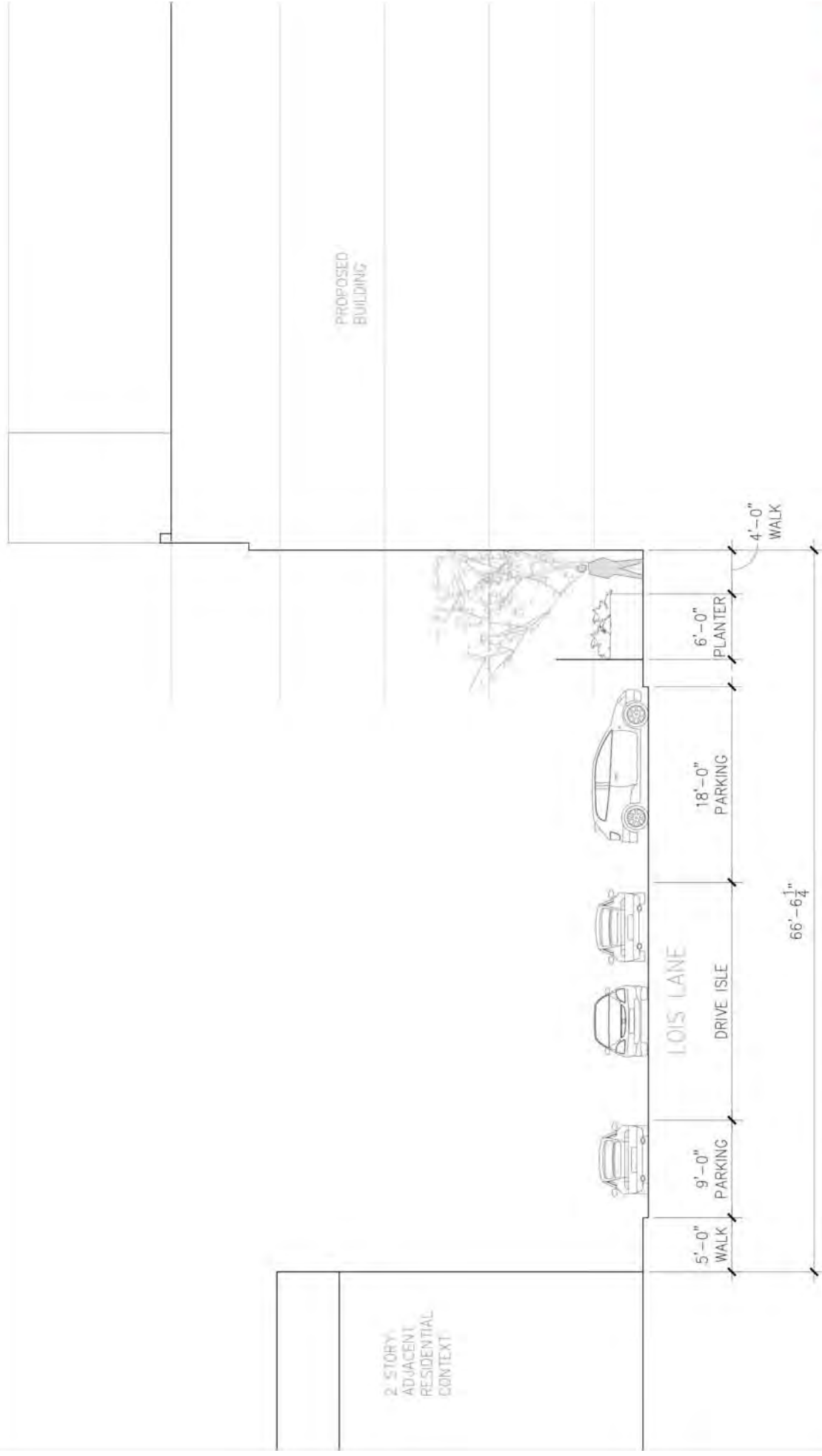


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SECTION - GRINDALL ST.

SCALE: 1/8" = 1'-0"
DATE: 01.10.17

SECTION - LOIS LANE

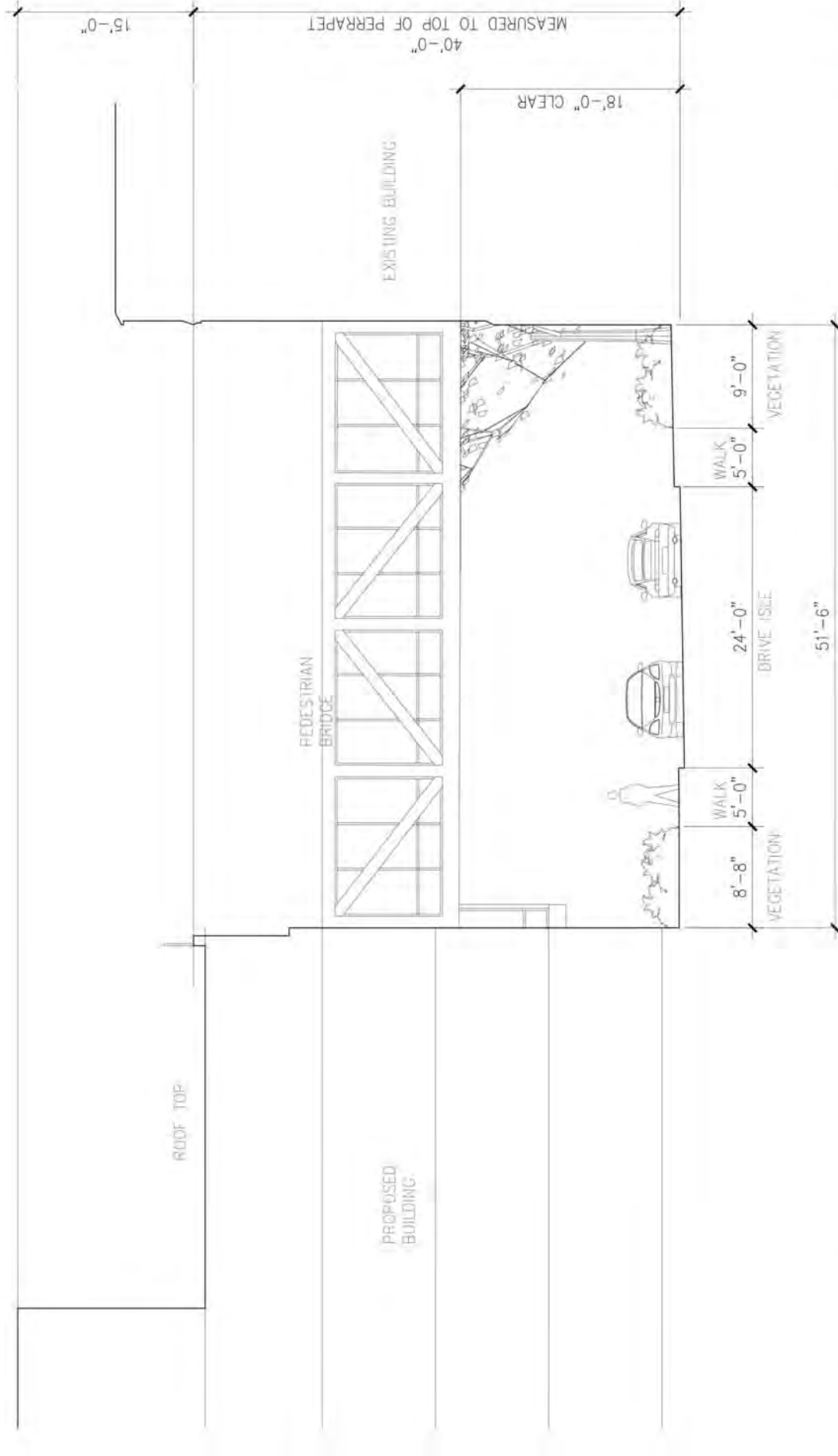


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SECTION - LOIS LANE

SCALE: 1/8" = 1'-0"
DATE: 01.10.17

SECTION - ENTRY



HARBOR HILL EXPANSION
16010

SECTION - ENTRY

SCALE: 1/8" = 1'-0"
DATE: 01.10.17

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Thank You

Architect:

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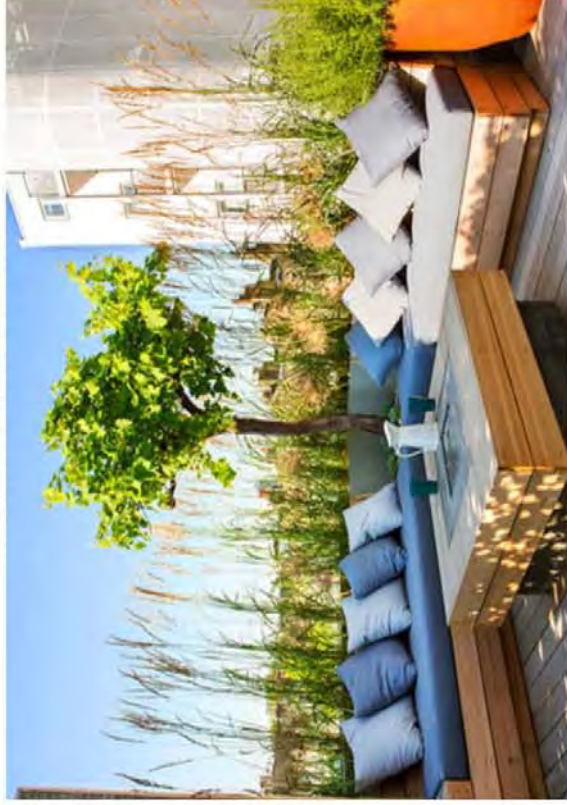
Developer:

**Renaissance
Centro**

VIEWS



Built-in seating and planters



Built-in seating and wooden loggia



Wood decking, planters, wooden screen



Uplighting for nighttime interest