

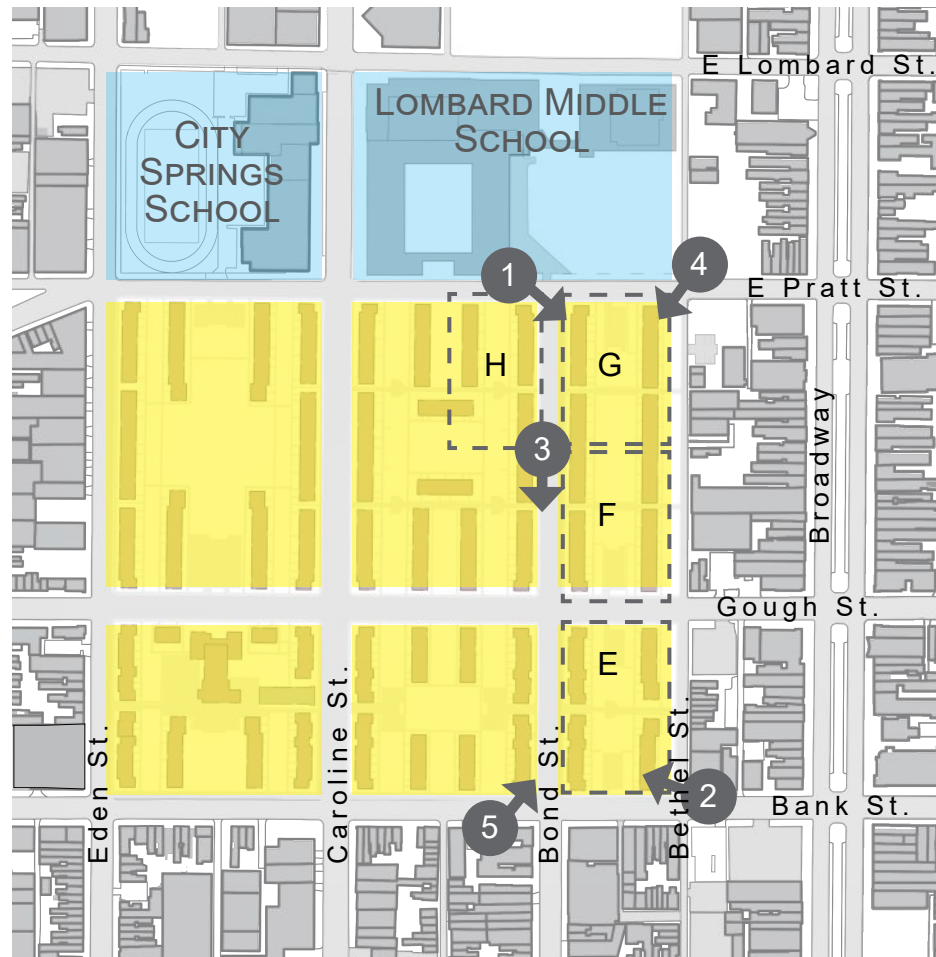
OCTOBER 21, 2021

Perkins - Phases 3&4

01 **CONTEXT**



LOCATION








EXISTING CONDITIONS





PHASING STRATEGY

-  Phase 1 (Starting Construction)
-  Phase 2 (Permit Review)
-  Phase 3 (Starting Schematic Design)
-  Phase 4 (Block E & F Starting Schematic Design)
-  Phase 5

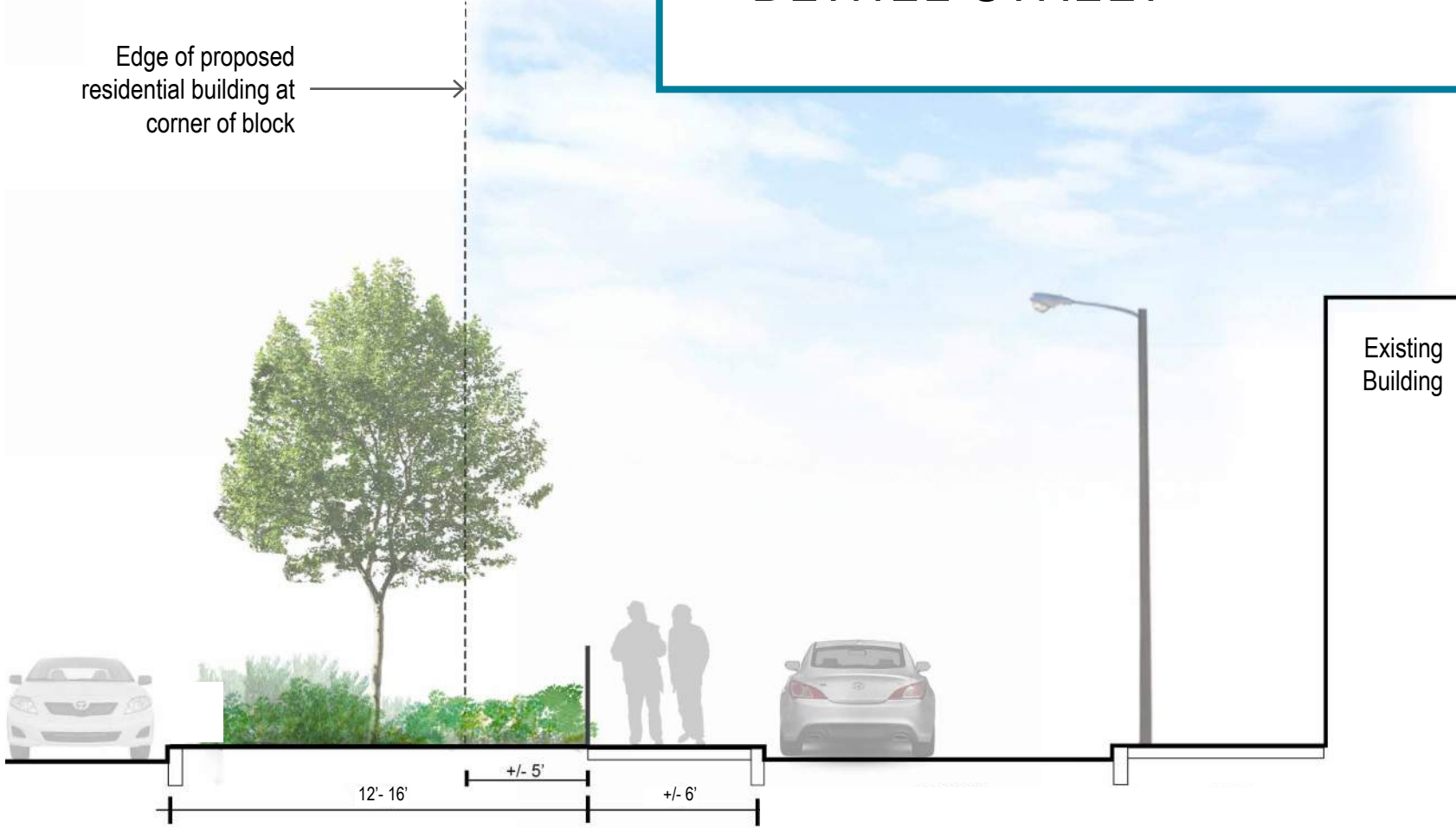


ILLUSTRATIVE PLAN

- New Residential (1324 DU)
- New City Springs School
- Existing Powerhouse (Living Classroom)
- 1 Leasing Office and Amenity Space
- 2 Residential Community Space
- 3 Flex Space (Retail/Amenity)
- Complete Street (Caroline Street)

BETHEL STREET

Edge of proposed residential building at corner of block



Proposed section of Bethel Street (looking north)



Existing view of Bethel Street (looking north)



Aerial: South-West



Aerial: North-East



Amenity Terrace

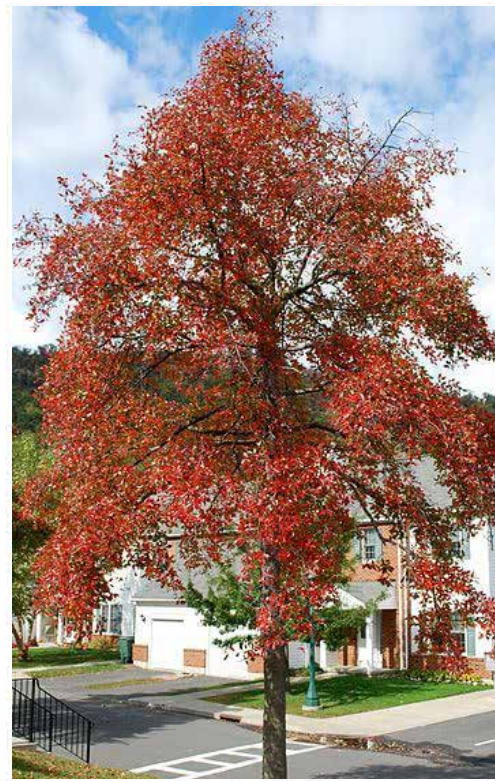


Entry Steps & Seat Wall



Amenity Terrace

SITE PRECEDENT



R.O.W. PLANTING PALETTE

Quercus bicolor 'Swamp White Oak'

Nyssa sylvatica 'Black Tupelo'

Ulmus americana 'Valley Forge'



Ilex glabra 'Gem Box'

Itea virginica 'Spirch'

Carex morrowii 'Ice Dance'

Helleborus orientalis

Hypericum calycinum



PRIVATE PLANTING
PALETTE

Magnolia 'Ann'

Betula nigra

Prunus x incamp okame



Buxus microphylla 'Wintergreen'

Cephalotaxus harringtonii 'Prostrata'

Hydrangea 'Little Lime'

Physocarpus opulus 'Little Devil'



Amsonia 'Blue Ice'

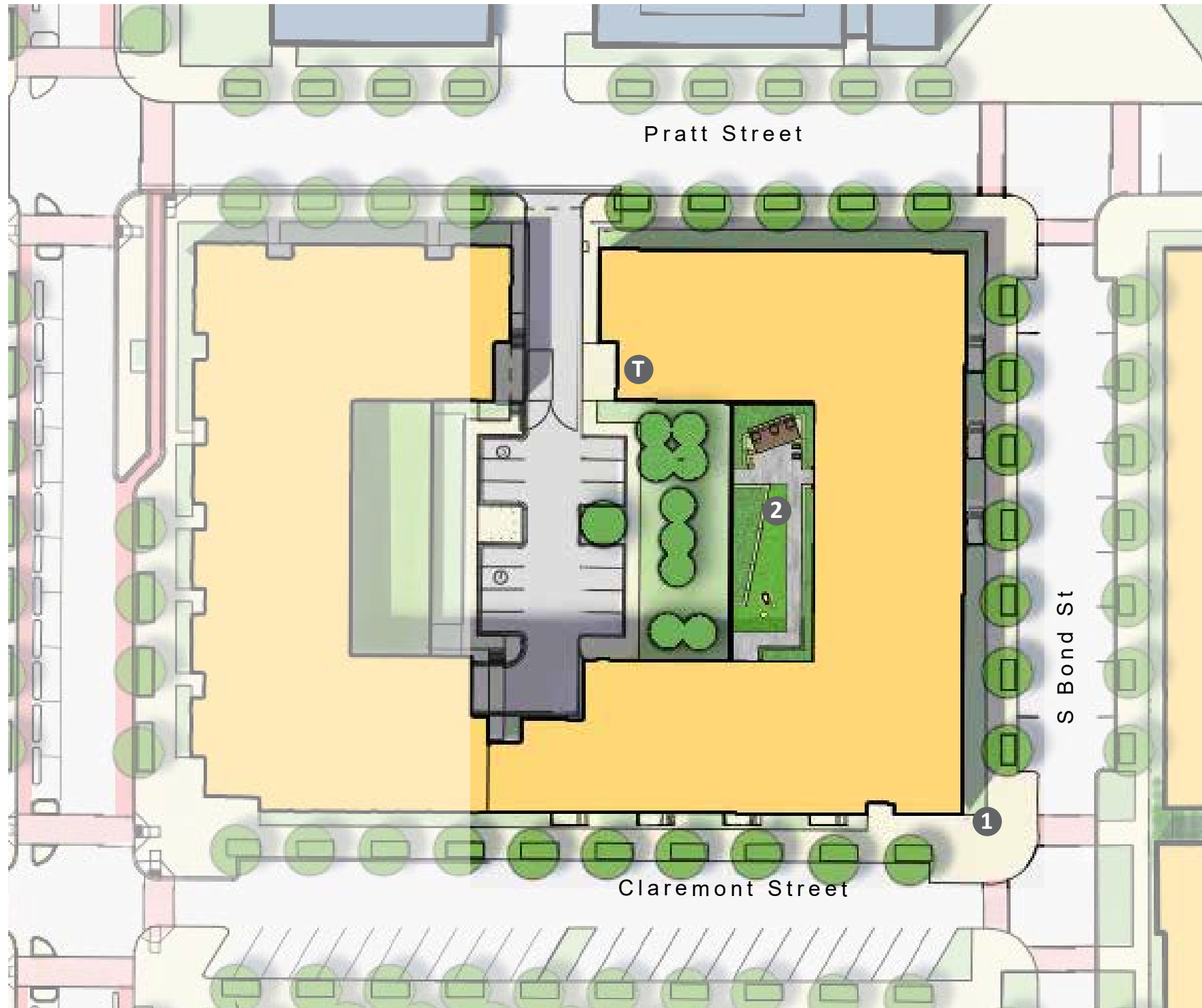
Panicum 'Heavy Metal'

Solidago sphacelata 'Golden Fleece'

02 **BLOCK H EAST (3A)**



Block H



SITE PLAN BLOCK H EAST

SITE FEATURES

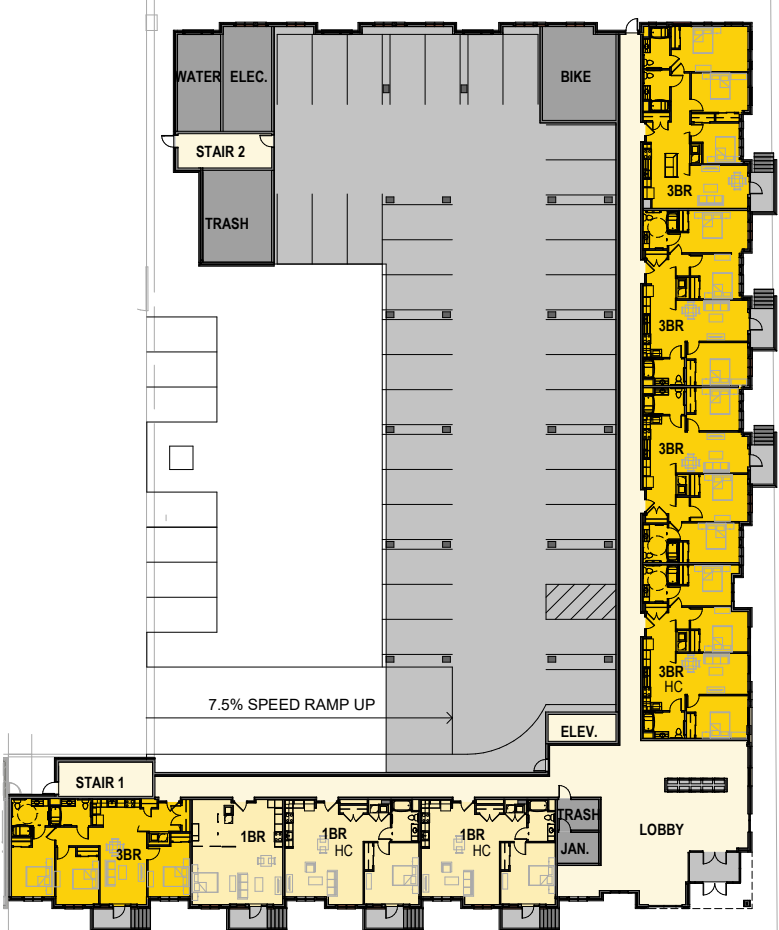
- 1. Entry Plaza
- 2. Amenity Terrace
- T. Trash/Recycling

PARKING SPACES

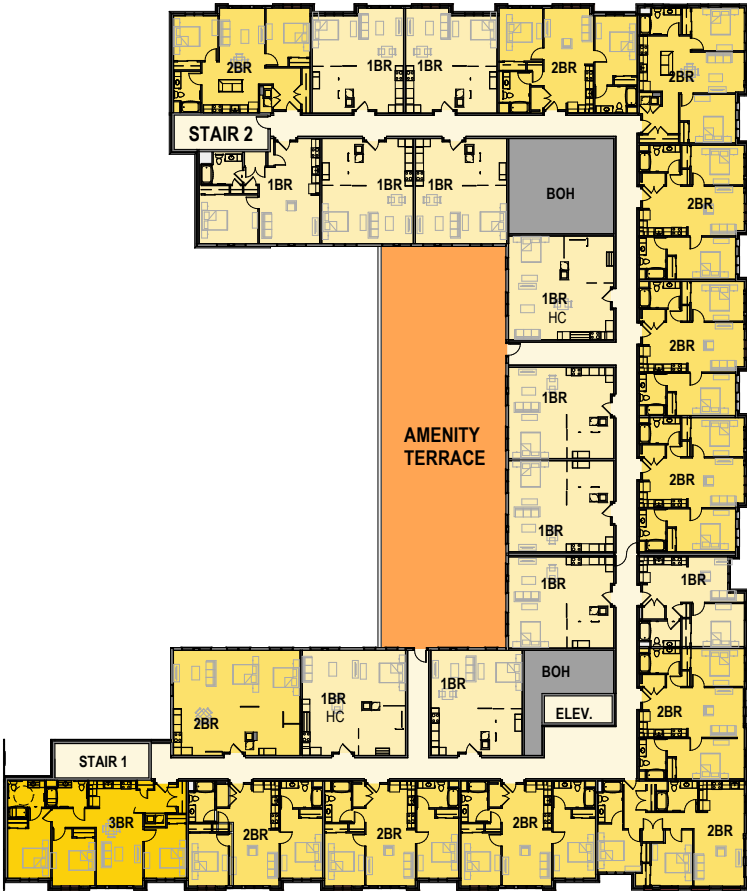
Garage:	37 SP
Surface (off-street):	7 SP
Surface (on Claremont St):	4 SP



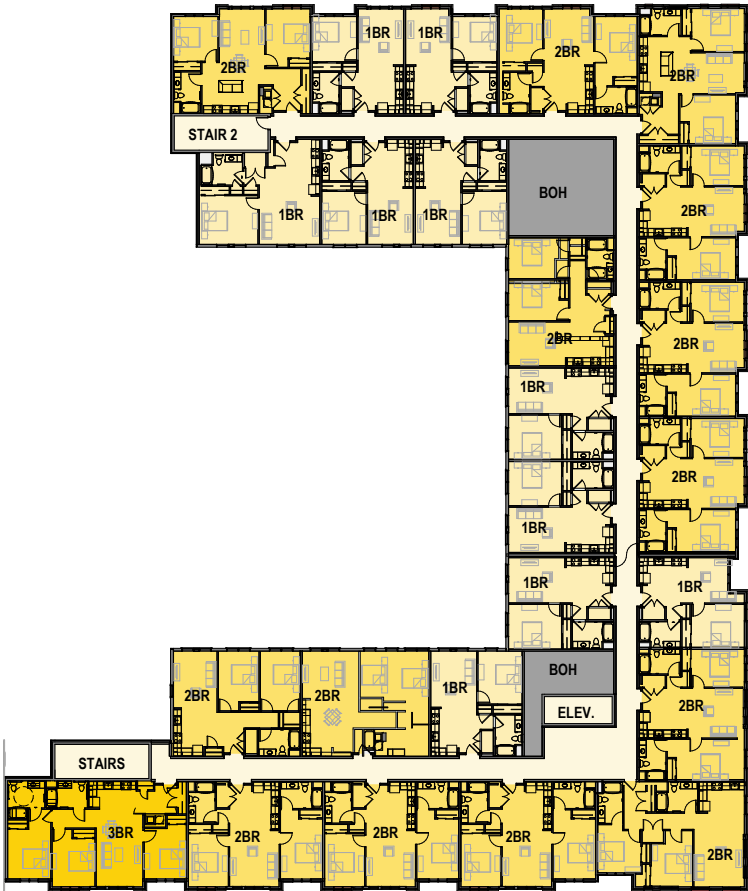
BLOCK H EAST PLANS



FLOOR 1 PLAN



FLOOR 2 PLAN



FLOORS 3&4 PLAN

- Residential Amenity
- Residential Lobby
- Residential 3BR
- Residential 2BR
- Residential 1BR
- Residential Circulation
- Service

	1 BR	2 BR	3 BR
1ST FLR	4	0	5
2ND FLR	12	12	1
3RD FLR	10	14	1
4TH FLR	10	14	1
TOTAL	36	40	8

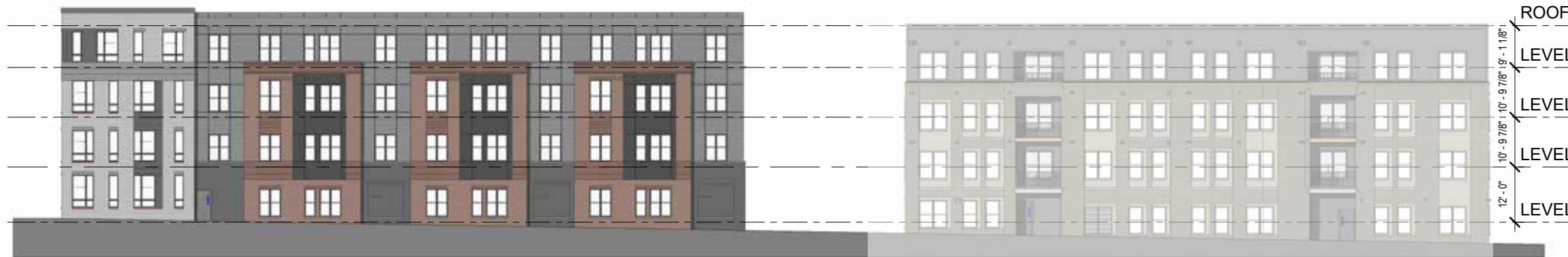


BLOCK H EAST ELEVS

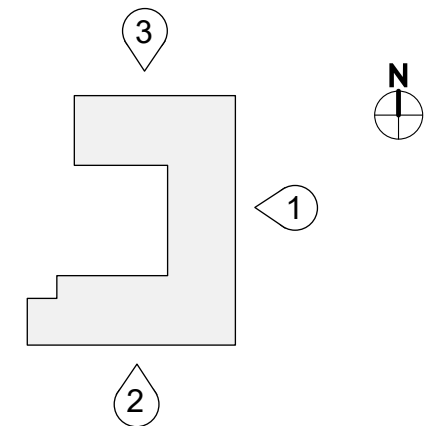
1 EAST ELEVATION ALONG S BOND ST



2 SOUTH ELEVATION ALONG CLAREMONT ST



3 NORTH ELEVATION ALONG PRATT ST



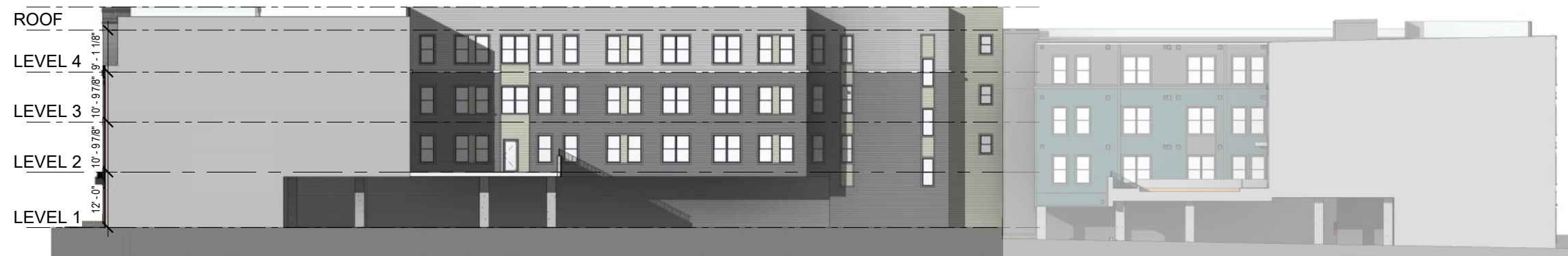


4 WEST ELEVATION

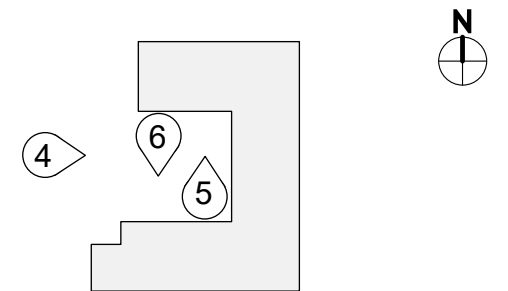
BLOCK H EAST ELEVS



5 SOUTH FACING COURTYARD ELEVATION

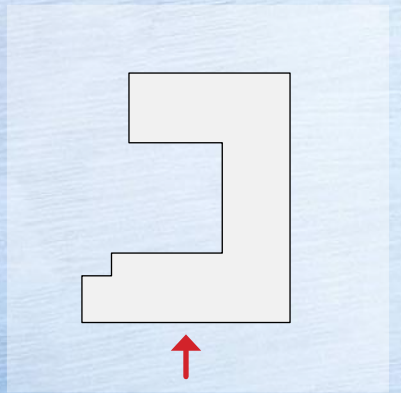


6 NORTH FACING COURTYARD ELEVATION





Block H: **Precedents**



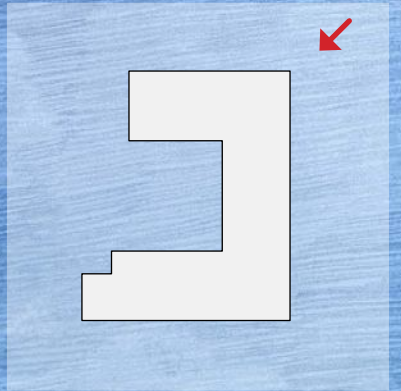
Block H: Claremont Street Facade



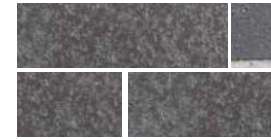
Block H: Claremont Street Facade



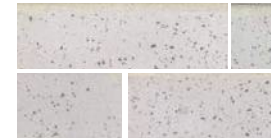
Block H: Southeast Corner at Claremont St & S Bond St



Block H: Northeast Corner at Pratt St & S Bond St



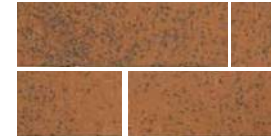
A MASONRY. *Color 1*



B MASONRY. *Color 2*



C MASONRY. *Color 3*



D MASONRY. *Color 4*



E FIBER CEMENT. *Color 1*



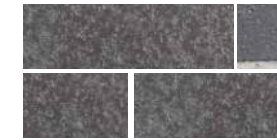
F FIBER CEMENT. *Color 2*

- C**
- B**
- E**
- D**
- A**
- F**
- A**

BLOCK H MF MATERIALS



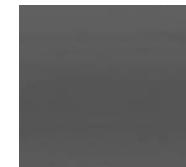
5 SOUTH FACING COURTYARD ELEVATION



A MASONRY. *Color 1*



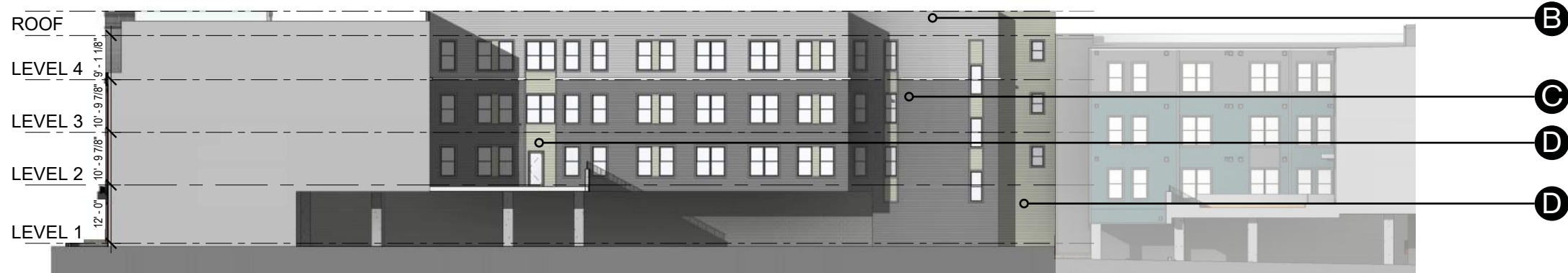
B FIBER CEMENT. *Color 1*



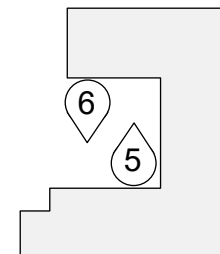
C FIBER CEMENT. *Color 2*



D FIBER CEMENT. *Color 3*

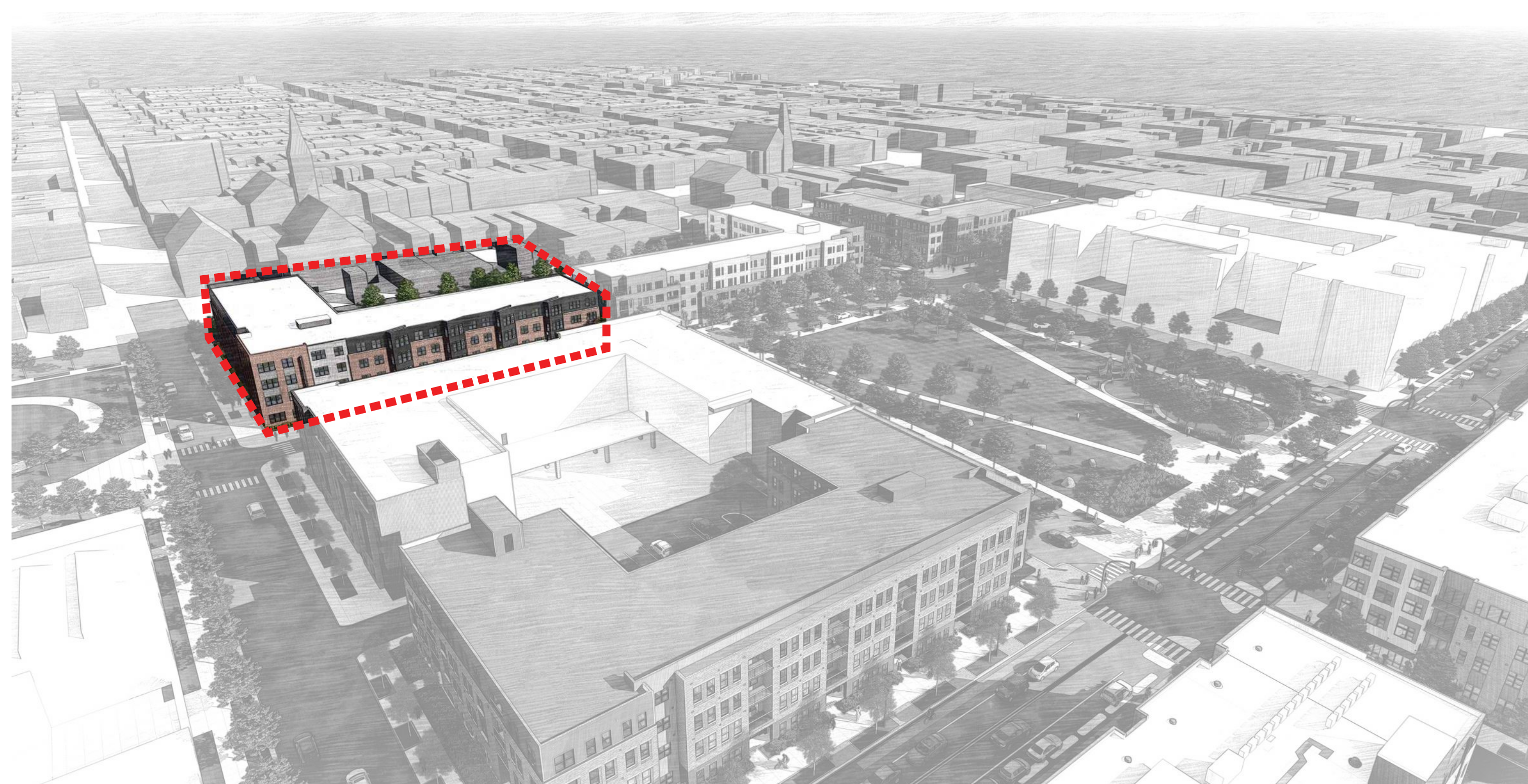


6 NORTH FACING COURTYARD ELEVATION

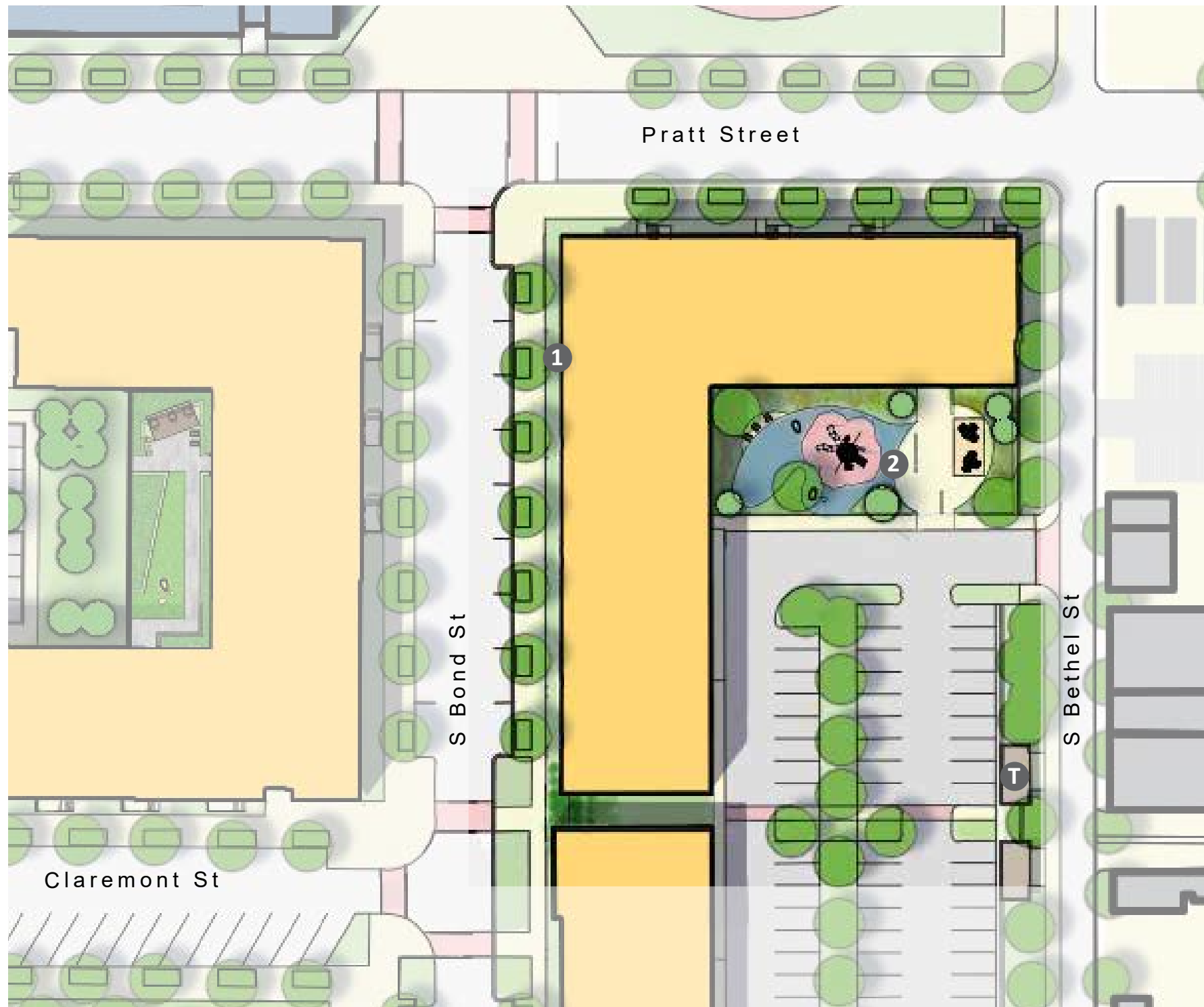


BLOCK H MF MATERIALS

03 **BLOCK G (3B)**



Block G



SITE PLAN BLOCK G

SITE FEATURES

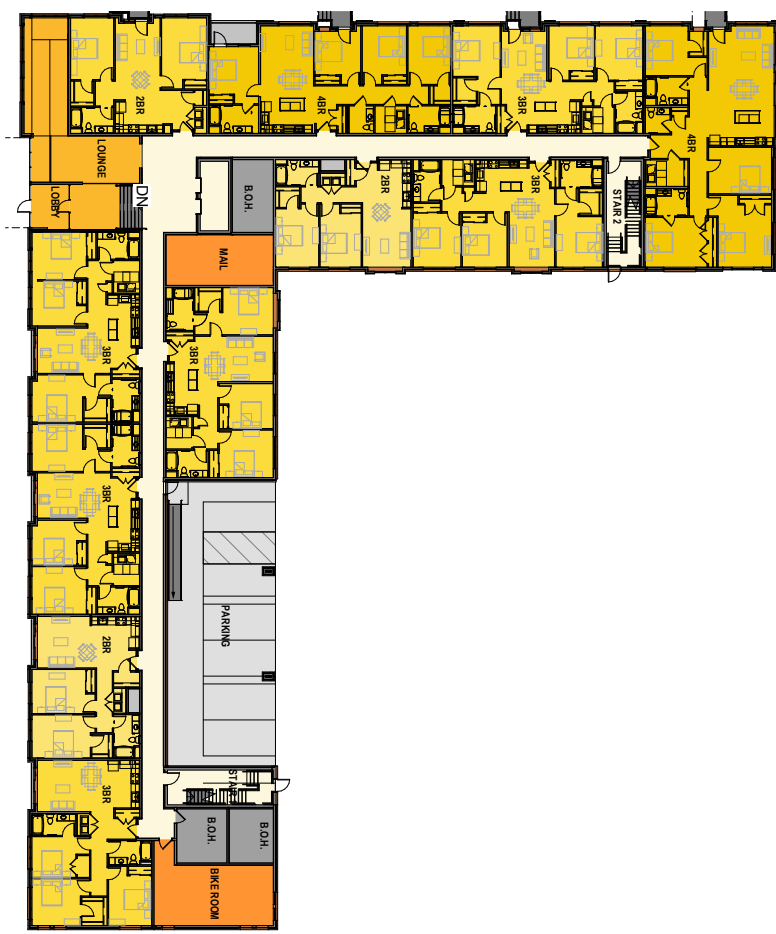
- 1 Entry
- 2 Outdoor Amenity Area
- T Trash/Recycling

PARKING SPACES

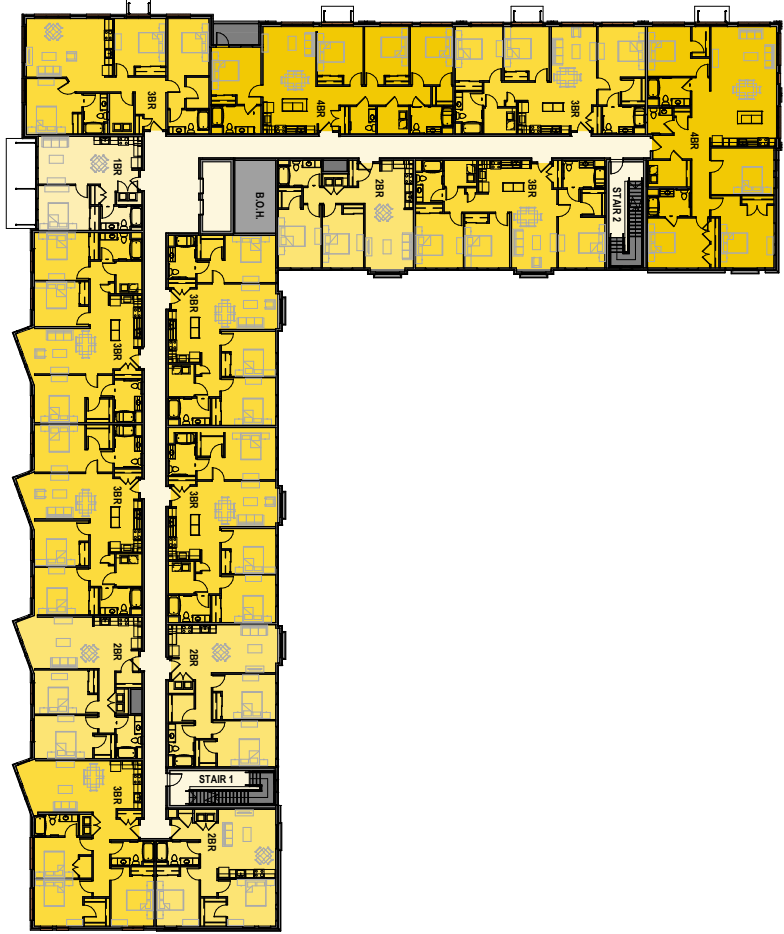
Tuck Under:	6 SP
Surface (off-street):	32 SP
Surface (on Bond Street):	9 SP



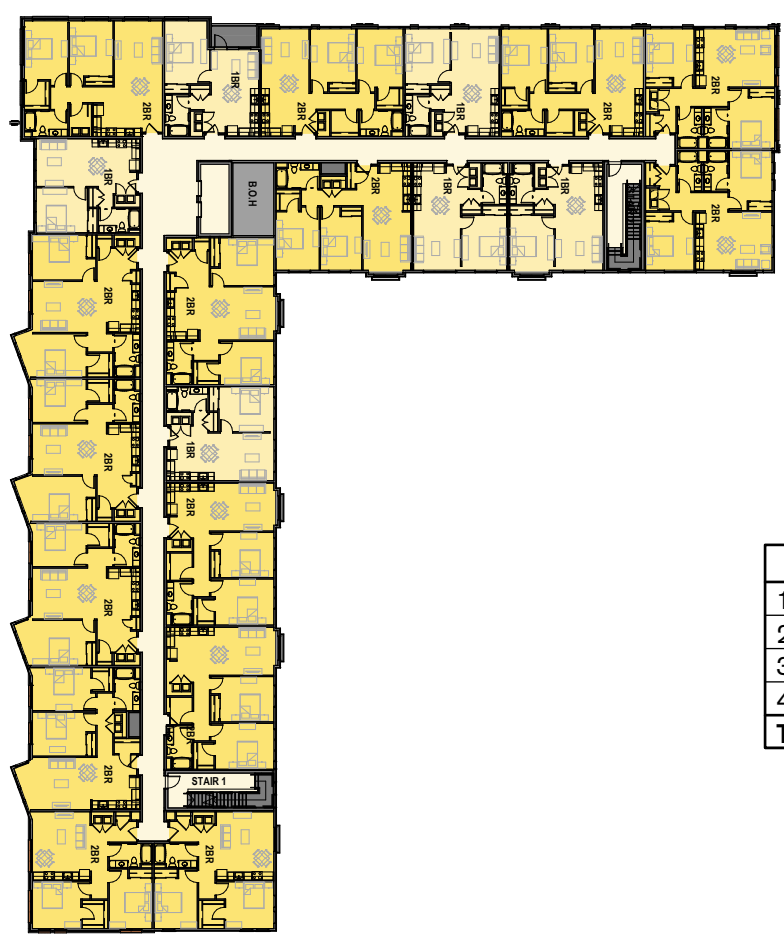
BLOCK G PLANS



FLOOR 1 PLAN



FLOOR 2 PLAN



FLOORS 3&4 PLAN

- Residential Amenity
- Residential Lobby
- Residential 4BR
- Residential 3BR
- Residential 2BR
- Residential 1BR
- Residential Circulation
- Service



	1 BR	2 BR	3 BR	4 BR
1ST FLR	-	2	7	2
2ND FLR	1	5	7	2
3RD FLR	6	15	-	-
4TH FLR	6	15	-	-
TOTAL	13	37	14	4



1 WEST ELEVATION ALONG S BOND ST

BLOCK G ELEVS



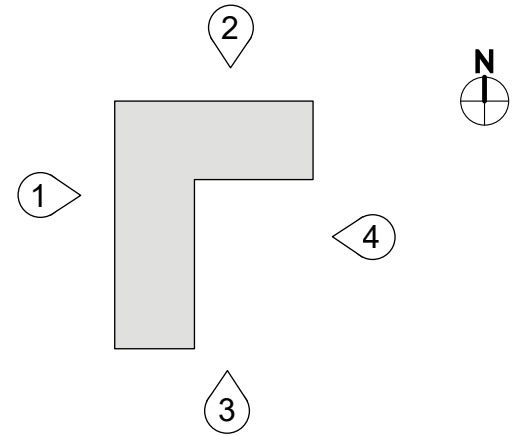
2 NORTH ELEVATION ALONG PRATT ST



3 SOUTH ELEVATION

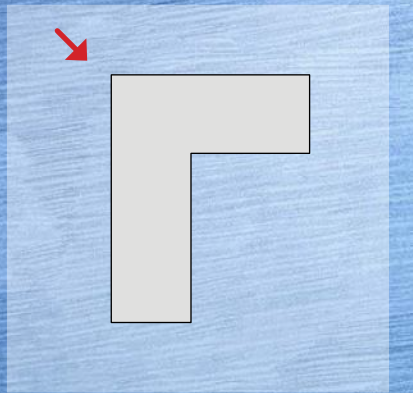


4 EAST ELEVATION ALONG S BETHEL ST

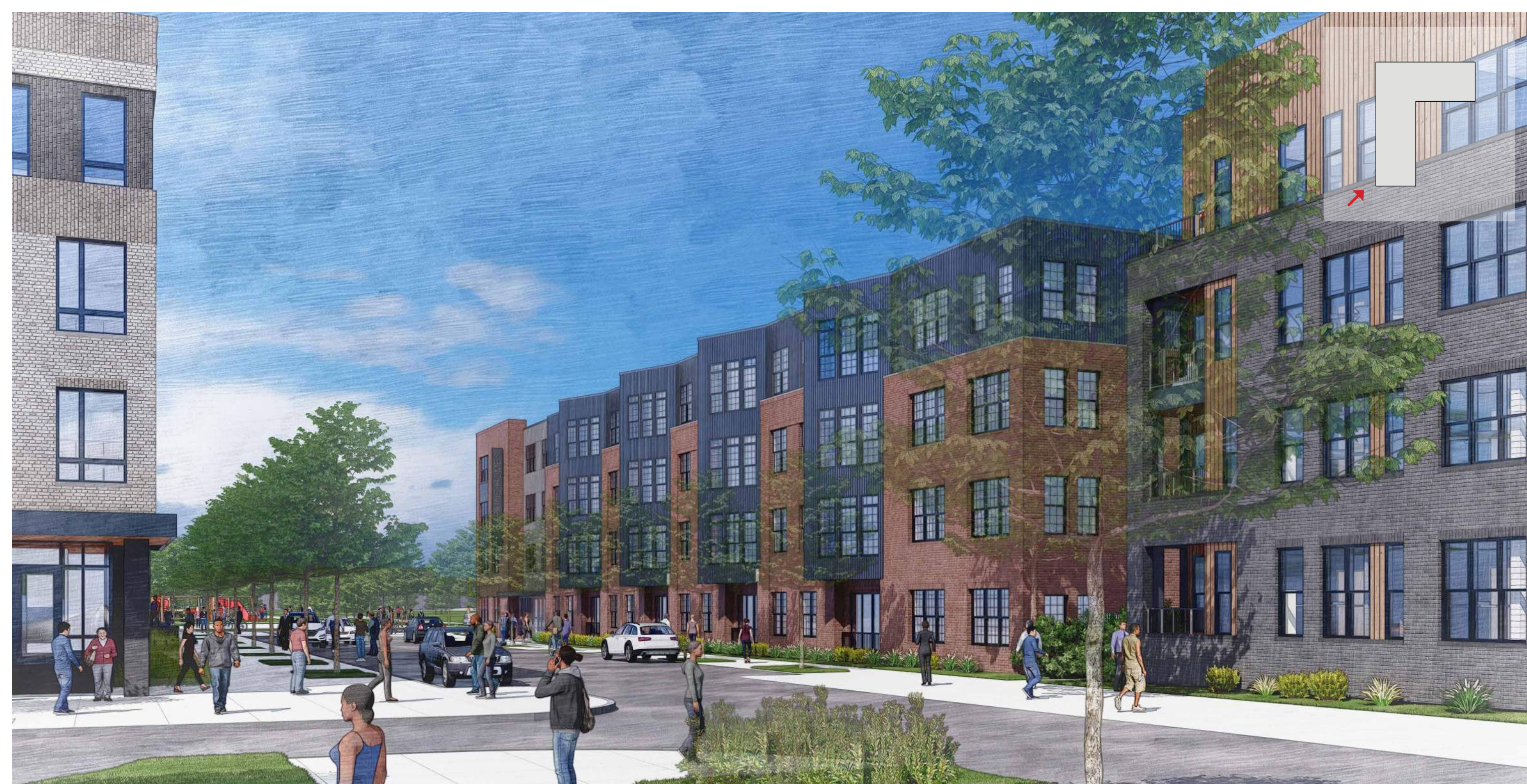




Block G: Precedents



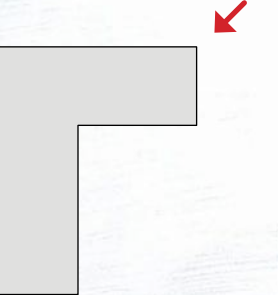
Block G: Northsouth Corner at Pratt St & S Bond St



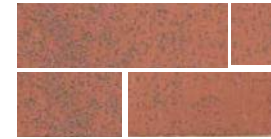
Block G: Bond Street from South



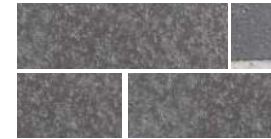
Block G: Bond Street from North



Block G: Pratt St from Eastnorth Corner



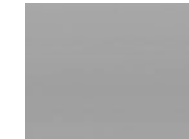
A MASONRY. *Color 1*



B MASONRY. *Color 2*



C METAL PANEL. *Color 1*



D FIBER CEMENT. *Color 1*



E VINYL WINDOW.



F METAL COLOR. *Railings, canopies.*

BLOCK G MF MATERIALS



3 SOUTH ELEVATION



A MASONRY. *Color 1*



B METAL PANEL. *Color 1*



C FIBER CEMENT. *Color 1*



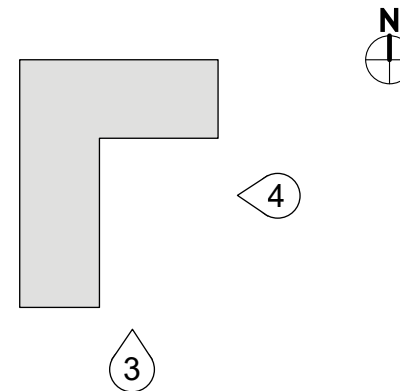
D FIBER CEMENT. *Color 2*



E METAL COLOR. *Railings, canopies.*



4 EAST ELEVATION ALONG S BETHEL ST



BLOCK G MF MATERIALS