

# ANCHOR PROPERTIES REDEVELOPMENT

URBAN DESIGN COMMISSION SUPPLEMENTAL MATERIALS: 30 MARCH 2015



Urban Land Interests

# RESIDENTIAL ELEVATION - SOUTHWEST HAMILTON STREET



ANCHOR PROPERTIES REDEVELOPMENT

MARCH 30, 2015



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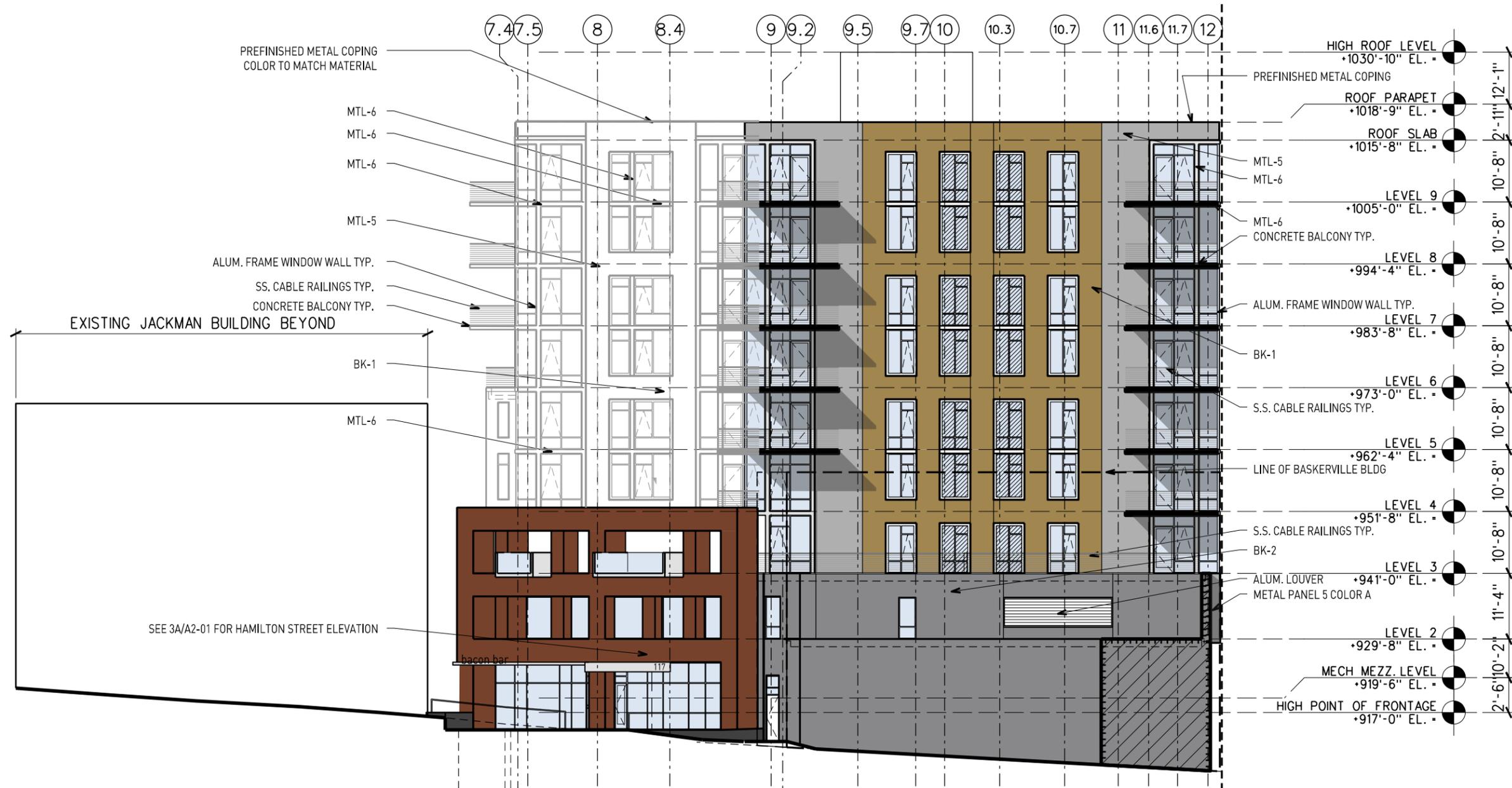
# RESIDENTIAL ELEVATION - EAST

## CARROLL STREET





# RESIDENTIAL ELEVATION - WEST ABOVE BASKERVILLE BUILDING



# RESIDENTIAL ELEVATION - NORTH ABOVE JACKMAN BUILDING



# RESIDENTIAL - MATERIAL LEGEND

EXTERIOR MATERIAL LEGEND			
ITEM	COLOR		NOTES
<b>CURTAIN WALL</b>			
CW-1		EFFCO 5500 SERIES 2-SIDED CAPTURED SYSTEM (VERTICALS CAPTURED)	
CW-2		NOVUM POINT SUPPROTED GLAZING SYSTEM	
CW-3		EFFCO 5500 SERIES 2-SIDED CAPTURED SYSTEM (HORIZONTALS CAPTURED)	
<b>WINDOW WALL</b>			
W-1	DARK BRONZE	TRACO 3500 - OR EQUAL	COLOR TO MATCH MTL-5, MTL-6
W-2	DARK BRONZE	TRACO 3800 - OR EQUAL	COLOR TO MATCH MTL-5, MTL-6
<b>GLAZING</b>			
GL-1A	CLEAR	1" CLEAR INSULATING GLASS W/ LOW-E COATING - PPG SOLARBAN ON STARPHIRE LOW-E #2 (EXTERIOR) & PPG STARPHIRE (INTERIOR)	
GL-1B	CLEAR SPNDRL	1" CLEAR INSULATING GLASS SPANDREL - PPG SOLARBAN ON STARPHIRE LOW-E #2 (EXTERIOR) & PPG STARPHIRE (INTERIOR)	
GL-2A	BLUE	8 MM LB FT + 1.52 PVB + 6MM FT LOW E #3 + 12A + 10 MM FT	
GL-2B	BLUE SPNDRL	8 MM LB FT + 1.52 PVB + 6MM FT LOW E #3 + 12A + 10 MM FT	
GL-3A	GREEN	1" CLEAR INSULATING GLASS W/ LOW-E COATING - VIRACON VE 2-2M W/ CONTINUOUS VERTICAL 1/2" X 6" STAINLESS STEEL FIN AT EACH MULLION	
GL-3B	GREEN FRIT	1" CLEAR INSULATING GLASS W/ 50% FRIT COVERAGE AND LOW-E COATING - VIRACON VE 2-2M W/ CONTINUOUS VERTICAL 1/2" X 6" STAINLESS STEEL FIN AT EACH MULLION	
GL-4	CLEAR	1/2" THK. FRAMELESS CLEAR TEMPERED GLASS GUARDRAIL	
<b>METAL</b>			
MTL-1		INSULATED FLAT METAL PANEL, ALUM. FIN.	
MTL-2		PREFORMED ALUM. COLUMN COVER - FINISH TBD	
MTL-3		S.S., US32D, 1 1/4" DIAMETER HANDRAIL	
MTL-4			
MTL-5	DARK BRONZE	ALUM. RAINSCREEN PANEL	COLOR TO MATCH W-1, W-2, MTL-6
MTL-6	DARK BRONZE	ALUM. ENCLOSURE PANEL	COLOR TO MATCH MTL-5, W-1, W-2
MTL-8		COPPER RAINSCREEN PANEL	
<b>BRICK</b>			
BK-1	LIGHT	YANKEE HILL BRICK - LIGHT IRON SPOT SMOOTH	MODULAR (7 5/8"x3-5/8"x2- 1/4")
BK-2	DARK	YANKEE HILL BRICK - DARK IRON SPOT SMOOTH	MODULAR (7 5/8"x3-5/8"x2- 1/4")
<b>SILLS</b>			
SL-1	MATCH BRICK	PRECAST CONCRETE SILL	
<b>TERRACOTTA RAINSCREEN</b>			
TR-1	M6.01-0	NBK TERRART TERRACOTTA PANEL - NATURAL TEXTURE	8" VERTICAL MODULAR
<b>TERRACE PAVERS</b>			
PV-1		2'-0" X 2'-0" PRE-CAST CONC.	
PV-2		2'-0" X 2'-0" PRE-CAST CONC.	
<b>ROOFING SYSTEMS</b>			
RF-1		THERMOPLASTIC POLYOLEFIN SINGLE PLY ROOFING MEMBRANE (TPO)	
RF-2		HYDROTECH TERRACE PAVER SYSTEM	
<b>STONE</b>			
ST-1		ABSOLUTE BLACK GRANITE W/ FLAMED FINISH (1 1/2" THICK)	
ST-2		DAKOTA MAHOGANY W/ FLAMED FINISH (1 1/2" THICK)	
<b>PAINT</b>			
PT-1		MODAC F-100 PAINT (WHITE)	



# RENDERING



CORNER OF DOTY AND CARROLL



FACING SOUTH ON CARROLL



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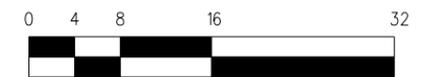
# RENDERING



HAMILTON STREET



FACING EAST ON DOTY



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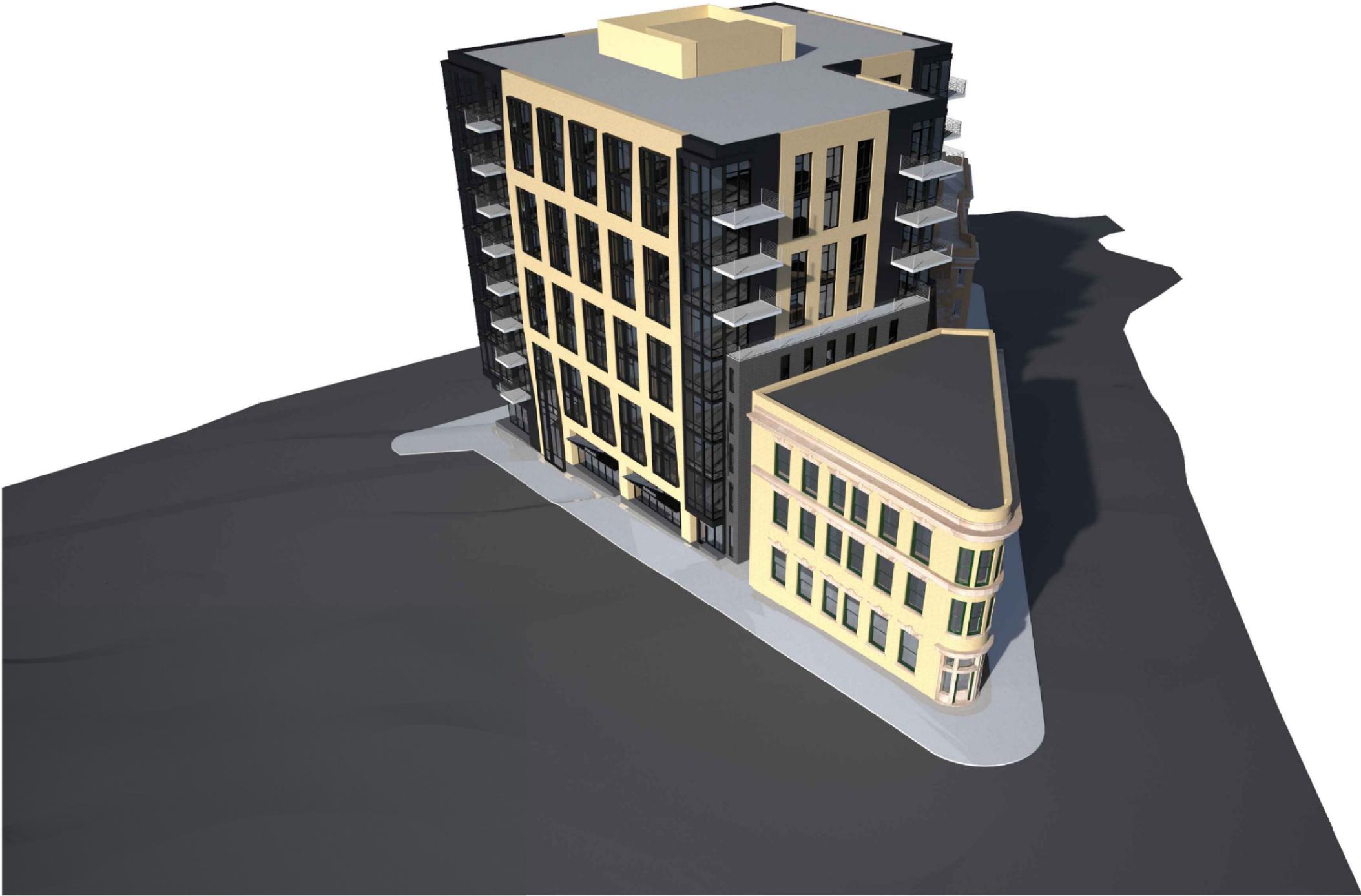
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# AERIAL VIEW OF RESIDENTIAL BUILDING FROM NORTHEAST



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# AERIAL VIEW OF RESIDENTIAL BUILDING FROM NORTHWEST



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MARCH 30, 2015



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# AERIAL VIEW OF RESIDENTIAL BUILDING FROM SOUTHEAST



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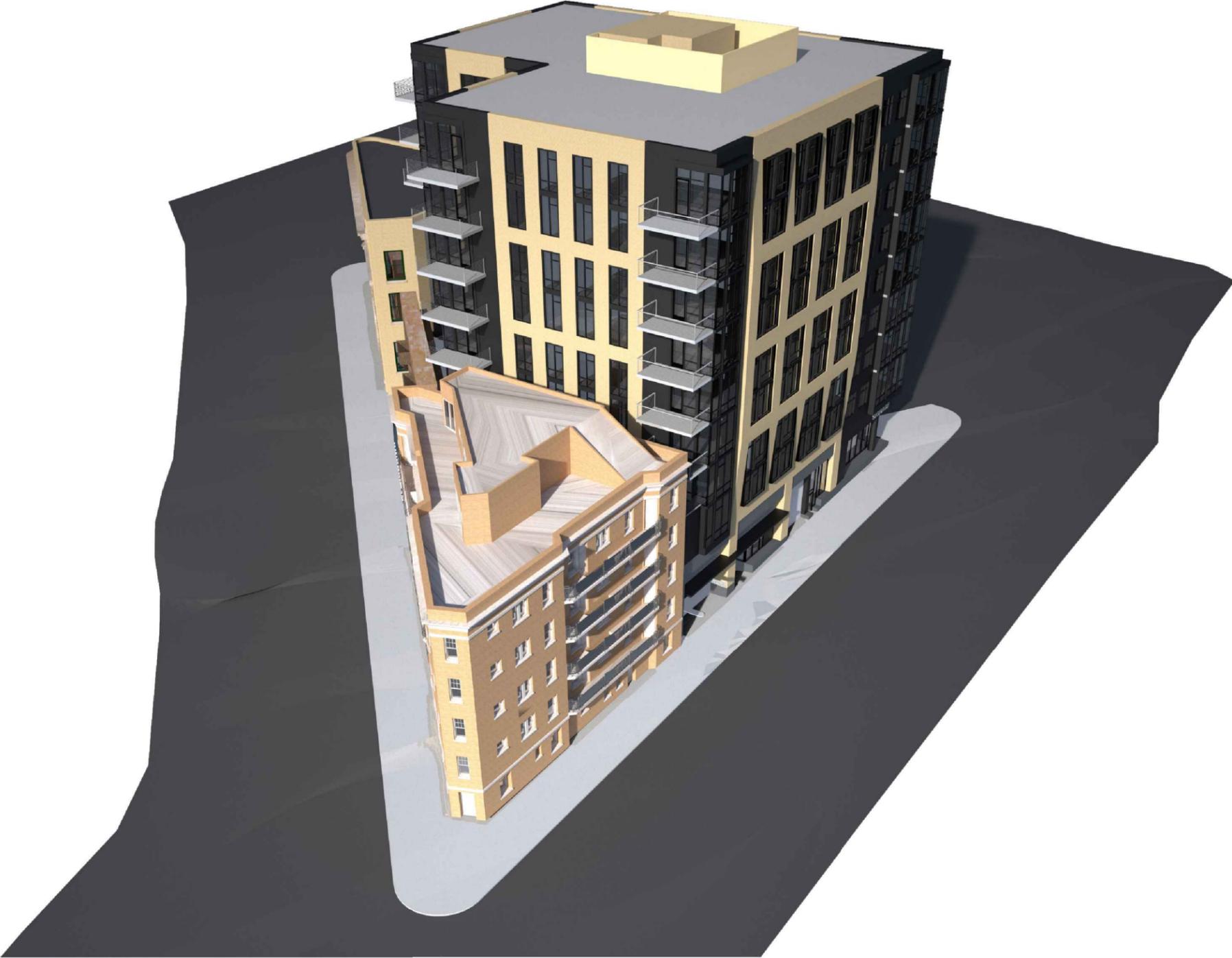
MARCH 30, 2015



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# AERIAL VIEW OF RESIDENTIAL BUILDING FROM SOUTHWEST



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# EXISTING VIEWS LOOKING UP HAMILTON TOWARDS THE SQUARE



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# PROPOSED VIEWS LOOKING UP HAMILTON TOWARDS THE SQUARE



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MARCH 30, 2015



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# EXISTING VIEW LOOKING FROM SQUARE DOWN HAMILTON



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MARCH 30, 2015



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# PROPOSED VIEW LOOKING FROM SQUARE SOUTHWEST DOWN HAMILTON



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MARCH 30, 2015



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# EXISTING VIEW LOOKING FROM SQUARE DOWN CARROLL



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# PROPOSED VIEW LOOKING FROM SQUARE DOWN CARROLL



ANCHOR BANK - PROPERTY DEVELOPMENT

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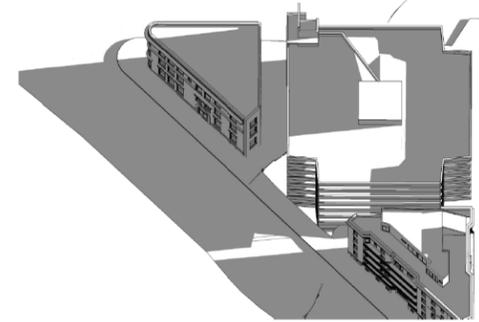
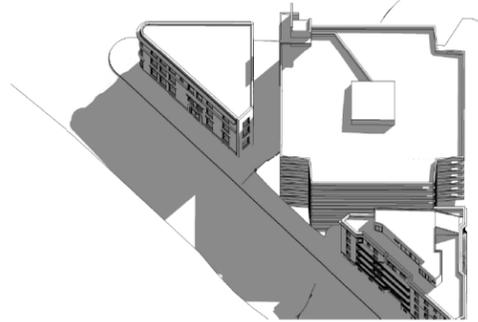
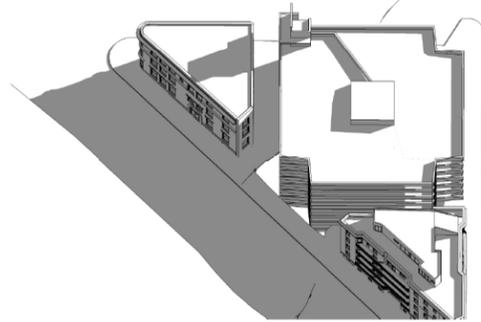
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MARCH/SEPT 21

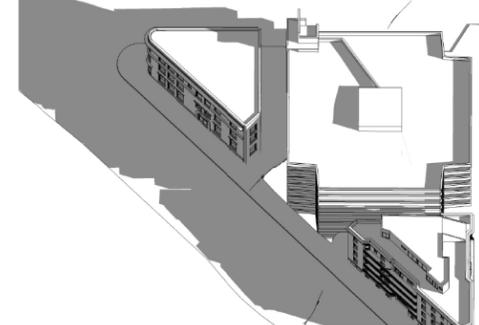
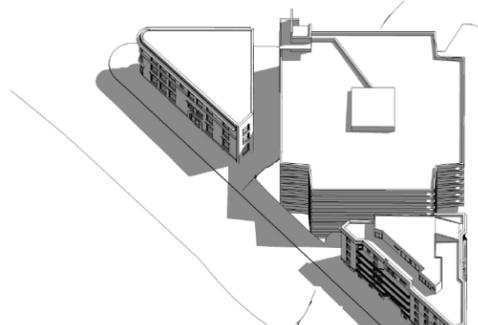
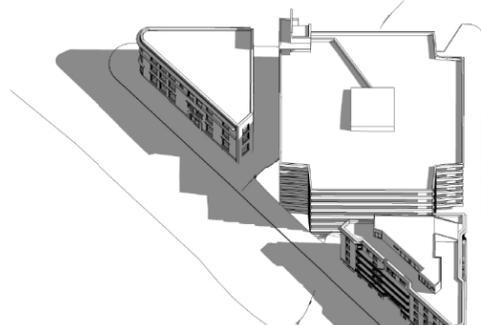
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June 21

WINTER SOLSTICE  
DEC 21

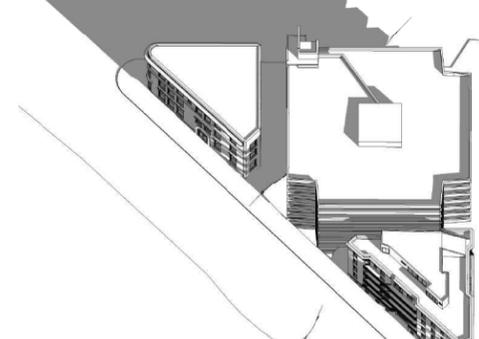
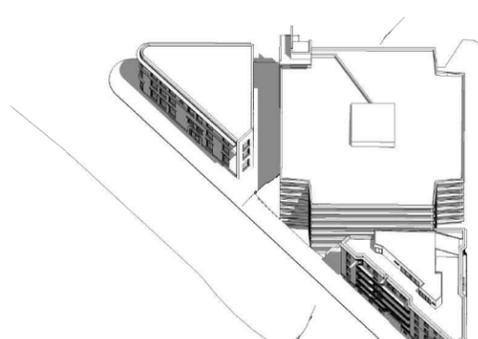
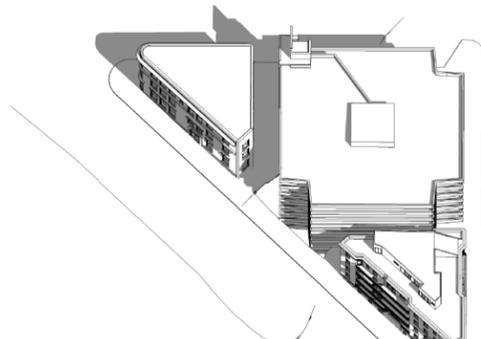
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2015.03.09

ULI - ANCHOR BANK  
SOLAR STUDY



## ANCHOR BANK - PROPERTY DEVELOPMENT

MARCH 30, 2015



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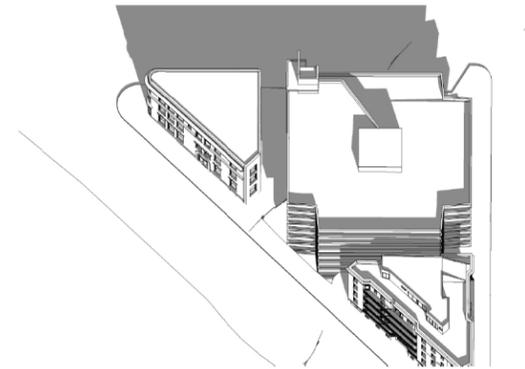
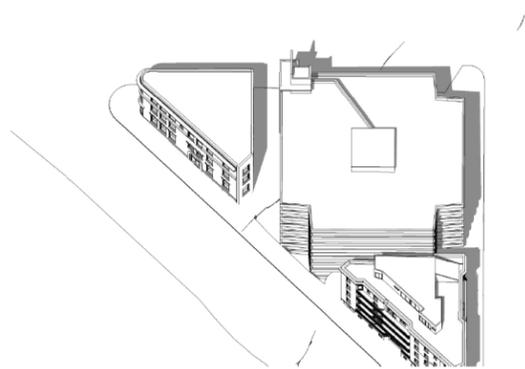
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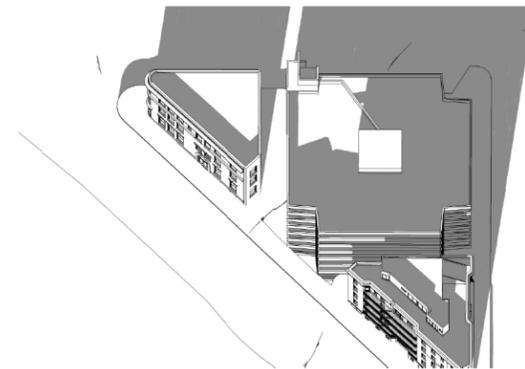
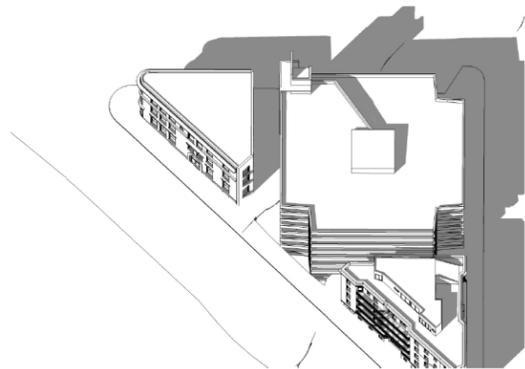
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WINTER SOLSTICE  
DEC 21

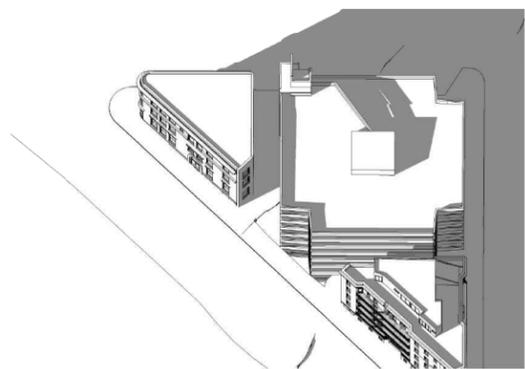
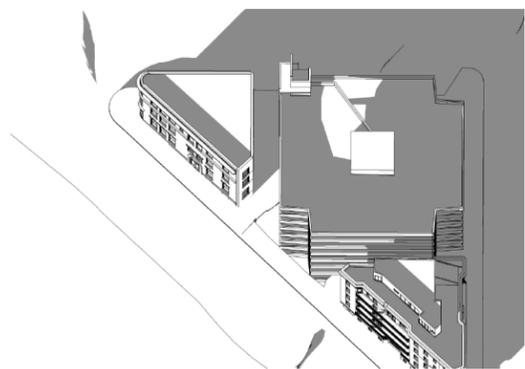
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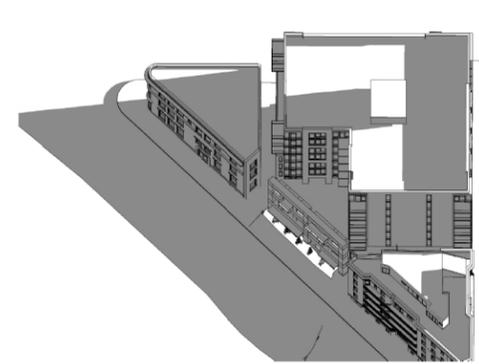
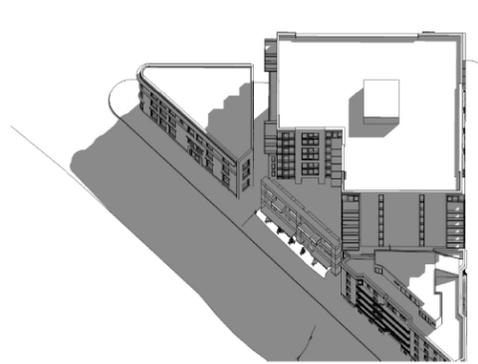
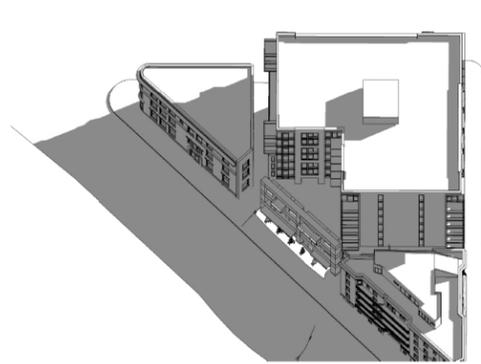
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MARCH/SEPT 21

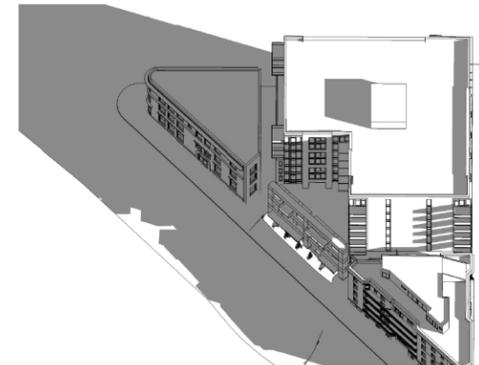
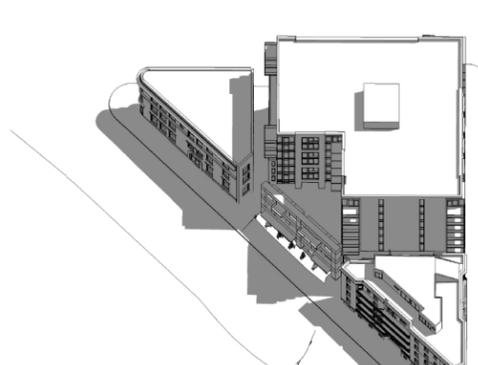
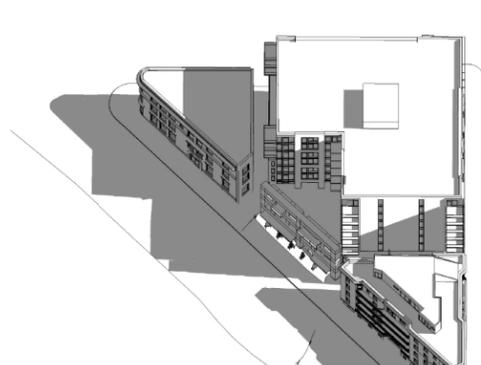
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DEC 21

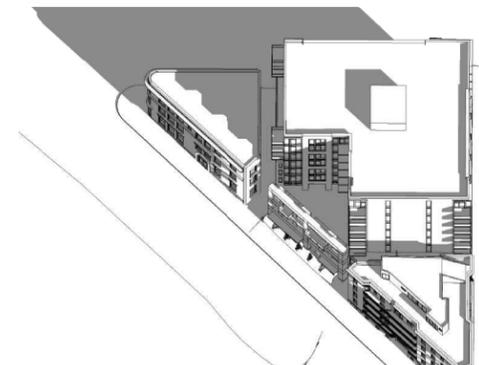
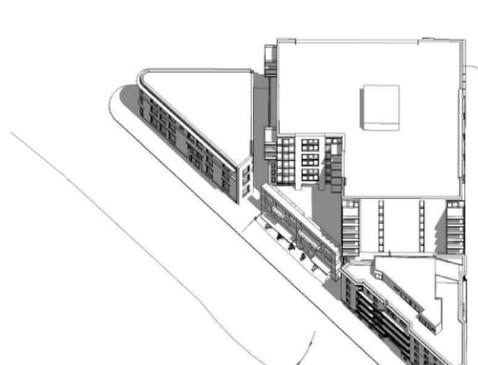
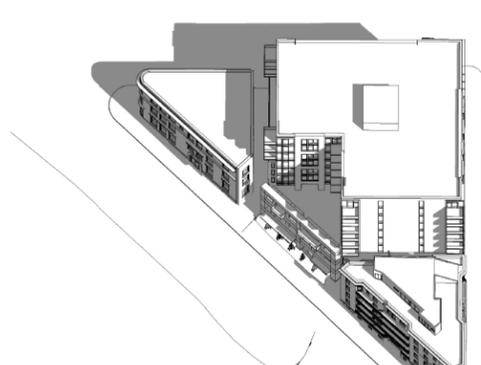
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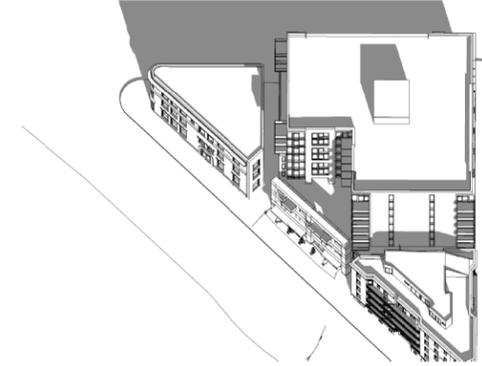
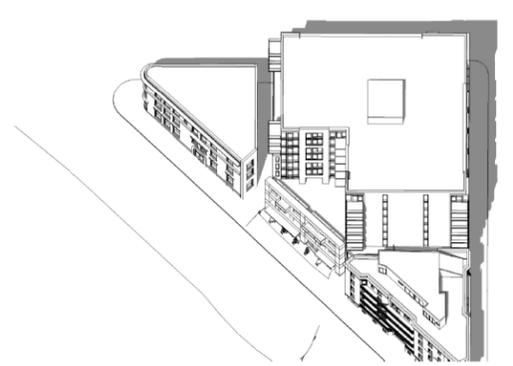
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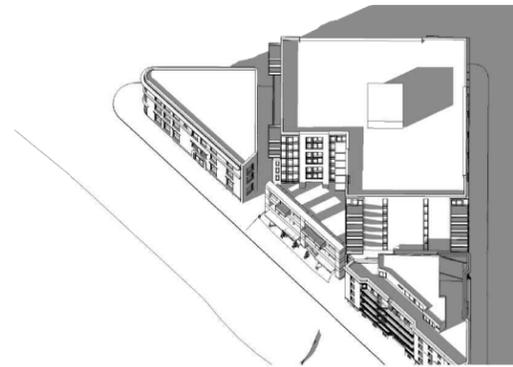
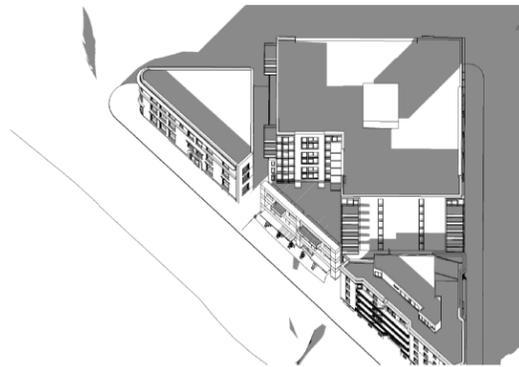
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