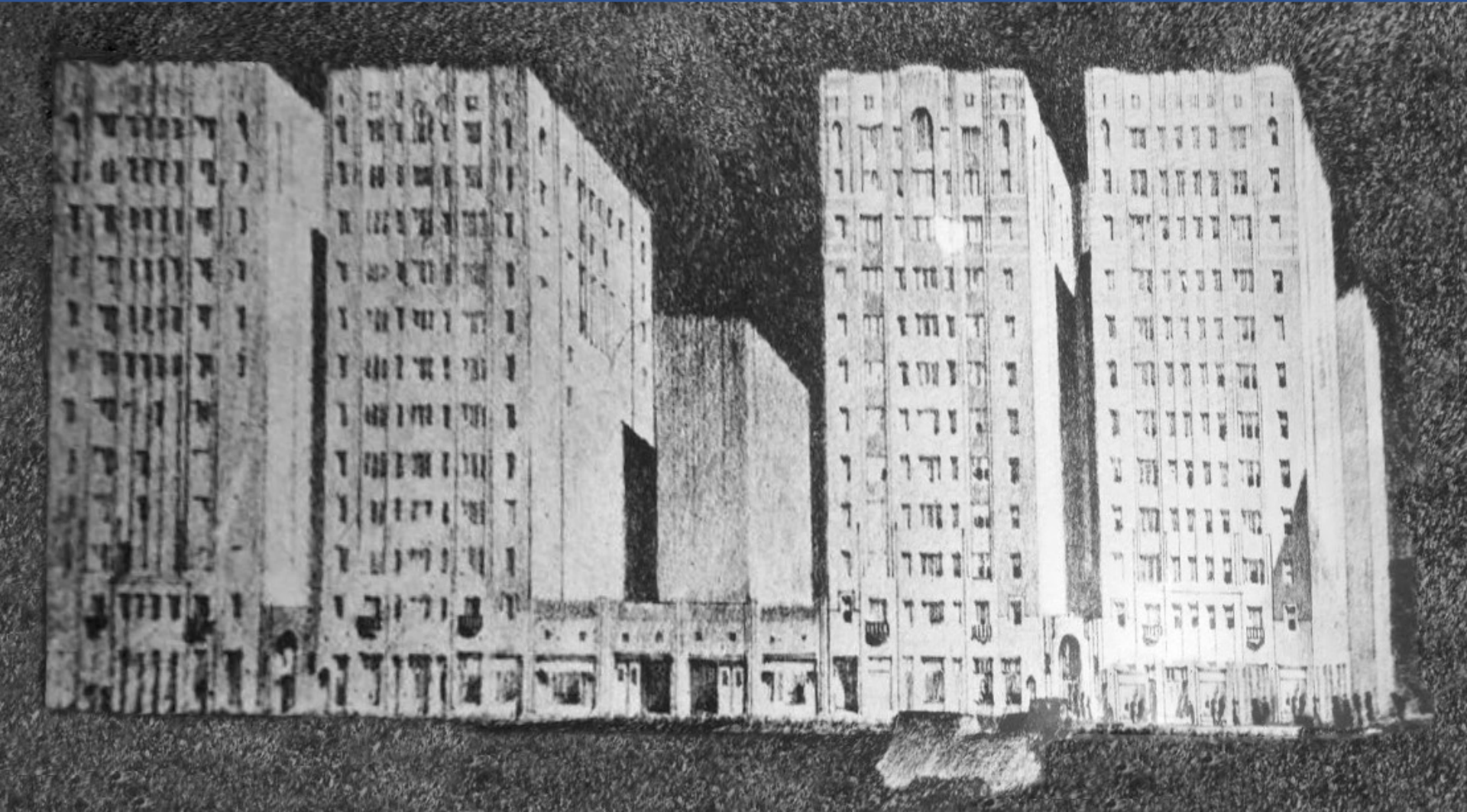


# GARDEN COURT PLAZA

## REGISTERED COMMUNITY ORGANIZATION MEETING

Held by Garden Court Community Association



## HISTORIC GARDEN COURT





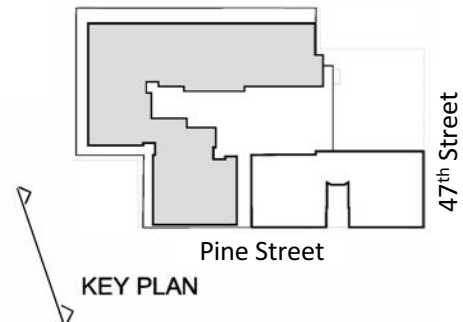
## HISTORIC GARDEN COURT







PINE STREET LOOKING EAST

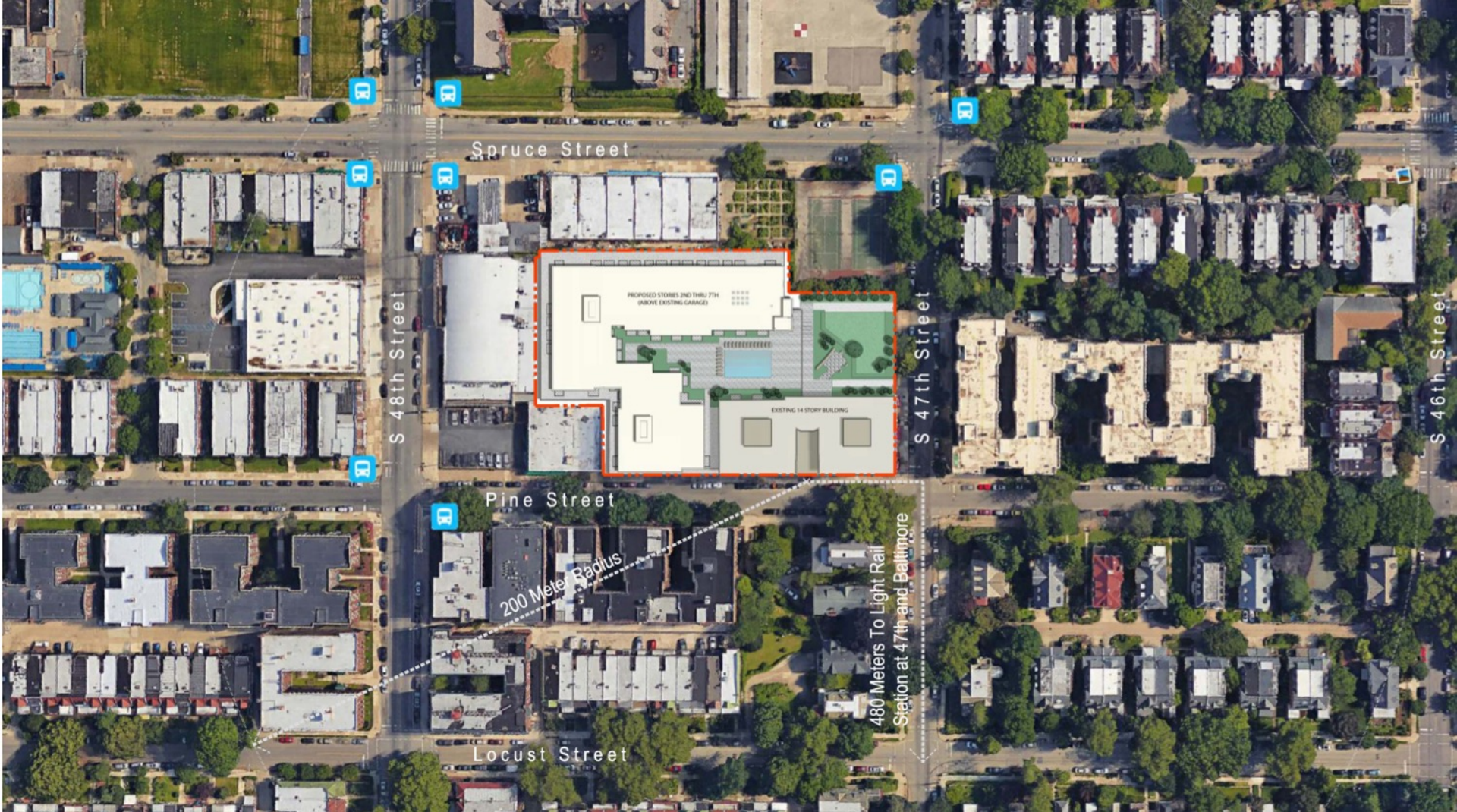






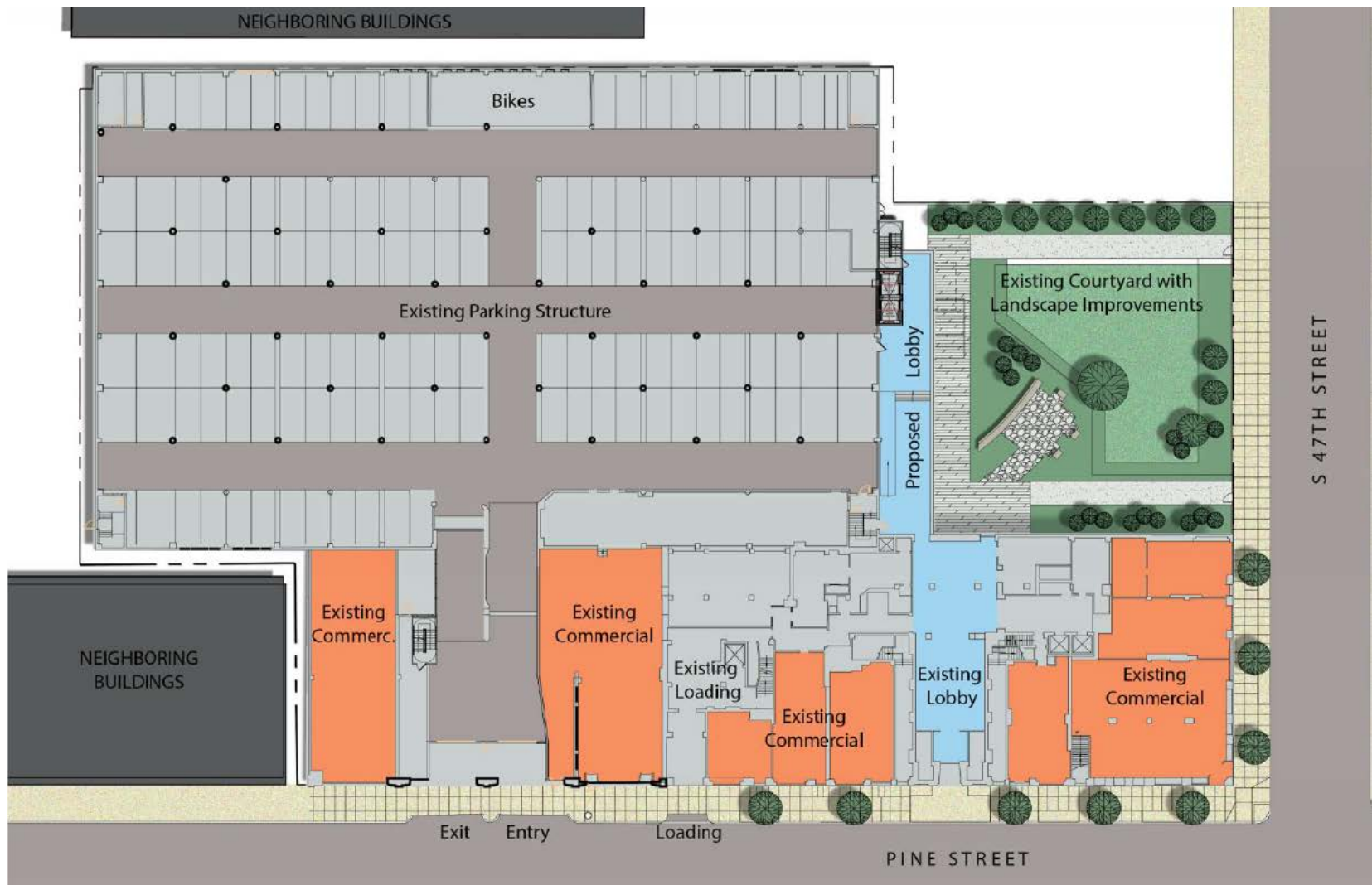
EXISTING CONDITIONS - AERIAL



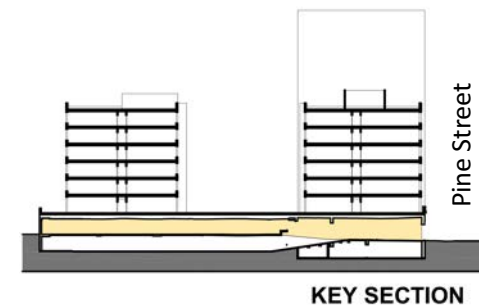


## SITE LOCATION AND SURROUNDINGS



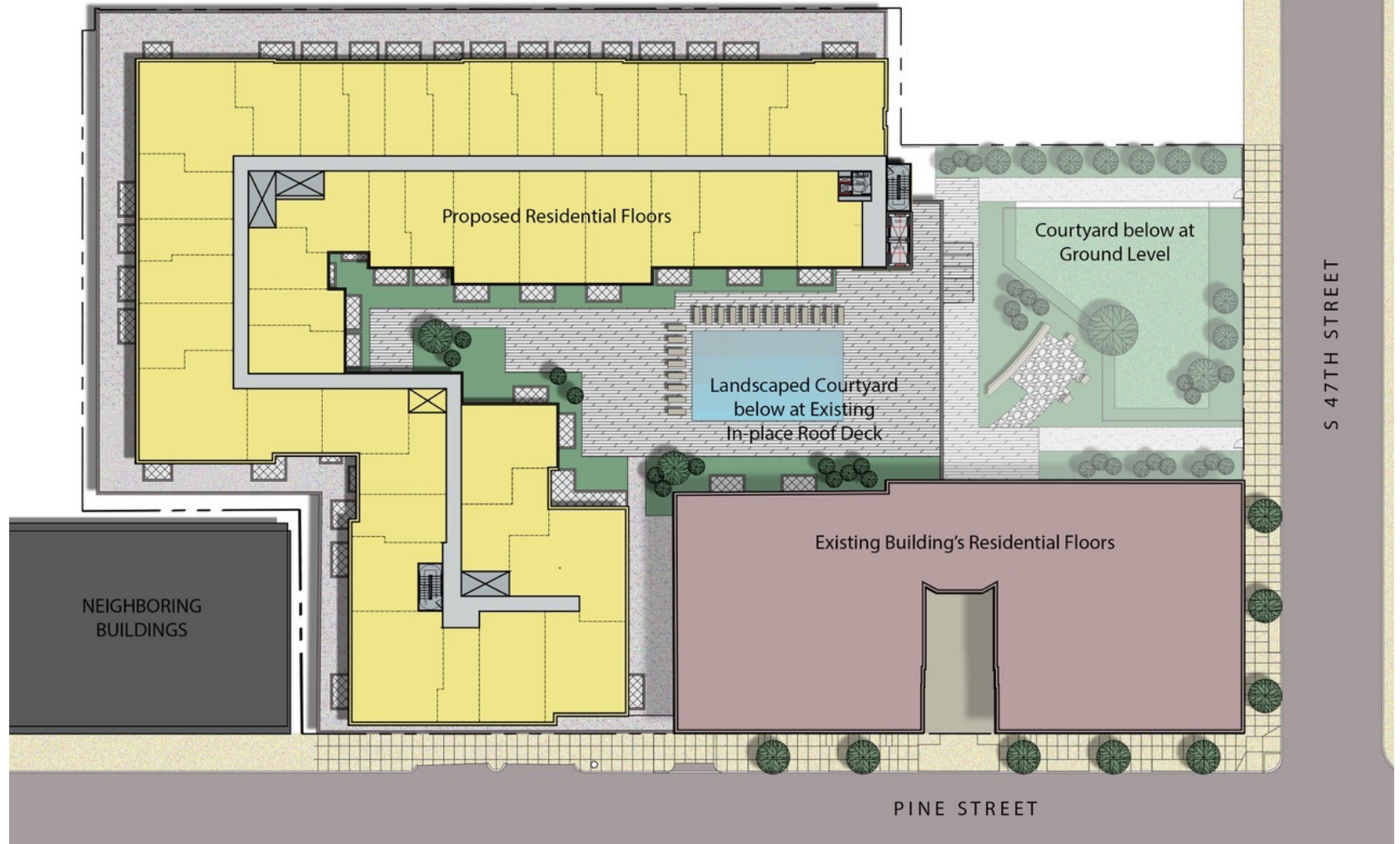


GROUND FLOOR PLAN

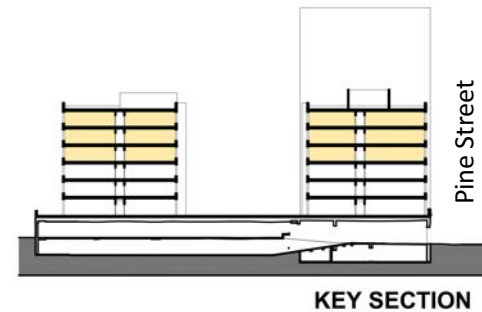




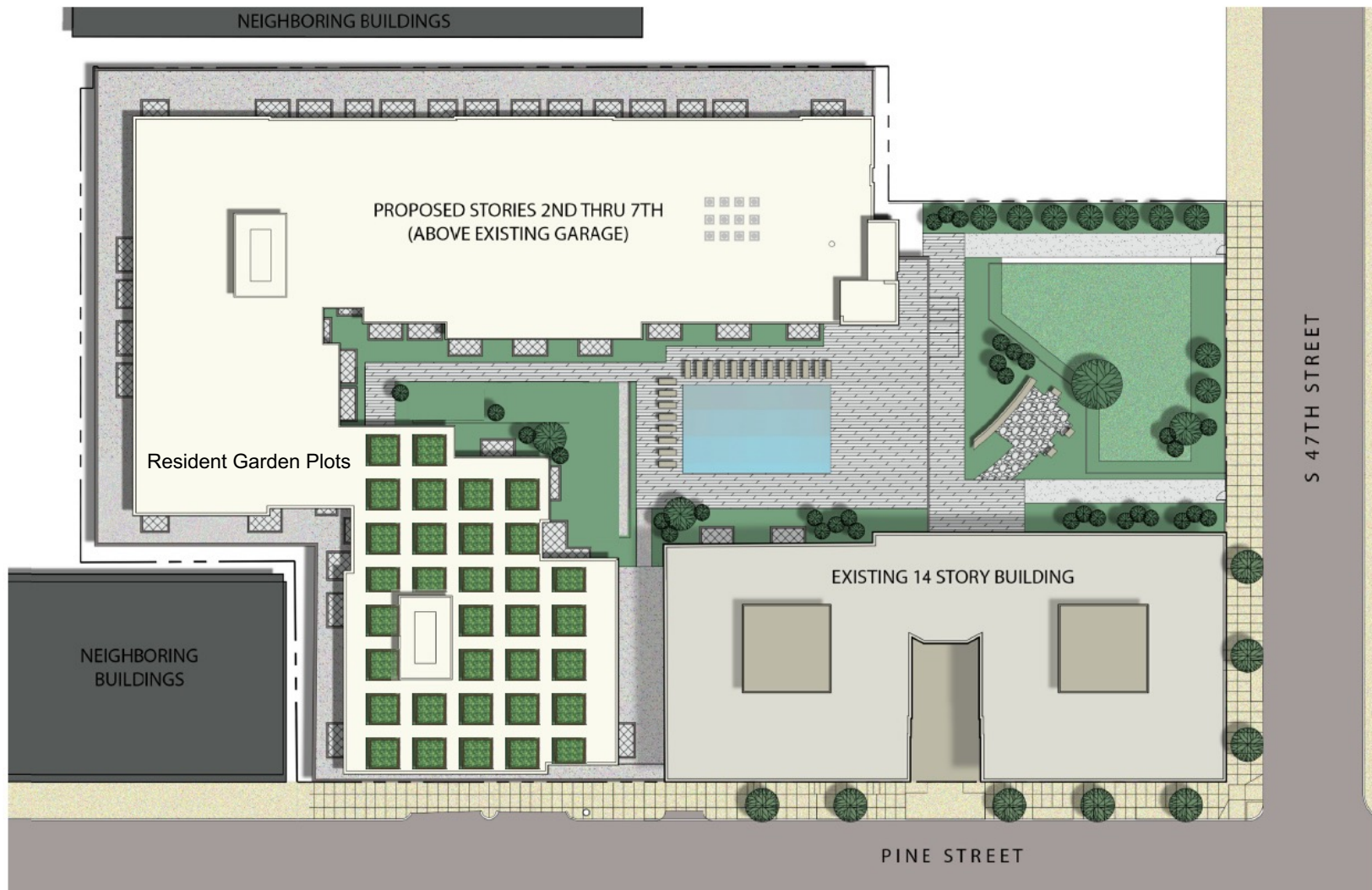
NEIGHBORING BUILDINGS



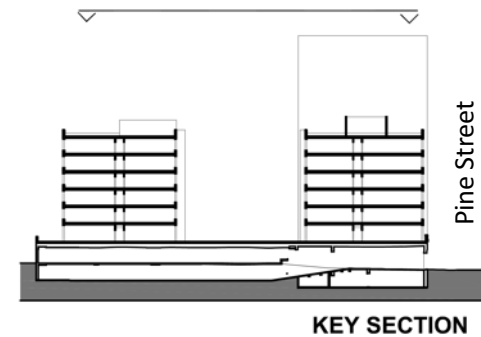
## TYPICAL FLOORPLAN 2<sup>ND</sup> – 7<sup>TH</sup>



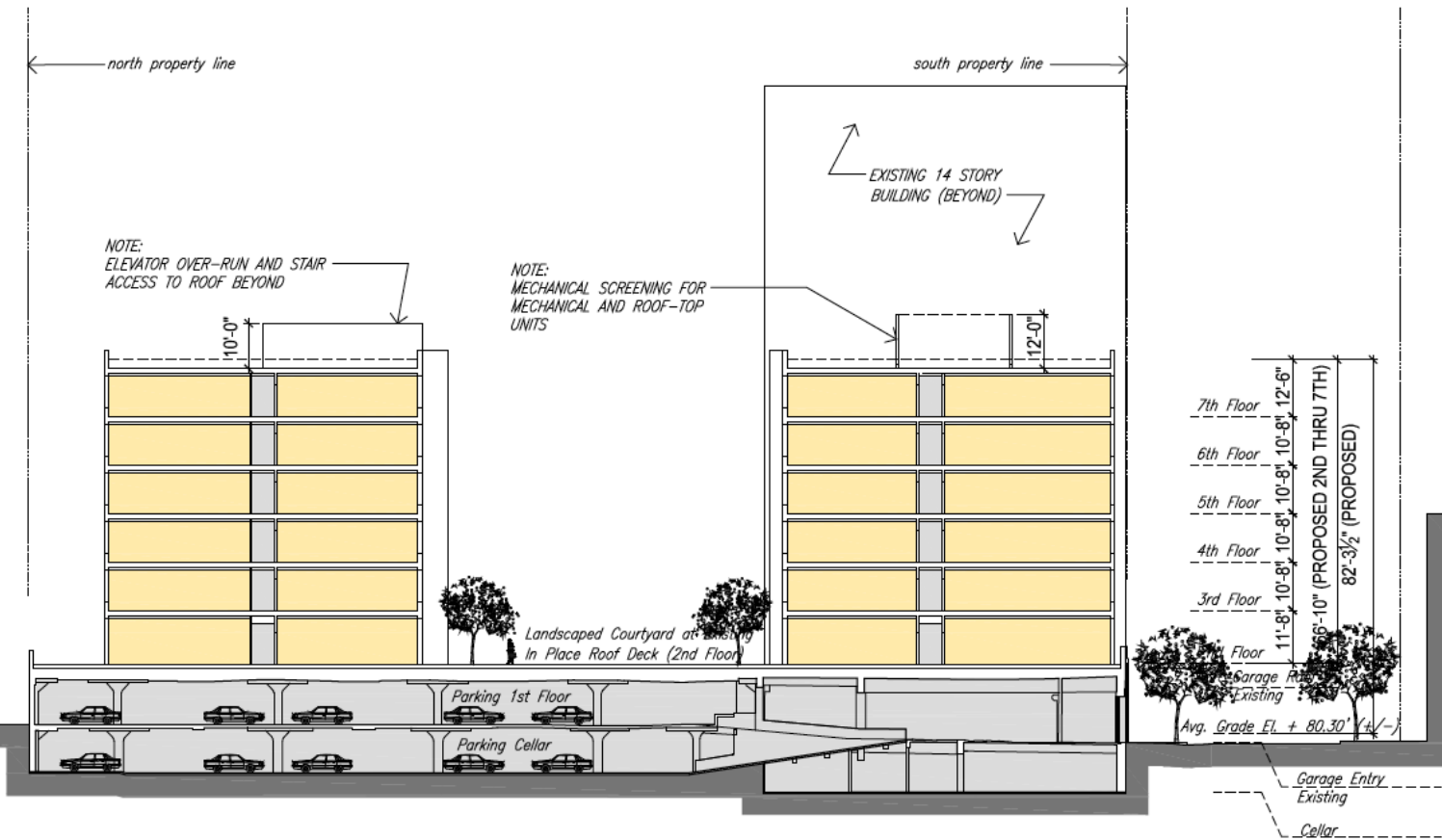




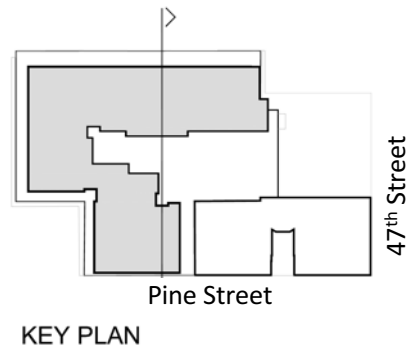
## ROOF PLAN





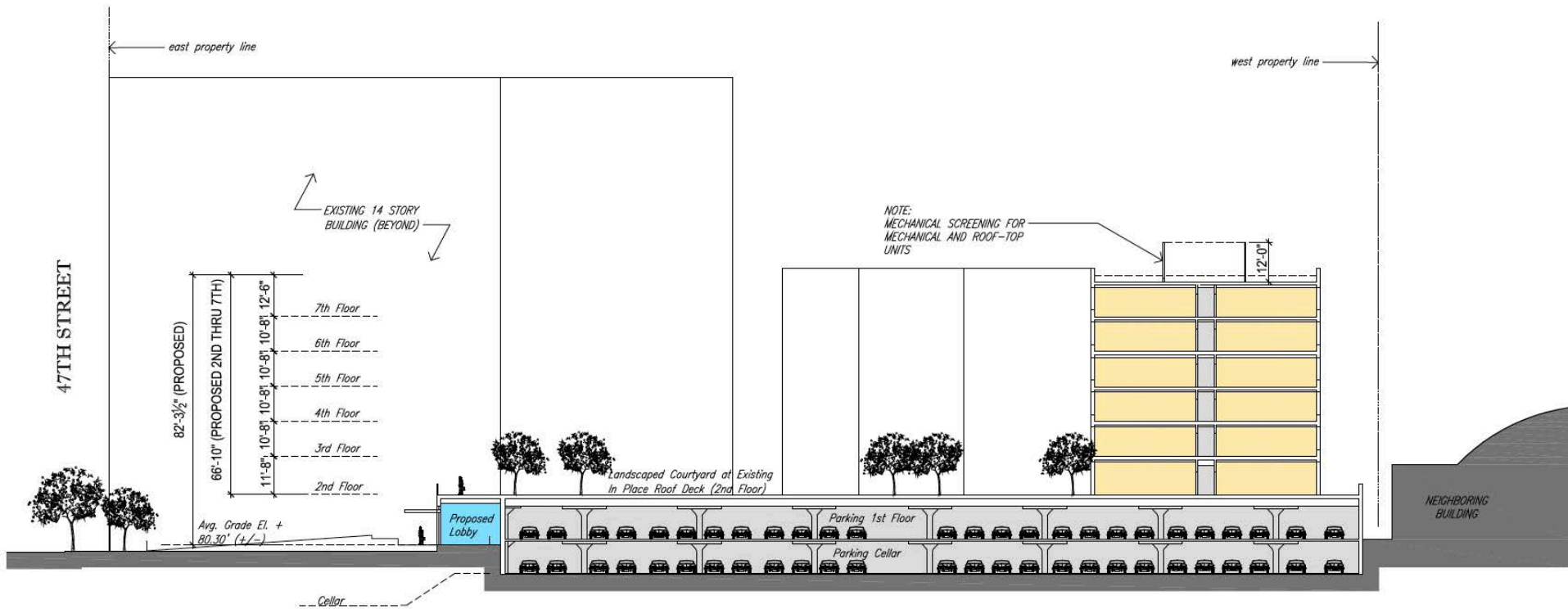


BUILDING SECTION NORTH SOUTH

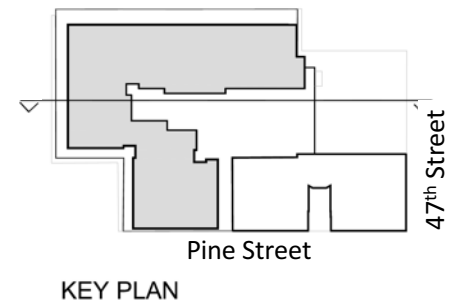


KEY PLAN





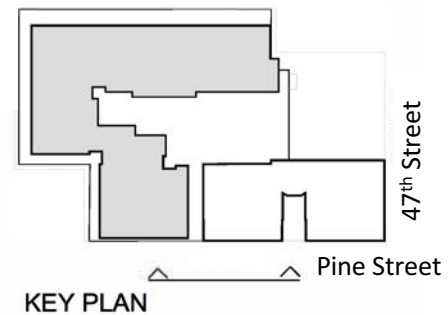
BUILDING SECTION EAST WEST







## PINE STREET ELEVATION





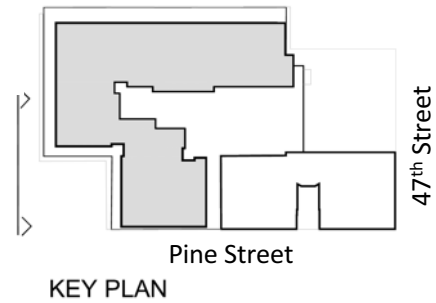


## S 47<sup>th</sup> STREET ELEVATION





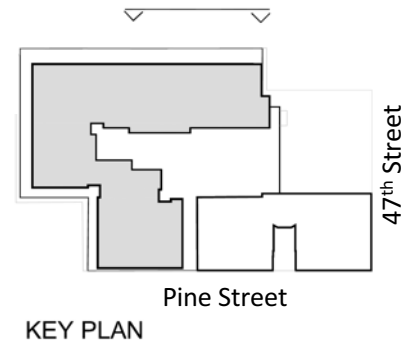
WEST ELEVATION (FROM 48<sup>TH</sup> STREET)







NORTH ELEVATION (FROM SPRUCE STREET)



# PROPOSED EXTERIOR FINISHES



1

MASONRY



2

CEMENTITIOUS PANEL SYSTEM 1



3

CEMENTITIOUS PANEL SYSTEM 2



4

STOREFRONT SYSTEM (SIM. TO EXISTING)



5

CEMENTITIOUS SIDING



6

PRE-FINISHED PTAC OR VTAC LOUVER  
(MATCHES FIELD COLOR OF LOCATION)

- 1 MASONRY
- 2 CEMENTITIOUS PANEL SYSTEM 1
- 3 CEMENTITIOUS PANEL SYSTEM 2
- 4 STOREFRONT SYSTEM (SIM. TO EXISTING)
- 5 CEMENTITIOUS SIDING
- 6 PRE-FINISHED PTAC OR VTAC LOUVER  
(MATCHES FIELD COLOR OF LOCATION)



# LANDSCAPE PRECEDENTS



1 ELEVATED COURTYARD WITH AMENITIES



2 HARDSCAPING



3 ENCLOSED GREEN SPACE



4 LAYERED PLANTINGS

- 1 ELEVATED COURTYARD WITH AMENITIES
- 2 HARDSCAPING
- 3 ENCLOSED GREEN SPACE
- 4 LAYERED PLANTINGS



# AERIAL MASSING





## AERIAL MASSING





# AERIAL MASSING





## PROPOSED SUN STUDIES: APRIL



9AM : Proposed Massing 04.21



12PM : Proposed Massing 04.21



4PM : Proposed Massing 04.21

## PROPOSED SUN STUDIES: MAY



9AM : Proposed Massing 05.21



12PM : Proposed Massing 05.21



4PM : Proposed Massing 05.21

## PROPOSED SUN STUDIES: JUNE



9AM : Proposed Massing 06.21



12PM : Proposed Massing 06.21



4PM : Proposed Massing 06.21

## PROPOSED SUN STUDIES: JULY



9AM : Proposed Massing 07.21



12PM : Proposed Massing 07.21



4PM : Proposed Massing 07.21



## PROPOSED SUN STUDIES: AUGUST



9AM : Proposed Massing 08.21



12PM : Proposed Massing 08.21



4PM : Proposed Massing 08.21

## PROPOSED SUN STUDIES: SEPTEMBER



9AM : Proposed Massing 09.21



12PM : Proposed Massing 09.21



4PM : Proposed Massing 09.21

## PROPOSED SUN STUDIES: OCTOBER



9AM : Proposed Massing 10.21



12PM : Proposed Massing 10.21



4PM : Proposed Massing 10.21



## EXISTING SUN STUDIES: APRIL



9AM : Existing Massing 04.21



12PM : Existing Massing 04.21



4PM : Existing Massing 04.21

## EXISTING SUN STUDIES: MAY



9AM : Existing Massing 05.21



12PM : Existing Massing 05.21



4PM : Existing Massing 05.21

## EXISTING SUN STUDIES: JUNE



9AM : Existing Massing 06.21



12PM : Existing Massing 06.21



4PM : Existing Massing 06.21

## EXISTING SUN STUDIES: JULY



9AM : Existing Massing 07.21



12PM : Existing Massing 07.21



4PM : Existing Massing 07.21



## EXISTING SUN STUDIES: AUGUST



9AM : Existing Massing 08.21



12PM : Existing Massing 08.21



4PM : Existing Massing 08.21

## EXISTING SUN STUDIES: SEPTEMBER



9AM : Existing Massing 09.21



12PM : Existing Massing 09.21



4PM : Existing Massing 09.21

# EXISTING SUN STUDIES: OCTOBER



9AM : Existing Massing 10.21



12PM : Existing Massing 10.21



4PM : Existing Massing 10.21



BEFORE: LOBBY





## AFTER: LOBBY





## BEFORE: LOBBY





## AFTER: LOBBY





## BEFORE: LOBBY





## AFTER: LOBBY





BEFORE: EXTERIOR - 47<sup>th</sup> STREET





AFTER: EXTERIOR - 47<sup>th</sup> STREET





BEFORE: EXTERIOR - PINE STREET





AFTER: EXTERIOR - PINE STREET





BEFORE: EXTERIOR - PINE STREET





AFTER: EXTERIOR - PINE STREET





## BEFORE: KITCHEN



## AFTER: KITCHEN





## BEFORE: BATHROOM





## AFTER: BATHROOM



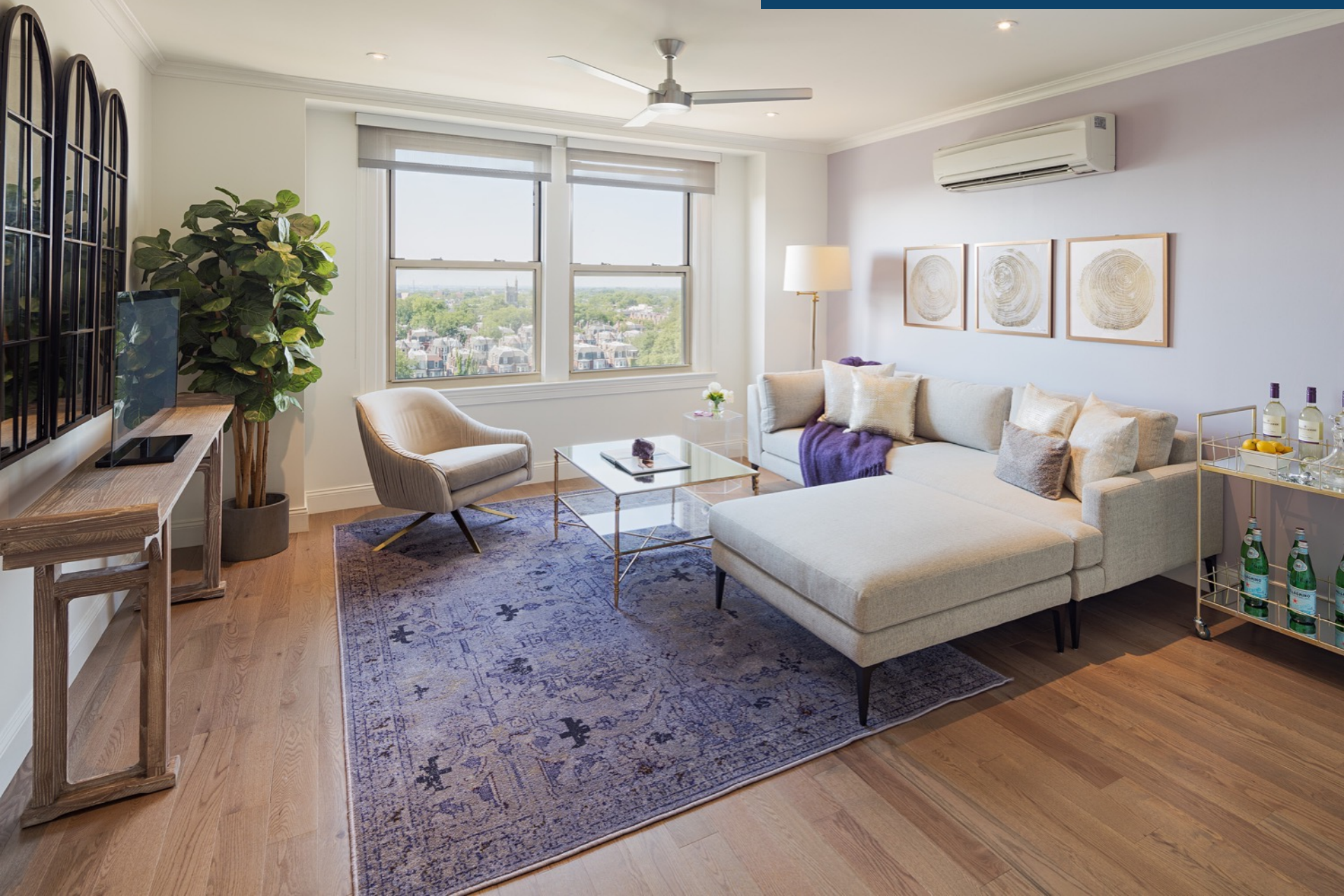


## BEFORE: LIVING ROOM





## AFTER: LIVING ROOM





PINE STREET LOOKING EAST





47<sup>th</sup> STREET LOOKING SOUTH





47<sup>th</sup> STREET LOOKING WEST





## ROOF VIEW

