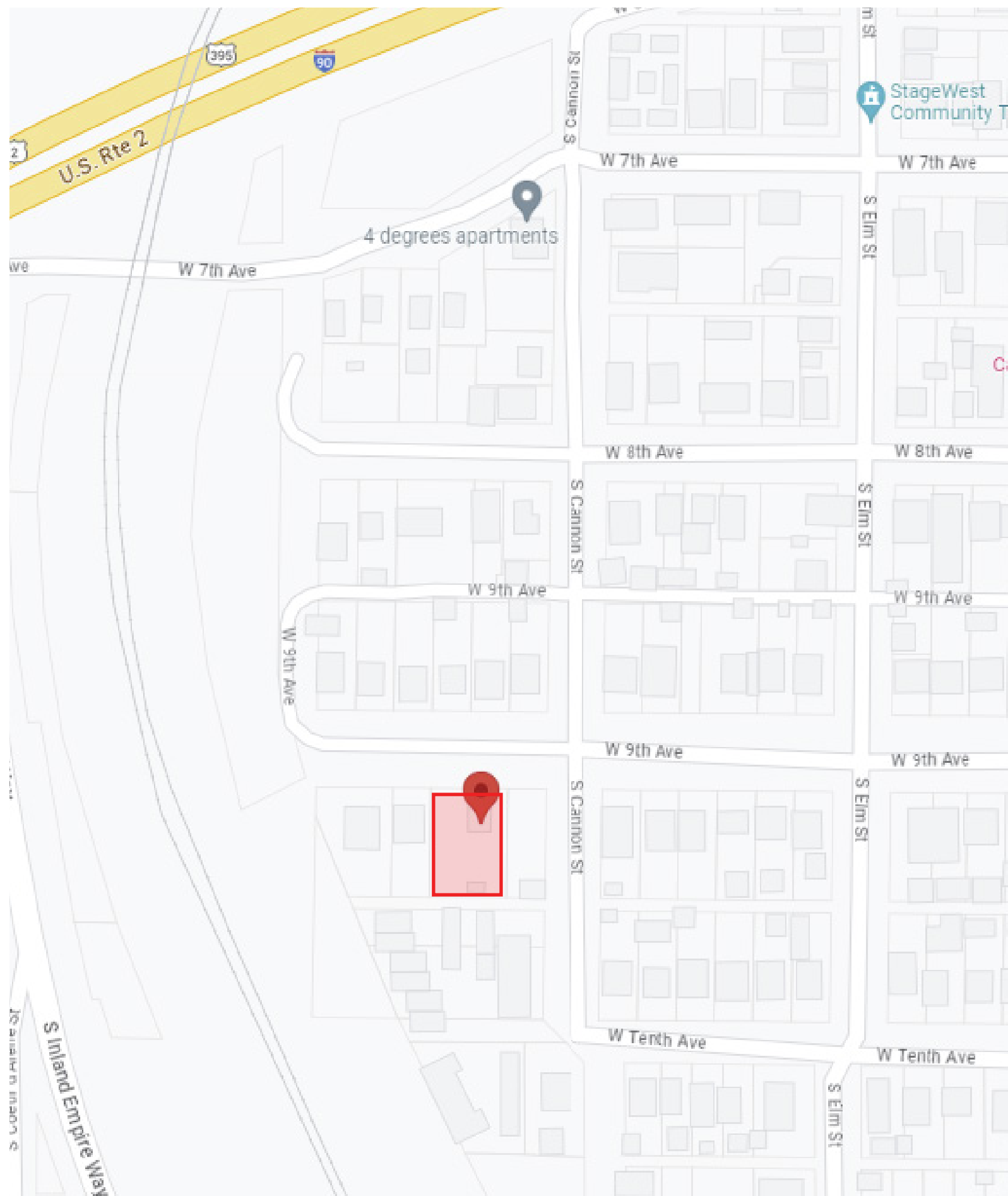


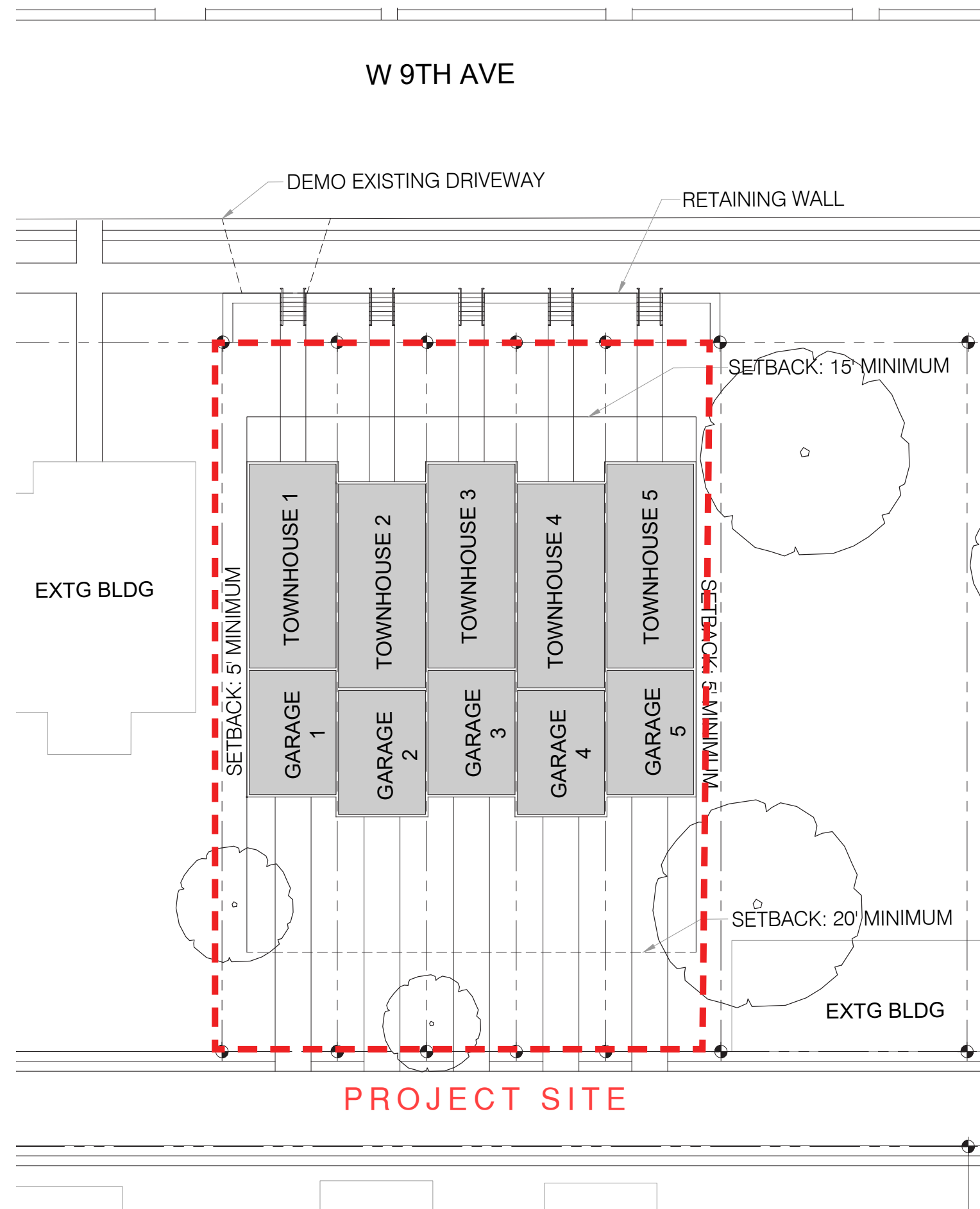
9TH AVE TOWNHOMES

2023-23: SEPTEMBER 13, 2023





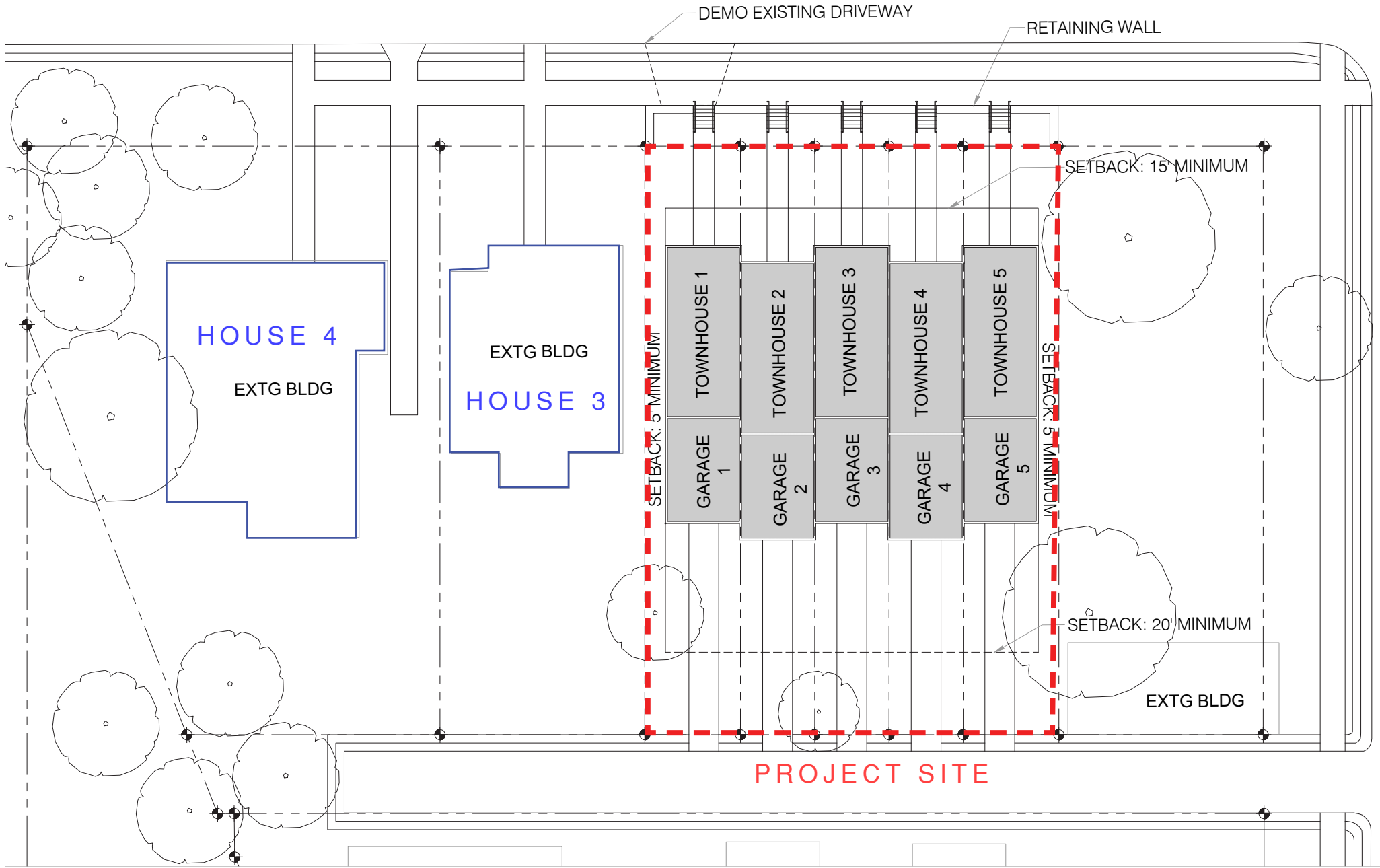
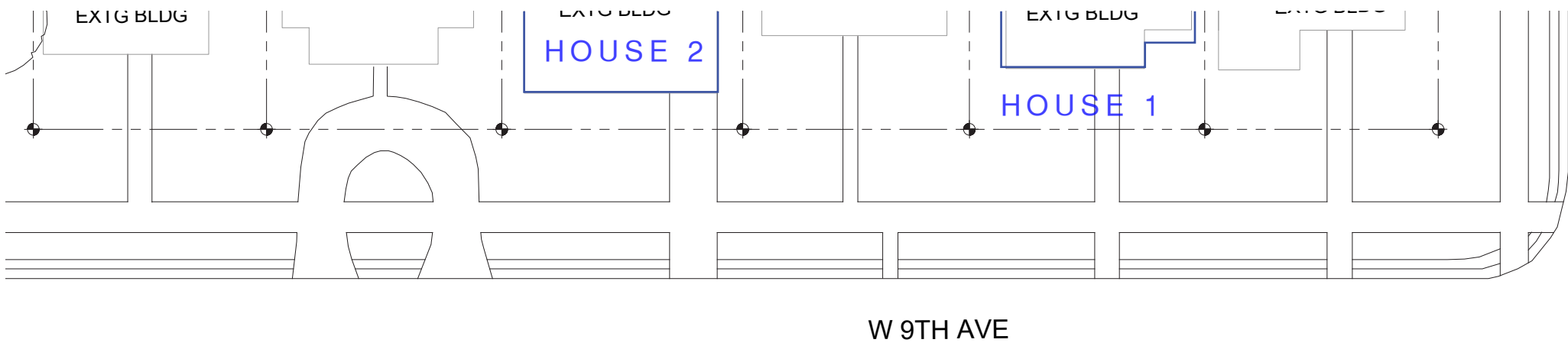
CONTEXT MAP



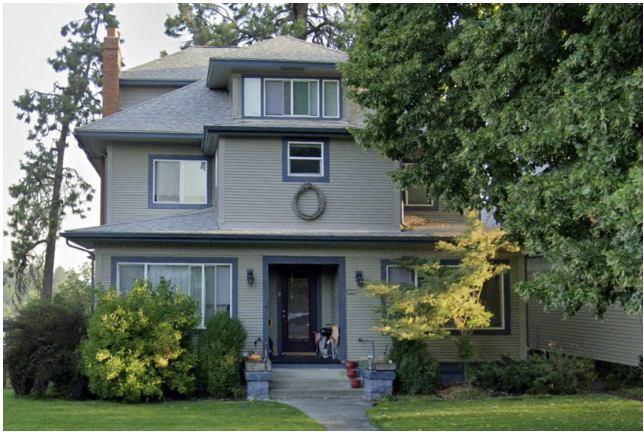
SITE PLAN

STREETSCAPE
FACTORS

THE BUILDING'S
SETBACKS ARE
SIMILAR TO THE
OTHER SURROUNDING
BUILDINGS' IN THE
NEIGHBORHOOD. IT'S
STAGGERED UNITS
CREATE A COHESIVE
STRUCTURE WHILE
MAINTAINING A SPATIAL
RHYTHM.



SITE PLAN



HOUSE 1



HOUSE 2



HOUSE 3



HOUSE 4

9TH AVE
HISTORICAL
HOMES

THE HISTORICAL HOMES
ALONG 9TH AVENUE ALL
HAVE A SIMILAR TUDOR
REVIVAL STYLE. THEIR
HIGH PITCHED ROOFS AND
ARTICULATIONS CREATE
A COMFORTABLE AND
COHESIVE BUILDING DESIGN.

OUR GOAL FOR THIS
PROJECT IS TO TAKE THOSE
DESIGN SCHEMES AND
APPLY THEM TO A SET OF 5
TOWNHOMES.



JAMES AND ELIZABETH COMSTOCK HOUSE



SHADLE HUGHES HOUSE



SHADLE VEASEY HOUSE



COMSTOCK SHADLE HOUSE



COMPATIBILITY OF ORIENTATION

INCLUDING THE GABLE OVERHANG ABOVE THE FRONT ENTRY GIVES A SENSE OF COMFORTABILITY AND CONNECTION TO THE HUMAN SCALE. THE GROUND WILL EVENLY MEET WITH THE DOOR OF EACH UNIT AND PROVIDE A SMOOTH CONNECTION WITH THE SITE AND THE BUILDING



NORTH ELEVATION



COVERED ENTRANCE

FACADE AND MATERIALS

THE USE OF HARDY PANEL ALONG WITH THE GRIDDED PATTERN MIMICS THE TUDOR REVIVAL STYLE OF OTHER HOMES IN THIS HISTORIC DISTRICT. IT ALSO HELPS TO CREATE RHYTHM AND COHESION AMONG THE FIVE UNITS



EAST ELEVATION



GRID PANELS

CONTEXT
COMPATIBILITY
AND SCALE:

THE USE OF PITCHED
ROOFS GOES ALONG WITH
THE CHARACTER OF THE
SURROUNDING BUILDINGS.
THEY ALSO HELP TO MAKE
THE SCALE OF THE BUILDING
MORE COMPATIBLE WITH
IT'S SURROUNDINGS. THE
STAGGERED DEPTHS AND
ARTICULATIONS OF THE
BUILDING HELP TO EASE THE
SCALE AS WELL.



SOUTH ELEVATION



GABLE ROOF

MATERIALS

SHINGLES FOR THE ROOF
MATERIAL ARE COMPATIBLE
WITH OTHER HOMES IN THIS
DISTRICT



WEST ELEVATION



SHINGLE ROOFING

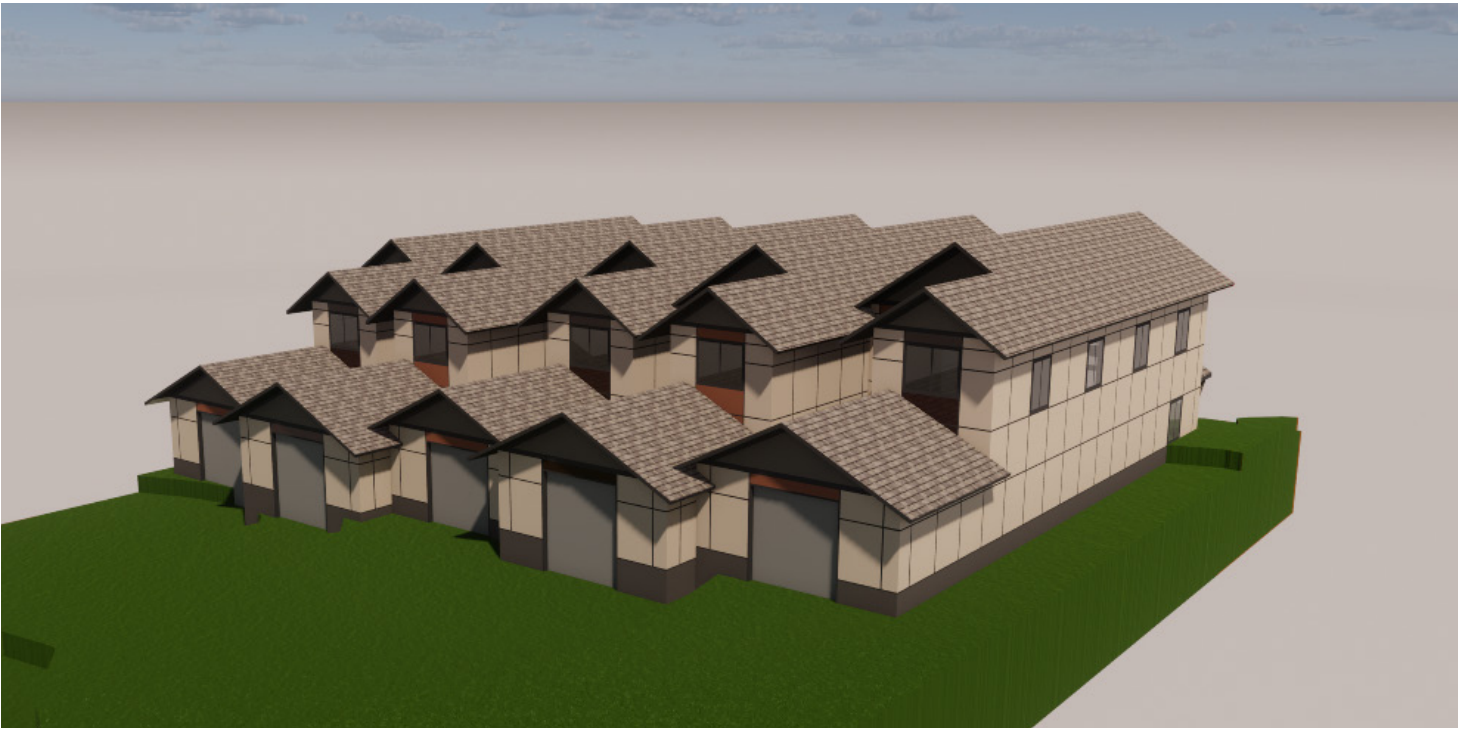


9TH AVE TOWNHOMES

COLOR PALETTES AND MATERIALS

COLOR
PALETTE

OPTION 1 CONSISTS OF NEUTRAL GRAY AND BROWN TONES. THE MAHOGANY AND TERRA COTTA HARDIE PANELS FOLLOW THE WINDOWS AND DOORWAY COLUMNS CREATING DEPTH AND RHYTHM BETWEEN UNITS.



SHINGLES



HARDIE PANEL
SIDING



PORPOISE
SW 7047

RENWICK
BEIGE
SW 2805

POLISHED
MAHOGANY
SW 2838

ROCKWOOD
TERRA COTTA
SW 2803

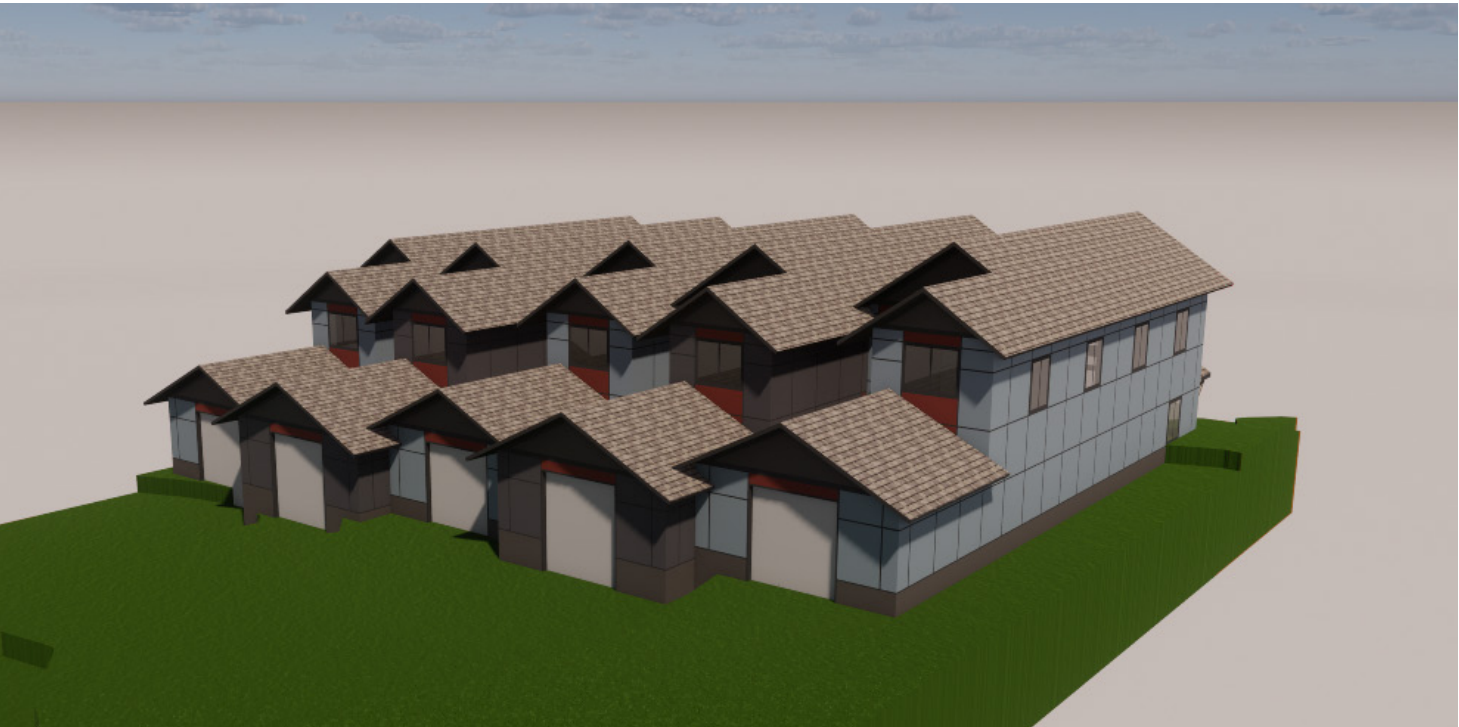
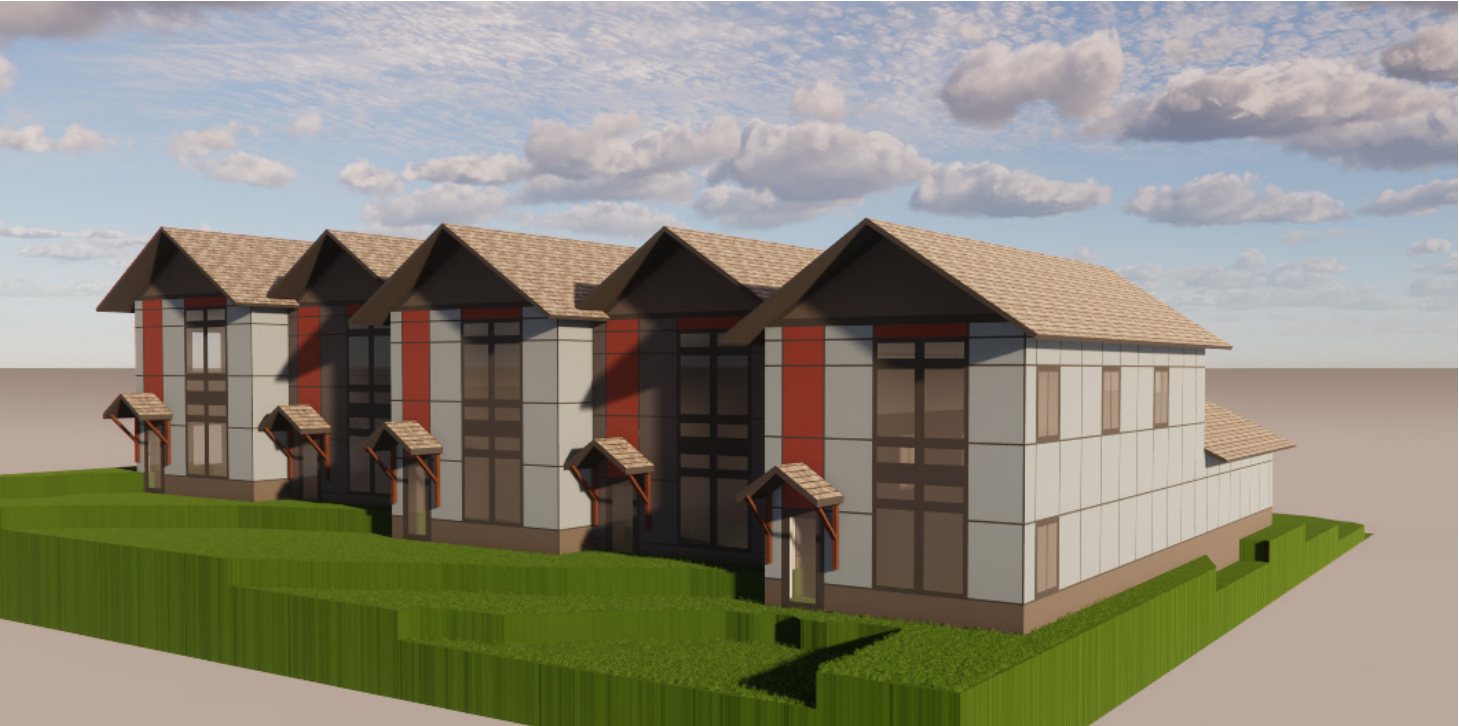
MATERIALS

COLOR PALETTE



COLOR
PALETTE

OPTION 2 CONSISTS
OF CONTRASTING
BLUES, GRAYS AND RED.
THIS DESIGN IS MORE
BOLD AND CREATES
CONTRAST BETWEEN
THE UNITS



SHINGLES



HARDIE PANEL
SIDING



PERLE NOIR

SW 9154

BLUSTERY
SKY

SW 9140

FIRED BRICK

SW 6335

URBAN
BRONZE

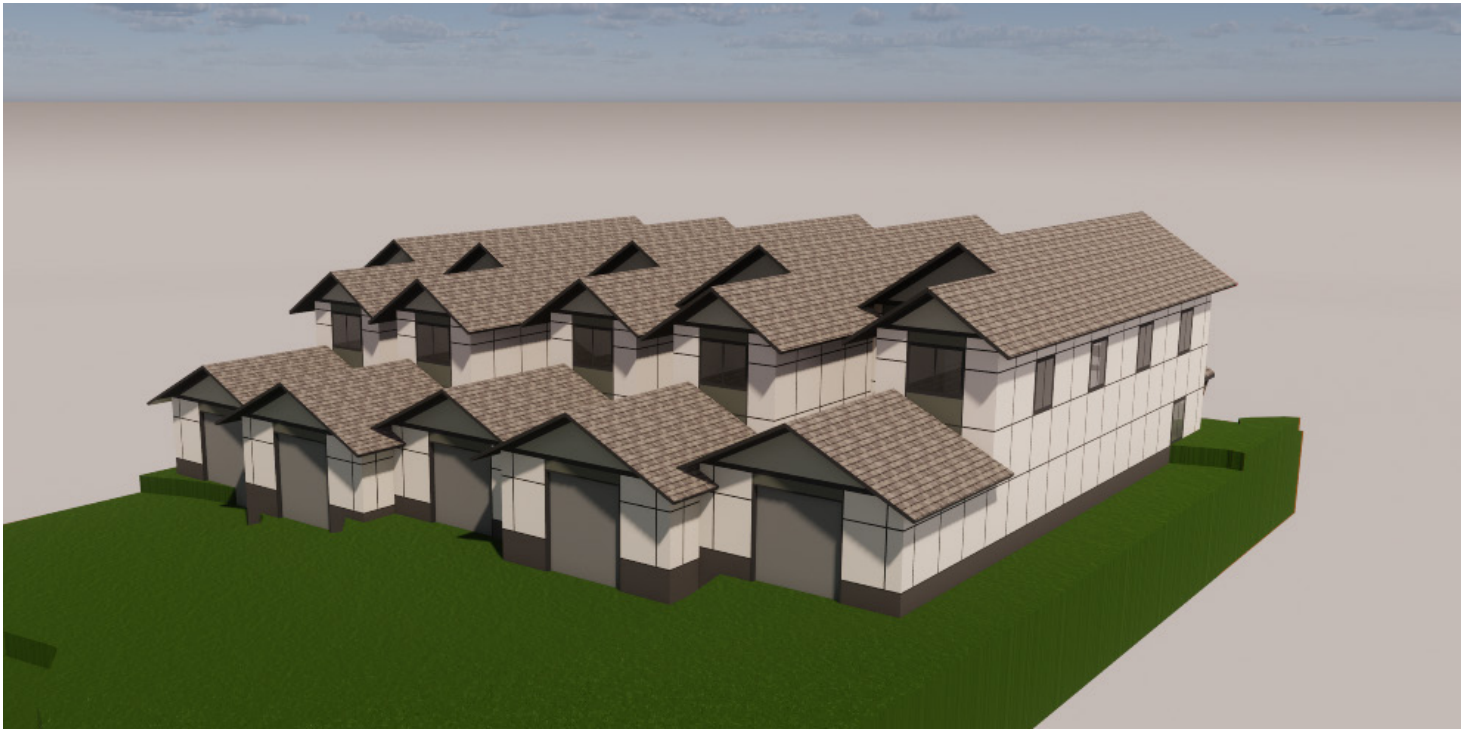
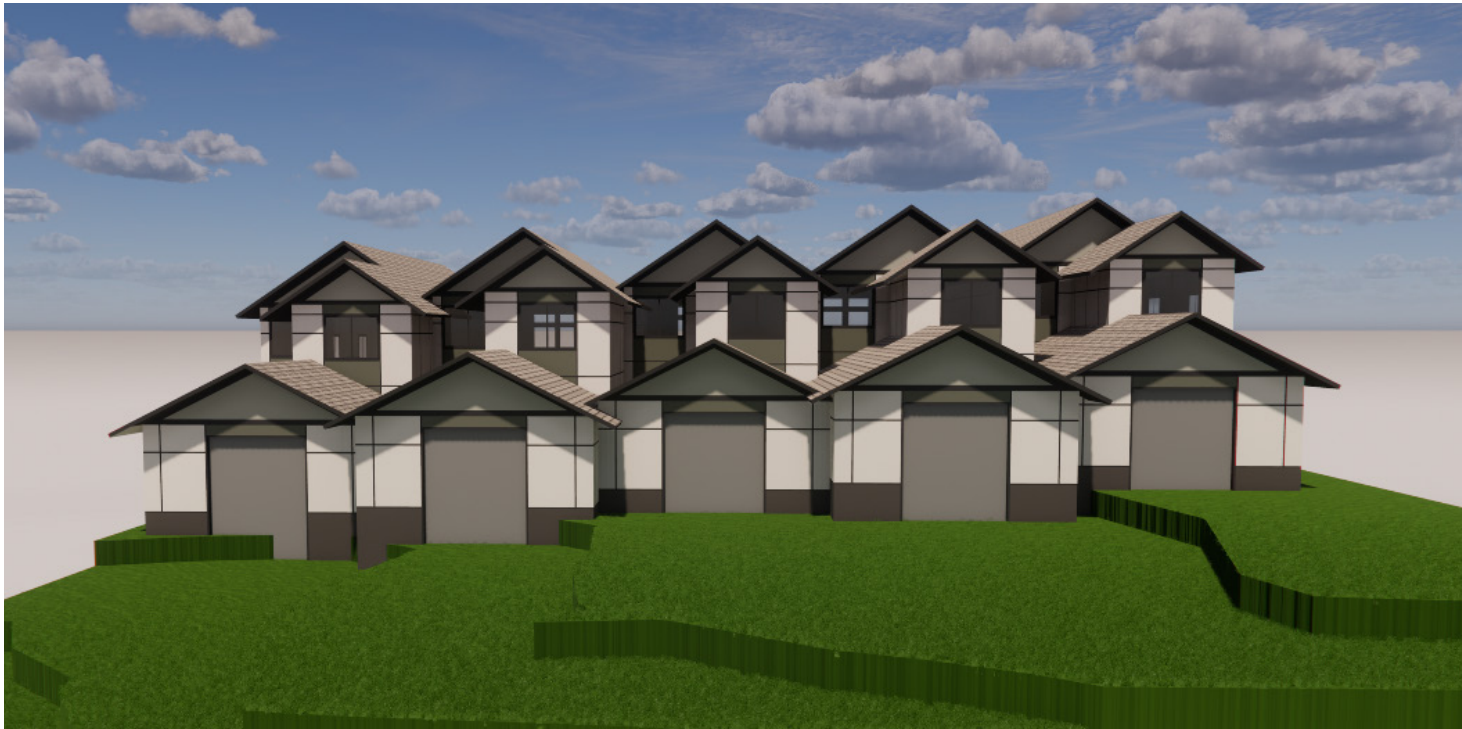
SW 7048

MATERIALS

COLOR PALETTE

COLOR
PALETTE

OPTION 3 CONSISTS
OF EARTHY TONES
OF GREEN AND GRAY.
THE GREENS COVER
THE WINDOW ANDD
DOOR COLUMNS
ALONG WITH THE
GABLES. THIS COLOR
SCHEME IS CONSISTENT
THROUGHOUT ALL
UNITS.



SHINGLES



HARDIE PANEL
SIDING



SHOJI WHITE

SW 7042

ROSEMARY

SW 6187

URBAN
BRONZE

SW 7048

ESCAPE
GRAY

SW 6185

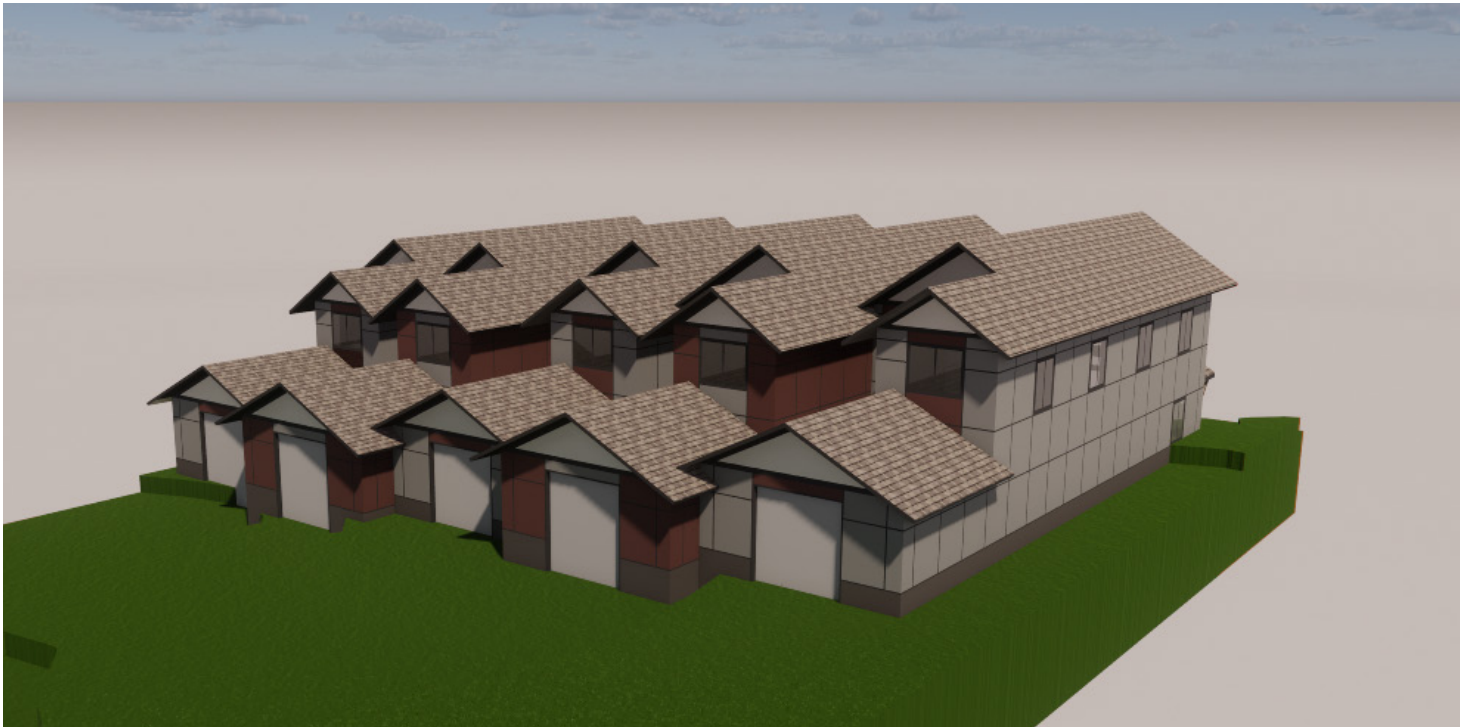
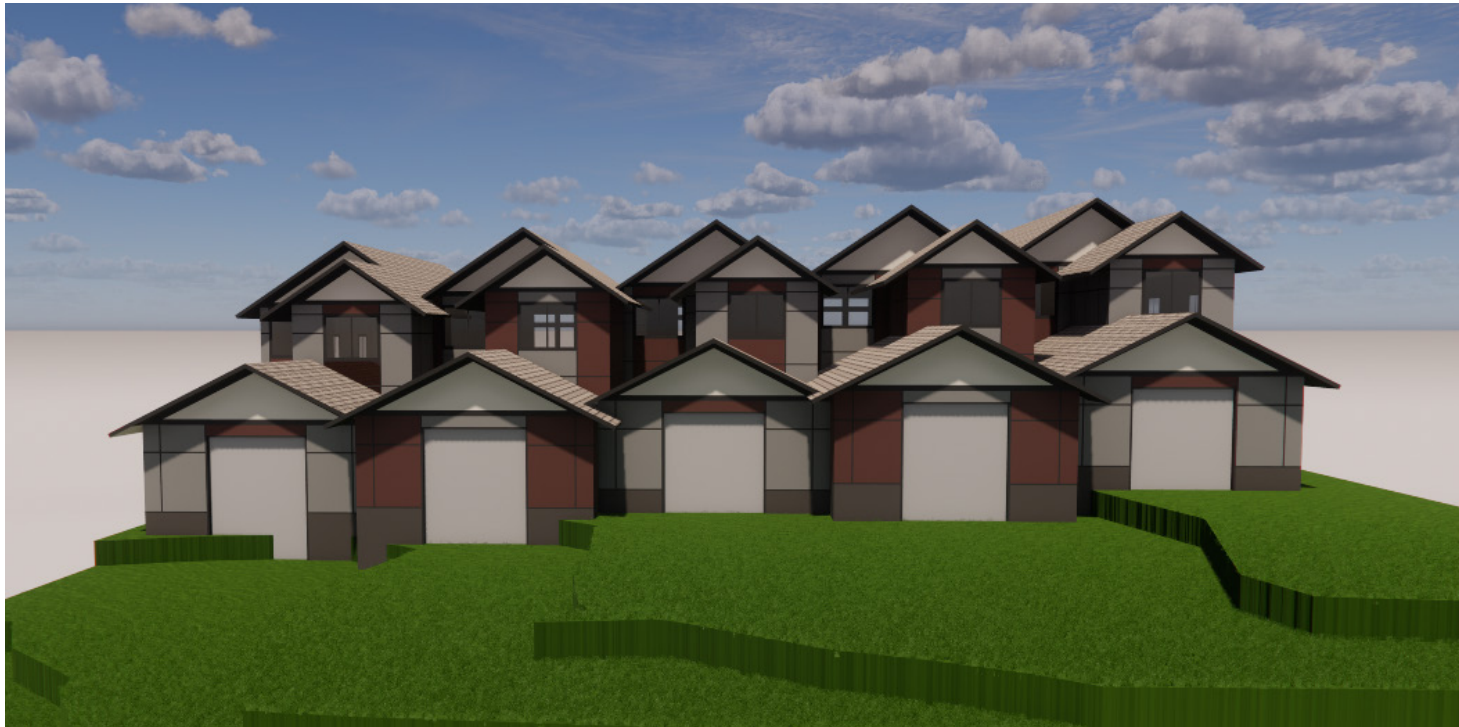
MATERIALS

COLOR PALETTE



COLOR
PALETTE

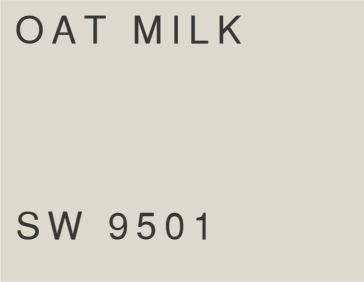
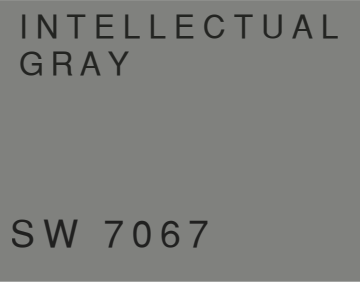
OPTION 4 IS ANOTHER
OPTION WITH
CONTRAST. THIS COLOR
PALETTE FOCUSES
ON GRAY, BRICK, AND
CREAM TONES.



SHINGLES



HARDIE PANEL
SIDING



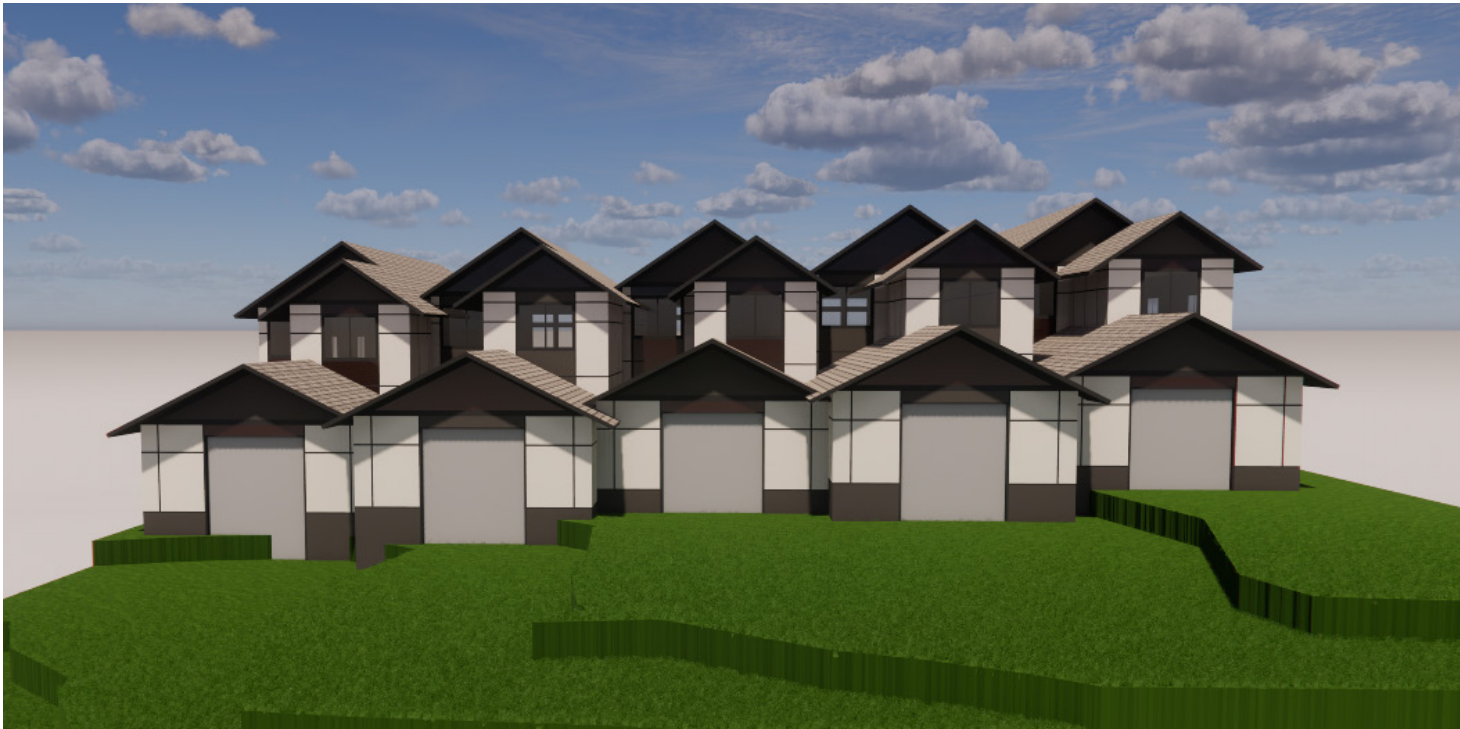
MATERIALS

COLOR PALETTE



COLOR
PALETTE

OPTION 5 IS MORE
SIMPLE IN THAT IT
CONSISTS OF 3 COLORS.
THE SHOJI WHITE
CONTRASTS WITH THE
URBAN BRONZE AND
MAHOGANY.



SHINGLES



HARDIE PANEL
SIDING



MATERIALS

POLISHED
MAHOGANY

SW 2838

URBAN
BRONZE

SW 7048

SHOJI WHITE

SW 7042

COLOR PALETTE

