1325-37 N. 15TH STREET

CIVIC DESIGN REVIEW PRESENTATION

CDR PCPC

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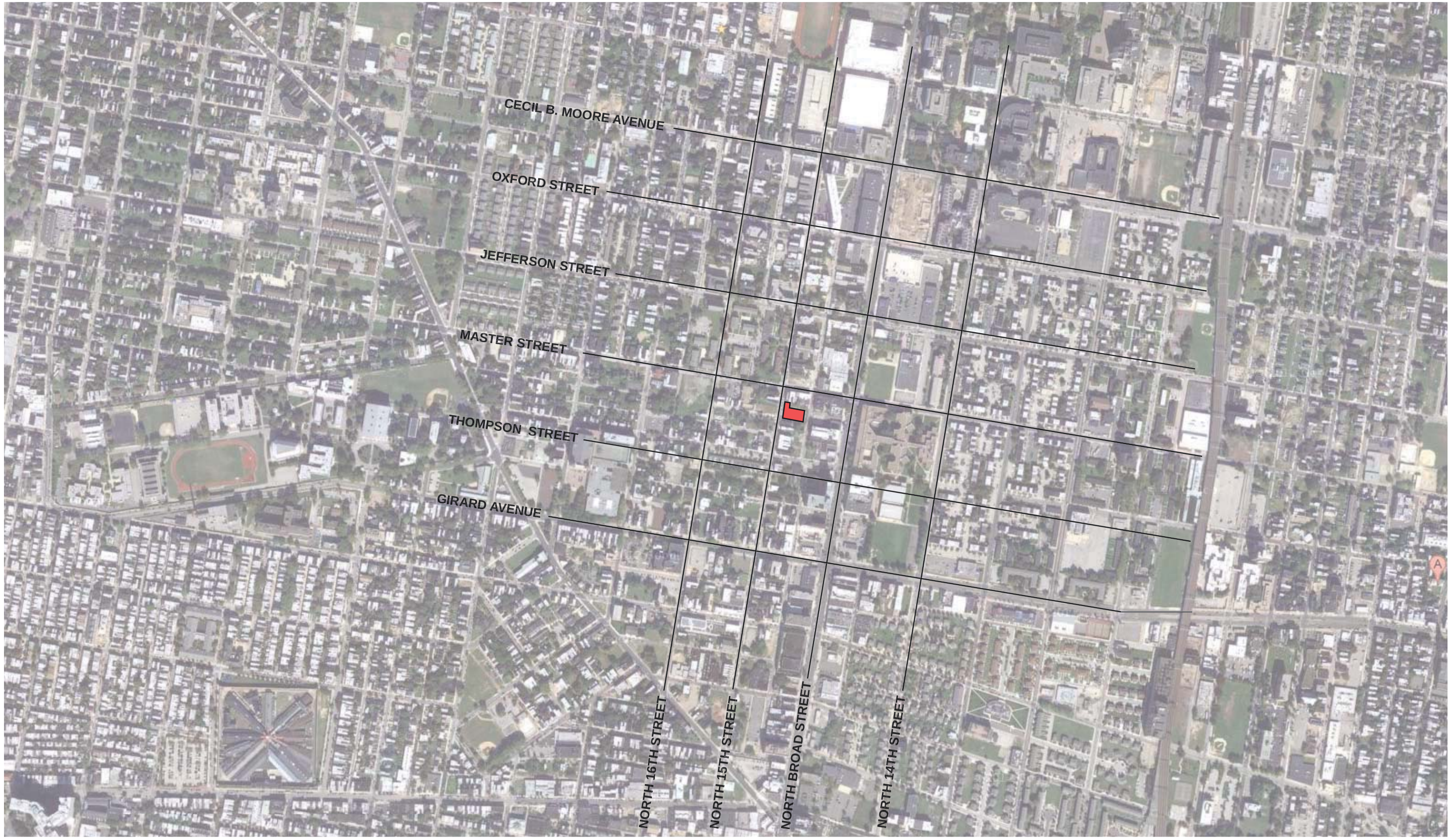

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SITE_N.T.S.

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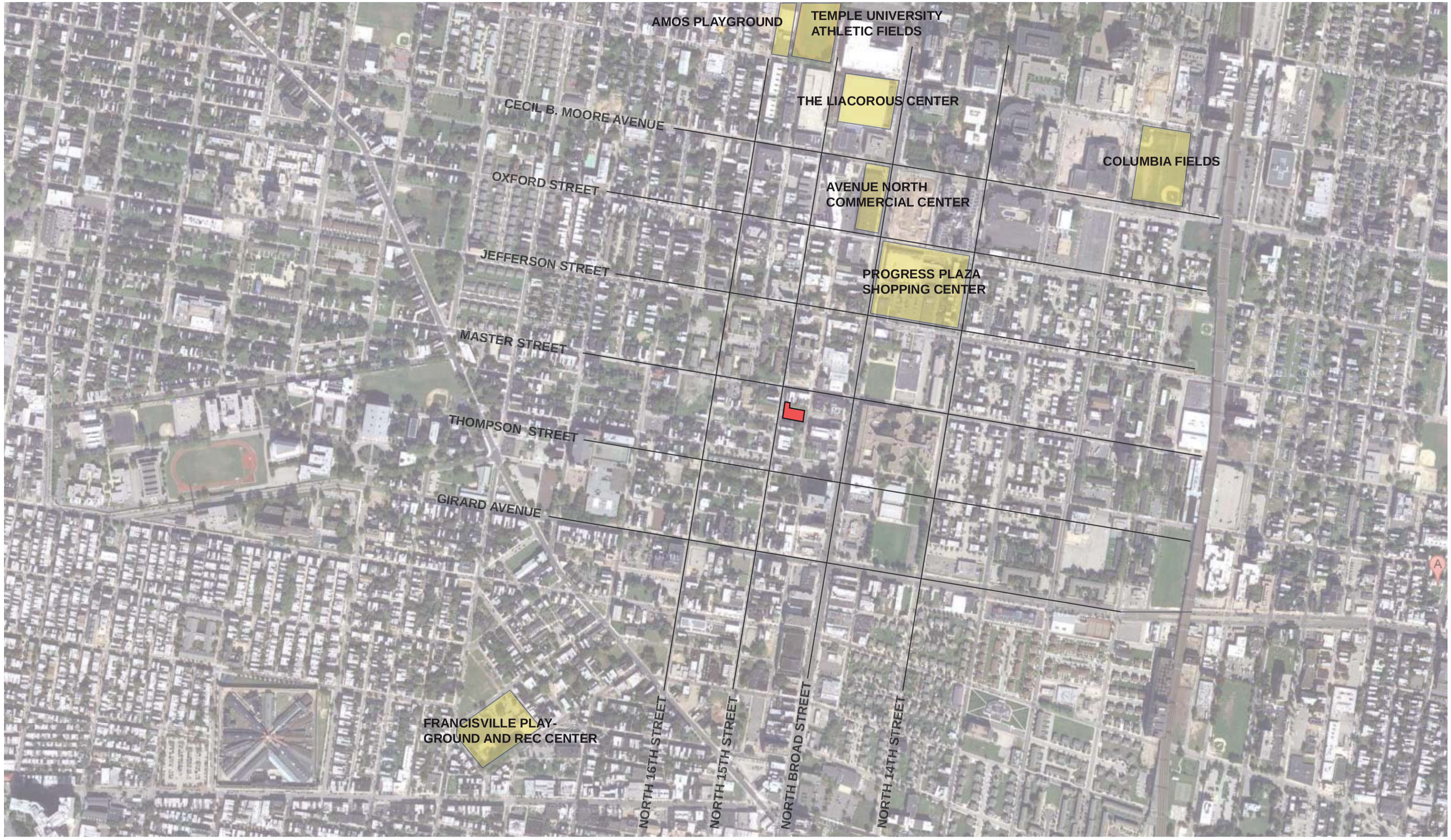
1325-37 N. 15TH STREET



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NEIGHBORHOOD_N.T.S.

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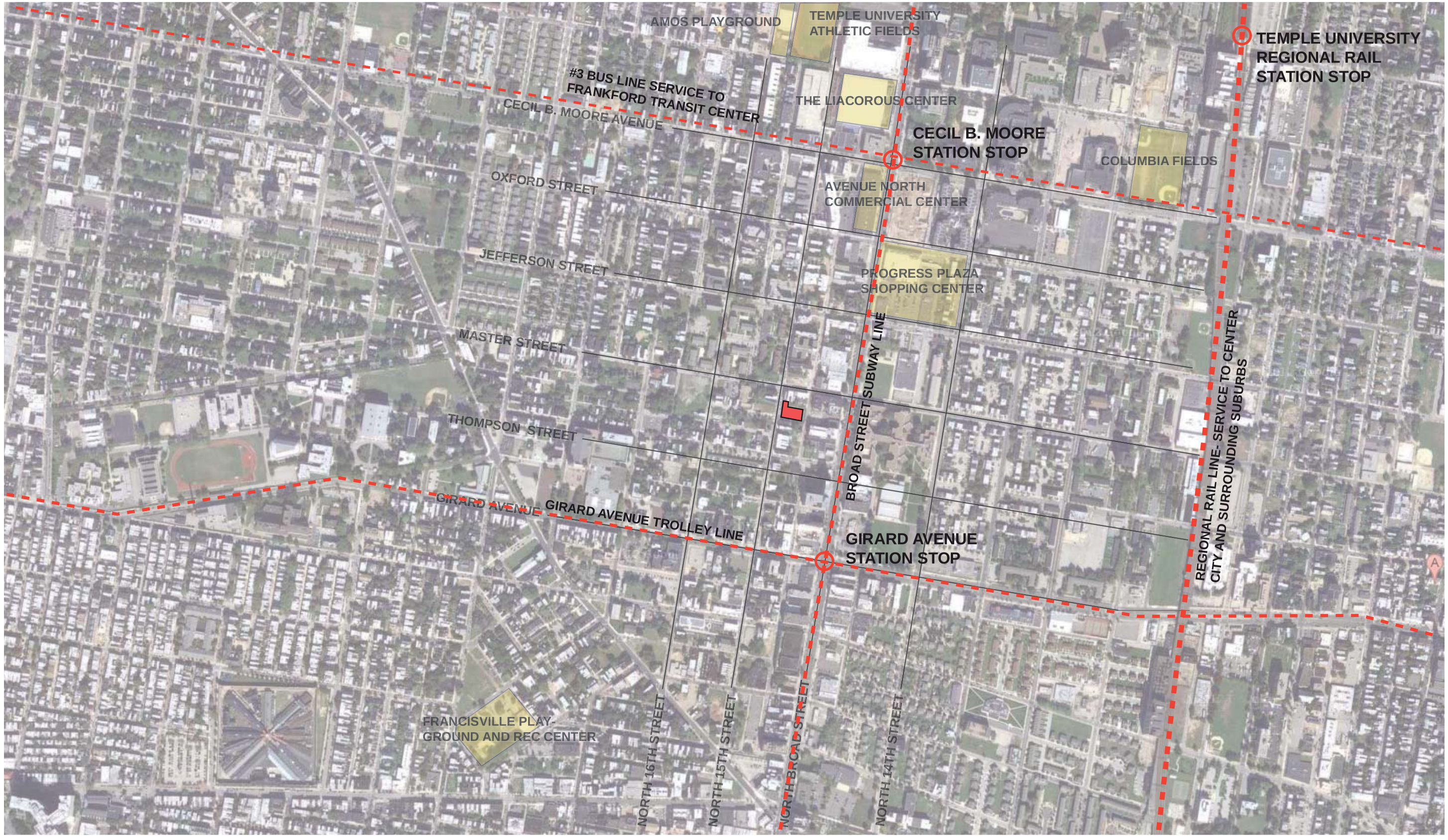

Blackstone Development

TRANSPORTATION_N.T.S.

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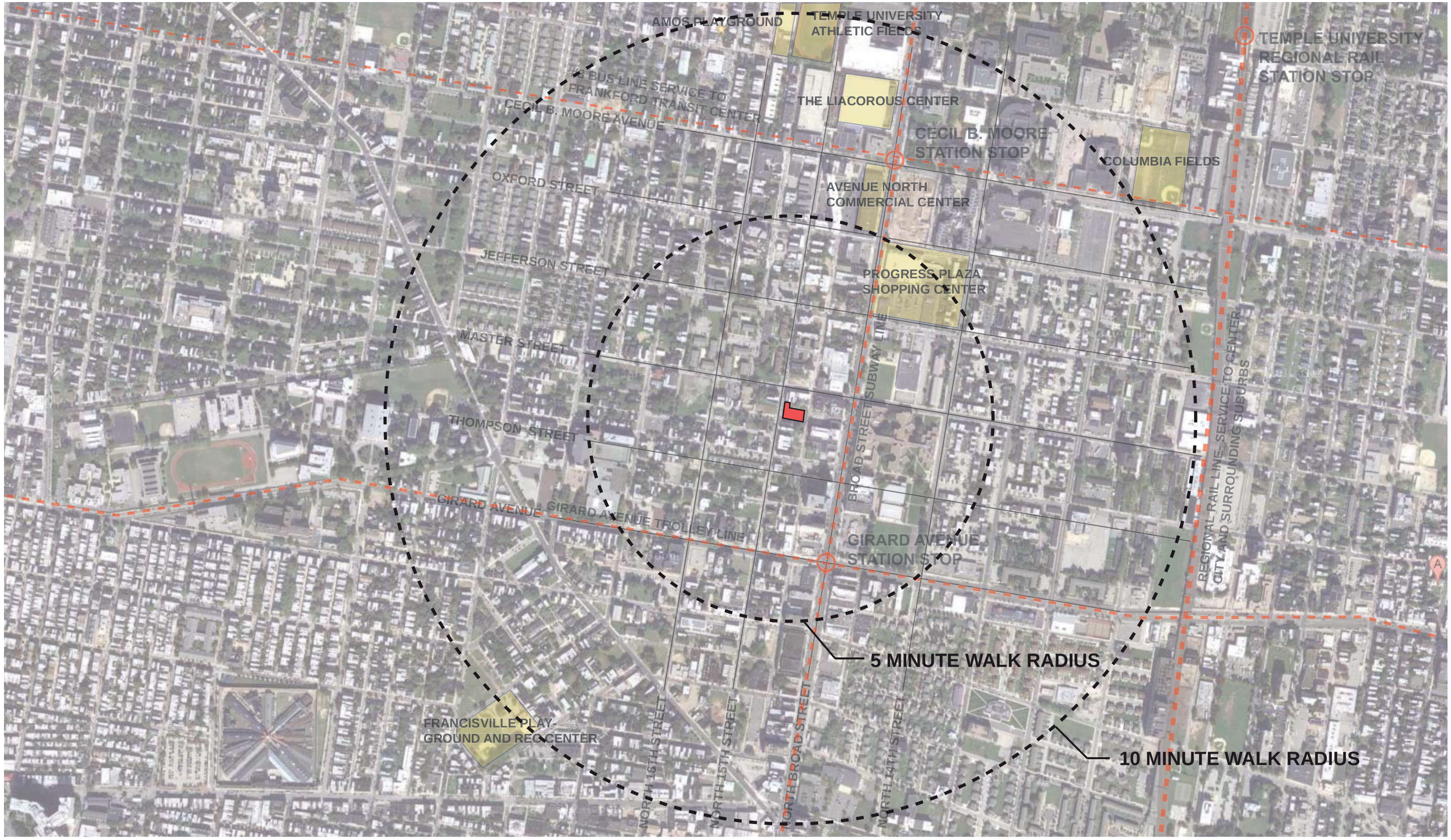

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WALKING DISTANCE_N.T.S.

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ZONING_N.T.S.

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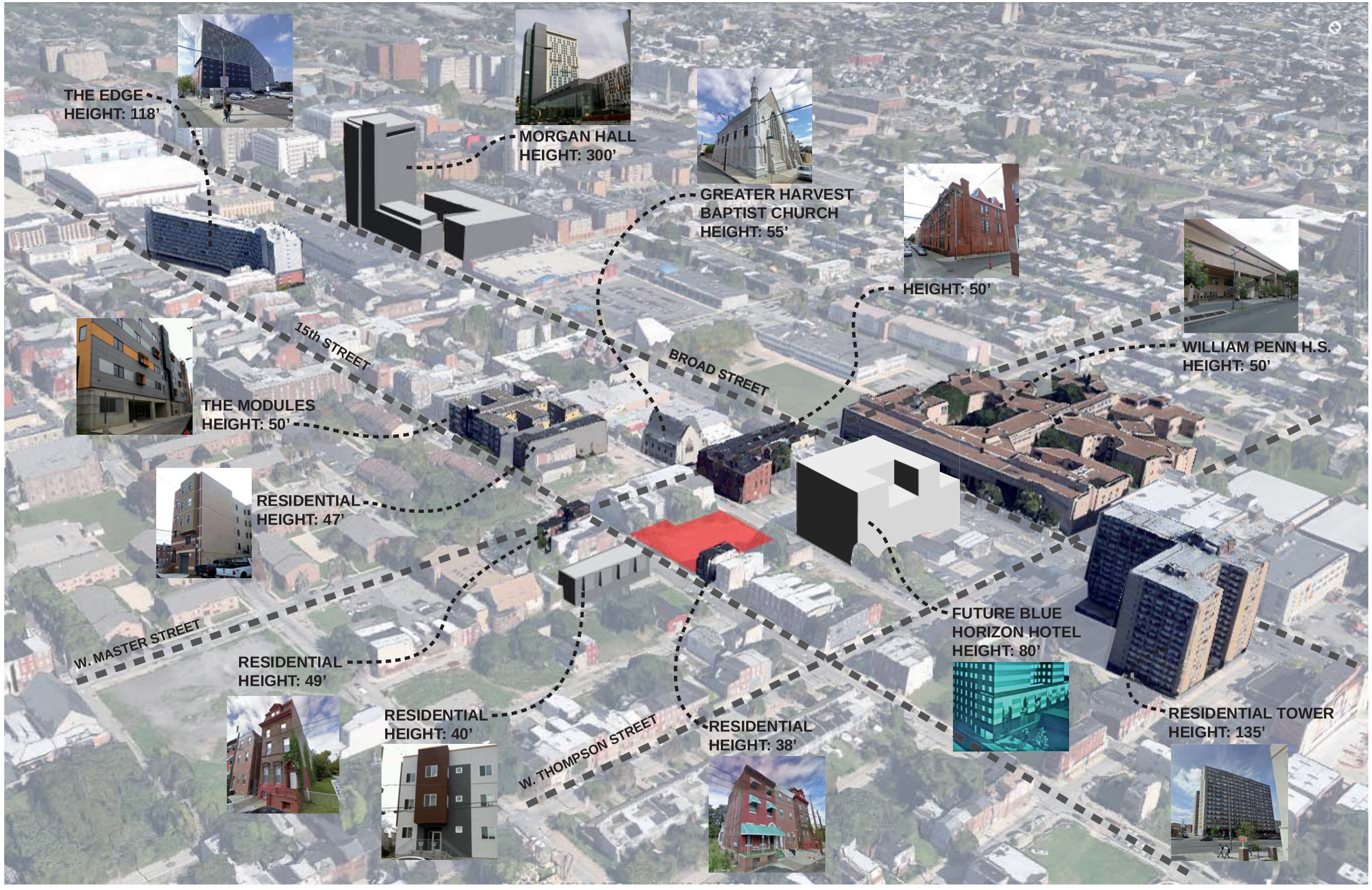

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SURROUNDING BUILDING HEIGHTS_N.T.S.

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MODEL CONTEXT_N.T.S.

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EXISTING SITE CONDITIONS

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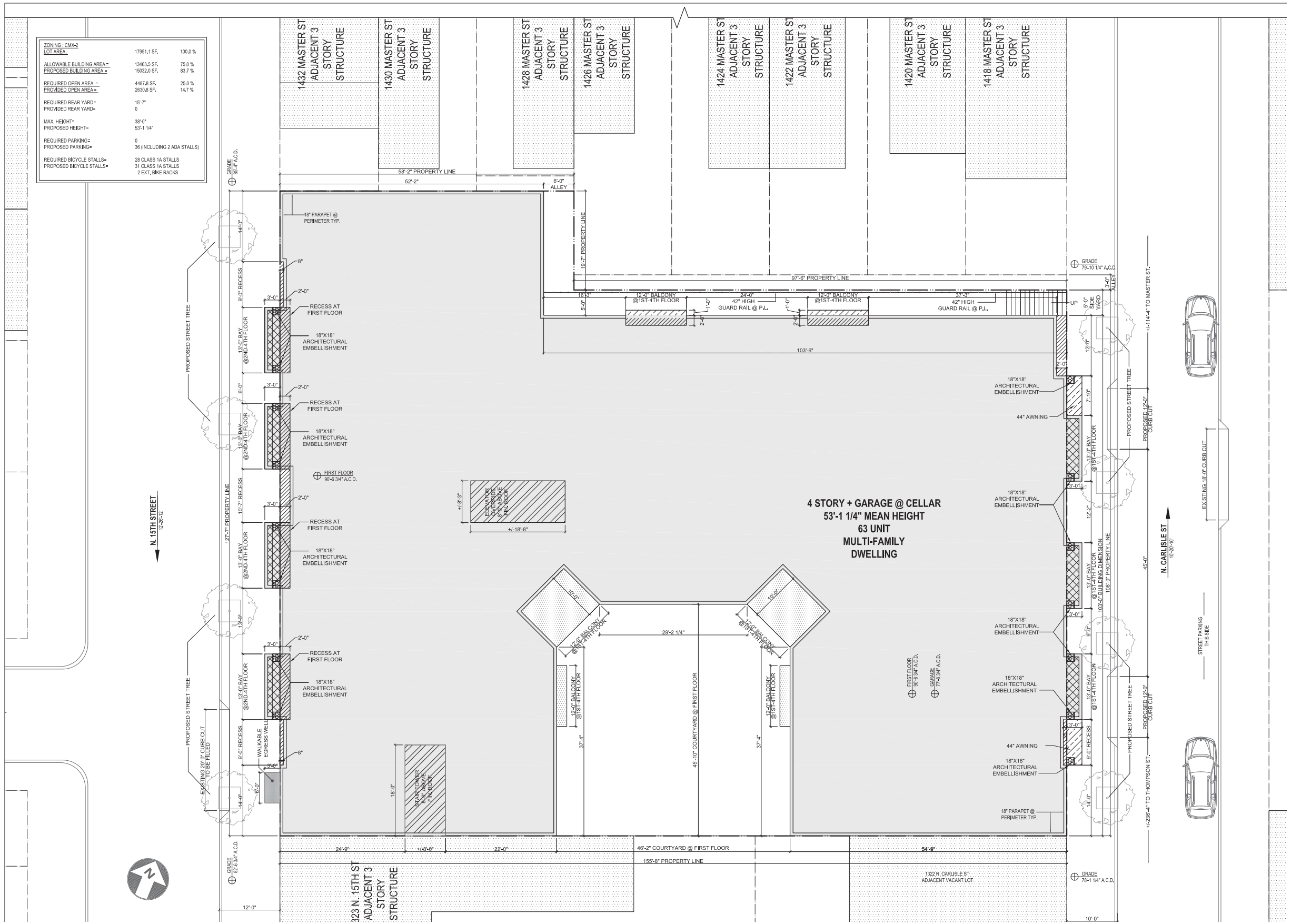

ZONING PLAN_1" = 20'

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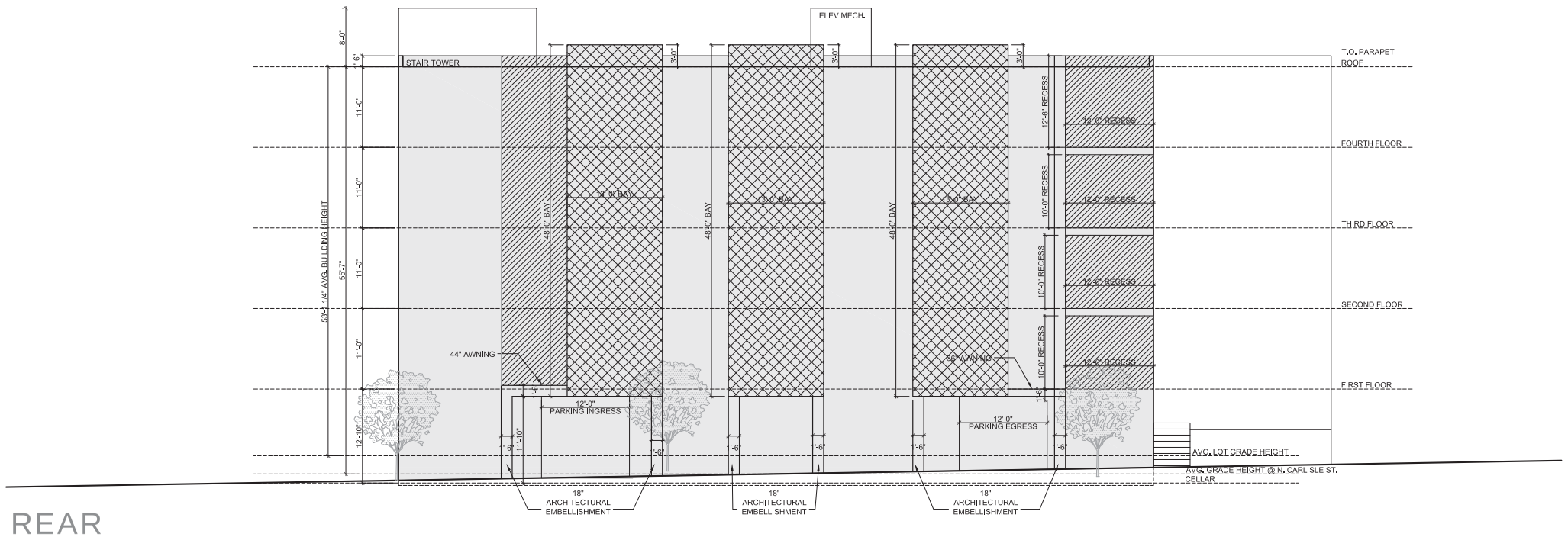
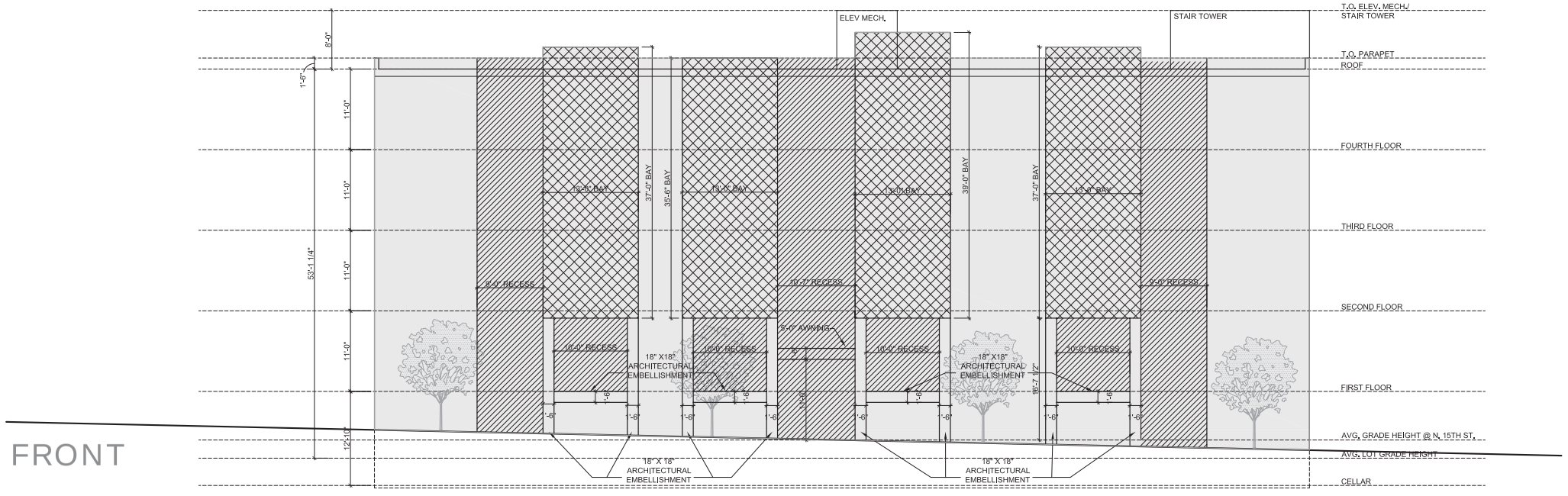
1325-37 N. 15TH STREET



REAR



FRONT

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ZONING ELEVATIONS_1” = 20’

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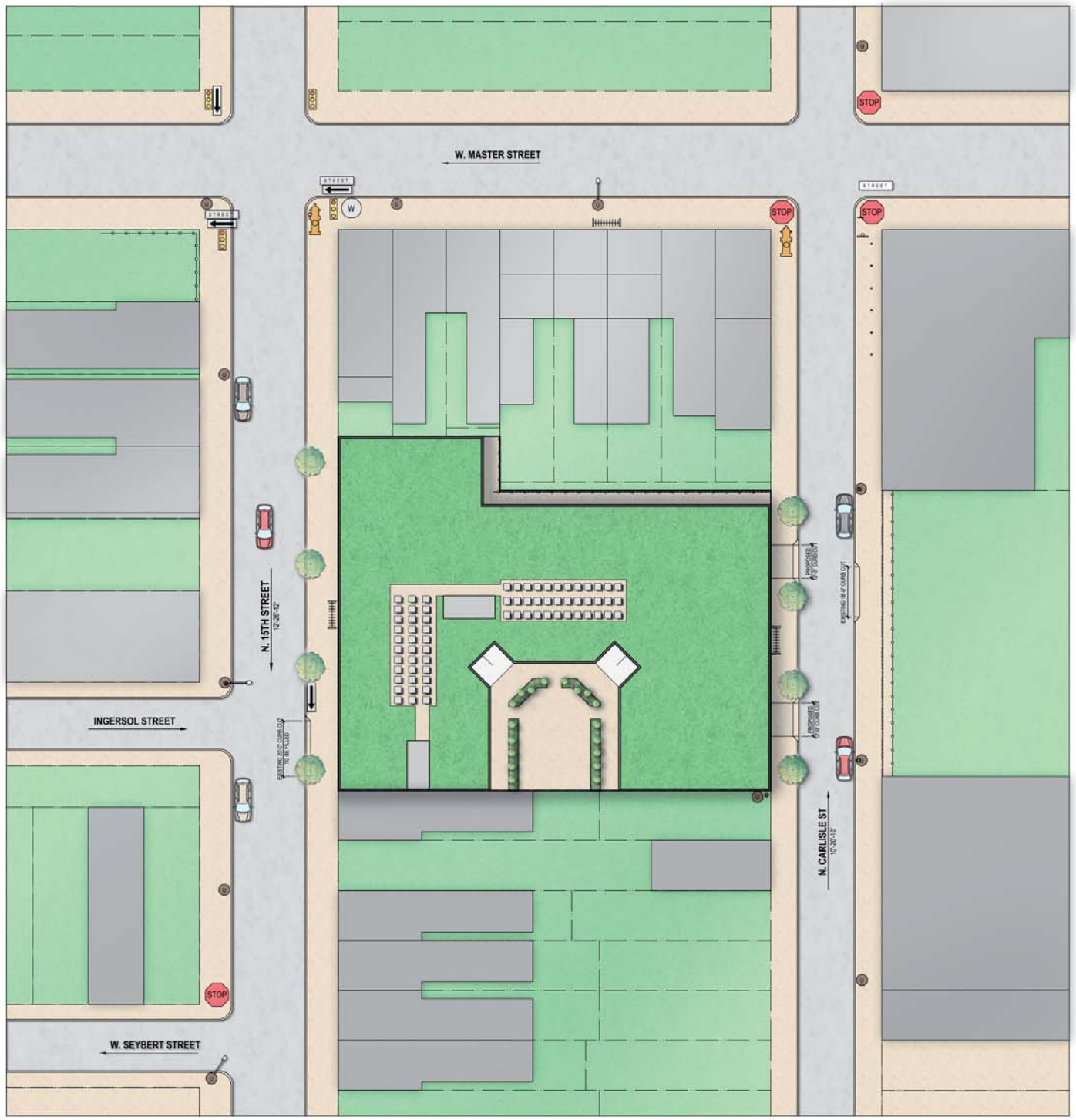
1325-37 N. 15TH STREET



LEGEND

- TRAFFIC LIGHT
- STREET SIGN
- UTILITY POLE
- STREET LIGHT
- ONE-WAY SIGN
- FIRE HYDRANT
- NO PARKING SIGN
- WASTE CAN
- STOP SIGN
- BIKE RACK
- BOLLARDS
- FENCE

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SITE PLAN_1” = 80’

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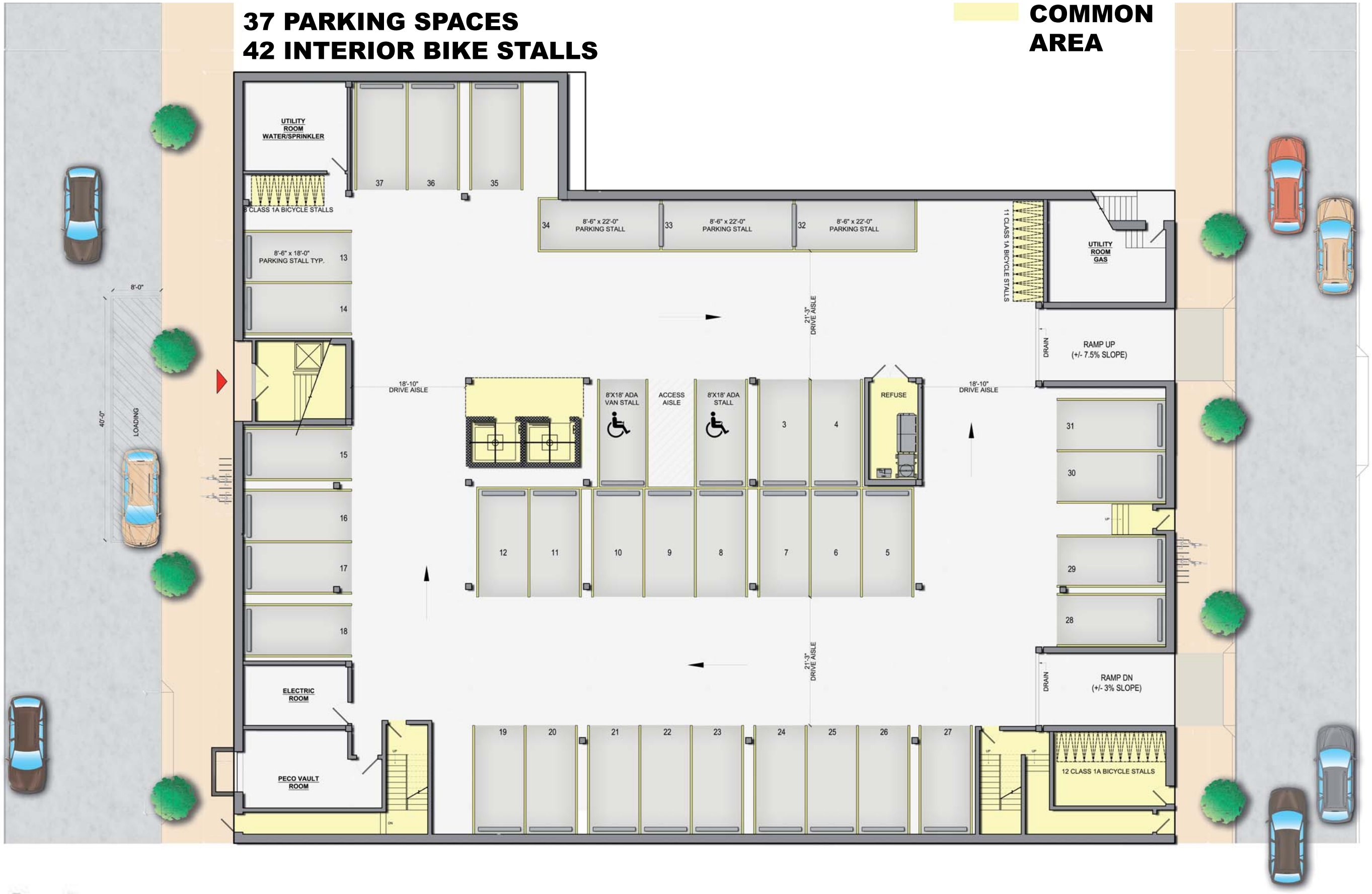

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GARAGE FLOOR_1/16" = 1'-0"

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1325-37 N. 15TH STREET

COMMON AREA
STUDIO 533-702 SF
1 BEDROOM 570-638 SF
2 BEDROOM 750-1,008 SF
OUTDOOR SPACE

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FIRST FLOOR_1/16" = 1'-0"

harmandeutsch ARCHITECTURE

1325-37 N. 15TH STREET

COMMON AREA
STUDIO 533-702 SF
1 BEDROOM 570-638 SF
2 BEDROOM 750-1,008 SF
OUTDOOR SPACE

Blackstone Development

SECOND-FOURTH FLOOR_1/16” = 1’-0”

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1325-37 N. 15TH STREET

NOTE:

ALL PLANTINGS SHOWN ARE FOR INTENT ONLY. FAIRMOUNT PARK COMMISSION TO ADVISE & APPROVE.

STREET TREES
LACEBARK ELM &
SWEET BIRCH, TYP.

GREEN ROOF
SEDUM ACRE
SEDUM ALBUM
SEDUM FLORIFERUM
SEDUM HYBRIDIUM
SEDUM SPURIUM

STREET TREES
LACEBARK ELM &
SWEET BIRCH, TYP.

PLANTERS
STEEPLE BUSH
DOGWOOD
MEADOW SWEET
RED CHOKEBERRY
FINE FESCUE GRASS

LANDSCAPE PLAN_1/16" = 1'-0"

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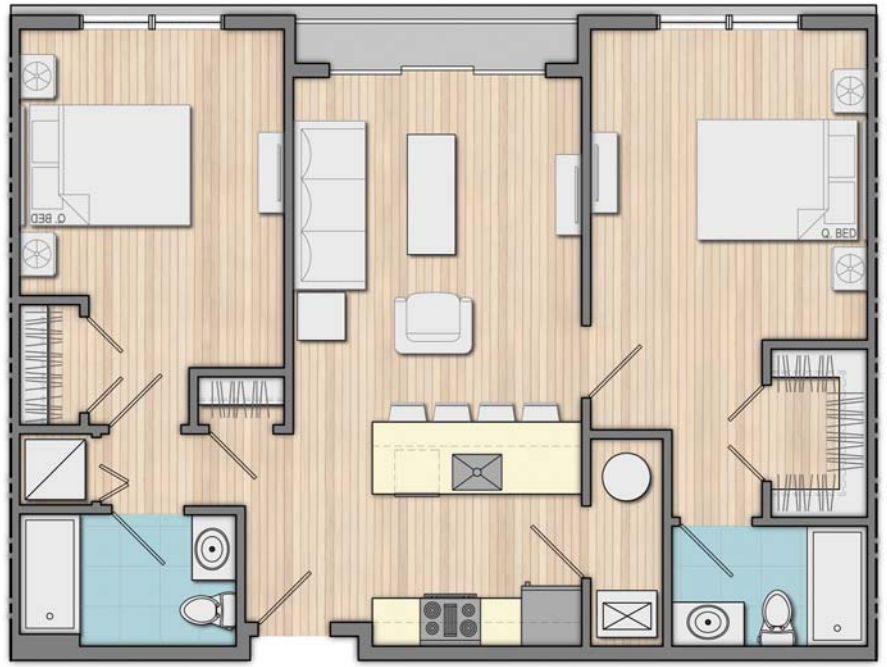
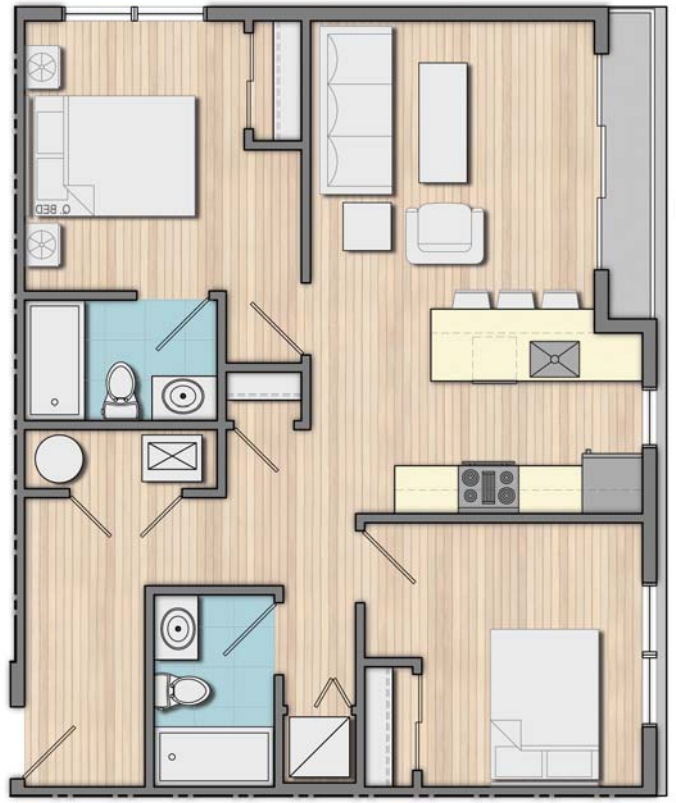
1325-37 N. 15TH STREET

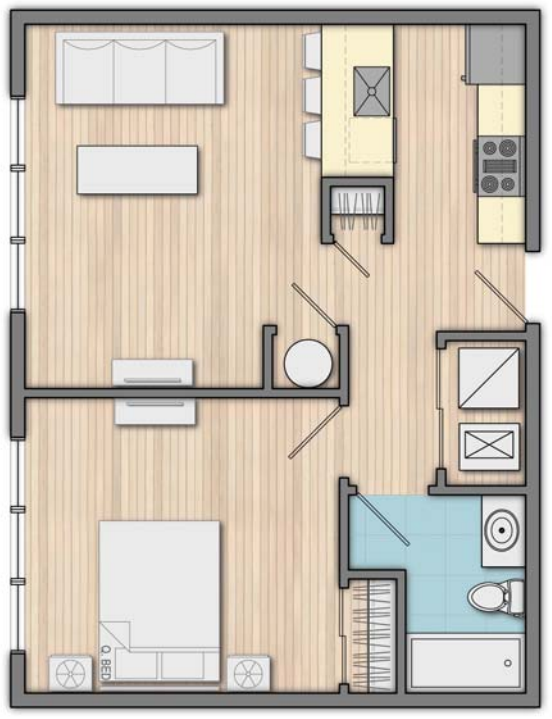


TYPICAL 2 BEDROOM
750-1,008 SF

TYPICAL 2 BEDROOM
750-1,008 SF



TYPICAL 2 BEDROOM
750-1,008 SF



TYPICAL 1 BEDROOM
580-650 SF

TYPICAL STUDIO
533-702

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TYPICAL UNIT PLANS_1/8" = 1'-0"

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FRONT ELEVATION_1/16” = 1’-0”

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REAR ELEVATION_1/16” = 1’-0”

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NORTH ELEVATION_1/16” = 1’-0”

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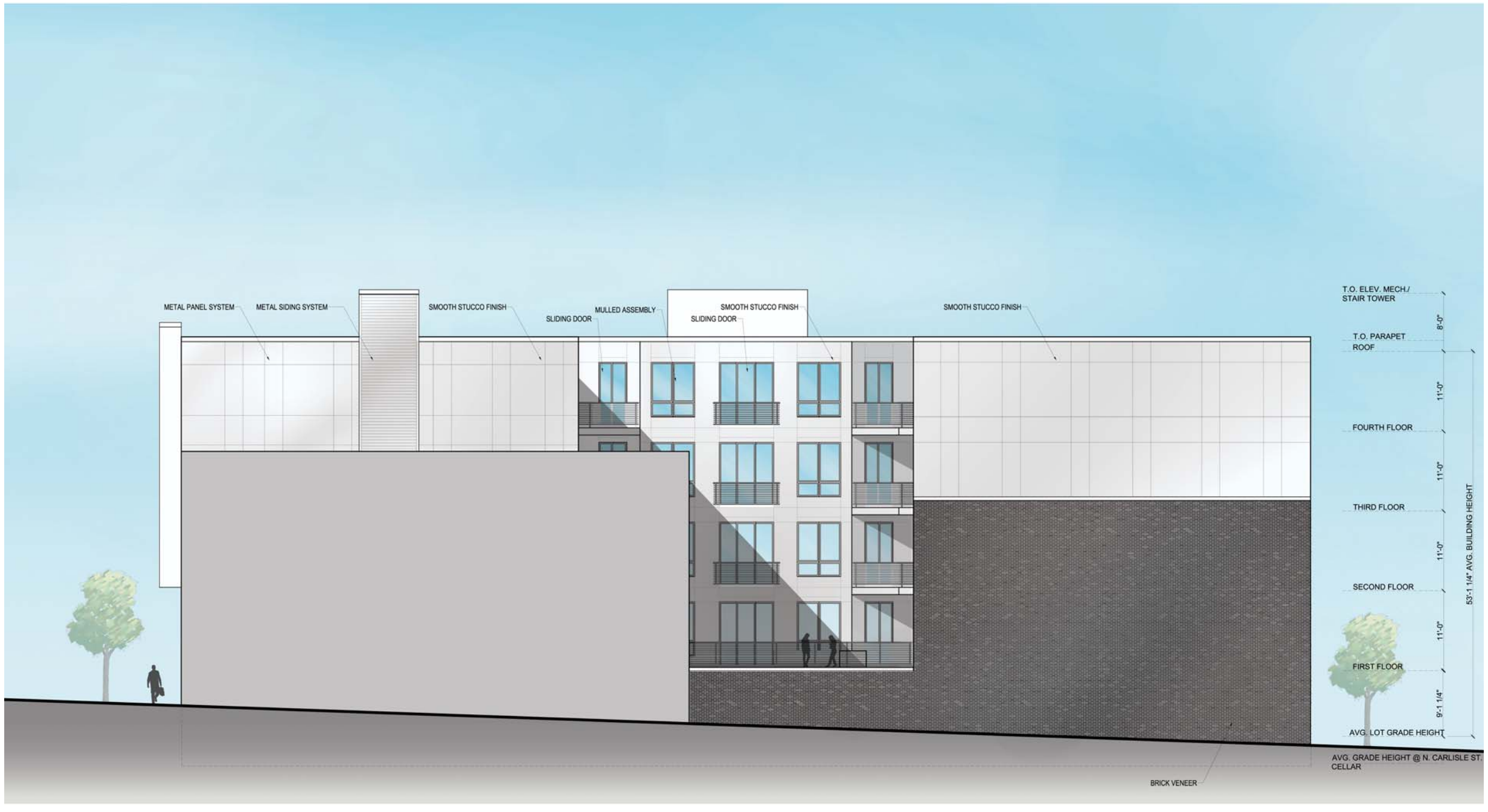

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SOUTH ELEVATION_1/16" = 1'-0"

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LONGITUDINAL SECTION_3/64" = 1'-0"

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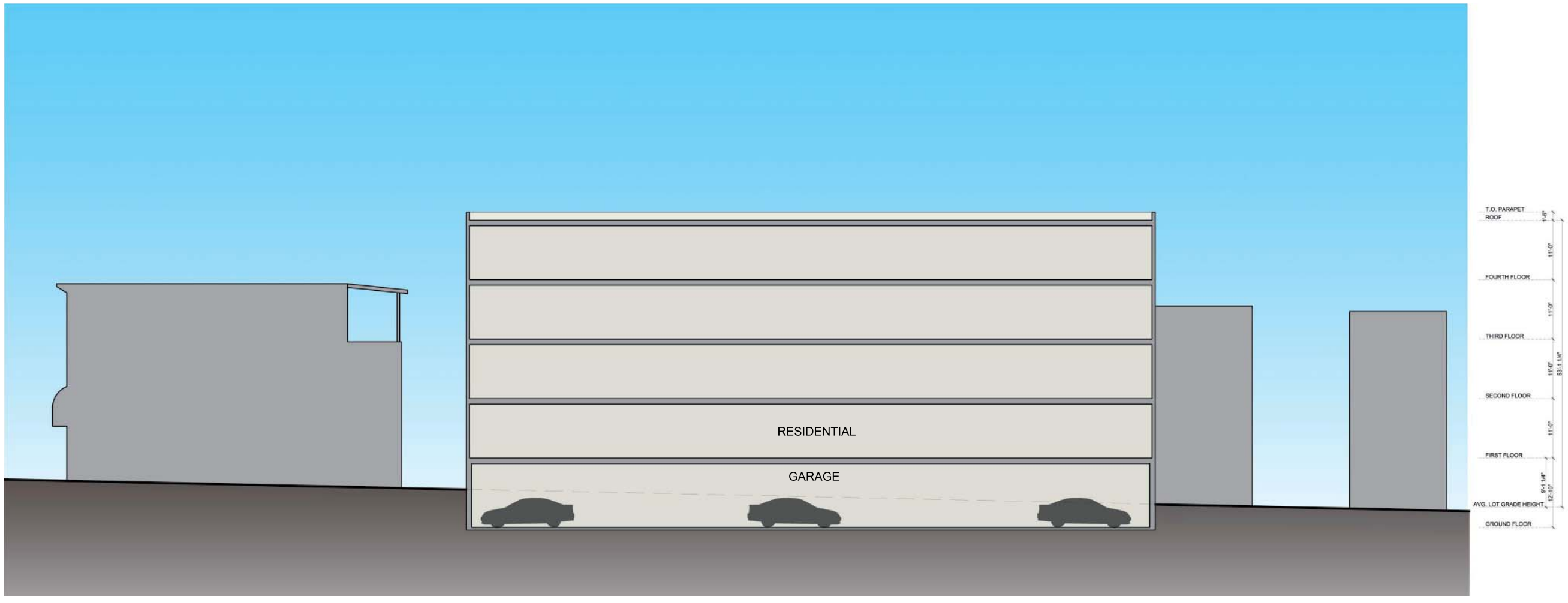

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CROSS SECTION_3/64” = 1’-0”

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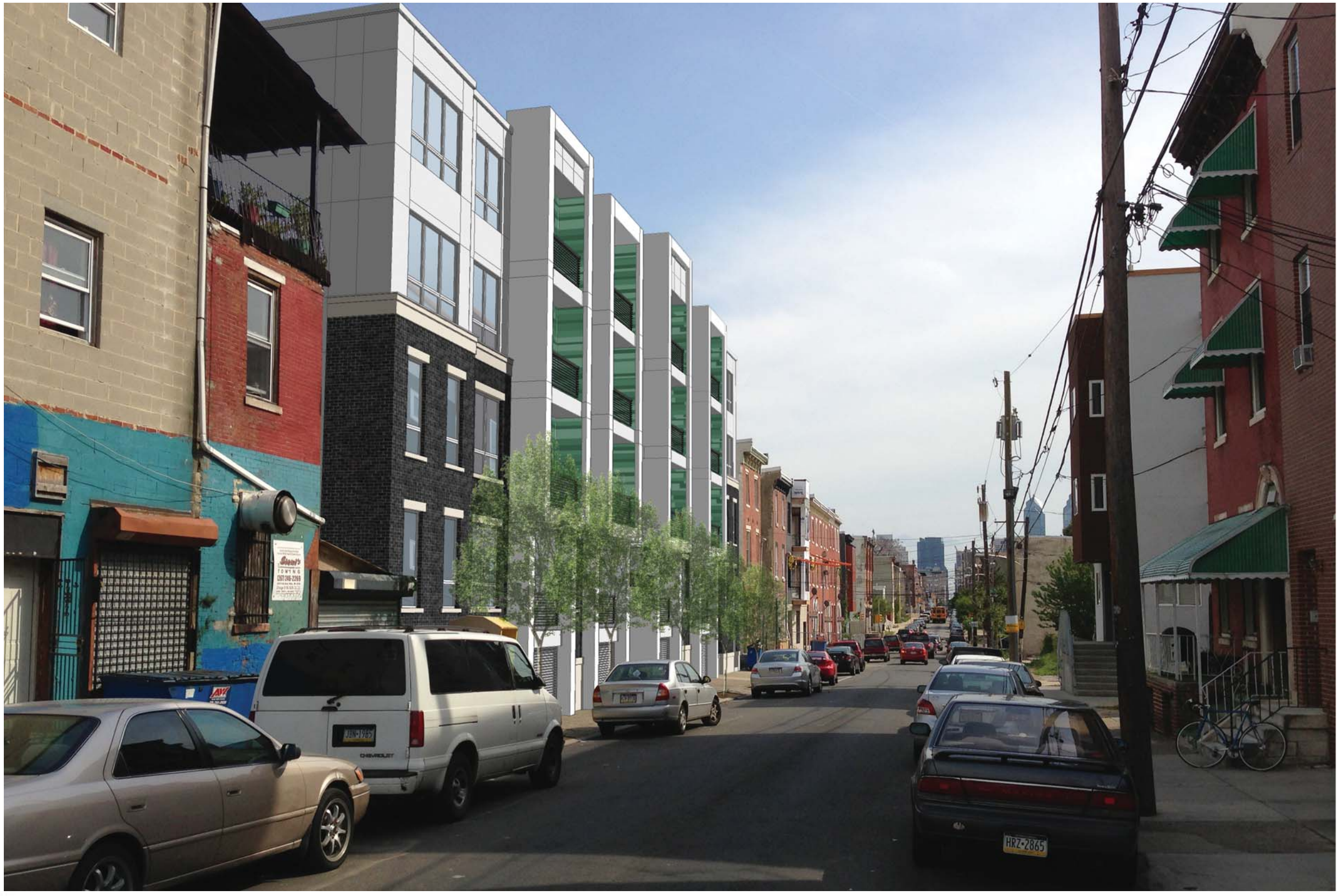
1325-37 N. 15TH STREET



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FRONT PERSPECTIVE_N. 15TH STREET

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1325-37 N. 15TH STREET

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REAR PERSPECTIVE_N. CARLISLE STREET

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1325-37 N. 15TH STREET

SUSTAINABLE SOLUTIONS

- Green roof - Sedum based, to reduce storm water runoff and to reduce heat island effect

- Air sealing/ insulation - Increase energy efficiency by creating a tight envelope. Well insulated walls with sealants around all penetrations in exterior walls and separation walls.

- Recycling plan for residents - There will be a recycling plan in place to residents with common collection areas at each floor

- Create green streets - Trees will be planted on 15th Street and Carlisle Streets

- Energy efficient lighting - Common areas will contain energy efficient lighting, which will reduce the electric load necessary to operate the building.

- Sustainable finishes - The owner will study the feasibility of sustainable finished and low emitting materials for the apartment units

- Ample covered bicycle storage will be provided in the garage

BUILDING MATERIALS

Material:	Color:
- Metal Panel System - smooth painted/coated metal wall panels with open or gasket joints	White, silver, varying widths and shades of green panels
- Metal Siding - corrugated metal siding	Anodized aluminum
- Brick Veneer - 4”, smooth-face brick cavity wall	Charcoal tone, Mortar to match
- Cast Stone - Smooth finish custom cast stone veneer	Light Grey/tan
- Stucco finish - smooth texture, 3 coat, acrylic stucco finish system	Light Grey
- Railing - Custom aluminum painted railings	Black/Silver
- Window Frames/Storefront System - anodized aluminum frames	Anodized aluminum

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