VIEW FROM NORTHWEST (C ST & 12TH ST SW)
RENDERING FROM 12TH AND C STREET
RENDERING FROM 12TH AND D STREET
AERIAL RENDERING FROM NORTHWEST
CP VII COTTON ANNEX, LLC

AERIAL RENDERING FROM SOUTHEAST
CP VII COTTON ANNEX, LLC

STREETSCAPE ZONE

RETAIL ZONE

EXISTING WALLS TO REMAIN

PARK AREA

PROPOSED TREE

EXISTING TREE

NOTE: PUBLIC SPACE LAYOUT SUBJECT TO DDOT APPROVAL

1.21.2021 APPROVED PLAZA PLAN

REFINED PLAZA PLAN

C STREET PLAZA
1.21.2021 APPROVED STREETSCAPE

RETAIL ZONE

12TH ST. STREETSCAPE

12TH STREET

REFINED STREETSCAPE

Design Collective
1.21.2021 APPROVED WEST ELEVATION
REFINED WEST ELEVATION
UNMODIFIED UNFINISHED END-WALL CONDITION
In Coordination w/ New Facade, Detailed on Following Page
ZONE 2 WALL TERMINATION

Existing Materials and Profiles to be Relocated 2'-0" North, Aligned w/ New Precast Window Jamb

Concrete Support and Adjacent Slab to be Removed

UNMODIFIED UNFINISHED END-WALL CONDITION
Primary Design Development:
1. Existing end-wall condition to be moved +/- 2'-0" north, aligning south face of wall with north face of adjacent new window precast jamb.
2. Existing distance from limestone base to the brick above to be maintained.
3. Existing concrete support behind limestone to be removed.
4. New south face of wall to be clad with existing materials for seamless continuity of coursing as limestone and brick turn the corner.
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MATERIAL BOARD

- Face Brick Blend 1
- Face Brick Blend 1
- Face Brick Blend 1
- Cast Stone 1
  Sills, Banding, Coping, Water Table
- Metal Wall Panel 1
  And Adjacent Window Wall Color
- Metal Wall Panel Profile
  Where Shown w/ Horizontal Shadow Lines

AS APPROVED PERSPECTIVES

- Metal Wall Panel 3
- Historic Brick
- Face Brick Blend 2
- Face Brick Blend 2
- Metal Wall Panel 2
  Primary Window Wall, All Misc. Metals: Canopy, Railings, Etc.
- Cast Stone 2
  Sills, Banding
Primary Design Development:
1. Loading overhead door relocated to north elevation.
2. Primary residential entry relocated from recessed north west corner to street front at southern half of elevation.
3. Courtyard facade's inside corner fenestration updated to match approved north facade's inside corner fenestration.
4. All exterior signage locations per CFA standards and will be submitted at a future date.
Primary Design Development:
1. Loading/garage overhead door shifted one window west.
2. All exterior signage locations per CFA standards and will be submitted at a future date.
Primary Design Development:
1. Spandrel panels shown at loading, and spandrel glass shown adjacent to garage entry ramp at north east corner.
2. All exterior signage locations per CFA standards and will be submitted at a future date.
Primary Design Development:
1. Grades updated to match existing condition.
2. All exterior signage locations per CFA standards and will be submitted at a future date.
1.21.2021 APPROVED BAY DESIGN

SOUTH WEST BAY DESIGN

REFINED BAY DESIGN

Metal Wall Panel Soffit w/ Edge Reveal Conceals Brick Shelf Angle
Primary Design Development:
1. Carried design intent shown in top four levels of courtyard facade as shown in approved 12th St. Elevation down to courtyard level, employing base/middle/top articulation referential to new exterior facing facades.
2. Corner vertical fenestration updated to match approved north facing courtyard facade’s corner fenestration.
3. All exterior signage locations per CFA standards and will be submitted at a future date.
Primary Design Development:
1. New window locations respect and retain the majority of existing punched openings and load bearing masonry aesthetic, while providing adequate light and air for apartment living.
2. A water table is added to highlight the history that this portion of facade was originally below grade and has been revealed to provide at-grade indoor/outdoor connectivity.