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Figure #1.9a  
South Building Elevation

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Figure #1.9b  
West Building Elevations

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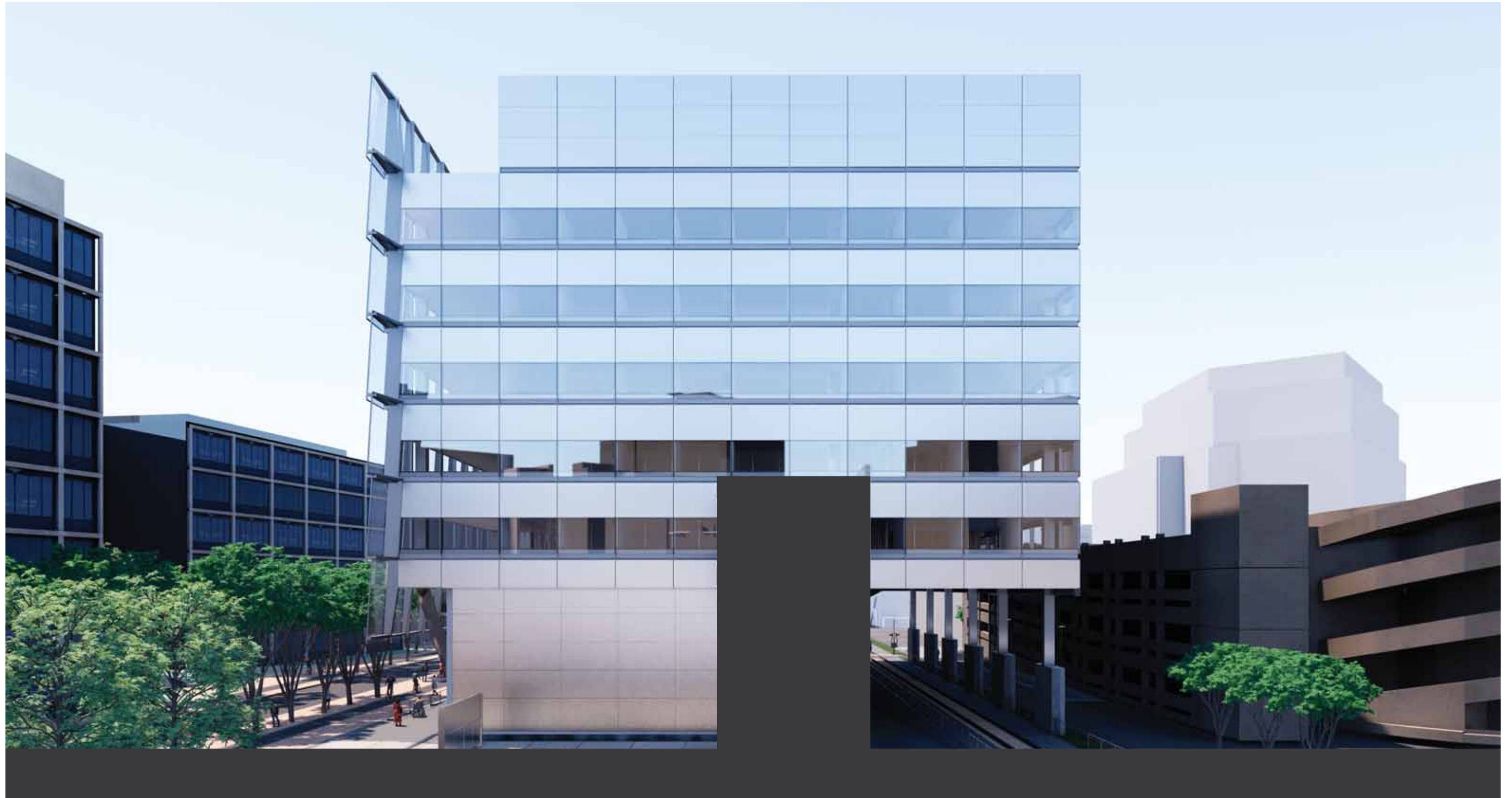
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Figure #1.9c  
North Building Elevation

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Source Info: SOM

Figure #1.9d  
East Building Elevations

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Figure #1.10a  
Project Renderings & Perspectives  
Vassar Street Elevation  
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Figure #1.10b  
Project Renderings & Perspectives  
East Approach  
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Figure #1.10c  
Project Renderings & Perspectives  
West Approach  
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Figure #1.10d

Project Renderings & Perspectives  
Grand Junction Pathway

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Figure #1.10e  
Project Renderings & Perspectives  
Center Facade  
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Figure #1.10f

Project Renderings & Perspectives  
West Entry

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Figure #1.10g

Project Renderings & Perspectives  
Center Facade

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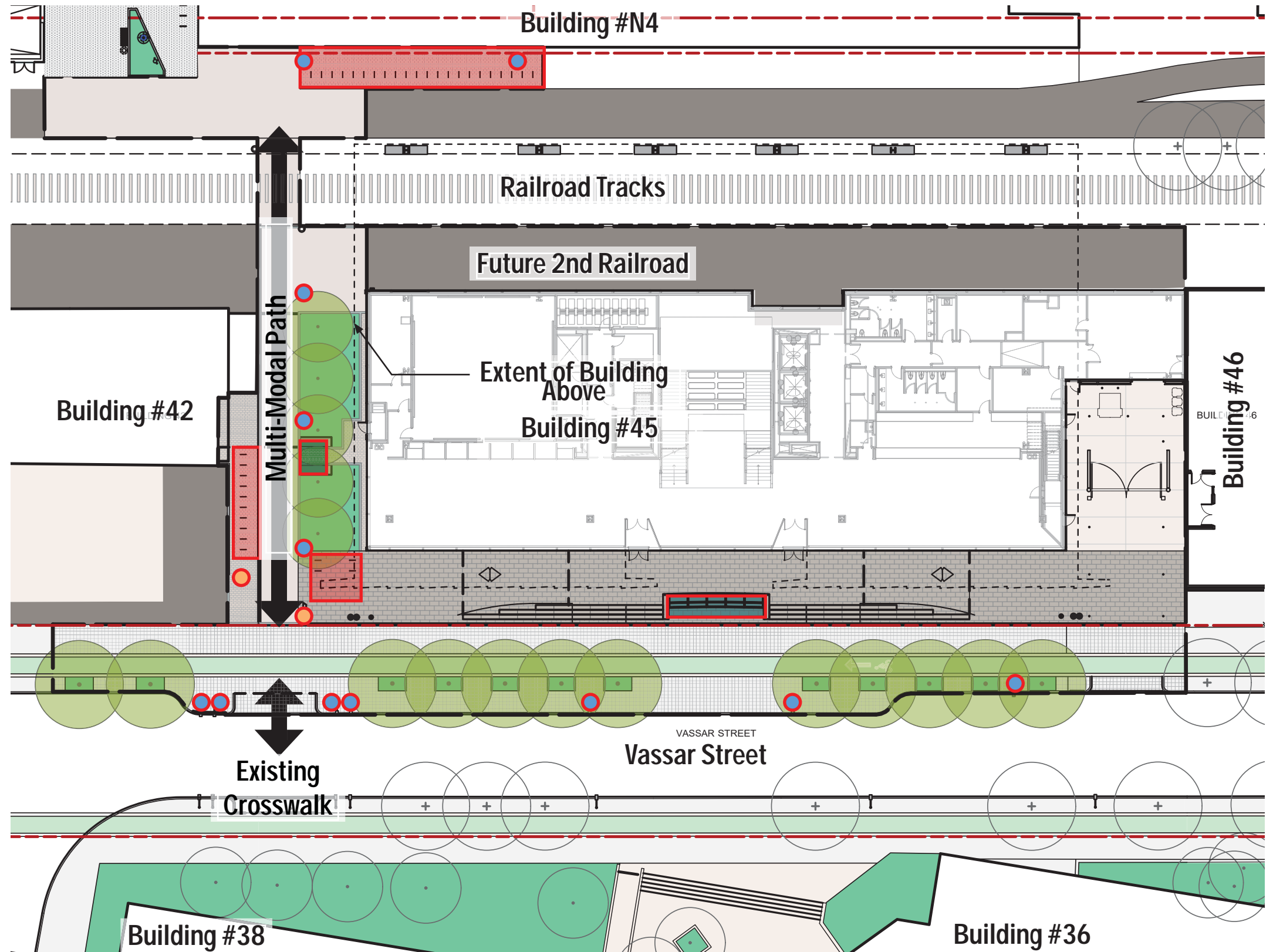


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Figure #1.10h  
Project Renderings & Perspectives  
Vassar Street Frontage  
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- Line of Work
- - - Property Line
- Vegetation / Landscape
- Bike Parking
- Seating

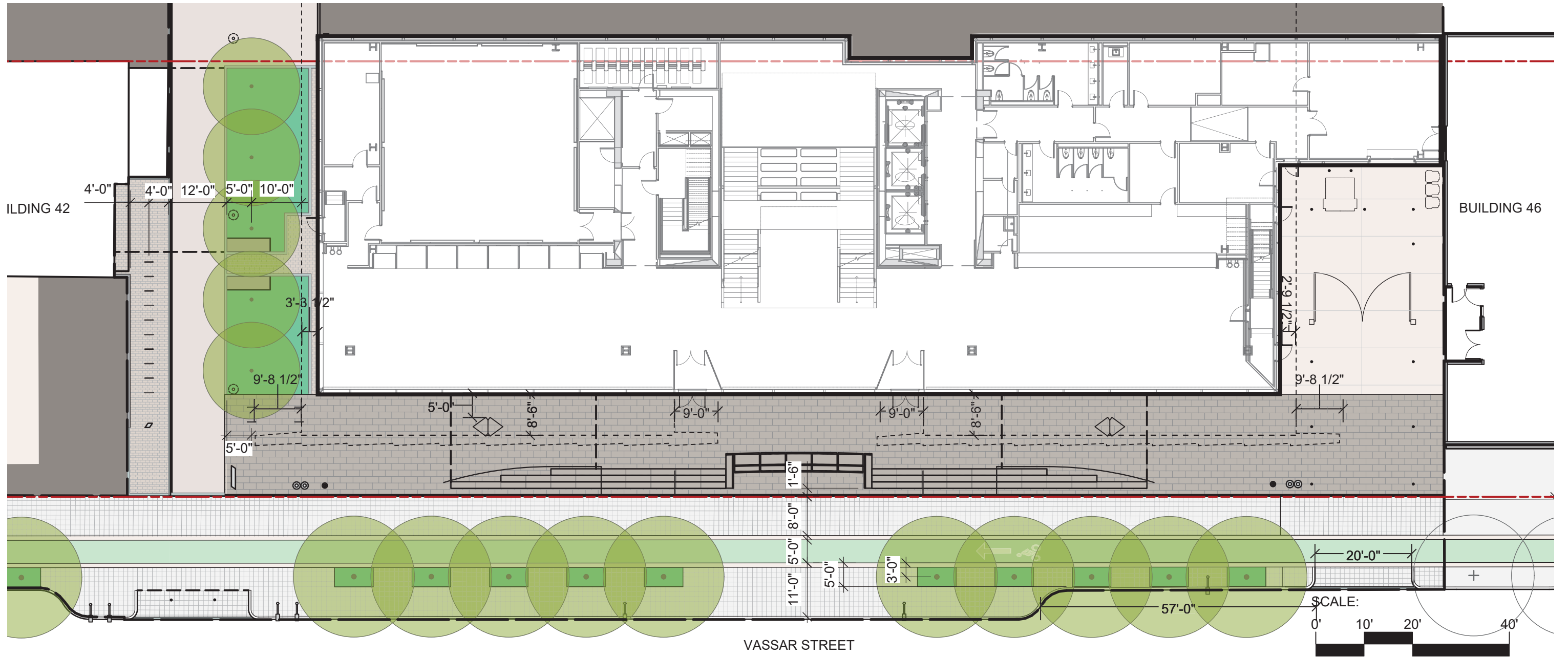
- Lighting
- Signage

Figure #1.11  
Landscape Plan



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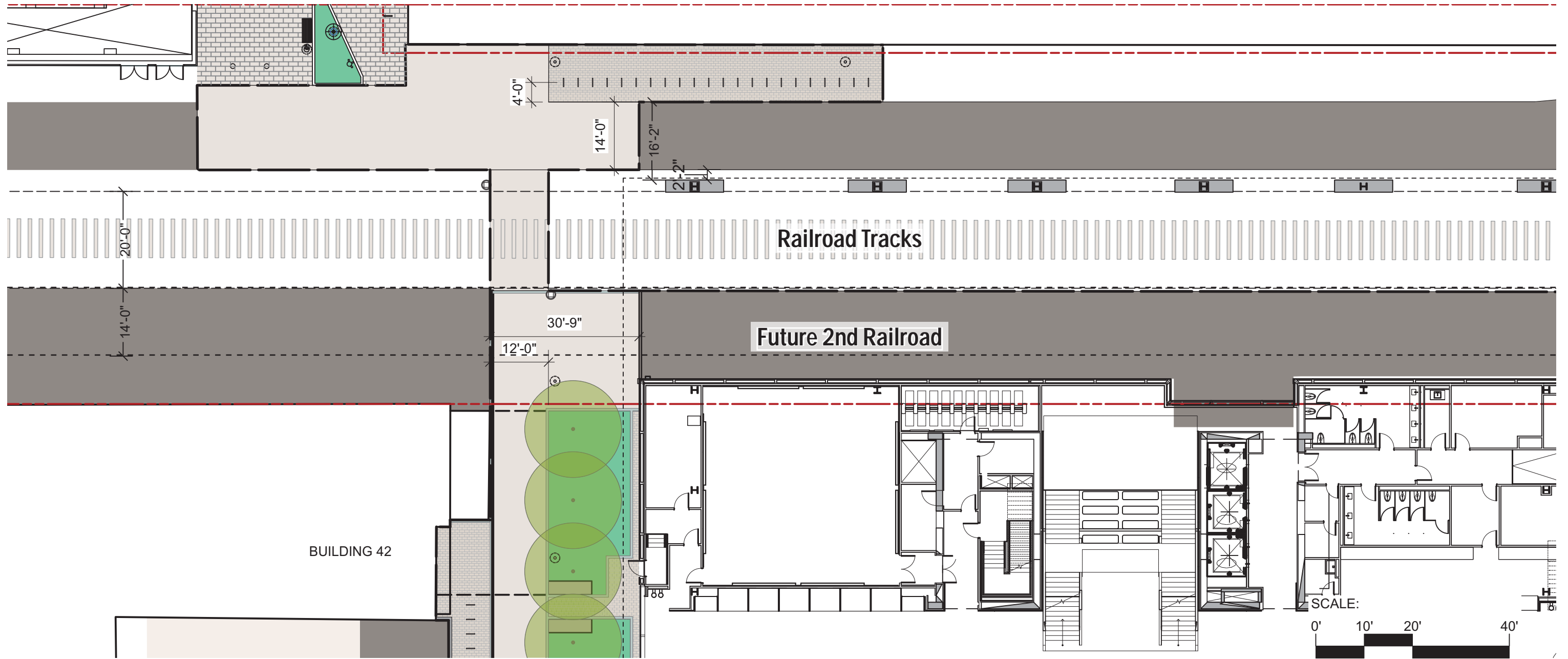




- Source Info: SOM
- Line of Work
  - Property Line
  - Vegetation / Landscape

Figure #1.12a  
Enlarged Plan - Vassar Street





Source Info: SOM

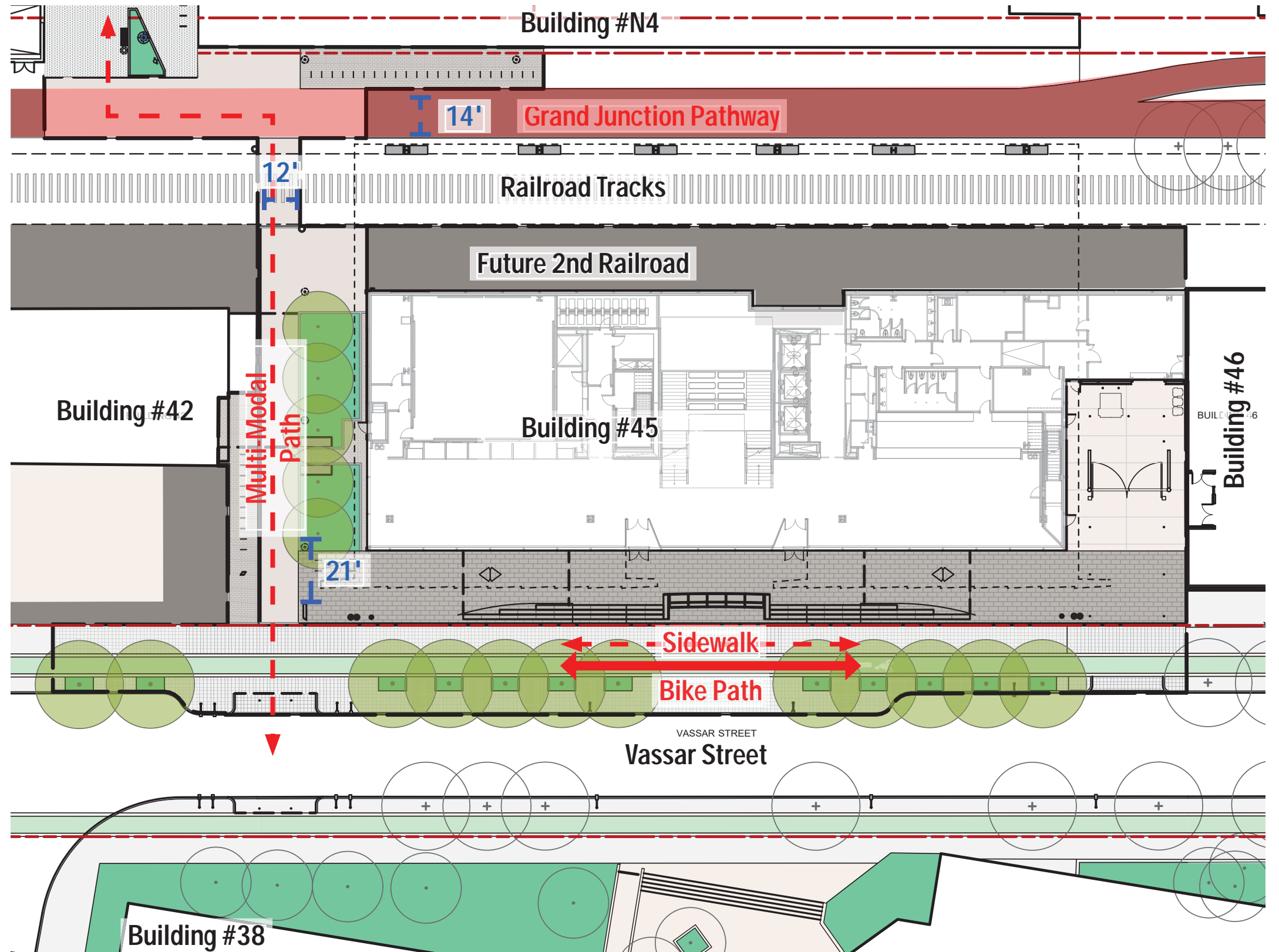
- Line of Work
- Property Line
- Vegetation / Landscape

Figure #1.12b  
Enlarged Plan - Grand Junction Pathway

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Source Info: SOM

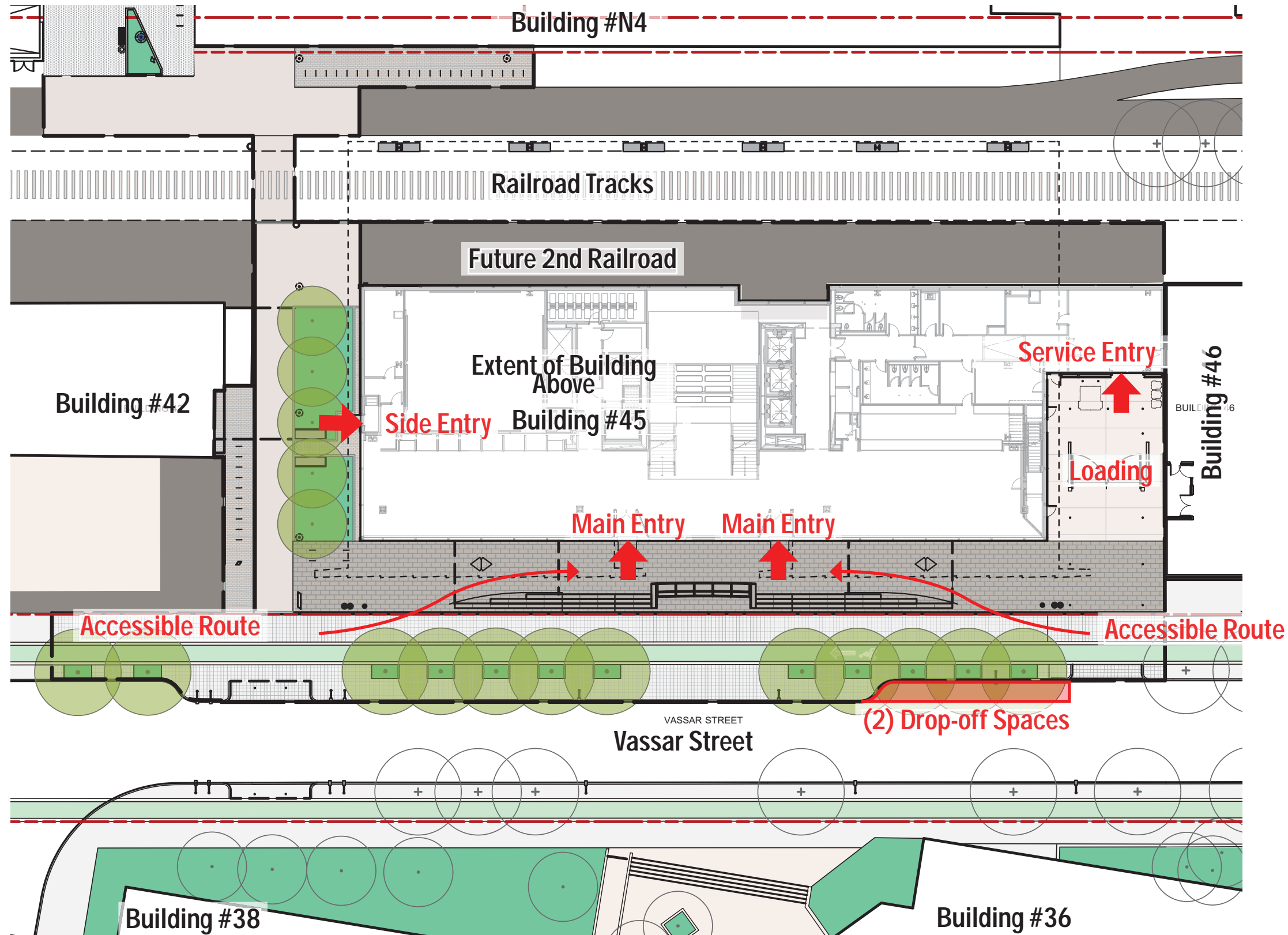
- Line of Work
- - - Property Line
- Vegetation / Landscape

Figure #1.13  
Site Circulation Plan



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Source Info: SOM

- Line of Work
- - - Property Line
- Vegetation / Landscape

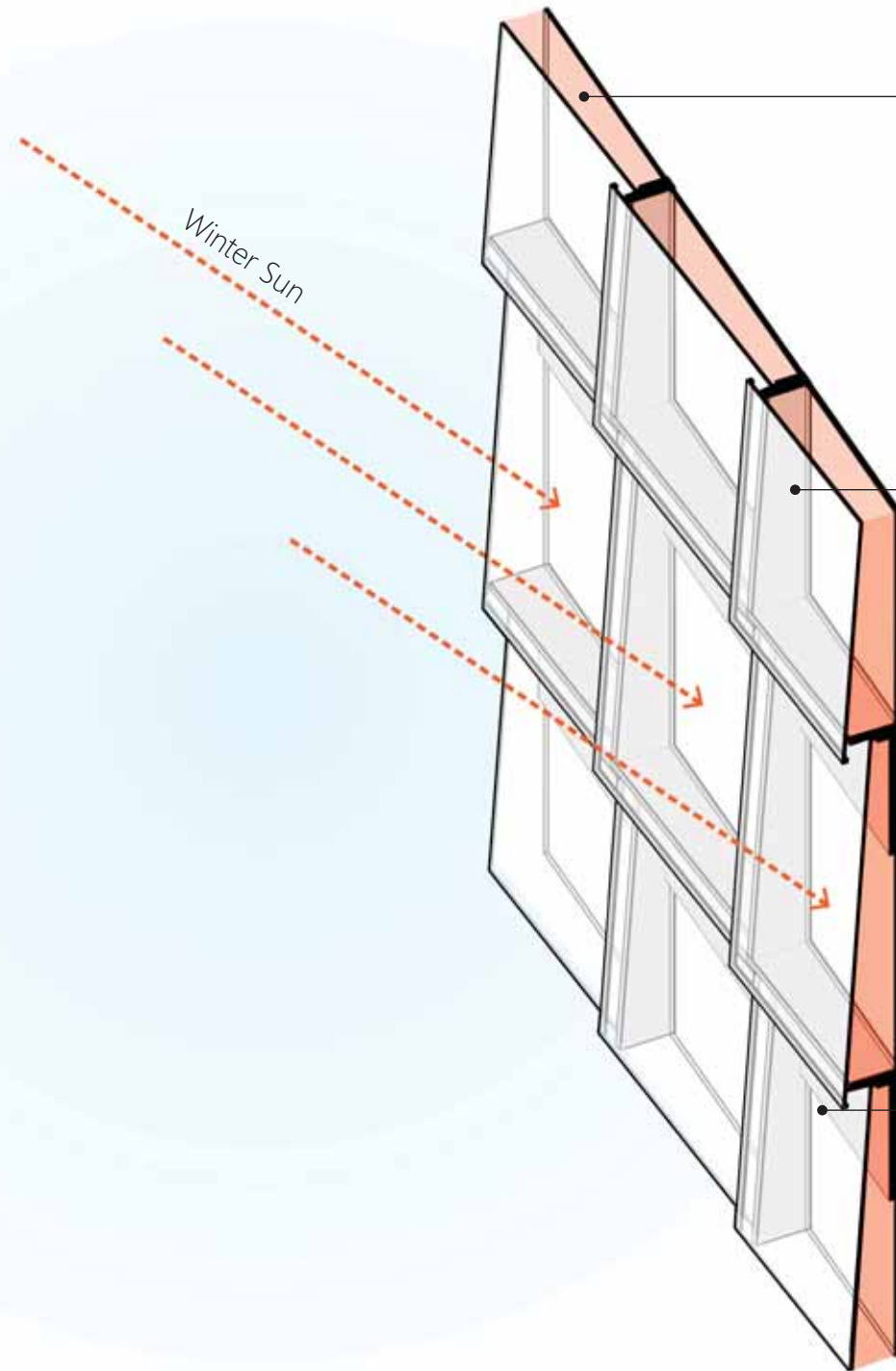
Figure #1.14  
Building Access



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## Double Skin Facade Performance



### 1. Thermal Insulation

In the winter, the air cavity on the double skin facade is heated by the low angled sun, providing an extra layer of thermal insulation, reducing the buildings heating energy load.

In the summer, the interior insulated glazing unit maintains the interior temperature. Hot air is allowed to slowly exit through exfiltration.

### 2. Transparency

The double skin facade has comparable performance to an opaque, insulated wall while offering building occupants access to daylight and views, and putting the life of the building on display from the exterior.

### 3. Visual Comfort

The double skin cavity is equipped with automated roller blinds that are tuned to the exterior environment (sun position, cloud coverage, and season). The blinds improve visual comfort for occupants and reduce solar heat gain loads on the interior.

### 4. Skylight in the Public Realm

When viewed from the street, the angle of the shingled facade reflects more skylight than a traditional vertical glass facade. This added skylight reflection will brighten the public realm of Vassar Street.

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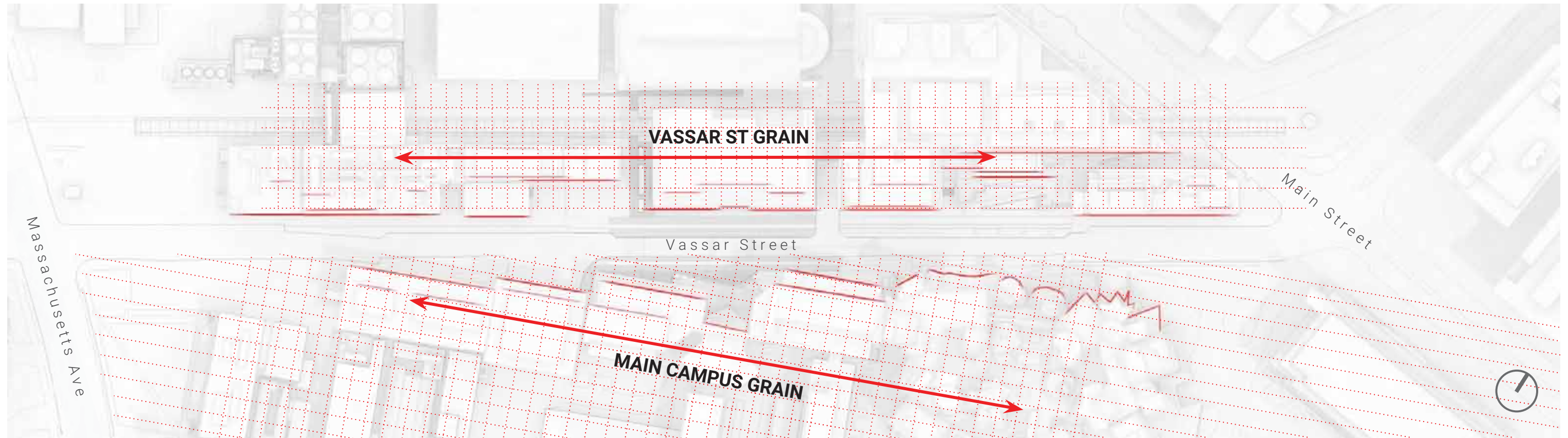
Figure #1.15

Close Cavity Facade Diagram

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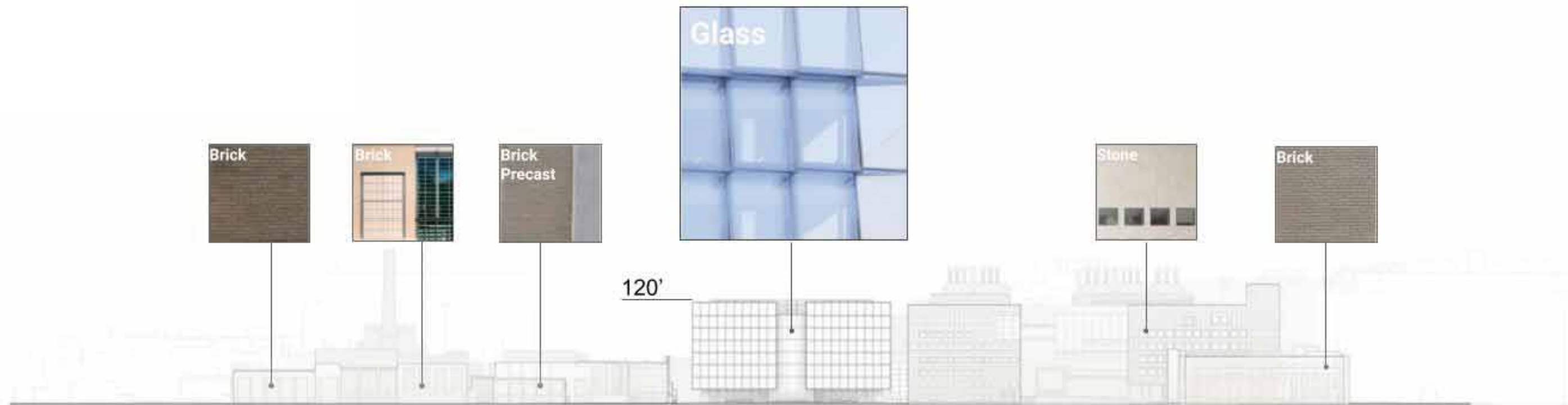
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Figure #2.1a  
Urban Grain along Vassar Street

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Elevation South of Vassar



Elevation North of Vassar

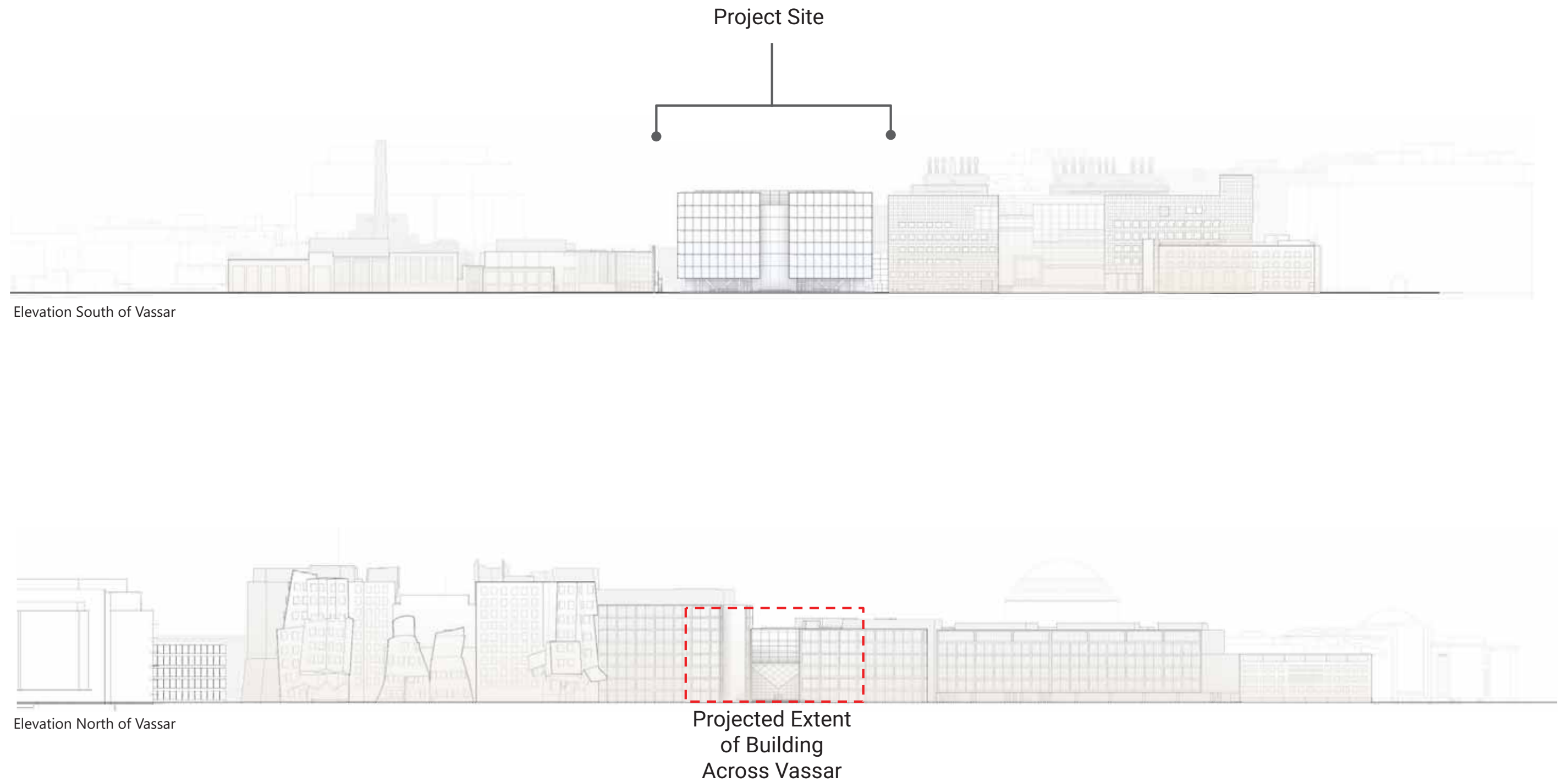
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Figure #2.1b  
Vassar Street Materiality



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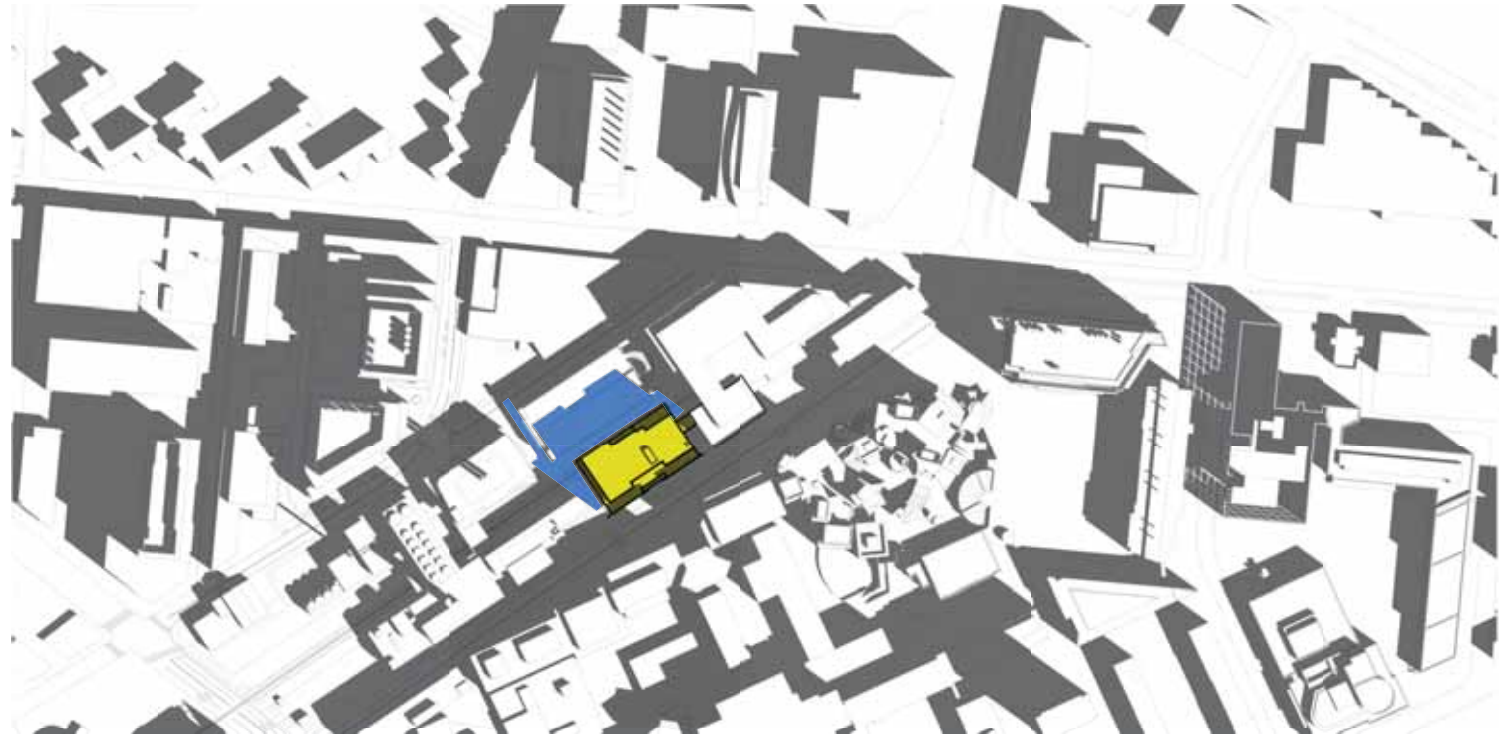
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Figure #2.1c  
Scale & Massing along Vassar Street

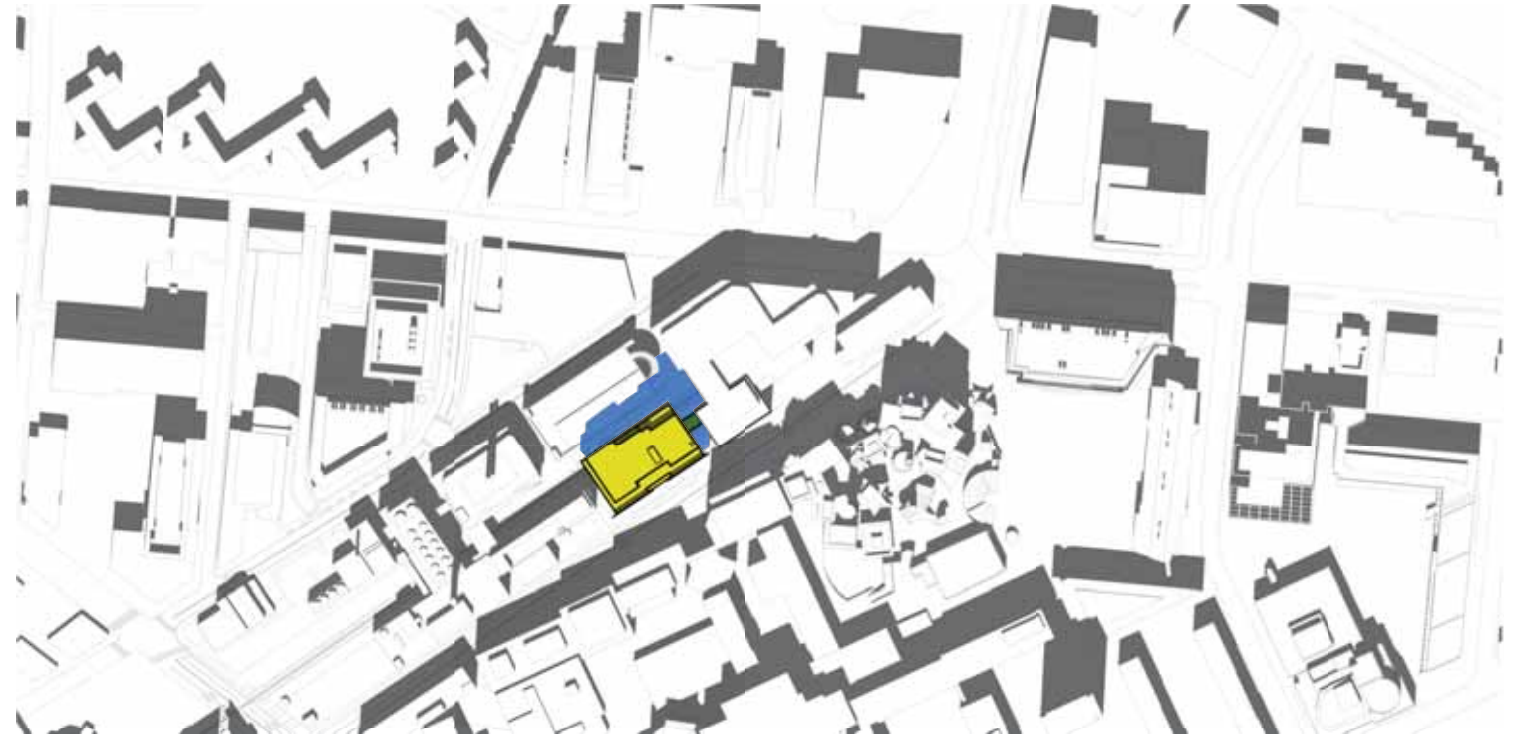


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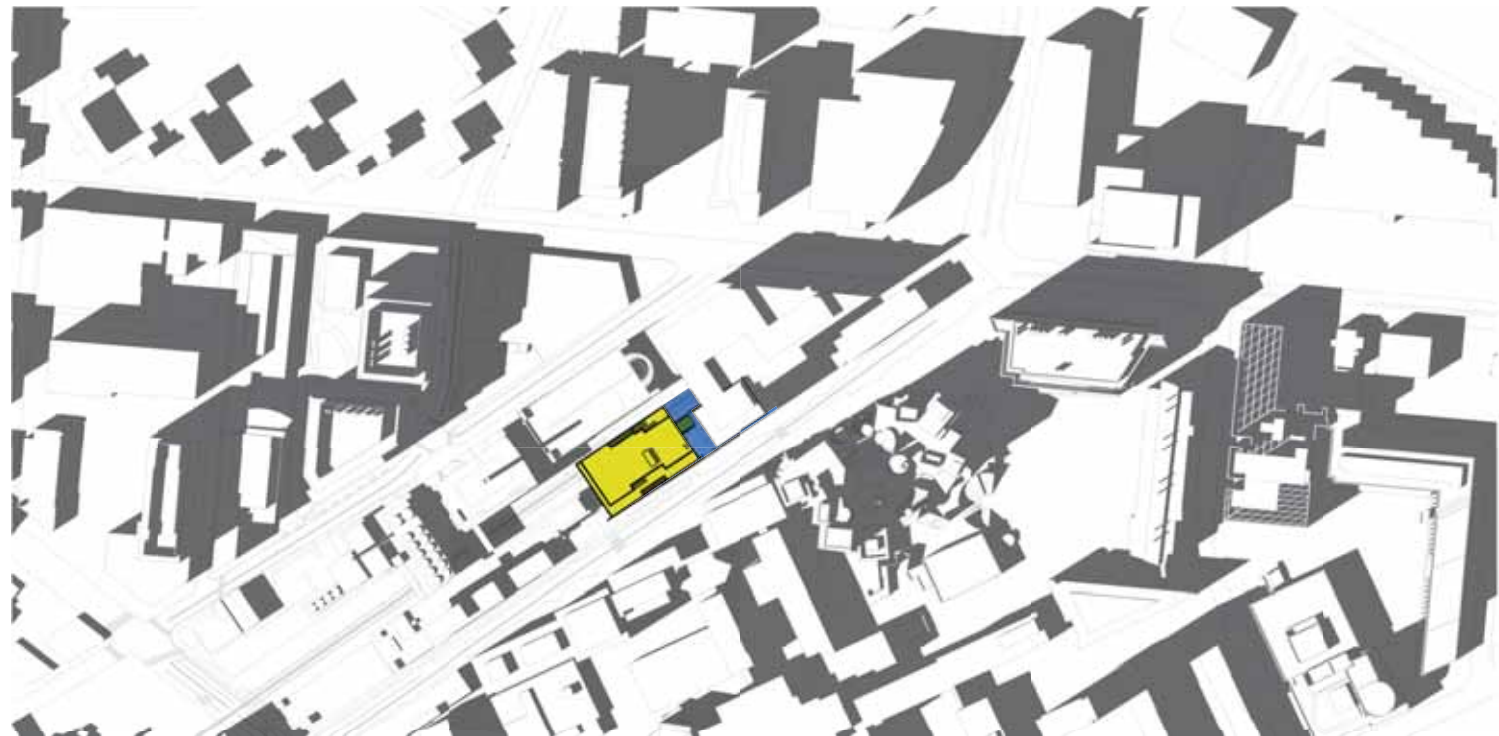




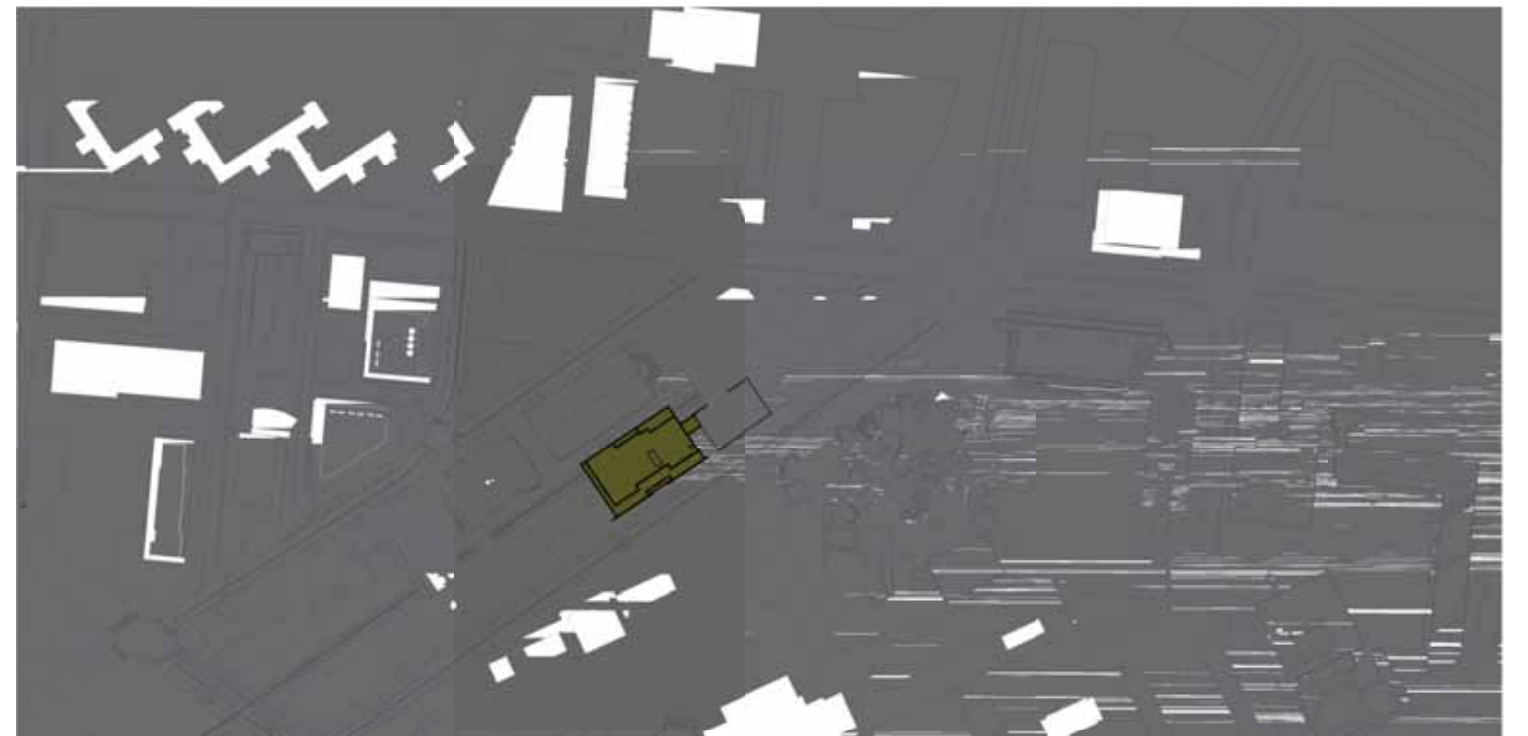
Mar / Sep 21 09:00AM



Mar / Sep 21 12:00PM



Mar / Sep 21 15:00PM



Mar / Sep 21 18:00PM

LEGEND




-  Proposed Building
-  Net New Shadow
-  Existing Shadow



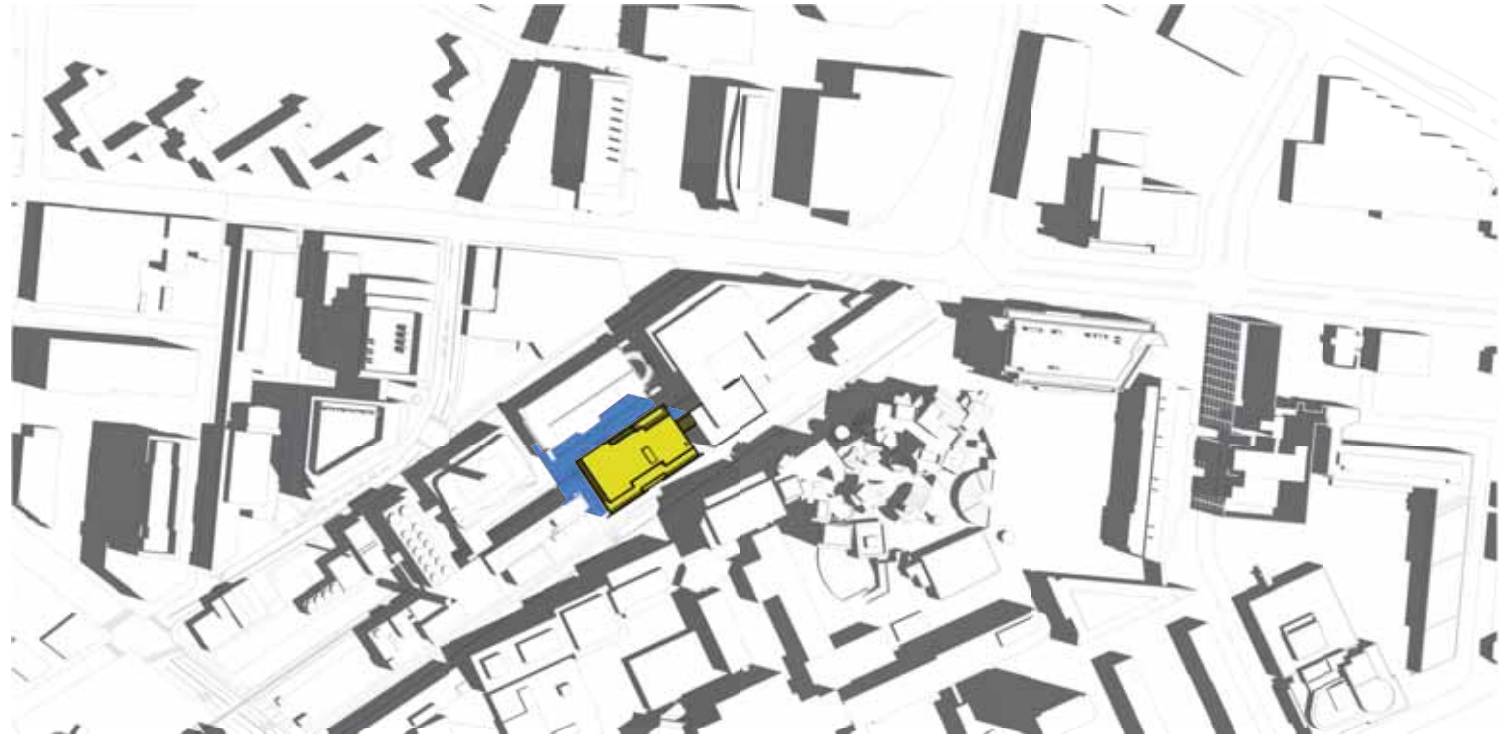
Figure #2.2a

Shadow Studies  
Spring / Fall Equinox

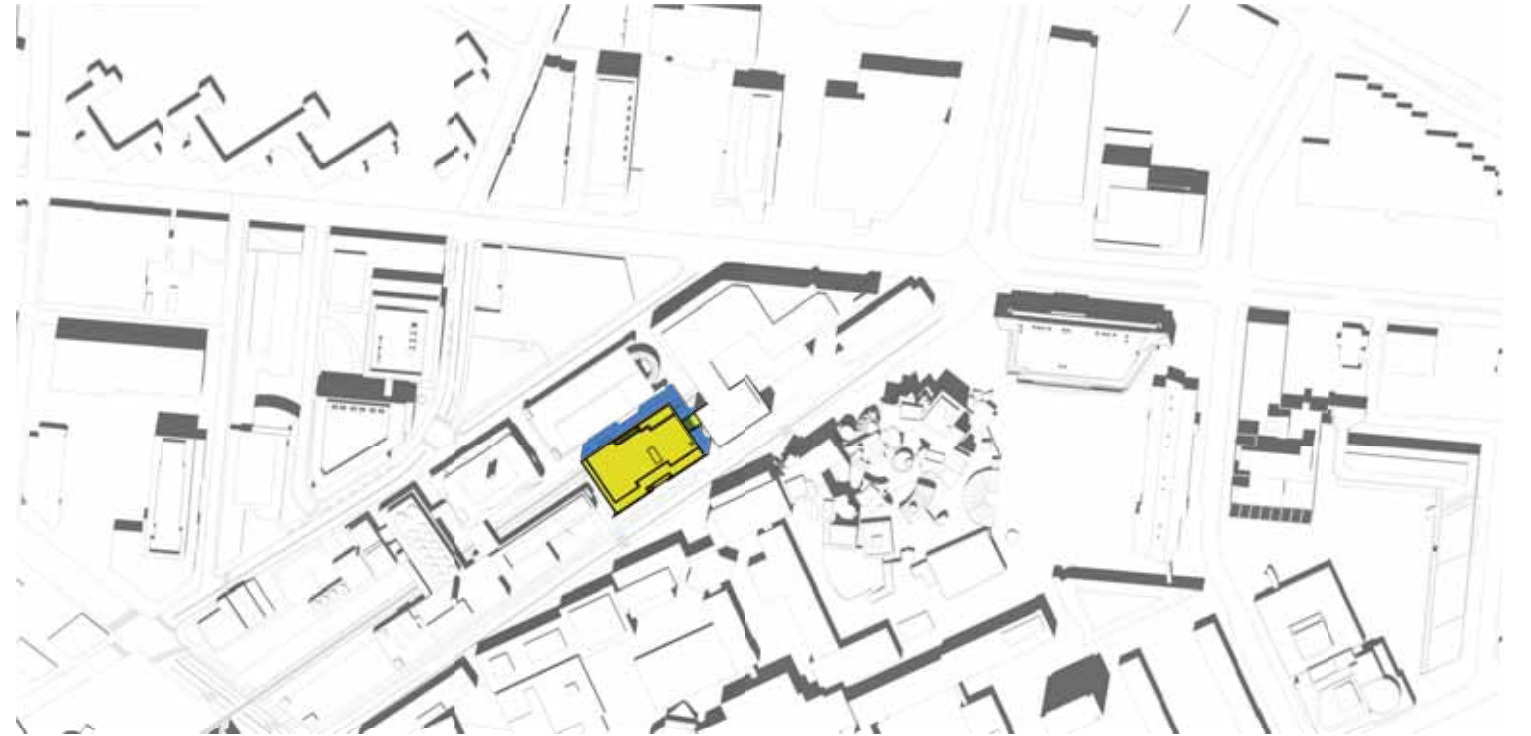
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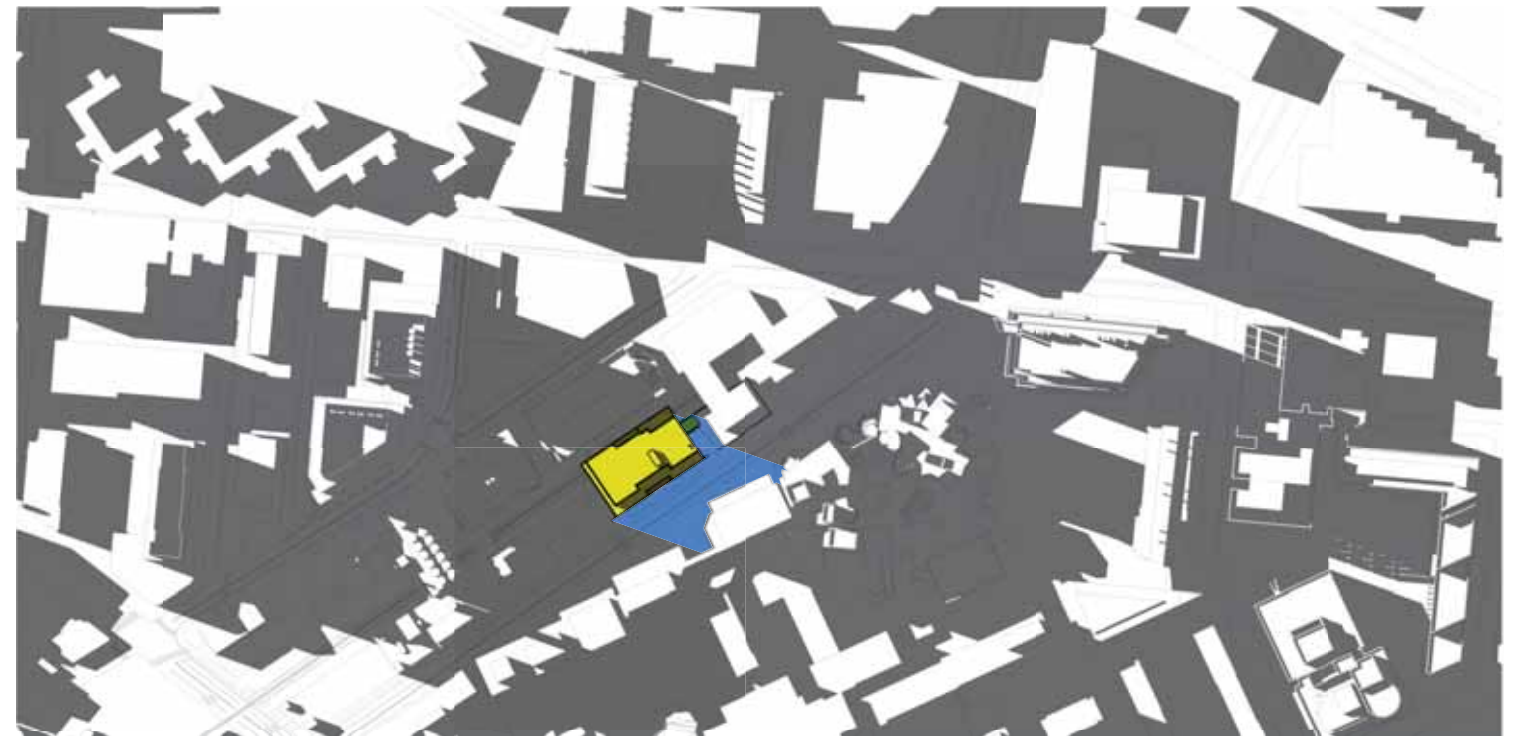
Jun 21 09:00AM



Jun 21 12:00PM



Jun 21 15:00PM



Jun 21 18:00PM

LEGEND




-  Proposed Building
-  Net New Shadow
-  Existing Shadow



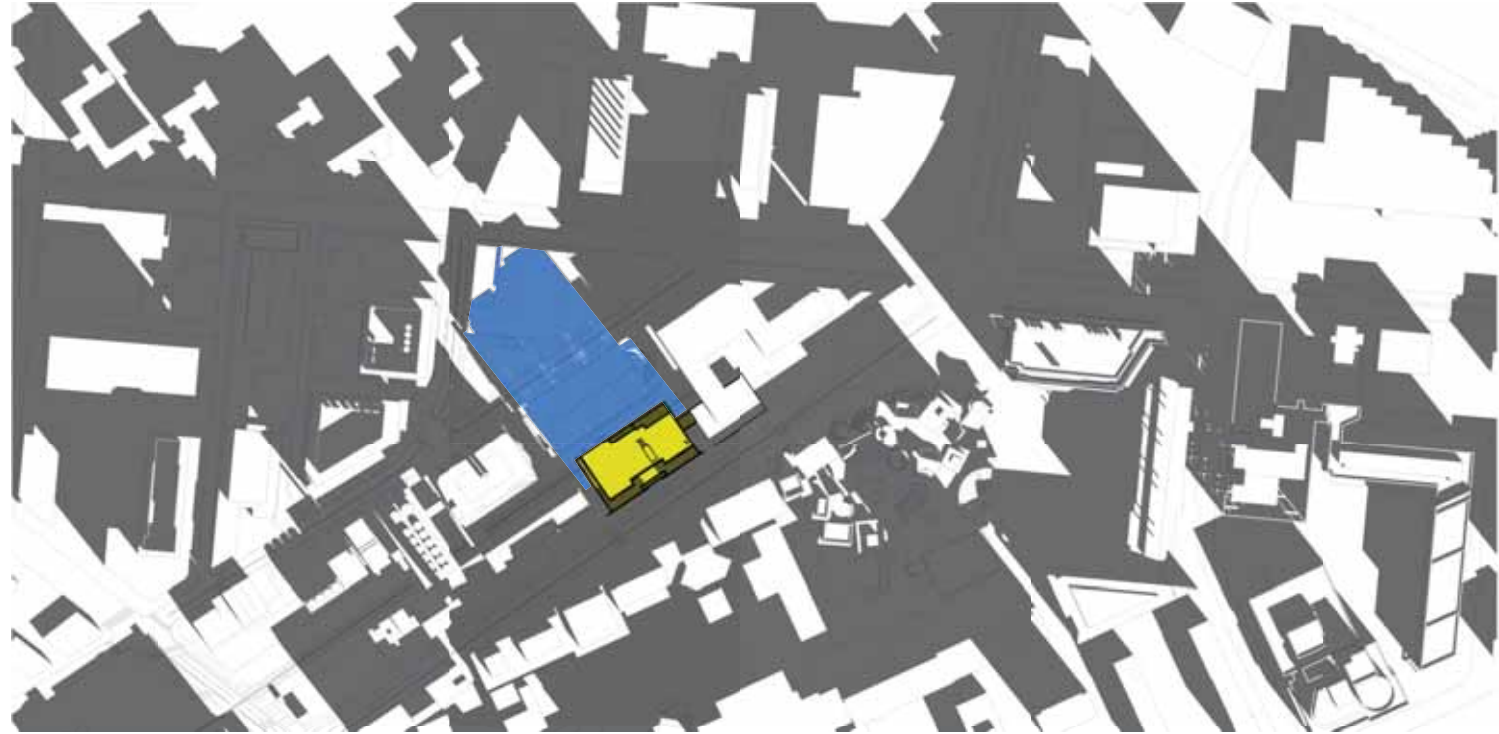
Figure #2.2b

Shadow Studies  
Summer Solstice

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Dec 21 09:00AM



Dec 21 12:00PM



Dec 21 15:00PM



Dec 21 18:00PM

LEGEND




-  Proposed Building
-  Net New Shadow
-  Existing Shadow

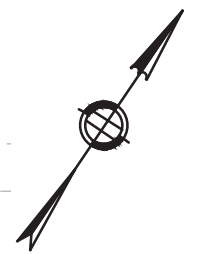
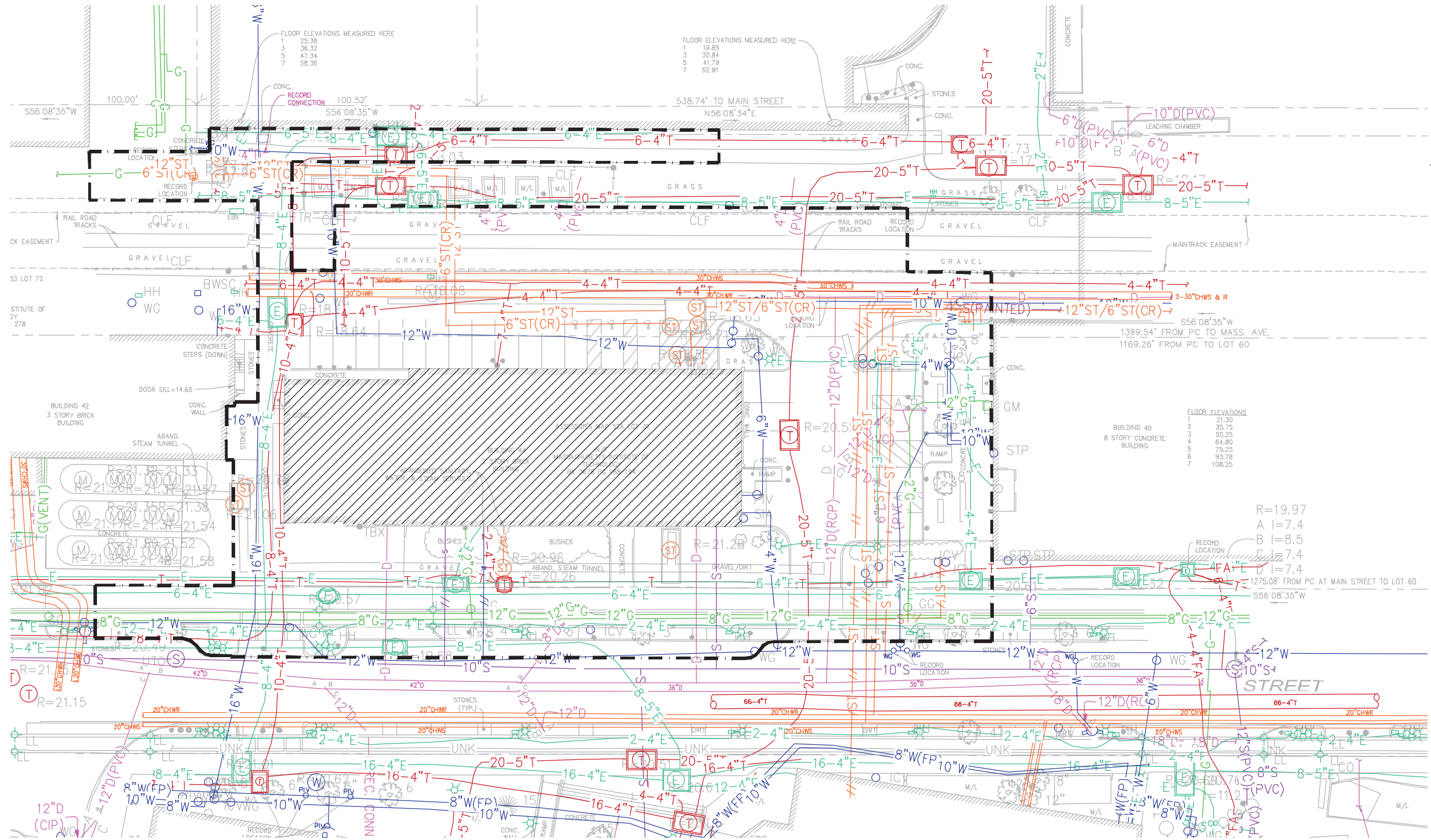


Figure #2.2c

Shadow Studies  
Winter Solstice

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SCALE:  
1" = 40'



Source: NITSCH ENGINEERING










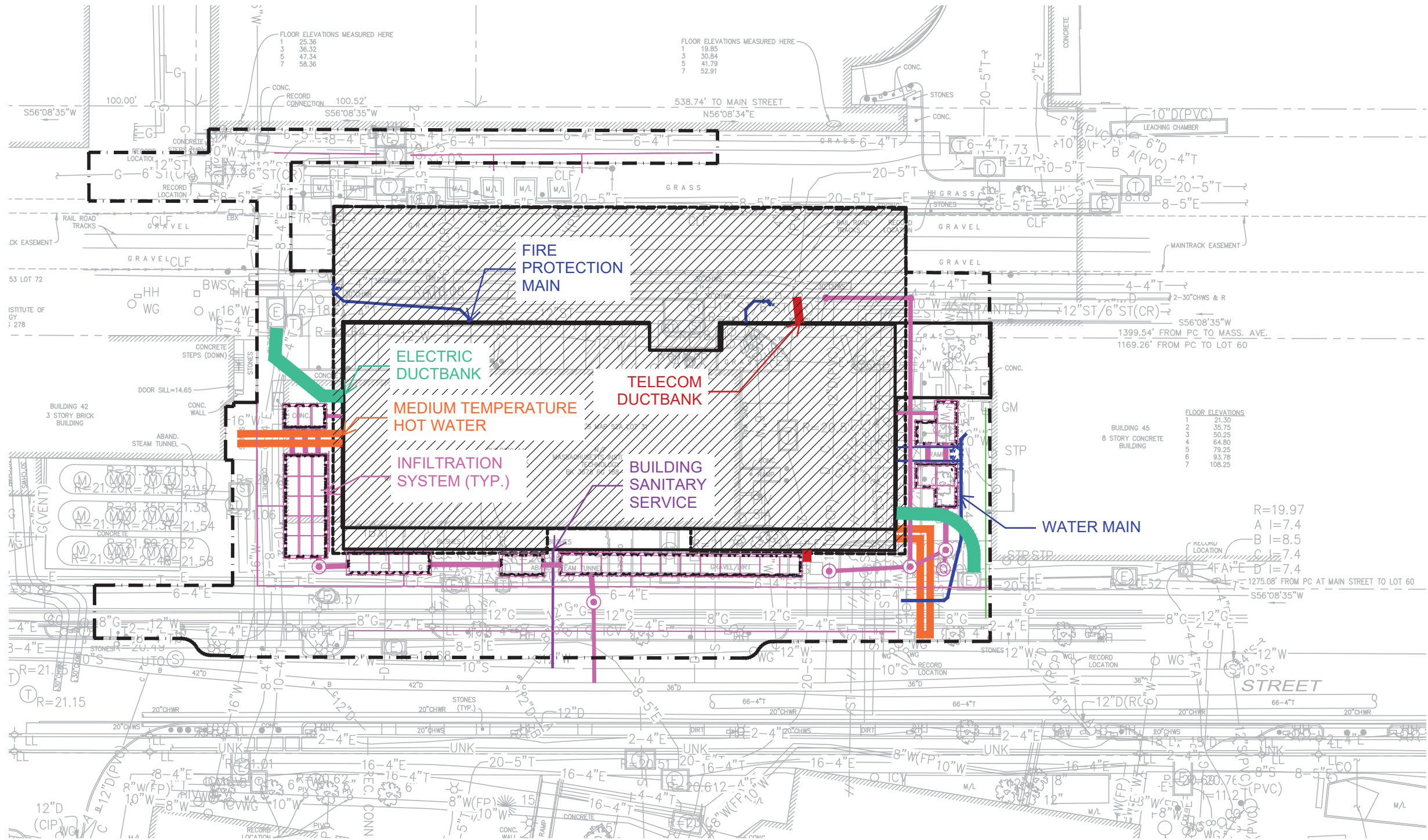
- |                                                                                     |             |                                                                                       |                                      |                                                                                       |                       |
|-------------------------------------------------------------------------------------|-------------|---------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------------------|-----------------------|
|  | Electric    |  | Sewer                                |  | Project Site Boundary |
|  | Telecom     |  | Drain                                |  | Existing Building     |
|  | Natural Gas |  | Medium Temperature Hot Water / Steam |                                                                                       |                       |
|  | Water       |                                                                                       |                                      |                                                                                       |                       |



Figure 5.1  
Existing Utilities

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SCALE:

1" = 40'



Source: NITSCH ENGINEERING/BVH

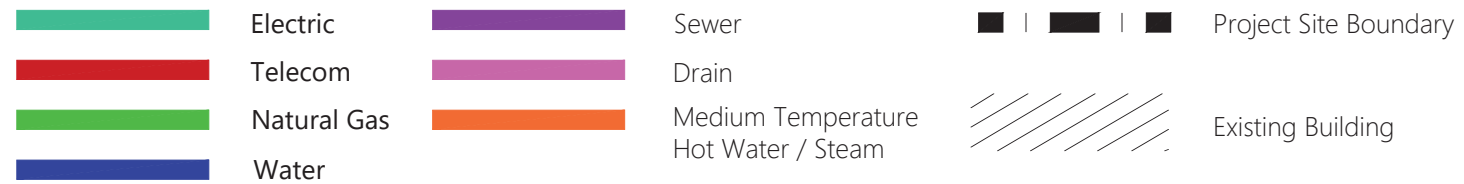


Figure 5.2  
Proposed Utilities

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