



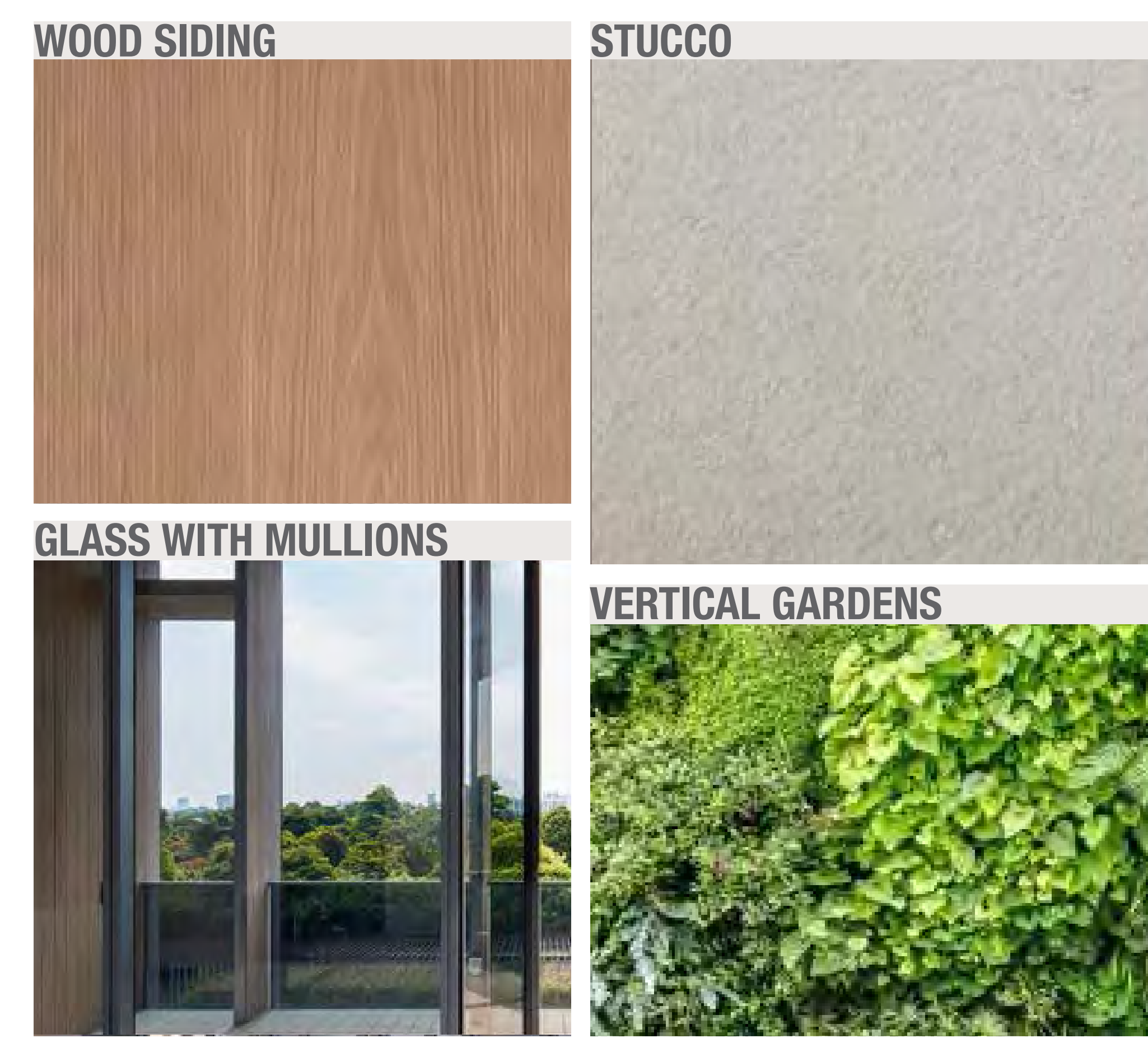
PERSPECTIVE 01 : Walnut Walk



PERSPECTIVE 02 : Euclid Building Aerial



TYPICAL PLAN : Euclid Building



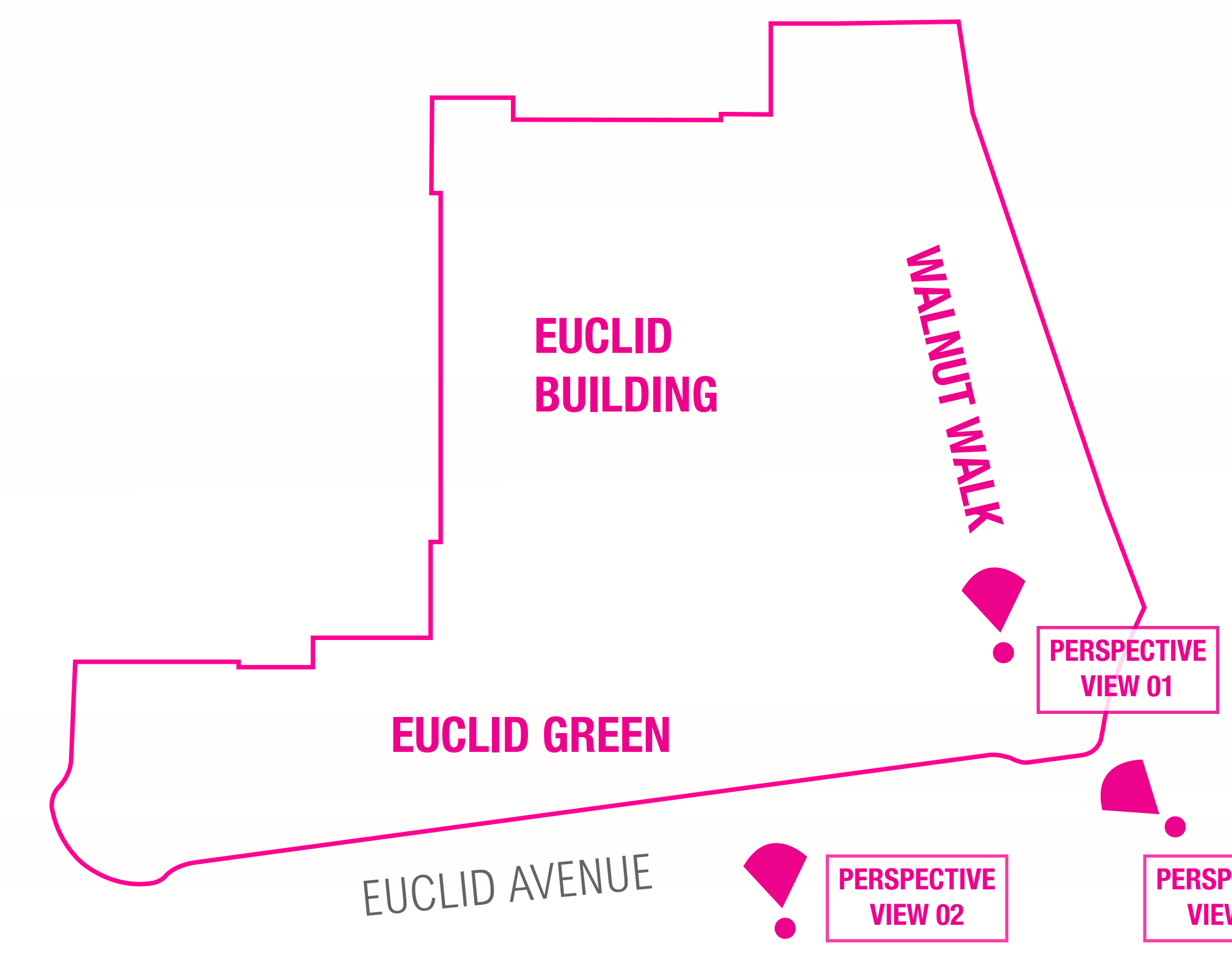
MATERIALS : Euclid Building



NEW OPEN SPACE : Euclid Green Reference



NEW OPEN SPACE : Walnut Walk Reference



SITE PLAN : Euclid Green & Walnut Walk



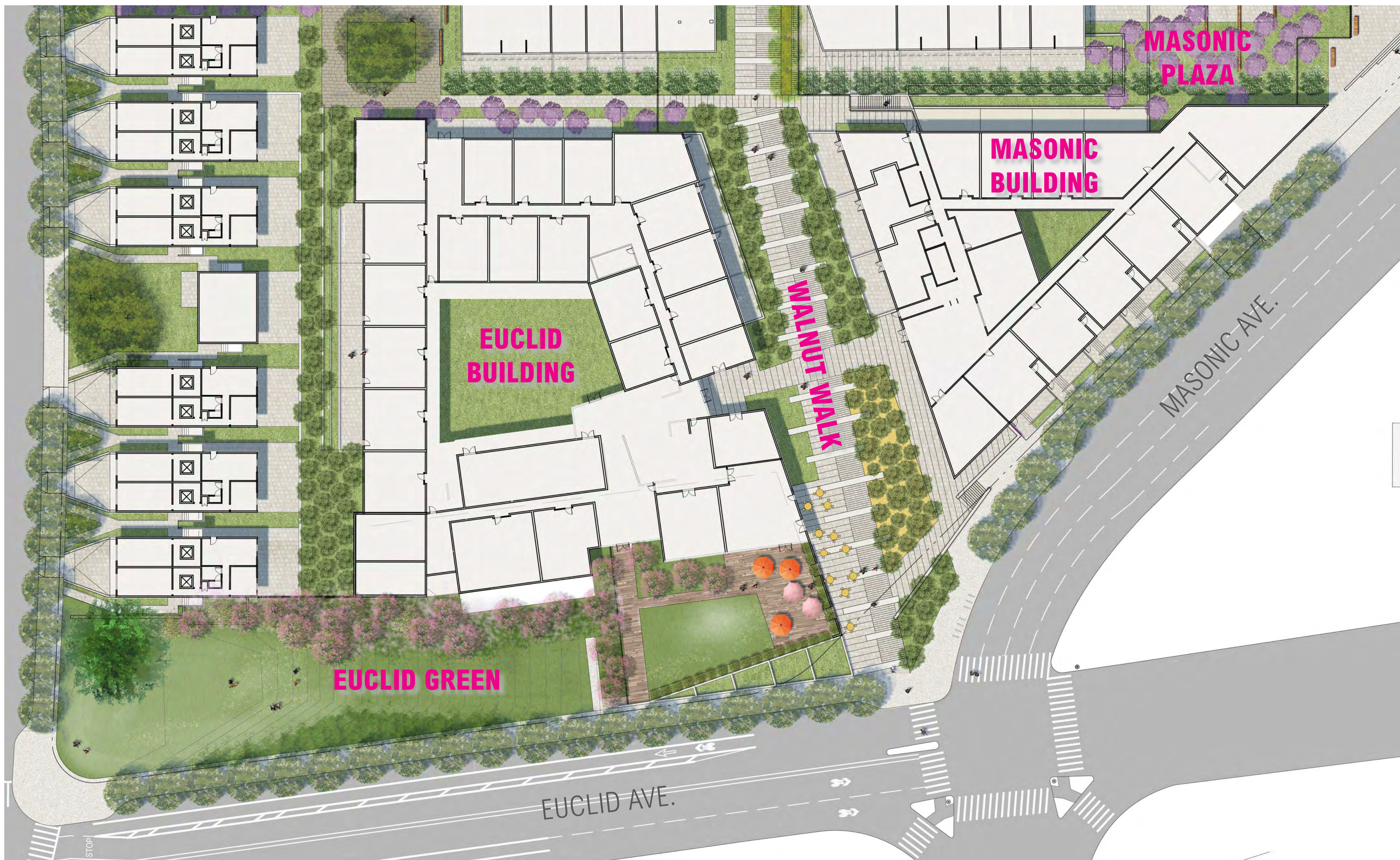
ELEVATION : Euclid Building - Along Euclid Green



ELEVATION : Euclid Building - Along Walnut Walk

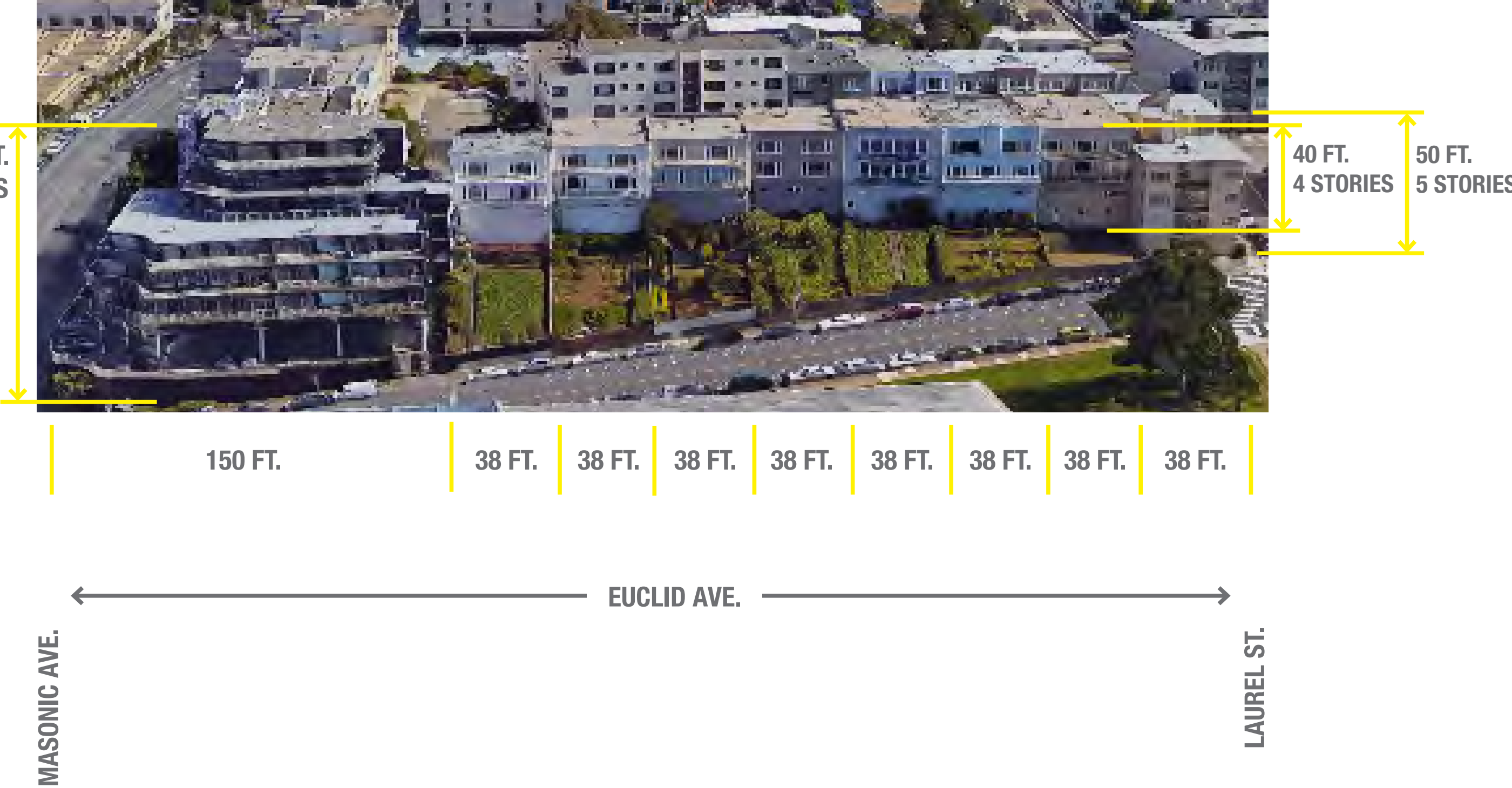
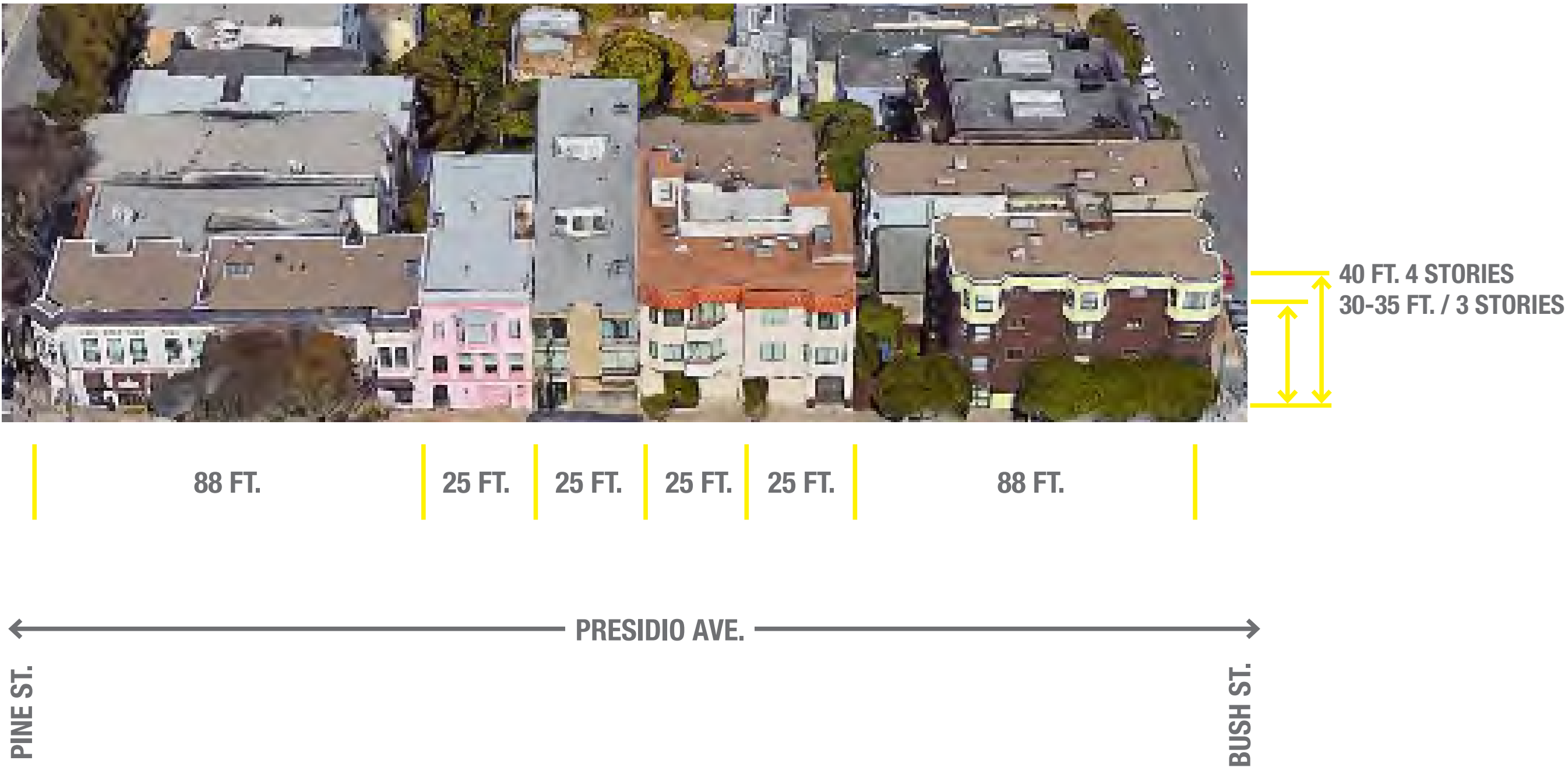
06

EUCLID & MASONIC BUILDING



06 CONTEXT & DESIGN

EXISTING NEIGHBORHOOD CONTEXT : FACADE RHYTHM & BUILDING HEIGHT



IMPLEMENTED DESIGN FEATURES



06 MASONIC AVE.

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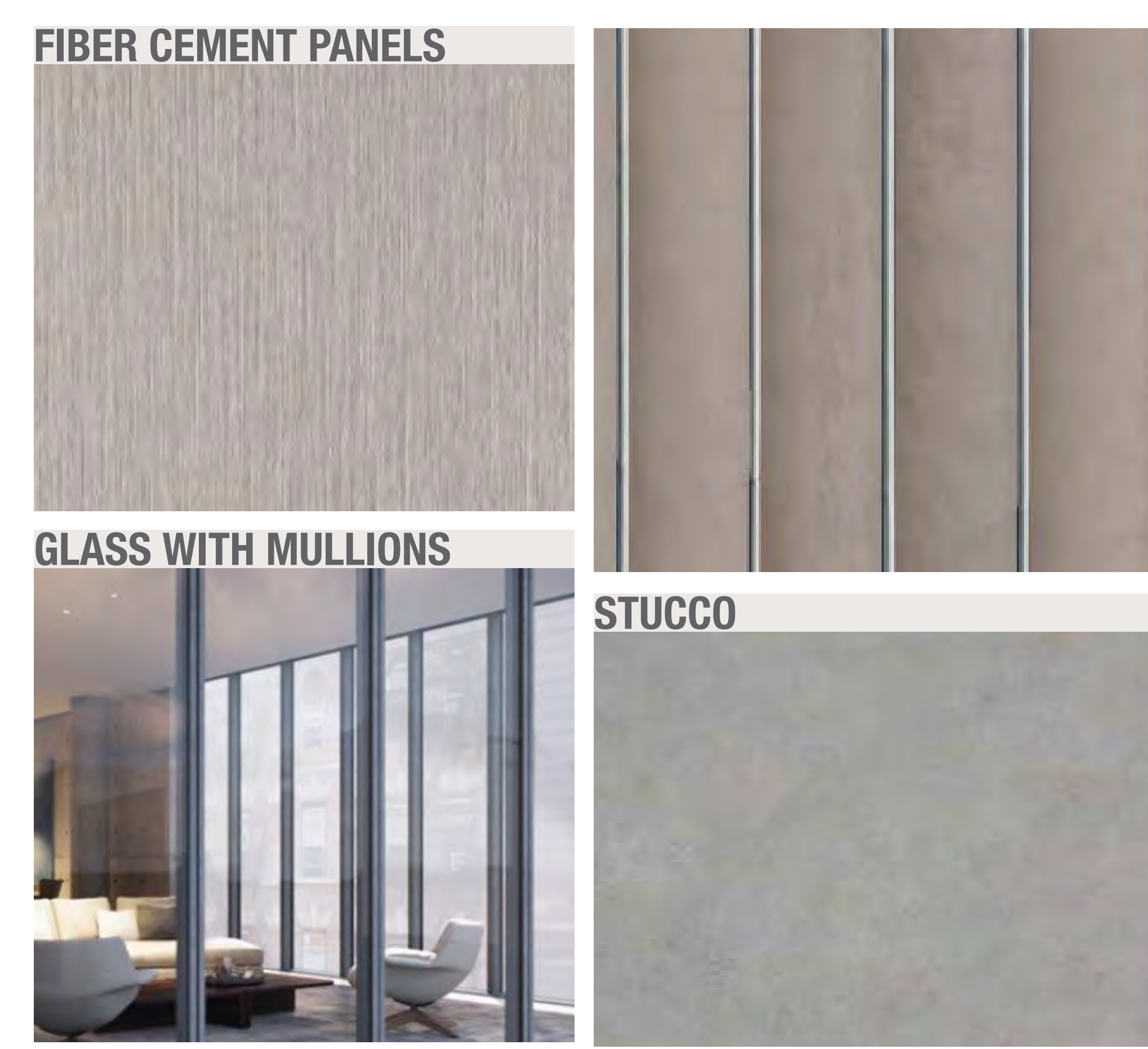
PERSPECTIVE 01 : Masonic Street



PERSPECTIVE 02 : Masonic Building Aerial



TYPICAL PLAN : Masonic Building

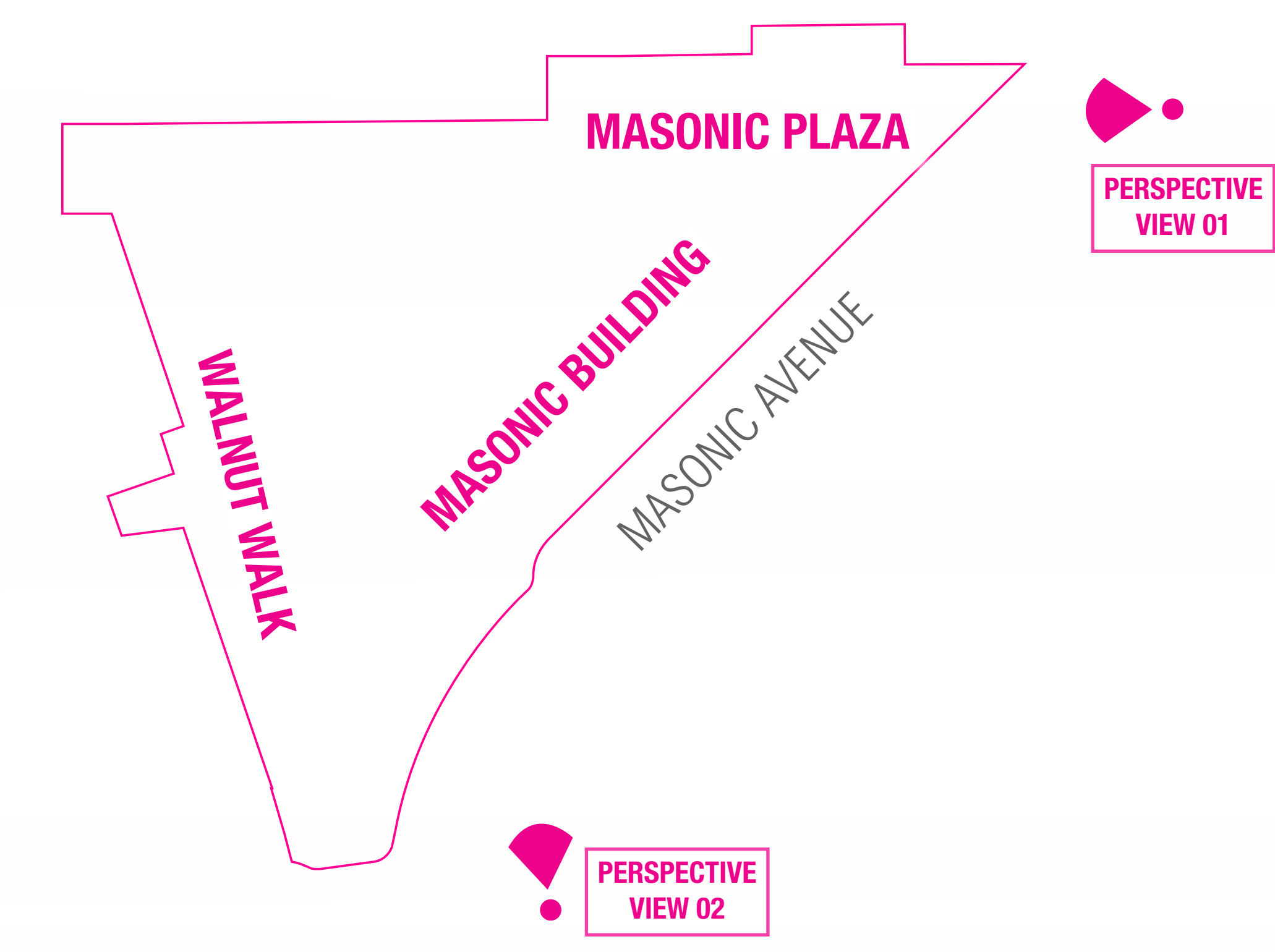


MATERIALS : Masonic Building



NEW OPEN SPACE : Masonic Plaza Reference

NEW OPEN SPACE : Walnut Walk Reference



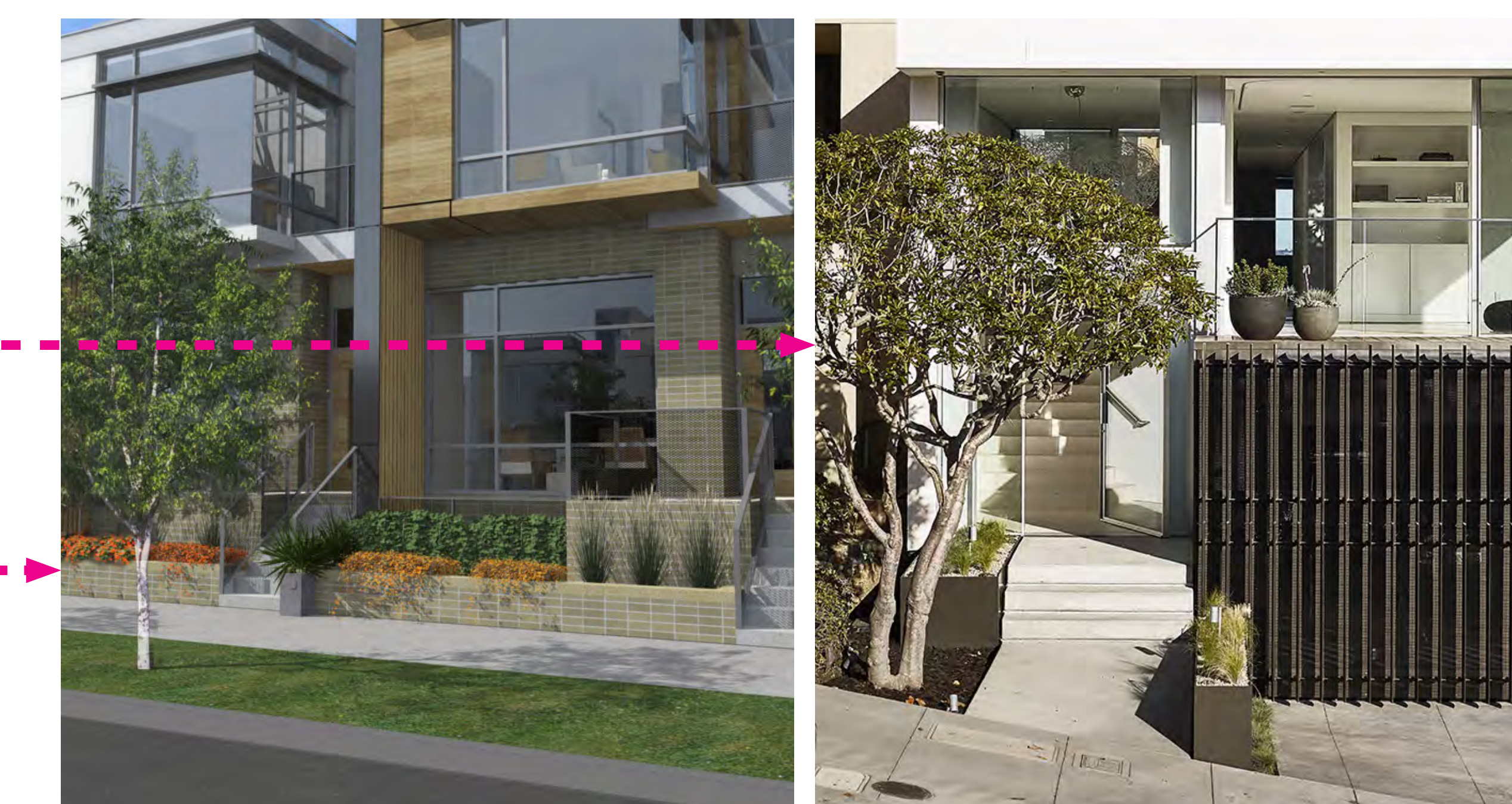
SITE PLAN : Masonic Plaza & Walnut Walk



ELEVATION : Laurel Homes



ENLARGED ELEVATION : Masonic Street Stoops



REFERENCE IMAGES : Masonic Street Stoops

07

LAUREL HOMES & MAYFAIR BUILDING



07 CONTEXT & DESIGN

EXISTING NEIGHBORHOOD CONTEXT : FENESTRATION



← COLLINS ST. →

EXISTING NEIGHBORHOOD CONTEXT : MASSING



← COLLINS ST. →

IMPLEMENTED DESIGN FEATURES



LAUREL HOMES



MAYFAIR BUILDING

07 LAUREL TOWNHOMES

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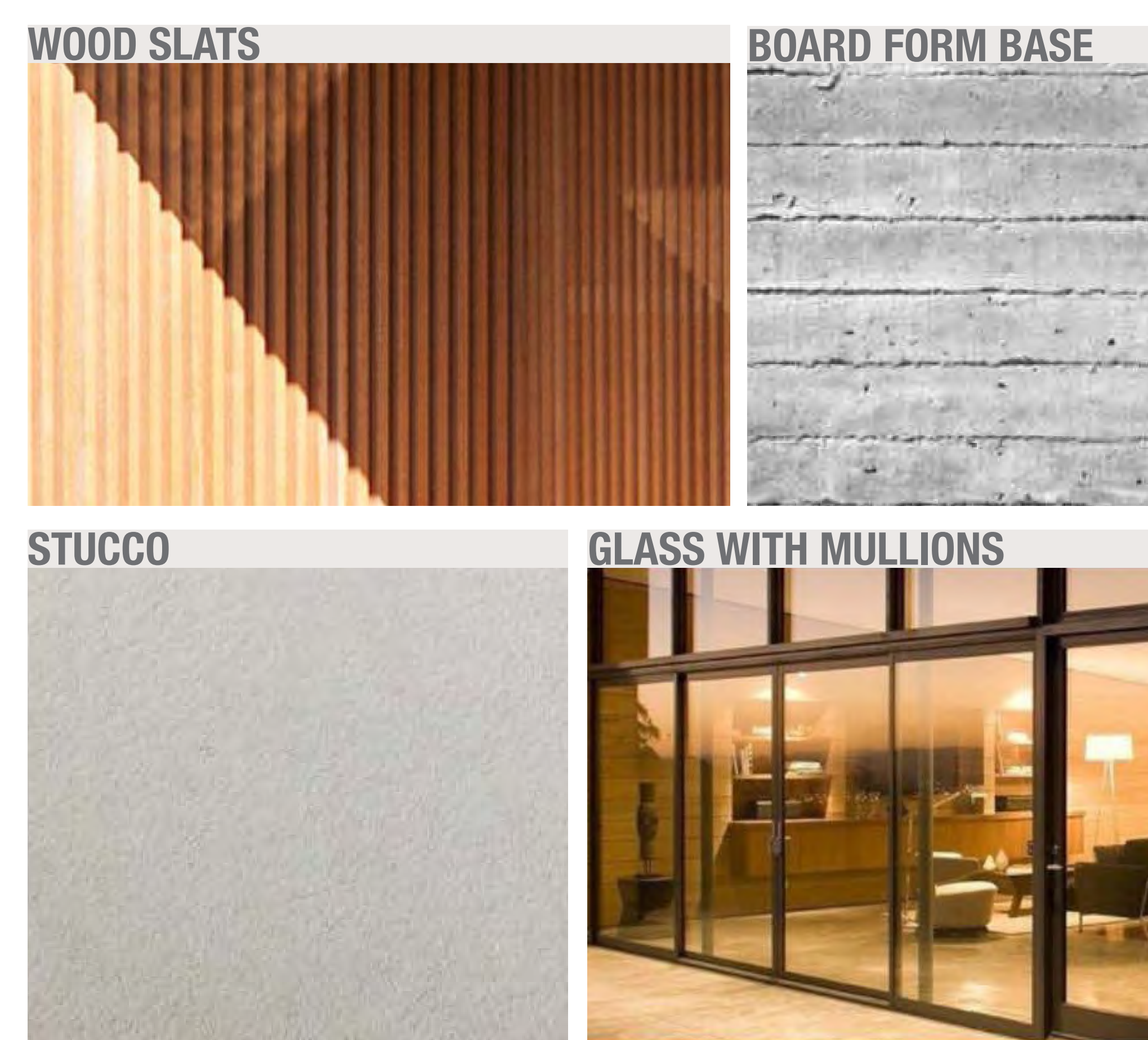
PERSPECTIVE 01 : Laurel Townhomes Street



TYPICAL PLAN : Laurel Townhomes



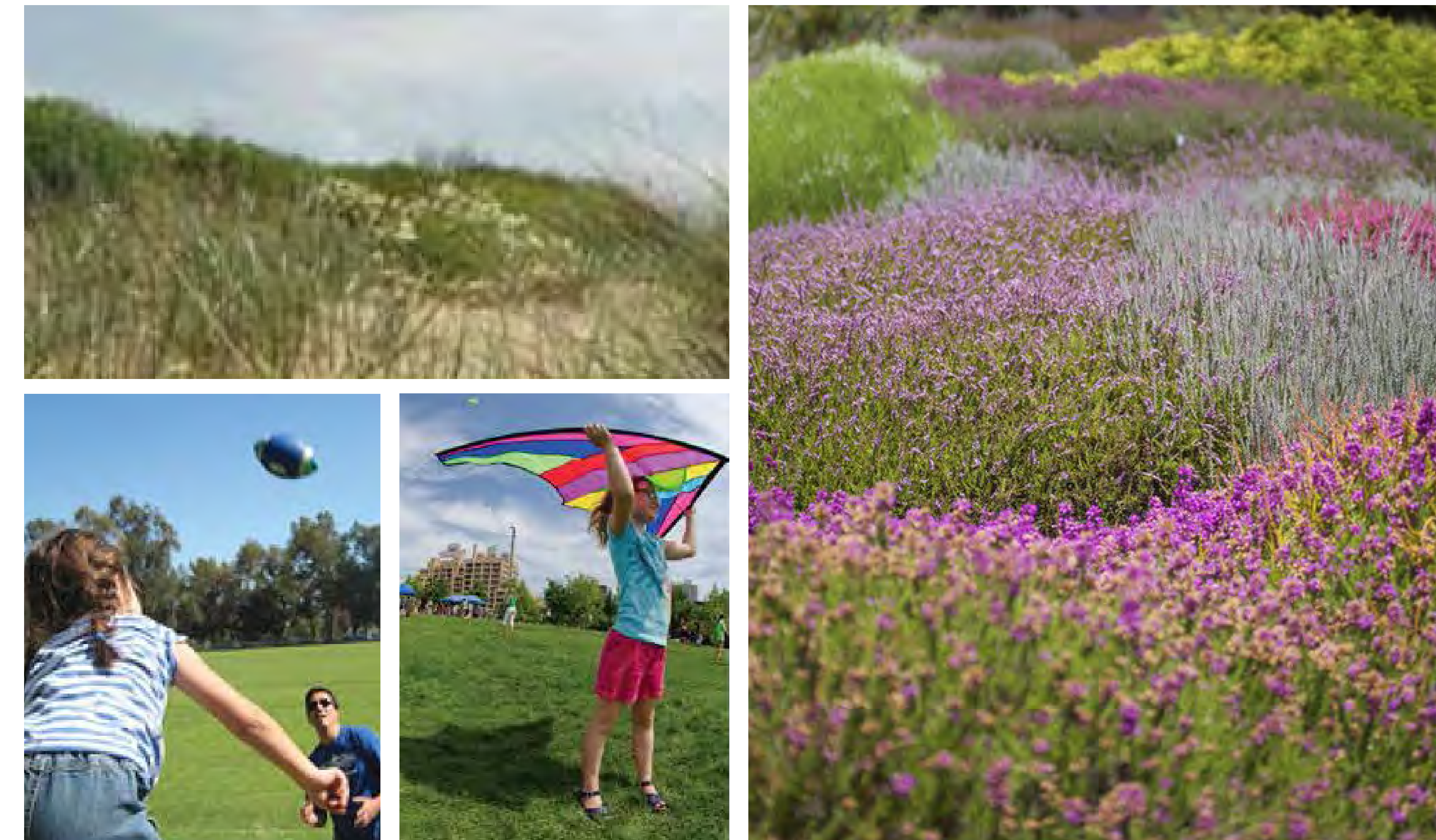
ELEVATION : Laurel Townhomes



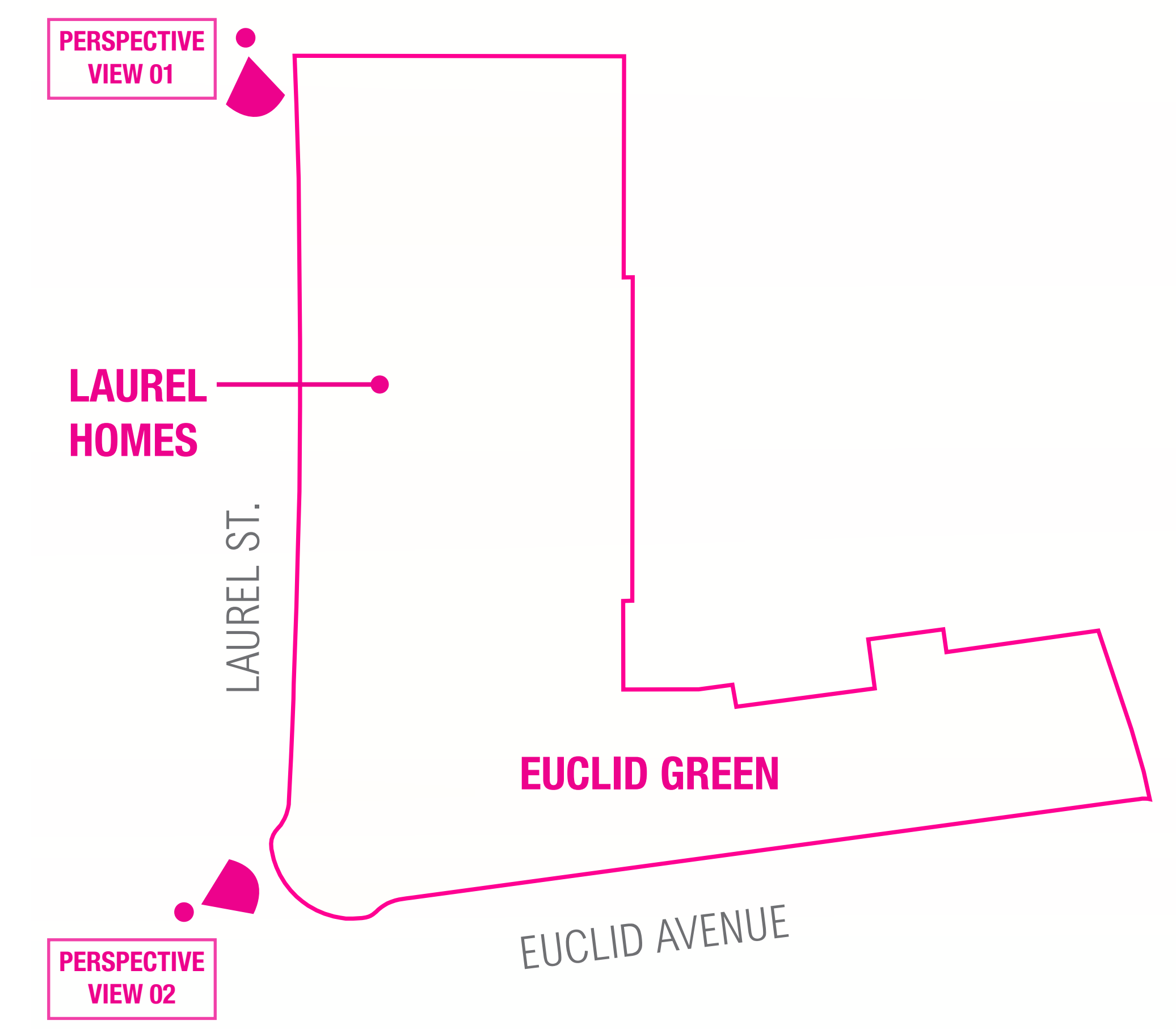
MATERIALS : Laurel Townhomes



PERSPECTIVE 02 : Euclid Green



NEW OPEN SPACE : Euclid Green Reference Images



SITE PLAN : Euclid Green & Laurel Townhomes



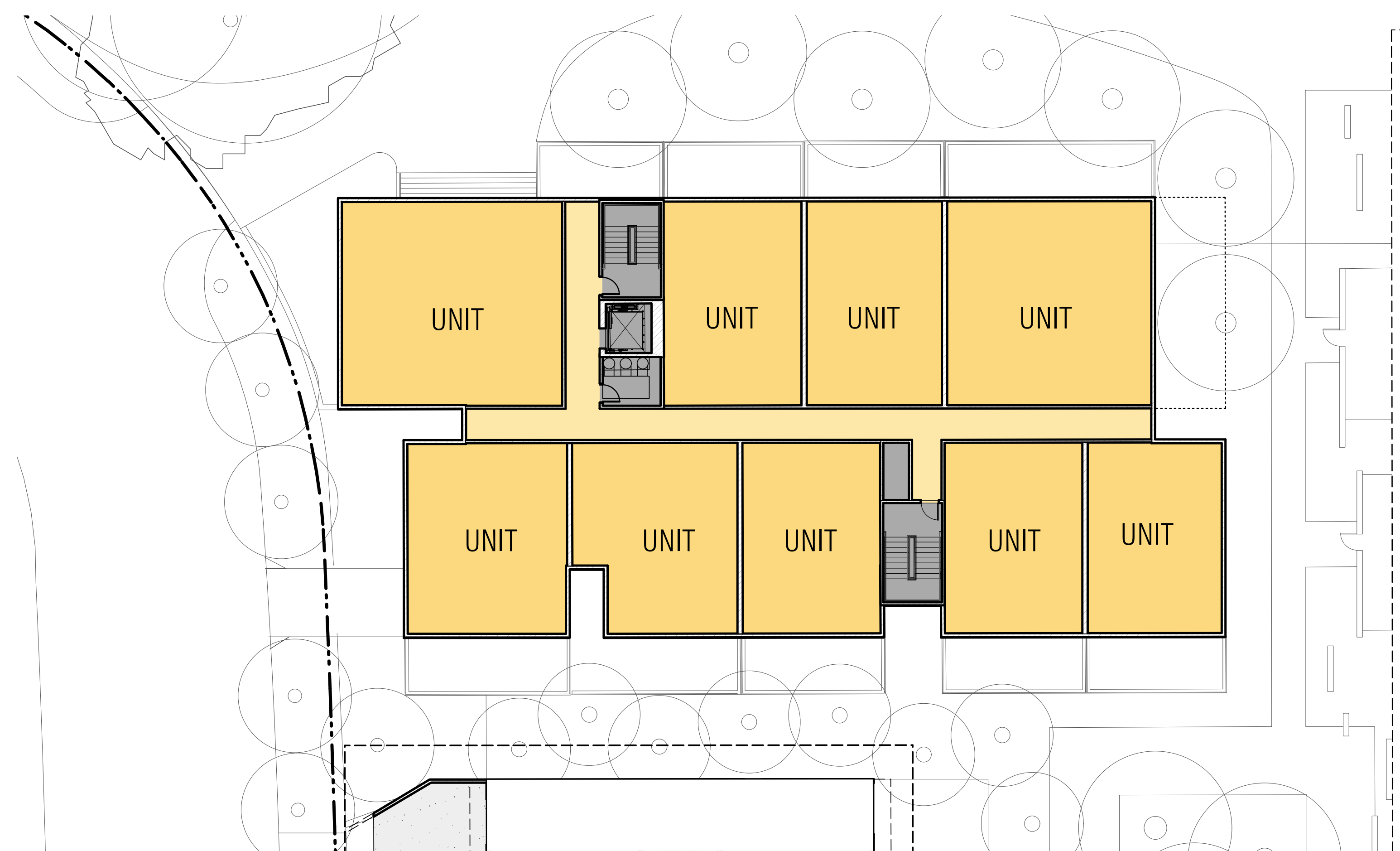
PERSPECTIVE : Laurel Townhomes Aerial

07 MAYFAIR BUILDING

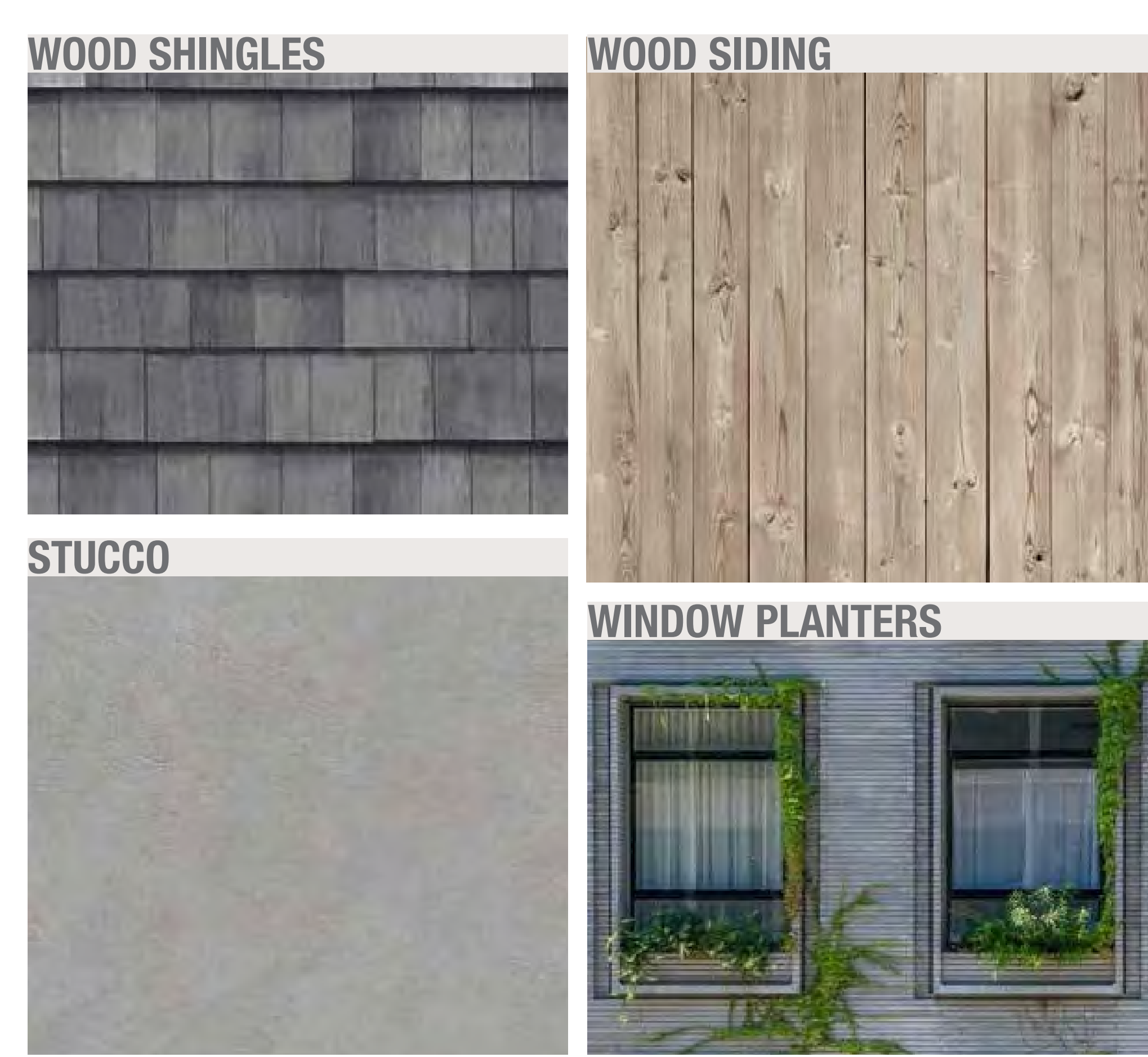
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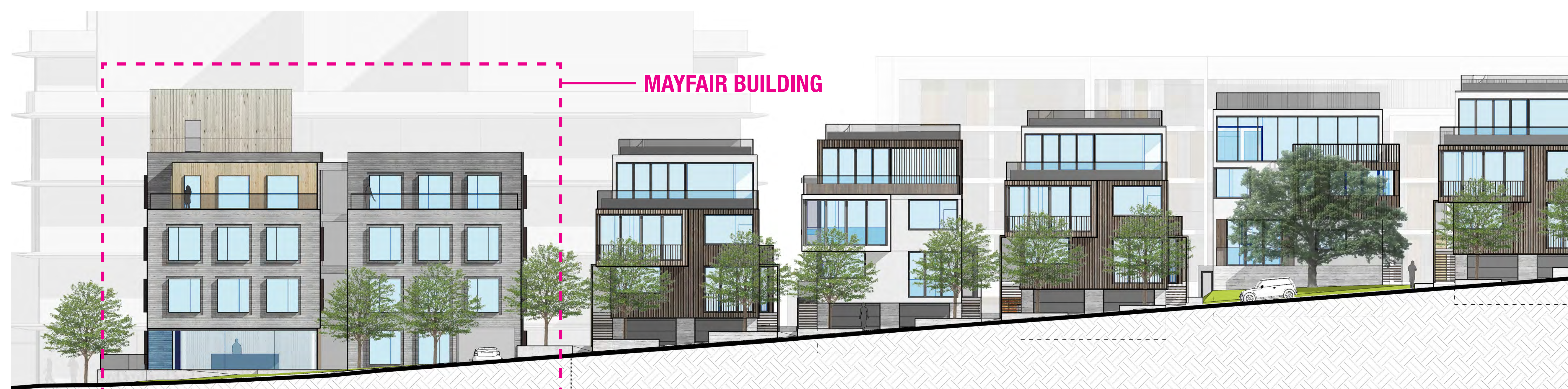
PERSPECTIVE 01 : Laurel Street



TYPICAL PLAN : Mayfair Building



MATERIALS : Mayfair Building



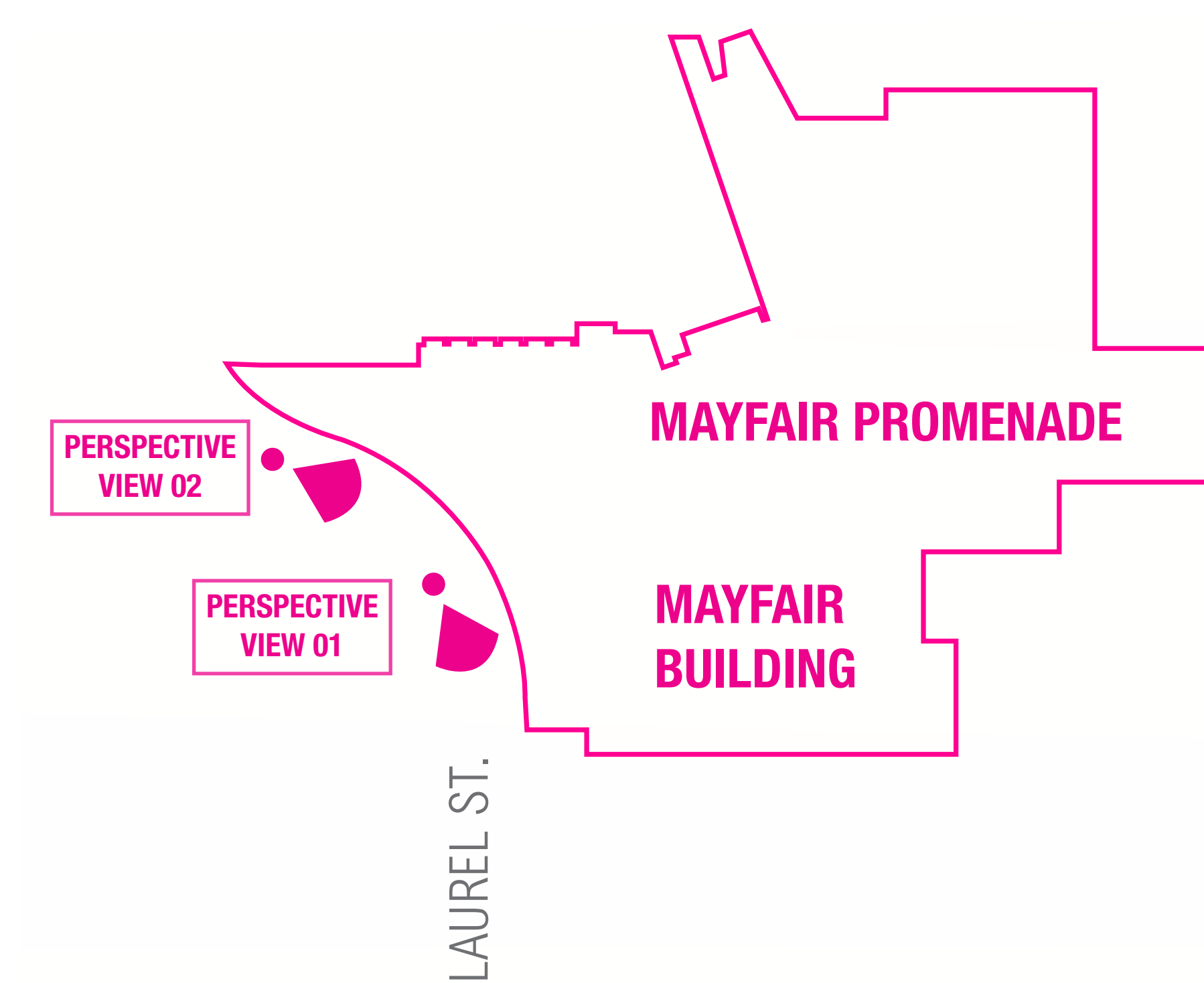
ELEVATION : Mayfair Building



PERSPECTIVE 02 : Mayfair Building & Promenade



NEW OPEN SPACE : Mayfair Promenade Reference Images



SITE PLAN : Mayfair Building & Mayfair Promenade




PERSPECTIVE : Mayfair Aerial

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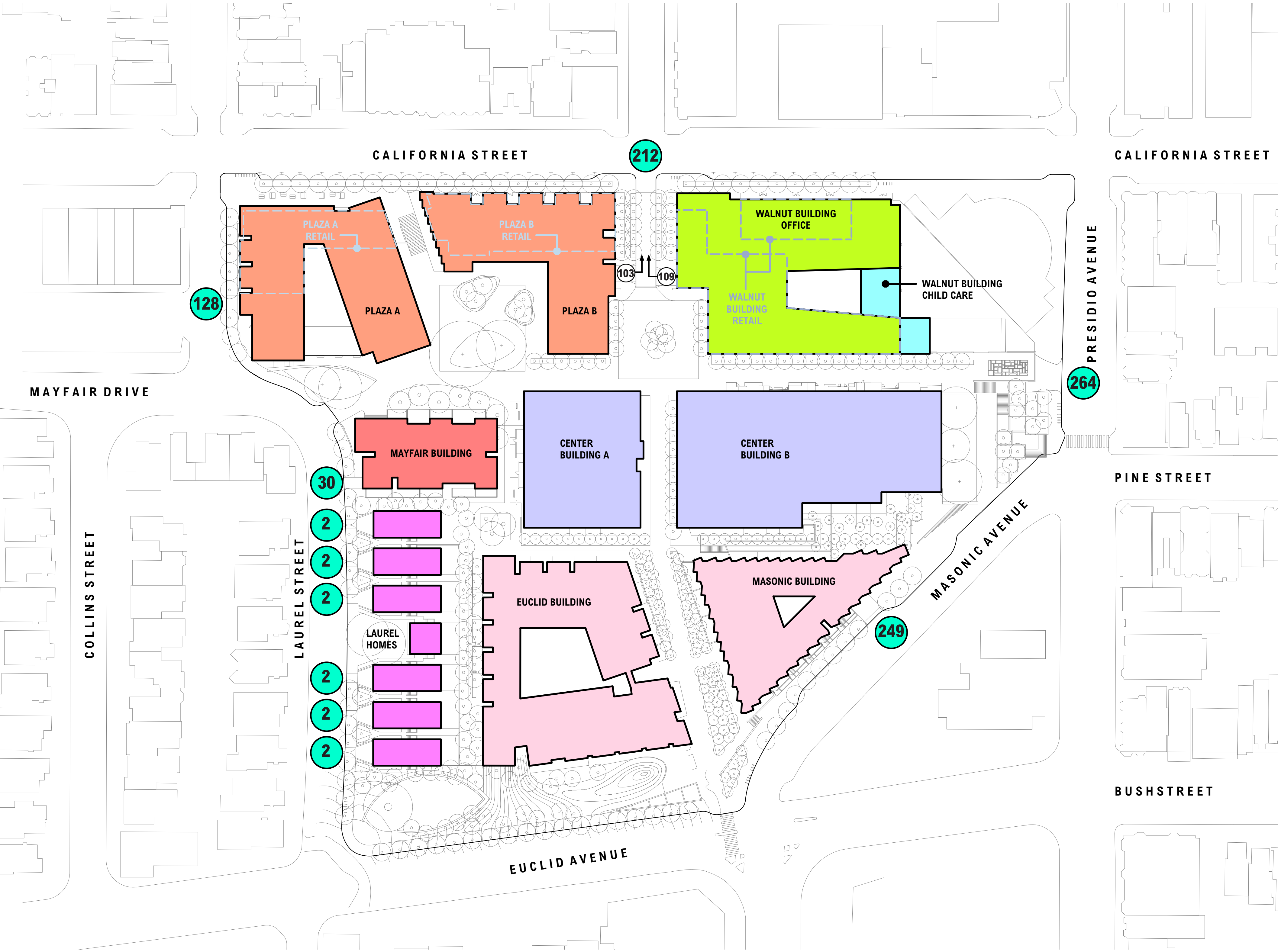
- ↔ DISTANCE TO NEIGHBORING BUILDINGS

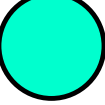
Community Meeting - Pre-Application Community Meeting
June 13, 2017

PRADO
GROUP

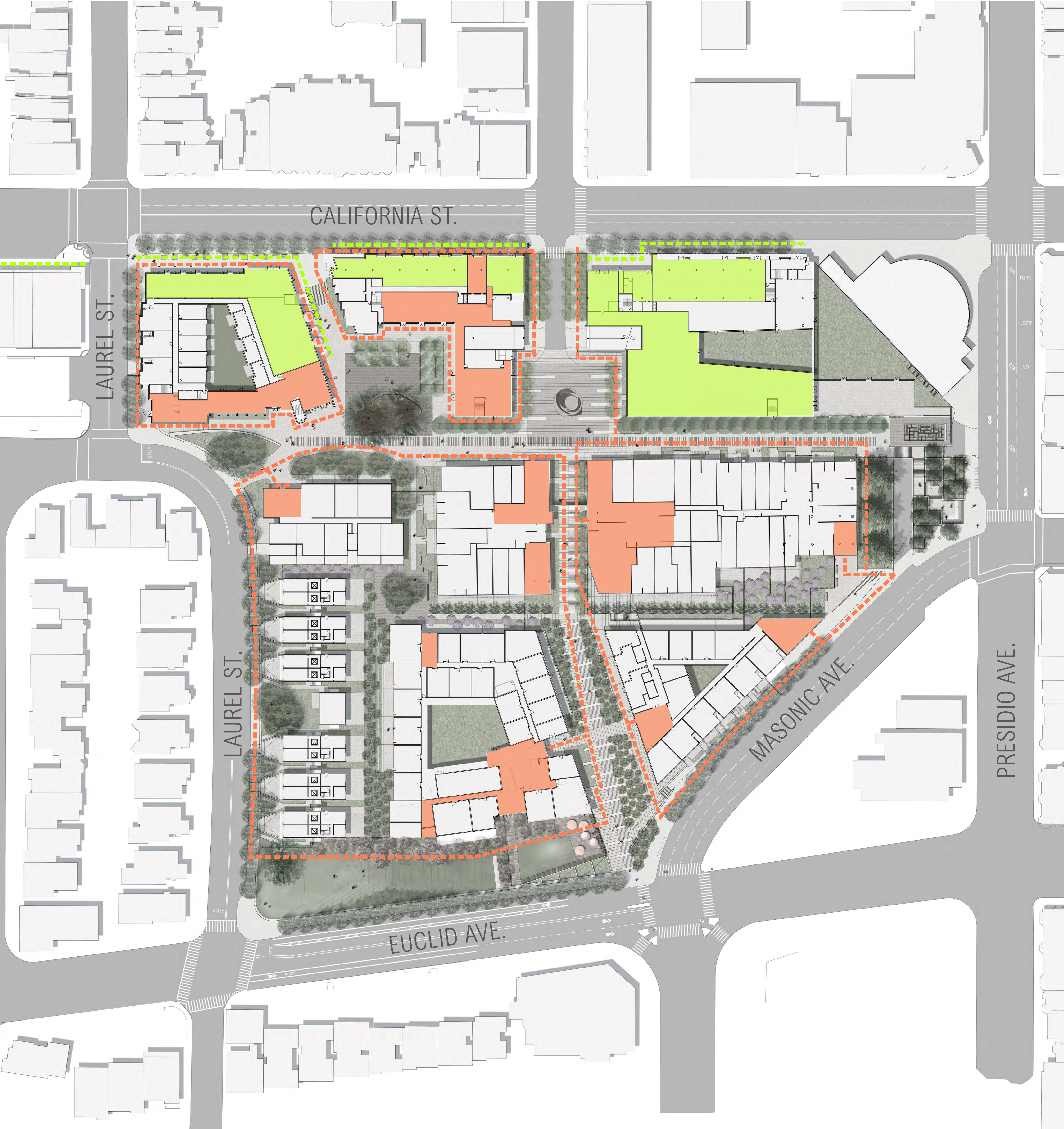






08 PARKING



LAUREL STREET ENTRY	
PLAZA A & B RESIDENTIAL PARKING:	128
WALNUT STREET ENTRY	
PLAZA A & B RETAIL PARKING:	103 STALLS
CENTER BUILDING RESIDENTIAL PARKING:	109 STALLS
TOTAL PARKING:	212 STALLS
PRESIDIO AVENUE ENTRY	
WALNUT BUILDING OFFICE PARKING:	100 STALLS
WALNUT RETAIL + PUBLIC + CAR SHARE:	105 STALLS
WALNUT BUILDING CHILD CARE PARKING:	29 STALLS
CENTER BUILDING RESIDENTIAL PARKING:	30 STALLS
TOTAL PARKING:	264 STALLS
MASONIC AVENUE ENTRY	
CENTER BUILDING RESIDENTIAL PARKING:	51 STALLS
MASONIC RESIDENTIAL PARKING:	61 STALLS
EUCLID RESIDENTIAL PARKING:	135 STALLS
LAUREL HOMES PARKING:	2 STALLS
TOTAL PARKING:	249 STALLS
LAUREL HOMES ENTRY	
RESIDENTIAL PARKING:	12 STALLS
MAYFAIR DRIVE ENTRY	
MAYFAIR BUILDING RESIDENTIAL PARKING:	30 STALLS
TOTAL ON-SITE PARKING:	895 STALLS
SITE PLAN LEGEND	
	PRIMARY VEHICLE ACCESS

08 EYES ON THE STREET



DRAWING LEGEND			
	RETAIL SPACE		RETAIL POPULATION
	RESIDENTIAL LOBBIES		RESIDENTIAL POPULATION

08 GENERAL PROJECT INFORMATION



1 | Family Friendly Units



2 | Affordable Units



3 | Amenities in Unit



4 | Resident Communal Spaces

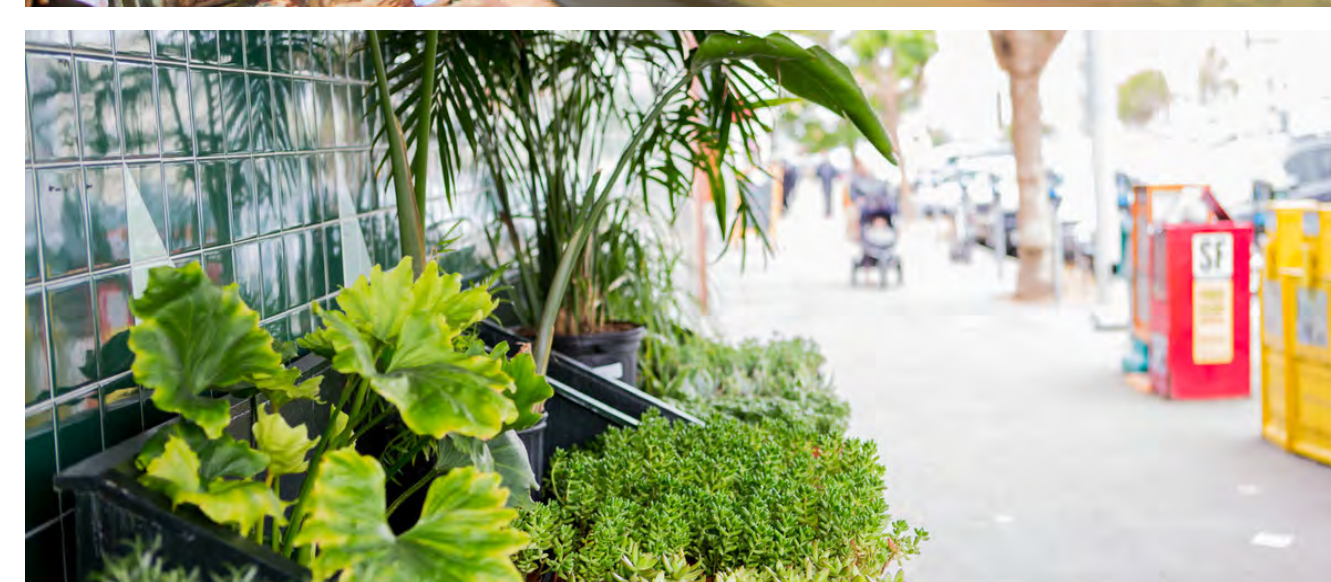


CITY CAR SHARE.org

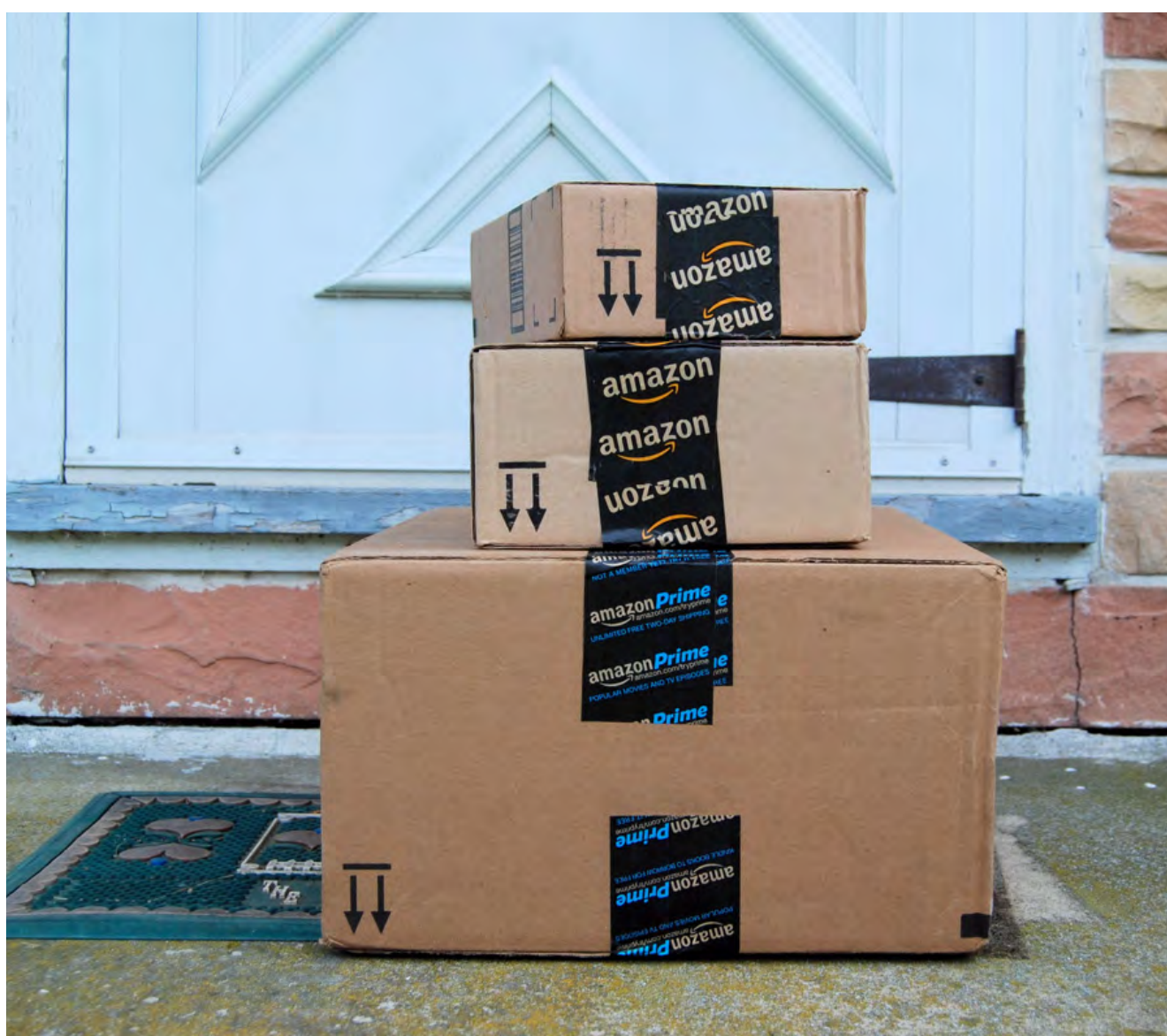


zipcar®

5 | Car Share



6 | Neighborhood Convenience



7 | Delivery and Storage



8 | Bike Lounge + Storage



9 | On Site Parking



10 | On Site Tenant Storage



11 | Resident Gardens

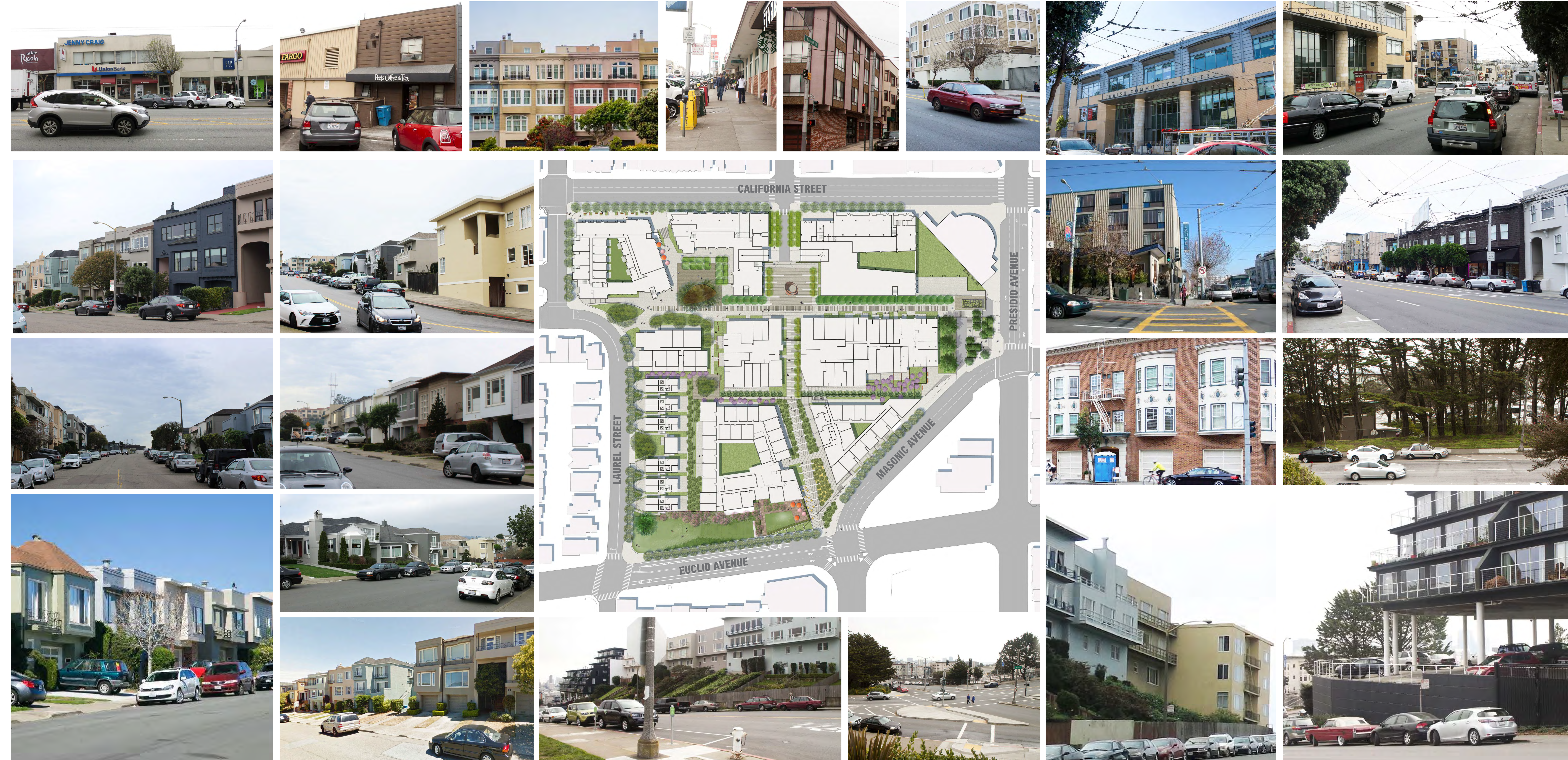


12 | Pet Friendly



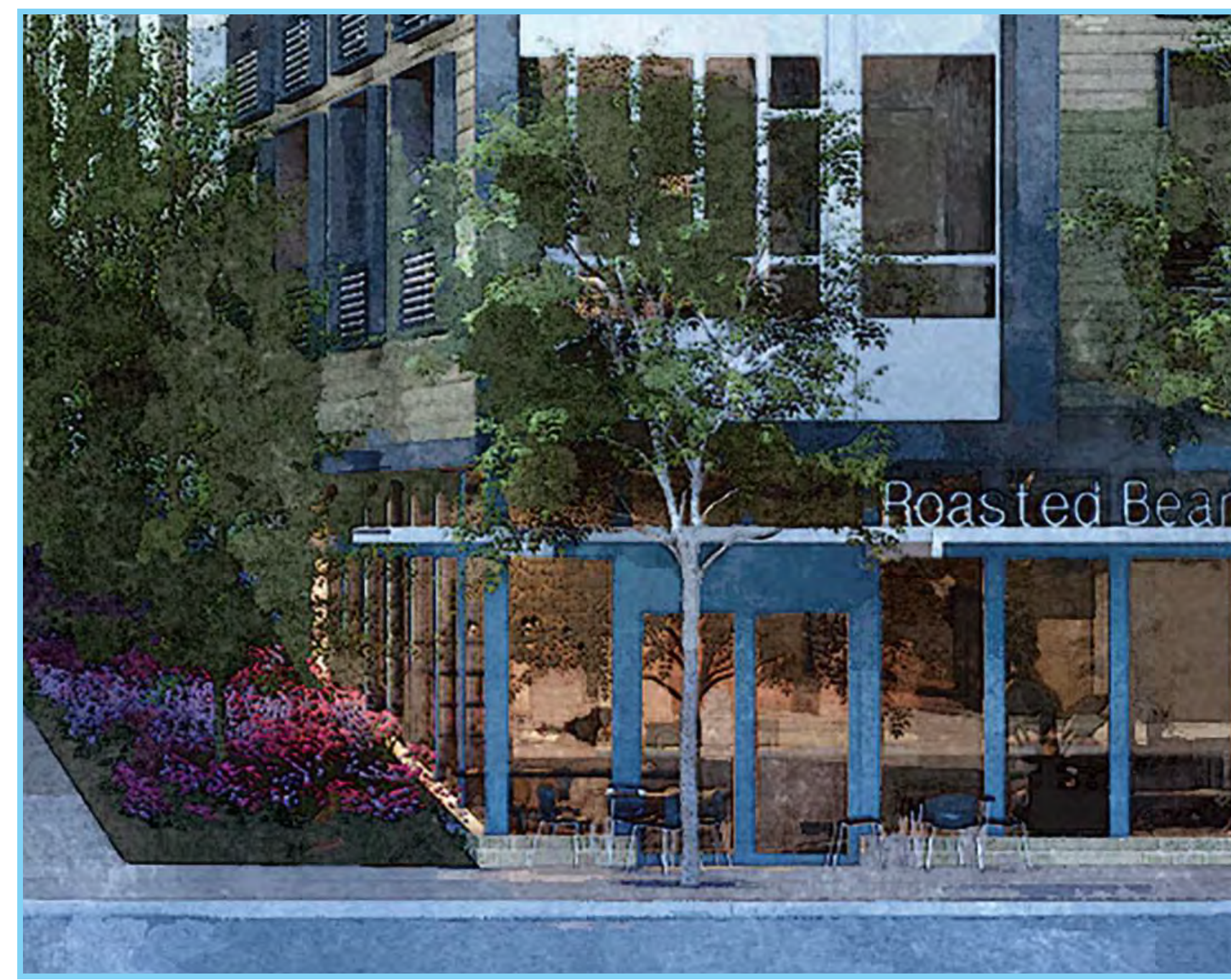
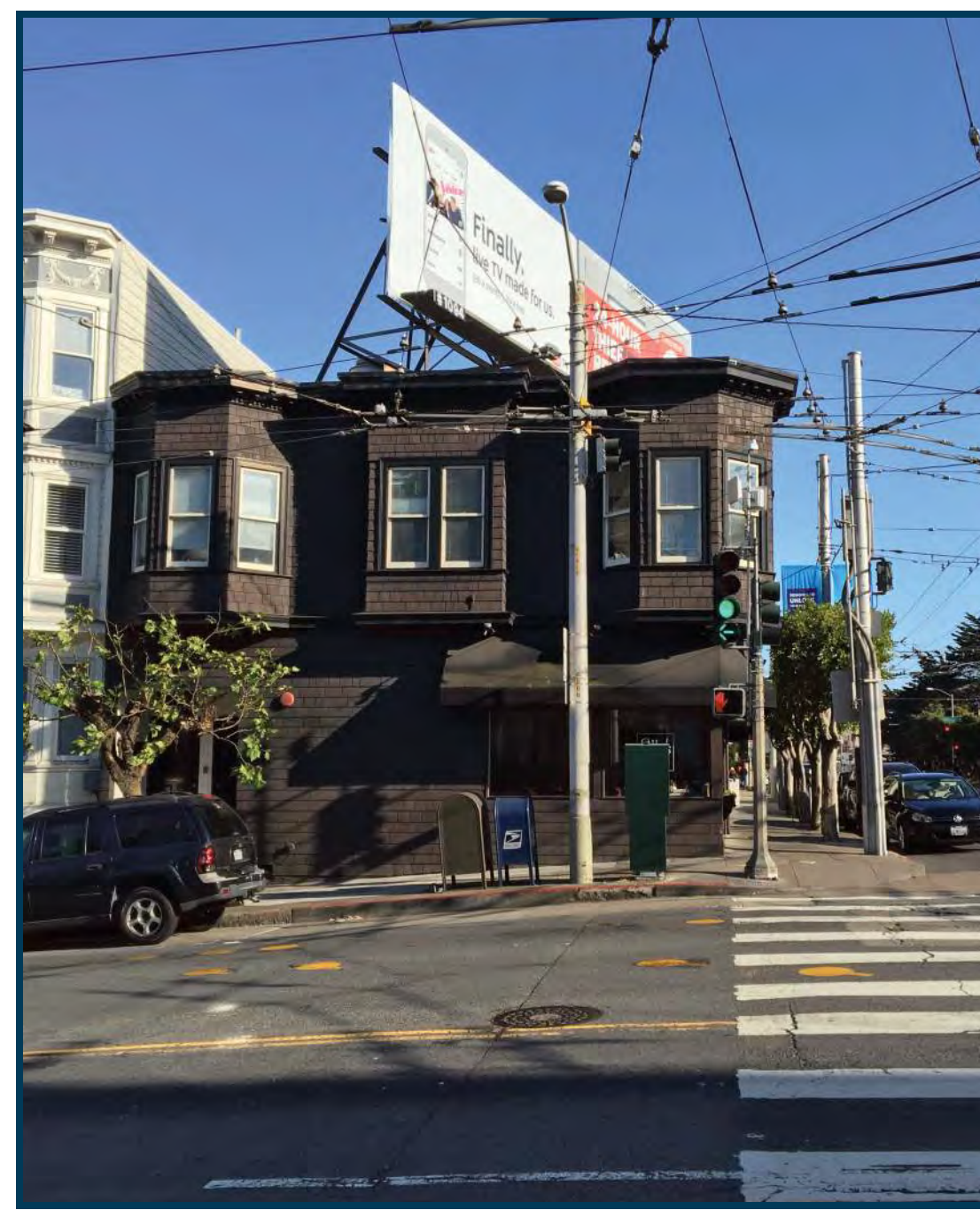
13 | 24/7 Staff

01 NEIGHBORHOOD CONTEXT



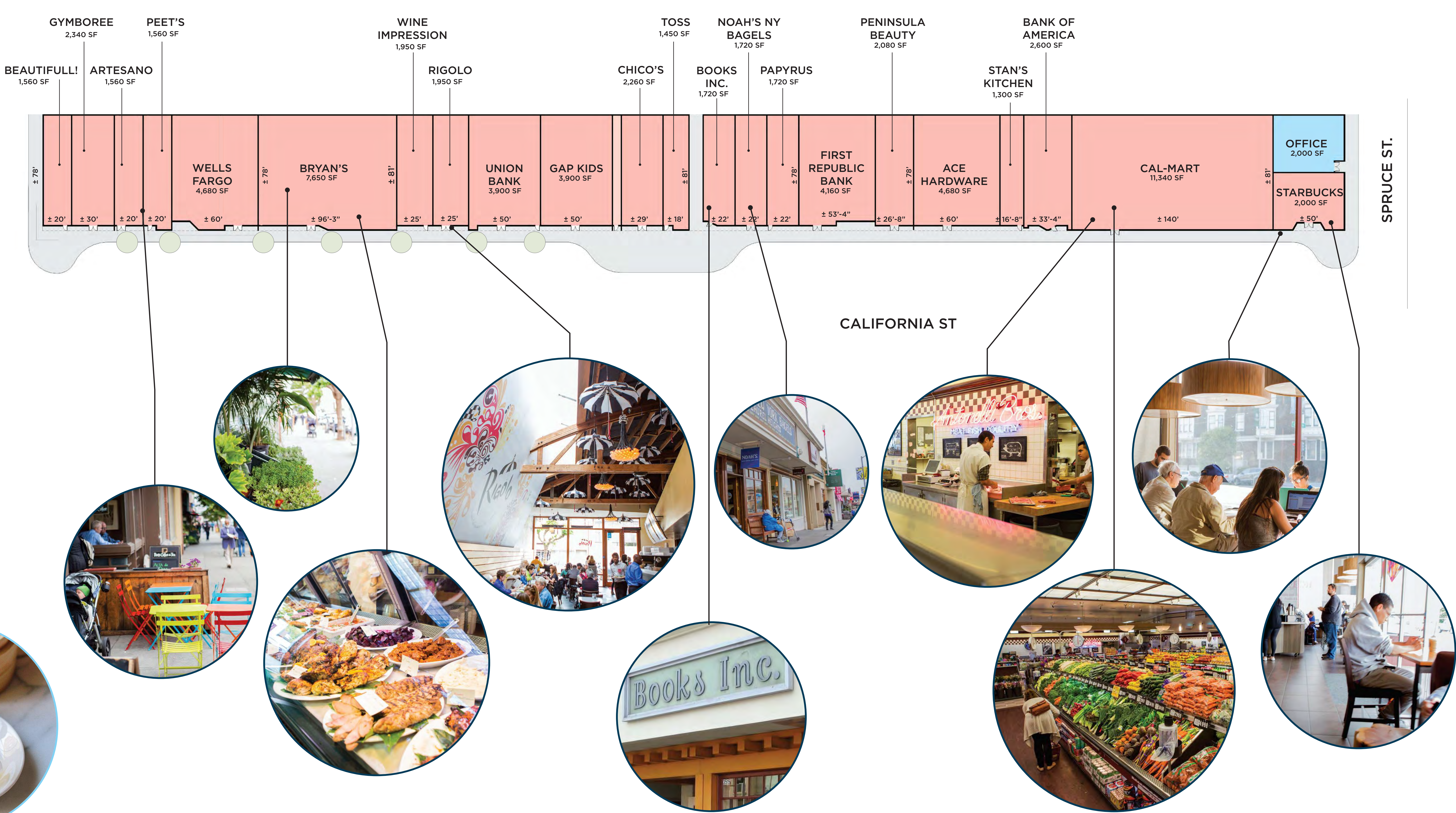
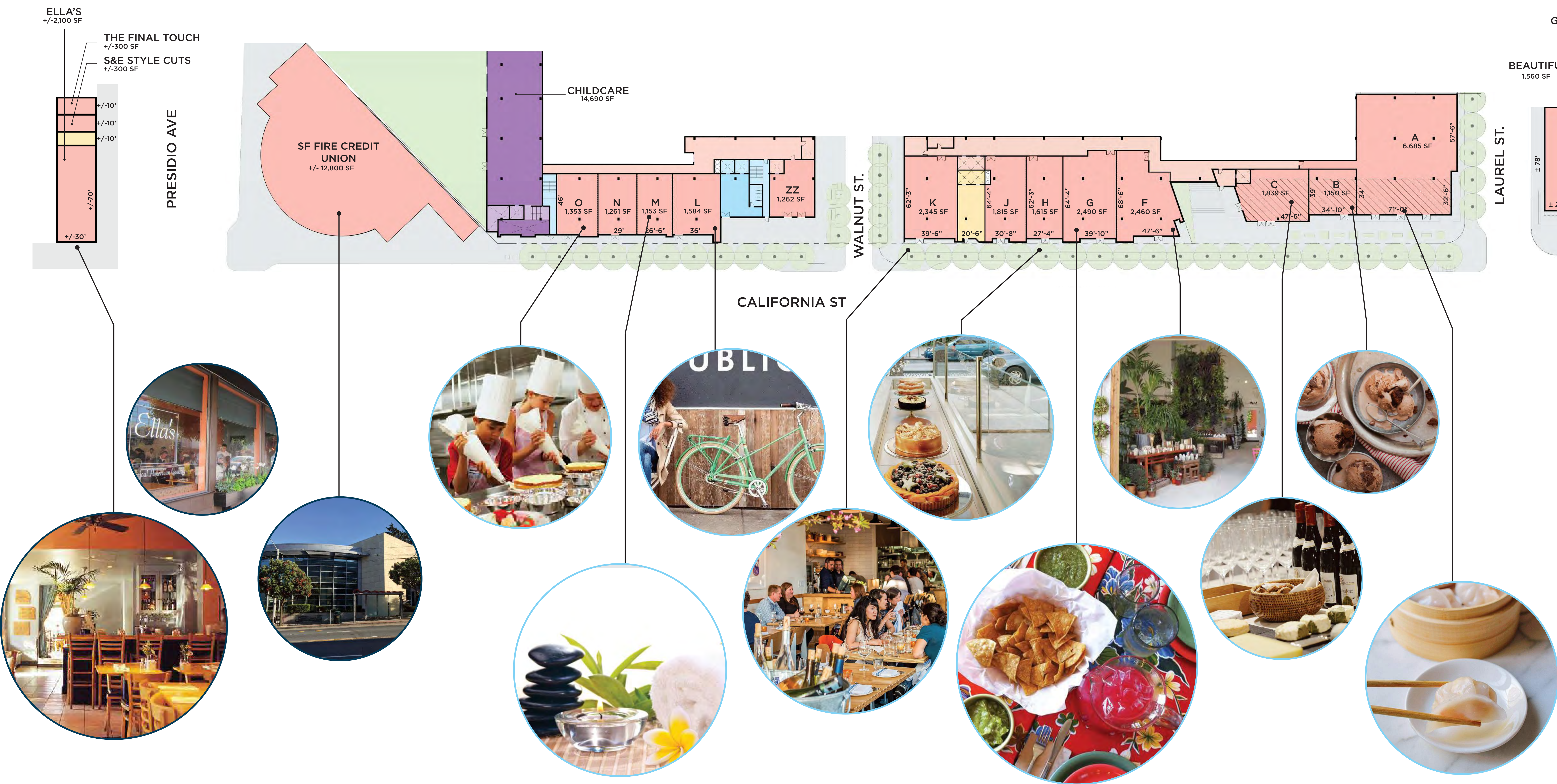
09 RETAIL AND COMMUNITY SERVING USES

EXISTING



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LAUREL VILLAGE (EXISTING)



IT WOULD BE GREAT IF MY NEIGHBORHOOD HAD A . . .

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10 PROJECT VIEWS

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10 PROJECT VIEWS

