

# United Memorial Church

DA Documents - Breakhouse



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- Design Strategy Diagrams
- Site Plan
- Floor Plans - V.1 - Performance Venue
- Floor Plans - V.2 - All-Residential
- Exterior Elevations
- Building Sections
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- Renderings

## Building Information:

### V. 1 - Performance Venue:

- Dwelling Units = 60
- Parking Spaces = 13 - 26 [lower level parking contingent on excavation conditions - TBD]
- Tenant Amenity = 1100 sf
- Tenant Storage/ Class A Bike Storage = ~900sf
- Performance Venue = ~16 000sf

### V.2 - All-Residential:

- Dwelling Units = 78
- Parking Spaces = 13 - 26 [lower level parking contingent on excavation conditions - TBD]
- Tenant Amenity = 1900sf
- Tenant Storage/ Class A Bike Storage = ~1500sf

## Notes:

### V.1 - Performance Venue:

- main cross-gable volume of church remains largely as-is, remediated to safe, habitable standards to serve as performance venue.
- residential tower is added to north side of property, connected to church

### V.2 - All-Residential:

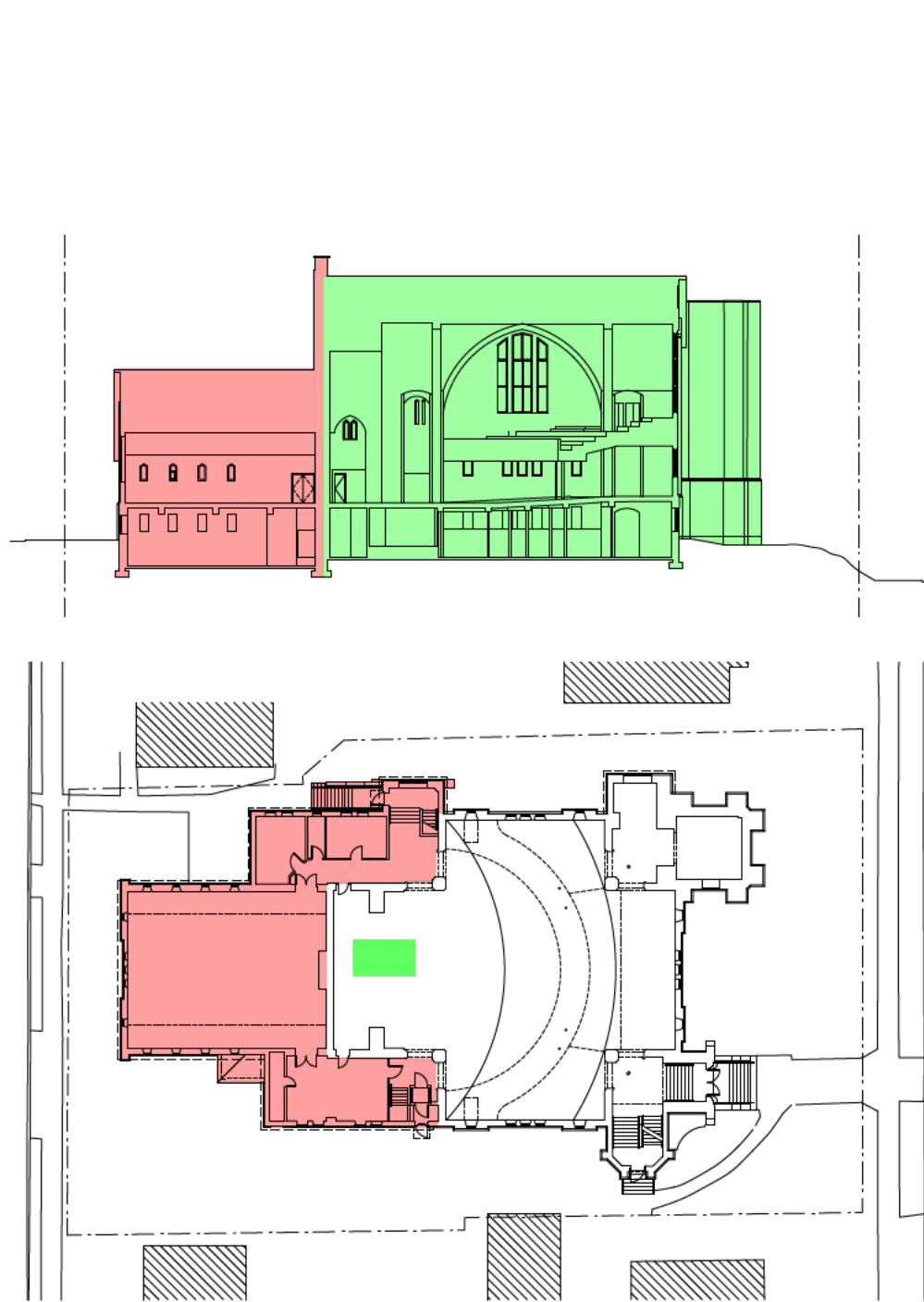
- main cross-gable church interior is stripped and converted to residential units.
- original facade and roof remediated to safe habitable standards.
- residential tower from V.1 is added to the site and shares circulation with church units.

- exterior massing, finishes, etc. are the same for both versions

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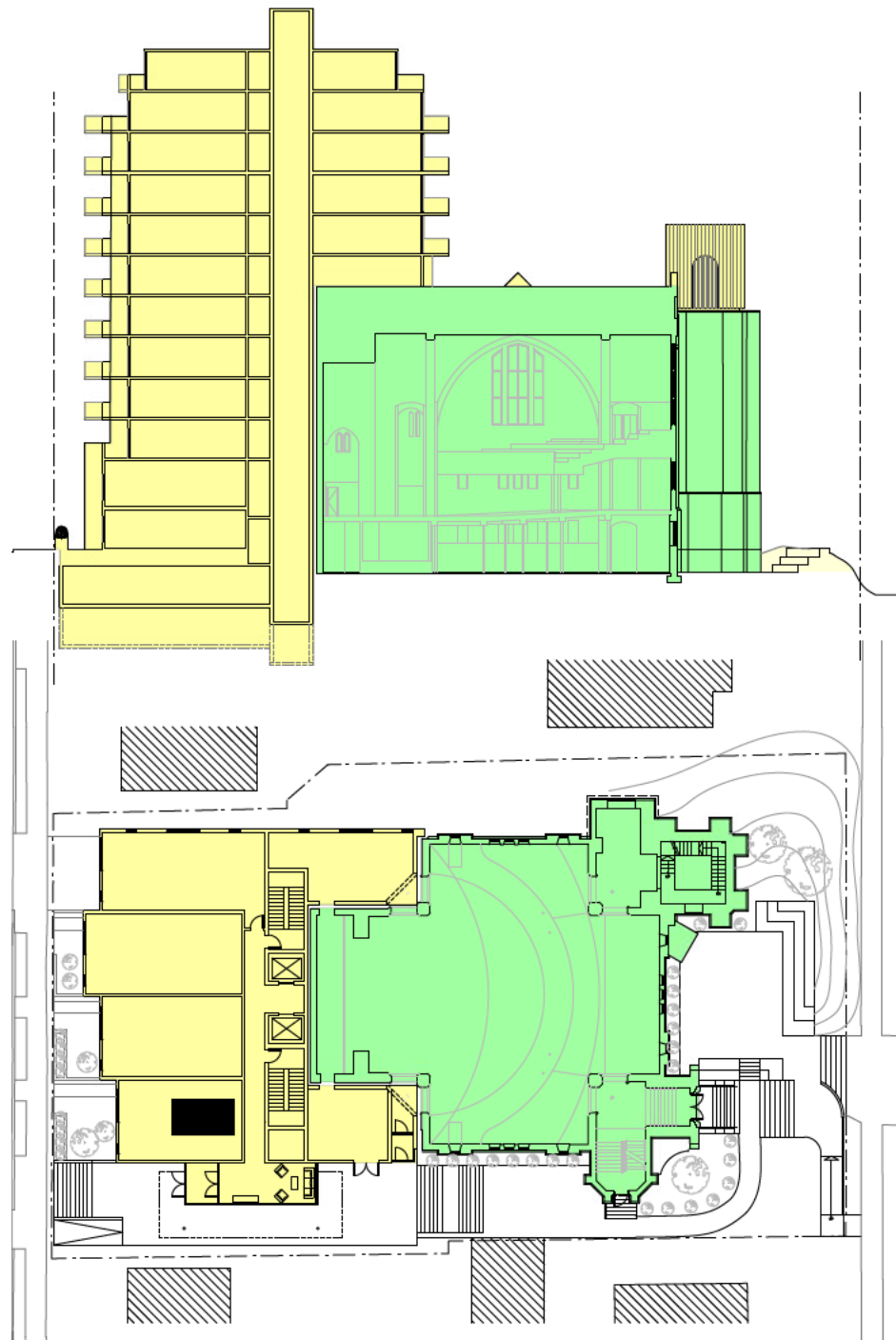
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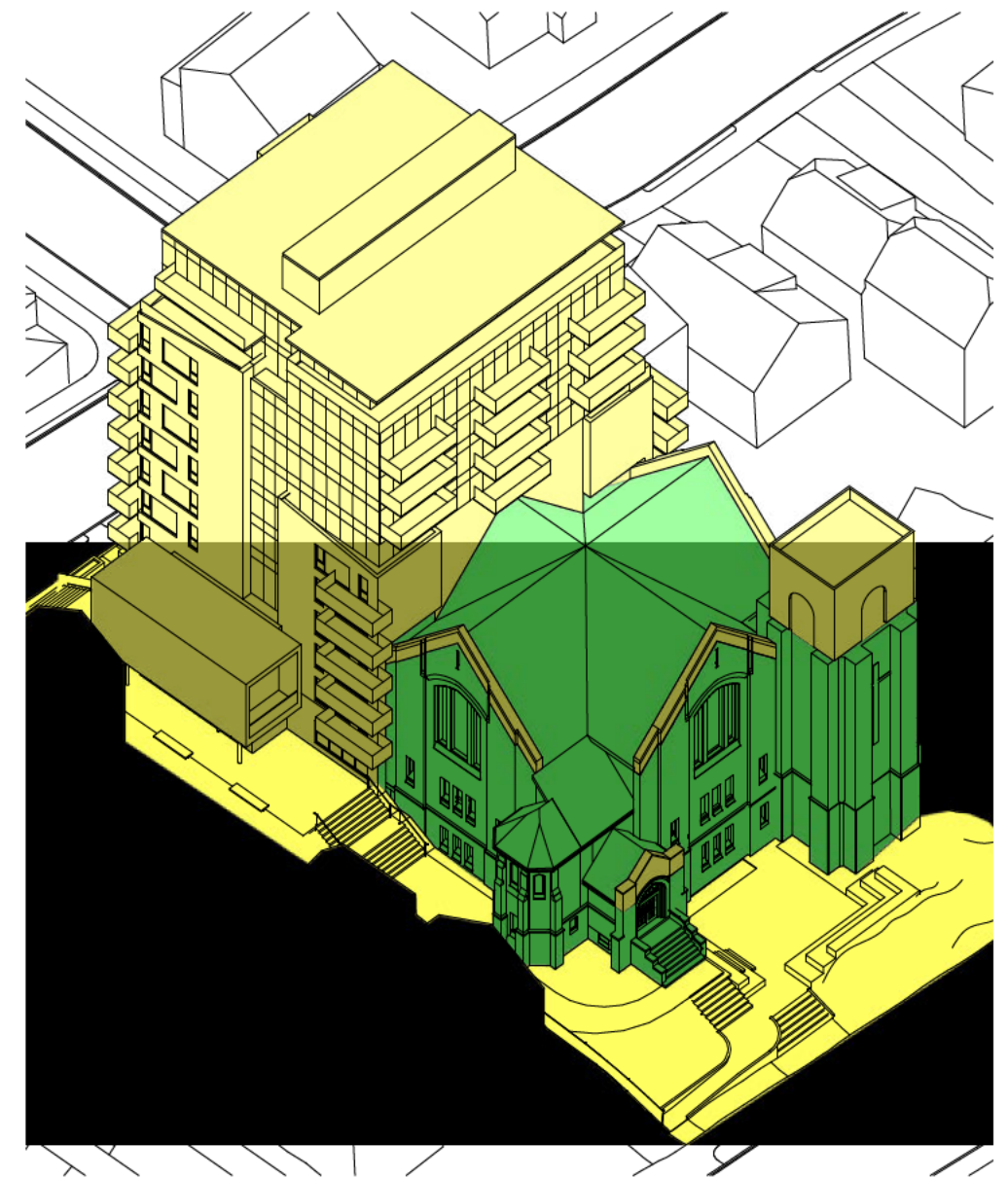
Existing Conditions:

- = cross-gable church hall to remain
- = previous addition to be removed



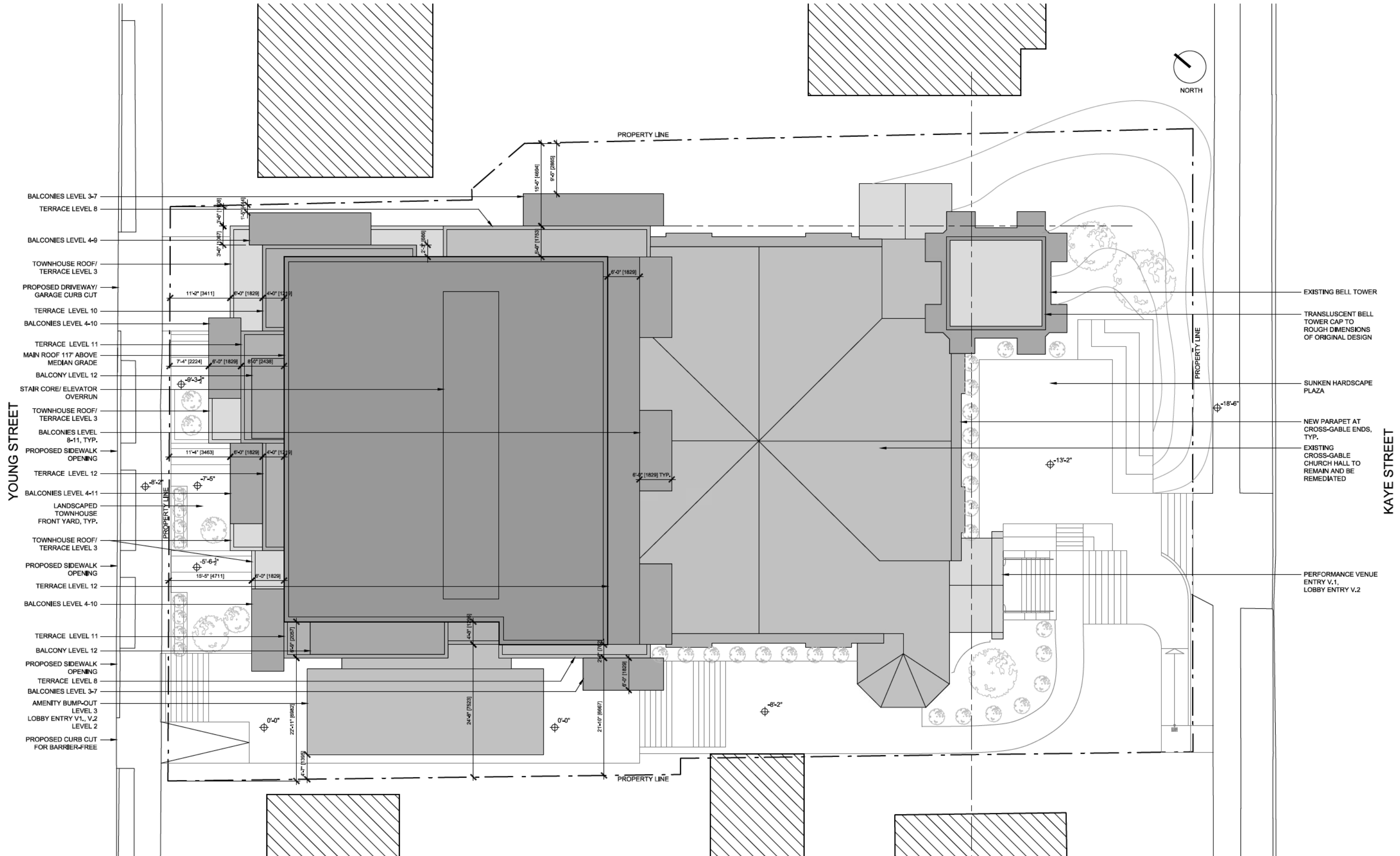
Design Strategy:

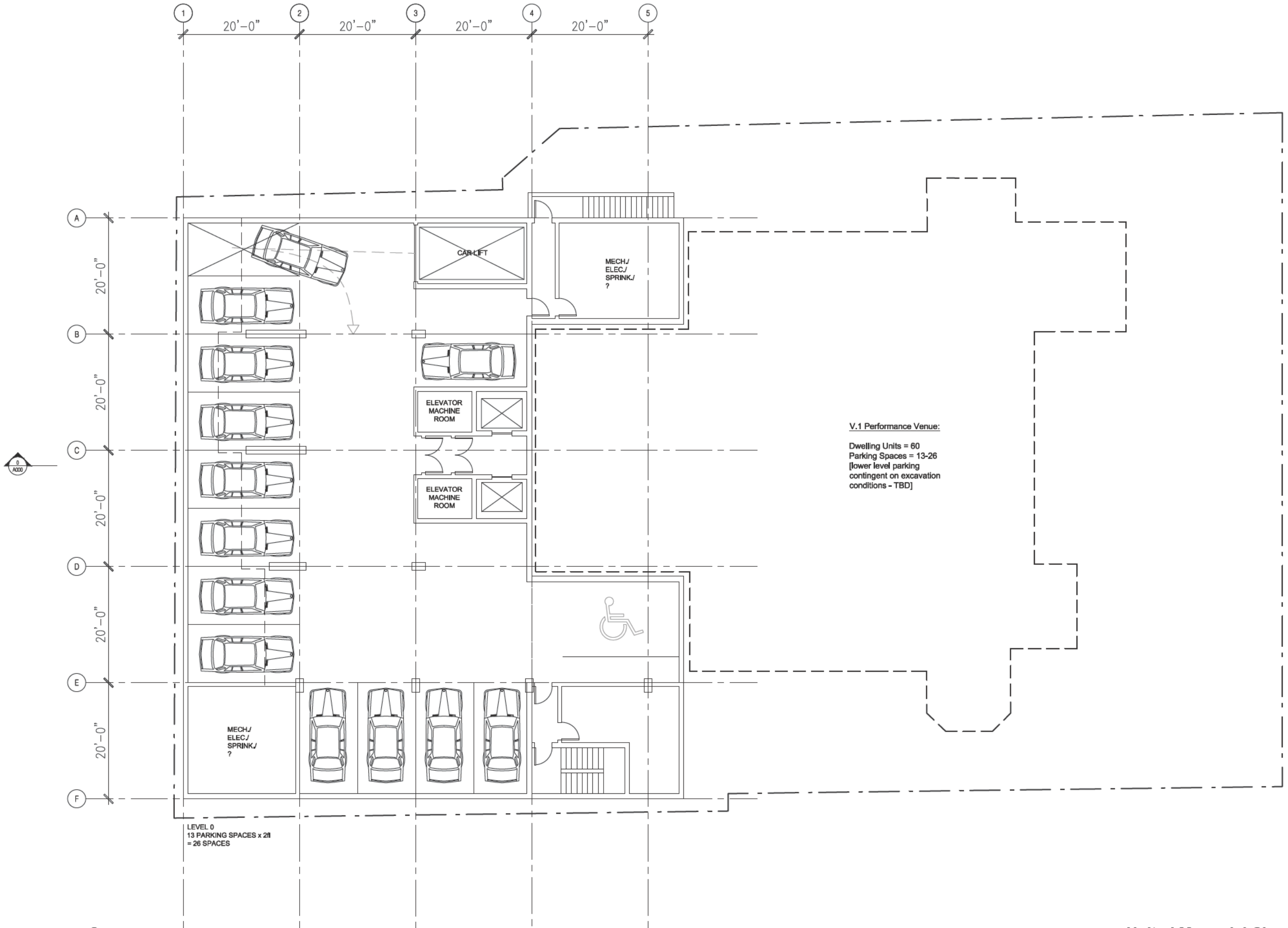
- = cross-gable church hall to be remediated. program varies v.1/ v.2; see following pages.
- = 12 level residential tower addition + ground-level landscaping

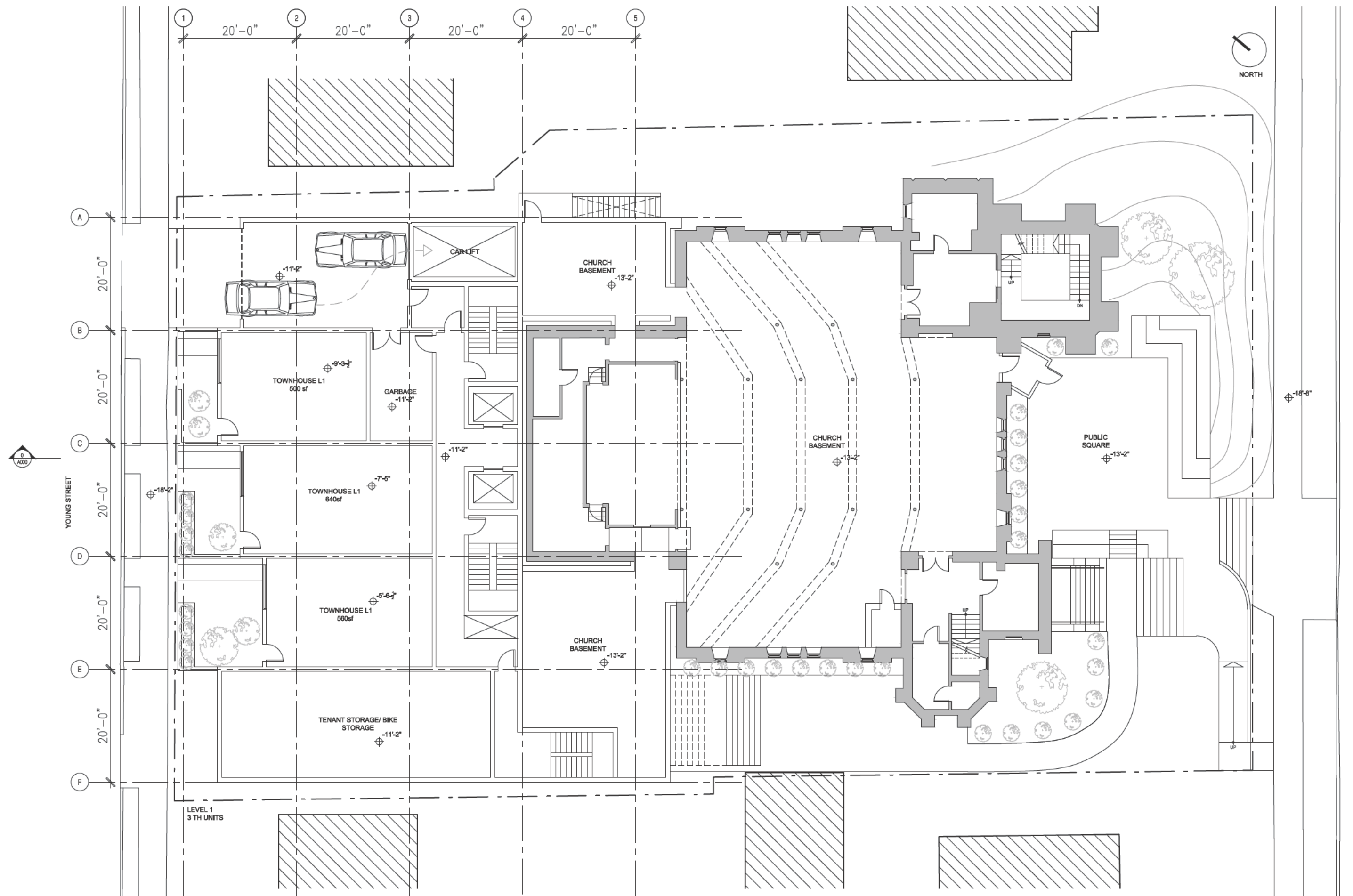


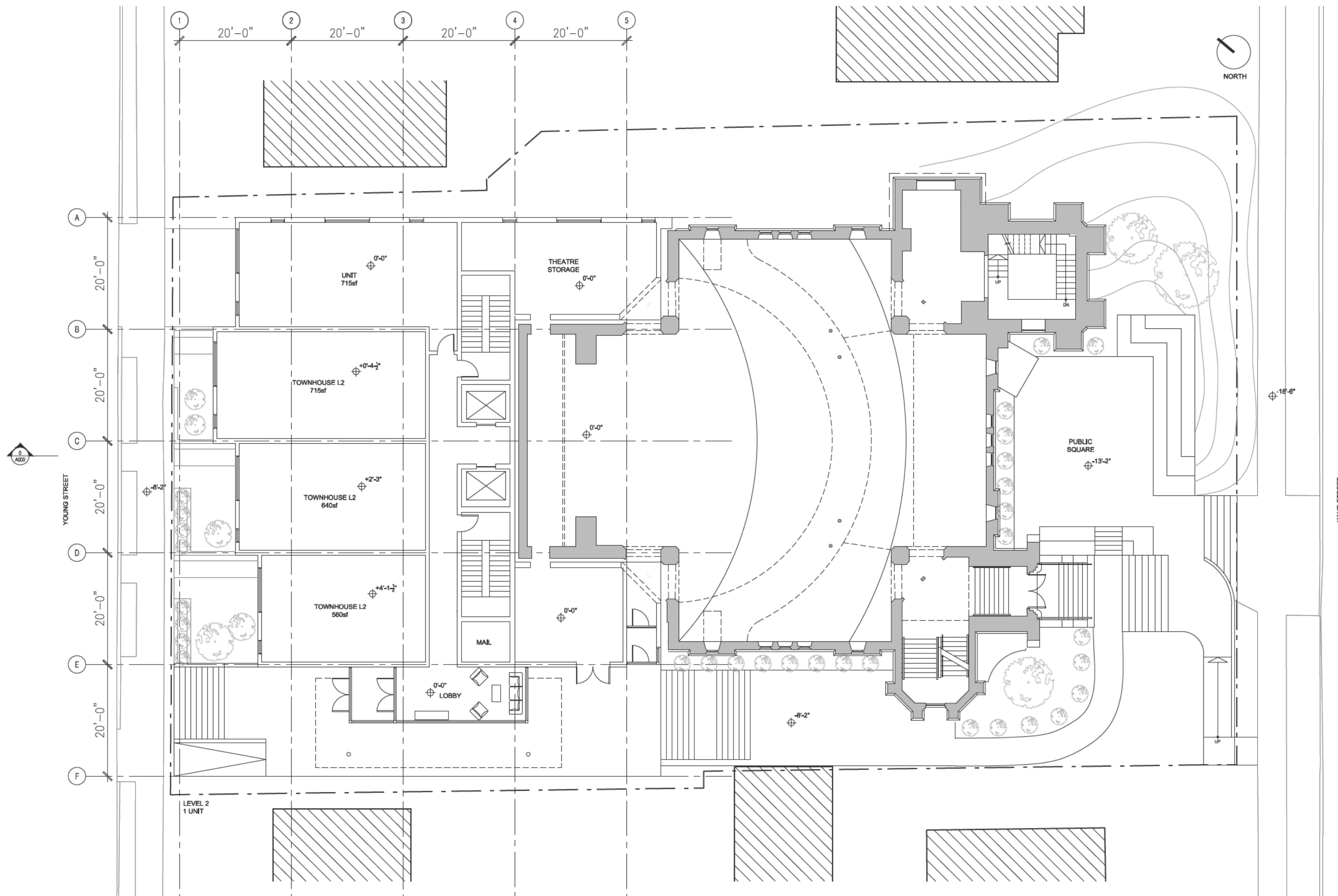
Substantial Alteration:

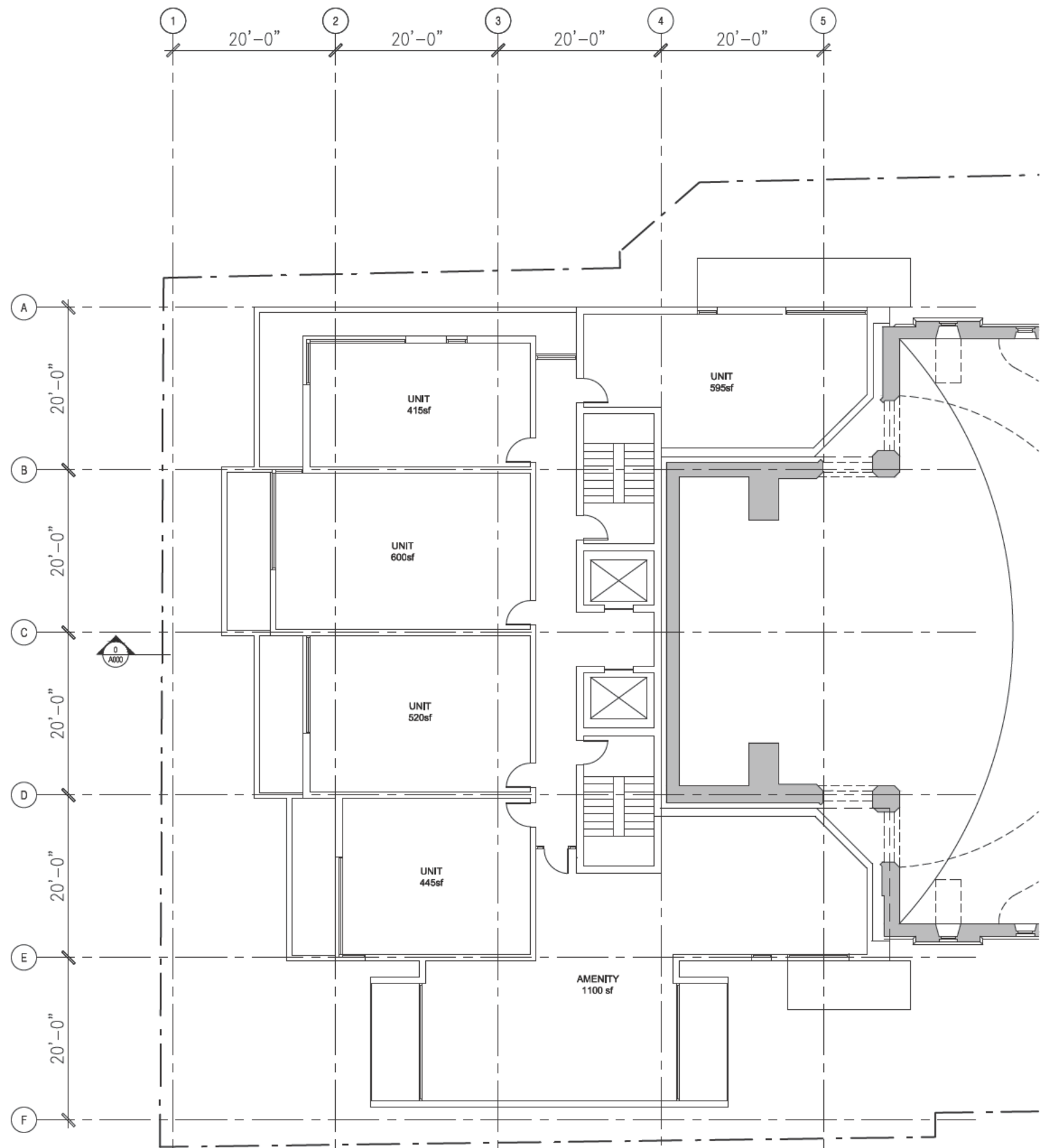
- = cross-gable church hall to be remediated. program varies v.1/ v.2; see following pages.
- = substantial changes to existing conditions:
  - simplified reintroduction of original cross-gable parapets and main entry parapet
  - modernized bell tower cap constructed to similar proportions of original design
  - 12 level residential tower addition
  - ground-level landscaping



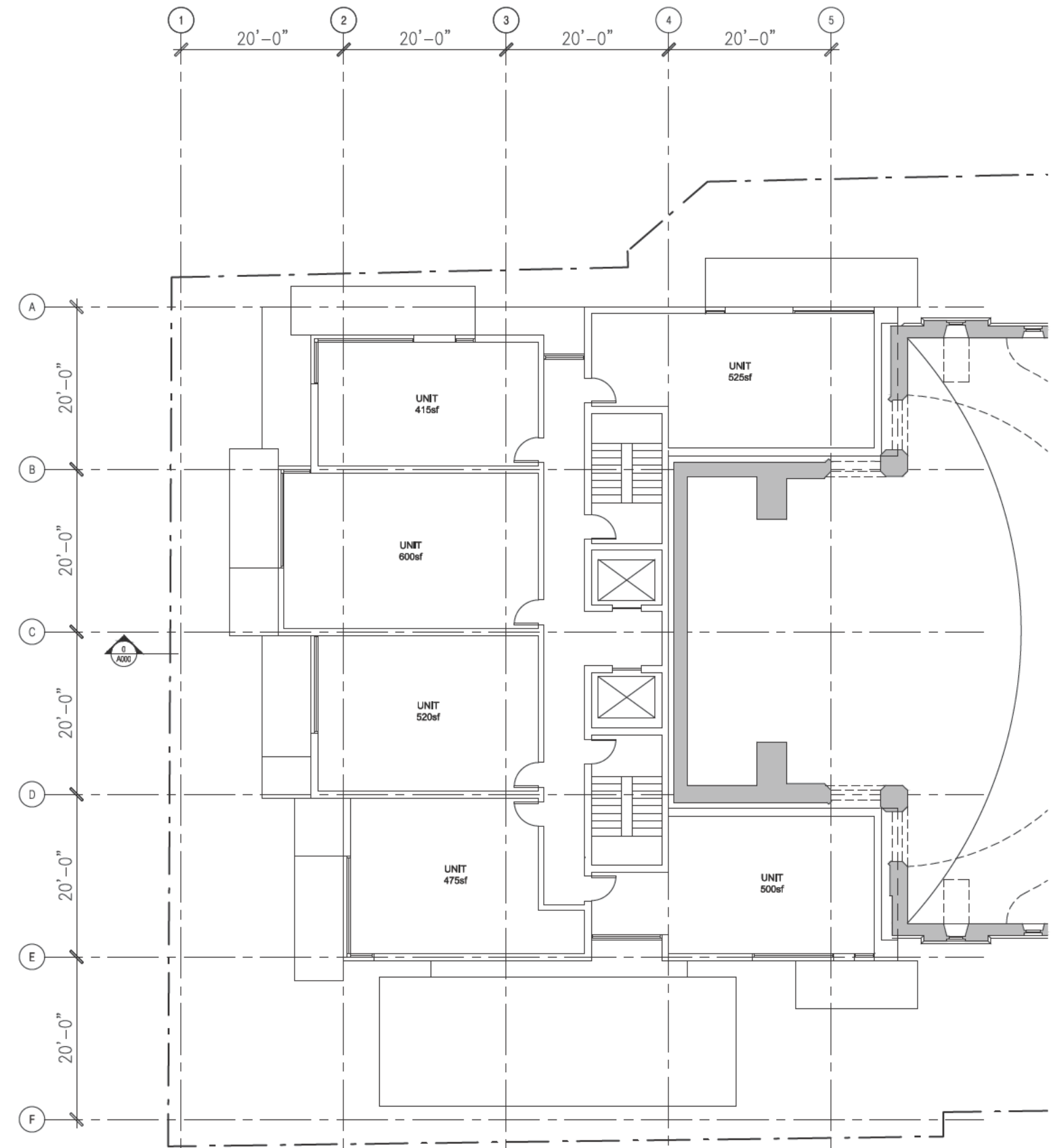




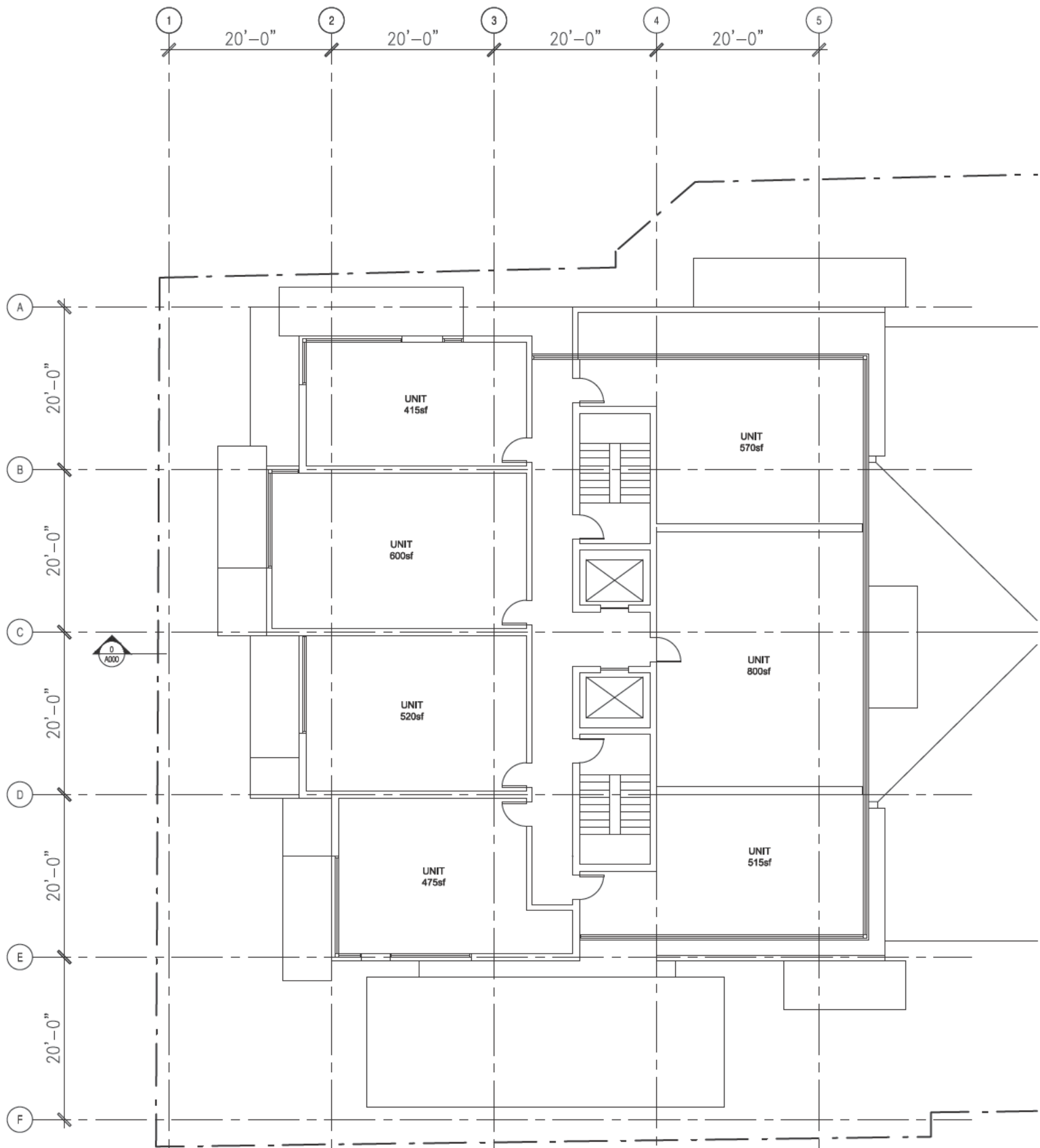
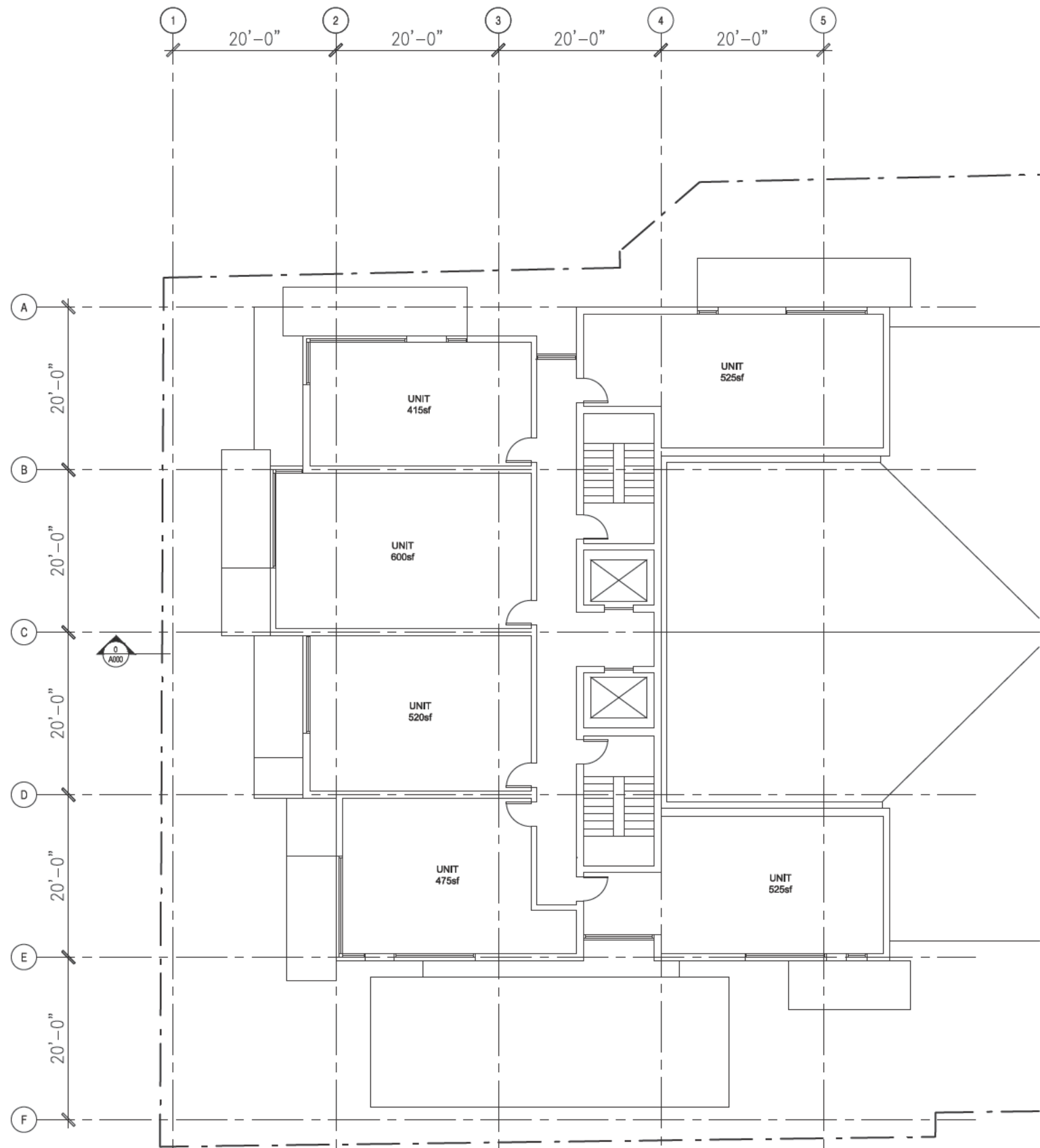




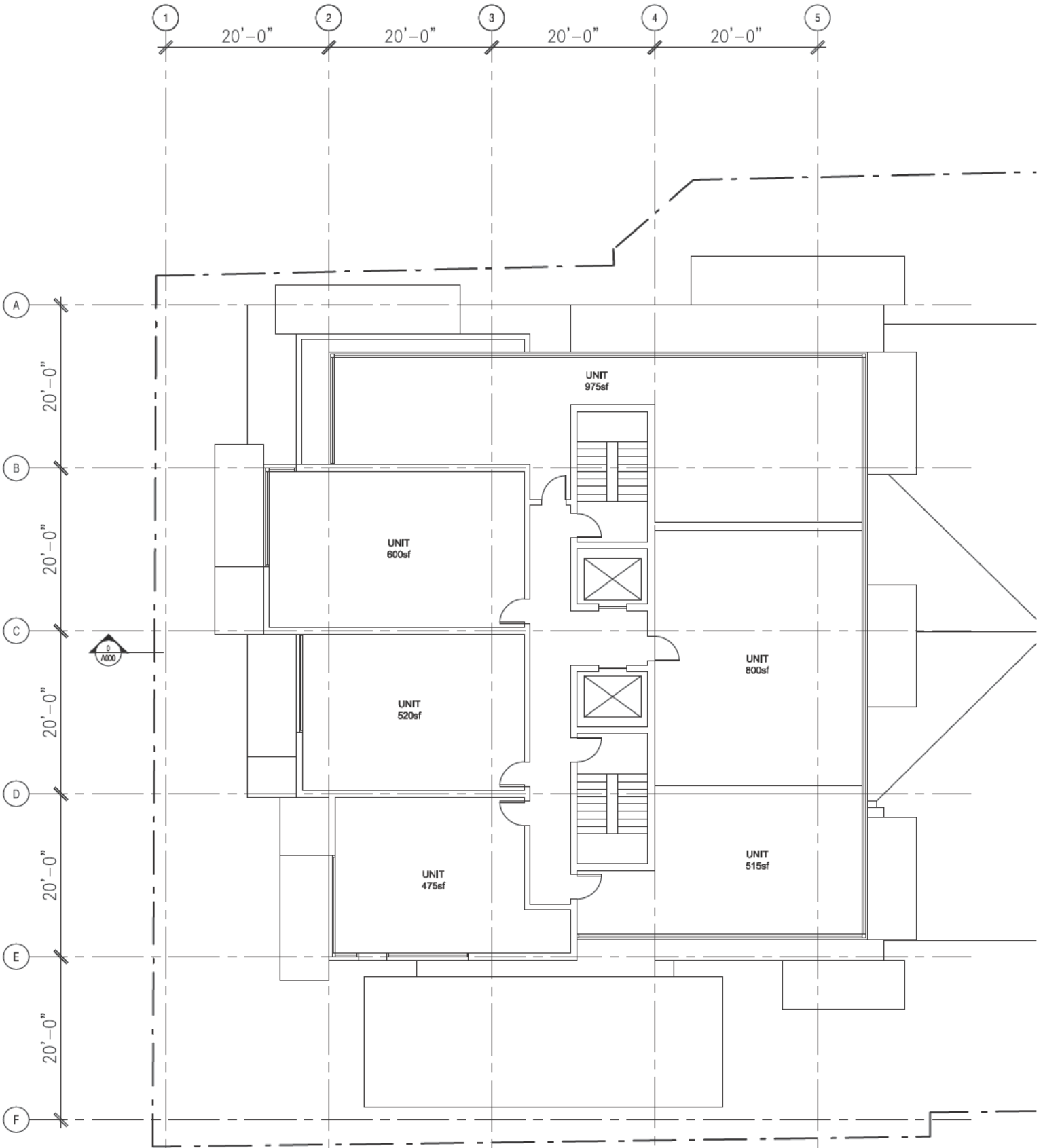
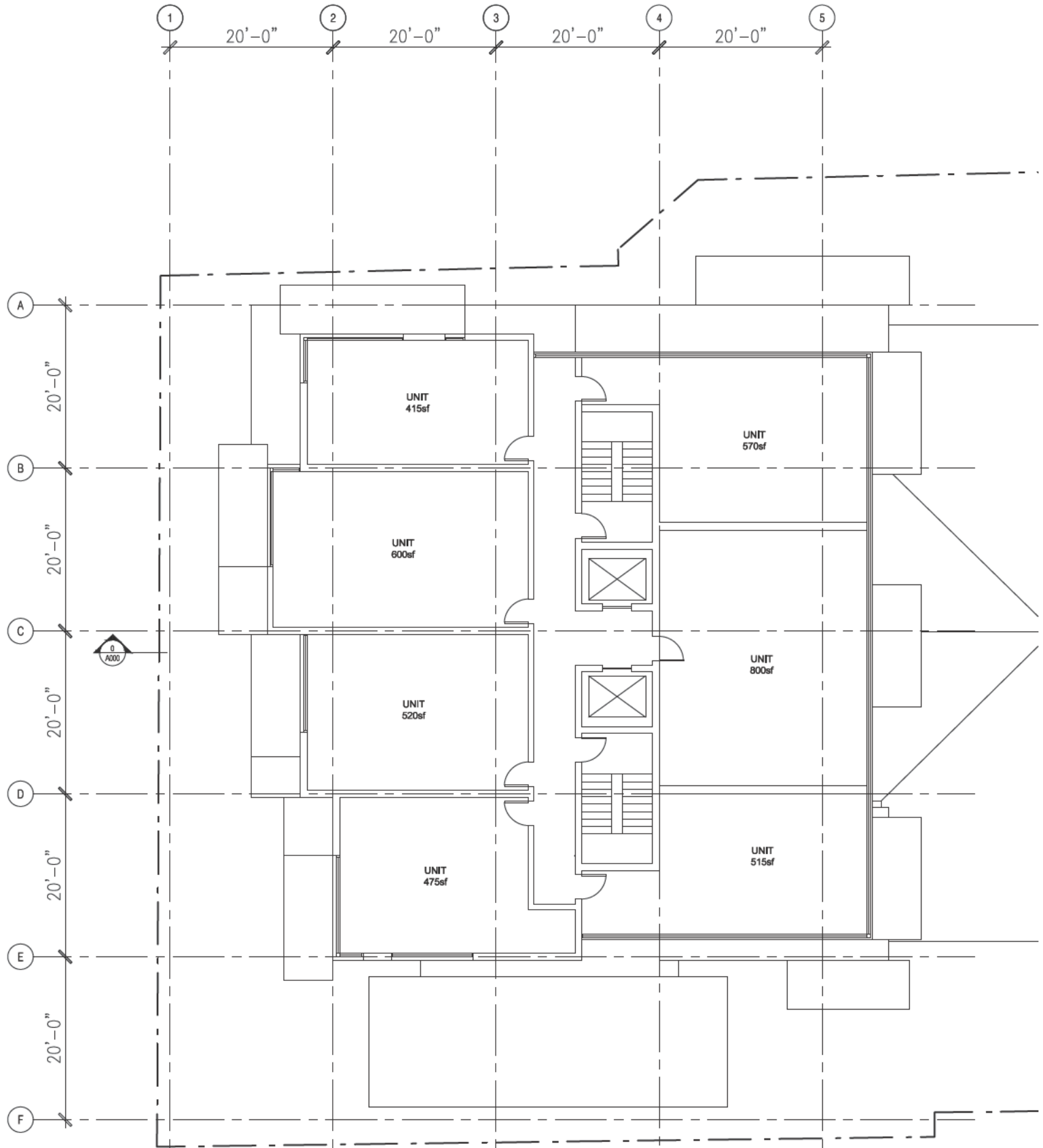
LEVEL 3  
5 UNITS x 11  
= 5 UNITS

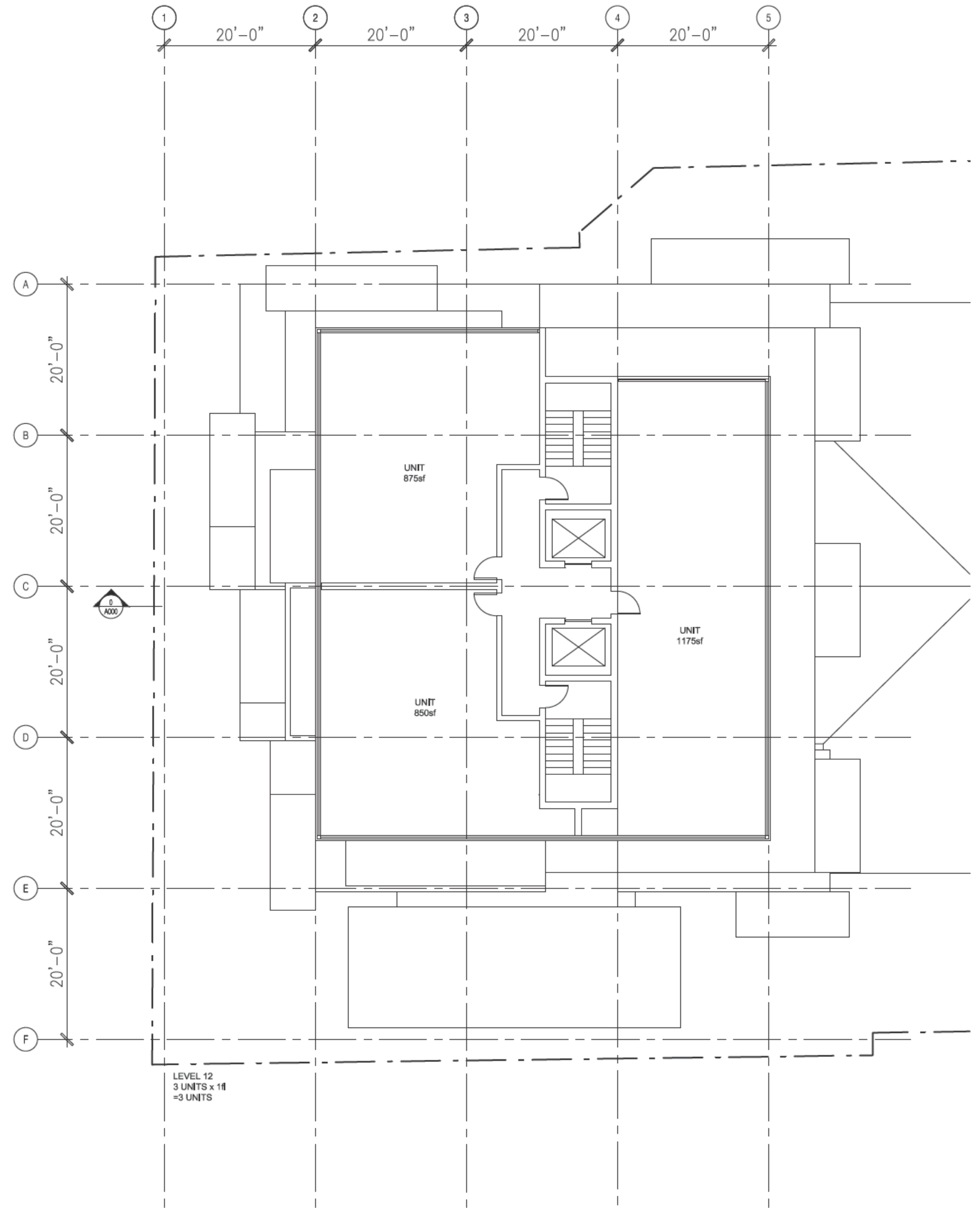
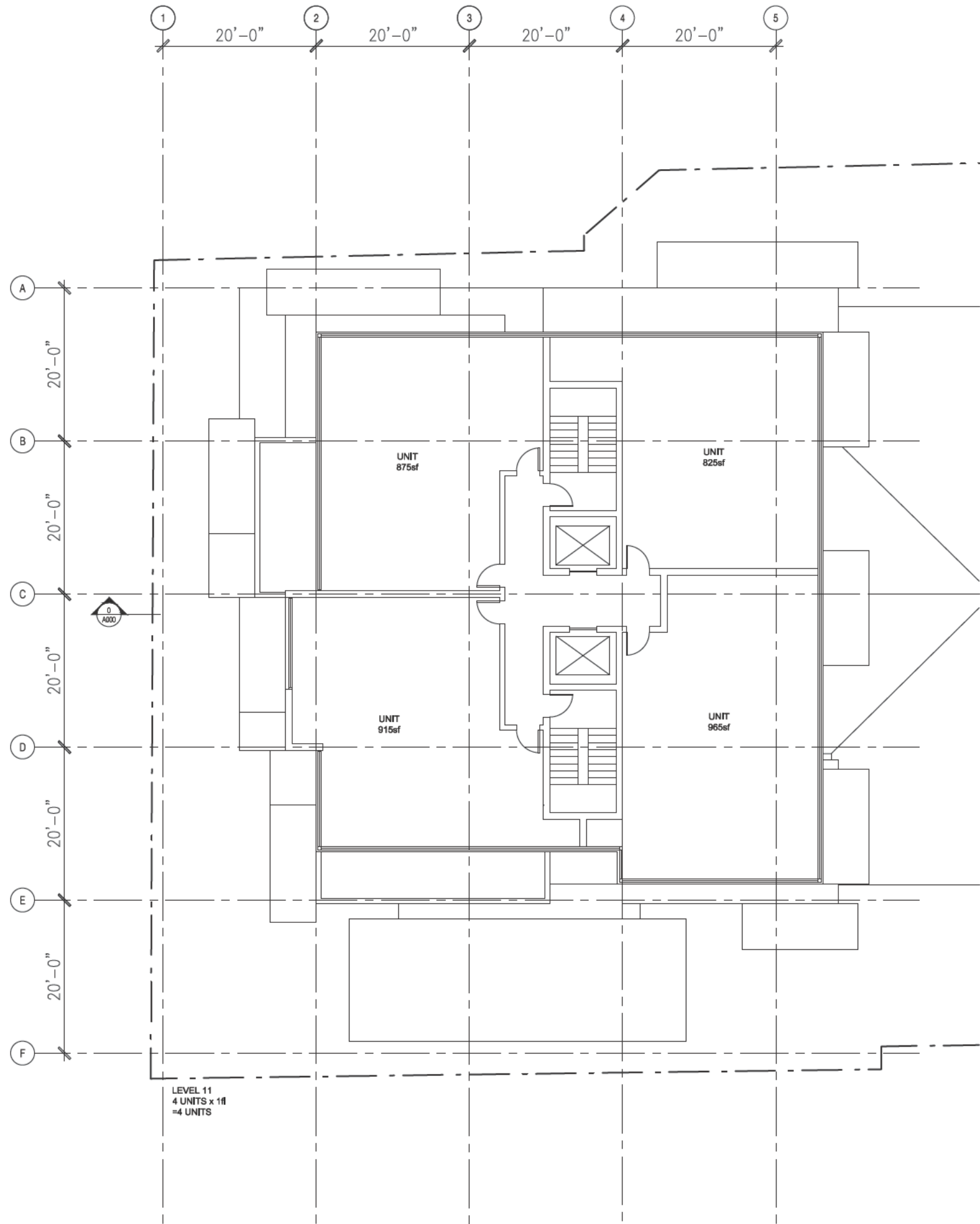


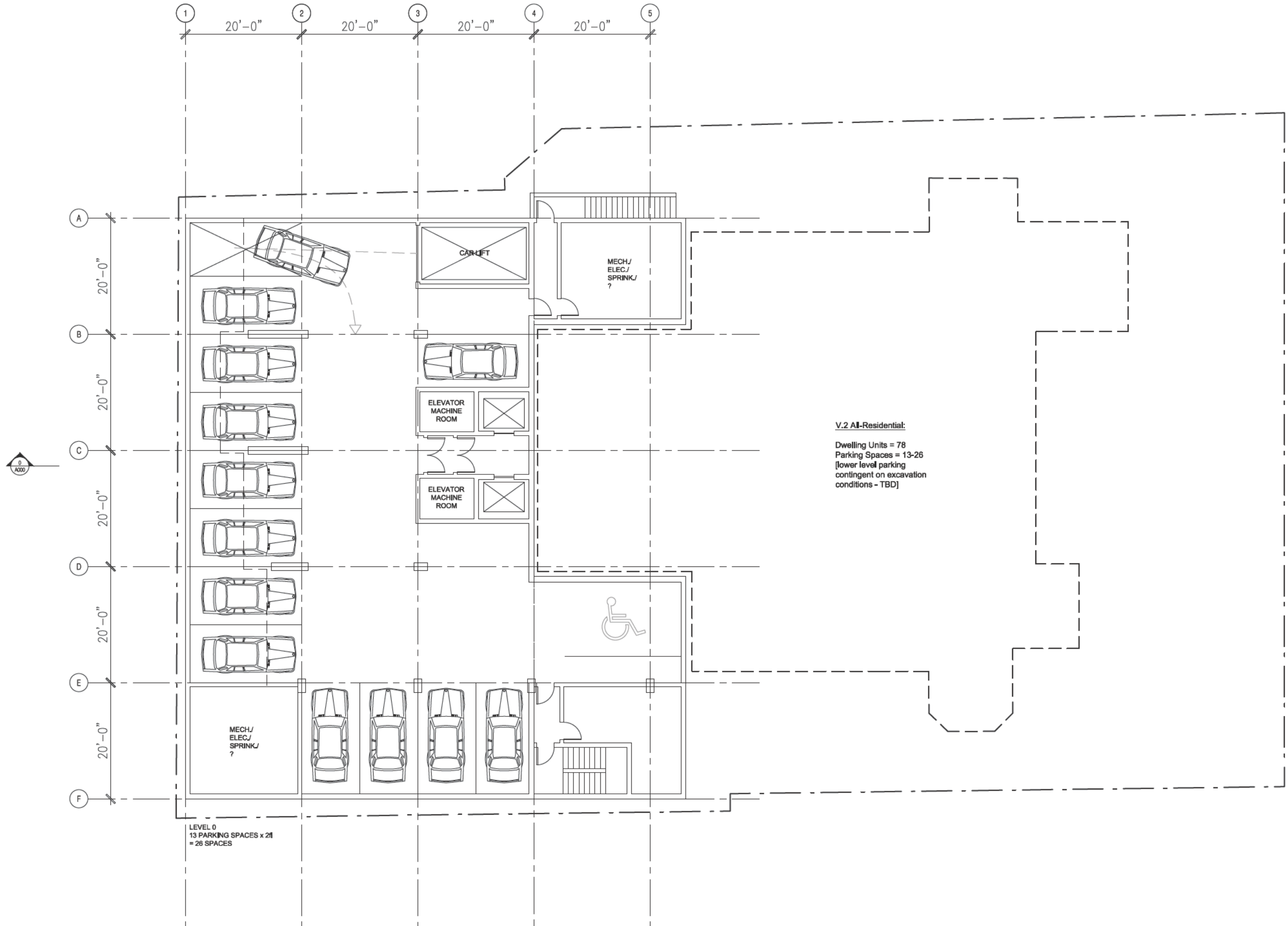
LEVEL 4-5  
6 UNITS x 21  
= 12 UNITS

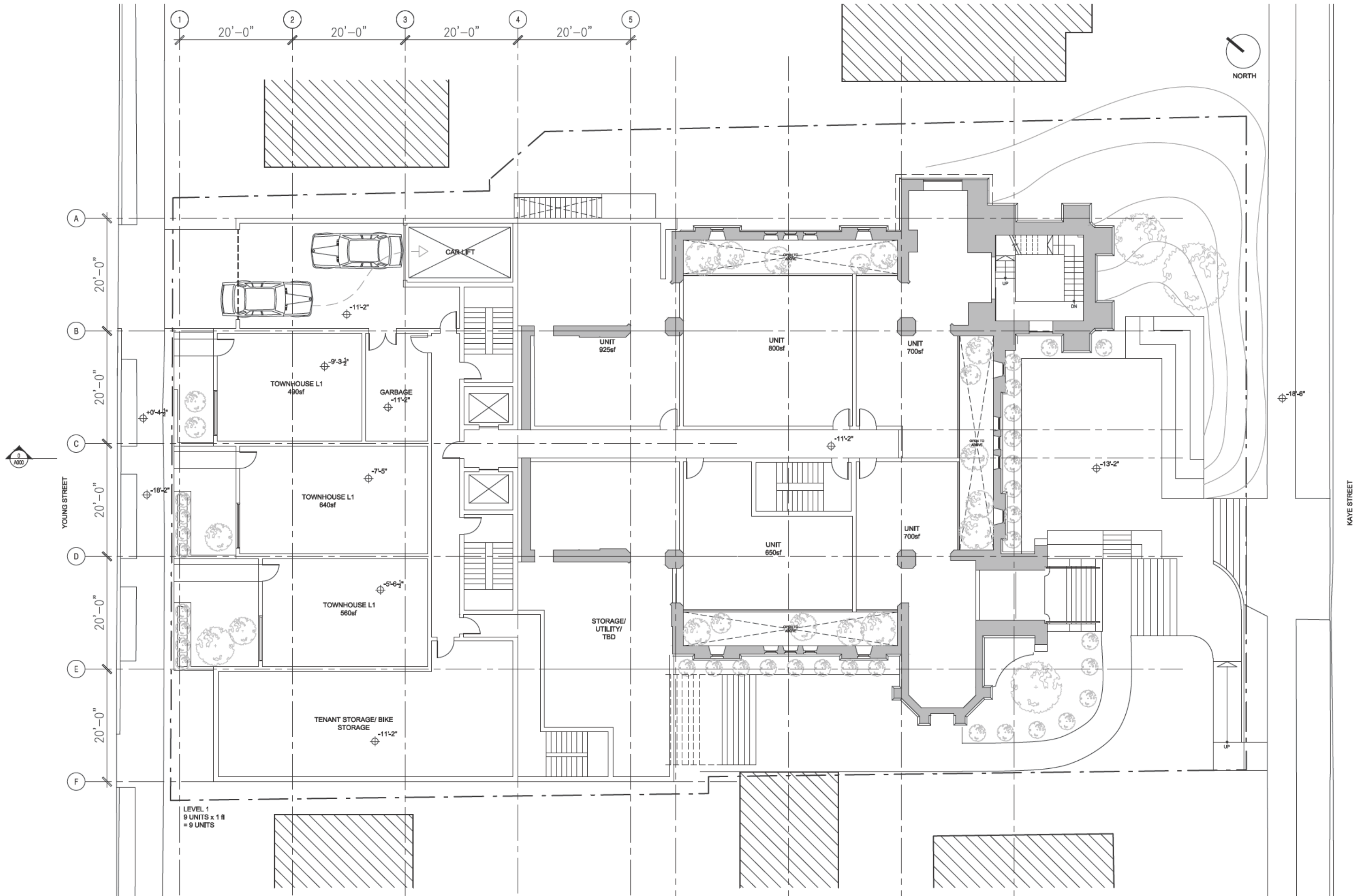


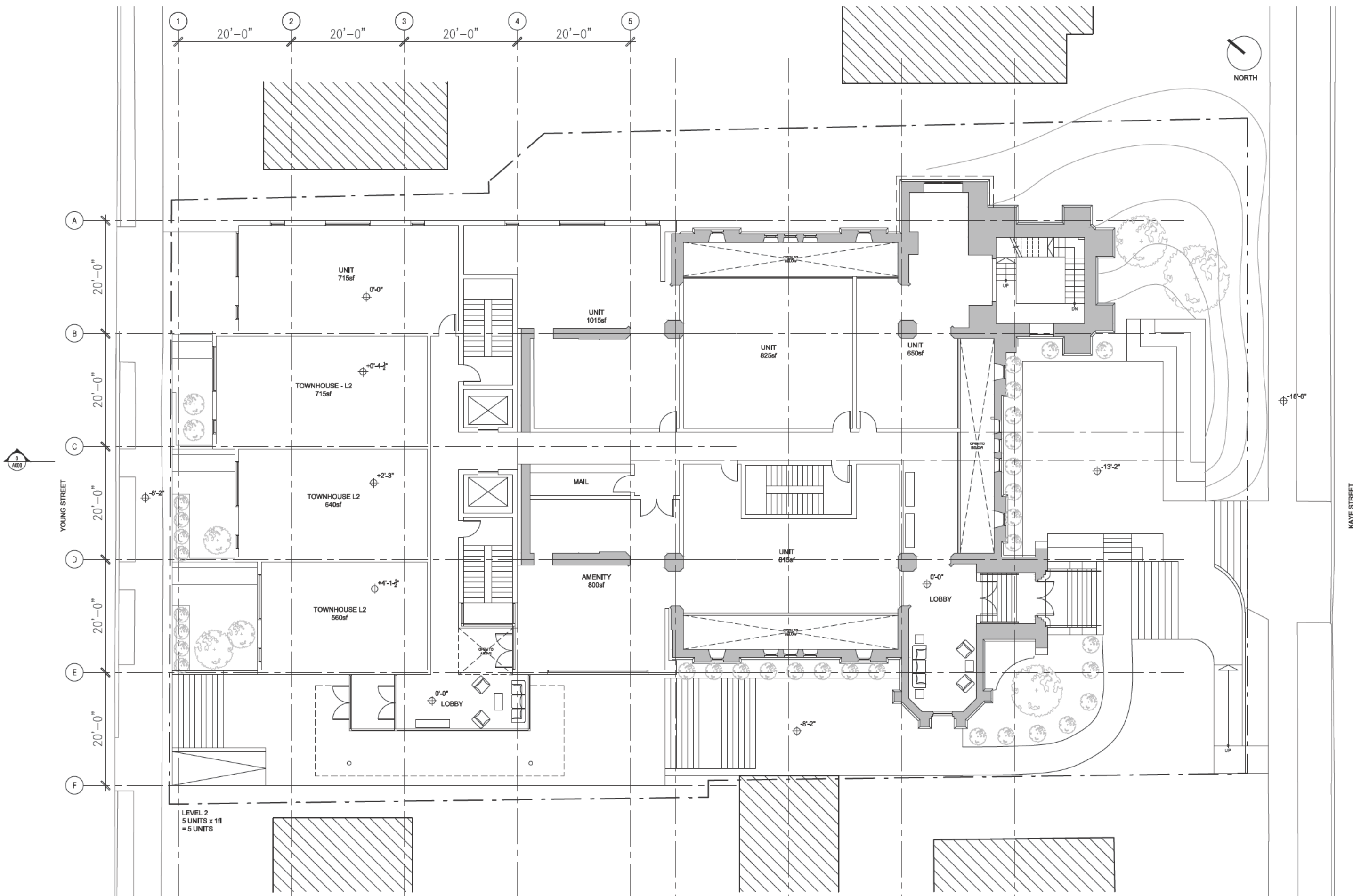


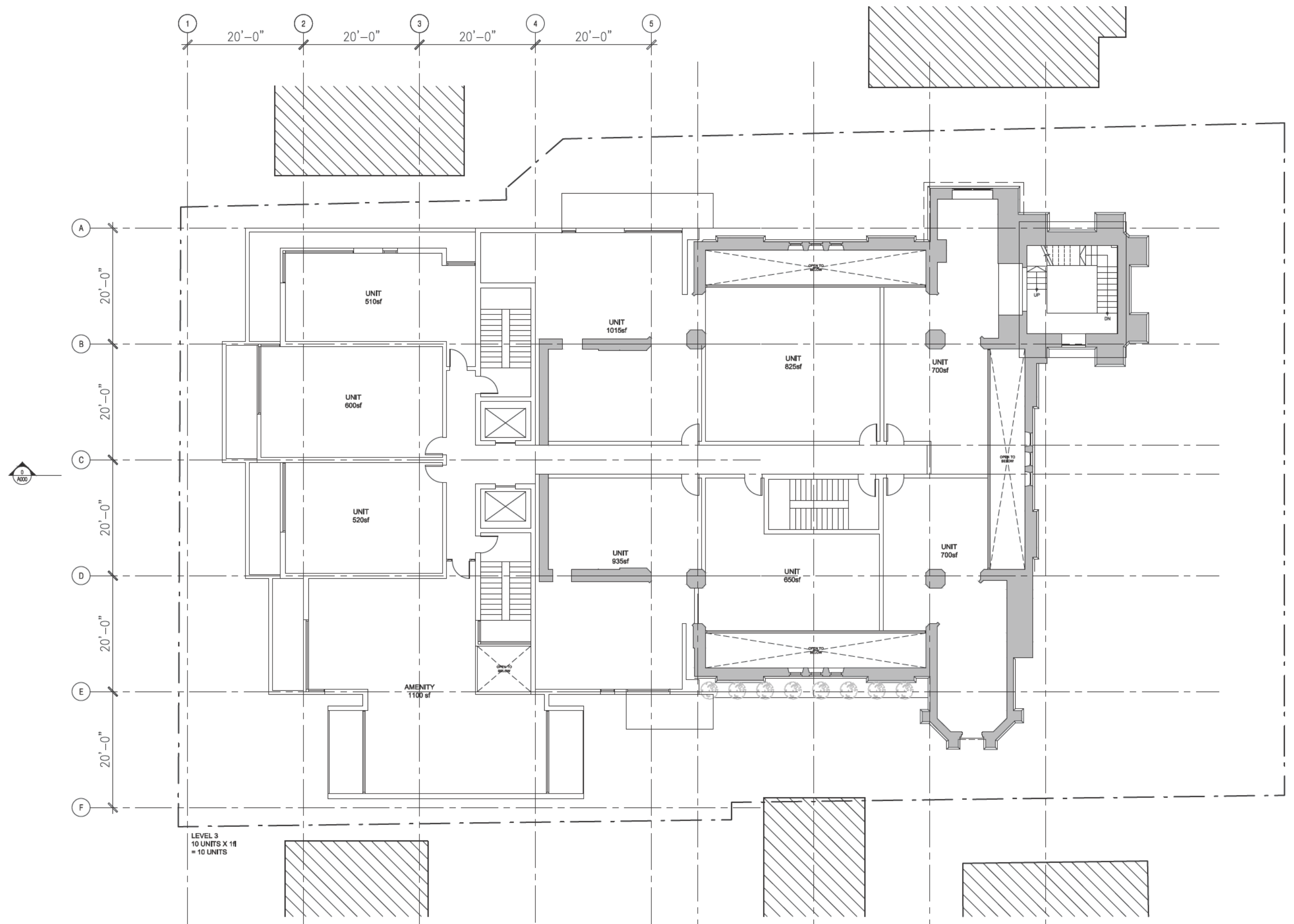


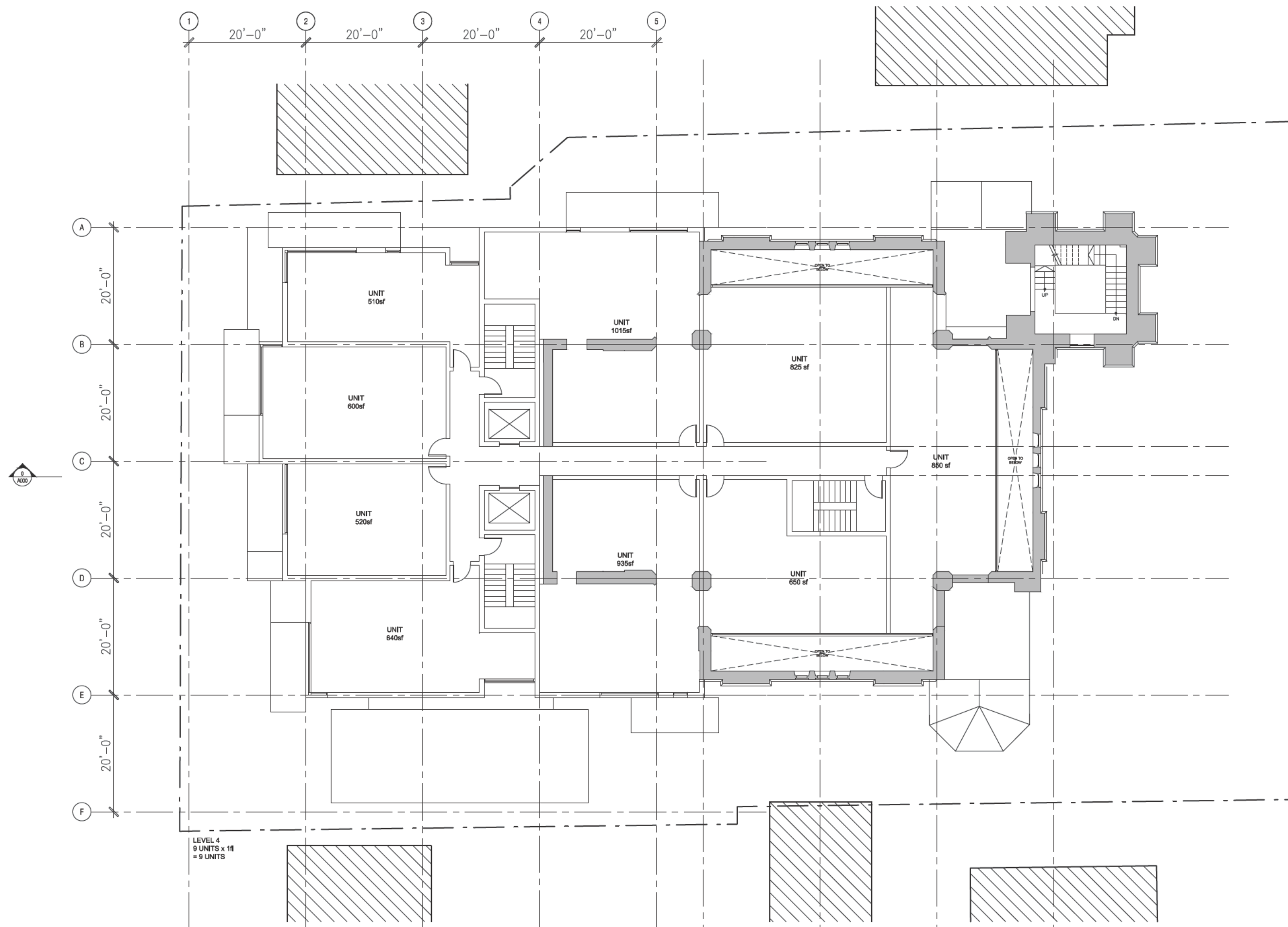


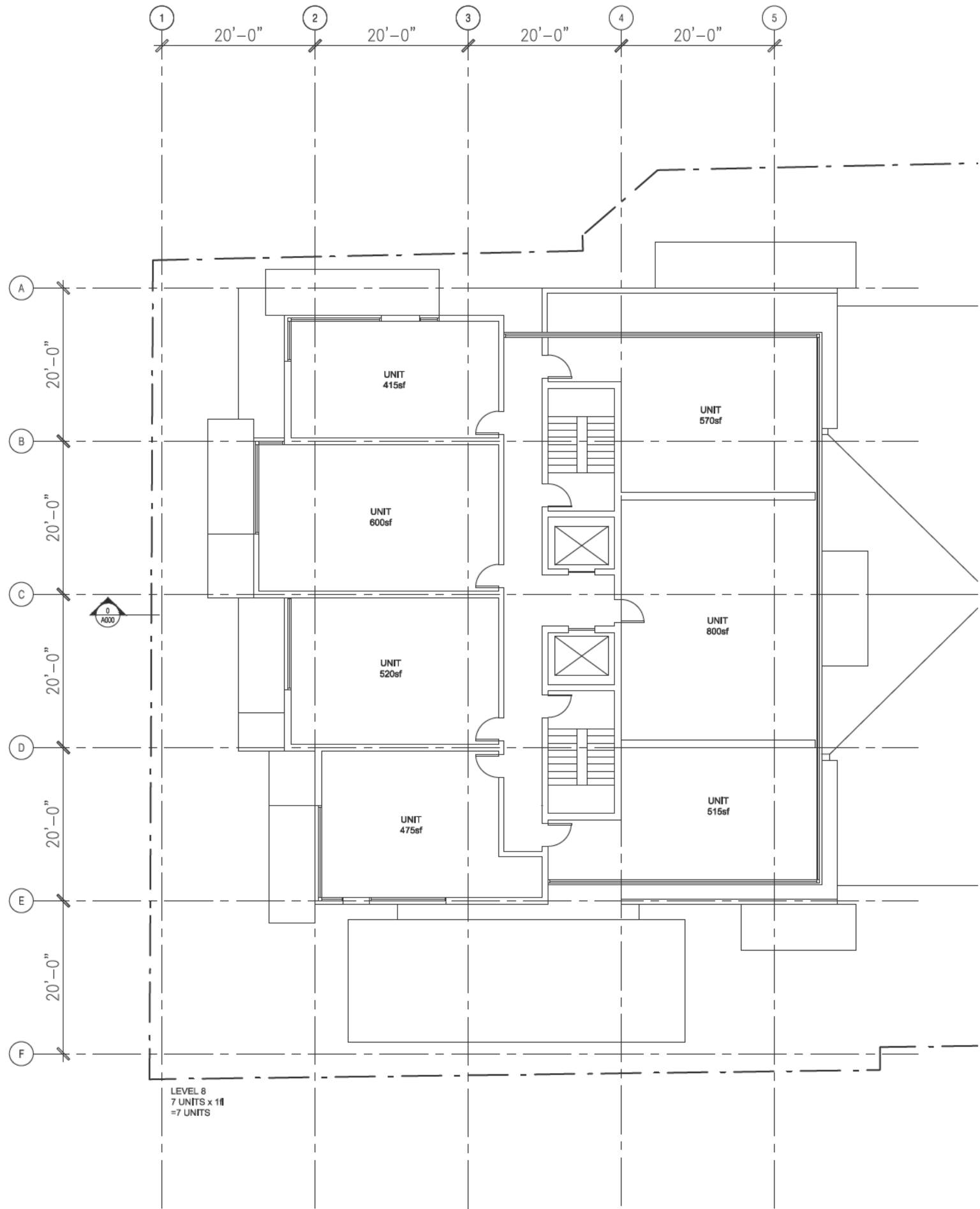
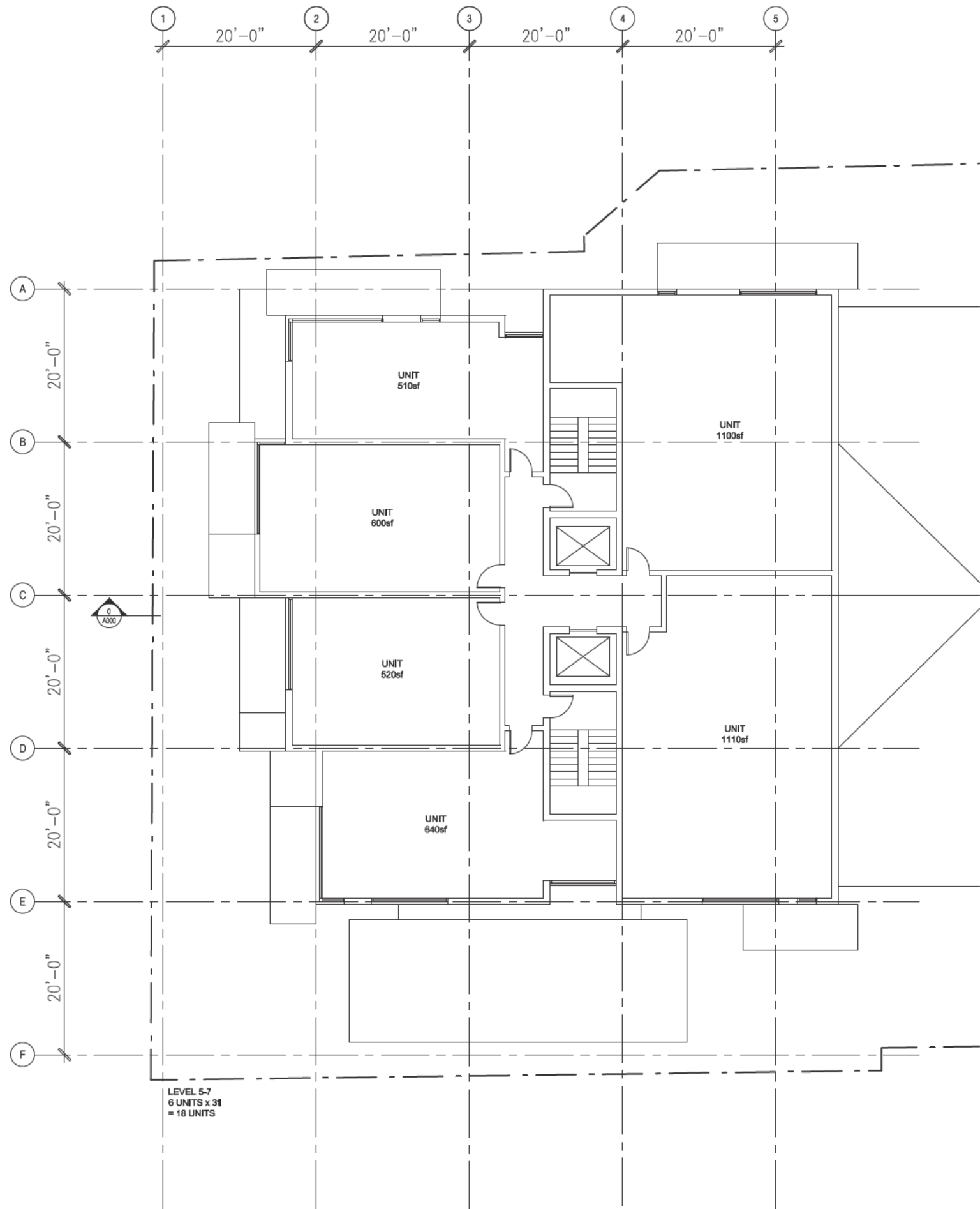




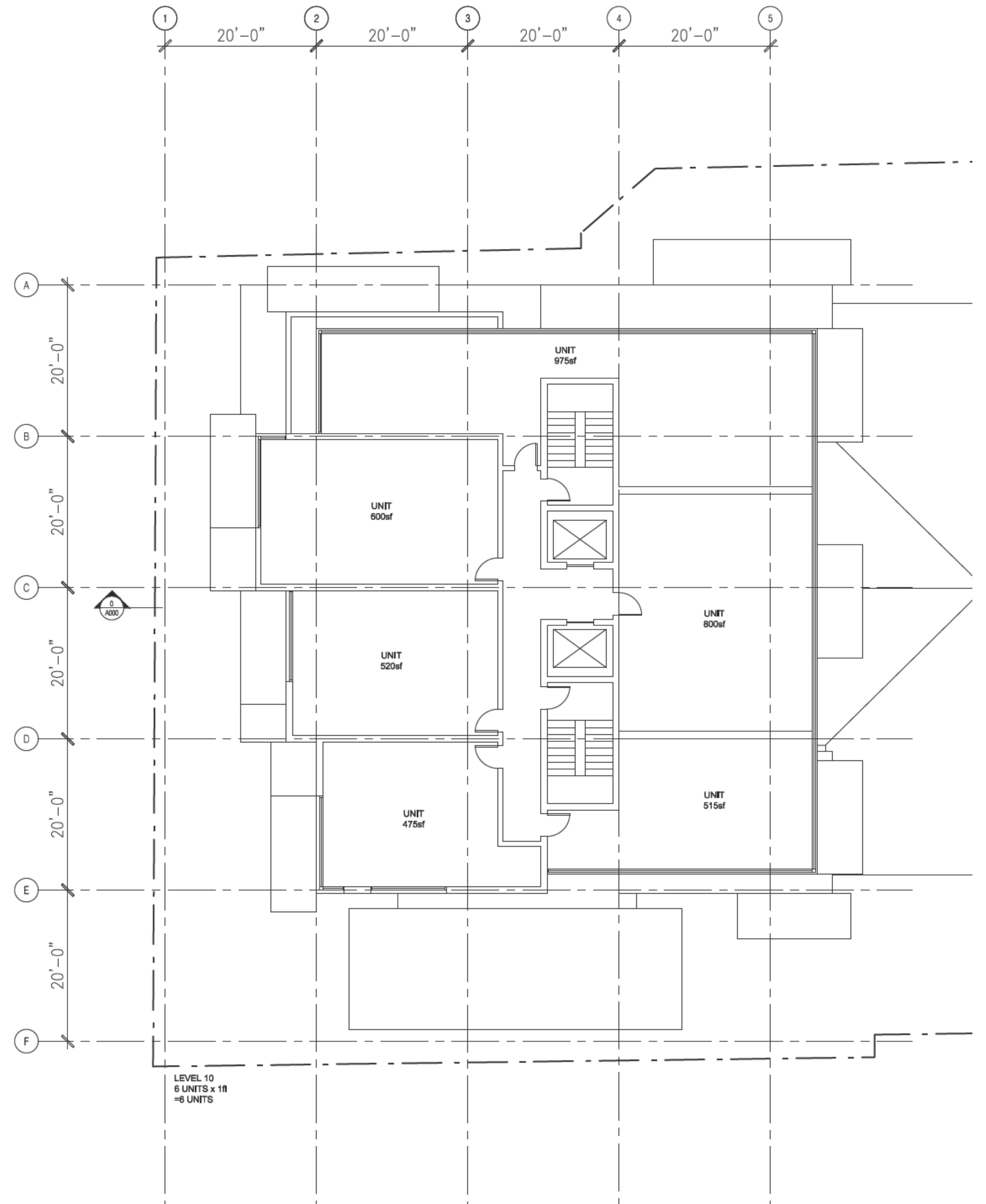
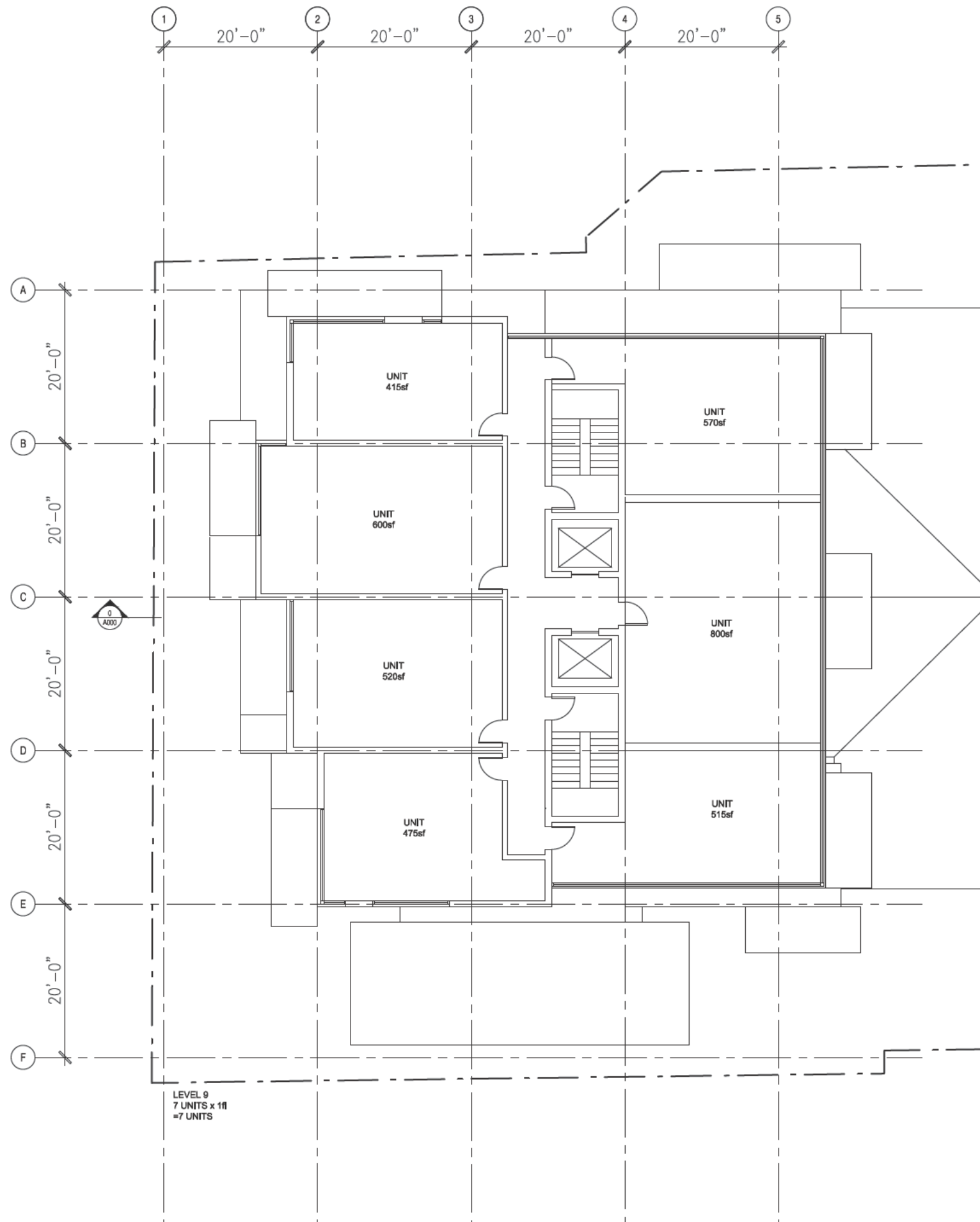


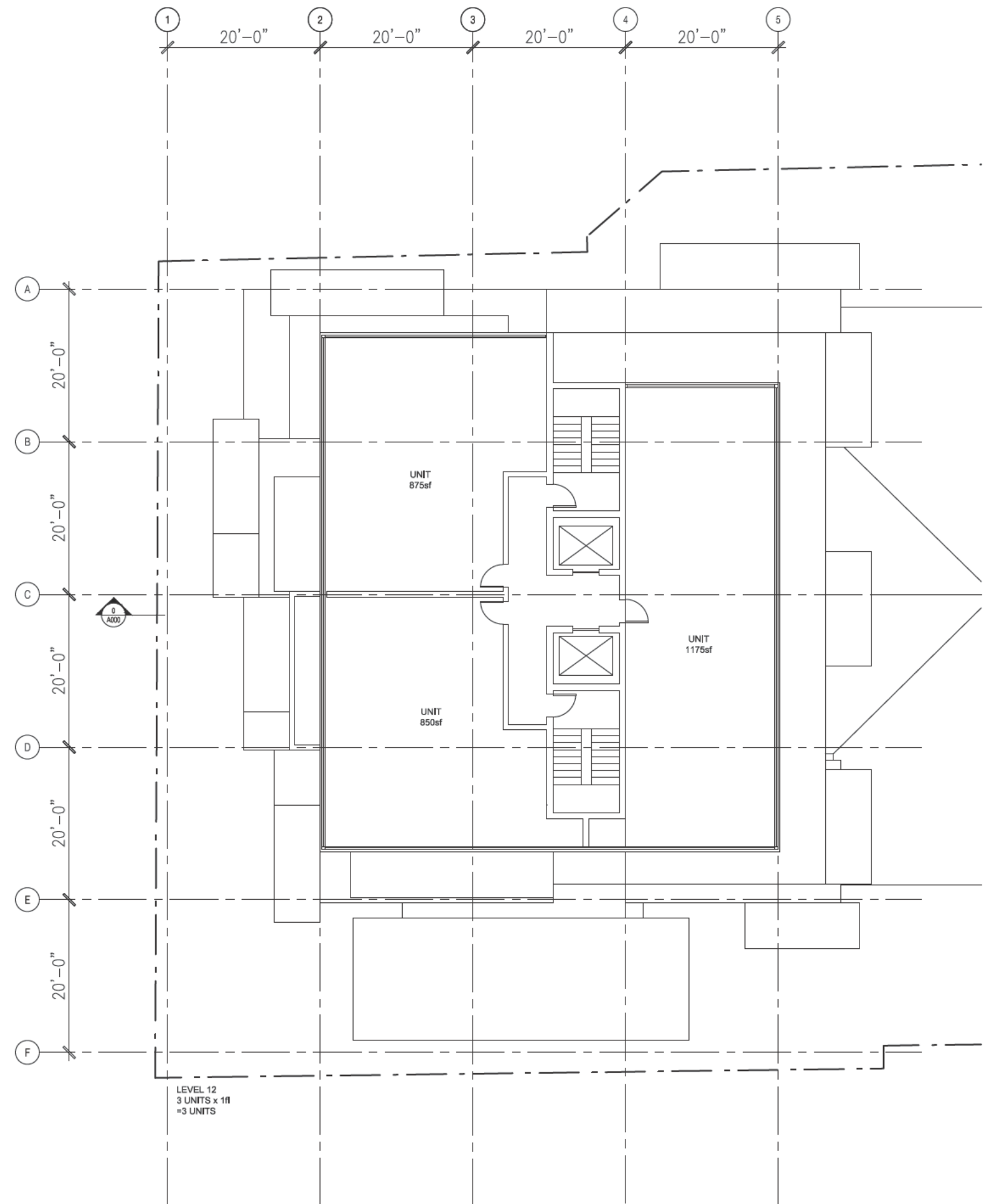
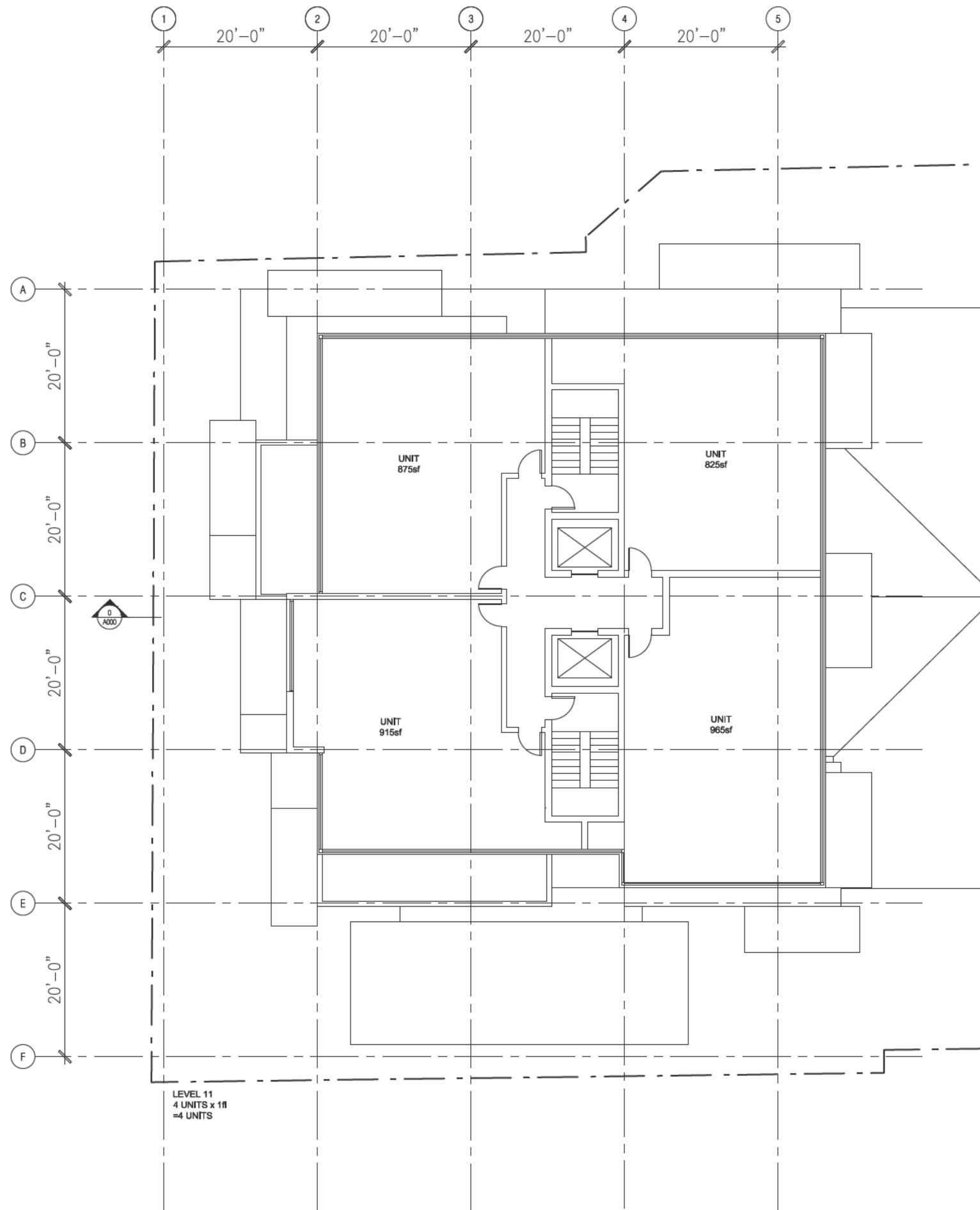


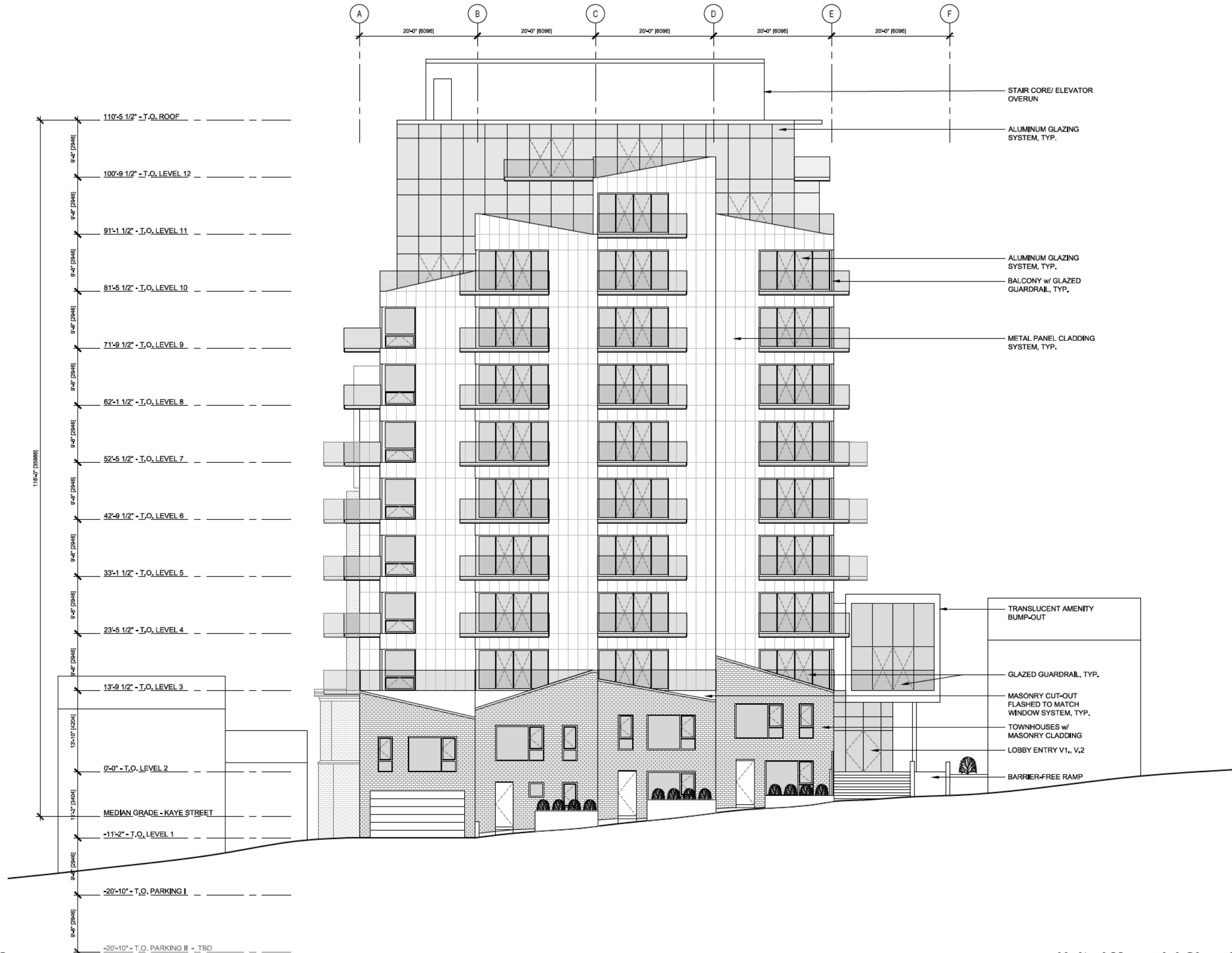












118'-0" (35968)

- 110'-5 1/2" - T.O. ROOF
- 9'-0" (2746)
- 100'-9 1/2" - T.O. LEVEL 12
- 9'-0" (2746)
- 91'-1 1/2" - T.O. LEVEL 11
- 9'-0" (2746)
- 81'-5 1/2" - T.O. LEVEL 10
- 9'-0" (2746)
- 71'-9 1/2" - T.O. LEVEL 9
- 9'-0" (2746)
- 62'-1 1/2" - T.O. LEVEL 8
- 9'-0" (2746)
- 52'-5 1/2" - T.O. LEVEL 7
- 9'-0" (2746)
- 42'-9 1/2" - T.O. LEVEL 6
- 9'-0" (2746)
- 33'-1 1/2" - T.O. LEVEL 5
- 9'-0" (2746)
- 23'-5 1/2" - T.O. LEVEL 4
- 9'-0" (2746)
- 13'-9 1/2" - T.O. LEVEL 3
- 13'-10" (4204)
- 0'-0" - T.O. LEVEL 2
- 1'-0" (3048)
- MEDIAN GRADE - KAYE STREET
- 11'-2" - T.O. LEVEL 1
- 9'-0" (2746)
- 20'-10" - T.O. PARKING I
- 9'-0" (2746)
- 20'-10" - T.O. PARKING II - TBD

- 20'-0" (6096) A B
- 20'-0" (6096) B C
- 20'-0" (6096) C D
- 20'-0" (6096) D E
- 20'-0" (6096) E F

STAIR CORE/ ELEVATOR OVERUN

ALUMINUM GLAZING SYSTEM, TYP.

ALUMINUM GLAZING SYSTEM, TYP.

BALCONY w/ GLAZED GUARDRAIL, TYP.

METAL PANEL CLADDING SYSTEM, TYP.

TRANSLUCENT AMENITY BUMP-OUT

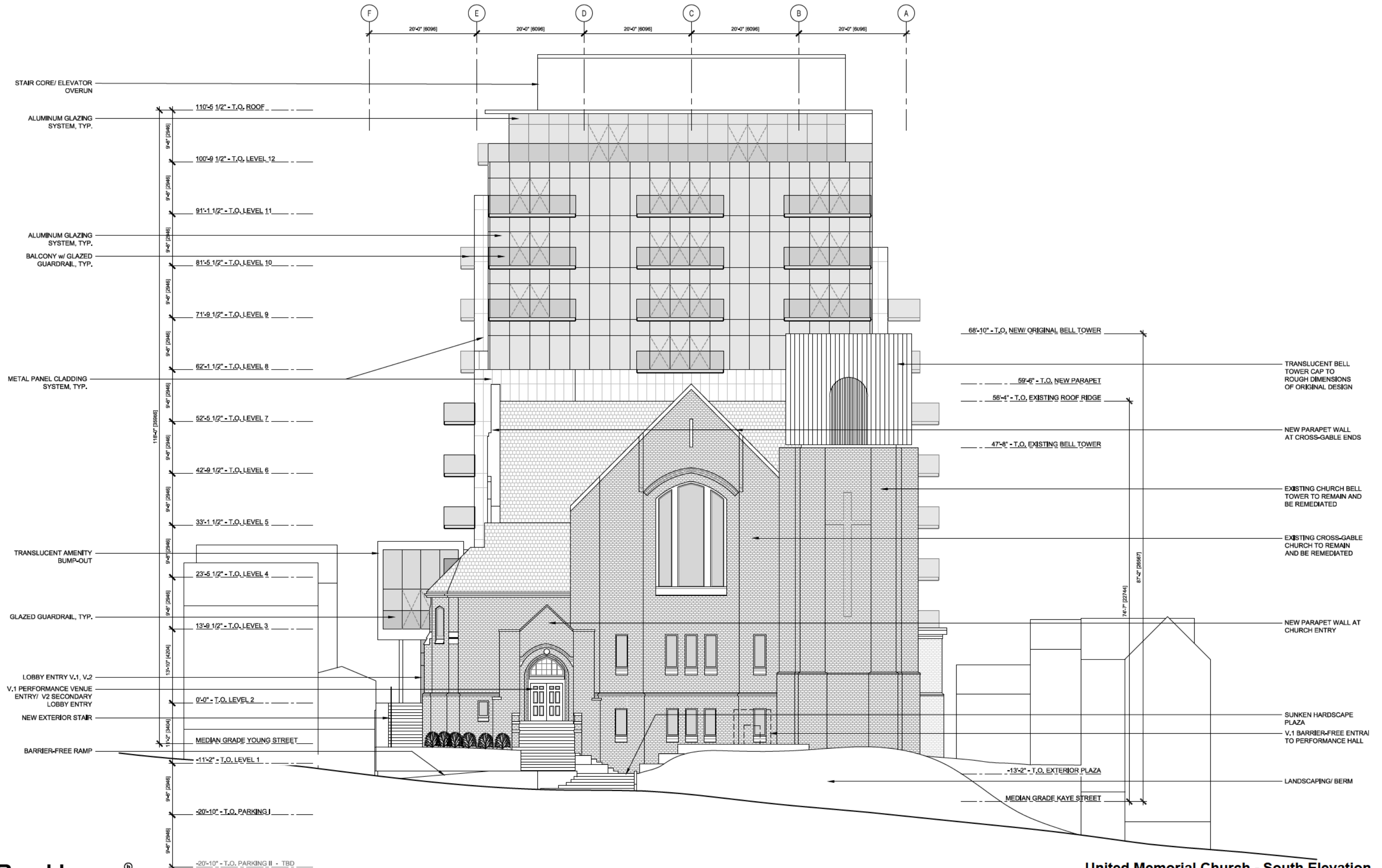
GLAZED GUARDRAIL, TYP.

MASONRY CUT-OUT FLASHED TO MATCH WINDOW SYSTEM, TYP.

TOWNHOUSES w/ MASONRY CLADDING

LOBBY ENTRY V1., V.2

BARRIER-FREE RAMP





TRANSLUCENT BELL TOWER CAP TO ROUGH DIMENSIONS OF ORIGINAL DESIGN

88'-10" - T.O. NEW/ ORIGINAL BELL TOWER

59'-6" - T.O. NEW PARAPET

56'-4" - T.O. EXISTING ROOF RIDGE

NEW PARAPET WALL AT CROSS-GABLE ENDS

47'-8" - T.O. EXISTING BELL TOWER

EXISTING CHURCH BELL TOWER TO REMAIN AND BE REMEDIATED

EXISTING CROSS-GABLE CHURCH TO REMAIN AND BE REMEDIATED

LANDSCAPING/ BERM

-13'-2" - T.O. EXTERIOR PLAZA

MEDIAN GRADE KAYE STREET

STAIR CORE/ ELEVATOR OVERUN

110'-5 1/2" - T.O. ROOF

100'-9 1/2" - T.O. LEVEL 12

91'-1 1/2" - T.O. LEVEL 11

81'-5 1/2" - T.O. LEVEL 10

71'-9 1/2" - T.O. LEVEL 9

62'-1 1/2" - T.O. LEVEL 8

52'-5 1/2" - T.O. LEVEL 7

42'-9 1/2" - T.O. LEVEL 6

33'-1 1/2" - T.O. LEVEL 5

23'-5 1/2" - T.O. LEVEL 4

13'-9 1/2" - T.O. LEVEL 3

0'-0" - T.O. LEVEL 2

MEDIAN GRADE YOUNG STREET

-11'-2" - T.O. LEVEL 1

-20'-10" - T.O. PARKING I

-20'-10" - T.O. PARKING II - TBD

ALUMINUM GLAZING SYSTEM, TYP.

BALCONY w/ GLAZED GUARDRAIL, TYP.

ALUMINUM GLAZING SYSTEM, TYP.

METAL PANEL CLADDING SYSTEM, TYP.

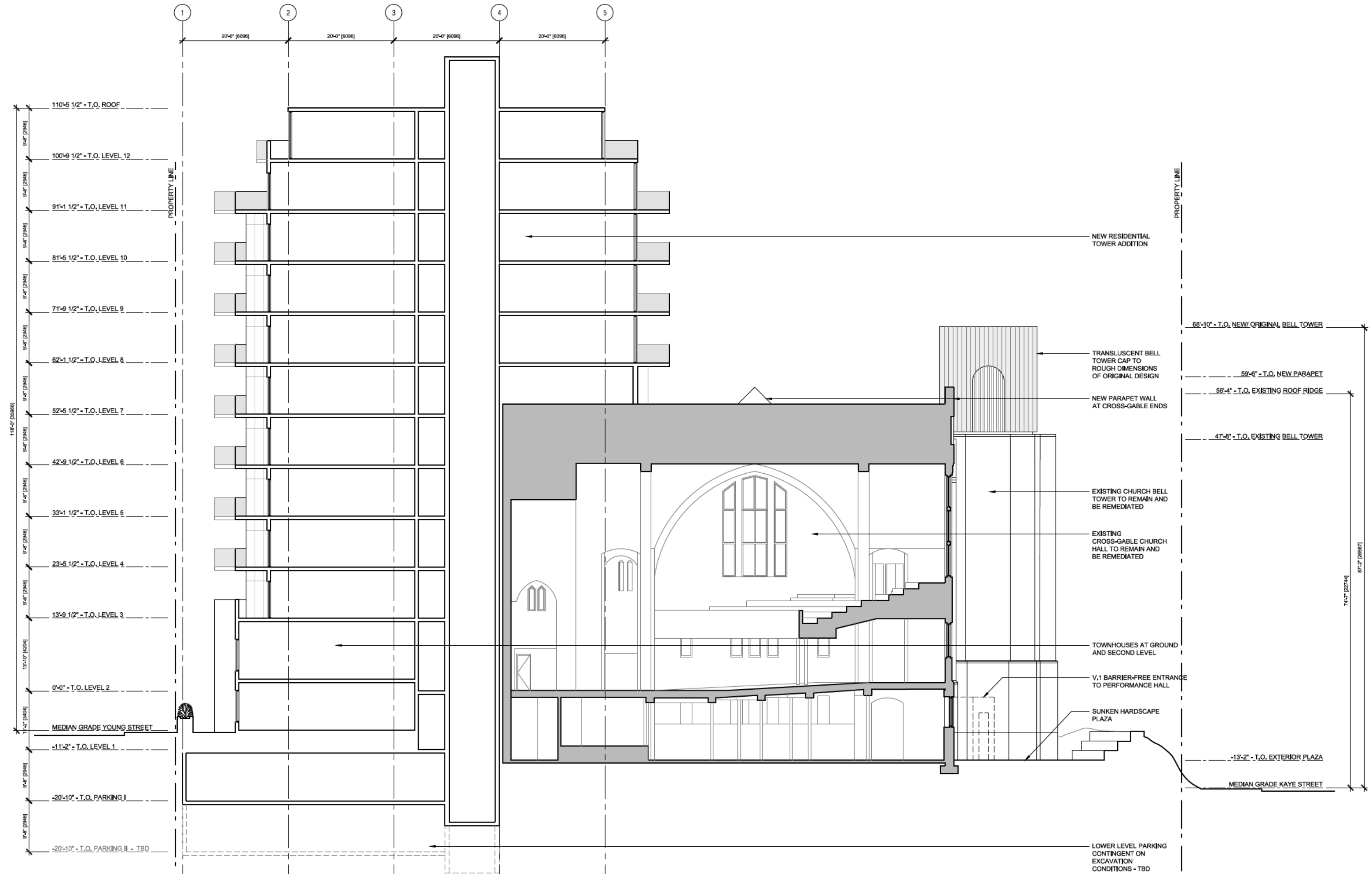
GLAZED GUARDRAIL, TYP.

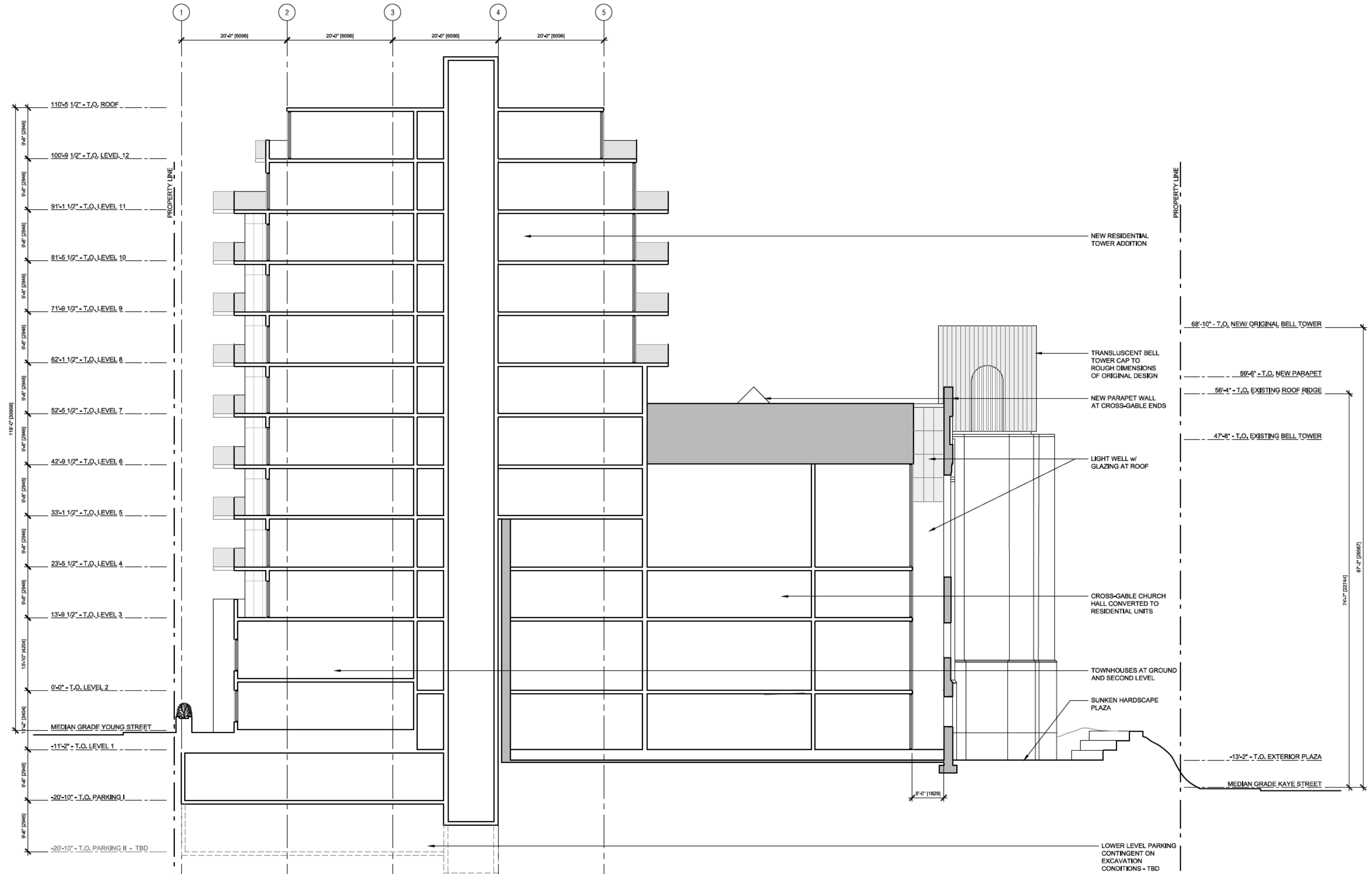
MASONRY CUT-OUT FLASHED TO MATCH WINDOW SYSTEM, TYP.

TOWNHOUSES w/ MASONRY CLADDING

LEVEL 1 + 2 MASONRY CLADDING

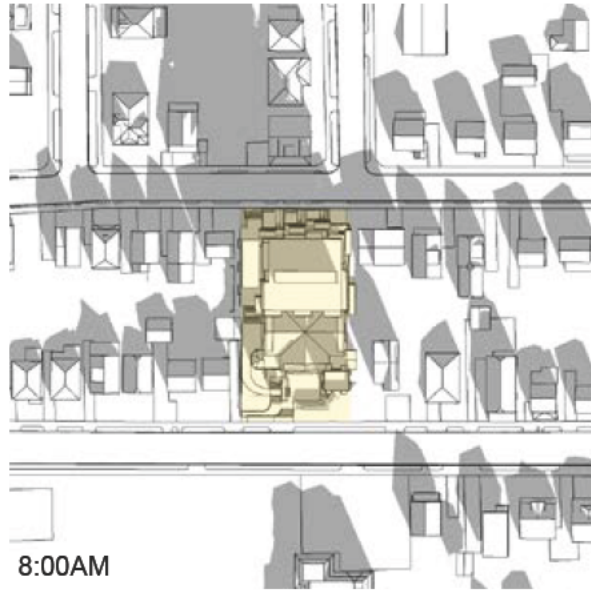








Spring Equinox - March 20



Summer Solstice - June 21



Fall Equinox - September 23



Winter Solstice - December 21





