

HARBOR 44

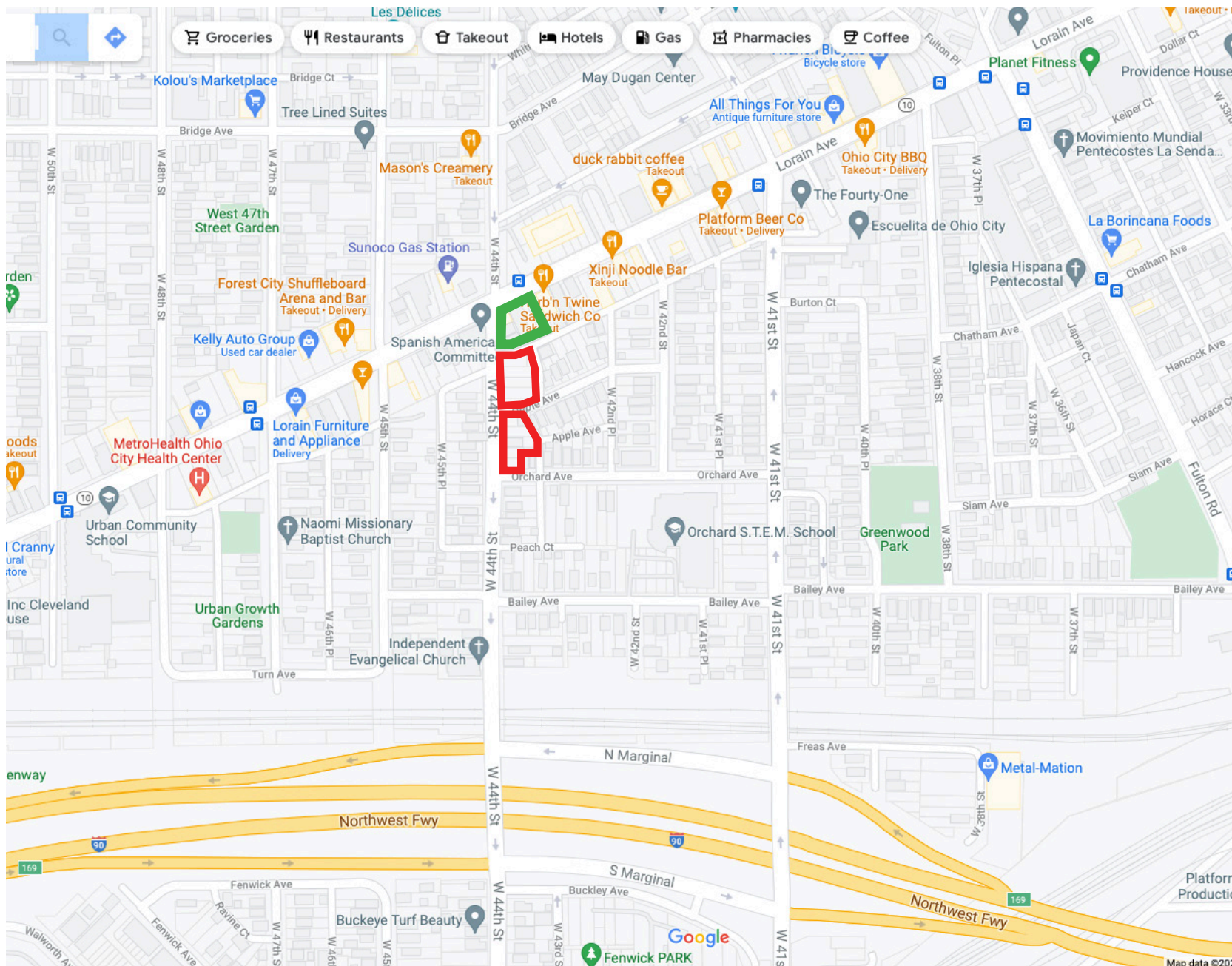
PHASE 2

Harbor Row

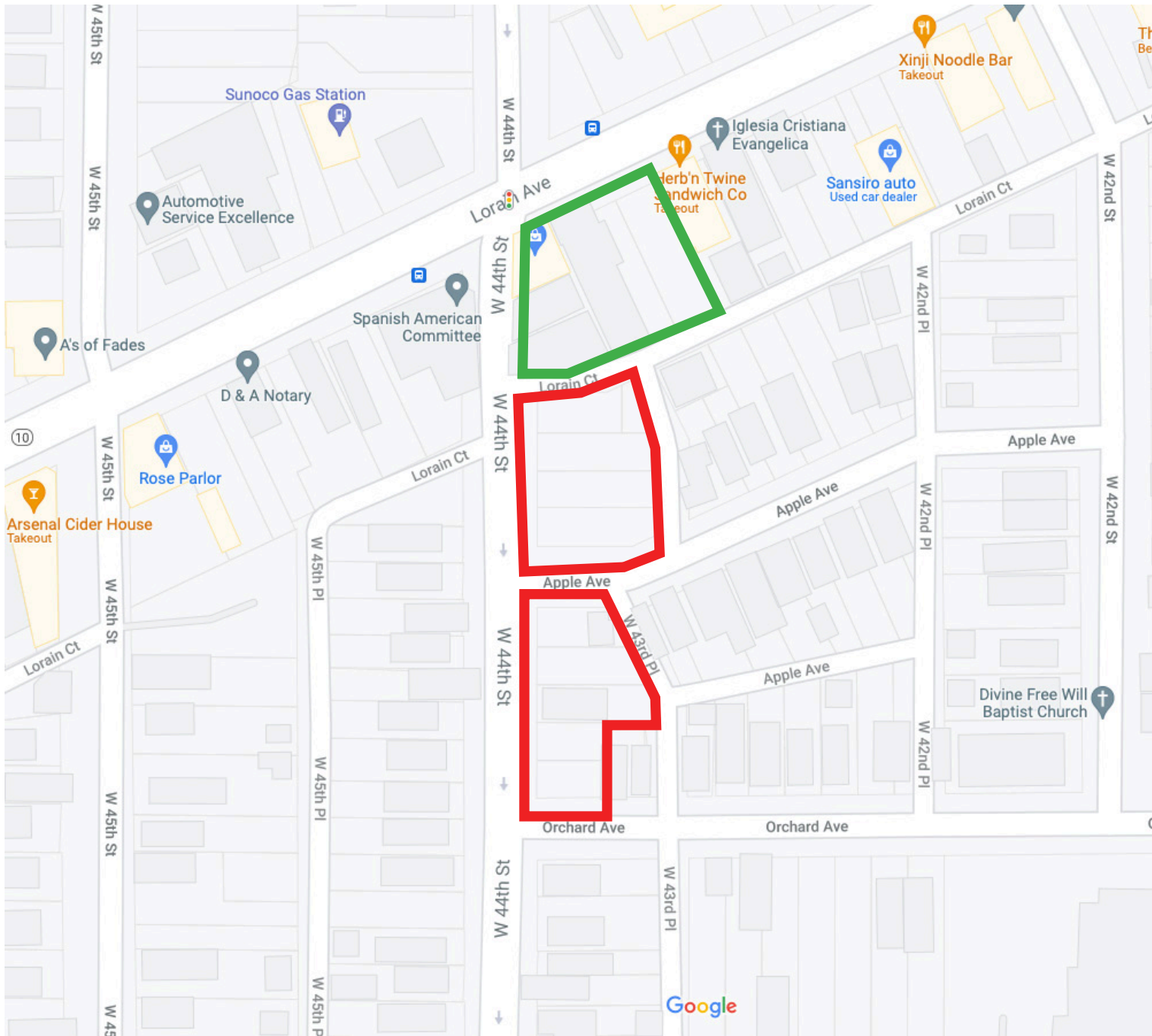
Final Approval



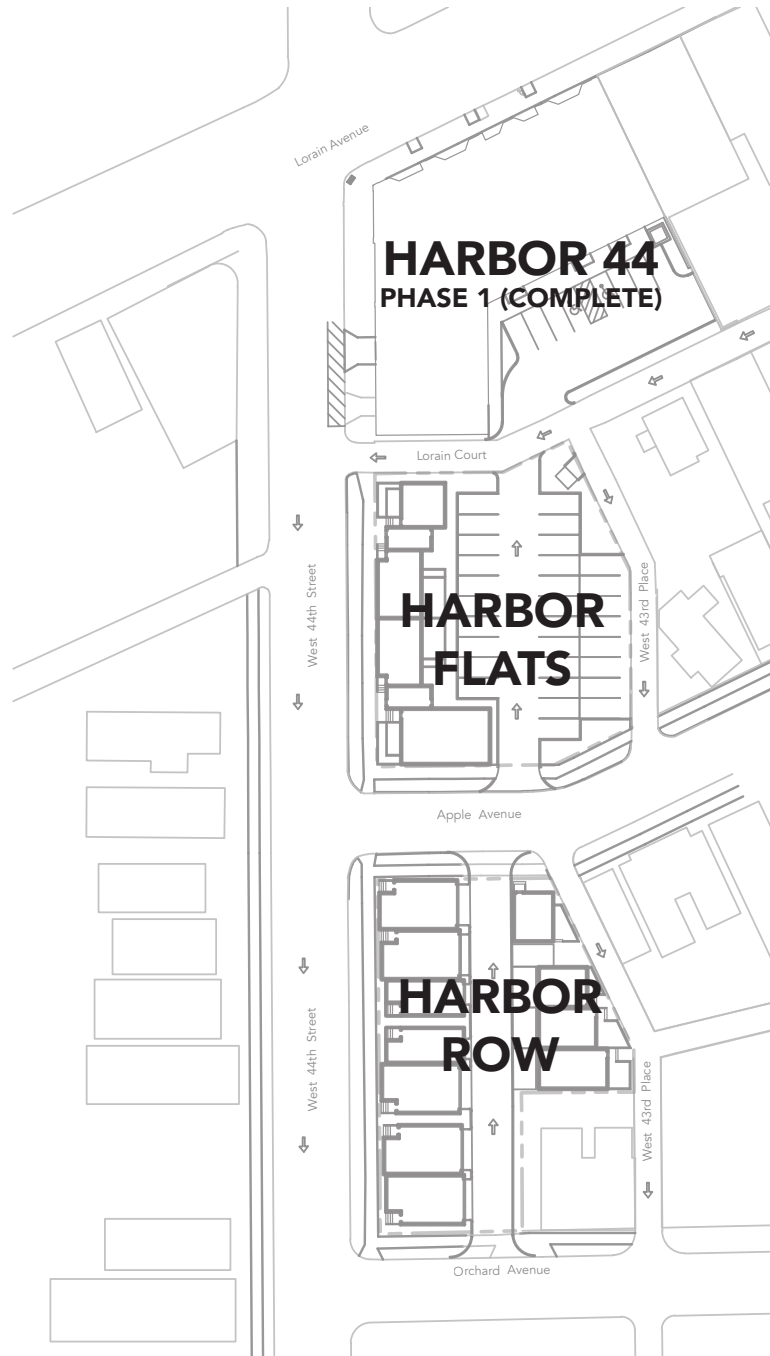
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Site location



Site location



1 SITE PLAN (OVERVIEW)
NTS

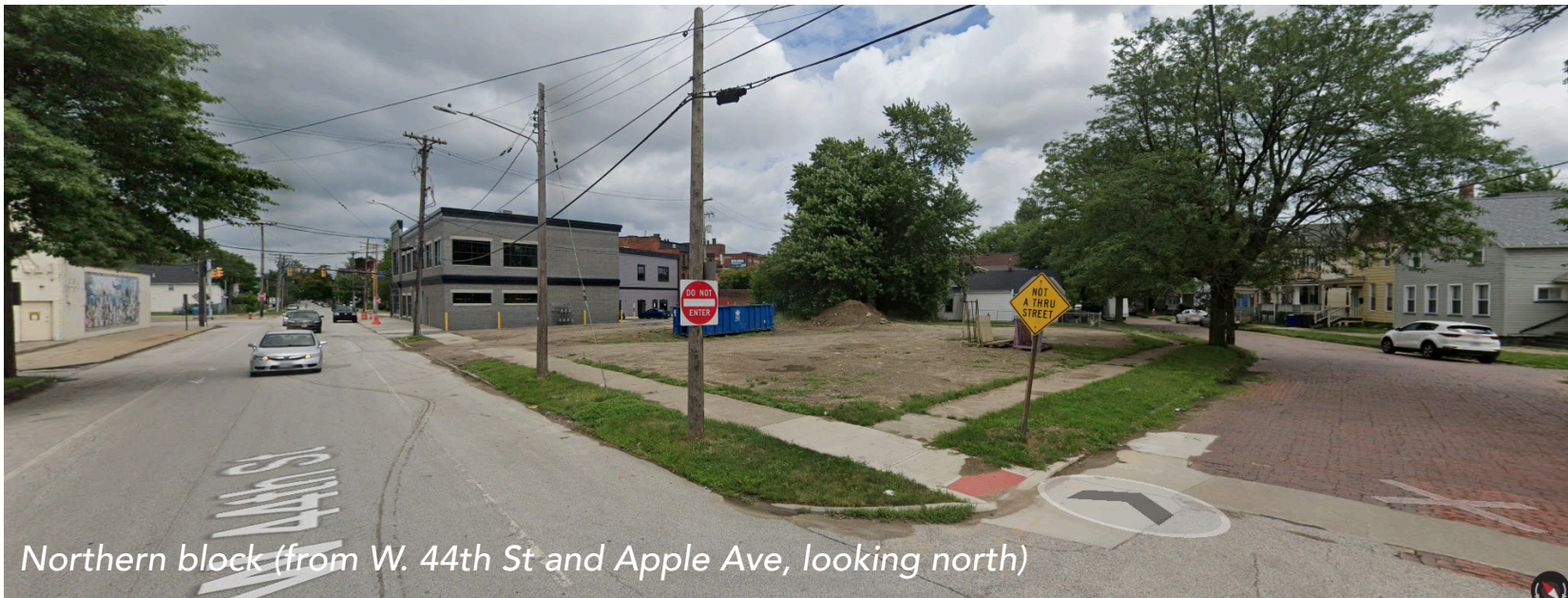
Site overview

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Northern block



Northern block (from W. 44th St and Apple Ave, looking north)



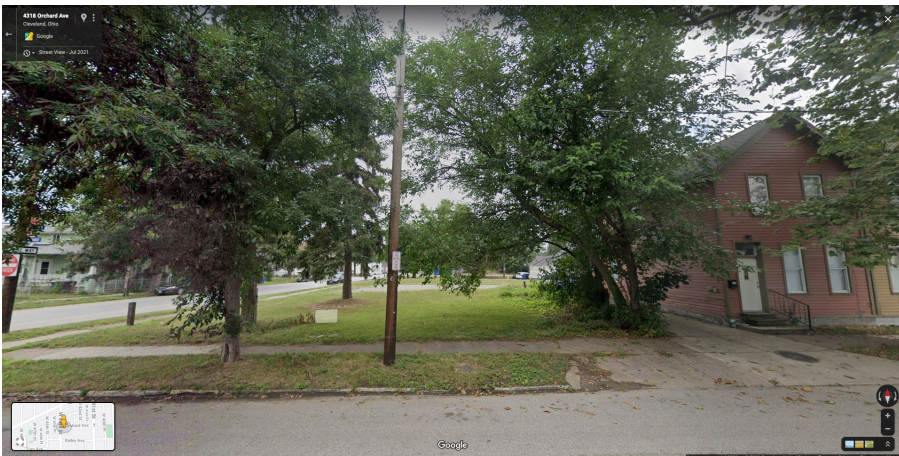
Context

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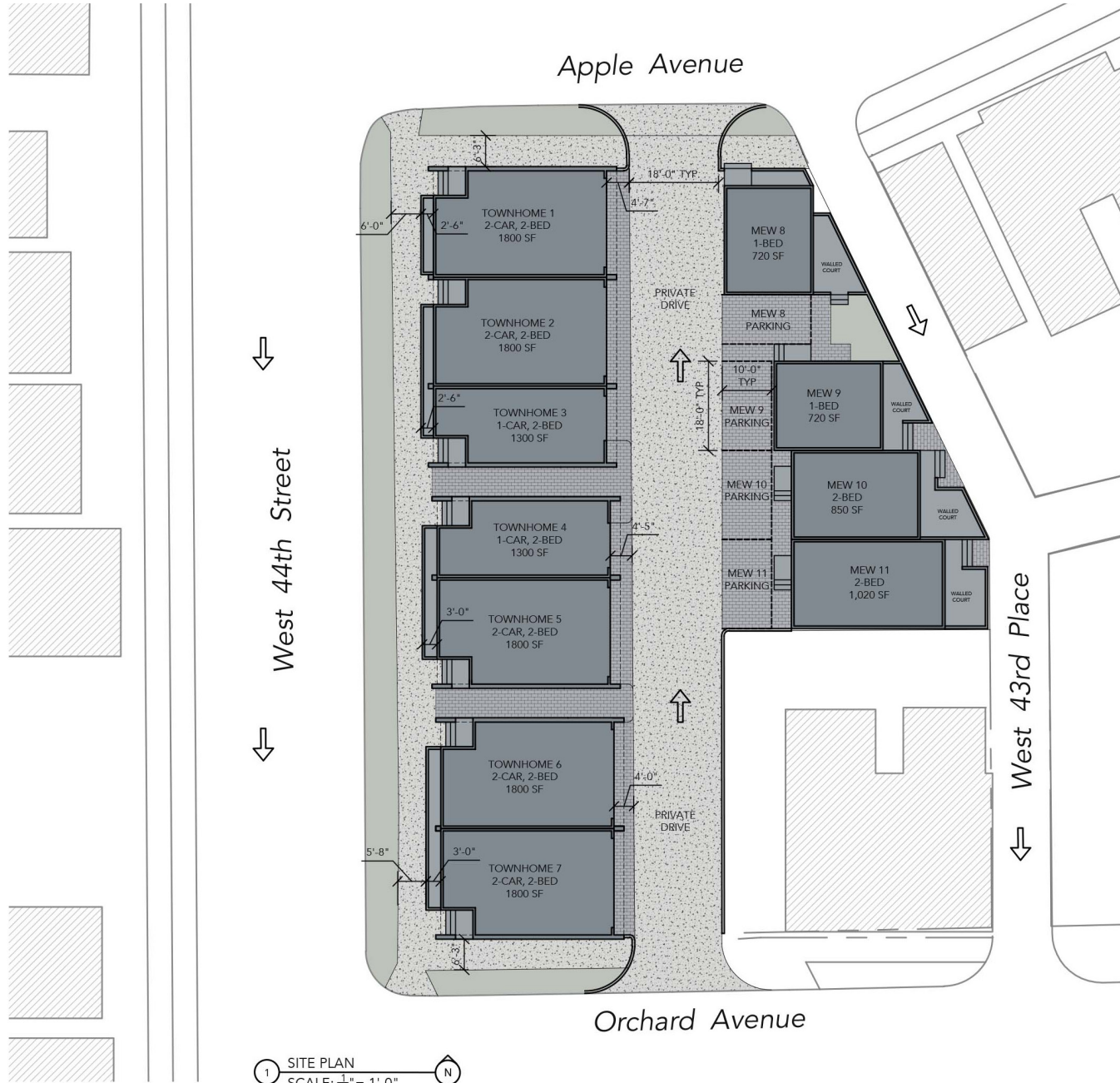
Context - W. 44th

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Context - Neighboring residential

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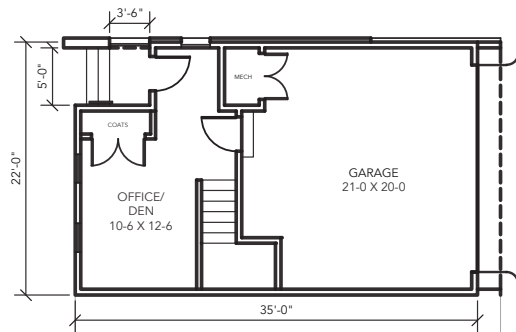
① TOWNHOMES - WEST ELEVATION
SCALE: $\frac{1}{16}" = 1'-0"$



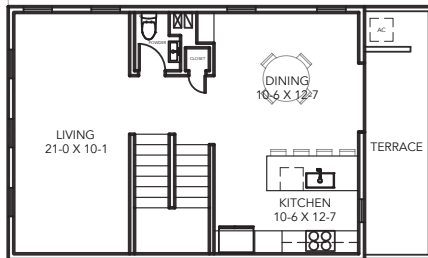
② TOWNHOMES - EAST ELEVATION
SCALE: $\frac{1}{16}" = 1'-0"$



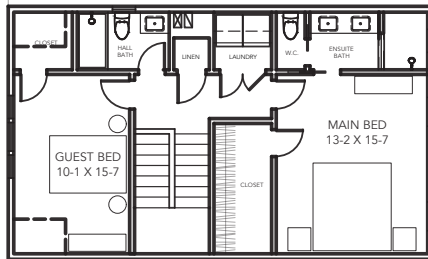
③ TOWNHOMES - NORTH/SOUTH ELEVATION
SCALE: $\frac{1}{16}" = 1'-0"$



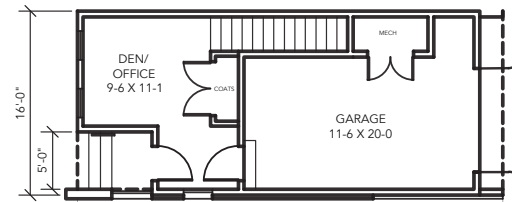
① 22' UNIT - FIRST FLOOR
SCALE: $\frac{1}{16}" = 1'-0"$



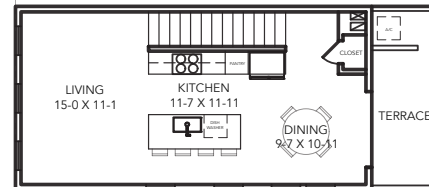
② 22' UNIT - SECOND FLOOR
SCALE: $\frac{1}{16}" = 1'-0"$



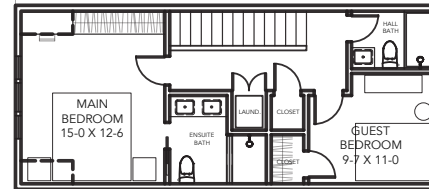
③ 22' UNIT - THIRD FLOOR
SCALE: $\frac{1}{16}" = 1'-0"$



① 16' UNIT - FIRST FLOOR
SCALE: $\frac{1}{16}" = 1'-0"$



② 16' UNIT - SECOND FLOOR
SCALE: $\frac{1}{16}" = 1'-0"$



③ 16' UNIT - THIRD FLOOR
SCALE: $\frac{1}{16}" = 1'-0"$



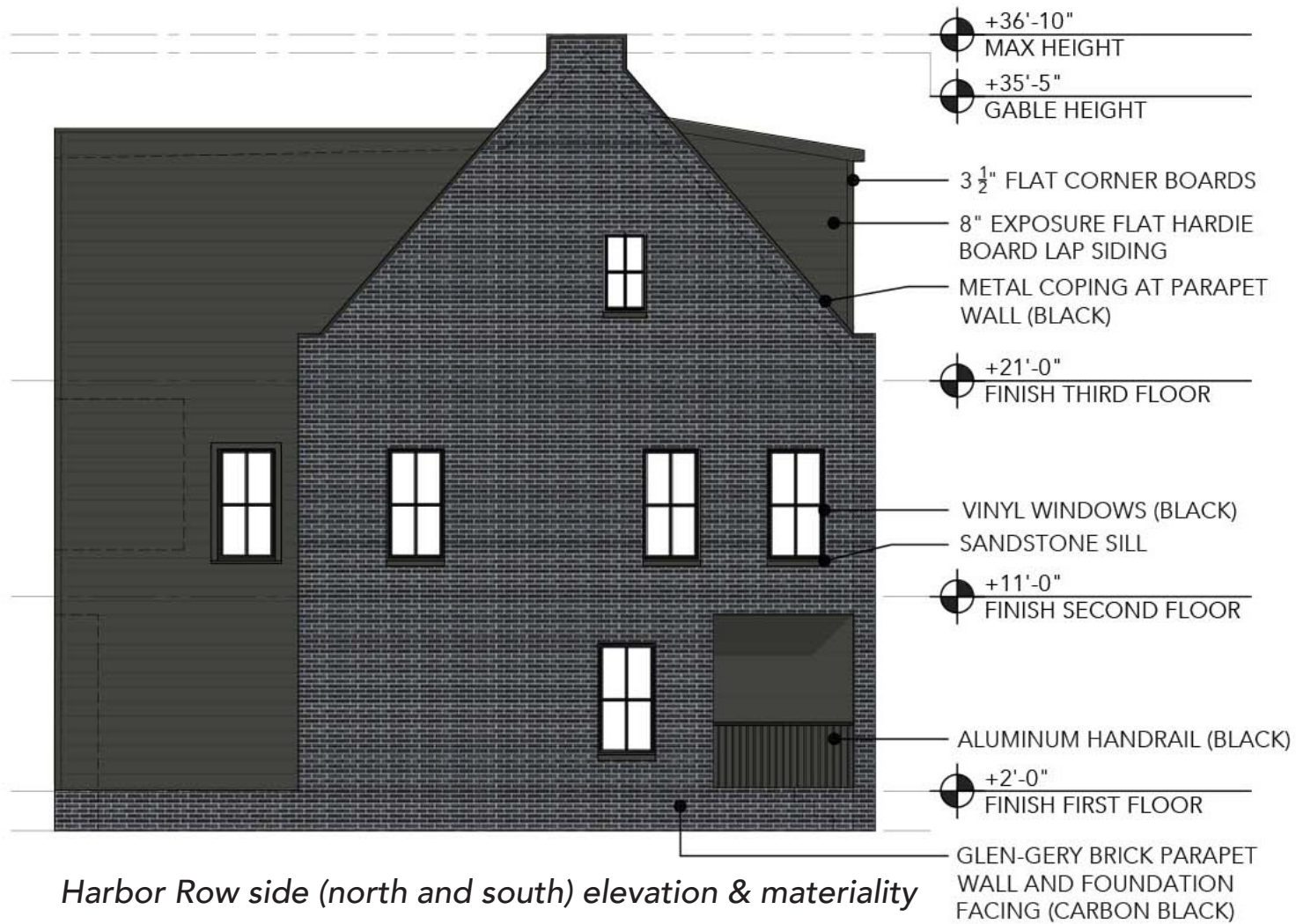
Harbor Row front (west) elevation - fronting W. 44th St



Harbor Row front (west) elevation & materiality



Harbor Row rear (east) elevation & materiality





Glen-Gery nominal brick in "Carbon Black"



Atas Colonial Seam panel roofing in "Black"



Unilock Eco-Line pavers in "Smooth-Natural" at internal pedestrian paths and garage entry



Hardie lap siding in smooth finish, 8" exposure in SW7069 "Iron Ore"



Jeld-Wen V-4500 Simulated Divided Lite Vinyl window in "Black"



Thermatru Classic Craft 3/4 lite entry door in "Acorn"



Hinkley Cordillera lantern at front entry in "Burnished Bronze"



Trex Signature Aluminum Rail Panel with Square Balusters in "Charcoal Black"



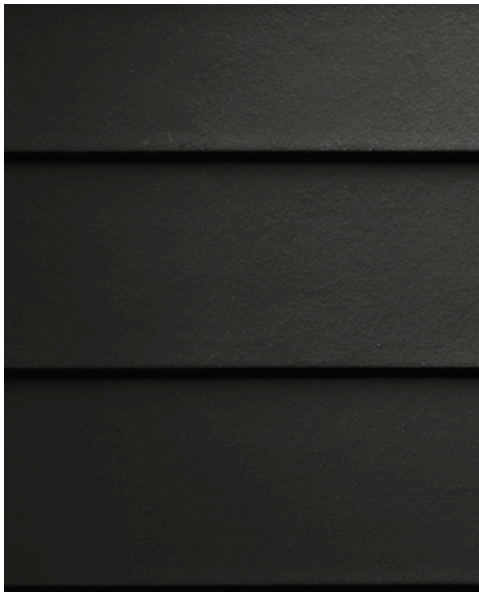
Glen-Gery nominal brick in "Carbon Black"



Atas Colonial Seam panel roofing in "Black"



Unilock Eco-Line pavers in "Smooth-Natural" at internal pedestrian paths and garage entry



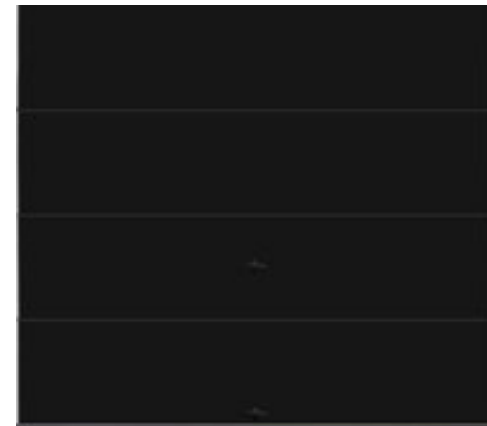
Hardie lap siding in smooth finish, 8" exposure in SW7069 "Iron Ore"



Jeld-Wen V-4500 Simulated Divided Lite Vinyl window in "Black"



Hinkley Mist lantern at pedestrian paths and garage door in "Satin Black"



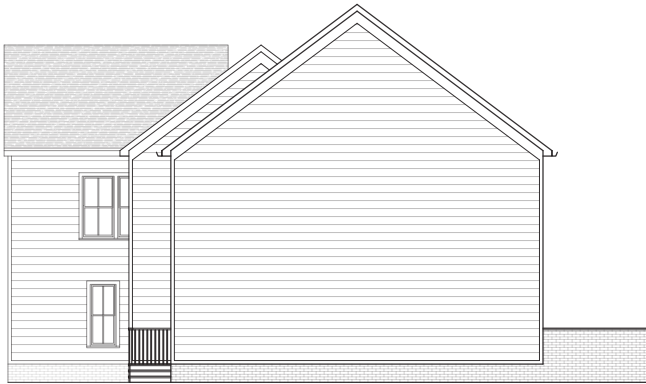
C.H.I. Skyline Flush garage door in "Black"



1 MEWS - NORTH ELEVATIONS
SCALE: $\frac{1}{16}" = 1'-0"$



2 MEWS - EAST ELEVATIONS
SCALE: $\frac{1}{16}" = 1'-0"$

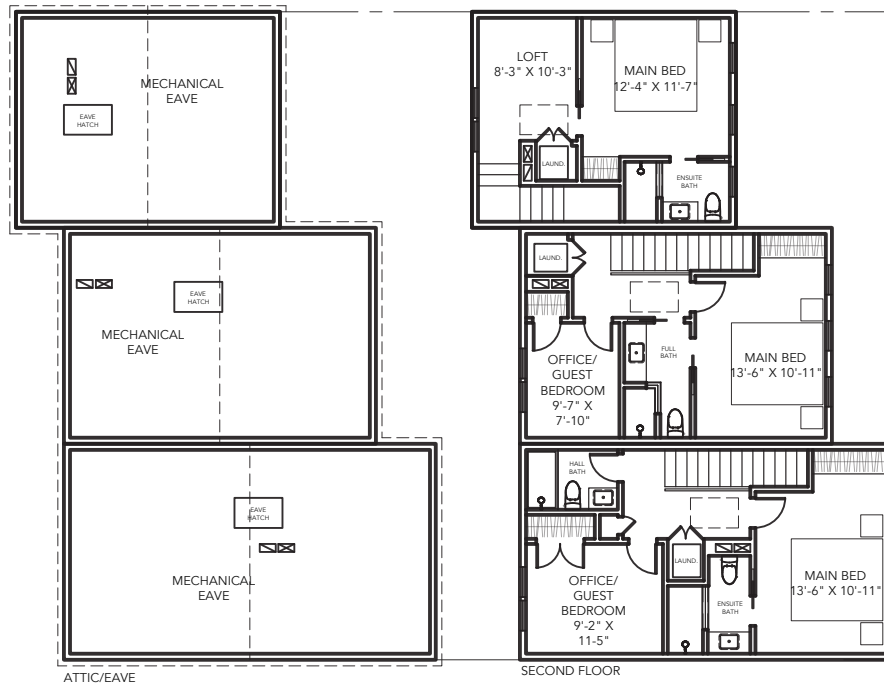
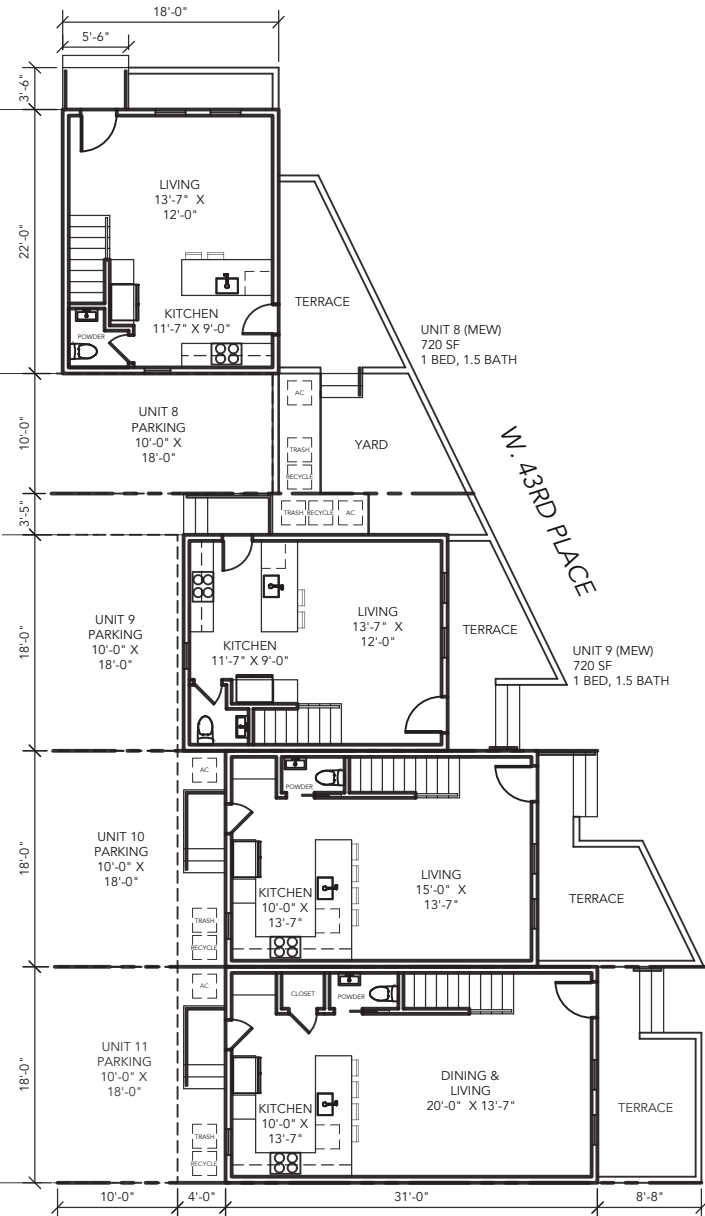
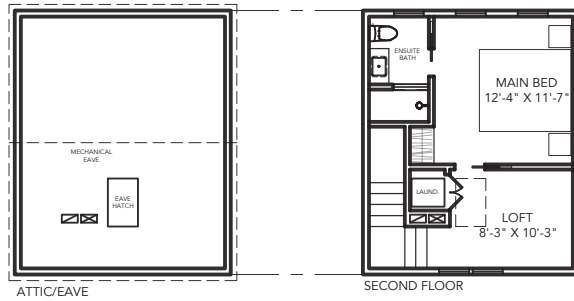


3 MEWS - SOUTH ELEVATIONS
SCALE: $\frac{1}{16}" = 1'-0"$



4 MEWS - WEST ELEVATIONS
SCALE: $\frac{1}{16}" = 1'-0"$

APPLE AVENUE



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Harbor Row & Mews - north facade & context



Mews - east facade & context

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Harbor Row - south th facade & context



Mews - front elevations & materiality

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Mews - rear elevations & materiality



Glen-Gery nominal
brick in "Carbon
Black"



SW2844
"Roycroft Mist Gray"

Hardie lap siding in smooth
finish, 8" exposure



SW2818
"Renwick Heather"



SW2819
"Downing Slate"



SW2811
"Rookwood Blue
Green"



GAF Timberline in
"Charcoal"



Jeld-Wen V-4500
Simulated Divided
Lite Vinyl window in
"Black"



Thermatru
Classic Craft 3/4
lite entry door in
"Acorn"



Hinkley Cordillera
lantern at front
and rear entries in
"Burnished Bronze"



Trex Signature
Aluminum Rail Panel
with Square Balusters in
"Charcoal Black"



Unilock Eco-Line
pavers in "Smooth-
Natural" at new
entries and parking



Lighting Legend

1



Hinkley Cordillera
lantern in
"Burnished Bronze"

2



Hinkley Mist lantern
at garage door in
"Satin Black"

3



Lutech Outdoor
LED Wall
Mount Flood
Light

4

City Street Light

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1 SITE PLAN
SCALE: $\frac{1}{32}'' = 1'-0''$ N

Planting Legend



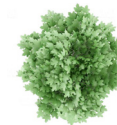
Bonanza Gold Barberry



American Boxwood



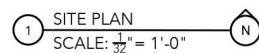
Blue Hill Sage



Trident Maple

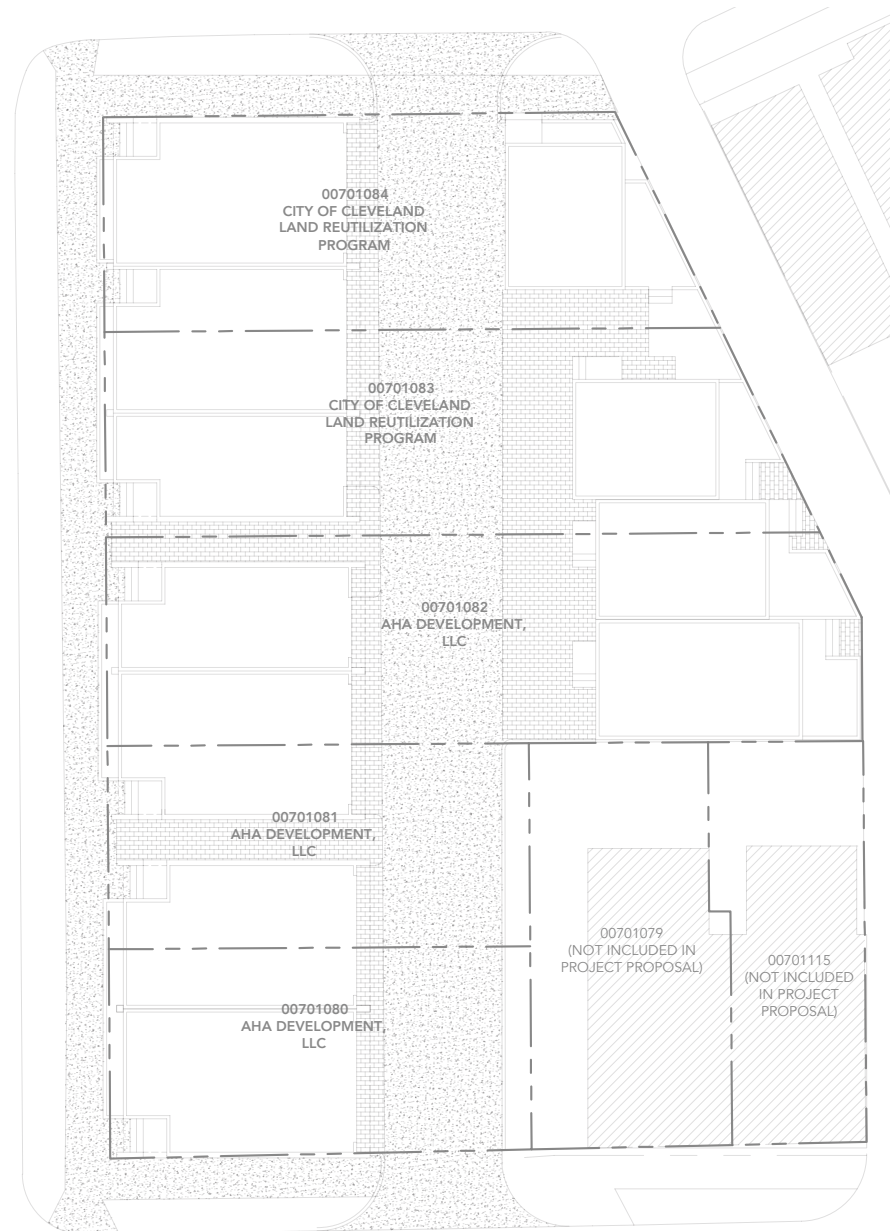


Field Maple



Concrete public
sidewalks and driveway
aprons; concrete or
asphalt private driveway

Harbor Row - existing parcel layout



1 EXISTING PARCEL MAP
SCALE: $\frac{1}{32}" = 1'-0"$

Note: existing lots are currently empty/undeveloped

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Architectural floor plan showing 11 rooms (SL-1 to SL-11) and a common element block. The plan includes dimensions for rooms and overall sections.

Room Dimensions:

- SL-1: 41'-0" x 22'-4"
- SL-2: 41'-0" x 22'-0"
- SL-3: 41'-0" x 19'-4"
- SL-4: 41'-0" x 19'-4"
- SL-5: 41'-0" x 25'-4"
- SL-6: 41'-0" x 25'-4"
- SL-7: 41'-0" x 22'-6"
- SL-8: 41'-0" x 17'-9"
- SL-9: 45'-8" x 23'-10"
- SL-10: 54'-2" x 19'-8"
- SL-11: 54'-2" x 18'-3"

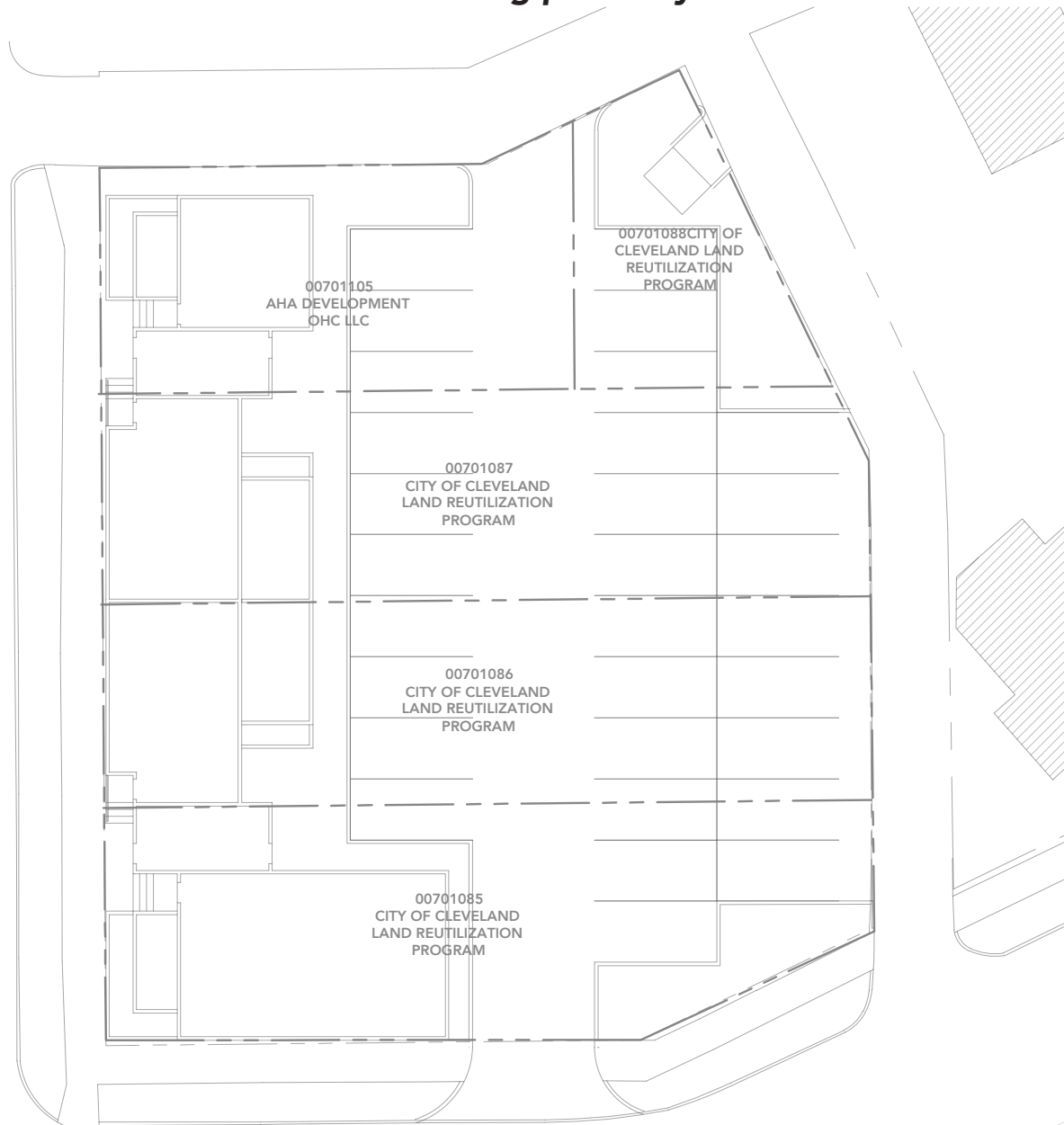
Overall Dimensions:

- Top Section: 41'-0" (left), 18'-0" (middle), 17'-9" (right)
- Left Section: 22'-4" (top), 22'-0" (top), 19'-4" (middle), 19'-4" (middle), 25'-4" (bottom), 25'-4" (bottom), 22'-6" (bottom)
- Right Section: 40'-10" (top), 23'-10" (middle), 19'-8" (bottom), 18'-3" (bottom)
- Bottom Section: 54'-2" (left), 18'-3" (right)

Common Element Block: Located between SL-3 and SL-4, and SL-5 and SL-6.

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Harbor Flats - existing parcel layout

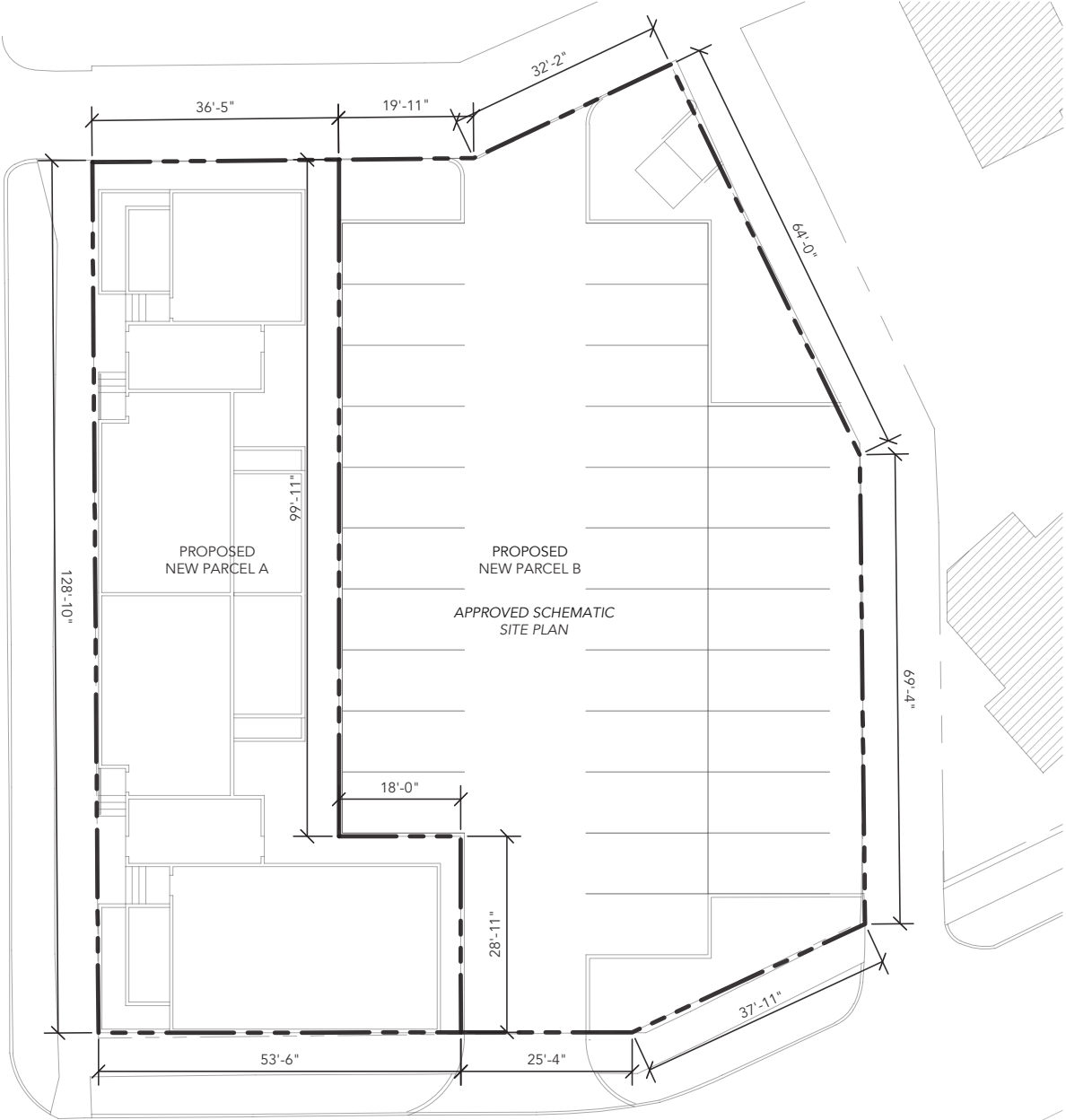


1 EXISTING PARCEL MAP
SCALE: $\frac{1}{32}$ " = 1'-0"

Note: existing lots are currently empty/undeveloped

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Harbor Flats - proposed parcel layout



1 PROPOSED PARCEL RECONFIGURATION
SCALE: $\frac{1}{32}" = 1'-0"$

Note: dimensions are a close proximity
for Architectural site representation;
engineered survey to confirm

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HARBOR 44

PHASE 2

Harbor Row

Final Approval



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