

HOUSING STUDIO

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BRADFORD TOWNHOMES,
CARY, NORTH CAROLINA



NORTHWOOD RAVIN



Project No: 1115
Issue Date: OCTOBER 13 2011
Issued For: 2nd Site Submittal

Key Plan

TOWNHOMES
BUILDING 5- DRC
OVERLAYS

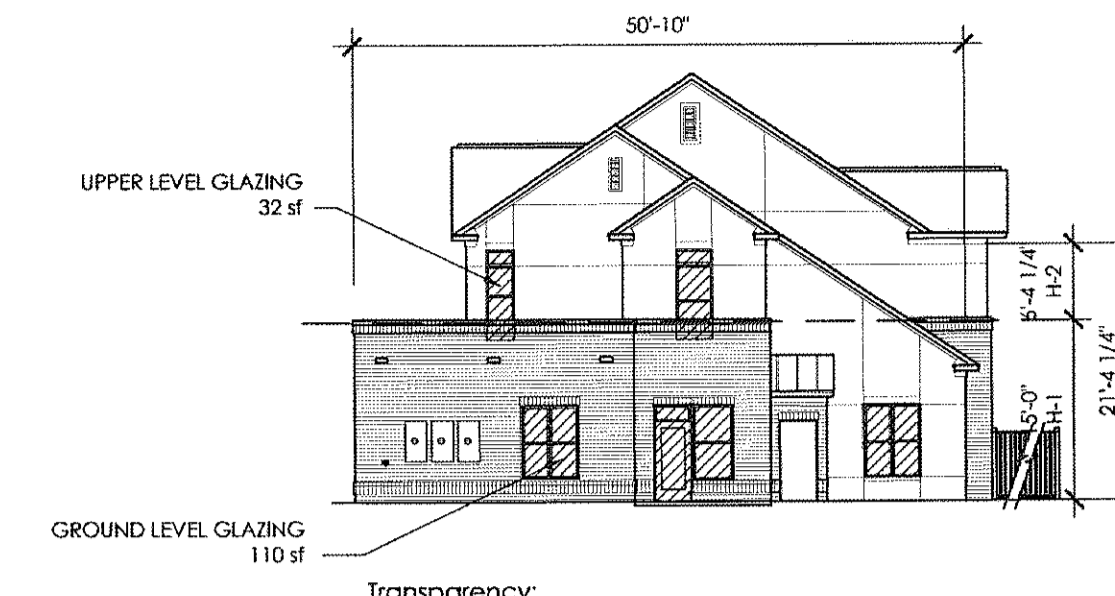
07-SP-114-B
HTE #: 12-0186
APPROVED BY TOWN OF CARY
DEVELOPMENT REVIEW COMMITTEE

PLANNER: *KHH* DATE: 3/14/2012

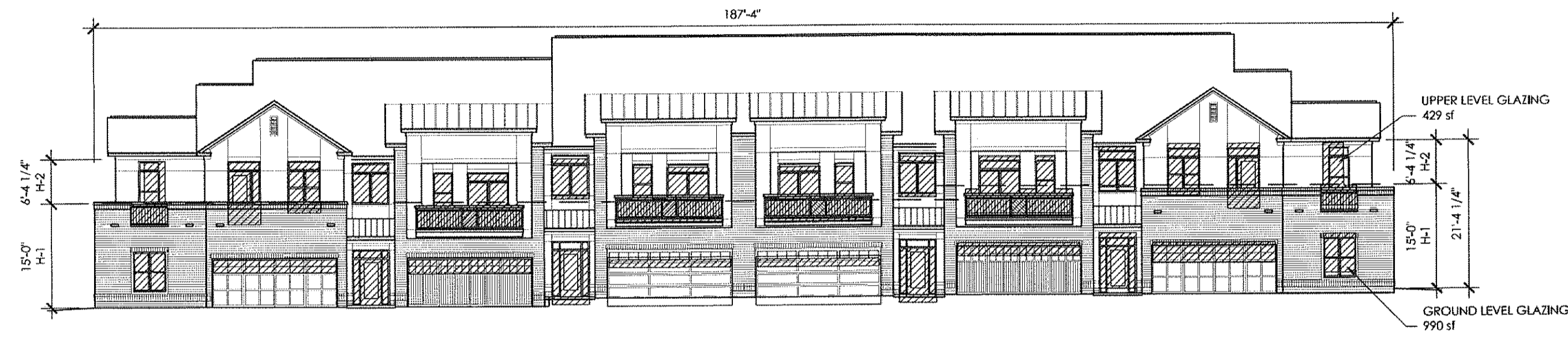
DRC1.8



Transparency:
Ground Level Surface Area (WxH-1): 2805 sf
Area of Req'd Windows and Doors- Residential (x0.35): 982 sf min.
(Calculated within first 15 feet of height)
Upper Level Surface Area (WxH-2): 1184 sf
Area of Req'd Windows and Doors- Residential (x0.2): 237 sf min.

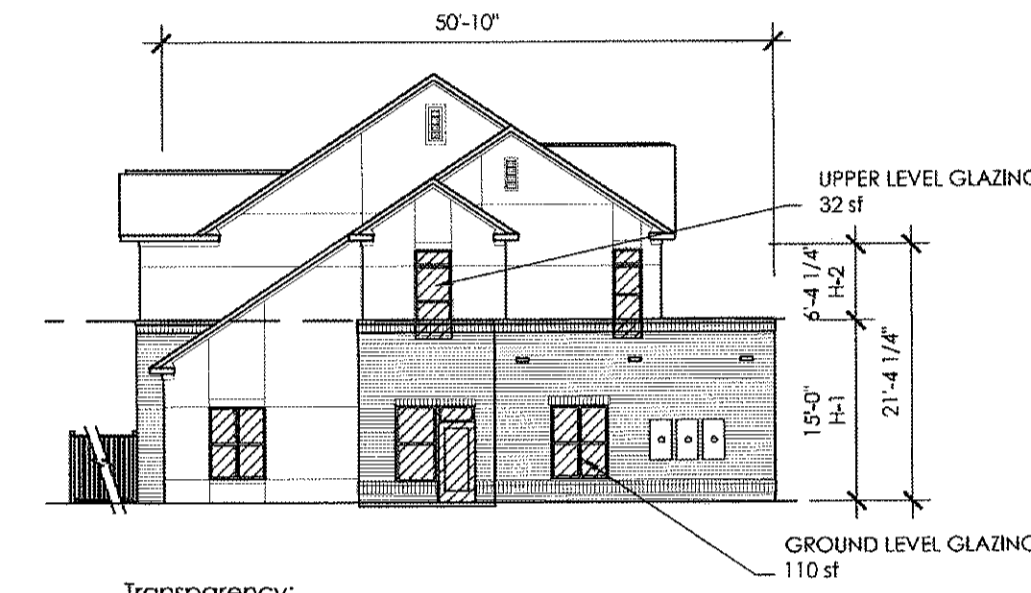


Transparency:
Ground Level Surface Area (WxH-1): 763 sf
Area of Req'd Windows and Doors- Residential (x0.35): 267 sf min.
(Calculated within first 15 feet of height)
Upper Level Surface Area (WxH-2): 322 sf
Area of Req'd Windows and Doors- Residential (x0.2): 64 sf min.



Transparency:
Ground Level Surface Area (WxH-1): 2810 sf
Area of Req'd Windows and Doors- Residential (x0.35): 984 sf min.
(Calculated within first 15 feet of height)
Upper Level Surface Area (WxH-2): 1186 sf
Area of Req'd Windows and Doors- Residential (x0.2): 237 sf min.

DOORS CONSIST OF PREDOMINANTLY
GLAZING TO INCREASE TRANSPARENCY AT
GROUND LEVEL



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(Calculated within first 15 feet of height)
Upper Level Surface Area (WxH-2): 322 sf
Area of Req'd Windows and Doors- Residential (x0.2): 64 sf min.

2 TRANSPARENCY OVERLAY
1/16" = 1'-0"



Articulation:
Total Building Height: 29 ft (avg.)
Minimum Height of Body (x0.5): 14'-6" ft min.
19'-5" provided

THE REPEATING WINDOW SIZE ESTABLISHES A
RHYTHM ACROSS THE REAR FACADE

HERE THE SAME WINDOW SIZE
CAN BE FOUND DOUBLED
CREATING A MORE DYNAMIC
RHYTHM THAN JUST REPEATING
THE SAME OBJECT

THIS WINDOW SIZE ESTABLISHES
A RHYTHM ACROSS THE REAR
FACADE: HERE AS 2 GROUPED
TOGETHER



Articulation:
Total Building Height: 29 ft (avg.)
Minimum Height of Body (x0.5): 14'-6" ft min.
19'-5" provided



Articulation:
Total Building Height: 29 ft (avg.)
Minimum Height of Body (x0.5): 14'-6" ft min.
19'-5" provided

THE REPEATING BALCONIES
ESTABLISH A RHYTHM BETWEEN
DIFFERENT UNITS

THE REPEATING GARAGE
DOORS ESTABLISH A RHYTHM
BETWEEN DIFFERENT UNITS



Articulation:
Total Building Height: 29 ft (avg.)
Minimum Height of Body (x0.5): 14'-6" ft min.
19'-5" provided

1 EXPRESSION ARTICULATION AND RHYTHM OVERLAYS
1/16" = 1'-0"