

## ARCHITECTURE NARRATIVE FOR DUTTON FLATS

### (Form; Massing)

Dutton Flats' form is a 5 story 'L' shape that bounds the edge of Dutton Ave. and 3<sup>rd</sup> St. The massing is configured to help break down the 5 story massing in the following manner:

The base along the arterial streets is comprised of a ~14 foot high cementitious base with storefront openings placed equally to provide a sense of balance.

At the corner of Dutton Ave. and 3<sup>rd</sup> St., a double height (~18 foot) intersecting cube is clad with corrugated metal with a storefront that serves as the main entry to the project.

Turning the corner along West Third St. at the base the storefront articulations continue to match that of Dutton Ave., and integrated within the storefront is a bus shelter that blends in by matching the adjacent proportions. About midway on this façade the storefront base wraps back to end into the building, and then transitions into residential units. These residential units are broken down by projected vertical planes. The projected planes are 2 bay wide that are comprised of stacked windows and deck openings. These vertical planes are furthermore split by bands and color to create a 2 story base.

Sitting above the storefront base are rhythmic projected planes. These 3 story residential bays include stacked windows and a grouped deck opening.

Layered behind all the projections is a light grey plane that is concealed of its full height by the play of hierarchy of projected planes and color (i.e. bays, base, colors and other architectural elements).

At the corner intersection, above the clad cube sits a rectangular orange/ copper colored tower that provides a pause in the massing and helps tie all the varied materials and colors together.

At the short ends, the bookend towers help with the transition from public facade to the rear private facade. The rear facade consists of 3 major planes: one centered and two flanked. Centered at the inside corner, is an elevator tower that is anchored to the right by a single plane massing with an array of large windows. This location signifies the main rear entry by using a contrasting color and a free façade look.

The two flanking planes consist of a 2 story dark base separated by a band with a lighter top. The top and bottom are interrupted by a group of windows that provide a pause between the two colors, and also speaks to a similar aesthetics displayed in the front façade of the building (grouping and accent color).

### (Originality and/or Innovation of building form)

The bespoke design responds to the needs and requirement of the site and adjacent community. The single loaded corridor configuration maximizes the frontage of architecture. For the façade dresses the perimeter of the site at all public perspectives and shielded from public view are all the open air parking stalls.

At the main street intersection, the scale is stepped down to provide a public entry to the project, and above this entry is outdoor roof top area.

### **(Materials; Details)**

Materials that are showed cased include: corrugated metal, metal awning, metal panels serve to break spans of glass, board formed concrete veneer used on single story base, large window for common area and residents, metal & glass for storefronts, foam trim covered with stucco will surround windows and serve as top trims of parapets, metal railing, stucco planes, bands in between stucco planes, bright green accent colors used in suitable location, orange/ copper fiber cement siding applied at corner tower is another contrasting accent color, and color palette that reveals or fades architecture elements .

### **(Innovative use of real material)**

The innovative use of material is executed by: mulled glass windows to provide larger opening for residents, metal railing that provide transparency and safety, configuration of column within the storefront gives an impression of a continuous span of glass, treatment of bands/ trim to provide material breaks, integrated bus shelter, and grouping of material.

### **(Identifiable and meaningful expression of the building's function)**

Balconies and operable windows located at the upper levels and portion of the ground express quality living of a home. Corner entry articulated with contrasting material and texture with projected awning signifying as a node of entry. Base storefront articulated business/ amenity activities with street visibility.

### **(Material)**

All materials will comply with at least the minimum required by title 24 per California Building Code.

### **Design Guidelines**

Configuration of building is single loaded and face away from highway to provide mitigation of noise.

The short side facing residential neighboring units includes a portion of residential patio with entry. Most of the residential units are facing the arterial streets.

Building is setback to allow landscape at the back of sidewalk. Changes in setback condition vary throughout the perimeter, for some portion of the building are close in proximity to the property line/ back of sidewalk and other are about ~10 feet back.

Common space located near rear entry is visible from parking and corridor of building and will be frequent with foot traffic. In general security features will include: lighting, no dead spaces will lack visibility or lighting, and secure entries.

An appropriately sized trash enclosure will collect all waste at each level through chute. It will be secured from outside and trash bins will be stage by management on day(s) of collection.

Wayfinding in the building is simplified by contrasting materials, awning location, and signage. Main entry to units is located through secure corridor access, so all unit entries a visible to each other.