

BRAUN COURT

DESIGN REVIEW BOARD PRESENTATION



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PAST & PRESENT PROJECTS



PAST & PRESENT PROJECTS



PROJECT SUMMARY

- **Contstruction of a 7-Story Condominium Building**
- **38 Residential Units**
- **96,488 sf of Gross Floor Area**
- **36 Parking Spaces / 24 Bicycle Spaces**
- **2,572 sf Ground Level Open Space / 6,630 sf of Balconies, Terraces, Roof Decks**

SITE IMAGES



1. Braun Court from the Ann Arbor Farmer’s Market.



2. Looking (North) from the Alley on Catherine St.



3. Looking North on N. 4th Ave.

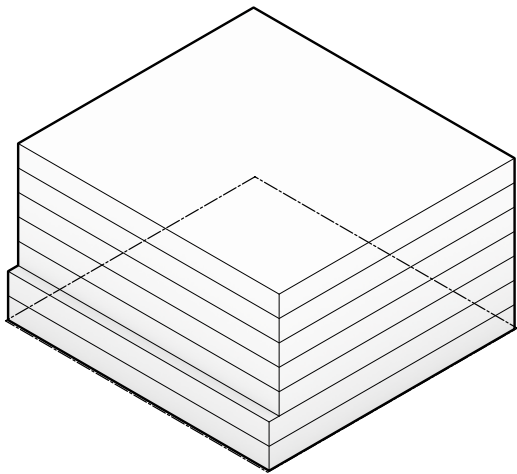


4. Looking South on N. 4th Ave.

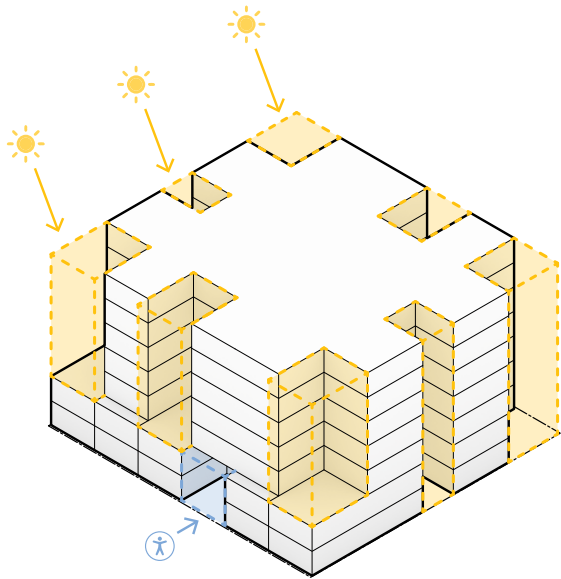
AERIAL CONTEXT



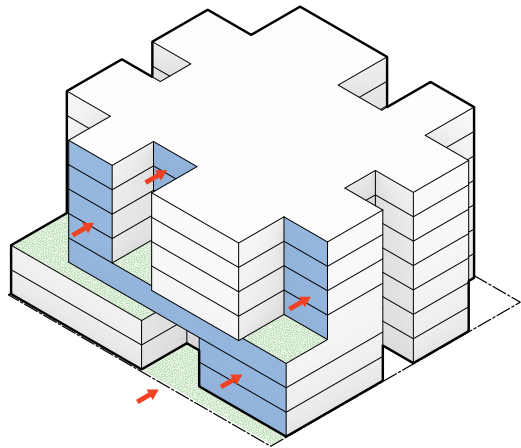
MASSING DIAGRAM



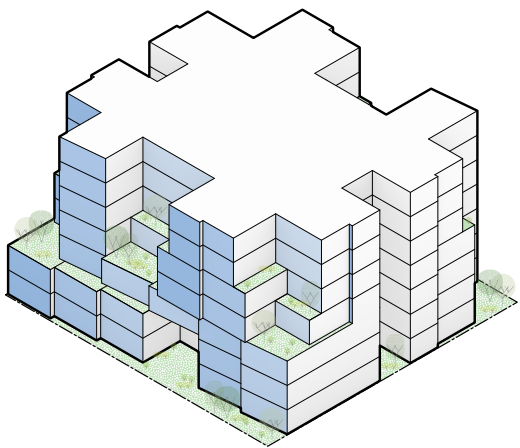
1. Zoning envelope and streetwall.



2. Courtyards carve out massing to enhance pedestrian access and break scale of building at street level. Provide upper levels with natural light & air.

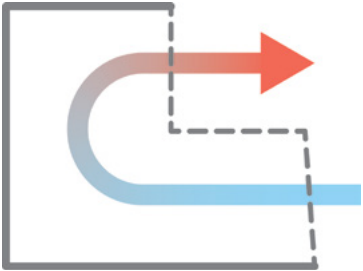
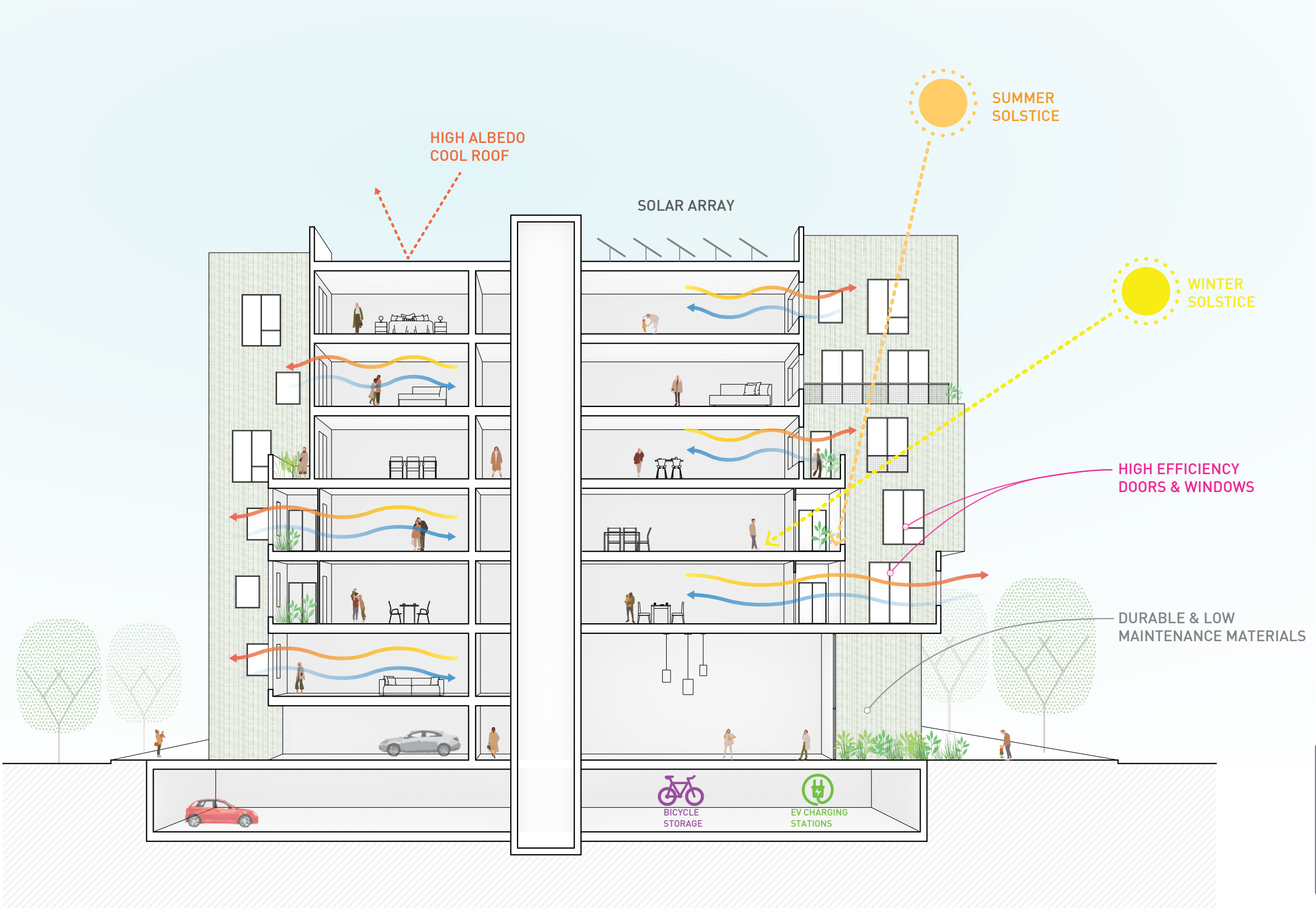


3. Push back portion of streetwall to provide relief from sidewalk and contextural transition to neighboring residential.



4. Breakdown scale of building module to relate to residential context.
Terracing further breaks down scale and provides exterior access for units.

SUSTAINABLE STRATEGIES



PASSIVE VENTILATION
PLAN DIAGRAM

STREET PERSPECTIVE



Looking North along 4th Avenue, the building's streetwall pulls back from the sidewalk to provide relief and transition into the scale of the residential neighborhood.

STREET PERSPECTIVE



Looking South from the Ann Arbor Farmer's Market, the building's scales contextually to the taller and denser character of the Downtown core.

STREET PERSPECTIVE



A generous entry-court provides light and air into the building and creates visual connection to the street. The scale of the building modules and street facing townhomes offer a residential and neighborly pedestrian experience.

MATERIAL PALETTE



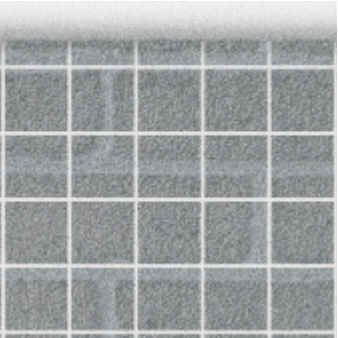
White brick.



Aluminum doors & windows.

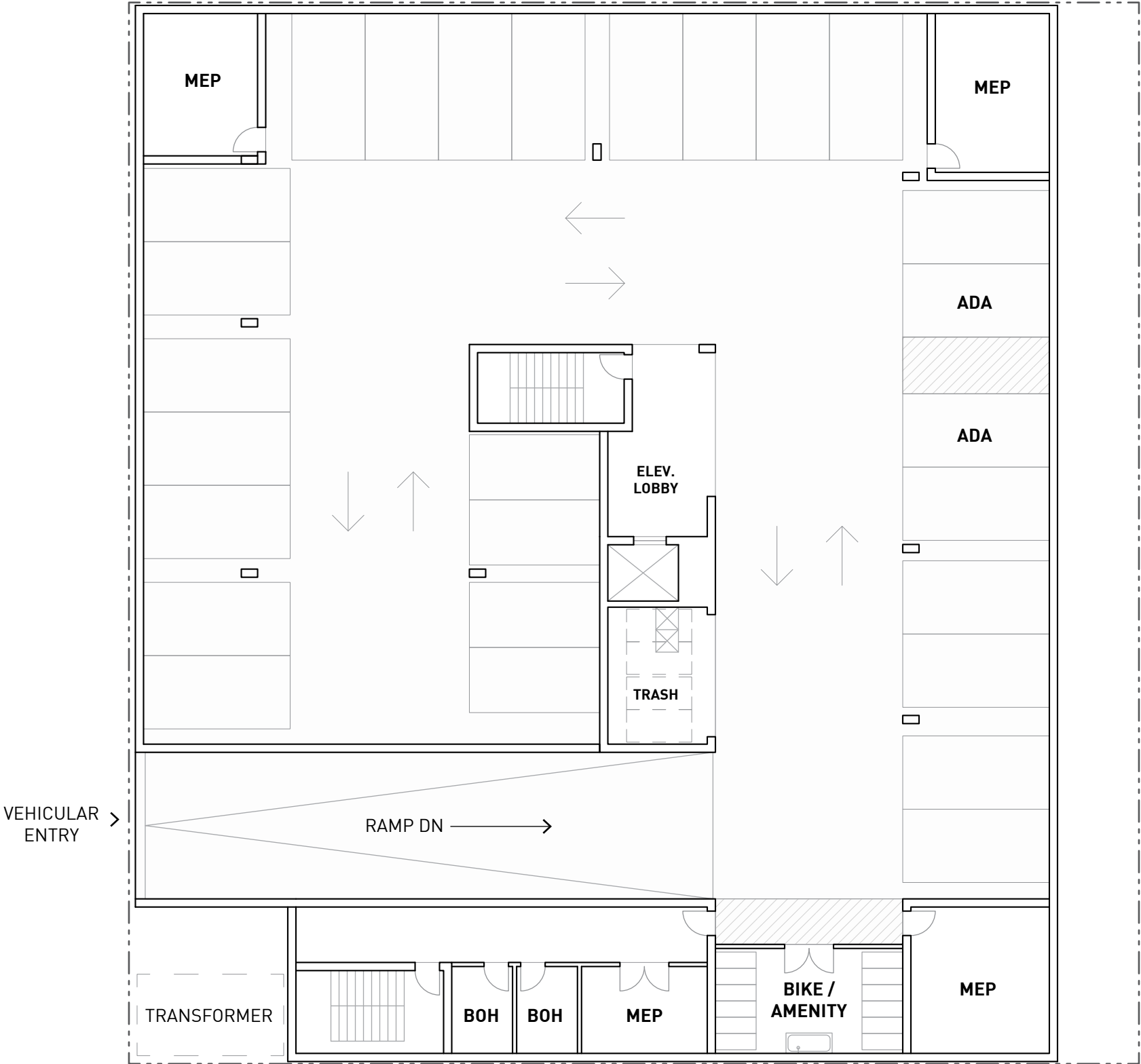


Textured sage green brick.

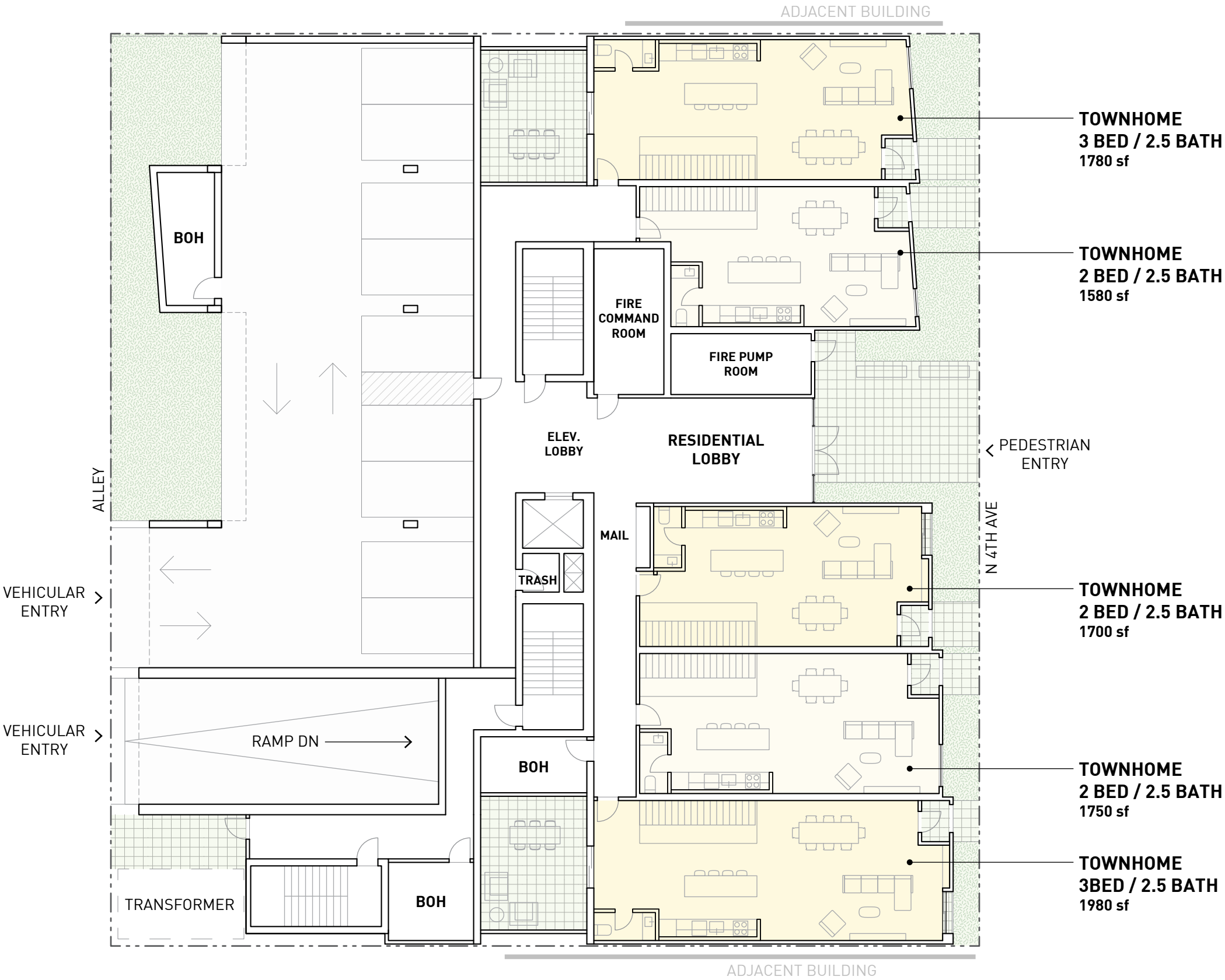


Metal mesh guardrail.

PLAN - P0



PLAN - LEVEL 1



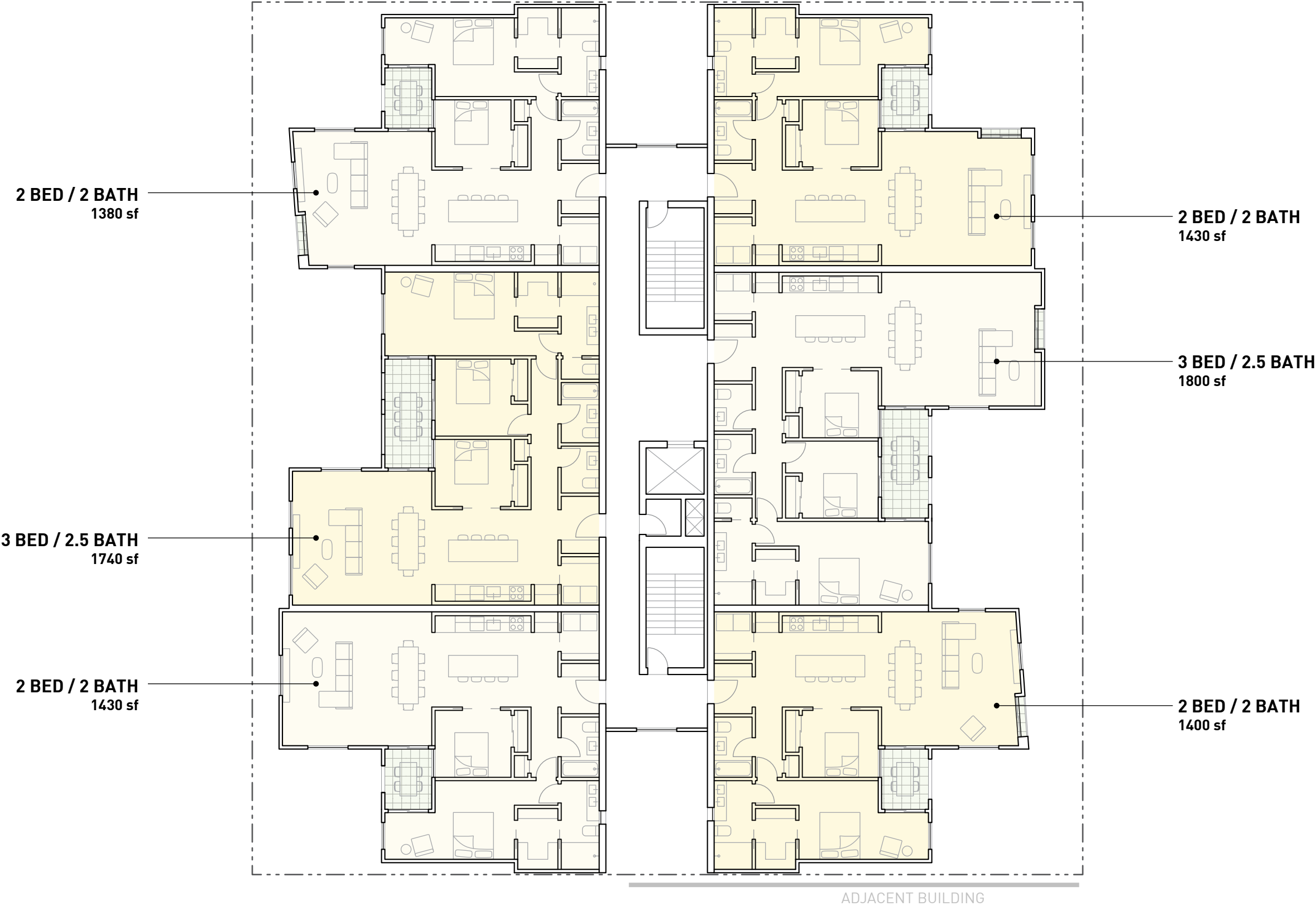
PLAN - LEVEL 2



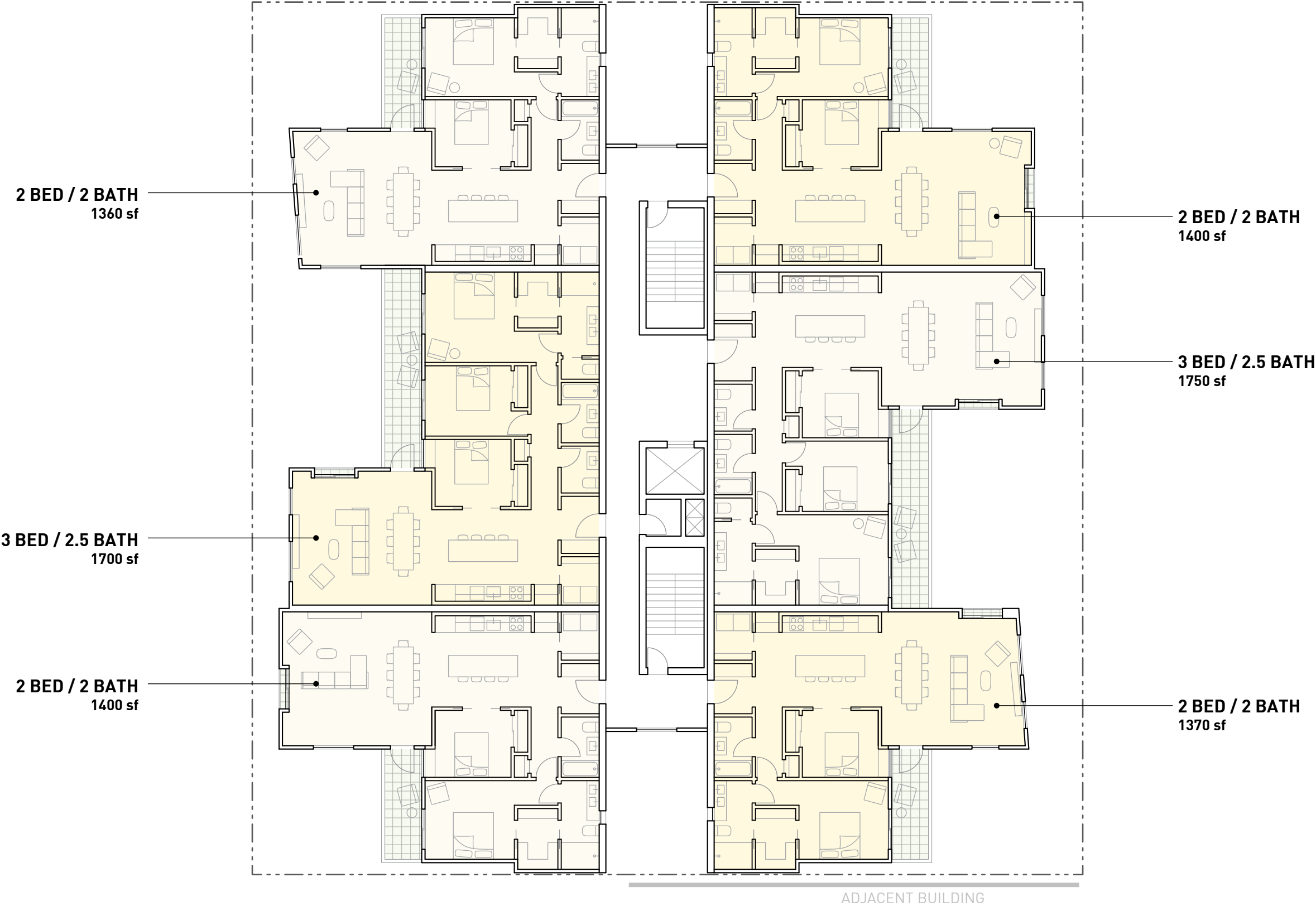
PLAN - LEVEL 3



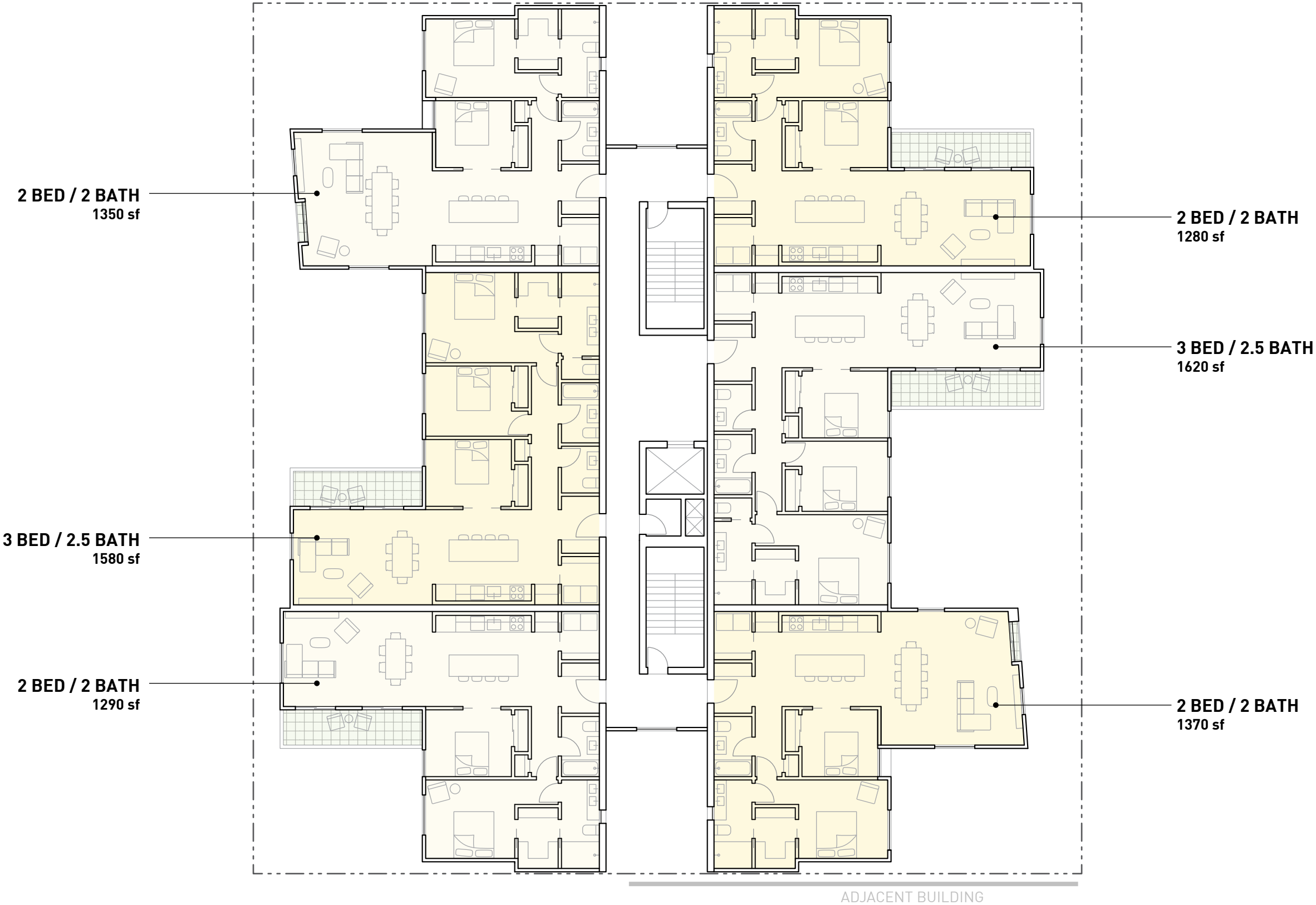
PLAN - LEVEL 4



PLAN - LEVEL 5



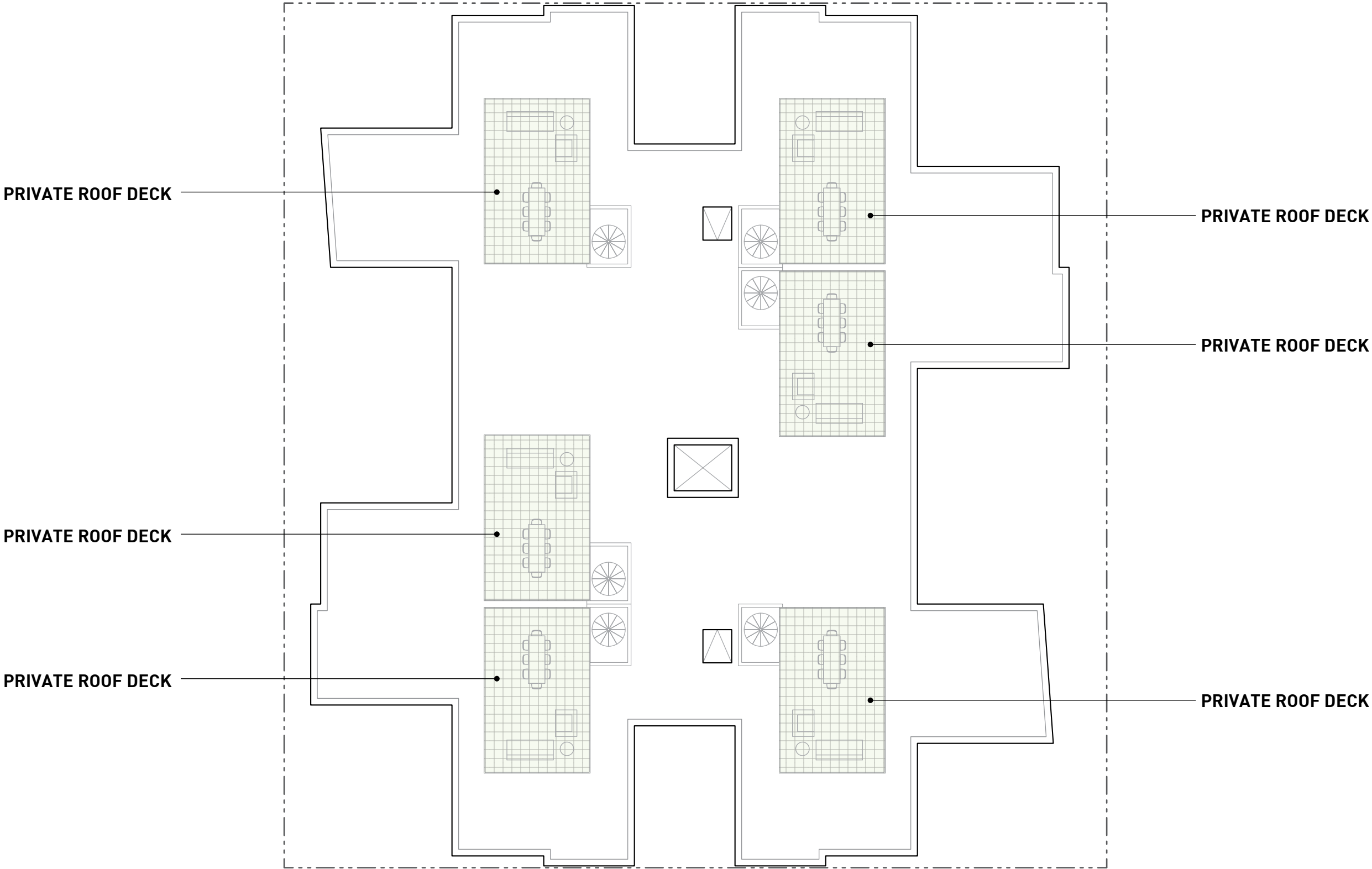
PLAN - LEVEL 6



PLAN - LEVEL 7



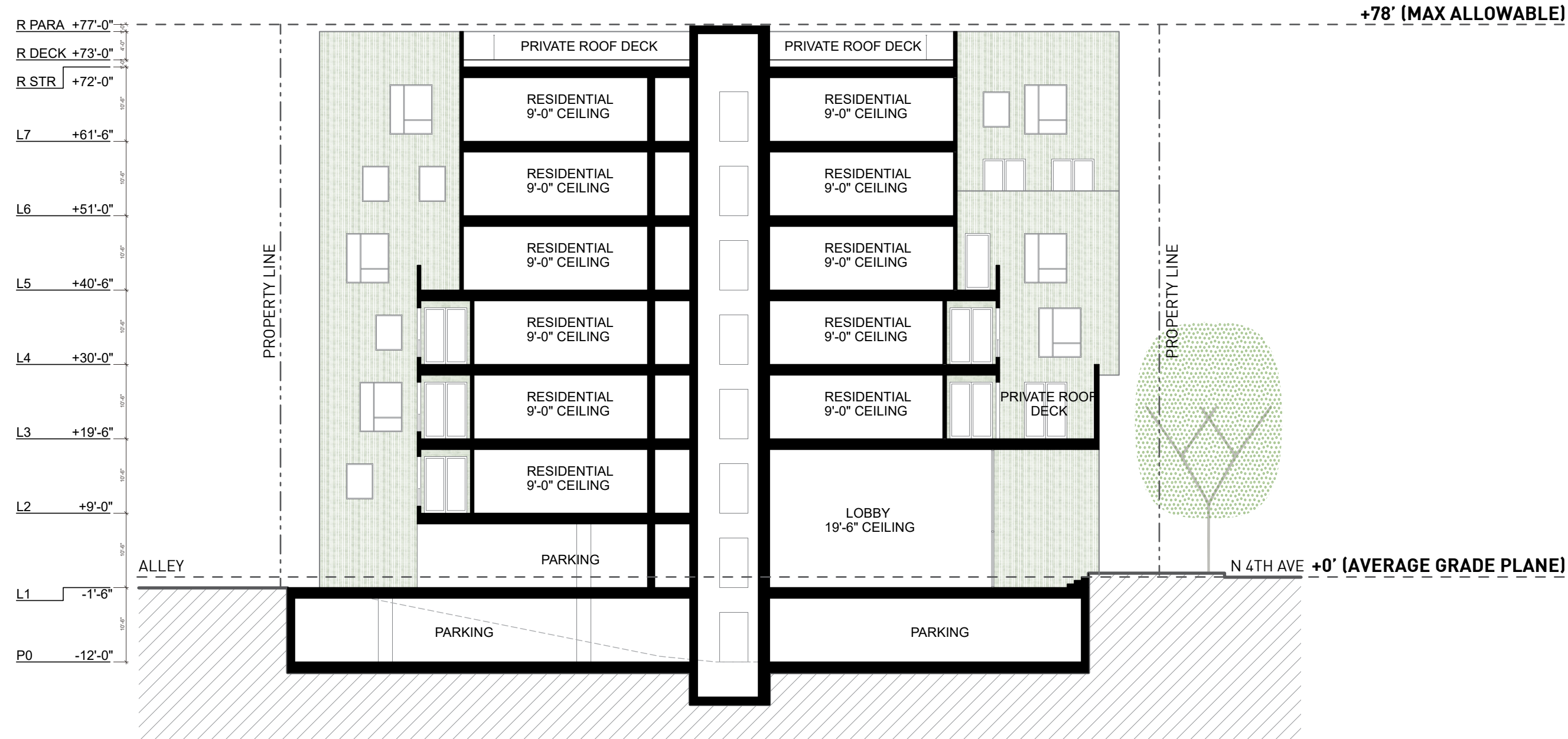
PLAN - ROOF



EAST ELEVATION (4TH STREET)



BUILDING SECTION



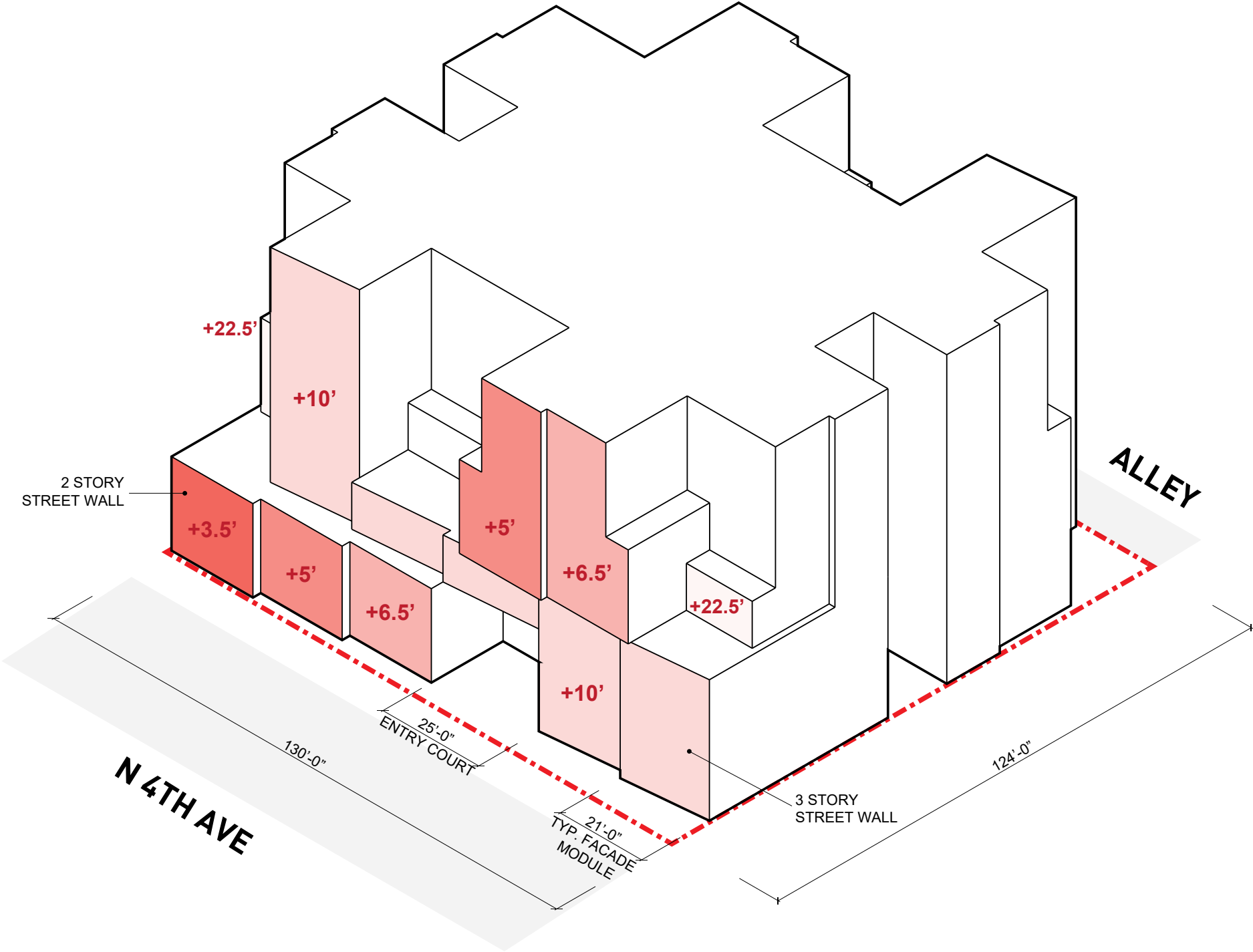


THANK YOU



APPENDIX

ZONING DIAGRAM



WEST ELEVATION (ALLEY)



NORTH & SOUTH ELEVATIONS

NORTH ELEVATION



SOUTH ELEVATION

