

Ingram Place Apartments – Minor Modification Narrative

Korb Tredo Architects

Original Detailed Plan Development Submittal – 6.14.2013

Minor Modification 9.20.2013

Minor Modification 9.01.2015 (FN 150609)

Minor Modifications:

The changes made to the Ingram Place Apartments detailed plan submittal are as follows:

1. A) The exterior surface parking stalls have been removed. B) Owner intends to deed property to adjacent neighbor along north property line. Future property boundary is designated on Civil drawings (pages 14 and 15).
 - a. The neighboring property to the north has been an operating grocery and convenience store for generations in the community and uses the paved surface behind their building as the primary source of deliveries and waste disposal access. However, per Civil drawings, the paved area is within this project's property boundary. Acting as a good neighbor, the Owner is going to deed the northern portion of the property to the adjacent property. This will allow the neighbor to maintain direct access to the alleyway.
 - b. Also, the Owner eliminated the surface parking stalls to reduce the liability of vandalism and abandonment of vehicles along the alleyway.
 - c. All covered parking stalls within parking garage remain the same.
2. Mechanical louvers have been added to the East façade along Holton Street due to modifications to HVAC requirements.
 - a. Louvers are to be painted to match typical window frame color.
3. Landscaping in the courtyard has been reduced.
 - a. Total trees in the courtyard reduced from 6 down to 1. The ground cover was originally to be pachysandra, but is now proposed as typical lawn grass.
 - b. Landscaping along public right-of-way on both Holton Ave. and Brown St. has been added to the project.
4. Portions of the Holton Street façade have changed from Corrugated Metal Panel to Burnished Block.
 - a. The metal panel was replaced with the burnished block due to constructability issues arising from budgetary complications. Per the original design, a large portion of the cost of the façade was offset towards structural steel that would be necessary to support the design. The decision was made to transfer a portion of the the value of façade by replacing the metal panel material with burnished block, in so doing shifting the expense away from the engineering requirements to the cost of the materials themselves.
In terms of the value of the material used on the façade, burnished block is an increase in material cost over metal panel or storefront glazed systems.
5. CMU walls of the parking garage are to remain untreated at the exterior face.
 - a. The CMU walls face the courtyard and are only visible from Holton or Brown Streets at oblique angles. As a result, the Owner plans to leave the CMU untreated because the walls are not explicitly seen from the primary street fronts.

Affected Drawings (11x17):

1. Owner's Statement of Intent (page 4)
 - a. Description of changes to the DPD, such as the narrative above.
2. Detailed Plan Project Description (page 5)
 - a. Site statistics updated to reflect the change in property boundary.

3. Architectural Site and Landscape Plan (page 13)
 - a. Reflects the reduction of landscaping in the courtyard, as well as the elimination of surface parking stalls.
4. Civil: Grading and Erosion Control Plan (page 14)
 - a. Similar to #3.
5. Civil: Paving and Utility Plan (page 15)
 - a. Similar to #3.
6. Civil: Standard Details (page 16)
7. Architectural Building Elevations (page 20 and 21)
 - a. Shows addition of mechanical louvers along Holton St.
 - b. Depicts portion of Holton St. façade that was changed to burnish block.
8. Project Rendering (page 22)
 - a. Updated rendering depicting architectural massing and material characteristics.

Notes*

1. Aside from the noted changes, all other aspects of the previously approved DPD Minor Modification remain unchanged.
2. The project renderings do not reflect the changes made in this minor modification; however they are still an accurate representation of the project's materiality and general massing.