

THE STRATFORD COMPANY  
ANKROM MOISAN ARCHITECTS

## PINE STREET CONDOMINIUMS

320 E. PINE STREET, SEATTLE, WA  
DESIGN REVIEW PACKET  
DPD # 300778  
19 MARCH 2008





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RESPONSE TO EARLY DESIGN GUIDANCE |

A-1: 1	RESPONDING TO SITE CHARACTERISTICS DEVELOP AN ARCHITECTURAL CONCEPT AND COMPOSE THE BUILDING’S MASSING IN RESPONSE TO GEOGRAPHIC CONDITIONS AND PATTERNS OF URBAN FORM FOUND BEYOND THE IMMEDIATE CONTEXT OF THE BUILDING SITE.	RECOMMENDATION: THE SOUTH FAÇADE MAY NOT PROVIDE ADEQUATE SHADING. CONSIDER PROVIDING SOLAR CONTROLS. REFER TO THE ALLEY 24 PROJECT.	RESPONSE: NEW METAL SUNSHADES ARE PROPOSED AT THE SOUTH BUILDING FAÇADE TO REDUCE HEAT GAIN IN THE RESIDENTIAL SPACES.
A-2: 2	STREETSCAPE COMPATIBILITY THE SITING OF BUILDINGS SHOULD ACKNOWLEDGE AND REINFORCE THE EXISTING DESIRABLE SPATIAL CHARACTERISTICS OF THE RIGHT-OF-WAY.	RECOMMENDATION: THIS WAS IDENTIFIED AS A PRIORITY WITHOUT SPECIFIC RECOMMENDATION.	RESPONSE: CONTINUOUS, TRANSPARENT RETAIL/OFFICE STOREFRONT IS PROPOSED FOR PINE STREET AND BELLEVUE AVENUE TO MAXIMIZE VISUAL AND PHYSICAL ACCESS INTO THE BUILDING.  “HOT” STREET FRONTAGE OF PROPOSED DEVELOPMENT IS GIVEN TO PEDESTRIAN-ORIENTED BUSINESS ALONG PINE STREET AND BELLEVUE AVENUE. RELOCATED OFFICE USE IS PLACED AT THE QUIETER ZONE TOWARD THE NORTH (PLEASE SEE PROGRAMMATIC CHANGES ON PAGE 7).  RETAIL ENTRANCES FLANK THE CORNER.  RETAIL FRONTAGE IS SETBACK 2’ TO ENLARGE SIDEWALK SPACE AND ENHANCE PEDESTRIAN ACTIVITY. THIS PROVIDES SPACE FOR ADDITIONAL OUTDOOR ACTIVITIES: SITTING, DINING, ETC.  RECESSED RESIDENTIAL ENTRY UNDER A “SOLID” CANOPY IS PROPOSED.  OVERHEAD CANOPIES PROVIDE WEATHER PROTECTION AND FRAMEWORK FOR PEDESTRIAN SCALED SIGNAGE (BLADE SIGNS, ETC.) AND DOWN LIGHTING.  THE EXISTING BUS SHELTER AT PINE STREET HAD BEEN INTEGRATED INTO THE BUILDING DESIGN WITH AN EXTENDED OVERHEAD CANOPY AND LEAN BARS IN FRONT OF STOREFRONT, REMOVING THE OBSTRUCTION OF THE EXISTING STRUCTURE.
A-3: 3	ENTRANCES VISIBLE FROM THE STREET ENTRANCES SHOULD BE CLEARLY IDENTIFIABLE AND VISIBLE FROM THE STREET.	RECOMMENDATION: THIS WAS IDENTIFIED AS A PRIORITY WITHOUT SPECIFIC RECOMMENDATION.	RESPONSE: PLEASE SEE RESPONSE TO A-6 (BELOW).
A-4: 4	HUMAN ACTIVITY NEW DEVELOPMENT SHOULD BE SITED AND DESIGNED TO ENCOURAGE HUMAN ACTIVITY ON THE STREET.	RECOMMENDATION: SIDEWALK IMAGES PRESENTED BY THE APPLICANT TO ILLUSTRATE THE INTENDED SIGNAGE AND PEDESTRIAN LIGHTING STRATEGIES WERE ACCEPTABLE TO THE BOARD. EXECUTE THE DESIGN ACCORDINGLY.	RESPONSE: PLEASE SEE RESPONSE TO A-2 (BELOW).
A-6: 5	TRANSITION BETWEEN RESIDENCE AND STREET FOR RESIDENTIAL PROJECTS, THE SPACE BETWEEN BUILDINGS AND THE SIDEWALK SHOULD PROVIDE SECURITY AND PRIVACY FOR RESIDENTS AND ENCOURAGE SOCIAL INTERACTION AMONG RESIDENT NEIGHBORS.	RECOMMENDATION: A GRACIOUS ENTRY AND LOBBY IS INTEGRAL TO THE EXPERIENCE OF THE STREET AND NEIGHBORHOOD. THE APPLICANT IS ENCOURAGED TO CAPTURE A SENSE OF ARRIVAL AND PLACE. ALSO CONSIDER THE LOBBY AS A MEETING SPACE.	RESPONSE: THE RESIDENTIAL LOBBY HAS BEEN ENLARGED AND SHALL BE MARKED AT THE STREET BY A LOWER AND MORE SOLID-FEELING CANOPY. THE INTENT IS TO PROVIDE A SENSE OF ENCLOSURE IN THE TRANSITIONAL SPACE THAT BUILDING OCCUPANTS WILL PASS THROUGH. ADDRESS SIGNAGE AND LIGHTING WILL ALSO BE INTEGRATED INTO THE CANOPY.
A-7: 6	RESIDENTIAL OPEN SPACE RESIDENTIAL PROJECTS SHOULD BE SITED TO MAXIMIZE OPPORTUNITIES FOR CREATING USABLE, ATTRACTIVE, WELL-INTEGRATED OPEN SPACE.	RECOMMENDATION: AS THE ONLY RESIDENTIAL AMENITY, THE ROOF DECK SHOULD BE BOTH LARGE AND INTERESTING. THE ROOF DECK SHOULD PROVIDE SPATIAL VARIETY INCORPORATING BOTH LARGE AND SMALL SPACES.	RESPONSE: ROOF DECKS NOW OCCUPY TWO TERRACED LEVELS AT THE TOP OF THE STRUCTURE. THE COMMUNITY DECKS ARE FURTHER DIFFERENTIATED INTERNALLY WITH AREAS OF GREEN ROOF AND LIVE SCREENS. BOTH DECK LEVELS ARE ORIENTED TO THE BEST AVAILABLE VIEWS OF PUGET SOUND AFFORDED BY THE PINE STREET CORRIDOR.
A-10: 7	CORNER LOTS BUILDINGS ON CORNER LOTS SHOULD BE ORIENTED TO THE CORNER AND PUBLIC STREET FRONTS. PARKING AND AUTOMOBILE ACCESS SHOULD BE LOCATED AWAY FROM CORNERS.	RECOMMENDATION: THIS WAS IDENTIFIED AS A PRIORITY WITHOUT SPECIFIC RECOMMENDATION.	RESPONSE: PEDESTRIAN (RETAIL) ENTRANCES FLANK THE CORNER AT GRADE.  A FULLY GLAZED BUILDING CORNER IS PROPOSED AT THE INTERSECTION OF PINE STREET AND BELLEVUE AVENUE.



RESPONSE TO EARLY DESIGN GUIDANCE |

B-1: 8	HEIGHT, BULK AND SCALE COMPATIBILITY PROJECTS SHOULD BE COMPATIBLE WITH THE SCALE OF DEVELOPMENT ANTICIPATED BY THE APPLICABLE LAND USE POLICIES FOR THE SURROUNDING AREA AND SHOULD BE SITED AND DESIGNED TO PROVIDE	RECOMMENDATION: THE APPLICANT REQUESTED AN <i>INTERPRETATION</i> OF A LAND USE CODE PROVISION PROVIDING FOUR FEET ADDITIONAL HEIGHT (PER SLUC 23.73.010 A.1.a) FOR PROPOSED OFFICE USE AT THE TOP FLOOR. THE BOARD GENERALLY SUPPORTED THE APPLICATION OF THIS HEIGHT ALLOWANCE FOR OFFICE USE, BUT SUGGESTED THAT A VIEW STUDY WOULD BE INFORMATIVE.	RESPONSE: WITH THE RELOCATION OF OFFICE USE (PLEASE SEE PROGRAMMATIC CHANGES ON PAGE 7), THE PROPOSED STRUCTURE COMPLIES WITH THIS PROVISION OF THE LAND USE CODE. PLEASE SEE THE STREET SECTIONS AND ELEVATIONS IN THIS BOOKLET, ILLUSTRATING RELATIVE BUILDING HEIGHTS. (THESE ARE BASED ON PUBLICLY AVAILABLE SATELLITE DATA FROM THE MICROSOFT VIRTUAL EARTH WEB APPLICATION.
C-1: 9	ARCHITECTURAL CONTEXT NEW BUILDINGS PROPOSED FOR EXISTING NEIGHBORHOODS WITH A WELL-DEFINED AND DESIRABLE CHARACTER SHOULD BE COMPATIBLE WITH OR COMPLEMENT THE ARCHITECTURAL CHARACTER AND SITING PATTERN OF NEIGHBORING BUILDINGS.	RECOMMENDATION: THE BOARD EXPRESSED GENERAL APPROVAL OF THE PREFERRED MASSING ALTERNATIVE NOTING, IN PARTICULAR, THAT THE ALIGNMENT OF GLAZING AT THE PENTHOUSE, TRANSPARENT CORNER AND RETAIL BASE PROVIDED BALANCE TO THE PROJECTED RESIDENTIAL UNITS. THE BOARD EXPRESSED SUPPORT FOR THE PREFERRED SCHEME AS AN INTELLIGENT RESPONSE TO CONTEXT. EXECUTE THE DESIGN ACCORDINGLY.	RESPONSE: THE CHANGE IN PROGRAM HAS NOT AFFECTED THE BUILDING MASSING CONCEPT.
C-4: 10	EXTERIOR FINISH MATERIALS BUILDING EXTERIORS SHOULD BE CONSTRUCTED OF DURABLE AND MAINTAINABLE MATERIALS THAT ARE ATTRACTIVE EVEN WHEN VIEWED UP CLOSE. MATERIALS THAT HAVE TEXTURE, PATTERN, OR LEND THEMSELVES TO A HIGH QUALITY OF DETAILING ARE ENCOURAGED.	RECOMMENDATION: THE BOARD COMMENTED THAT MASONRY WAS NOT REQUIRED AND THAT CONCRETE WAS ACCEPTABLE AT THE BASE. THE APPLICANT’S PREFERENCE FOR METAL AND WOOD COMPOSITE PANEL SKINS WAS ACCEPTABLE TO THE BOARD AS PART OF A HIGH-PERFORMANCE ENVELOPE REQUIRED FOR CONDOMINIUMS. THEY REQUESTED FURTHER STUDY AND DETAILING OF THE BUILDING CLADDING.	RESPONSE: THE AFFORDABLE WOOD COMPOSITE PANEL PREVIOUSLY SCHEDULED HAS BEEN WITHDRAWN FROM MARKET BY THE MANUFACTURER. A CEMENT-BOARD WITH PAINT FINISH IS PROPOSED INSTEAD. CORRUGATED METAL WITH A SEMI-METALIC PAINT FINISH IS PROPOSED. BOTH MATERIALS SHALL BE MOUNTED ON VERTICAL STRAPPING, YIELDING A PRESSURE-EQUALIZED RAIN-SCREEN CAVITY. EXCELLENT WEATHER PERFORMANCE AND FINISH DURABILITY IS EXPECTED.
D-2 : 11	BLANK WALLS BUILDINGS SHOULD AVOID LARGE BLANK WALLS FACING THE STREET ESPECIALLY NEAR SIDEWALKS. WHERE BLANK WALLS ARE UNAVOIDABLE THEY SHOULD RECEIVE DESIGN TREATMENT TO INCREASE PEDESTRIAN COMFORT AND INTEREST.	RECOMMENDATION: PROVIDE ADDITIONAL DRAWINGS CLEARLY ILLUSTRATING THE BLANK WALLS AT THE NORTH AND WEST PROPERTY LINE.	RESPONSE: PLEASE SEE BUILDING ELEVATIONS IN THIS BOOKLET.  ALSO PLEASE NOTE THAT A REDEVELOPMENT PROPOSAL HAS BEEN FILED FOR THE ADJACENT PARCEL TO THE NORTH WHICH WILL BUILD OUT TO THE ALLOWABLE 65’ HEIGHT LIMIT. THIS WILL FULLY OBSCURE THE CLOSEST BLANK FAÇADE.
D-6: 12	SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS BUILDING SITES SHOULD LOCATE SERVICES LIKE TRASH DUMPSTERS, LOADING DOCKS AND MECHANICAL EQUIPMENT AWAY FROM THE STREET FRONT WHERE POSSIBLE. WHEN ELEMENTS SUCH AS DUMPSTERS, UTILITY METERS, MECHANICAL UNITS AND SERVICE AREAS CANNOT BE LOCATED AWAY FROM THE STREET FRONT, THEY SHOULD BE SITUATED AND SCREENED FROM VIEW AND SHOULD NOT BE LOCATED IN THE PEDESTRIAN RIGHT-OF-WAY.	RECOMMENDATION: PROPOSED LOCATION OF BUILDING SERVICES AT THE LEAST ACTIVE PART (NE QUADRANT) OF THE SITE IS OK. THIS WAS IDENTIFIED AS A LOW PRIORITY. ON A RELATED NOTE, THE BOARD REQUESTED THAT THE PARKING ENTRY/RAMP WIDTH BE REDUCED AS MUCH AS POSSIBLE.	RESPONSE: THE DRIVEWAY WIDTH HAS BEEN SLIGHTLY REDUCED.  THE GARAGE ENTRY HAS BEEN FURTHERED RECESSED.  THE ACCESS DOORS TO THE COMMERCIAL TRASH ROOM HAVE BEEN INTERNALIZED.
E-2: 13	LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE LANDSCAPING, INCLUDING LIVING PLANT MATERIAL, SPECIAL PAVEMENT, TRELLISES, SCREEN WALLS, PLANTERS, SITE FURNITURE AND SIMILAR FEATURES SHOULD BE APPROPRIATELY INCORPORATED INTO THE DESIGN TO ENHANCE THE PROJECT.	RECOMMENDATION: THE BOARD REQUESTED ADDITIONAL INFORMATION ON THE LANDSCAPE TREATMENT IN THE PINE STREET RIGHT-OF-WAY PARTICULARLY ABOUT THE EXISTING BUS STOP.	RESPONSE: PLEASE SEE THE ATTACHED LANDSCAPE DRAWINGS AND RENDERED PERSPECTIVES SPECIFIC TO THE PINE STREET BUS STOP.  THE EXISTING BUS SHELTER AT PINE STREET HAS BEEN INTEGRATED INTO THE BUILDING DESIGN WITH AN EXTENDED OVERHEAD CANOPY AND LEAN BARS IN FRONT OF STOREFRONT, REMOVING THE OBSTRUCTION OF THE EXISTING STRUCTURE.



PROGRAMMATIC CHANGES |

SUMMARY:

THE PREFERRED ALTERNATIVE PRESENTED AT EDG DESCRIBED A BUILDING PROGRAM WITH ONE LEVEL OF OFFICE USE AT THE TOP FLOOR (LEVEL 6), ON TOP OF FOUR STORIES (LEVEL 2 TO LEVEL 5) OF RESIDENTIAL USE, OVER A CONCRETE RETAIL PODIUM AT GRADE (LEVEL 1). SINCE THAT MEETING, STRUCTURAL CHALLENGES HAVE FORCED A PROGRAM SHIFT; RELOCATING THE PROPOSED OFFICE USE FROM THE TOP FLOOR TO THE GROUND FLOOR. THE TOP FLOOR OFFICE USE HAS BEEN REPLACED BY ADDITIONAL RESIDENTIAL UNITS FOR A NEW TOTAL OF 118 RESIDENTIAL UNITS. LOFT –STYLE RESIDENTIAL UNITS, PREVIOUSLY LOCATED UNDER THE CONCRETE PODIUM, HAVE BEEN DISPLACED BY THE RELOCATED OFFICE USE.

WHY:

STRUCTURAL ANALYSIS OF THE PROPOSED DESIGN INDICATED THAT THE HIGHER FLOOR LOAD VALUES ASSOCIATED WITH OFFICE USES, WHEN LOCATED AT THE TOP OF STRUCTURE, EXCEEDED THE SEISMIC CAPACITY OF A WOOD-FRAME STRUCTURE. ESSENTIALLY, THE OFFICE FLOOR ACTS AS A WEIGHTED PENDULUM (AT THE WORST POSSIBLE LOCATION) IN THE EVENT OF AN EARTHQUAKE.

EFFECT ON MASSING:

THE UPPER LEVEL SETBACK, FORMERLY ASSOCIATED WITH THE OFFICE PENTHOUSE, HAS NOT BEEN CHANGED AT THE SOUTH AND EAST STREET FACADES. THIS RETAINS THE 3-PART VERTICAL COMPOSITION OF THE BUILDING PREVIOUSLY PRESENTED TO THE BOARD.

DETAIL CHANGES |

RESIDENTIAL AMENITY DECK ON TWO LEVELS:

RELOCATING THE OFFICE USE HAS OPENED UP THE LEVEL 6 DECK AS A RESIDENTIAL AMENITY. THE RESIDENTIAL ROOF DECK TERRACES ARE NOW TWO LEVELS (LEVEL 6 AND ROOF) AT THE SOUTH-WEST OF THE STRUCTURE, LOCATED FOR BEST EXPOSURE TO DOWNTOWN AND PUGET SOUND VIEWS.

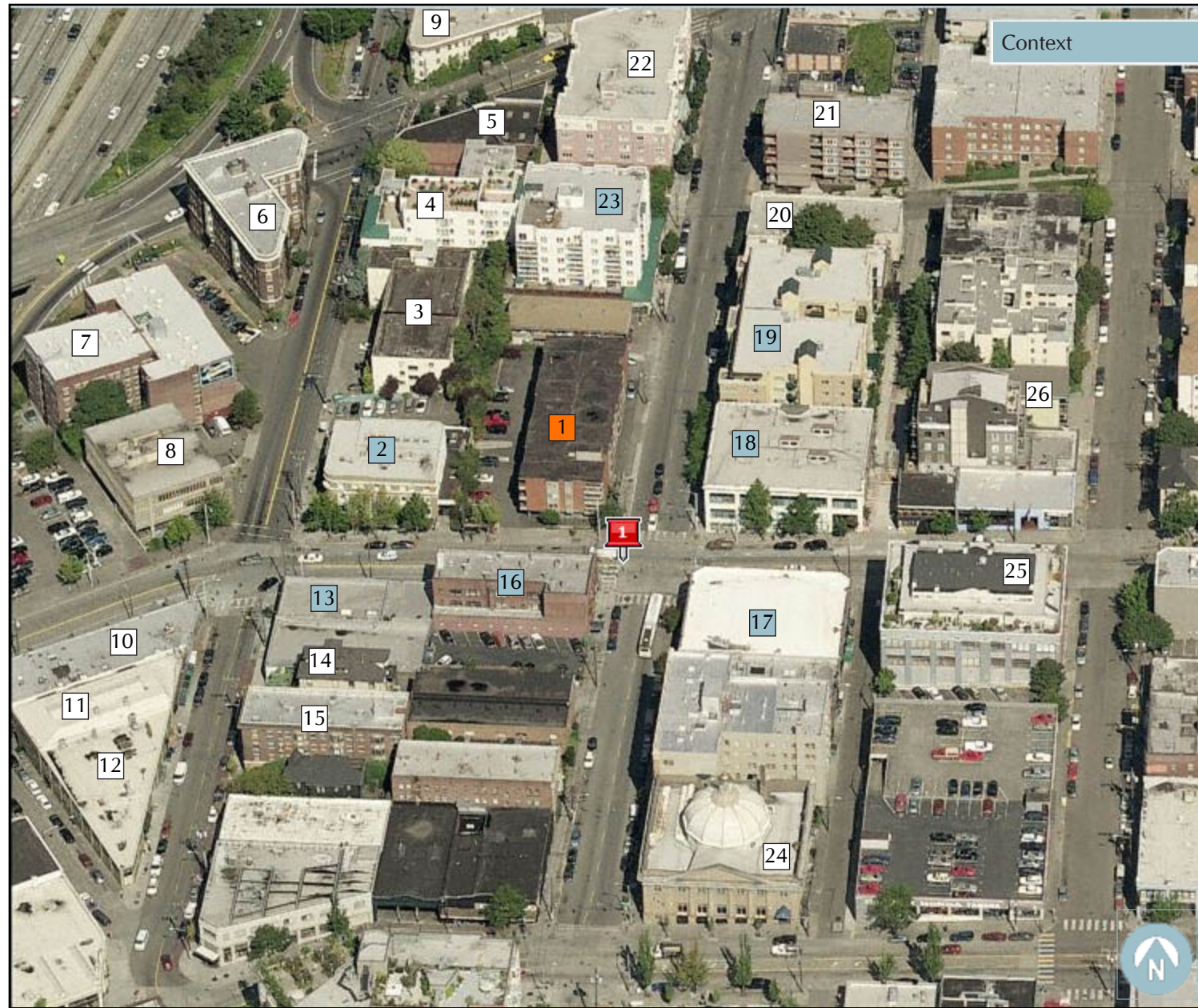
REVISE “EYEBROW” AT ROOF PARAPET:

FEEDBACK FROM A WINDOW-WASH COMPANY INDICATED THAT THE LARGE “EYEBROW” PREVIOUSLY PROPOSED INTERFERED WITH THE SAFETY LINES AND BOSON’S CHAIRS USED BY WINDOW WASHERS. AN OPEN-GRILLE METAL SUNSHADE IN SEGMENTS IS NOW PROPOSED, ALLOWING MAINTENANCE CREWS TO THREAD THEIR ROPES BETWEEN THE INSTALLED GRILLWORK AND FRAMES.

DEVELOPMENT STANDARD DEPARTURES |

SMC 23.47A.008.A2.a:	BLANK FAÇADES	REQUEST:	JUSTIFICATION:
1	BLANK SEGMENTS OF THE STREET-FACING FAÇADE BETWEEN TWO (2) FEET AND EIGHT (8) FEET ABOVE THE SIDEWALK MAY NOT EXCEED TWENTY (20) FEET IN WIDTH.	ALLOW THE BLANK FAÇADE ALONG BELLEVUE AVENUE THAT CONTAINS EXIT STAIR ENCLOSURE AND TRANSFORMER ROOM TO EXCEED THE REQUIREMENT BY 1’-6” FOR A TOTAL LENGTH OF 21’-6”.	CITY LIGHT REQUIRES DIRECT ACCESS TO THE TRANSFORMER VAULT. ALLEY ACCESS IS NOT AVAILABLE ON THIS SITE.
SMC 23.47A.024.B.5:	RESIDENTIAL AMENITY AREA	REQUEST:	JUSTIFICATION:
2	FOR RESIDENTIAL AMENITY AREA REQUIREMENT, PRIVATE BALCONIES AND DECKS MUST HAVE MIN. AREA OF SIXTY (60) SQUARE FEET AND NO HORIZONTAL DIMENSION LESS THAN SIX (6) FEET.	ALLOW DECKS AND BALCONIES SMALLER THAN SIXTY (60) SQUARE FEET WITH HORIZONTAL DIMENSION LESS THAN SIX (6) FEET.	BOLT-ON BALCONIES MINIMIZE PENETRATION OF BUILDING ENVELOPE. BOLT-ON BALCONIES USUALLY ARE LIMITED TO FOUR (4) TO FIVE (5) FOOT CANTILEVER.
SMC 23.47A.008.D.2:	RESIDENTIAL ENTRANCE SETBACK	REQUEST:	JUSTIFICATION:
3	EITHER THE FIRST FLOOR OF THE STRUCTURE AT OR ABOVE GRADE SHALL BE AT LEAST FOUR (4) FEET ABOVE SIDEWALK GRADE OR THE STREET-LEVEL FAÇADE SHALL BE SET BACK AT LEAST TEN (10) FEET FROM THE SIDEWALK.	ALLOW THE RESIDENTIAL LOBBY ENTRANCE LOCATED ON PINE STREET TO SET BACK 6’-0” FROM THE STREET INSTEAD OF THE 10’-0” REQUIRED.	ZONING REQUIREMENT IS BASED ON HISTORIC EXAMPLES WHICH VIOLATE CURRENT ADA REQUIREMENTS AND FAIL TO ADDRESS SAFETY CONCERNS.





- |                         |                             |                                |
|-------------------------|-----------------------------|--------------------------------|
| 1 SITE                  | 10 BOOKER BUILDING          | 19 HAWTHORNE APARTMENTS        |
| 2 THE CHAPEL BAR        | 11 SERVICE GARAGE           | 20 THE ANSONA                  |
| 3 GALAXY APARTMENTS     | 12 SERVICE GARAGE           | 21 MBR HD BUILDING             |
| 4 HERITAGE APARTMENTS   | 13 MELROSE BUILDING         | 22 BELLEVUE / OLIVE APARTMENTS |
| 5 RETAIL / GALLERY      | 14 DIRTY JANE'S             | 23 CAPITOL STEPS APARTMENTS    |
| 6 SHERWOOD APARTMENTS   | 15 APARTMENTS               | 24 FIRST COVENANT CHURCH       |
| 7 EL CAPITAN APARTMENTS | 16 RETAIL / APARTMENTS      | 25 THE PORTOFINO CONDOMINIUMS  |
| 8 OFFICE BUILDING       | 17 AREA 51 FURNITURE        | 26 GRAYFORD CONDOMINIUMS       |
| 9 BELVEDRE APARTMENTS   | 18 PINE / BELLEVUE BUILDING |                                |

Context



1 SITE



2 THE CHAPEL BAR



13 MELROSE BUILDING



16 RETAIL / APARTMENTS



17 AREA 51 FURNITURE



18 PINE / BELLEVUE BUILDING



19 HAWTHORNE APARTMENTS



23 CAPITOL STEPS APARTMENTS





CONTEXT PLAN |

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SITE CONTEXT



PINE STREET ELEVATION |



BELLEVUE AVENUE ELEVATION |





GROUND FLOOR PLAN |





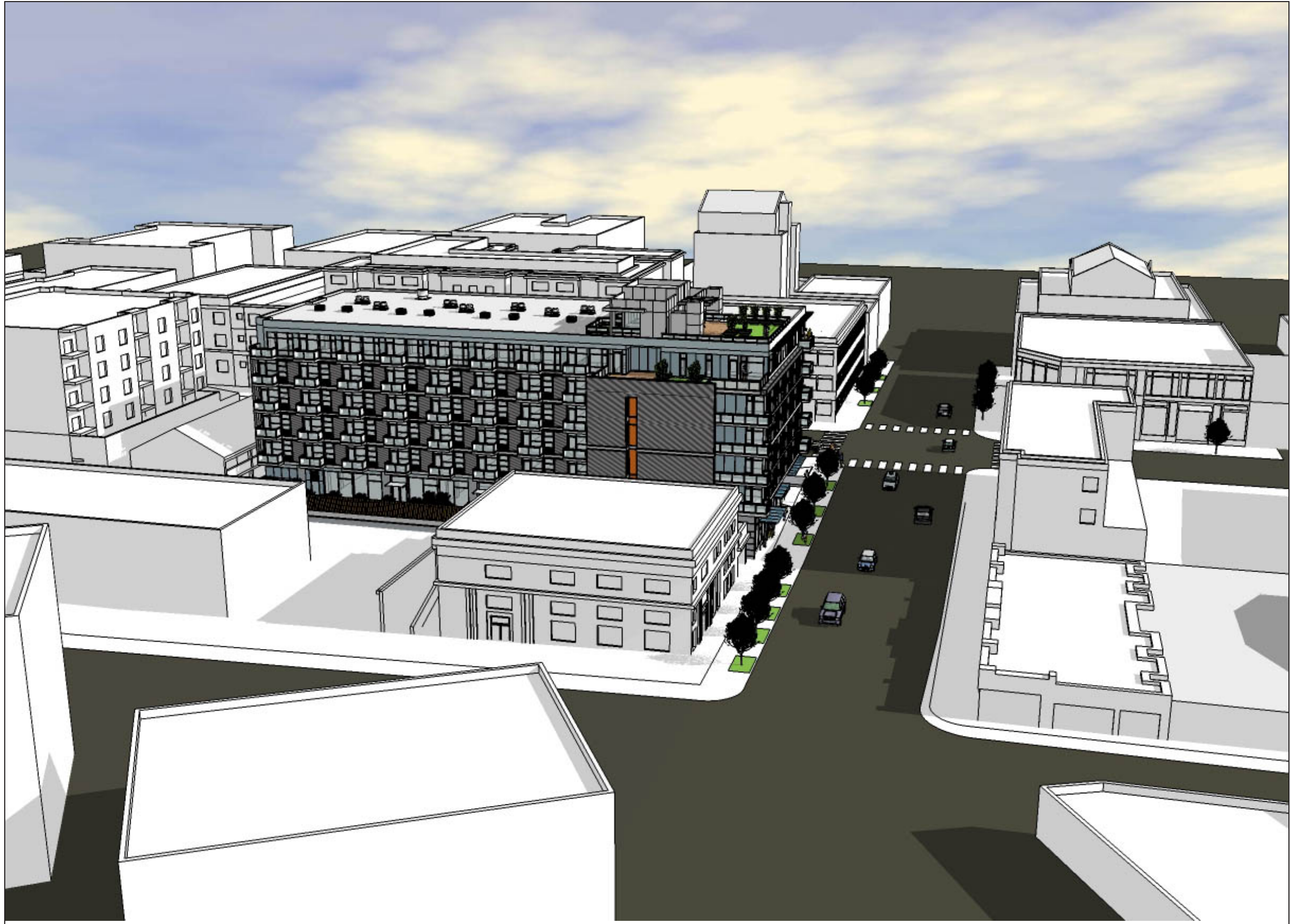
EDG PERSPECTIVE





SE CORNER PERSPECTIVE (CURRENT PROPOSAL) |





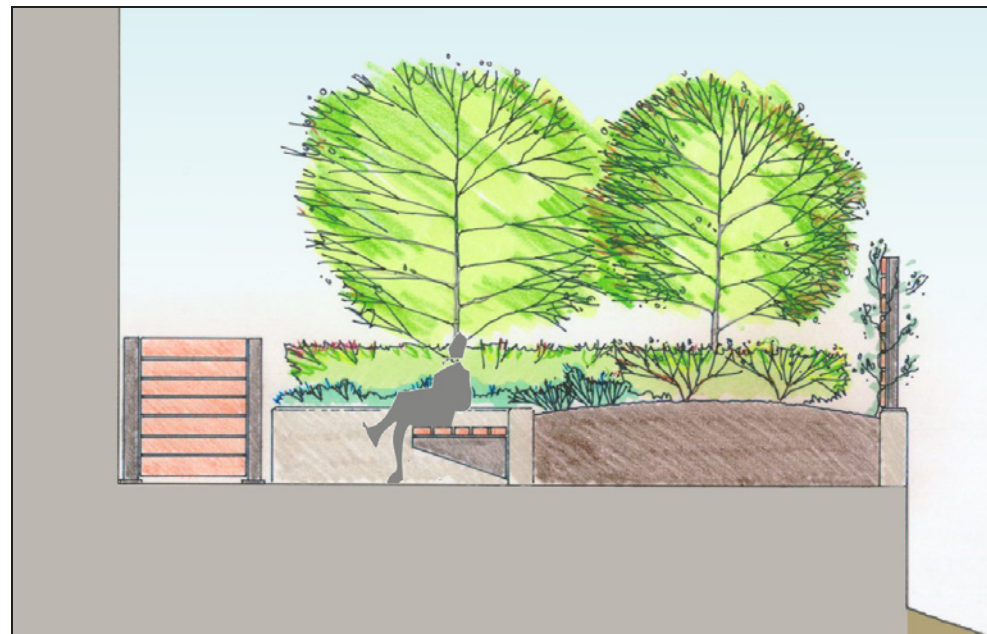
SW BIRDS-EYE PERSPECTIVE |



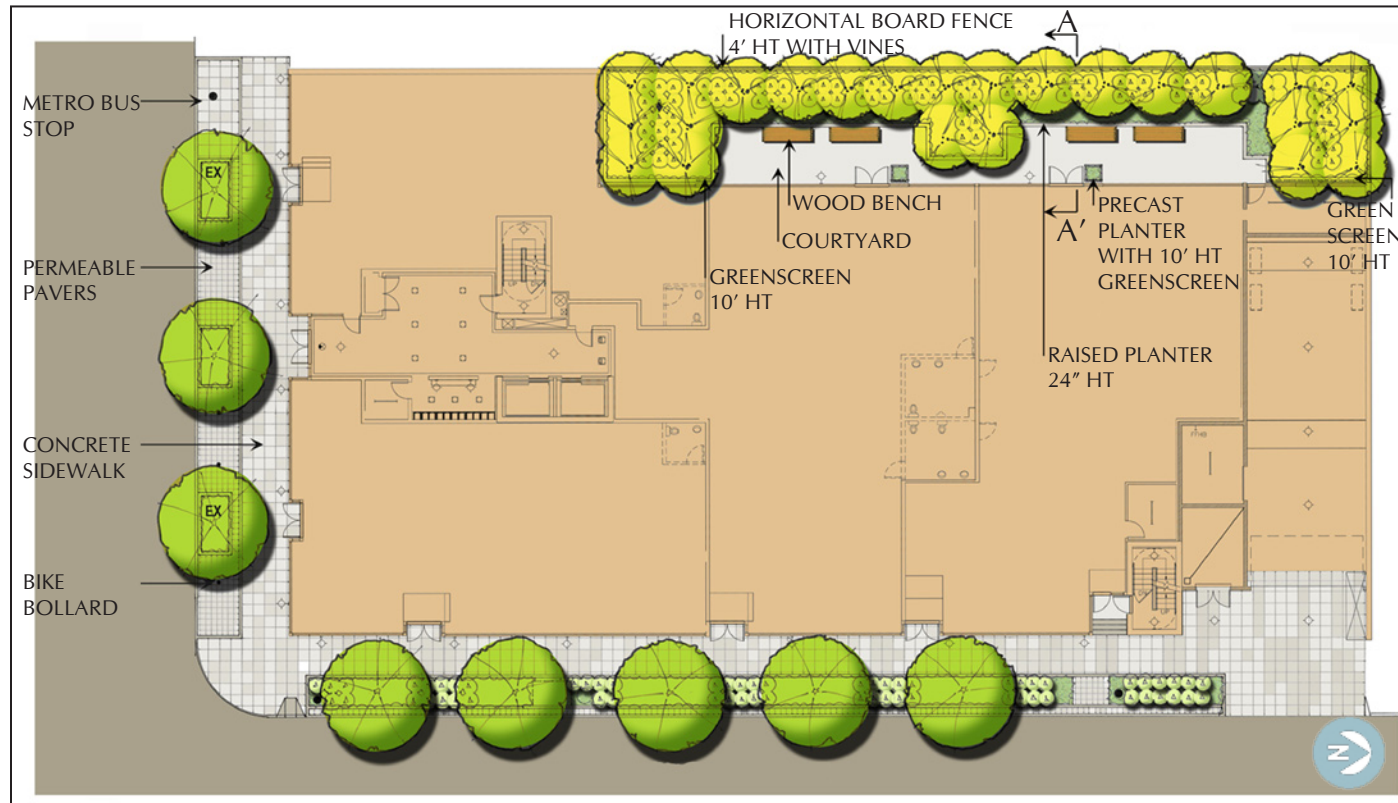


NE CORNER PERSPECTIVE |





LANDSCAPE SECTION A

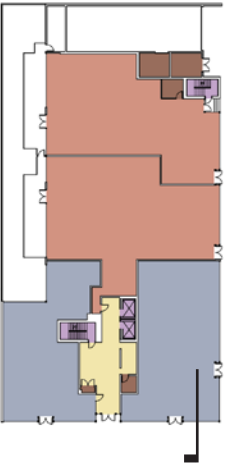


GROUND FLOOR LANDSCAPE PLAN

1 2 3 4 13 2



RETAIL BUILDING SECTION







GROUND FLOOR CONCEPT PERSPECTIVE |



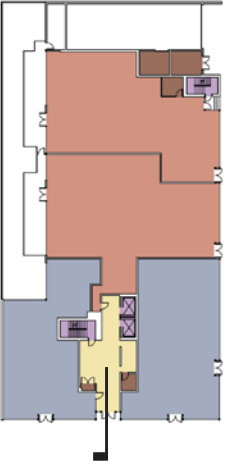


RESIDENTIAL ENTRANCE PERSPECTIVE |

1 3 5 3



RESIDENTIAL ENTRANCE BUILDING SECTION |



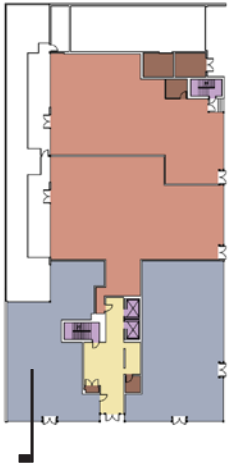




METRO BUS STOP PERSPECTIVE |



METRO BUS STOP BUILDING SECTION |

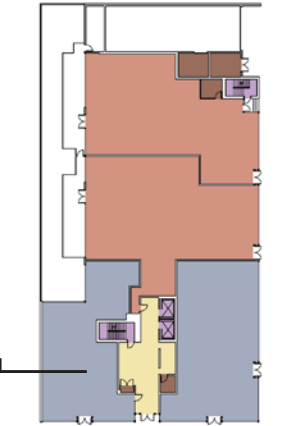
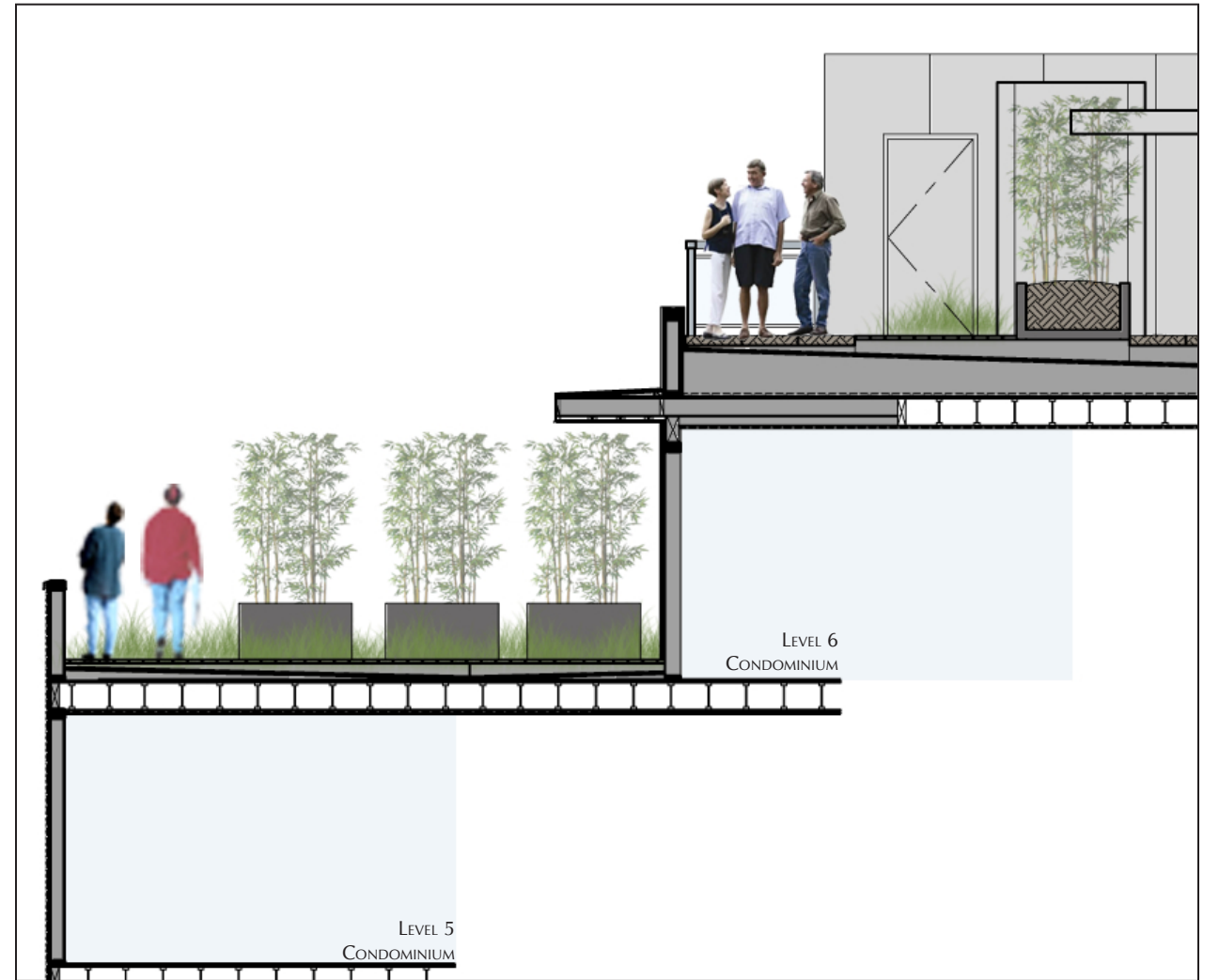






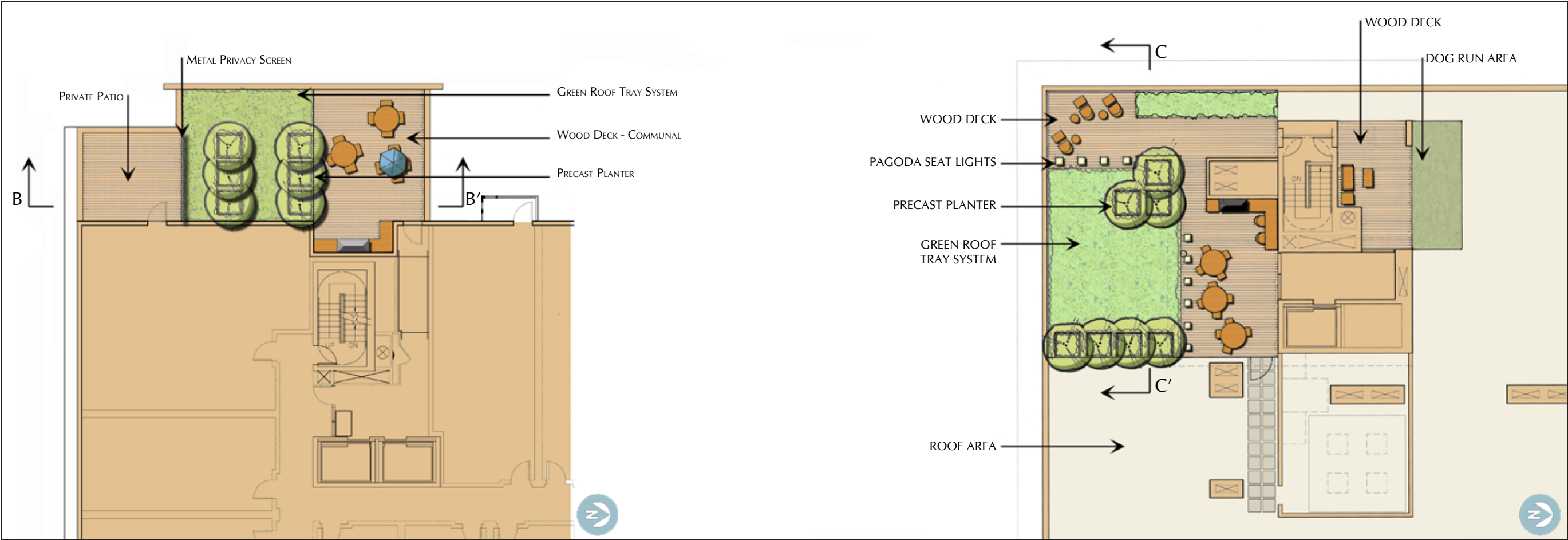
RESIDENTIAL AMENITY CONCEPT PERSPECTIVE |

1 6 8 13 2



RESIDENTIAL AMENITY BUILDING SECTION |



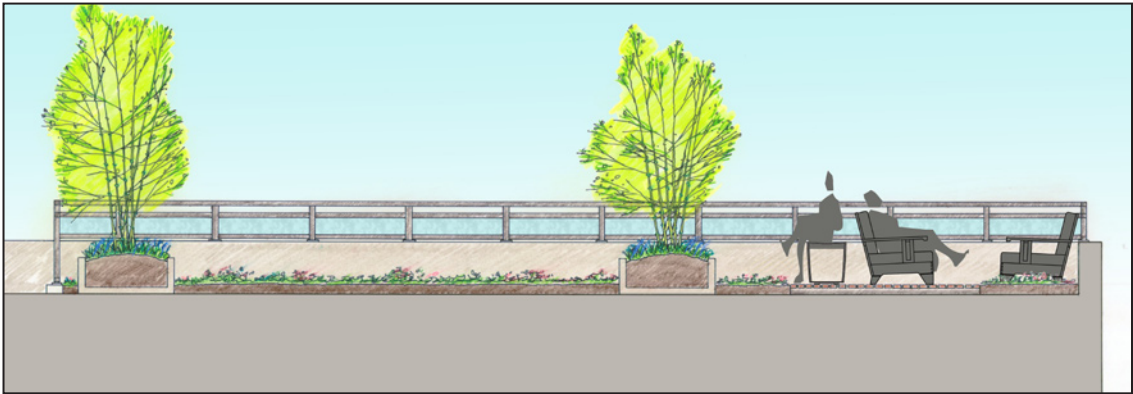


LEVEL 6 LANDSCAPE PLAN |

ROOF LANDSCAPE PLAN |



LANDSCAPE SECTION B |

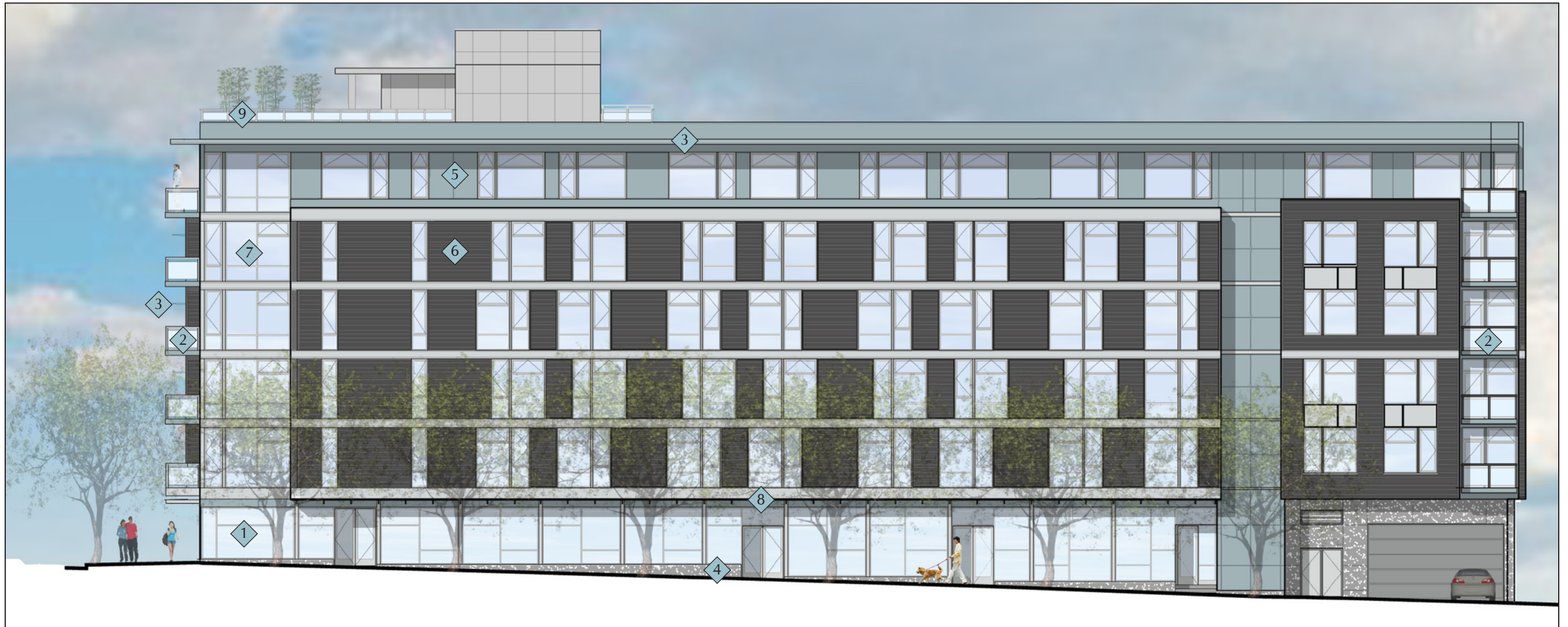


LANDSCAPE SECTION C |



RESIDENTIAL AMENITY CONCEPT |





### MATERIAL LEGEND |

- |   |   |
|---|---|
| 1 ALUMINIUM STOREFRONT WINDOW                 | 6 CORRUGATED METAL SIDING                       |
| 2 BOLT-ON METAL DECK WITH INTEGRAL GUARD-RAIL | 7 FIBERGLASS / VINYL WINDOW                     |
| 3 BOLT-ON METAL SUNSHADE                      | 8 FABRIC CANOPY SYSTEM                          |
| 4 CAST-IN-PLACE CONCRETE                      | 9 TEMPERED GLASS AND ALUMINIUM GUARDRAIL SYSTEM |
| 5 CEMENTITIOUS PANEL (PAINT FINISH)           | 10 VERTICAL PLANTED SCREEN                      |



CAST-IN-PLACE CONCRETE



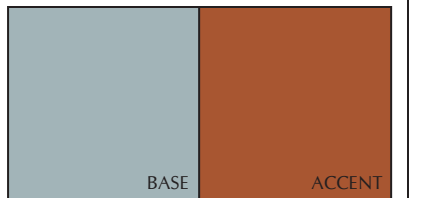
FIBERGLASS / VINYL WINDOW

CORRUGATE METAL SIDING  
PAINTED



BASE

CEMENTITIOUS PANEL  
PAINTED



BASE

ACCENT

### EAST ELEVATION |

9 10 11 12 1





### MATERIAL LEGEND |

1

ALUMINIUM STOREFRONT WINDOW

2

BOLT-ON METAL DECK WITH INTEGRAL GUARD-RAIL

3

BOLT-ON METAL SUNSHADE

4

CAST-IN-PLACE CONCRETE

5

CEMENTITIOUS PANEL (PAINT FINISH)

6

CORRUGATED METAL SIDING

7

FIBERGLASS / VINYL WINDOW

8

FABRIC CANOPY SYSTEM

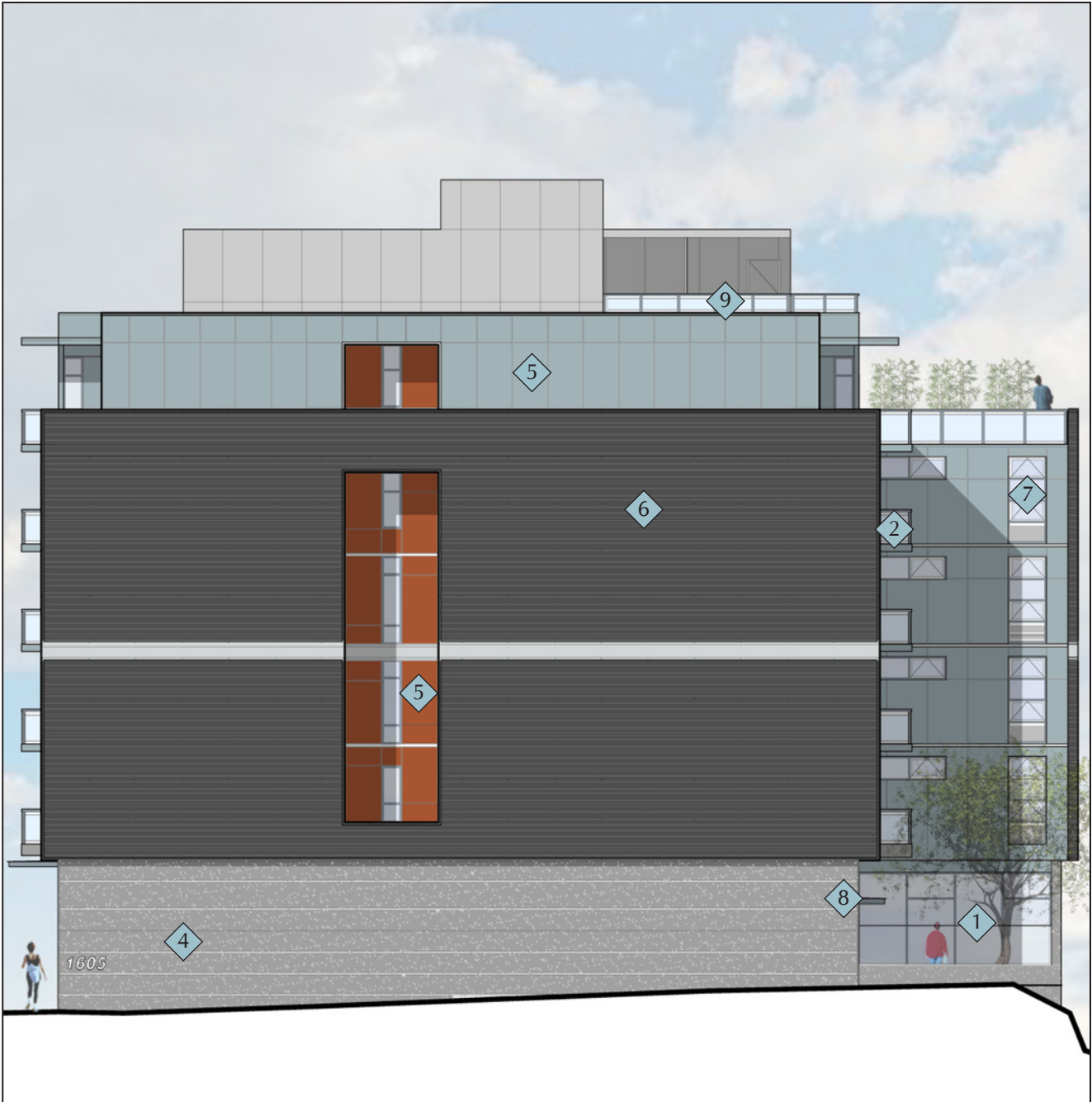
9

TEMPERED GLASS AND ALUMINIUM GUARDRAIL SYSTEM

10

VERTICAL PLANTED SCREEN

SOUTH ELEVATION |



CAST-IN-PLACE CONCRETE

FIBERGLASS / VINYL WINDOW

CORRUGATE METAL SIDING PAINTED

CEMENTITIOUS PANEL PAINTED

NORTH ELEVATION |

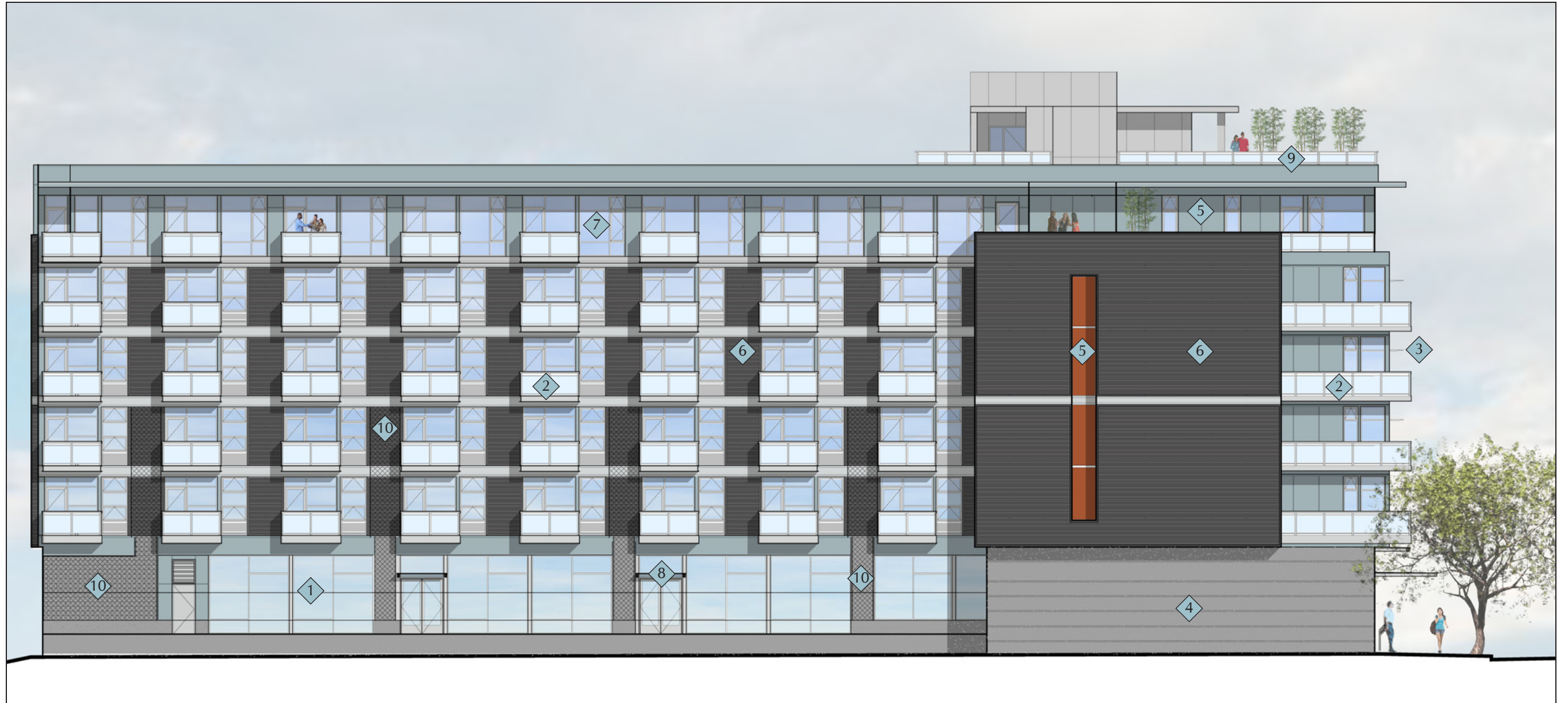
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SOUTH - NORTH ELEVATIONS  
23





### T LEGEND |

- |   |   |
|---|---|
| 1 ALUMINIUM STOREFRONT WINDOW                 | 6 CORRUGATED METAL SIDING                       |
| 2 BOLT-ON METAL DECK WITH INTEGRAL GUARD-RAIL | 7 FIBERGLASS / VINYL WINDOW                     |
| 3 BOLT-ON METAL SUNSHADE                      | 8 FABRIC CANOPY SYSTEM                          |
| 4 CAST-IN-PLACE CONCRETE                      | 9 TEMPERED GLASS AND ALUMINIUM GUARDRAIL SYSTEM |
| 5 CEMENTITIOUS PANEL (PAINT FINISH)           | 10 VERTICAL PLANTED SCREEN                      |



CAST-IN-PLACE CONCRETE

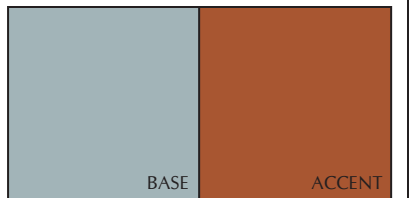


FIBERGLASS / VINYL WINDOW

CORRUGATE METAL SIDING  
PAINTED



CEMENTITIOUS PANEL  
PAINTED



### WEST ELEVATION |

9 10 11 2

