

1772-1774 Alki Ave SW | Project # 3032363-LU | Design Recommendation | 01.06.2020

mas | architecture llc

CONTENTS

PROPOSAL 2
Project Overview

SUMMARY CONTEXT ANALYSIS 3
Site Context

EXISTING SITE CONDITIONS 4
Zoning & Overlay
Existing Uses & Structures
Streetscapes

ZONING DATA 7
Development Standards

COMPOSITE SITE PLAN 8
Site Plan

EDG RESPONSE 9
Design Process Review

FLOOR PLANS 13
Level 1-3
Roof Decks

COMPOSITE LANDSCAPE PLAN 17
Landscape Plan
Plant Images

ELEVATIONS 19
East & West Elevations
North & South Elevations

MATERIAL & COLOR PALETTE 21
West & East Elevations - Bldg A
West & East Elevations - Bldg B
North & South Elevations

RENDERINGS 27
Street Facing Facade
South Street Facing Facade
North Street Facing Facade

EXTERIOR LIGHTING PLANS 30
Levels 1-2
Levels 3-Roof

BUILDING SECTIONS 32
Sections 1-3



PROPOSAL | Project Overview



PROJECT OVERVIEW

The site, located on Alki Ave SW, in West Seattle facing northwest. Directly across Alki Ave SW is Alki Beach and Elliot Bay/Puget Sound. The site is currently bounded by a triplex to the northeast, a single-family residence to the southwest and the rear or southeast portion of the site is a heavily vegetated steep slope. The adjacent parcel to the southeast includes single family dwelling units and are separated from the proposed are of development by a grade change of approximately 50 ft and distance of approximately 150 ft.

The subject parcel is zoned LR2. Zoning to the northeast and south west are also zoned LR2 and the parcels to the southeast at the top of the slope are zoned SF7200.

The project does not fall within a parking flexibility area or Urban Village/Center but does have access to bus routes 37 and 775 approximately 225 feet to the southeast. The site is also located within the Alki Area Parking overlay requiring 1.5 stalls per dwelling unit.

The proposal is for a five-unit, three story, townhome project with two units directly adjacent and facing Alki Ave SW with 3 townhome units behind separated by a drive aisl e providing access to enclosed parking.

1778-1780 Alki Ave SW, the parcels directly adjacent and to the southwest of the subject parcel, are currently under review to develop 6 townhomes. There are no development plans for 1768 Alki Ave SW directly adjacent and northeast of the subject parcel.

DEVELOPMENT OBJECTIVES

1. Create an aesthetically pleasing development with significant fenestration at Alki Ave SW to take advantage of views.

2. Utilize cues from proposed adjacent development including, but not limited to, massing, proportions and materials to provide a cohesive aesthetic and massing.

3. Ensure unified design with equal emphasis on rear units.

SUMMARY CONTEXT ANALYSIS | Site Context

SITE CONTEXT



SITE CONTEXT - SOUTHWEST VIEW



PROJECT PROPOSAL

- 2 Townhouse Structures
- 3 Stories
- 5 Dwelling Units
- 8 Garage Parking Stalls
- 8 Long-term Bicycle Parking
- 1 Short -term Bicycle Parking

A **PARCEL # 013900190**

B **PARCEL # 139000195**

PROPERTY LINE

ADDRESS
1772/1774 Alki Ave SW
Seattle, WA 98116

ARCHITECT
MAS Architecture LLC
Seth Hale
2562 Dexter Ave N
Seattle. WA 98109
T: 206.432.9121

OWNER/DEVELOPER
N&P Investments LLC
Adam Nguyen & Nghia Pham
803 S 38th Ct
Renton, WA 98055
T: 206.288.9527

LANDSCAPE ARCHITECT
Root of Design
Devin Peterson
7104 265th St
Stanwood, WA 98292
T: 206.491.9545

EXISTING SITE CONDITIONS | Zoning & Overlay

ZONING & OVERLAY DESIGNATIONES

The parcel is zoned LR2 and is within the Alki Area Parking Overlay. The site is bordered by LR 2 zoning on the north-east and southwest sides and SF 7200 zoning to the south-east. Zoning transitions in the vicinity transition as follows:

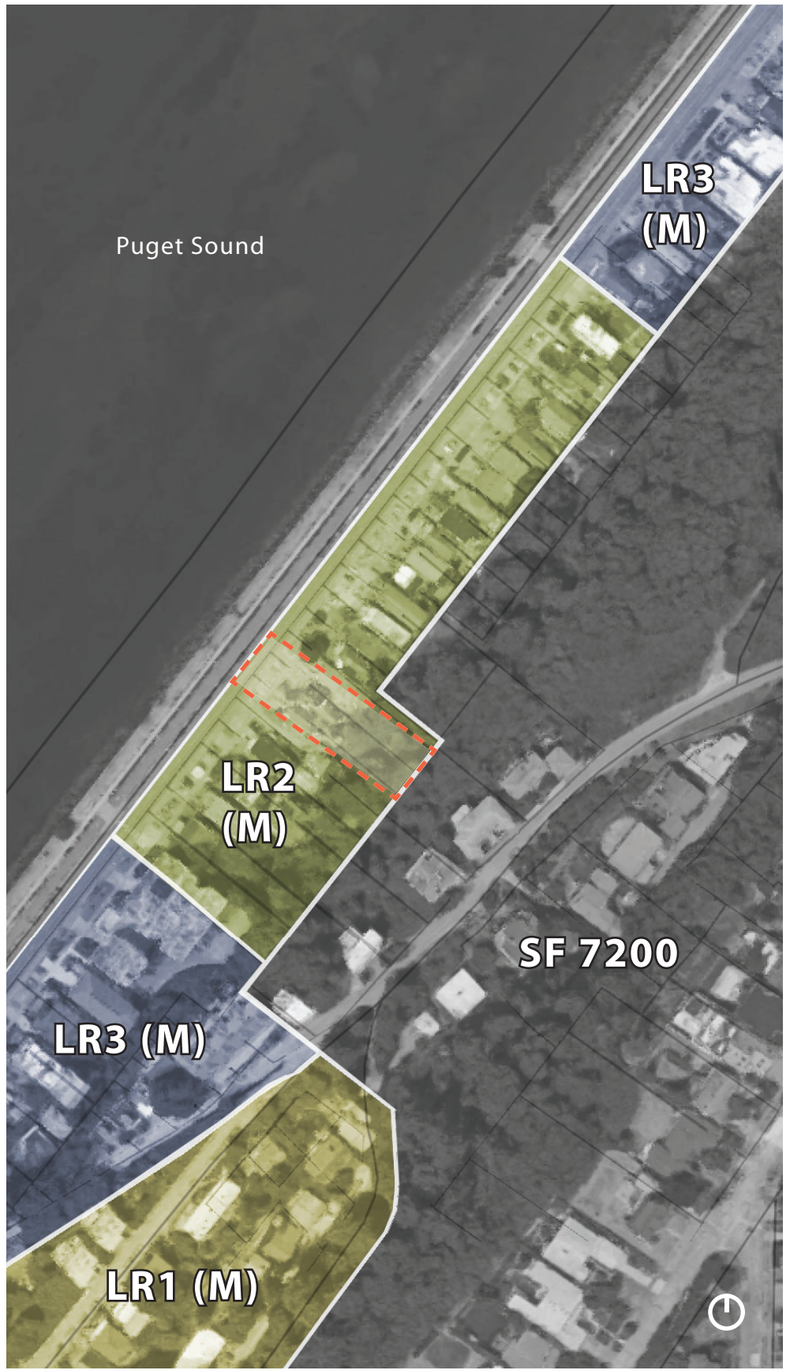
Northeast: LR2 (M) Zoning adjacent; Transition to LR3 (M) approximately 2600 feet.

Northwest: Public space and Puget Sound directly across Alki Ave SW.

Southeast: SF 7200 at top of hill.

Southwest: LR2 (M) Zoning adjacent; Transition to LR3 (M) approximately 1300 feet.

	PARCEL # 0139000190
	PARCEL # 0139000195
BASE ZONE	LR2
OVERLAY	ALKI AREA PARKING DISTRICT
FREQUENT TRANSIT	NO
SHORELINE ZONE	UR
ECA	STEEP SLOPE, POTENTIAL SLIDE, LIQUIFACTION, KNOWN SLIDE
LOT SF (A + B)	6000 + 6000 = 12,000 SF





EXISTING SITE CONDITIONS | Existing Uses & Structures

BUILDING TYPOLOGIES

Adjacent properties to the northwest and southeast are a mix of one to three story wood framed single family, duplex and triplex dwellings.

Approximately 200 feet southwest building typologies transition to 3 and 4 story multi-family buildings. The same is true to the northeast where, approximately 1200 feet, building typologies transition to 4 and 5 story multi-family buildings.

Alki Ave SW is undergoing significant development as several projects are currently in construction or are under review for construction.

The selected images indicate the diversity of development along Alki Ave SW varying from large multi-family structures to small single-story single-family dwellings. While there is significant diversity in scale all structures take advantage of views maximizing fenestration and outdoor space.

Almost all structures, whether single or multi-family include raised decks at multiple levels with many new structures incorporationg roof-top decks.



Existing Site Buildings



Single Family Structures -
Two 1-Story Single Family Residenses.



View From Site -
Looking towards Alki Avenue SW and Puget Sound.

Surrounding Buildings



Condominiums -
Older 4-story condominiums buildings.



Condominiums -
Newer and older condominium buildings varying between 2 and 4 stories.

Local Public Spaces



Alki Trail -
A local public walking and biking train that runs the length Alki Beach.



Alki Beach Park -
A public park along Alki Beach adjacent to Alki Trail.

Surrounding Buildings



New Townhomes -
Newer 7 unit development.



Triplexes and a Single Family Home -
Two triplex buildings and newer single family dwellings (right).

EXISTING SITE CONDITIONS | Streetscapes

SITE VIEWS

The proposed dwellings, three stories in height, will have unobstructed views of Alki Beach, Puget Sound, Bainbridge Island and the Olympic Mountains. Adjacent properties also take advantage of these unobstructed views and the proposed development will not impede. SF dwelling behind and to the Southeast are elevated well over the proposed height and there views will also remain unobstructed.

The proposed façade facing Alki Ave SW will be heavily glazed with exterior and roof top decks to take advantage of these unobstructed views.











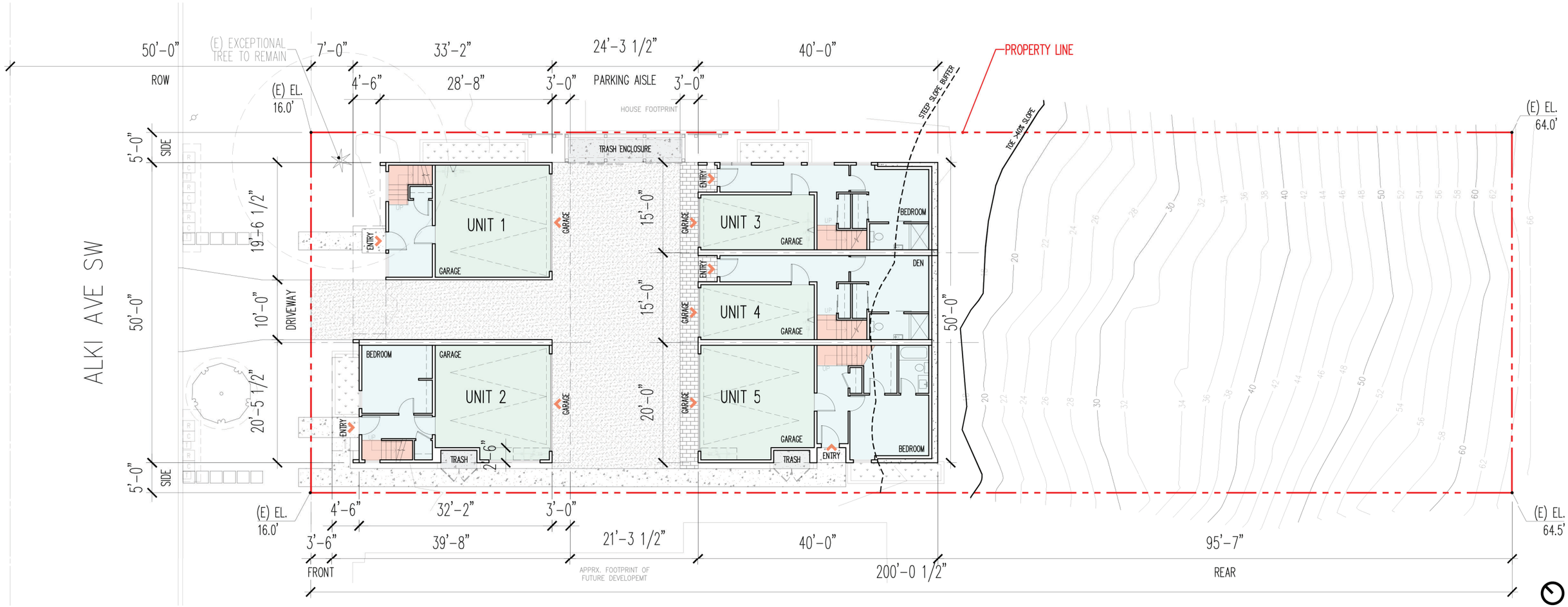
ALKI AVE SW

ZONING DATA | Development Standards

LAND USE CODE SUMMARY

PERMITTED USES	Table A 23.45.504 Residential uses permitted.
FLOOR AREA RATIO	Table A for 23.45.510 Total FAR permitted for Townhouse developments = 1.2; 1.2 x 12,000 SF = 14,400 SF
DENSITY	Table A, 23.45.512 The density limit for townhouse developments in a LR2 zone is 1/1,600 or no limit.
STRUCTURE WIDTH & DEPTH	23.45.527 A. The Structure width in a LR2 zone may not exceed 90 feet for townhouse developments. B. The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.
PARKING LOCATION, ACCESS AND SCREENING	23.45.536 B. If parking is required, it shall be located on the same lot as the use requiring the parking. C. Street access required. Access to parking shall be from the street if: a. The lot does not abut an alley. D. Parking shall be screened from direct street view by: a. The street-facing facade of a structure; b. Garage doors; c. A fence or wall; or d. Landscaped areas, including bioretention facilities or landscaped berms.
PERMITTED HEIGHT	23.45.514 Structure Height = 30 ft Height Limit 23.45.514.J Rooftop Features 2. Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit. 4. Stair penthouses and mechanical equipment may extend 10 feet above the height limit set in subsections 23.45.514.A and 23.45.514.F, if the combined total coverage of all features in subsections 23.45.514.J.4.a through 23.45.514.J.4.f does not exceed 15 percent of the roof area (or 20 percent of the roof area if the total includes screened mechanical equipment).
SETBACKS & SEPARATIONS	Table A for 23.45.518 5’ minimum; 7’ average front and rear setbacks required. 5’ side setbacks required. 5’ minimum; 7’ average side setbacks required for facades greater than 40 feet in length.
LANDSCAPE GREEN FACTOR	23.45.524 A.2. Score of 0.6 or greater is required.
AMENITY AREA	23.45.522 Amenity areas are required in an amount equal to 25 percent of the lot area.
REQUIRED PARKING	Table B for 23.54.015 1.5 Parking spaces per dwelling unit required within the Alki area shown on Map B for 23.54.015

COMPOSITE SITE PLAN | Site Plan



LEGAL DESCRIPTION

That certain portion of lot 8, block 463, seattle tide lands, and of the unnumbered tract in west seattle park, according to the plat thereof recorded in volume 3 of plats, page 177, records of king county, washington. Being know as Alki Beach Unrec, Plat Lot Tract 37, 38.

EXCEPTIONAL TREE

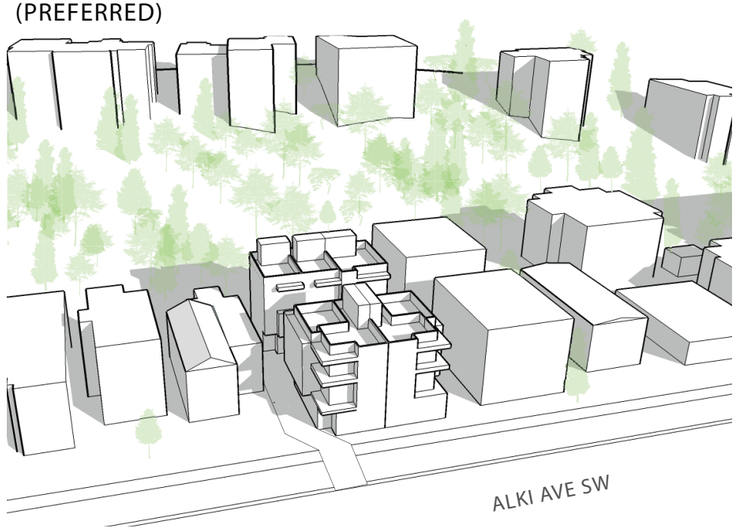
- Scientific Name: Araucaria araucana
- Common Name: Monkey Puzzle tree
- Canopy: 36'
- Area: 1,018 SF

LEGEND

- Residential
- Garage Parking
- Circulation
- Waste

OPTION 1

(PREFERRED)



PROJECT PROPOSAL
14,400 SF of FAR Allowed
9,900 SF of FAR Proposed
3 Stories
5 Residential Units
8 Garage Parking Stalls

PROS:
- Maximize views for street facing dwelling units.
- Strong street presence at Alki Ave SW.
- Minimize visibility of drive aisle.

CONS:
- Rear units blocked by units facing Alki Ave SW.

OPTION 2



PROJECT PROPOSAL
14,400 SF of FAR Allowed
9,900 SF of FAR Proposed
3 Stories
5 Residential Units
8 Garage Parking Stalls

PROS:
- Shared driveway reduces number of curb cuts/driveways between adjacent projects.
- Maximize views for street facing dwelling units.
- Strong street presence at Alki Ave SW.

CON S:
- Rear units blocked by units facing Alki Ave SW.

OPTION 3



PROJECT PROPOSAL
14,400 SF of FAR Allowed
9,900 SF of FAR Proposed
3 Stories
5 Residential Units
8 Garage Parking Stalls

PROS:
- Maximize views for street facing dwelling units.
- Strong street presence at Alki Ave SW.
- Retain exceptional tree.

CONS:
- Rear units blocked by units facing Alki Ave SW.

EDG RESPONSE | Design Process Review

PROPOSAL DESCRIPTION

SUMMARY OF GUIDANCE

The proposal is for five, three story townhome units within two separate structures. The street facing structure includes two dwellings and the rear structure includes three dwelling units. All units include roof top decks and eight parking stalls are provided within individual garages. Vehicles access the garages via a central driveway to an internal access drive located between the structures.

The site is mid-block with a single-family dwelling to the north and south. A 6-unit development is currently proposed on the two adjacent parcels to the south.

The site, as viewed from the street, is flat for the first +/-105' and then steeply rises for the remainder of the property. The flat portion of the site includes the existing single-family dwellings, hardscape, landscape as well as an exceptional tree slated to remain. The steep portion of the site is heavily vegetated.

All existing structures on site will be demolished.

THE GROSS SF IS AS FOLLOWS:

Street Facing Structure (2 units):	4,432 SF
Rear Structure (3 units):	5,884 SF
Total GSF:	6,000 SF
Site Area:	12,000 SF
Total # of Units:	Five
Total # of Parking:	8 stalls

SEATTLE DESIGN GUIDELINES

Massing	CS1-B-2, CS2-C-1, DC2-C-1, PL1-C-1
Architectural Concept	CS2-B-1, CS2-B-2, CS3-A-1, DC1-B-1, DC2-A-1, DC2-B-2, DC2-C-2, PL2-B-1, PL3-A
Service Uses	CS1-D-1, DC1-B-1, DC1-C-1, DC1-C-2, PL2-D-1, PL4-B-2
Open Space	CS1-D-1, DC3-B-4, DC4-D-4, PL3-B-4

RESPONSE TO EARLY DESIGN GUIDANCE

1. MASSING

a) Staff found the massing from Option 1, the applicants preferred option, to be the most successful of the three options, but identified some site planning issues that are better addressed in Option 2 and 3. Utilize the massing from Option 1 as a starting point while addressing the site planning issues described in further detail below. (CS2-D-1, DC2-C-1) The board recommended the use of secondary architectural elements for all facades to strengthen the design of the proposal and break up the perception of mass.

RESPONSE:

Maintaining the massing of Option 1 is not feasible as staff does not support the removal of the exceptional tree. See item 4 below. To retain the tree requires relocation of the driveway and removal of the north front corner of unit 1. This alteration, to retain the exceptional tree, greatly altered the proposed massing and required a significant second look at the overall design.

CS-D-1: Existing Development and Zoning:

The structure to the north is a single-family dwelling set back approximately 22' from the street property line. The proposed street facing structure, and particularly unit 1, is setback 11'-6" from the street property line to retain the exceptional tree and provide a better depth transition to this existing single-family dwelling.

Unit 2 also located in the street facing structure has a reduced setback as a component of the ECA Variance and Departure Request. The deck is setback 3'-6" and the structure 7'-0" from the front property line. The proposed adjacent development to the south, 1778 Alki Ave SW, is located +/-5'-0" from the front property line. With just the deck extending beyond the minimum front yard setback the proposed structure provides an appropriate setback transition to adjacent buildings, existing and proposed. The proposed bulk and scale are compatible to the adjacent proposed development at 1778 Alki Ave SW as well as the single-family dwelling located two lots north at 1766 Alki Ave SW. It is likely that the existing single-family dwelling located at 1768 Alki Ave SW with also undergo future development.

DC2-C-1: Visual Depth and Interest

The Street facing facades, where added depth is appropriate, incorporate balconies as well as façade modulation to provide visual depth and interest. The decks extend 5'-6"and 4'-6" from the structure façade and are differentiated by color to provide interest. The structure façade includes a 5'-6" setback clearly delineate individual units, and both are clad in stained wood providing a quality surface material and finish.

b) All three massing options show the street-facing building without stair penthouses at the roof level. This design helps to reduce perceived height from the street, reduce shading in the shared driveway area, and enhance views of Puget Sound from the roof decks atop the rear building. Retain this layout in the MUP plan set. (CS-B-2, PL-C-1)

RESPONSE:

This layout has been retained.

2. ARCHITECTURAL CONCEPT

a) The inclusion of balconies and large glazing on the street facing façade respond well to the existing neighborhood and context and provide significant opportunities for scenic views from the new residences. As the project is further developed. Look to surrounding properties to determine the size, shape and arrangement of glazing that will be most compatible with existing and future developments. (CS3-A-1)

RESPONSE:

Existing older structures tend to provide upper level decks with main level garage parking visible from Alki Ave SW whereas newer developments tend to provide upper level decks with semi-submerged visible garage parking or internal parking (between townhome structures or within larger apartment complexes) All structures, new and old, provide significant glazing at upper levels where views are maximized.

The proposed street facing façade proposes upper level decks and significant glazing, complementary of neighborhood context old and new. The parking is screened and located between structures which is common of newer development and land use criteria.

Fenestration patterns vary widely in size and shape however almost all structures tend to maximize glazing to take advantage of views. The proposed structure utilizes significant fenestration, in a contemporary fashion, to take advantage of views.

RESPONSE TO EARLY DESIGN GUIDANCE

2. ARCHITECTURAL CONCEPT

b) The ground floor of the street-facing building includes a significant recess adjacent to the driveway, which may be a response to code requirements. This modulation does not read as an intentional design feature and instead creates an awkward void that is not tied to any programmatic or larger design concepts. While modulation typically adds value to a design, these moves should be in service of a larger architectural concept. Continue developing this street facing façade to fully integrate and development standards into a cohesive and balanced architectural concept. (DC2-B-1, DC2-C-2)

RESPONSE:
The recess is a response to code requirements. Retention of the exceptional tree has required significant design and layout alterations and the notch is no longer present.
The street facing façade composition has been altered to retain the tree, provide clear delineation between dwelling units via modulation and utilizes stained wood siding and color decks and doors to provide a cohesive and balanced architectural concept.
Additionally. the driveway has been relocated to the center of the parcel and is integrated into the street facing façade design.
The proposed fenestration is consistent and provides a strong rhythm to the façade while the siding adds warmth and texture.
The balconies, providing additional depth also act as weather protection for the dwelling unit entries.

c) The relationship between the entries for the rear building and the driveway requires further development. Entries need to be easily identifiable, attractive, and designed with a sense of separation from the vehicle circulation area. Raised entries are encouraged. High quality paving and garage door materials are needed to soften the impacts of having entries oriented around the driveway. Incorporate landscaping to the maximum extent possible. (PL3-A, DC1-B-1)

RESPONSE:
Access to two of the five dwellings are adjacent to the driveway.
A pedestrian sidewalk is provided at the south property line for access to the rear structure. Paving will be differentiated from the drive aisle to provide access to dwelling units 3 and 4 which utilize the driveway. The garage doors are high quality glass and metal and the doors are differentiated via color. The structure cantilever will provide weather protection and lighting will be incorporated for security purposes.

d) If fencing is proposed, include elevations both with and without fencing shown. Fences in the front setback are discourage; if fencing is desired, it should be semi-transparent and limited to a maximum height of four feet. (CS2-B-2, CS3-A-1)

RESPONSE:
The new development to the south proposes a 5'-0" fence so no fencing is proposed at this property line.
No front yard fence is proposed.
A 5'-0" fence is proposed adjacent to the north property line however it only extends +/-40' to screen vehicles from the adjacent property to the north.

e) Interior uses have been arranged with the most active uses facing the street and circulation located at the rear. This arrangement creates natural surveillance of the street, allows for larger glazing on the primary façade and reduces perceived height by locating penthouses away from the street. Retain this (or similar) arrangement of interior uses in the MUP Plan Set. (PL2-B-1, DC2-A-1)

RESPONSE:
This arrangement has been maintained.

3. SERVICE USES

a) Staff supports the driveway location proposed in option 2 as it allows for retention of the Exceptional Tree and allows for more on-street parking to be preserved. The applicant is encouraged to contact the adjacent property owner to the south to discuss the possibility of obtaining an easement for a shared driveway. This would allow for more developable area on the subject lot and would minimize impacts to the public right-of-way. (CS1-D-1, DC1-B-1, DC1-C-1, DC1-C-2)

RESPONSE:
It is assumed that SDCI supported option 3 driveway location and the response above is a typo as option 3 retained the exceptional tree. Attempts were made to share a driveway to the south. Unfortunately, the project timelines differed significantly which would have hindered construction and completion of one project pending issuance of the adjacent project.
The proposed driveway has been relocated to the center of the site. This relocation allows for full use of the street frontage and grants views to unit 1 which would have otherwise been significantly screened by the exceptional tree to be retained.
Additionally, 23.54.030.F.1.c.2) requires an 18' separation between curb cuts for townhomes on abutting lots.

b) Pedestrians accessing the rear building should have an intuitive and safe path from the sidewalk. Separate pedestrian and vehicular traffic and visual cues, such as paving materials, to differentiate between the two. (PL2-D-1, DC1-B-1)

RESPONSE:
Pedestrian access to the rear building is provided along the south property line and then via the drive aisle to units 3 and 4. Pervious pavers will be utilized to differentiate between pedestrian and vehicular areas.
Signage will be provided at the sidewalk indicating the pedestrian access and addresses of the rear units and the pervious paving will act as an additional wayfinding element.
High quality garage doors, stained wood siding and lighting will be incorporated to ensure the space is inviting and safe.

c) Bike parking is not shown. Ensure that bike parking is located in a convenient, secure and easily navigable location. (PL4-B-2)

RESPONSE:
Bike parking is provided within individual unit garages. Short term bicycle parking is located adjacent to the pedestrian entry at the south corner of the site adjacent to the sidewalk.

EDG RESPONSE | Design Process Review

RESPONSE TO EARLY DESIGN GUIDANCE

4. OPEN SPACE

a) Staff does not support the removal of the Exceptional Tree at the front of the property. It is recommended that the applicant refine Option 1 to include retention of the tree. Study alternatives, including a parking reduction (SMC 25.11.070.A.3) or additional departures as a means of retaining the tree. (CS1-D-1, DC4-D-4)

RESPONSE:
The tree has been retained. To accommodate required considerable alterations to staff preferred option 1. The parking reduction is not desired by the client nor does it provide significant relief.

The proposed street facing structure alterations, in addition to engaging the tree, incorporate code required separations of curb cuts for adjacent projects. The outcome is a cohesive façade with modulation, deck placement and fenestration which engage and define the space occupied by the exceptional tree.

A departure is requested to reduce the front setback to 3'-6". This departure is also a component of the ECA Variance request criteria. The requested departure extends unit 2 upper level decks 18" into the minimum 5'-0" front yard setback requirements.

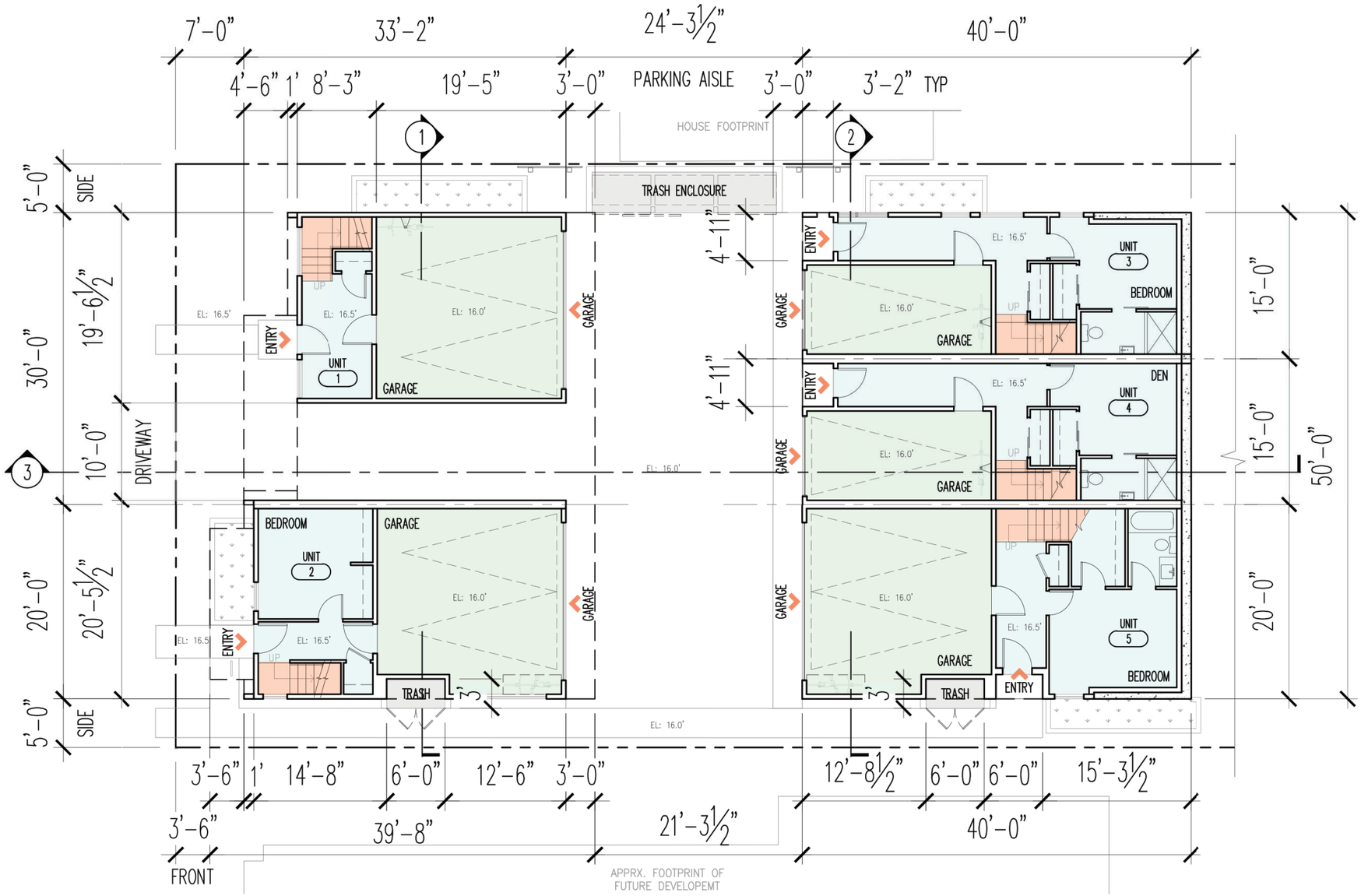
b) The proposal lacks any common amenity area for residents. Identify opportunities for shared spaces to encourage social interaction between neighbors. (PL3-B-4, DC3-B-4)

RESPONSE:
Numerous development and site criteria minimize available at grade usable common amenity space. These items include the steep slope area, 5351 SF, drive aisle and access, 1075 SF and structure footprints, 3960 SF. These areas alone total approximately 87% of the site and this does not account for pedestrian access and side yard setbacks that do not provide adequate dimension to qualify as common amenity.
The only remaining viable location for common amenity space is located at the exceptional tree. This area only totals 178 SF and is not desired as common amenity space as it fronts an individual dwelling unit.
Providing truly meaningful common amenity space, requires more room and separation from individuals perceived yards and privacy than is available/remaining on this site.

Significant private amenity space is provided via roof decks which will allow for social interaction as they are directly adjacent. At grade entries and shared pedestrian access will also allow for chance interactions between tenants.

FLOOR PLANS | Level 1

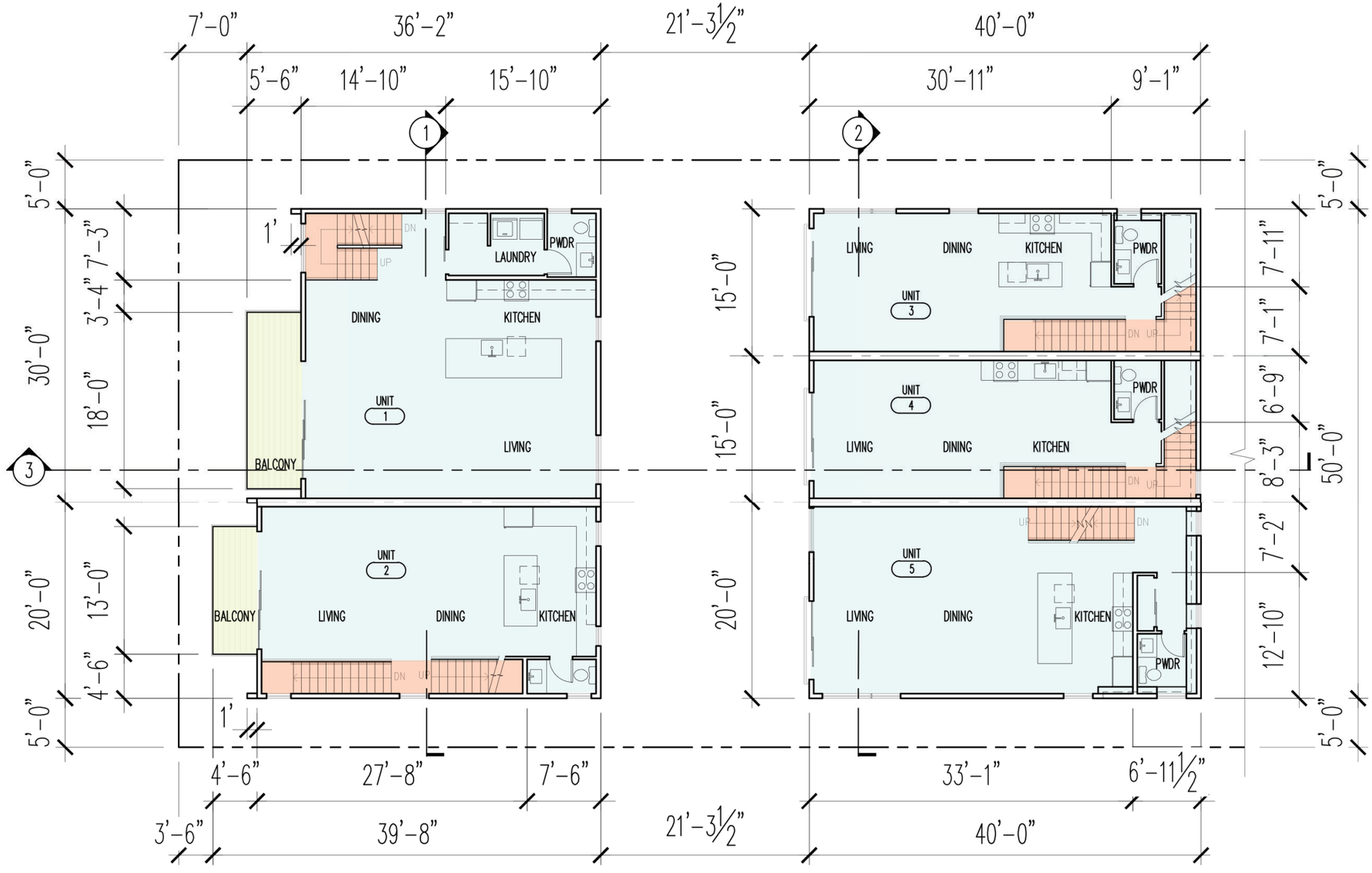
LEGEND
- Residential
- Garage Parking
- Circulation
- Waste



LEVEL 1

FLOOR PLANS | Level 2

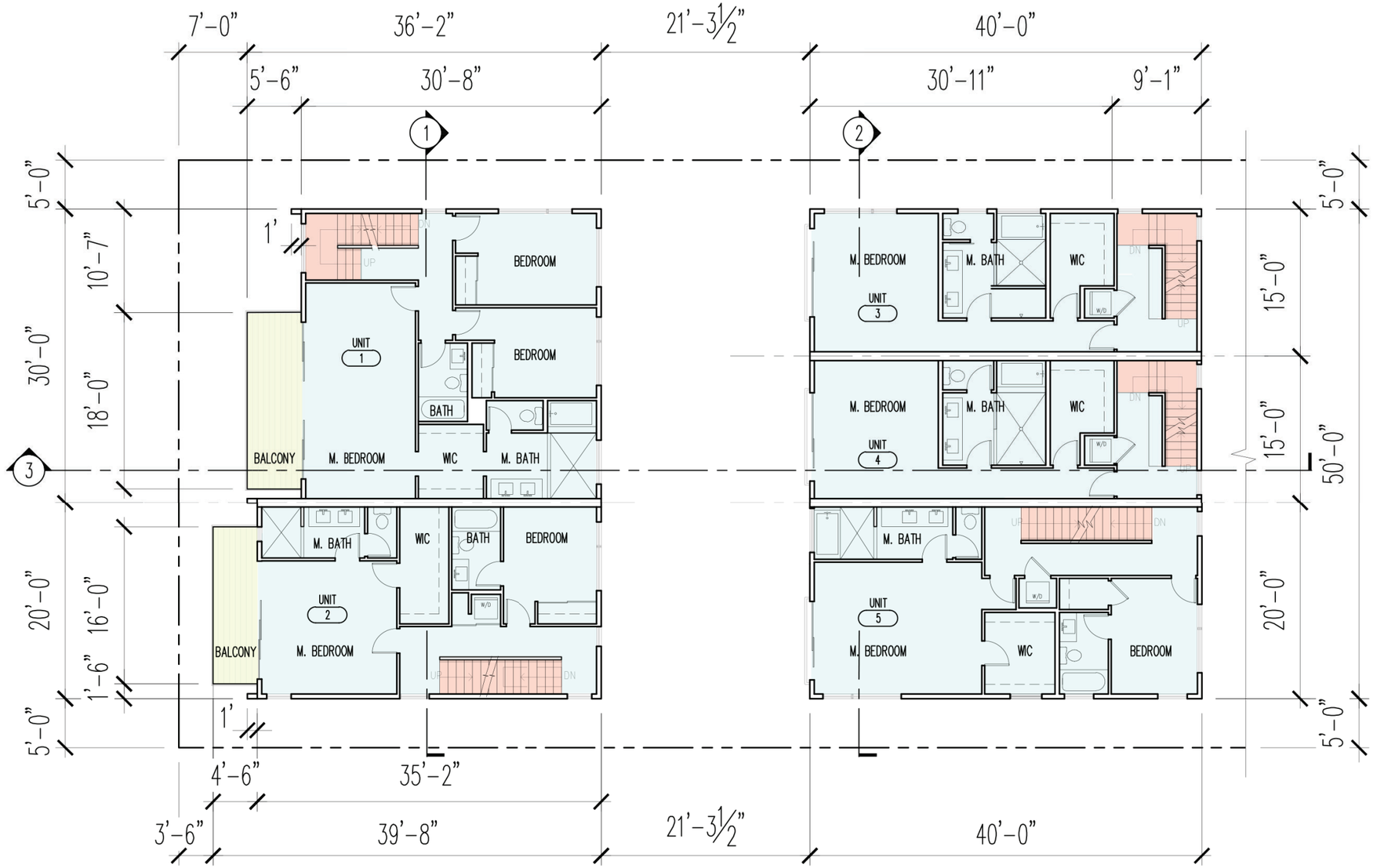
LEGEND
- Residential
- Circulation
- Amenity



LEVEL 2

FLOOR PLANS | Level 3

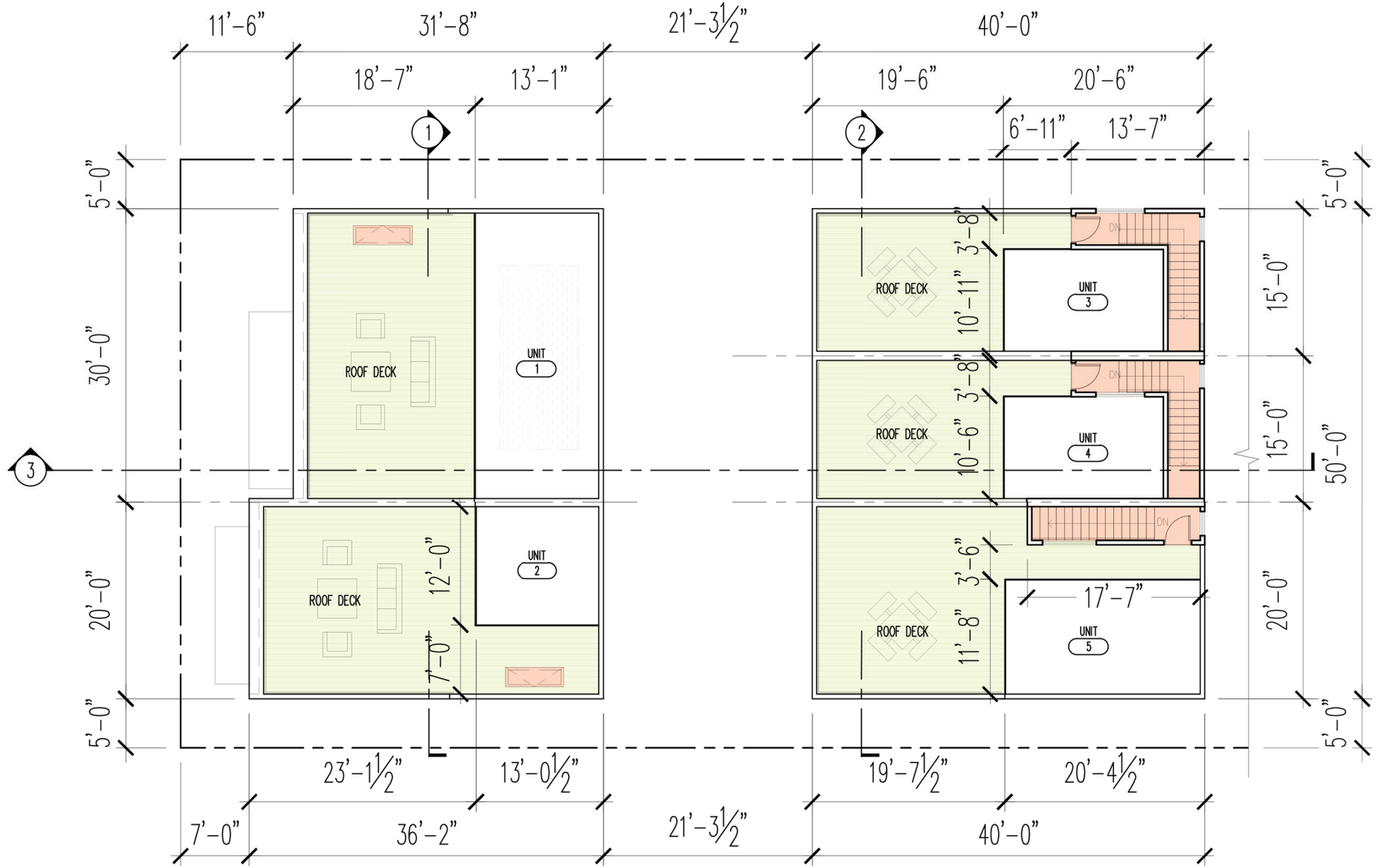
LEGEND
- Residential
- Circulation
- Amenity



LEVEL 3

FLOOR PLANS | Roof Deck

LEGEND
- Circulation
- Amenity



ROOF DECK

COMPOSITE LANDSCAPE PLAN | Landscape Plan



PLANT SCHEDULE

TREES

Japanese Stewartia

BIORETENTION

Golden Variegated Sweetflag

Golden Leaf Dogwood

Black Lace Elderberry

SHRUBS

Goatsbeard

Common Lady Fern

Deer Fern

Red Osier Dogwood

Pacific Bleeding-Heart

Salal

Coral Bells

Pacific Coast Iris

Compact Oregon Grape

Evergreen Huckleberry

GROUND COVERS

Vancouver Jade

Beach Strawberry

SITE

Arborist Chips 3" Depth

COMPOSITE LANDSCAPE PLAN | Plant Images

Japanese Stewartia



Black Lace Elderberry



Deer Fern



Salal



Compact Oregon Grape



Beach Stawberry



Golden Var. Sweetflag



Goatsbeard



Red Osier Dogwood



Coral Bells



Evergreen Huckleberry



Arborist chips 3" Depth



Golden leaf Dogwood



Common Lady Fern



Pacific Bleeding-Heart



Pacific Coast Iris



Vancouver Jade



2x2 Pavers

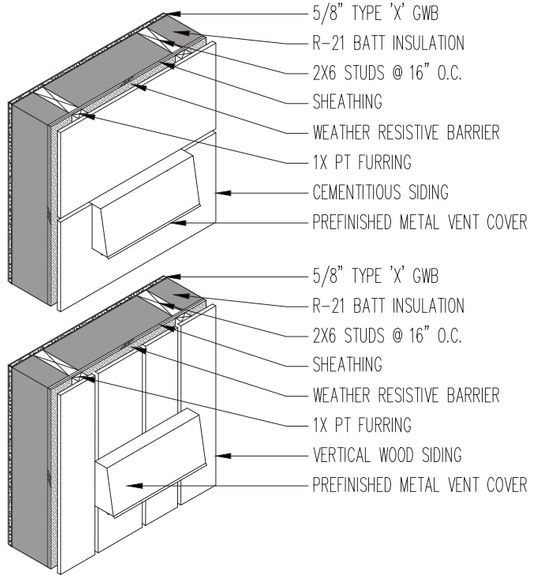


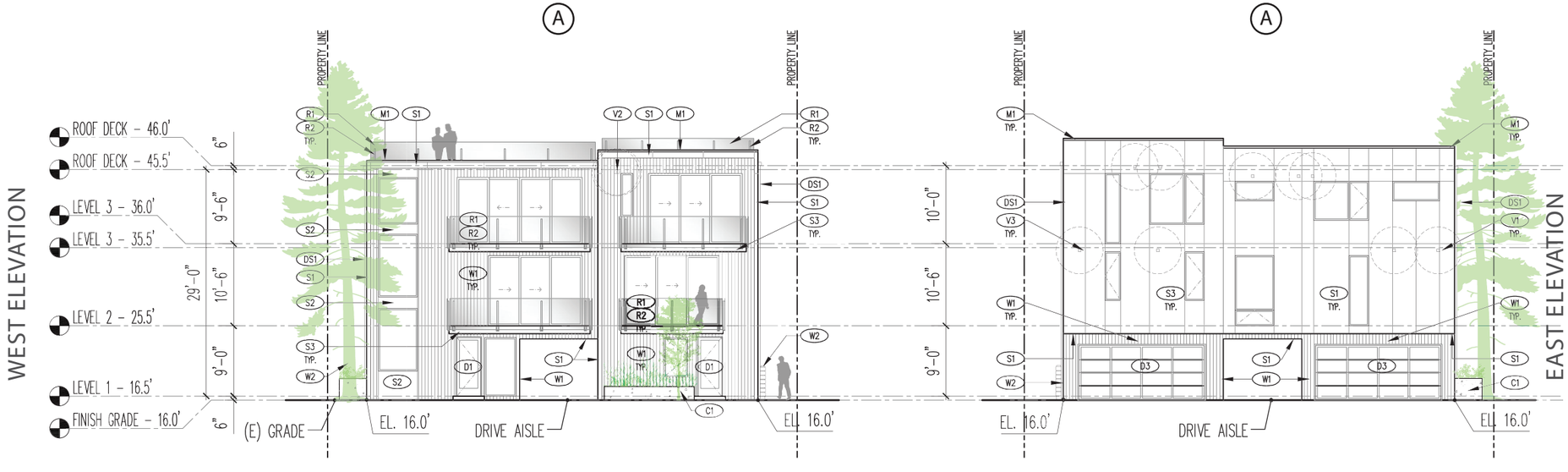
ELEVATIONS | East & West Elevations

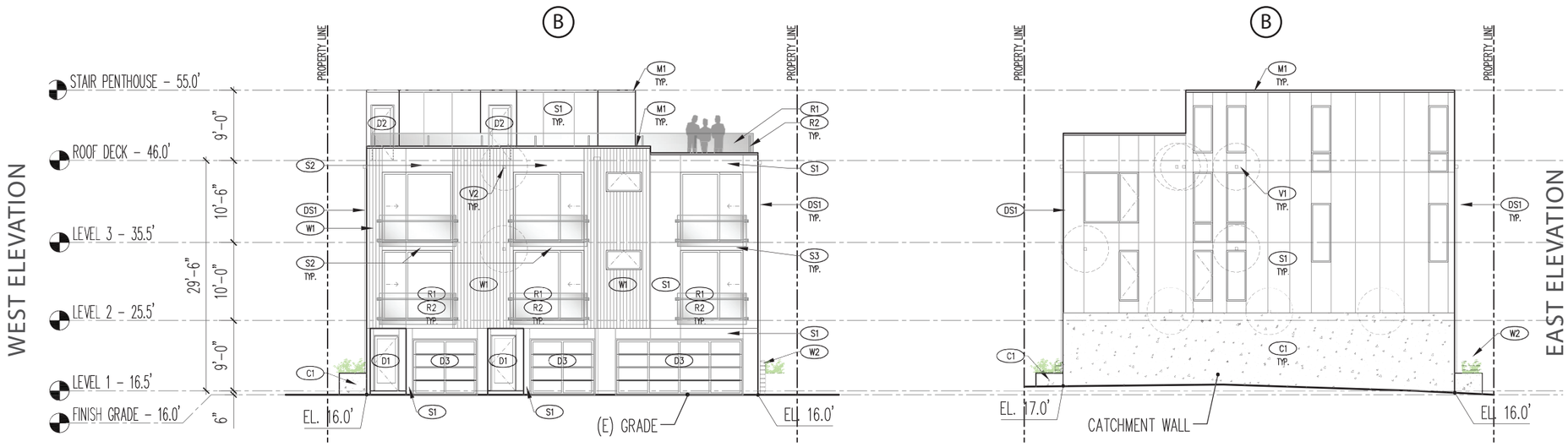
MATERIALS

- C1 Exposed Concrete
- S1 Cementitious Panel Siding - White
- S2 Cementitious Panel Siding – Dark Gray
- S3 Cementitious Panel Siding – Yellow
- W1 Vertical Wood Siding
- W2 Horizontal Wood Screening
- M1 Metal Coping - White
- D1 Painted Door and Frame - Yellow
- D2 Painted Door and Frame - Dark Gray
- D3 Garage Door w/Glass Panels - Black/Frost
- V1 Vent Cover - Match Cementitious Panel
- V2 Vent Cover - Dark Gray
- V3 Vent Cover - Match cementitious Panel
- DS1 Downspout - Dark Gray
- R1 Guardrail - Clear Glass
- R2 Guardrail - Dark Gray Metal

VENT DESIGN

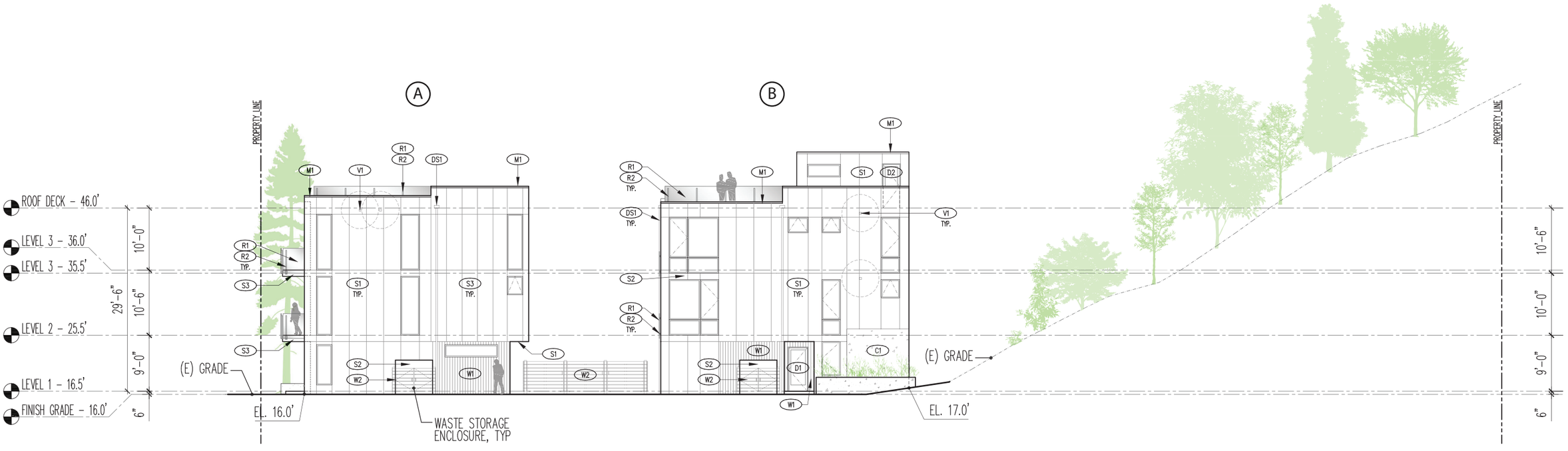




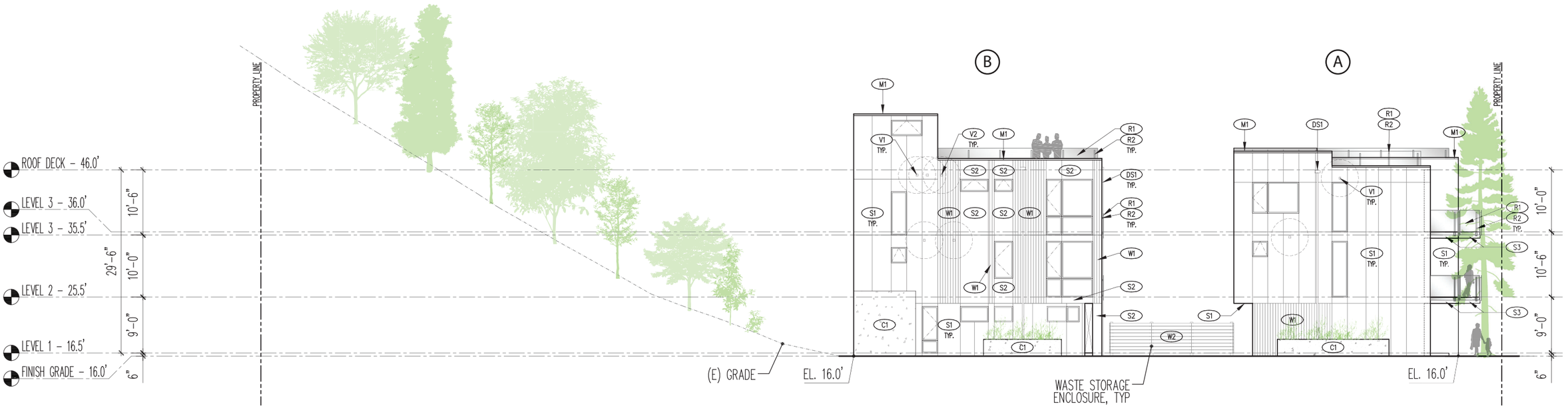


ELEVATIONS | North & South Elevations

SOUTH ELEVATION



NORTH ELEVATION



MATERIAL & COLOR PALETTE | West & East Elevations - Building A

WEST ELEVATION





EAST ELEVATION

MATERIALS

- Vertical Wood Siding
- Hardie Panel Vertical Siding Smooth: White Wisp 2137-70
- Hardie Panel Vertical Siding Smooth/Entry Doors: Viking Yellow 321
- Hardie Panel Vertical Siding SmoothDoors: Raccoon Fur 2126-20
- Finished Concrete
- Guardrail: Clear Glass/Railing To Match BM Raccoon Fur 2126-20
- Metal Garage Doors: Black/Frosted Glass Vinyl Windows: Black

**Benjamin Moore paint selections*

MATERIAL & COLOR PALETTE | West & South Elevations - Building B



WEST ELEVATION



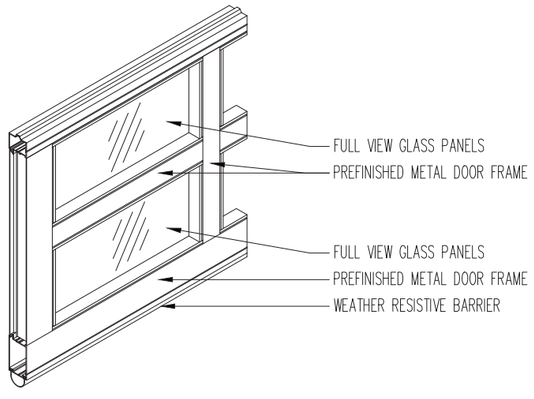
EAST ELEVATION

GARAGE MATERIALS



Metal Garage Doors:
Black w/Frosted
Glass Planels





MATERIAL & COLOR PALETTE | South Elevations



MATERIALS

- Vertical Wood Siding
- Hardie Panel Vertical Siding Smooth: White Wisp 2137-70
- Hardie Panel Vertical Siding Smooth/Entry Doors: Viking Yellow 321
- Hardie Panel Vertical Siding SmoothDoors: Raccoon Fur 2126-20
- Finished Concrete
- Guardrail: Clear Glass/Railing To Match BM Raccoon Fur 2126-20
- Metal Garage Doors: Black/Frosted Glass Vinyl Windows: Black

**Benjamin Moore paint selections*

MATERIAL & COLOR PALETTE | North Elevations



NORTH ELEVATION

MATERIAL & COLOR PALETTE | Photograph of Material



INTENTIONALLY LEFT BLANK

RENDERINGS | Street Facing Facade



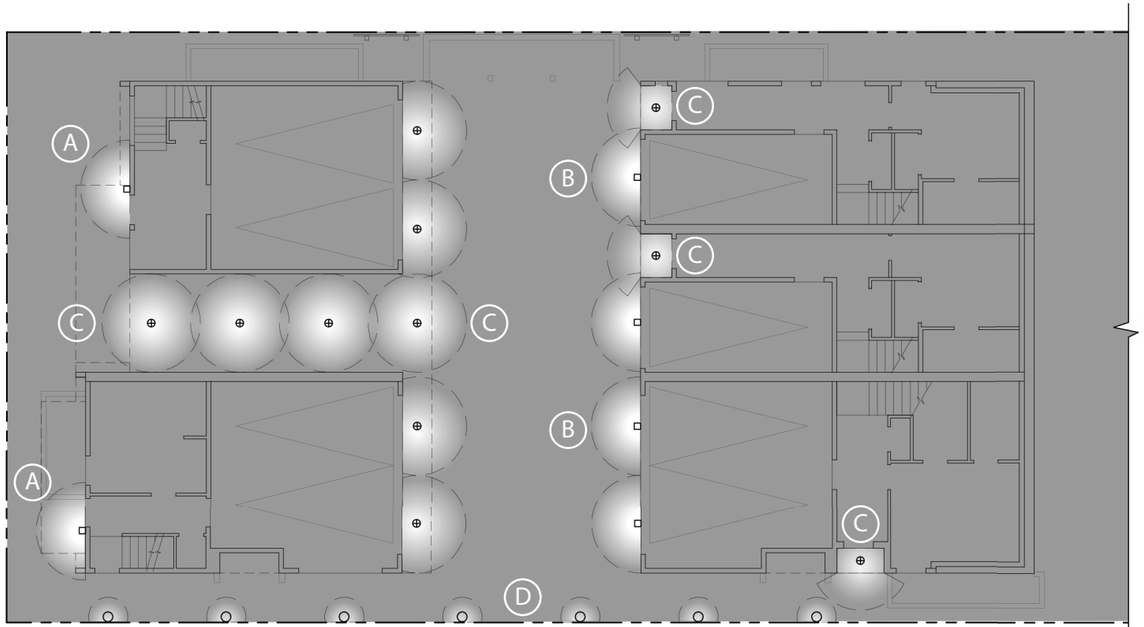
RENDERINGS | South Street Facing Facade



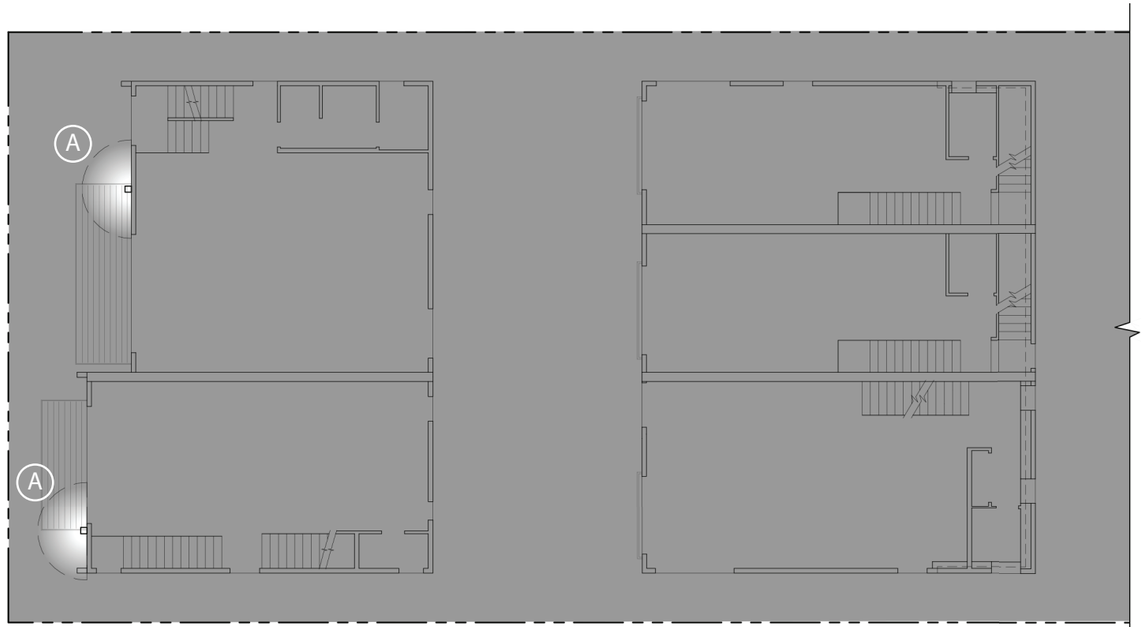
RENDERINGS | North Street Facing Facade



EXTERIOR LIGHTING PLANS | Levels 1 & 2



LEVEL 1



LEVEL 2

LIGHT LEGEND

A



Modern Forms Bloc
LED Wall Sconce
Black
16.5 Watts

B



Modern Forms Bloc
LED Wall Sconce
White
16.5 Watts

C



Philips Lightolier C4RDL
Surface Mount
16 Watts

D



Rincon Bollard LED
Pathway Light
Slate
14 Watts

E



LumenArt - AWL 60.1
UNV Wall Mount
White
16.5 Watts

EXTERIOR LIGHTING PLANS | Levels 3 & Roof Deck



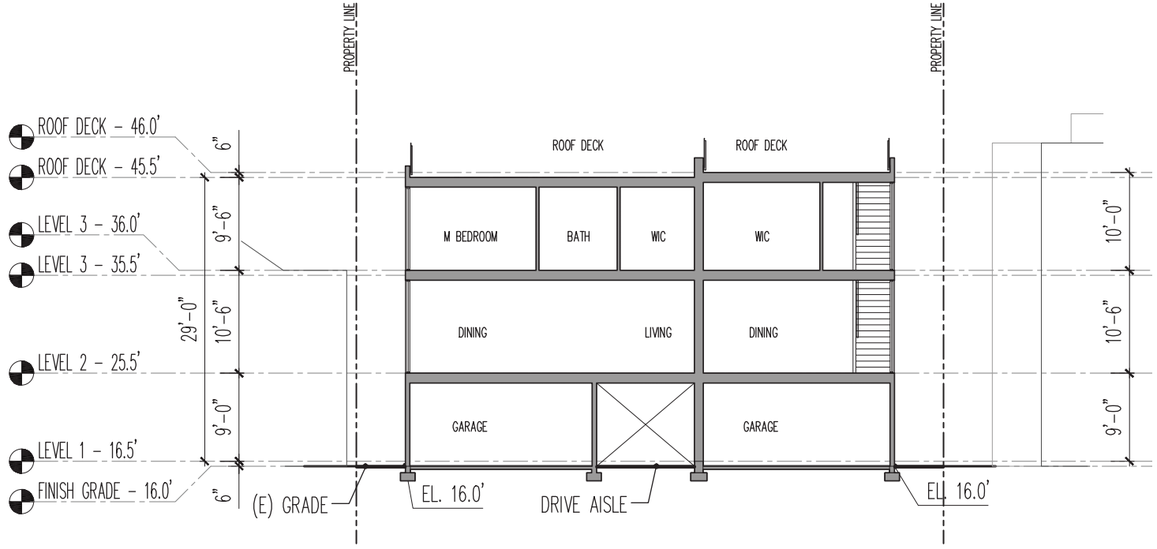
LEVEL 3



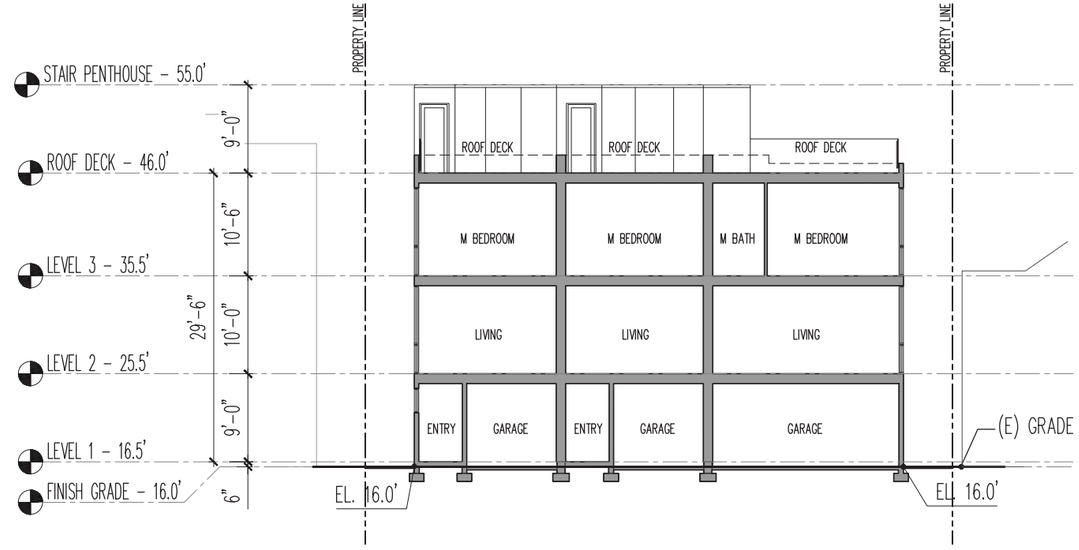
ROOF DECK

BUILDING SECTIONS | Sections 1-3

SECTION 1



SECTION 2



SECTION 3

