

VICINITY MAP



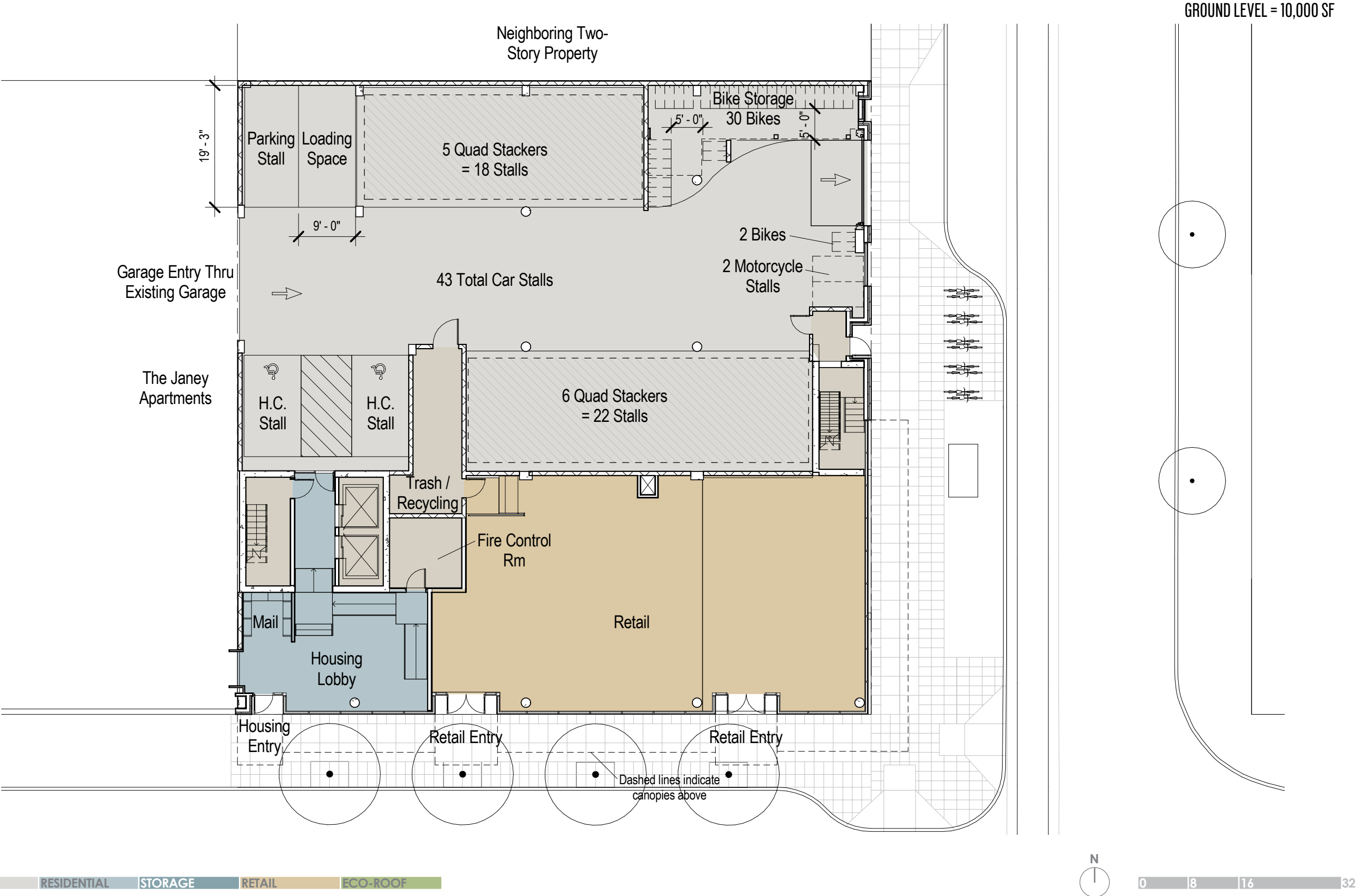
VIEW TO THE NORTHWEST FROM INTERSECTION OF 11TH & EVERETT



VIEW TO THE SOUTHWEST FROM 11TH AVENUE

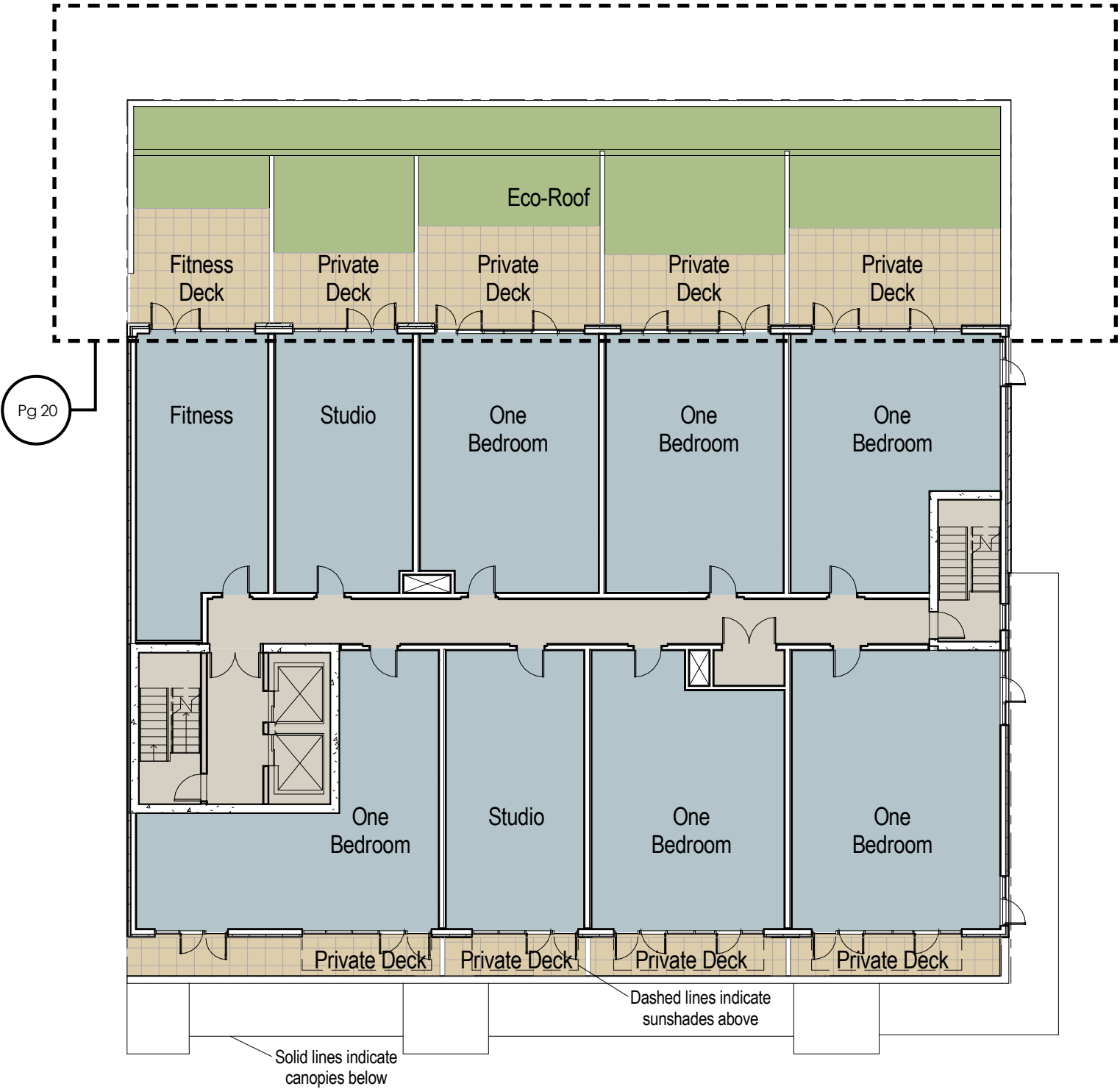


VIEW TO THE NORTHEAST FROM NW EVERETT



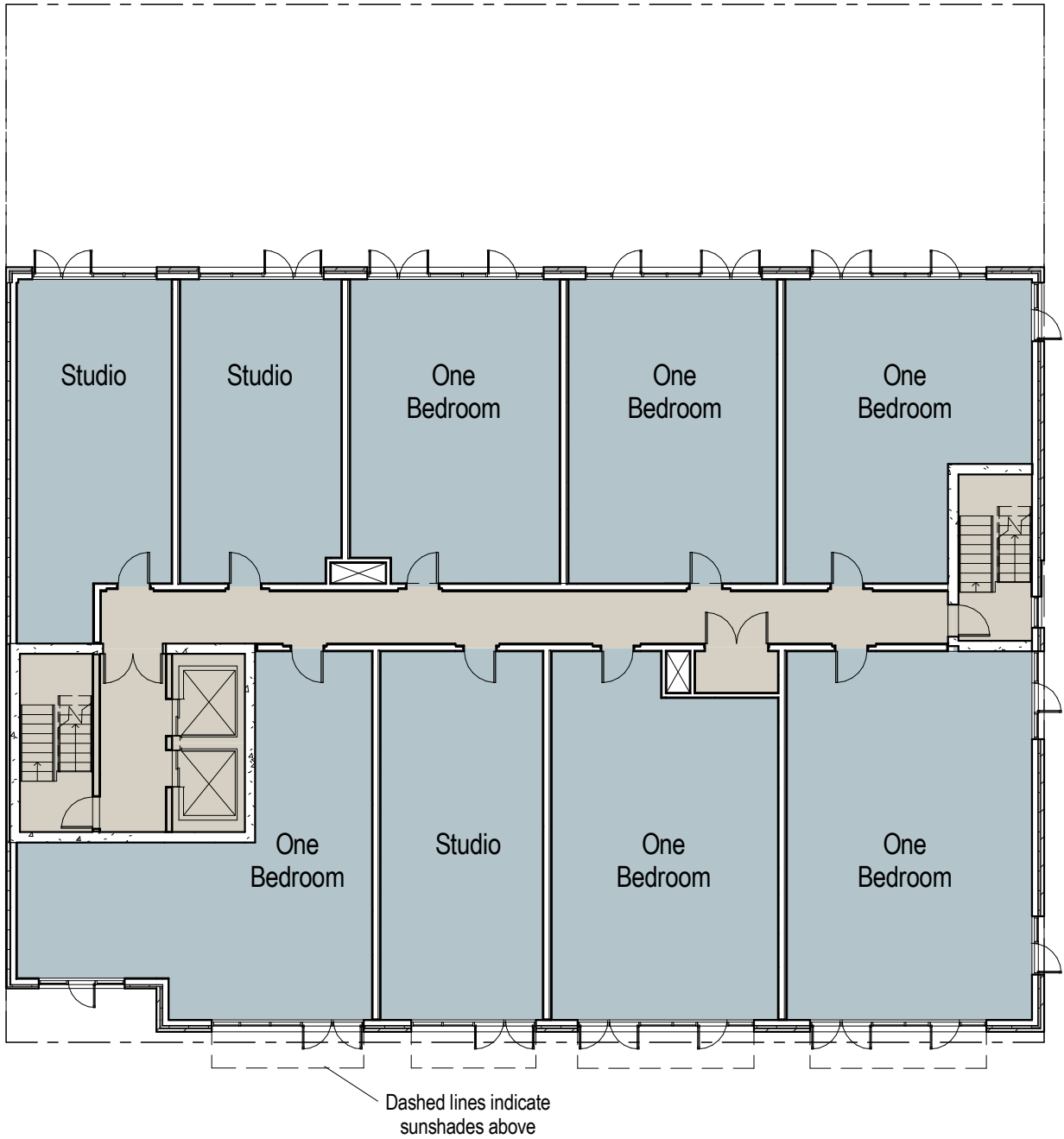
GROUND LEVEL FLOOR PLAN

SECOND LEVEL = 6,968 SF



SECOND LEVEL FLOOR PLAN

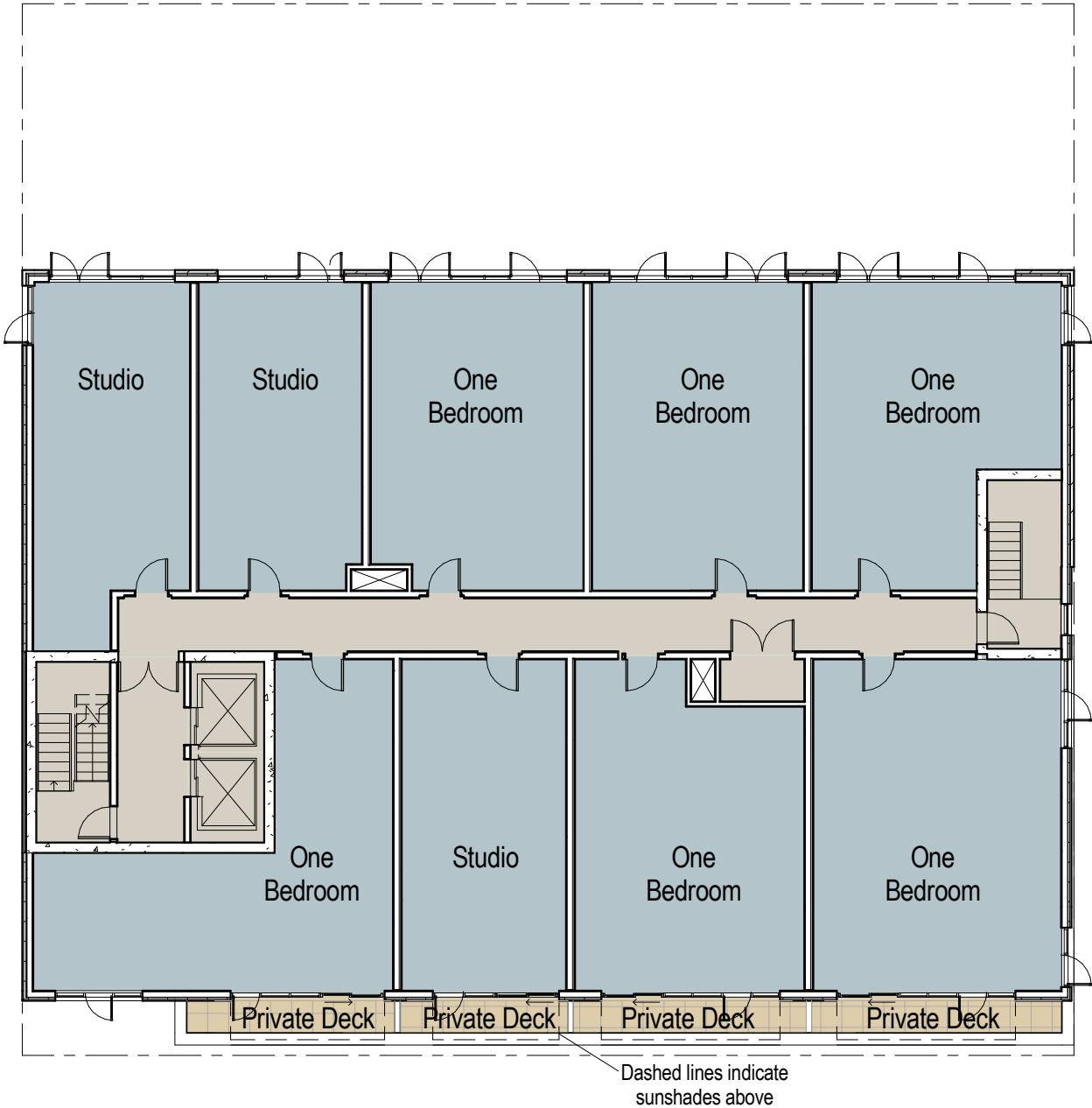
THIRD - SEVENTH LEVELS = 7,268 SF



THIRD - SEVENTH LEVEL FLOOR PLANS



EIGHTH LEVEL = 6,968 SF



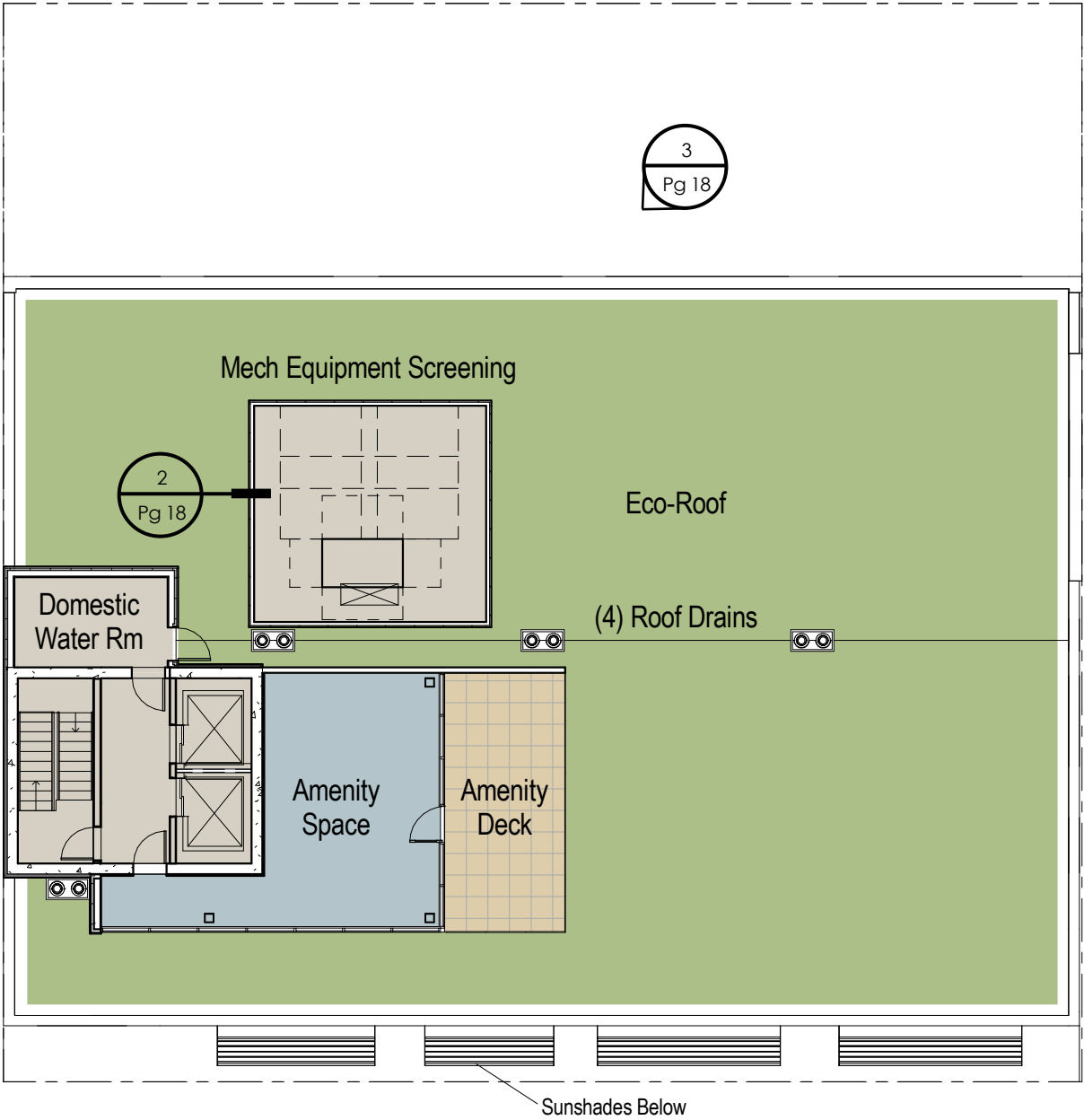
SERVICE PARKING RESIDENTIAL STORAGE RETAIL ECO-ROOF



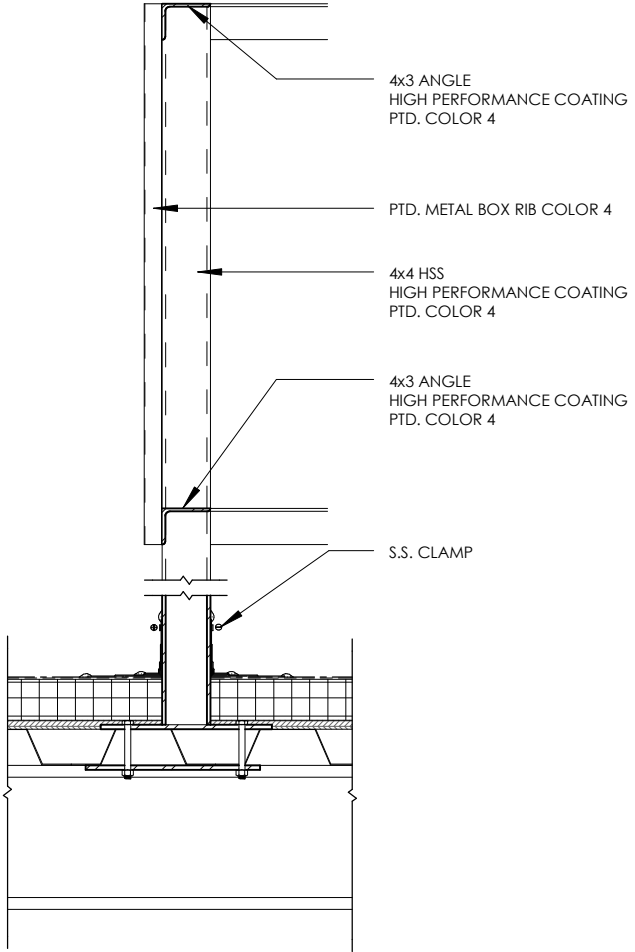
EIGHTH LEVEL FLOOR PLAN



03 MECHANICAL SCREEN



01 FLOOR PLAN



02 WALL SECTION

SERVICE PARKING RESIDENTIAL STORAGE RETAIL ECO-ROOF



ROOF LEVEL FLOOR PLAN

STREETSCAPE MATERIALS



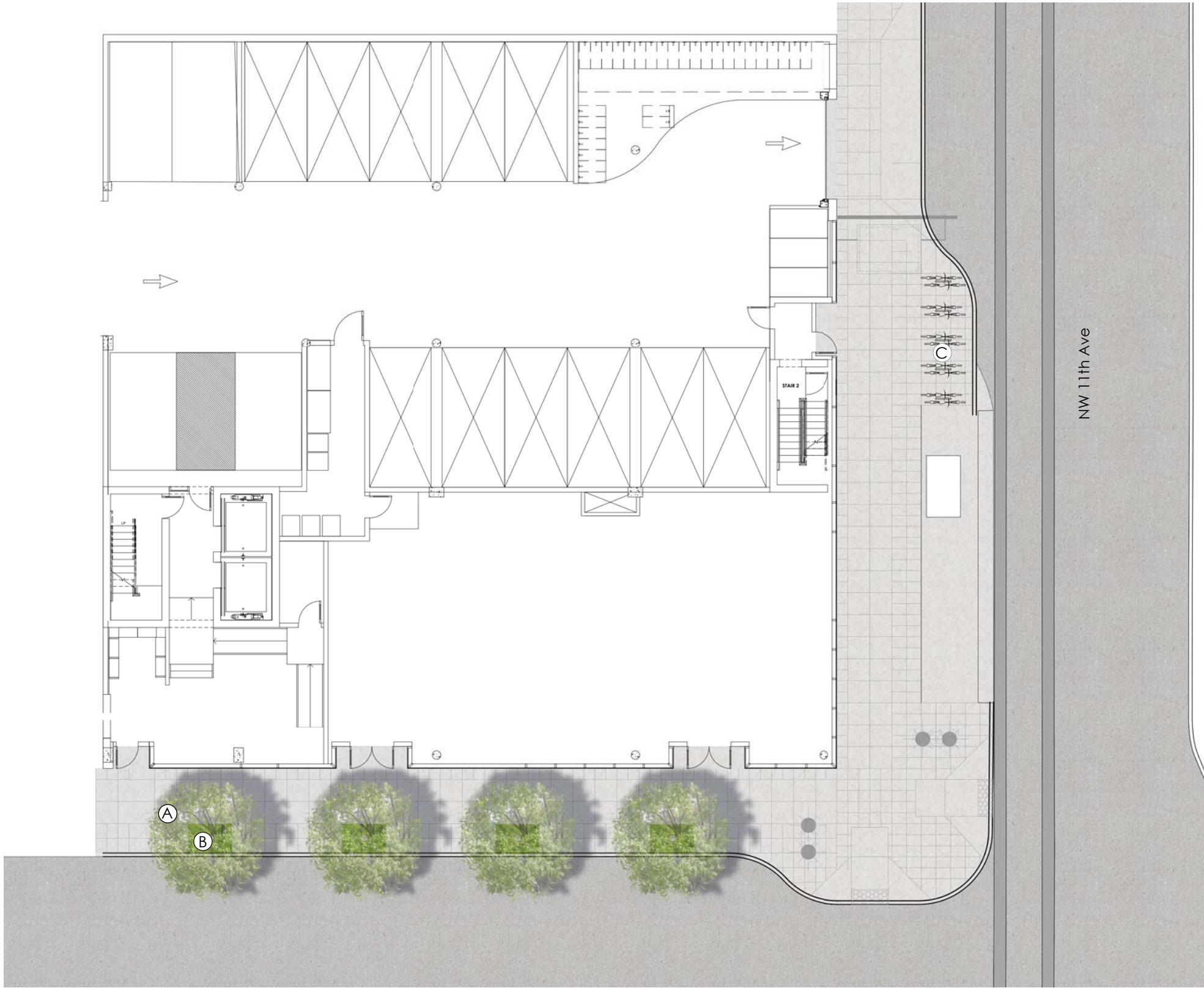
A. 3.5" Caliper Columnar European Hornbeam



B. Planting at Treewells



C. 'Ring' Bike Rack



MATERIALS



A. Pedestal Pavers in 'Brown' and 'Desert Sand'



B. Wood Privacy Screens



C. Shade Gardens



PLANTS



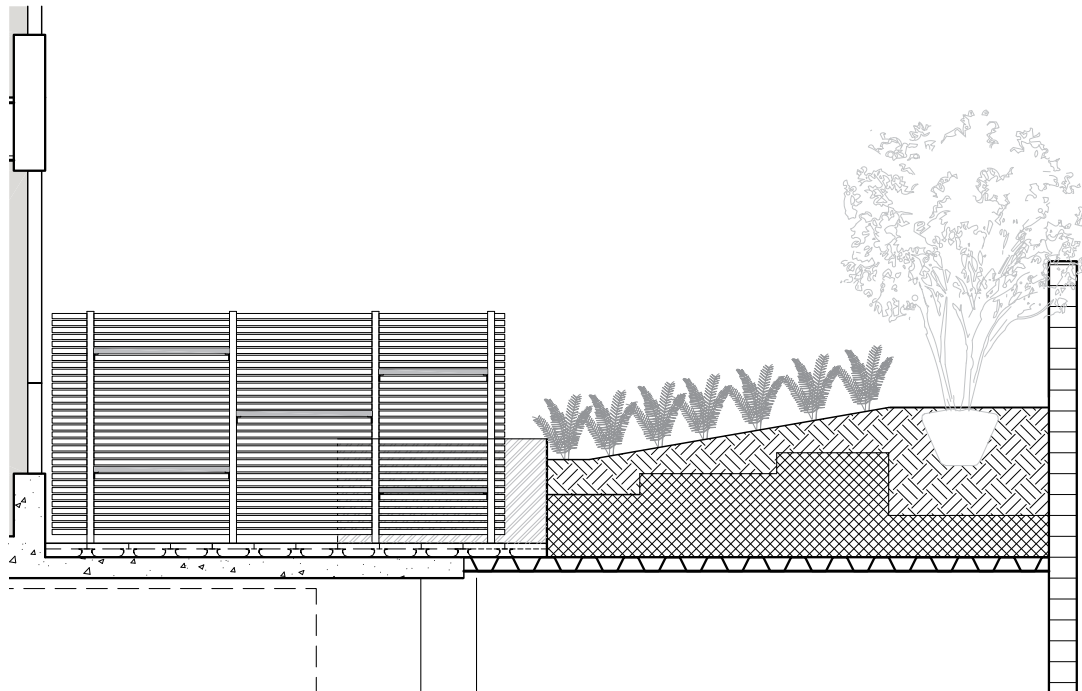
Vine Maple



Assorted Ferns



Pachysandra



Section 1: Typical Private Terrace with Shade Garden



2nd Floor Terrace View- West



2nd Floor Terrace View- East

MATERIALS



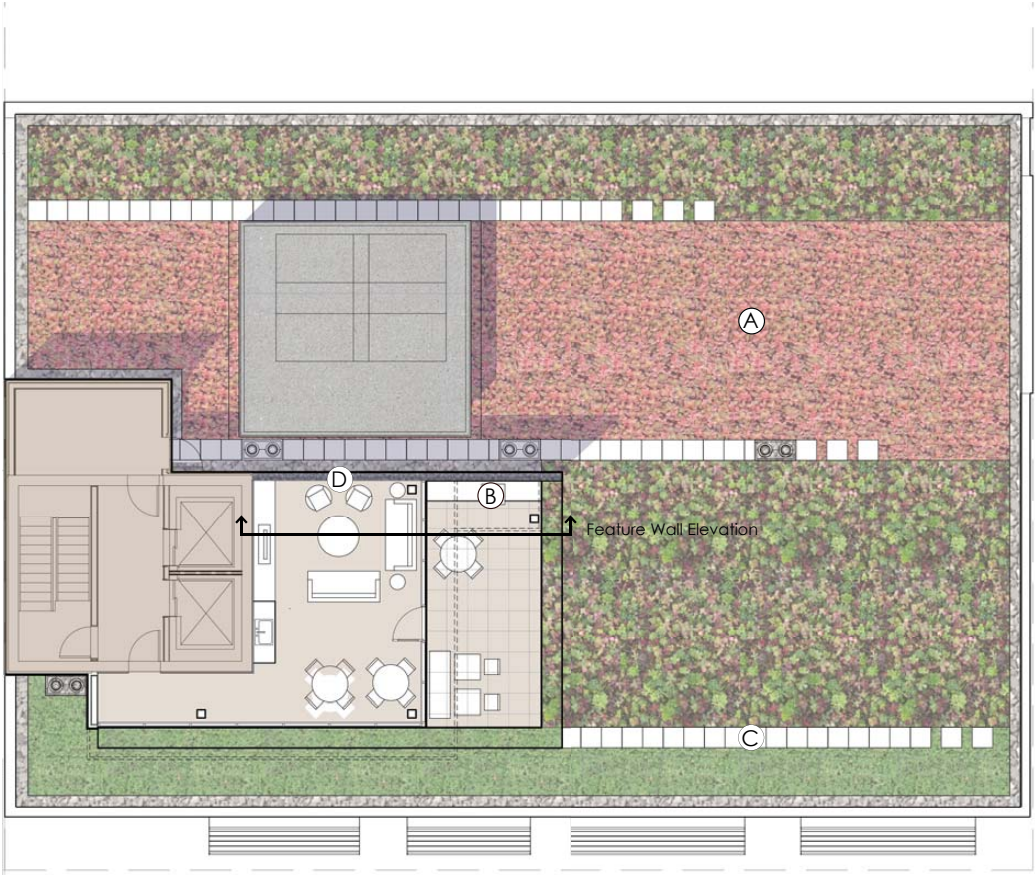
A. Pre-grown sedum tile extensive greenroof



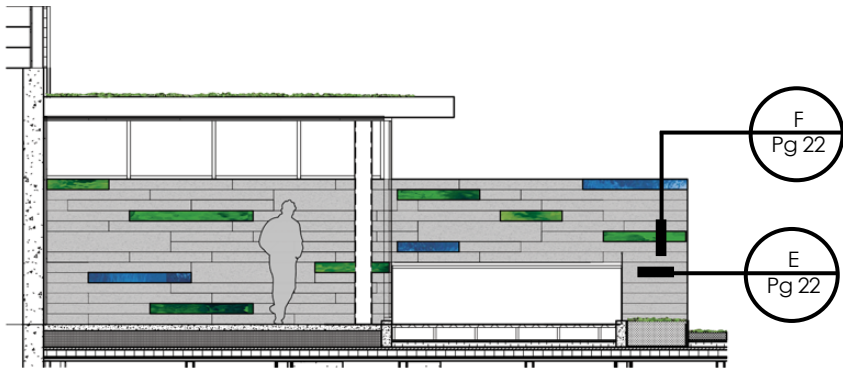
B. Outdoor Grill



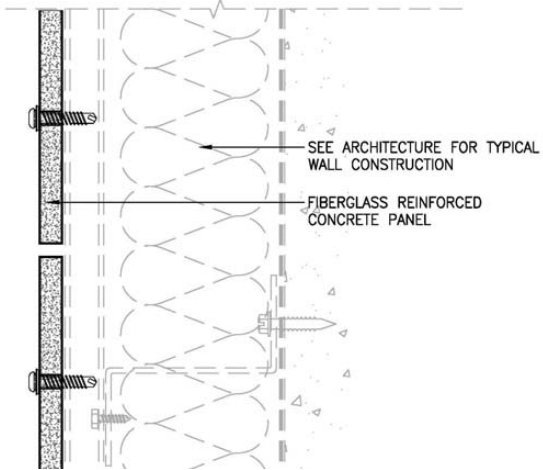
C. Concrete Unit Paving Maintenance Path



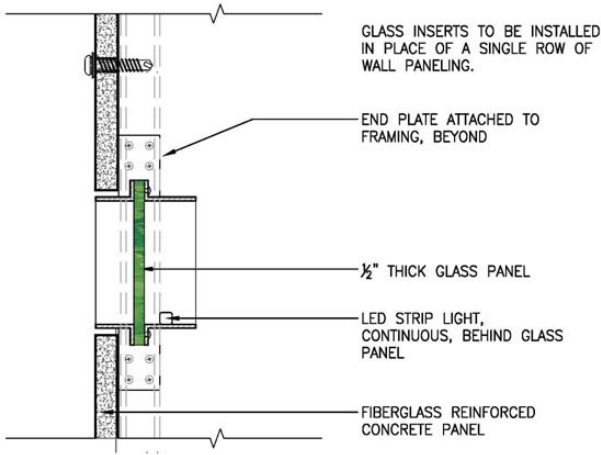
FEATURE WALL



D. Elevation: Fiberglass Reinforced Concrete Panel Wall with Glass Infill



E. Detail: Fiberglass Reinforced Concrete Panel



F. Detail: Glass Infill Panel at Feature Wall



Rooftop View- Northwest

LANGO HANSEN LANDSCAPE ARCHITECTS
ROOFTOP AMENITY DECK

N.T.S.



LANGO HANSEN LANDSCAPE ARCHITECTS

ROOFTOP AMENITY DECK - UPPER ROOF PLANTING PLAN

N.T.S.

Material Legend

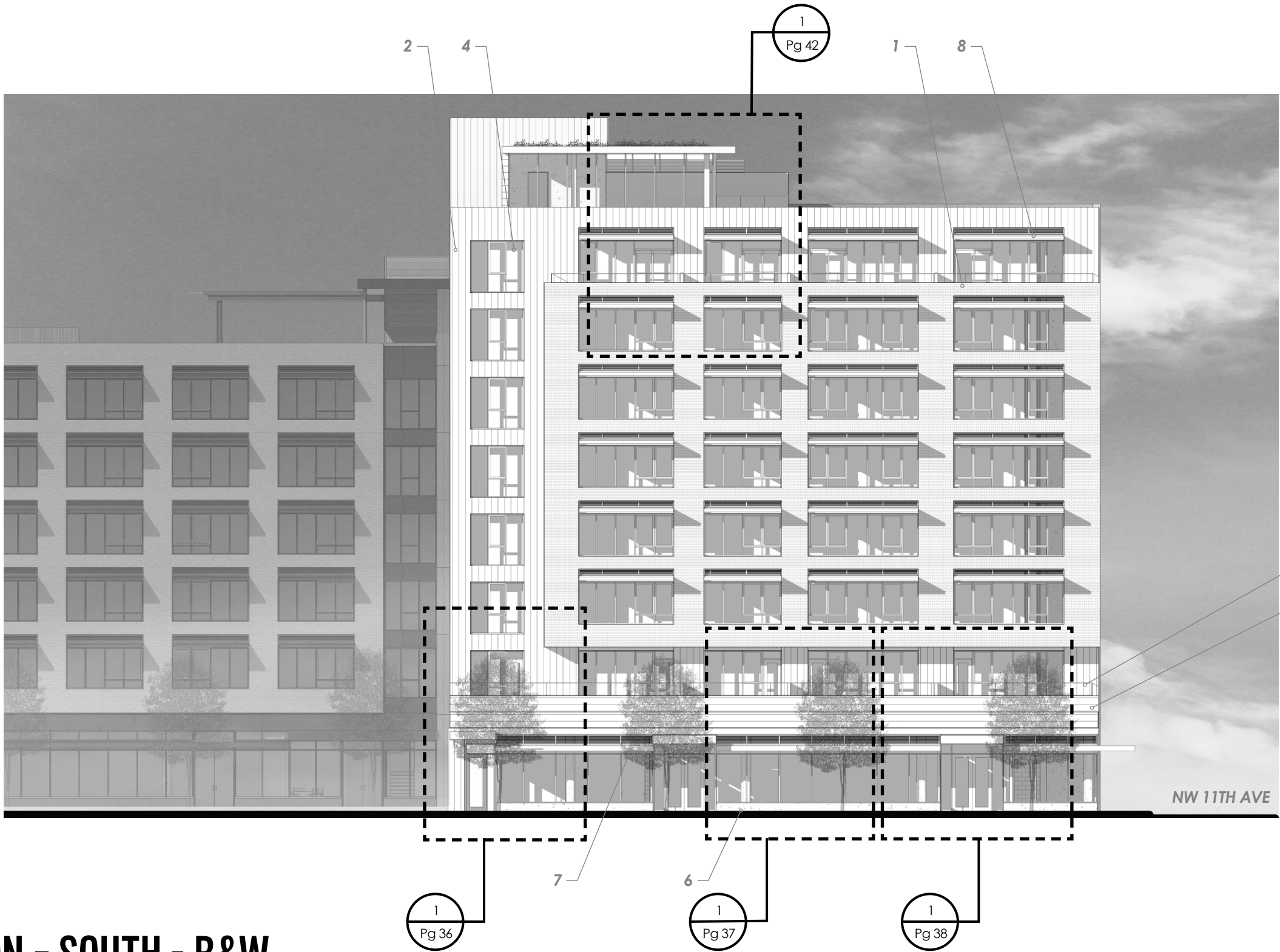
- 1 Light Brick Palette
- 2 Ptd. Alum. Panel - Dark
- 3 Ptd. Alum. Panel - Light
- 4 Metal Clad Wood Windows
- 5 Glass Guardrail
- 6 Stained Concrete
- 7 Ptd. Steel Canopy
- 8 Ptd. Alum. Sunshades



ELEVATION - SOUTH

Material Legend

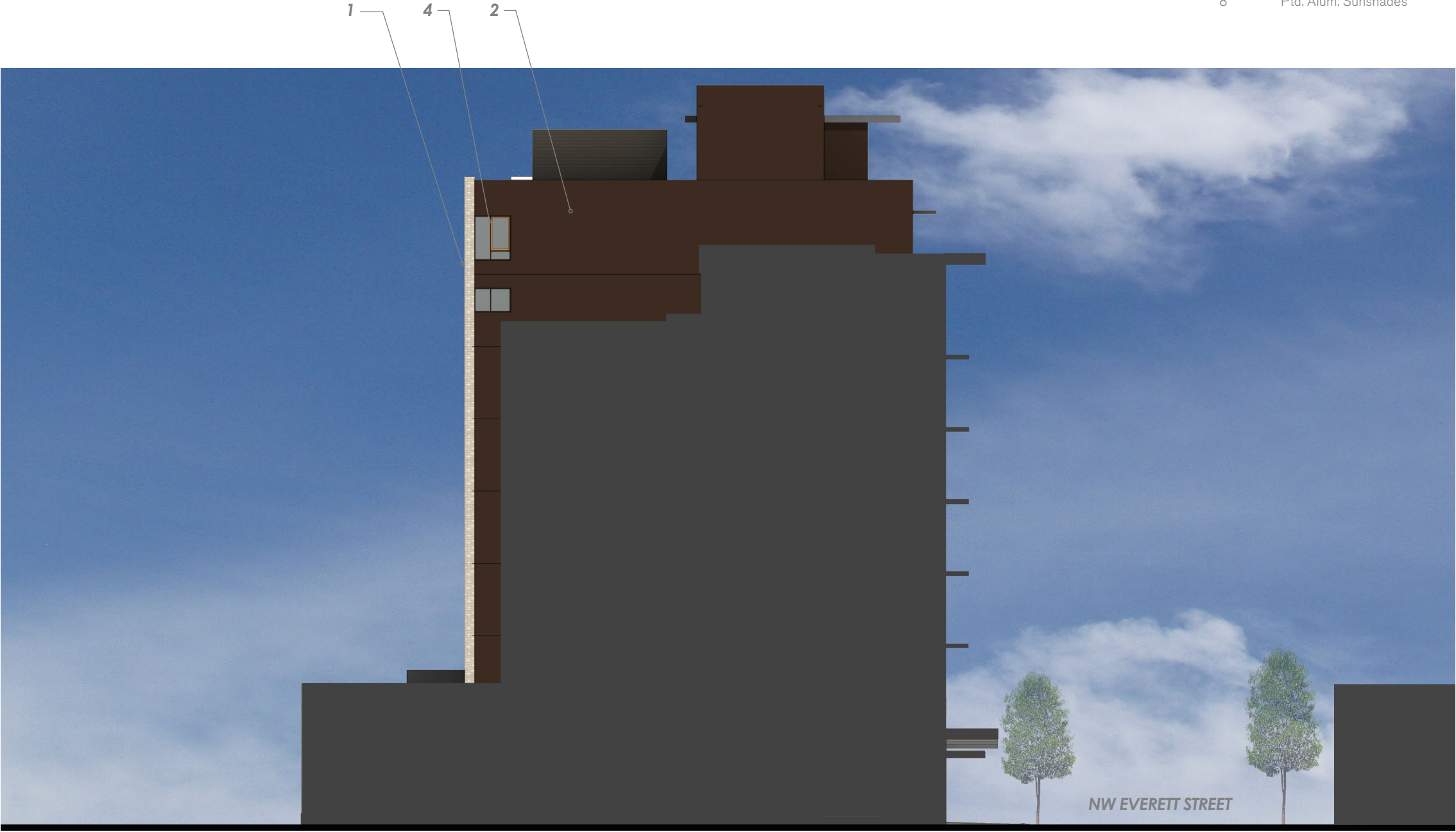
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- 7 Ptd. Steel Canopy
- 8 Ptd. Alum. Sunshades



ELEVATION - SOUTH - B&W

Material Legend

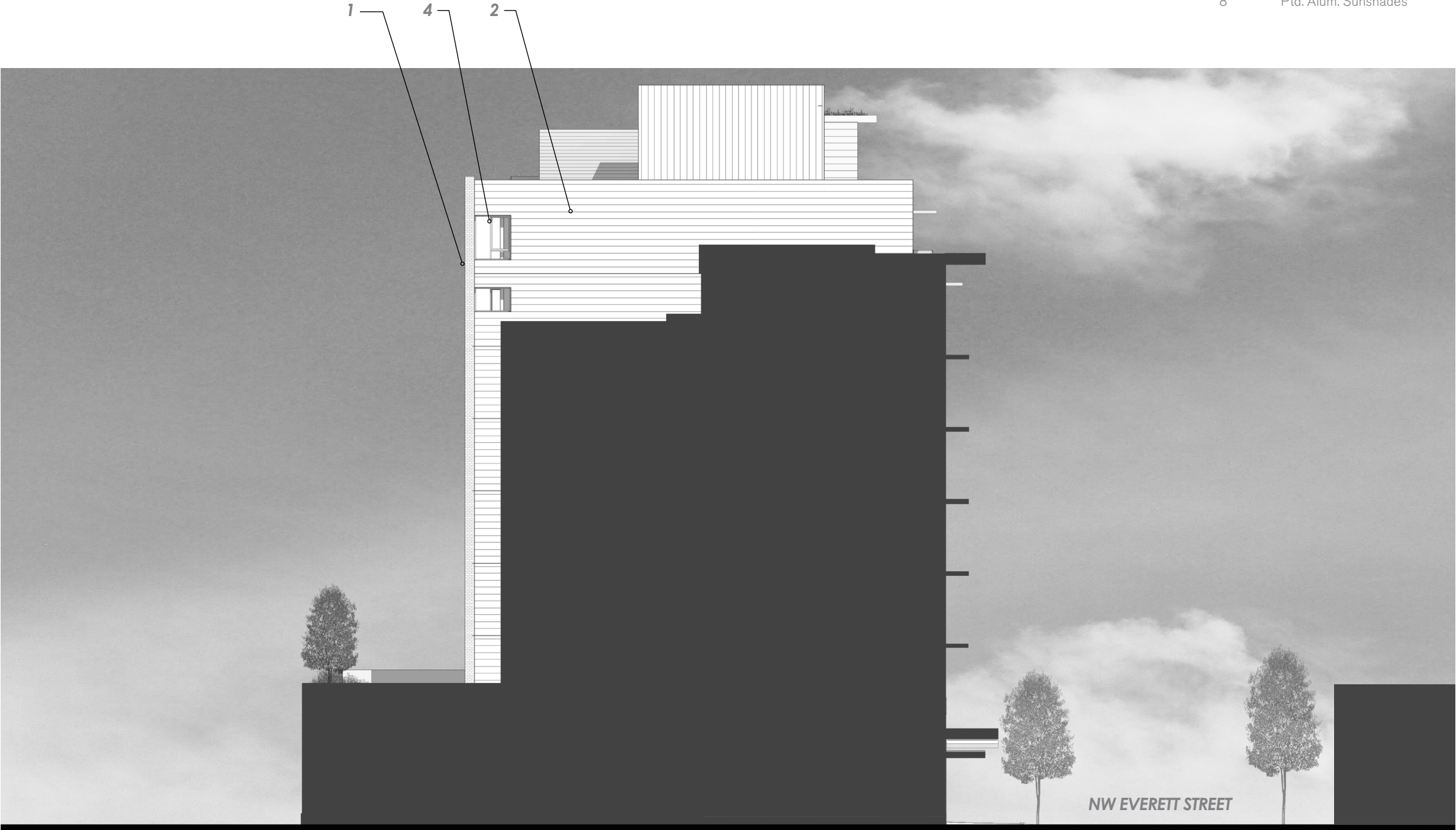
- 1 Light Brick Palette
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- 4 Metal Clad Wood Windows
- 5 Glass Guardrail
- 6 Stained Concrete
- 7 Ptd. Steel Canopy
- 8 Ptd. Alum. Sunshades



ELEVATION - WEST

Material Legend

- 1 Light Brick Palette
- 2 Ptd. Alum. Panel - Dark
- 3 Ptd. Alum. Panel - Light
- 4 Metal Clad Wood Windows
- 5 Glass Guardrail
- 6 Stained Concrete
- 7 Ptd. Steel Canopy
- 8 Ptd. Alum. Sunshades



0 8 16 32

ELEVATION - WEST - B&W

Material Legend

- 1 Light Brick Palette
- 2 Ptd. Alum. Panel - Dark
- 3 Ptd. Alum. Panel - Light
- 4 Metal Clad Wood Windows
- 5 Glass Guardrail
- 6 Stained Concrete
- 7 Ptd. Steel Canopy
- 8 Ptd. Alum. Sunshades

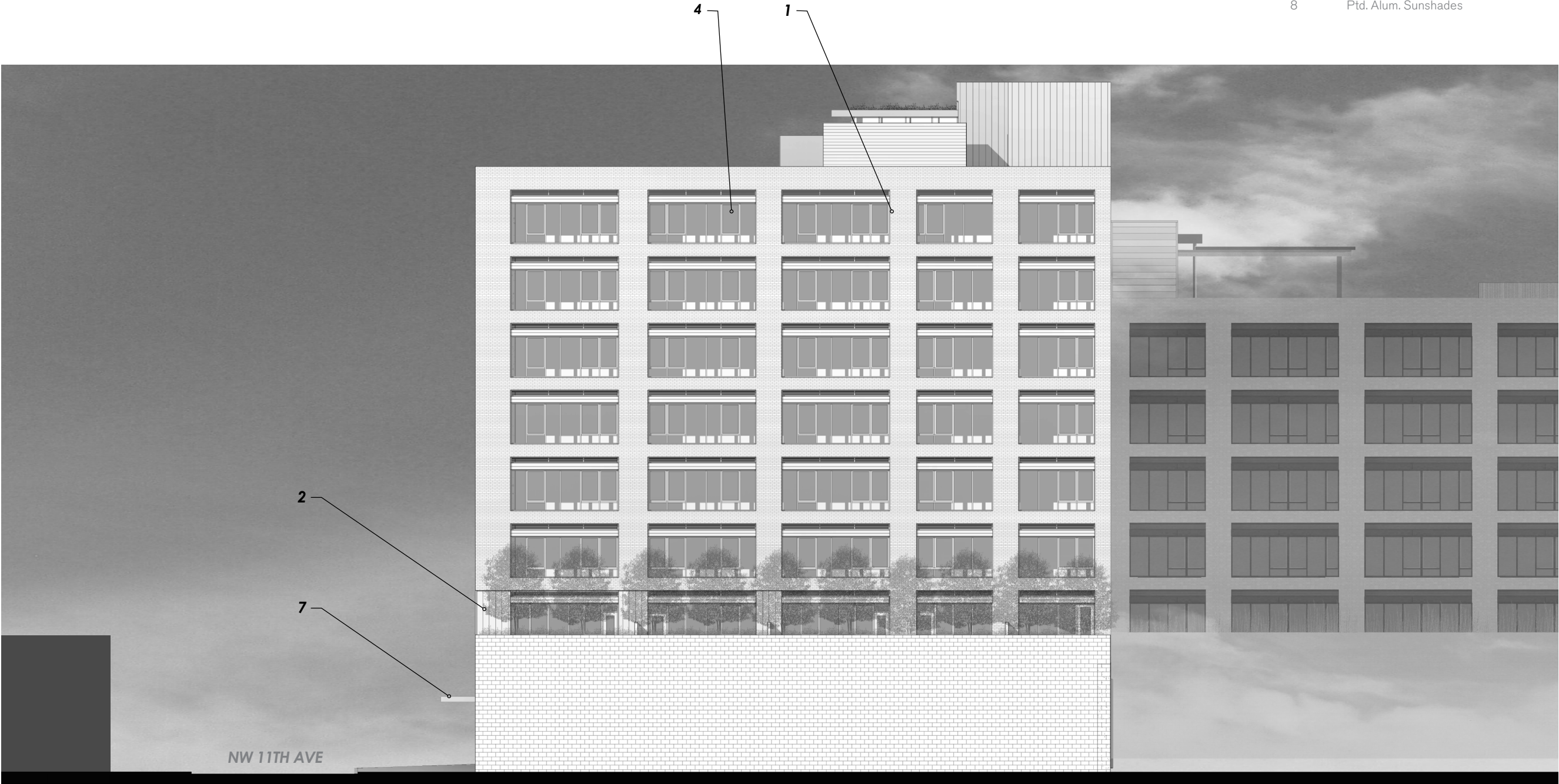


0 | 8 | 16 | 32

ELEVATION - NORTH

Material Legend

- 1 Light Brick Palette
- 2 Ptd. Alum. Panel - Dark
- 3 Ptd. Alum. Panel - Light
- 4 Metal Clad Wood Windows
- 5 Glass Guardrail
- 6 Stained Concrete
- 7 Ptd. Steel Canopy
- 8 Ptd. Alum. Sunshades



ELEVATION - NORTH - B&W

Material Legend

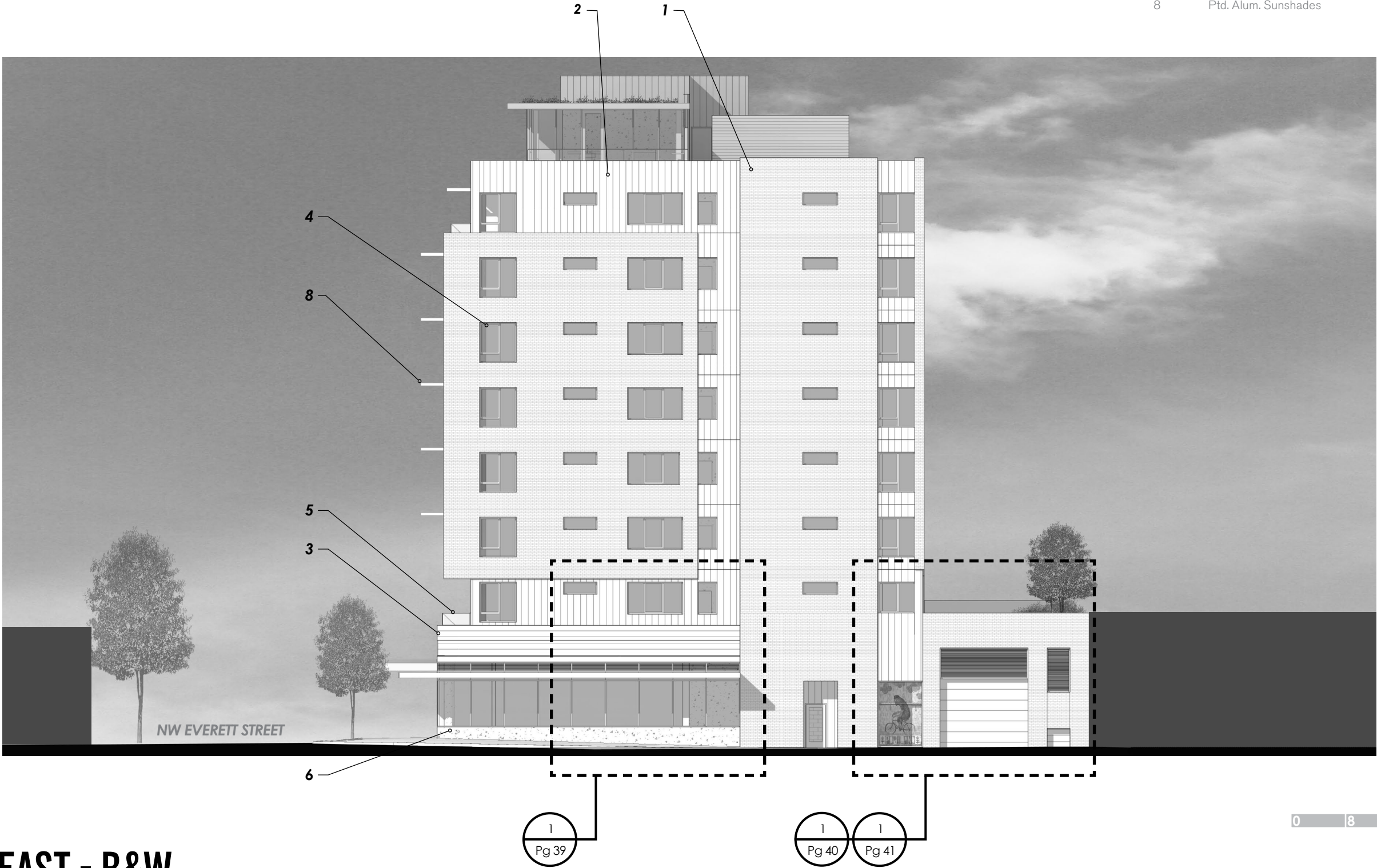
- 1 Light Brick Palette
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- 4 Metal Clad Wood Windows
- 5 Glass Guardrail
- 6 Stained Concrete
- 7 Ptd. Steel Canopy
- 8 Ptd. Alum. Sunshades



ELEVATION - EAST

Material Legend

- 1 Light Brick Palette
- 2 Ptd. Alum. Panel - Dark
- 3 Ptd. Alum. Panel - Light
- 4 Metal Clad Wood Windows
- 5 Glass Guardrail
- 6 Stained Concrete
- 7 Ptd. Steel Canopy
- 8 Ptd. Alum. Sunshades



ELEVATION - EAST - B&W

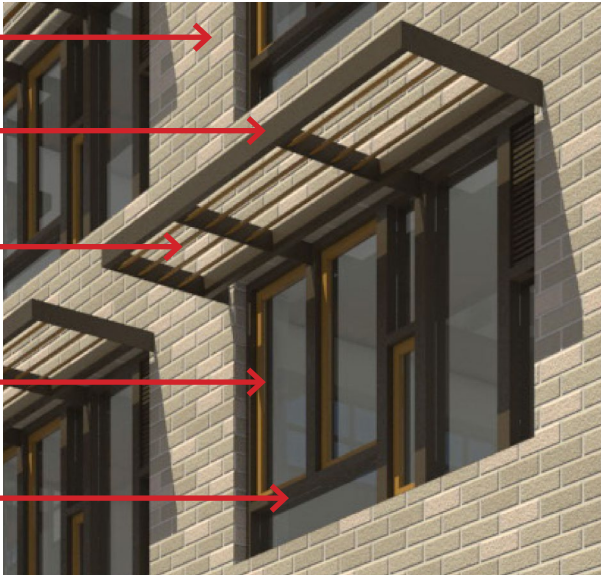
BRICK VENEER -
LIGHT PALETTE

ALUM. SUNSHADES COLOR 1

ALUM. SUNSHADES COLOR 2

METAL CLAD WOOD WINDOWS
COLOR 2

METAL CLAD WOOD WINDOWS
COLOR 1



METAL CLAD WOOD WINDOWS WITH ALUM SUNSHADES

COLOR 1

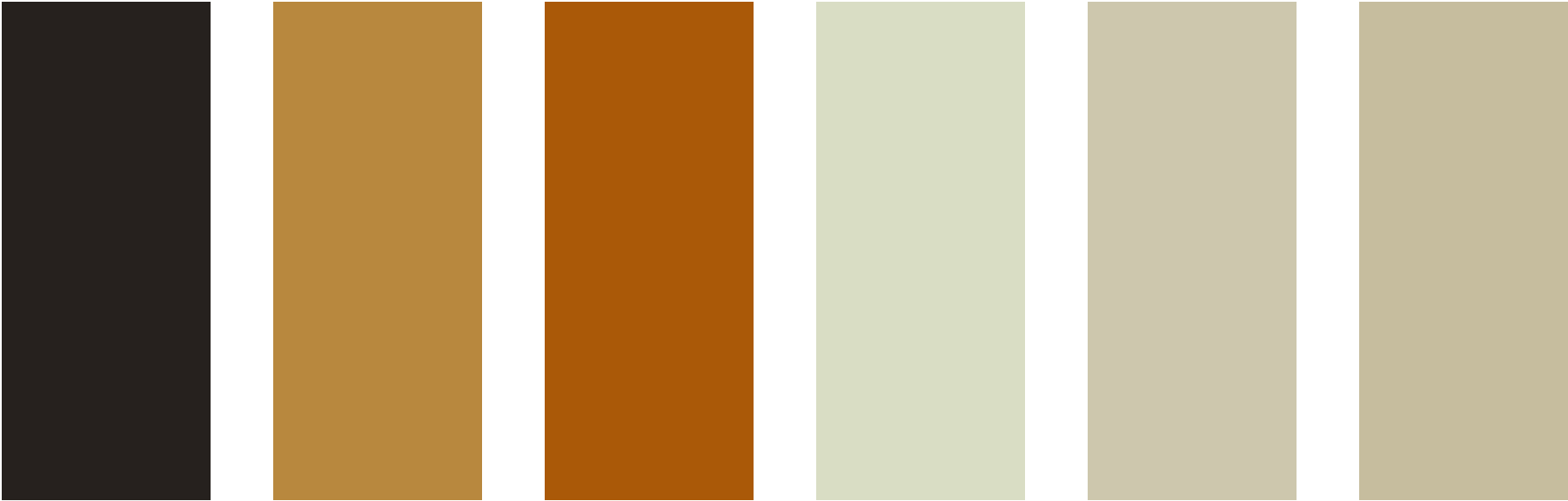
COLOR 2

COLOR 3

COLOR 4

COLOR 5

COLOR 6



EXTERIOR COLORS



STEEL CANOPY W/ WOOD SOFFIT



BRICK VENEER MASONRY - LIGHT PALETTE



MATERIALS PALLETE ON BUILDING FACADE

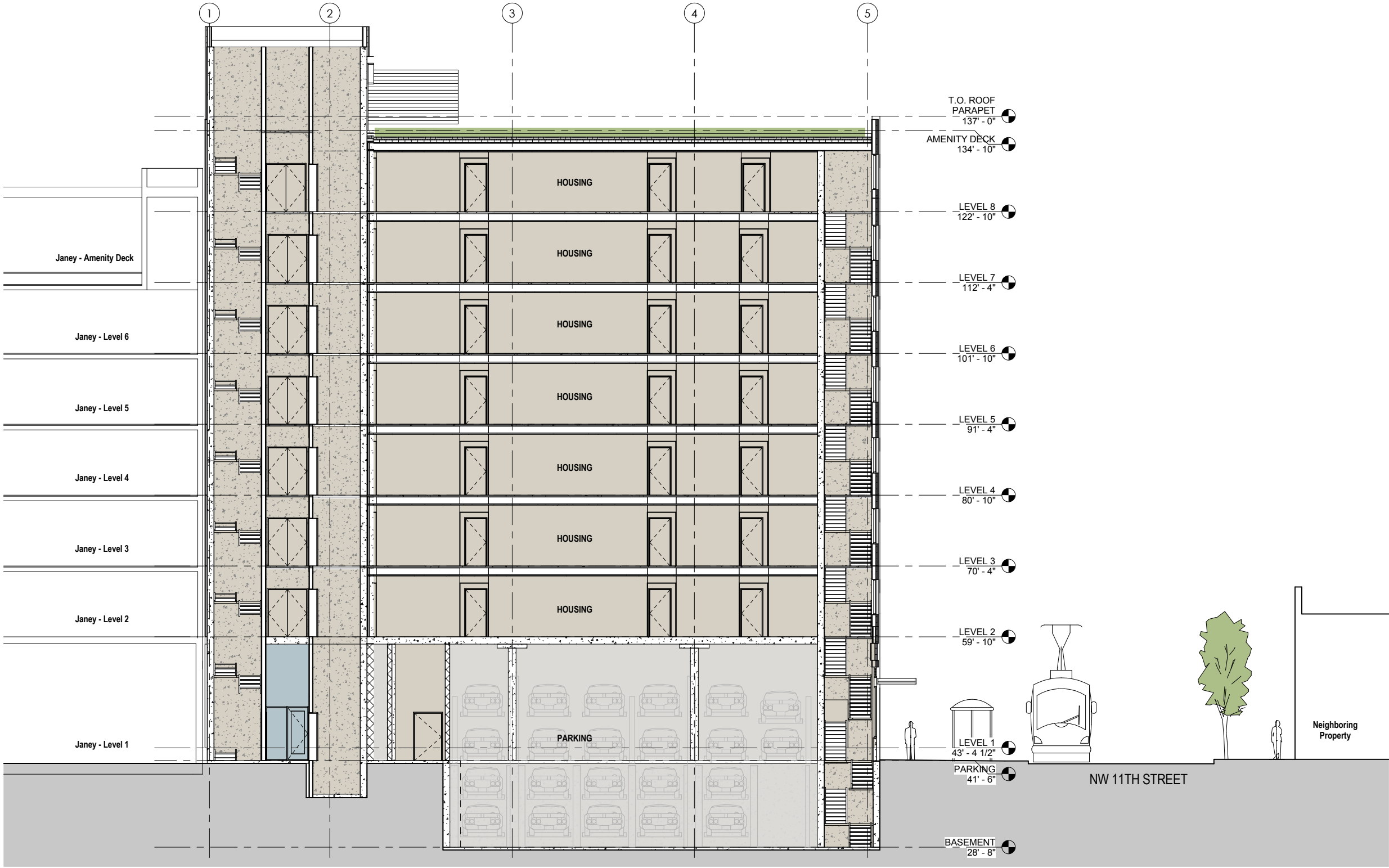
BUILDING MATERIALS



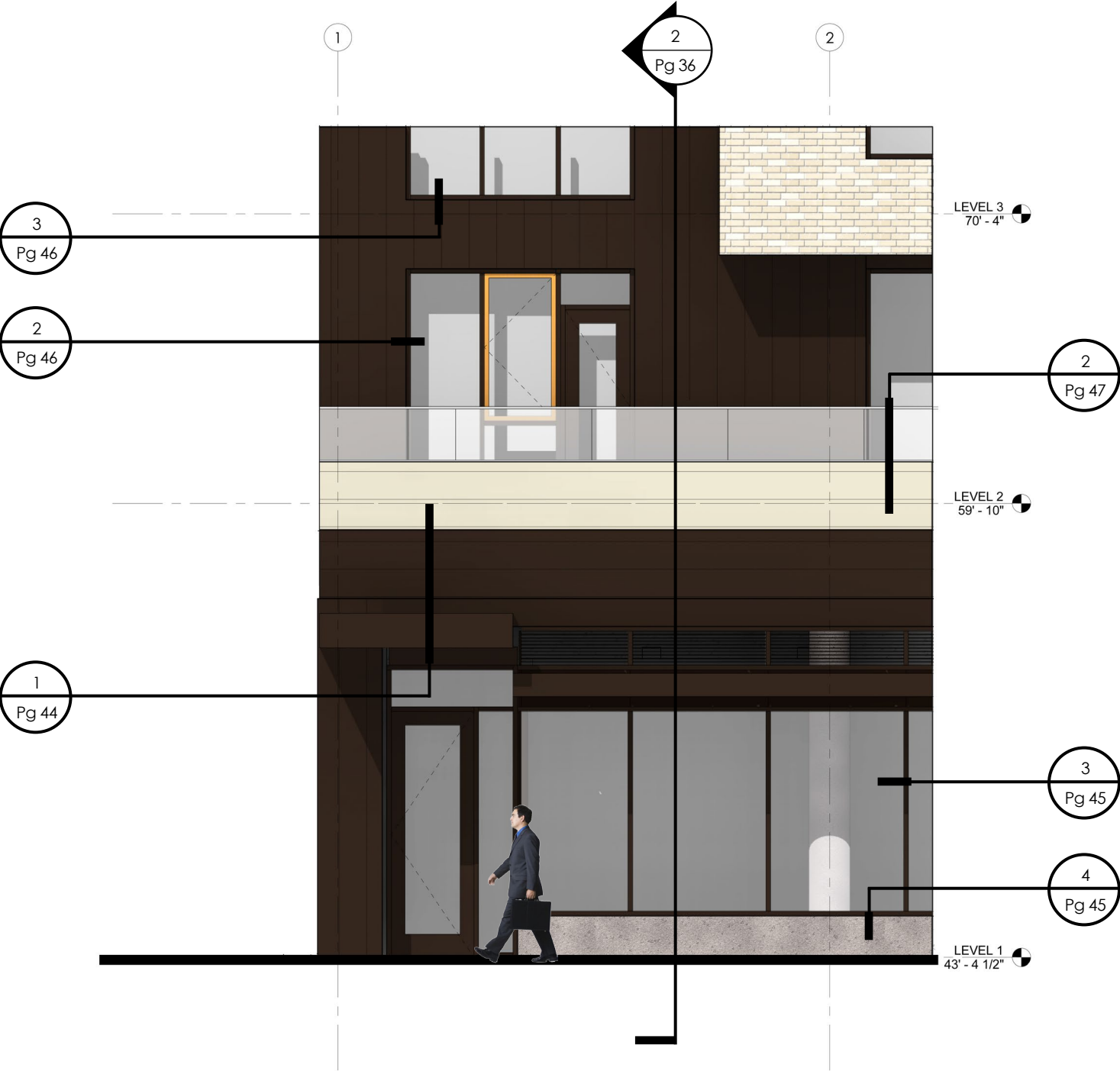
SERVICE PARKING RESIDENTIAL STORAGE RETAIL ECO-ROOF

0 8 16 32

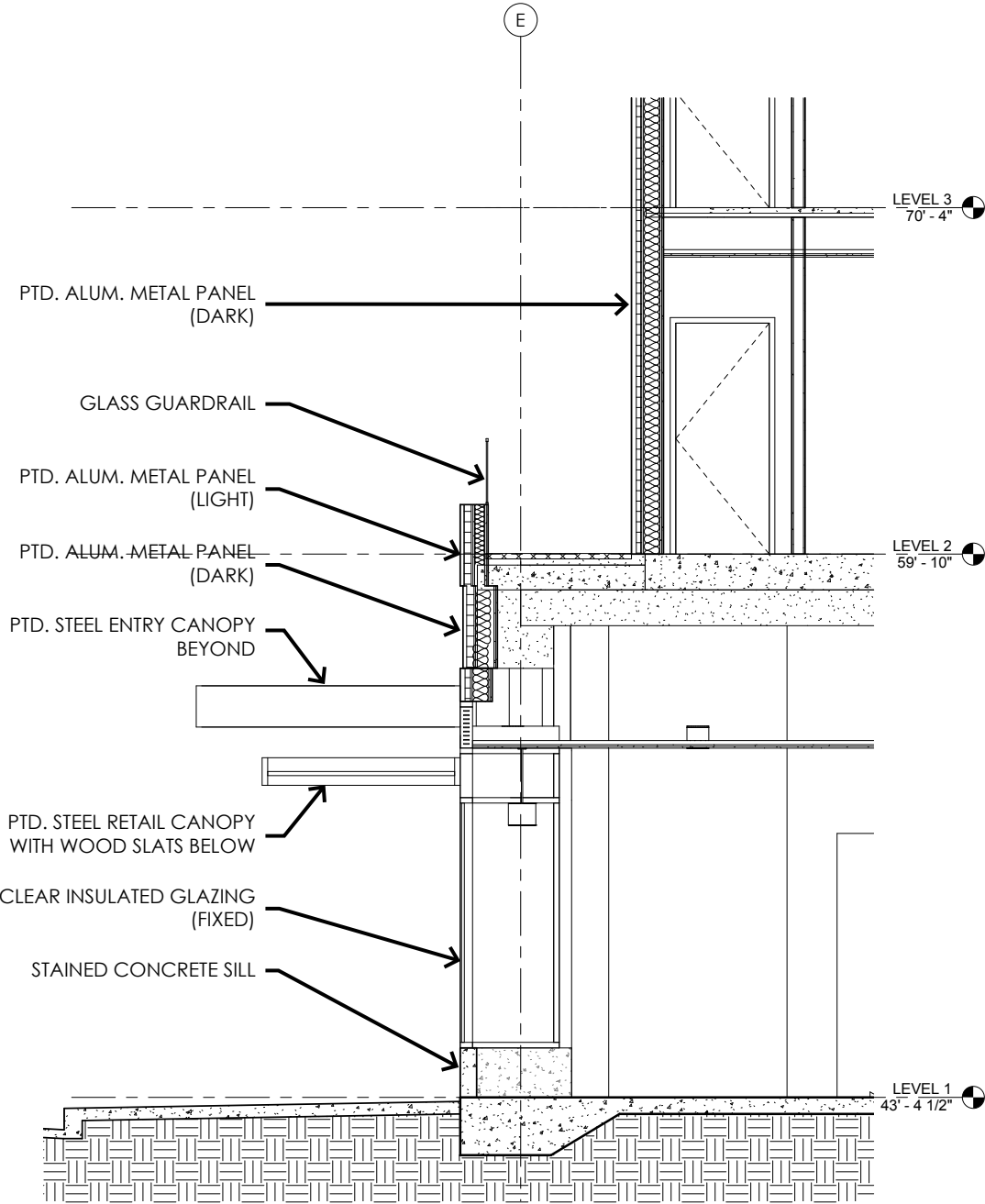
TRANSVERSE BUILDING SECTION



LONGITUDINAL BUILDING SECTION



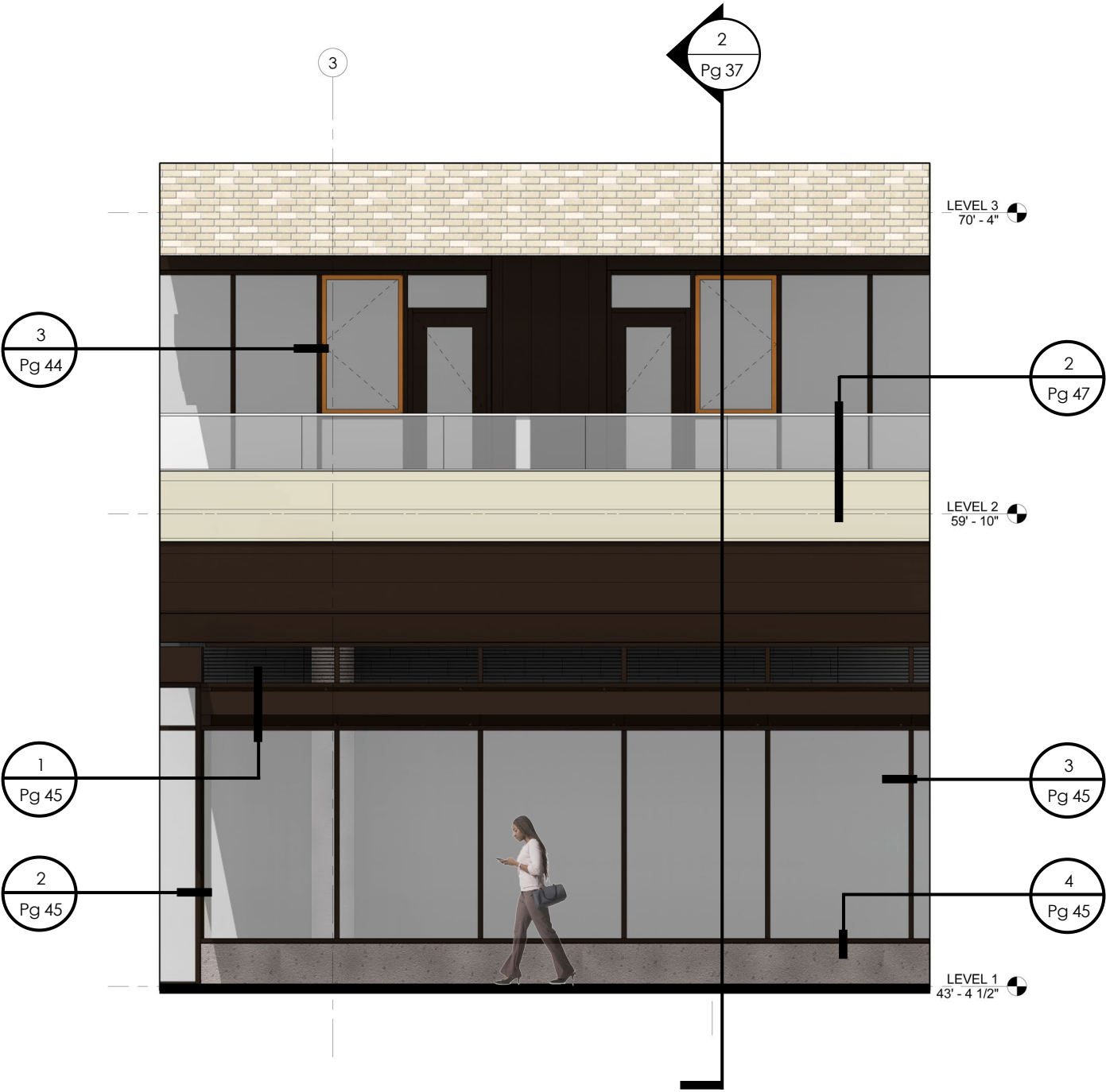
01 ENLARGED ELEVATION



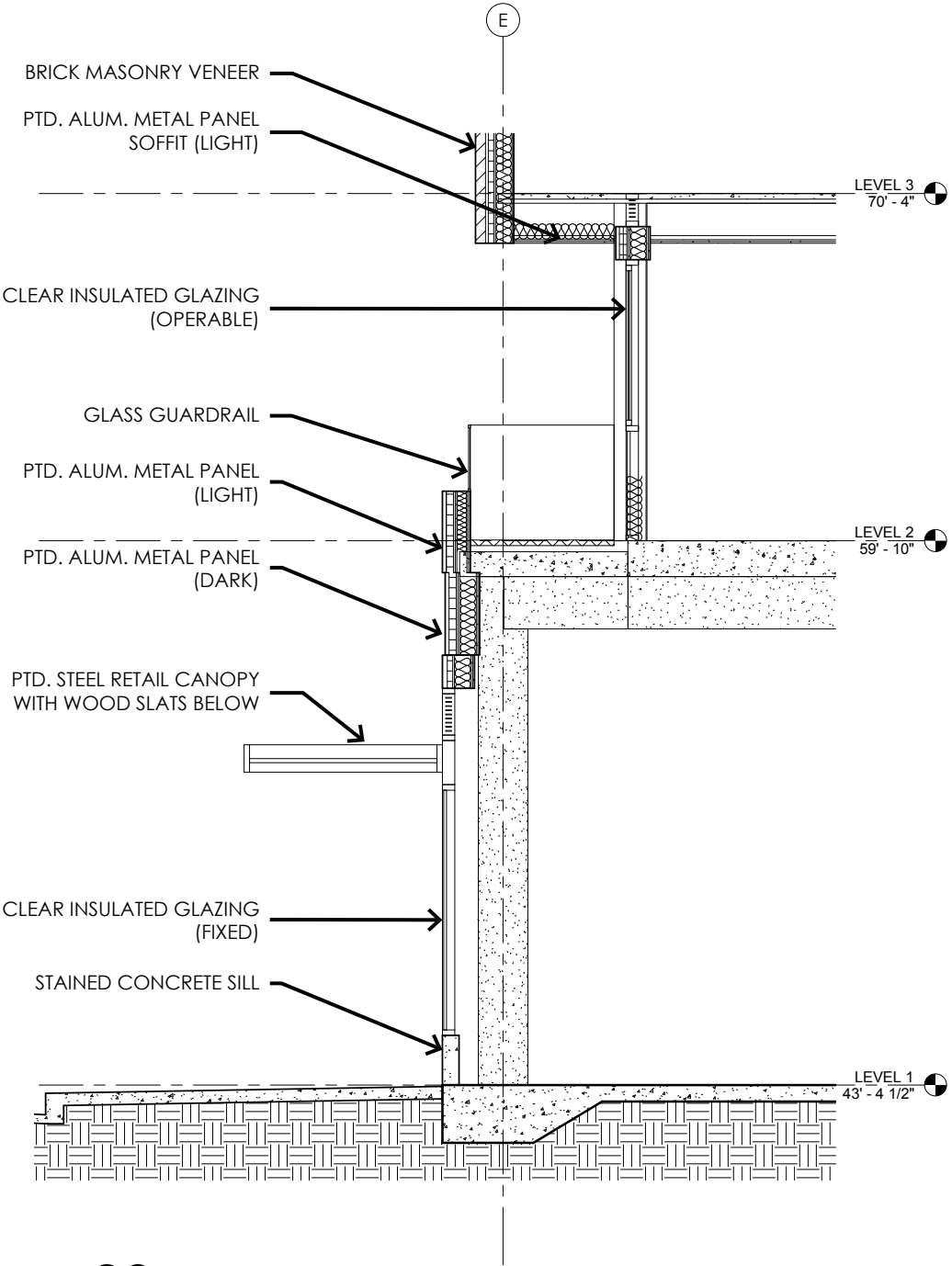
02 ENLARGED SECTION

3/16" = 1'-0"

SKIN COMPOSITE 01



01 ENLARGED ELEVATION



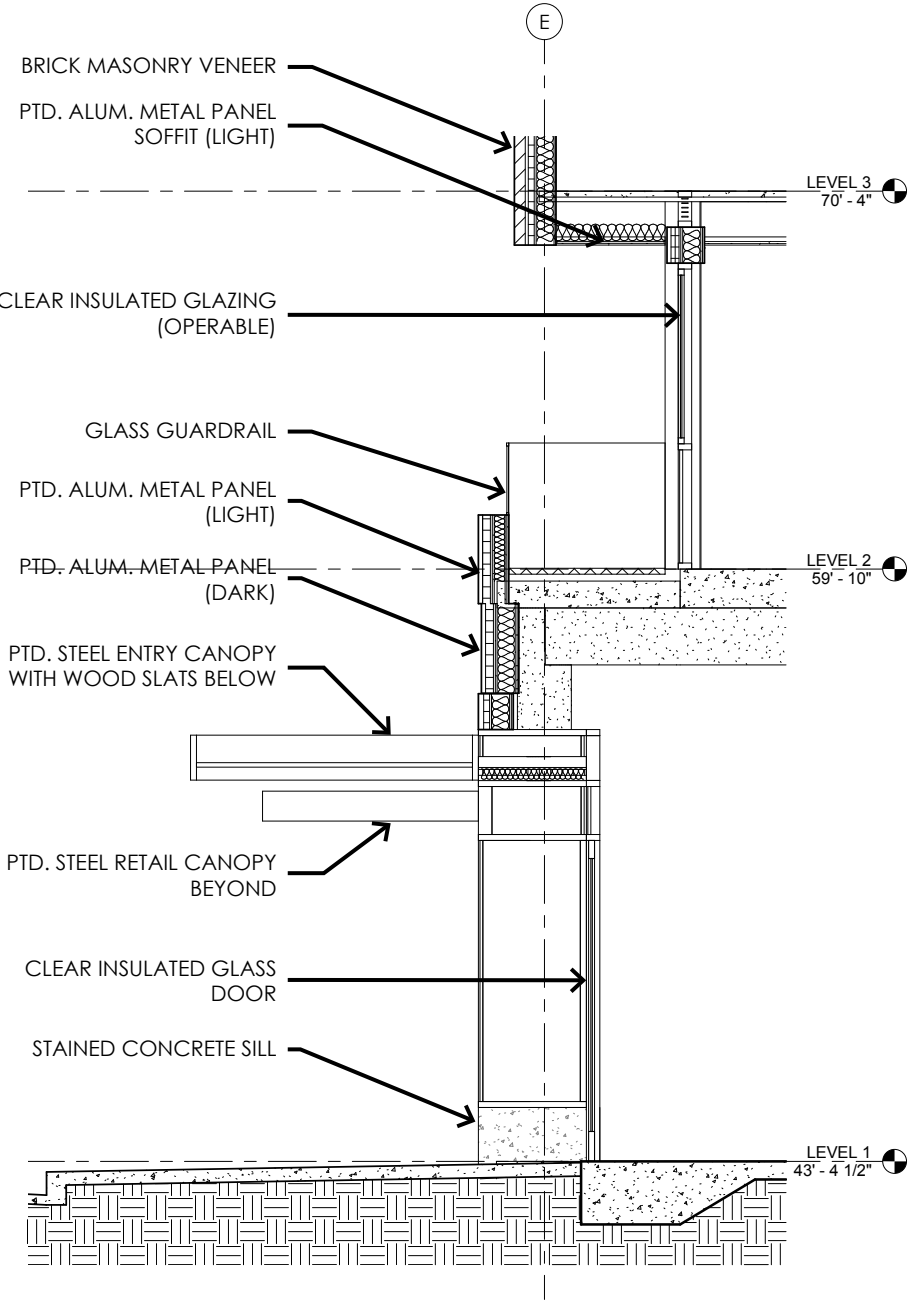
02 ENLARGED SECTION

3/16" = 1'-0"

SKIN COMPOSITE 02



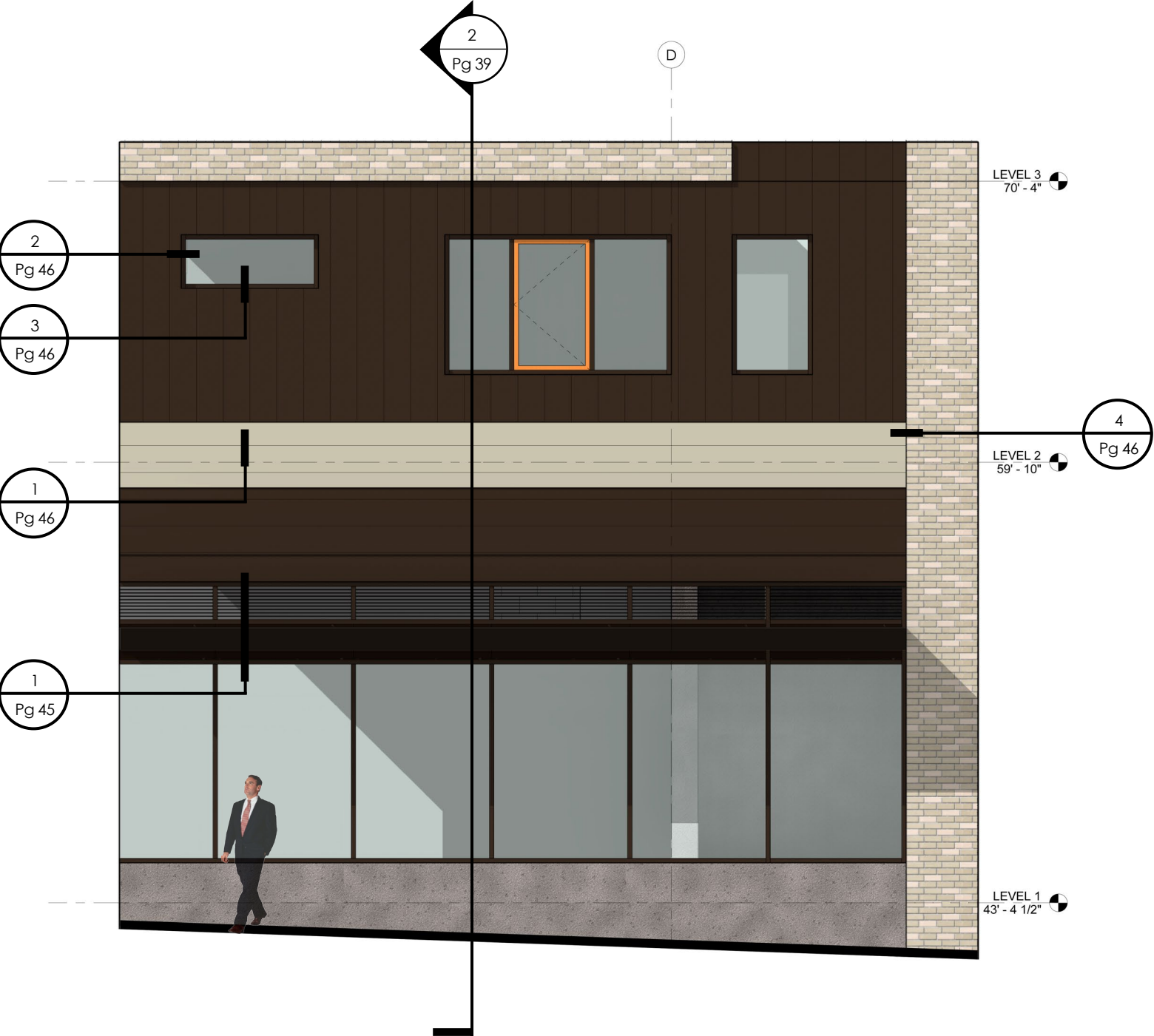
01 ENLARGED ELEVATION



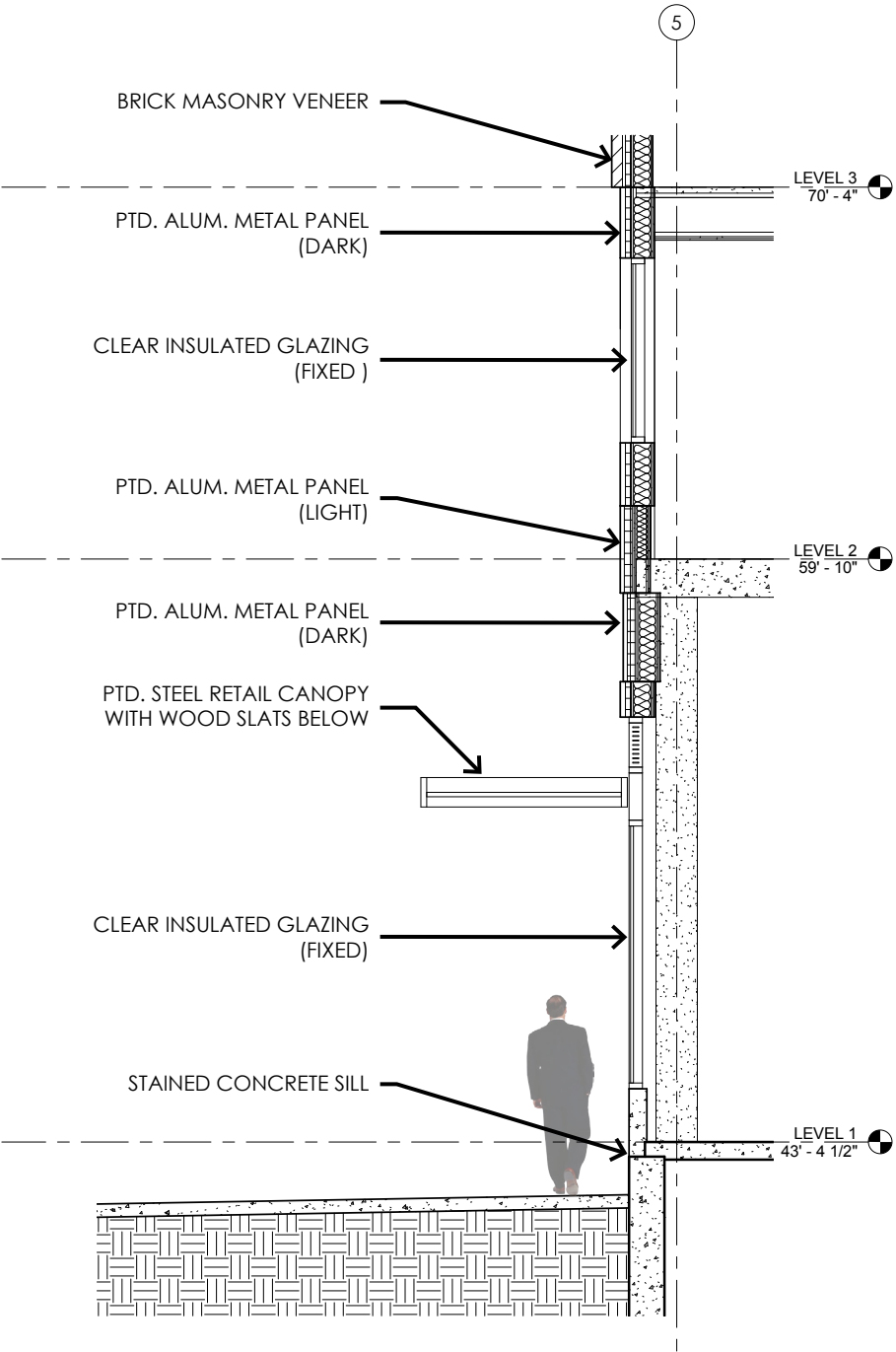
02 ENLARGED SECTION

3/16" = 1'-0"

SKIN COMPOSITE 03



01 ENLARGED ELEVATION



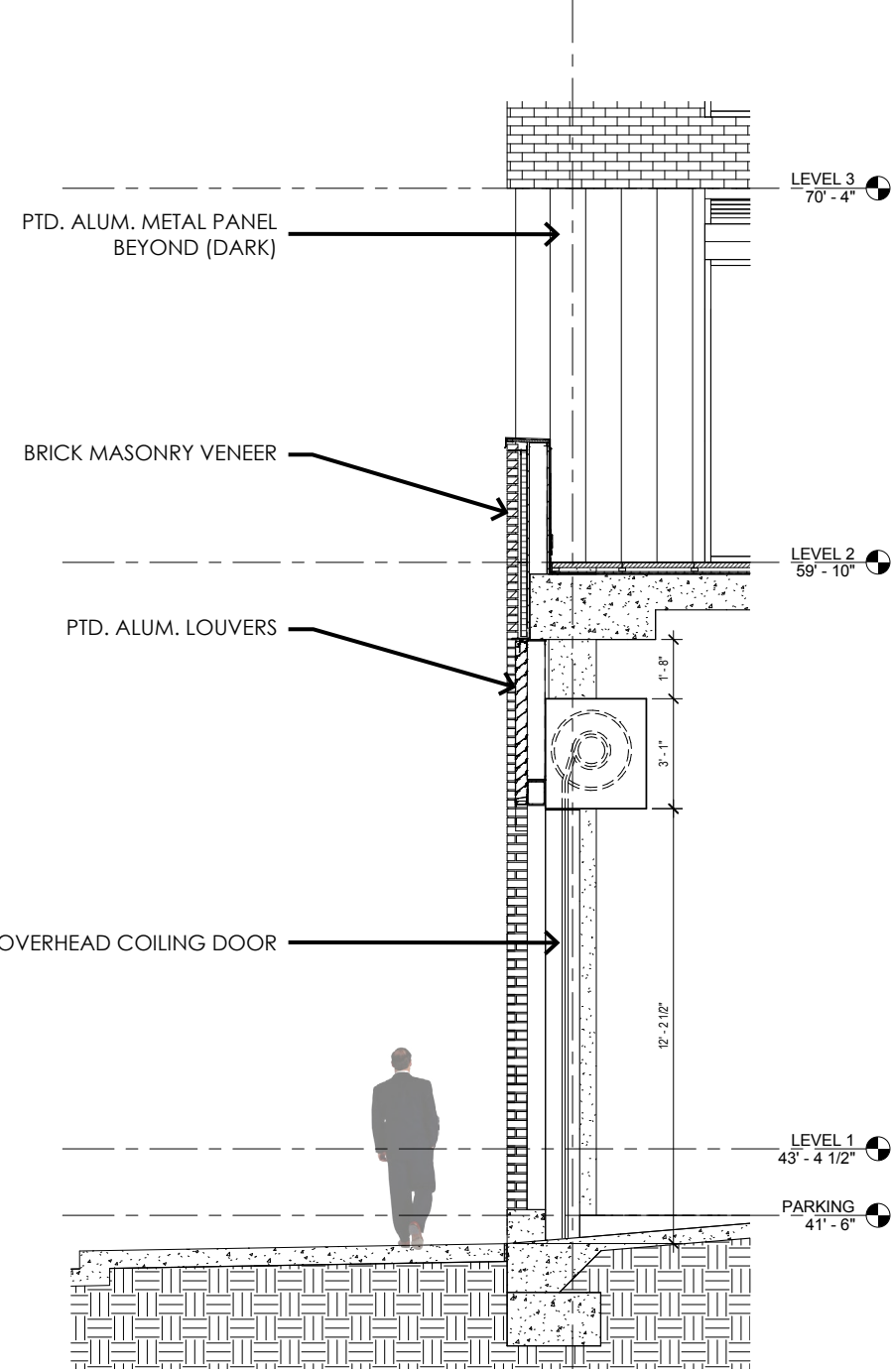
02 ENLARGED SECTION

3/16" = 1'-0"

SKIN COMPOSITE 04



01 ENLARGED ELEVATION



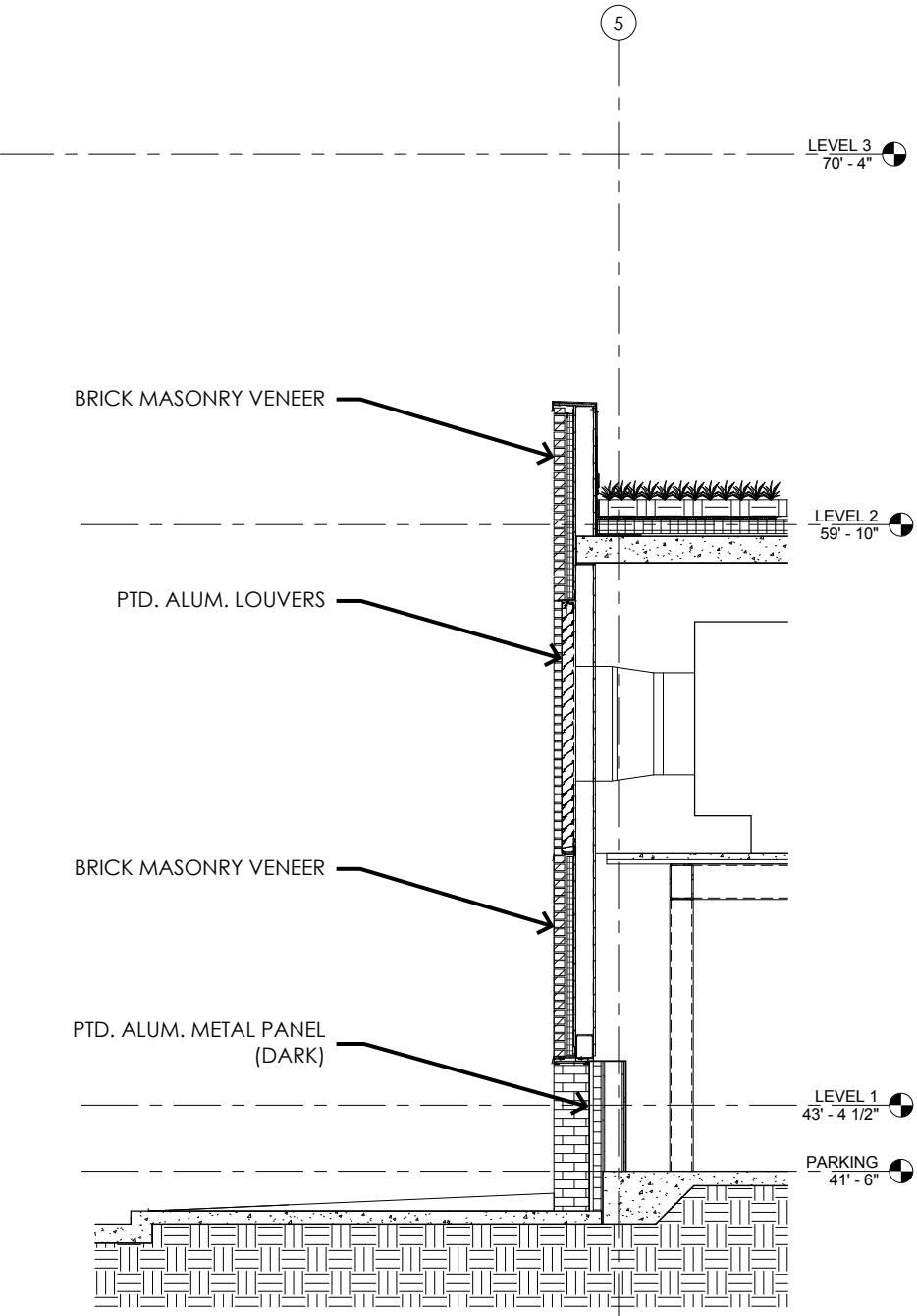
02 ENLARGED SECTION

3/16" = 1'-0"

SKIN COMPOSITE 05



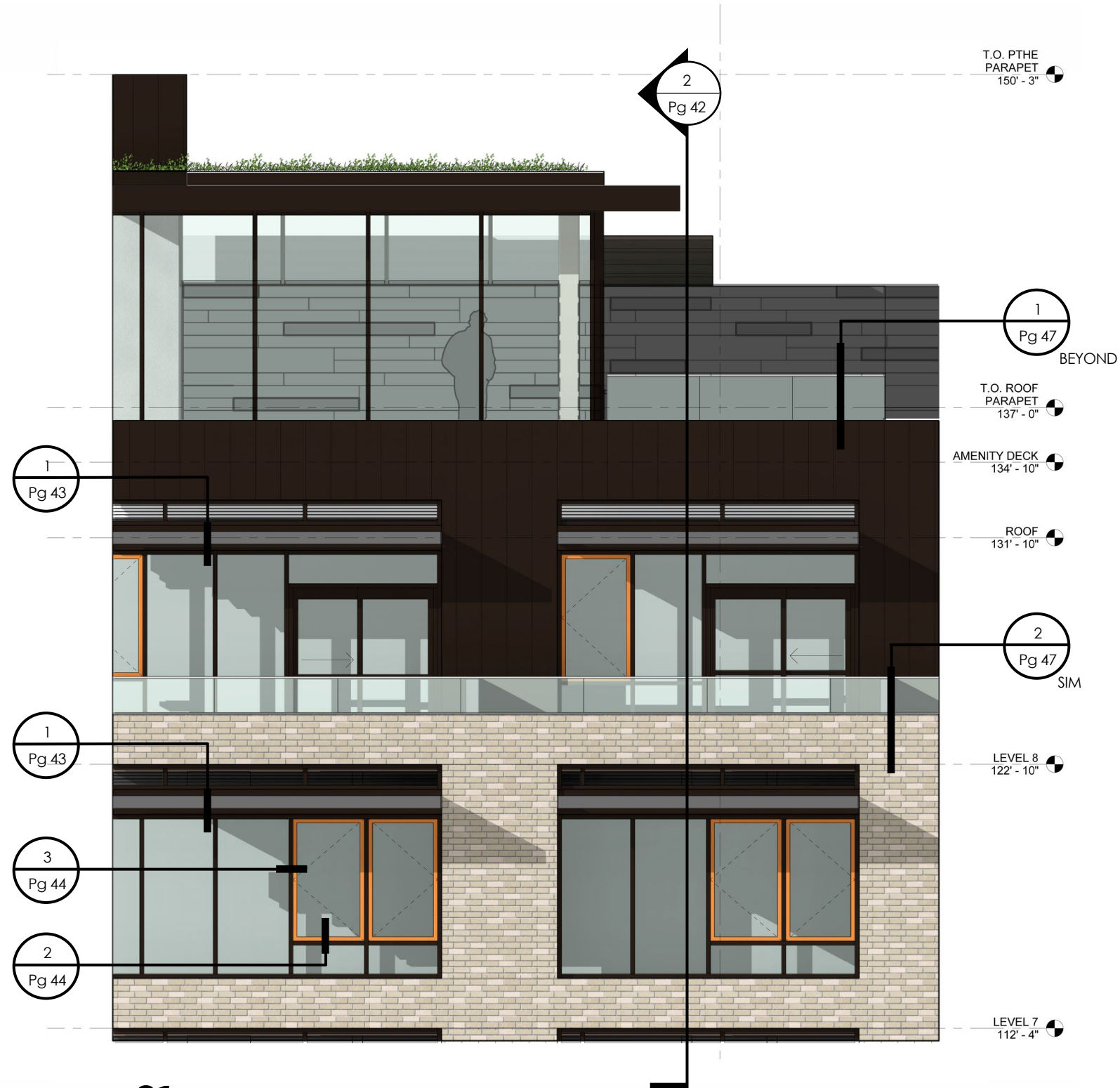
01 ENLARGED ELEVATION



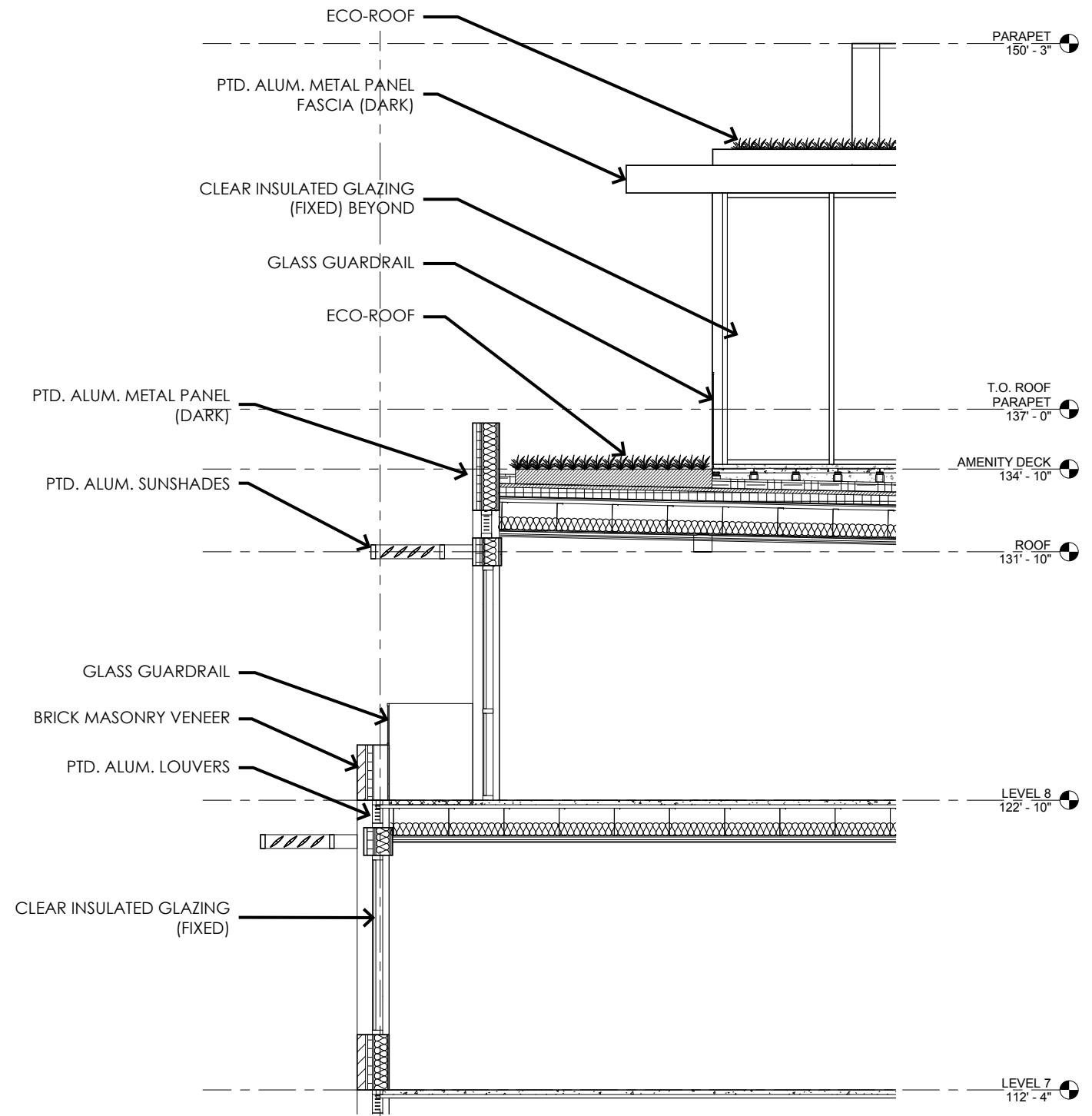
02 ENLARGED SECTION

3/16" = 1'-0"

SKIN COMPOSITE 06



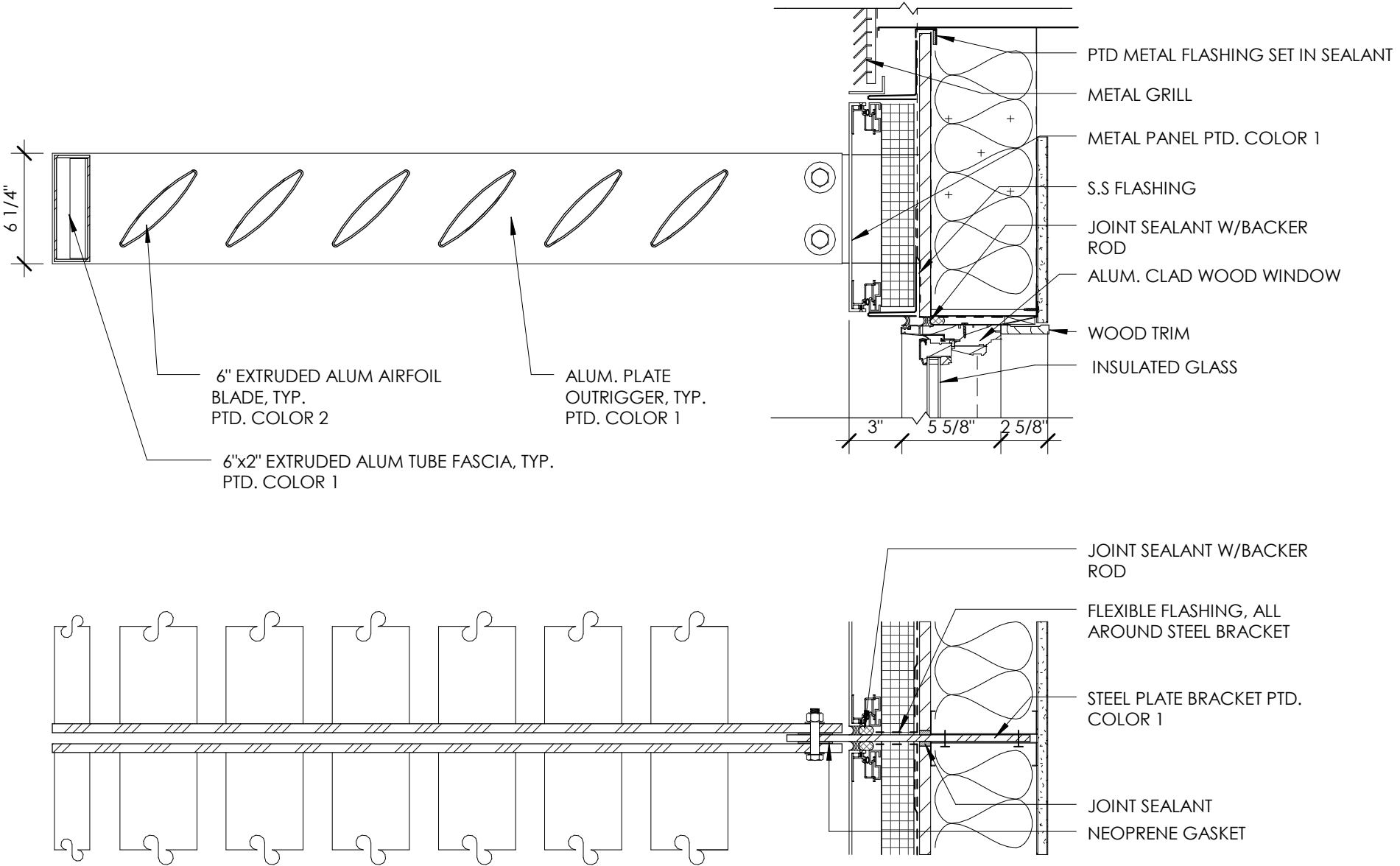
01 ENLARGED ELEVATION



02 ENLARGED SECTION

$$3/16'' = 1'-0''$$

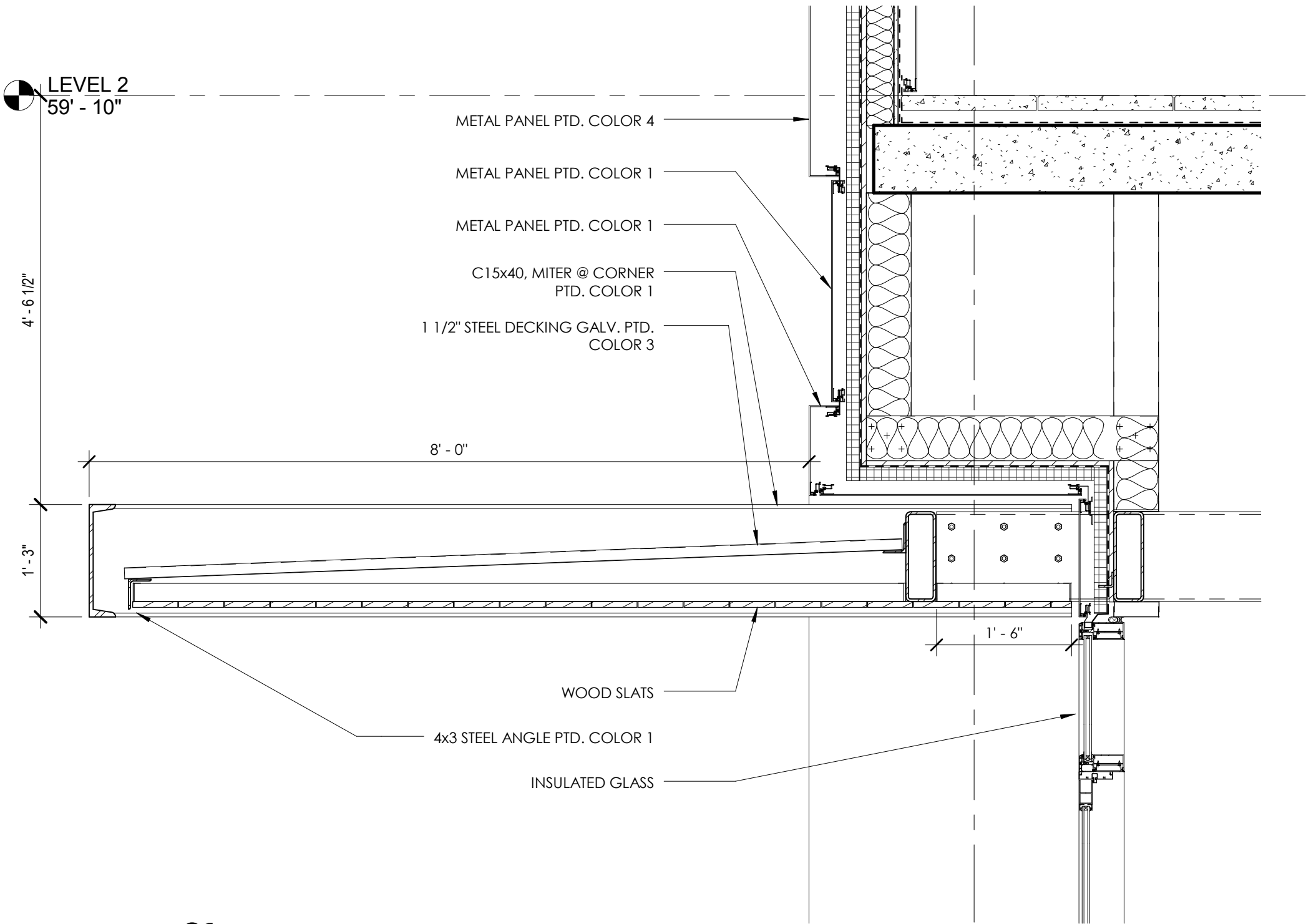
SKIN COMPOSITE 07



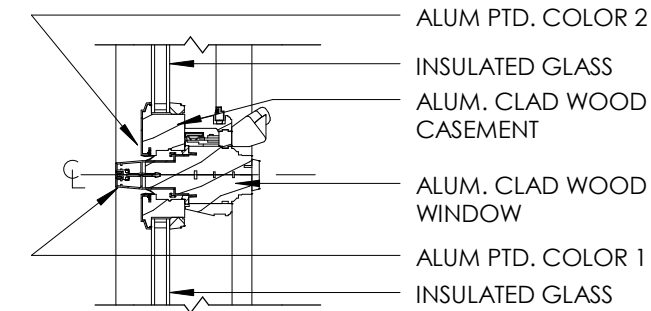
01 PLAN & SECTION DETAIL AT SUNSHADE

SKIN DETAILS

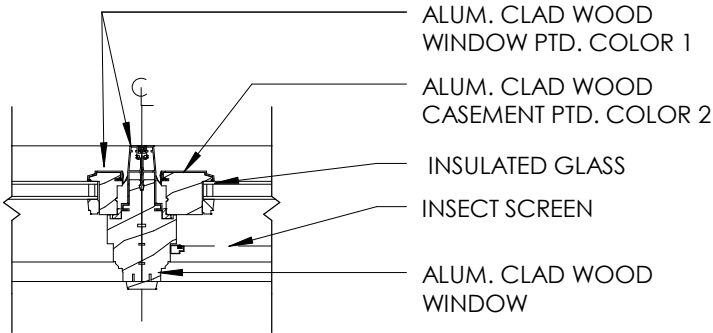
1-1/2" = 1'-0"



01 SECTION DETAIL AT ENTRY CANOPY

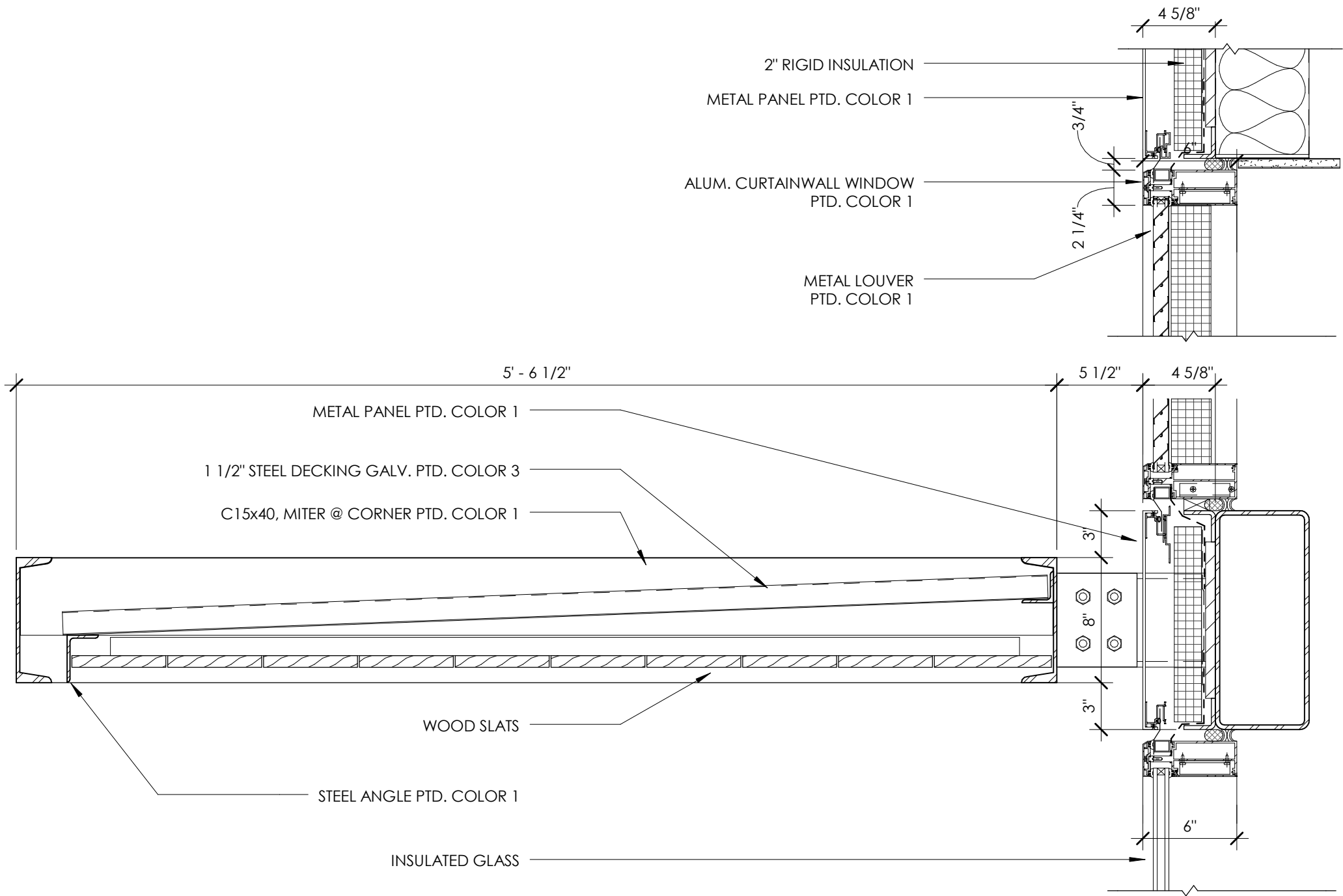


02 SECTION DETAIL AT VENT

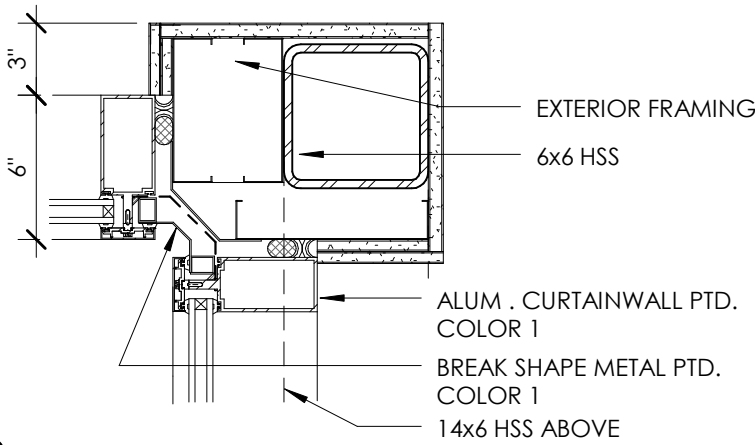


03 PLAN DETAIL AT VERTICAL MULLION

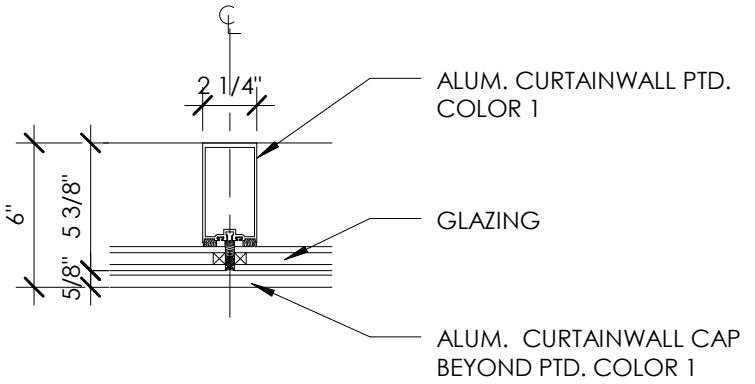
SKIN DETAILS



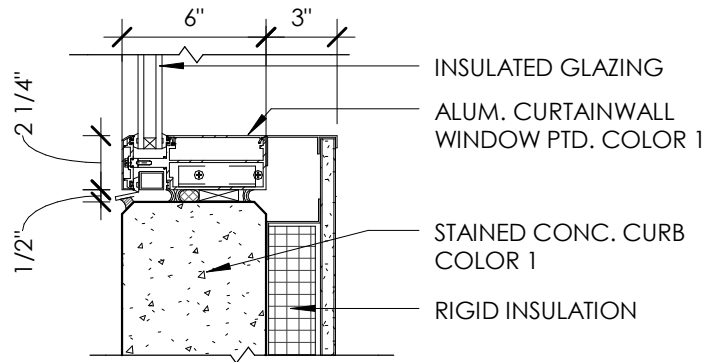
01 SECTION DETAIL AT PEDESTRIAN CANOPY



02 PLAN DETAIL AT INSIDE CORNER



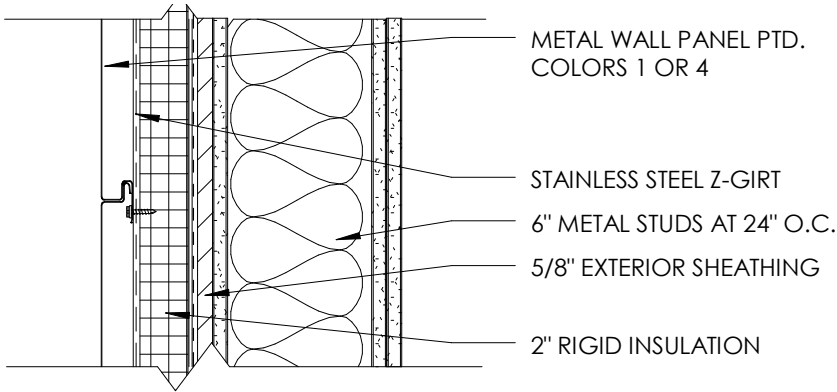
03 PLAN DETAIL AT VERTICAL MULLION



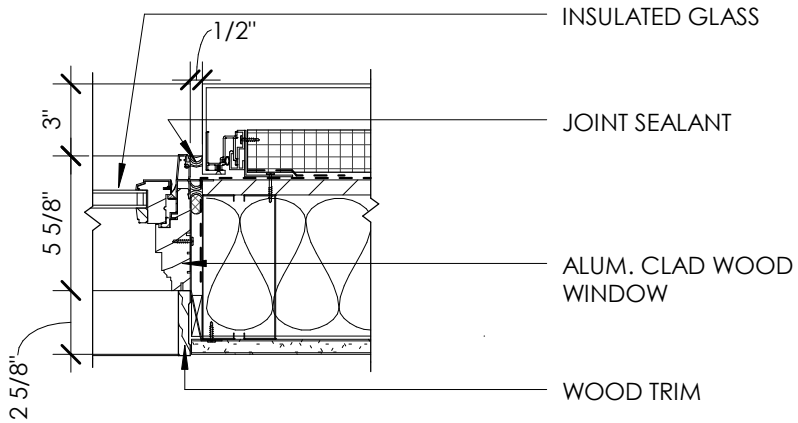
04 SECTION DETAIL AT CONCRETE CURB

1-1/2" = 1'-0"

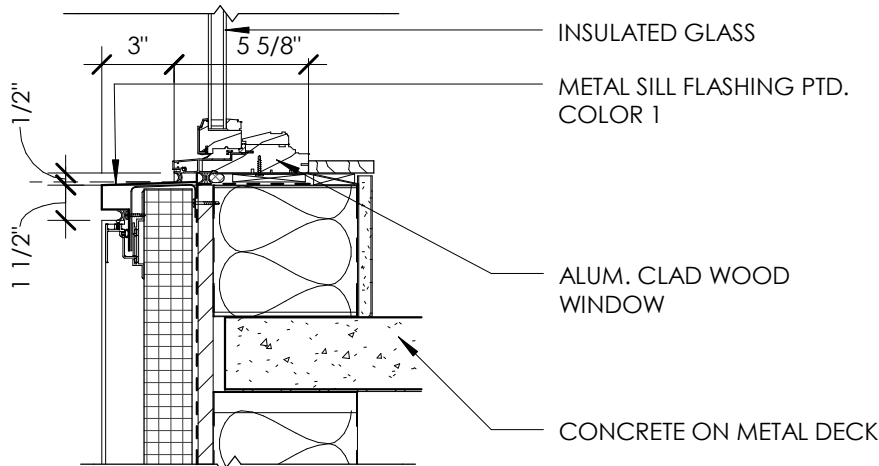
SKIN DETAILS



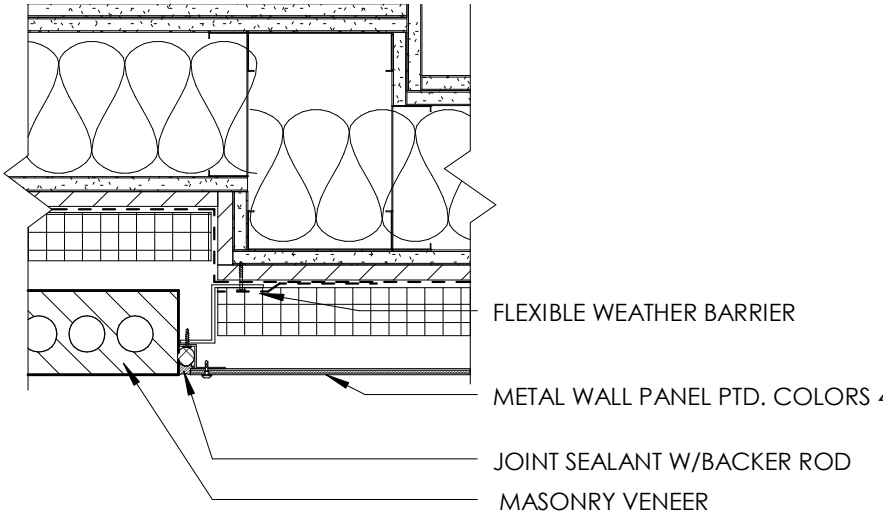
01 SECTION DETAIL AT METAL PANEL



02 PLAN DETAIL AT WINDOW/METAL



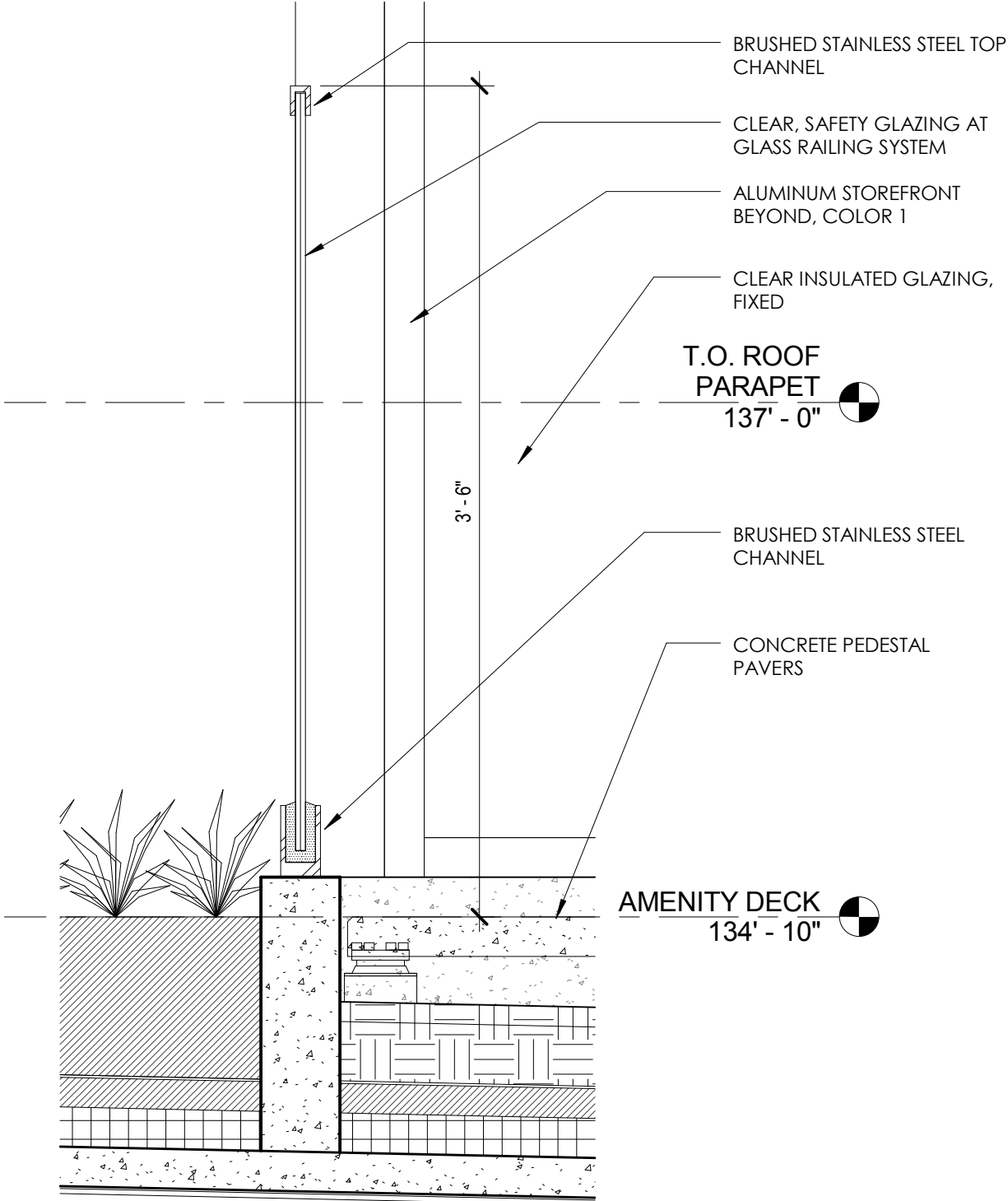
03 SECTION SILL DETAIL AT WINDOW/METAL



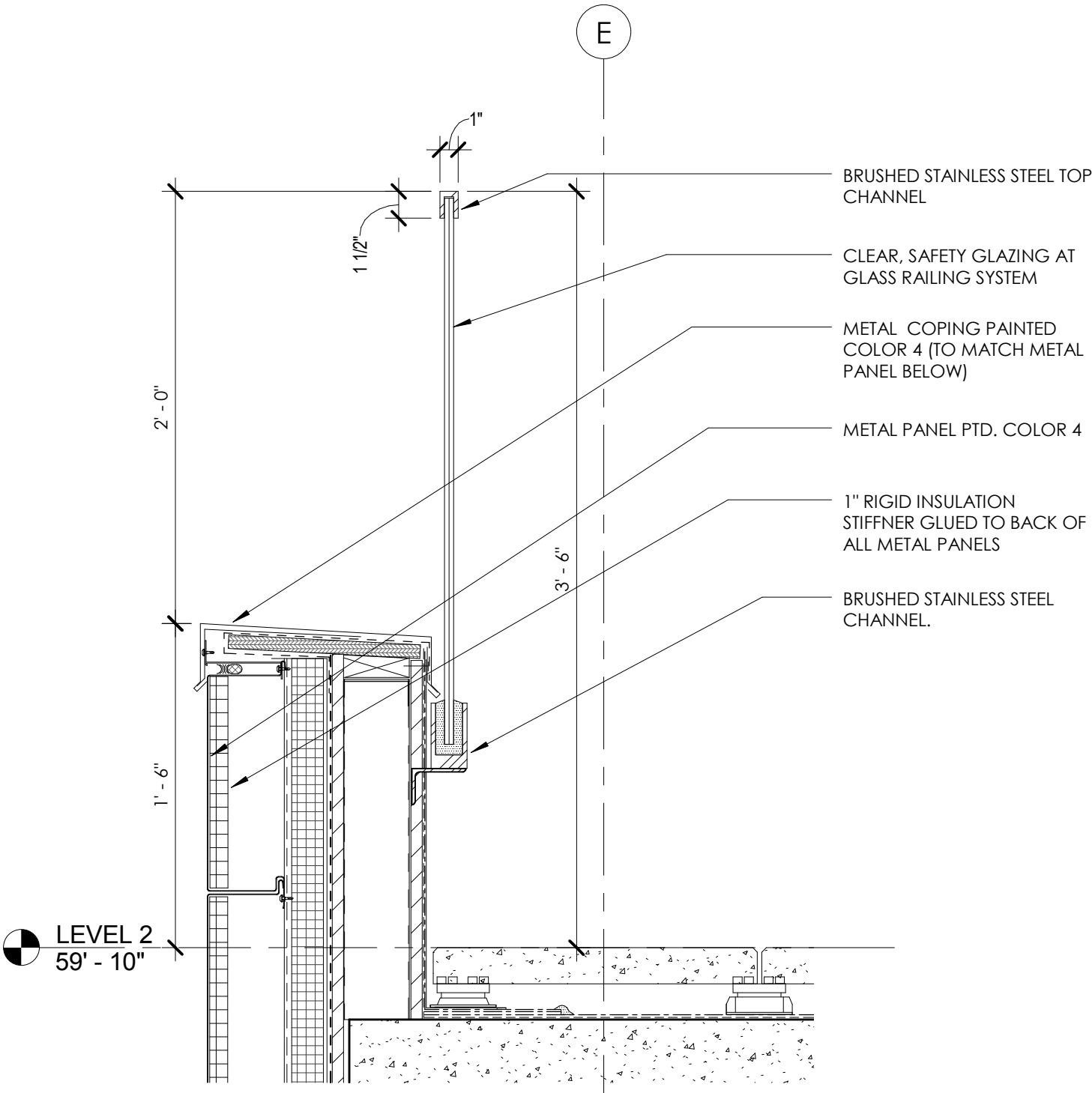
04 PLAN DETAIL AT BRICK VENEER TO METAL PANEL

SKIN DETAILS

1-1/2" = 1'-0"



01 SECTION DETAIL AT GLASS RAILING - AMENITY DECK



02 SECTION DETAIL AT GLASS RAILING - 2ND & 8TH FLR DECKS

1-1/2" = 1'-0"

SKIN DETAILS