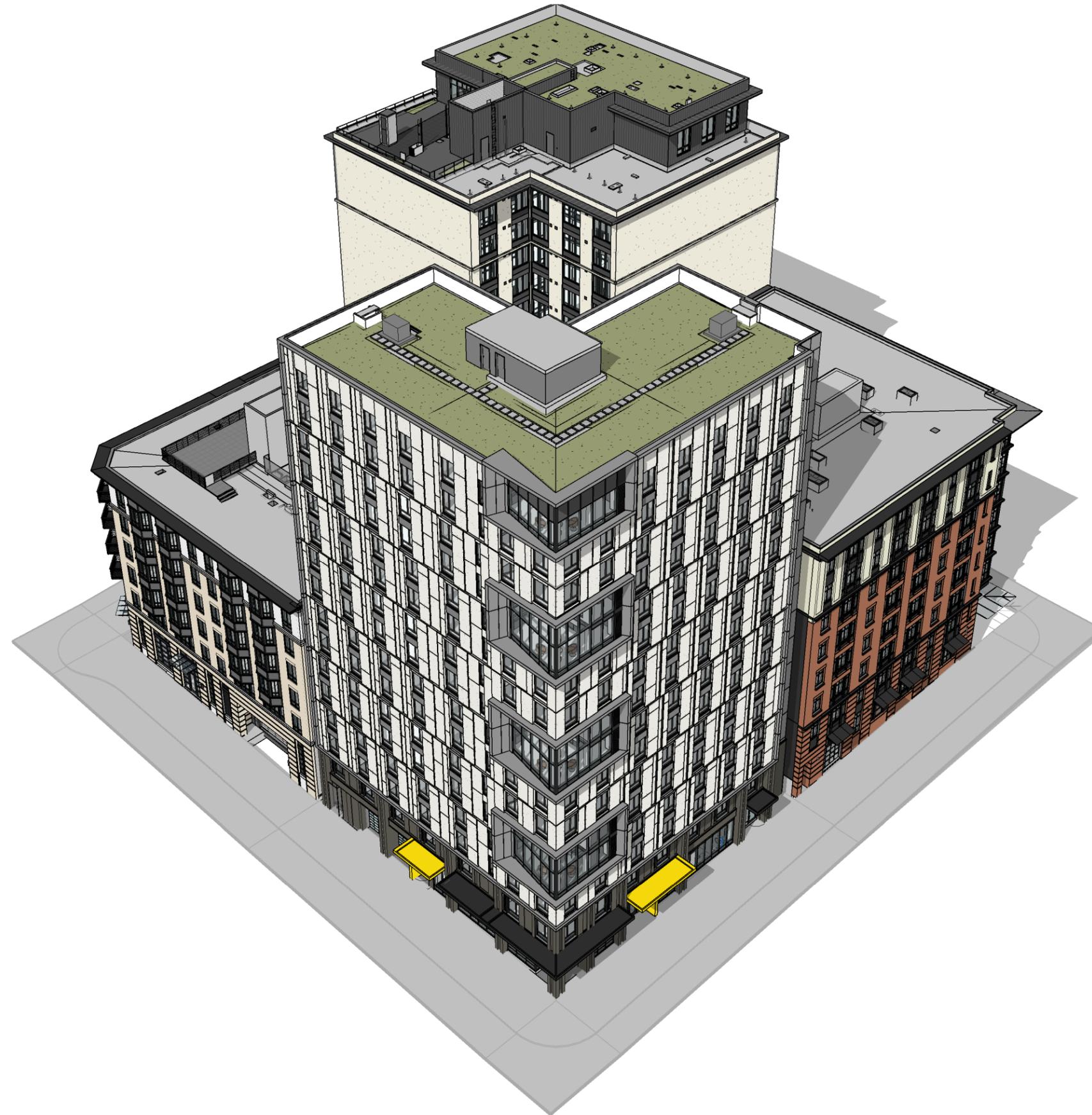




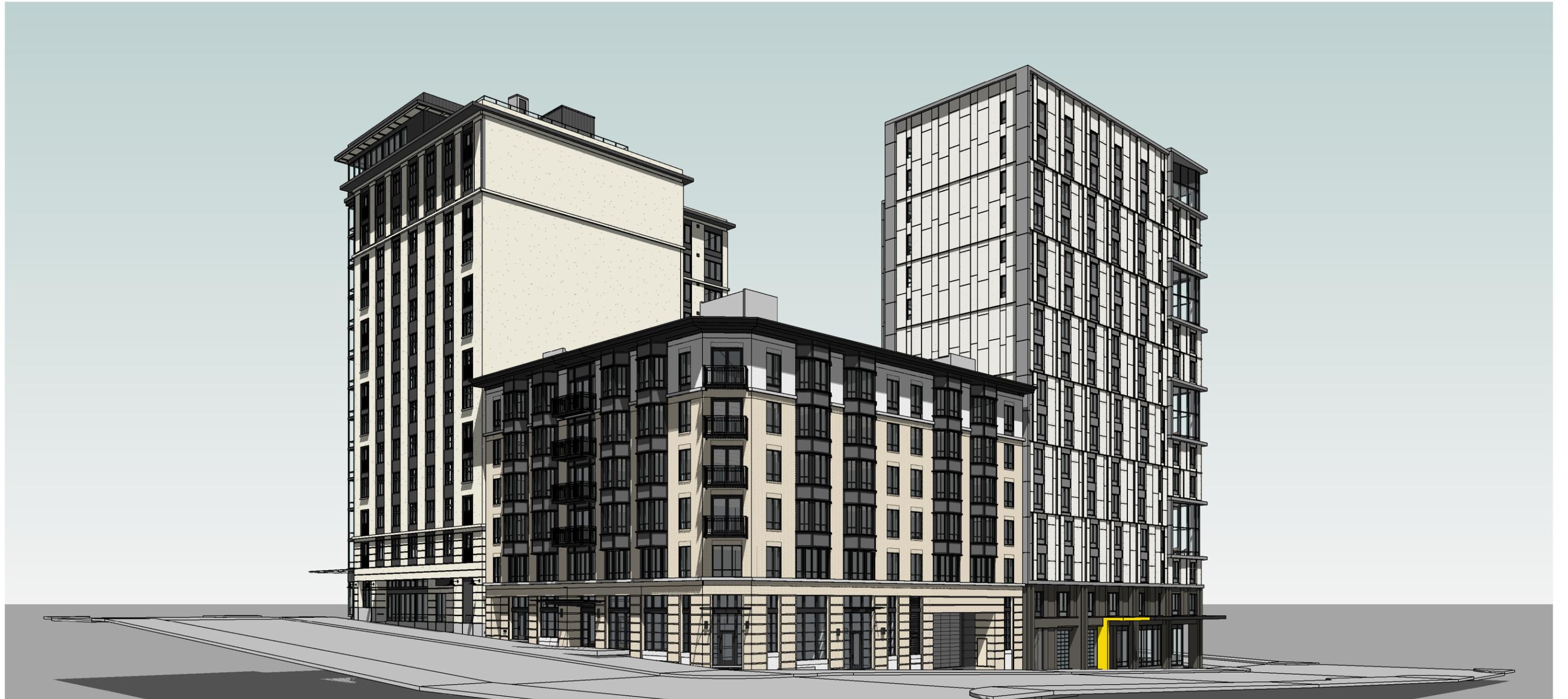
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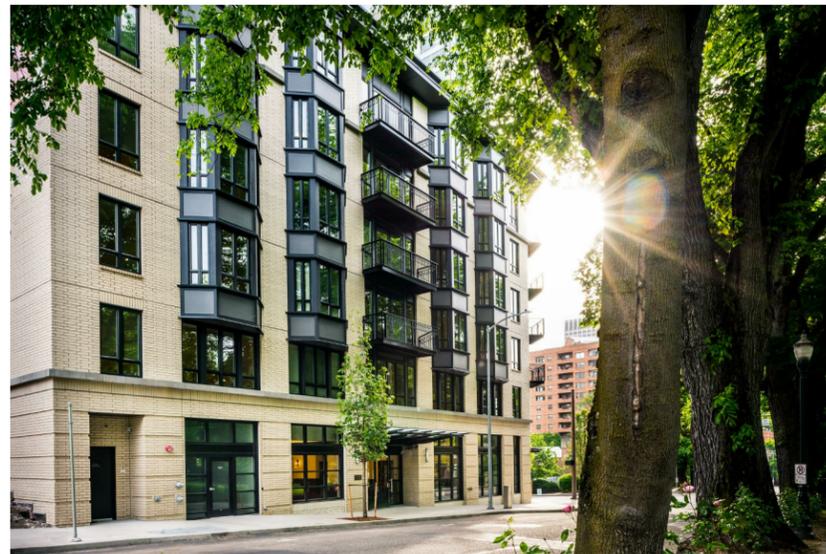








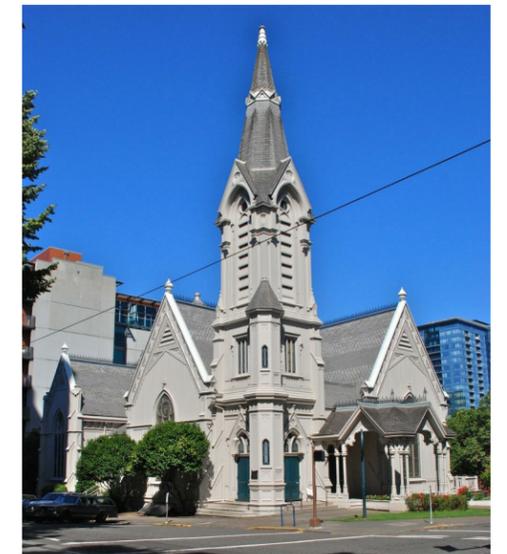
EXISTING TIFFANY AND CLAY APARTMENTS



11 MARCHE APARTMENTS



CAMERON APARTMENTS



INTOWN PRESBYTERIAN CHURCH



BENSON TOWER



MUSEUM PLACE APARTMENTS



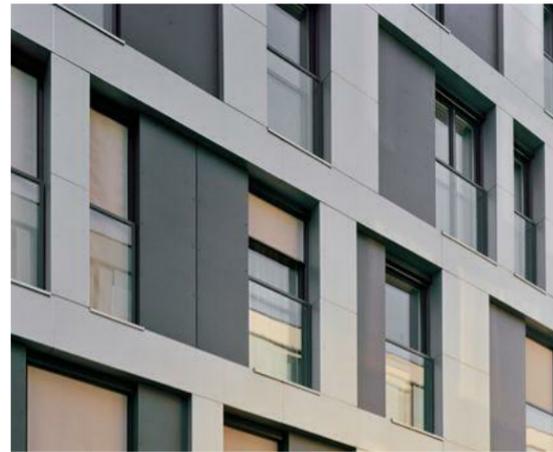
SKY 3 APARTMENTS



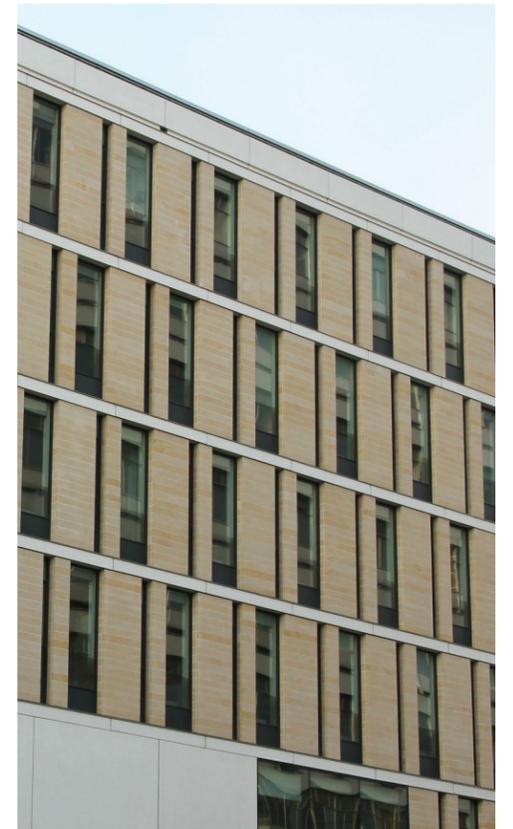
THE JEFFREY APARTMENTS

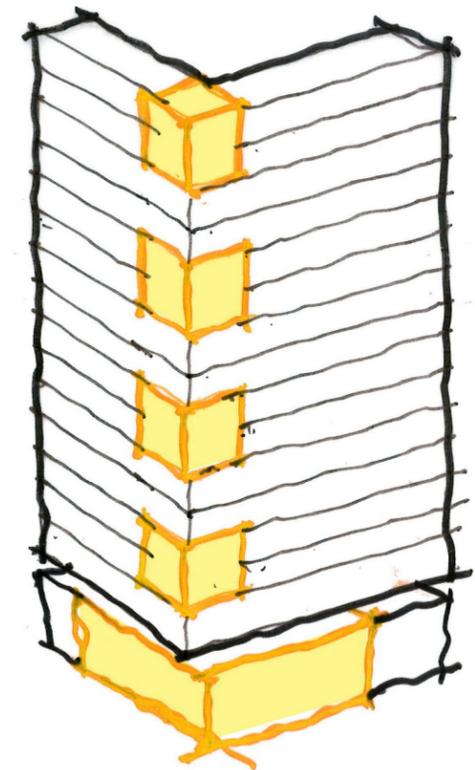
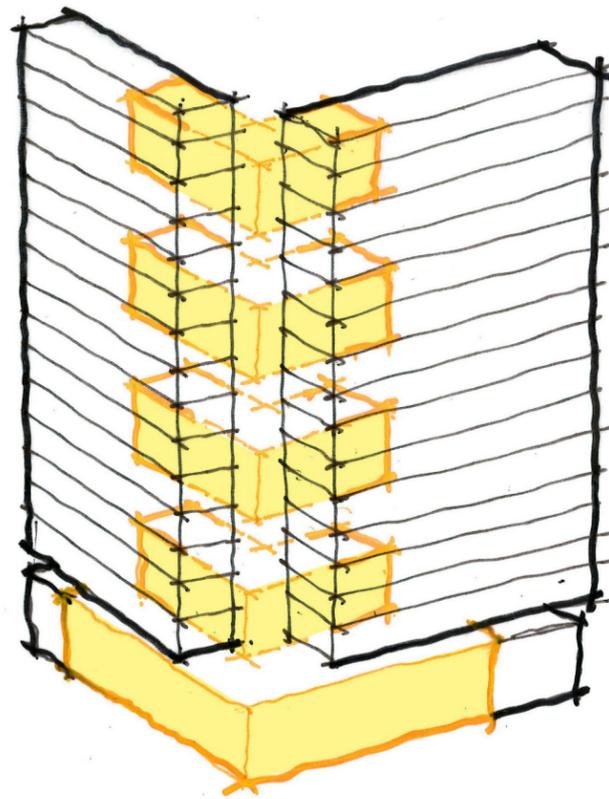
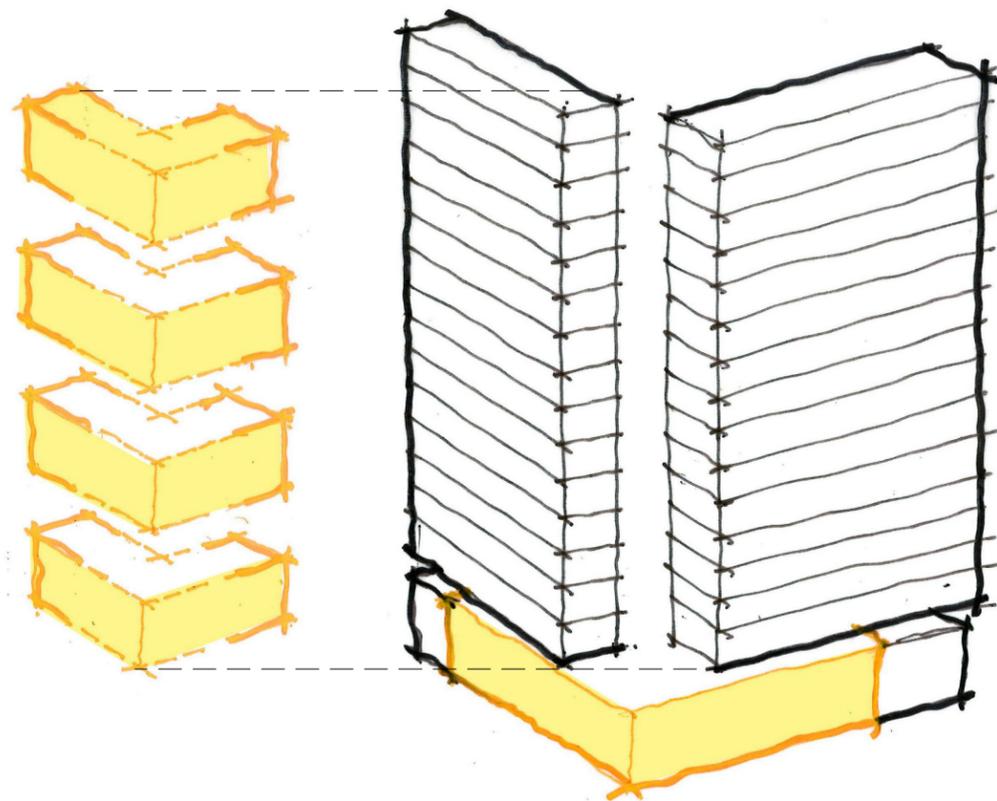


BRICK PRECEDENTS

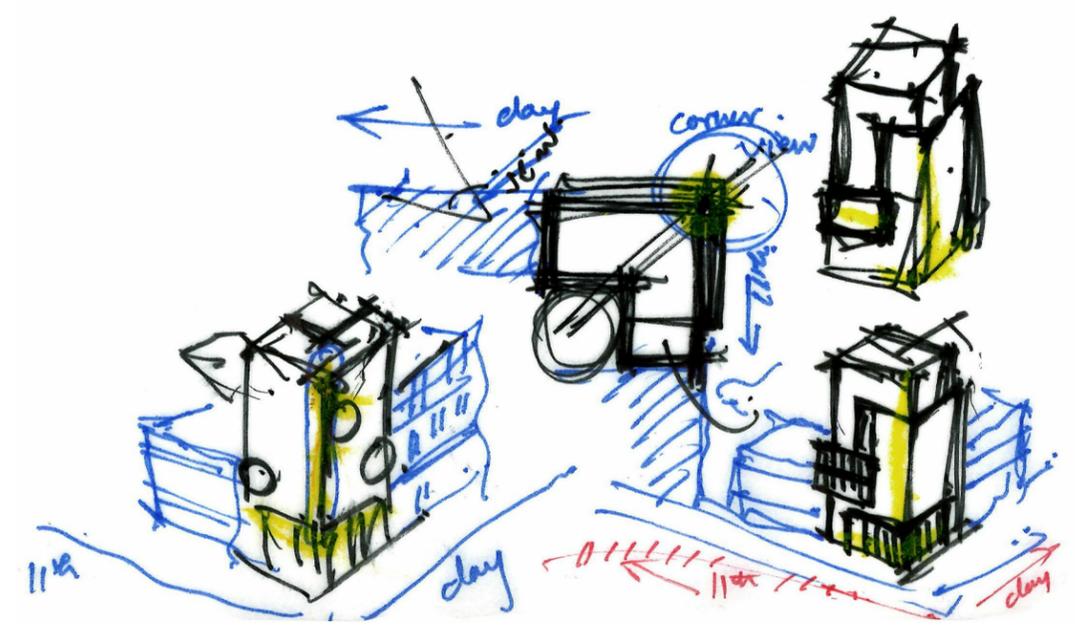
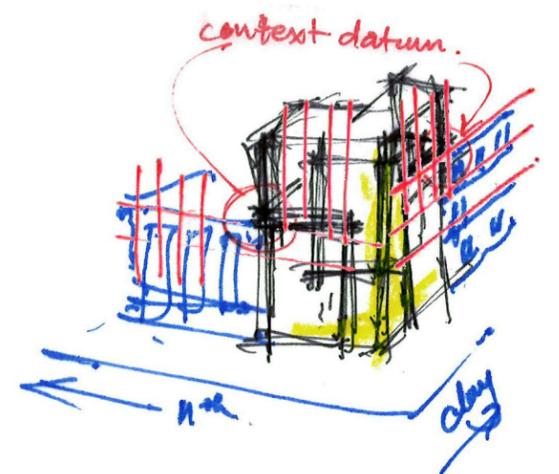
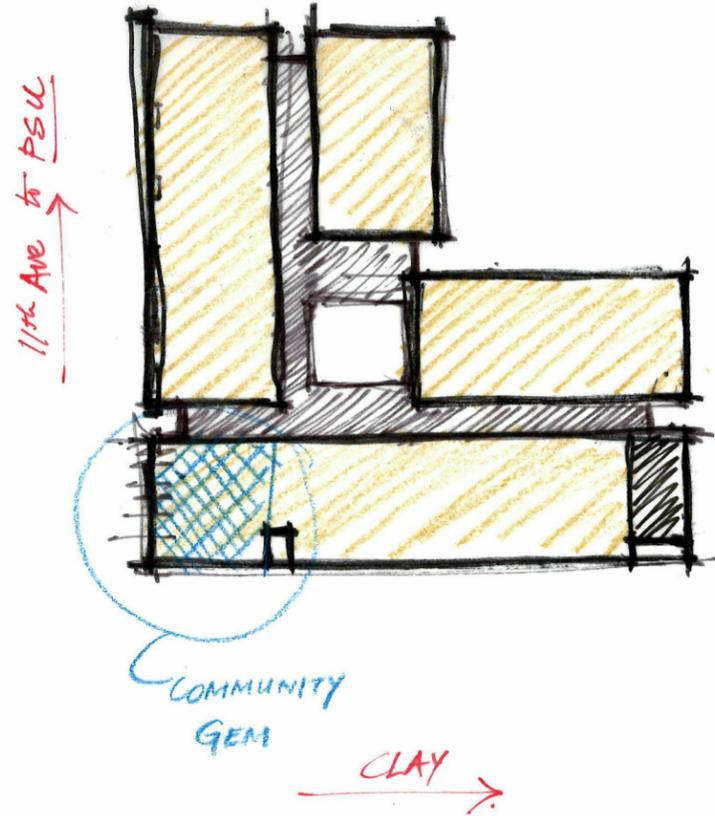
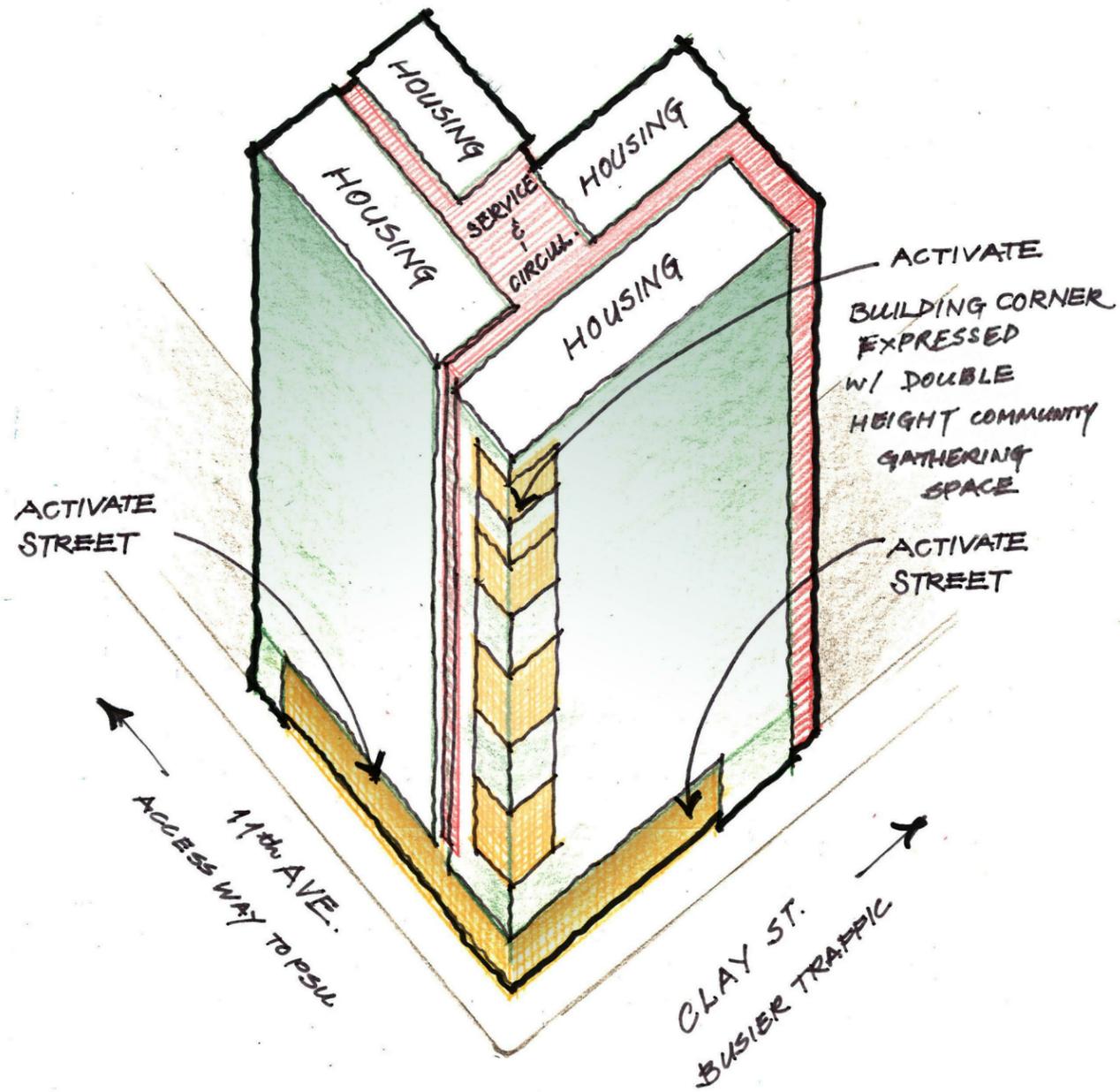


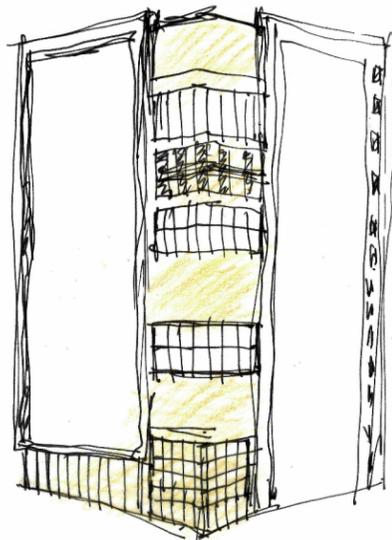
PANEL PRECEDENTS



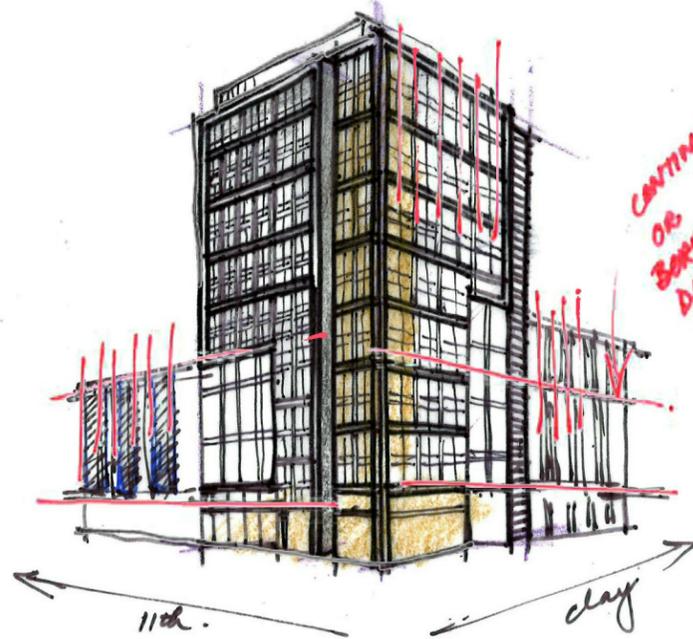


EXPRESS BLDG. PROGRAM

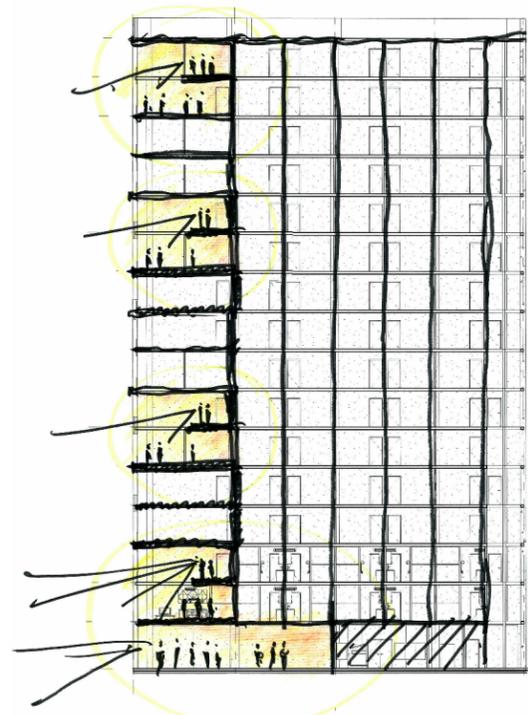




THIN SHELL AT THE UNITS.
EXTENDING CORNER
TO LEVEL 2.



CANTILEVER
OR
BORROW
DATUM



GEM: COMMUNITY
GATHERING SPACE

Stack
the two
reading/
community
room +
open in
floors.

1BR

1BR

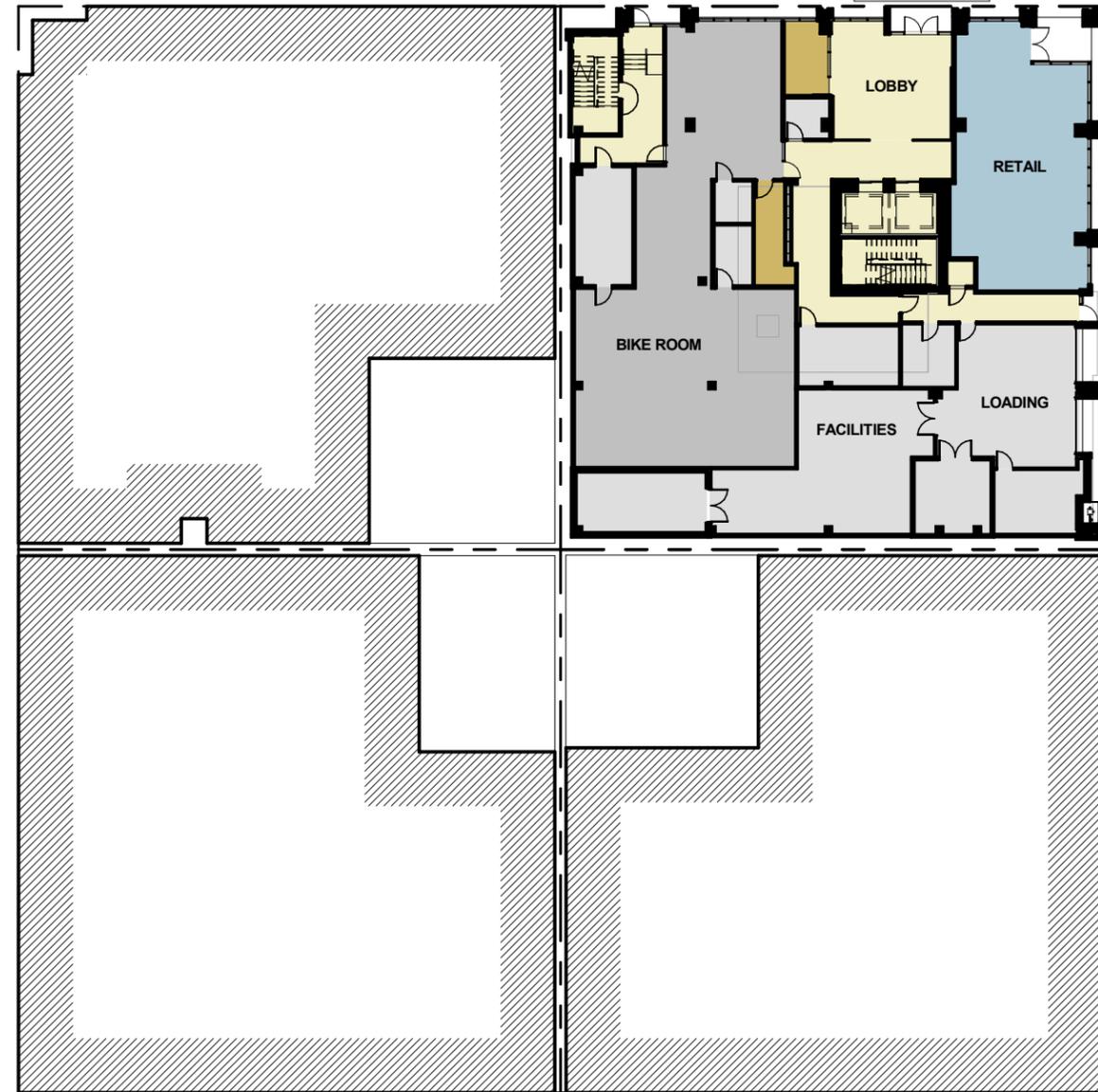


SW CLAY STREET

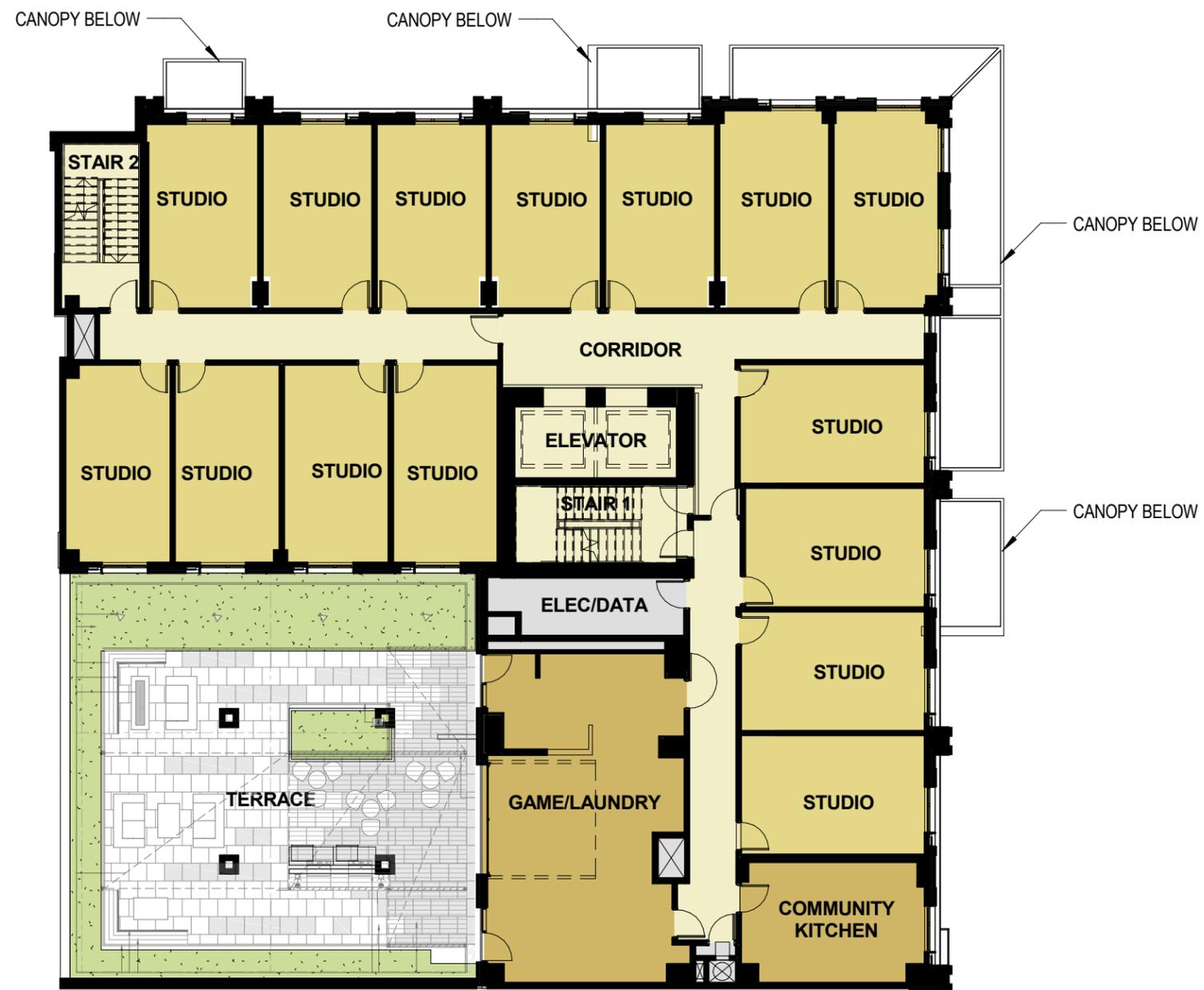
SW 12TH AVENUE

SW 11TH AVENUE

SW MARKET STREET





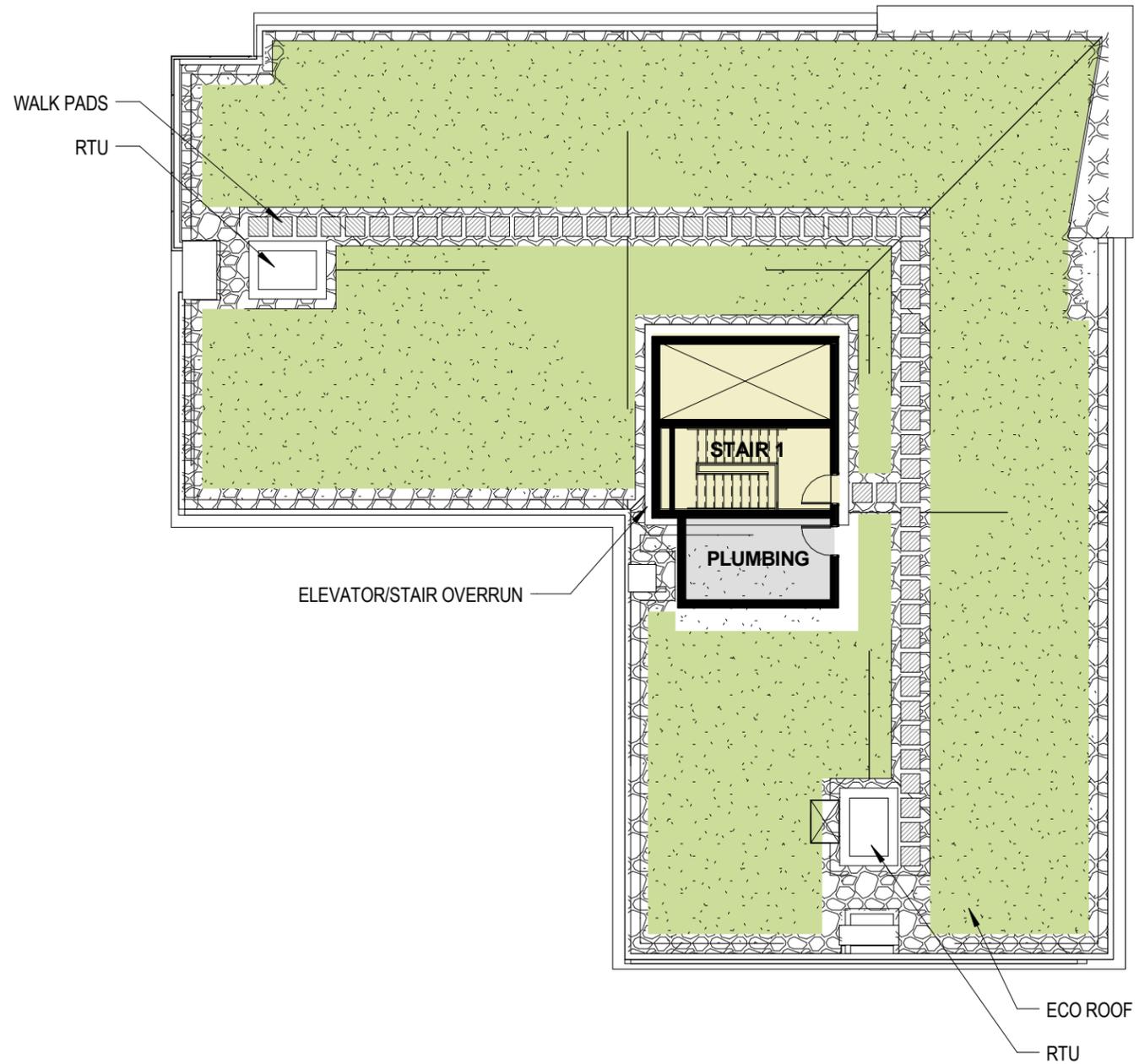




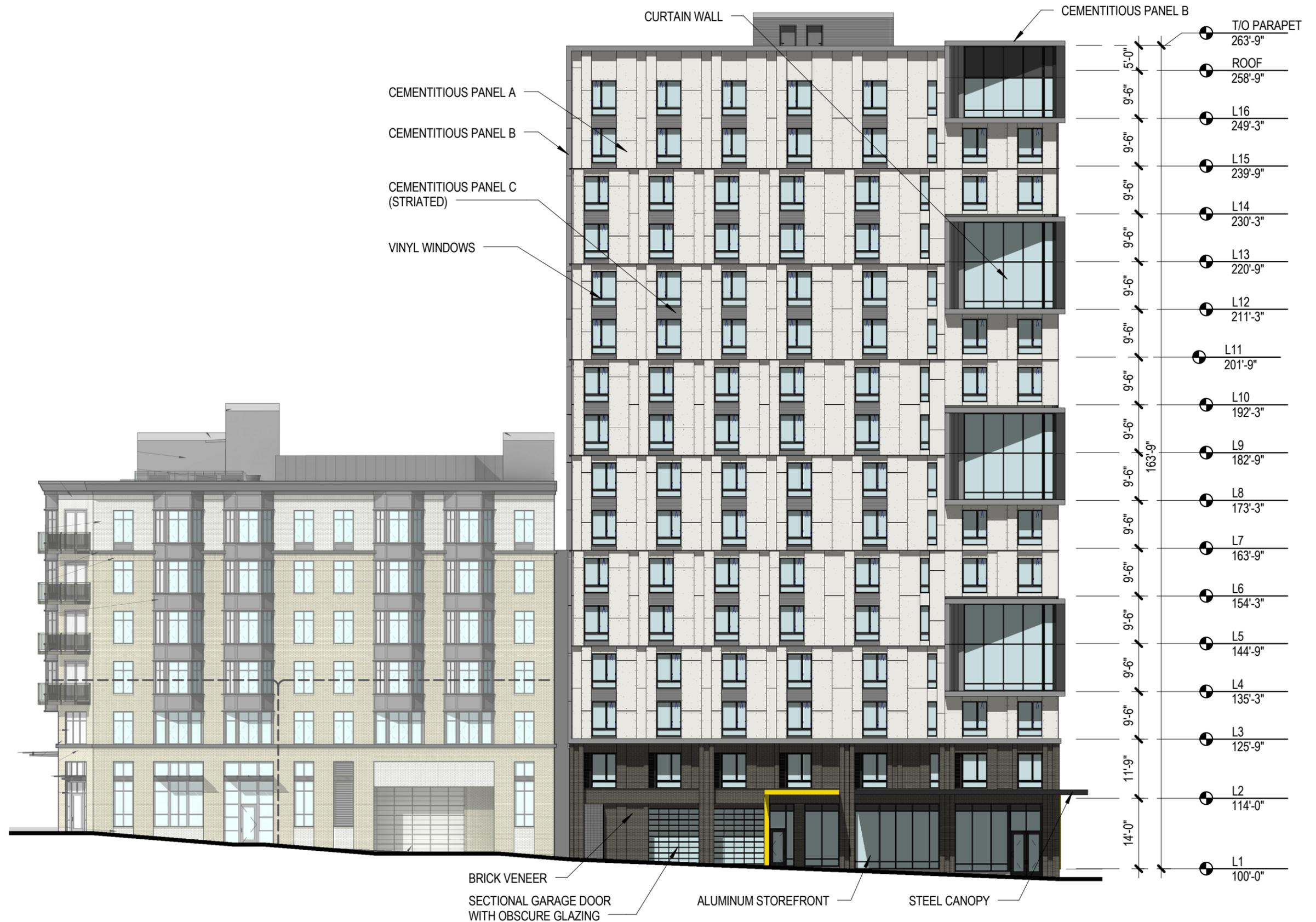




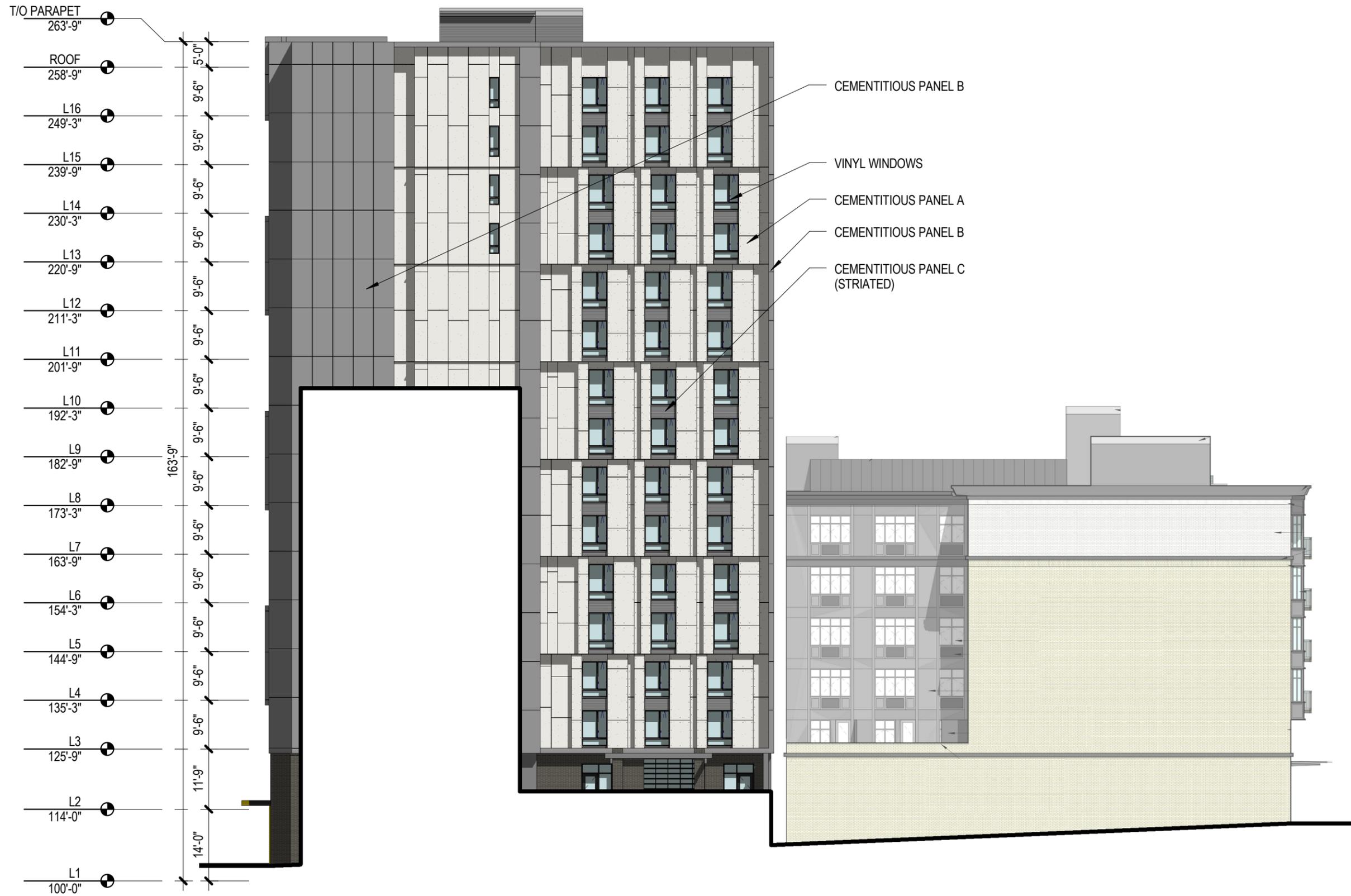














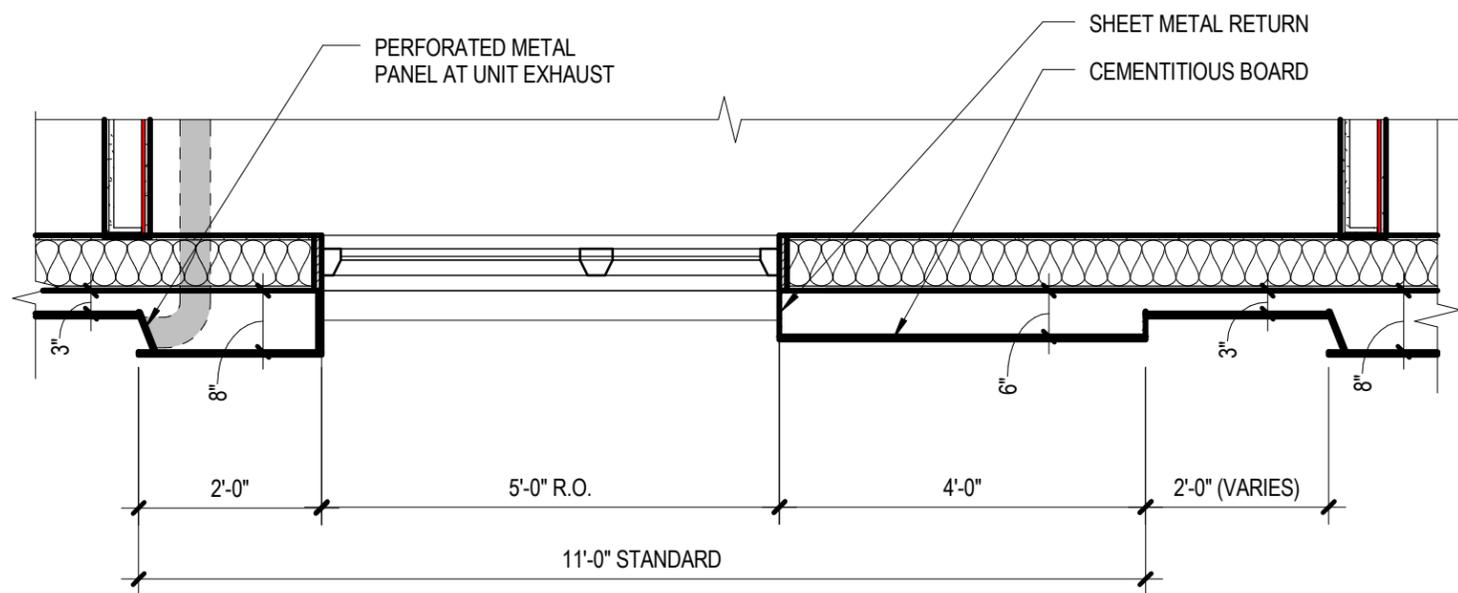
12:00 PM (JUNE 20TH)



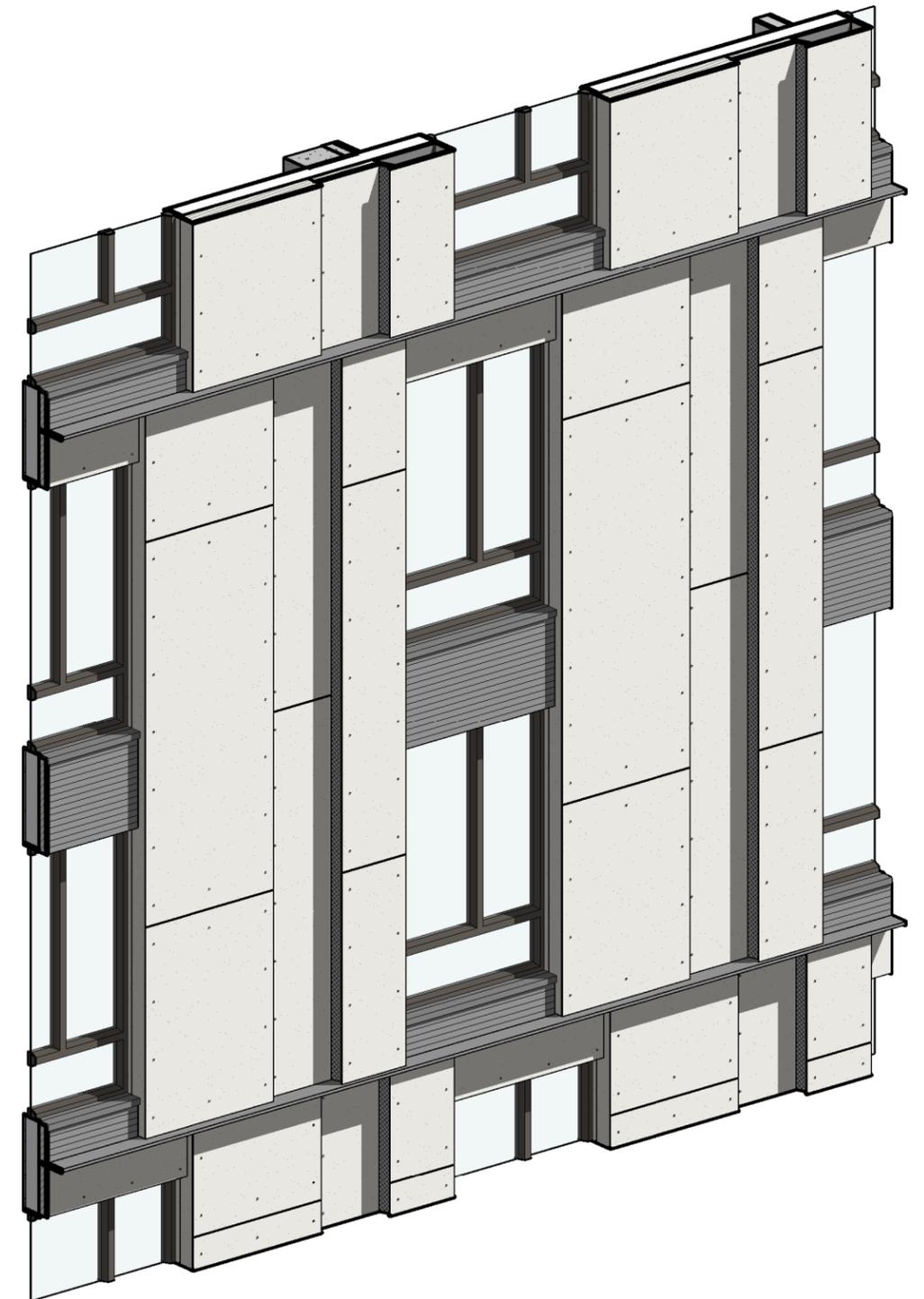
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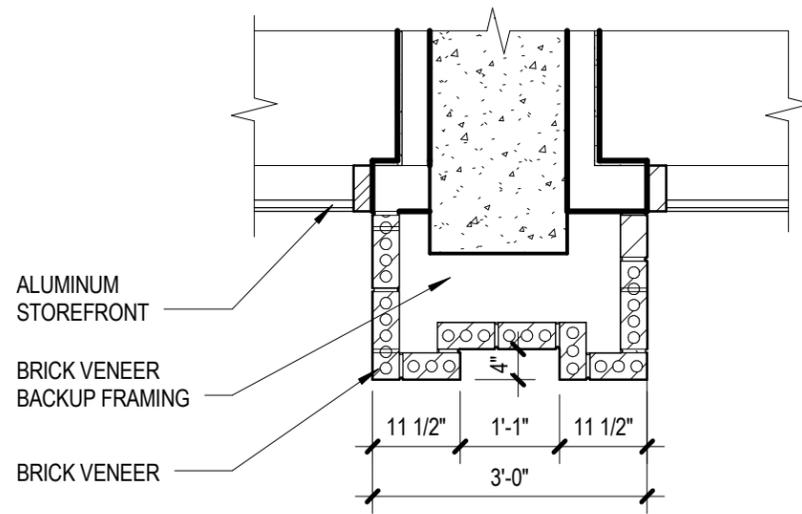
3:00 PM (JUNE 20TH)



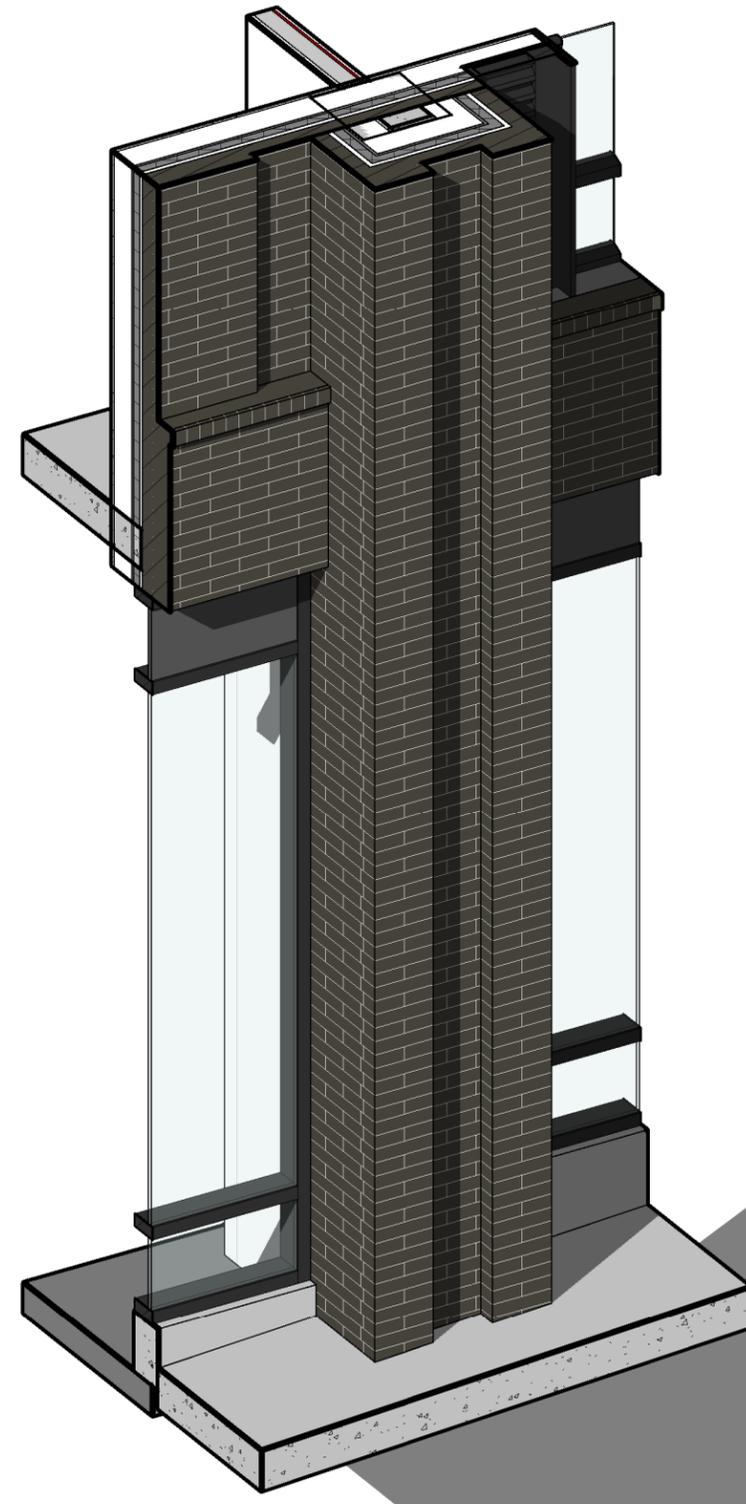
2 TYPICAL PANEL - PLAN VIEW



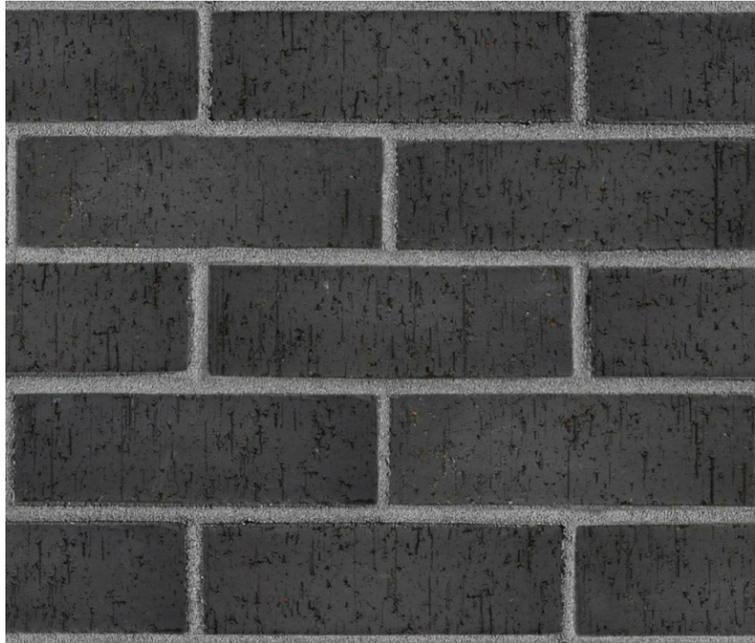
1 TYPICAL PANEL - AXON



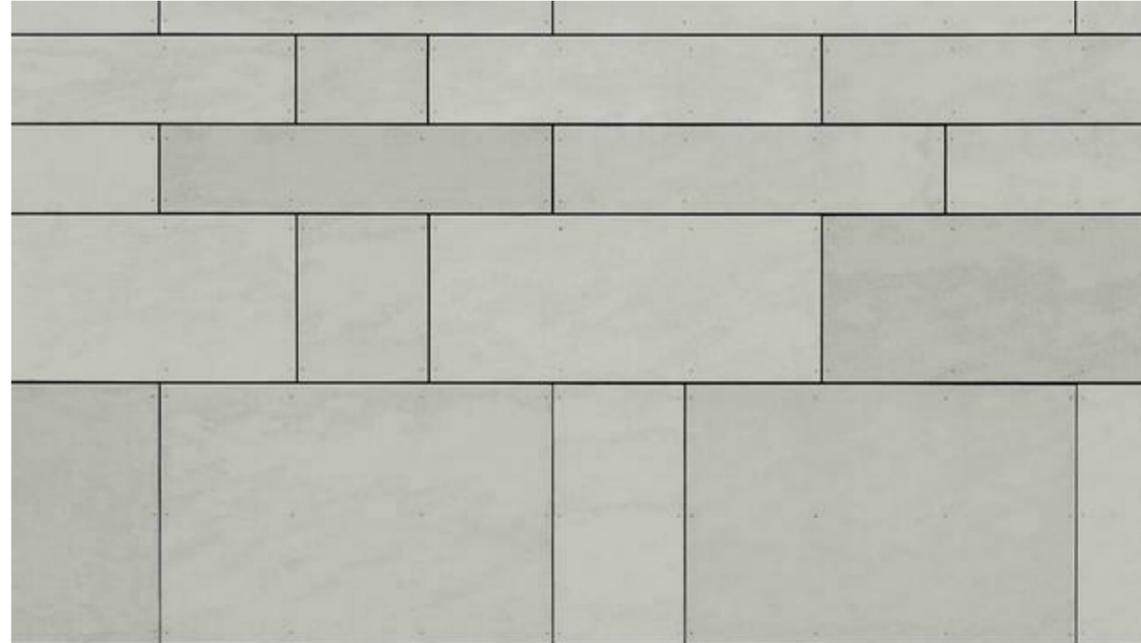
2 TYPICAL BRICK PIER - PLAN



1 TYPICAL BRICK PIER - AXON



BRICK VENEER



CEMENTITIOUS PANEL



MATERIAL PALETTE (SUN)



MATERIAL PALETTE (SHADE)



ALUMINUM STOREFRONT



VINYL WINDOWS



CURTAIN WALL SYSTEM



PREVIOUS EXTERIOR DESIGN



CURRENT EXTERIOR DESIGN