



WOOD SIDING



STOREFRONT



WOOD SIDING

BRICK 1

STOREFRONT

BRICK 2



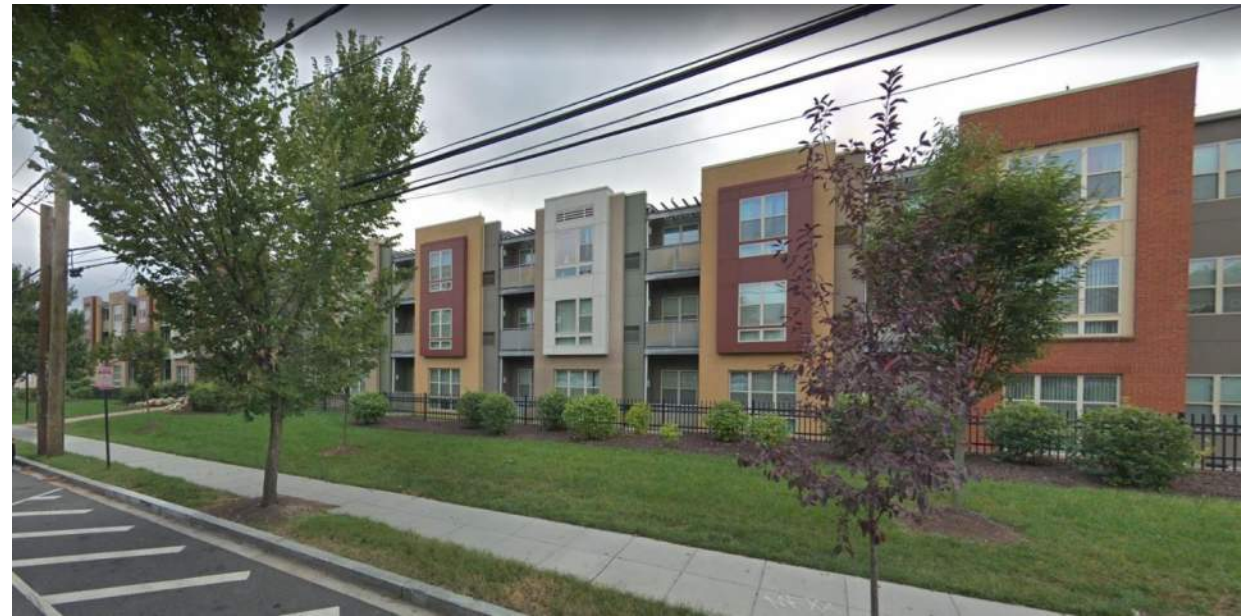
BRICK 1



BRICK 2

Building Image

Context + Character
Precedent and Context



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Building Image

Context + Character
Design Style



Seneca Meadows Medical Office Building



Traditional



Transitional



Contemporary

Design Spectrum

Building Image

Context + Character Design Vocabulary

- 8. Massing
 - a. Upper stories should step back, particularly for tall buildings.
 - b. Pilasters should run the entire height of the building.



Stepped-back volumes



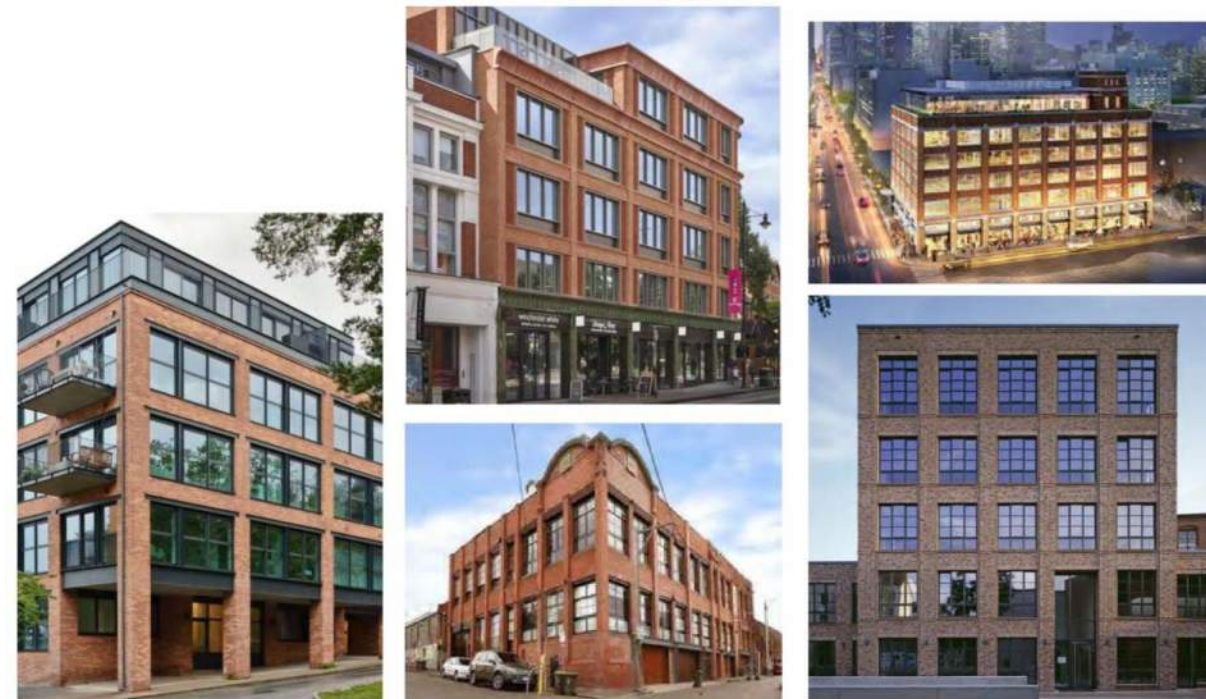
Stepped-back volumes



Higher volume at corner



Traditional Forms & Ordering



Urban Midrise Warehouse Facade



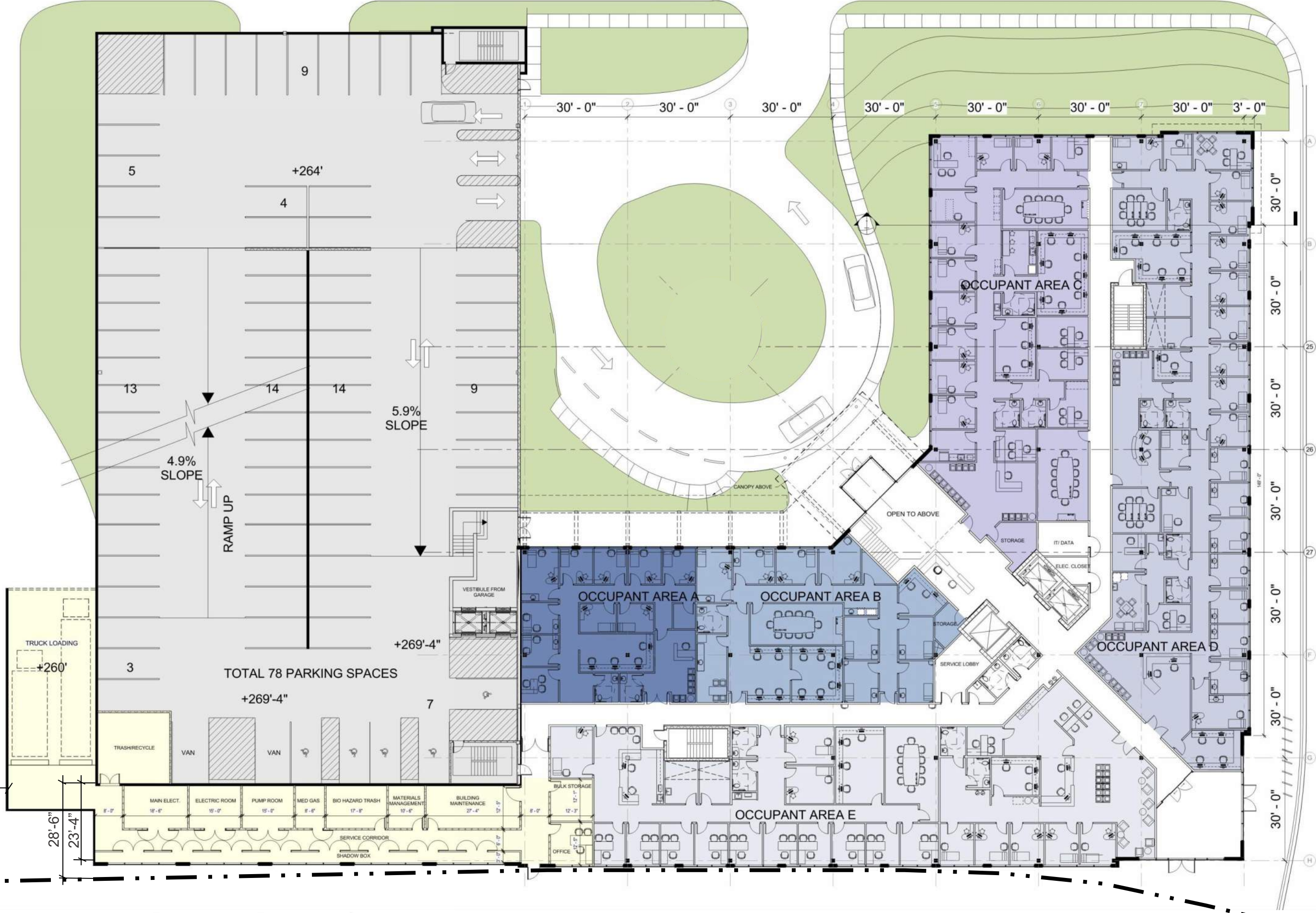
Use of Contemporary Materials



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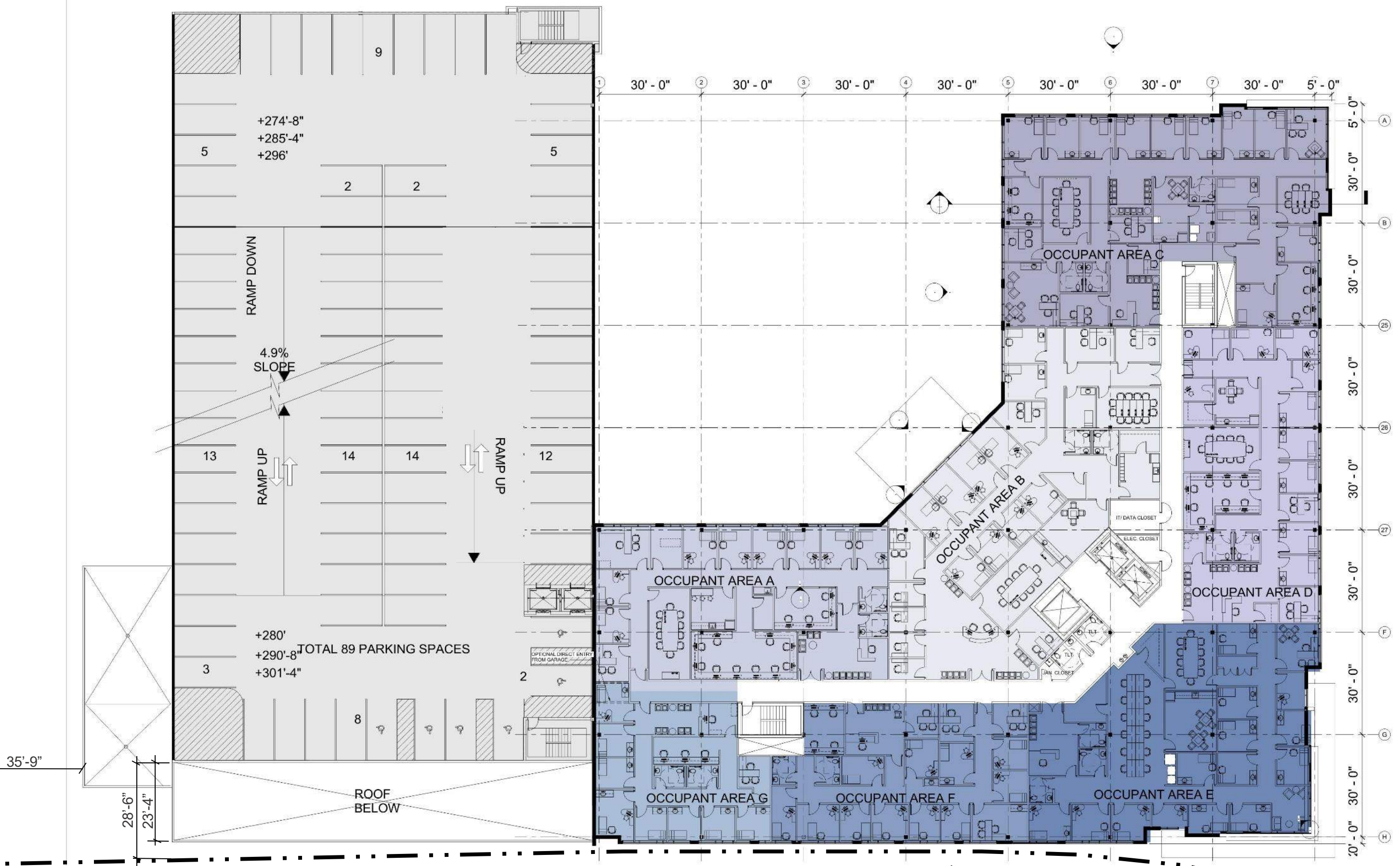




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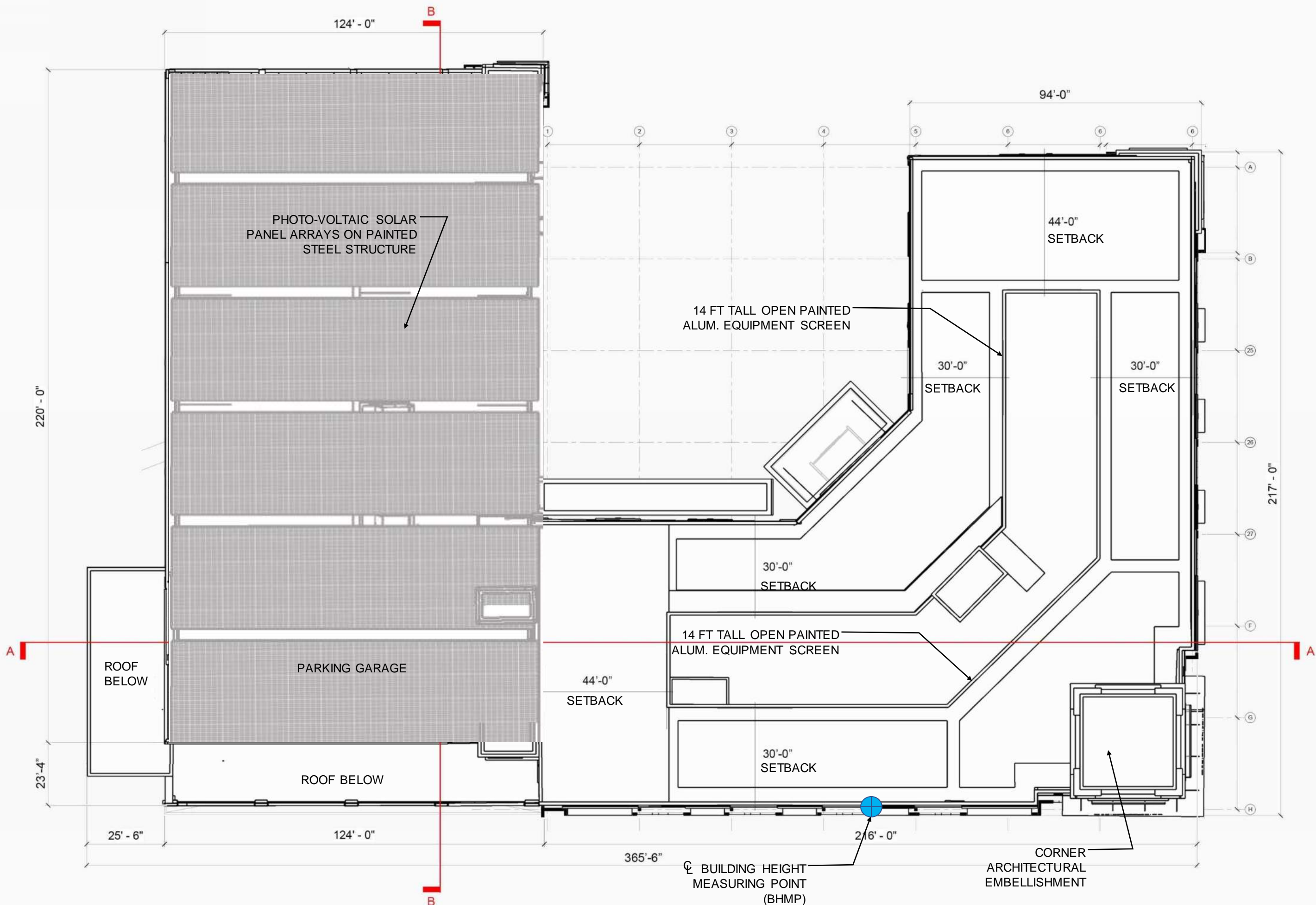
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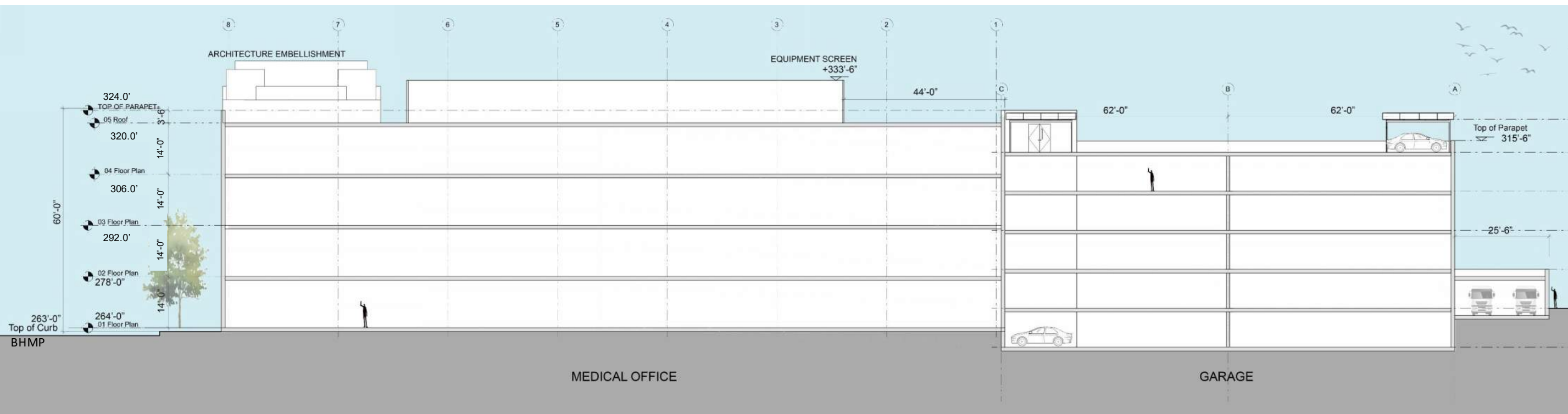
⊕ BUILDING HEIGHT MEASURING POINT (BHMP)

TYPICAL FLOOR PLAN
SKYLAND TOWN CENTER A205

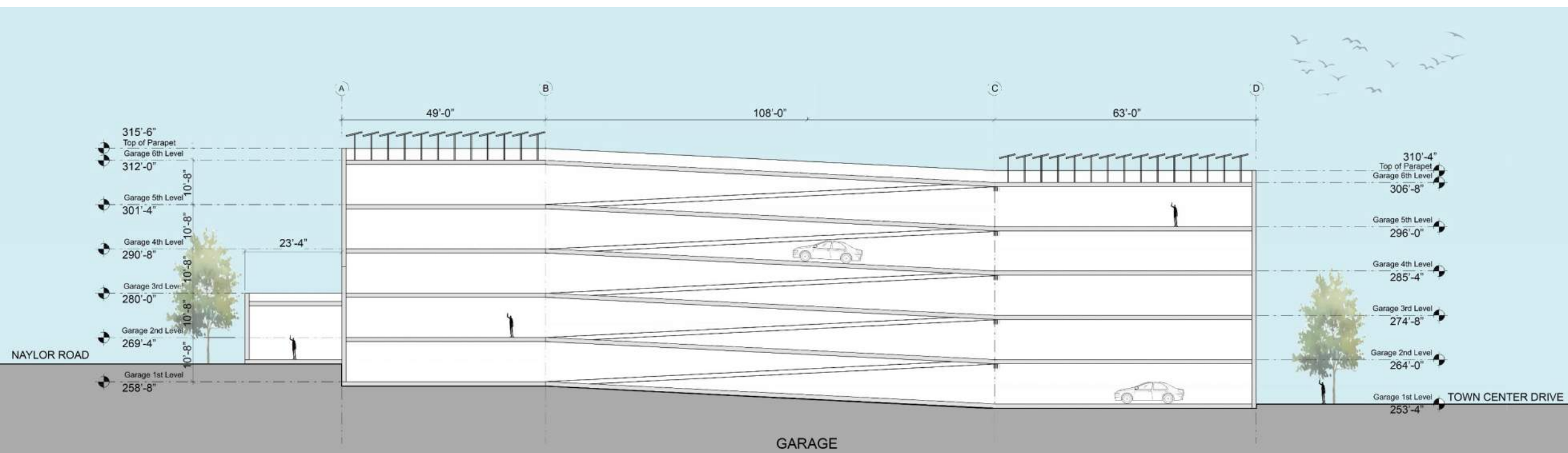


July 2, 21

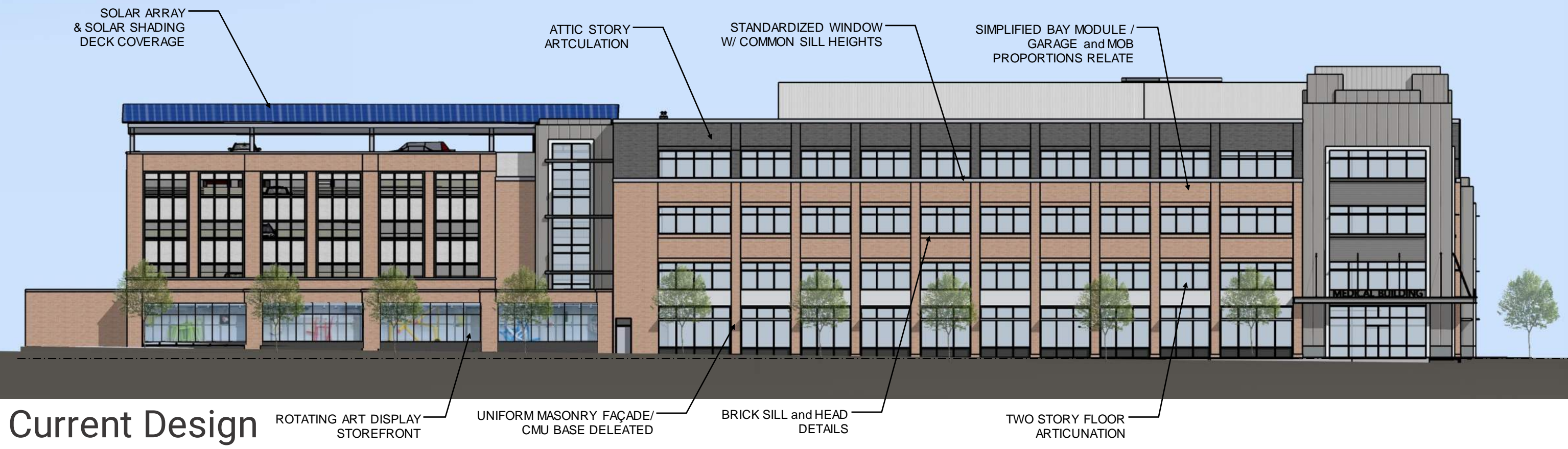




Section A



Section B



Preliminary Design

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West Elevation

℄ BUILDING HEIGHT MEASURING POINT (BHMP)



East Elevation

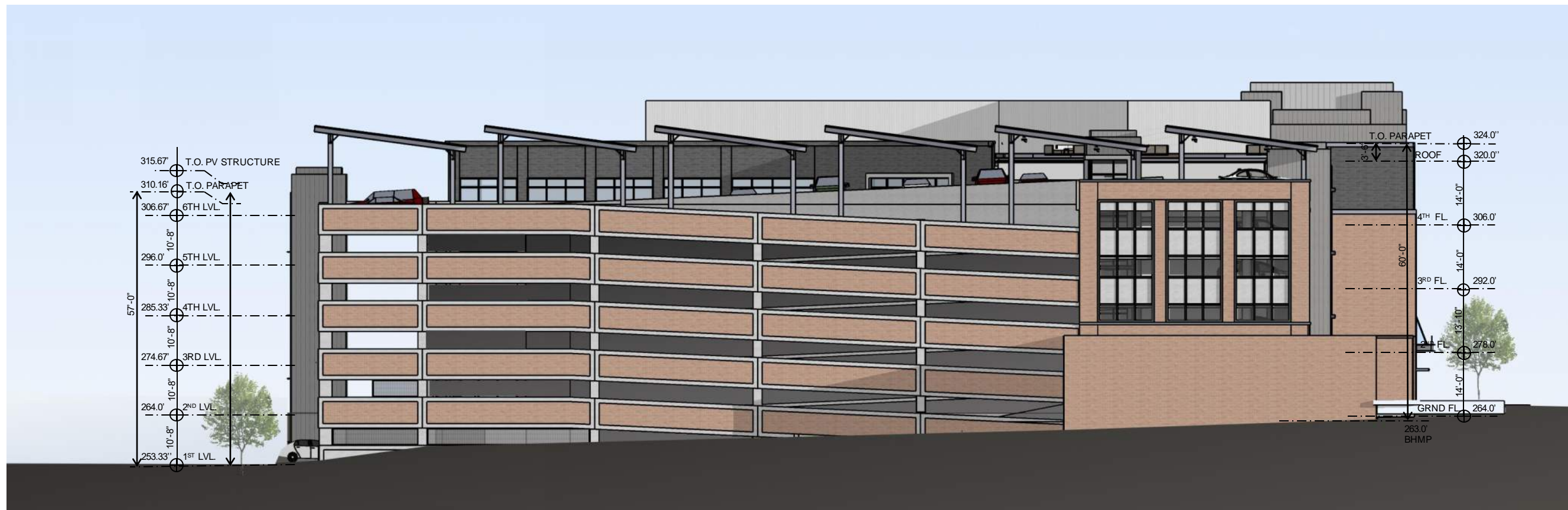
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North Elevation



South Elevation



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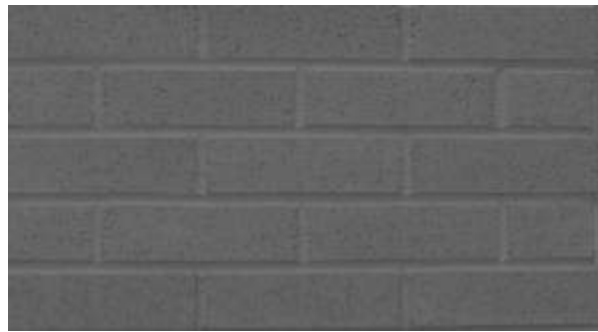
NAYLOR ROAD MOB CORNER ENTRY
SKYLAND TOWN CENTER A211

PAINTED ALUM. EQUIPMENT SCREEN
(30' BEYOND)

PAINTED ALUMINUM COPING

BRICK (COLOR #1)

BRICK (COLOR #2)



Brick Color 1



Brick Color 2

PAINTED ALUM INSULATED SPANDREL
PANEL

PAINTED ALUM. STOREFRONT SYSTEM
W/ SPANDREL/VISION GLASS



PAINTED ALUM. PANEL
RAINSREEN CLADDING W/
PAINTED ALUM. TRIM / PAINTED
STOREFRONT WDW SYSTEM/ ALUM.
SUNSCREENS

Painted Aluminum Wall Cladding



PAINTED STEEL CANOPY STEEL w/
TURNBUCKLE SUPPORT /
MARQUEE SIGNAGE OVER
ALUM. STOREFRONT SYSTEM

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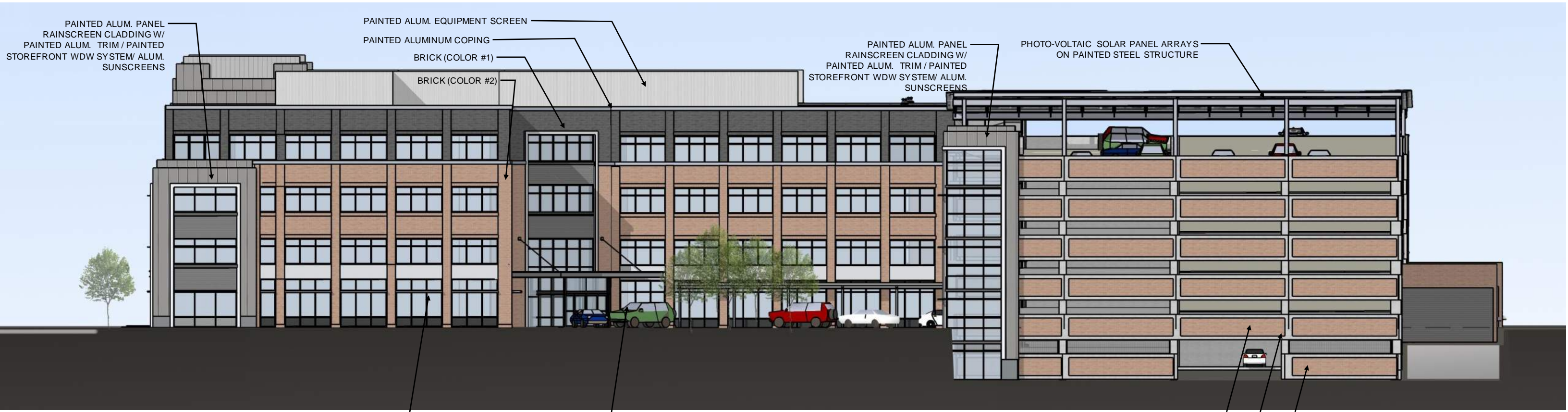
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West Elevation

PHOTO-VOLTAIC SOLAR PANEL ARRAYS ON PAINTED STEEL STRUCTURE
 PAINTED ALUM. EQUIPMENT SCREEN
 PAINTED ALUMINUM COPING
 BRICK (COLOR #1)
 BRICK (COLOR #2)
 PAINTED ALUM. PANEL RAINSCREEN CLADDING W/ PAINTED ALUM. TRIM / PAINTED STOREFRONT WDW SYSTEM / ALUM. SUNSCREENS
 PRECAST CONCRETE SPANDREL (BEYOND)
 PAINTED ALUM. STOREFRONT SYSTEM W/ SPANDREL GLASS
 PAINTED ALUM. STOREFRONT SYSTEM W/ SPANDREL/VISION GLASS
 PAINTED STEEL CANOPY W/ STEEL TURNBUCKLE SUPPORT / MARQUEE SIGNAGE OVER ALUM. STOREFRONT SYSTEM

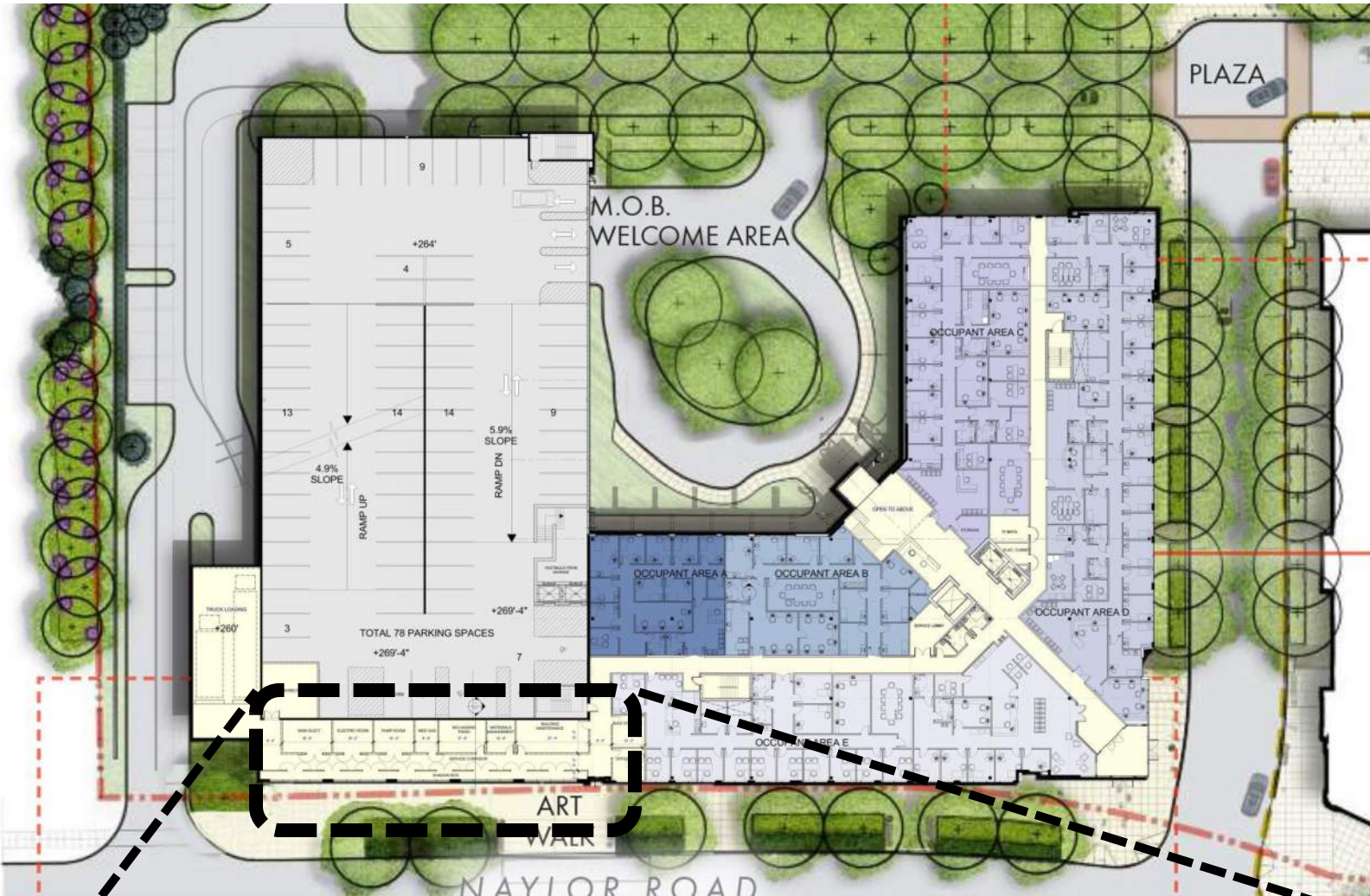


East Elevation

PAINTED ALUM. PANEL RAINSCREEN CLADDING W/ PAINTED ALUM. TRIM / PAINTED STOREFRONT WDW SYSTEM / ALUM. SUNSCREENS
 PAINTED ALUM. EQUIPMENT SCREEN
 PAINTED ALUMINUM COPING
 BRICK (COLOR #1)
 BRICK (COLOR #2)
 PAINTED ALUM. PANEL RAINSCREEN CLADDING W/ PAINTED ALUM. TRIM / PAINTED STOREFRONT WDW SYSTEM / ALUM. SUNSCREENS
 PHOTO-VOLTAIC SOLAR PANEL ARRAYS ON PAINTED STEEL STRUCTURE
 GLAZED PANEL CANOPY W/ PAINTED STEEL CANOPY SURROUND, STEEL TURNBUCKLE SUPPORT / MARQUEE SIGNAGE OVER ALUM. STOREFRONT SYSTEM
 PRECAST CONCRETE SPANDREL
 BRICK (COLOR #2)
 METAL MESH SECURITY SCREENING

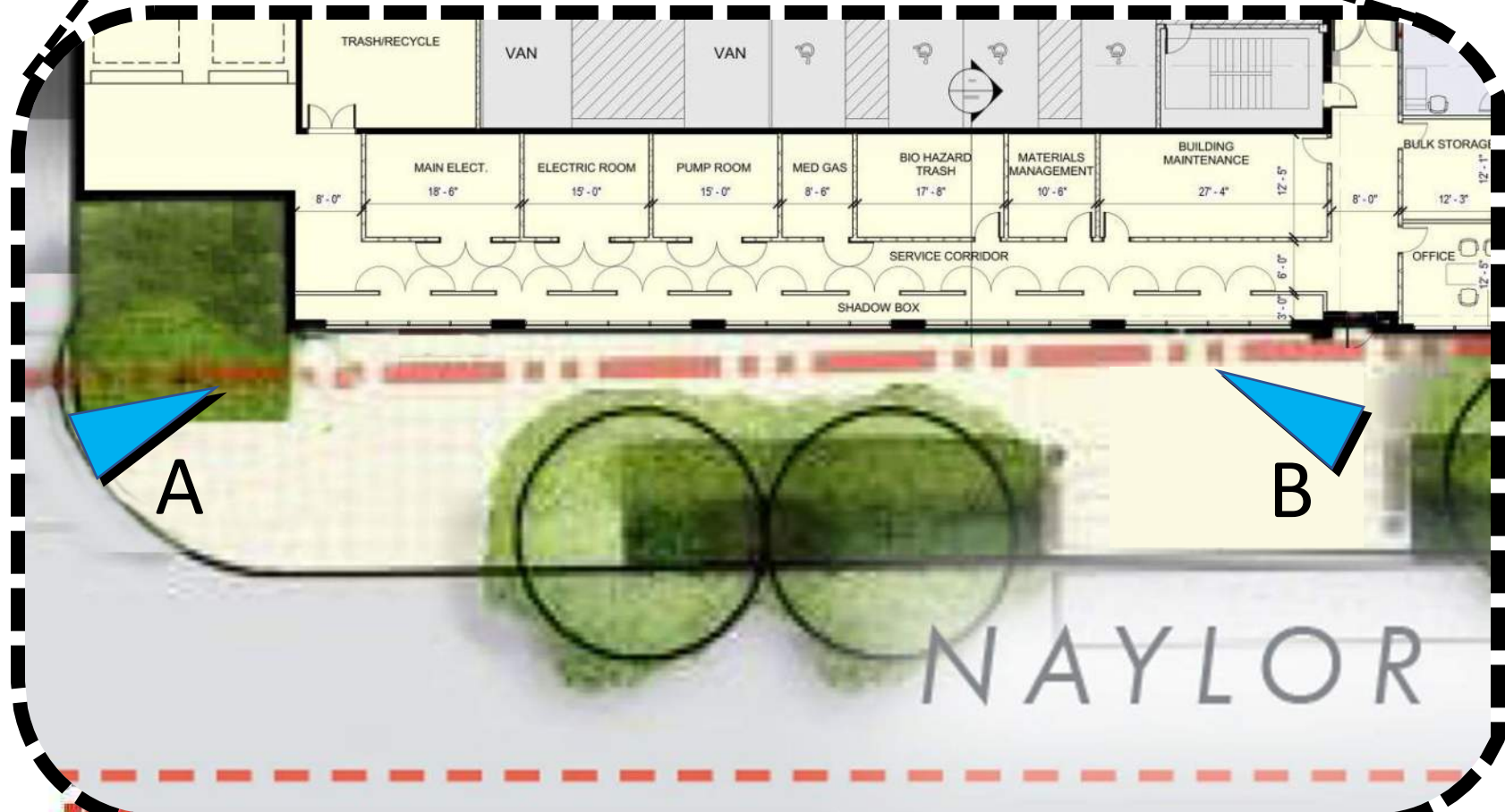
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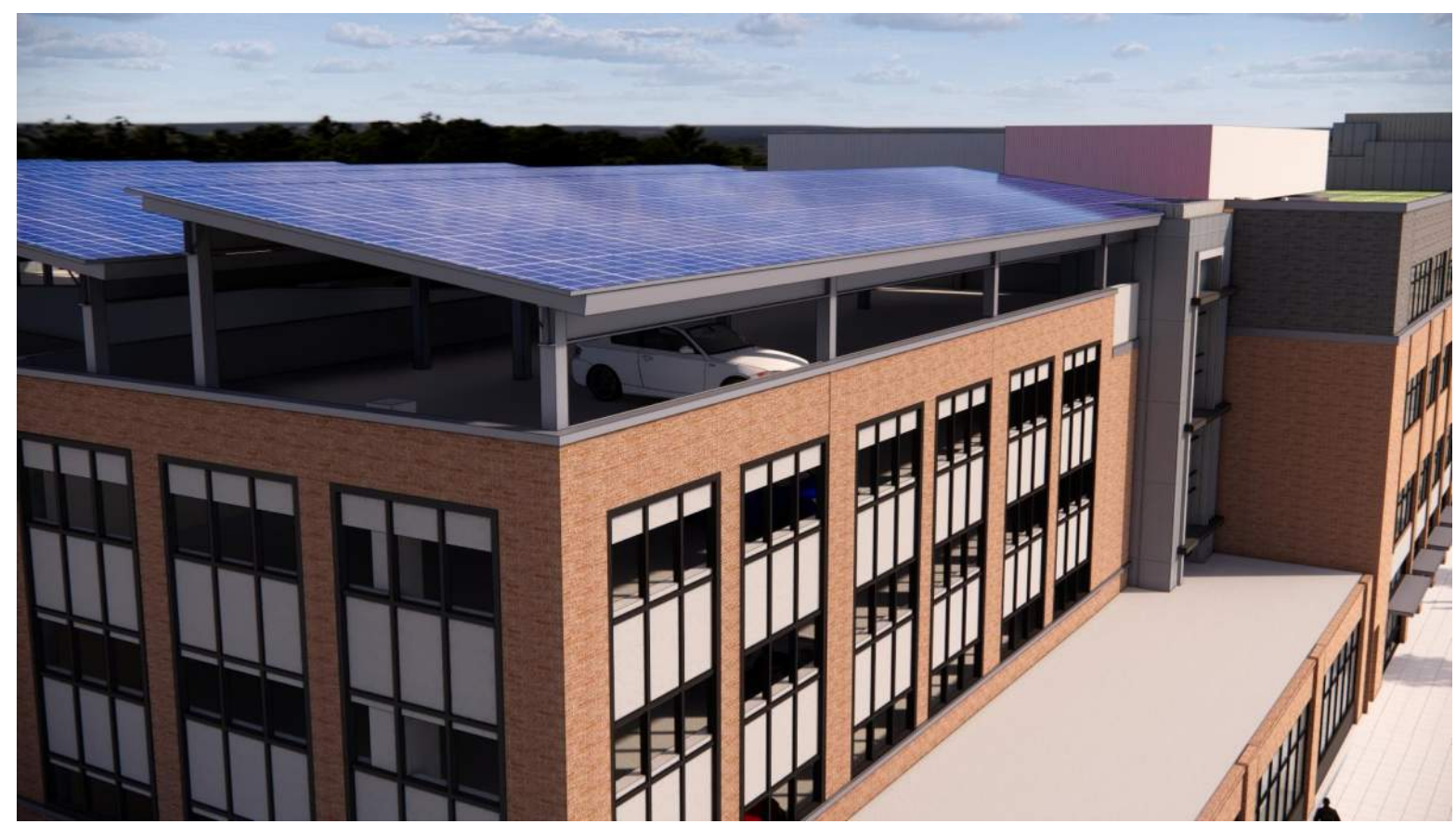


A - VIEW ALONG NAYLOR ROAD

B - VIEW ALONG NAYLOR ROAD



GARAGE UPDATES – STOREFRONT ART SPACE AMENITY
 SKYLAND TOWN CENTER A217

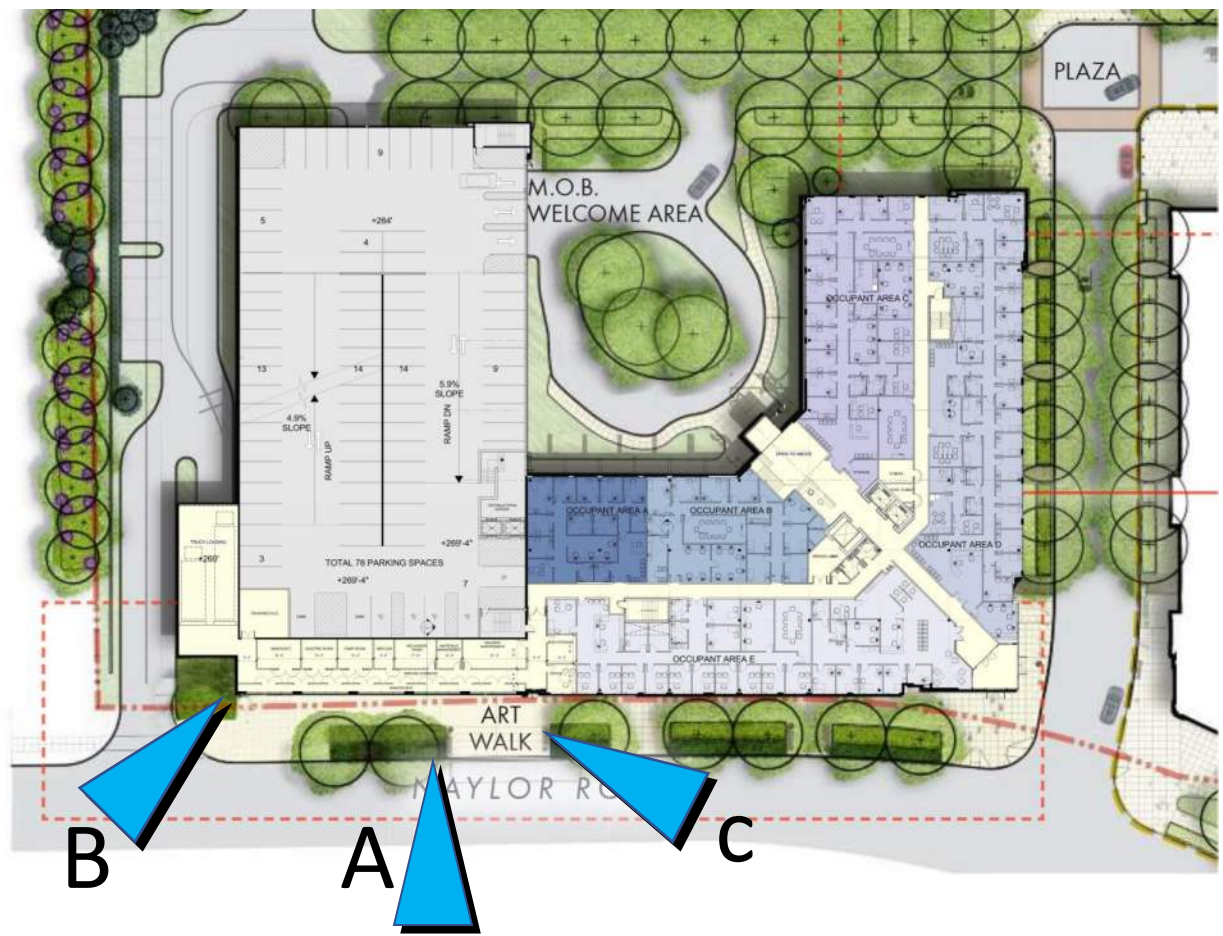


TOP PARKING DECK SOLAR ARRAY

VIEW FROM SIDEWALK



GARAGE SECTION AT NAYLOR ROAD



B – SIDEWALK VIEW UP

C – SIDEWALK VIEW UP



A – VIEW FROM ACROSS NAYLOR ROAD



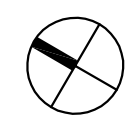
Landscape Exhibits



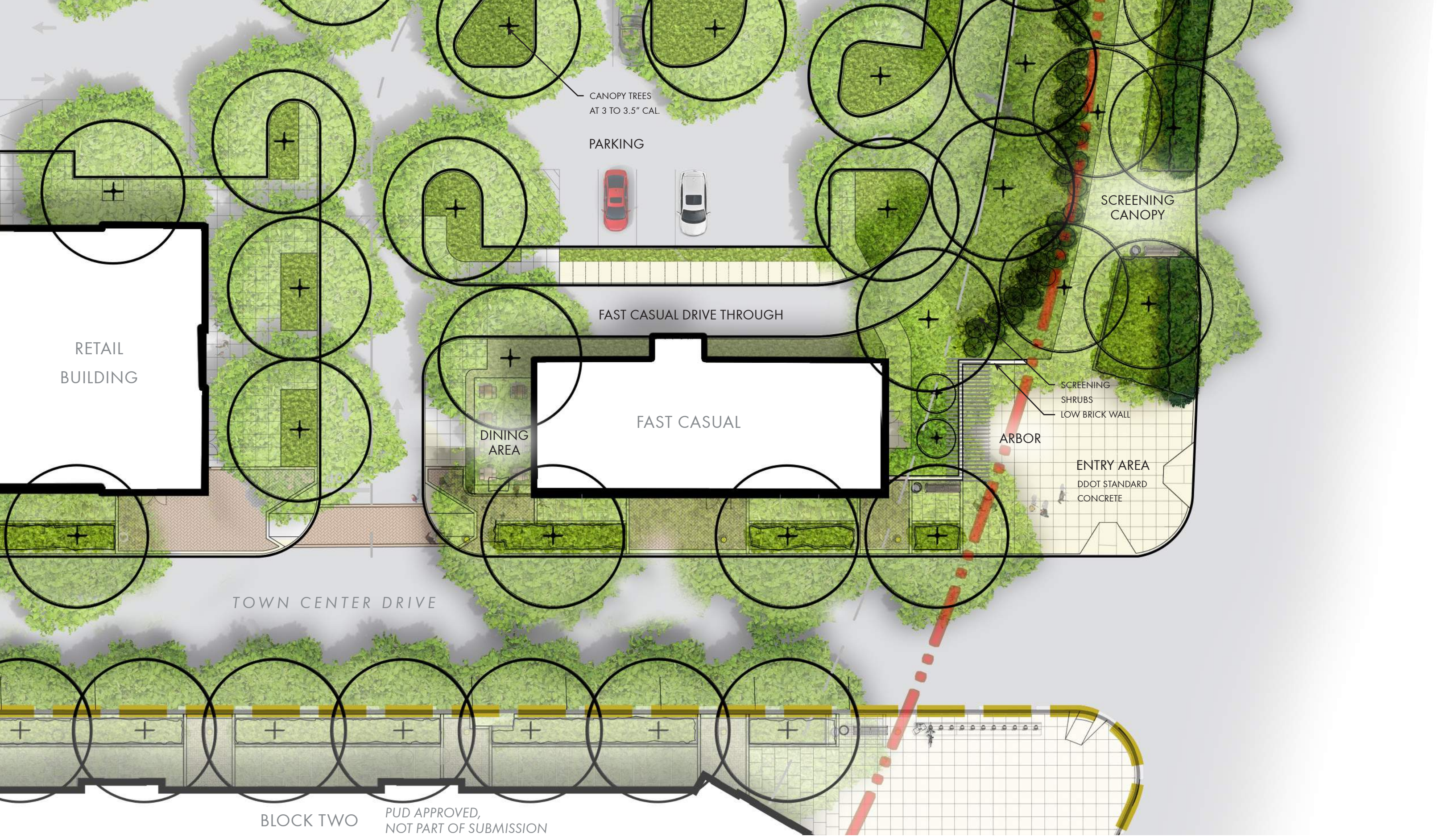
KEY	
	GROUNDCOVER: LIRIOPE, SEDGE
	SHRUBS: YEW, HOLLY, VIBURNUM
	CANOPY TREES: SYCAMORE, ELM, OAK, GINKGO, MAPLE, LONDON PLANE TREE
	ORNAMENTAL TREES: CHERRY, SHADBLOW, DOGWOOD, REDBUD
	EVERGREEN TREES: SPRUCE, CYPRESS, HOLLY, ARBORVITAE, CRYPTOMERIA

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Overall Plan, L01
SKYLAND TOWN CENTER



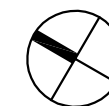
BLOCK TWO PUD APPROVED,
NOT PART OF SUBMISSION

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MICHAEL VERGASON LANDSCAPE ARCHITECTS, LTD.



Detail Plan - Entry Area, L02
SKYLAND TOWN CENTER

RESIDENTIAL BUILDING



PLANTING WITHIN BRICK PAVING

CONCRETE PAVING

BOLLARDS

PLAZA

TOWN CENTER DRIVE

BRICK CROSSWALK

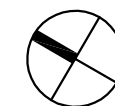
MEDICAL OFFICE BUILDING

BLOCK TWO

PUD APPROVED,
NOT PART OF SUBMISSION

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Detail Plan - Plaza, L03
SKYLAND TOWN CENTER

MEDICAL OFFICE BUILDING

