



Entrance to North Service Court from North Capitol Street

Rendering is conceptual, final design is subject to board approval.



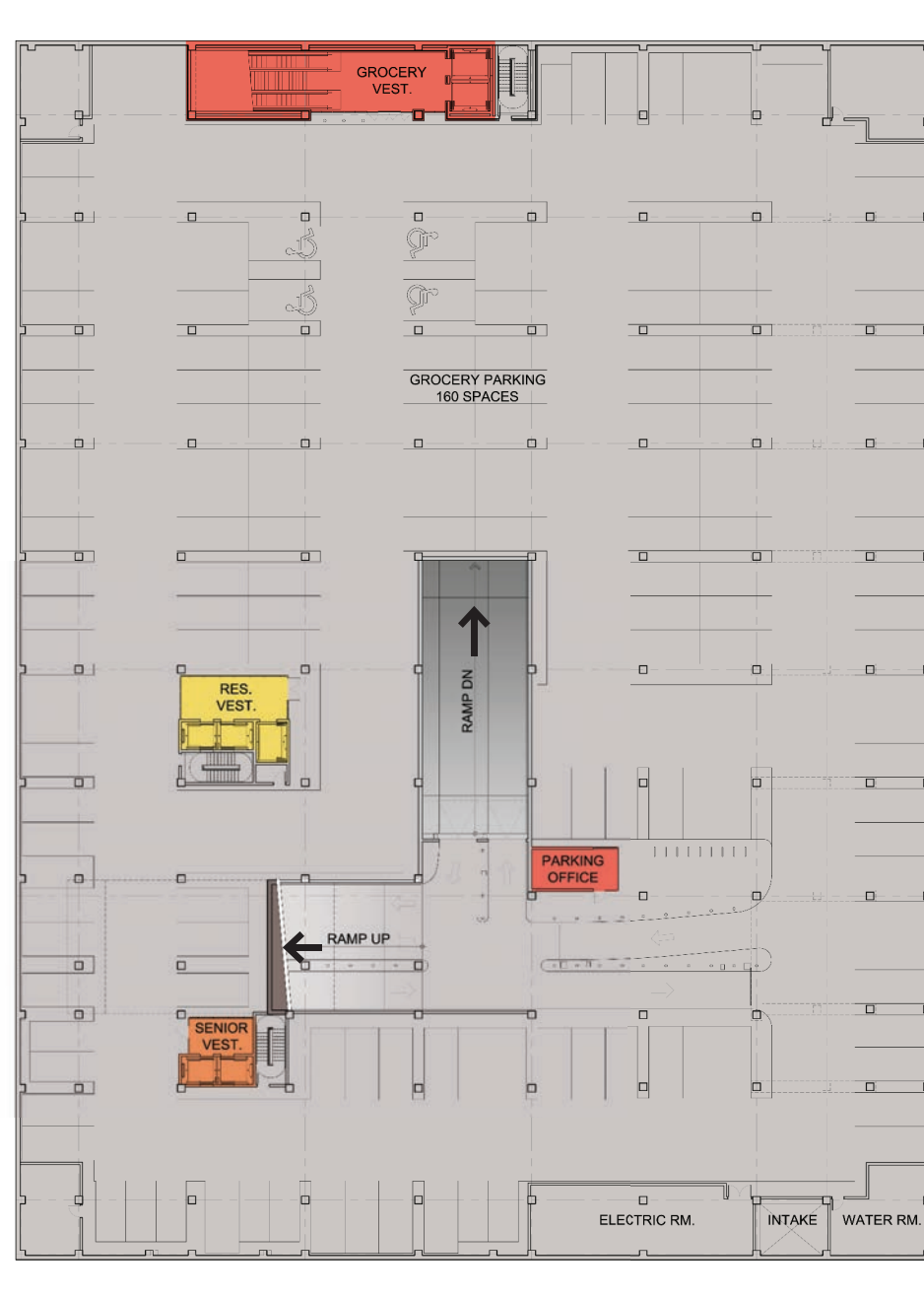


View looking at Intersection of Quarter Street and North Service Court

Rendering is conceptual, final design is subject to board approval.



- Grocery
- Residential
- Senior Residential
- Parking/  
Loading/MEP



P1 PLAN – RETAIL PARKING



P2 PLAN – RESIDENTIAL PARKING

- Grocery
- Residential
- Senior Residential
- Parking/  
Loading/MEP
- Retail doors to be coordinated with future tenant



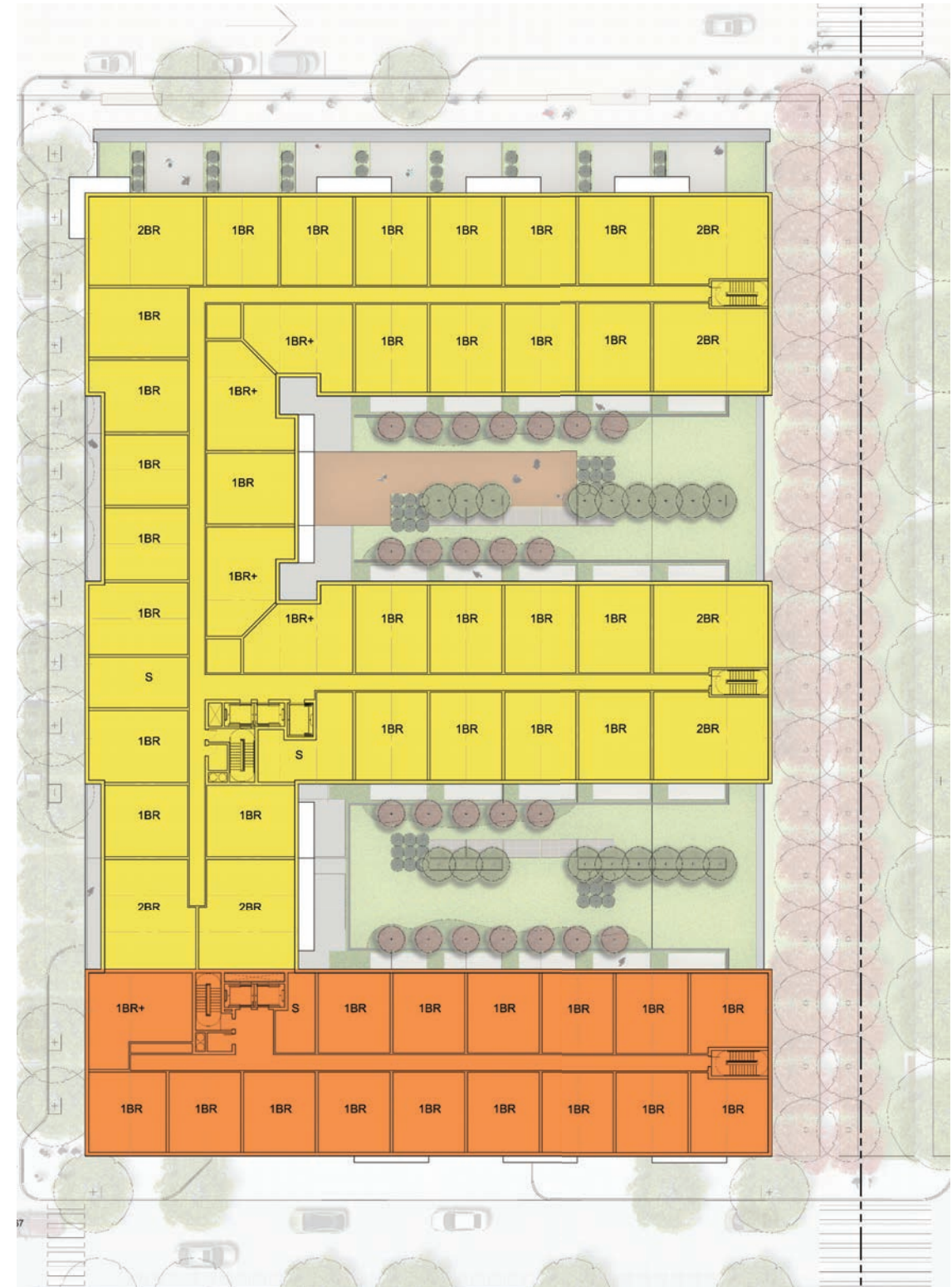
STREET LEVEL PLAN



- Residential
- Senior Residential
- Parking/  
Loading/MEP



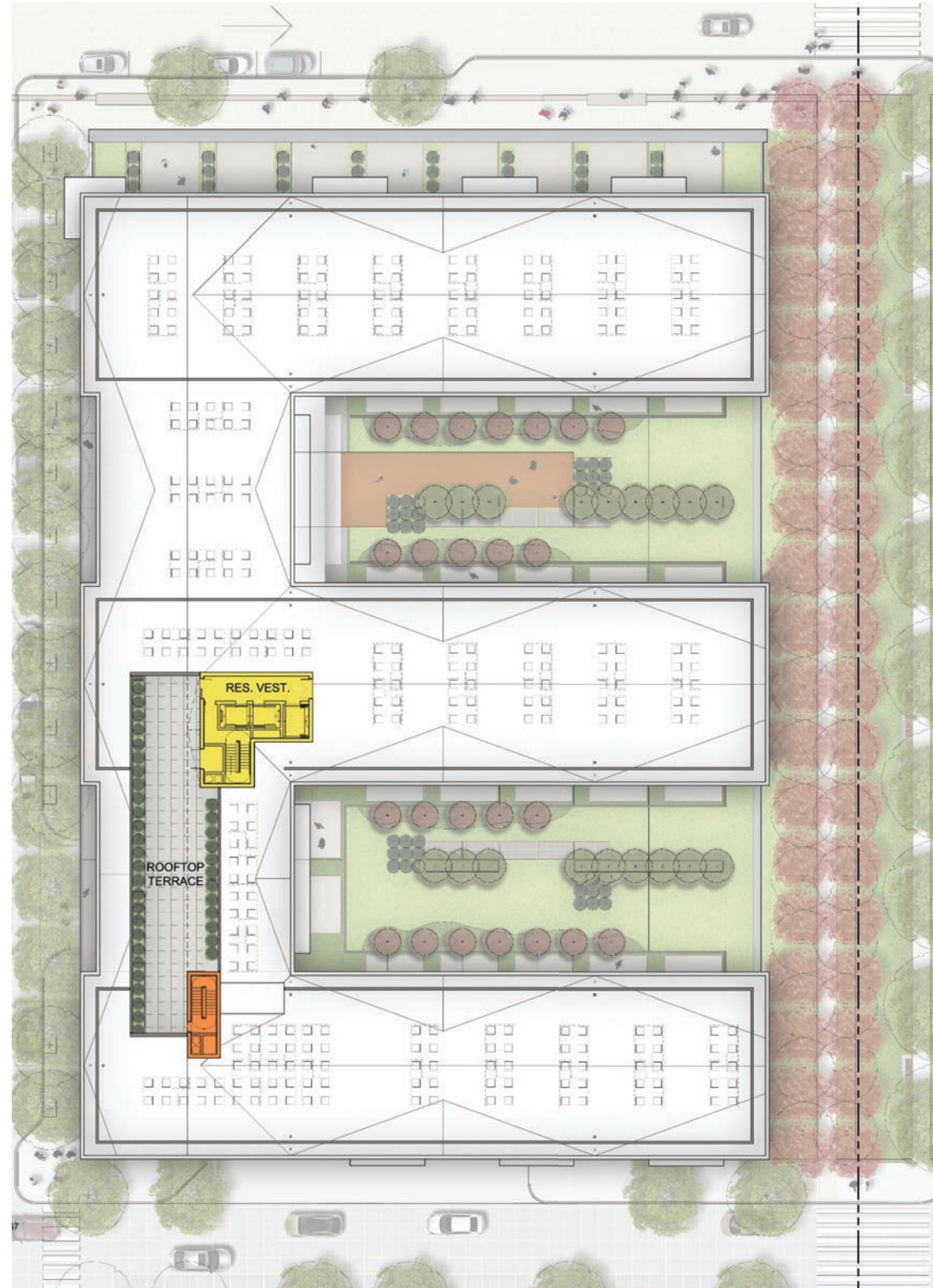
LEVEL 2 PLAN



LEVELS 3-6 PLAN



- Residential
- Senior Residential
- Parking/  
Loading/MEP



ROOF PLAN

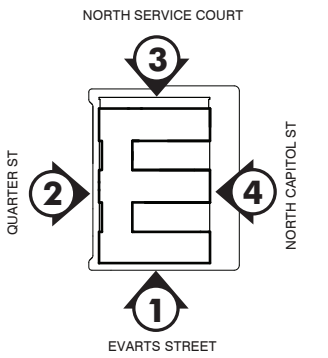
ELEVATIONS



1 SOUTH ELEVATION



2 WEST ELEVATION







3 NORTH ELEVATION

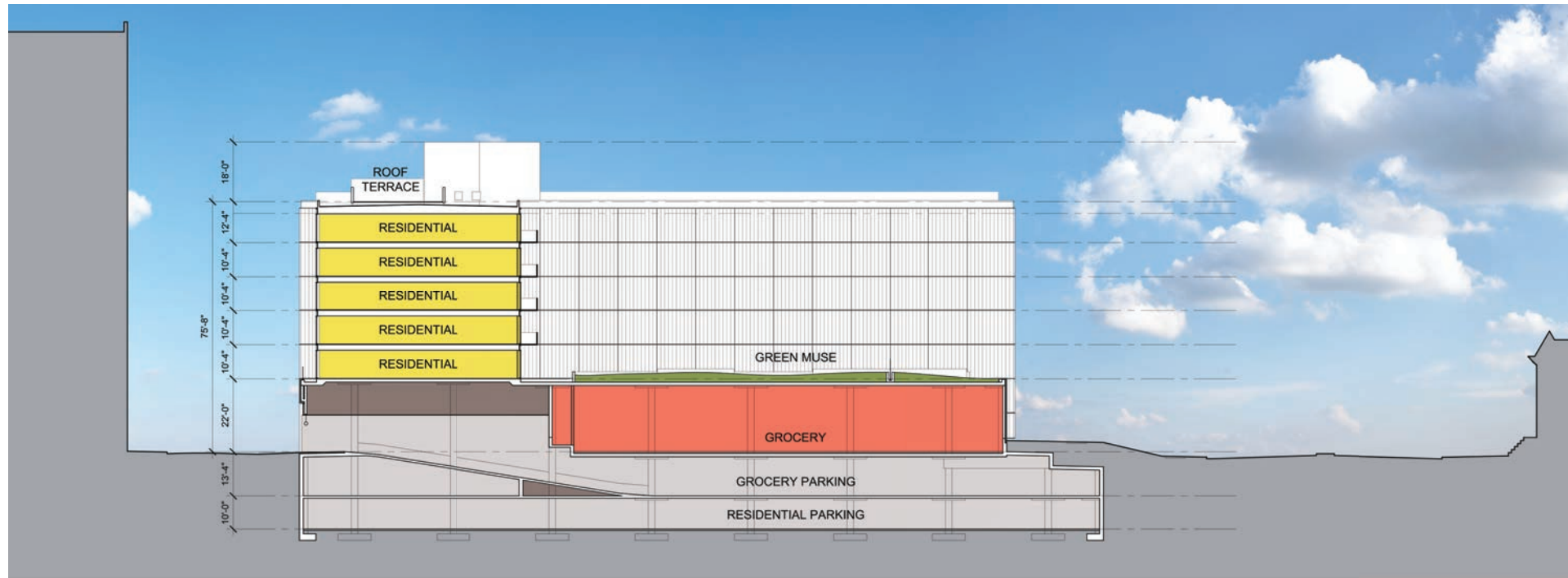


4 EAST ELEVATION

NOTES:

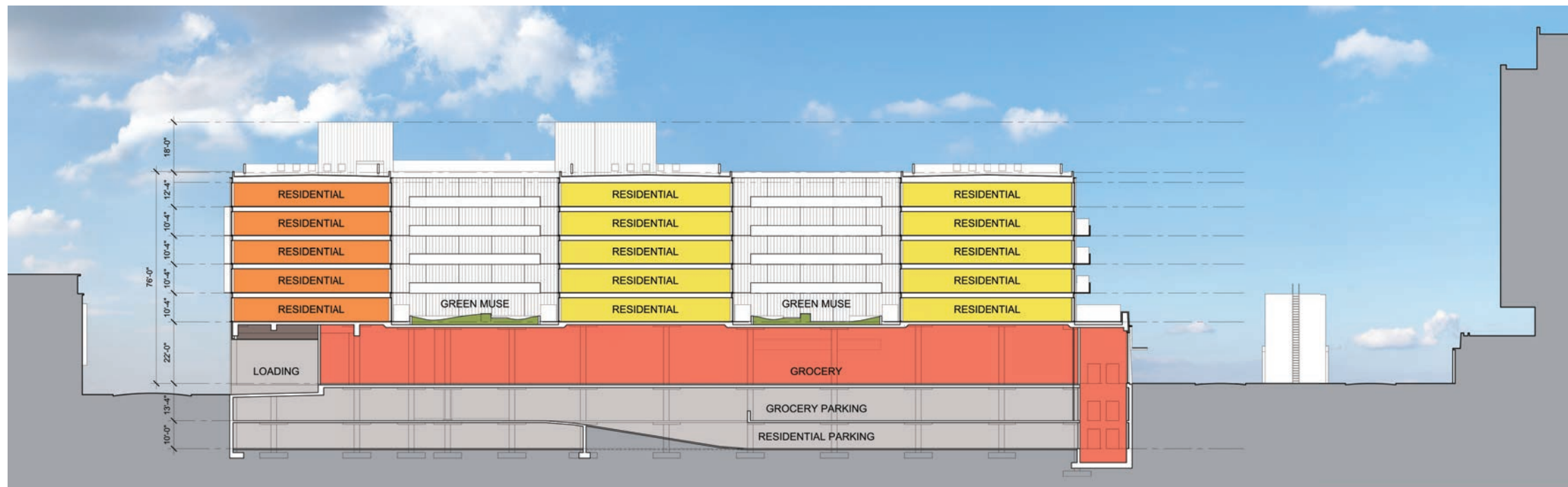
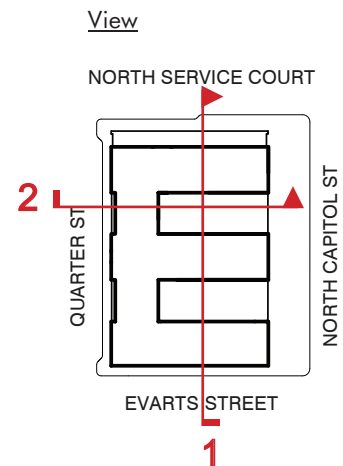
1. Flexibility is requested to vary the final selection of the exterior materials within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.
2. Flexibility is requested to make minor refinements to exterior details and dimensions, including belt courses, sills, bases, cornices, railings and trim, or any other changes to comply with the building codes or that are otherwise necessary to obtain a final building permit.





SECTION 1

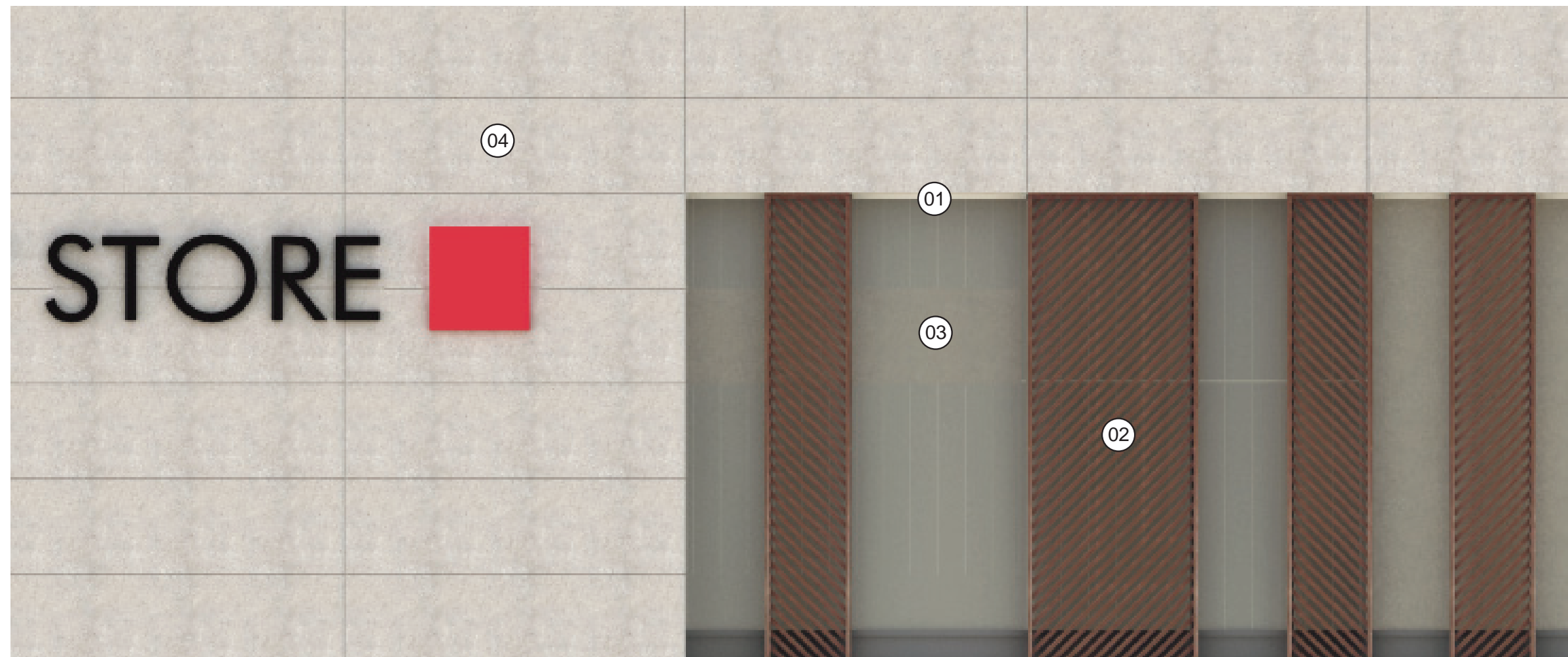
- Grocery
- Residential
- Senior Residential
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Loading/MEP



SECTION 2



- ① ALUMINUM STOREFRONT SYSTEM
- ② WOOD-CLAD SLIDING SCREEN
- ③ GLASS
- ④ LIMESTONE
- ⑤ GRANITE BASE





# RESIDENTIAL COMPONENT MATERIALS



WHITE METAL FACADE SYSTEM 06

WHITE METAL LOUVER 07

ALUMINUM FRAME WINDOW 08

GLASS WITH LOW-E COATING 09

SPANDREL GLASS 10

CHARCOAL-COLORED METAL PANEL 11

BALCONY RAILING SYSTEM 12

