



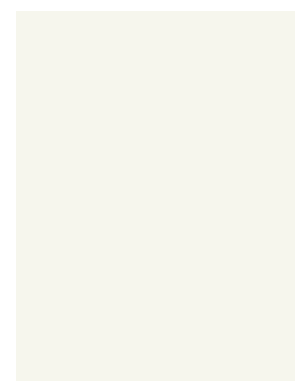
① AEP SPAN METAL SIDING, COOL MATTE BLACK (22-24 GA)



② BRICK VENEER, GRAY



③ VERTICAL HARDIE PLANK, (SW 7606 BLUE CRUISE)



④ AEP SPAN METAL PANEL, COOL REGAL WHITE (22-24 GA)



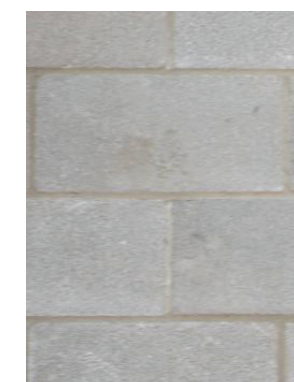
⑤ VINYL WINDOWS, WHITE



⑥ BLACK ALUMINUM STOREFRONT GLAZING SYSTEM



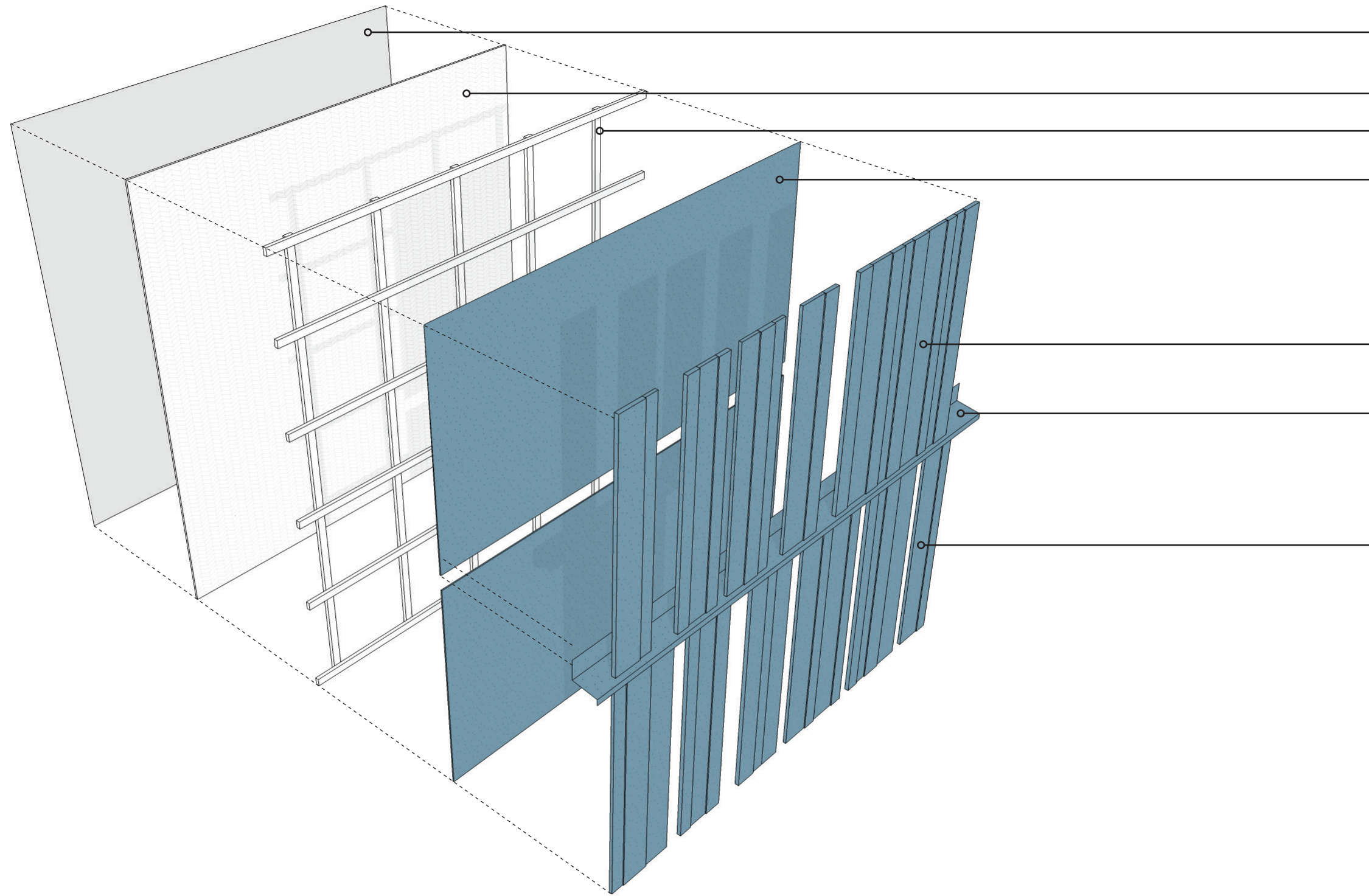
⑦ PAINTED BLACK STEEL OVERHEAD WEATHER PROTECTION



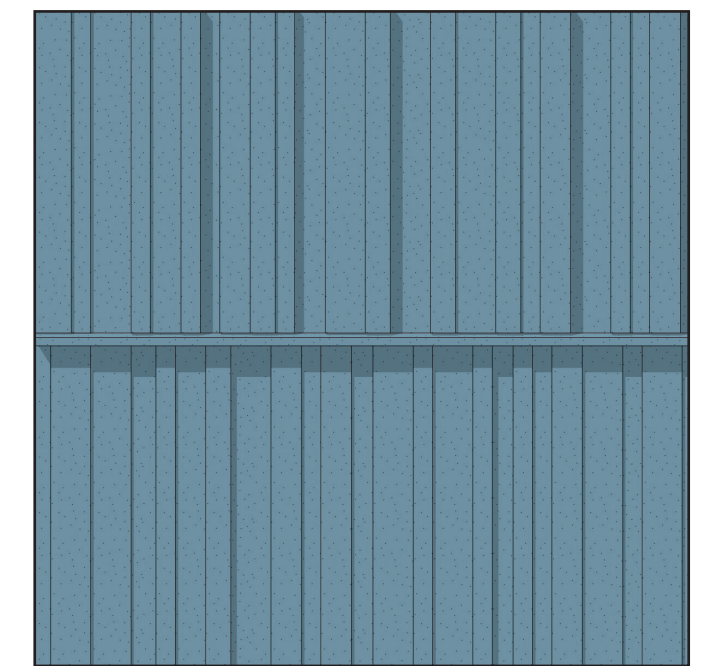
⑧ CONCRETE MASONRY UNIT



⑨ ARCHITECTURAL CONCRETE



- WEATHER BARRIER
- SHEATHING PER STRUCTURAL
- 1X2 VERTICAL AND HORIZONTAL BOARD AND BATTENS
- 5/16" CEMENT BOARD PANELS
- 4/4 COMMERCIAL TRIM, SMOOTH @ VARYING WIDTHS
- ALUMINUM FLASHING
- 5/4 COMMERCIAL TRIM, SMOOTH @ VARYING WIDTHS



MATERIAL SHADOW LINES

MATERIAL SELECTION | PROPOSED PALETTE



FIBER CEMENT PANEL
BENJAMIN MOORE
CEMENT GRAY



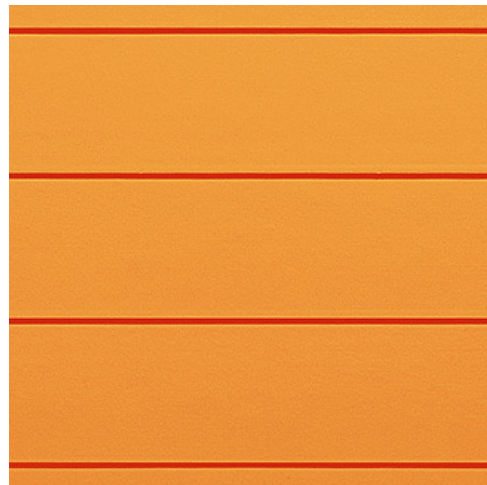
VINYL WINDOWS
WHITE FRAME
STOREFRONT
BLACK ANODIZED



MODULAR BRICK
PACIFIC CLAY
DARK IRON SPOT



FIBER CEMENT PANEL
BENJAMIN MOORE
EVENING SKY



ACCENT PANEL/SOFFIT
STAIN / PAINT FINISH



METAL ACCENT PANEL
WEATHERING STEEL



MATERIAL PALETTE
PHOTOGRAPH IN SUNLIGHT



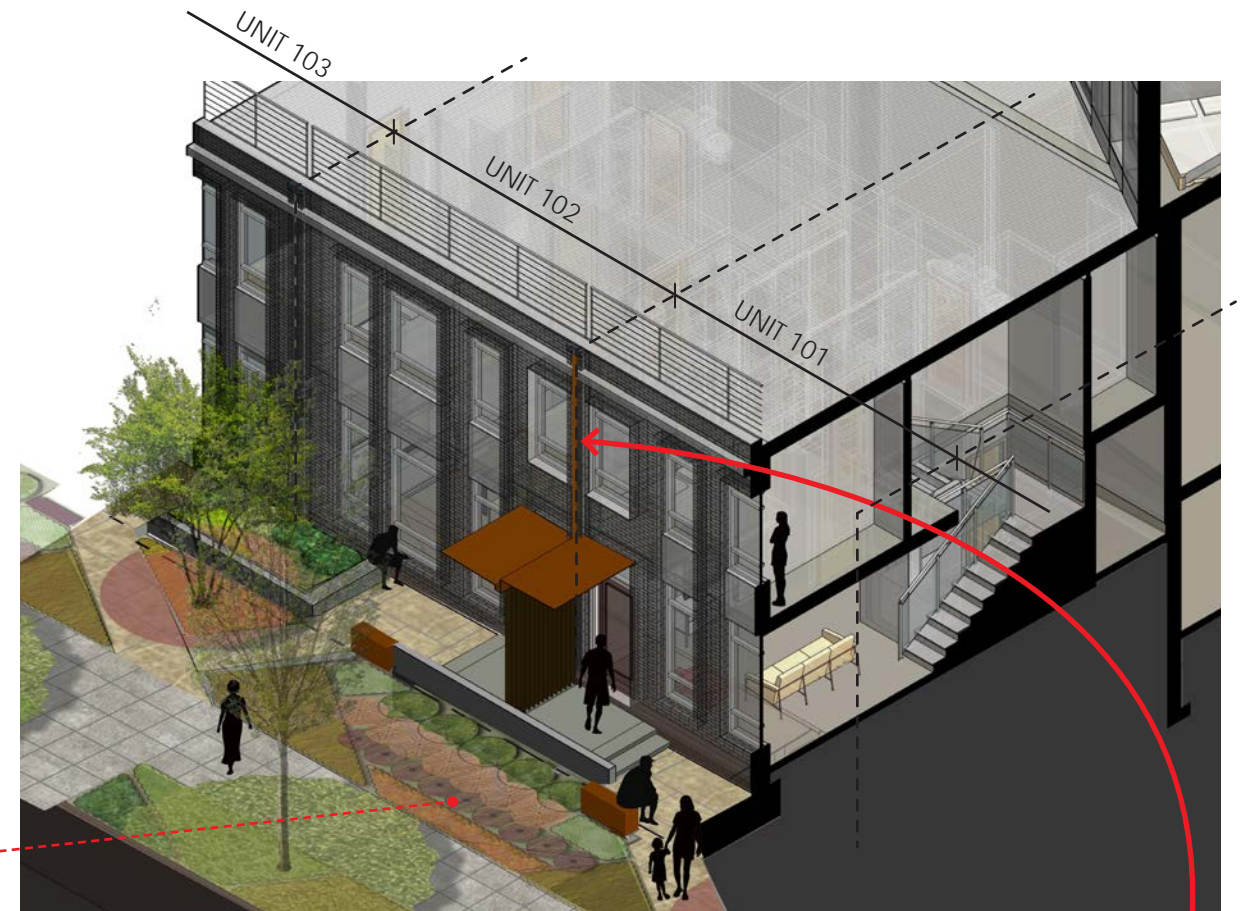
GUIDELINES PL3-A3, PL3-A4

The ensemble of elements at the townhouse entries include planters, weathering steel canopies, lighting and planting.



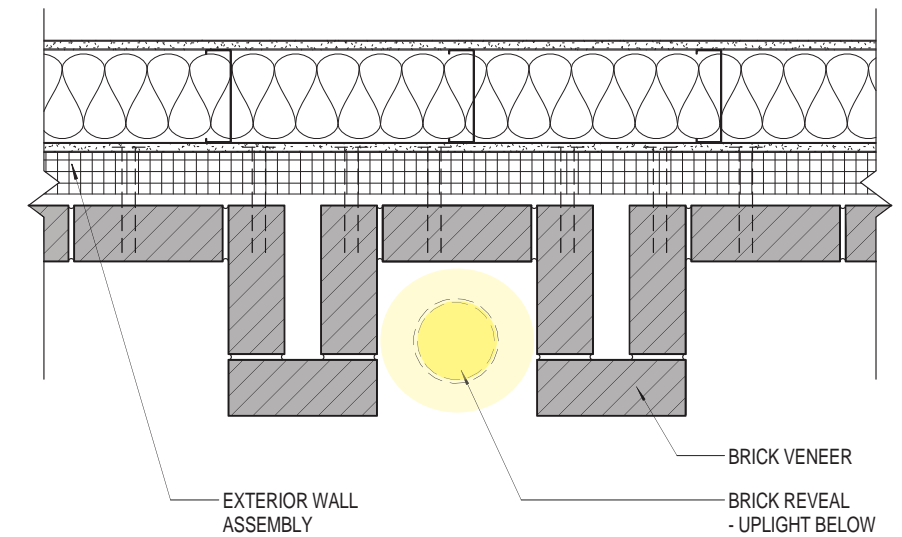
GUIDELINES PL3-A4, PL3-B1, PL3-B2

Residential edges have defensible space that helps to provide security and privacy for both pedestrians and residents. The semi-private landscape is also articulated to highlight individual units.



TOWNHOUSE AXONOMETRIC

Folded steel canopy, screen wall at unit entries, defensible space

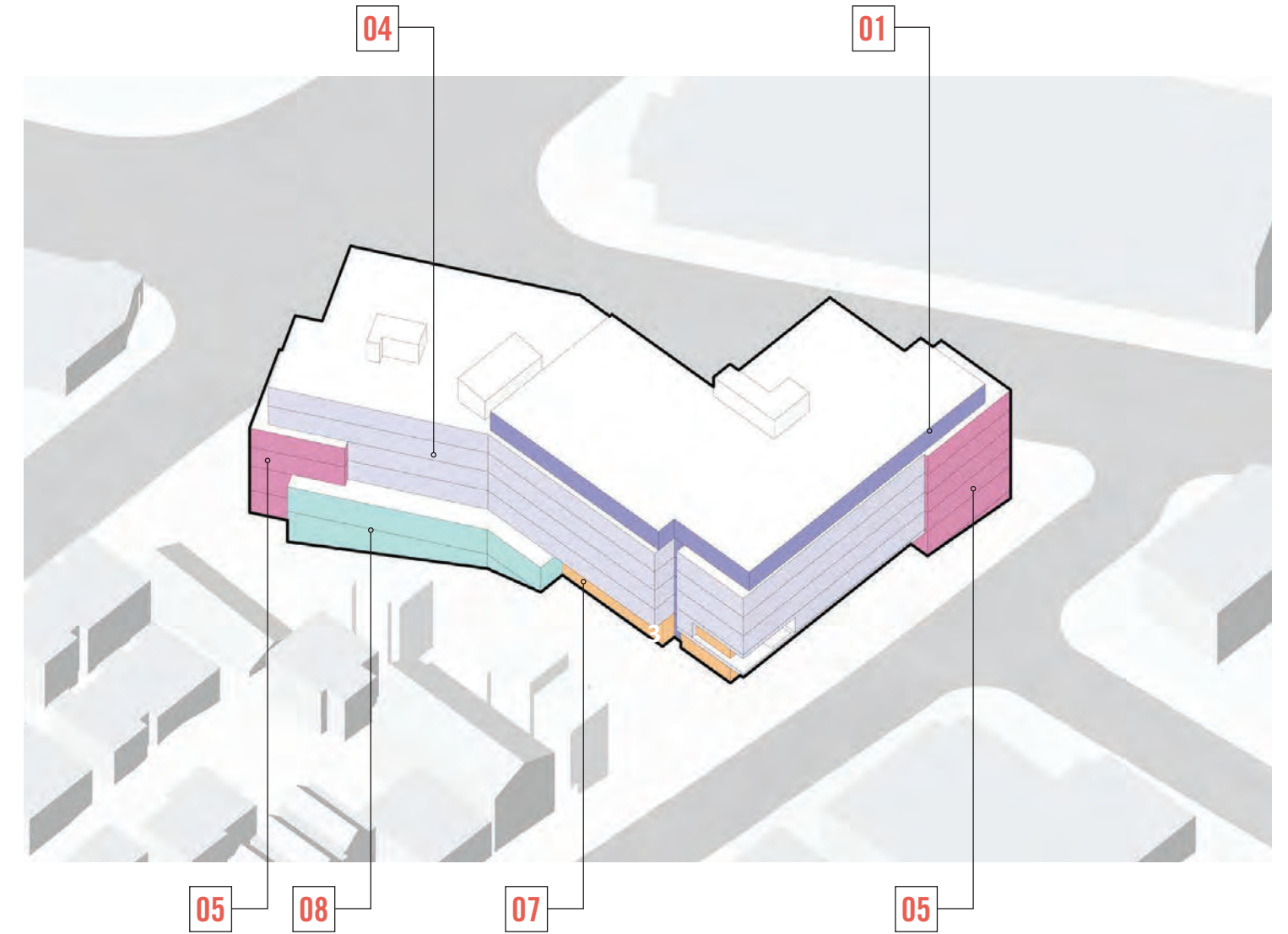
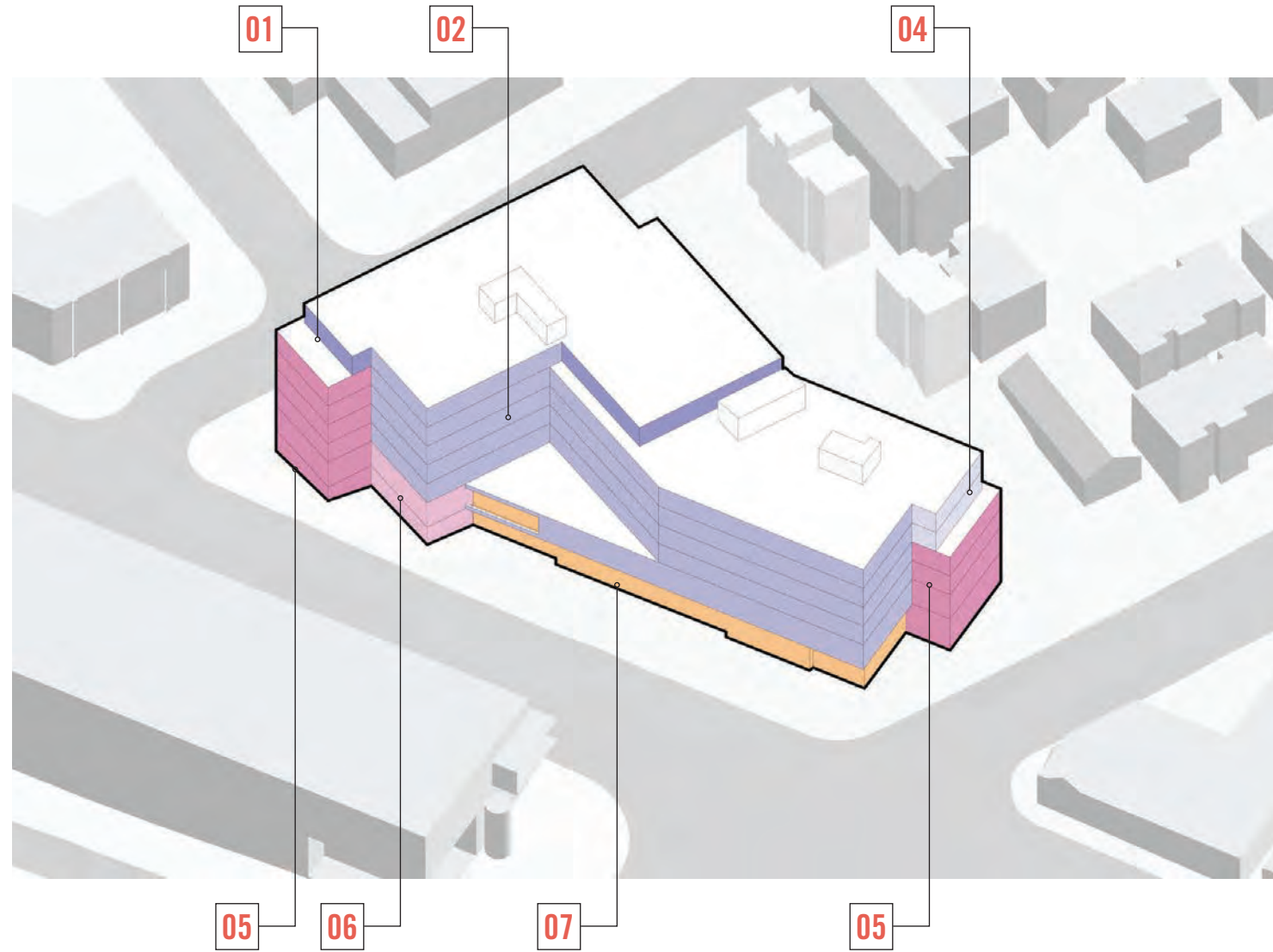


TOWNHOUSE FACADE DETAIL

Landscape lighting with brick slot to differentiate units

BUILDING MATERIALS - PRIMARY CLADDING MATERIALS

The use of materials is intended to distinguish discrete massing elements, to highlight ground related and street level massing and to bring human scale texture to each facade. At street level and on ground related massing, durable cladding materials with integral warmth and texture are proposed. Glazing in brick massing is visually stacked to reinforce the ground related character of these volumes. Residential upper levels are clad in fiber cement with glazing patterns that provide texture and variation around the building.



01 Fiber Cement Color 1



02 Fiber Cement Color 2



03 Fiber Cement Color 3



04 Fiber Cement Color 4



05 Brick Cladding



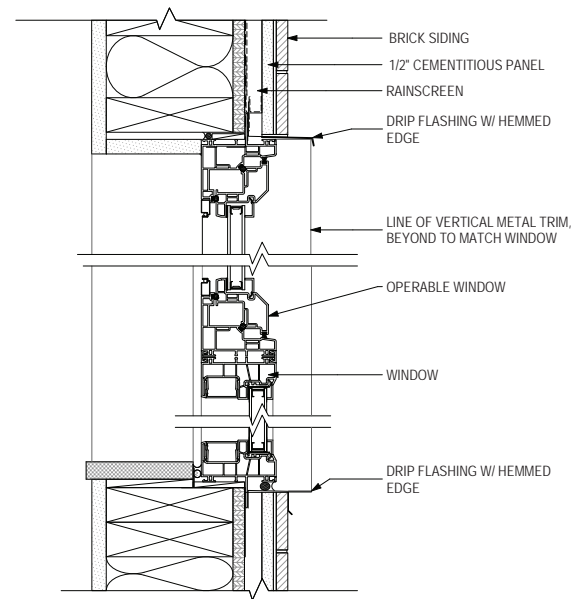
06 Brick Cladding



07 Corten Cladding

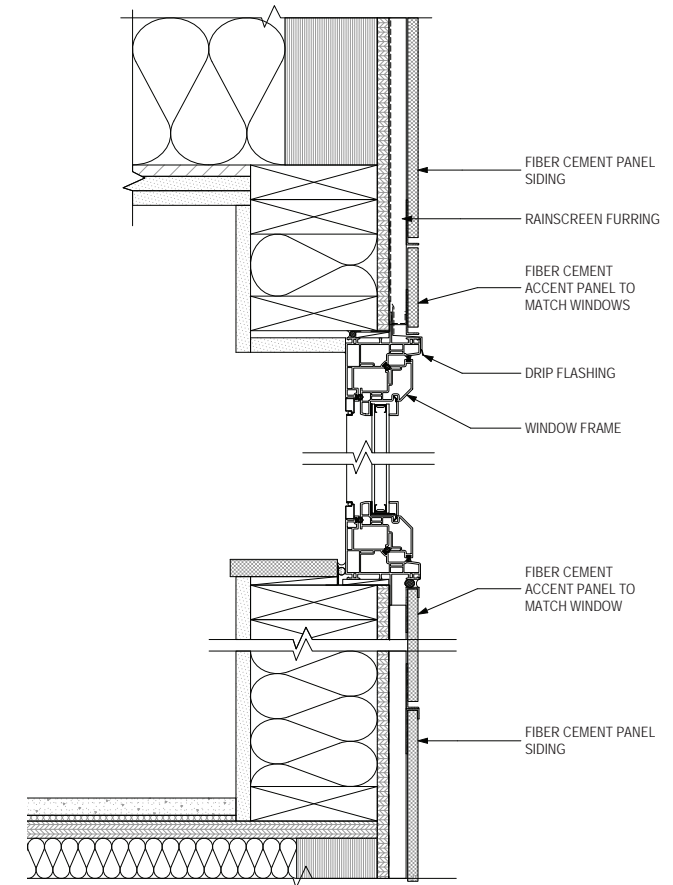
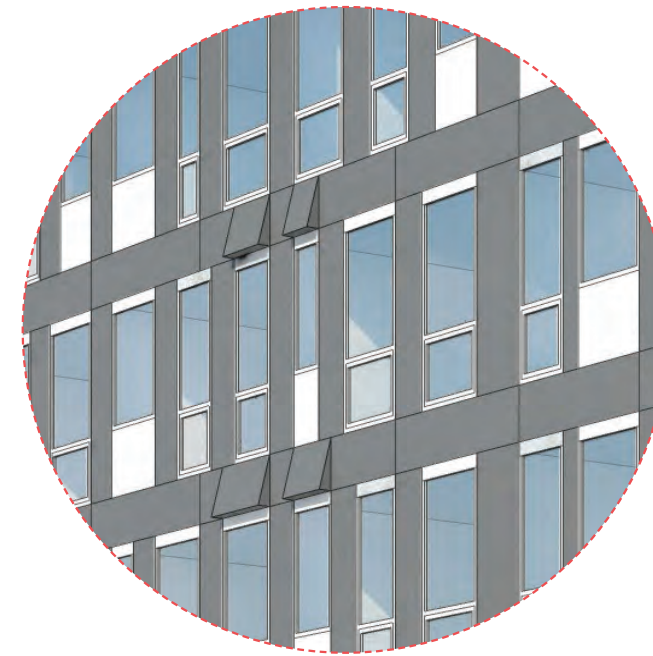


08 Arch Conc



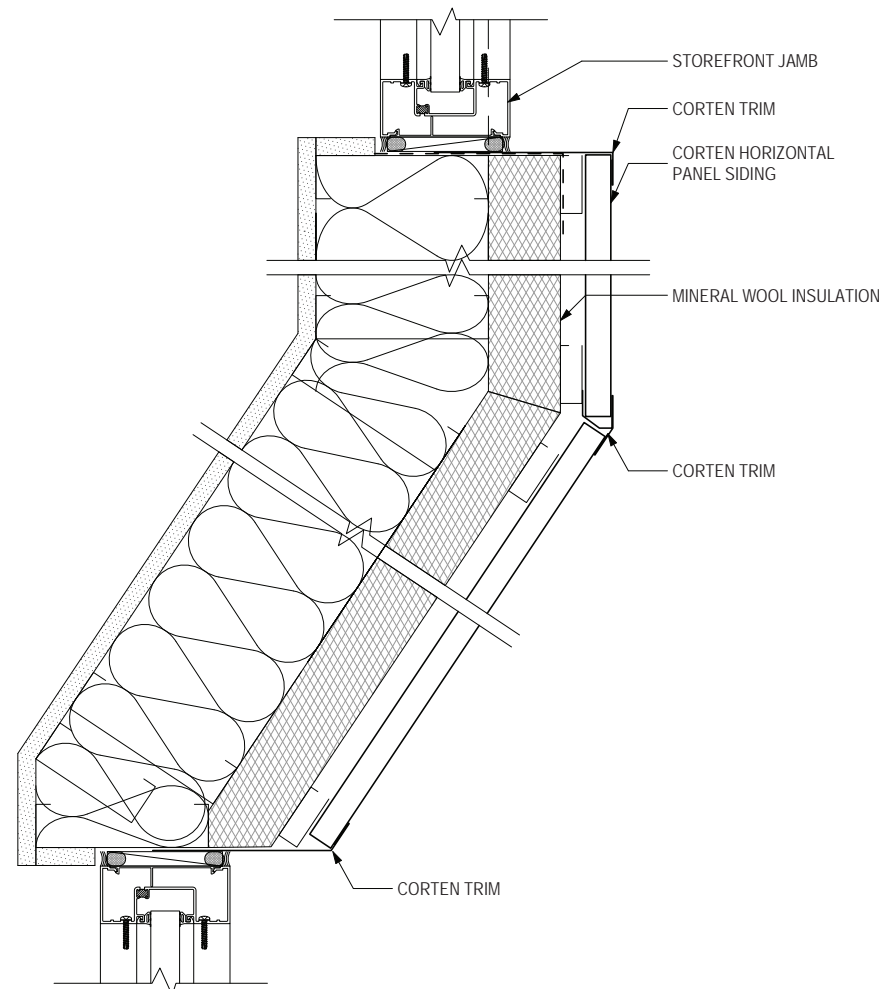
Vinyl Window at Brick Cladding

Window flashing/trim extend beyond plane of wall to provide shadow line around window



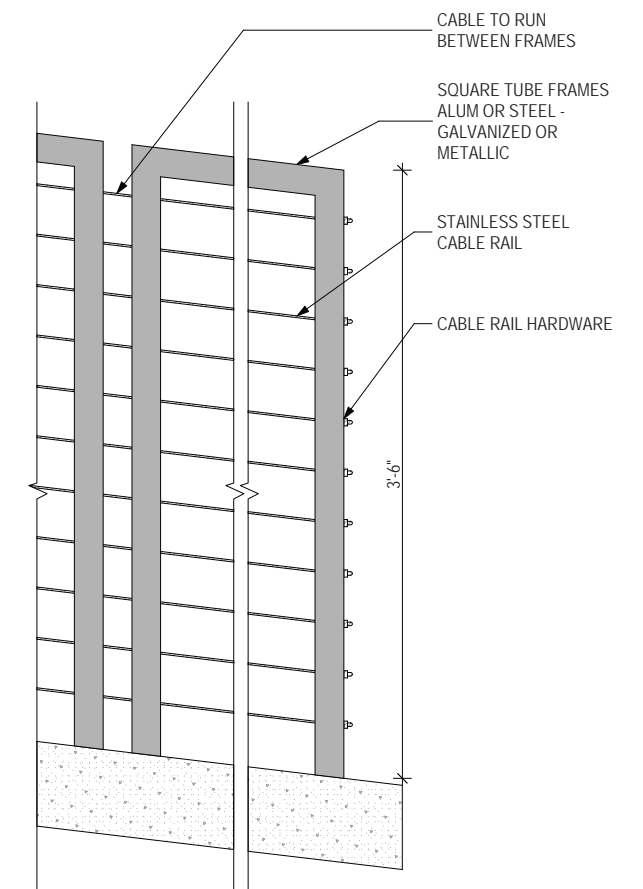
Vinyl Window at Fiber Cement Cladding

Accent panels above and below extend appearance of window from floor-to-floor.



Horizontal Corten Siding

Minimal trims maintain monolithic character of corten siding



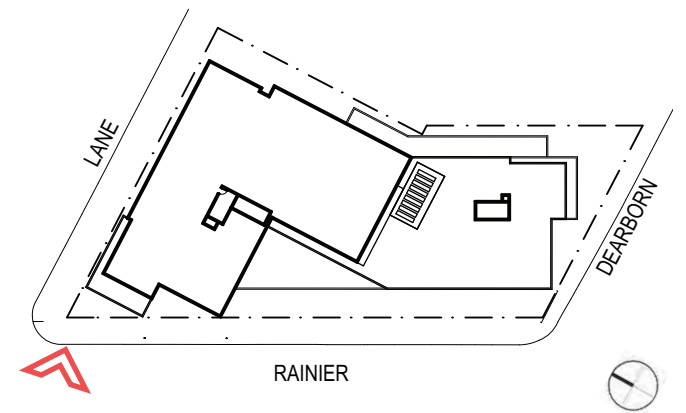
Metal Rail at Street Level

Assembly of repeating frames break down scale of rail.

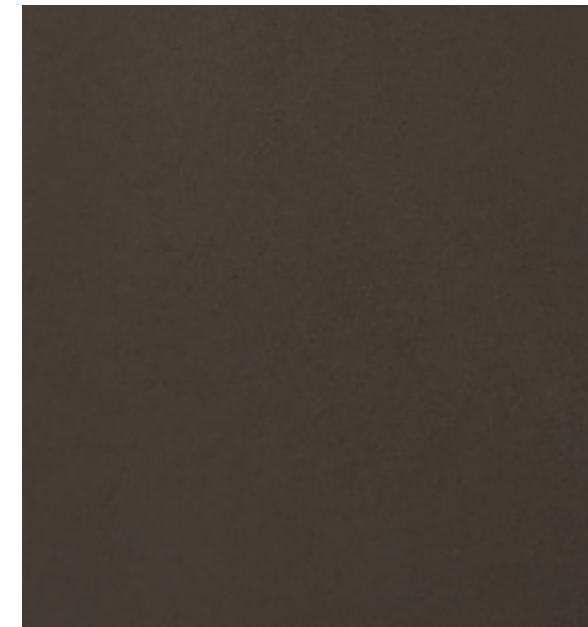
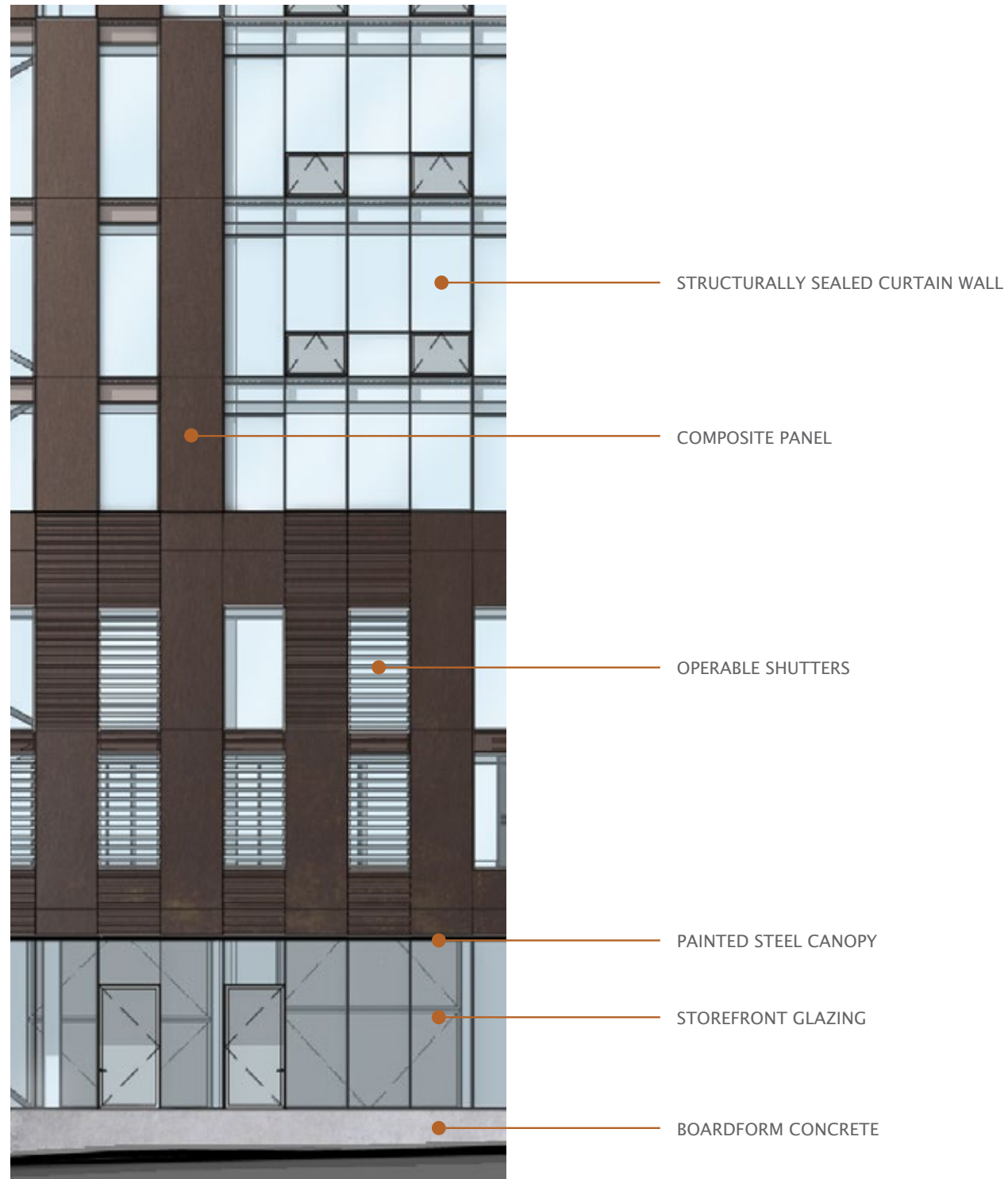
NORTHWEST ELEVATION (RAINIER)



| | | | | | | | |
|--|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |  |
| 01 Fiber Cement Color 1 | 02 Fiber Cement Color 2 | 03 Fiber Cement Color 3 | 04 Fiber Cement Color 4 | 05 Brick Cladding | 06 Brick Cladding | 07 Corten Cladding | 08 Arch Conc |
|  |  |  |  |  |  | | |
| 09 Vinyl Win -white | 10 Vinyl Win -black | 11 Al Storefront black anodize | 12 Horizontal Mtl Rail | 13 Glass Rail | 14 L1 Metal Trims/ Accessories | | |



MATERIAL



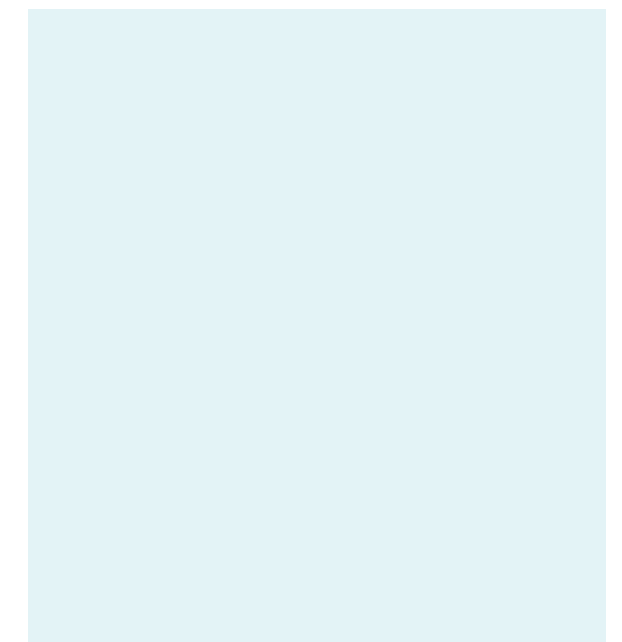
COMPOSITE PANEL



PAINTED STEEL



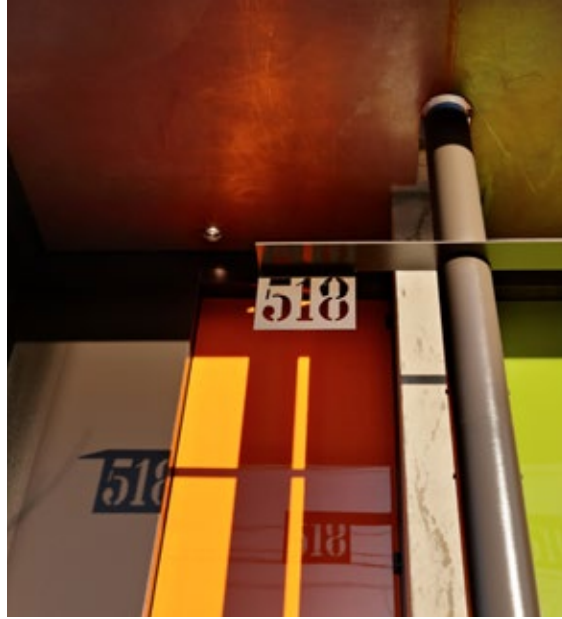
CONCRETE



CLEAR GLAZING

MATERIAL

PODIUM MATERIALS

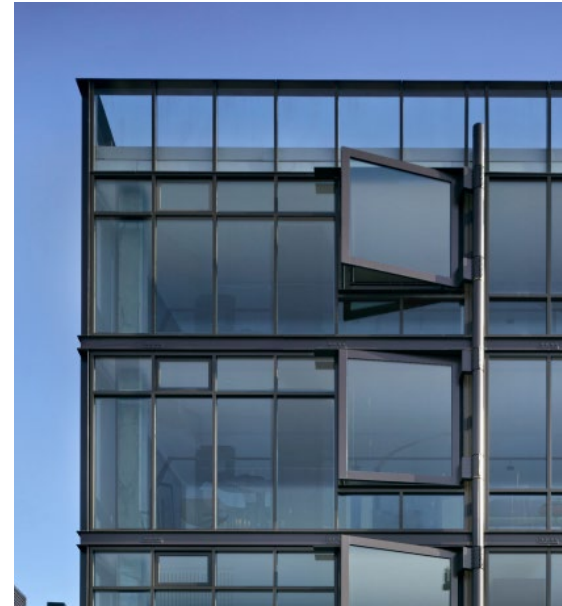


METAL CANOPY



SCREENING AT PODIUM

TOWER MATERIALS



CURTAIN WALL



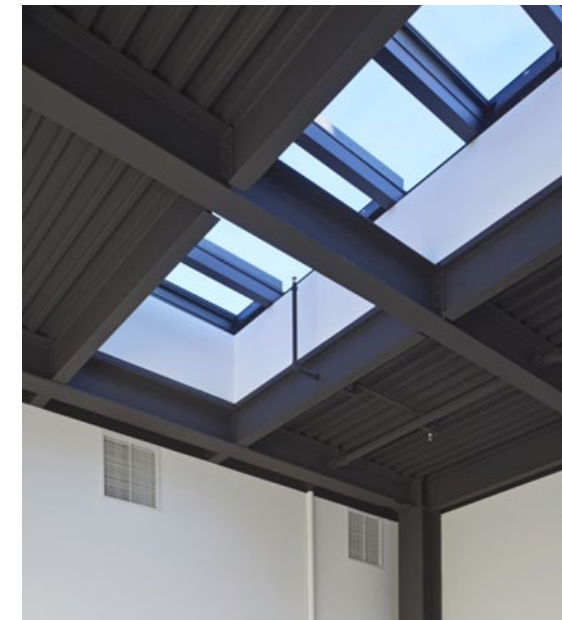
CURTAIN WALL



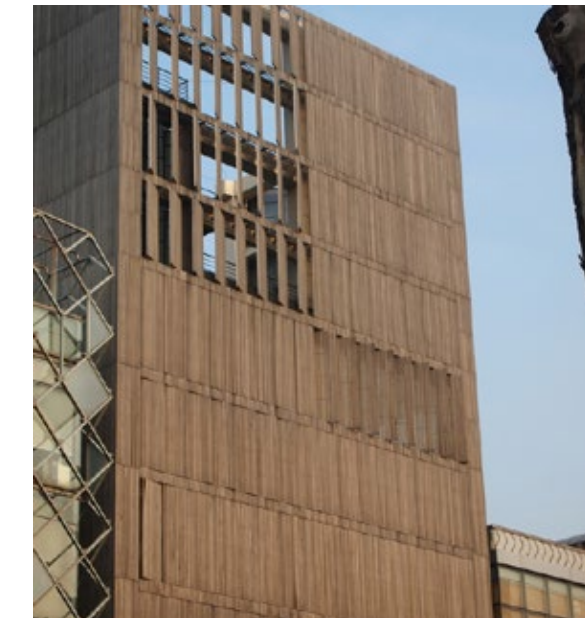
CONCRETE AT PLANTERS AND SIDEWALK



METAL AT STOREFRONT

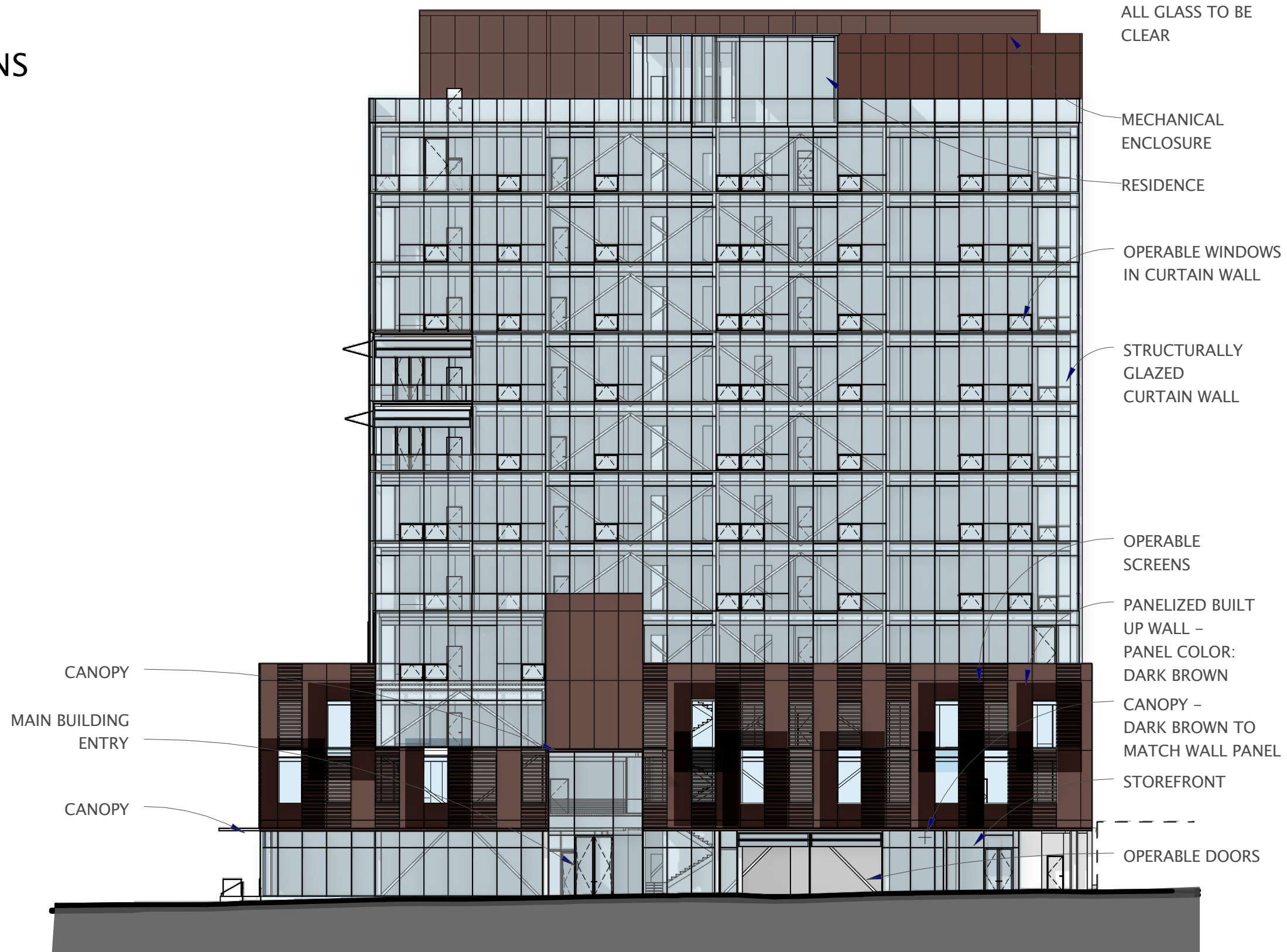


METAL STRUCTURE



COMPOSITE PANELS

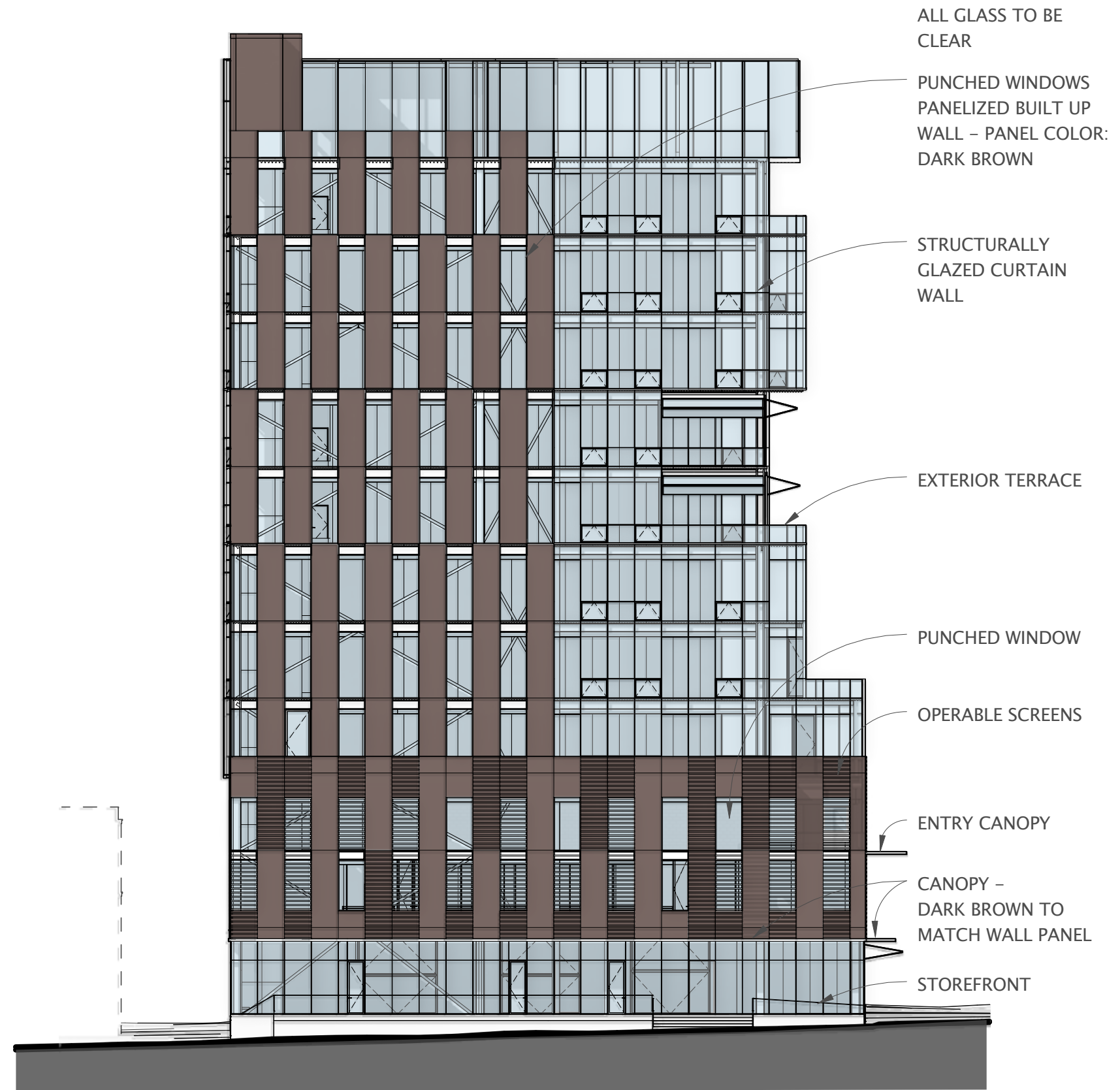
ELEVATIONS



WEST ELEVATION

SCALE: 1" = 20'-0"

0 10' 20' 40' 80'



NORTH ELEVATION

SCALE: 1" = 20'-0"



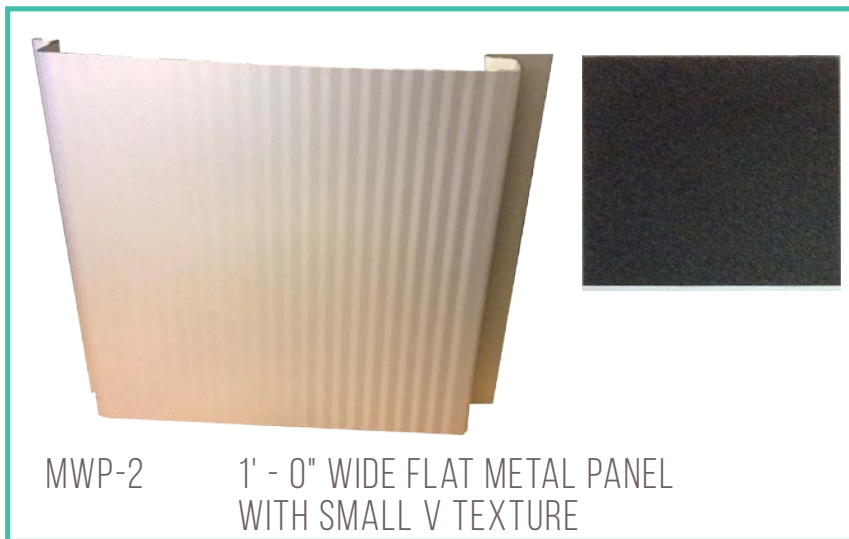
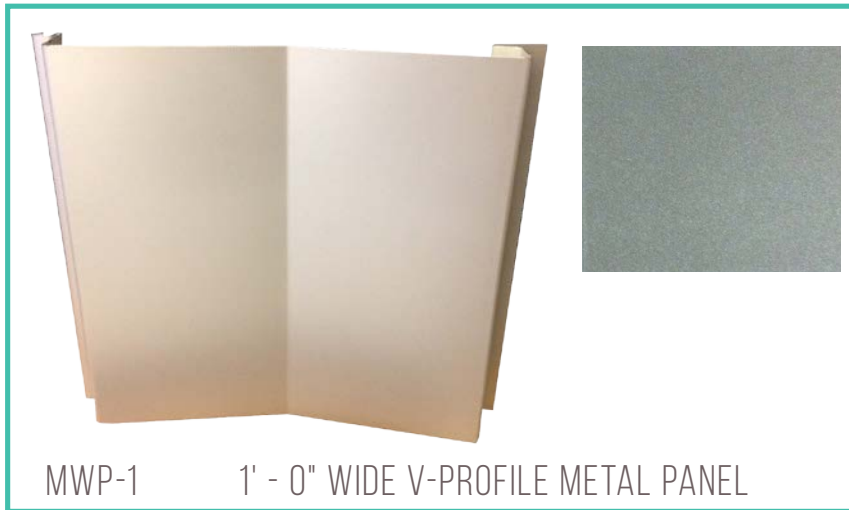
MATERIALS & COLOR

UPPER LEVELS METAL SIDING

PRECEDENT
Arthaus, Portland



PROPOSED PANELS

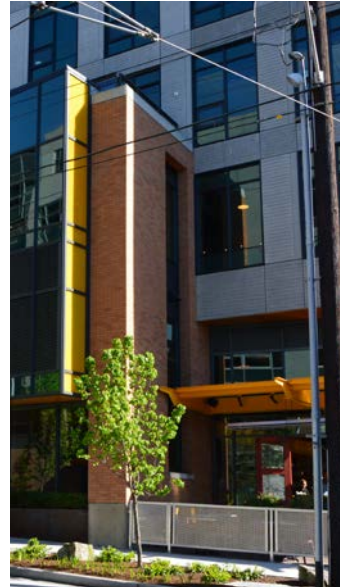


Multiple colors and textures introduced through a sense of peeling at the bay windows and angled wall panels creates visual interest.

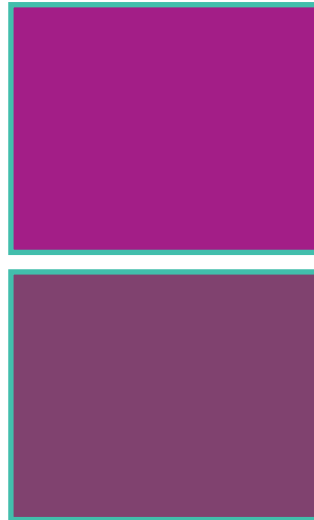
MATERIALS & COLOR

UPPER LEVELS COLOR HIGHLIGHTS

NEIGHBORHOOD PRECEDENTS
South Lake Union

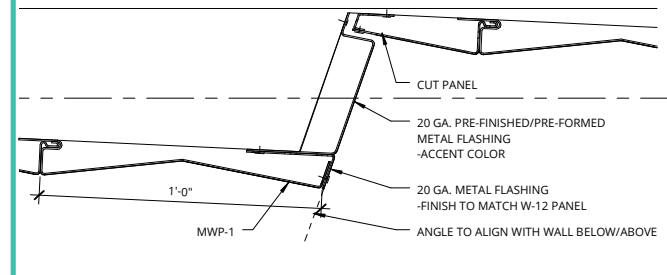
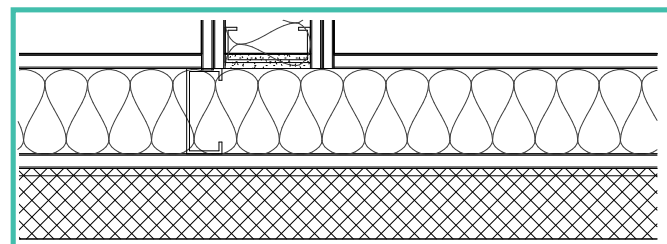
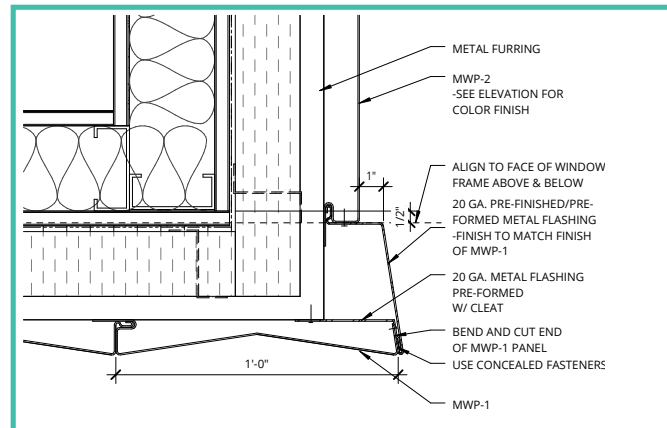


ACCENT COLORS



Color highlights identify with the hotel brand colors and expressive personality.

CONCEPTUAL DETAILS



OTHER PRECEDENTS

