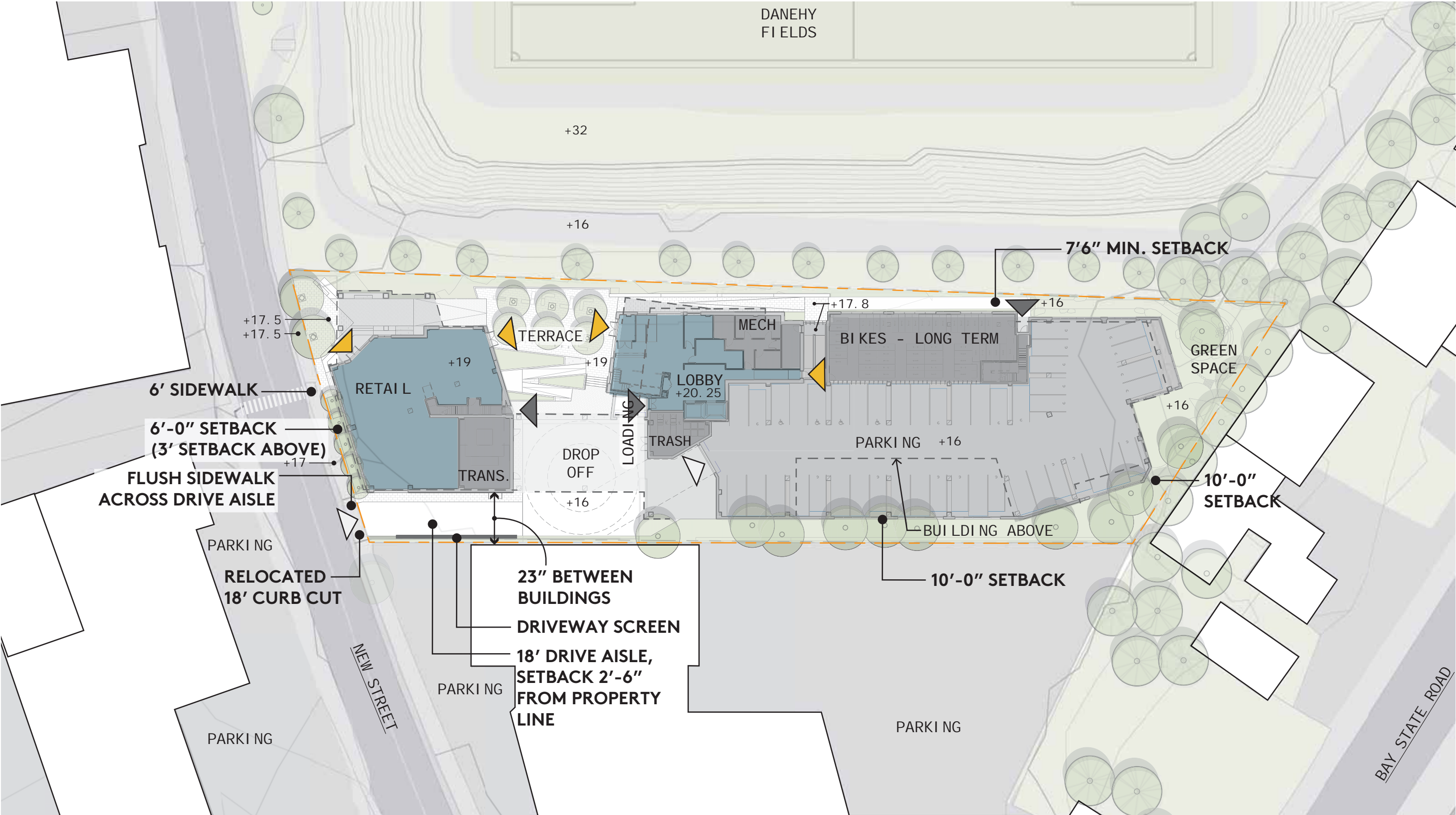
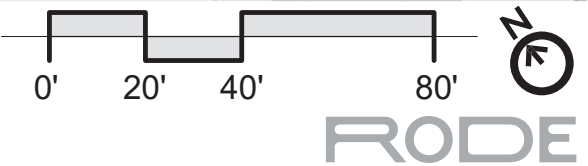
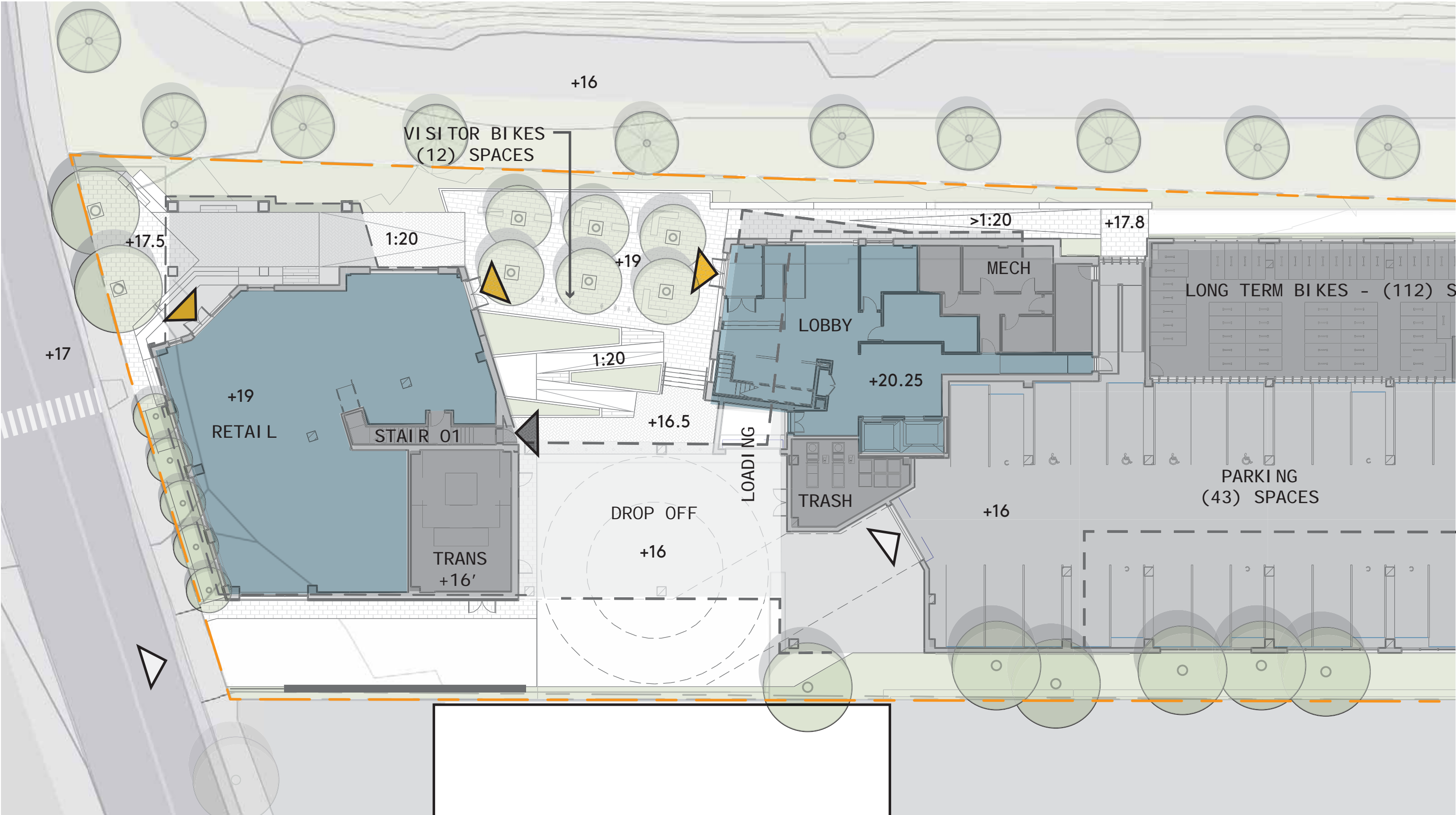


PROPOSED SITE CONDITIONS

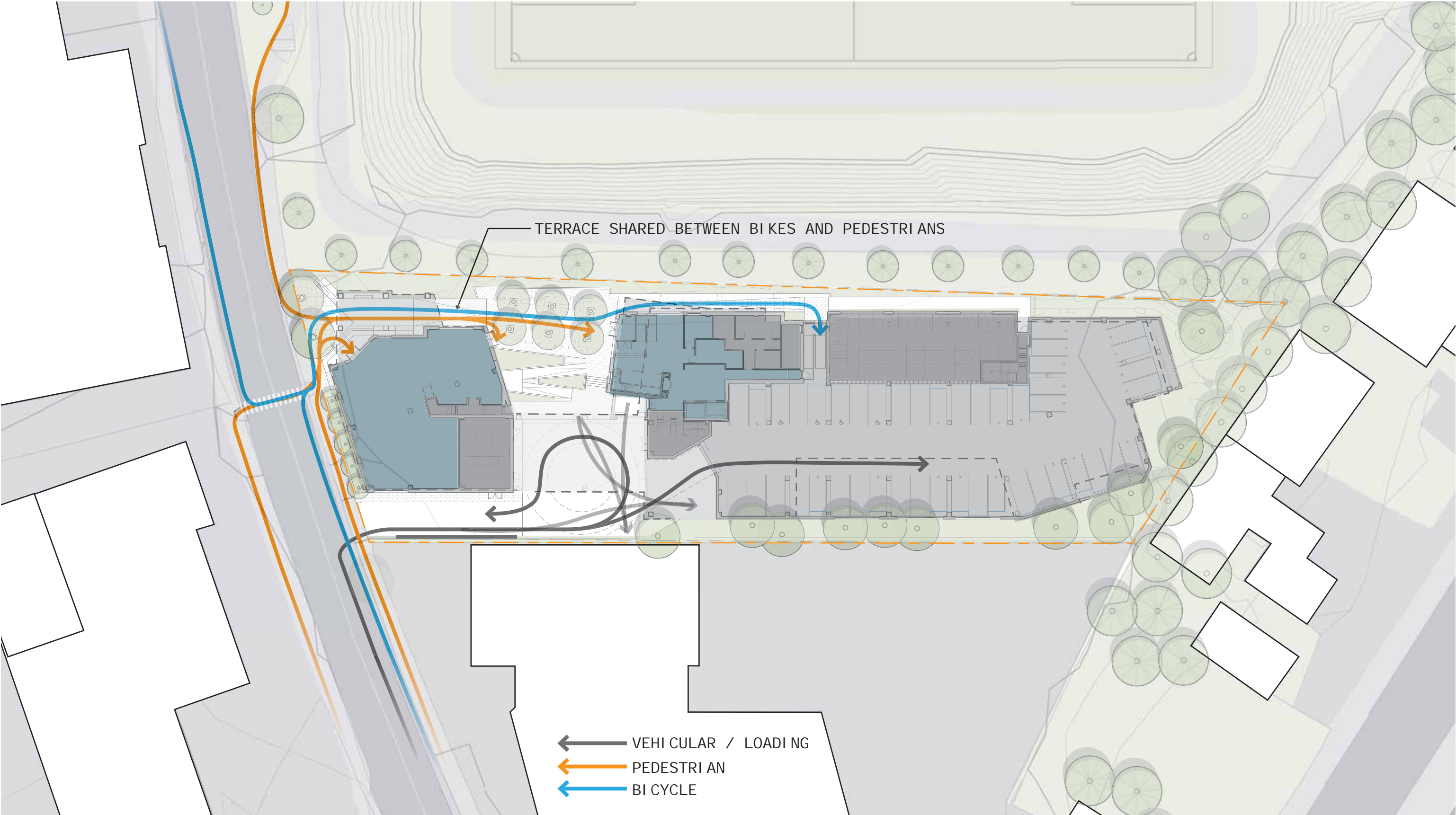


UPDATED 11-23-2021





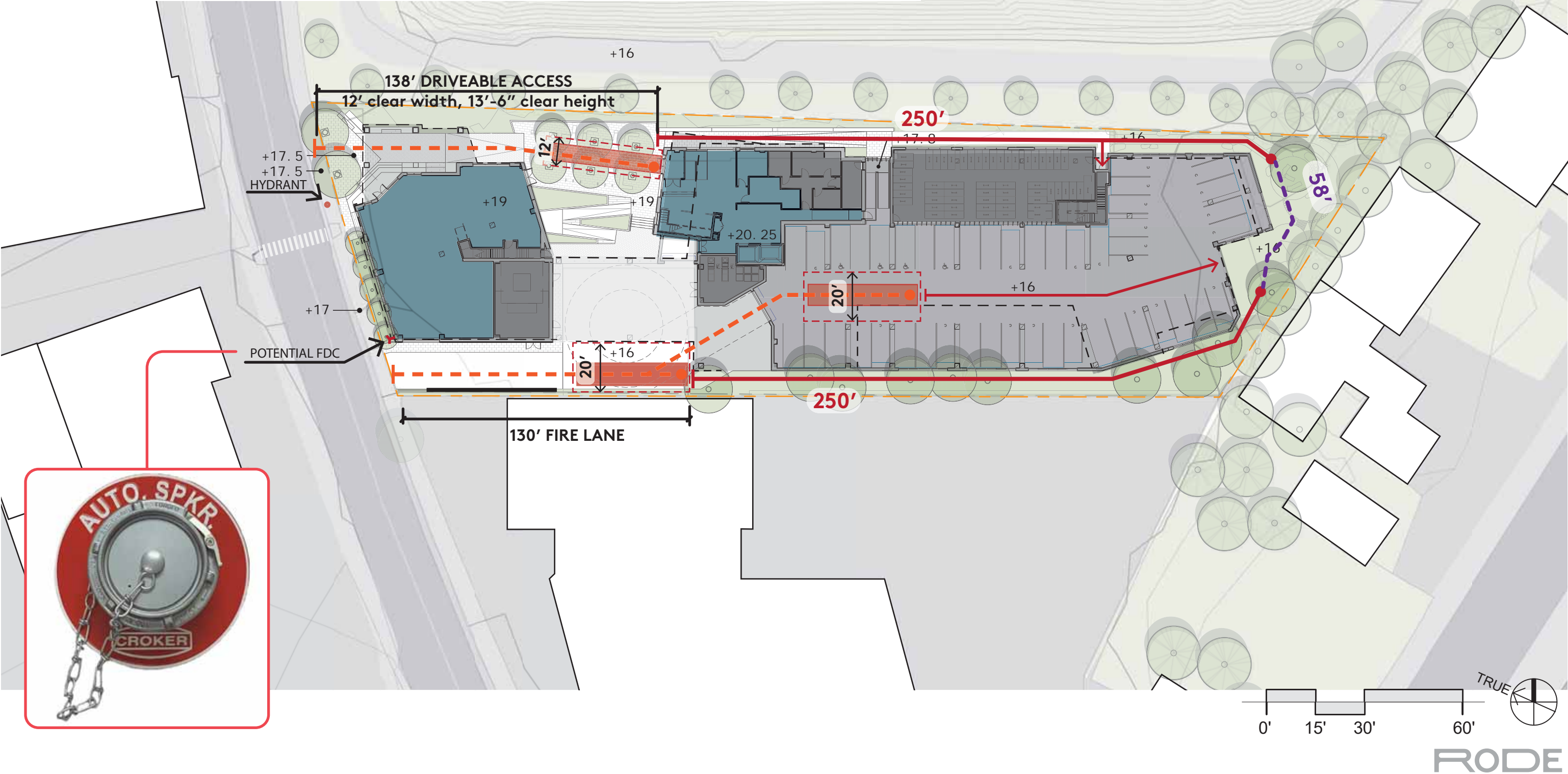
UPDATED 11-23-2021



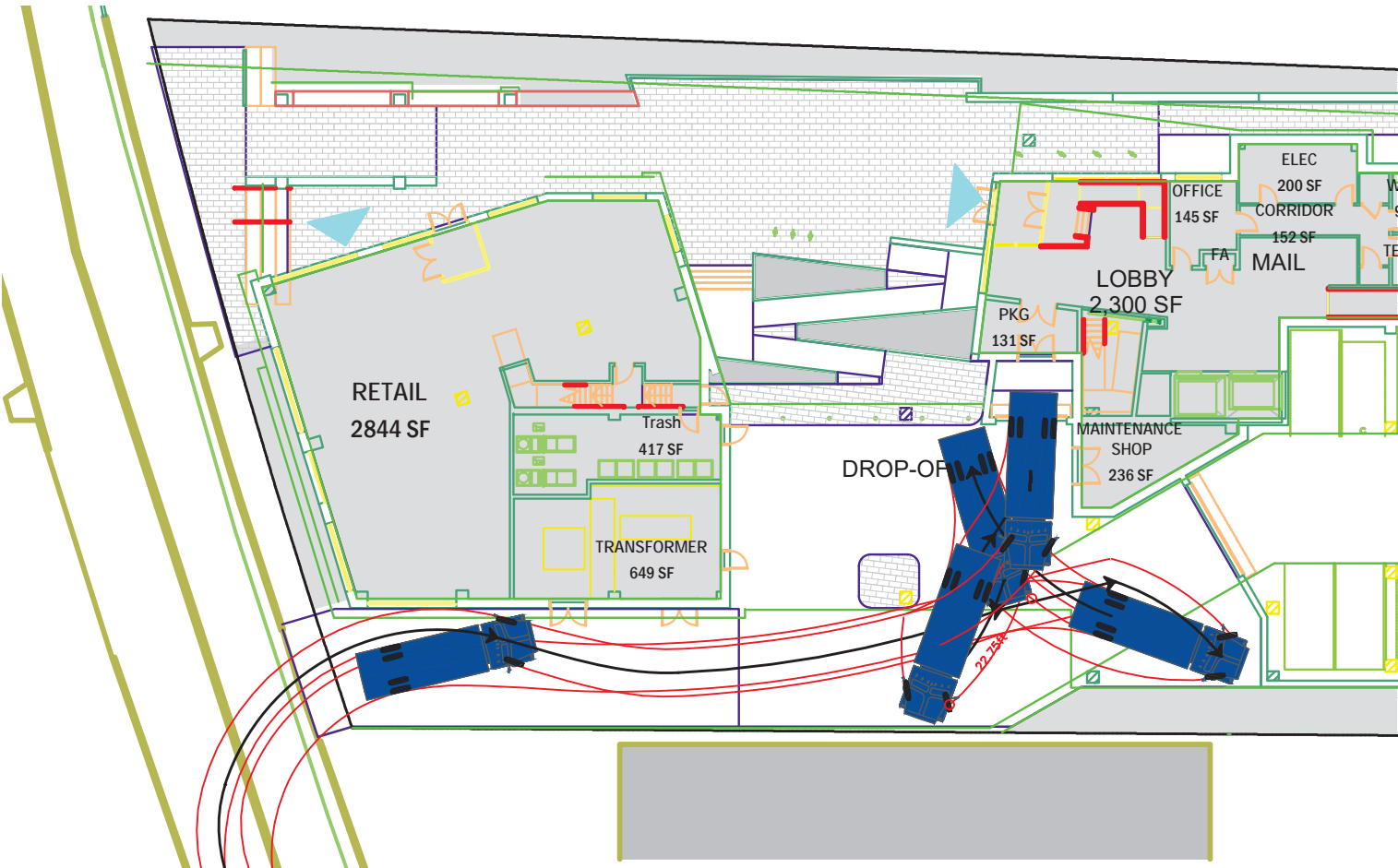
UPDATED 11-23-2021

Emergency Response access to the long and narrow site requires specific design considerations:

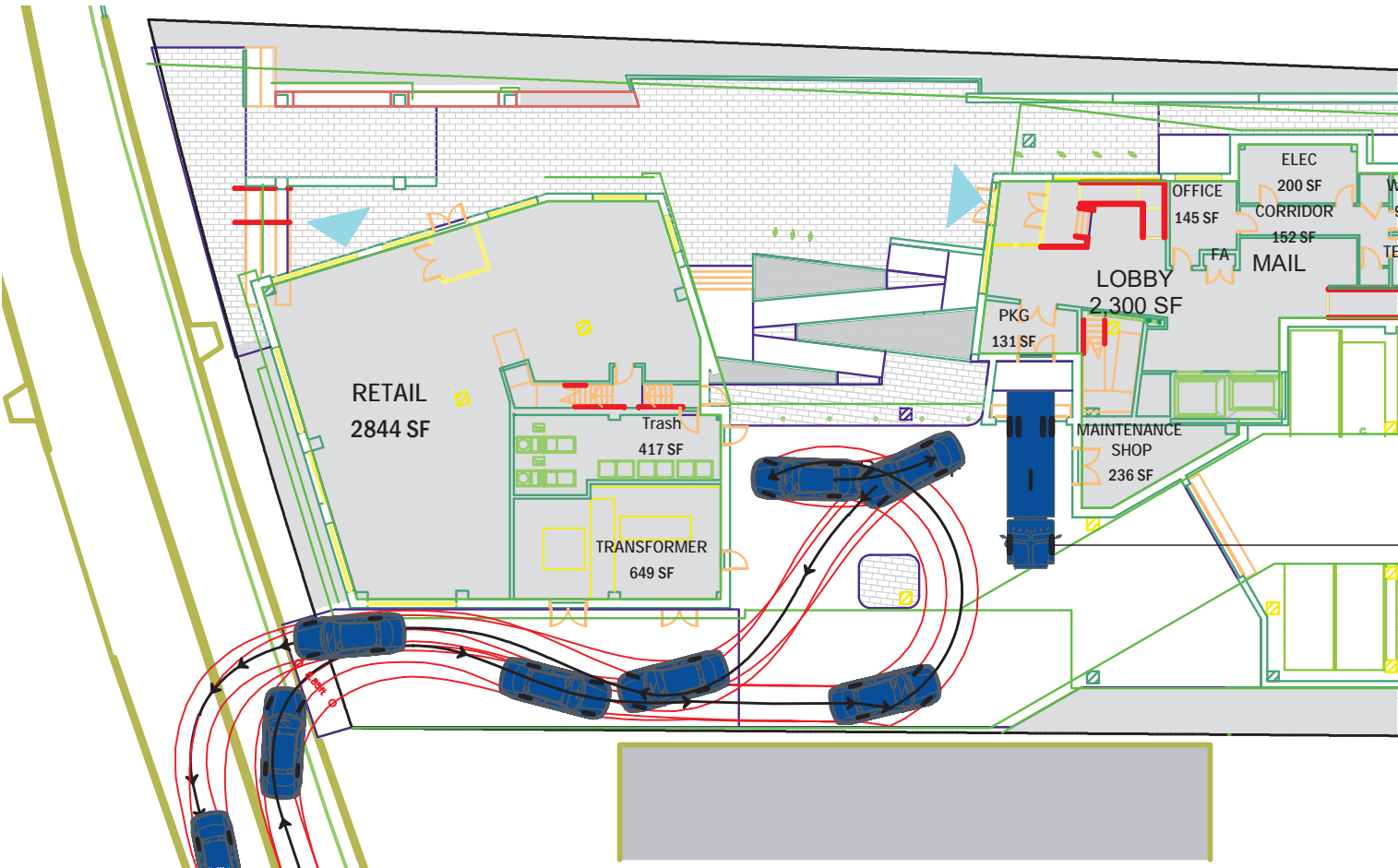
- The vehicular driveaisle provides fire lane access for emergency vehicles
- The pedestrian access ramp up to the Terrace must provide adequate vertical clear for emergency vehicle access
- 14' clear height is provided in the garage for emergency vehicle access to the lot rear



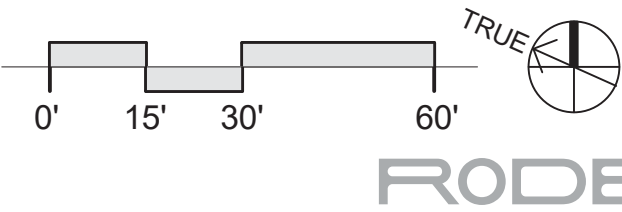
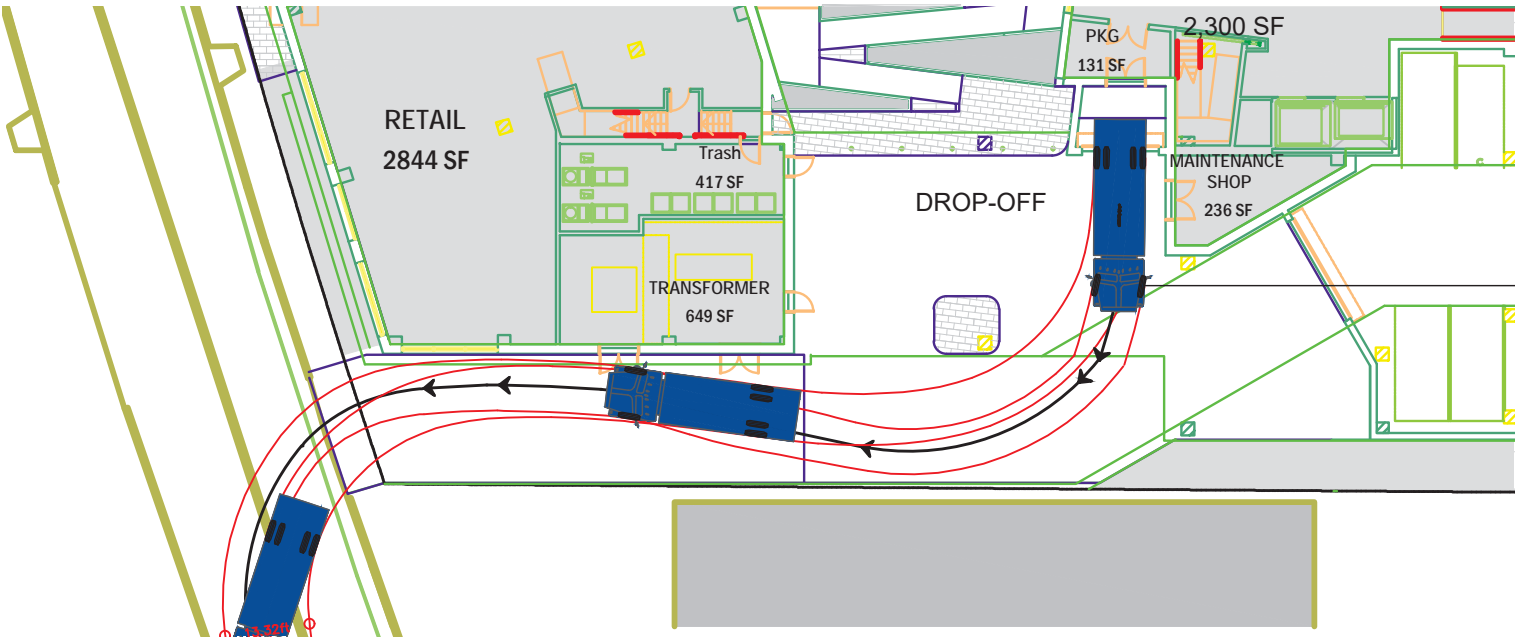
SU-30 TRUCK ENTERING

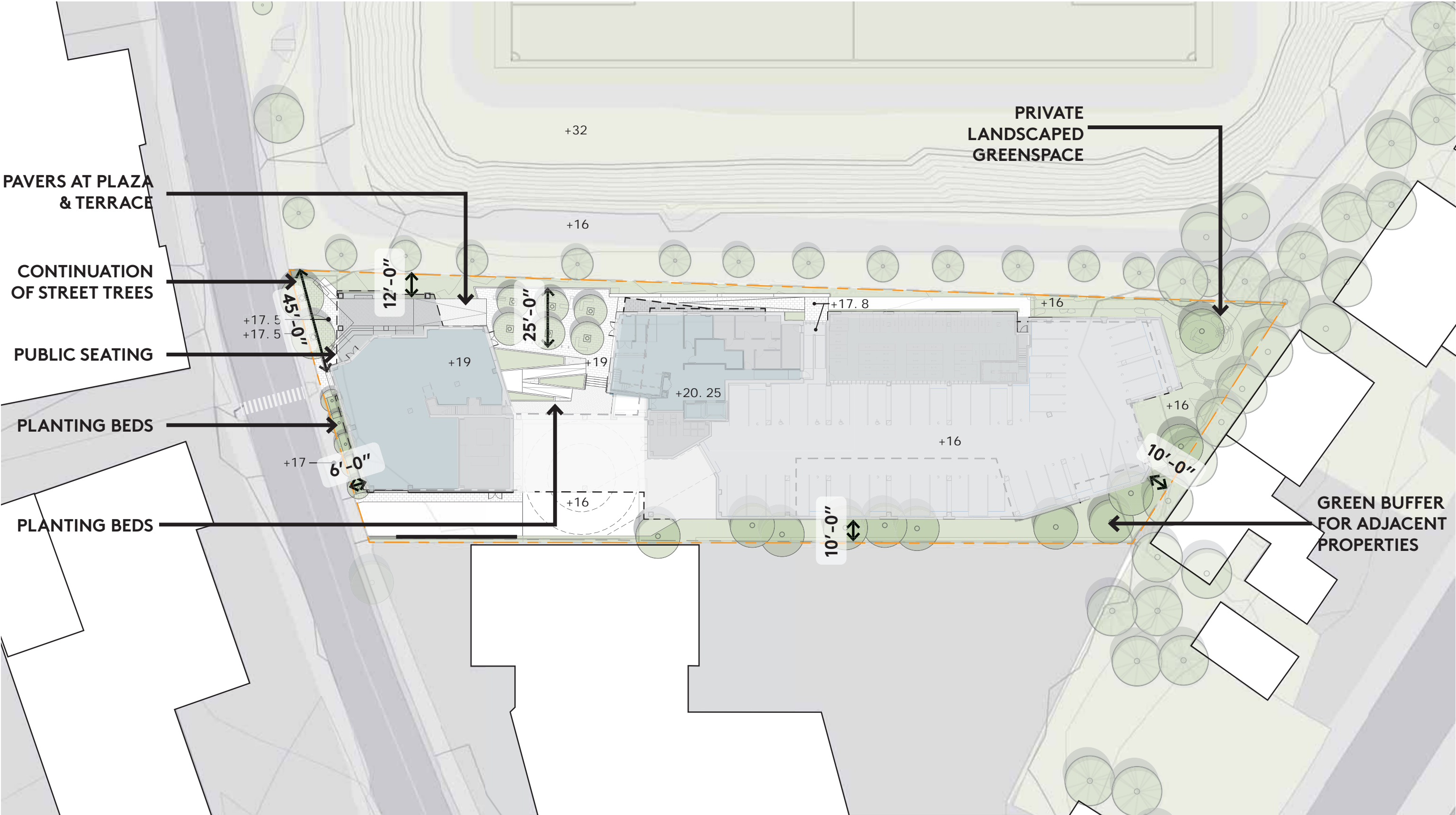


PASSENGER VEHICLE DROP-OFF WITH OCCUPIED LOADING DOCK

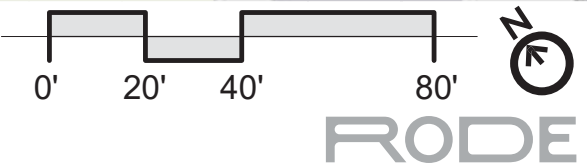


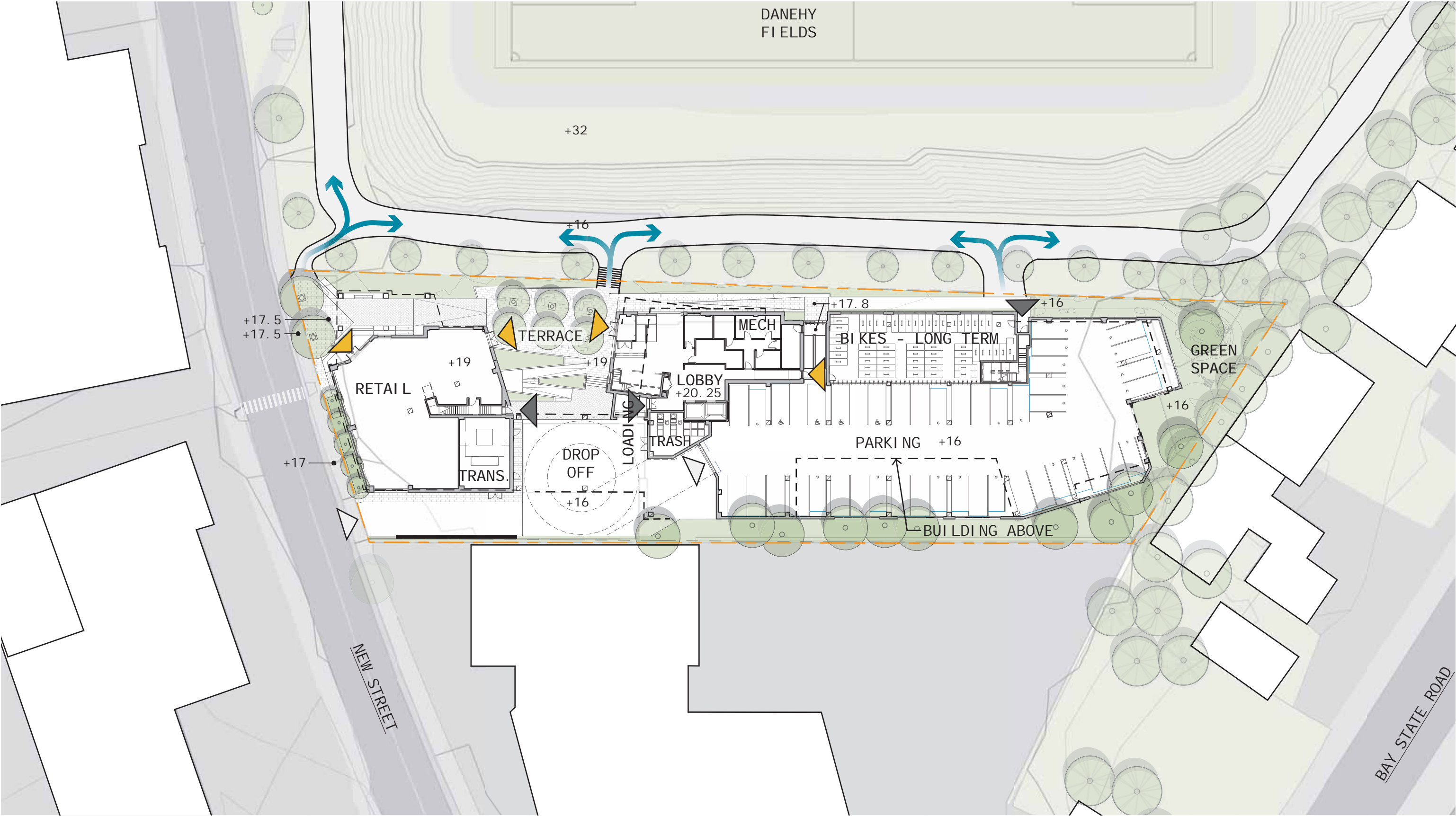
SU-30 TRUCK EXITING





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Wall, Steps and Curb

Concrete Wall with Recessed Light



Granite Curb



Granite Steps with Stainless Steel Handrail



Paving

Concrete Paver



Concrete Paving



Sitting

Wood Sitting Top



Plaza Bench



Amphitheater



Planting

Pink Oak Allee

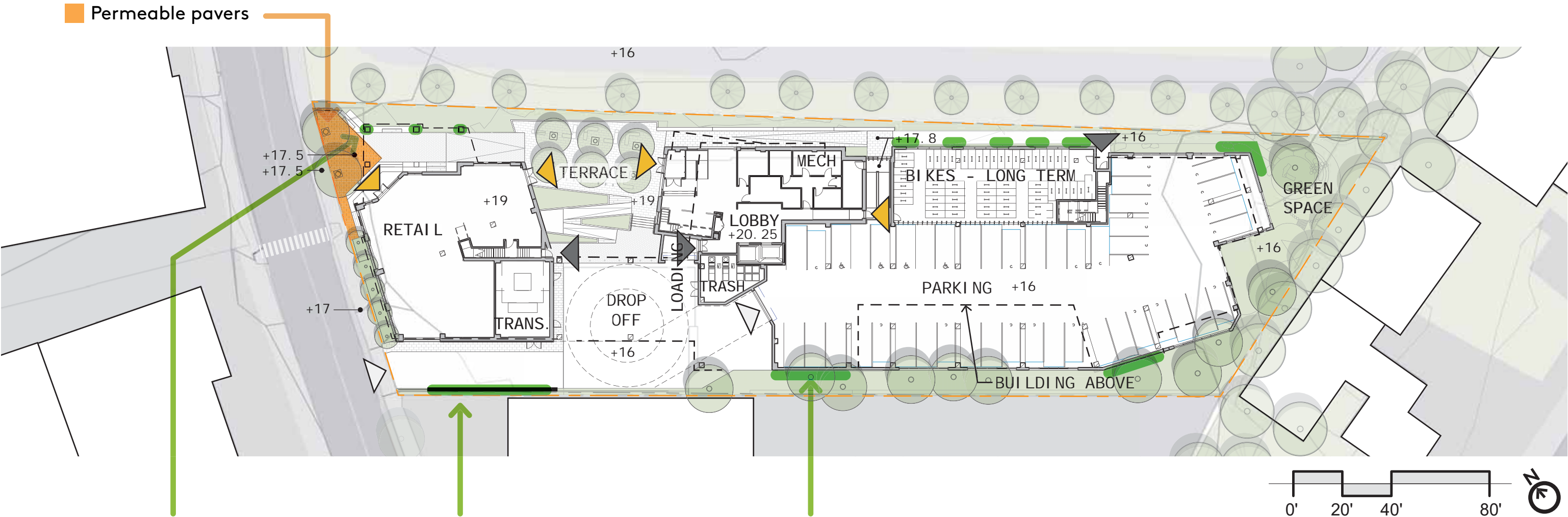


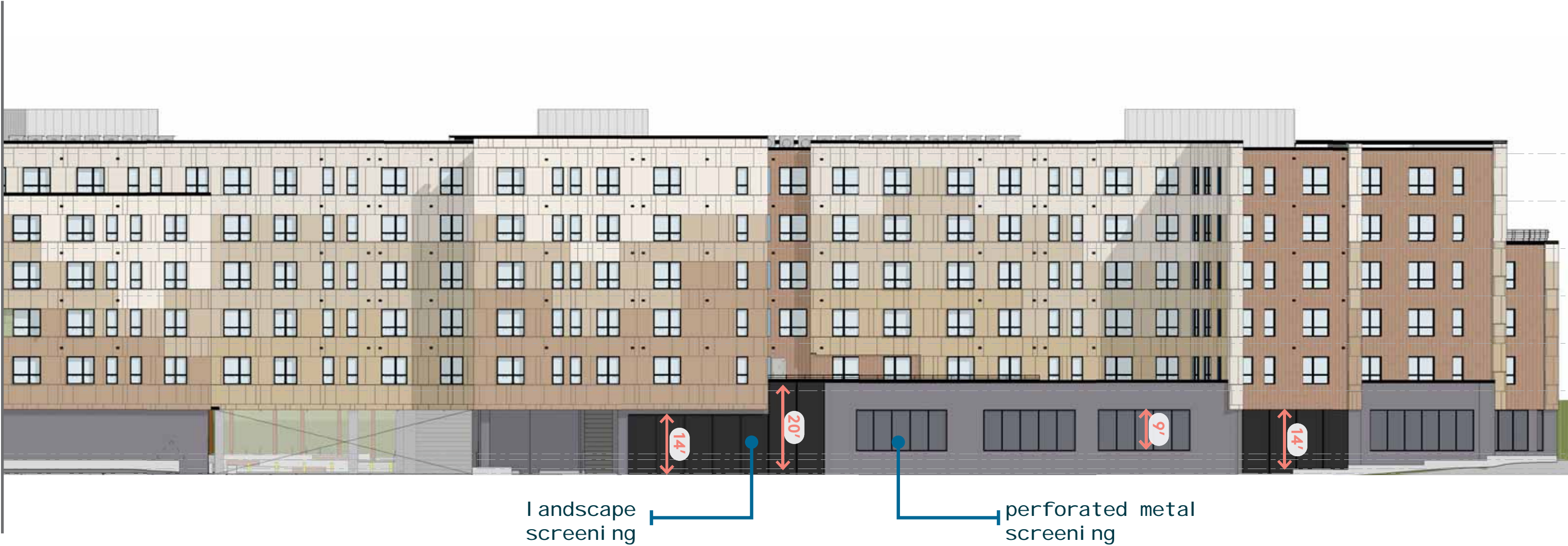
Fothergilla Edge



Hakone Grass and Hydrangea

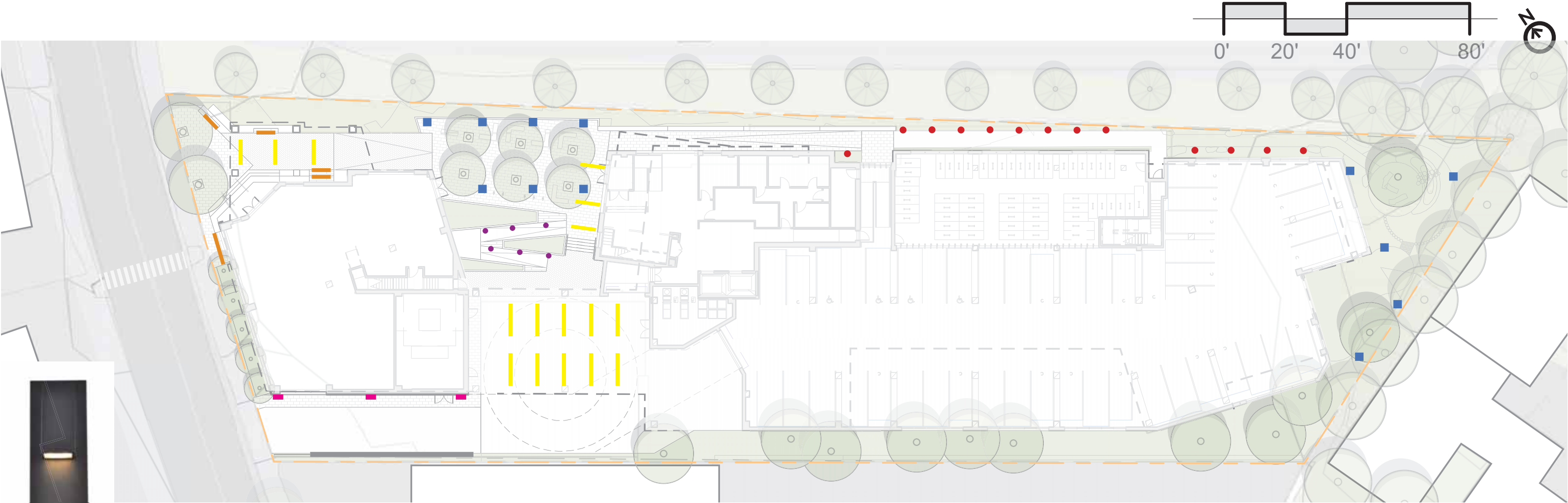






CURRENT PROPOSAL





—DRIVEWAY SCONCE

LIGHT FIXTURES

—LED STRIP LIGHTS

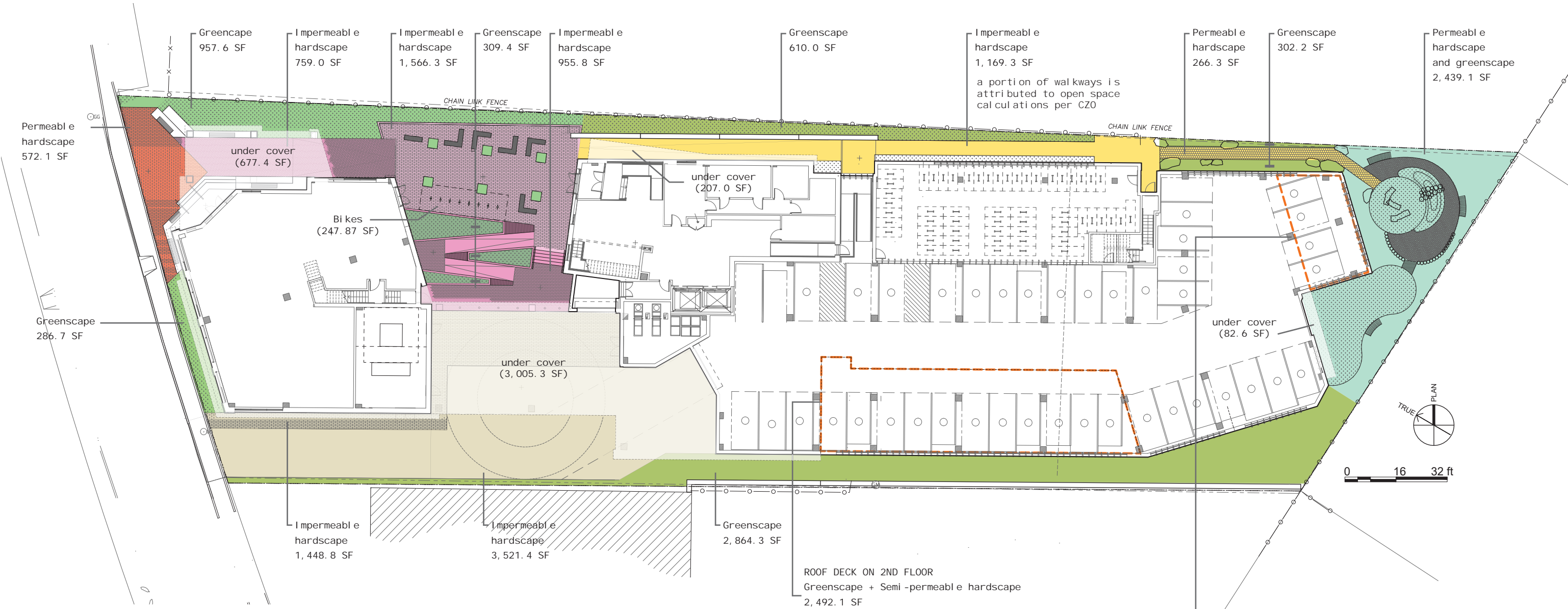
● SYSTEMALUS - WALL RECESSED LUMINAIRES

● DESIGPLAN-BOLLARD LIGHTS

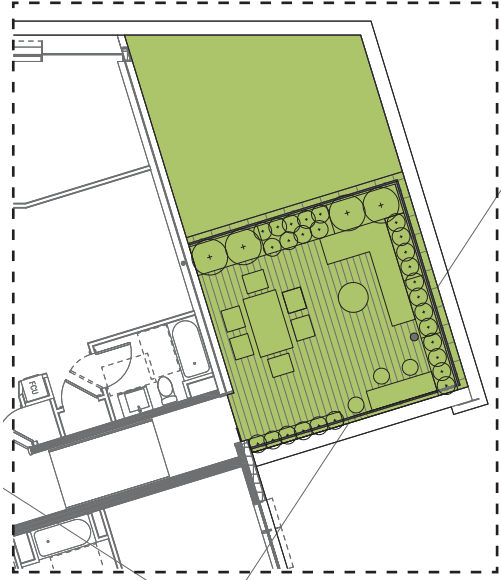
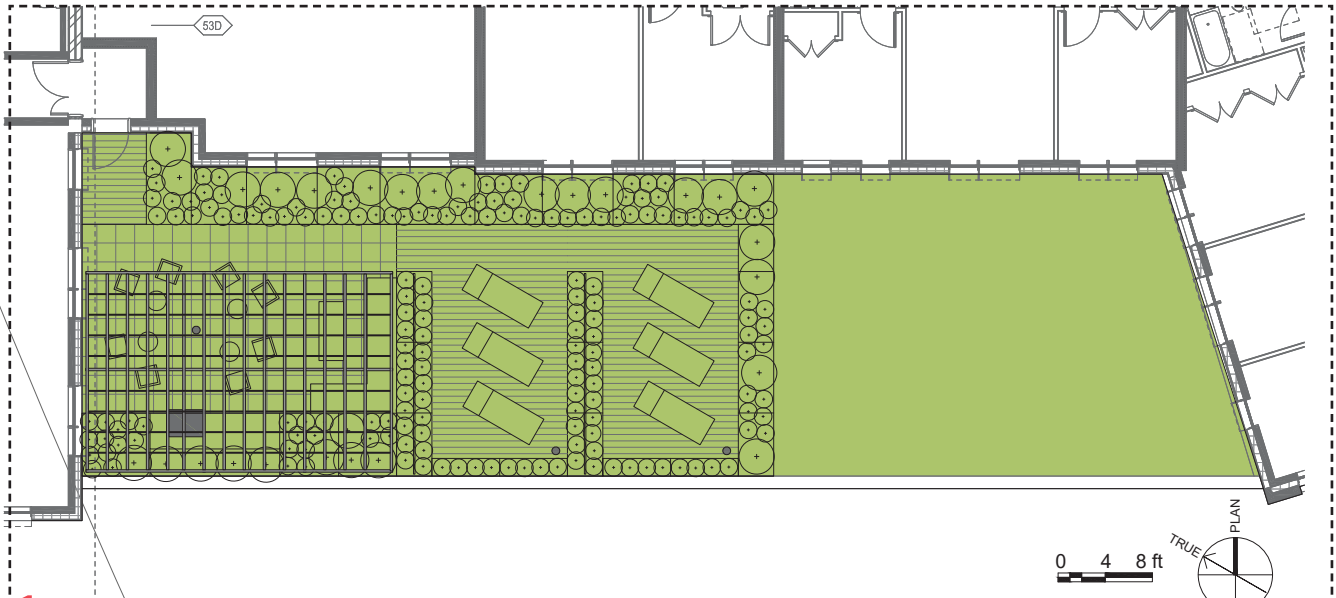
■ DESIGPLAN-POST MOUNTED LIGHTS



UPDATED 11-23-2021



Project Open Space	16,000 sf
	(36.6% lot area)
At-grade Spaces	
vehicular	4,970 sf (excluded)
impermeable	2,707 sf
permeable	10,407 sf
Roof Decks (accessible to all residents)	3,133 sf
	(20% of project open space)



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PLANT SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	ROOT	COMMENTS
TREES						
AC		Amelanchier canadensis	Serviceberry	12-14' Ht	B&B	multi stem
CC		Carpinus caroliniana	American hornbeam	10-12' Ht	B&B	single stem
AP		Acer Pensylvanicum	Striped Maple	3" cal.	B&B	single stem
CB		Carpinus betulus 'Fastigiata'	Columnar Hornbeam	3" cal.	B&B	
LS		Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette' Sweetgum	3" cal.	B&B	
MA		Malus 'Adirondack'	Adirondack' Crabapple	2" cal.	B&B	
PC		Picea abies 'Cupressina'	Columnar Norway Spruce	8-10' Ht	B&B	
QP		Quercus palustris	Pin Oak	3" cal.	B&B	
SHRUBS						
Ch		Cephalotaxus harringtonia 'Duke Gardens'	Japanese Plum Yew	10 gal.	Pot	
Hq		Hydrangea quercifolia 'Munchkin'	Oakleaf hydrangea	10 gal.	Pot	
Hqw		Hydrangea quercifolia 'Pee Wee'	Oakleaf hydrangea	10 gal.	Pot	
Hs		Hydrangea serrata 'Blue Bird'	Bluebird Lacecap Hydrangea	10 gal.	Pot	
Ig		Ilex glabra 'Shamrock'	Dwarf Inkberry	10 gal.	Pot	
Kg		Kerria 'Golden Guinea'	Golden Guinea Japanese Kerria	10 gal.	Pot	

Ra	Rhododendron 'Atalanta'	Evergreen azalea	10 gal.	Pot	
Rc	Rhododendron 'Capistrano'	Rhododendron	10 gal.	Pot	
Rg	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	Cont.	
Wf	Weigela florida 'Walweigeeye' EYECATCHER	Weigela	10 gal.	Pot	
GROUNDCOVER AND PERENNIALS					
ae	Asarum europaeum	Wild Ginger	1 gal.		
ag	Athyrium 'Ghost'	Lady Fern	2 gal.	Cont.	
agl	Athyrium angustum 'Lady in Red'	Northern lady fern	2 gal.		
bm	Brunnera macrophylla 'Jack Frost'	Siberian Bugloss	2 gal.		
ed	Eurybia divaricata	White wood aster	5 gal.		
gr	Geranium Rozanne	Rozanne Geranium	2 gal.		
hc	Helleborus 'Coseh 710' PINK FROST	Lenten Rose	2 gal.		
hm	Hakonechloa macra 'Aureola'	Japanese Forest Grass	5 gal.		
lb	Ligularia 'Bottle Rocket'	Leopard plant	5 gal.		
tp	Thalictrum pubescens	Thalictrum	5 gal.		
wf	Waldsteinia fragarioides	Barren strawberry	2 gal.		
Note: For Grass Seed See L-4					

NEW STREET PLAZA



PLAZA BENCH WALL



TERRACE GARDEN



LANDSCAPED AREA





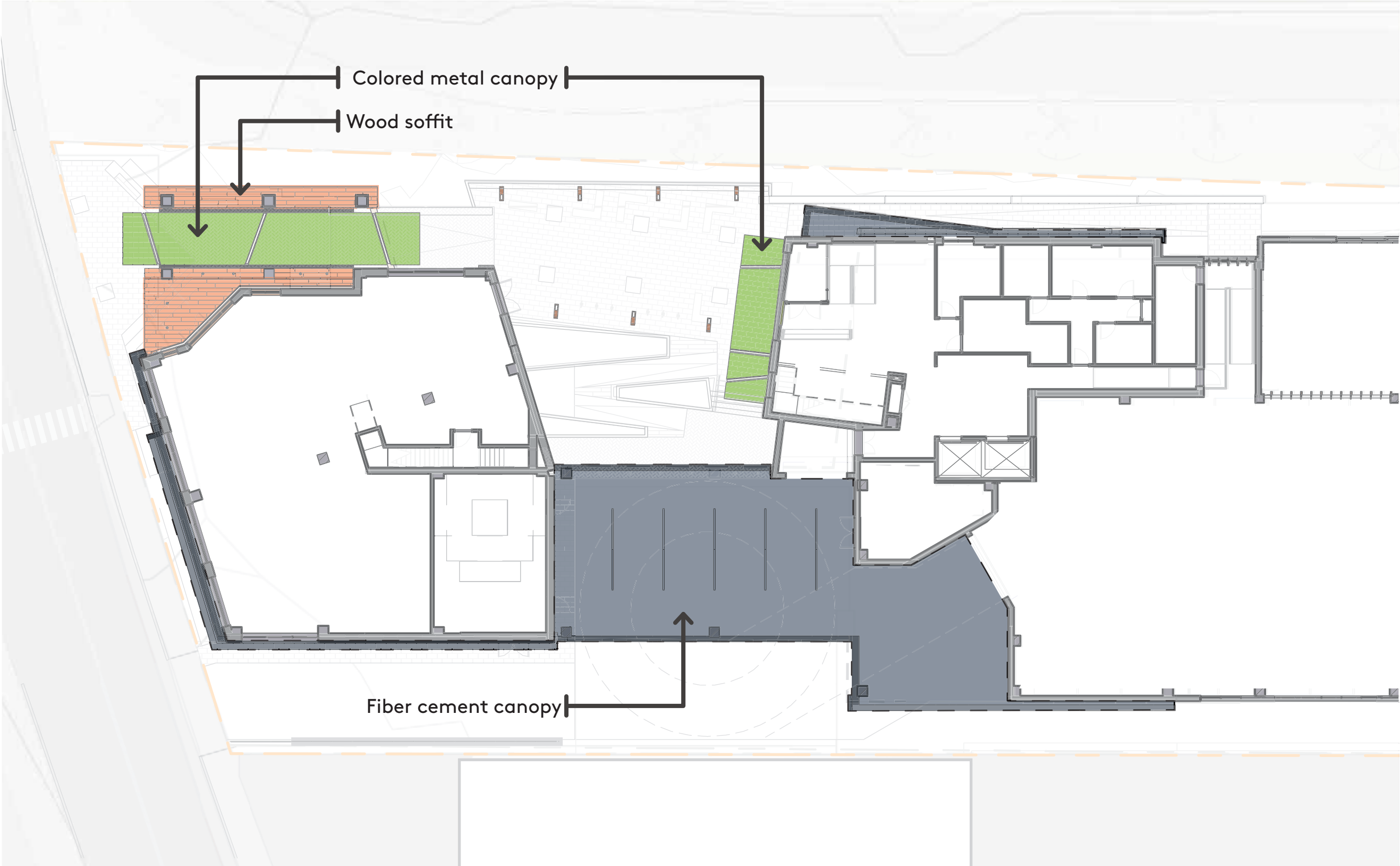
COMMENTS FROM THE BOARD: MATERIALITY

The building's entry sequence from New Street to the lobby could be more fully designed to create an ensemble of spaces, linked together to draw pedestrians into the site and to the building's lobby.

CURRENT PROPOSAL

- Green landscape screening elements engage with the landscape, add richness to the ground floor facade, and create a cohesive set of design elements around the building perimeter
- The wood-look material is first encountered at the driveaisle corner, adding a human scale to the streetscape
- The wood-look material then crescendos into a wood portal that draws pedestrians and cyclists up towards the Arrival Terrace - wrapping the retail entry and folding up onto the underside of the building soffit
- the wood-look material appears again at the level 2 amenity lounge cantilever, continuing to denote significant program elements at the building

- Painted metal canopies identify clear circulation to residential lobby, and add brightness
- wood soffit wraps entry sequence, drawing residents in off the street
- simple, appropriate lighting maintains a safe and functional drop-off area



▲ REFLECTED CEILING PLAN

