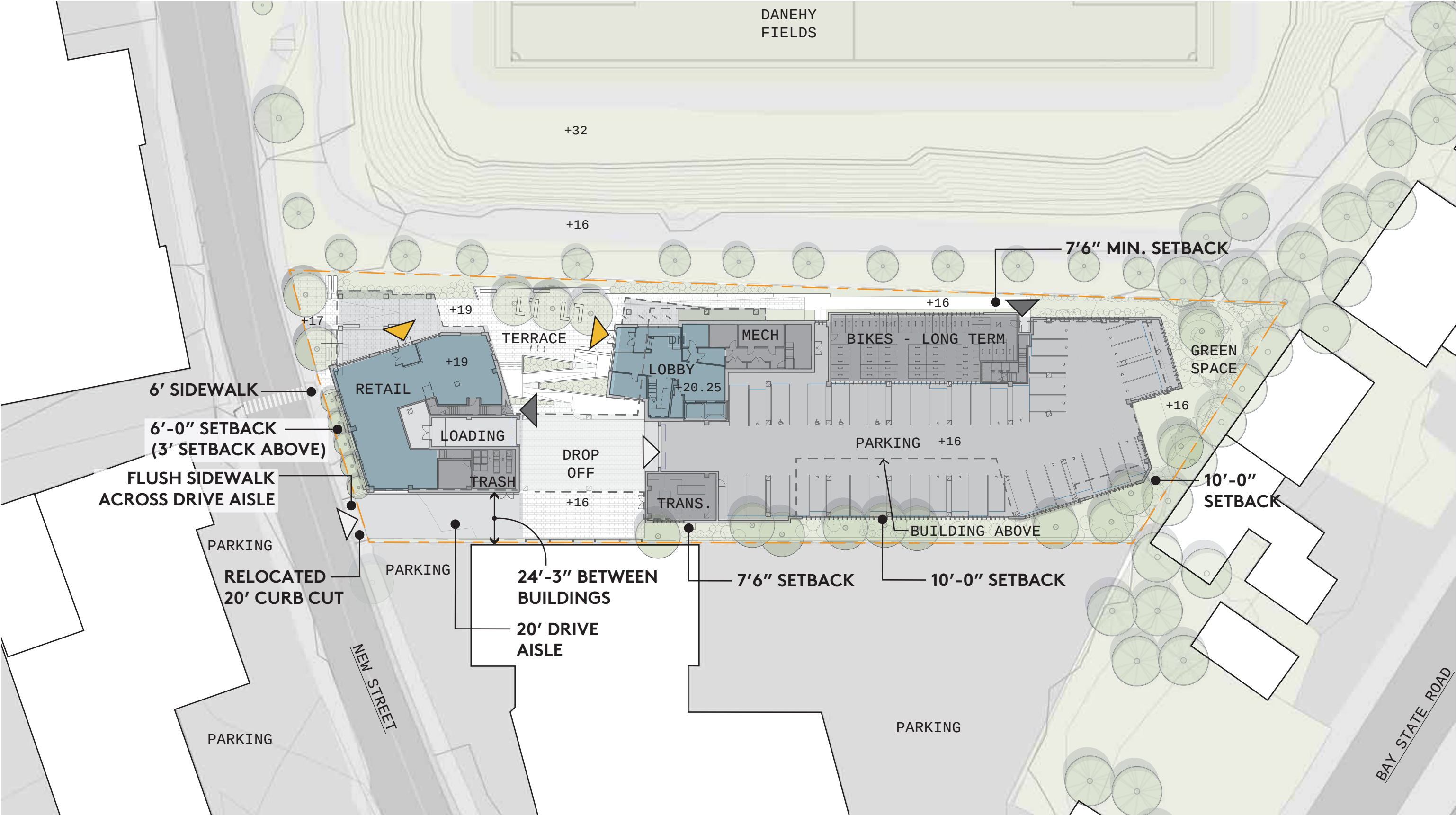
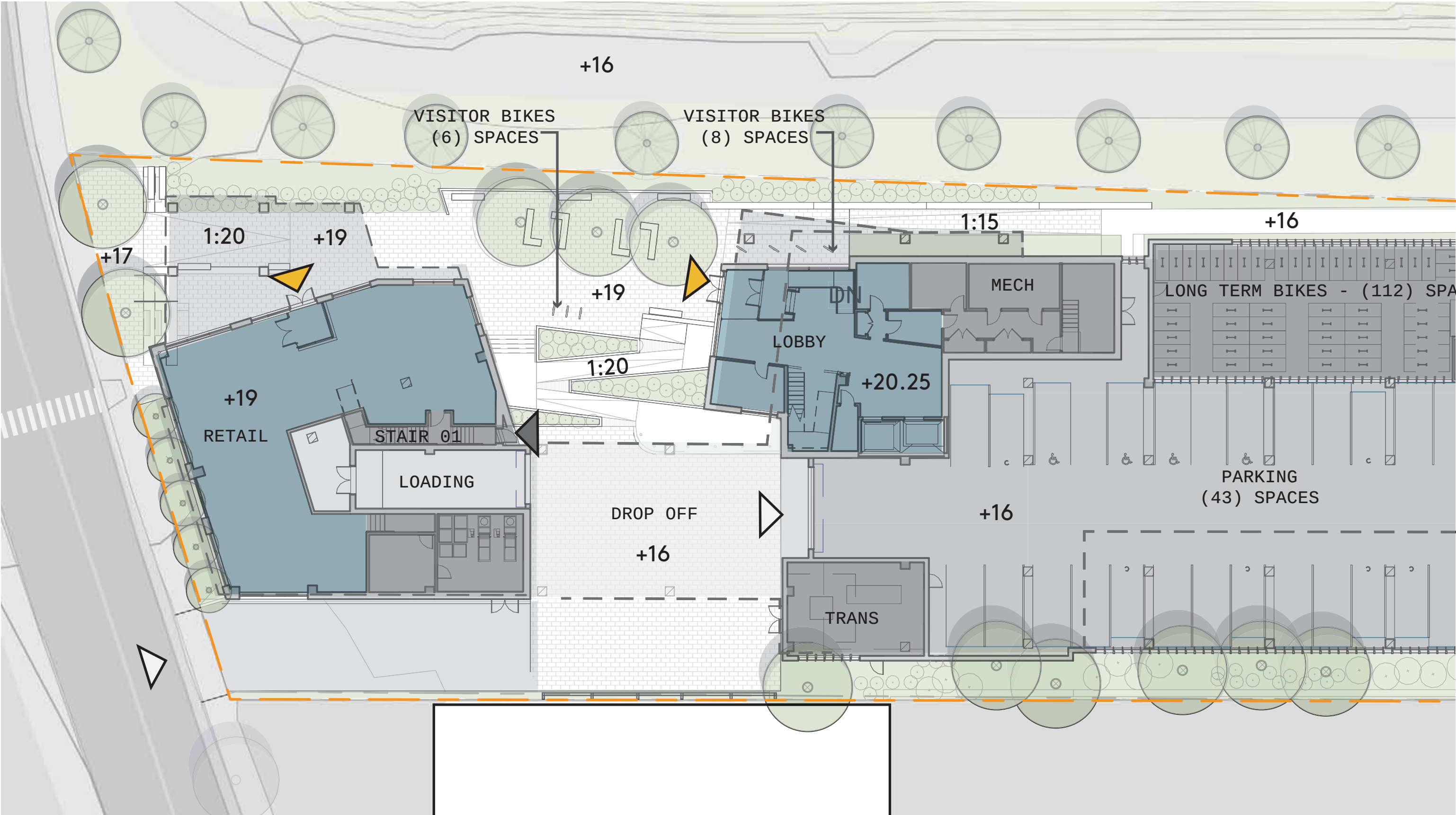
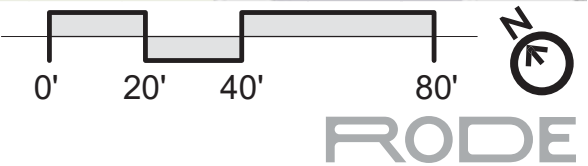
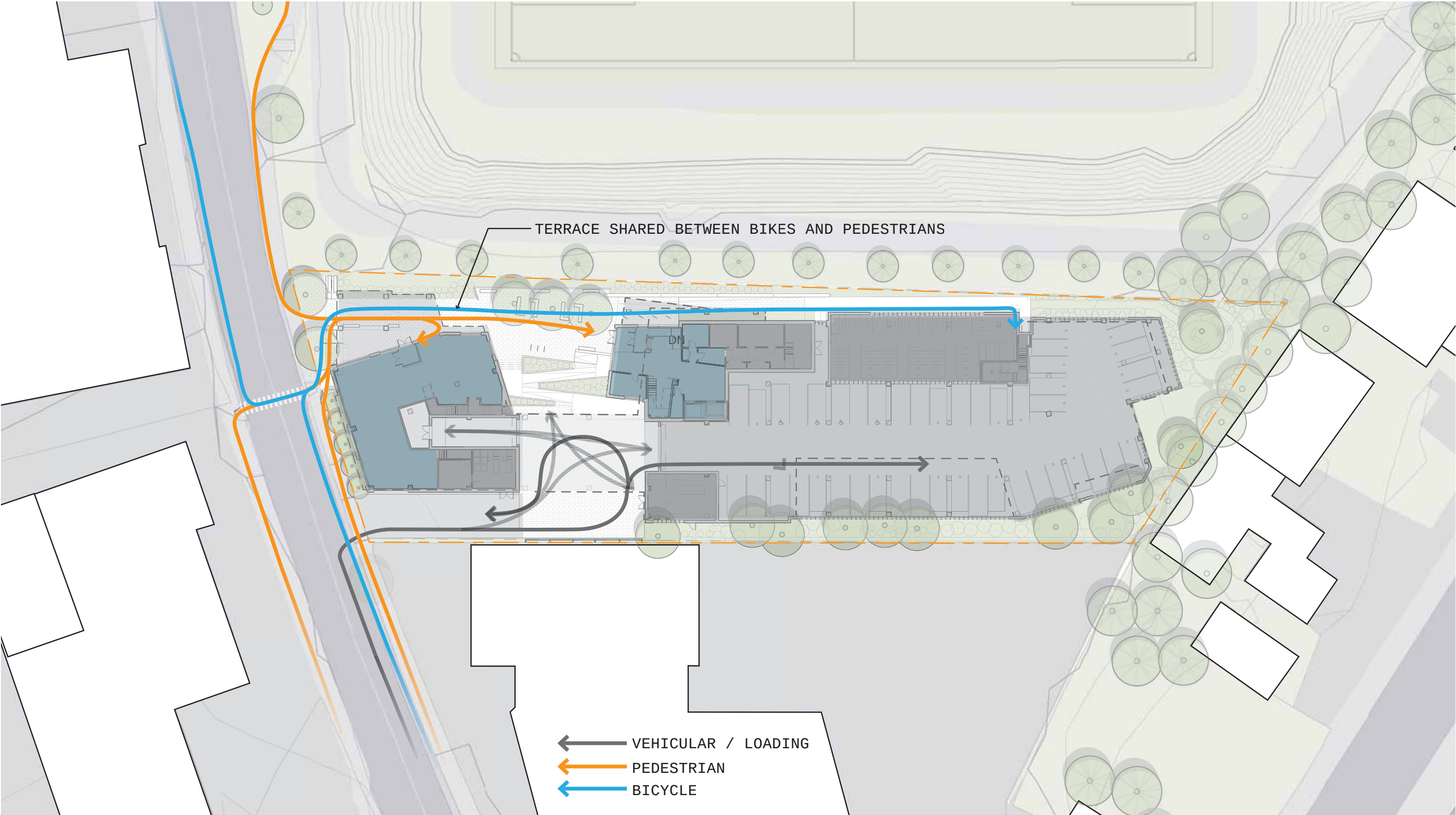
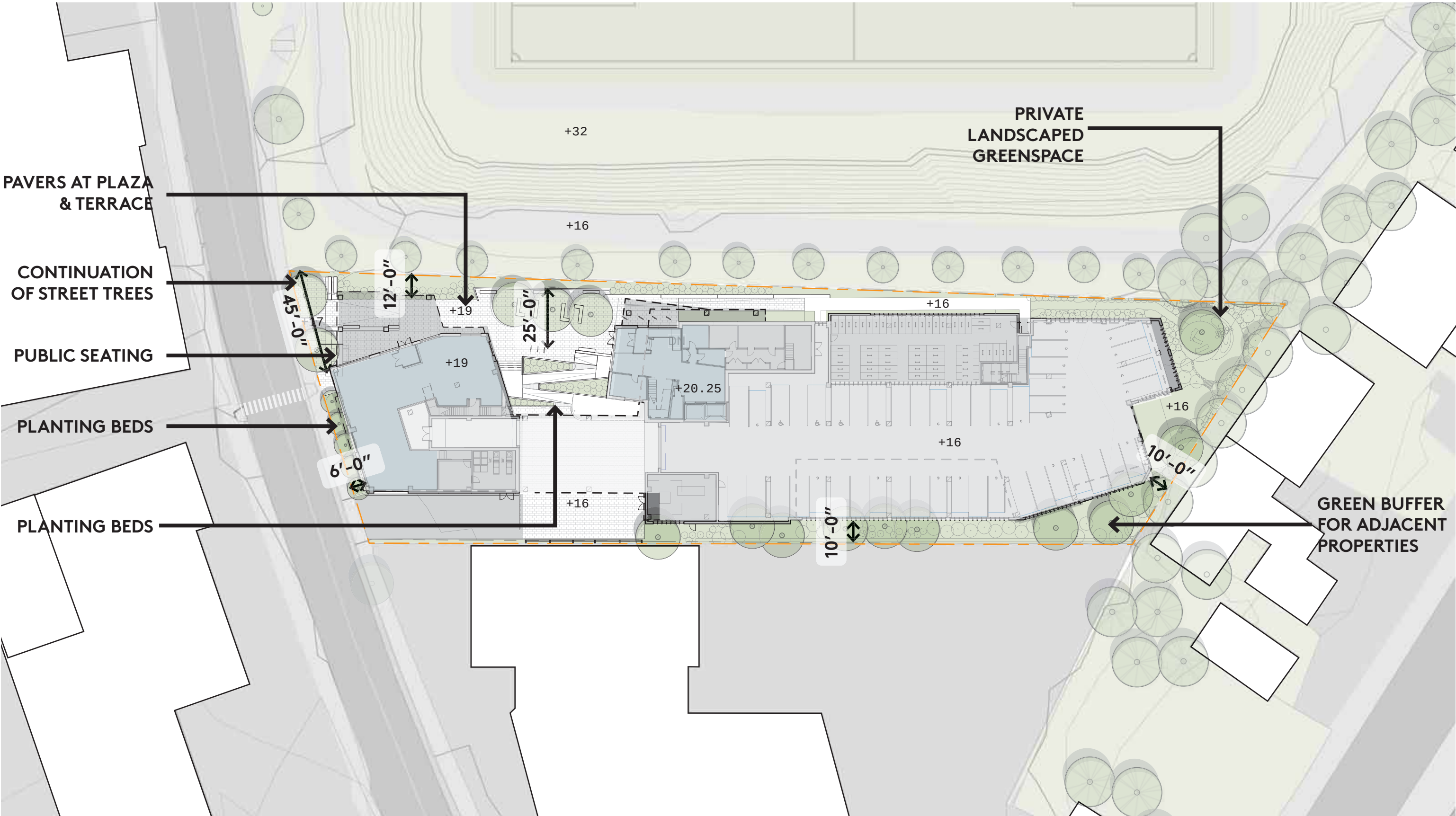


PROPOSED SITE CONDITIONS









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



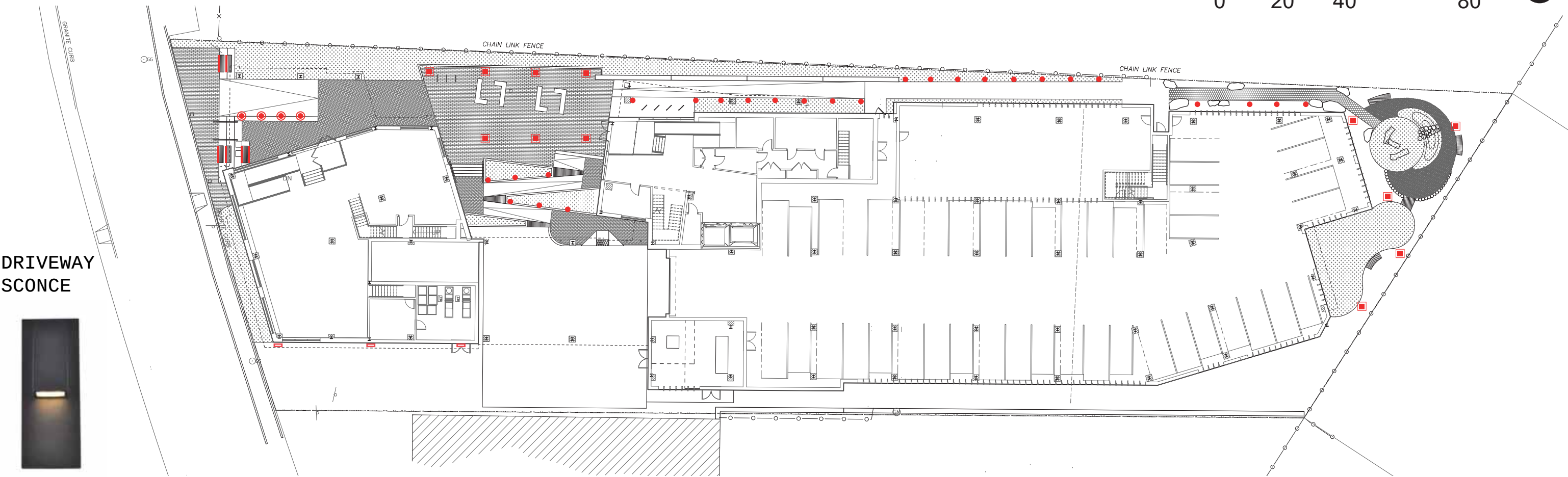
Fothergilla Edge



Hakone Grass and Hydrangea



LIGHT LOCATIONS



LIGHT FIXTURES

— LED STRIP LIGHTS

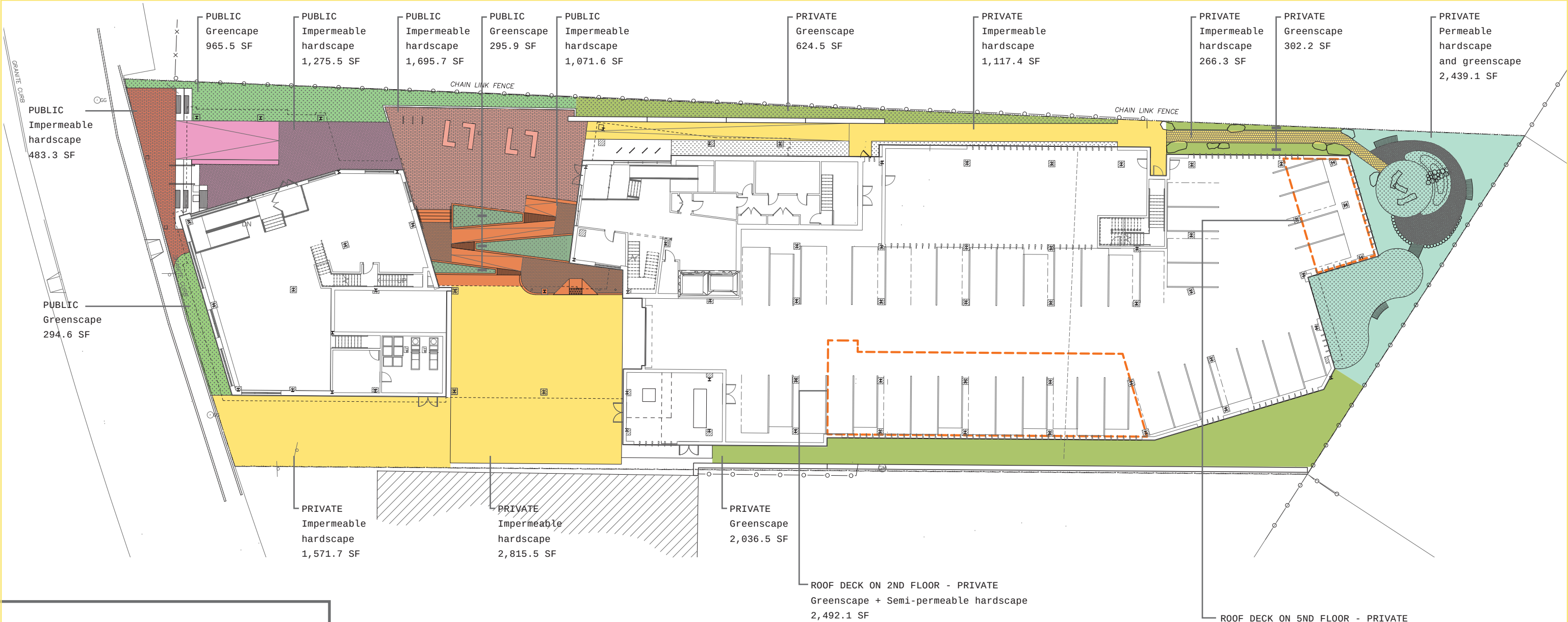


● SISTEMALUS - WALL RECESSED LUMINAIRES

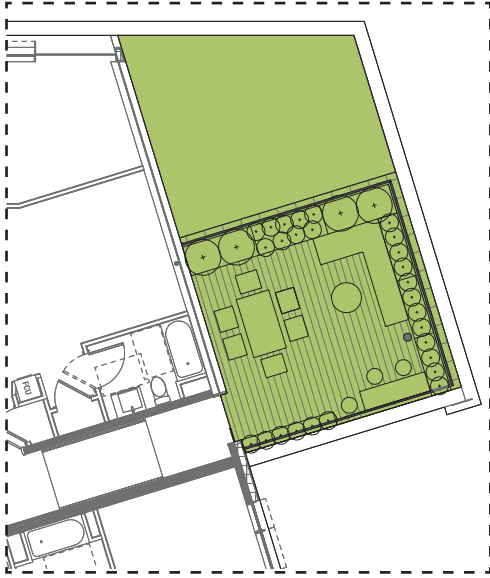
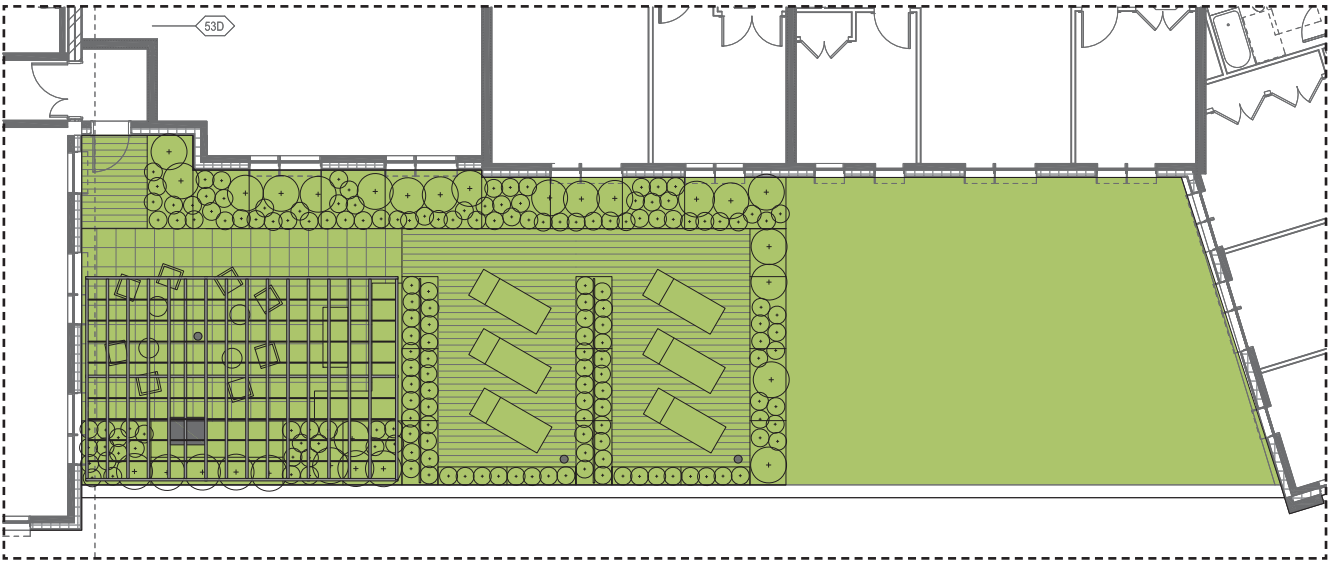


● DESIGNPLAN-BOLLARD LIGHTS





Project Open Space	16,000 sf
	(36.6% lot area)
At-grade public	
impermeable	4,526 sf
permeable	1,556 sf
At-grade private	
impermeable	1,384 sf
permeable	5,402 sf
Roof Decks	3,133 sf
(accessible to all residents)	(19% of project open space)





PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	ROOT	COMMENTS	UNITMATED SIZE
TREES							
AC		Amelanchier canadensis	Serviceberry	12-14' Ht	B&B	multi stem	15-20' W, 25-30' H
AP		Carpinus caroliniana	American hornbeam	10-12' Ht	B&B	single stem	20-35' W, H
AP		Acer Pensylvanicum	Striped Maple	3" cal.	B&B	single stem	12-20' W, 15-25' H
CC		Carpinus betulus 'Fastigiata'	Columnar Hornbeam	3" cal.	B&B		20-30' W, 30-40' H
LS		Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette' Sweetgum	3" cal.	B&B		4' W, 40-50' H
MA		Malus 'Adirondack'	Adirondack' Crabapple	2" cal.	B&B		6-10' W, 12-18' H
PC		Picea abies 'Cupressina'	Columnar Norway Spruce	8-10' Ht	B&B		4-6' W, 20-30' H
QP		Quercus palustris	Pin Oak	3" cal.	B&B		40-60' W, 50-70' H
SHRUBS							
Ch		Cephalotaxus harringtonia 'Duke Gardens'	Japanese Plum Yew	10 gal.	Pot		2-4' W, H
Hq		Hydrangea quercifolia 'Munchkin'	Oakleaf hydrangea	10 gal.	Pot		3-4.5' W, H
Hqw		Hydrangea quercifolia 'Pee Wee'	Oakleaf hydrangea	10 gal.	Pot		2.5-3' W, 3-4' H
Hs		Hydrangea serrata 'Blue Bird'	Bluebird Lacecap Hydrangea	10 gal.	Pot		3-4' W, H
Ig		Ilex glabra 'Shamrock'	Dwarf Inkberry	10 gal.	Pot		3-4' W, H
Kg		Kerria 'Golden Guinea'	Golden Guinea Japanese Kerria	10 gal.	Pot		3-5' W, H
Ra		Rhododendron 'Atalanta'	Evergreen azalea	10 gal.	Pot		3-4' W, H
Rc		Rhododendron 'Capistrano'	Rhododendron	10 gal.	Pot		5-6' H, 3-5' H
Rg		Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	Cont.		6-8' W, 1.5-2' H
Wf		Weigela florida 'Walweigeye' EYECATCHER	Weigela	10 gal.	Pot		2-3' W, H

		GROUNDCOVER AND PERENNIALS				
ae	Asarum europaeum	Wild Ginger	1 gal.			1-1.5'W, 0.25-0.5' H
ag	Athyrium 'Ghost'	Lady Fern	2 gal.	Cont.		1.5-2' W, 2-2.5' H
agl	Athyrium angustum 'Lady in Red'	Northern lady fern	2 gal.			1.5-2.5' W, H
bm	Brunnera macrophylla 'Jack Frost'	Siberian Bugloss	2 gal.			1-1.5' W, H
cp	Carex pensylvanica	Pennsylvania sedge	2 gal.			
ed	Eurybia divaricata	White wood aster	5 gal.			1.5-2.5' W, 1-2.5' H
gr	Geranium Rozanne	Rozanne Geranium	2 gal.			18-20" W, H
hc	Helleborus 'Coseh 710' PINK FROST	Lenten Rose	2 gal.			1.5-2' W, 1-1.5' H
hm	Hakonechloa macra 'Aureola'	Japanese Forest Grass	5 gal.			1-1.5' W, H
lb	Ligularia 'Bottle Rocket'	Leopard plant	5 gal.			2-2.5' W, 2.5-3'H
tp	Thalictrum pubescens	Thalictrum	5 gal.			2-3' W, 3-7' H
wf	Waldsteinia fragarioides	Barren strawberry	2 gal.			0.5-1' W, 0.25-0.5' H

NEW STREET PLAZA



PLAZA BENCH WALL



TERRACE GARDEN



LANDSCAPED AREA



FLOOR PLANS



LEVEL 5



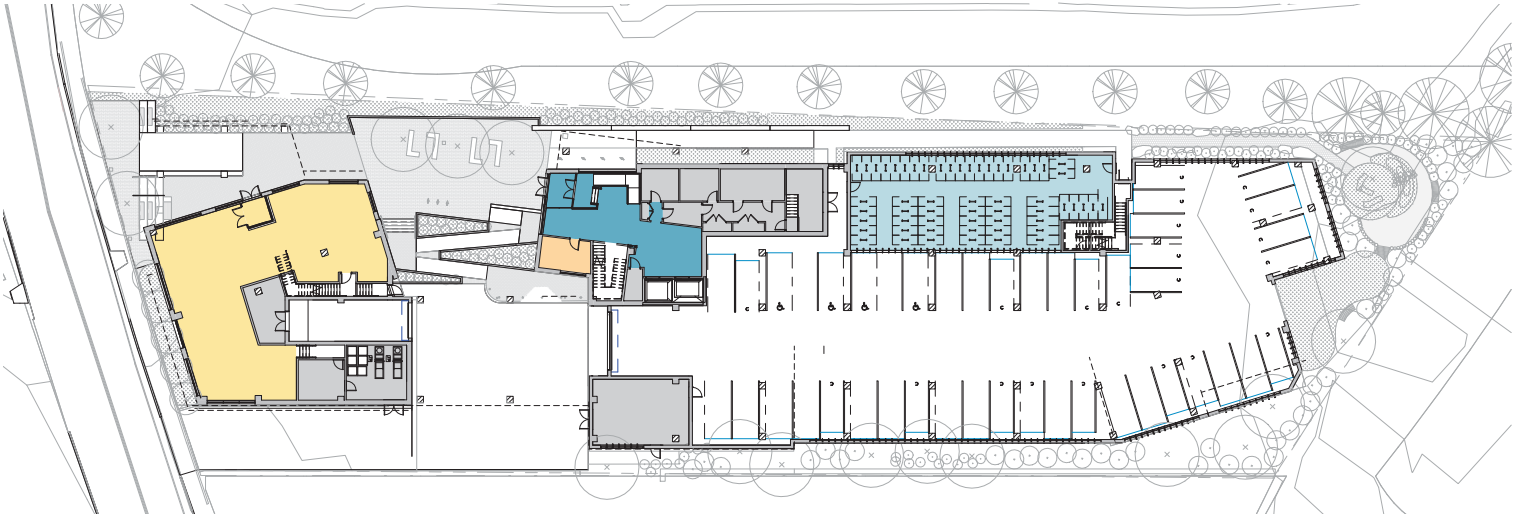
LEVEL 6



LEVEL 3



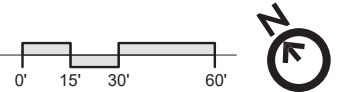
LEVEL 4

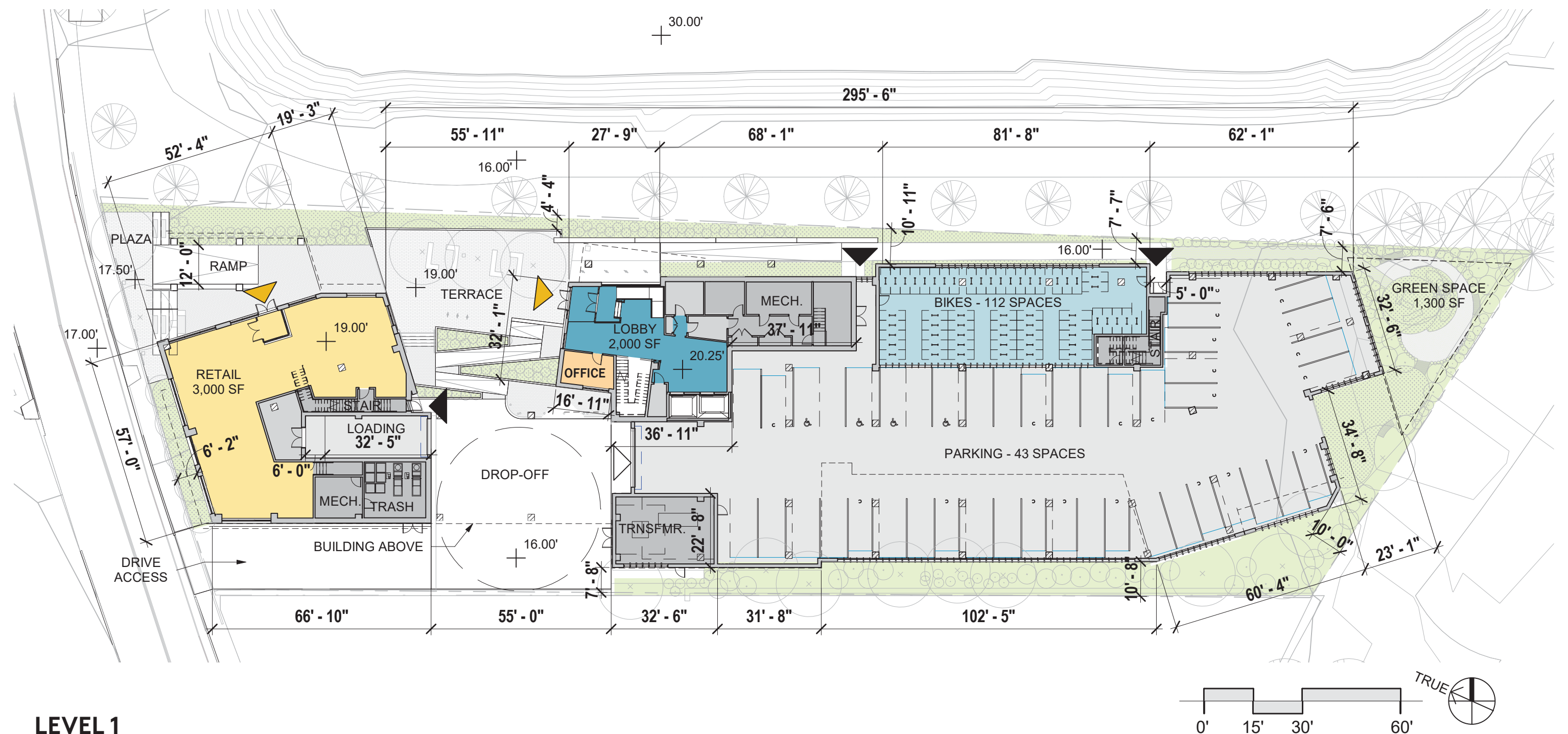


LEVEL 1



LEVEL 2





LEVEL 1

1" = 30'-0"

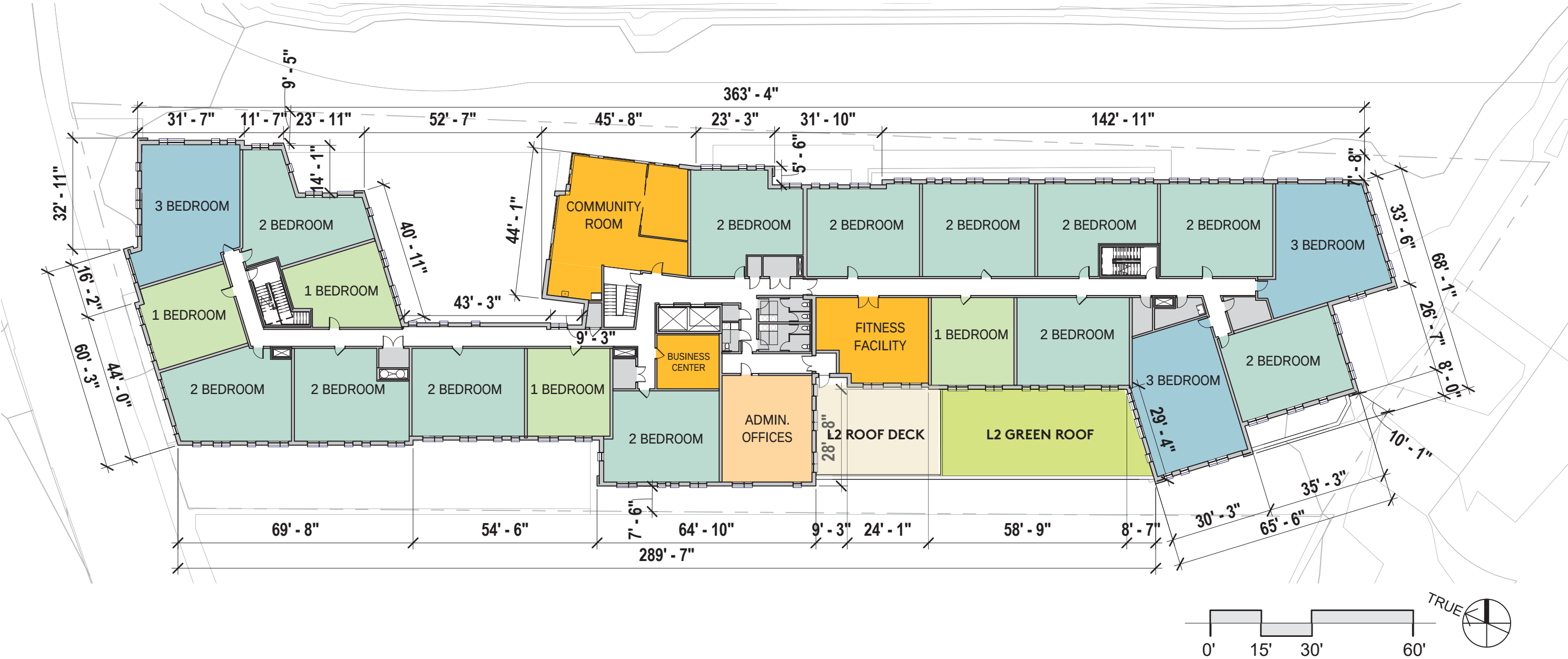
Retail

Administrative

Resident Lobby

Resident Bike Parking

Unit Size	Area Range	Count	Percent Mix
1 Bedroom	600-660 sf	23	21.5%
2 Bedroom	800-880 sf	63	59.0%
3 Bedroom	950-1,045 sf	21	19.5%



LEVEL 2

1" = 30'-0"

	Amenity		One bedroom		3 bedroom
	Administrative		Two bedroom		Support

Unit Size	Area Range	Count
1 Bedroom	600-660 sf	4
2 Bedroom	800-880 sf	12
3 Bedroom	950-1,045 sf	3



LEVEL 3

1" = 30'-0"

	Amenity		One bedroom		3 bedroom
	Administrative		Two bedroom		Support

Unit Size	Area Range	Count
1 Bedroom	600-660 sf	4
2 Bedroom	800-880 sf	13
3 Bedroom	950-1,045 sf	5



LEVEL 4

1" = 30'-0"

Amenity	One bedroom	3 bedroom
Administrative	Two bedroom	Support

Unit Size	Area Range	Count
1 Bedroom	600-660 sf	4
2 Bedroom	800-880 sf	13
3 Bedroom	950-1,045 sf	5



LEVEL 5

1" = 30'-0"

	Amenity		One bedroom		3 bedroom
	Administrative		Two bedroom		Support

Unit Size	Area Range	Count
1 Bedroom	600-660 sf	6
2 Bedroom	800-880 sf	12
3 Bedroom	950-1,045 sf	4

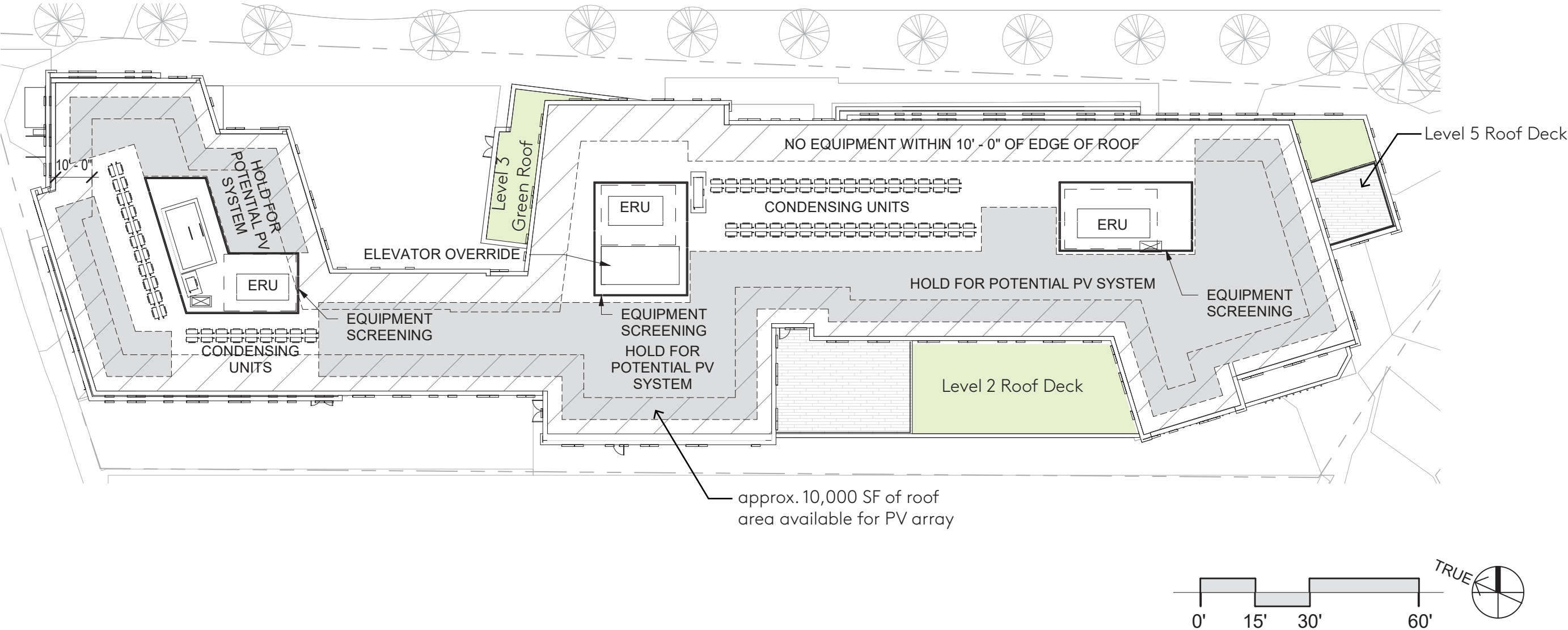


LEVEL 6

1" = 30'-0"

	Amenity		One bedroom		3 bedroom
	Administrative		Two bedroom		Support

Unit Size	Area Range	Count
1 Bedroom	600-660 sf	5
2 Bedroom	800-880 sf	13
3 Bedroom	950-1,045 sf	4

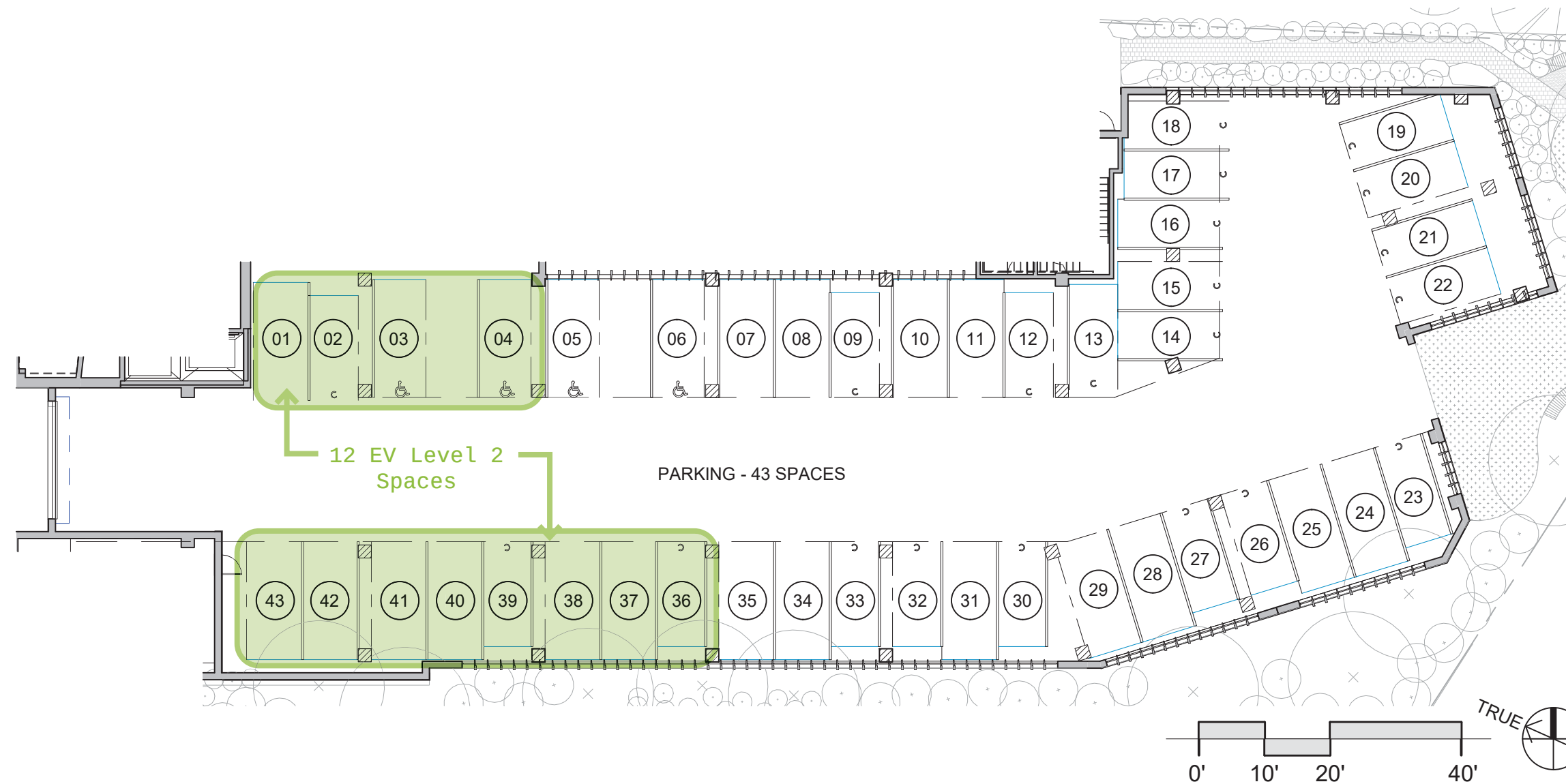


ROOF PLAN

1" = 30'-0"

All equipment is set back at least 10' from the perimeter.
All equipment is under 10' high.

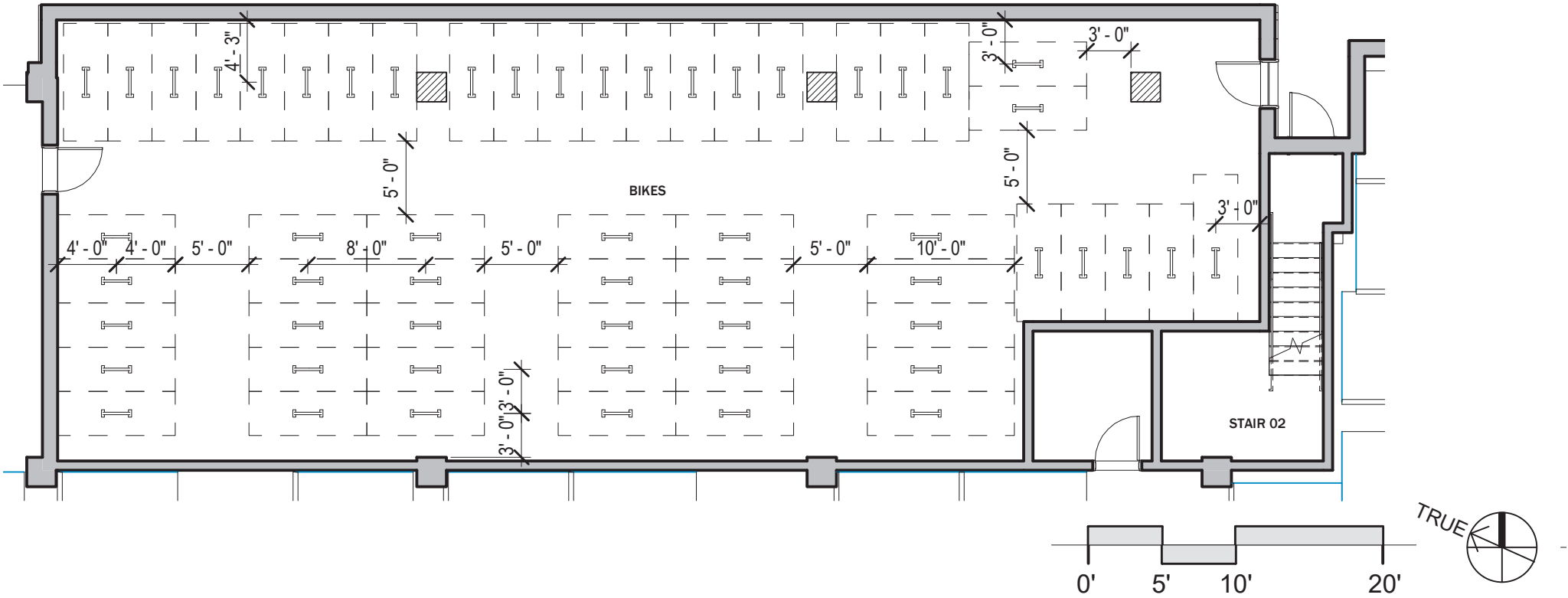
Equipment over 5' high is encompassed in a screen that is at least 75% opaque and 10' high.



PARKING GARAGE PLAN

1" = 20'-0"

- 25% of spaces get Level 2 chargers (6 dual-head chargers serving 12 spaces), highlighted in green above
- Additional 50% of spaces will have conduit for future install of Level 2 chargers (22 spaces)
- Building electrical capacity for full garage to have chargers - last 25% of spaces would receive level 1 chargers (9 spaces)



BIKE ROOM PLAN

1" = 10'-0"

All bike racks will be stainless steel "Post and Ring" type bicycle rack, with locking pole diameter no more than 1.5". Racks will be surfaced mounted to concrete slab.

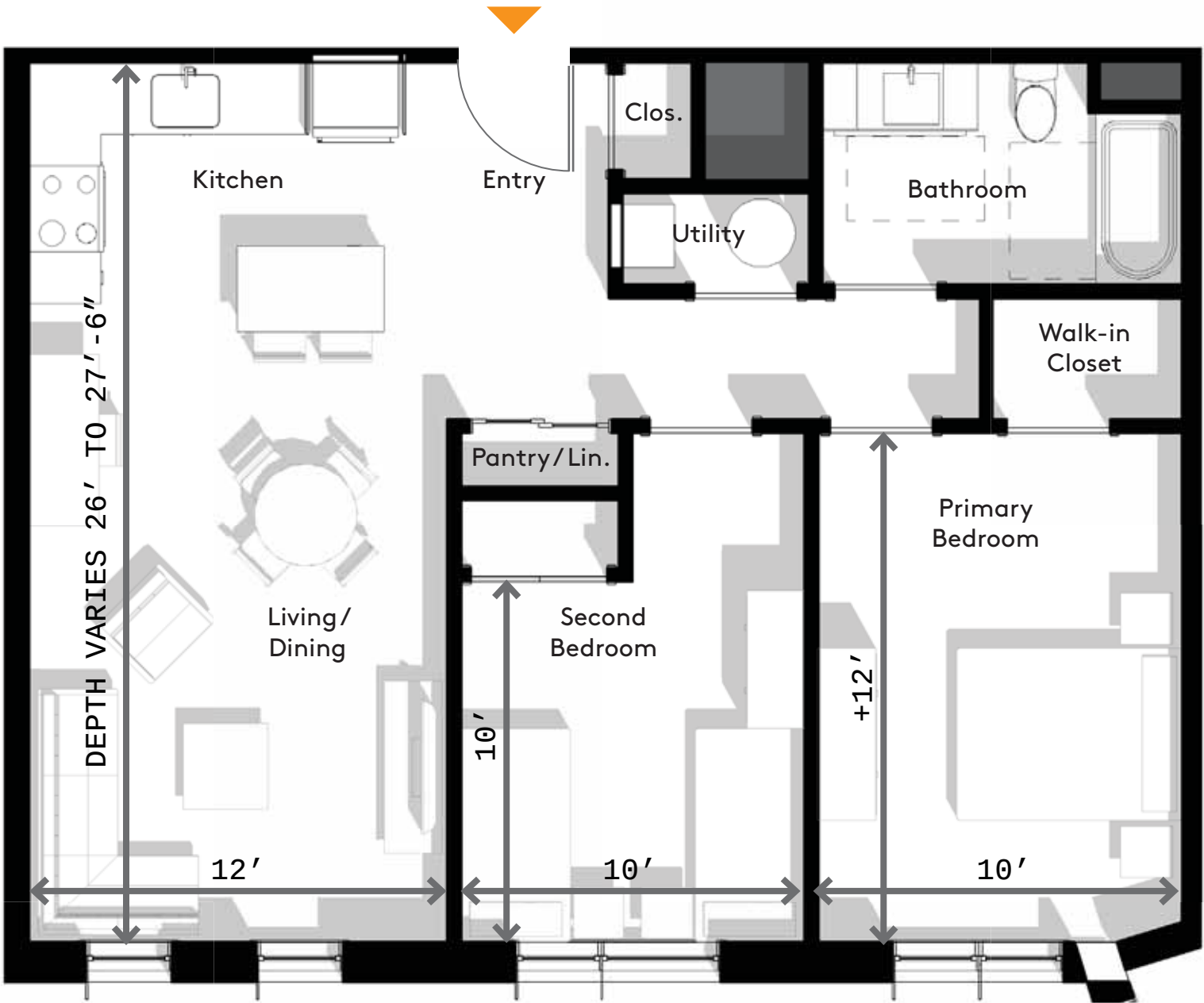
Bike Size	Count
Standard	100
Tandem & Trailer	12
Total	112

family-oriented unit sizes



living spaces allow for multiple configurations

work-from-home



increased number of accessible units, with visitability accommodations throughout



materials, textures, finishes, and fixtures selected for durability, economy, beauty, sustainability, and accessibility



high-performing exterior envelope and mechanical systems/ventilation

solar shading at windows guided by energy model calculations