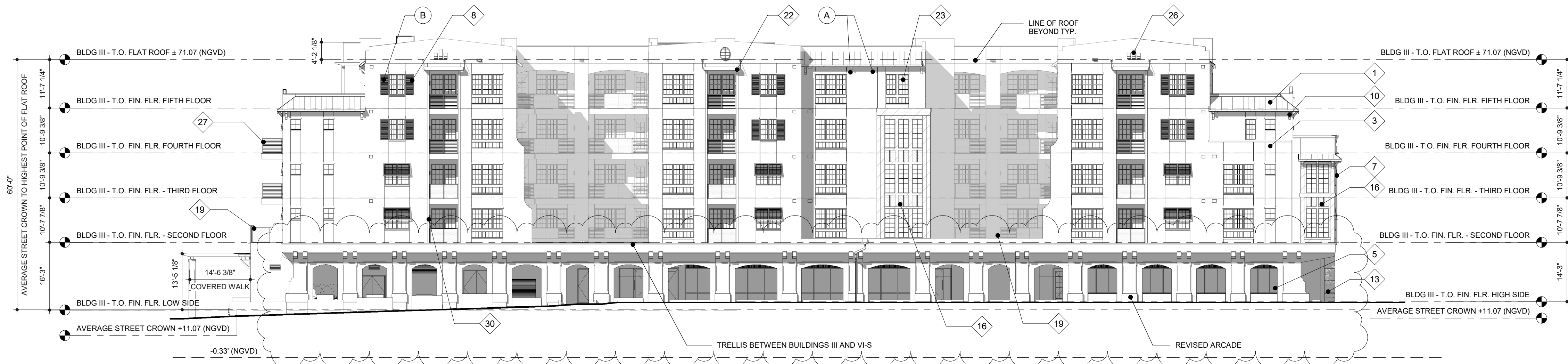
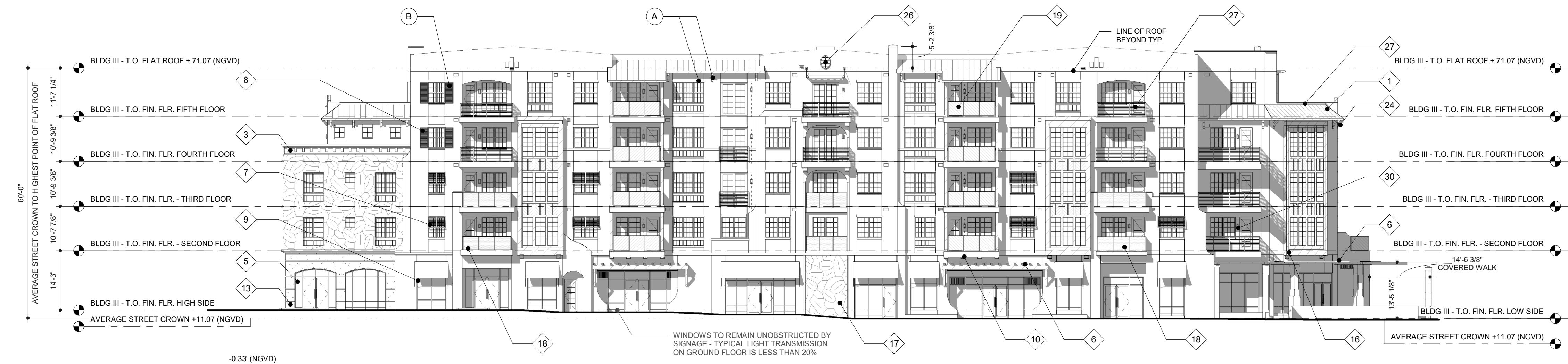
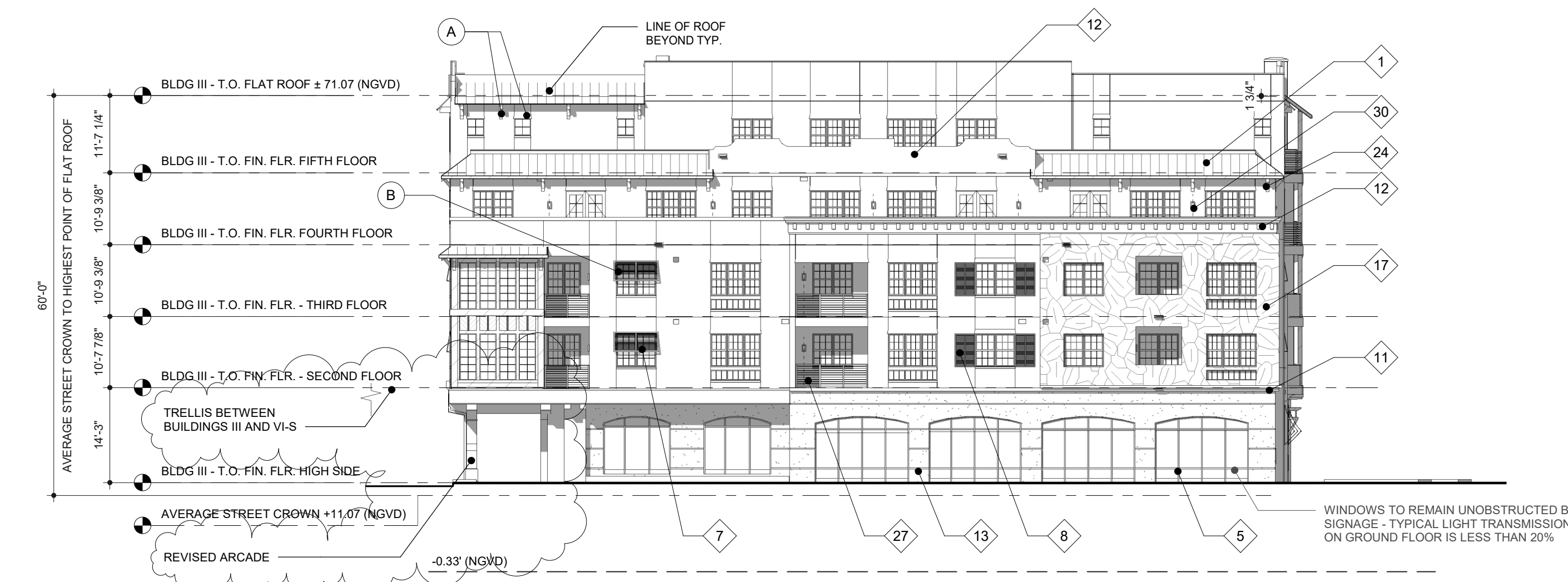




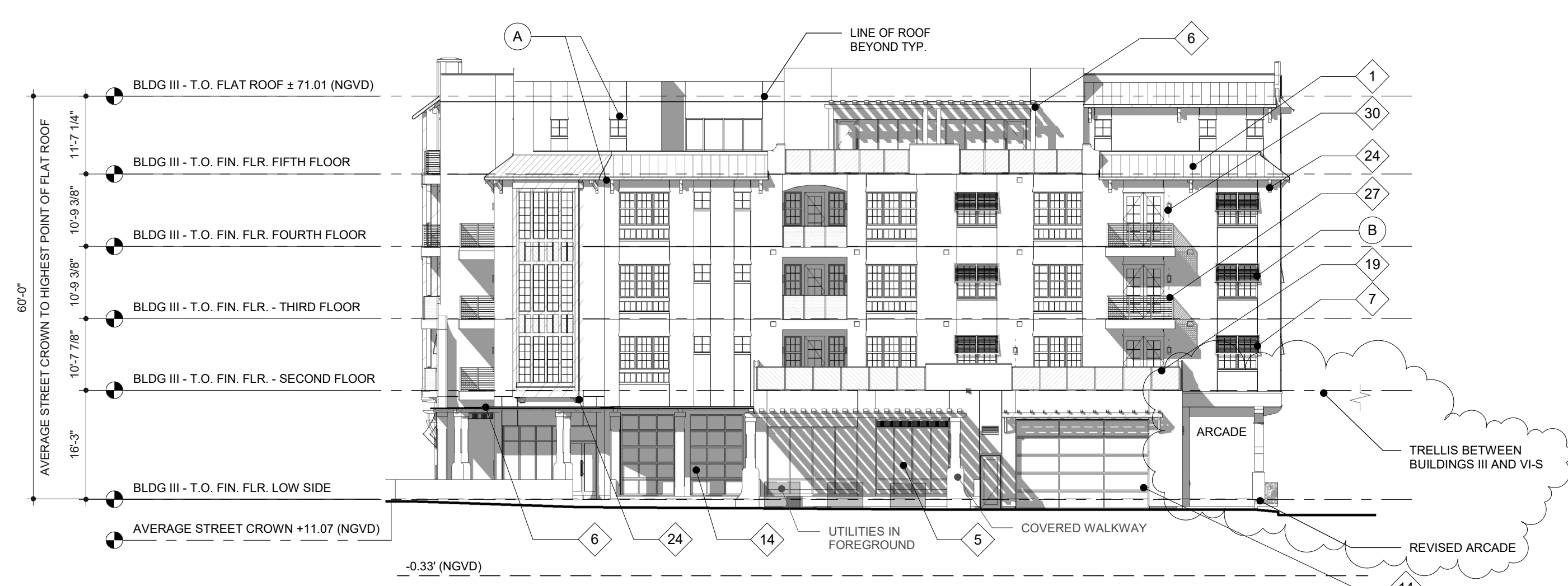
BLDG III - NORTH ELEVATION



BLDG III - SOUTH ELEVATION



BLDG III - WEST ELEVATION



BLDG III - EAST ELEVATION

BUILDING III MATERIAL LEGEND

	STUCCO - CLOUD WHITE	BM-967
	STUCCO - PHILADELPHIA CREAM	BM-HC-30
	WOOD - KENDALL CHARCOAL	BM-HC-166
	LIVING WALL	
	STUCCO TRIMS - VARIES COLORS TO MATCH ADJACENT FIELD	
	SHUTTERS - KENDALL CHARCOAL	BM-HC-166

RESPONSE TO 2.12.14 STAFF COMMENTS

- BUILDING III NORTHWEST FOOTPRINT ADJUSTED DUE TO ADDITION OF RAMP AT NE 6TH AVENUE
- WINDOWS OF THE BUSINESSES AND OFFICES REMAIN UNOBSTRUCTED BY SIGNAGE
- LIGHT TRANSMISSION FOR GROUND FLOOR GLASS AREA TO BE NO GREATER THAN 20%
- KNOX BOXES TO BE PROVIDED AT ROLL DOWN GATES
- GREEN WALL IS CONSIDERED A TRELLIS WHICH SHALL BE ALLOWED TO ENCRATCH INTO SETBACK ALONG FEDERAL HIGHWAY
- ADDED INGRESS/EGRESS RAMP AT NE 6TH AVE

SETTLEMENT MODIFICATION 4.21.2017

- ADD ARCADE ALONG THE NORTH ELEVATION
- ADJUST POSITION OF LOADING AREA
- ADJUST EAST AND WEST ELEVATIONS DUE TO ADDITION OF ARCADE.

ARCHITECTURAL ELEVATION REVISIONS 7.19.2018

GENERALLY REVISE ELEVATIONS TO BE MORE CONSISTENT WITH ANGLO CARIBBEAN, INCLUDING:

- SCULPTED FORMS AT ARCADE AND AT FEATURE ELEMENTS OF THE BUILDING
- RE-SCALE WINDOWS AT CORNERS
- WOOD DETAILING AS ACCENT AT VERTICAL FORMS
- ENWANCE DETAIL AT BUILDING CAP
- RE-DETAIL ARCADE AND LOW RAMP FORMS

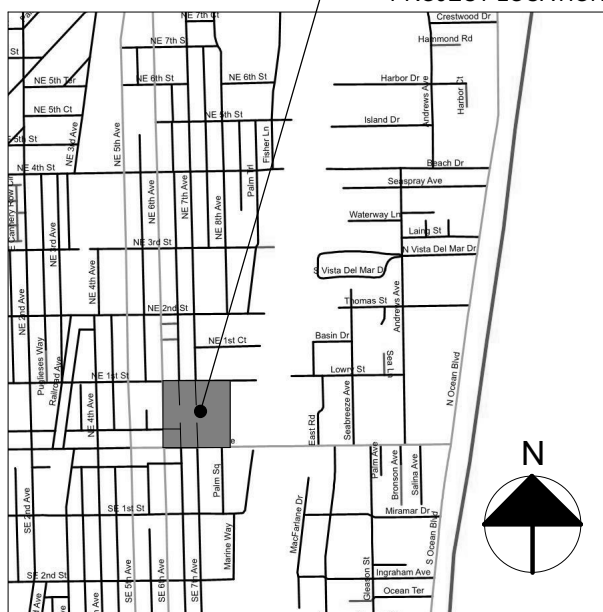
CLASS II MODIFICATION 2019 8.2.2019

- REVISE DETAIL AT ARCADE
- ADD TRELLIS BETWEEN III & VI-S

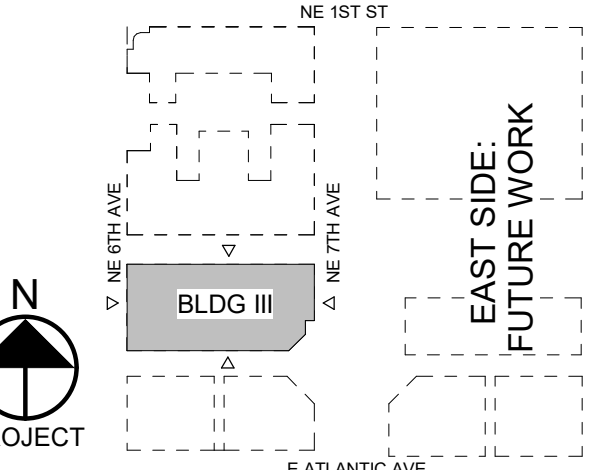
ELEVATION NOTES

NOTE: All wall cladding shall be stucco unless otherwise noted.

- Standing seam metal roof; galvalume
- Ornamental iron railing; powder coated
- Built-up parapet cap; stucco
- Embossed wood texture storefront system
- Storefront system
- Wood pergola & trellis
- Painted composite Bermuda shutters
- Painted composite shutters; fixed
- Fabric awning system
- Decorative corbel
- Built-up stucco sill
- Stucco parapet (6'-0 high max. from top of roof deck)
- Stucco with simulated stone texture base
- Overhead garage door - Glass
- Decorative arched lower panel; powder coated
- Wood boxed out detail
- "Living wall" - Plant material over stainless steel support. Considered a trellis and will be allowed within setback
- Perforated metal panel railing
- Wood panel railing
- Paneled wood accent
- Louvered panels; powder coated
- Steel Trellis
- Vinyl windows
- Decorative wood brackets
- 2" Reveal
- Decorative stucco inset
- Steel Cable Railing
- Fluted column cap; stucco
- Ornamental iron gates and screen; powder coated
- Exterior light fixtures



VICINITY MAP

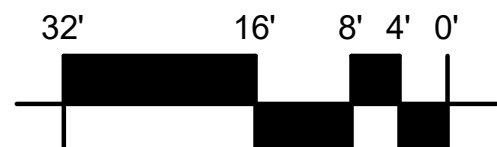


KEY PLAN

DATE:	ISSUE / REVISIONS:
06.18.2013	Site Plan Submittal
09.17.2013	Response to Staff Comments
10.29.2013	10/18 Staff Response
11.14.2014	Resp. 2.12.14 Staff Comments
2.10.15	Per Certification Comments
04.21.2017	Settlement Modification
07.19.2018	Arch. Elevation Revisions
08.06.2019	Class II Modification 2019

BLDG III ELEVATIONS

DRAWN BY: CS, BB, KK



As indicated

SHEET NUMBER

A3.4

VOLUME 2

DATE: 08.06.2019