



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 ENCROACH 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.

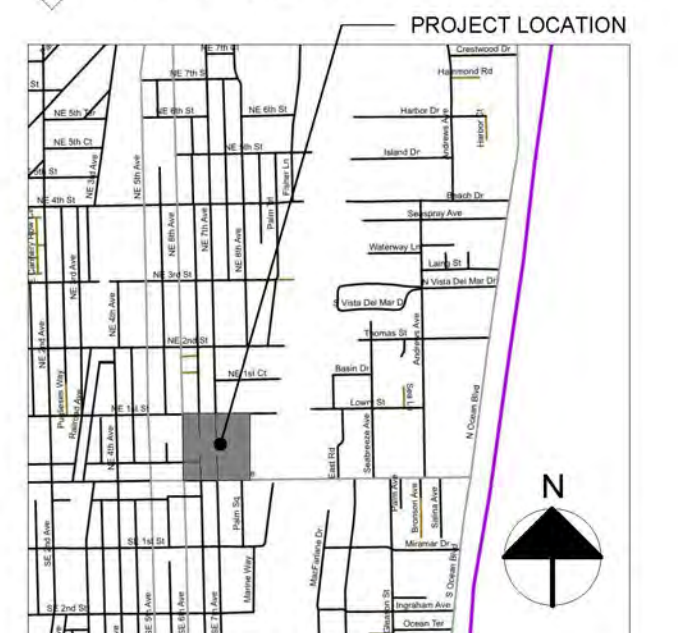
ARCHITECTURAL ELEVATION REVISIONS 7.19.2018
GENERALLY REVISE ELEVATIONS TO BE MORE CONSISTENT WITH ANGLO CARIBBEAN, INCLUDING:
• SCULPTED FORMS AT ARCADE AND AT FEATURE ELEMENTS OF THE BUILDING
• RE-SCALE WINDOWS AT CORNERS
• WOOD DETAILING AS ACCENT AT VERTICAL FORMS
• ENTRANCE DETAIL AT BUILDING CAP
• RE-DETAIL ARCADE AND LOW ROOF FORMS

CLASS II MODIFICATION 2019 8.2.2019
• REVISE DETAIL AT ARCADE
• ADD TRELLIS BETWEEN III & VI-S

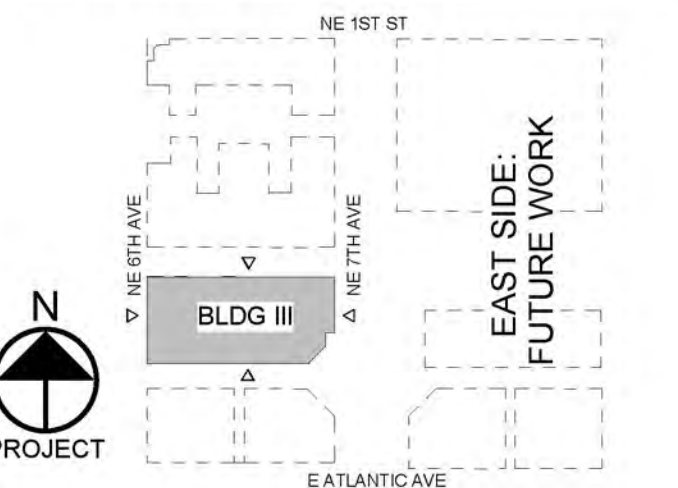
ELEVATION NOTES

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

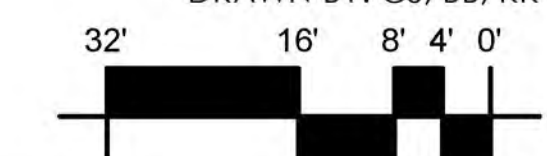
- 1 Standing seam metal roof; galvalume
- 2 Ornamental iron railing; powder coated
- 3 Built-up parapet cap; stucco
- 4 Embossed wood texture storefront system
- 5 Storefront system
- 6 Wood pergola & trellis
- 7 Painted composite Bermuda shutters
- 8 Painted composite shutters; fixed
- 9 Fabric awning system
- 10 Decorative corbel
- 11 Built-up stucco sill
- 12 Stucco parapet (6'-0 high max. from top of roof deck)
- 13 Stucco with simulated stone texture base
- 14 Overhead garage door - Glass
- 15 Decorative arched lower panel; powder coated
- 16 Wood boxed out detail
- 17 "Living wall" - Plant material over stainless steel support. Considered a trellis and will be allowed within setback
- 18 Perforated metal panel railing
- 19 Wood panel railing
- 20 Paneled wood accent
- 21 Louvered panels; powder coated
- 22 Steel Trellis
- 23 Vinyl windows
- 24 Decorative wood brackets
- 25 2" Reveal
- 26 Decorative stucco inset
- 27 Steel Cable Railing
- 28 Fluted column cap; stucco
- 29 Ornamental iron gates and screen; powder coated
- 30 Exterior light fixtures

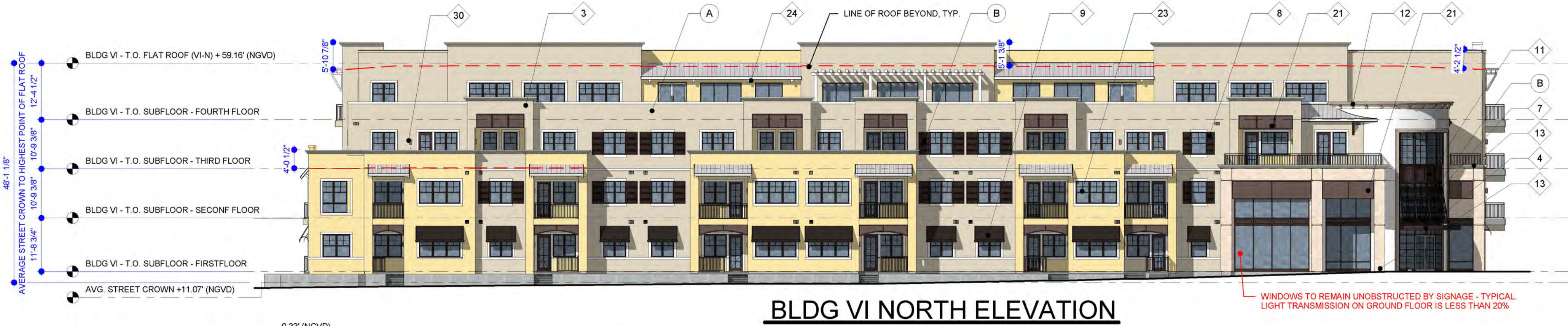


VICINITY MAP



KEY PLAN





BLDG VI NORTH ELEVATION



BLDG VI SOUTH ELEVATION



BLDG VI WEST ELEVATION



BLDG VI EAST ELEVATION

BUILDING VI MATERIALS LEGEND

	STUCCO - VALE MIST	BM-HC-1494
	STUCCO - MORNING DEW	BM-HC-1493
	STUCCO - HAWTHORNE YELLOW	BM-HC-4
	STUCCO - MANCHESTER TAN	BM-HC-81
	STUCCO - CLOUD WHITE w/ 2\"/>	BM-967
	SIMULATED STONE - FLORIDA CORAL (KEYSTONE)	BEIGE
	SIDING - FAIRVIEW TAUPE	BM-HC-85
	TILE WALL	ANN SACKS TIEMPO \"LA SPIEZA #6\"
	STUCCO TRIMS - VARIES COLORS TO MATCH ADJACENT FIELD	
	SHUTTERS - KENDALL CHARCOAL	BM-HC-166
	BRACKETS AND PERGOLAS - CLOUD WHITE	BM-967

RESPONSE TO 2.12.14 STAFF COMMENTS
• 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
• ADJUSTED METAL AWNINGS AND ADDED MORE SHUTTERS

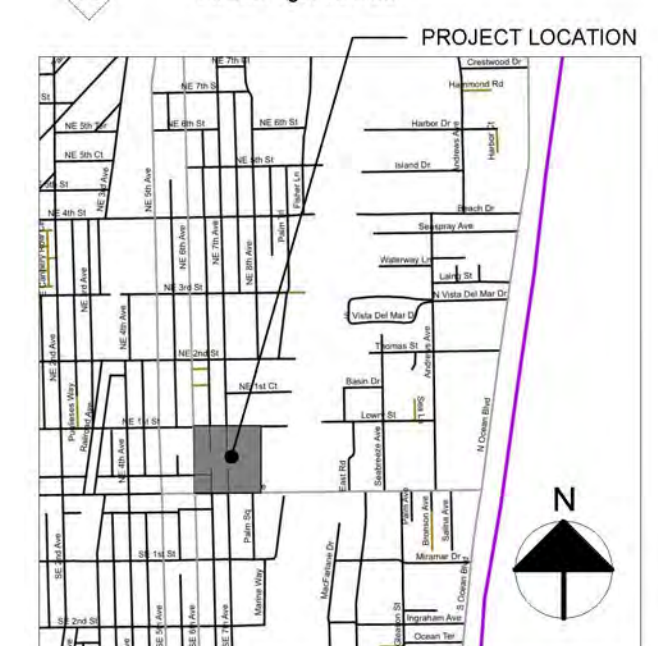
SETTLEMENT MODIFICATION 4.21.2017
• RELOCATED ENTRY TO PARKING GARAGE
• ADJUST EAST AND SOUTH DUE TO PARKING GARAGE ENTRY RELOCATION

ARCHITECTURAL ELEVATION REVISIONS 7.19.2018
GENERALLY REVISE ELEVATIONS TO BE MORE CONSISTENT WITH MASONRY MODERN, INCLUDING:
• STRENGTHENING PEDESTRIAN SCALE OF ENTRY TO LEASING (NORTH-WEST CORNER)
• ENHANCED HORIZONTAL DETAILING AT BASE - ADDED ROOF FORMS, CONSOLIDATED COLOR, MINIMIZED TALL SLENDER VERTICAL FORMS
• ENHANCE DETAILING AT BUILDING CORNERS
• ENHANCE DETAILING AT BUILDING CORNERS

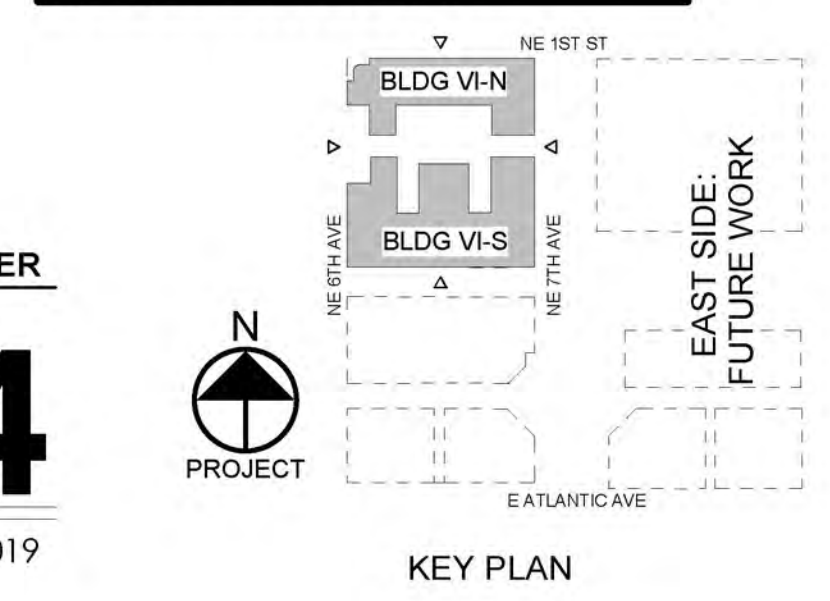
CLASS II MODIFICATION 8.2.2019
• ADD TRELLIS BETWEEN III & VI-S

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\"/>
 - Stucco with simulated stone texture base
 - Overhead garage door - Glass
 - Decorative arched louver 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\"/>
 - Decorative stucco inset
 - Steel Cable Railing
 - Fluted column cap; stucco
 - Ornamental iron gates and screen; powder coated
 - Exterior light fixtures



VICINITY MAP

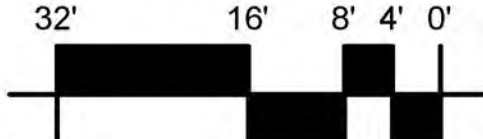


KEY PLAN

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	Response 2.12.14 Comments
04.21.2017	Settlement Modification
07.19.2018	Arch. Elevation Revisions
08.06.2019	Class II Modification 2019

BLDG VI ELEVATIONS

DRAWN BY: CS, BB, KK



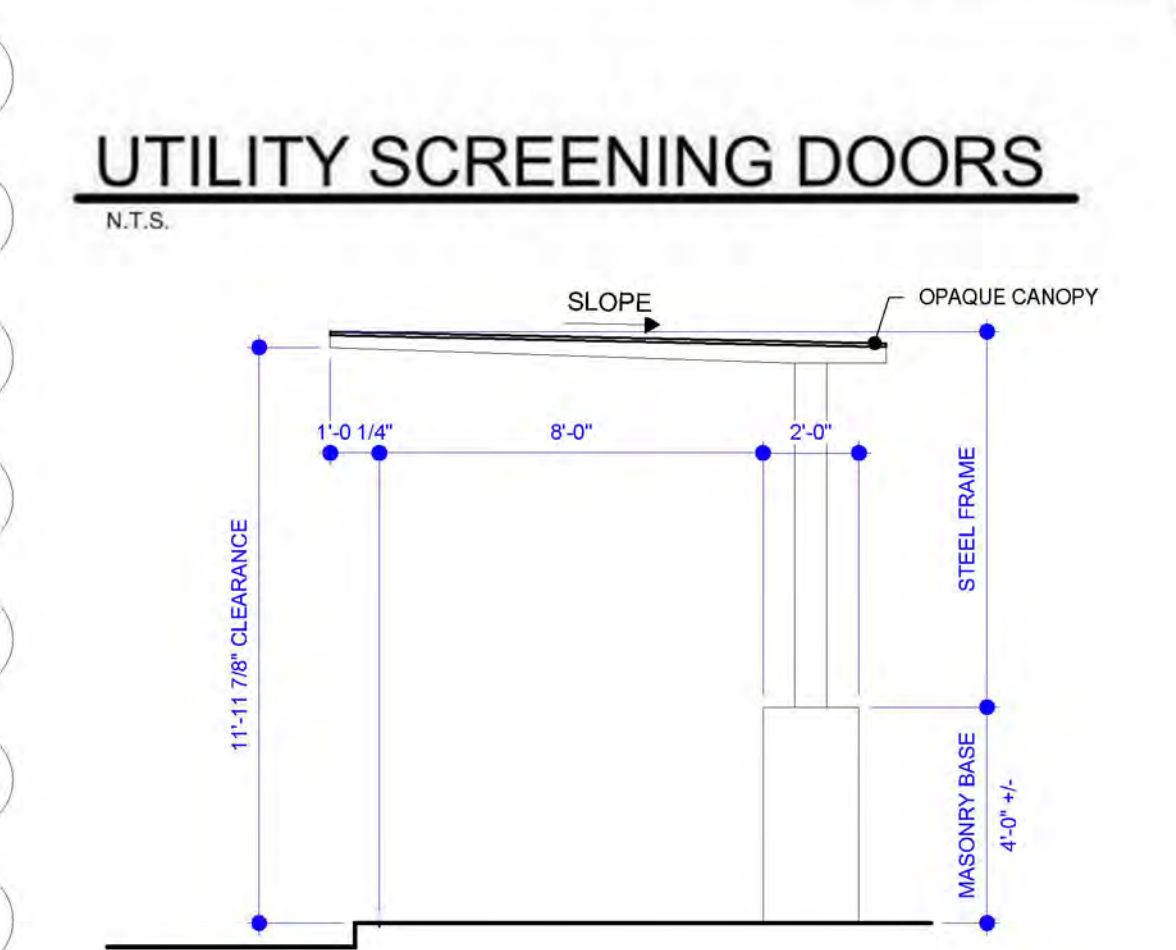
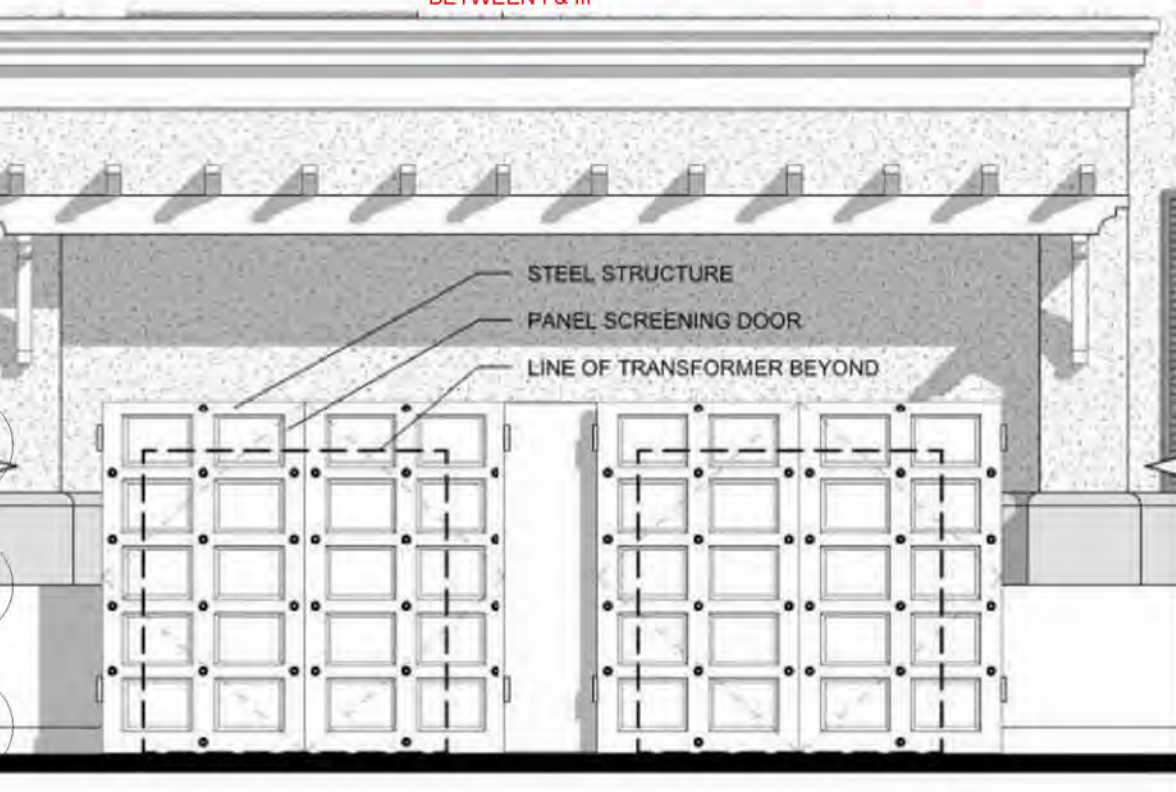
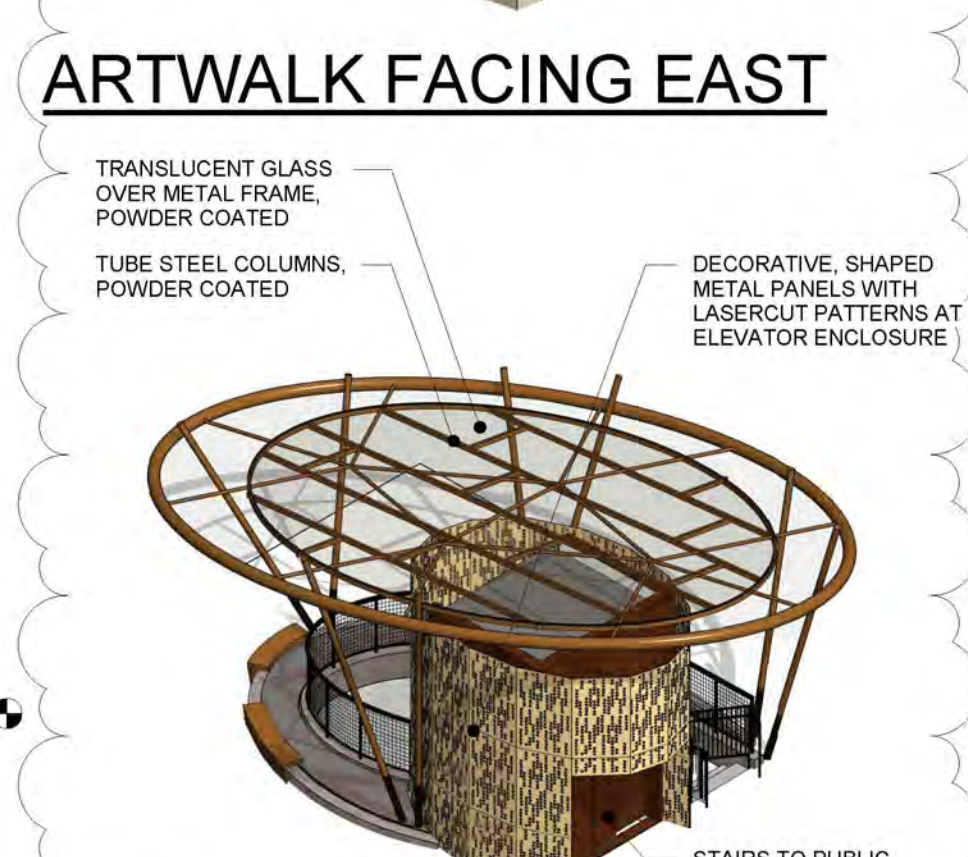
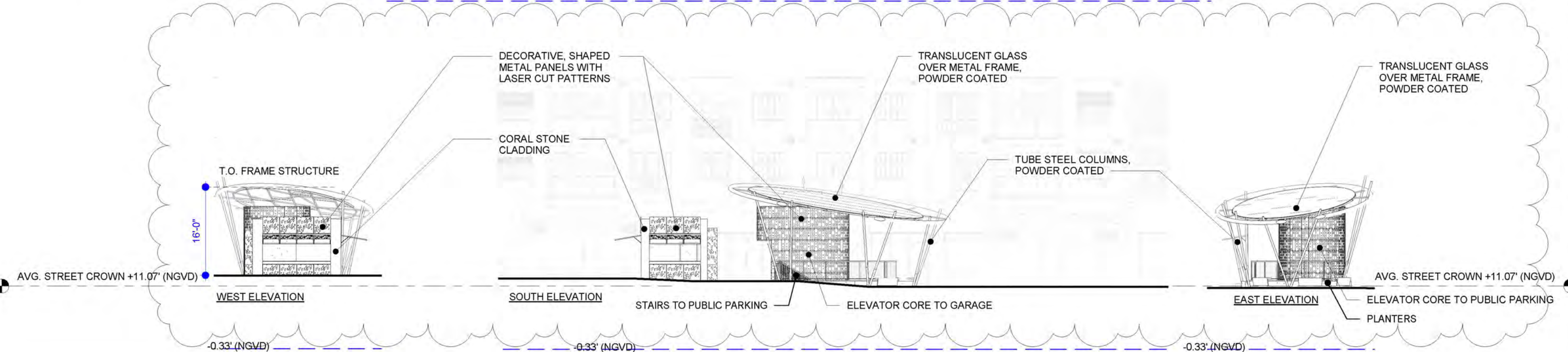
As indicated

SHEET NUMBER

VOLUME 2

A6.4

DATE: 08.06.2019



BUILDING VI MATERIALS LEGEND		
	STUCCO - VALE MIST	BM-HC-1494
	STUCCO - MORNING DEW	BM-HC-1493
	STUCCO - HAWTHORNE YELLOW	BM-HC-4
	STUCCO - MANCHESTER TAN	BM-HC-81
	STUCCO - CLOUD WHITE w/ 2" REVEAL PER ELEV.	BM-967
	SIMULATED STONE - FLORIDA CORAL (KEYSTONE)	BEIGE
	SIDING - FAIRVIEW TAUPE	BM-HC-85
	TILE WALL	ANN SACKS TIEMPO "LA SPIEZA #6"
	STUCCO TRIMS - VARIES COLORS TO MATCH ADJACENT FIELD	
	SHUTTERS - KENDALL CHARCOAL	BM-HC-166
	BRACKETS AND PERGOLAS - CLOUD WHITE	BM-967

RESPONSE TO 2.12.14 STAFF COMMENTS

- LIGHT TRANSMISSION FOR GROUND FLOOR GLASS AREA TO BE NO GREATER THAN 20%
- PROVIDED ELEVATIONS OF THE SCREENING DOORS AT TRANSFORMER ENCLOSURES

ARCHITECTURAL ELEVATION REVISIONS 1.19.2018

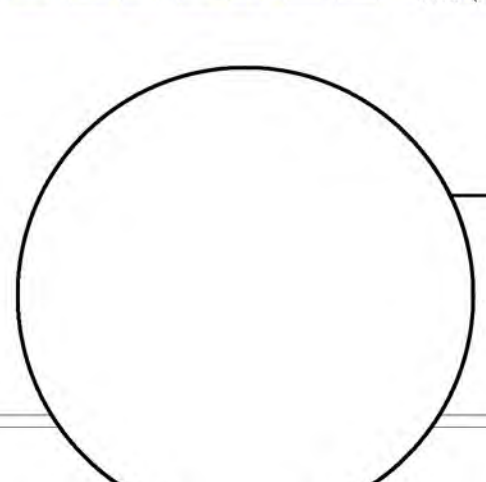
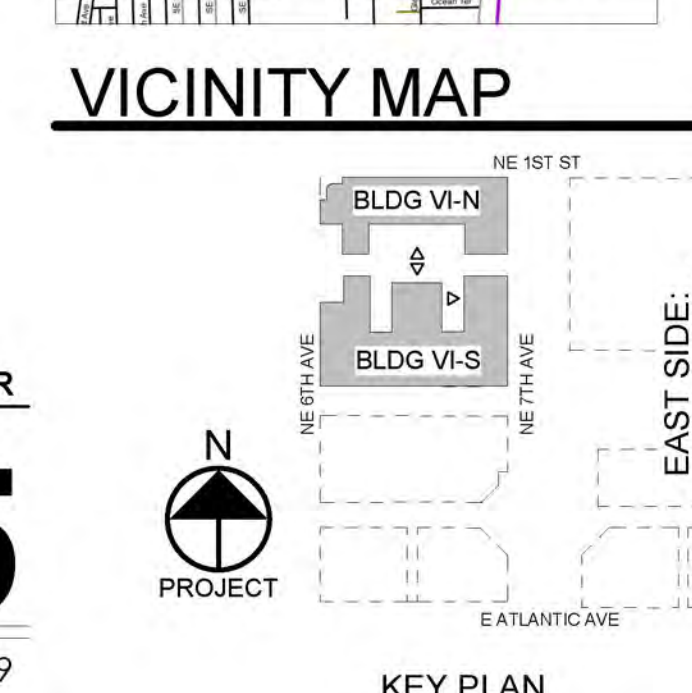
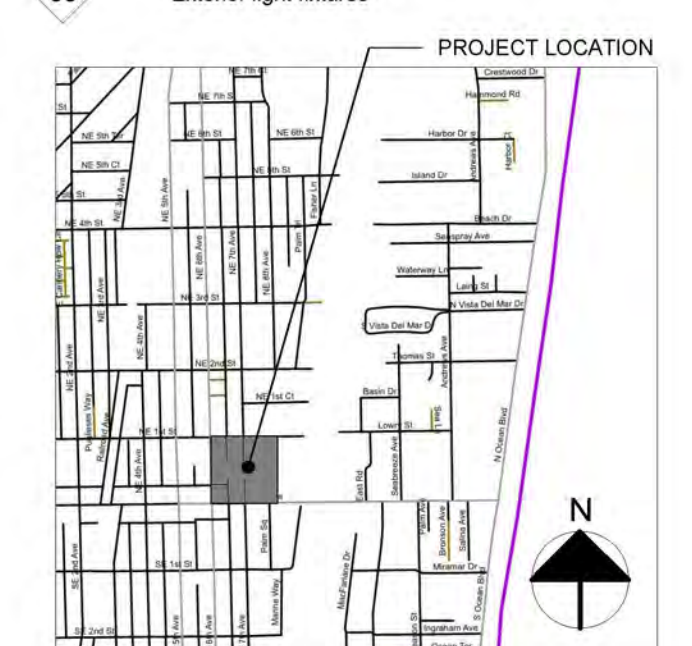
GENERALLY REVISE ELEVATIONS TO BE MORE CONSISTENT WITH MASONRY MODERN, INCLUDING:

- STRENGTHENING PEDESTRIAN SCALE OF ENTRY TO LEASING (NORTHWEST CORNER)
- ENHANCED HORIZONTAL DETAILING AT BASE - ADDED ROOF FORMS, CONSOLIDATED COLOR, MINIMIZED TALL SLENDER VERTICAL FORMS
- ENHANCE DETAILING AT BUILDING CAP
- ENHANCE DETAILING AT BUILDING CORNERS

GLASS II MODIFICATION 8.2.2019

- ADD TRELLIS BETWEEN III & VI-S
- REVISE DETAIL AT ELEVATOR/STAIR/BAR FEATURE BETWEEN I & III

ELEVATION NOTES	
NOTE: All wall cladding shall be stucco unless otherwise noted.	
1	Standing seam metal roof, galvalume
2	Ornamental iron railing, powder coated
3	Built-up parapet cap; stucco
4	Embossed wood texture storefront system
5	Storefront system
6	Wood pergola & trellis
7	Painted composite Bermuda shutters
8	Painted composite shutters, fixed
9	Fabric awning system
10	Decorative corbel
11	Built-up stucco sill
12	Stucco parapet (6'-0" high max. from top of roof deck)
13	Stucco with simulated stone texture base
14	Overhead garage door - Glass
15	Decorative arched louver panel; powder coated
16	Wood boxed out detail
17	"Living wall" - Plant material over stainless steel support. Considered a trellis and will be allowed within setback
18	Perforated metal panel railing
19	Wood panel railing
20	Paneled wood accent
21	Louvered panels; powder coated
22	Steel Trellis
23	Vinyl windows
24	Decorative wood brackets
25	2" Reveal
26	Decorative stucco inset
27	Steel Cable Railing
28	Fluted column cap; stucco
29	Ornamental iron gates and screen; powder coated
30	Exterior light fixtures



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	Response 2.12.14 Comments
04.21.2017	Settlement Modification
07.19.2018	Arch. Elevation Revisions
08.06.2019	Class II Modification 2019

