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PROJECT DIRECTORY

REALTEX
 505 SANSOME STREET, SUITE 400
 SAN FRANCISCO CA, 941111
 (415) 923-8374

MACY ARCHITECTURE
 315 LINDEN STREET
 SAN FRANCISCO CA, 94102
 (415) 551-7630

SCOPE OF WORK

NEW 53 UNIT, 6-STORY, SINGLE ROOM OCCUPANCY (SRO) RESIDENTIAL BUILDING, ELEVATOR SERVICED, AUTOMATIC SPRINKLERED, ACCESSIBLE/ADAPTABLE. THE PROJECT WILL INCLUDE GROUND LEVEL COMMERCIAL, RESIDENTIAL LOBBY AND SHARED AMENITIES.



Green Building: Site Permit Submittal

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name 1335 FOLSOM STREET	Block/Lot 3519/63 & 64	Address 1335 FOLSOM STREET, S.F. CA 94103
Gross Project Area 30,407 SF	Primary Occupancy R2, S2, B, M	Number of occupied floors 6
Design Professional/Applicant: Sign & Date		

Instructions:

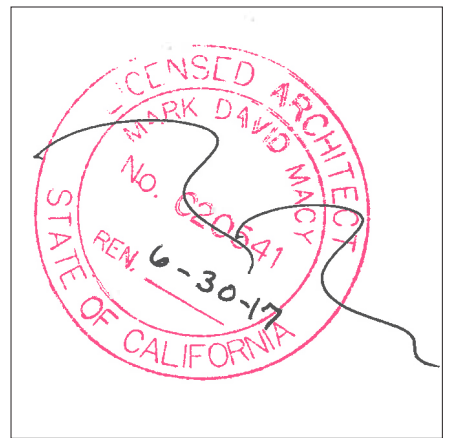
As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.



ALL PROJECTS, AS APPLICABLE	
Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management - Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

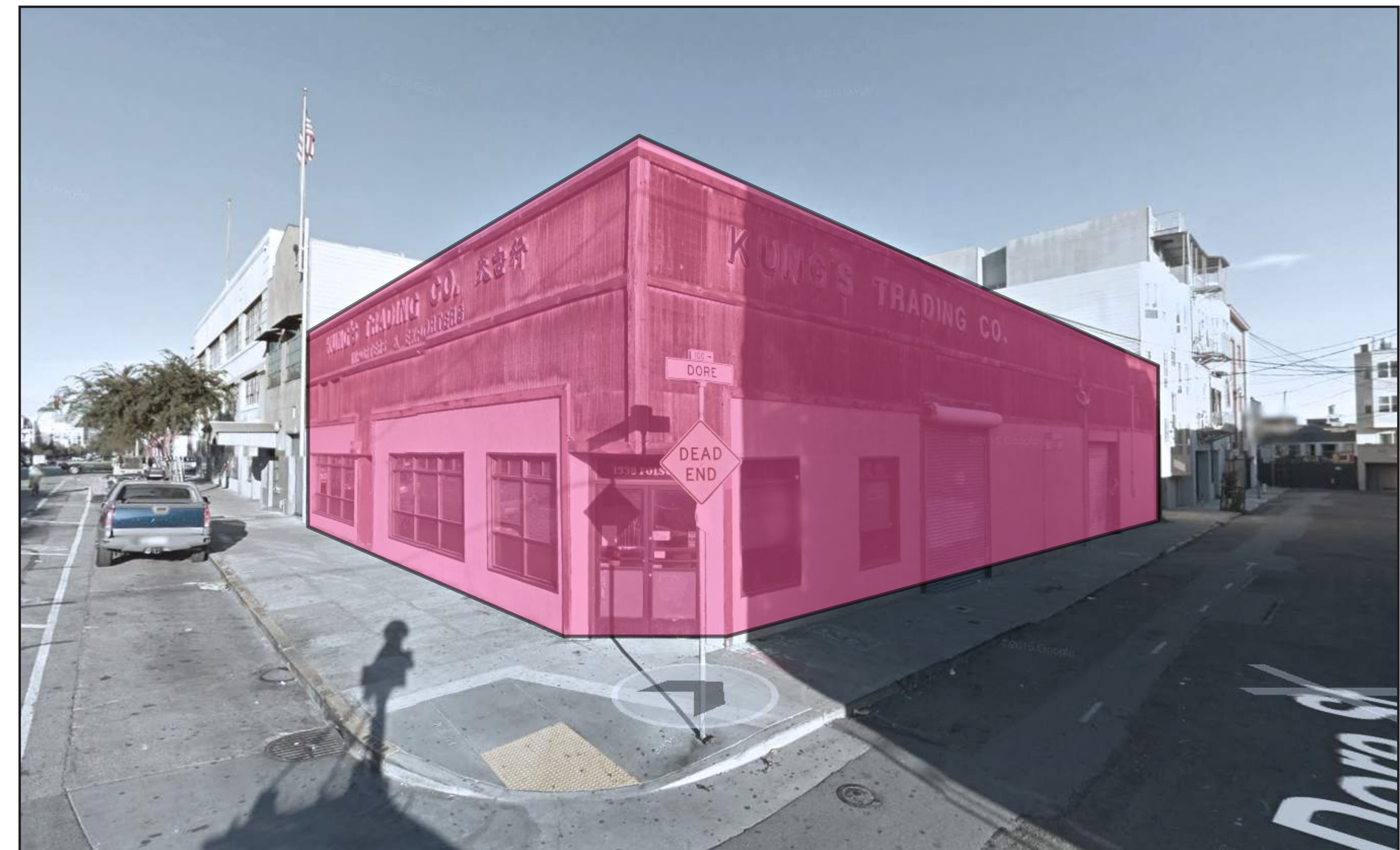
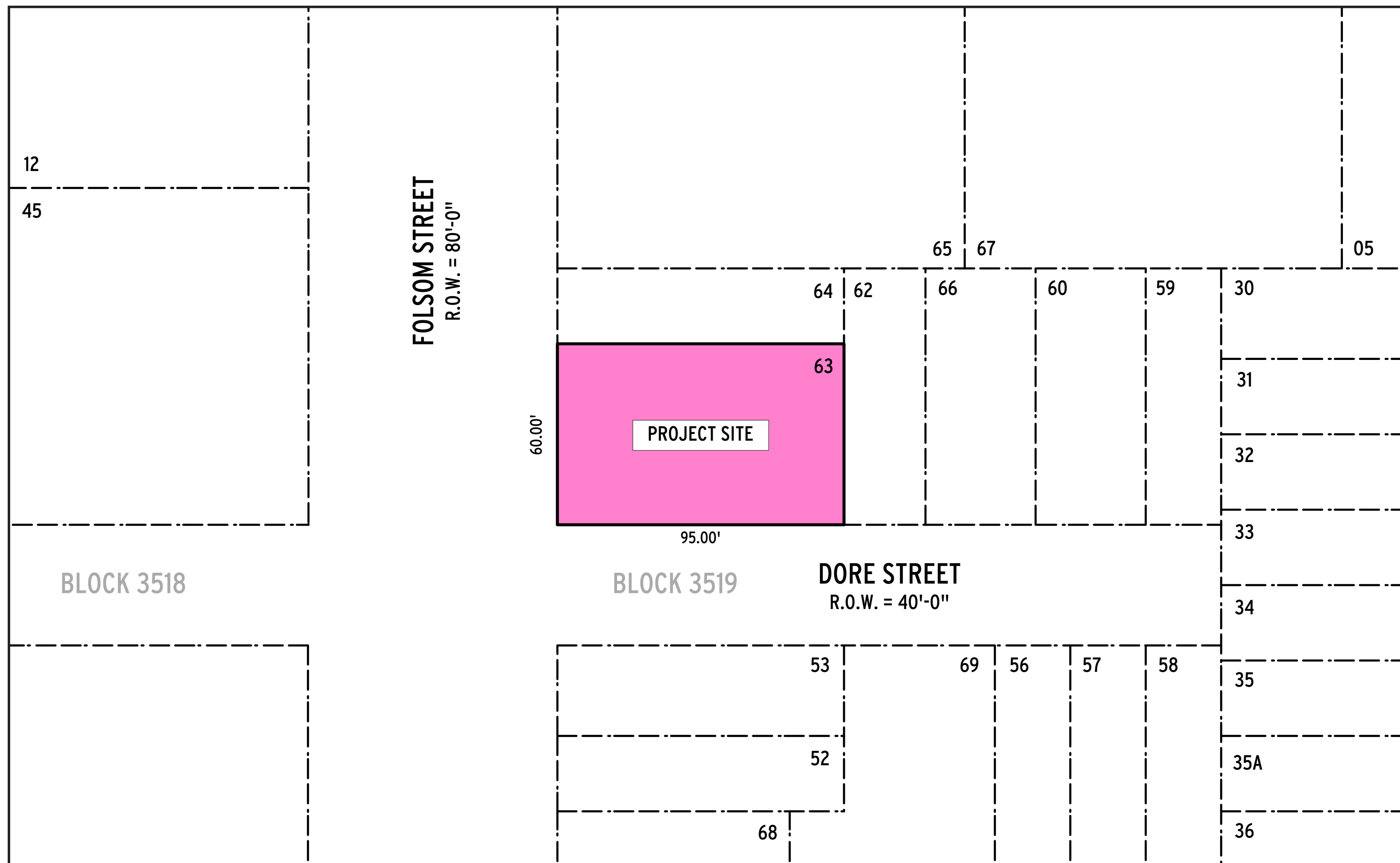
GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	X
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	0
Final number of required points (base number +/- adjustment)	75
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

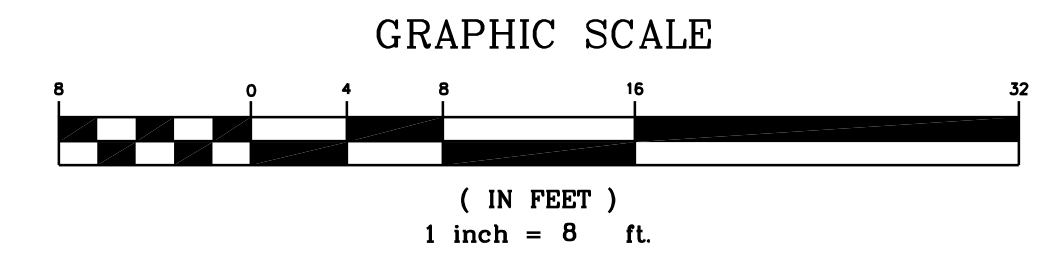
Notes

- 1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

LEED PROJECTS						
	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)						
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management - 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	Meet LEED prerequisite	●	Meet LEED prerequisite		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	●	●	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSC4.2.	●	See San Francisco Planning Code 155			●	See San Francisco Planning Code 155
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●				●	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	● (addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	● (envelope alteration & addition only)	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000 ³
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSC4.2).	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management - Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r



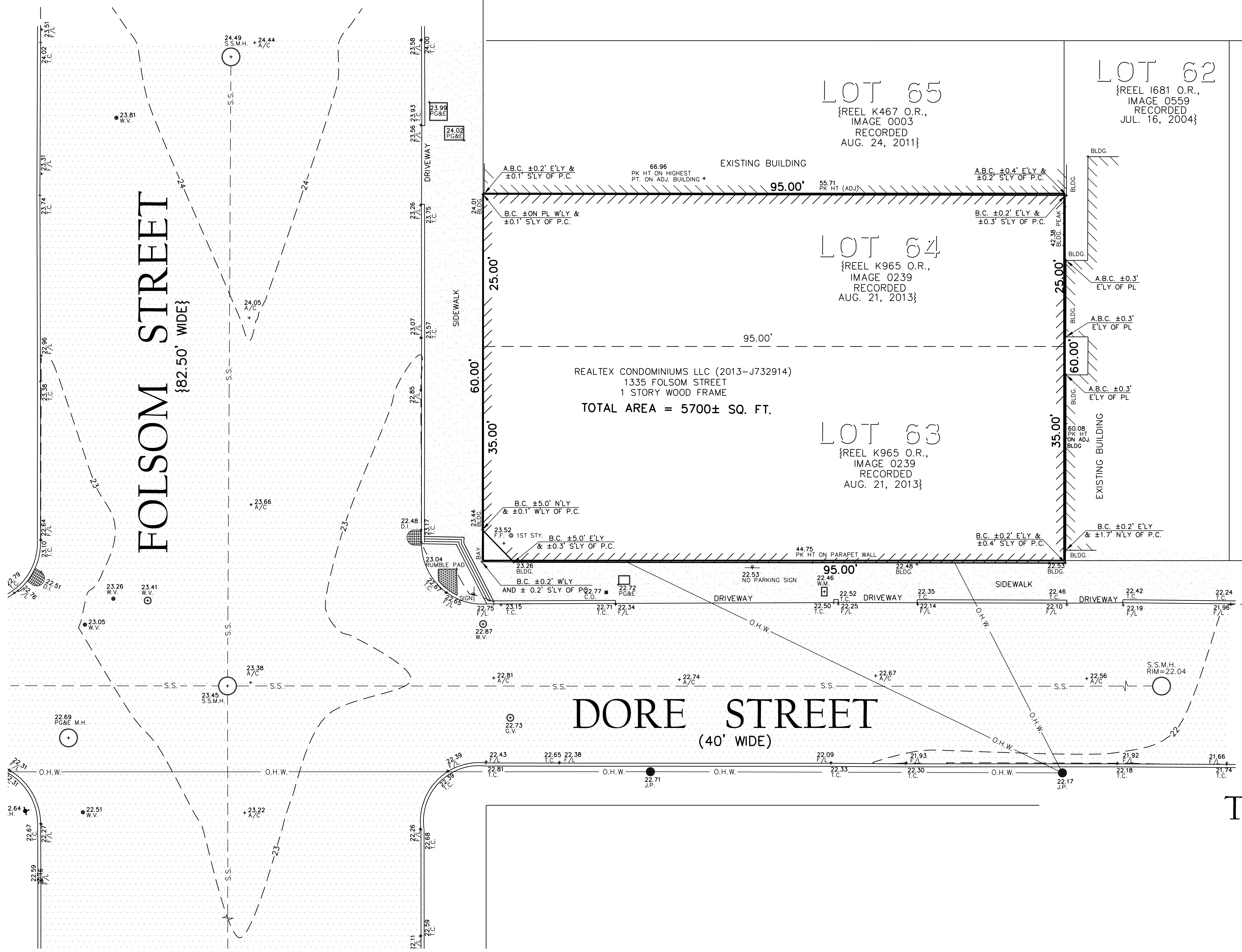


BENCHMARK:
CROW CUT OUTER RIM SWI
SOUTHWEST CORNER OF 9TH
STREET & HOWARD STREET
EL.=34.626', PER CITY OF
SAN FRANCISCO DATUM.

REFERENCES
O.R. = OFFICIAL RECORDS OF
THE CITY AND COUNTY OF
SAN FRANCISCO, CALIFORNIA

NOTES:
ALL ANGLES ARE 90°
UNLESS NOTED OTHERWISE

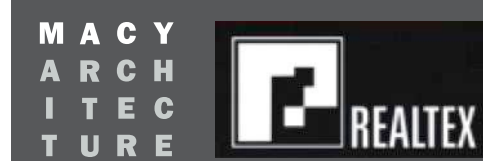
LEGEND	
	ADJACENT BUILDING EDGE
	BUILDING EDGE
	CONCRETE
	ASPHALT
()	RECORD DATA
A.B.C.	ADJACENT BUILDING CORNER
B.C.	BUILDING CORNER
T.C.	TOP OF CURB
F/L	FLOW LINE
S.S.	SANITARY SEWER
P.L.	PROPERTY LINE
P.C.	PROPERTY CORNER
M.H.	MANHOLE
W.V.	WATER VALVE
O.H.W.	OVERHEAD WIRE
G.V.	GAS VALVE
W.M.	WATER METER
A/C	ASPHALT CROWN
J.P.	JOINT POLE
F.H.	FIRE HYDRANT
D.I.	DRAIN INLET

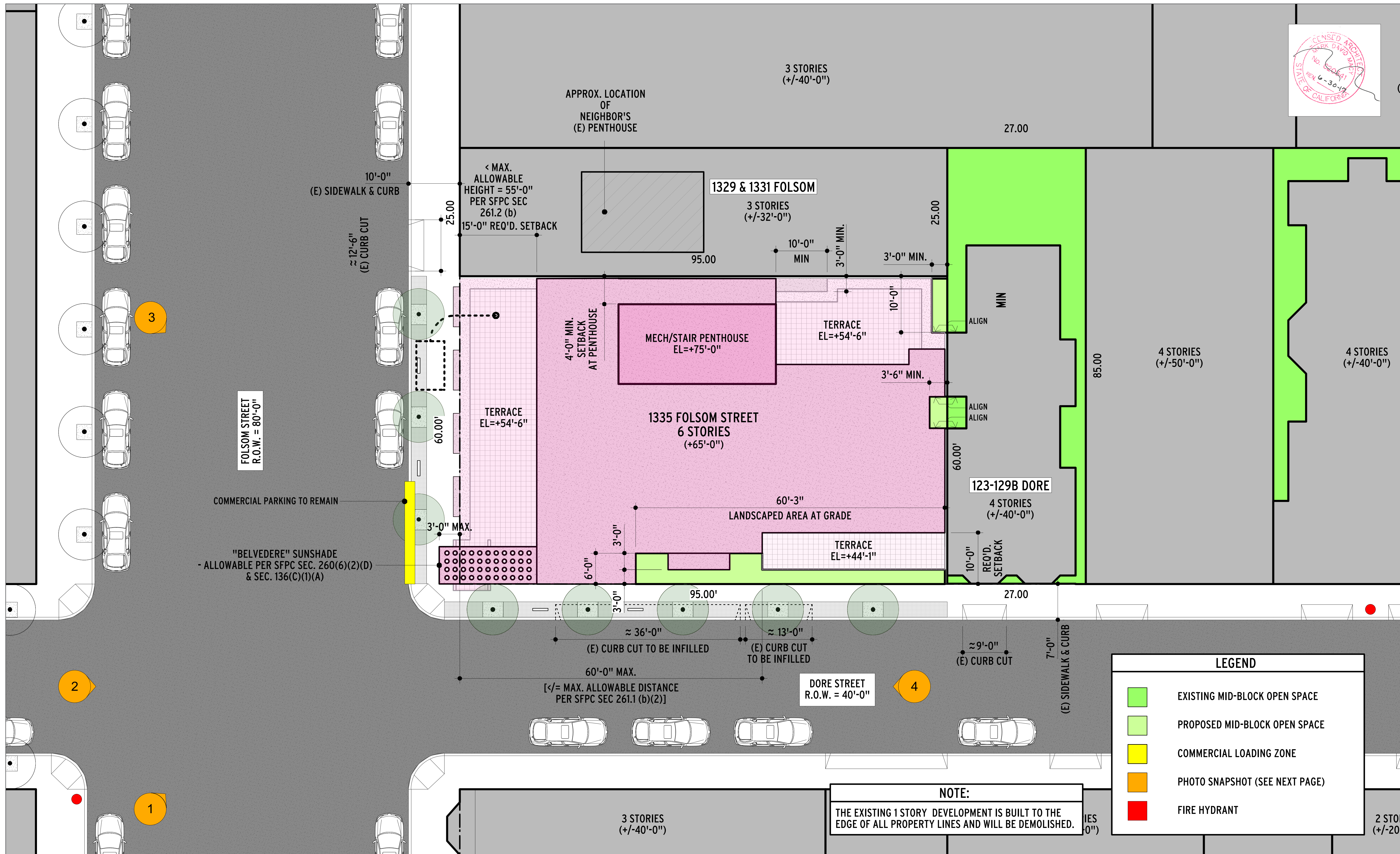
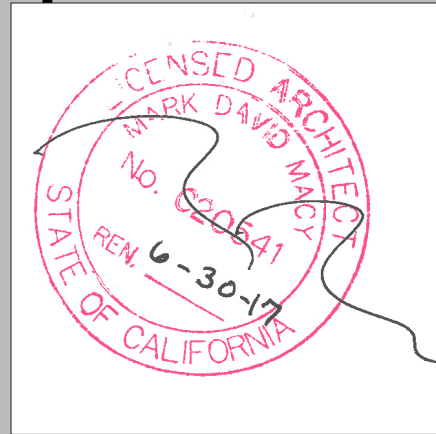


BOUNDARY & TOPOGRAPHIC SURVEY

A REAL PROPERTY DESCRIBED IN THE DEED RECORDED
ON AUGUST 21, 2013, IN REEL K 965 O.R., IMAGE 0239
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
DECEMBER, 2013 SCALE 1" = 8'
BAY AREA LAND SURVEYING INC.

961 MITCHELL WAY
EL SOBRANTE, CA 94803
(510) 223-5167





FOLSOM STREET
R.O.W. = 80'-0"

COMMERCIAL PARKING TO REMAIN
"BELVEDERE" SUNSHADE
- ALLOWABLE PER SFPC SEC. 260(6)(2)(D)
& SEC. 136(C)(1)(A)

< MAX.
ALLOWABLE
HEIGHT = 55'-0"
PER SFPC SEC
261.2 (b)
15'-0" REQ'D. SETBACK

1329 & 1331 FOLSOM

MECH/STAIR PENTHOUSE
EL=+75'-0"

1335 FOLSOM STREET
6 STORIES
(+65'-0")

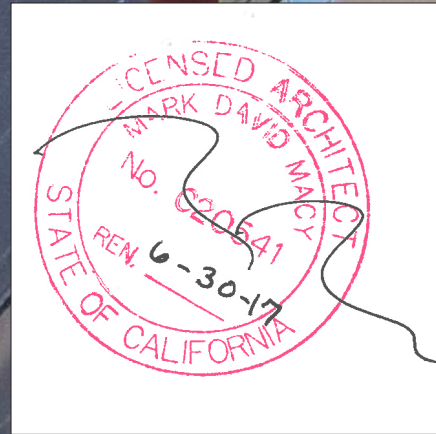
123-129B DORE
4 STORIES
(+/-40'-0")

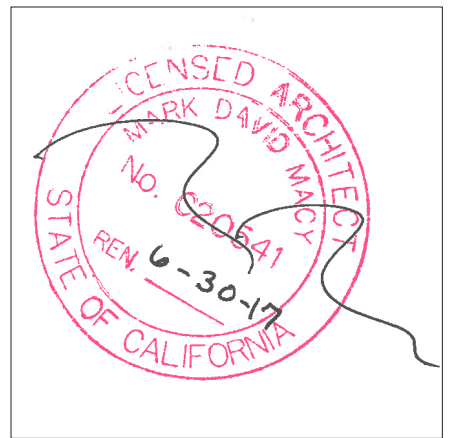
DORE STREET
R.O.W. = 40'-0"

NOTE:
THE EXISTING 1 STORY DEVELOPMENT IS BUILT TO THE
EDGE OF ALL PROPERTY LINES AND WILL BE DEMOLISHED.

LEGEND	
	EXISTING MID-BLOCK OPEN SPACE
	PROPOSED MID-BLOCK OPEN SPACE
	COMMERCIAL LOADING ZONE
	PHOTO SNAPSHOT (SEE NEXT PAGE)
	FIRE HYDRANT







AREA SUMMARY										
FLOOR/LEVEL	1	2	3	4	5	6	R	TOTAL GSF	TOTAL GFA*	%
DWELLING UNITS	1,946	3,860	3,957	3,957	3,757	2,901	0	20,378	20,295	67.0
COMMERCIAL	663	0	0	480	480	0	0	1,623	1,623	5.3
BICYCLE PARKING	545	545	545	0	0	0	0	1,635	0	5.4
UTILITY	221	41	41	41	41	41	258	684	426	2.2
CIRCULATION	1,082	829	829	871	871	674	264	5,420	5,156	17.8
SHARED AMENITIES	667	0	0	0	0	0	0	667	667	2.2
TOTAL	5,124	5,275	5,372	5,349	5,149	3,616	522	30,407	28,167	100

*GFA per San Francisco Planning Code Sec. 102.9

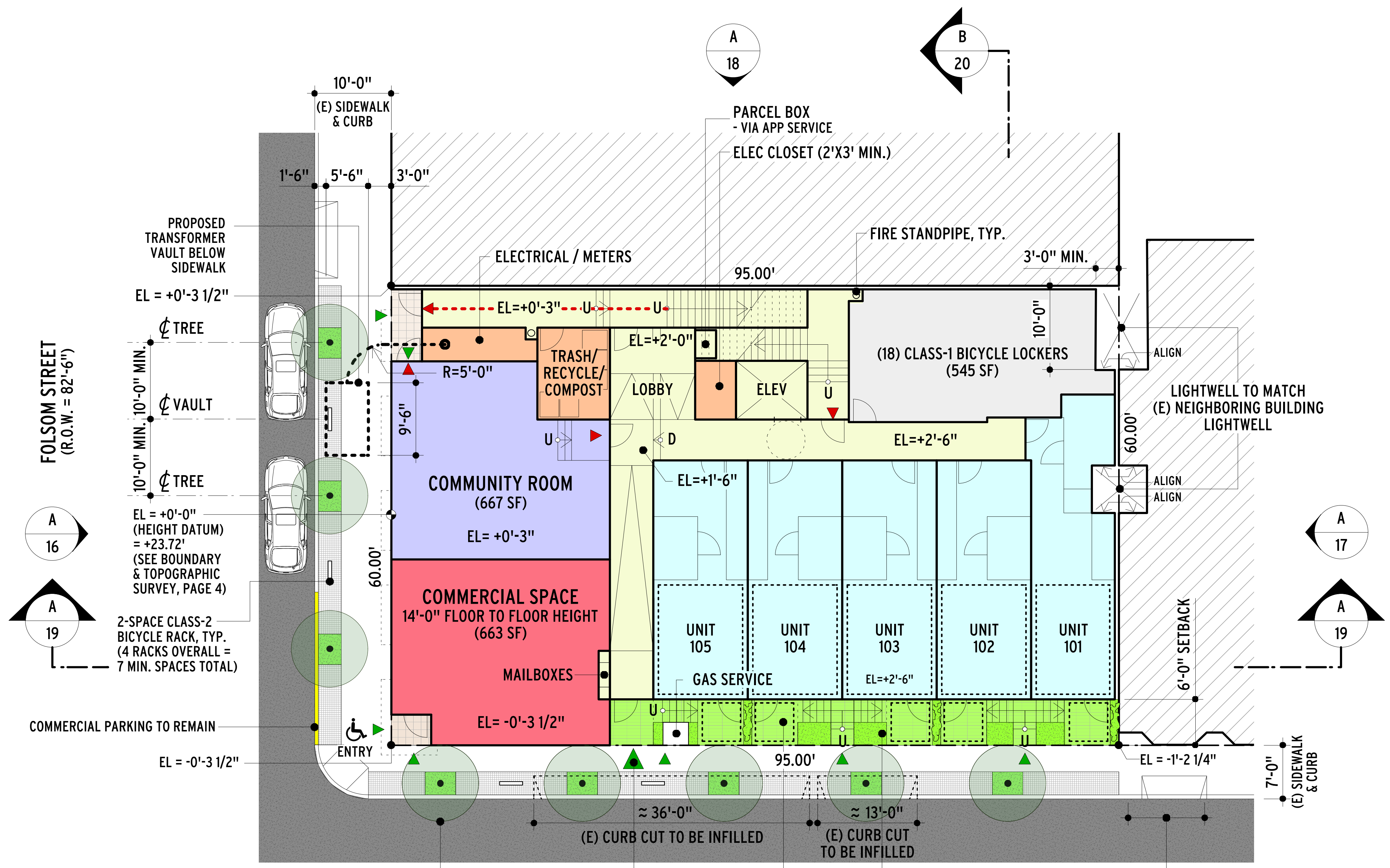
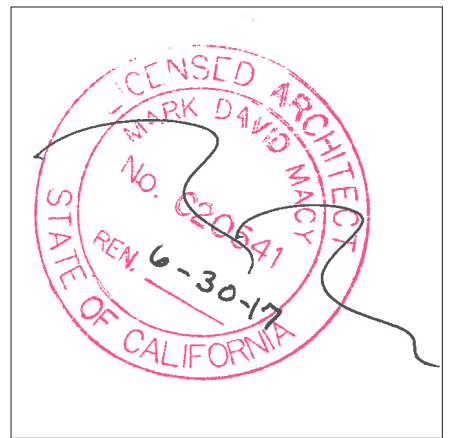
UNIT SUMMARY											
FLOOR/LEVEL	1	2	3	4	5	6	R	TOTAL GSF	TOTAL GFA*	%	
SRO	QTY	5	10	10	10	10	8	0	53	20,295	100
	SF	1,946	3,860	3,957	3,957	3,757	2,901	0	20,378		
TOTAL	QTY	5	10	10	10	10	8	0	53	20,295	100
	SF	1,946	3,860	3,957	3,957	3,757	2,901	0	20,378		

*GFA per San Francisco Planning Code Sec. 102.9
Average Unit Size = 378 GSF (334 GSF + 43 GSF BATHROOM)

USABLE OUTDOOR SPACE SUMMARY								
FLOOR/LEVEL	1	2	3	4	5	6	R	TOTAL
CODE COMPLYING OUTDOOR SPACE	133	133	0	0	80	1,428	0	1,775

1,428 SF Common + 346 SF Private = 1,775 SF Provided = 1,764 SF Required

PLANNING DATA	
ASSESSOR'S PARCEL NUMBER:	BLOCK 3519 / LOTS 63 & 64
ZONING:	NCT / FOLSOM STREET NEIGHBORHOOD TRANSIT DISTRICT - WESTERN SOMA SPECIAL USE DISTRICT
HEIGHT & BULK DISTRICT:	65-X
LOT AREA:	5,700 SF
REAR YARD:	NONE (25% REQ'D. = 1,425 SF) - REQUESTING REAR YARD WAIVER PER SFPC SEC. 134 (e)(1)(A), (B), & (C) AS PROPOSAL MEETS CRITERIA OF SUBSECTIONS (A), (B), & (C), AND PROPOSED PROJECT IS PROVIDING 1,775 SF OF (CODE-COMPLIANT) USABLE OPEN SPACE (>1,425 SF).
GROSS BUILDING AREA:	30,407 SF
GROSS FLOOR AREA:	28,167 SF
SRO DWELLING UNITS:	53 (ALL UNITS < 350 GFA + BATHROOM)
USABLE OPEN SPACE:	1,775 SF - SINCE ALL UNITS ARE SRO-TYPE THAT ARE LESS THAN 350 SF + BATHROOM, PER SFPC SEC 135 (d)(2) REQ'D. USABLE OPEN SPACE IS 1/3 OF AMOUNT SPECIFIED IN TABLE 135A - 26.67 SF / UNIT WITH PRIVATE OPEN SPACE X 13 UNITS = 346 SF - 35.47 SF / UNIT WITH COMMON OPEN SPACE X 40 UNITS = 1,418 SF - TOTAL REQUIRED SF = 1,764 SF
BICYCLE PARKING:	55 CLASS-1 SPACES & 7 CLASS-2 SPACES - PER SFPC TABLE 155.2 - CLASS-1 SPACES (1/UNIT + 1 FOR COMMERCIAL + 1 FOR HOTEL REQ'D.) - CLASS-2 SPACES (3 FOR RESIDENTIAL + 2 FOR HOTEL + 2 FOR COMMERCIAL REQ'D.)
AUTOMOBILE PARKING:	0 (0 REQUIRED)
CARSHARE:	0 (0 REQUIRED)
BUILDING DATA	
STORIES:	6 STORIES (NO BASEMENT)
CONSTRUCTION TYPE:	5 FLOORS OF TYPE IIIB OVER TYPE IA PODIUM (OR 6 FLOORS OF TYPE 1B) - FULLY SPRINKLERED
BUILDING HEIGHT:	65'-0" (PLUS STAIR & ELEVATOR PENTHOUSES)
BUILDING USES:	SRO HOUSING / RETAIL-RESTAURANT / HOTEL
OCCUPANCY TYPES:	R2, S2, B, M



WEST

OCCUPANCY	GROSS SQ.FT.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
R2	384	200	2
R2A	667	15	45
B/M	663	30	23
U	361	300	2
TOTAL			72

EAST

OCCUPANCY	GROSS SQ.FT.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
S2	545	300	2
R2	1,561	200	8
TOTAL			10

MAIN ENTRY
EL = -0'-6 1/2"
♿

DORE STREET
(R.O.W. = 40'-0")

NO HORIZONTAL EXIT REQ'D. AT GROUND FLOOR, PER SFBC SEC. 1007.2.1 EXC. 2

(N) STREET TREE, TYP., PER SFPC SEC. 138.1(c)(1)(B)(cc)

(E) CURB CUT TO BE INFILLED

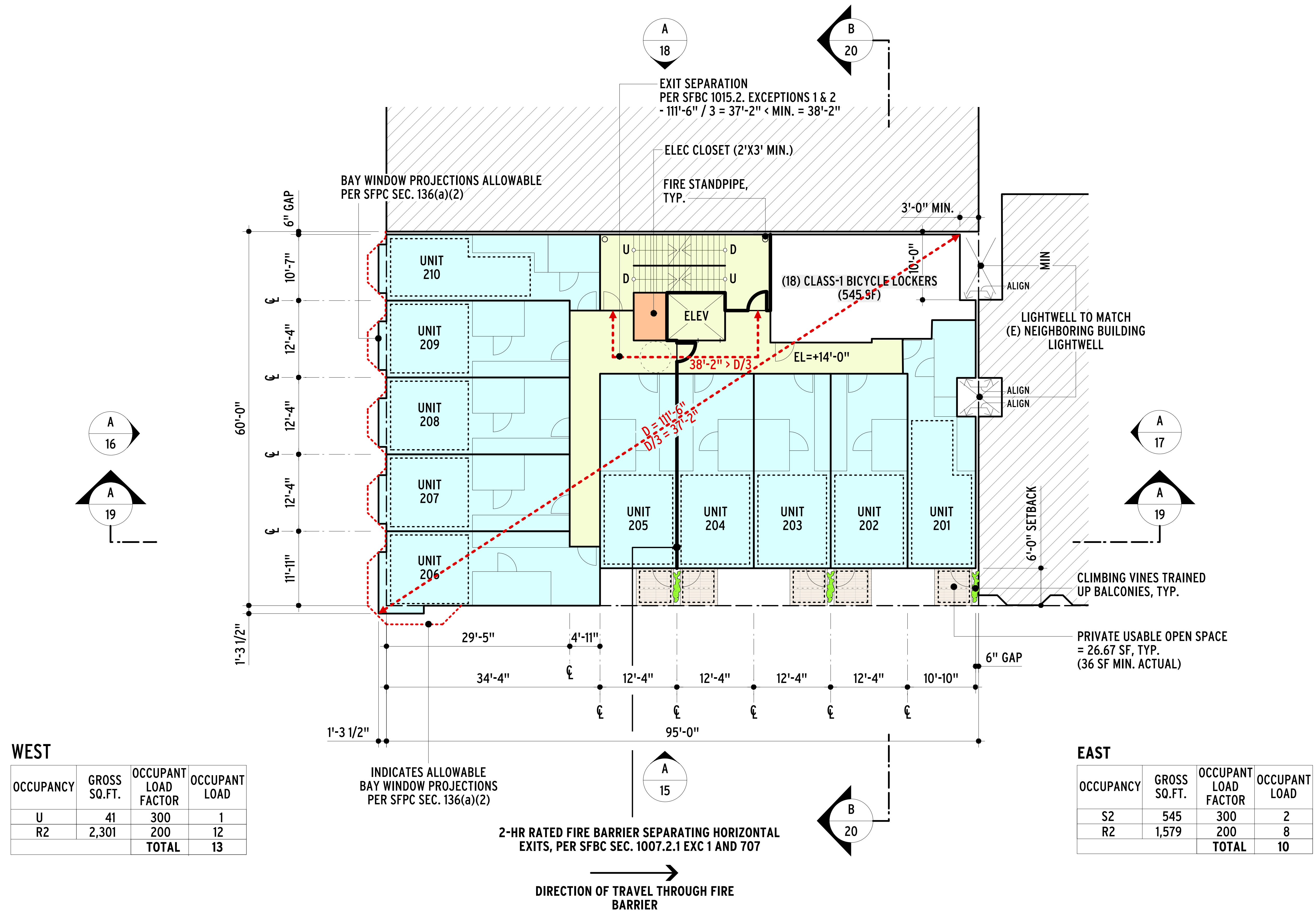
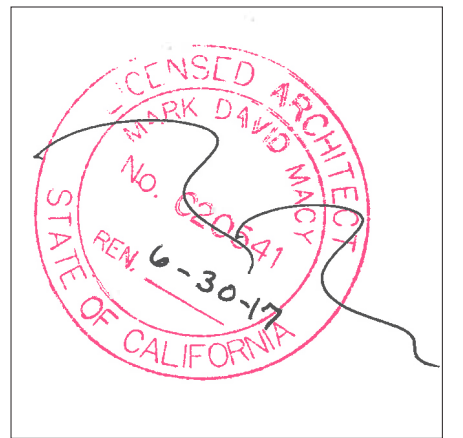
(E) CURB CUT TO BE INFILLED

(E) NEIGHBORING CURB CUT

PLANTING AREAS - STORMWATER MANAGEMENT

ELEVATED PORCH, TYP.
- MIN. +3'-0" ABOVE ADJACENT SIDEWALK
- 6'-0" X 6'-0" MIN.
- PRIVATE USABLE OPEN SPACE = 26.67 (36 SF ACTUAL)





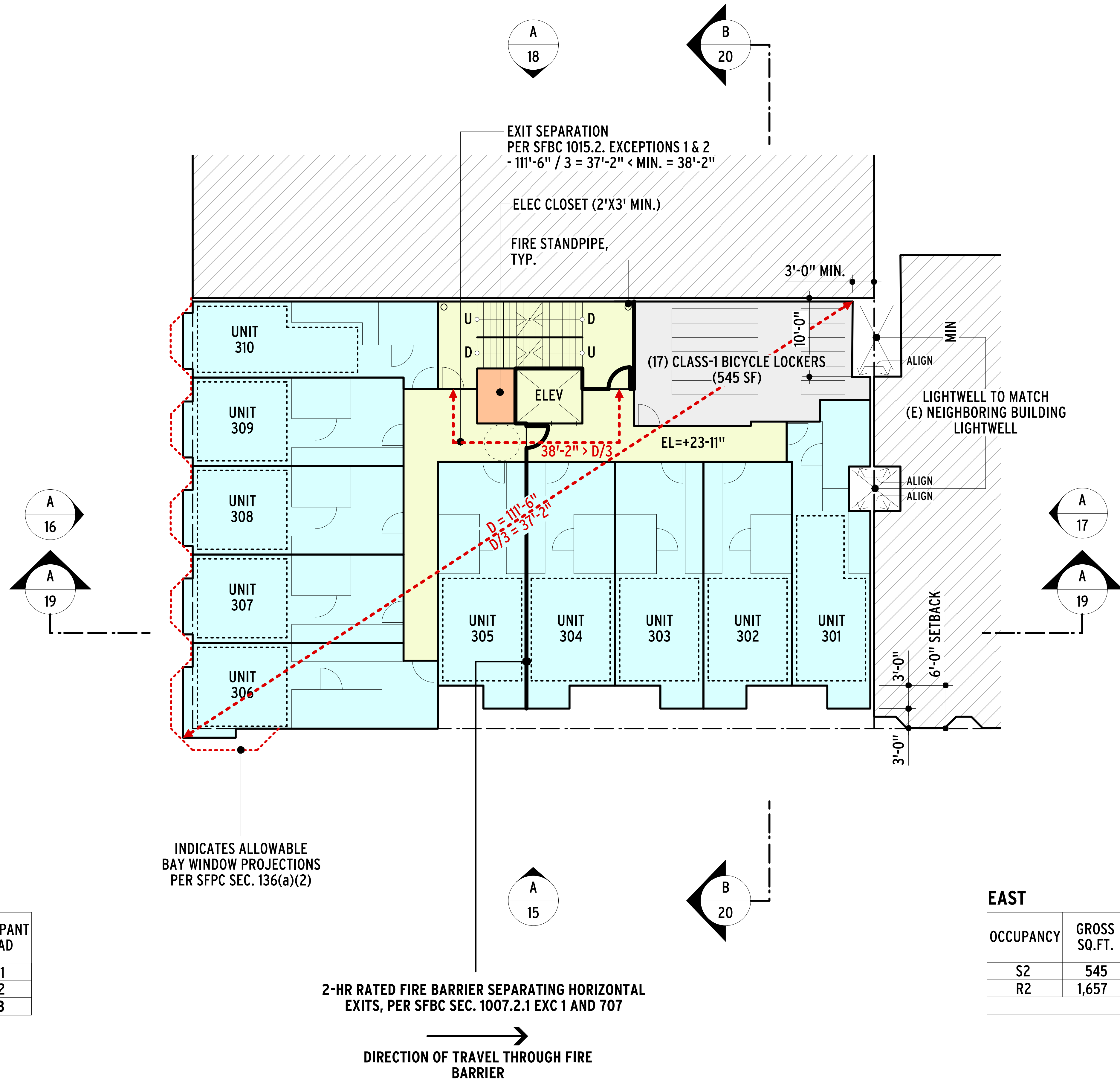
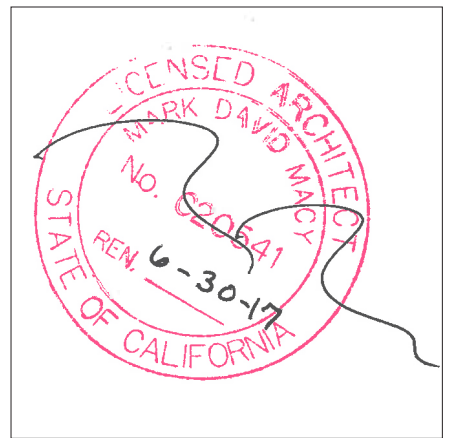
WEST

OCCUPANCY	GROSS SQ.FT.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
U	41	300	1
R2	2,301	200	12
TOTAL			13

EAST

OCCUPANCY	GROSS SQ.FT.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
S2	545	300	2
R2	1,579	200	8
TOTAL			10



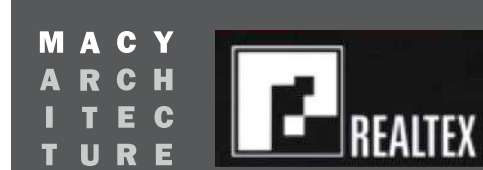


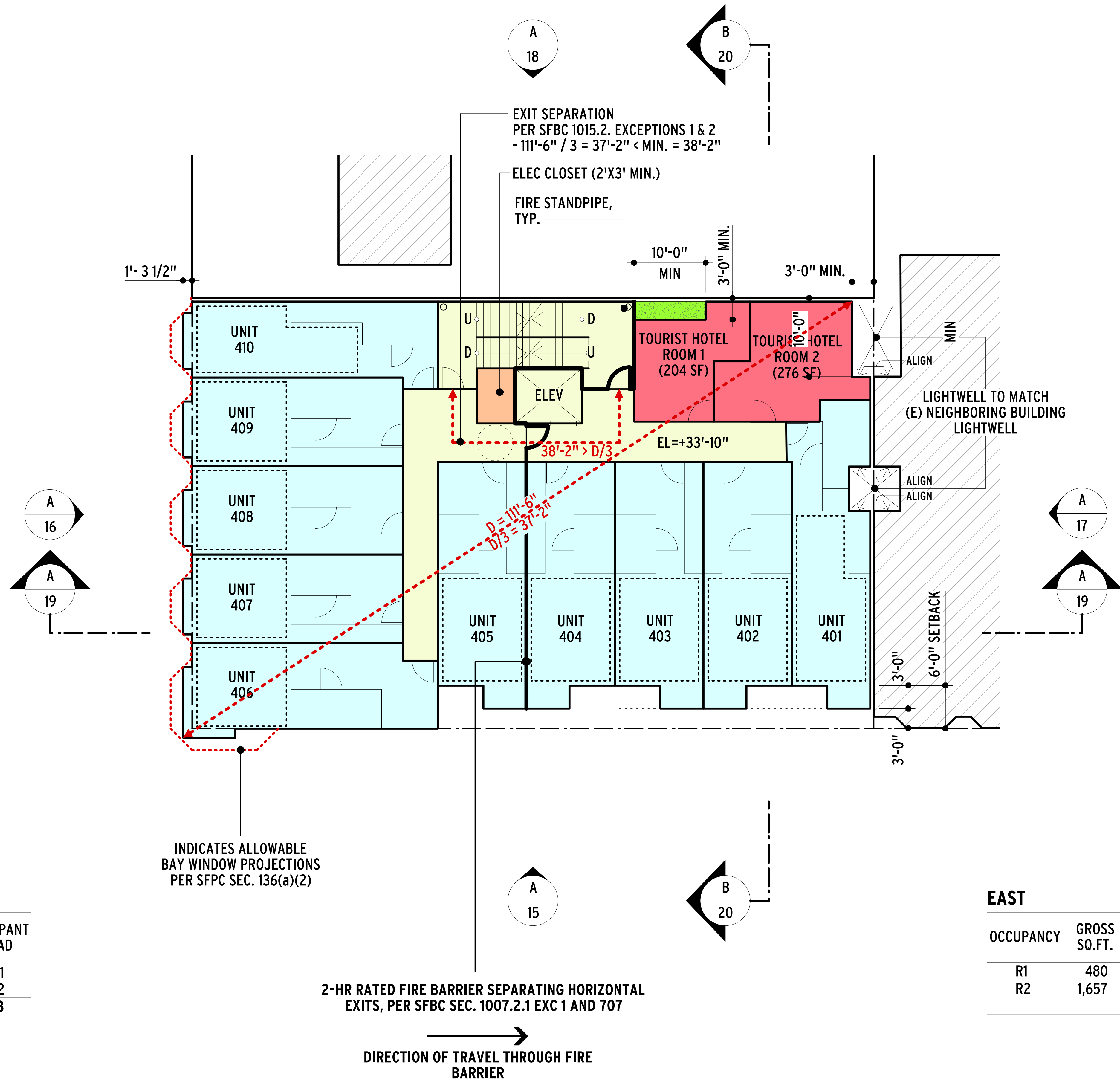
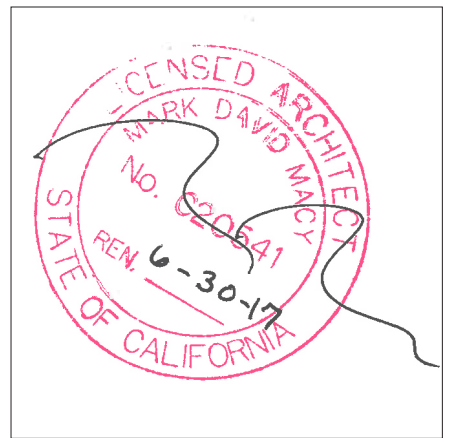
WEST

OCCUPANCY	GROSS SQ.FT.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
U	41	300	1
R2	2,301	200	12
		TOTAL	13

EAST

OCCUPANCY	GROSS SQ.FT.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
S2	545	300	2
R2	1,657	200	9
		TOTAL	11



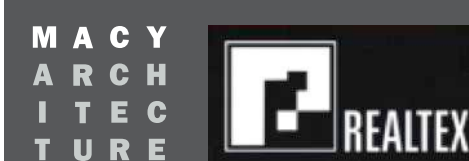


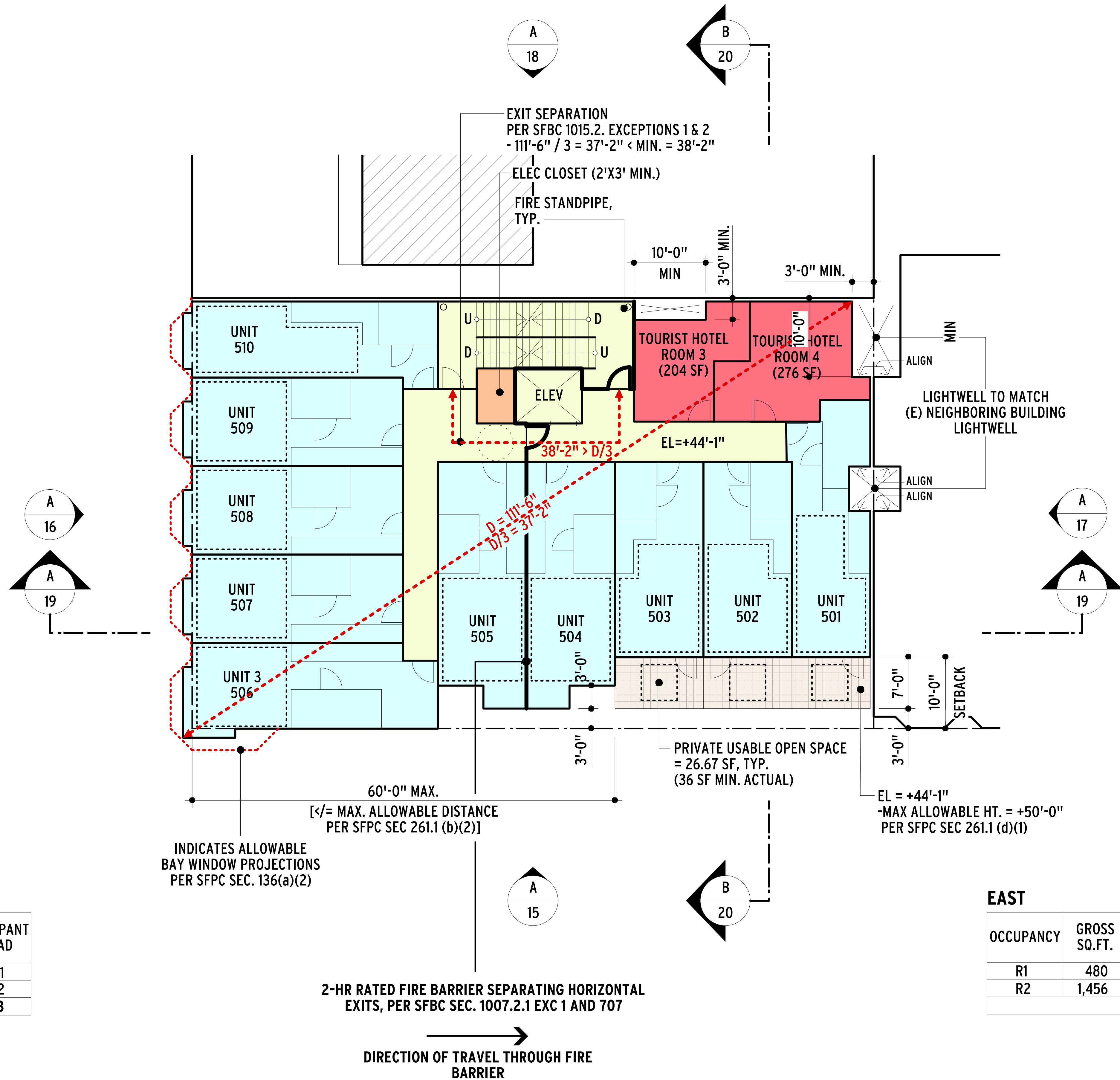
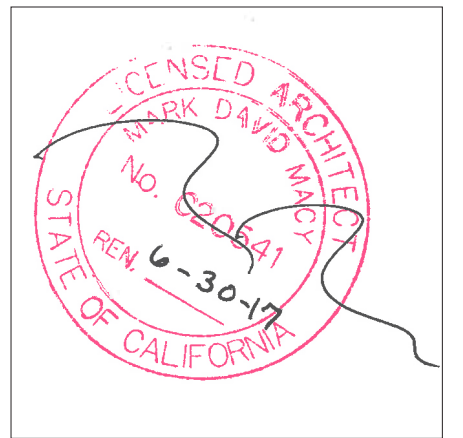
WEST

OCCUPANCY	GROSS SQ.FT.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
U	41	300	1
R2	2,301	200	12
		TOTAL	13

EAST

OCCUPANCY	GROSS SQ.FT.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
R1	480	200	3
R2	1,657	200	9
		TOTAL	12



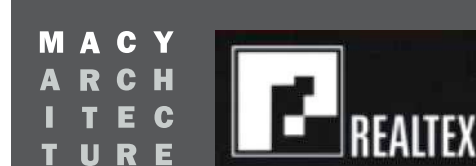


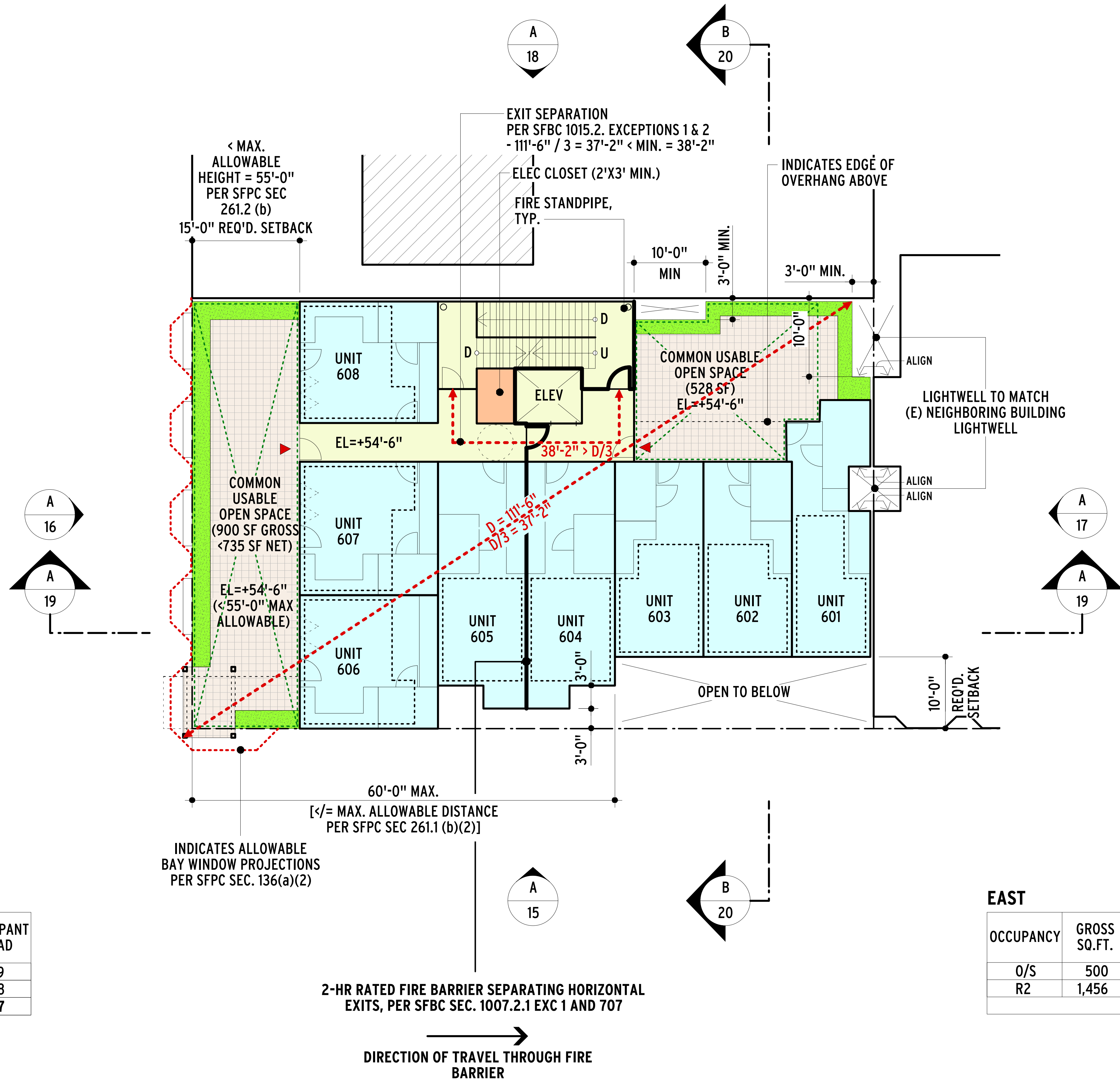
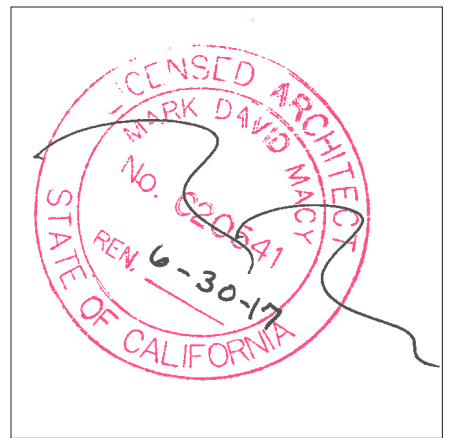
WEST

OCCUPANCY	GROSS SQ.FT.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
U	41	300	1
R2	2,301	200	12
TOTAL			13

EAST

OCCUPANCY	GROSS SQ.FT.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
R1	480	200	3
R2	1,456	200	8
TOTAL			11



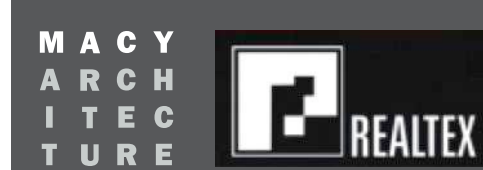


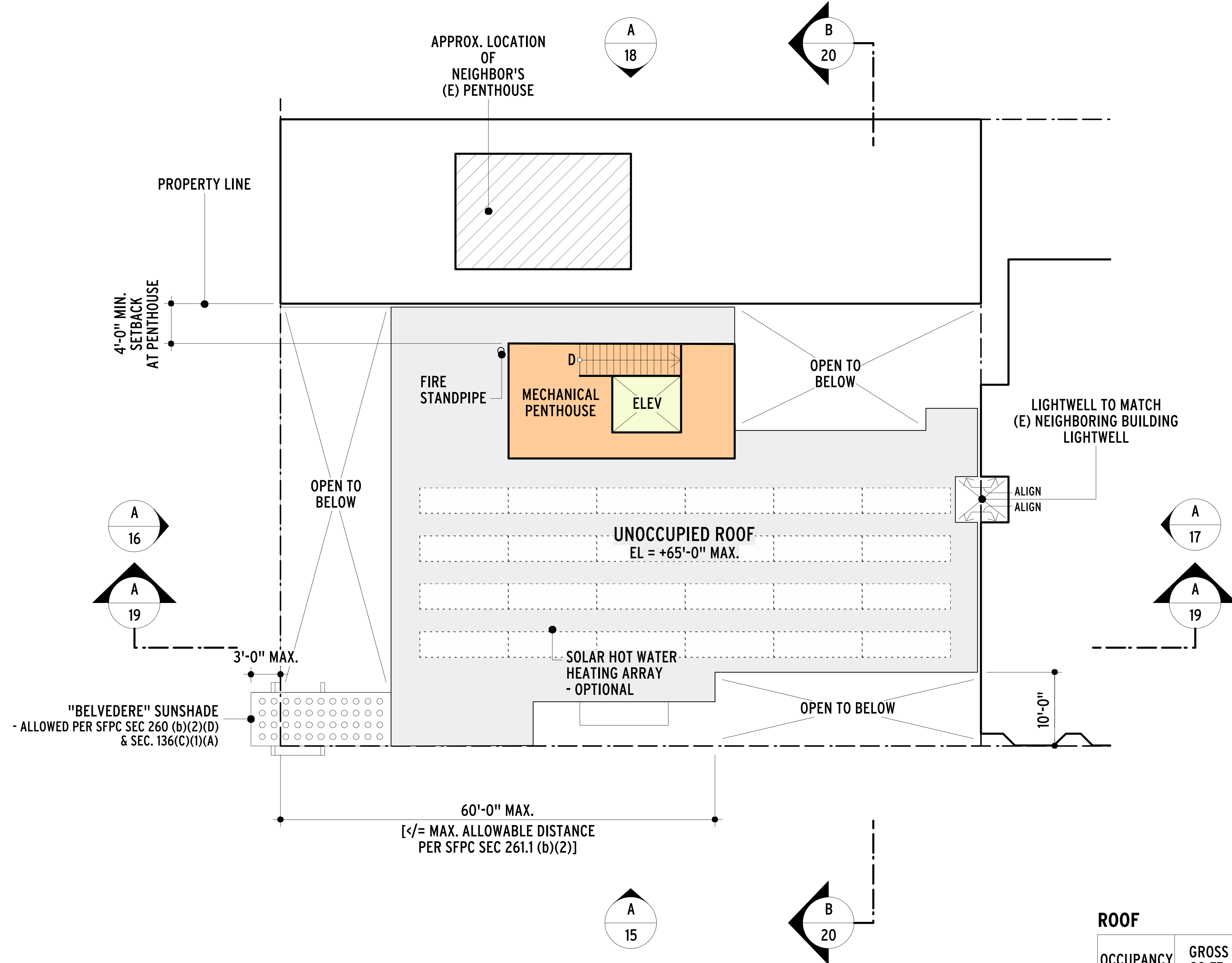
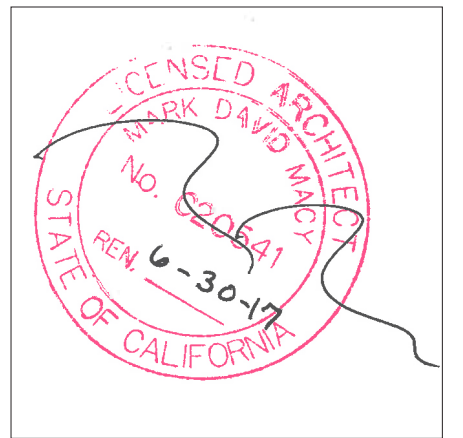
WEST

OCCUPANCY	GROSS SQ.FT.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
O/S	723	15	49
R2	1,445	200	8
TOTAL			57

EAST

OCCUPANCY	GROSS SQ.FT.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
O/S	500	15	34
R2	1,456	200	8
TOTAL			42

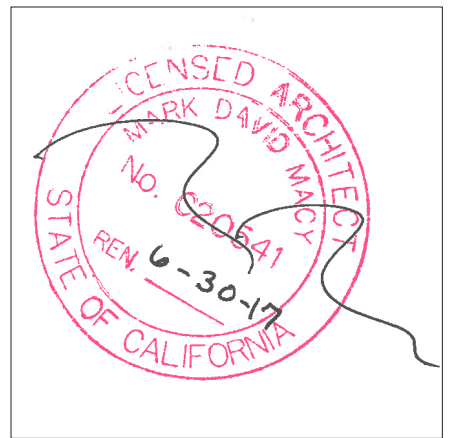


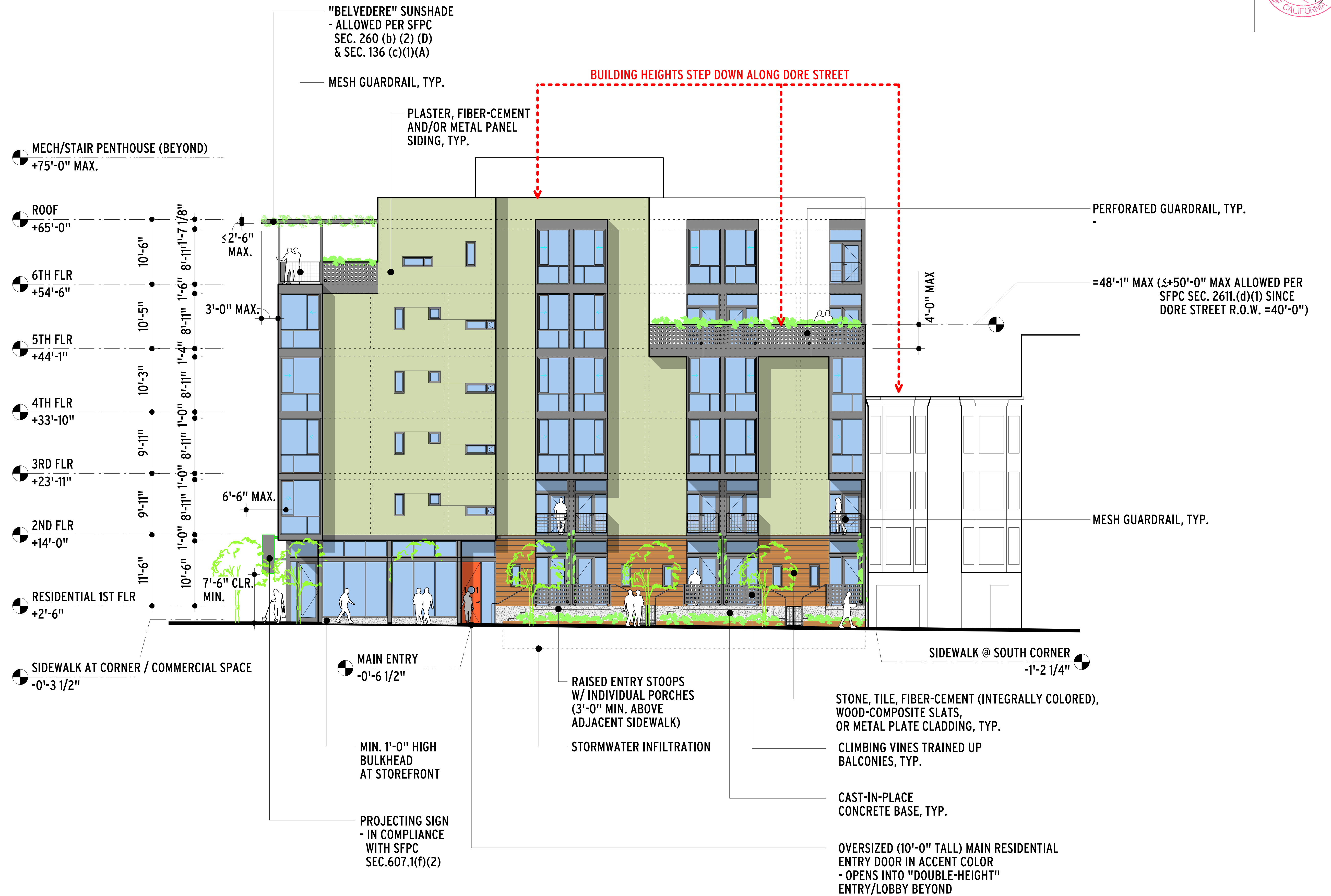


ROOF

OCCUPANCY	GROSS SQ.FT.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
U	258	300	1
		TOTAL	1

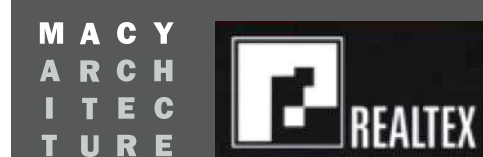






0' 8' 16' 32'

1/8" = 1'-0"



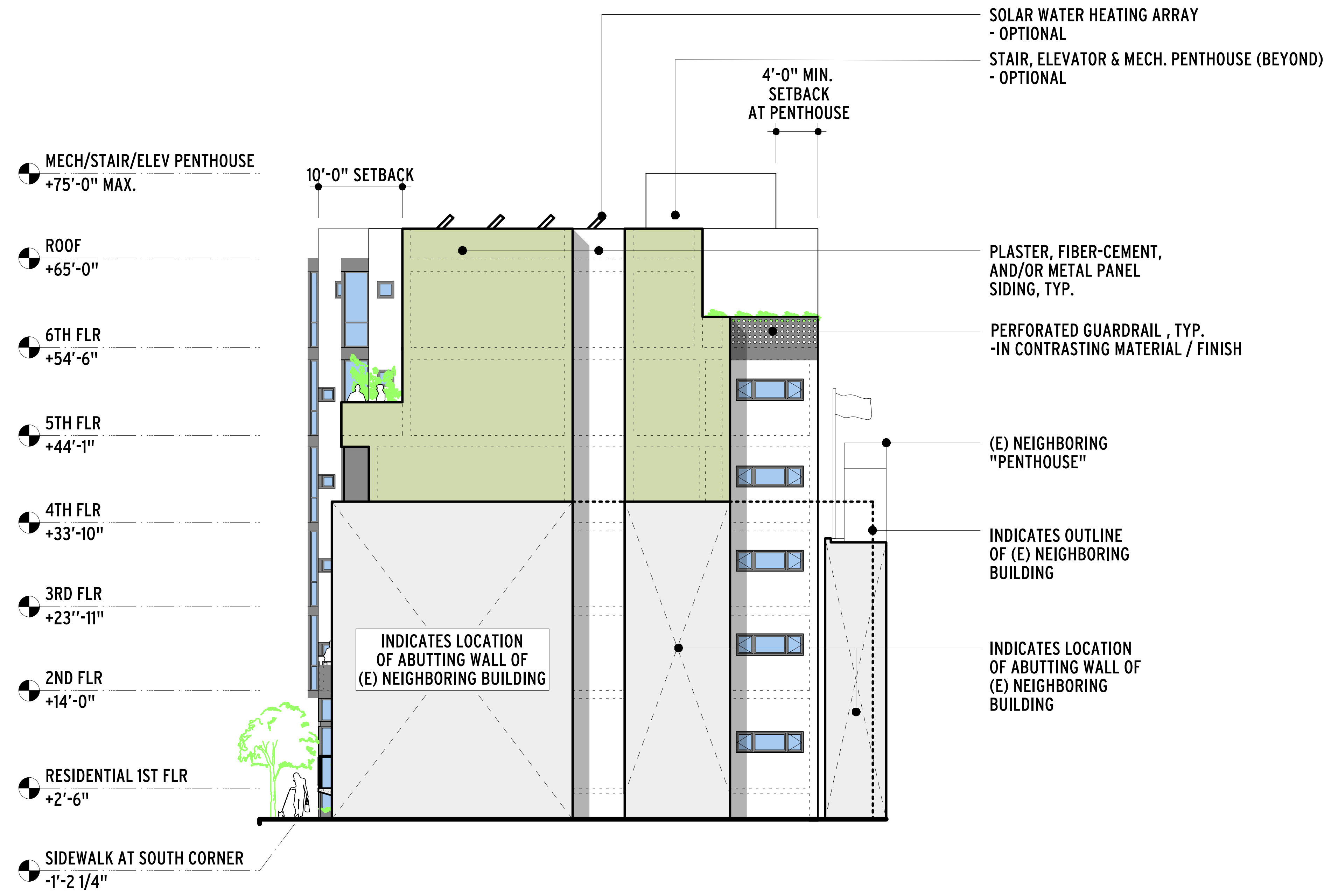
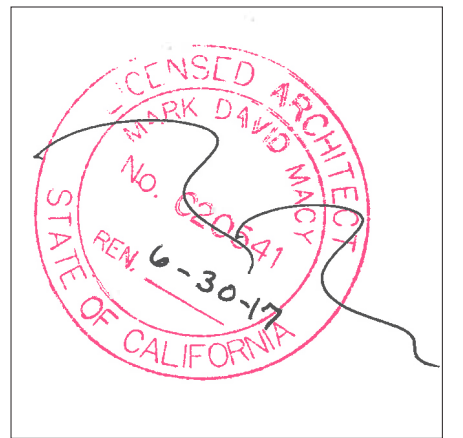
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DORE STREET ELEVATION

12/02/15 (REV1 - 05/11/16)

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EAST ELEVATION

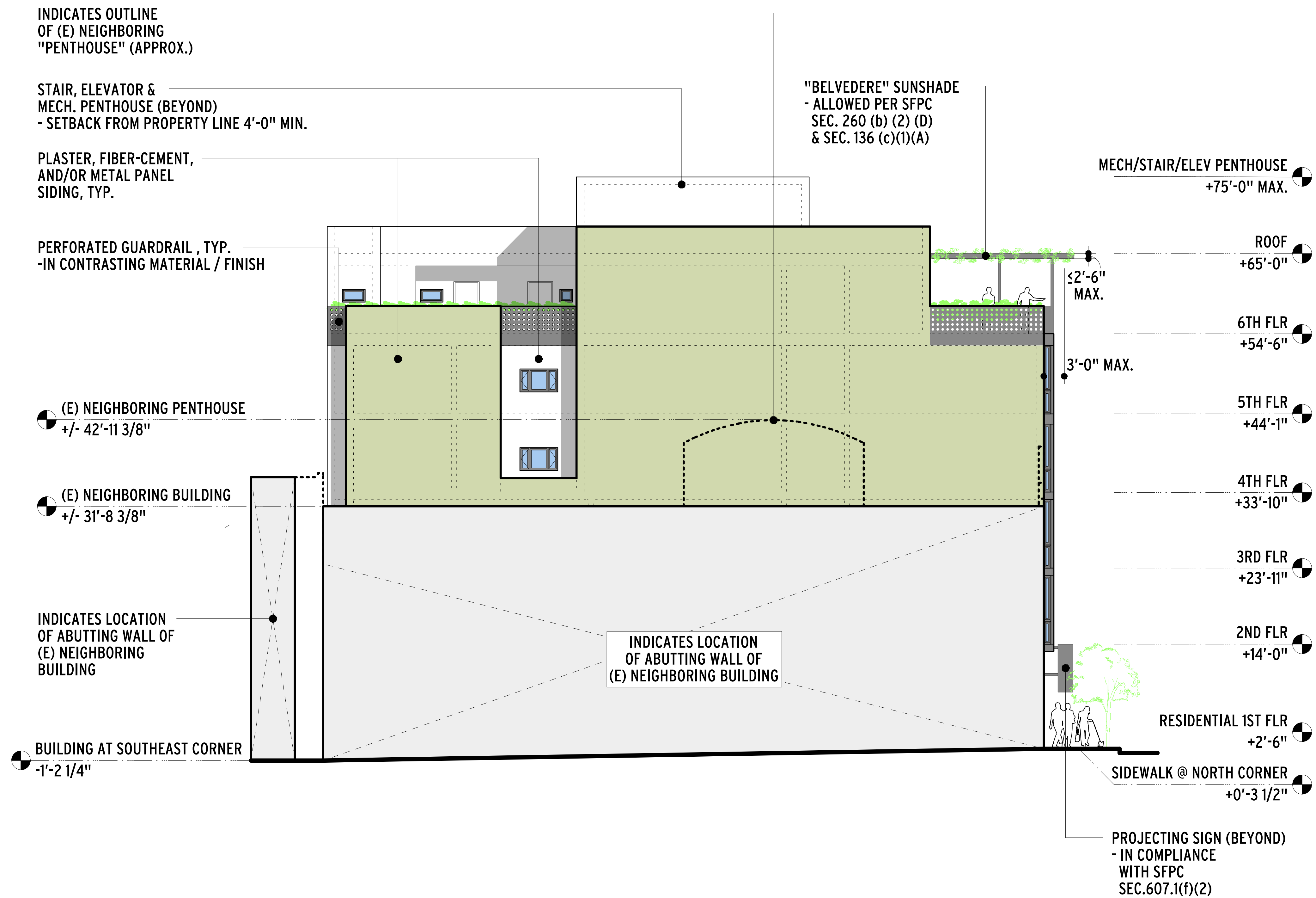
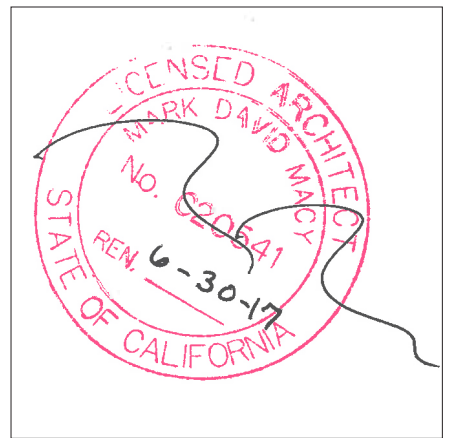


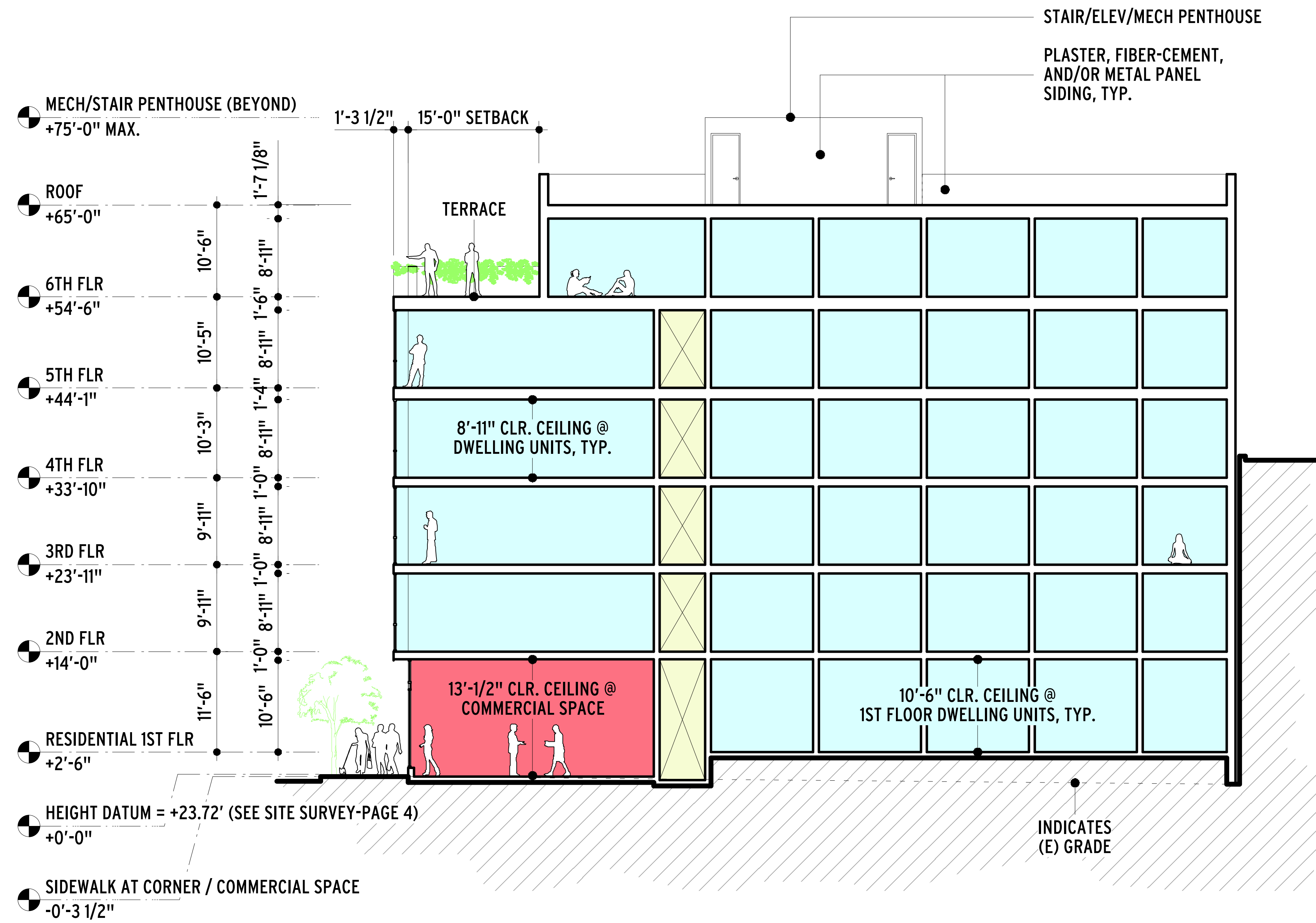
1335 FOLSOM STREET PERMIT APPLICATION # 201406269542

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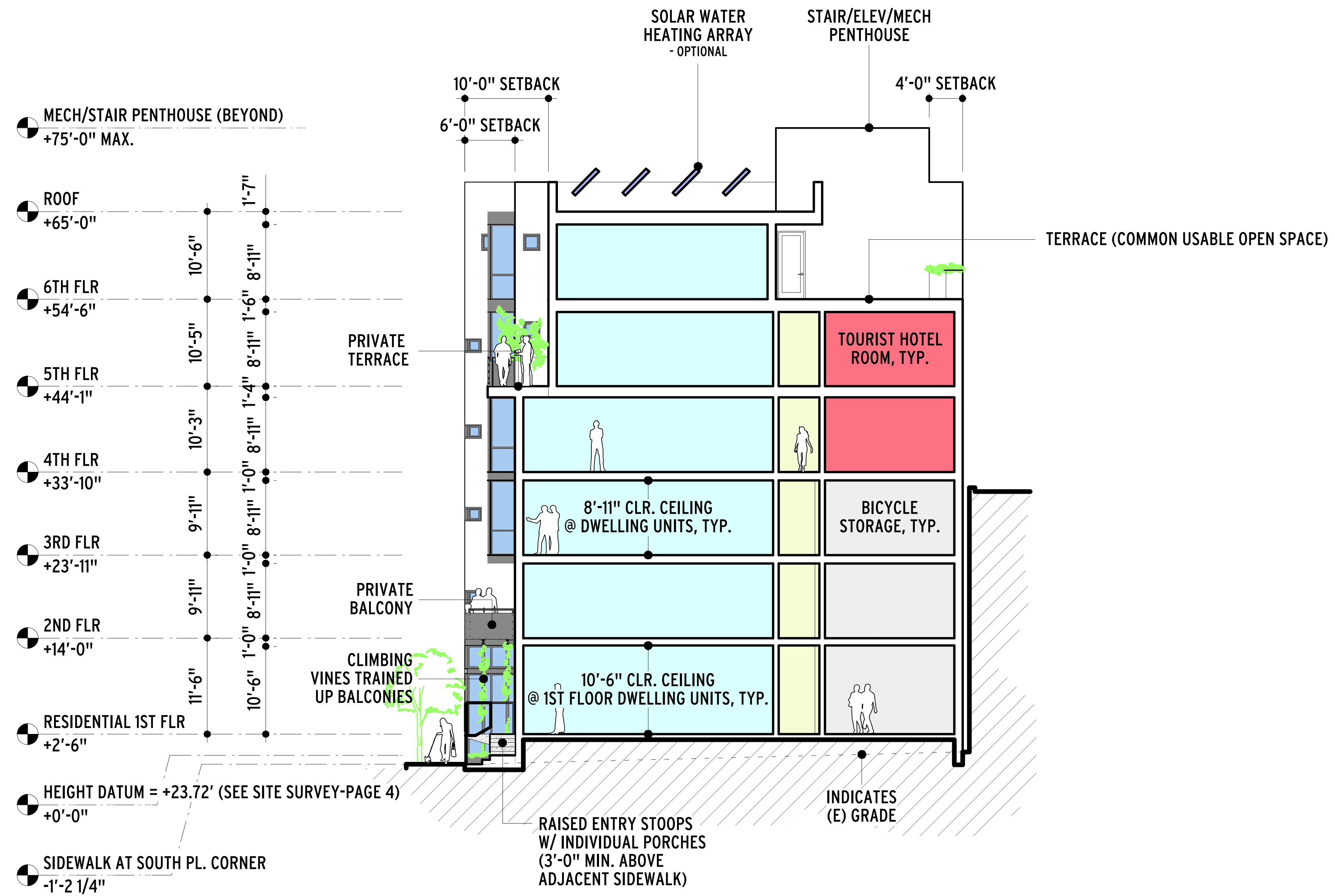
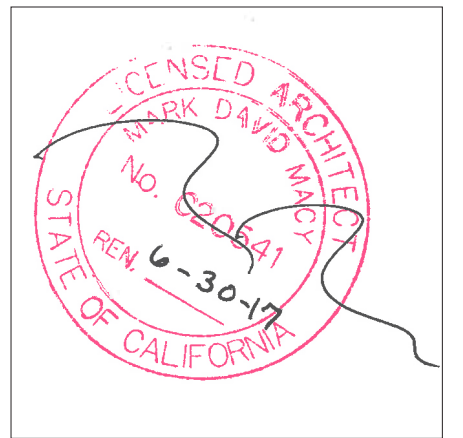


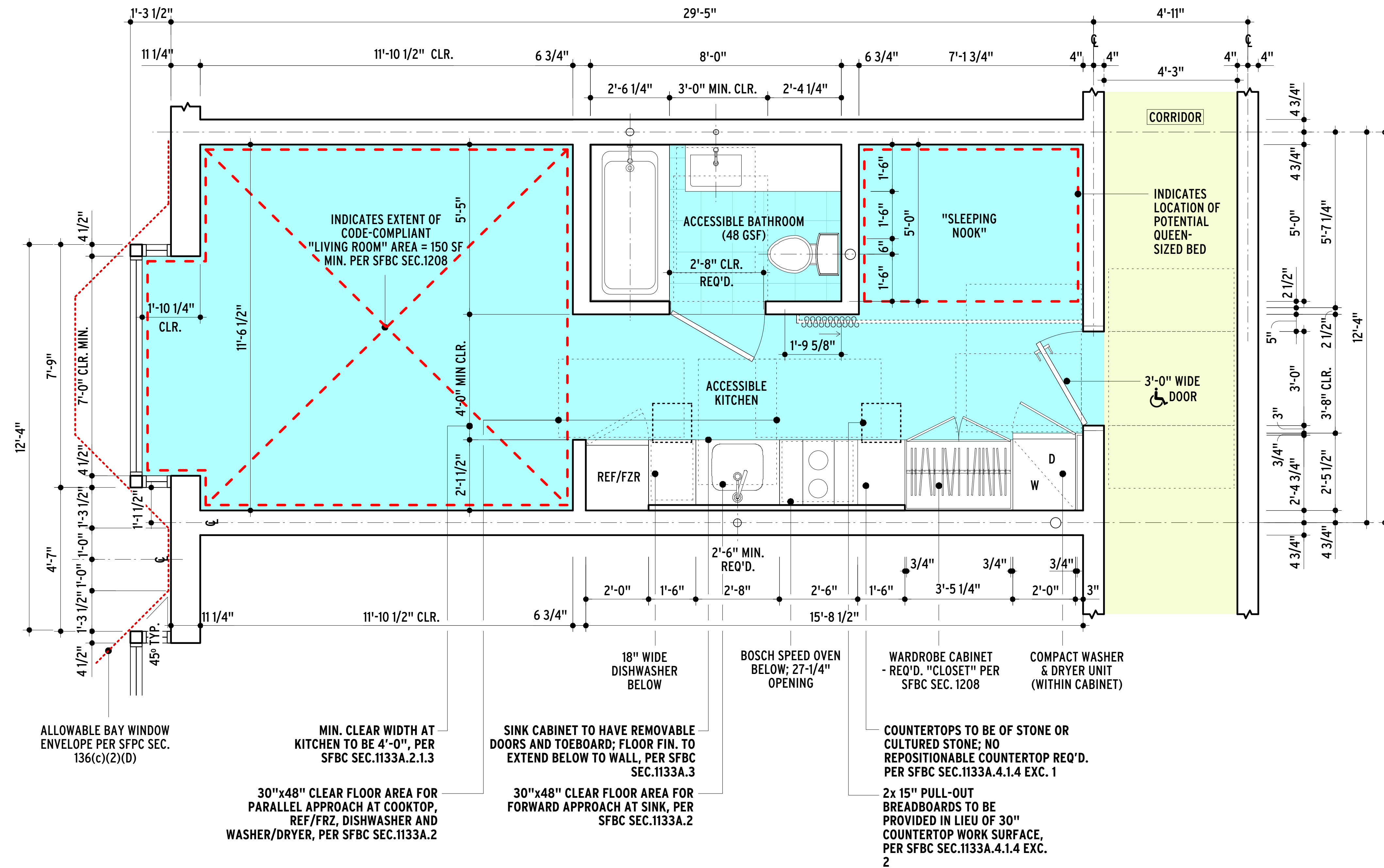
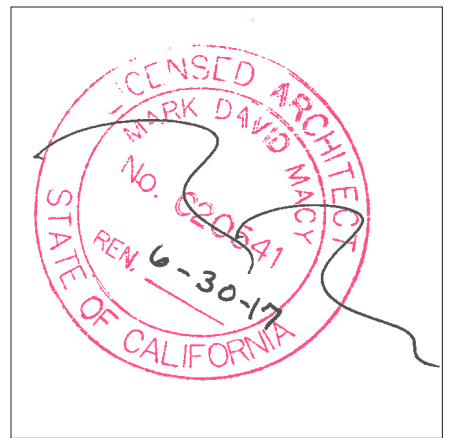


0' 8' 16' 32'

1/8" = 1'-0"

LONGITUDINAL SECTION A-A

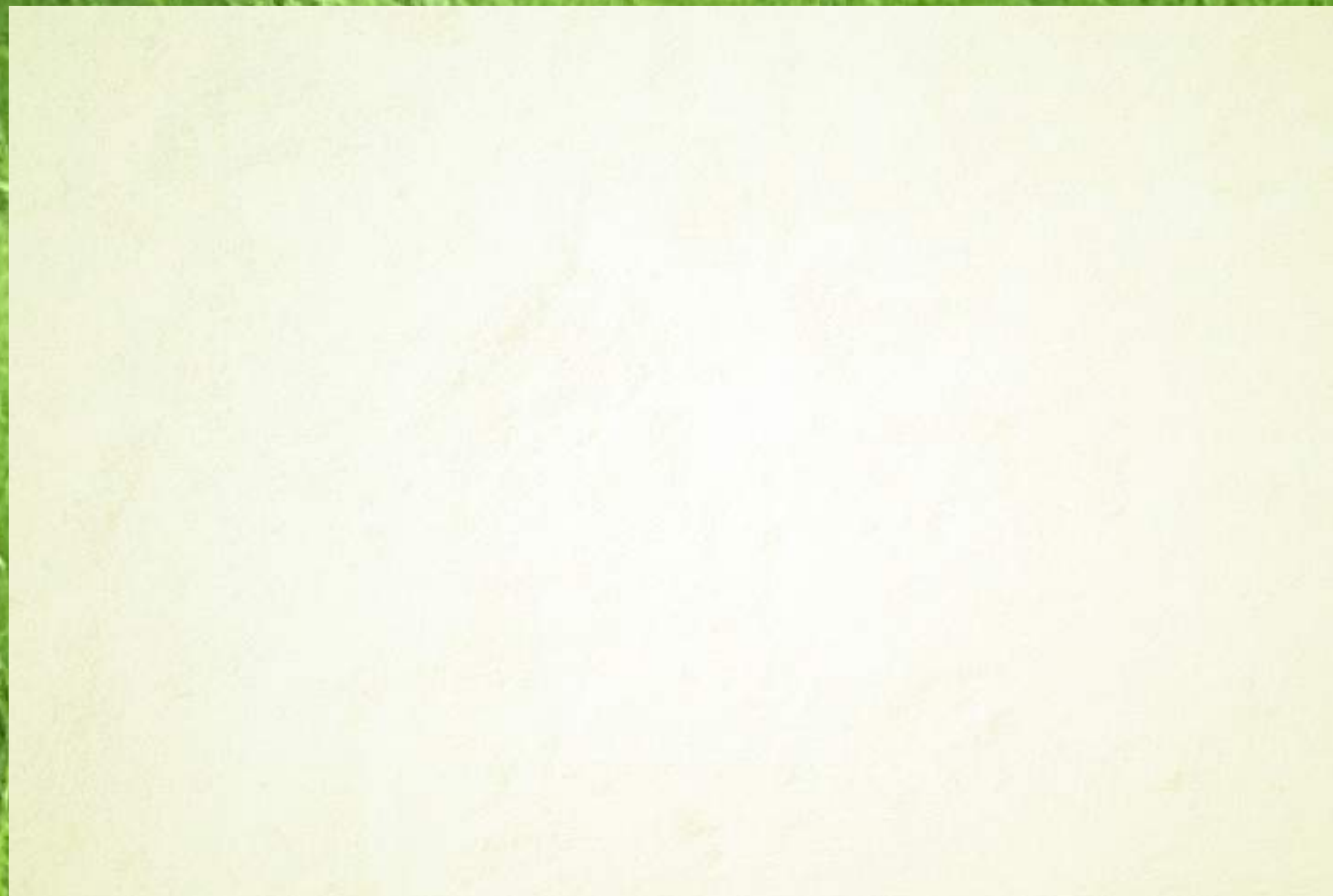




TYPICAL SRO DWELLING UNIT W/ "SLEEPING NOOK"

TOTAL AREA= 372 GSF
(324 GSF + 48 GSF BATHROOM)





1 **PLASTER (COLOR 1)**
- INTEGRALLY COLORED PREFERRED
- OPTIONS : FIBER CEMENT OR METAL PANEL



2 **PLASTER (COLOR 2)**
- INTEGRALLY COLORED PREFERRED
- OPTIONS : FIBER CEMENT OR METAL PANEL
- OPTIONS : FIBER CEMENT OR METAL PANEL



3 **WOOD-COMPOSITE SIDING**
- COLOR/FINISH STABLE
- LOW MAINTENANCE
- OPTIONS: STONE, TILE, FIBERCEMENT OR METAL PLATE



4 **ALUMINUM WINDOW & DOOR FINISH AND PANELING**
- DARK BRONZE ANODIZED
- HIGH PERFORMANCE / THERMALLY-BROKEN



5 **METAL (PAINTED)**
- GUARDRAILING PANELS < 4" Ø PERFORATED
- GUARDRAILINGS: 4" X 4" X 1/4" Ø MESH
- EXPOSED STRUCTURE AT STOREFRONT & BALCONIES



6 **CONCRETE (BOARD FORMED)**
- STOOPS, EXTERIOR STEPS & EXPOSED FOUNDATION WALLS





