



Sloping roof line

Articulated crown

Stronger more detailed horizontal banding.

Textured EIFS with unique pattern. Change of color to create base and bookends for massing. Creates a more interesting pedestrian experience.

Sloping roof line





Unique texture and EIFS pattern to create a pleasing pedestrian experience.

Large expanses of glass



Unit entries off of Pacific street with landscaped green area. See precedent image from 101 Park

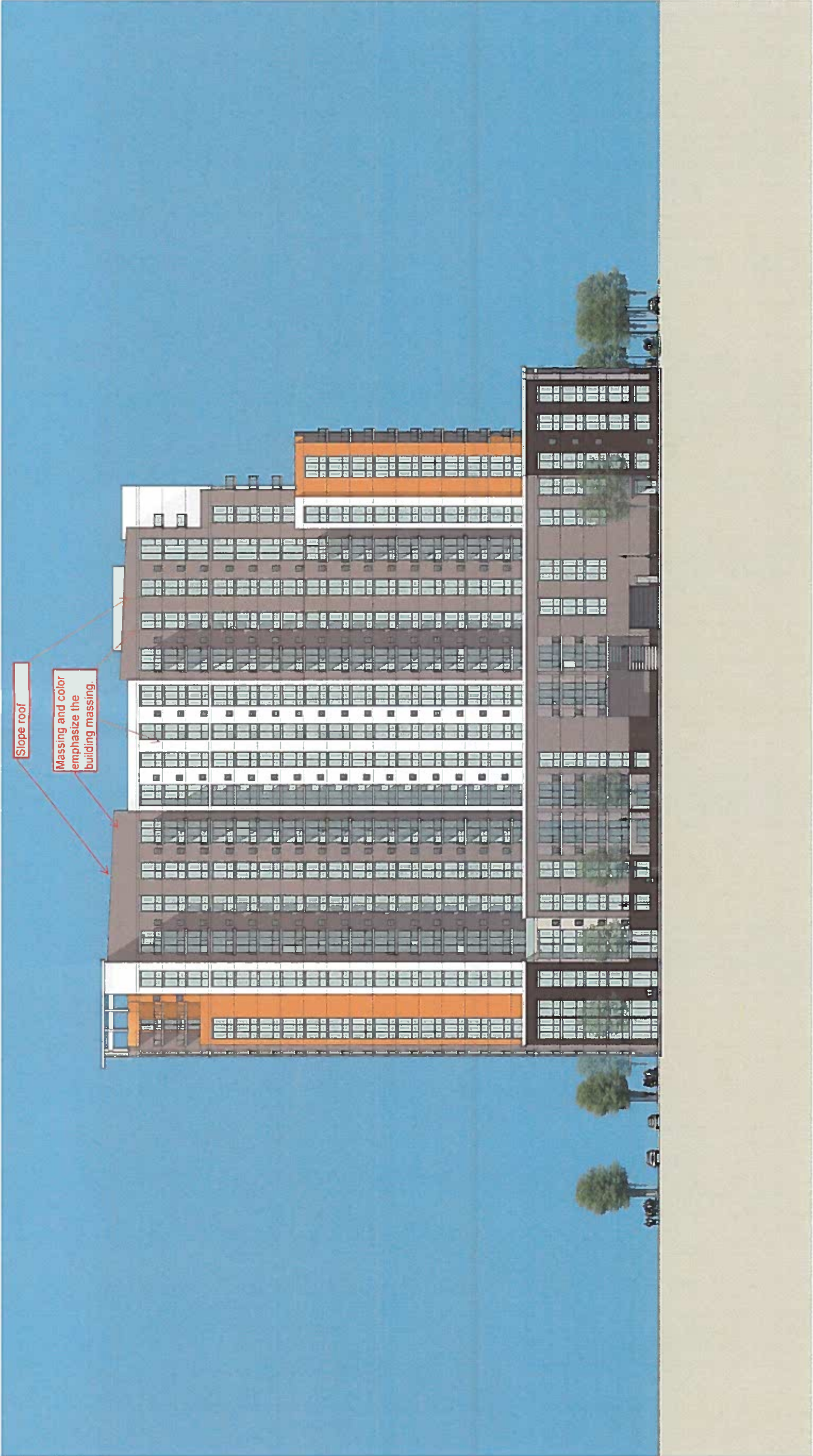




Articulated crown

Sloped roof line.

Massing and colors emphasize the building massing

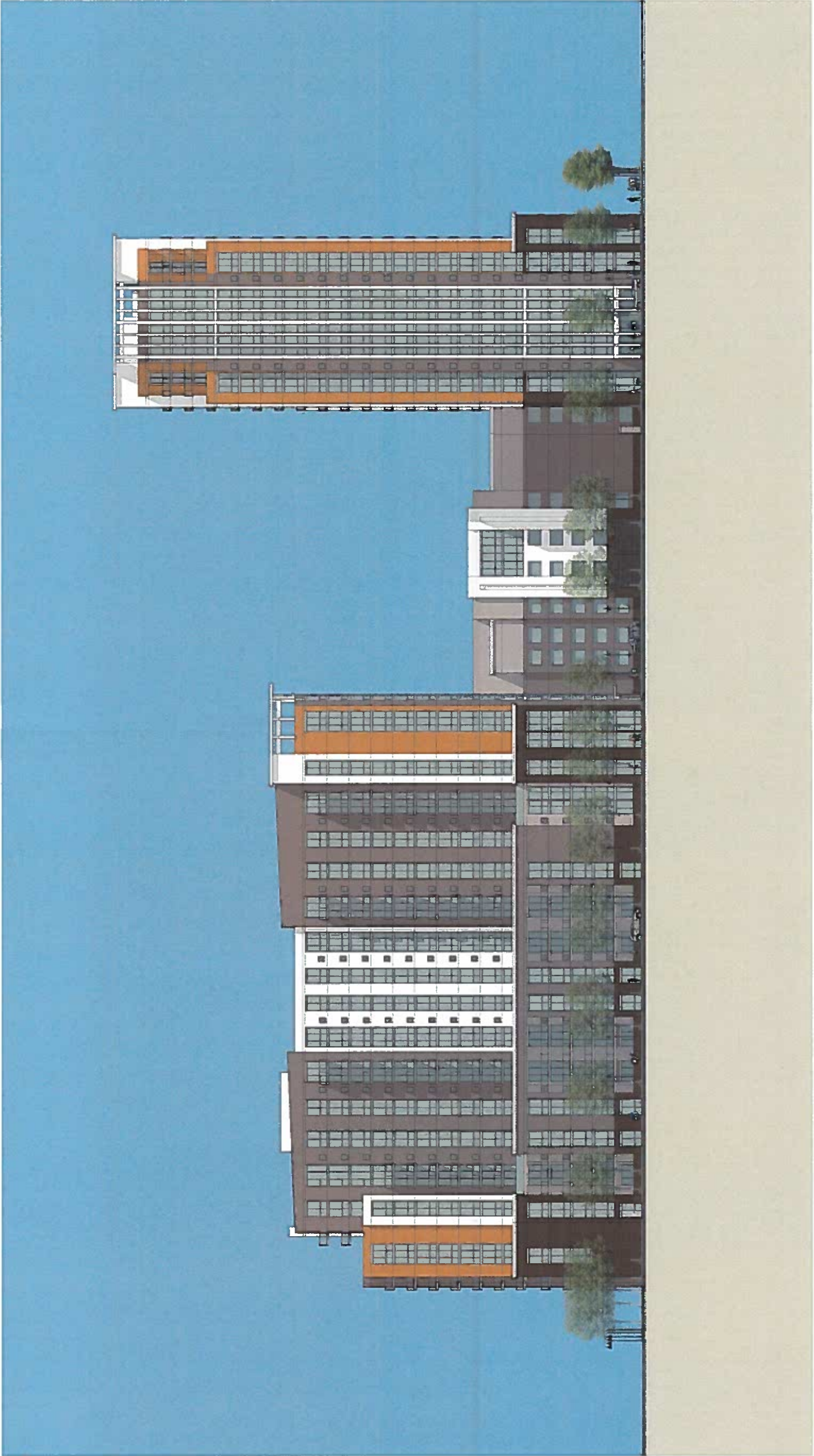


Slope roof

Massing and color emphasize the building massing.







101 Washington. Facade and walk on Pacific would be similar to this image.





