

440

Granite Ave

Milton, Massachusetts

Planning Board Submission

04/07/2023

ORANMORE
ENTERPRISES, LLC

BRENCO CONSTRUCTION
COMPANY

**FINE GOLD
ALEXANDER**
ARCHITECTS



Project Info

Program

Parcel SF: 20,212 sf

Total Residential,Retail and Support GSF: 46,253 sf

Total Parking: 15,873 sf

Total GSF: 62,126 sf

Height of the Project: 53'-2"

Residential Unit Mix:

Two Bedroom Units: 22

One Bedroom Units: 2

Total Number of Units: 24 (including 2 affordable units)

Project Commercial: 3,983 sf

Parking (Updated 03/30/2023):

Interior:

19 Basement Level Garage Parking Spaces

10 Ground Level Parking Spaces (dedicated to resident spaces)

4 Ground Level Garage Commercial/Visitor Parking Spaces

2 HC Accessible Spaces

35 Total Interior Parking Spots

Outdoor:

5 Outdoor Commercial Spaces (Available 7am-8pm) / Visitor Spaces
(Available 8pm-7am) off Mechanic Street

Total Parking Count Dedicated for the Project: 40 spots

Residential Parking Ratios:

- Daytime parking: 31 spots for 24 units at 1.29 ratio
- Nighttime parking: 40 spaces for 24 units at 1.67 ratio

Delivery Access to Building:

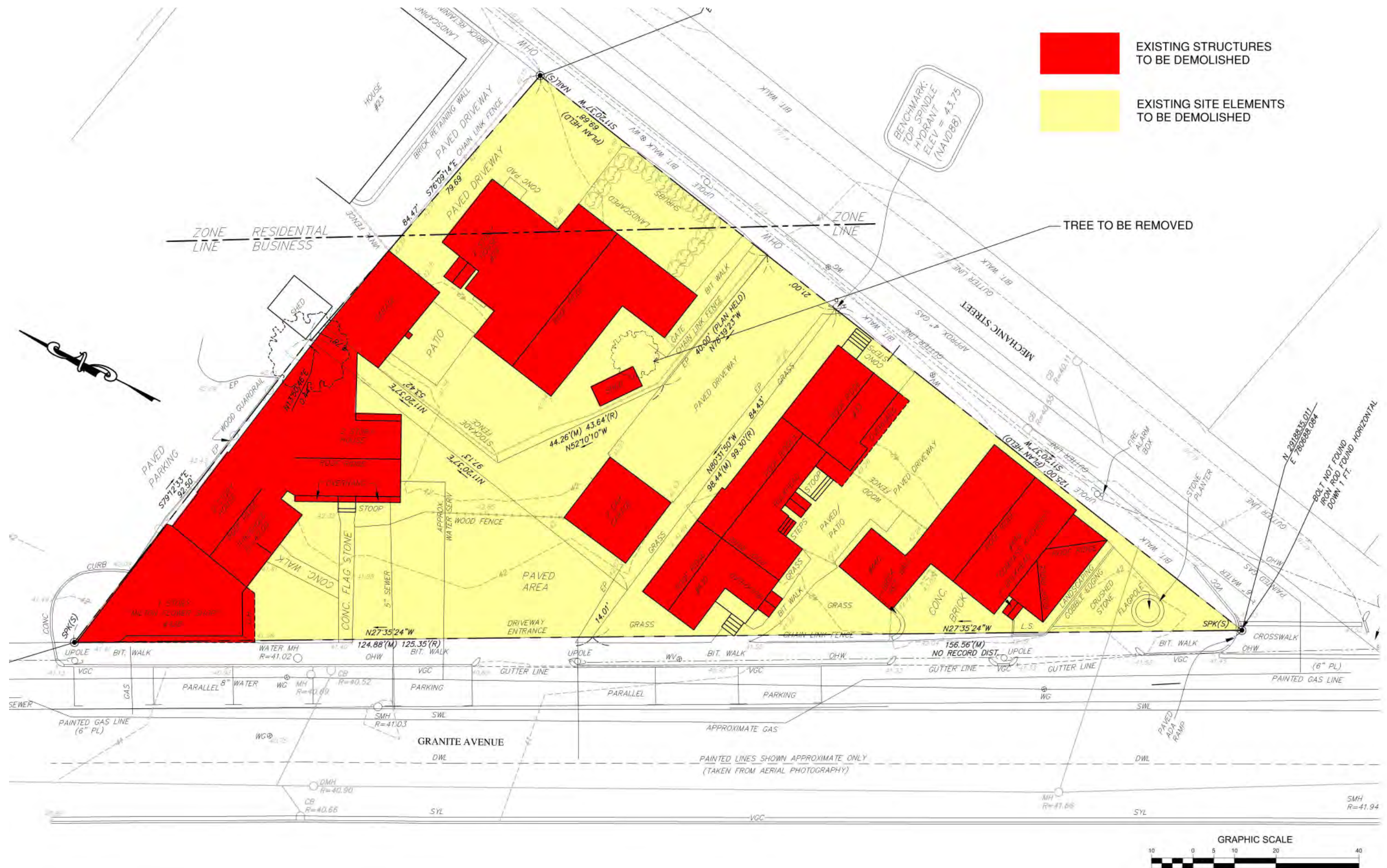
3 Proposed Loading/Pick-up/Drop-off Spaces

Bike Storage:

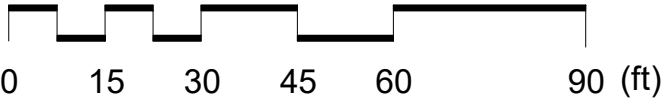
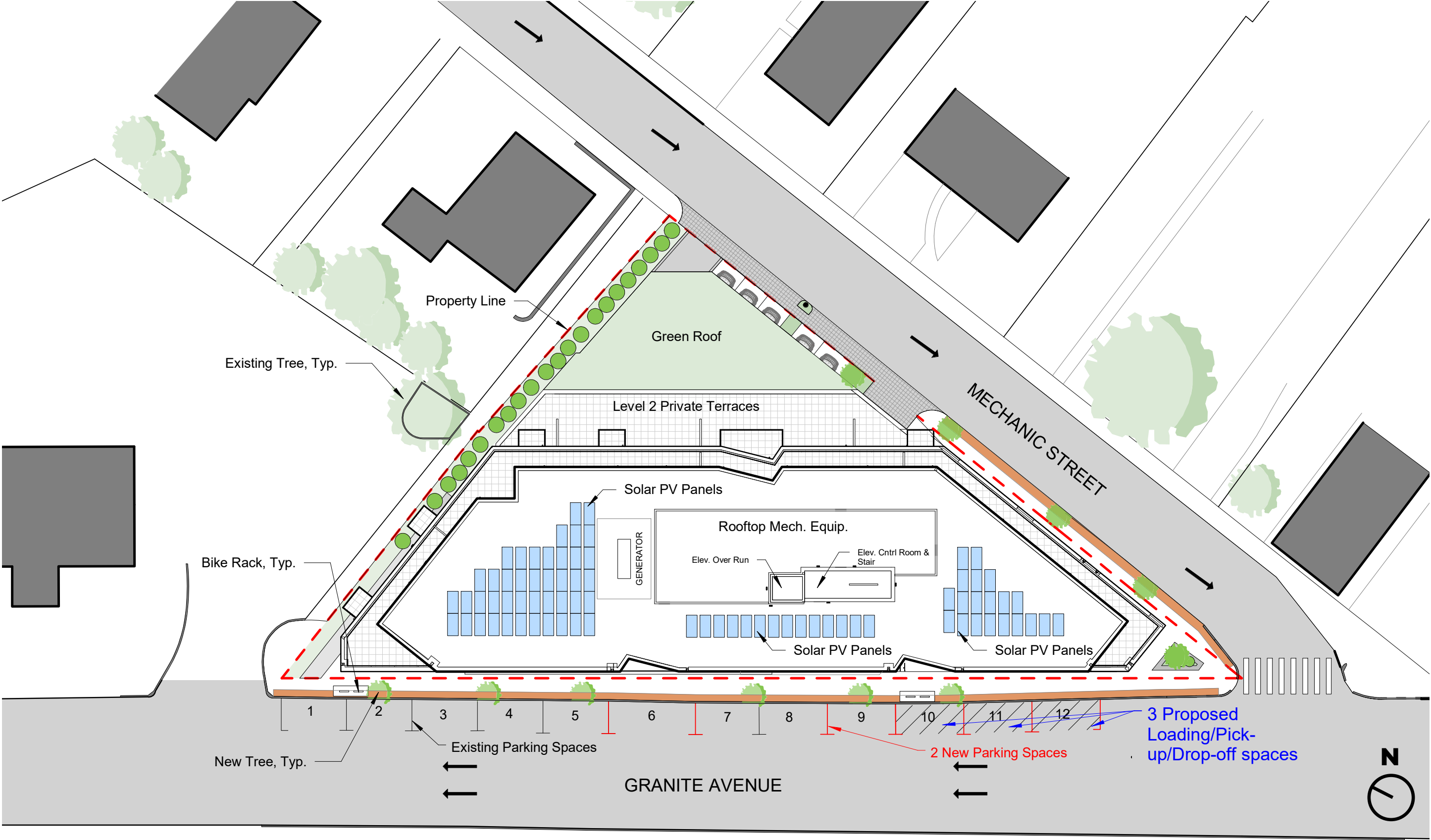
Basement: 48 Bikes

Total: 48 Bikes

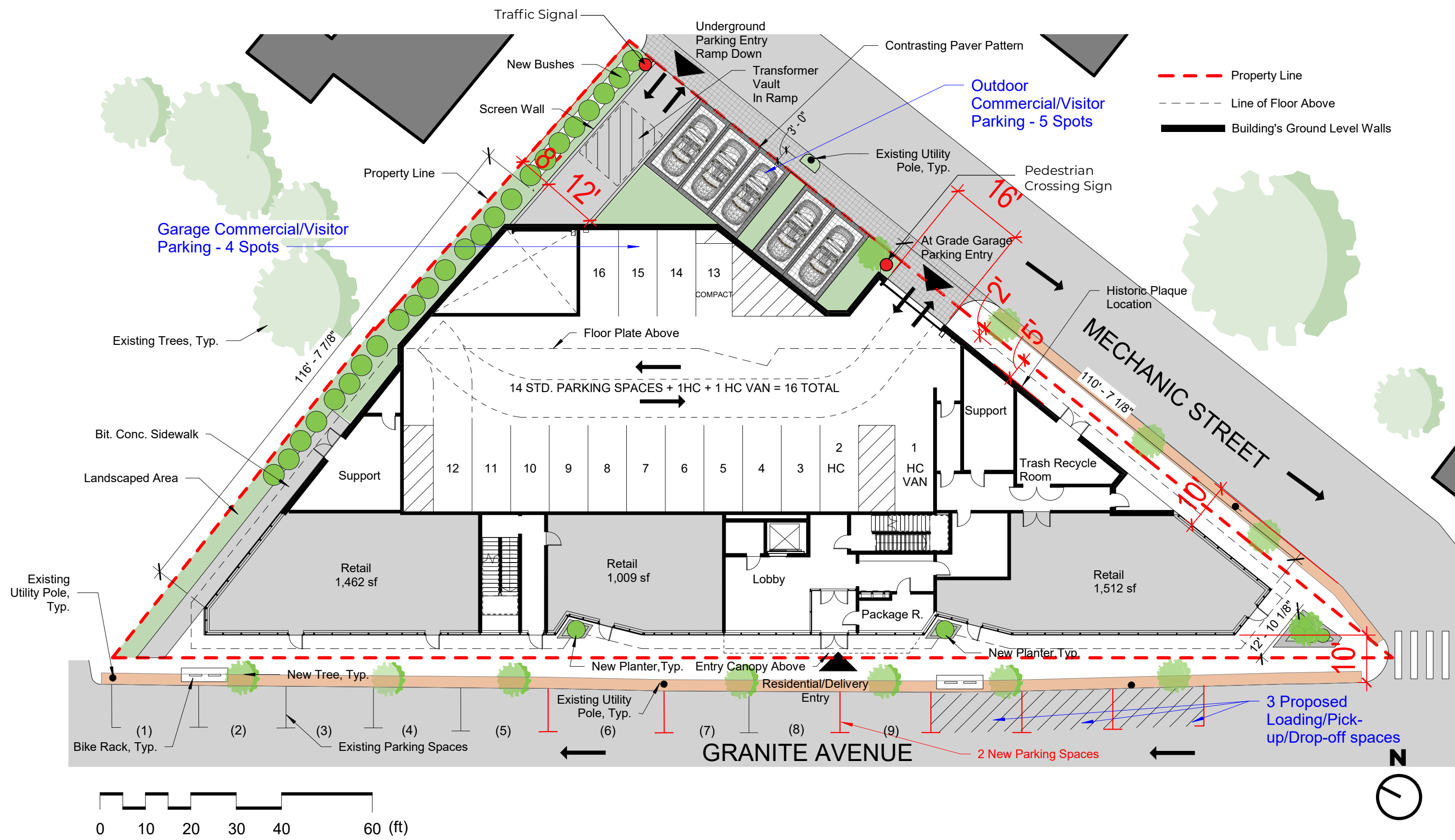
Site Plan - Demo



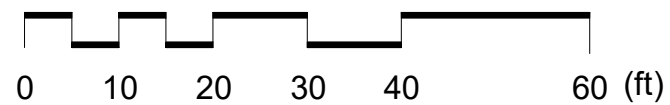
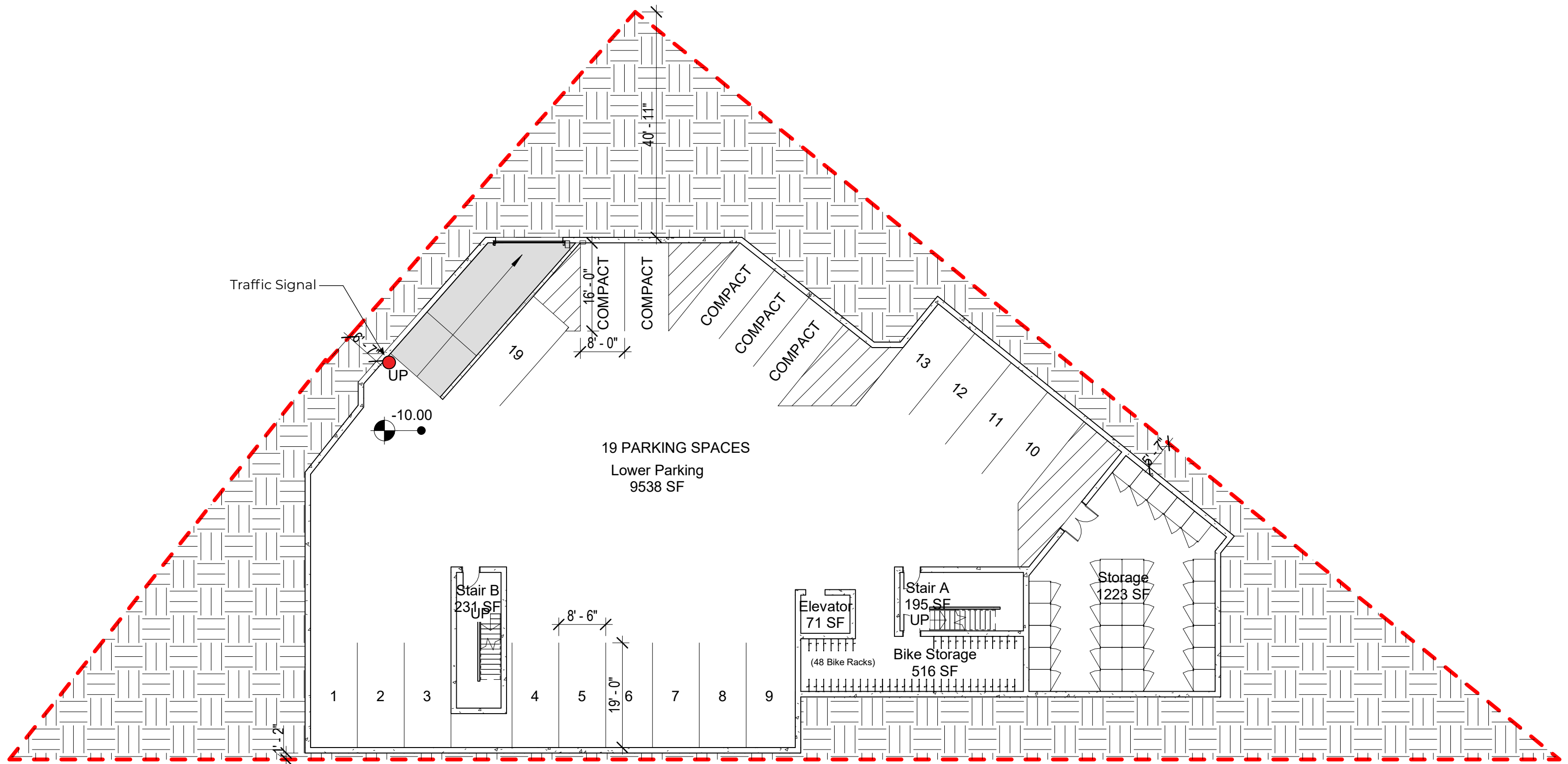
Site Plan



Conceptual Level 1 Plan and Site Plan



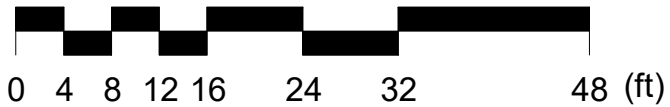
Conceptual Floor Plans - Basement Level



Conceptual Floor Plans - Level 2



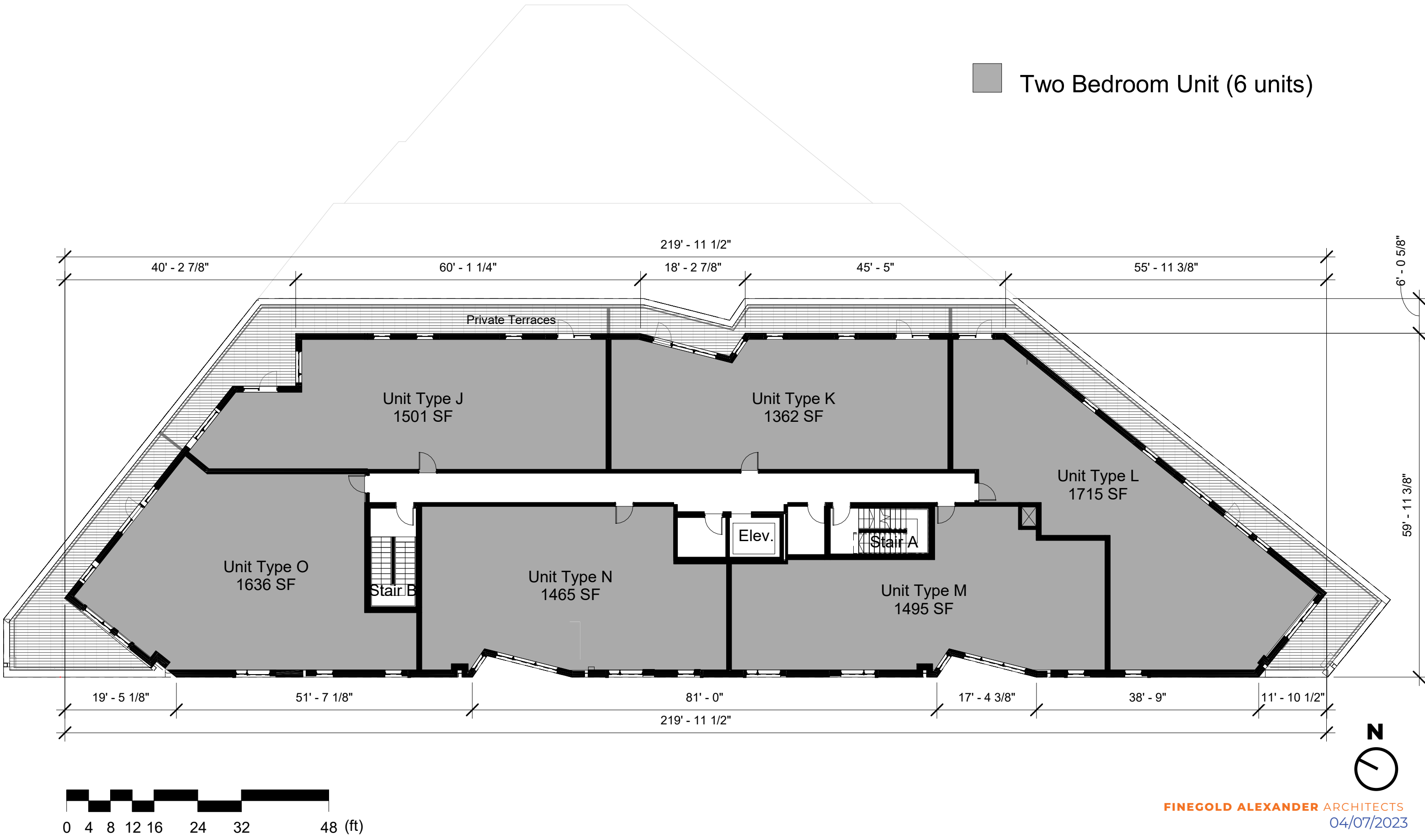
- One Bedroom Unit (1 units)
- Two Bedroom Unit (8 units)
- Green Roof
- Denotes Affordable Unit



Conceptual Floor Plans - Level 3

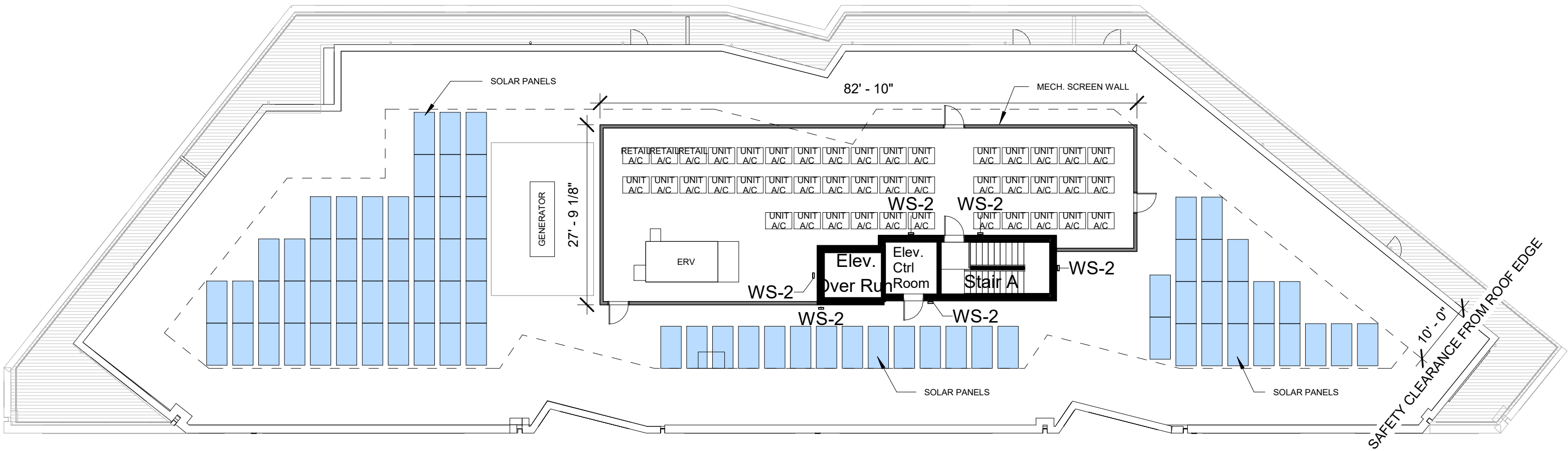


Conceptual Floor Plans - Level 4



Conceptual Floor Plans - Roof Plan

- NOTES:
- LOCATIONS AND SIZES OF MECHINCAL EQUIPMENT SHOWN IS APPROXIMATE.
 - LOCATIONS AND SIZES OF SOLAR PANELS ARE SUBJECT TO CHANGE BY SOLAR PANEL DESIGNER.



Elevations - South and Northeast Elevations



Elevations - North and Northwest Elevations



1 North Elevation



2 Northwest Elevation

South Elevation (Granite Ave. Facade)



Invert - West Elevation (View from Bank Side)



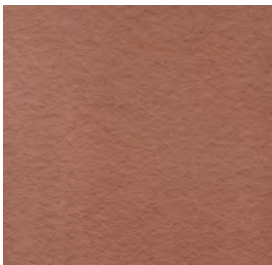
Northeast Elevation



Exterior Finish Materials

Brick Detailing Example

Alternate recessed and projecting courses



Tinted Precast Concrete Lintel, Jamb & Sill

Dimensions:
• Length: TBD

Norman Brick
Basis of Design: Terra Cotta or Red Brick,
(or Substantially Similar)

Dimensions:
• 3/8" mortar joints
• Brick height of 2 1/4
• Length: 11 5/8"

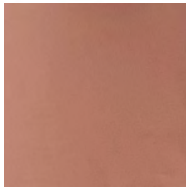


Panel Color: Black (TBD) (Match Color of Butt-Glazed Alum.Curtainwall System)

Aluminum Composite Rainscreen Panel
Basis of Design: Alucobond

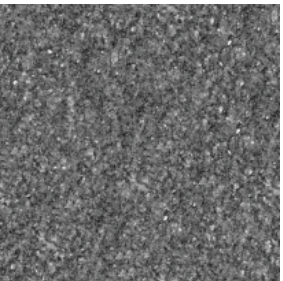
Product Thickness:0.040" (nominal)

Standard Width :48"
Available Length:120"



Light Brown/Red Color

Fiber Cement Panel Rainscreen System
Basis of Design: Stonewood

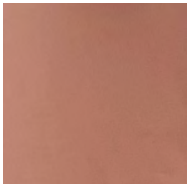


Color: Gray (TBD)

Granite Base & Sill Cap - Brushed Fin



Dark Gray



Light Brown/Red Color

Fiber Cement Panel Rainscreen System
Basis of Design: Stonewood



Color 1: Medium Gray (TBD)

Fiber Cement Panel Rainscreen System
Shiplap System

Panel Specs
Thickness:0.625"
Length:144"
Width: 10.25"
Exposure: 9"
Color: COMES PRIMED FOR PAINT



Ground Level Brick Detailing



Historic Neighborhood Informational Plaque (Design TBD) Precedent Images



Brick Detailing - Precedent Image



Existing View - Granite Ave



Rendering - Granite Ave. View



Existing View - Mechanic Street



Rendering - Mechanic St. View



Lighting - Reflected Ceiling Plans / Level 1

Legend - Exterior Lighting Fixture Types

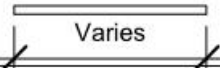
L1		Varies	Recessed Linear LED Strip Light
WS-1			Exterior Balcony Sconce
WS-2			Exterior Utility Sconce
RE-2			Recessed 6" Square Downlight
PE-1			Pendant Parking Garage Light

Note: All Exterior Fixtures are Dark Sky Compliant

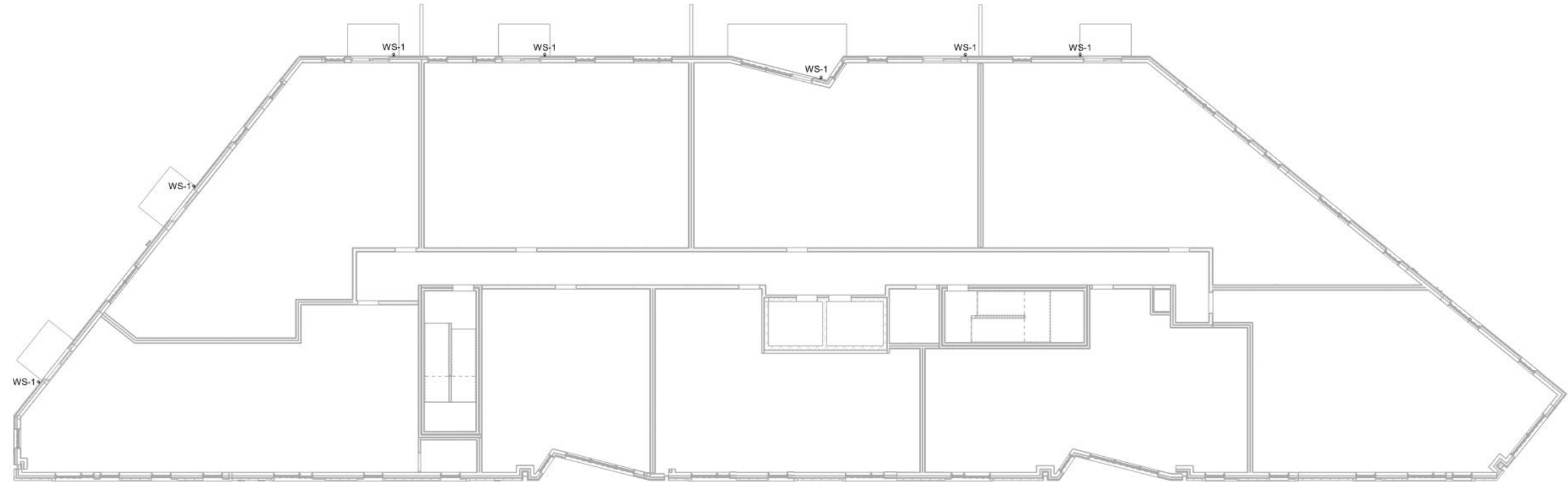


Lighting - Reflected Ceiling Plans / Level 2

Legend - Exterior Lighting Fixture Types

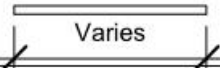
L1		Recessed Linear LED Strip Light
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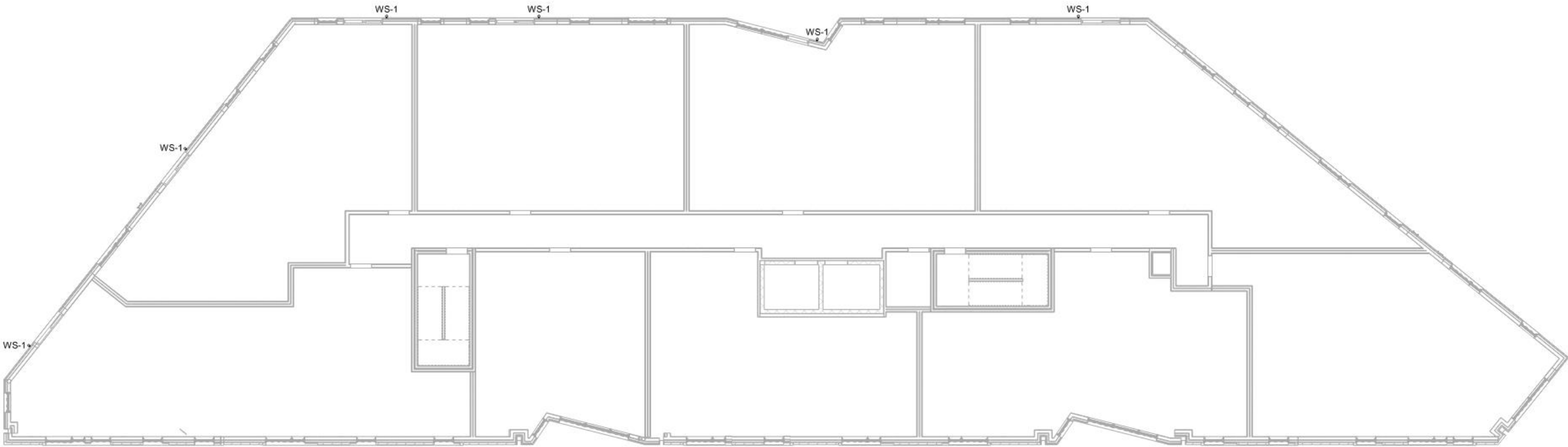


Lighting - Reflected Ceiling Plans / Level 3

Legend - Exterior Lighting Fixture Types

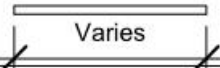
L1		Recessed Linear LED Strip Light
WS-1		Exterior Balcony Sconce
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PE-1		Pendant Parking Garage Light

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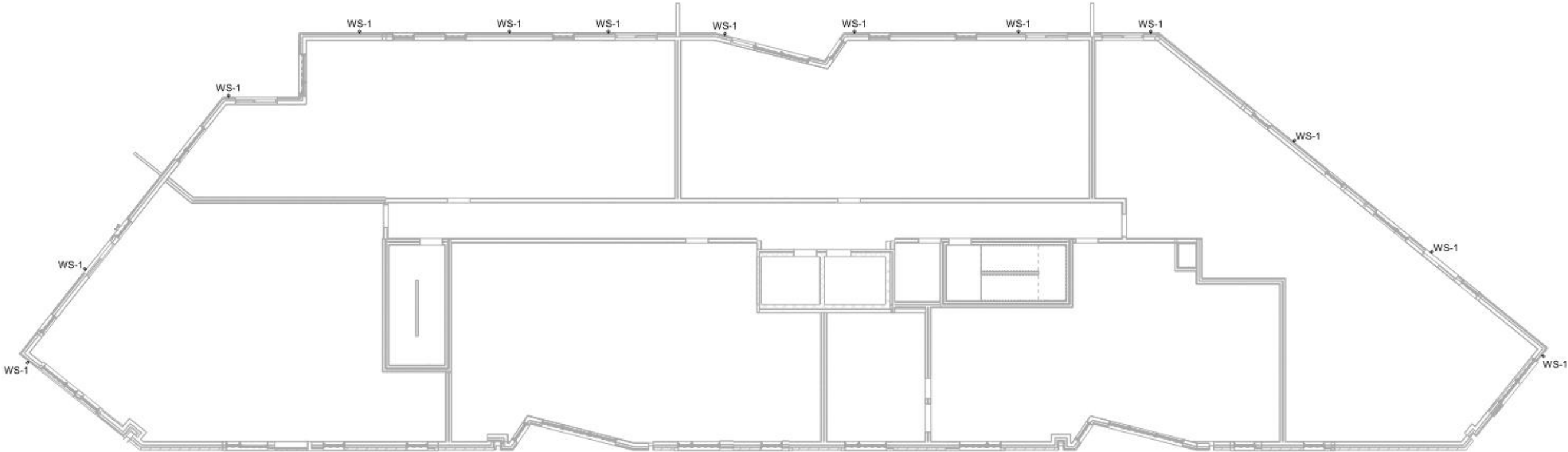


Lighting - Reflected Ceiling Plans / Level 4

Legend - Exterior Lighting Fixture Types

L1		Recessed Linear LED Strip Light
WS-1		Exterior Balcony Sconce
WS-2		Exterior Utility Sconce
RE-2		Recessed 6" Square Downlight
PE-1		Pendant Parking Garage Light

Note: All Exterior Fixtures are Dark Sky Compliant



Lighting - Existing Photometric



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	2	Existing Mechanic	SINGLE	GCJ0-15H-MV-NW-2R-CT-300
	2	Existing Granite	SINGLE	GCM2-30H-MV-NW-2R-GY-600

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	0.19	3.8	0.0	N.A.	N.A.

Lighting - Photometric



Lighting Fixtures

DATE: PROJECT: L1

CATALOG #: TYPE QTY:

REGOLO IP65 RATED

RXT-F

Direct

Recessed / Flush Lens

Integral Driver

OR SIMILAR
FIXTURE

RXT-F (Flush Frosted Lens)

100% Downlight

Light Output and Energy Consumption*

Light Level	lm/ft	Watts/ft	Efficacy
03	307	3.4	90.0
05	497	5.6	88.3
07	687	7.9	86.6
09	928	10.8	85.7

Lumen output may vary. 3500K used for above results.

- IP65 rated exterior linear luminaire designed for demanding environments for protection against water, dust, oil, and non-corrosive material.
- Rugged three-sided .125" thick aluminum housing with welded seams and end caps. Housing standard finish is electrostatically applied textured white power coat paint. Optional silver, black, or custom color paints finishes.
- Long life distributed LED array in a variety of lumen output packages. LED color is available in 3000K, 3500K or 4000K with a CRI of 80 or 90. Custom outputs are available. Module is replaceable. L90>100,000 hrs.
- Fully sealed gasketed lens and electrical fittings.

Project	Catalog #	Type	PE-1
Prepared by	Notes	Date	



McGraw-Edison

TT TopTier

Parking Garage / Canopy

Low-Bay Luminaire

Typical Applications

Parking Garages • Parking Lots

OR SIMILAR
FIXTURE

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 2
- Mounting Details page 3
- Energy and Performance Data page 4
- Control Options page 6

Product Certifications / Features





Quick Facts

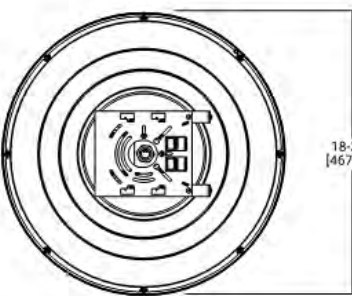
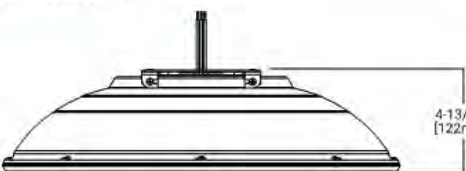
- Lumen packages range from 3,000 - 13,300
- Efficacies up to 146 lumens per watt
- Utilizes patented waveguide technology for maximum visual comfort
- Surface, pendant, trunnion, wall and direct conduit mount options

Connected Systems

- WaveLinX Lite
- Synapse
- Enlighted

Dimensional Details

SURFACE MOUNT



ORDERING INFORMATION

SAMPLE NUMBER: RXT-F-FF-07L35-1C-U-D-W-4

RXT-F	FF			
SERIES	DIRECT SHIELDING	LUMEN PACKAGE ¹	CRI/ CCT	CIRCUIT ²
RXT-F - Regolo 4" wide IP65 rated recessed ceiling	FF - Flush Frosted	03 - ~300 lm/ft 05 - ~500 lm/ft 07 - ~700 lm/ft 09 - ~900 lm/ft XX ⁷	L30 - 80 CRI, 3000K L35 - 80 CRI, 3500K L40 - 80 CRI, 4000K H30 - 90 CRI, 3000K H35 - 90 CRI, 3500K H40 - 90 CRI, 4000K	1C - Single Circuit 1E - Single Circuit with EM Circuit 1B5 - Single Circuit with 5W Battery Pack 1B7 - Single Circuit with 7W Battery Pack 1B10 - Single Circuit with 10W Battery Pack 1B12 - Single Circuit with 12W Battery Pack CEC - CEC Compliant (10W Battery Pack)

Notes:

1. Nominal lumen output for 3500K, 80 CRI

2. Consult factory for custom lumen package

3. In order to have a battery or emergency circuit, luminaire is required to be 14". Consult factory for additional options

4. Consult factory for specifications and custom dimming options. See page 2 for additional information.

5. Consult factory for additional options

6. Specify run length in 1' increments

7. Please select 1 - 120 volt or 2 - 277 volt

VOLTAGE	DRIVER ⁴		LUMINAIRE FINISH	LENGTH	OPTIONS
U - Universal 1 - 127 Volt 2 - 277 Volt	Dimming 0-10V D - Dims to 1% (Standard) D0 - Dims to 1%, fade to off D02 - Eldoled Solodrive, dims to 0%	DALI Dimming ELE - Eldoled Ecodrive, dims to 1% ELS - Eldoled Solodrive, dims to 0% Lutron Dimming L12 - Lutron HiLume[®] Z-Wire 120V Forward Phase, dims to 1% L15 - Lutron HiLume[®] H-Series, dims to 1% L16 - Lutron HiLume[™] S-Series, dims to 5%	W - White (Standard) S - Silver B - Black CC ⁵ - Custom Color	2 - 2 ft 3 - 3 ft 4 - 4 ft 5 - 5 ft 6 - 6 ft 7 - 7 ft 8 - 8 ft XX ⁶ - x ft	GT0 ⁷ - Generator transfer device ETS ⁷ - Electronic transfer switch GLR - Fusing FDS - Finished end cap with integrated sensor SDS - Standard end cap sensor VR - Vandal resistant

NULITE 10770 EAST 51ST AVE DENVER, CO 80237 P 303.287.9646 NULITE-LIGHTING.COM

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Lighting Fixtures

ALPHABET
LEDMAIride

JOB NAME

CONTACT

ORDERING CODE

RE-2

OR SIMILAR
FIXTURE

NU4"

Square Downlight
Xicato

XICATO

Trim

Trimless

Trimless Millwork

DESCRIPTION

The NU4QD 4" recessed downlight by ALPHABET offers multiple cutting edge LED technologies, premium performance, thoughtful construction and pleasing aesthetics. Offered standard with premium dimming using EidoLED 1% flicker free drivers 120V-277V universal voltage. Also offered 347V. Several beam angles available, plus an optional high-efficiency BrightView diffused lens for smooth light distribution and obscured LED image.

For the trim version, a minimalistic look is achieved with an ultrathin 1/16" trim that is only 5/16" wide. Color choices of both trim and bezel are offered for a customized look. For the trimless version, a perforated, mud up, regressed trim assembly provides for clean, trim free installation. Perforated mud frame's integrated lip helps guide the joint compound creating a sharp and clean opening.

HOUSING

Electrocoated 16-gauge cold-rolled steel provides enhanced structural reinforcement and rust prevention. Superior, UL-certified, injection-molded commercial-grade Lexan™ (PC) is used for the frame and regressed bezel trim. Lexan provides unmatched durability and impact resistance, and is tested for UV resistance and water exposure in outdoor applications. The thermally-advanced, anodized heat sink uses 6063 aluminum alloy. Wet location rated is offered standard. A 90-minute constant-power IOTA emergency battery backup is available.

MOUNTING

An advanced mounting system allows for quick and secure installation with LED and driver serviceability from below the ceiling. The LED assembly uses die-cast aluminum mounting clamp grips (MCG) that swing out to tighten onto variable ceiling thicknesses. Integrated rubber feet on each MCG provide a non-slip vibration-resistant installation. The hidden MCG system is accessible from below ceiling by removing the snap-in lens/bezel assembly with either the included suction cup or a screwdriver blade. Integrated bar hangers feature integral toothed nails, T-bar mounting slots with locking holes, tabs for joist positioning. Retrofit mounting option allows for installation from below ceiling by use of compact driver box. No risk damaging LED or bezel assembly during installation, these are installed during last steps. Fixture and driver are easily removed for servicing after install without damaging drywall.

MOUNTING DIMENSIONS	CEILING THICKNESS	CEILING CUTOUT
Trim	1/8" to 1-5/8"	4-1/4" square
Trimless	3/8" to 1-3/4"	4-1/2" square
Millwork (Trimless)	5/8" to 1-3/4"	4-1/4" square

New Construction: Bar Hangers (included)	Mounting Length: 14-3/4" to 26"
Extension Kit per K20286: (ordered separately: 1 per fixture)	Extends a pair of Bar Hangers: Total Mounting Length: 29" to 48"

LISTINGS

- ETLus Listed to UL1598, cETL Listed to CSA C22.2 #250.0
- IP65 with lens - Suitable for wet locations with lens - Suitable for damp locations without lens
- Non-conductive; Lexan dead-front construction
- Made in the USA - meets the requirements of the Buy American provision within the ARRA

RATINGS / CERTIFICATIONS	NC	RET	IC	ICAT	CP
Type non-IC	✓	✓			
Type IC			✓	✓	✓
Chicago Plenum (CCEA)					✓
✓ Suitable for air handling plenums				✓	✓
Reduced airflow (with lens) ASTM E283	✓	✓	✓	✓	✓

LED INFO

- SDCM = 1X2 MacAdam Ellipse, Duv +/- 0.001, Lumen Maintenance: L₇₀ > 55,000 hrs

In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.

v.1.20.21

NU4QD

Page 1 of 5

Alphabet by Lendra Brands, Inc.

88 Maxwell
Irvine, CA 92618

PH: 714.259.9959
FAX: 714.259.9969

AlphabetLighting.com

See Page 5

ship

LM-79

XICATO XTM MODULE - ORDERING CODE

SERIES	NU4
TYPE	QD QDT QDTMW
LED	XTM19
DELIVERED LUMENS	600 lm 860 lm 1120 lm 1720 lm 2570 lm 3430 lm
CCT	27K B27K ² 30K V30K 35K 40K
CRI	83 98 ¹
REFLECTOR & LM MULTIPLIER	HE60 HE70 HE80 D65 S60 WH80
NO LENS OPTION	NL ⁵
VOLTAGE	120 UNV 347 ¹¹
DIMMING	DIM10 ⁴ DIM10Z ⁸ DALI ⁶ DALIZ ⁴ DMXZ LUT ⁷ LUTP ¹⁰ ELV ⁷
MOUNTING OPTIONS	NC IC ³ ICAT ³ CP ¹ RET
TRIM COLOR	BK WH MC BZ WT
BEZEL COLOR	BK WH BZ MC WT
ELECTRICAL OPTIONS	EM7 ⁹ EM12 ^{4,6}

ORDERING CODE

Follow the steps to specify your fixture, example:
NU4 - QD - XTM19 - 13LM - 35K - 98 - HE60 - 120 - DIM10 - NC - WH - WH - EM7

XTM19 (LED)	POWER	
	W (83 CRI)	W (98 CRI)
600	10	11
860	12	15
1120	17	21
1720	26	33
2570	37	43
3430	49	N/A

NOTES

- 98 CRI not available for 40LM.
- B27K Beauty Series choose 98 CRI (actual 83). Available for 07LM, 10LM, 13LM, and 20LM only.
- IC/ICAT/CP not available for 98CRI in 30LM or 83/98CRI in 40LM.
- EM12 not available for 83CRI in 07LM, 10LM or 13LM.
- No lens option available for S60, D65, or WH80 and is damp location rated.
- Driver uses logarithmic dimming curve as standard. For linear dimming curve add "LIN" after dimming code, i.e. DIM10LIN.
- Triac/ELV dimming available for 83/98CRI in 10LM, 13LM, 20LM, & 83CRI only in 30LM. Dimmable to < 10% in 10LM, 13LM. Dimmable to < 1% in 20LM, 30LM.
- For integrated test switch add "ITS" after emergency backup code, i.e. EM12ITS. Test switch is mounted in the back of the fixture.
- LITE/LUT not available in 40LM.
- LUTP not available in 20LM, 30LM, or 40LM.
- 11.347V not available in 40LM. DIM10 offered in 347V using a dedicated 347V Ceraam 0-10V 1% Driver except for 30LM 98CRI. For 30LM 98CRI and all other dimming options 347V is offered using a miniature Step-Down Transformer integrated with the Electrical Box. Triac and ELV dimming are not available.

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Irvine, CA 92618

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AlphabetLighting.com

See Page 5

ship

LM-79

XICATO XTM MODULE - ORDERING CODE

SERIES	NU4
TYPE	QD QDT QDTMW
LED	XTM19
DELIVERED LUMENS	600 lm 860 lm 1120 lm 1720 lm 2570 lm 3430 lm
CCT	27K B27K ² 30K V30K 35K 40K
CRI	83 98 ¹
REFLECTOR & LM MULTIPLIER	HE60 HE70 HE80 D65 S60 WH80
NO LENS OPTION	NL ⁵
VOLTAGE	120 UNV 347 ¹¹
DIMMING	DIM10 ⁴ DIM10Z ⁸ DALI ⁶ DALIZ ⁴ DMXZ LUT ⁷ LUTP ¹⁰ ELV ⁷
MOUNTING OPTIONS	NC IC ³ ICAT ³ CP ¹ RET
TRIM COLOR	BK WH MC BZ WT
BEZEL COLOR	BK WH BZ MC WT
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860	12	15
1120	17	21
1720	26	33
2570	37	43
3430	49	N/A

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- LITE/LUT not available in 40LM.
- LUTP not available in 20LM, 30LM, or 40LM.
- 11.347V not available in 40LM. DIM10 offered in 347V using a dedicated 347V Ceram 0-10V 1% Driver except for 30LM 98CRI. For 30LM 98CRI and all other dimming options 347V is offered using a miniature Step-Down Transformer integrated with the Electrical Box. Triac and ELV dimming are not available.

88 Maxwell
Irvine, CA 92618

PH: 714.259.9959
FAX: 714.259.9969

AlphabetLighting.com

See Page 5

ship

LM-79

XICATO XTM MODULE - ORDERING CODE

SERIES	NU4
TYPE	QD QDT QDTMW
LED	XTM19
DELIVERED LUMENS	600 lm 860 lm 1120 lm 1720 lm 2570 lm 3430 lm
CCT	27K B27K ² 30K V30K 35K 40K
CRI	83 98 ¹
REFLECTOR & LM MULTIPLIER	HE60 HE70 HE80 D65 S60 WH80
NO LENS OPTION	NL ⁵
VOLTAGE	120 UNV 347 ¹¹
DIMMING	DIM10 ⁴ DIM10Z ⁸ DALI ⁶ DALIZ ⁴ DMXZ LUT ⁷ LUTP ¹⁰ ELV ⁷
MOUNTING OPTIONS	NC IC ³ ICAT ³ CP ¹ RET
TRIM COLOR	BK WH MC BZ WT
BEZEL COLOR	BK WH BZ MC WT
ELECTRICAL OPTIONS	EM7 ⁹ EM12 ^{4,6}

ORDERING CODE

Follow the steps to specify your fixture, example:
NU4 - QD - XTM19 - 13LM - 35K - 98 - HE60 - 120 - DIM10 - NC - WH - WH - EM7

XTM19 (LED)	POWER	
DELIVERED LM	W (83 CRI)	W (98 CRI)
600	10	11
860	12	15
1120	17	21
1720	26	33
2570	37	43
3430	49	N/A

NOTES

- 98 CRI not available for 40LM.
- B27K Beauty Series choose 98 CRI (actual 83). Available for 07LM, 10LM, 13LM, and 20LM only.
- IC/ICAT/CP not available for 98CRI in 30LM or 83/98CRI in 40LM.
- EM12 not available for 83CRI in 07LM, 10LM or 13LM.
- No lens option available for S60, D65, or WH80 and is damp location rated.
- Driver uses logarithmic dimming curve as standard. For linear dimming curve add "LIN" after dimming code, i.e. DIM10LIN.
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LED	XTM19
DELIVERED LUMENS	600 lm 860 lm 1120 lm 1720 lm 2570 lm 3430 lm
CCT	27K B27K ² 30K V30K 35K 40K
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REFLECTOR & LM MULTIPLIER	HE60 HE70 HE80 D65 S60 WH80

Lighting Fixtures

WAC LIGHTING

Tube
Single & Double Wall Mount 3000K

Model & Size	Color Temp & CRI	Watt	Lumens	Finish
WS-W2604 Double	3000K 90	30W	1750	AL Brushed Aluminum
WS-W2605 Single	3000K 90	16W	800	BK Black
				BZ Bronze
				GH Graphite
				WT White

Example: WS-W2604-AL
DESCRIPTION

A simple sconce with endless possibilities. This cylindrical wall luminaire delivers powerful lumen output, either upwards or downwards, or a combination of both, depending on the configuration and application. Built to last with die-cast aluminum construction and designed with no visible hardware, this low profile highly versatile Tube is perfect for your exterior and interior lighting needs. Five handsome architectural finishes will complement nearly any décor.

- FEATURES
- Title 24 may not be available for all finishes, check for availability
 - 2605 Single, 2604 Double
 - Driver concealed within the fixture
 - 5 year warranty

SPECIFICATIONS

Construction:	Die-cast Aluminum
Power:	30W, 16W
Input:	120-277 VAC, 50/60Hz
Dimming:	ELV: 100-15%, 0-10V: 100-10%
Light Source:	Integrated LED
Rated Life:	70000 Hours
Mounting:	Mounts directly to junction box. Can be mounted on wall in all orientations
Finish:	Electrostatically Powder Coated White, Electrostatically Powder Coated Black, Electrostatically Powder Coated Bronze, Electrostatically Powder Coated Brushed Aluminum, Electrostatically Powder Coated Graphite
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP65, Title 24: 2019, Title 24:

Fixture Type:

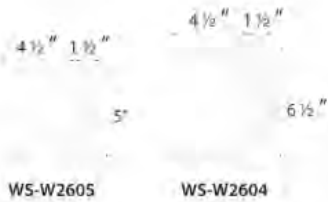
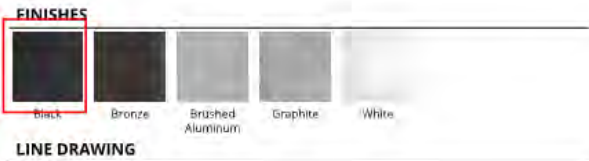
WS-1

Catalog Number: _____

Project: _____

Location: _____

OR SIMILAR
FIXTURE



WAC LIGHTING

Rubix
Wall Mount 3000K

Model & Size	Color Temp & CRI	Watt	Lumens	Finish
WS-W2509 Single	3000K 90	16W	805	AL Brushed Aluminum
WS-W2510 Double	3000K 90	30W	1385	BK Black
				BZ Bronze
				GH Graphite
				WT White

Example: WS-W2509-AL
DESCRIPTION

Available in single and twin light configurations, this die-cast aluminum LED wall luminaire is Wet Location listed for a broad range of exterior lighting applications. Designed with a square profile, this version of Rubix mounts upwards or downwards.

- FEATURES
- Driver concealed within the fixture
 - 5 year warranty

SPECIFICATIONS

Construction:	Die-cast Aluminum
Power:	30W, 16W
Input:	120-277 VAC, 50/60Hz
Dimming:	ELV: 100-15%, 0-10V: 100-10%
Light Source:	Integrated LED
Rated Life:	70000 Hours
Mounting:	Mounts directly to junction box. Can be mounted on wall in all orientations
Finish:	Electrostatically Powder Coated White, Electrostatically Powder Coated Bronze, Electrostatically Powder Coated Brushed Aluminum, Electrostatically Powder Coated Black, Electrostatically Powder Coated Graphite
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	UL, cUL, Wet Location Listed, IP65, Title 24: 2019, ADA

Fixture Type:

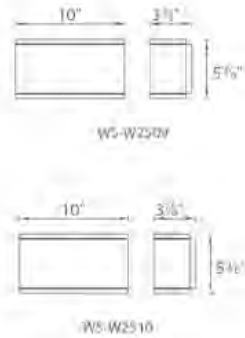
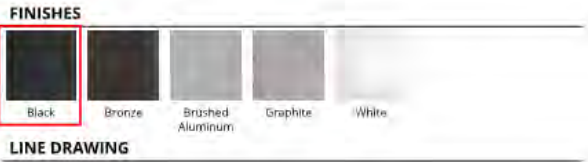
WS-2

Catalog Number: _____

Project: _____

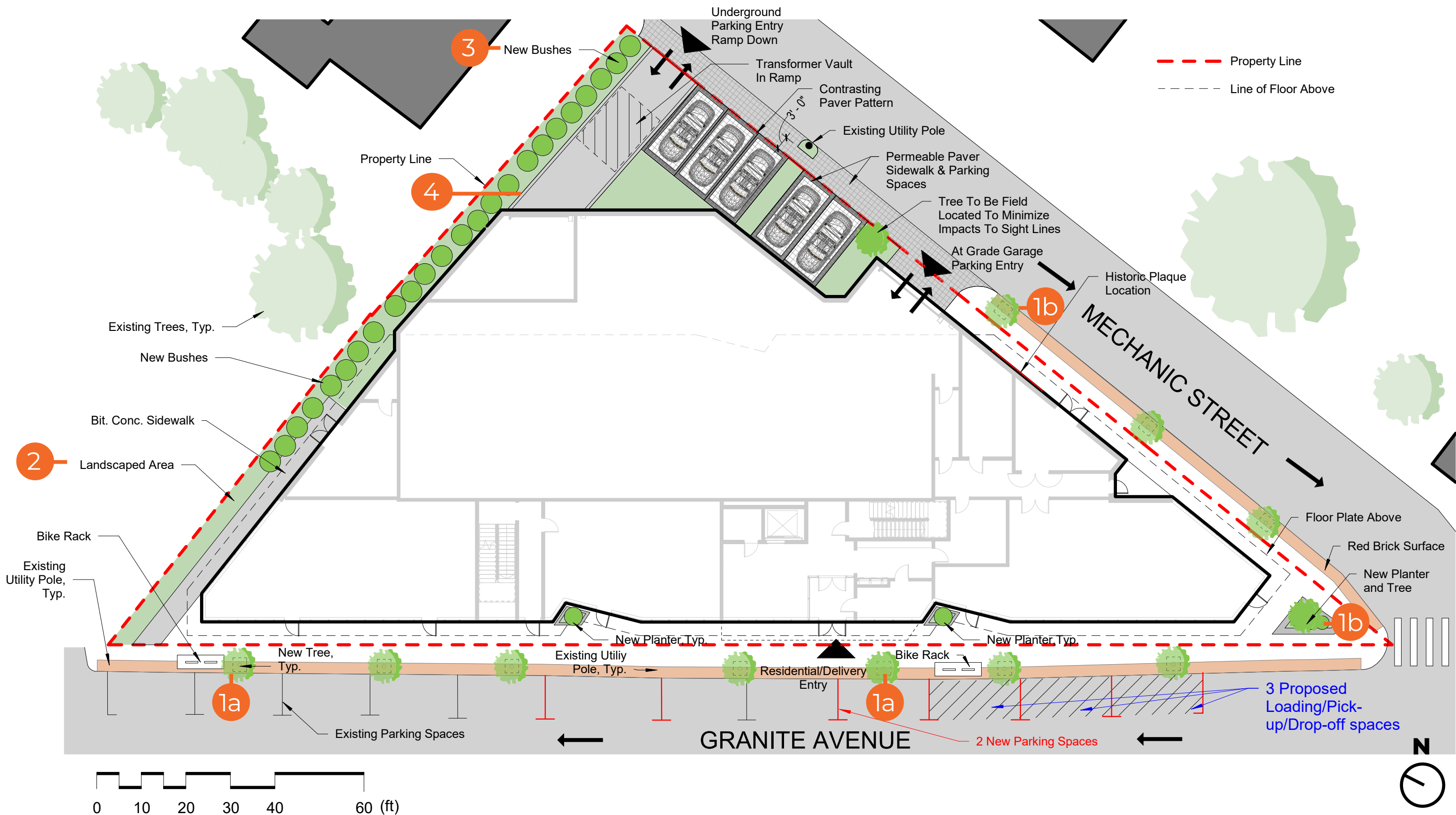
Location: _____

OR SIMILAR
FIXTURE



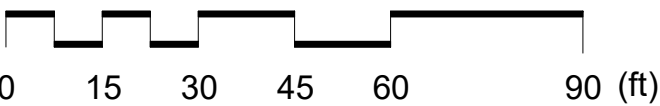
Landscape Plan - Level 1

Please refer to page # 31 for images



Landscape Plan - Level 2

Please refer to page # 31 for images



Landscape Proposed Plants (Similar to Below)

1a Proposed Trees



Hornbeam



Tree Protection

1b Proposed Trees



American Elm

2 Everlow- Yew



3 Arborvitae Shrub



4 Virginia Creeper Vine on Wall



5 Sedum Green Roof Trays



Rear of Property - Greenscape

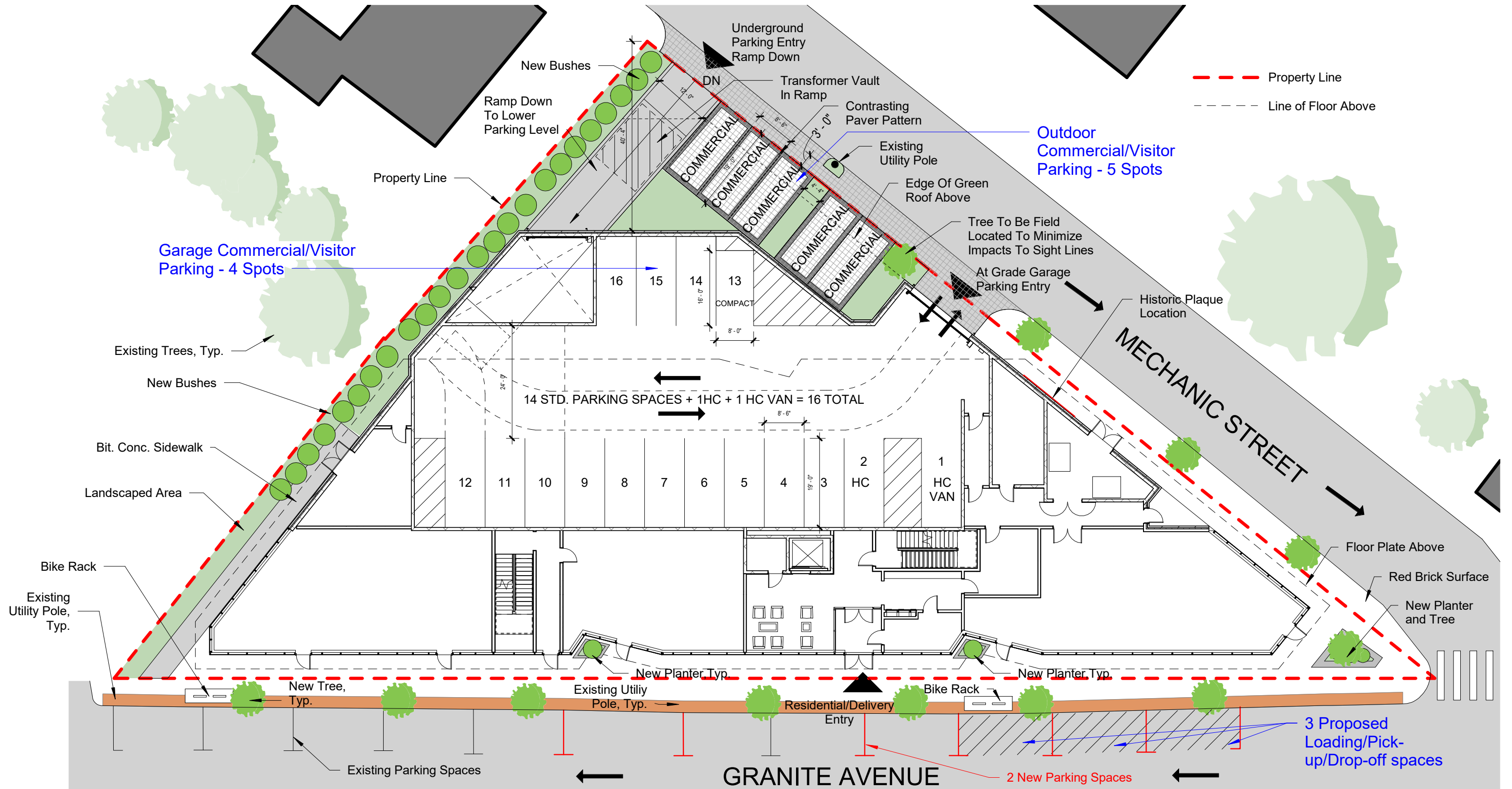


Green Roof Plantings

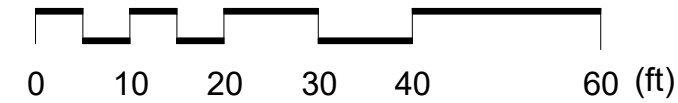
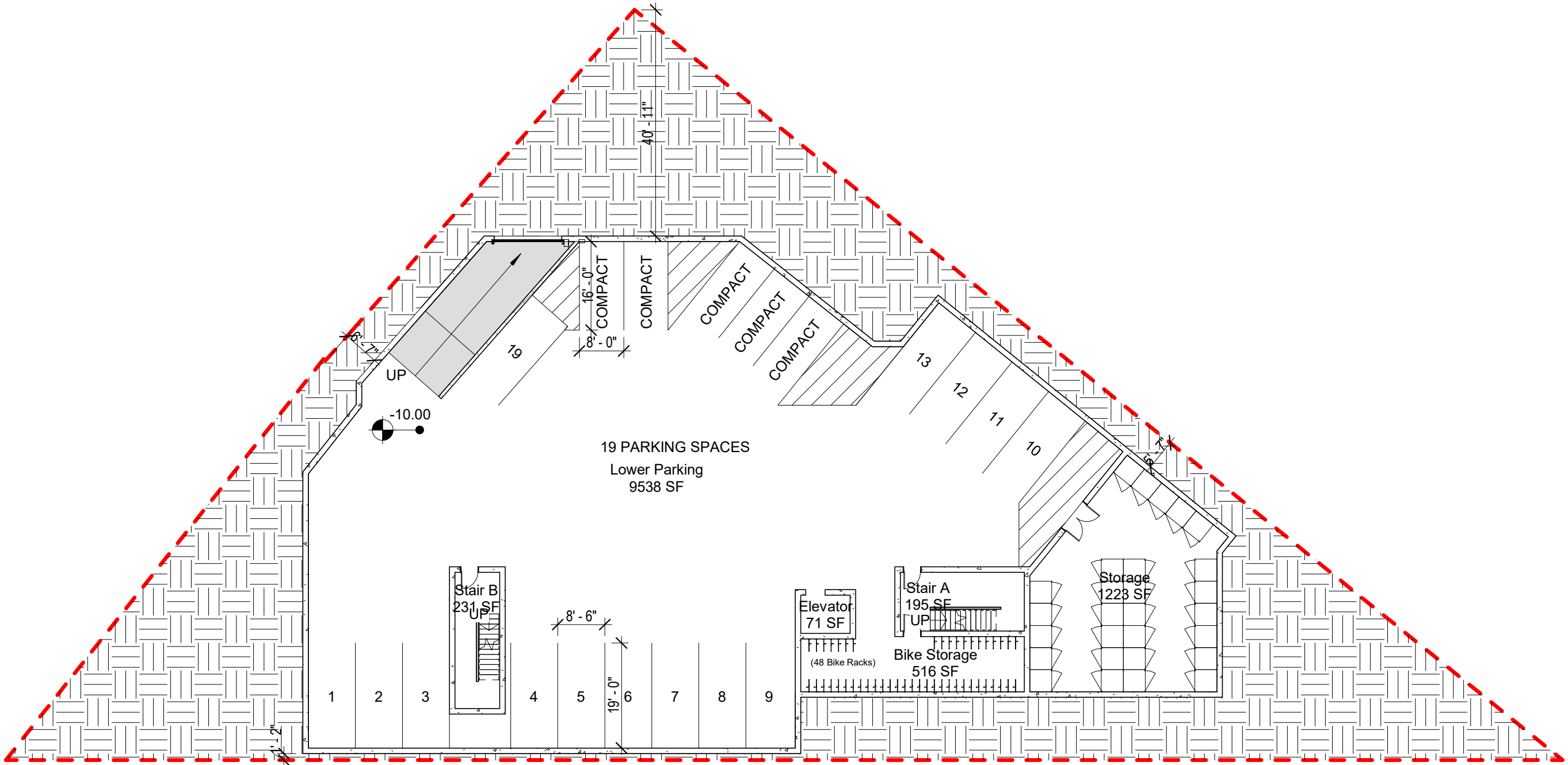
Arborvitae Hedge

**Virginia Creeper Vine
Plantings On Brick Wall**

Level 1 Parking Garage



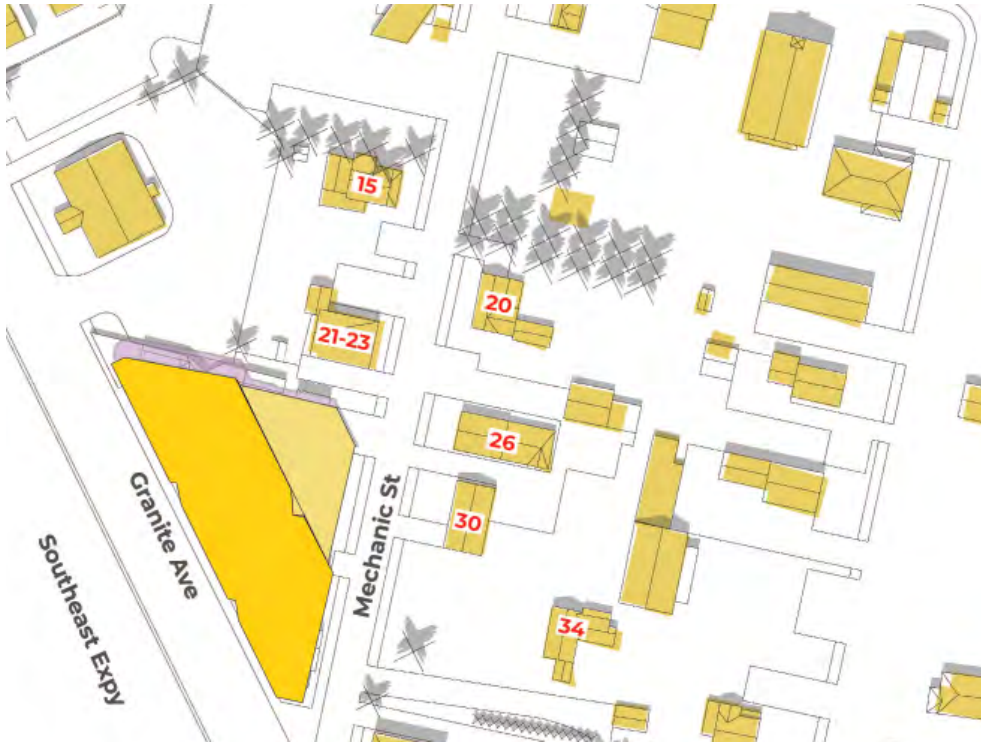
Underground (Basement Level) Parking Garage



Shadow Study



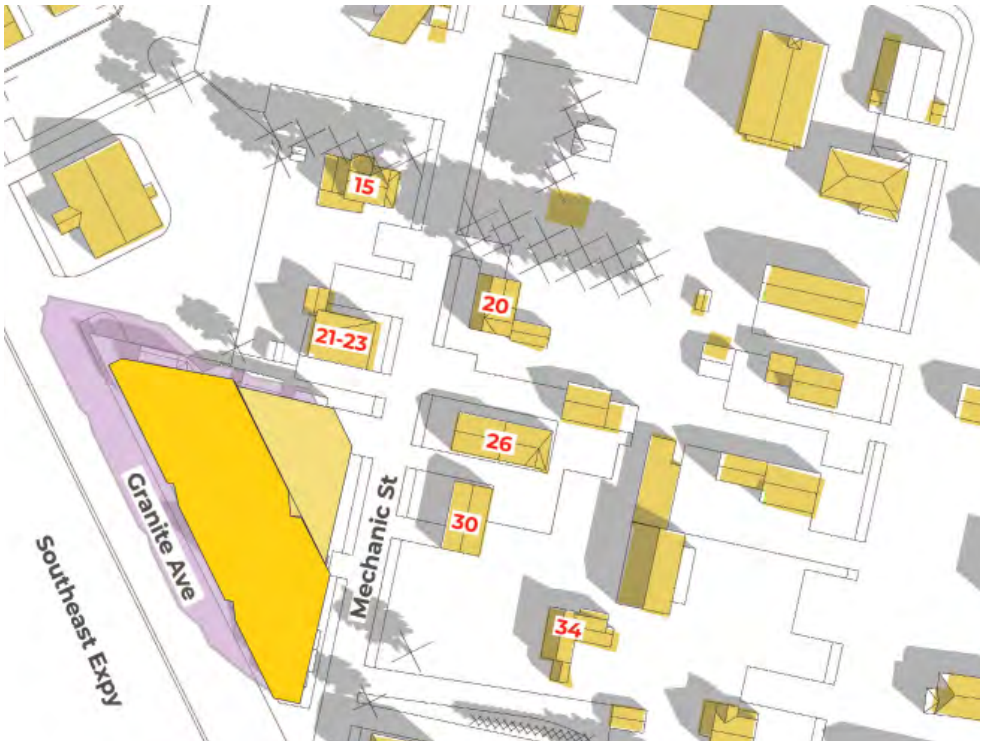
June 9 am



June 12 pm



June 3 pm



Sep 9 am



Sep 12 pm



Sep 3 pm



Shadow Study



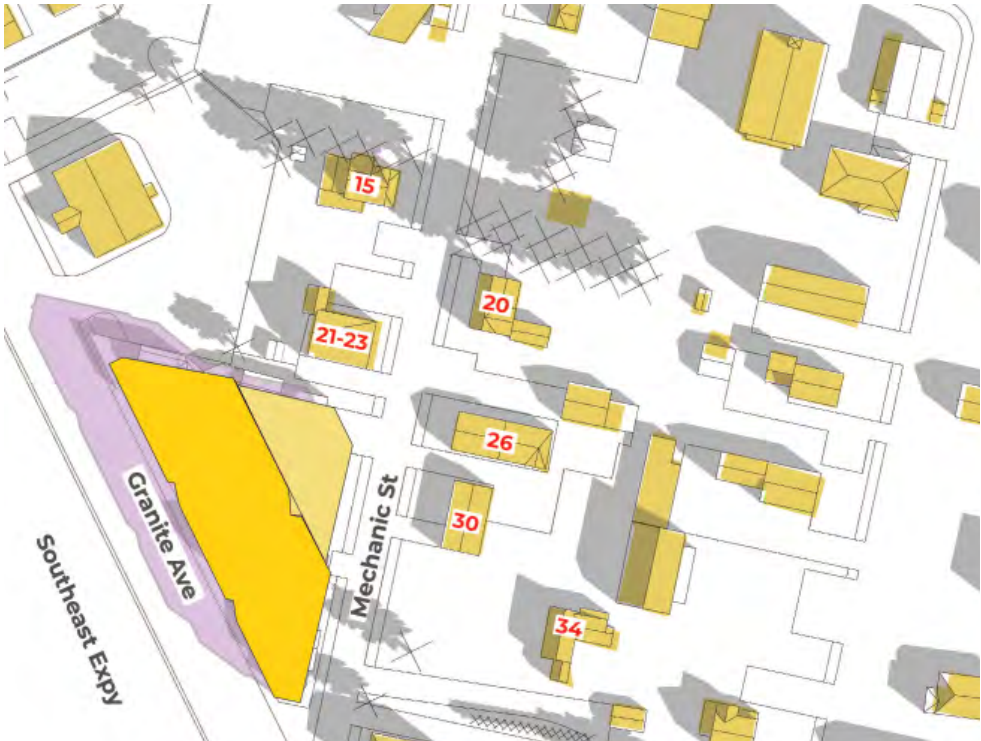
Dec 9 am



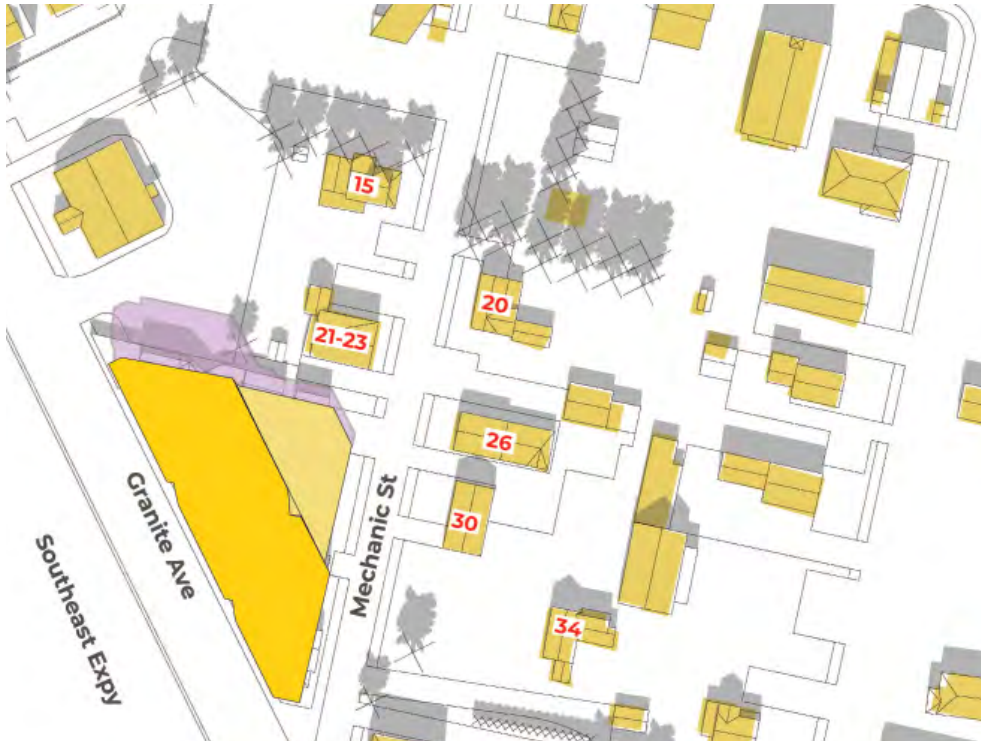
Dec 12 pm



Dec 3 pm



March 9 am



March 12 pm



March 3 pm



Shadow Study - Comparison



COLOR KEY:

EXISTING SHADOWS	4 STORY BUILDING SHADOWS
------------------	--------------------------

DECEMBER - 9:00 AM - EXISTING SHADOWS

BRENCO CONSTRUCTION COMPANY
ORANMORE ENTERPRISES, LLC

FINEGOLD ALEXANDER ARCHITECTS
11/15/2022

Shadow Study - Comparison



COLOR KEY:
EXISTING SHADOWS 4 STORY BUILDING SHADOWS

DECEMBER - 9:00 AM - 4 STORY BUILDING SHADOWS

BRENCO CONSTRUCTION COMPANY
ORANMORE ENTERPRISES, LLC

FINEGOLD ALEXANDER ARCHITECTS
11/15/2022

Shadow Study - Comparison



COLOR KEY:

EXISTING SHADOWS	4 STORY BUILDING SHADOWS
------------------	--------------------------

DECEMBER - 12:00 PM - EXISTING SHADOWS

BRENCO CONSTRUCTION COMPANY
ORANMORE ENTERPRISES, LLC

FINEGOLD ALEXANDER ARCHITECTS
11/15/2022

Shadow Study - Comparison



COLOR KEY:
EXISTING SHADOWS 4 STORY BUILDING SHADOWS

DECEMBER - 12:00 PM - 4 STORY BUILDING SHADOWS

BRENCO CONSTRUCTION COMPANY
ORANMORE ENTERPRISES, LLC

FINEGOLD ALEXANDER ARCHITECTS
11/15/2022

Shadow Study - Comparison



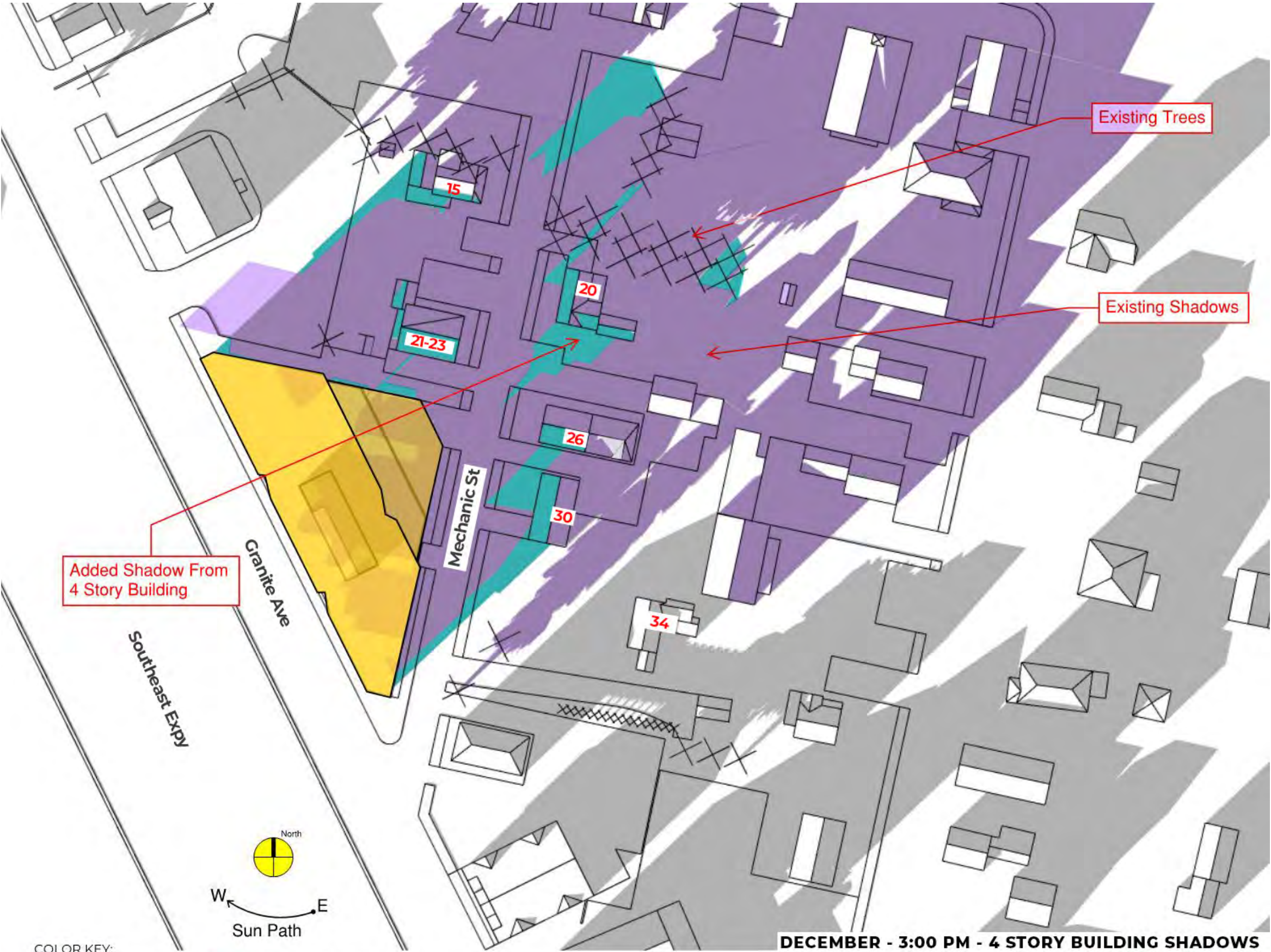
COLOR KEY:
EXISTING SHADOWS 4 STORY BUILDING SHADOWS

DECEMBER - 3:00 PM - EXISTING SHADOWS

BRENCO CONSTRUCTION COMPANY
ORANMORE ENTERPRISES, LLC

FINEGOLD ALEXANDER ARCHITECTS
11/15/2022

Shadow Study - Comparison



COLOR KEY:
EXISTING SHADOWS
4 STORY BUILDING SHADOWS

DECEMBER - 3:00 PM - 4 STORY BUILDING SHADOWS

BRENCO CONSTRUCTION COMPANY
ORANMORE ENTERPRISES, LLC

FINEGOLD ALEXANDER ARCHITECTS
11/15/2022

Rendering - From Across Southeast Expressway



Pedestrian Experience - Granite Ave Building Entry



Pedestrian Experience - Granite Ave at Mechanic Street

