

DEVELOPMENT REVIEW BOARD PRESENTATION

GREYSTAR INDEPENDENT LIVING



GREYSTAR INDEPENDENT LIVING | Context Aerial



GREYSTAR INDEPENDENT LIVING | Site Plan



- 3-Story
- 4-Story

GREYSTAR INDEPENDENT LIVING | Conceptual Landscape Plan



GREYSTAR INDEPENDENT LIVING | Building Elevations



NORTH ELEVATION



EAST ELEVATION

GREYSTAR INDEPENDENT LIVING | Building Elevations



SOUTH ELEVATION



WEST ELEVATION

GREYSTAR INDEPENDENT LIVING | Courtyard Elevations



GREYSTAR INDEPENDENT LIVING | Building Materiality



COLOR SCHEDULE



MFGR: SHERWIN WILLIAMS
COLOR: SW6070 "HERON PLUMP"
LRV: 75



MFGR: SHERWIN WILLIAMS
COLOR: SW7045 "INTELLECTUAL GRAY"
LRV: 36



MFGR: SHERWIN WILLIAMS
COLOR: SW7047 "PORPOISE"
LRV: 13

BUILDING MATERIALS



CONCRETE ROOFING TILE
MFGR: BORAL
STYLE: MISSION "S"
COLOR: CALIFORNIA MISSION BLEND



GLASS
MFGR: PPG
STYLE: CLEAR LOW-E INSULATED GLASS



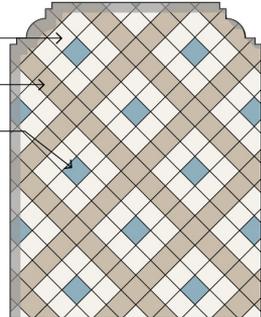
STUCCO FINISH
MFGR: VARIES
STYLE: MEDIUM SAND FLOAT, TYP.
COLOR: PER SCHEDULE



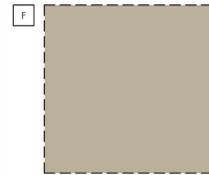
BUILDING MATERIALS

E DECORATIVE WALL TILE:

- 1 DALTILE GLAZED CERAMIC MATTE ARCTIC WHITE 0790 6"X6"
- 2 DALTILE GLAZED CERAMIC MATTE URBAN PUTTY 0761 6"X6"
- 3 DALTILE GLAZED CERAMIC GLOSSY WATERFALL 0169 6"X6"



1 TYPICAL TILE INLAY PATTERN
SCALE: 1/2" = 1'-0"



WINDOW FRAMES
MFGR: CASCADE WINDOWS
COLOR: CLAY

GREYSTAR INDEPENDENT LIVING | Exterior Rendering



GREYSTAR INDEPENDENT LIVING | Exterior Rendering



QUESTIONS?

THANK YOU

GREYSTAR INDEPENDENT LIVING | Building Program

SITE AREA

GROSS:	±217,800 SF (±5.0000 AC)
NET:	±203,311 SF (±4.67 AC)

DENSITY

MAXIMUM:	40 DU/GROSS AC. (200 DU)
PROPOSED:	±31.0 DU/AC. (155 DU)

OPEN SPACE

REQUIRED RES. H.C. OPEN SPACE:	±48,684 SF
PROVIDED:	±61,419 SF

BUILDING HEIGHT

MAX HEIGHT ALLOWED:	48' (EXCLUDING ROOFTOP APPURTENANCES)
PROPOSED:	3 STORIES AND 4 STORIES (48' MAX., EXCLUDING ROOFTOP APPURTENANCES)

GROSS BUILDING AREA

1 ST FLOOR:	±42,032 GSF
2 ND FLOOR:	±40,979 GSF
3 RD FLOOR:	±42,060 GSF
4 TH FLOOR:	±36,046 GSF

TOTAL	±161,117 GSF
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PARKING

PARKING REQUIRED:	155 D.U. x 1.25 P.S. / D.U. (194 P.S.)
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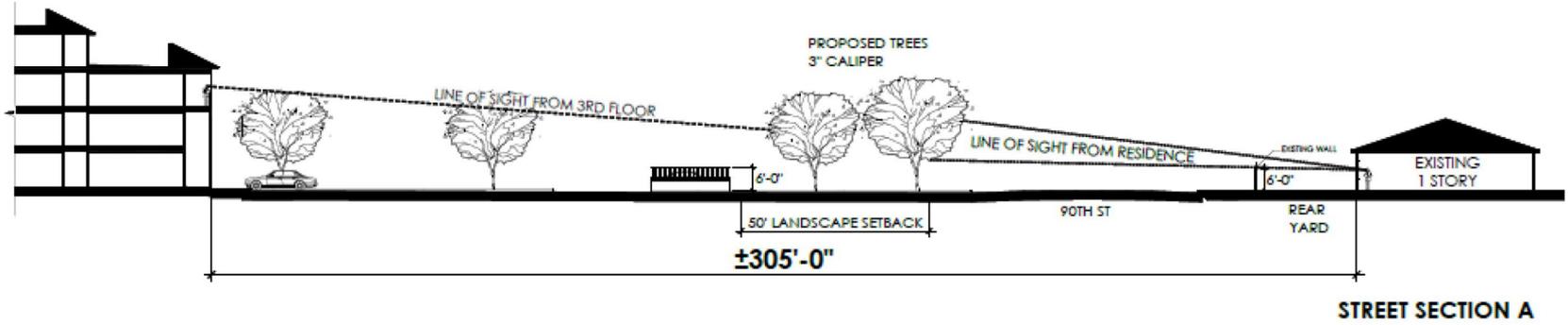
TOTAL PARKING PROVIDED:

UNCOVERED	46 P.S.
CARPORT	154 P.S.

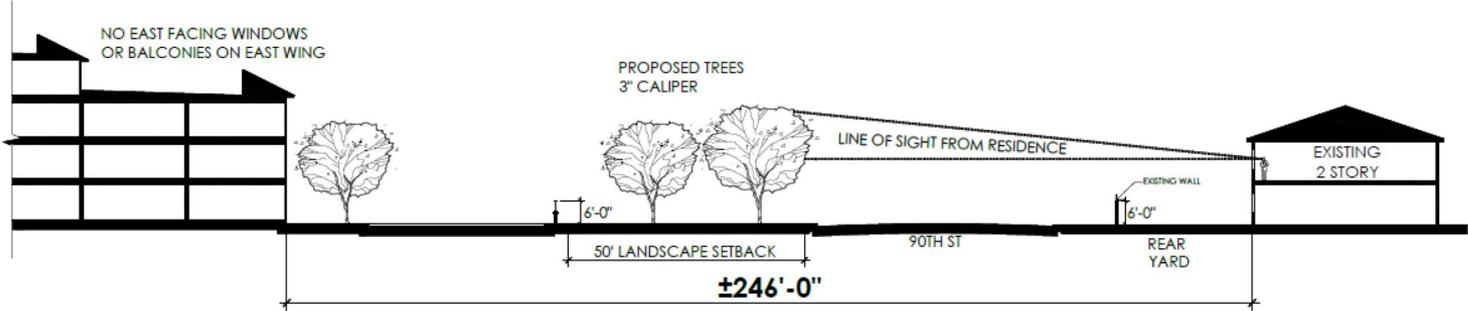
TOTAL	200 P.S. (1.29 P.S./D.U.)
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UNIT COUNT:	155 D.U.
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GREYSTAR INDEPENDENT LIVING | Building Setback +/- 305'



GREYSTAR INDEPENDENT LIVING | Building Setback +/- 246'



STREET SECTION B



KEY MAP

GREYSTAR INDEPENDENT LIVING | Shading Study

SOLAR PROTECTION ANALYSIS

ELEVATION	# OF WINDOWS	PROTECTED WINDOWS					UNPROTECTED
		BALCONY	ROOF OVERHANG SEE 7/10-7	LANDSCAPE	EYEBROW ELEMENT SEE 10/10-7	RECESS & SOLAR SCREEN SEE 9/10-7	
EAST	28	5	0	3	0	0	20
SOUTH	27	1	5	2	0	0	19
WEST	55	24	0	0	0	24	7
EAST COURTYARD	42	20	0	4	0	0	18
SOUTH COURTYARD	92	43	12	7	30	0	0
WEST COURTYARD	35	17	0	0	0	0	18
TOTALS	279	110 (39.4%)	17 (6.1%)	16 (5.7%)	30 (10.8%)	24 (8.6%)	82 (29.4%)

= 70.6% PROTECTED

- SOLAR SHADING LEGEND**
- 1 WINDOW SHADDED BY BALCONY
 - 2 WINDOW SHADDED BY ROOF OVERHANG ABOVE FIVE FOOT LINE FACTOR CALCULATION
 - 3 WINDOW SHADDED BY LANDSCAPE PLANTINGS
 - 4 WINDOW SHADDED BY ARCHITECTURAL ELEMENT, PER SHADT LINE FACTOR CALCULATION
 - 5 WINDOW SHADDED BY EXTERIOR WALL PLANNING & SOLAR SCREEN



SOUTH ELEVATION



WEST ELEVATION



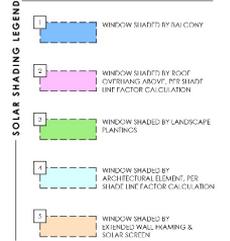
EAST ELEVATION

GREYSTAR INDEPENDENT LIVING | Shading Study

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SOUTH COURTYARD ELEVATION



WEST COURTYARD ELEVATION



EAST COURTYARD ELEVATION