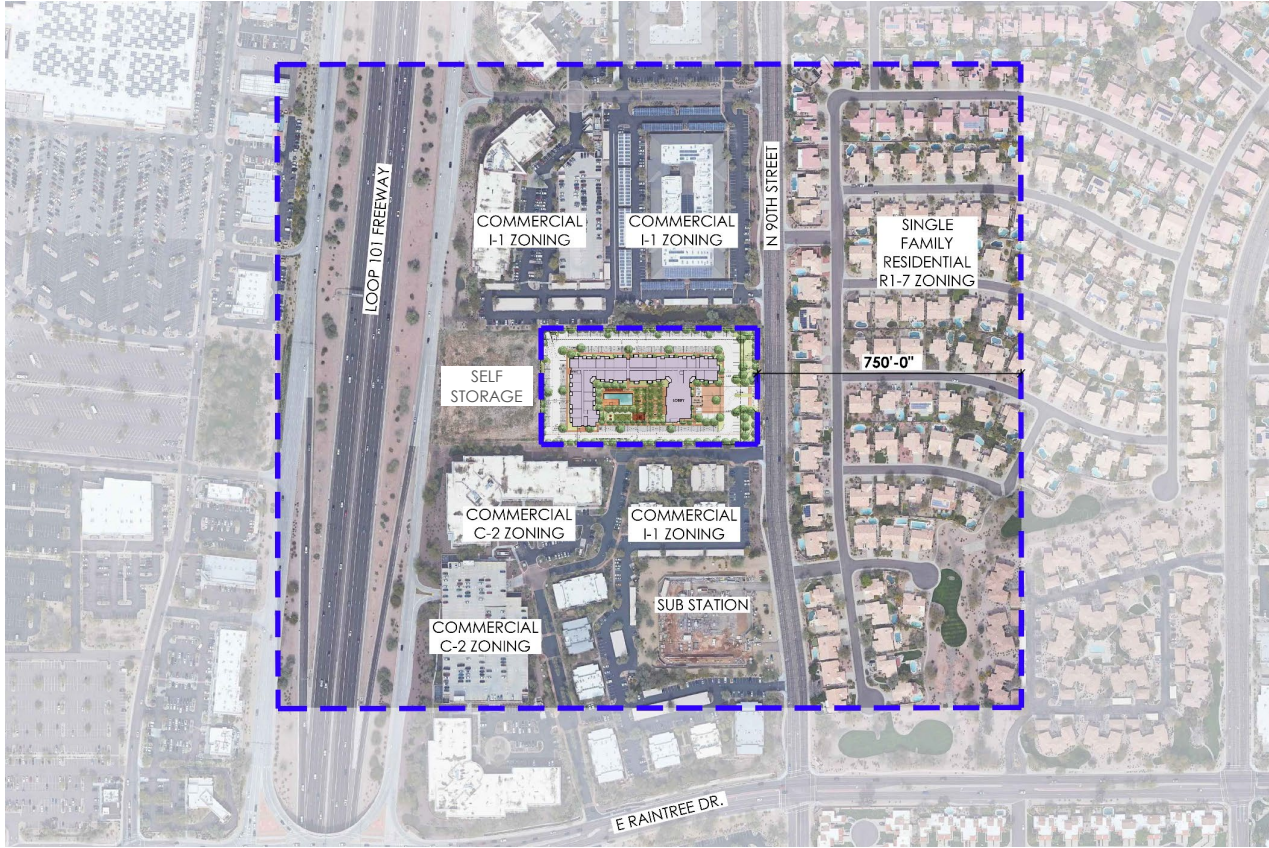


DEVELOPMENT REVIEW BOARD PRESENTATION

GREYSTAR INDEPENDENT LIVING



GREYSTAR INDEPENDENT LIVING | Context Aerial



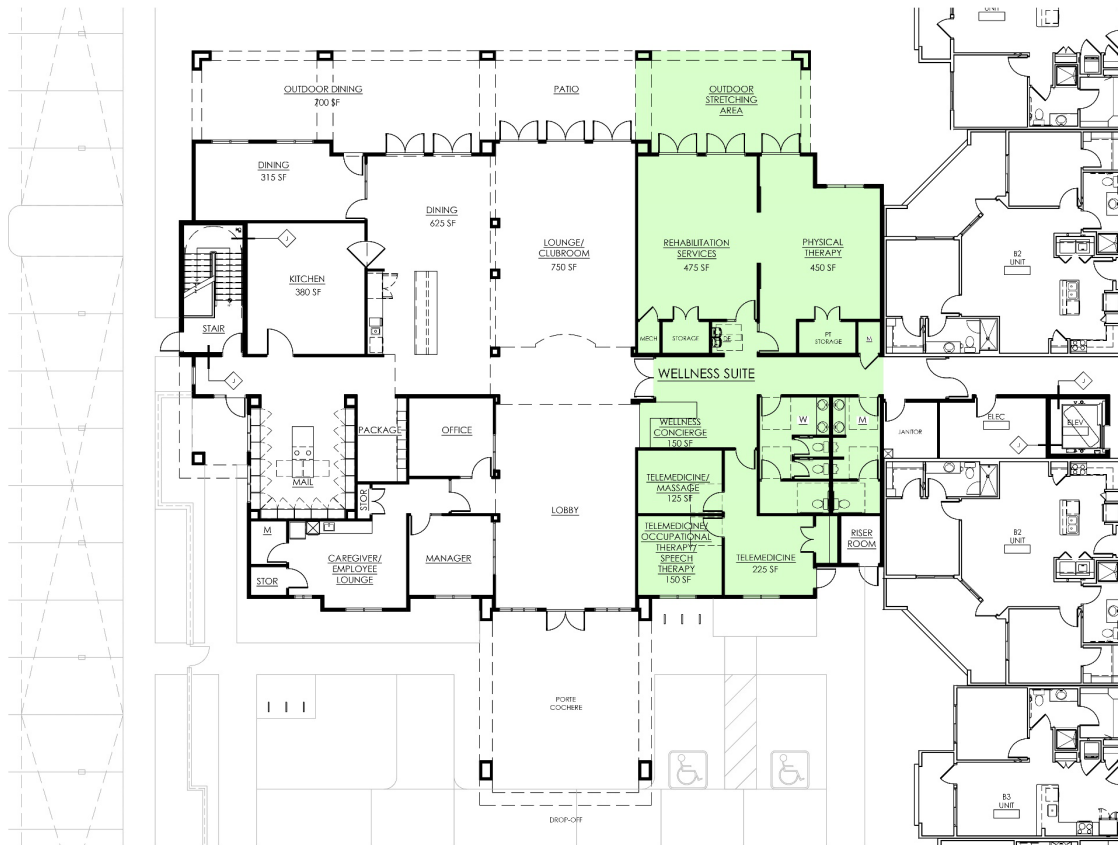
GREYSTAR INDEPENDENT LIVING | Site Plan



GREYSTAR INDEPENDENT LIVING | Conceptual Landscape Plan



GREYSTAR INDEPENDENT LIVING | Wellness Suite



GREYSTAR INDEPENDENT LIVING | Building Elevations



NORTH ELEVATION



EAST ELEVATION

GREYSTAR INDEPENDENT LIVING | Building Elevations



SOUTH ELEVATION



WEST ELEVATION

GREYSTAR INDEPENDENT LIVING | Courtyard Elevations



SOUTH COURTYARD ELEVATION




EAST COURTYARD ELEVATION




WEST COURTYARD ELEVATION

GREYSTAR INDEPENDENT LIVING | Building Materiality




COLOR SCHEDULE

A




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

B



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


C



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


BUILDING MATERIALS

D




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

E




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

F



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



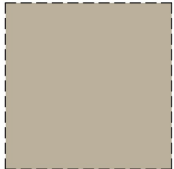
DALTILE GLAZED CERAMIC MATTE
URBAN PUTTY 0761 6"X6"

3



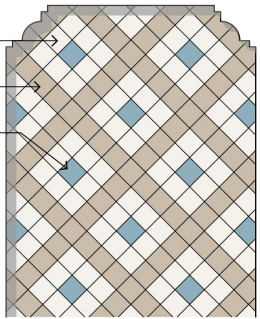
DALTILE GLAZED CERAMIC GLOSSY
WATERFALL 0169 6"X6"

F



WINDOW FRAMES
MFGR: CASCADE WINDOWS
COLOR: CLAY

1



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

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

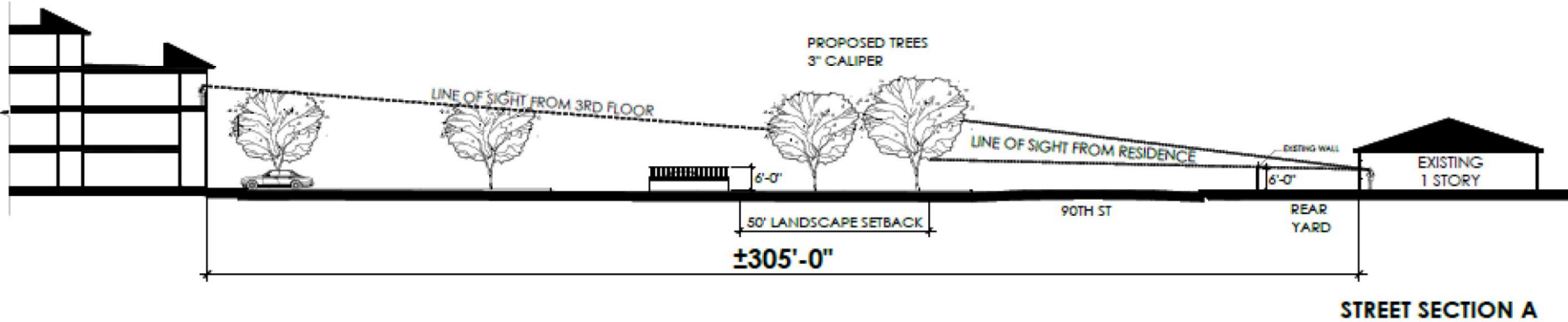
1 ST FLOOR:	±42,032 GSF
2 ND FLOOR:	±40,979 GSF
3 RD FLOOR:	±42,060 GSF
4 TH FLOOR:	±36,046 GSF
TOTAL	±161,117 GSF

PARKING

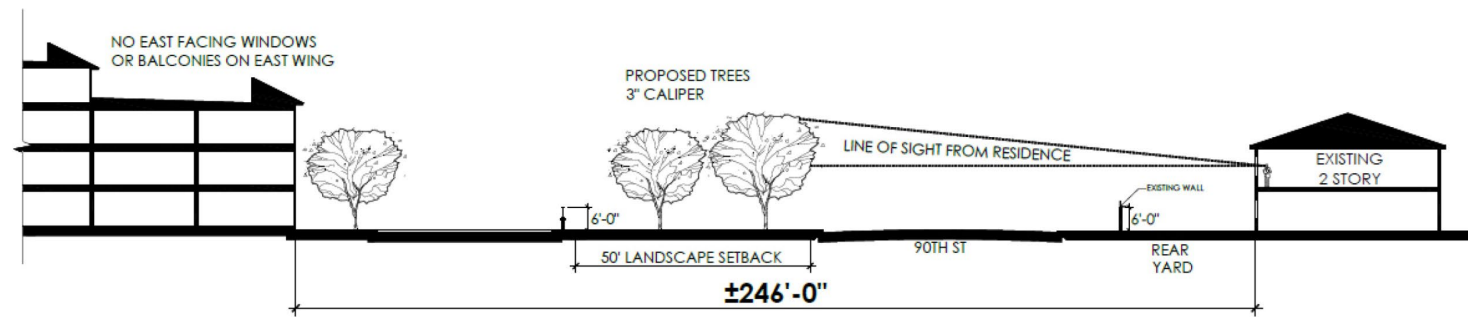
PARKING REQUIRED:	155 D.U. x 1.25 P.S. / D.U. (194 P.S.)
<u>TOTAL PARKING PROVIDED:</u>	
UNCOVERED	46 P.S.
CARPORT	154 P.S.
TOTAL	200 P.S. (1.29 P.S./D.U.)

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	26	5	0	3	0	0	20
SOUTH	27	1	5	2	0	0	19
WEST	45	24	0	0	0	0	7
EAST	42	20	0	4	0	0	18
COURTYARD							
SOUTH	92	43	12	7	30	0	0
COURTYARD							
WEST	35	17	0	0	0	0	18
COURTYARD							
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, PER SHAD-ING FACTOR CALCULATION
 - 3 WINDOW SHADDED BY LANDSCAPE PLANTINGS
 - 4 WINDOW SHADDED BY ARCHITECTURAL ELEMENT, PER SHAD-ING FACTOR CALCULATION
 - 5 WINDOW SHADDED BY RECESS, WALL FINISHING & SOLAR SCREEN



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

TODD+ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN



SOLAR SHADING LEGEND

1	WINDOW SHADED BY BALCONY
2	WINDOW SHADED BY ROOF OVERHANGS ABOVE, PER SHAD- ING FACTOR CALCULATION
3	WINDOW SHADED BY LANDSCAPE PLANTINGS
4	WINDOW SHADED BY ARCHITECTURAL ELEMENT, PER SHADING FACTOR CALCULATION
5	WINDOW SHADED BY EXTENDING WALL, PAINTING & SOLAR SCREEN

