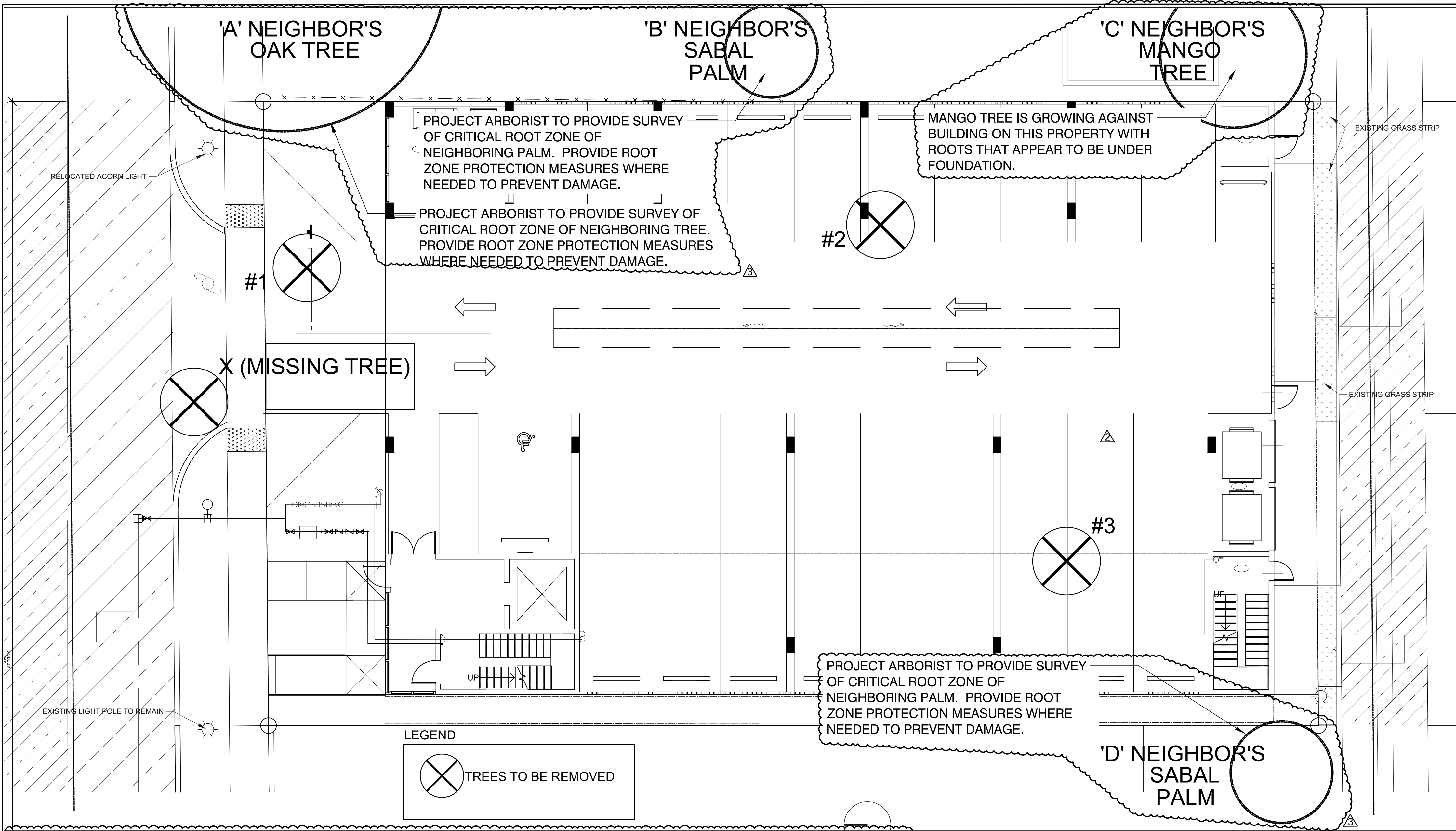


ATTACHMENT A
Application Package
Part II



Reproduction Method
Trunk Formula Technique

Client name **ECoplan** Date **3/28/24** Case # **1**
Phone **(954)524-3722** E-mail **john@ecoplan-inc.com**
Address **1942 Taylor St.**

Subject tree
Species **Black Olive (Bucida buceras)**
1. Trunk diameter* (D) **18** @ **4.5'**
2. Cross-sectional area (line 1)² × 0.7854 **254.47** in²
3. Condition rating **57** %
Health **57**
Structure **55**
Form **55**
4. Functional limitations **N/A** **100** %
5. External limitations **Species Rating (2016 ratings)** **80** %

Replacement tree
Species **Black Olive (Bucida buceras)**
6. Trunk diameter* (D) **3"** @
7. Cross-sectional area (line 6)² × 0.7854 **7.1** in²
8. Replacement tree cost Source: **plant ant (145, 150, 295)** **\$ 196.67**

Calculations
9. Unit tree cost (line 8 / line 7 or RPAC) **\$ 27.70**
10. Basic reproduction cost (line 2 × line 9) **\$ 7,048.82**
11. Depreciated reproduction cost* (line 10 × line 3 × line 4 × line 5) **\$ 3,214.26**

Additional costs
Cleanup **\$**
Replacement tree installation **planting/bracing** **\$ 500.00**
Aftercare **\$**
12. Total additional costs **\$ 500.00**
13. Total reproduction cost (line 11 + line 12) **\$ 3,714.26**
14. Rounded **\$ 3,700.00**

* Diameter and cross-sectional area may be replaced with plant area, volume, or height as appropriate.
^ Apply depreciation if it is appropriate for the assignment.

Council of Tree & Landscape Appraisers (CTLA). 2019. *Guide for Plant Appraisal, 10th Edition*. International Society of Arboriculture, Atlanta, GA.
Revised in 2019. Current as of October 2020.



NEIGHBOR'S OAK TREE 'A'

CRZ / CRITICAL ROOT ZONE PROTECTION REQUIRED. ARBORIST TO MAP ROOTS AND CONTRACTOR TO PROVIDE ROOT PROTECTION MEASURES AS PER ANSI A-300 DURING AND AFTER CONSTRUCTION



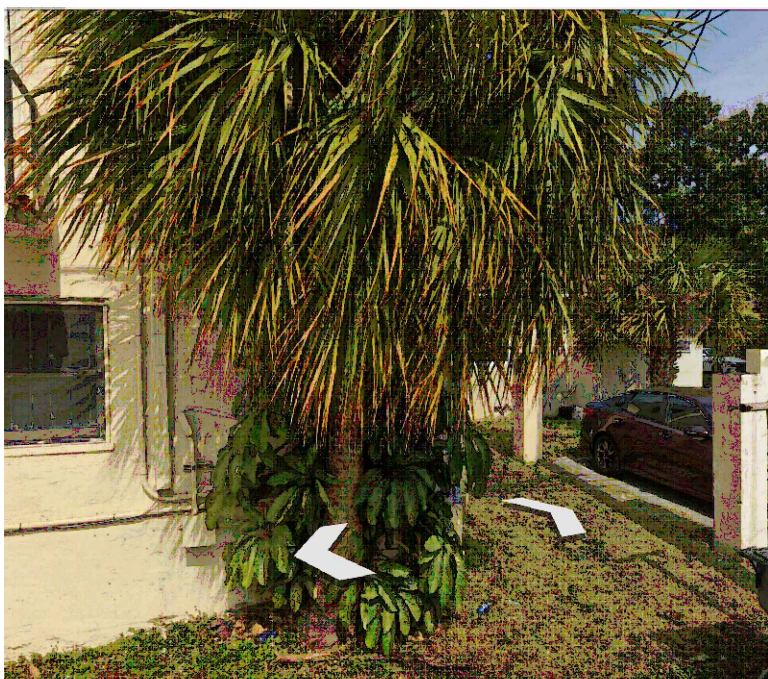
NEIGHBOR'S SABAL PALM 'B'

CRZ / CRITICAL ROOT ZONE PROTECTION LIKELY NOT REQUIRED. ARBORIST TO MAP ROOTS AND CONTRACTOR TO PROVIDE ROOT PROTECTION MEASURES AS PER ANSI A-300 DURING AND AFTER CONSTRUCTION IF NEEDED.



NEIGHBOR'S MANGO TREE 'C'

REMOVAL OR CRZ / CRITICAL ROOT ZONE PROTECTION REQUIRED. ARBORIST TO MAP ROOTS AND CONTRACTOR TO PROVIDE ROOT PROTECTION MEASURES AS PER ANSI A-300 DURING AND AFTER CONSTRUCTION. IF ARBORIST DETERMINES THIS TREE CANNOT BE SAVED DUE TO COMPROMISED LOCATION, IT WILL NEED TO BE REMOVED AND MITIGATION RE-CALCULATED.



NEIGHBOR'S SABAL PALM 'D'

CRZ / CRITICAL ROOT ZONE PROTECTION LIKELY NOT REQUIRED. ARBORIST TO MAP ROOTS AND CONTRACTOR TO PROVIDE ROOT PROTECTION MEASURES AS PER ANSI A-300 DURING AND AFTER CONSTRUCTION IF NEEDED.

3/28/2024 1942 Taylor St. Hollywood, FL

TREE #	COMMON NAME	BOTANICAL NAME	HEIGHT (ft)	WIDTH (ft)	DBH (in)	CLEAR TRUNK (ft)	HEALTH CONDITION	HEALTH CONDITION %	CTLA 10TH EDITION APPRAISAL (\$)	RELOCATION CANDIDATE (Y/N)	OBSERVATIONS	LANDSCAPE ARCHITECT'S DISPOSITION
1	Black Olive	<i>Bucida buceras</i>	37.1	38	18		Fair	57%	\$ 3,700.00	Y	Poor structure, compacted root zone, water sprouts, minor deadwood, mechanical root zone damage	REMOVE
2	Mango	<i>Magnifera indica</i>	33.4	46	26.25		Fair	54%		N	Poor structure, deadwood, canopy dieback, mechanical root zone damage, galls	REMOVE
3	Sabal Palm	<i>Sabal palmetto</i>	16	8	16	12	Good	65%		Y		REMOVE
X	Royal Poinciana	<i>Delonix regia</i>	N/A	N/A	N/A	N/A	Missing	Missing	N/A	N/A	Tree missing. Image shown on Google Earth Streetview from 2021	N/A

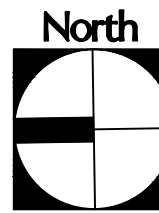
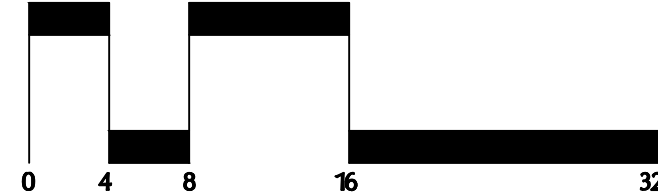
"I certify that all statements of fact in this appraisal are true, complete and correct to the best of my knowledge and belief and that they are made in good faith.

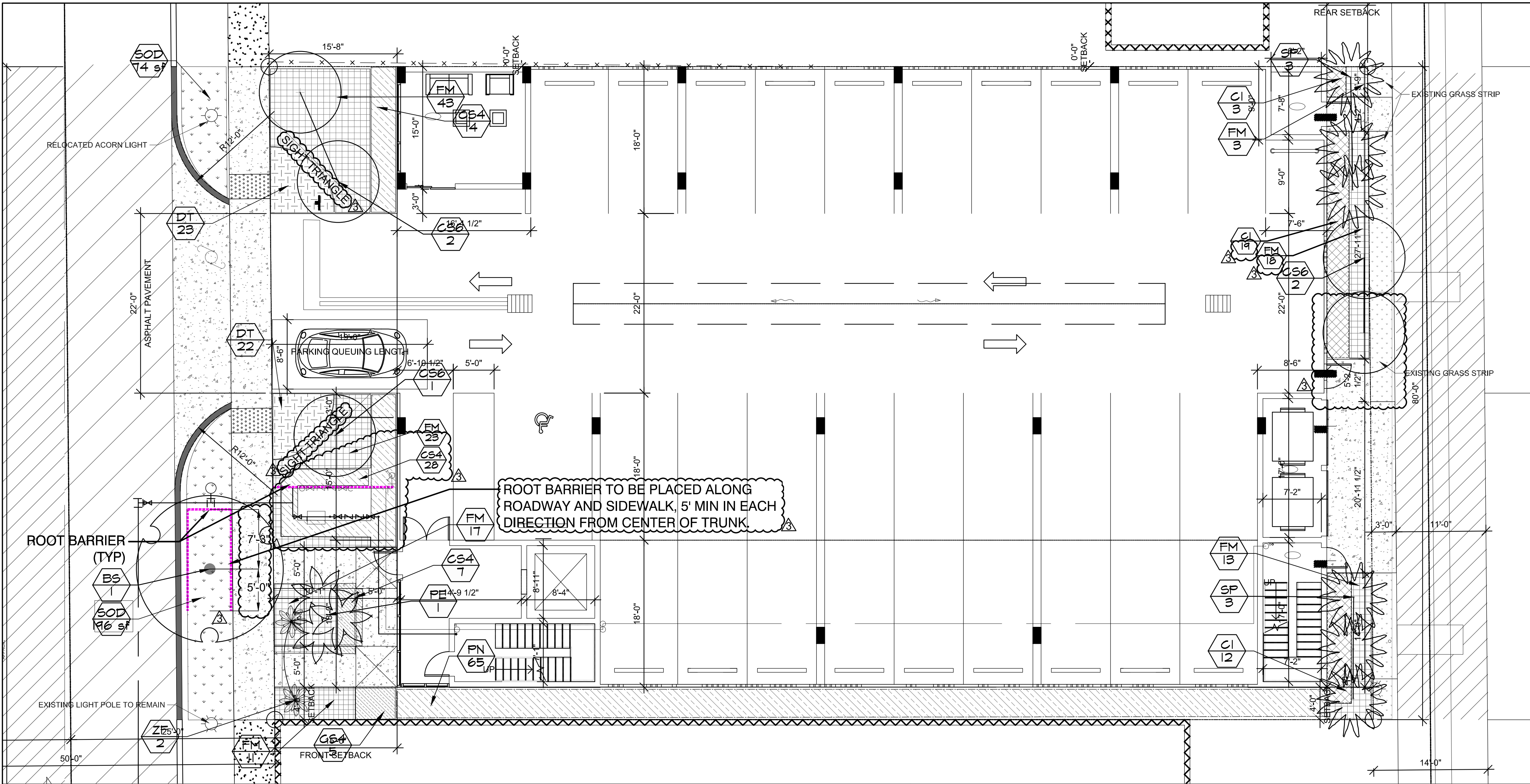
Mark C. Williams FL-5221 AM, ISA Certified Arborist Municipal Specialist (Treemendous Consulting Group LLC)

TREE MITIGATION REQUIREMENTS

TREE #	COMMON NAME	BOTANICAL NAME	DBH (in)	# OF MITIGATION TREES / PALMS REQ'D	# OF MITIGATION TREES / PALMS PROVIDED	CITY TRUST FUND PAYMENT PER 2" TREE OR PALM	TOTAL TRUST FUND PAYMENT REQUIRED
1	Black Olive	<i>Bucida buceras</i>	18	9	0	\$350.00	\$3,150.00
2	Mango	<i>Magnifera indica</i>	26.25	14	0	\$350.00	\$4,900.00
3	Sabal Palm	<i>Sabal palmetto</i>	16	1	0	\$350.00	\$350.00
X	Royal Poinciana	<i>Delonix regia</i>	N/A*	1	0	\$350.00	\$350.00
* Trees mitigated on inch per inch basis with 12"HT x 2" DBH trees & palms at 1:1 with 8' CT Palm ** Missing tree requires 1 additional mitigation tree as per reviewer comments							\$8,750.00
							TOTAL TREE MITIGATION PAMENT TO CITY TRUST FUND

Scale: 1" = 8'-00"





SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	CALIPER
TREES							
	BS	1	Bursera simaruba	Gumbo Limbo	B & B	14'-16' HT x 7"SPR, 6'CT	4" DBH MIN.
	CS6	5	Cordia sebestena	Orange Geiger Tree	FG/B&B	12' HT	2.5" D.B.H. MIN.
PALM TREES							
	PE	1	Ptychosperma elegans	Alexander Palm	FG/B&B	8'-12' GW TRIPLE TRUNK	HEAVY SPECIMEN
	SP	6	Sabal palmetto	Cabbage Palmetto	B & B	8'-12'CT, VARY HEIGHTS	HEAVY SPECIMEN
SHRUBS							
	ZF	2	Zamia furfuracea	Cardboard Palm	15 gal	36" HT x 42"SPR	
SHRUB AREAS							
	CI	34	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3 gal.	24" HT x 24" SPR	24" o.c.
	CS4	69	Clusia guttifera	Small-Leaf Clusia	7 gal	36" HT x 24"W	24" o.c.
	FM	127	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gal.	18" X 18"	24" o.c.
	PN	65	Psychotria nervosa	Wild Coffee	3 gal.	24" HT x 24" SPR	30" o.c.
GROUND COVERS							
	DT	45	Dianella tasmanica	Blueberry Flax Lily	1 gal	12"X15"	18" o.c.
SOD/SEED							
	SOD	270 sf	Stenotaphrum secundatum 'Palmetto'	'Palmetto' St. Augustine Sod	sod		

LANDSCAPE CALCULATIONS		
PERIMETER LANDSCAPE	Required	Provided
Roadfront: 1 tree per 30' lf	80/30 = 3 trees	3 trees
Alley: 1 tree per 20'	80/20=4	2 trees, 2 palms (3:1)
OPEN SPACE	1 tree per 1000sf open	1381/1000=1 tree
NATIVE TREES	>60% native trees	60% 100%

NOTE:

LANDSCAPE SHALL BE IRRIGATED WITH 100% COVERAGE. IRRIGATION PLANS TO BE PROVIDED AT THE TIME OF THE PERMIT SUBMITTAL.

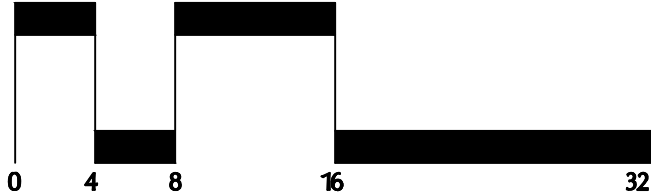
NOTE:

POWERLINES ADJACENT TO PROPERTY TO BE PLACED UNDERGROUND.

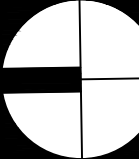
NOTE:

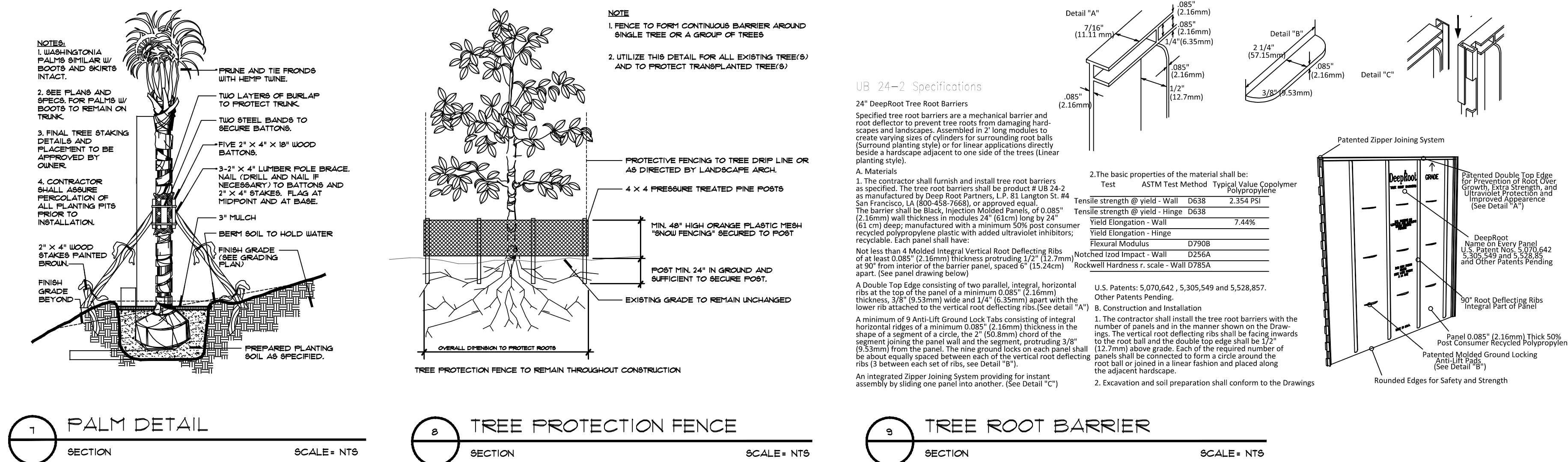
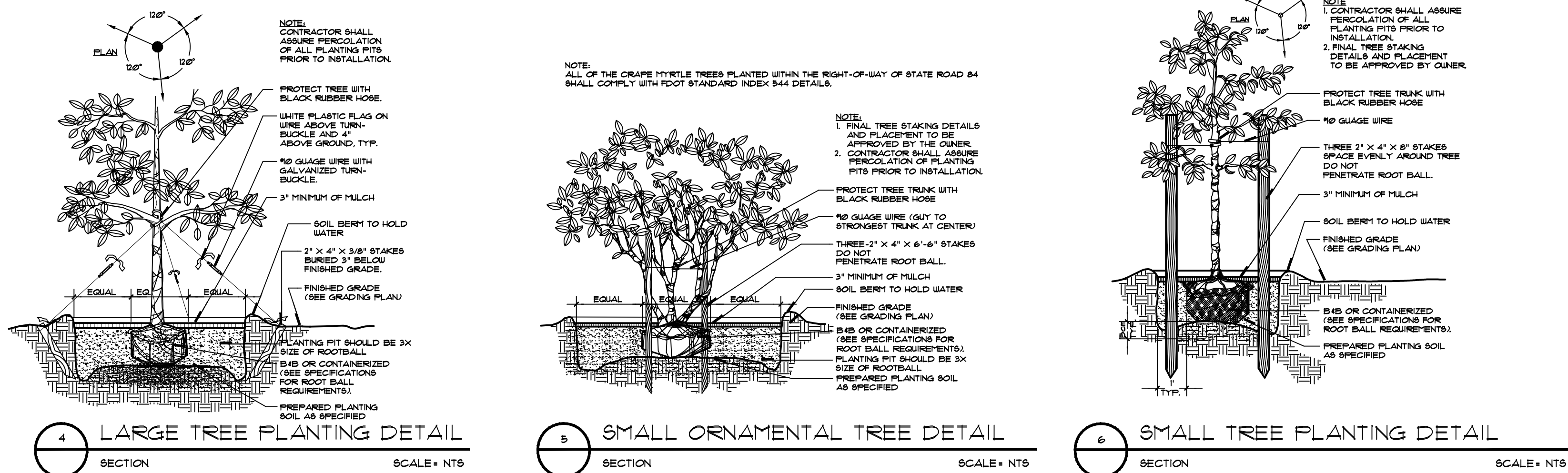
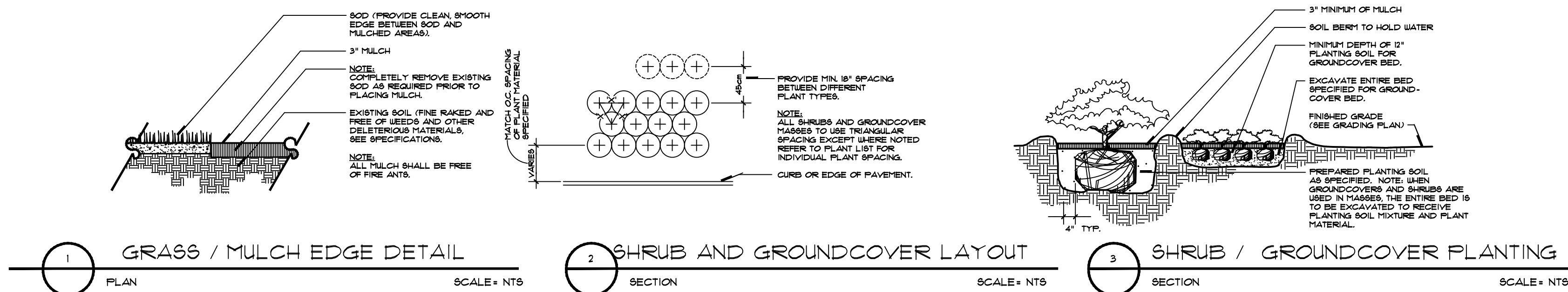
FOR ABOVE GROUND EQUIPMENT, WHERE REQUIRED FOR SCREENING PURPOSES, HEDGE SHALL BE PLANTED AT EQUIPMENT HEIGHT FOR VISUAL SCREENING. PROVIDE MINIMUM OF 36" HT. CONTRACTOR TO PROVIDE SCREENING HEDGE FOR ANY ADDITIONAL EQUIPMENT NOT SHOWN ON THE PLAN.

Scale: 1" = 8'-00"



North





LANDSCAPE NOTES

- THE WORK CONSISTS OF THE COMPLETE PLANT MATERIAL INSTALLATION ON THE DRAWINGS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIAL SPECIFIED; THE FURNISHING OF LABOR, EQUIPMENT, APPLIANCES AND ALL MATERIALS CALLED FOR, AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION ON THESE PLANS. FURTHER, THE WORK SHALL INCLUDE THE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL ACCEPTANCE BY THE OWNER, AND THE FULFILLING OF ALL GUARANTEE PROVISIONS AS HEREIN SPECIFIED.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
- IN THE EVENT OF VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE PLANS SHALL CONTROL.
- PLANT MATERIALS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE PRIOR TO INSTALLATION. WHEN INSPECTION WORK DOES NOT COMPLY WITH THE REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.
- ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT AN ORDERLY AND REASONABLE NEAT OR WORKMANLIKE APPEARANCE, PROVIDED SUCH ITEMS CAN BE PROPERLY INSTALLED IN AN ORDERLY WAY BY TYPICAL INSTALLATION METHODS.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" NON-CYPRESS MULCH 100% ORGANIC, FIBEROUS-TYPE GRADE 'B' OR BETTER.
 - ALL TREES 6' TALL OR LARGER SHALL BE STAKED AND GUYED WITH VERTICAL 2" X 2" PINE STAKES OR 4" DIAMETER POST IN DETAILS. NO DEVIATIONS UNLESS APPROVED IN WRITING.
 - PLANTING SOIL FOR ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS OF TOPSOIL WITH ONE (1) PART PEAT MOSS AND .9 kg FERTILIZER PER CUBIC METER, WELL MIXED.
 - ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THOROUGHLY WHEN PLANTED AND DURING THE PLANTING TIME PERIOD UP TO FINAL ACCEPTANCE BY OWNER.

- PROVIDE NEW TOPSOIL FOR TURF IN ALL SODDED AND SEEDED AREAS. TOPSOIL SHALL BE FERTILE, BLACK IN COLOR, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 3 cm IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO SOD GROWTH. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 10 cm. DO NOT OBTAIN FROM BOGGS OR MARSHES. THE CONTRACTOR SHALL PROVIDE A SOILS TEST REPORT SHOWING pH AND NUTRIENTS: - pH SHALL BE 5.5 TO 6.0. IF NOT THEN USE THE APPROPRIATE SOIL AMENDMENTS TO REACH 5.5 TO 6.0.
- CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.
- THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT OR DISCREPANCY IN PLANS PRIOR TO PERFORMING ANY WORK IN THE AFFECTED AREA.
- CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE PREMISES ALL SURPLUS AND DISCARDED MATERIALS AND RUBBISH FROM HIS CONSTRUCTION.
- ALL LANDSCAPING SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL INSPECTION.
- FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY. CONTRACTOR WILL REQUEST A FINAL INSPECTION BY WRITTEN LETTER TO OWNER.
- UPON NOTICE OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME MAINTENANCE AND THE GUARANTEE/ WARRANTY PERIOD BEGINS.
- ALL SODDED AREAS SHALL BE HAND WATERED UNTIL TURF IS ESTABLISHED.
- CONTRACTOR TO NOTIFY/VERIFY WITH LANDSCAPE ARCHITECT, THE AVAILABILITY (QUANTITY + QUALITY PRESCRIBED IN THE DRAWINGS) OF ALL PLANT MATERIAL SPECIFIED AT THE TIME OF THE BID.
- CONTRACTOR INSTALLING THE PLANT MATERIAL AT THE SITE WILL BE RESPONSIBLE FOR MAINTAINING THE CONDITION AND HEALTH OF THE MATERIAL (AS DOCUMENTED IN THE PHOTOGRAPHS AT THE TIME OF INSPECTION) FROM THE TIME OF INSTALLATION TO THE TIME OF TURNING OVER THE PROJECT TO THE OWNER OR OPERATOR. IF THE CONTRACTOR FAILS TO MAINTAIN THE MATERIAL AS SPECIFIED, THAT PLANT MATERIAL WILL BE REJECTED.
- REPLACE EXISTING SOD WHERE DAMAGED BY CONSTRUCTION ACTIVITIES.
- PLANT MATERIAL SHALL NOT BE PLANTED IN THE ROOT BALLS OF ANY TREES.
- ALL TREES SHALL BE FLORIDA # OR BETTER.



STORM WATER CALCULATIONS.

ADDRESS:: 1942 TAYLOR STREET, FLORIDA.

A ADDRESS:: 1938-1942 TAYLOR STREET, HOLLYWOOD, FLORIDA.

		Acres	
1 LOT AREA (SF)	10760 SF	0.247 Ac	
PERVIOUS AREA (SF)	3000 SF	0.069 Ac	
IMPERVIOUS AREA (SF)	7760 SF	0.178 Ac	
2 IMPERVIOUS PERCENTAGE	72.12 %		
3 K PERCOLATION RATE	0.0002 CFS/(SF-ft head)	ASSUMED no percolation test yet	
4 DESIGN CRITERIA			
PEAK 5 YEAR STORM DESIGN EVENT - FOR A 10 MINUTES CONCENTRATION TIME	6.2 IN/HR, Pp	Peak Flow for 10 minutes concentration time	
GIVEN CONCENTRATION TIME	10 MIN, Tc		
AVERAGE RAIN DURING THE CONCENTRATION AND RECEDING TIME (20 MIN)	2.067 IN, I=P	I = Pp*2*Tc/2 = Pp*TC , assuming receding time equal the concentration time.	
5 PRE-DEVELOPMENT RUNOFF VOLUME BY RATIONAL METHOD	0.013 Q, Ac-ft	Q=CIA, A in acres	
RUNOFF VOLUME during concentration and receding time	555.93 CF	Runoff Volume during concentration time event	
C PERVIOUS	0.30		
C IMPERVIOUS	0.90		
C AVERAGE (POST DEVELOPMENT)	0.73		
6 WATER QUANTITY POST DEVELOPMENT RUNOFF VOLUME BY RATIONAL METH	0.031 Q, Ac-ft	Q=CIA, A in acres	
POST DEVELOPMENT RUNOFF VOLUME during concentration time	1357.80 CF	Runoff Volume during concentration time event	
7 WATER QUALITY CRITERIA PER SFWMD FOR RAIN FIRST FLUSH			
7A ONE INCH OF FIRST FLUSH RUN-OFF TO BE RETAINED	896.67 CF		
7B 2.5 INCHES TIMES % OF IMPERVIOUS	1616.67 CF		
8 DESIGN CRITERIA: MAX (6, 7A, 7B)	1616.67 CF	TOTAL VOLUME TO BE RETAINED by exfiltration trench	
V=	0.80 ACRE-INCHES		
9 EXFILTRATION TRENCH			
V=	0.80 ACRE-INCHES	REQUIRE VOLUME TO BE EXFILTRATED	0.045
K=	0.0002000 CFS/(SF-ft head)		0.0002
H2=	6.85 FT	HEIGHT OF GROUND SURFACE ABOVE WATER TABLE	5
W=	5.00 FT	TRENCH WIDTH	4
Du=	5.35 FT	NON-SATURATED TRENCH DEPTH	3
Ds=	1.00 FT	SATURATED TRENCH DEPTH	1
L=	35.97 FT		

ENERGYNEERING LLC

GIUSEPPE NEDIANI, Ph.D., P.E., LEED AP & LEONARDO NEDIANI E.I.T.

Mechanical, Electrical and Structural Engineering.

2301 Collins Av.1207, Miami Beach. FL 33139 Cell: 305-532 4499. giuseppenediani@gmail.com

Project Name:

Urbinia (23-DP-97)

Project Location:

1938-1942 Taylor Street. Hollywood, FL 33020

Land Description:

Lot 25, block 22, Hollywood, According to the plat thereof, recorded in plat book 1, Page 21, of the public records of Broward County, Florida.

Lot 26, block 22, Hollywood, According to the plat thereof, recorded in plat book 1, Page 21, of the public records of Broward County, Florida.

GENERAL CRITERIA STATEMENT

1. Architectural and Design Components. Architecture refers to the Architectural elements of exterior building surfaces. Architectural Details should be commensurate with the building mass. The use of traditional materials for new Architectural Details is recommended. Design of the Building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

The contemporary design of the project features an interplay of large and small windows on an irregular layout to spark interest at the pedestrian level. This motif is repeated at several locations throughout the design with different modern building materials. The front façade features a ground-to-roof level aluminum architectural screen that mimics the irregular nature of the windows that provides interesting shadows on the building during the day and lighting at night. The garage screen also incorporates irregularity while emphasizing verticality with composite slats for durability.

2. Compatibility. The relationship between existing Architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

Located at the ND3 zoning, the neighborhood features a mix of residential and commercial uses, often with a focus on neighborhood-scale development. A diverse amount of building archetypes and different architectural styles can be found in this area such as: single-family homes, modern condominiums & apartments, local shops with a wide range of services provided. The proposed development fits perfectly within this mix of architectural styles while incorporating that very irregularity into its architectural details and building components.

3. Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage and setting of the structure in context with adjacent buildings. Architectural details included, but are not limited to, banding, molding and fenestration.

The ND3 zoning district allows for a height of 140 feet, this is the case due to the location of the project site being so close to downtown. Even though immediate neighboring buildings are smaller in size, smaller single-family homes, similar scale developments can be found in the areas nearby. In addition, future approved development (The Wesley at Taylor) will be one of the neighboring buildings around the project site. The Wesley at Taylor also features modern architectural designs and is of similar massing and height.

4. Landscaping. Landscaped area should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

Landscaping for the project will be of varied native plants typically used for the area while also maintaining sustainable methods that abide the LEED green building certification and practices.

URBINIA
1938-1942 TAYLOR STREET,
HOLLYWOOD, FL 33020

PLANNING AND ZONING 23-DP-97

Owner:

The specialist Inc.

Designer/Engineer:

Energyneering LLC.

Surveyor:

Pinnell Survey Inc.

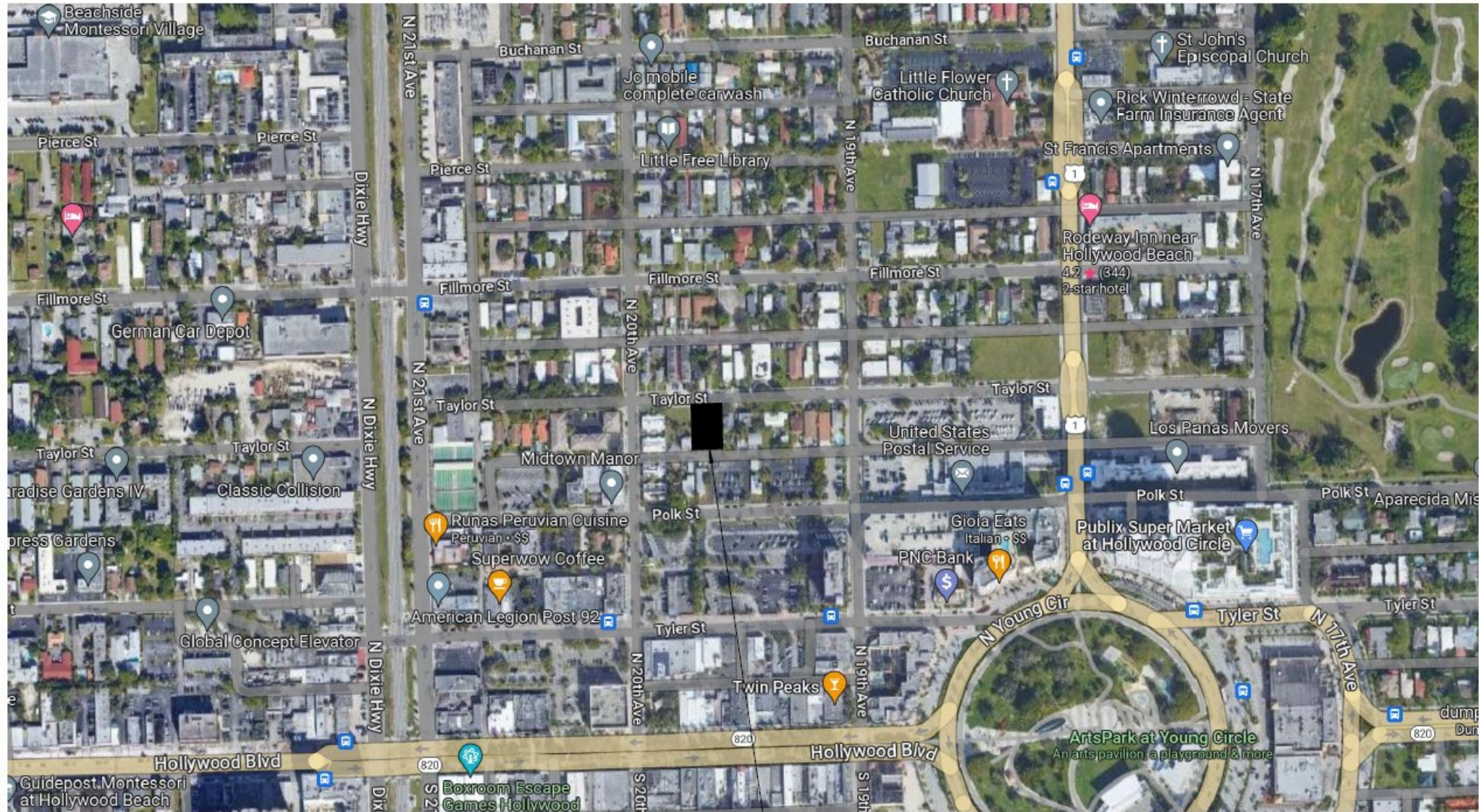
Landscape:

Ecoplan Inc.

PROJECT DESCRIPTION

- Urbinia is a four-story apartment building located at 1938-1942 Taylor street Hollywood.
- The building is composed of 18 units, (9) 1-bedroom units & (9) 2-bedrooms units, a main lobby with elevator, covered parking, trash room & utility room, bike racks and EV charging stations.
- The 2-bedroom units have balconies while the 1-bedroom units have framed views to a green corridor.

1938-1942 TAYLOR STREET, HOLLYWOOD FL



LOCATION MAP

SITE

GENERAL BUILDING INFORMATION

ZONING:

ND3 (North Downtown High Intensity Mixed-Use District)

FAR:

3.0

LAND USE:

Regional Activity Center (RAC)

SITE AREA:

10,759 SQ.FT.

1ST FLOOR:

Entry lobby, covered garage with 29 spaces, bike rack, trash room, utility room, & EV charging station

2ND-4TH FLOORS:

Apartment units

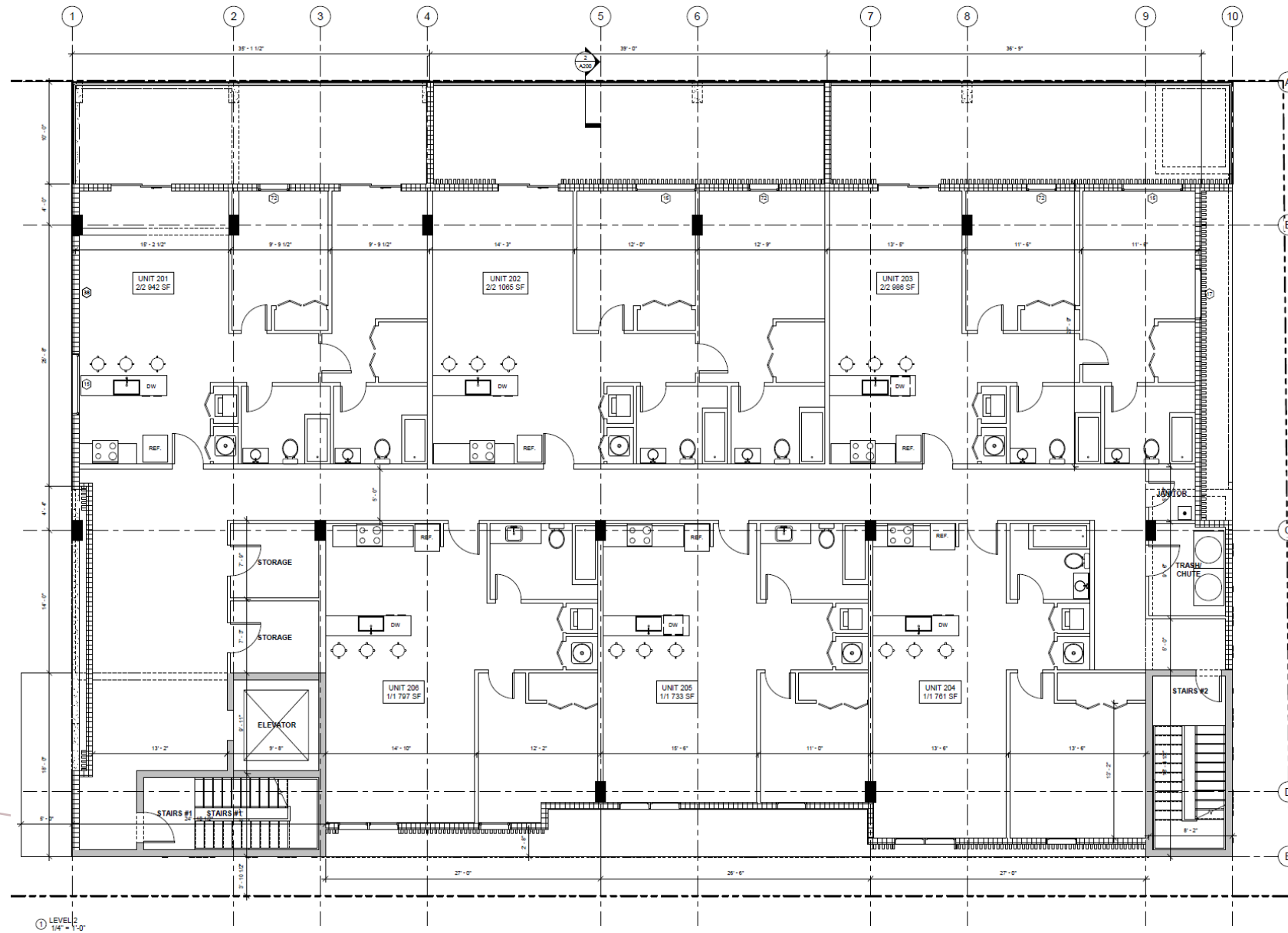
ROOF:

Mechanical units

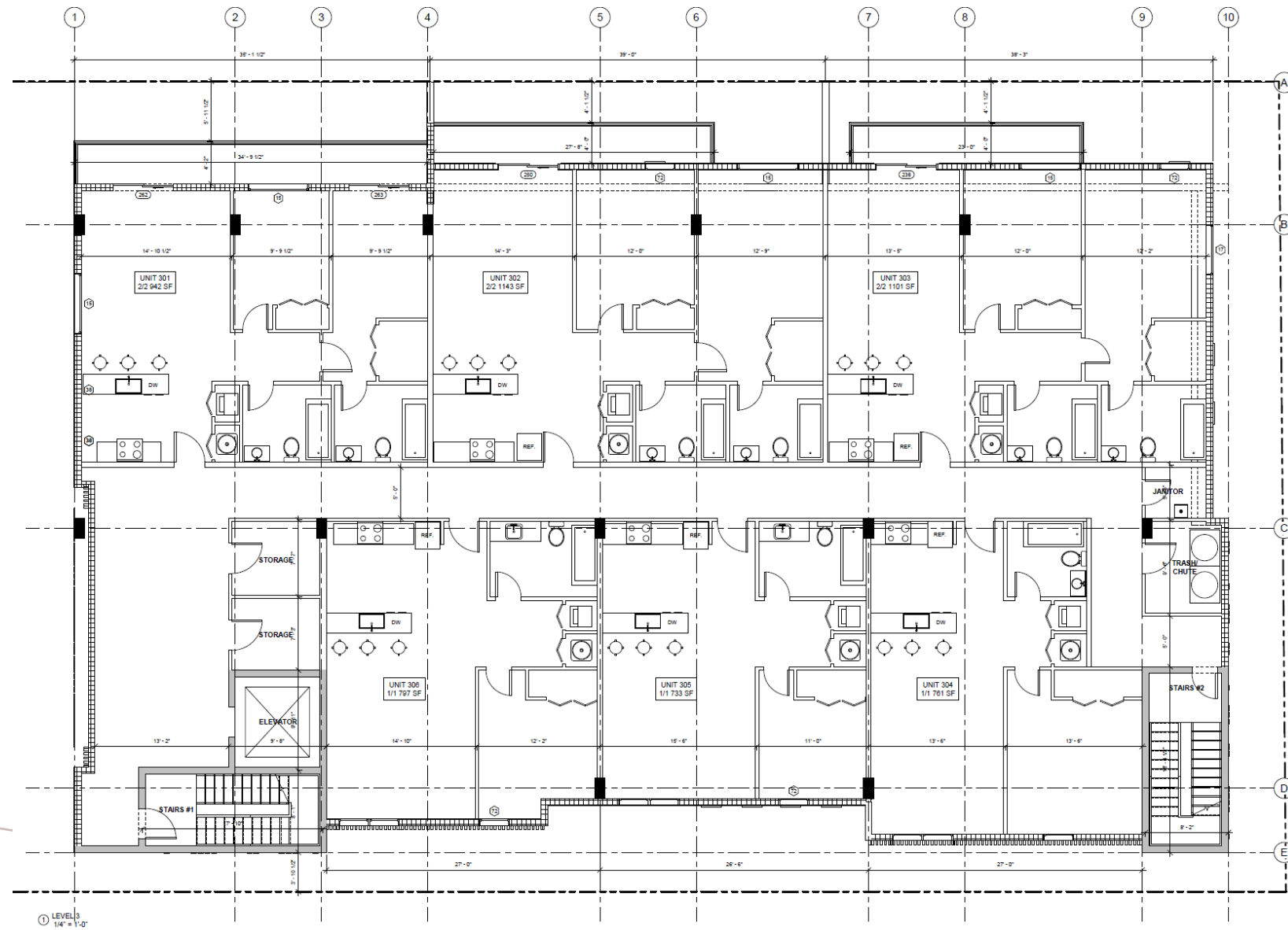
[illegible]

- LAND USE: Regional Activity Center (RAC)
- SITE AREA: 10,759 SQ.FT.

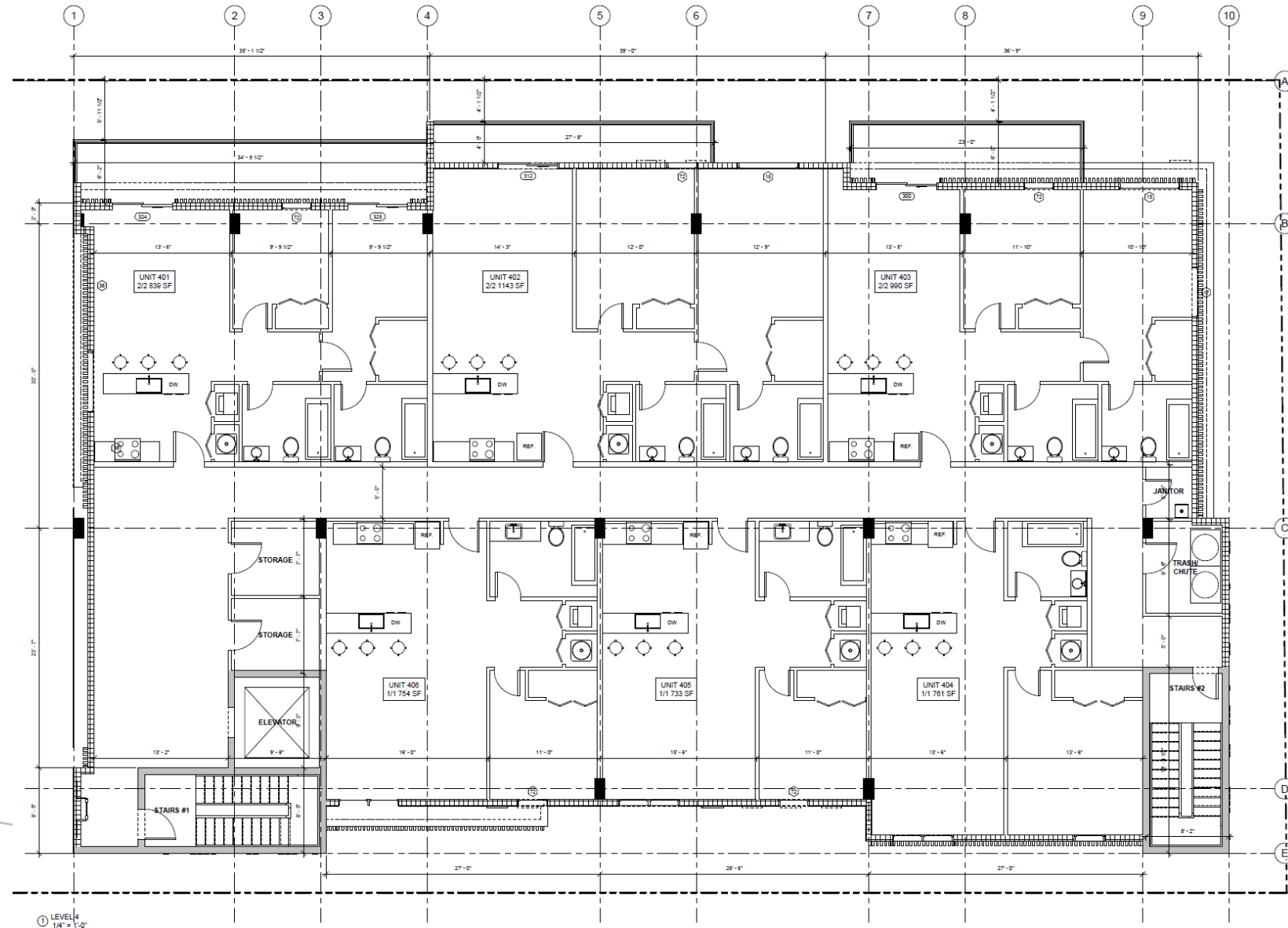
2ND FLOOR PLAN



3RD FLOOR PLAN



4TH FLOOR PLAN



① ROOF LEVEL
1/4" = 1'-0"

LIVING UNITS INFORMATION

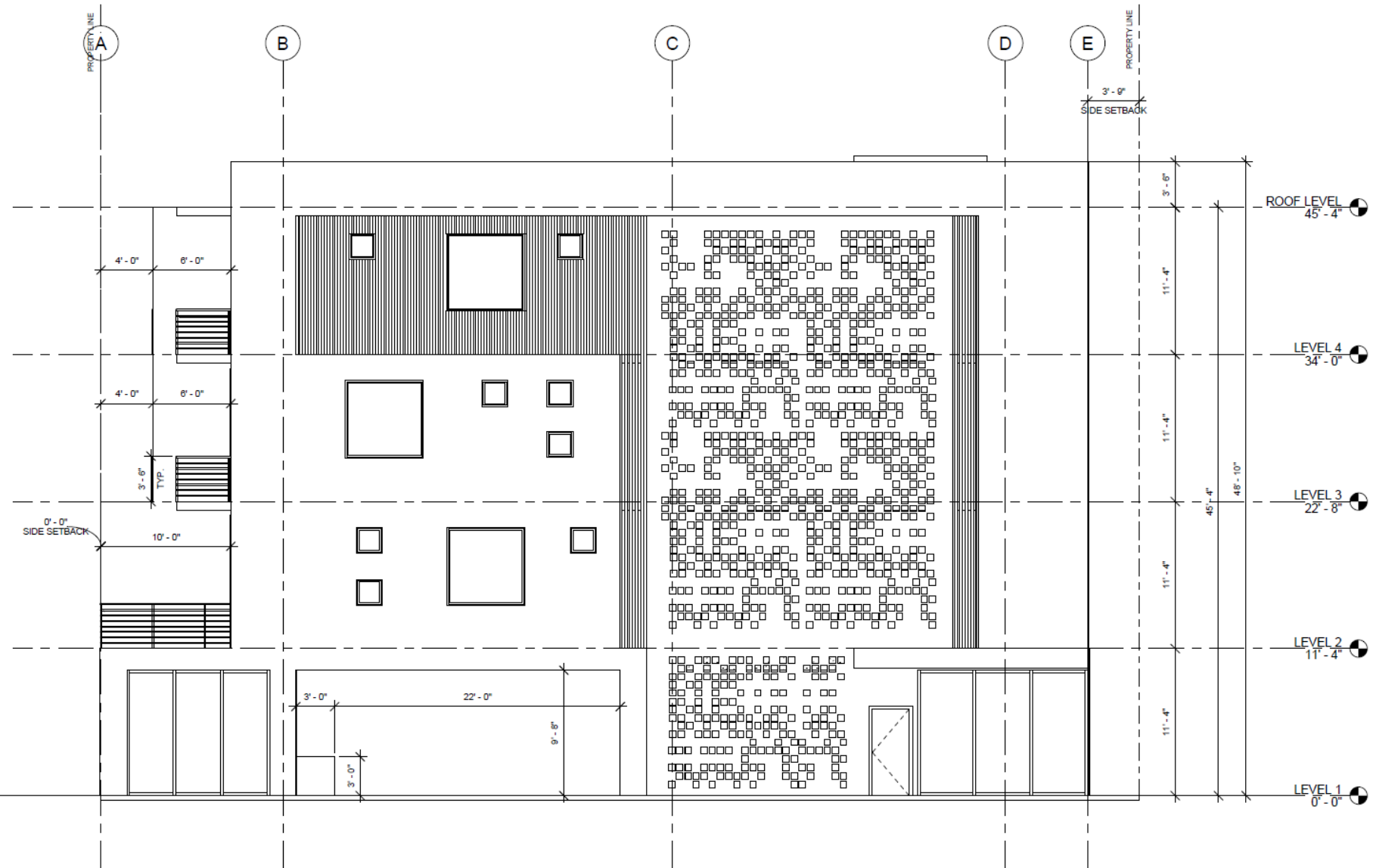
1. Each living unit floor contains: (3) 2-bedrooms & (3) 1-bedrooms.
2. All 2-bedroom units are similar in size with small variances due to the push-pull geometry of the building.
3. All 1-bedroom units are similar in size with small variances due to the push-pull geometry of the building

Each floor contains an elevator lobby, 2 fire stairwells and a trash chute.

2-bedroom units feature balconies, with the larger balconies being located at the second floor.

1-bedroom units contain framed views to the green corridor at the edge of the property.

NORTH ELEVATION



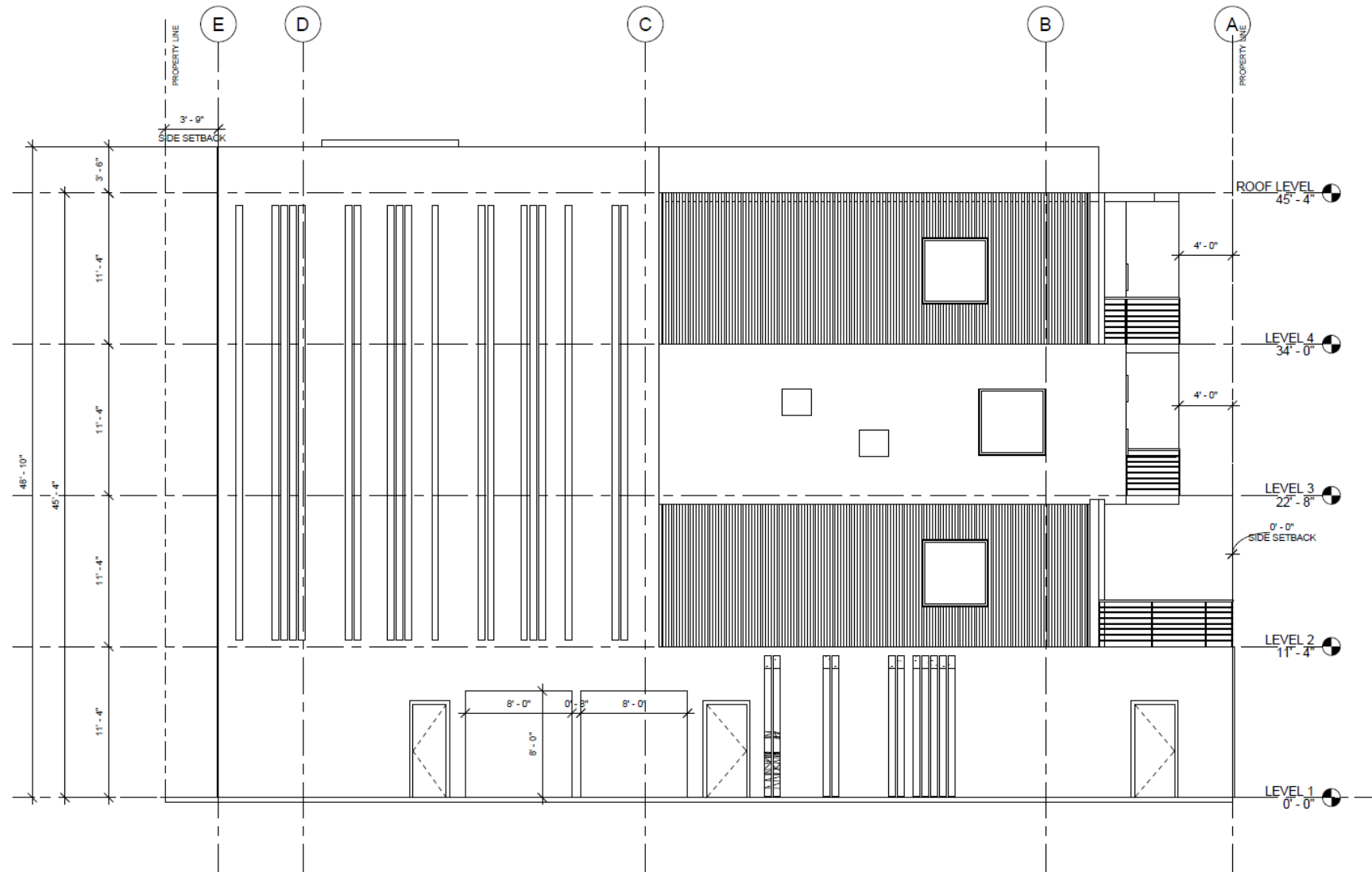
EAST ELEVATION



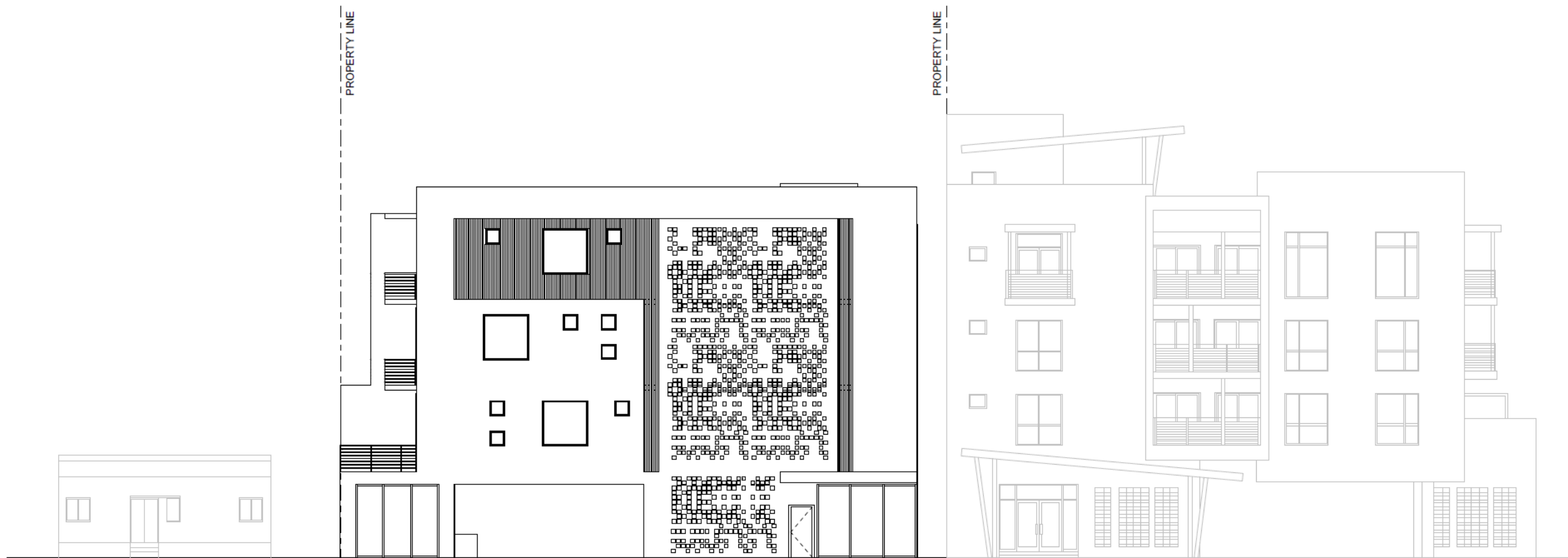
WEST ELEVATION



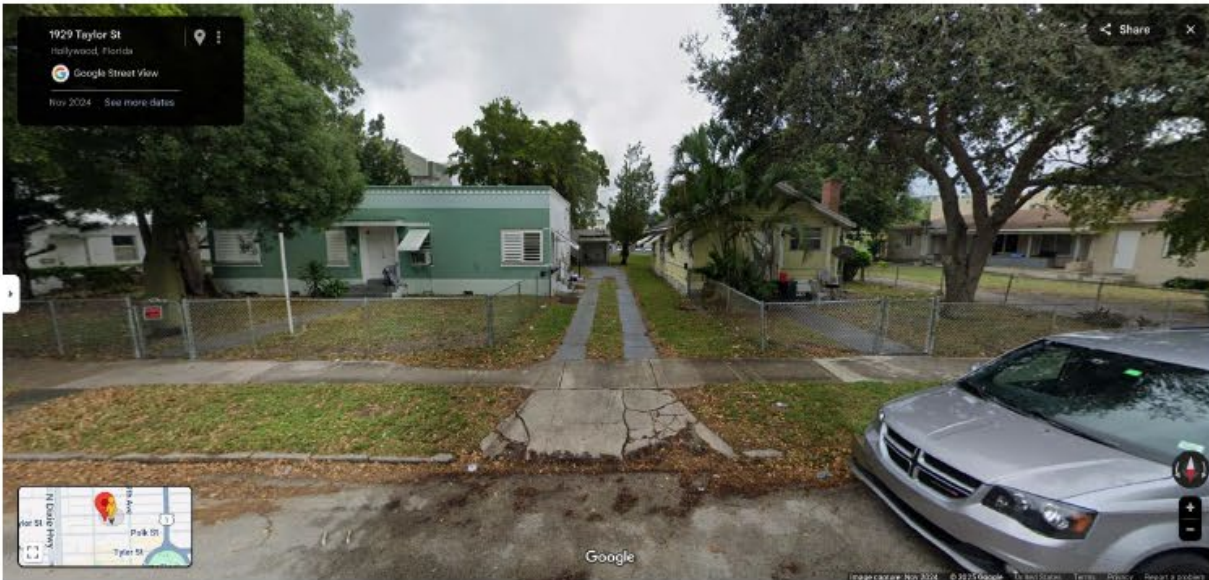
SOUTH ELEVATION



CONTEXT ELEVATION



CONTEXT



MATERIALS



BLACK POWDER COATED STOREFRONT & GLAZING



BLACK POWDER COATED ALUMINUM RAILINGS



Stonington Gray
HC-170



Wrought Iron
2124-10

BENJAMIN MOORE PAINT AT EXTERIOR WALLS



EXPOSED PRECAST CONCRETE STRUCTURE AT GARAGE LEVEL



DARK WALNUT COMPOSITE SLATS



DARK WALNUT ALUMINUM PANELS













THANK YOU