

# GREEN PHASE\_25-1\_NEW APARTMENT BUILDING

3230 HILER STREET, EUREKA, CA 95503

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VIEW OF UNIT ENTRY



VIEW FROM CORNER OF HILER AND EVERDING



COURTYARD BIRD'S EYE VIEW



VIEW OF COURTYARD SPACE

**CONSULTANTS:**

**SHN ENGINEERS  
 CIVIL AND ENVIRONMENTAL**  
 812 W. WABASH AVENUE,  
 EUREKA, CA 95501

**CRAWFORD & ASSOCIATES  
 GEOTECHNICAL**  
 4701 FREEPORT BLVD.  
 SACRAMENTO, CA 95822

**KELLY-O'HERN ASSOCIATES  
 LAND SURVEYING**  
 3240 MOORE AVENUE,  
 EUREKA, CA 95501

**ROACH AND CAMPBELL  
 LANDSCAPE ARCHITECTS**  
 947 ENTERPRISE DRIVE,B  
 SACRAMENTO, CA 95825

**GREEN PHASE - 25-1**  
 AFFORDABLE FAMILY HOUSING  
 3230 HILER STREET, EUREKA, CA 95503  
 APN: 009-073-001

**CLIENT:**

**BRINSHORE DEVELOPMENT**  
 1603 ORRINGTON AVE. ST. 450  
 EVANSTON, IL 60201

**HOUSING AUTHORITY OF  
 THE CITY OF EUREKA**  
 737 WEST EVERDING STREET  
 EUREKA, CA 95503

No.	Date	Issue
1	03.20.24	PRELIM. DESIGN REVIEW
△	XXXXXXX	XXXX

**TITLE SHEET  
 AND 3D VIEWS**

T000



VIEW FROM HILER STREET

**CONSULTANTS:**

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CIVIL AND ENVIRONMENTAL**  
812 W. WABASH AVENUE,  
EUREKA, CA 95501

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VIEW FROM NORTH END OF HILER STREET

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**ADDITIONAL  
3D VIEWS**

No.	Date	Issue
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△	xxxxxx	Xxxx

**PROJECT INFORMATION**

**PROJECT DATA**

**ADDRESS:** 3230 HILER STREET, EUREKA, CA 95503  
**APN:** 009-073-001  
**SITE AREA:** 52,268 SF (1.20 ACRES)

**PLANNING INFORMATION**

**ZONING:** R-2 MEDIUM DENSITY RESIDENTIAL  
**FAR:** 0.91  
**LOT COVERAGE:** 47%  
**PLANNING AREA:** SEE PLANNING AREA TABLE  
**CONSTRUCTION TYPE:** VB (SPRINKLERED)  
**BASE DENSITY:** 22 UNITS / ACRE  
**DENSITY WITH ALLOWABLE BONUS:** 80% INCREASE = 40 UNITS / ACRE PER CA 65915(f)(3)(D) - 80% DENSITY BONUS FOR 100% LOW INCOME  
**PROPOSED DENSITY:** 36 UNITS / ACRE  
**FRONT YARD SETBACK PROVIDED:** 10 FEET  
**SIDE YARD SETBACK PROVIDED:** 5 FEET  
**REAR YARD SETBACK:** N/A  
**NUMBER OF FLOORS:** TWO FLOOR  
**BUILDING HEIGHT:** 35 FEET  
**LAUNDRY FACILITIES PROVIDED:** 7 WASHERS AND 7 DRYERS PROVIDED

**UNIT COUNT**

**EXISTING UNITS TO BE DEMOLISHED:** 8 UNITS

**PROPOSED UNITS**

ONE BEDROOMS	20 UNITS
TWO BEDROOMS	12 UNITS
THREE BEDROOMS	12 UNITS
<b>TOTAL:</b>	<b>44 UNITS</b>

**PARKING COUNT**

**PARKING REQUIRED:** NONE REQUIRED FOR 100% AFFORDABLE HOUSING PROJECT PER CITY ORDINANCE

**PARKING PROVIDED**

ACCESSIBLE SPACES	6 SPACES
STANDARD SPACES	12 SPACES
COMPACT SPACES	12 SPACES
<b>TOTAL:</b>	<b>30 SPACES</b>
LOADING SPACES:	2 SPACES

**BICYCLE PARKING**

LONG TERM BICYCLE PARKING:	15 SPACES PROVIDED
SHORT TERM BICYCLE PARKING:	8 SPACES PROVIDED

**PLANNING AREA ANALYSIS**

EXISTING BUILDINGS TO BE DEMOLISHED	RESIDENTIAL AREA	COMMUNITY/UTILITY/CIRCULATION AREA	TOTAL AREA
EXISTING FOUR-PLEX	1,770 SF	0 SF	1,770 SF
EXISTING DU-PLEX	590 SF	0 SF	590 SF
EXISTING DU-PLEX	590 SF	0 SF	590 SF
<b>TOTAL (E) BUILDINGS TO BE DEMO.</b>	<b>2,950 SF</b>	<b>0 SF</b>	<b>2,950 SF</b>

NEW APARTMENT BUILDING	RESIDENTIAL AREA	COMMUNITY/UTILITY/CIRCULATION AREA	TOTAL AREA
GROUND FLOOR	19,850 SF	3,750 SF	23,600 SF
SECOND FLOOR	19,850 SF	3,000 SF	22,850 SF
<b>NEW APARTMENT BUILDING TOTAL</b>	<b>39,700 SF</b>	<b>6,750 SF</b>	<b>46,450 SF</b>

NEW SITE STRUCTURES	RESIDENTIAL AREA	COMMUNITY/UTILITY/CIRCULATION AREA	TOTAL AREA
TRASH AREA A	0 SF	250 SF	250 SF
TRASH AREA B	0 SF	250 SF	250 SF
COVERED STORAGE AREA A	0 SF	200 SF	200 SF
COVERED STORAGE AREA B	0 SF	200 SF	200 SF
COVERED STORAGE AREA C	0 SF	250 SF	250 SF
<b>NEW SITE STRUCTURES TOTAL</b>	<b>0 SF</b>	<b>1,150 SF</b>	<b>1,150 SF</b>

**PROJECT DIRECTORY**

<b>DEVELOPER</b> BRINSHORE DEVELOPMENT, L.L.C. 1603 ORRINGTON AVE. SUITE 450 EVANSTON, ILLINOIS 60201 KARLY BRINLA 847.363.5202 KBRINLA@BRINSHORE.COM	<b>ARCHITECT</b> OPERATIVE OFFICE, INC. 4329 MARMION WAY, LOS ANGELES, CA 90065 MICHAEL DEN HARTOG 209.224.7412 MICHAEL@OPERATIVEOFFICE.COM	<b>GEOTECHNICAL ENGINEER</b> CRAWFORD AND ASSOCIATES, INC. 4701 FREEPORT BLVD. SACRAMENTO, CA 95822 CHRIS TRUMBULL 916.380.8762 CHRIS.TRUMBULL@CRAWFORD-INC.COM	<b>LAND SURVEYOR</b> KELLY-O'HERN & ASSOCIATES 3240 MOORE AVENUE, EUREKA, CA 95501 MIKE O'HERN 707.442.7283 KELLYOHERN@SBCGLOBAL.NET
<b>HOUSING AUTHORITY OF THE CITY OF EUREKA</b> 737 WEST EVERDING STREET EUREKA, CA 95503 CHERYL CHURCHILL 707.443.4583 CHERYL@EUREKAHUMBOLDTHA.ORG	<b>CIVIL ENGINEER</b> SHN ENGINEERS 812 W. WABASH AVENUE, EUREKA, CA 95501 JARED O'BARR 707.441.8855 JOBARR@SHN-ENGR.COM	<b>LANDSCAPE ARCHITECT</b> ROACH AND CAMPBELL 947 ENTERPRISE DRIVE, LOT B SACRAMENTO, CA 95825 BILL ROACH 916.945.8003 BILL@ROACHCAMPBELL.COM	

**SHEET INDEX**

- T000 TITLE SHEET AND 3D VIEWS
- T001 ADDITIONAL 3D VIEWS
- T002 PROJECT INFORMATION
- T003 REPOSITIONING + HISTORICAL REFERENCES
- T004 SITE SURVEY
- T005 EXISTING CONDITIONS AND DEMOLITION PLAN
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- A100-A LANDSCAPE AND OUTDOOR SPACE DIAGRAM
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- A102 SITE ELEVATIONS AND SECTION
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- A301 MATERIALS AND COLORS
- L001 LANDSCAPE PLAN (TO BE INCLUDED WITH FINAL DESIGN REVIEW SUBMISSION)
- C001 GRADING PLAN (TO BE INCLUDED WITH FINAL DESIGN REVIEW SUBMISSION)

**PROJECT DESCRIPTION**

CONSTRUCTION OF NEW, TWO-STORY, AFFORDABLE APARTMENT BUILDING COMPRISED OF 44 ONE, TWO, AND THREE BEDROOM UNITS REPLACING 8 EXISTING UNITS. SITE IMPROVEMENTS TO INCLUDE NEW ONSITE PARKING AREAS, LANDSCAPE SPACE, AND OUTDOOR COMMUNITY AREAS. FACILITIES TO INCLUDE AN ONSITE LAUNDRY ROOM, MANAGER'S OFFICE, STORAGE SPACES, AND MAIL ROOM.



**BIRD'S EYE VIEW**  
SCALE: N.T.S.

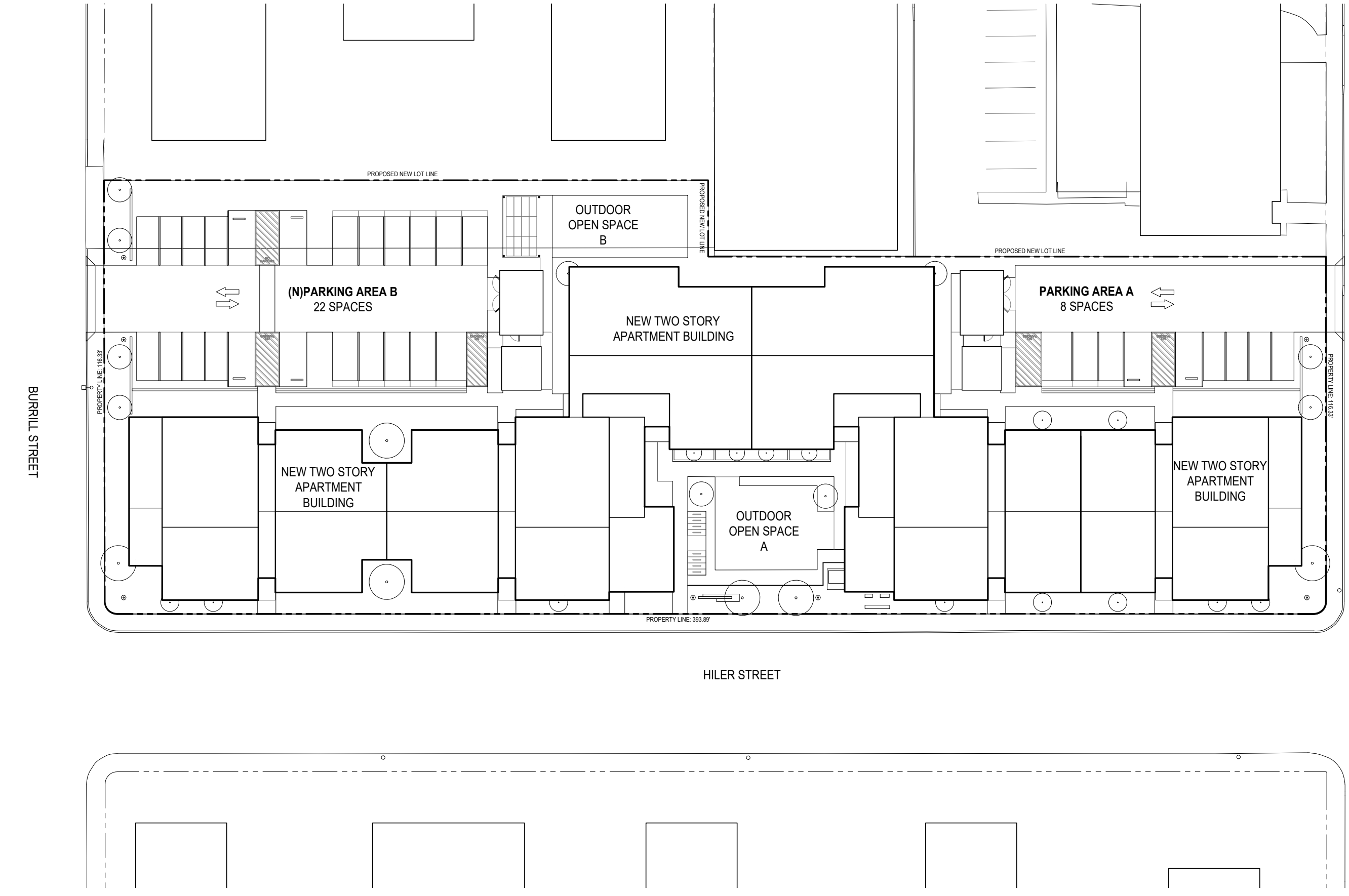
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**PROJECT SITE**

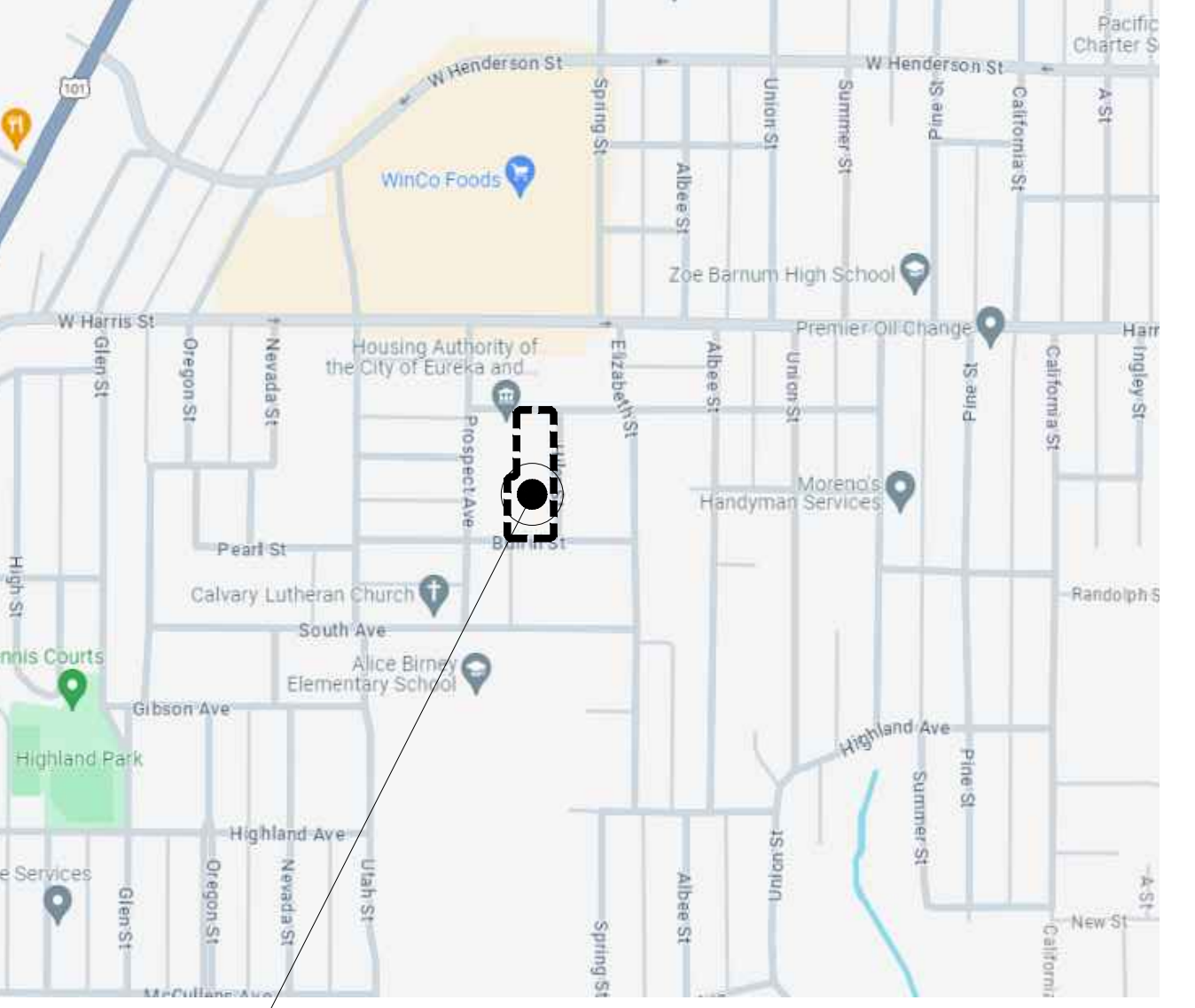
**VICINITY MAP**  
SCALE: N.T.S.

2



**PLOT PLAN**  
SCALE: 1/32" = 1'-0"

3



**PROJECT SITE**

**AREA MAP**  
SCALE: N.T.S.

1

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**PITCHED ROOF**

THE PROPOSED PROJECT EMULATES THE PITCHED ROOFS FOUND IN THE NEIGHBORHOOD AND HISTORIC HOMES TO BLEND A DENSER HOUSING PROJECT WITH ITS CONTEXT. FURTHER THIS RELATIONSHIP THROUGH THE USE OF COMPOSITE SHINGLES.

**ROOF EAVES**

THE PROPOSED PROJECT UTILIZES ROOF EAVES AND OVERHANGS TO DISTINGUISH THE ROOF PLANE FROM THE BUILDING'S HORIZONTAL ELEVATION IN REFERENCE TO ITS CONTEXT BUT ALSO IN RECOGNITION OF EUREKA'S CLIMATE, PROPOSING A BUILDING FORM THAT WILL PROTECT AGAINST THE RAINS.



**HISTORICAL REFERENCE - 525 W. HARRIS STREET**  
SCALE: NTS

**COMPOSITE SHINGLES**

THE PROPOSED PROJECT UTILIZES COMPOSITE SHINGLES TO ACHIEVE ROOFS THAT SPEAK TO ITS HISTORICAL NEIGHBORS IN BOTH MATERIAL AND PITCH.

**CLAPBOARD SIDING**

THE PROPOSED PROJECT UTILIZES CLAPBOARD SIDING OF VARIED DIMENSION IN COLOR TO REFERENCE THE NEIGHBORHOOD'S PREDOMINANT MATERIAL. THE USE OF VARIED DIMENSION IN COLOR HELPS TO SCALE DOWN THE BUILDING AND MAKE IT MORE RELATABLE TO THE NEARBY SINGLE FAMILY HOMES.

**ENTRIES**

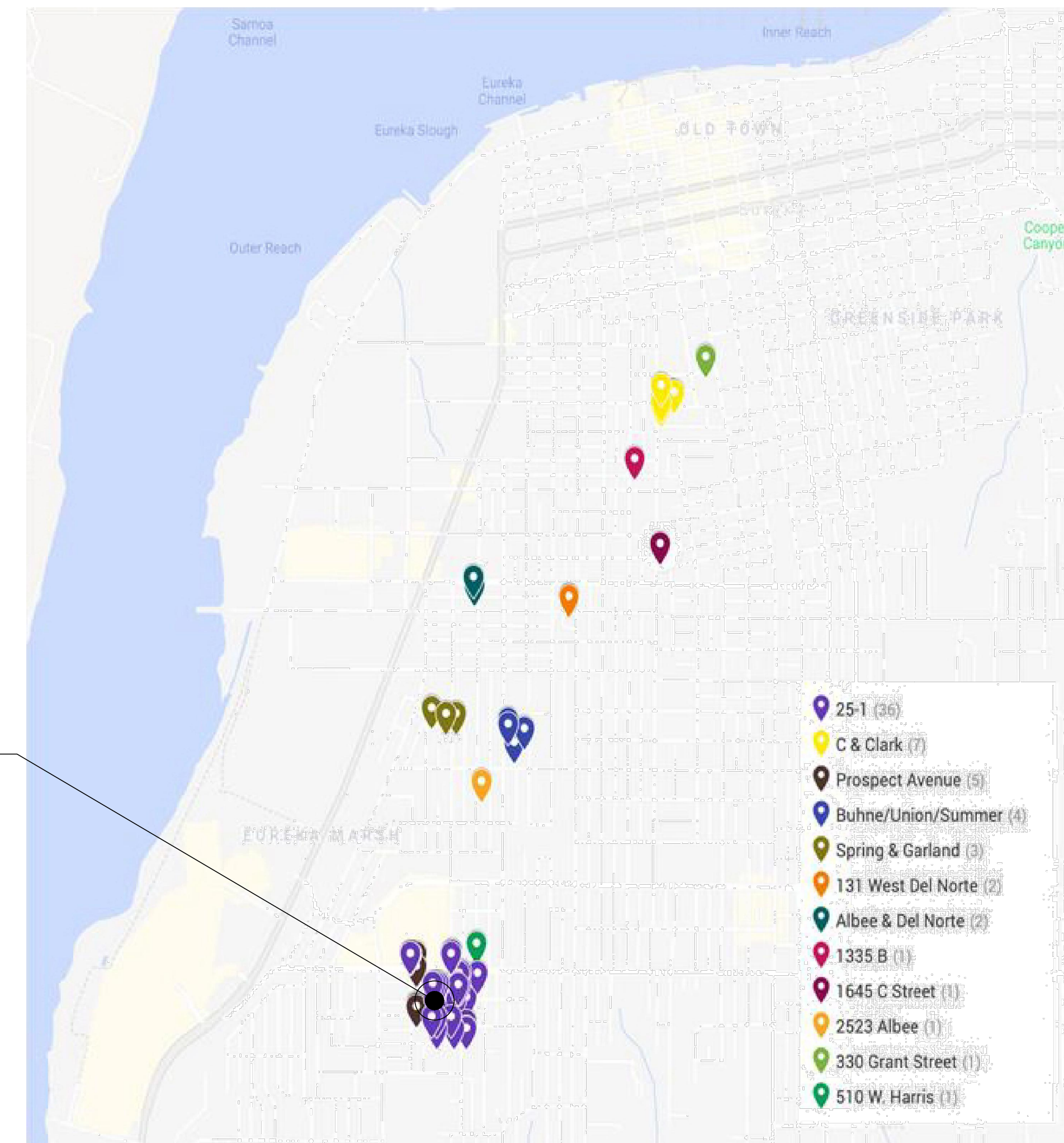
THE PROPOSED PROJECT REFERENCES THE DISTINGUISHED ENTRIES FOUND IN NEARBY SINGLE FAMILY HOMES IN A CONTEMPORARY BUT SENSITIVE WAY. MASSING RECESSES PAIRED WITH ACCENTED OVERHANGS CALL OUT SHARED ENTRIES BETWEEN UNIT GROUPINGS. VARIATION IN THE ROOF FORM FURTHER CELEBRATES THE ENTRIES.



**HISTORICAL REFERENCE - 715 STEWART STREET**  
SCALE: NTS



**PROJECT REPOSITIONING MAP - 25-1 AND PROSPECT**  
SCALE: NTS



PROJECT SITE

**HACE PORTFOLIO MAP**  
SCALE: NTS

**GREEN PHASE - 25-1**  
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APN: 009-073-001

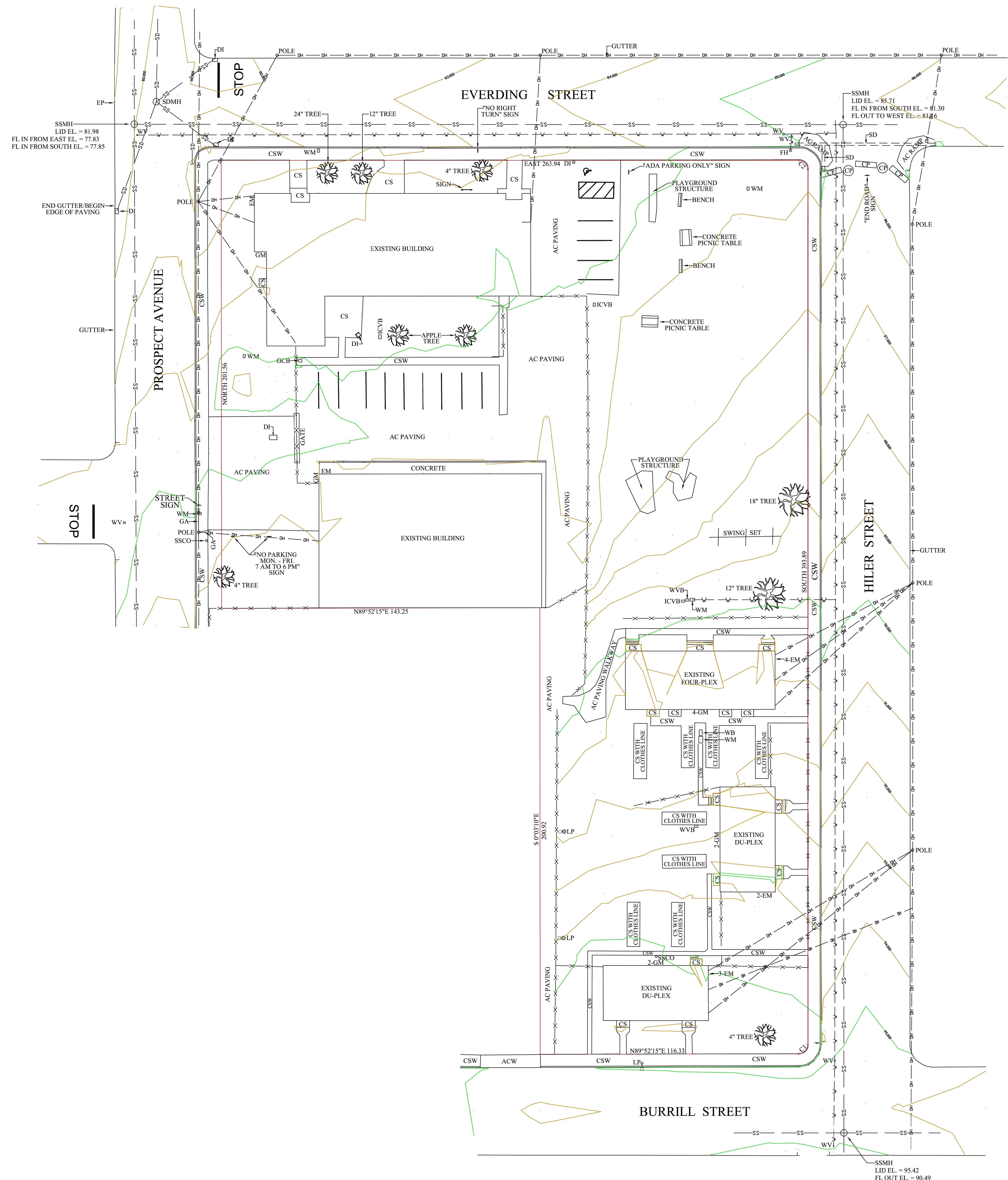
**CLIENT:**  
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**REPOSITIONING  
+ HISTORICAL  
REFERENCES**

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**NOTES**

1. PURPOSE: THE PURPOSE OF THIS SURVEY IS TO PROVIDE TOPOGRAPHIC INFORMATION TO AID IN SITE PLANNING.
2. DATE OF SURVEY: DECEMBER 2023
3. PROPERTY LINE INFORMATION: CALCULATED PROPERTY LINES ARE SHOWN HEREON ARE BASED ON BOOK 12 OF SURVEYS, PAGE 111.
4. DATUM: NAVD 88 FROM CITY OF EUREKA MONUMENT NO. 146 AT THE INTERSECTION OF PROSPECT AVENUE AND SOUTH AVENUE - EL. = 99.06 FEET.
5. UNDERGROUND DISCLAIMER: NO RESEARCH OR INVESTIGATION REGARDING UNDERGROUND PIPES, ELECTRIC LINES, OR OTHER SUBSURFACE FEATURES HAS BEEN PERFORMED. NO LIABILITY IS ASSUMED FOR ANY UNDERGROUND INFORMATION.
6. BEFORE ANY EARTHWORK IS PERFORMED ON SUBJECT PROPERTY, PROPERTY OWNER IS ADVISED TO CONTACT UNDERGROUND SERVICES ALERT (USA) FOR ACCURATE LOCATION OF UNDERGROUND UTILITIES (800-227-2600).

**LEGEND**

- AC ASPHALT-CONCRETE
- ACW ASPHALT-CONCRETE WALKWAY
- ADA AMERICANS WITH DISABILITY ACT
- CP CONCRETE PLANTER
- CS CONCRETE SLAB
- CSW CONCRETE SIDEWALK
- DI DRAIN INLET
- EL. ELEVATION
- EM ELECTRIC METER
- EP EDGE OF PAVING
- FH FIRE HYDRANT
- FL FLOWLINE
- GA GUY ANCHOR
- GCB GATE CONTROL BOX
- GM GAS METER
- ICVB IRRIGATION CONTROL VALVE BOX
- SDMH STORM DRAIN MANHOLE
- SD STORM DRAIN
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- WM WATER METER
- WV WATER VALVE
- WVB WATER VALVE BOX
- EXISTING FENCE
- OVERHEAD WIRES
- STORM DRAIN MAIN
- SANITARY SEWER MAIN
- WATER MAIN
- CALCULATED PROPERTY LINE

**CURVE TABLE**

	RADIUS	DELTA	LENGTH
C1	4.00	89°52'06"	6.27
C2	4.00	89°59'50"	6.28



*Michael J. O'Hern*  
MICHAEL J. O'HERN LS 4829  
DATED: DECEMBER 20, 2023

**TOPOGRAPHIC SURVEY**  
FOR  
**THE HOUSING AUTHORITY OF THE CITY OF EUREKA, A PUBLIC CORPORATION**

IN  
NE 1/4 SECTION 33 T4N, R1W, HUMBOLDT MERIDIAN  
WITHIN THE LIMITS OF THE CITY OF EUREKA  
DECEMBER 2023 SCALE 1" = 20'

HUMBOLDT COUNTY  
STATE OF CALIFORNIA  
KELLY-O'HERN ASSOCIATES  
EUREKA, CALIFORNIA

**CONSULTANTS:**

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LANDSCAPE ARCHITECTS  
947 ENTERPRISE DRIVE, B  
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**SITE SURVEY**



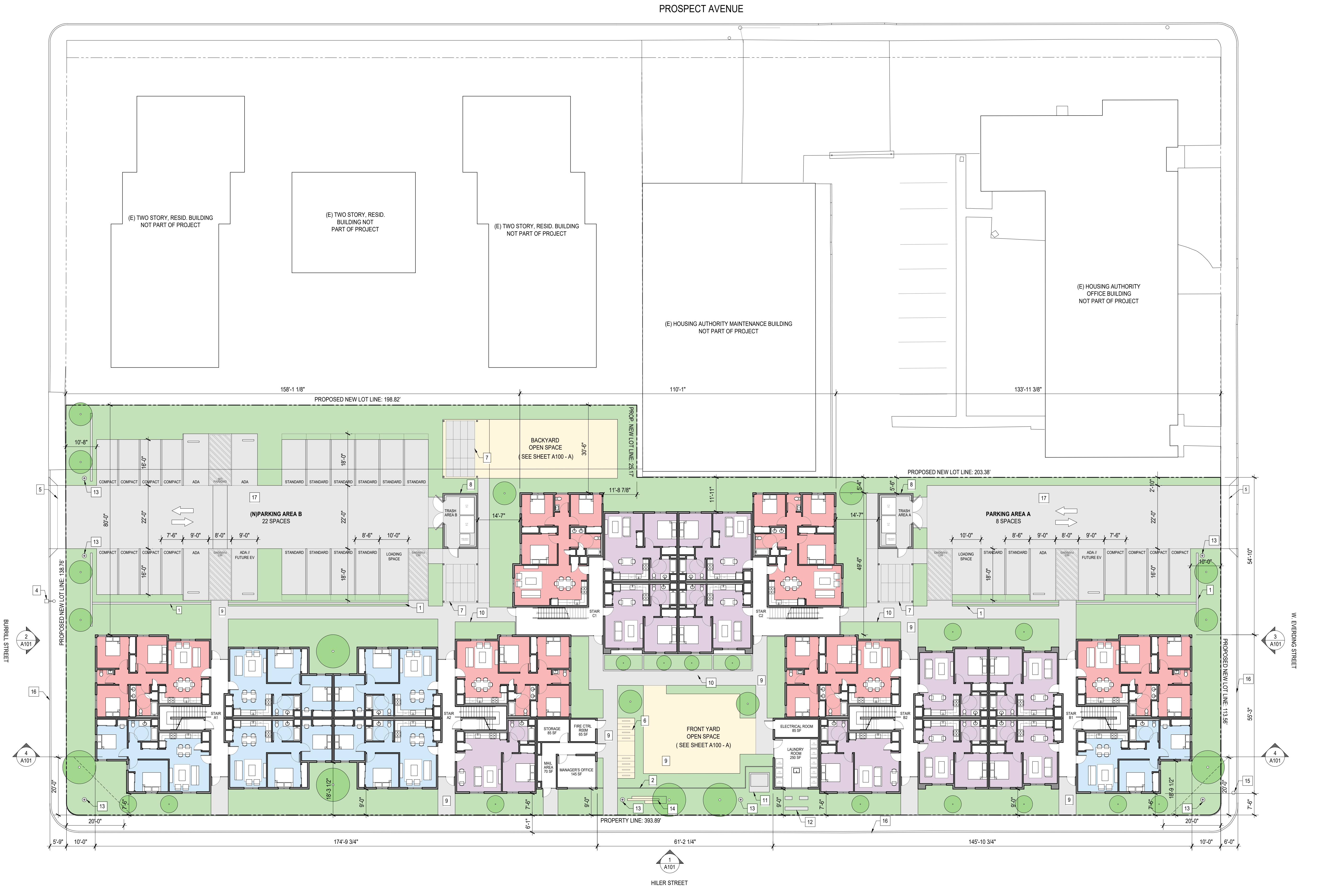
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**SITE PLAN**  
SCALE: 1/16" = 1'-0"

- KEYNOTES**
- (N) SITE WALL, STRAIGHT STACKED CMU, 36" HIGH
  - (N) SITE FENCE, PAINTED METAL, 42"-48" HIGH
  - (N) SITE FENCE, WOOD, 72" HIGH
  - (E) STREET LIGHT ON P.R.W. TO REMAIN
  - (N) PARKING LOT CURB CUT
  - (N) SHORT-TERM BICYCLE PARKING
  - (N) LONG-TERM BICYCLE PARKING AND STORAGE
  - (N) MASONRY TRASH ENCLOSURE
  - (N) SITE PAVING
  - (N) RAISED LANDSCAPE PLANTER
  - (N) ELECTRICAL TRANSFORMER
  - (N) WATER METERS AND BACKFLOW DEVICES
  - (N) SITE LIGHT POST
  - (N) PROJECT SIGN
  - (E) FIRE HYDRANT
  - (E) PUBLIC SIDEWALK
  - (N) ASPHALT PARKING AREA

- UNIT LEGEND**
- ONE BEDROOM - +/- 550 - 585 SF
  - TWO BEDROOM - +/- 775 SF
  - THREE BEDROOM - +/- 1,000 SF

**NOTE:**  
LANDSCAPE PLANS IN DEVELOPMENT BASED ON COMMUNITY FEEDBACK  
LANDSCAPE PLANS TO BE INCLUDED IN FINAL DESIGN REVIEW SUBMITTAL  
PLEASE SEE SHEET A100 - A FOR INITIAL OUTDOOR SPACE CONCEPTS

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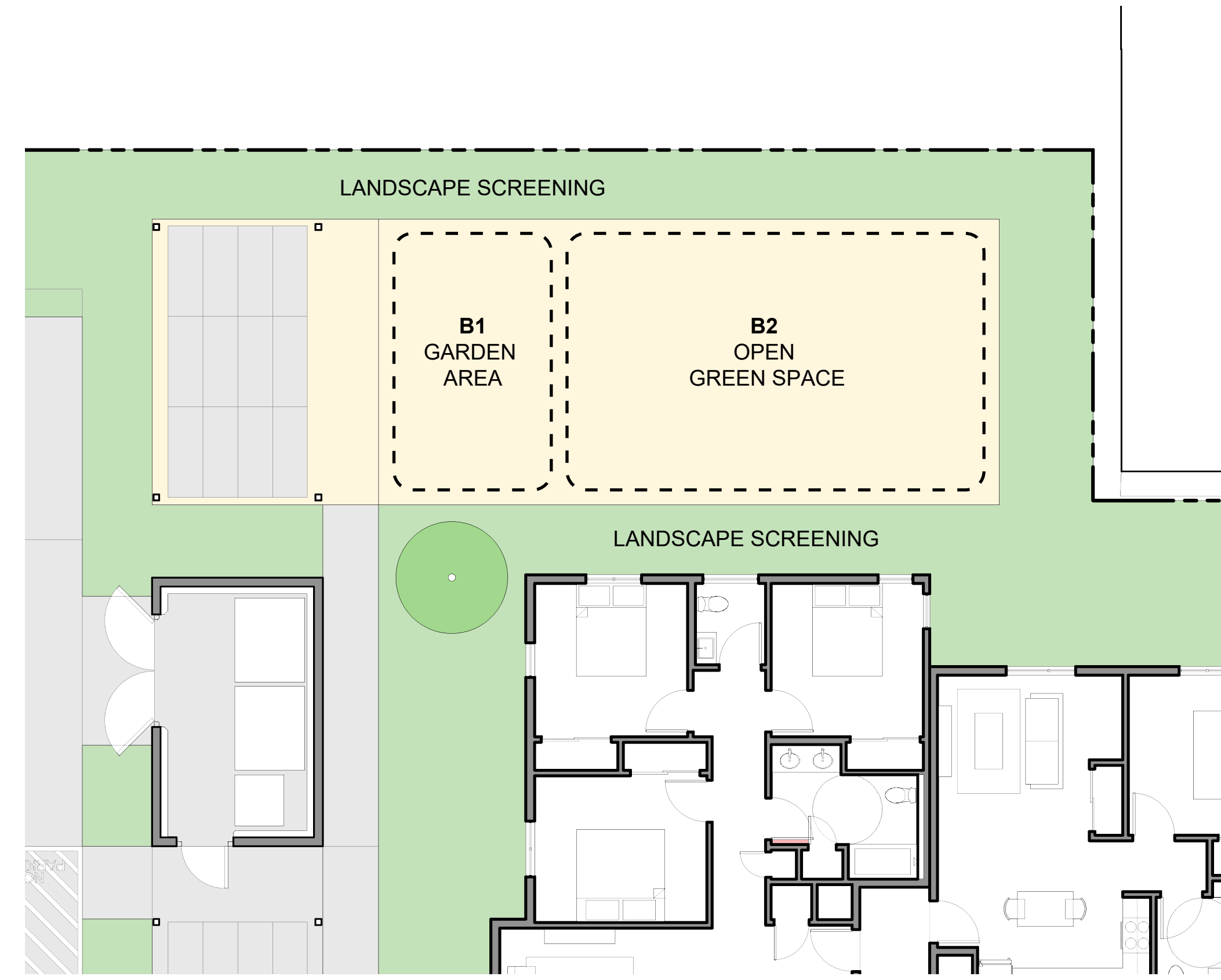
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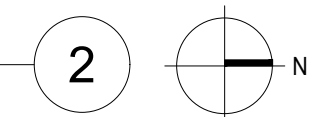
B1 - GARDEN AREA



B2 - OPEN GREEN SPACE



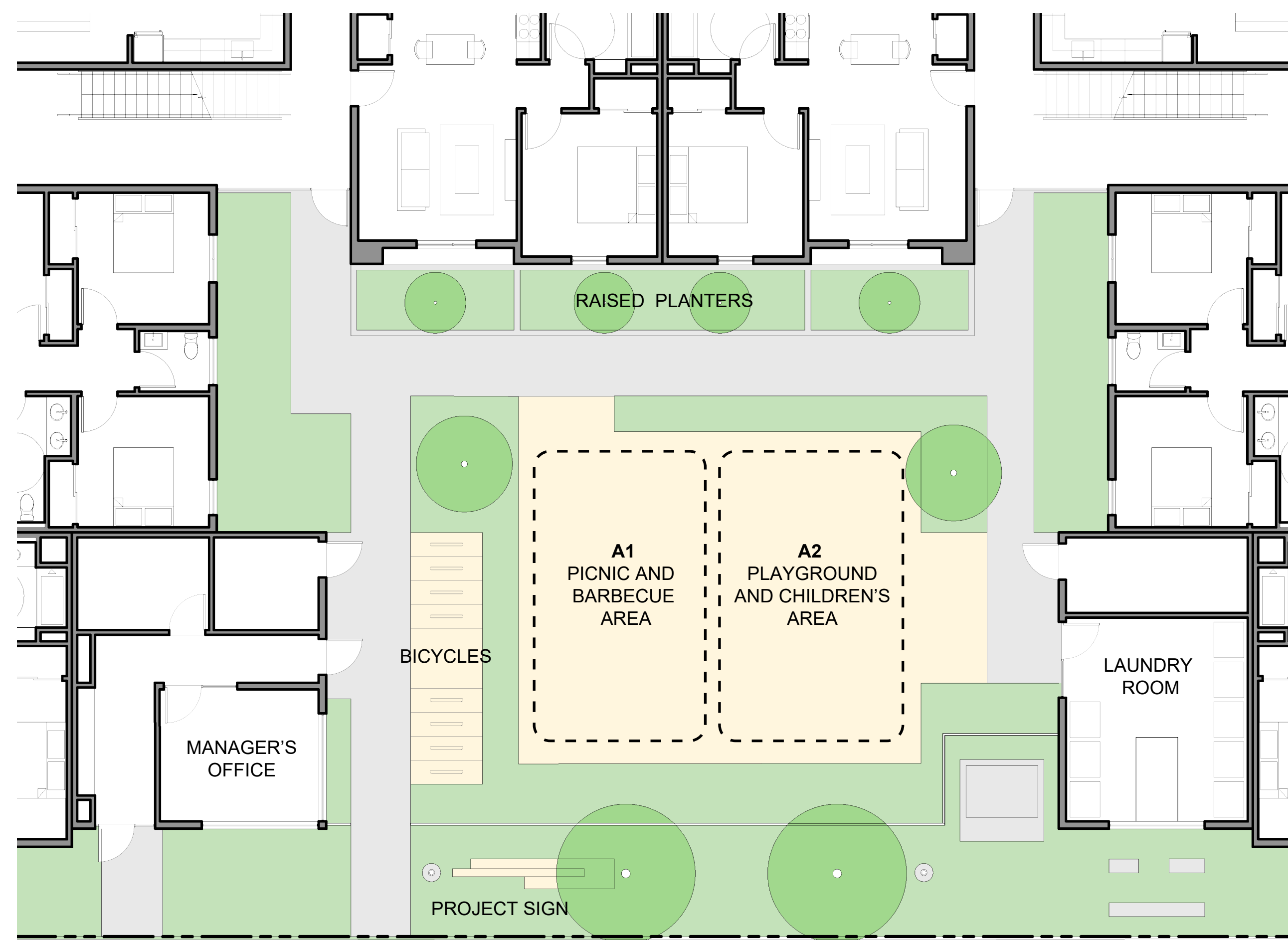
BACKYARD OUTDOOR SPACE - LANDSCAPE DIAGRAM  
 SCALE: 1/8" = 1'-0"



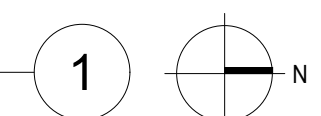
A1 - PLAYGROUND AND CHILDREN'S AREA



A2 - PICNIC AND BARBECUE AREA



FRONT YARD OUTDOOR SPACE - LANDSCAPE DIAGRAM  
 SCALE: 1/8" = 1'-0"



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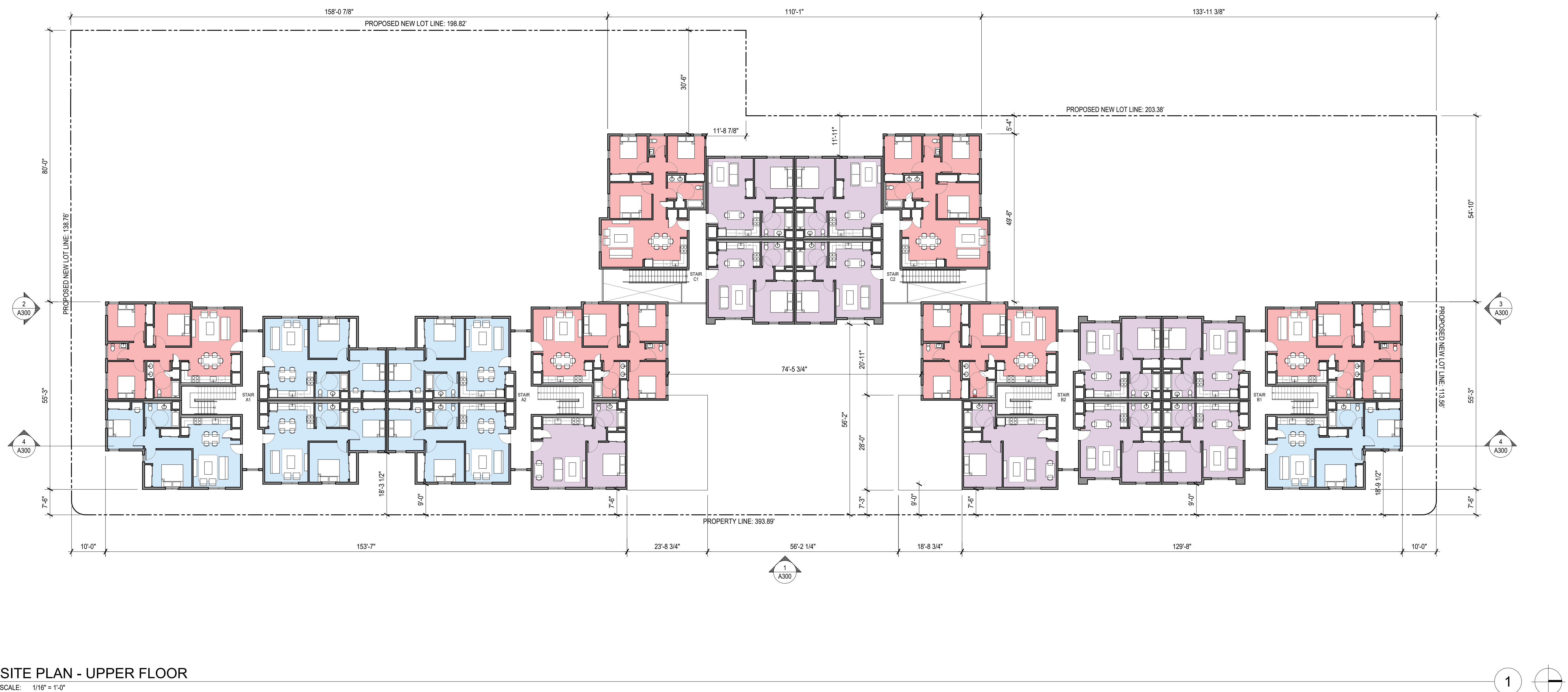
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**SITE PLAN - UPPER FLOOR**  
SCALE: 1/16" = 1'-0"

KEYNOTES	UNIT LEGEND
1. (N) SITE WALL, STRAIGHT STACKED CMU, 36" HIGH	ONE BEDROOM - +/- 550 - 585 SF
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6. (N) SHORT-TERM BICYCLE PARKING	
7. (N) LONG-TERM BICYCLE PARKING AND STORAGE	
8. (N) MASONRY TRASH ENCLOSURE	
9. (N) SITE PAVING	
10. (N) RAISED LANDSCAPE PLANTER	
11. (N) ELECTRICAL TRANSFORMER	
12. (N) WATER METERS AND BACKFLOW DEVICES	
13. (N) SITE LIGHT POST	
14. (N) PROJECT SIGN	
15. (E) FIRE HYDRANT	
16. (E) PUBLIC SIDEWALK	
17. (N) ASPHALT PARKING AREA	

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No.	Date	Issue
1	03.20.24	PRELIM. DESIGN REVIEW
		xxxxxxx, Xxxx

**SITE PLAN - UPPER FLOOR**

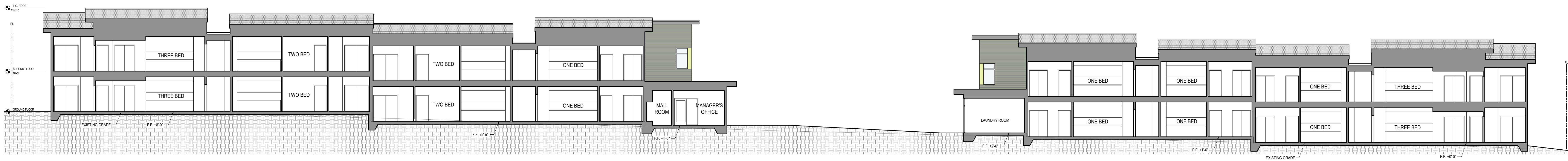
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**ROACH AND CAMPBELL**  
**LANDSCAPE ARCHITECTS**  
 947 ENTERPRISE DRIVE, B  
 SACRAMENTO, CA 95825



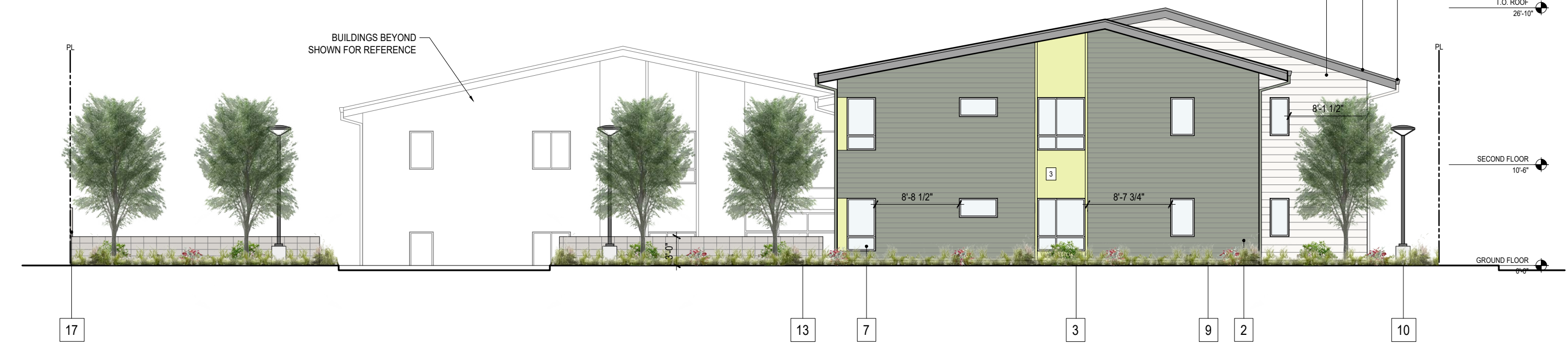
**SITE SECTION**  
 SCALE: 3/32" = 1'-0"

4



**NORTH SITE ELEVATION**  
 SCALE: 3/32" = 1'-0"

3



**SOUTH SITE ELEVATION**  
 SCALE: 3/32" = 1'-0"

2



**EAST SITE ELEVATION**  
 SCALE: 3/32" = 1'-0"

1

- KEYNOTES**
1. FIBER CEMENT PANEL - ARCTIC WHITE - FINAL COLOR TBD
  2. FIBER CEMENT PANEL - MOUNTAIN SAGE - FINAL COLOR TBD
  3. FIBER CEMENT OR METAL PANEL - WOODLAND CREAM - FINAL COLOR TBD
  4. FIBER CEMENT FASCIA - IRON GRAY - FINAL COLOR TBD
  5. METAL GUTTER AND DOWNSPOUT - TO MATCH SIDING
  6. COMPOSITE SHINGLE ROOFING
  7. WINDOW SYSTEM - ALUMINUM OR VINYL TBD
  8. METAL OVERHANG - WOODLAND CREAM
  9. PAINTED CONCRETE
  10. SITE LIGHT POST ON CONCRETE BASE, CYCLONE LIGHTING
  11. WALL SCIENCE (LOCATION TBD) - LITHONIA
  12. ENTRY DOOR - WOODLAND CREAM
  13. SITE WALL, STRAIGHT STACKED CMU, 36" HIGH
  14. SITE FENCE, PAINTED METAL, 42"-48" HIGH
  15. PROJECT MONUMENT SIGN
  16. MECHANICAL SCREEN - METAL MESH
  17. PROPERTY LINE FENCE - WOOD SLAT, 72" HIGH

**GREEN PHASE - 25-1**  
**AFFORDABLE FAMILY HOUSING**  
 3230 HILER STREET, EUREKA, CA 95503  
 APN: 009-073-001

**CLIENT:**  
**BRINSHORE DEVELOPMENT**  
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 EVANSTON, IL 60201

**HOUSING AUTHORITY OF THE CITY OF EUREKA**  
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**SITE ELEVATIONS AND SECTION**



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**GREEN PHASE - 25-1**

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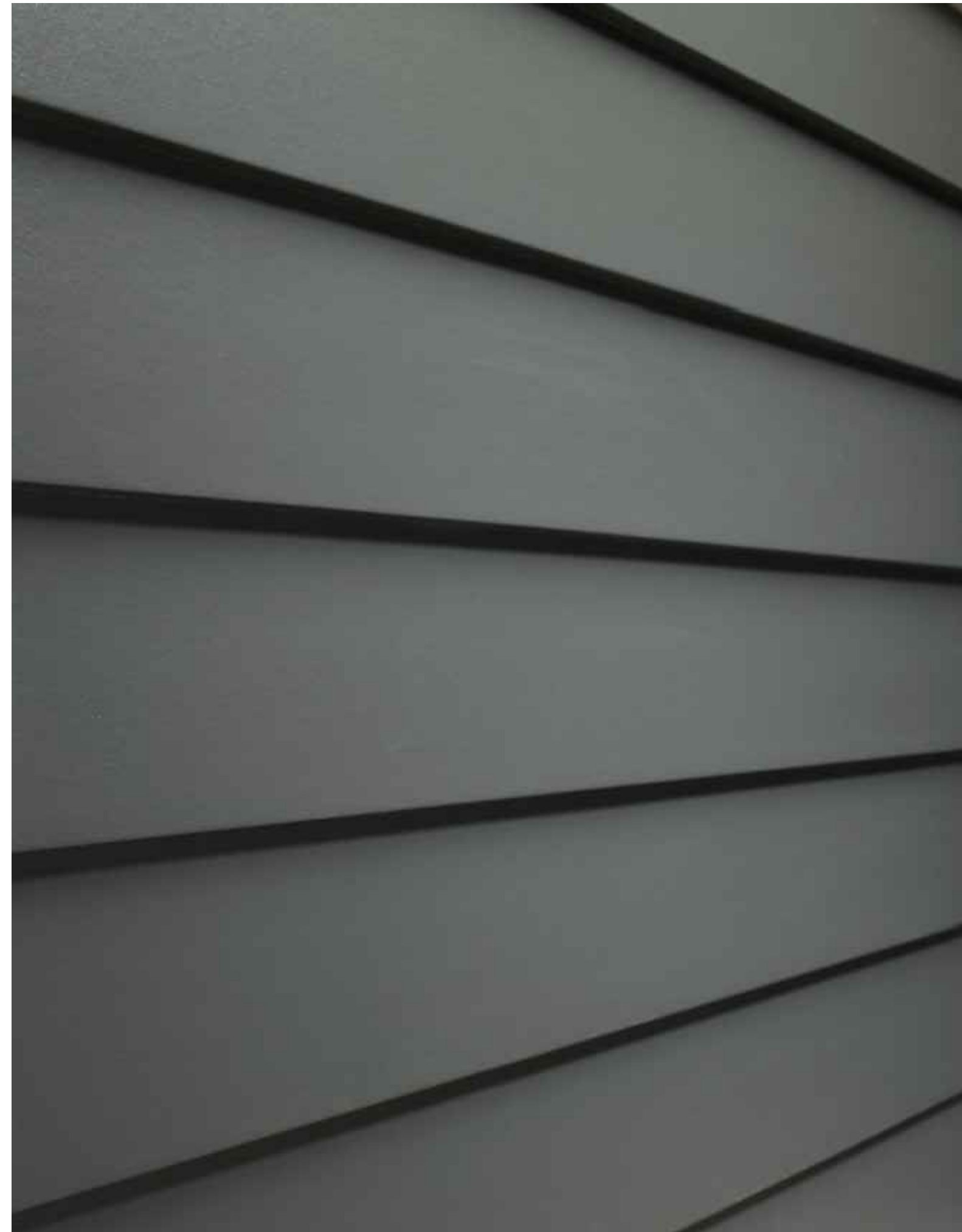
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**COLOR  
OPTIONS**



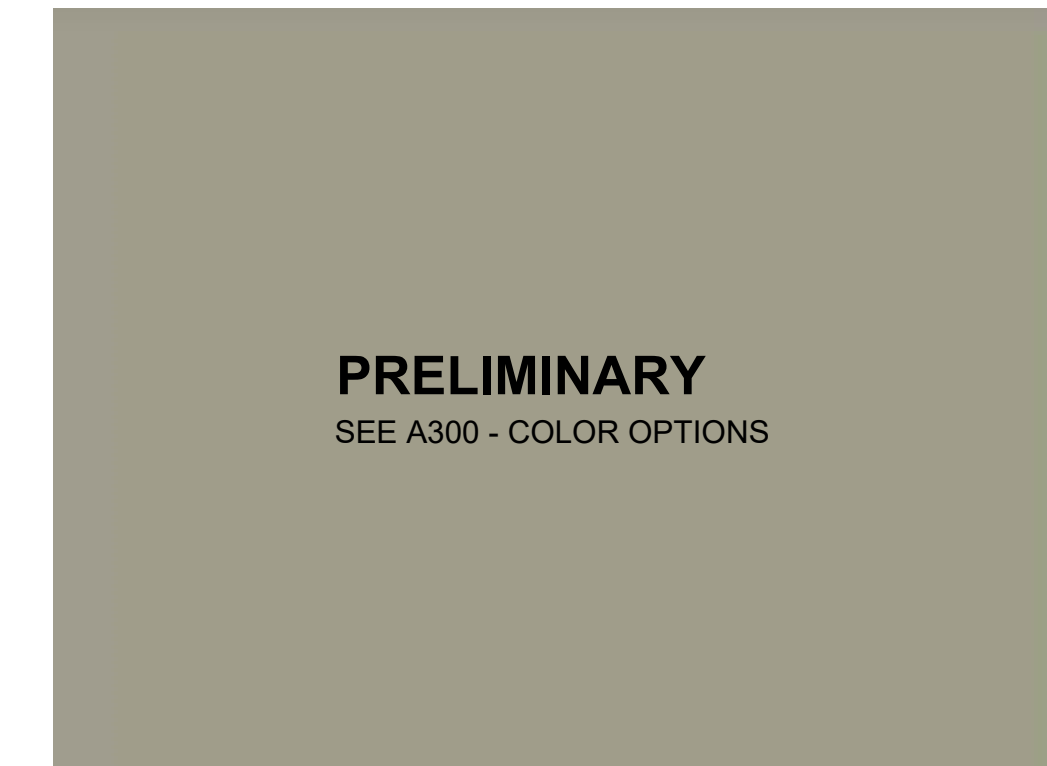
**FIBER CEMENT SIDING**



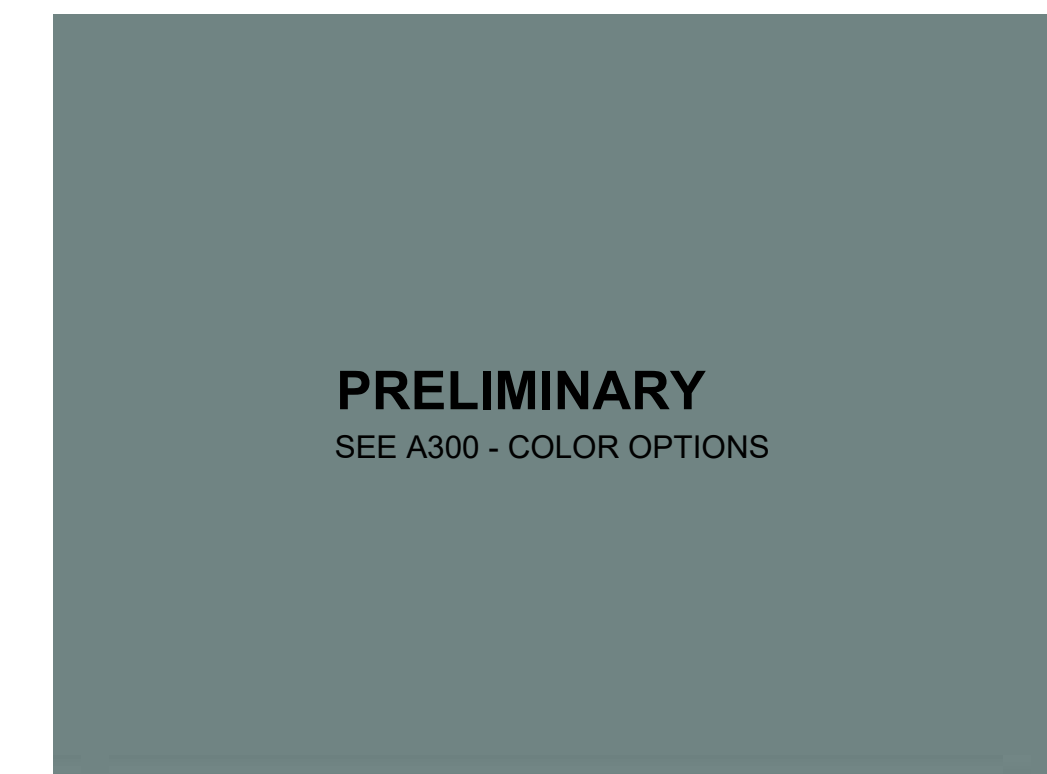
**COMPOSITE SHINGLE ROOFING**



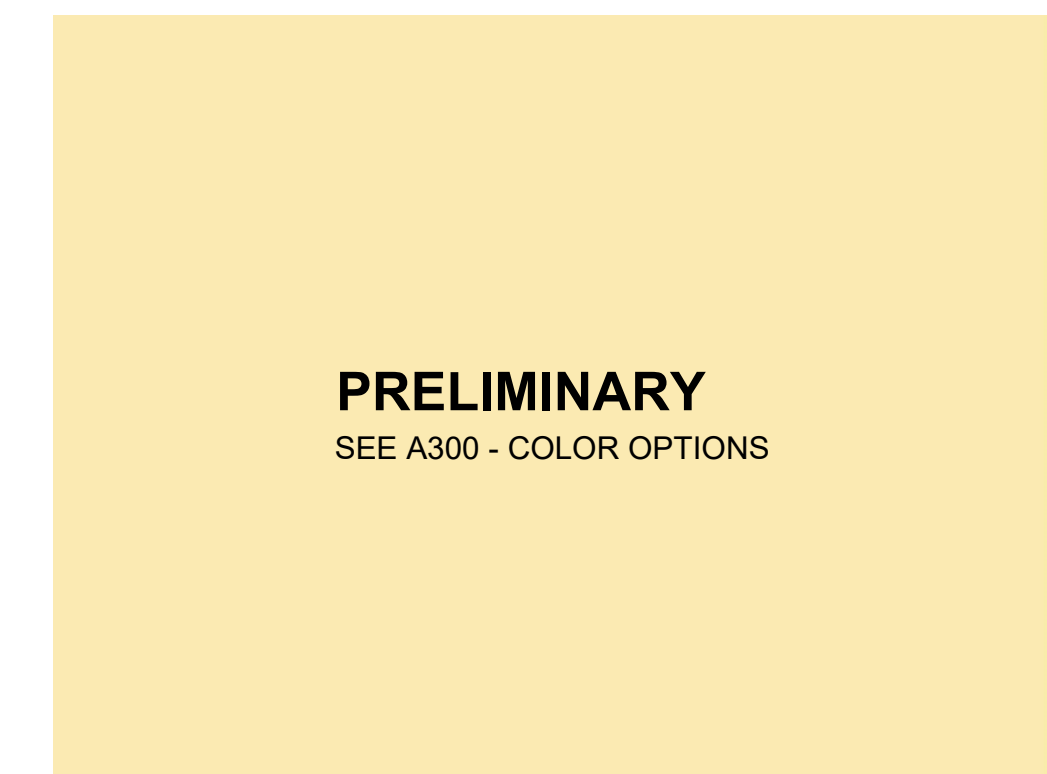
**CYCLONE LIGHTING POST LIGHT**



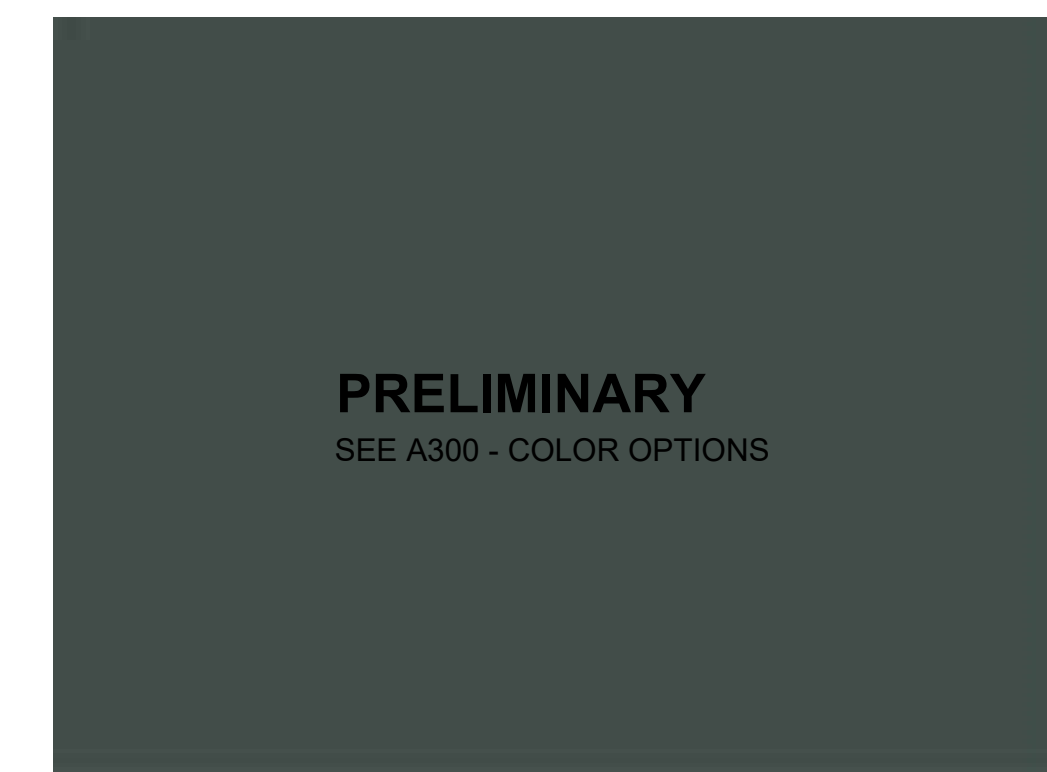
**A - MONTEREY TAUPE**  
BY JAMES HARDIE OR EQUAL



**B - BOOTHBAY BLUE**  
BY JAMES HARDIE OR EQUAL



**C - WOODLAND CREAM**  
BY JAMES HARDIE OR EQUAL



**D - IRON GRAY**  
BY JAMES HARDIE OR EQUAL



**FIBER CEMENT SIDING**



**STRAIGHT STACKED CMU RAISED PLANTERS AND PARKING LOT WALLS**



**VERTICAL BLADE METAL FENCE**



**LITHONIA WEDGE WALL SCONCE**

NOTE: COLORS ARE SUGGESTIVE AND MEANT FOR DESIGN DIRECTION REFERENCE. FINAL COLORS SUBJECT TO AVAILABILITY AND COST AT THE TIME OF PROJECT CONSTRUCTION

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**MATERIALS AND COLORS**