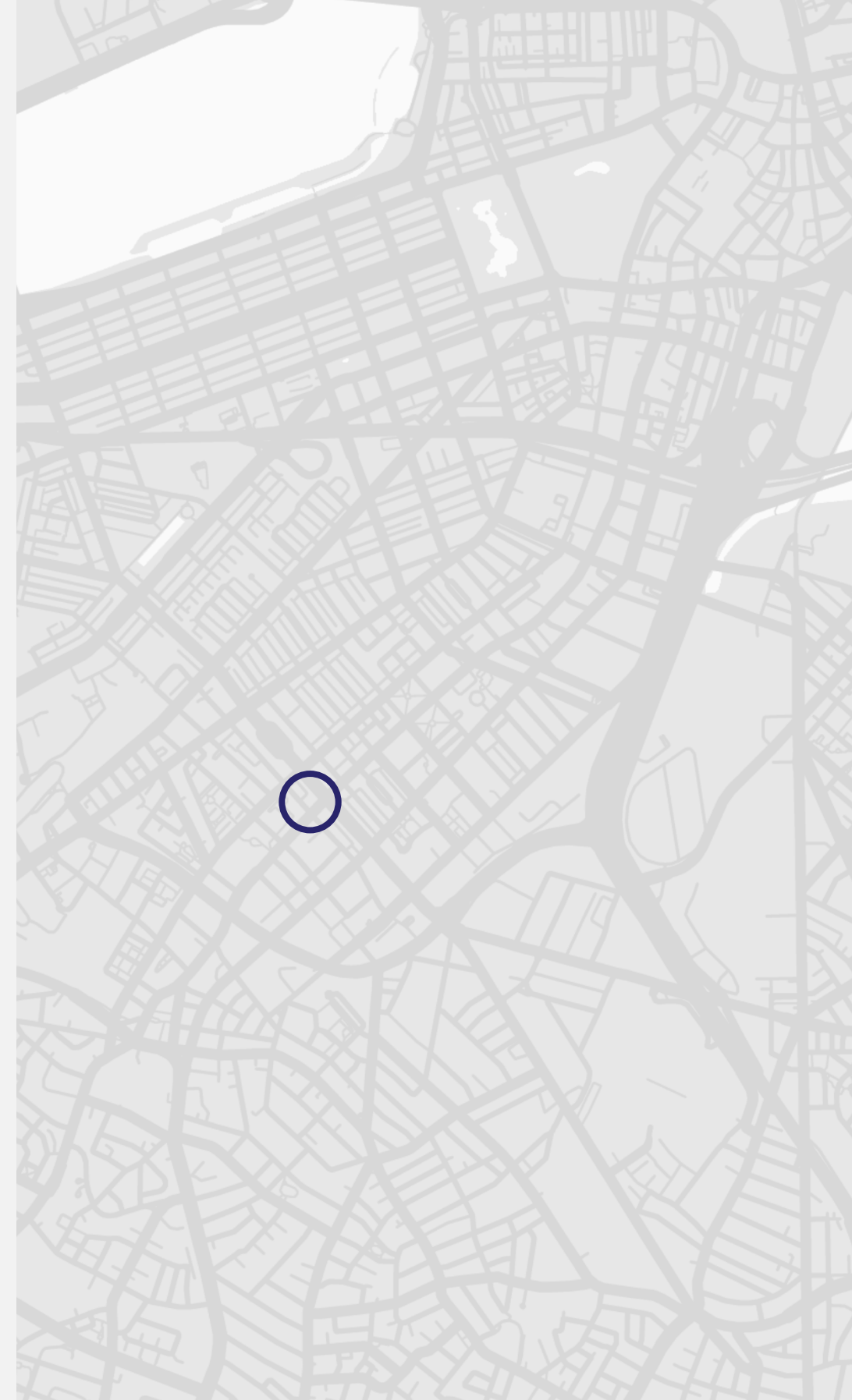


THE ALEXANDRA PARTNERS, LLC  
SELDC PRESENTATION

# 1759-1769 WASHINGTON ST

BOSTON MA



**EMBARC**

NOVEMBER 1, 2022

# Project Team

DEVELOPER

**THE ALEXANDRA PARTNERS, LLC**

ARCHITECT

**EMBARC**

ZONING ATTORNEY

**LACASSE LAW, LLC**

RESTORATION CONSULTANT

**BUILDING CONSERVATION  
ASSOCIATES, INC.**



**1759 -1769  
WASHINGTON ST**

SHAWMUT AVE

WASHINGTON ST

MASSACHUSETTS AVE



**CONTEXT MAP**

# Project Overview



## PROJECT ADDRESS

- 1759-1769 WASHINGTON STREET, BOSTON

## PROJECT DESCRIPTION

- THE PROJECT WILL RETAIN AND RESTORE THE FACADE OF THE EXISTING BUILDING, RECREATING AND/OR REFURBISHING THE ORIGINAL HISTORIC DESIGN ELEMENTS. BEHIND THE FACADE WILL BE A NEW (13) STORY MULTIFAMILY RESIDENTIAL BUILDING, CONSISTING OF (70) CONDO UNITS, GYM AND AMENITY SPACES, AND A GROUND FLOOR RETAIL SPACE

## ZONING DISTRICT

- ROXBURY NEIGHBORHOOD
- MULTIFAMILY RESIDENTIAL / LOCAL SERVICES, ROW HOUSE RESIDENTIAL

## LOT SIZE

- 8,012 SF

## DIMENSIONAL INFO

- GROSS FA: 76,695
- FAR: 9.56
- HEIGHT: 169'-6"

# Approvals + Milestones

## JULY 25, 2018

- LETTER OF INTENT (LOI)

## NOVEMBER 30, 2018

- PROJECT NOTIFICATION FORM (PNF) + PNF COMMENT PERIOD OPEN

## JANUARY 9, 2019

- PUBLIC MEETING

## JANUARY 16, 2019

- IMPACT ADVISORY GROUP (IAG)

## JANUARY 30, 2019

- IMPACT ADVISORY GROUP (IAG)

## FEBRUARY 13, 2019

- PNF COMMENT PERIOD END

## FEBRUARY 25, 2019

- PUBLIC COMMENTS

## FEBRUARY 27, 2019

- IMPACT ADVISORY GROUP (IAG)

## MARCH 5, 2019

- BCDC APPROVAL

## MARCH 11, 2019

- PUBLIC MEETING

## MARCH 14, 2019

- BPDA BOARD APPROVED

## MARCH 30, 2019

- PUBLIC COMMENTS

## OCTOBER 29, 2019

- LANDMARKS APPROVAL

## DECEMBER 4, 2019

- SCOPING DETERMINATION WAIVING FURTHER REVIEW

## JULY 15, 2021

- PROJECT NOTIFICATION FORM (PNF) + PNF COMMENT PERIOD OPEN

## SEPTEMBER 7, 2021

- PUBLIC HEARING

## OCTOBER 14, 2021

- BPDA APPROVAL

## NOV 2021 - MAY 2022

- VARIOUS MEETINGS WITH ABUTTERS + NEIGHBORHOOD GROUPS

## JUNE 16, 2022

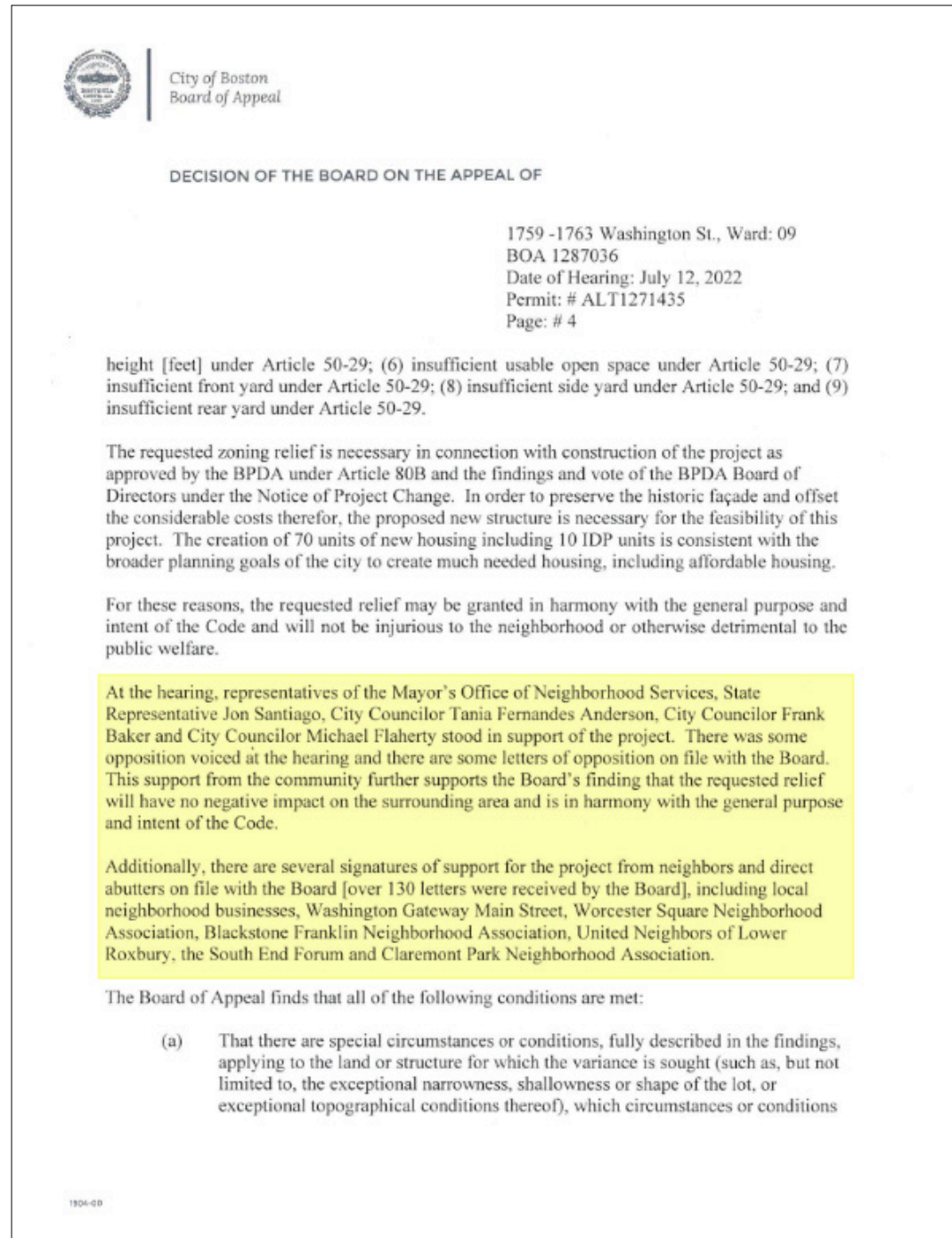
- COMMUNITY MEETING

## JULY 12, 2022

- ZBA APPROVED

# Approvals + Milestones

EXCERPT FROM PAGE 4, DECISION OF THE BOARD ON THE APPEAL OF 1759-1763 WASHINGTON STREET

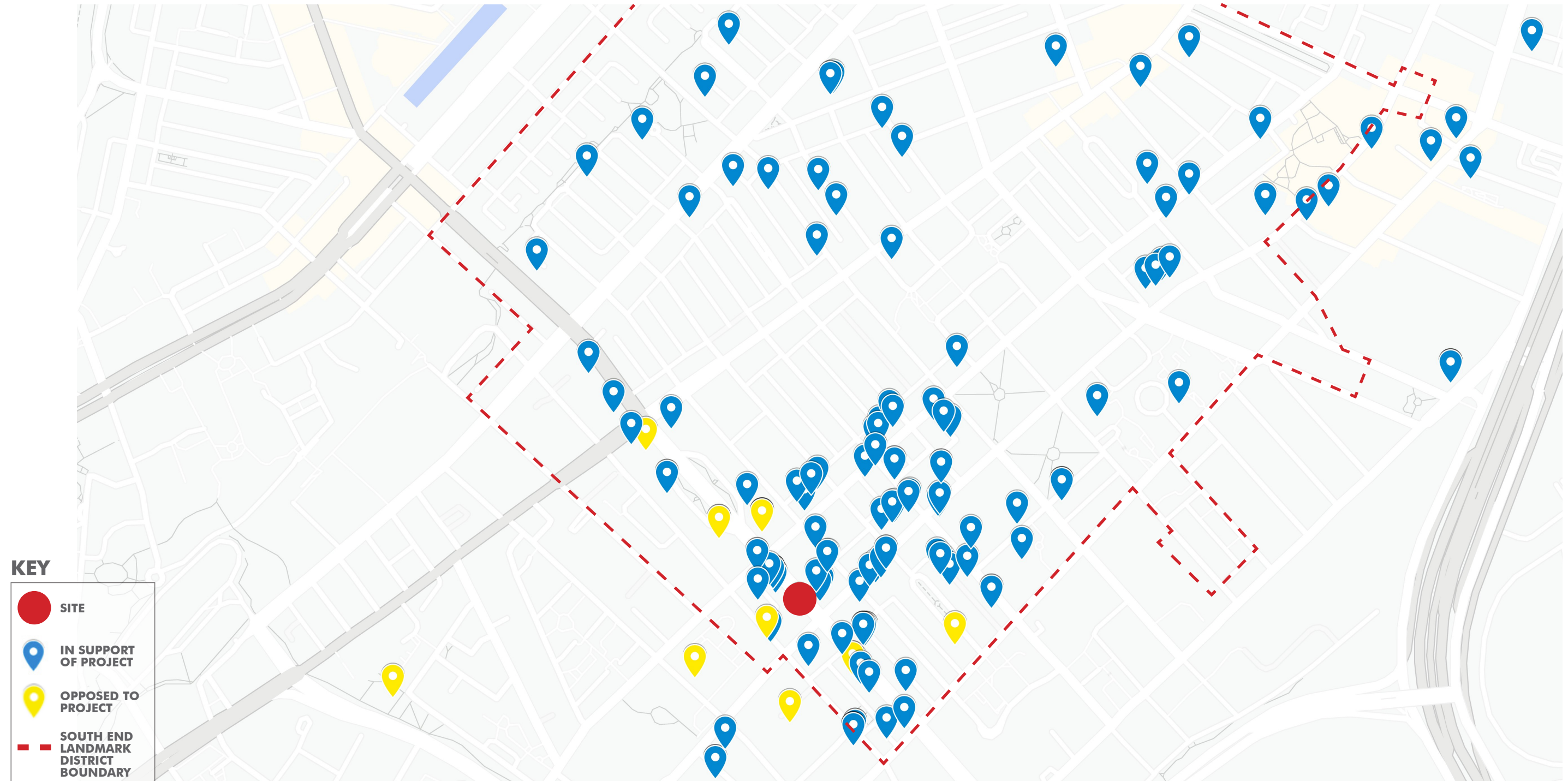


“AT THE HEARING, REPRESENTATIVE’S OF THE MAYOR’S OFFICE OF NEIGHBORHOOD SERVICES, STATE REPRESENTATIVE JON SANTIAGO, CITY COUNCILOR TANIA FERNANDES ANDERSON, CITY COUNCILOR FRANK BAKER AND CITY COUNCILOR MICHAEL FLAHERTY STOOD IN SUPPORT OF THE PROJECT. THERE WAS SOME OPPOSITION VOICED AT THE HEARING AND THERE ARE SOME LETTERS OF OPPOSITION ON FILE WITH THE BOARD. THIS SUPPORT FROM THE COMMUNITY FURTHER SUPPORTS THE BOARD’S FINDING THAT THE REQUESTED RELIEF WILL HAVE NO NEGATIVE IMPACT ON THE SURROUNDING AREA AND IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE CODE.

ADDITIONALLY, THERE ARE SEVERAL SIGNATURES OF SUPPORT FOR THE PROJECT FROM NEIGHBORS AND DIRECT ABUTTERS ON FILE WITH THE BOARD (OVER 130 LETTERS WERE RECEIVED BY THE BOARD), INCLUDING LOCAL NEIGHBORHOOD BUSINESSES, WASHINGTON GATEWAY MAIN STREET, WORCESTER SQUARE NEIGHBORHOOD ASSOCIATION, BLACKSTONE FRANKLIN NEIGHBORHOOD ASSOCIATION, UNITED NEIGHBORS OF LOWER ROXBURY, THE SOUTH END FORUM AND CLAREMONT PARK NEIGHBORHOOD ASSOCIATION.”

# Community Support

AS OF OCTOBER 27, 2022



OVERALL SUPPORT + OPPOSITION MAP

# DESIGN FEEDBACK & PROCESS

BOSTON CIVIC DESIGN COMMISSION & SOUTH END LANDMARKS DISTRICT COMMISSION  
PREVIOUSLY DESIGNED + PRESENTED BY CBT

• MATERIALITY STUDY



2019.08.12 SELDC SUBMISSION

• MASSING STUDY (SETBACK & HEIGHT)



2018.12.04 SELDC & BCDC

2019.01.22 SELDC & BCDC

2019.02.12 SELDC & BCDC

2019.02.26 SELDC

2019.08.12 SELDC SUBMISSION



# DESIGN FEEDBACK & PROCESS

BOSTON CIVIC DESIGN COMMISSION & SOUTH END LANDMARKS DISTRICT COMMISSION  
PREVIOUSLY DESIGNED + PRESENTED BY CBT

## • WEST FACADE STUDY



2018.01.22 SELDC & BCDC



2019.02.12 SELDC & BCDC



2019.02.26 SELDC



2019.03.05 BCDC



2019.08.12 SELDC SUBMISSION

## • LOWER MASSING AND ENTRANCE STUDY



2018.12.04 SELDC & BCDC



2019.01.22 SELDC & BCDC



2019.02.26 SELDC



2019.08.12 SELDC SUBMISSION

# Building Design

OVERALL



RENDERING BY CBT





**EXTERIOR RENDERING BY CBT**

**EMBARC**

1759-1769 WASHINGTON ST | THE ALEXANDRA PARTNERS, LLC | SELDC PRESENTATION | NOVEMBER 1, 2022 | 12



ALEXANDRA

EXTERIOR RENDERING BY CBT

# Building Design

ENTRANCE | PREVIOUSLY DESIGNED + PRESENTED BY CBT



- 1. UPDATED TO SMOOTHER EDGE TRANSITION
- 2. ADDED SECONDARY MULLIONS
- 3. UPDATED TO DARKER GRANITE BASE



- 4. PROVIDED DEPTH AND SAME LANGUAGE AT THE SIDE DOOR
- 5. CHANGED THE PANEL TO SAME SIDE PANEL ABOVE FOR CONTINUATION

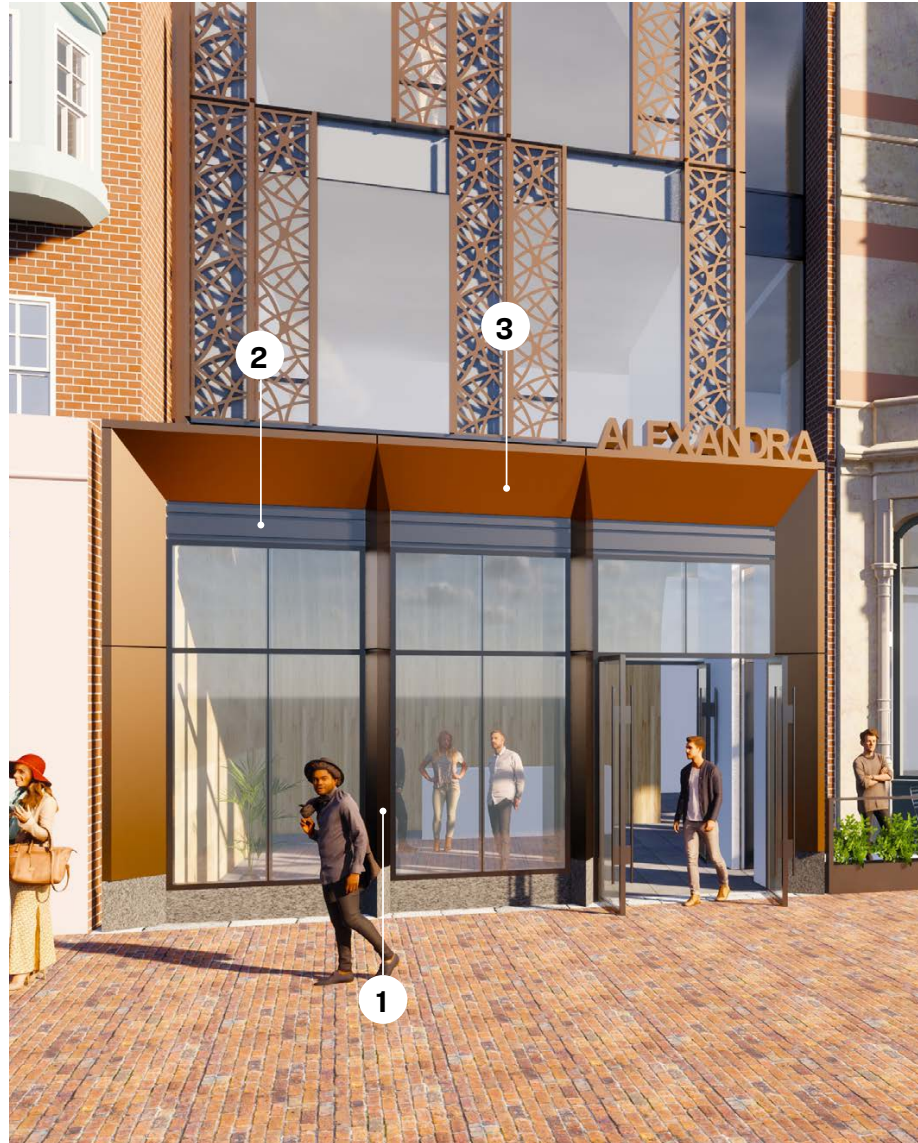
# Building Design

ENTRANCE | PREVIOUSLY DESIGNED + PRESENTED BY CBT

CAST IRON COLUMNS:  
-EXTENSION FROM MAIN FACADE  
-UNIQUE SECTION GEOMETRY

SECONDARY  
SURFACE AREA

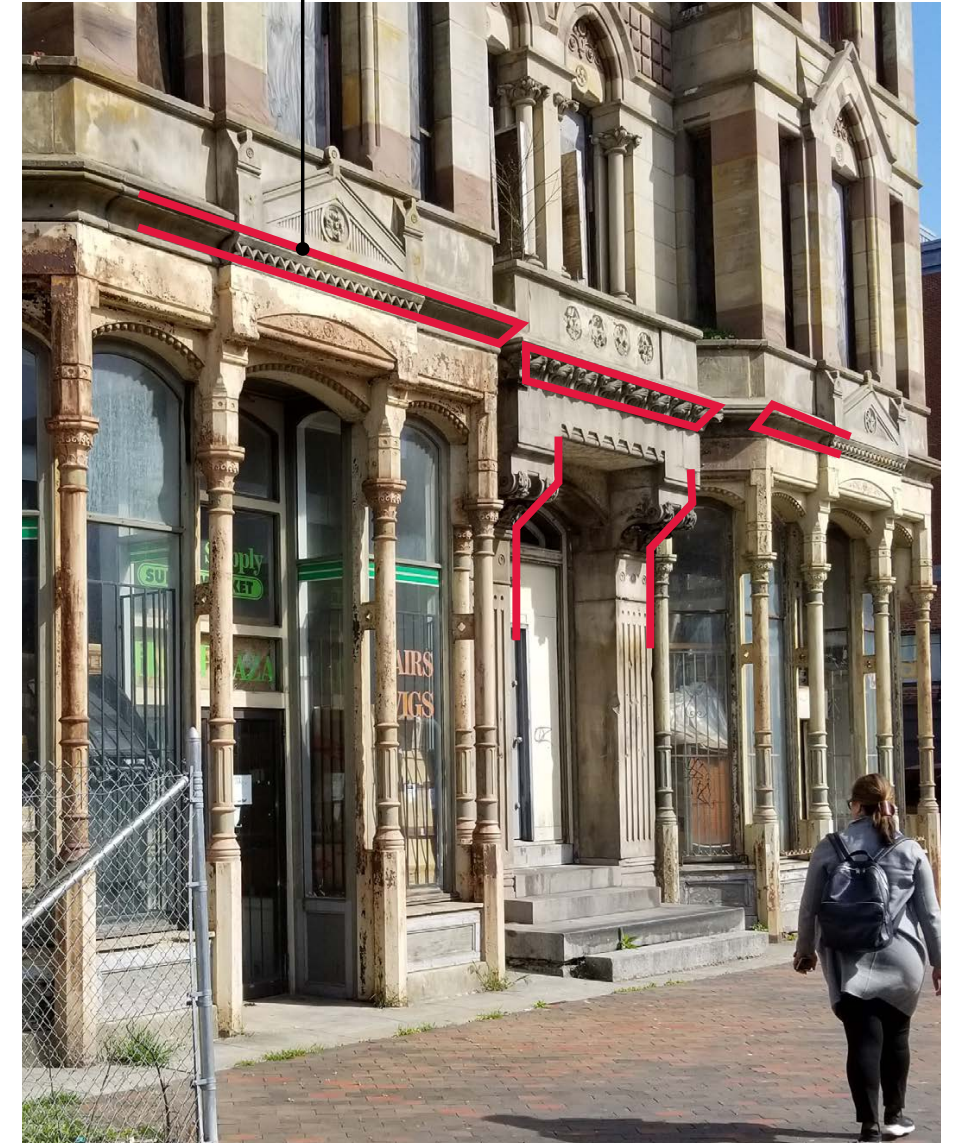
CANTED SURFACE AND PROFILES



UPDATED HOTEL ENTRANCE DESIGN



EXISTING ALEXANDRA STOREFRONT



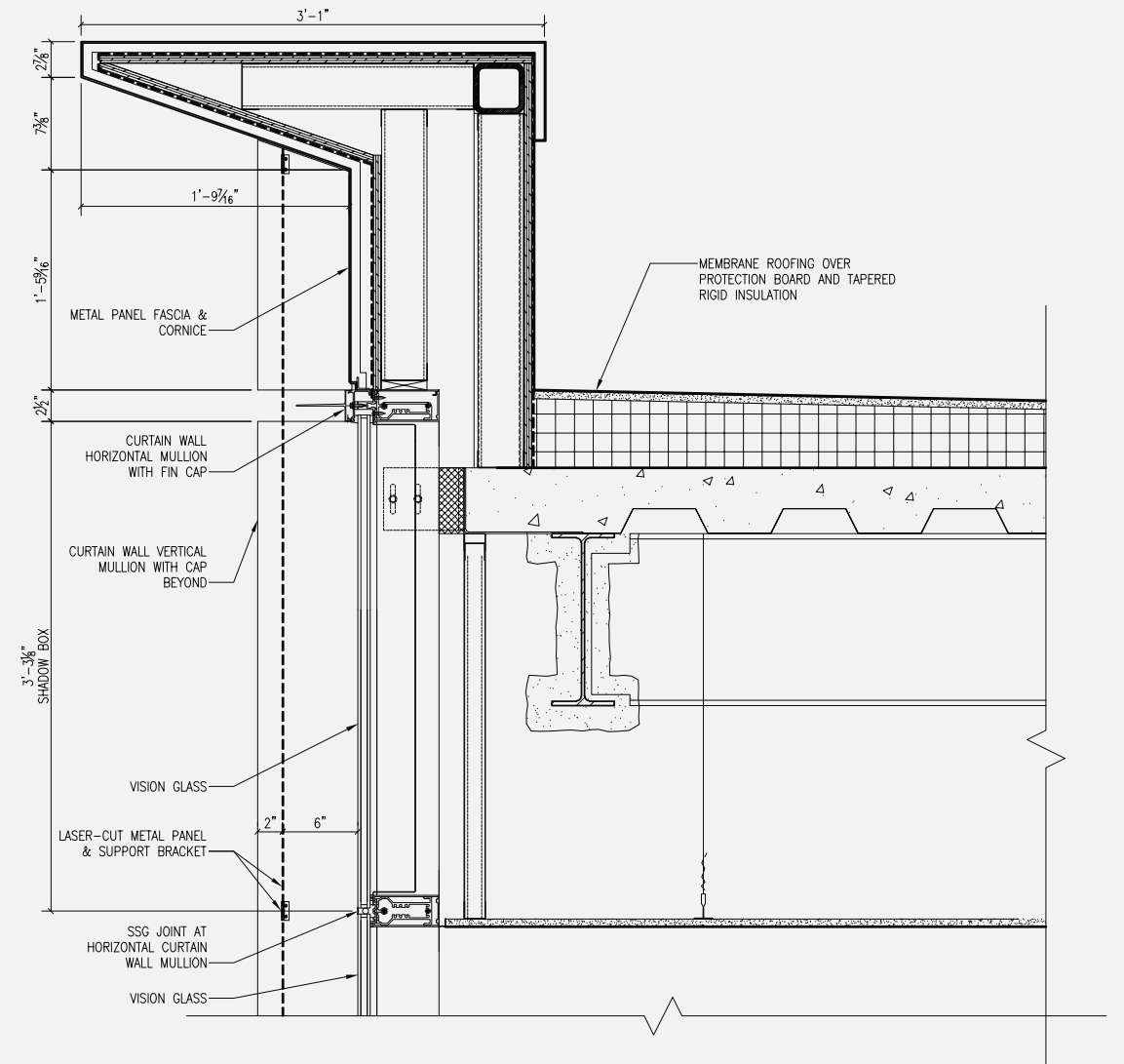
EXISTING ALEXANDRA STOREFRONT

# Building Design

ROOF-LINE | PREVIOUSLY DESIGNED + PRESENTED BY CBT



UPDATED BUILDING  
ROOF LINE



DETAILING STUDY



# Building Design

WEST CORNER FACADE | PREVIOUSLY DESIGNED + PRESENTED BY CBT

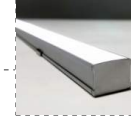


--- ALEXANDRA TURNING FACADE :  
BRICK /  
BCDC'S RECOMMENDED DIRECTION

# Lighting Design



WET LOCATION LED FIXTURE MOUNTED BEHIND WROUGHT IRON RAILING FOR UPLIGHTING  
 MFR: LUMINI  
 PRODUCT: KENDO M WET LOCATION



ACCENT UPLIGHT AT TOP OF TYMPANUM  
 MFR: BK LIGHTING  
 PRODUCT: MINI MICRO FLOOD LIGHT  
 \*CUSTOM PAINTED TO MATCH BUILDING



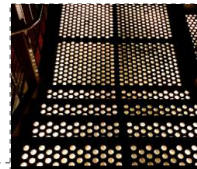
UPLIGHT AT TYMPANUM  
 MFR: LUMENPULSE  
 PRODUCT: LUMENFACADE  
 \*CUSTOM PAINTED TO MATCH BUILDING



UPLIGHT AT UPPER CORNICE  
 MFR: LUMENPULSE  
 PRODUCT: LUMENFACADE  
 \*CUSTOM PAINTED TO MATCH BUILDING



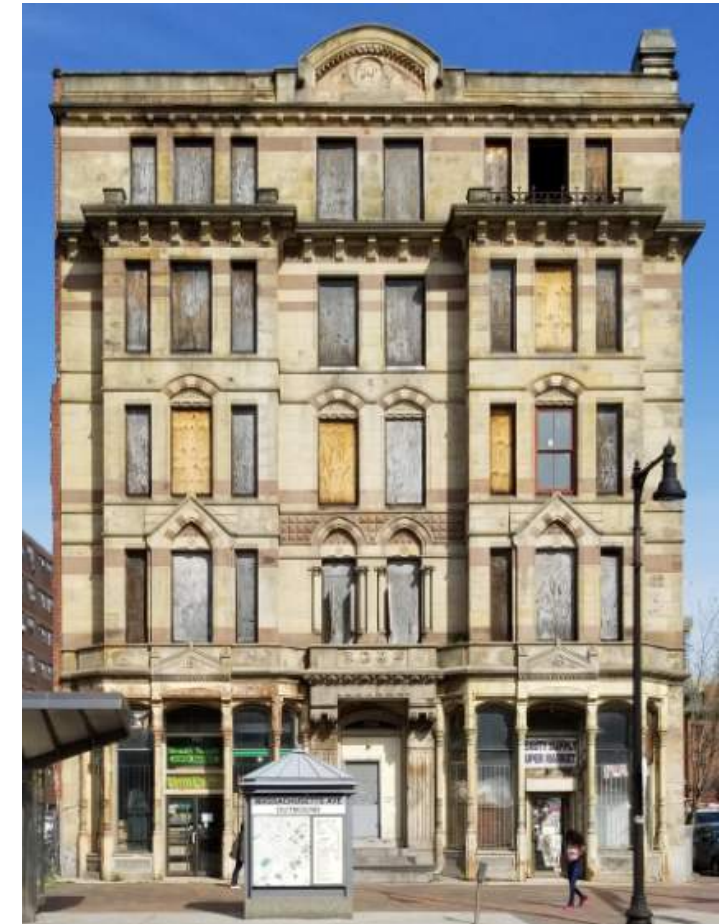
UPLIGHT AT BUILDING FACADE  
 MFR: ECOSENSE  
 PRODUCT: RISE F170  
 \*CUSTOM PAINTED TO MATCH BUILDING



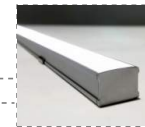
CAST IRON STAIR LIT FROM BELOW WITH STRIP LED LIGHT FIXTURES



MFR: HE WILLIAMS  
 PRODUCT: 75 LED



# Lighting Design



WET LOCATION LED FIXTURE MOUNTED BEHIND WROUGHT IRON RAILING FOR UPLIGHTING  
MFR: LUMINI  
PRODUCT: KENDO M WET LOCATION



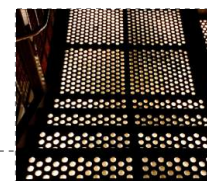
UPLIGHT AT UPPER CORNICE  
MFR: LUMENPULSE  
PRODUCT: LUMENFACADE  
\*CUSTOM PAINTED TO MATCH BUILDING



DOWNLIGHT AT ENTRY  
MFR: MP LIGHTING  
PRODUCT: L03 S6



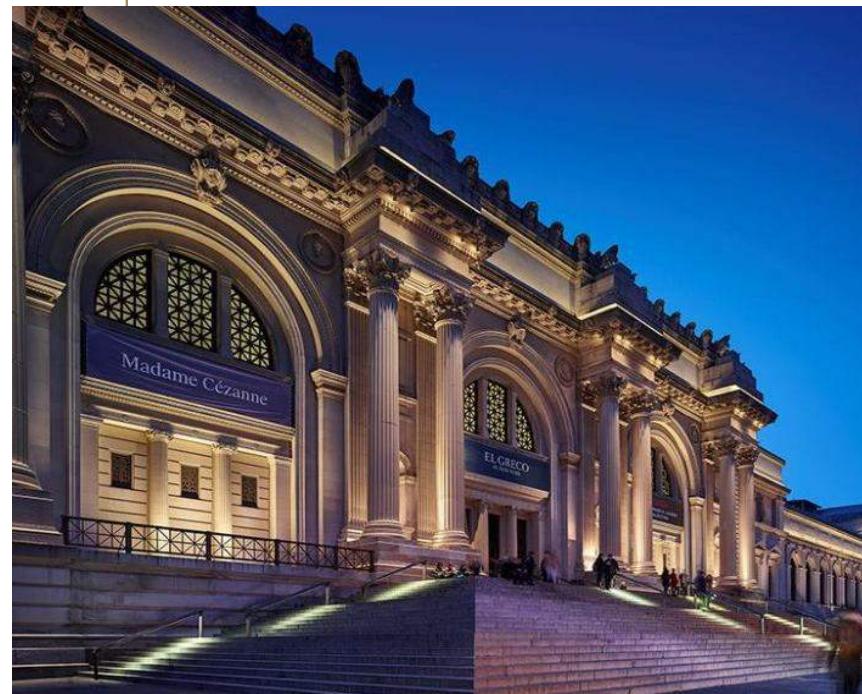
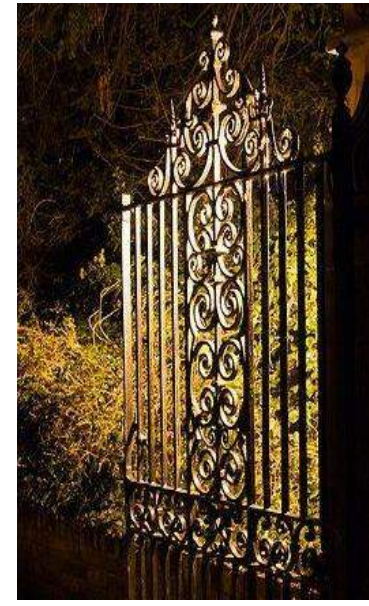
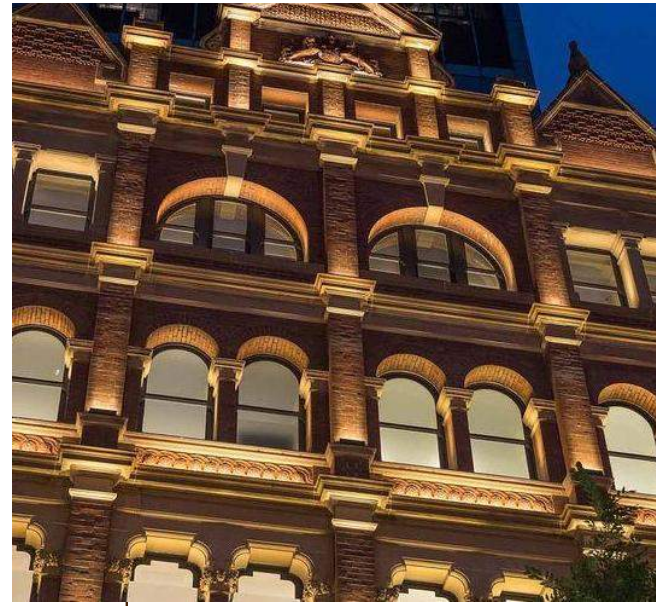
UPLIGHT AT BUILDING FACADE  
MFR: ECOSENSE  
PRODUCT: RISE F170  
\*CUSTOM PAINTED TO MATCH BUILDING



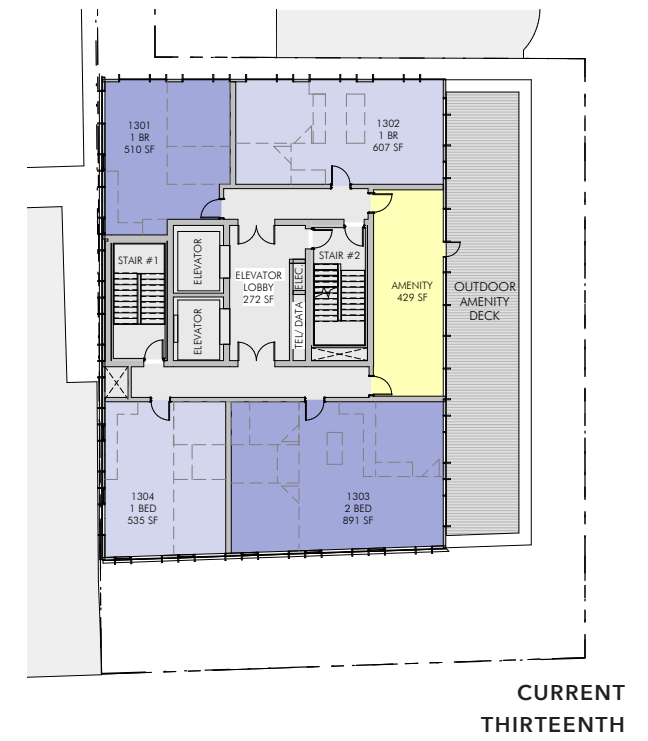
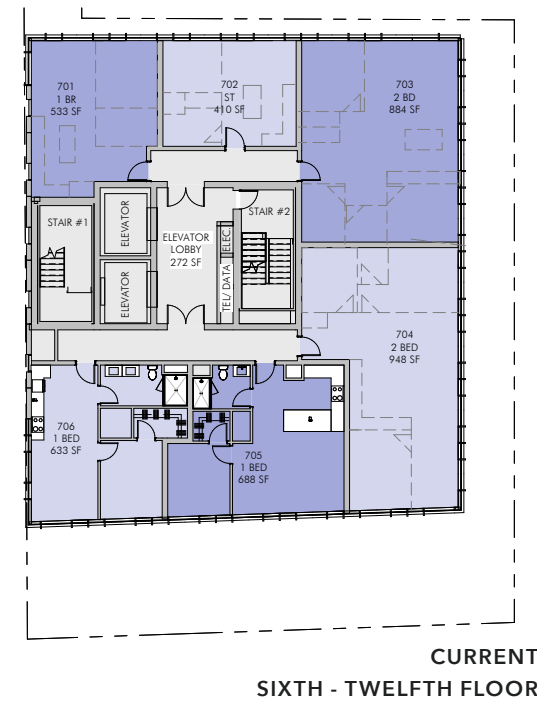
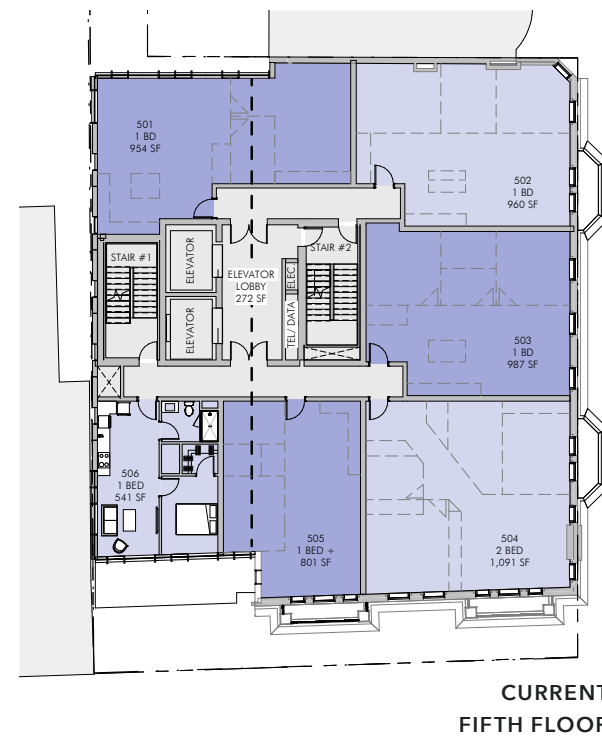
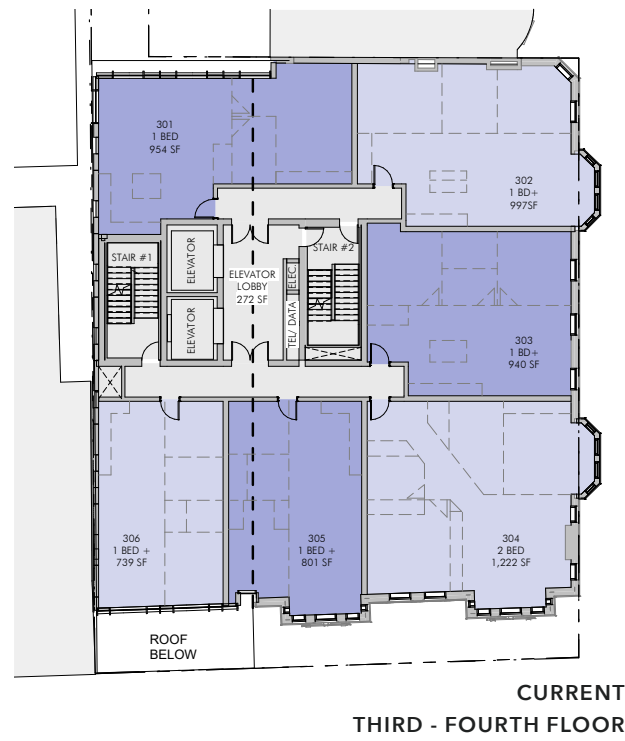
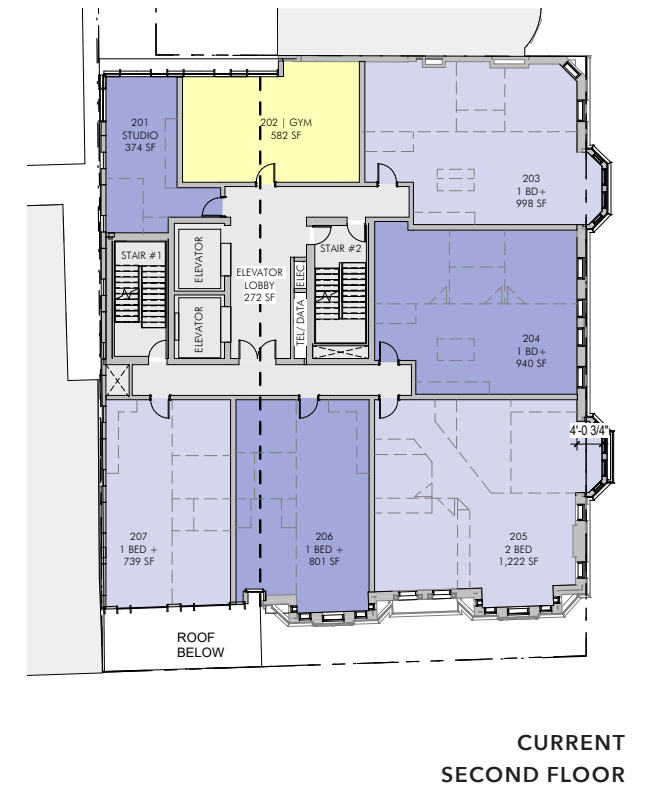
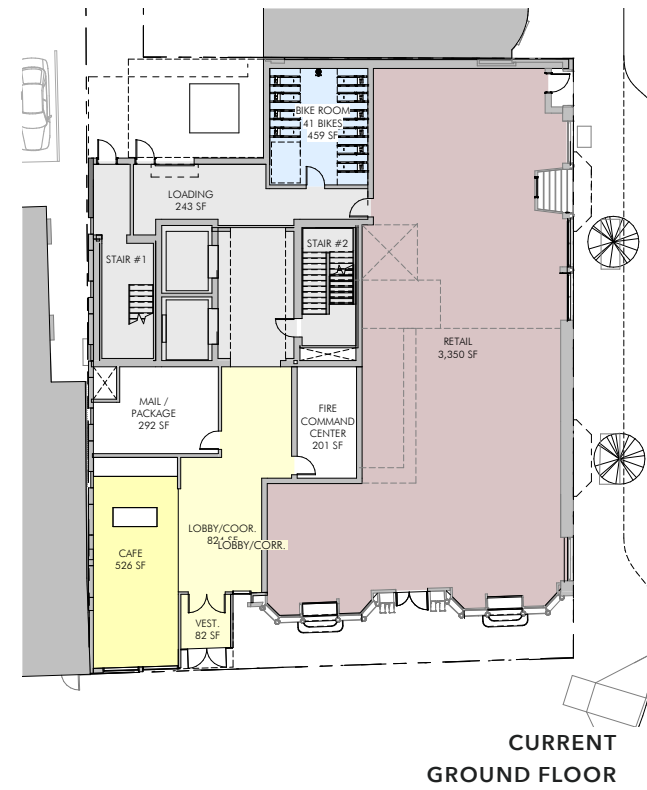
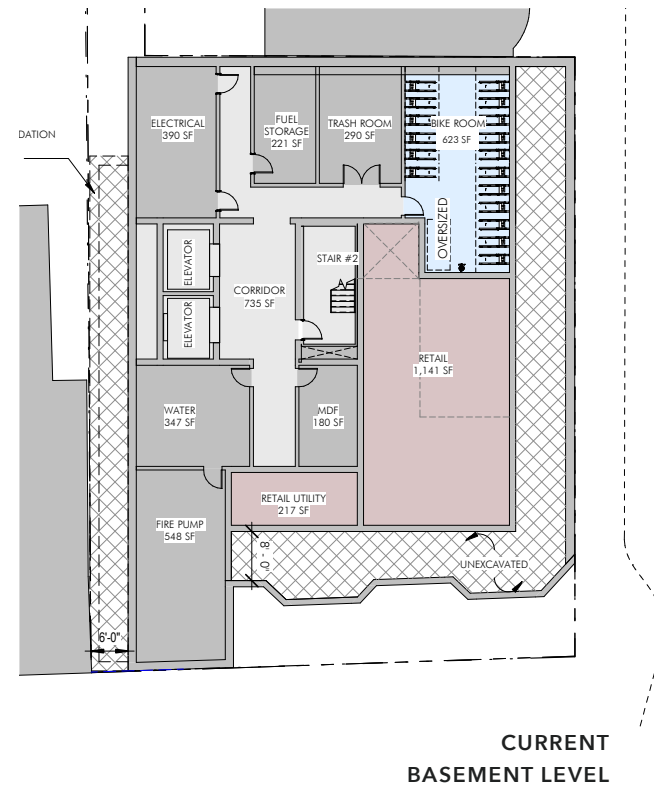
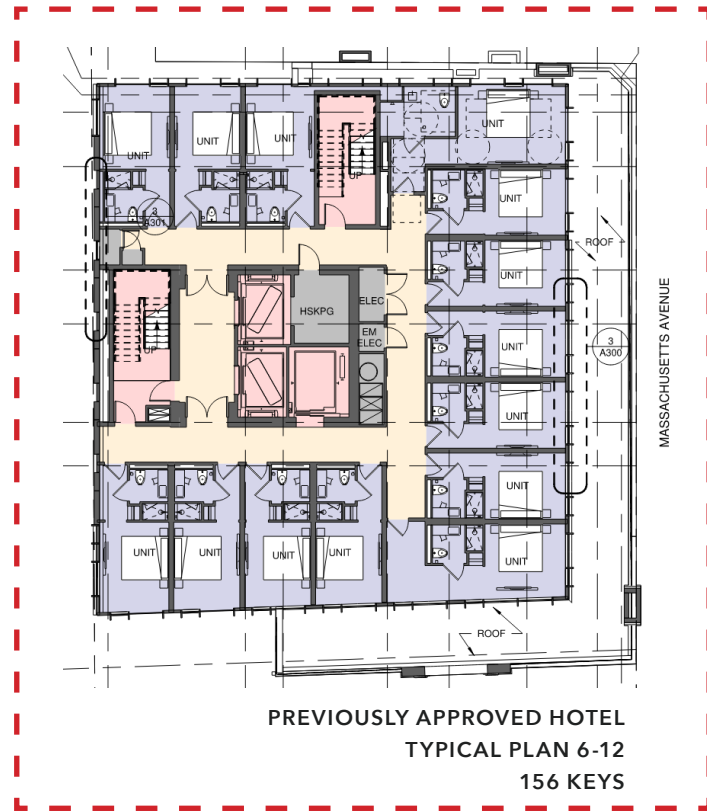
CAST IRON STAIR LIT FROM BELOW WITH STRIP LED LIGHT FIXTURES

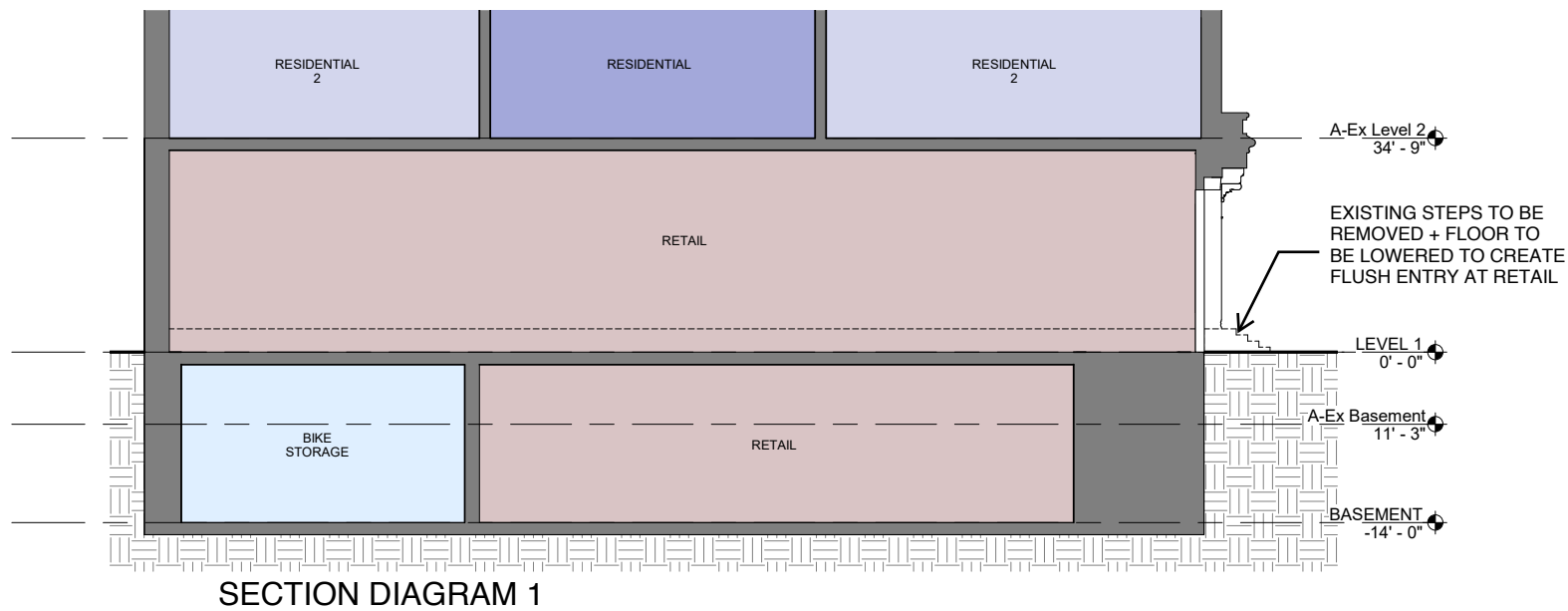


# Lighting Design

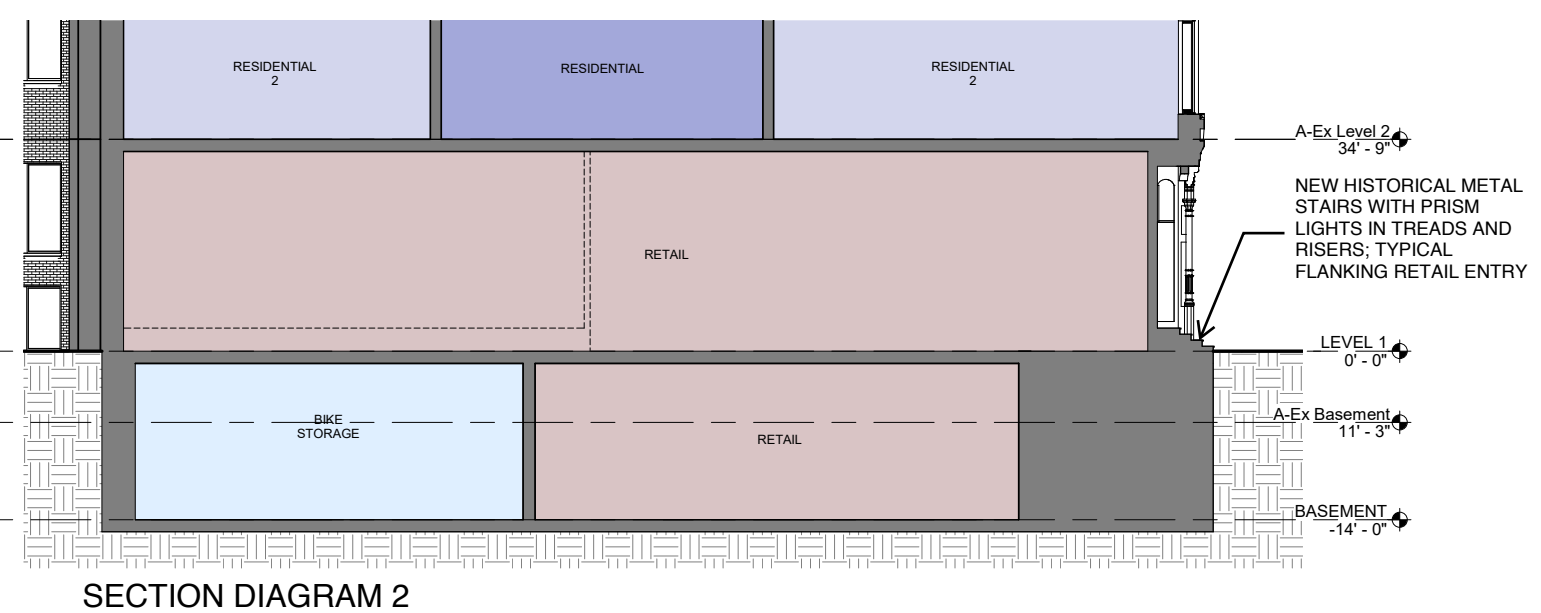


# Plans





SECTION DIAGRAM 1



SECTION DIAGRAM 2

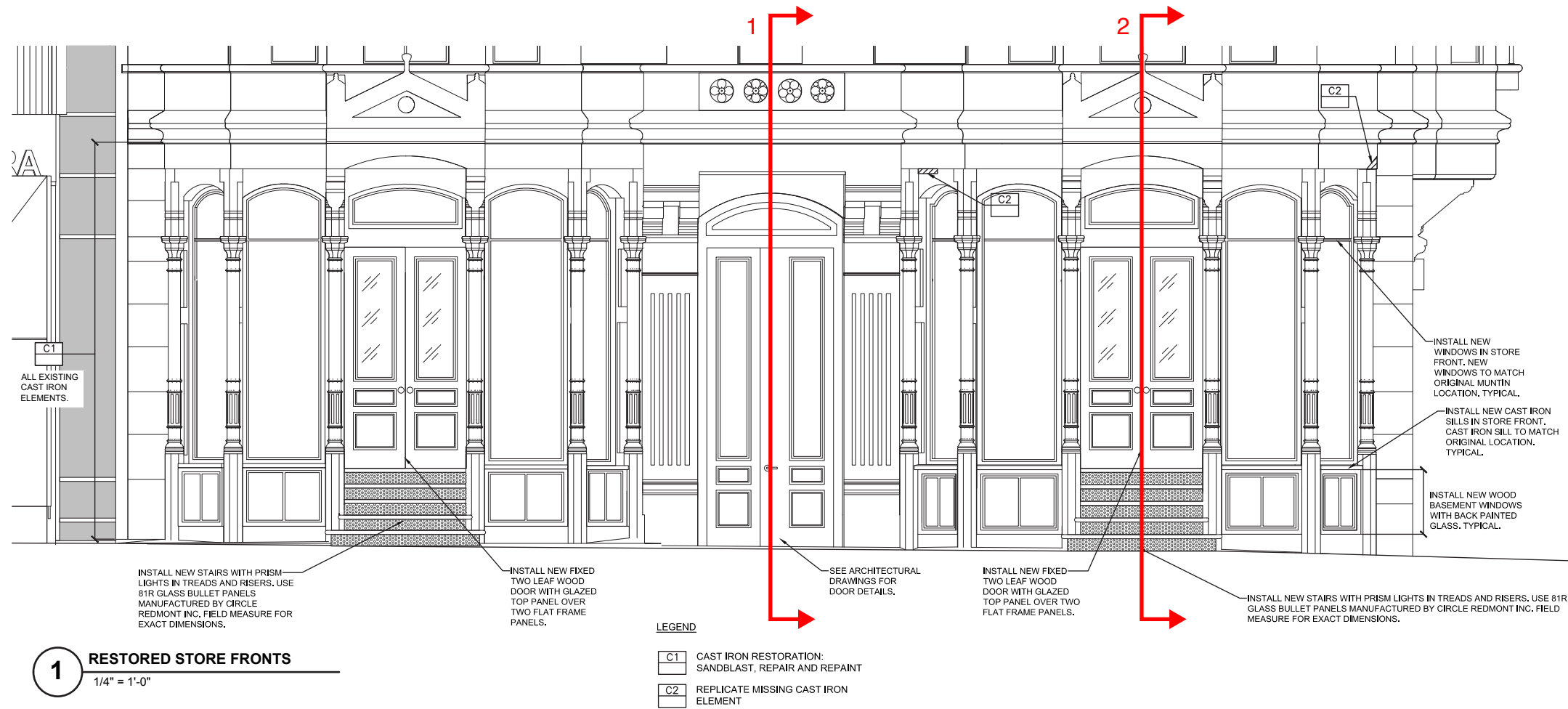


PHOTO 5: 1899 PHOTO SHOWING STORE FRONT WITH CAST IRON STAIRS WITH PRISM LIGHTS AND DOUBLE DOORS

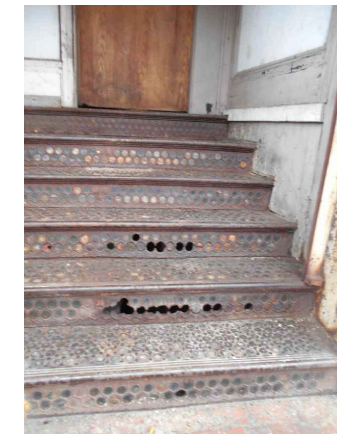


PHOTO 2: EAST ELEVATION, RESTORE CAST IRON STAIRS WITH PRISM LIGHTS

# Existing Conditions + Building Restoration



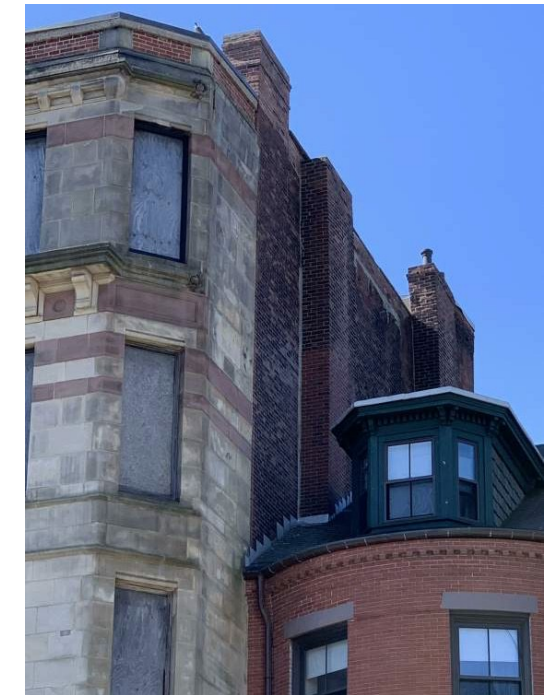
WEST ELEVATION FROM WASHINGTON STREET



SOUTH ELEVATION



EAST ELEVATION



TOP OF NORTH ELEVATION



DETAIL OF STONE AT WASHINGTON STREET GABLE



DETAIL OF STONE ABOVE ORIGINAL HOTEL ENTRANCE



GRAFFITI ALONG MASS AVE



LIMESTONE DAMAGE AT WASHINGTON STREET ENTRANCE

# Existing Conditions + Building Restoration



WASHINGTON STREET CAST IRON ENTRANCE



CAST IRON STOREFRONT



CAST IRON AND PRISM GLASS STAIR MASS AVE



SHEET METAL BAY MASS AVE



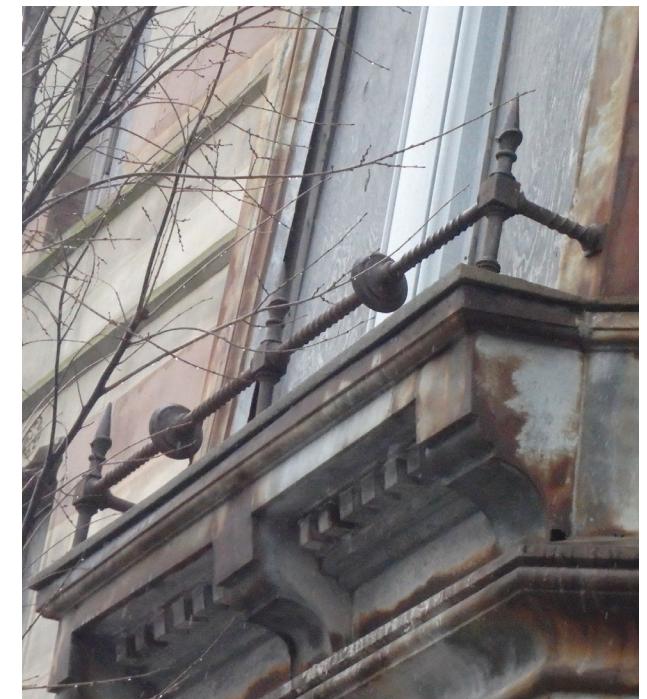
CRACK IN CAST IRON STOREFRONT



ORIGINALCAST IRON BALCONY RAIL



CAST IRON AND PRISM GLASS STAIR DETAIL



CAST IRON RAIL AT SHEET METAL BAY



# Existing Conditions + Building Restoration



CAST IRON COLUMN CAPITAL



FIRE DAMAGE AT FLOOR FRAMING



SUPPLEMENTAL BRACING AT EXTERIOR WALL



EXTERIOR AND INTERIOR WINDOWS



ORIGINAL DOOR



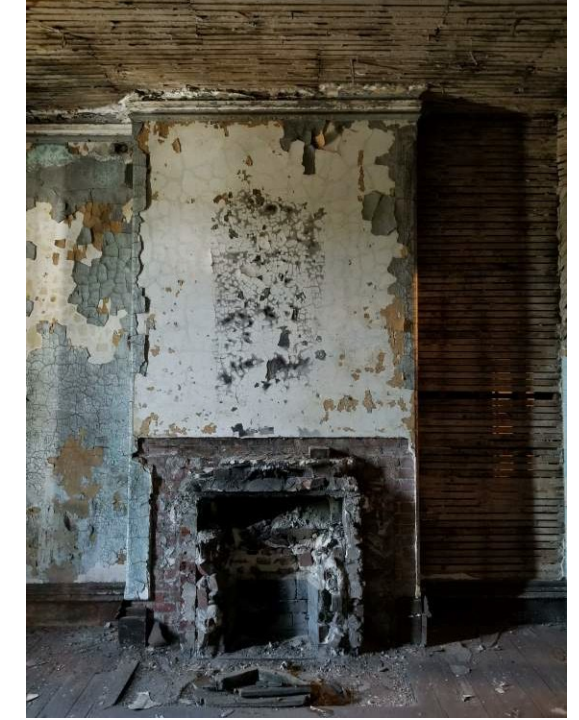
MARBLE ENTRY STAIRS



STONE TILE AT LEVEL 2



VIEW OF INTERIOR CORRIDOR

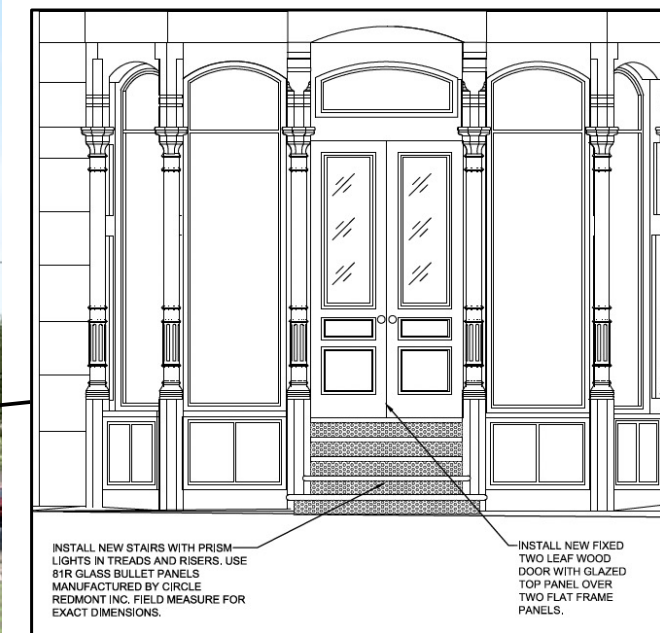
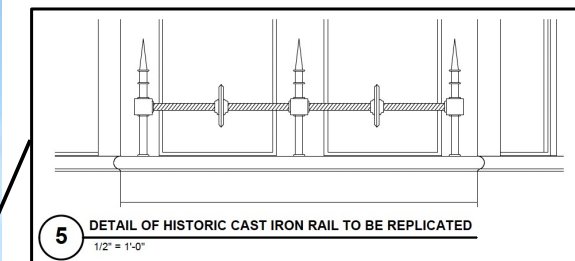
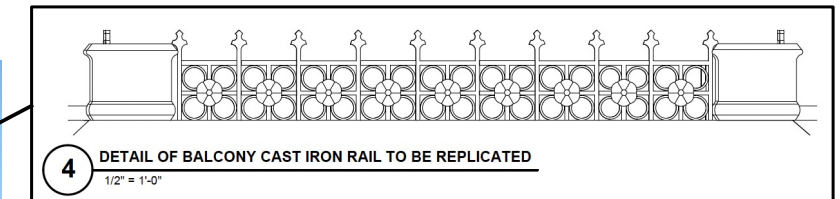
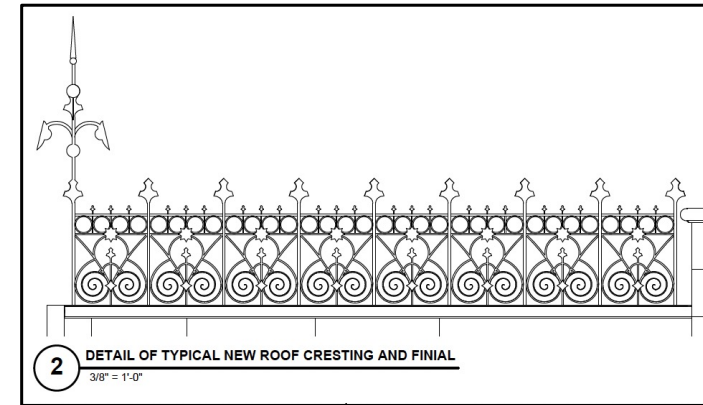
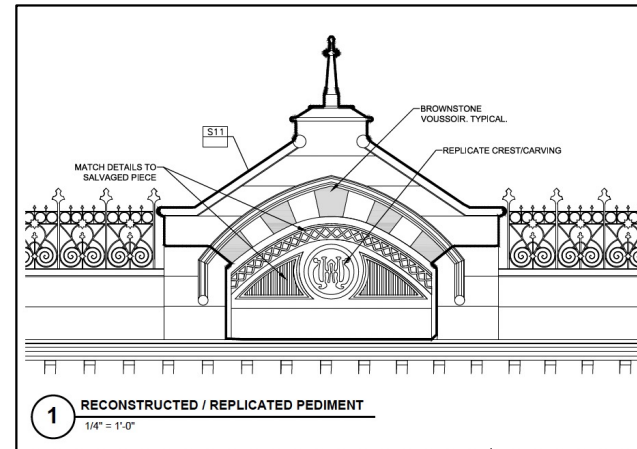


FIREPLACE

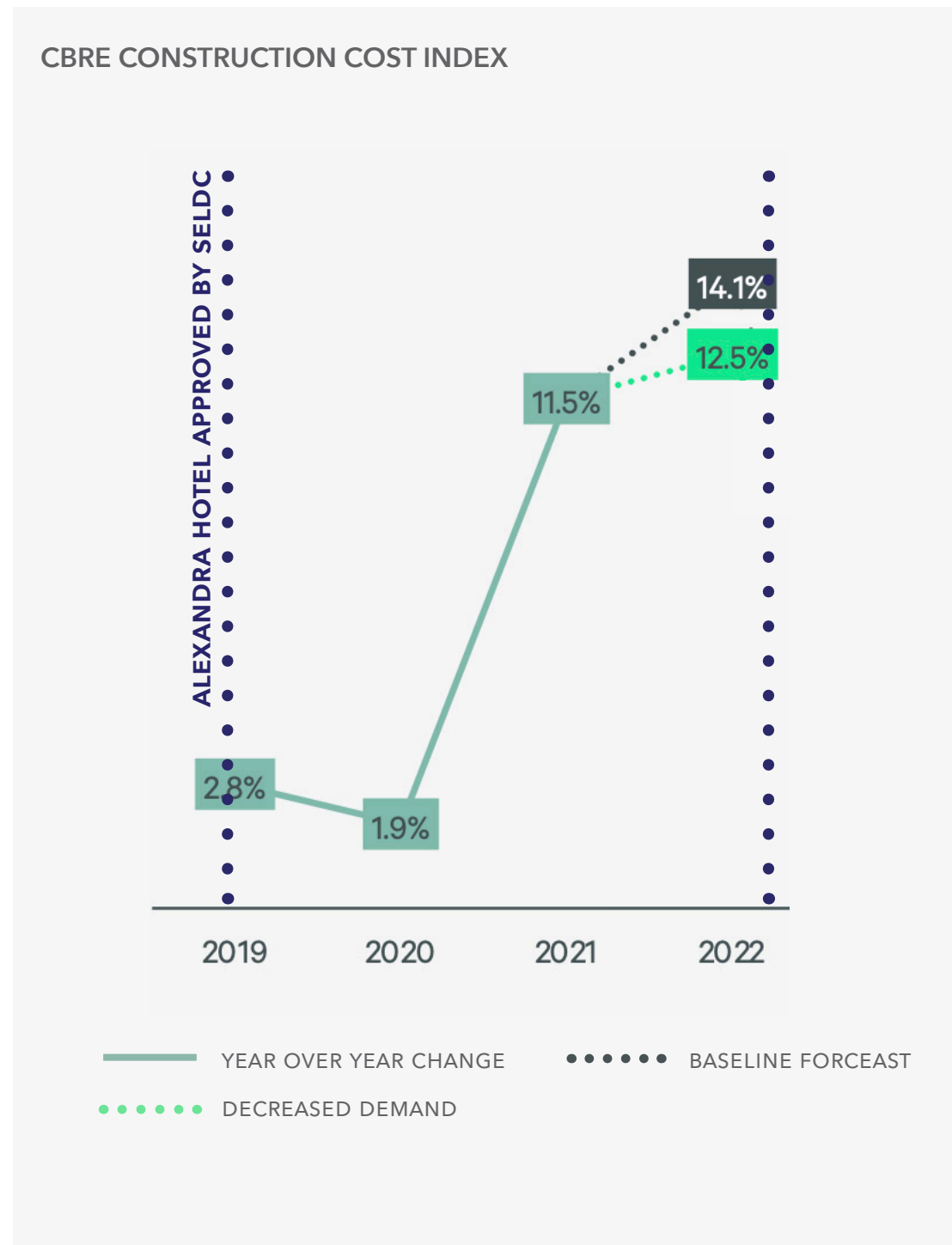
# Existing Conditions + Building Restoration

## RESTORATION SCOPE

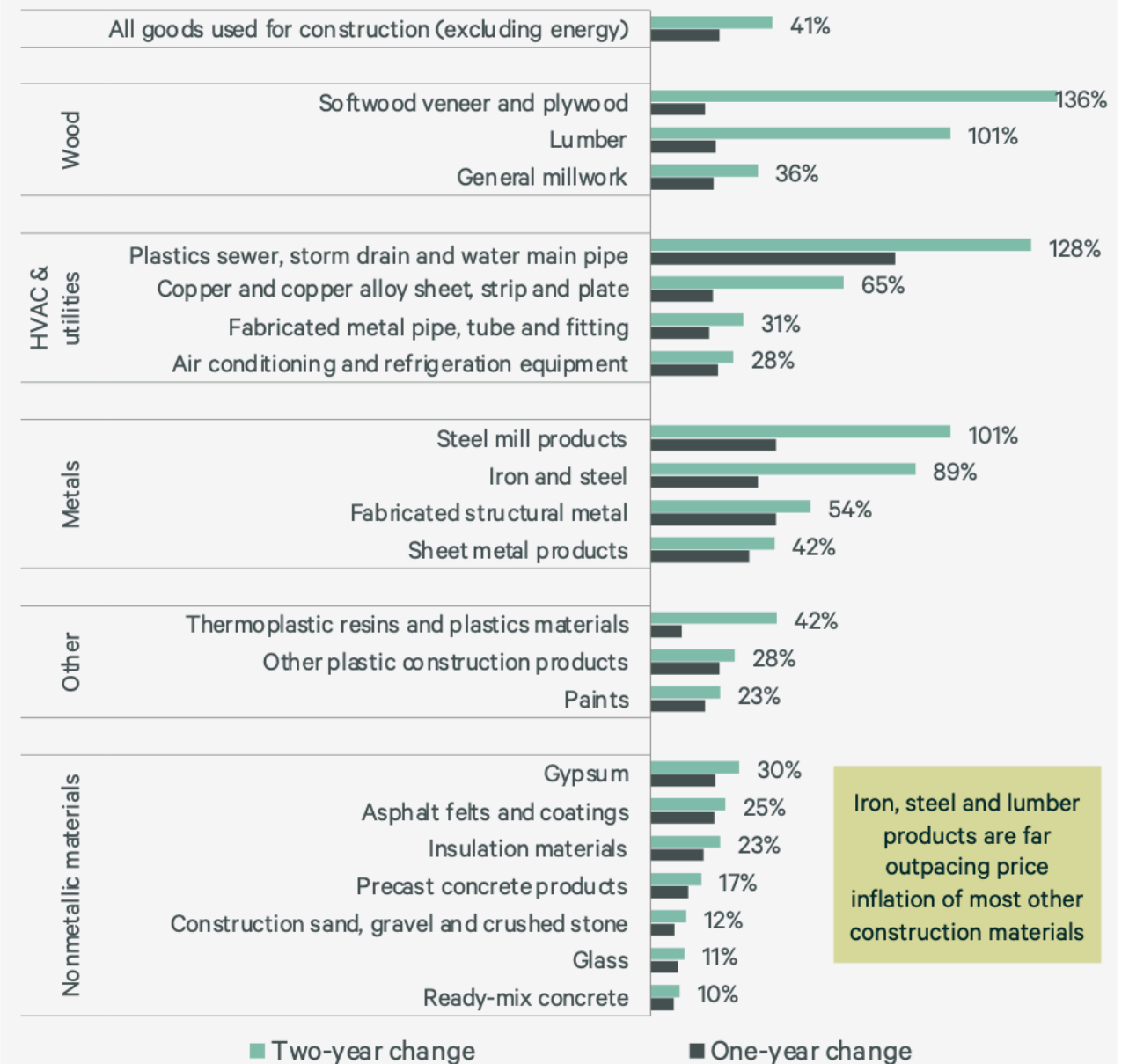
- CLEAN STONE 100%
- REPOINT STONE 100%
- STONE DUTCHMAN REPAIRS
- RECONSTRUCT LOST PEDIMENT DETAILS
- REPLICATE ROOF CRESTING
- RESTORE CAST IRON STOREFRONTS
- RESTORE AND REPLICATE CAST IRON BALCONY RAIL
- REPLICATE MASS AVE SHEET METAL WINDOW BAYS
- REINSTATE PRISM LIGHT STAIRS AT WASHINGTON ST AND MASS AVE ENTRANCES
- REINSTATE WINDOW FENESTRATION PATTERN
- REPLICATE HISTORIC DOOR DESIGN



# Market Changes: 2019-2022



**FIGURE 37:** Price inflation for select construction commodities, March 2020-March 2022



Source: U.S. Bureau of Labor Statistics, CBRE Strategic Investment Consulting April 2022.

SOURCE: CBRE RESEARCH JULY 2022 - 2022 U.S. CONSTRUCTION COST TRENDS

# Financials

	<b>70 UNIT / 13 STORY</b>	<b>64 UNIT / 12 STORY</b>	<b>21 UNIT / 5 STORY</b>
LAND ACQUISITION	\$11,250,000	\$11,250,000	\$11,250,000
PRECONSTRUCTION	\$3,000,000	\$3,000,000	\$3,000,000
COMMUNITY FUNDS	\$1,210,000	\$1,210,000	\$1,210,000
HARD COST: NEW CONSTRUCTION	\$39,928,483   \$480/SF	\$37,625,760   \$480/SF	\$19,205,760   \$480/SF
HARD COST: RESTORATION	\$8,381,585	\$8,381,585	\$8,381,585
SOFT COST	\$2,516,190   \$30/SF	\$2,351,610   \$30/SF	\$2,471,040   \$60/SF
<b>COST</b>	<b>\$66,286,258</b>	<b>\$63,818,955</b>	<b>\$45,518,385</b>
FINANCING	\$3,063,305	\$2,973,560	\$2,225,671
CLOSING COSTS	\$3,763,262	\$3,425,342	\$1,492,760
<b>TOTAL COST</b>	<b>\$73,112,825</b>	<b>\$70,217,857</b>	<b>\$49,267,816</b>
TOTAL SALES	\$75,265,244	\$68,506,844	\$29,875,204
NET PROFIT	\$2,152,419	-\$1,711,012	-\$19,392,612

# Financials

## 70 UNIT / 13 STORY

## UNIT BREAKDOWN:

LAND ACQUISITION	\$11,250,000
PRECONSTRUCTION	\$3,000,000
COMMUNITY FUNDS	\$1,210,000
HARD COST: NEW CONSTRUCTION	\$39,928,483   \$480/SF
HARD COST: RESTORATION	\$8,381,585
SOFT COST	\$2,516,190   \$30/SF
<b>COST</b>	<b>\$66,286,258</b>
FINANCING	\$3,063,305
CLOSING COSTS	\$3,763,262
<b>TOTAL COST</b>	<b>\$73,112,825</b>
RESIDENTIAL SALES	\$69,253,790   \$1,309/SF
RETAIL SALES	\$6,011,454   \$1,216/SF
NET PROFIT	\$2,152,419

UNITS: 70 UNITS

COMPACT: 19 (27%)

IDP UNITS: 10 (14%) / 7,698SF

## PRECONSTRUCTION BREAKDOWN TO DATE:

DESIGN/ENGINEERING	\$800,000
LEGAL/CONSULTANTS	\$200,000
FINANCING	\$1,700,000
INSURANCE	\$50,000
OTHER (MAINTENANCE, COMMUNITY DONATIONS)	\$250,000

# Construction Budget

70 UNIT / 13 STORY

HARD COST: NEW CONSTRUCTION \$39,928,483  
\$480 PER SQFT

HARD COST: RESTORATION \$8,381,585

**TOTAL CONSTRUCTION BUDGET \$48,321,544**

## CONTRACTOR ESTIMATE

DIV.	SUMMARY	Budget	S.F. Cost	Historic Cost B.O.
1.	General Conditions	\$ 2,520,000	\$ 28.95	\$ 375,000
2.	Selective Demolition	\$ 705,000	\$ 8.10	\$ 705,000
	Hazardous Waste and Abatement	\$ 150,000	\$ 1.72	\$ 150,000
	Façade Stabilization	\$ 972,000	\$ 11.17	\$ 972,000
	Piles	\$ 921,000	\$ 10.58	
	Earthwork	\$ 1,660,000	\$ 19.07	\$ 250,000
	SOE (Support of Excavation)	\$ 550,000	\$ 6.32	
	Landscaping	\$ 50,000	\$ 0.57	
	Debris Removal and General Labor	\$ 1,250,000	\$ 14.36	
3.	Concrete Work	\$ 3,066,000	\$ 35.23	\$ 650,000
4.	Masonry and Masonry Restoration	\$ 2,550,000	\$ 29.30	\$ 2,550,000
5.	Structural Steel	\$ 2,857,000	\$ 32.82	\$ 525,000
	Metal Fabrications	\$ 1,125,000	\$ 12.93	\$ 365,000
6.	Rough Carpentry	\$ 510,400	\$ 5.86	
	Interior Finish Carpentry & Installations	\$ 876,910	\$ 10.07	
7.	Waterproofing	\$ 188,600	\$ 2.17	
	Spray Fireproofing	\$ 215,000	\$ 2.47	
	In Trades			
	Alucabon Panels	\$ 1,450,000	\$ 16.66	
	Roofing System	\$ 643,000	\$ 7.39	
	Joint Sealers	\$ 79,000	\$ 0.91	
8.	Doors, Frames and Hardware	\$ 643,000	\$ 7.39	
	Overhead Doors	\$ 30,000	\$ 0.34	
	Curtain Wall / Window Wall and Fins	\$ 3,055,600	\$ 35.11	
	Historic Windows and Doors	\$ 1,089,000	\$ 12.51	\$ 1,089,000
	Glass and Glazing	\$ 190,000	\$ 2.18	
9.	Gypsum Drywall / Plaster	\$ 2,072,000	\$ 23.81	
	Flooring (Wood, Ceramic, Stone, Carpet)	\$ 2,471,000	\$ 28.39	
	Painting	\$ 490,000	\$ 5.63	
10.	Louvers	\$ 45,000	\$ 0.52	
	Elevator Vent	\$ 5,800	\$ 0.07	
	Fire Extinguishers	\$ 16,458	\$ 0.19	
	Toilet Accessories	\$ 42,500	\$ 0.49	
	Misc. Specialties - mailboxes, storage containers, bike rack, signage	\$ 50,000	\$ 0.57	
11.	Waste Handling Equipment	\$ 75,000	\$ 0.86	
	Residential Equipment	\$ 550,000	\$ 6.32	
12.	Residential Casework	\$ 680,000	\$ 7.81	
	Fireplace Common only	\$ 45,000	\$ 0.52	
	Rugs and Mats	In Flooring		
13.	Window Wash Anchors	\$ 50,000	\$ 0.57	
14.	Conveying Systems	\$ 1,105,000	\$ 12.70	
15.	Fire Protection	\$ 515,000	\$ 5.92	
	Plumbing	\$ 3,050,000	\$ 35.04	
	HVAC	\$ 2,100,000	\$ 24.13	
16.	Electrical	\$ 2,500,000	\$ 28.72	
	Light Fixtures	In Electrical		
17.	Special Conditions Allowance	\$ 785,000	\$ 9.56	
	Subtotal	\$ 43,994,268	\$ 506.00	\$ 7,631,000
	Building Permit Fee	By Owner		
	Builders Risk	By Owner		
	Winter Conditions Allowance	By Owner		
	Design Contingency	By Owner		
	Construction Contingency	By Owner		
	General Liability	\$ 747,903	\$ 9.11	\$ 129,727
	Overhead	\$ 1,342,265	\$ 16.35	\$ 232,822
	Fee	\$ 2,237,109	\$ 27.26	\$ 388,036
	<b>Budget</b>	<b>\$ 48,321,544</b>	<b>\$ 558.72</b>	<b>\$ 8,381,585</b>

# Financials

## 64 UNIT / 12 STORY

## UNIT BREAKDOWN:

UNITS: 64 UNITS

COMPACT: 17 (27%)

IDP UNITS: 10 (16%) / 7,698SF

## PRECONSTRUCTION BREAKDOWN TO DATE:

DESIGN/ENGINEERING	\$800,000
LEGAL/CONSULTANTS	\$200,000
FINANCING	\$1,700,000
INSURANCE	\$50,000
OTHER	\$250,000

LAND ACQUISITION	\$11,250,000
PRECONSTRUCTION	\$3,000,000
COMMUNITY FUNDS	\$1,210,000
HARD COST: NEW CONSTRUCTION	\$37,625,760   \$480/SF
HARD COST: RESTORATION	\$8,381,585
SOFT COST	\$2,351,610   \$30/SF
<b>COST</b>	<b>\$63,818,955</b>
FINANCING	\$2,973,560
CLOSING COSTS	\$3,425,342
<b>TOTAL COST</b>	<b>\$70,217,857</b>
RESIDENTIAL SALES	\$62,495,390   \$1,281/SF
RETAIL SALES	\$6,011,454   \$1,216/SF
NET PROFIT	-\$1,711,012

# Financials

## 21 UNIT / 5 STORY

## UNIT BREAKDOWN:

UNITS: 21 UNITS

COMPACT: TBD

IDP UNITS: 3 (13%)

## PRECONSTRUCTION BREAKDOWN TO DATE:

DESIGN/ENGINEERING	\$800,000
LEGAL/CONSULTANTS	\$200,000
FINANCING	\$1,700,000
INSURANCE	\$50,000
OTHER	\$250,000

LAND ACQUISITION	\$11,250,000
PRECONSTRUCTION	\$3,000,000
COMMUNITY FUNDS	\$1,210,000
HARD COST: NEW CONSTRUCTION	\$19,205,760   \$480/SF
HARD COST: RESTORATION	\$8,381,585
SOFT COST	\$2,471,040   \$60/SF
<b>COST</b>	<b>\$45,518,385</b>
FINANCING	\$2,225,671
CLOSING COSTS	\$1,492,760
<b>TOTAL COST</b>	<b>\$49,267,816</b>
RESIDENTIAL SALES	\$23,863,750   \$1,102/SF
RETAIL SALES	\$6,011,454   \$1,216/SF
NET PROFIT	-\$19,392,612



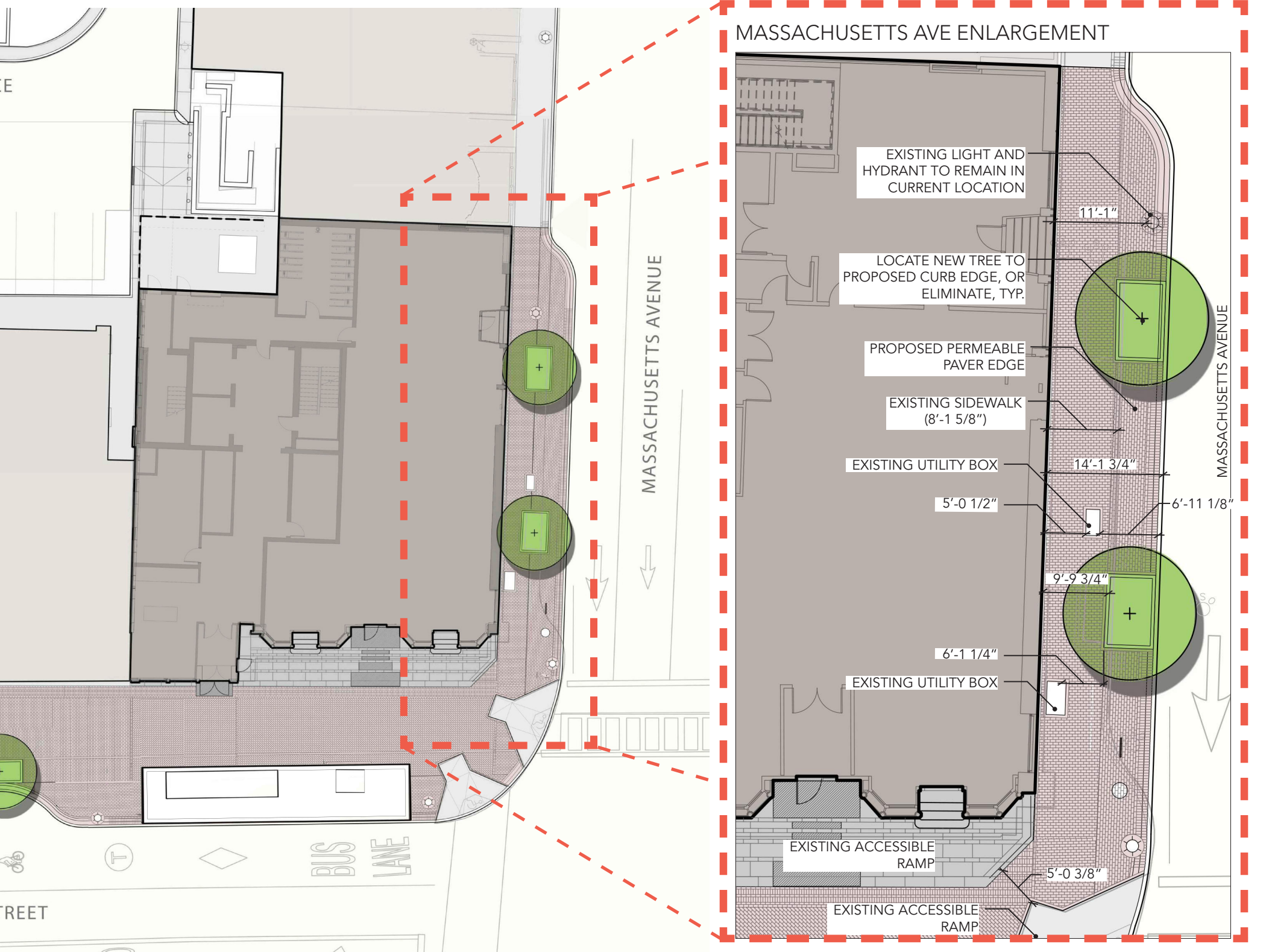


THANK  
YOU!



# APPENDIX

# Transportation Mitigation

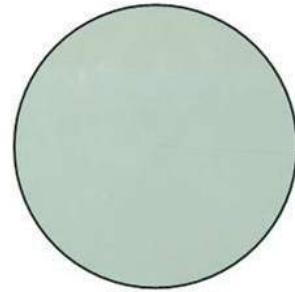


- ON-SITE SECURITY + CONCIERGE
- OFF-SITE PARKING ARRANGEMENTS
- IMPROVED SIDEWALK CONDITIONS AT MASS AVE
- SHELTERED BIKE PARKING
- BIKE RACKS IN COMPLIANCE WITH CITY OF BOSTON GUIDELINES
- PROVIDE A MOBILITY MICRO HUB TRANSIT SCREEN
- MONETARY CONTRIBUTION FOR LOCAL TRANSPORTATION PROJECTS
- BUS STOP TO REMAIN IN EXISTING LOCATION

# Building Design

ADDITION FACADE | PREVIOUSLY DESIGNED + PRESENTED BY CBT

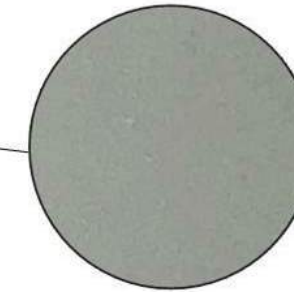
- Building Materials



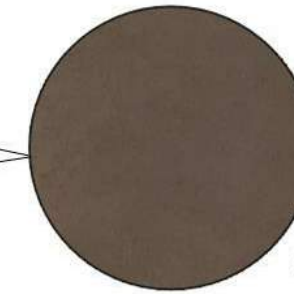
Vision glass



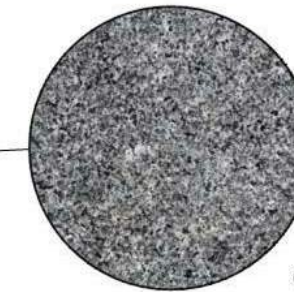
Spandrel glass



Metal panel  
(Gray tone)

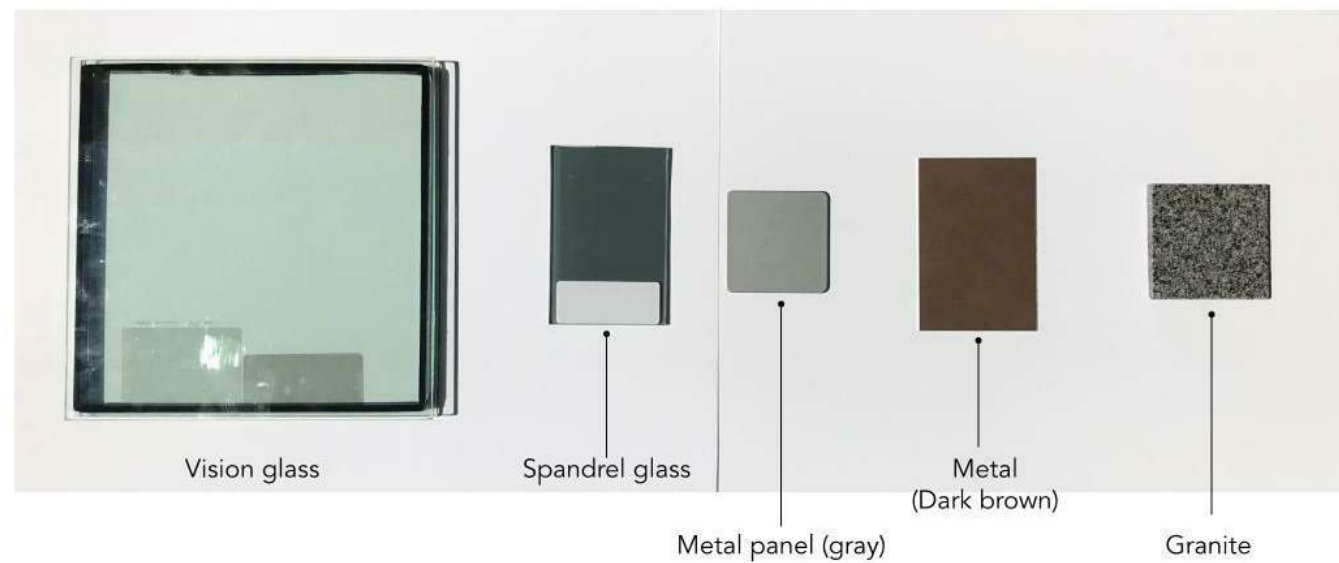


Metal panel & caps  
(Dark brown tone)



Granite

- Material samples photo



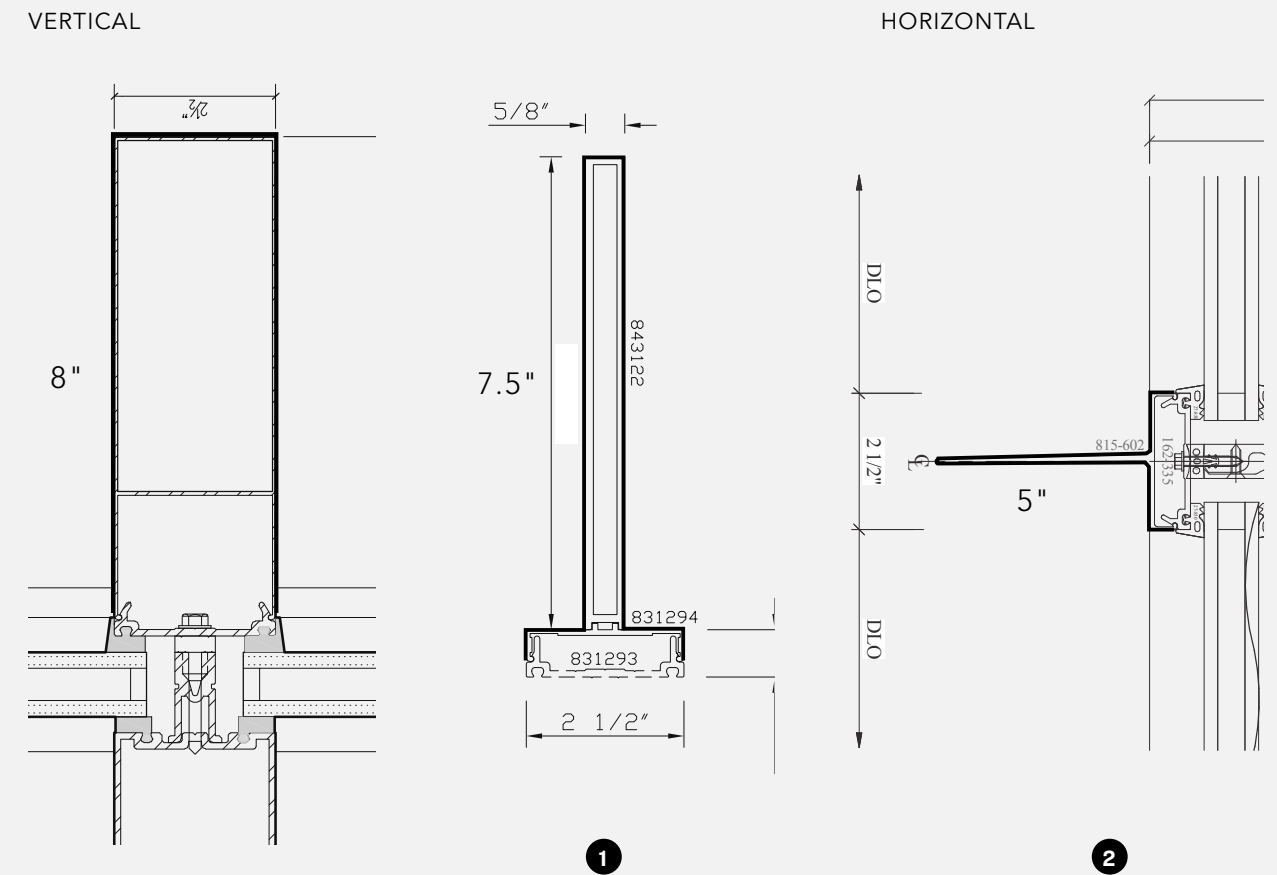
# Building Design

ADDITION FACADE | PREVIOUSLY DESIGNED + PRESENTED BY CBT



TYPICAL TOWER FACADE

## SAMPLE EXTRUSION PROFILES



# Building Design

ADDITION FACADE | PREVIOUSLY DESIGNED + PRESENTED BY CBT



