

October 07, 2025

Project:  
PRJ22-055, CSP22-0086 (Beachwood II)  
17715 80<sup>th</sup> Ave NE  
Kenmore, WA 98028

Owner:  
MSR Communities  
18323 Bothell Everett Hwy, Ste 310  
Redmond, WA 98052

Architect:  
CLARK | BARNES  
1401 West Garfield Street  
Seattle, WA 98119

Contractor:  
MSR Communities  
18323 Bothell Everett Hwy, Ste 310  
Redmond, WA 98052

CLARK  
BARNES

**clarkbarnes.com**  
1401 W Garfield Street  
Seattle, WA 98119

Dear Reilly,

The following summarizes the exterior material and window revisions as proposed by the owner. The overall building configurations, massing, and other layouts are unchanged. Product information and photographs from previous projects using these materials are included for reference.

- A2.01 and A2.02 (Exterior Elevations)
  - o MTL-4 and MTL-5 (AEP Span Flex Series 1.2FX10-12, Midnight Bronze and Cool Pebble color) changed to FCP-2 (Painted 5/16" Fiber Cement Panel, Flour SW 7102 color).
    - Panel joints as indicated in drawings
  - o WD-1 (6" horizontal wood pattern siding) changed to FCP-1 (Painted 5/16" Fiber Cement Panel, Iron Ore SW 7069 color).
    - Panel joints as indicated in drawings
  - o MTL-6 (AEP Span Flush Series, Rusted Metal color) changed to LB-2 (Longboard tongue and groove 6" aluminum siding, Onyx Black color)
  - o LB-1 (Longboard tongue and groove 6" aluminum siding, Dark Cherry color) added accent panels at indicated locations
  - o BR-1 (Brick, Stacked Bond) changed to TL-1 (Daltile Indoterra, 6" x 24" Porcelain Tile, Volcanic Ash IN46)
    - Tile grout joints as indicated in drawings
  - o BAL-1 changed from glass guardrail to metal picket railing with wood top rail
  - o Window size and operation revisions as summarized on sheet A8.03

- A2.03 and A2.04 (Colored Elevations)
  - o Updated colored elevations to match exterior material revisions
  - o Window size and operation revisions as summarized on sheet A8.03
- A2.10 (Renderings)
  - o Updated renderings to match exterior material and window revisions
- A8.03 (Window Types)
  - o Window size and operation revisions
- Material information for Longboard aluminum siding
  - o 6" V-groove tongue and groove panels
  - o TAS 201 impact testing (based on Florida building code hurricane impact standards)
  - o Class A non-combustible fire rating
  - o 15-year finish warranty and 50-year material warranty
  - o Previous project photos using Longboard siding: Capella Apartments (Renton WA)



- Material information for Daltile Indoterra exterior tile
  - o 6" x 24" tile, wall application acceptable
  - o Higher breaking strength and more resistant to water absorption, scratching and chemical staining when compared to the previously approved brick
    - ASTM C373 water absorption test: 0.5% is characterized as 'impervious', brick is generally 4-12%
    - ASTM C648 breaking strength: average must be 90 lbs or greater, tile tested at greater than 275 lbs
    - ASTM MOHS scratch hardness: 8.0, brick is generally 6.0-7.0
    - ASTM C650 chemical resistance: resistant
  - o Previous project photos using Daltile siding: Ion Queen Anne Apartments (Seattle WA)
    - Color shown below is Trail IN44; proposed color is Volcanic Ash IN46

