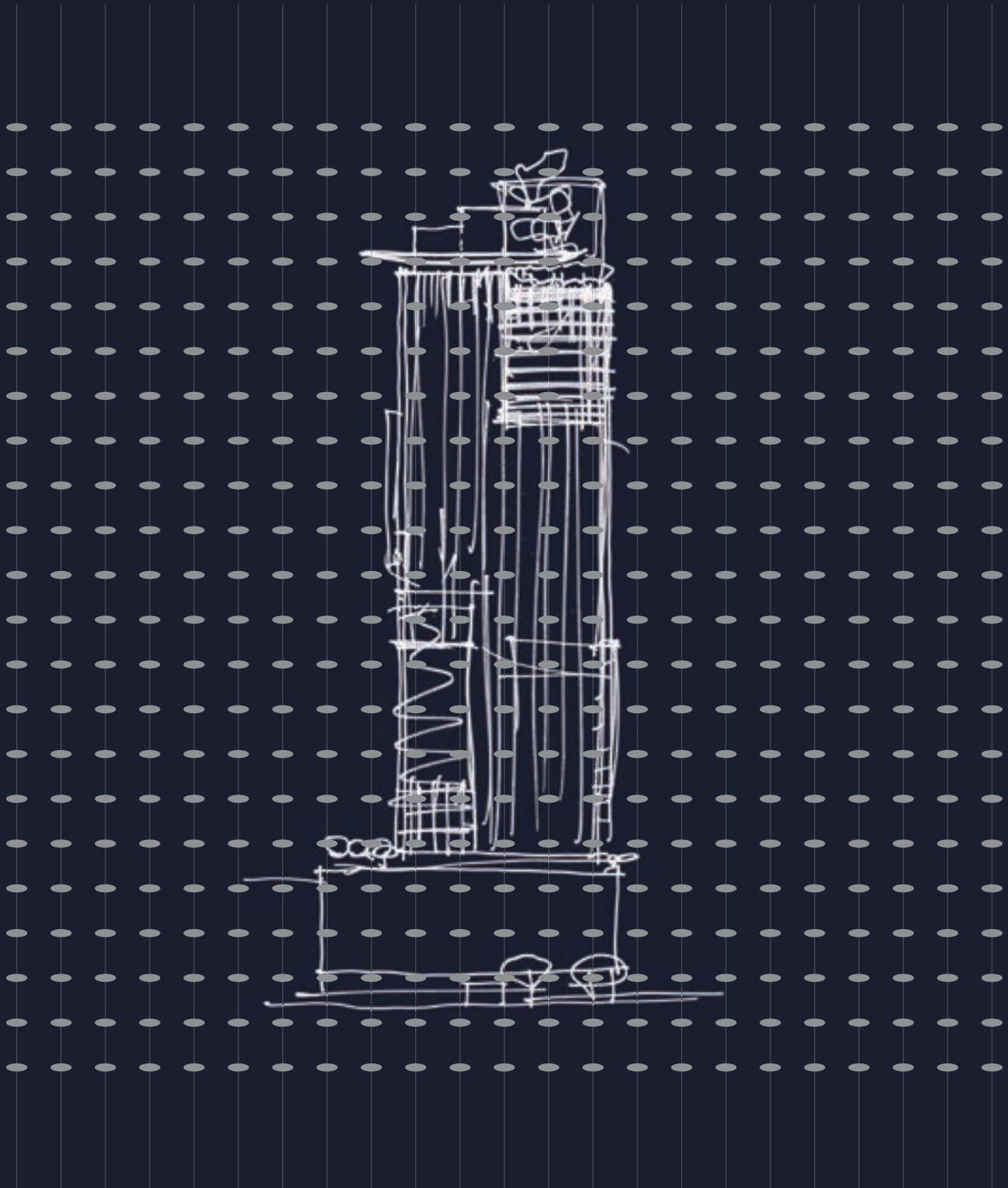


F I R S T
L I G H T

Integrating
Architecture + Art

Specifications +
Floorplans





F I R S T
L I G H T

The sunrise, sunset,
and every ray in between.
Amidst the heavens and earth
speeds the magic of color.
The vibrancy, the radiance.
Fragmenting
and enhancing the perception
of every beholder.
Gleaming and glowing,
ebbing and flowing.
The future is brighter than ever.

The beauty of light.
Introducing First Light to Seattle.





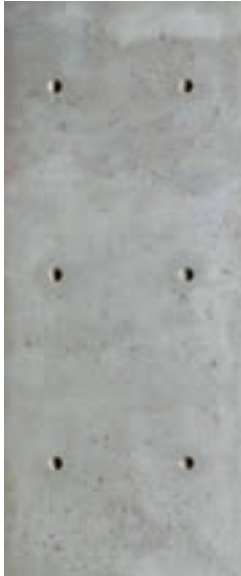




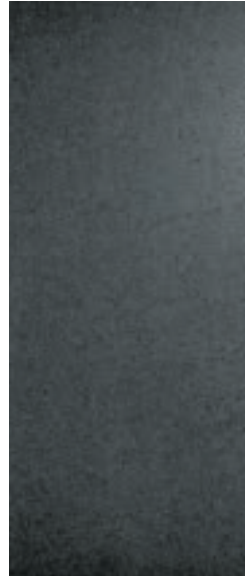


FAZIOLI

Residential Lobby Palette



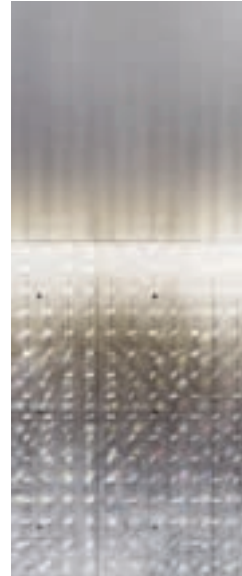
Exposed
Formed Concrete



Honed Black
Basalt



Matte Black
Solid Surface



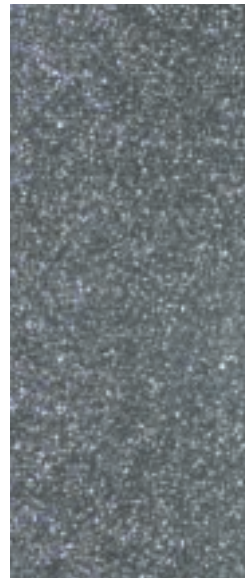
John Hogan
Light Sculpture



Mirrored Polished
Stainless Steel



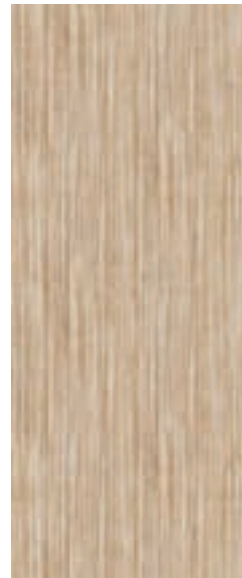
Cove
Lighting



Honed
Grey Terrazzo



Illuminated
Jade Onyx



White
Oak

Residential Gallery

More than a conventional lobby, the First Light residential entrance will be a gallery, with the convenience and security of a 24/7 concierge. If there is something in or around the building that you need, or something you just want, help is at hand. If you are expecting a package while at work or away, it will be there, safe and sound. A concierge makes sure that at home, you always have the help and representation you need.





Fazioli Piano

John Hogan

Glass

Smoked Stainless Steel

Polished Black Chrome

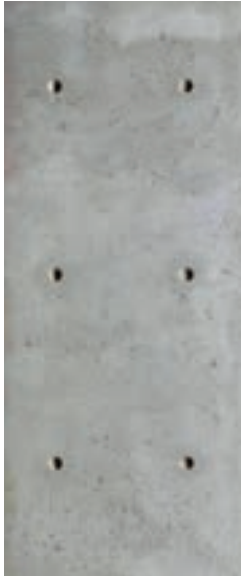
Residential Lobby

James KM Cheng

Basalt, Concrete, Onyx



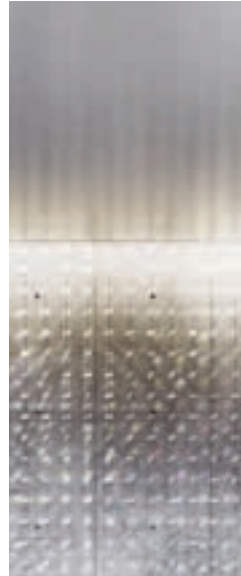
Amenity Palette



Exposed
Formed Concrete



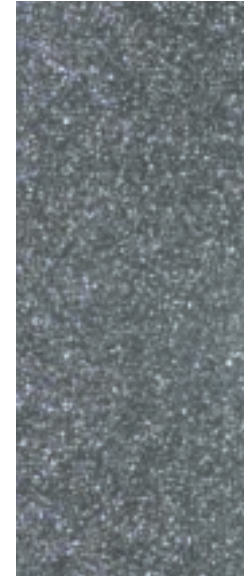
Matte Black
Solid Surface



John Hogan
Light Sculpture



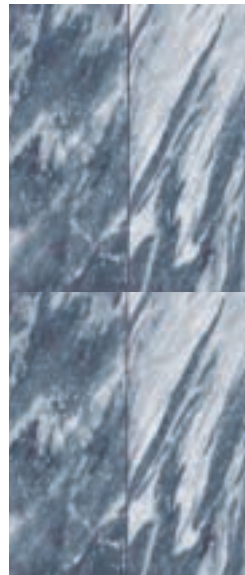
Cove
Lighting



Honed
Grey Terrazzo



White
Oak



Honed
Nuvolato Marble

Bike Clubhouse

The First Light Bike Clubhouse is designed to create a comfortable place to relax and visit with neighbors. A work station makes this the perfect place to tune your bike, and there is a dedicated area for bike washing, as well. The central Clubhouse is illuminated by an interior "skylight" – a glass ceiling running the length of the room and looking up to the lobby installation by glass artist John Hogan. There are 140 bike racks, including space for 24 BMW shared bikes – 12 electric bikes and 12 conventional bikes.





B&B Italia Furniture

Glass Skylight

BMW Bikes

Luxury Car Share

Two of the best things about living in a city like Seattle are convenience and choice. In an urban location as perfectly situated as 3rd and Virginia, almost everything you want or need is within walking or public transit distance, or perhaps an Uber ride away. For longer trips requiring a car, First Light will offer not only sufficient parking, but also a residents-only car-share program, with luxury vehicles available from the concierge or at the click of an app. Whether or not you choose to keep your own car or to use one of the provided luxury vehicles, there will always be a ride available.





Residents' Salon by Day

The refined and spacious 47th-floor Residents' Salon is perfectly equipped for gatherings or meetings and boasts one of the best views in the building – perhaps one of the best views in Seattle. The design philosophy centers around framing the brilliant views with natural elements and a rich palette of earth tones. This fully furnished gathering space will be the perfect place to organize and host special events or meetings.





Residents' Salon
James KM Cheng
Terrazzo, Concrete, Wood, Stone

Residents' Salon by Night

This sophisticated space, which residents can book for special occasions, is designed to accommodate everything from intimate gatherings to celebratory dinners. The fully wired entertainment system is perfect for sports-viewing, parties or screening events. The gorgeous view and fine custom furnishings, both stylish and adaptable, will help to make every event a success.





Residents' Salon
James KM Cheng
Terrazzo, Concrete, Wood, Stone

Screening Lounge

The sunken living room is the perfect way to create an intimate and welcoming space within a larger room. The Screening Lounge, at one end of the First Light Residents' Salon, will be equally useful as a quiet conversation pit or a tiered screening room, supported by a fully wired entertainment system.





Screening Lounge
James KM Cheng
Terrazzo, Carpet, Fabric, Stone, Wood
Hanging Chair

Wellness Center

Perched on the 46th floor, the First Light Wellness Center will be one of the most beautiful places in the Pacific Northwest to work out – as well as one of the most comfortable. This over 3,000-square-foot wellness space is the kind of enviable real estate usually reserved for penthouse owners, but at First Light, it's part of the two stories of amenities that are open to every resident. The cardio room, fully equipped, has spectacular views and access out onto a landscaped, wrap-around terrace. There is also a weight room and a secluded yoga and stretch room perfect for contemplating the exquisite beauty of First Light. There will never be a greater motivator to go to the gym.



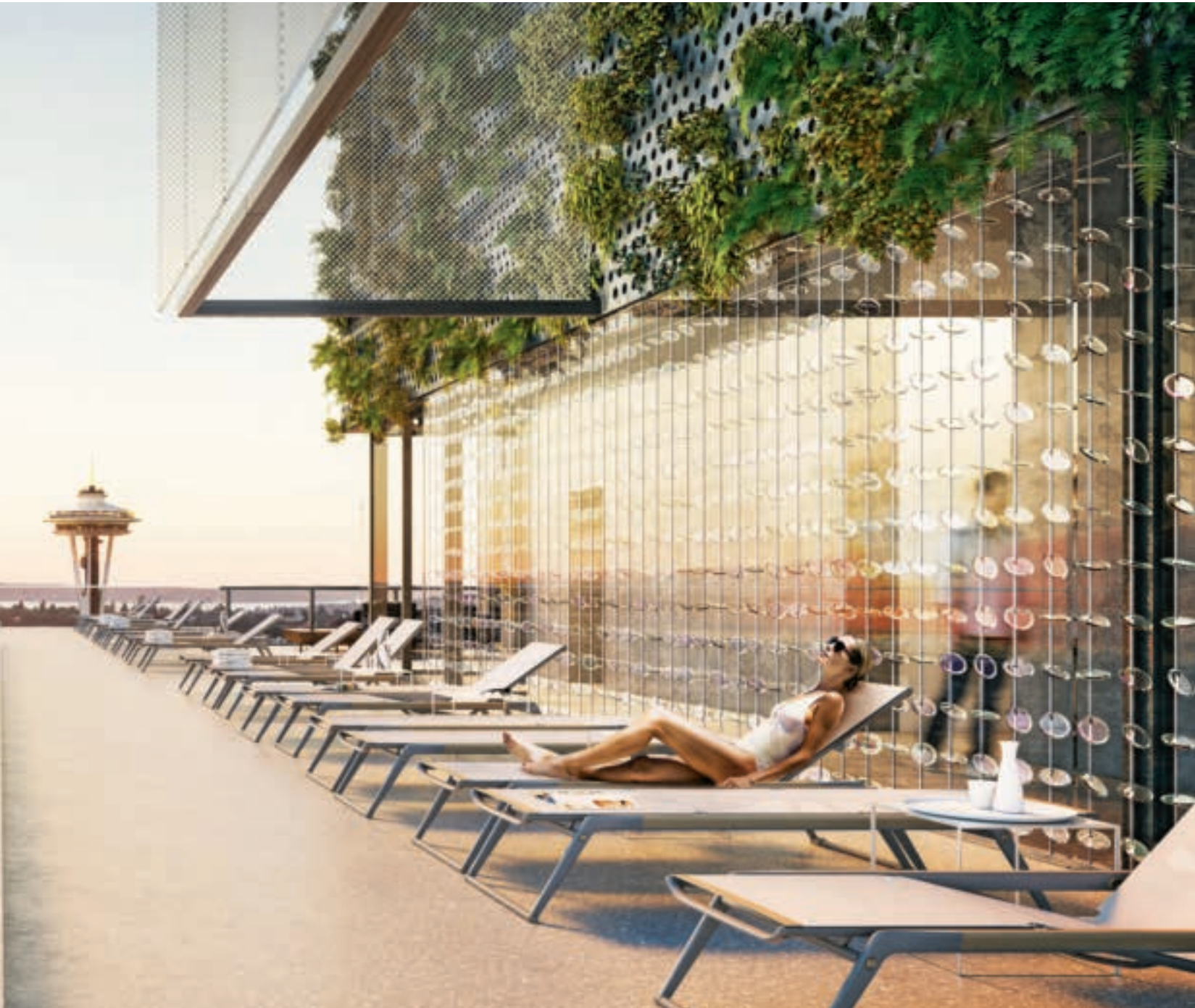


Fitness Center
James KM Cheng
Wood
TechnoGym Equipment

Sky Pool

Floating off the edge of the 47th floor, the Sky Pool is one of First Light's most spectacular and distinguishing features. The west facing lap pool has views of Puget Sound and the Space Needle on one side, and John Hogan's glittering glass veil on the other. Framed by hot tubs on either end, the pool and deck offer an unmatched promontory, a place to swim, soak or relax in the sun. In cooler months, there is also a fire pit offering a sanctuary for warmth and conversation. The cantilevered lap pool will provide a dramatic silhouette and will be a bold addition to Seattle's skyline.





Veil
John Hogan
Glass, Metal

Sky Pool, Hot Tubs
James KM Cheng
Terrazzo, Concrete, Metal, Greenery

Apple Orchard

The Apple Orchard at First Light will provide a burst of nature in the middle of the city. Residents looking down on Level 7 will see a bountiful orchard, while office workers will be able to share a gently shaded refuge, a place to rest, relax and breathe in the clean, fresh, fragrant air that you can only find in nature. The Orchard will provide a place to enjoy the seasons, from the first buds of spring, to the autumn hues in the fall, interrupted only by the annual apple crop.





Apple Orchard
PFS Studio
Glass, Metal, Greenery

Secret Garden

The Pacific Northwest is famous for its verdant rainforests and year round natural splendor, one of the most fertile biospheres on earth. Residents of First Light will be able to experience this natural beauty without ever leaving the building. The Secret Garden on the roof is accessible by a private elevator. Glistening in the morning dew, you will also find beautifully crafted glass installations by artist John Hogan, extending the sense of all of First Light as a virtual art gallery, presenting the best sculptures and canvases of humans and nature.





Glass Sculptures
John Hogan

Secret Garden
PFS Studio
Greenery, Glass, Wood, Metal

Pet Services

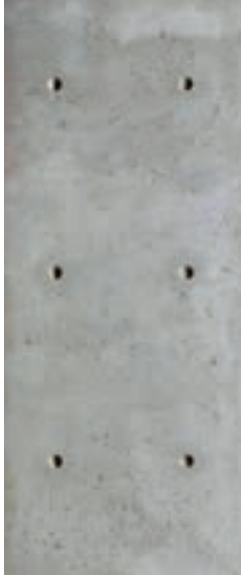
If your household includes members with four legs, First Light has everything to ensure their comfort and your convenience. Near the bike room entryway, a handy wash station offers a place to rinse muddy paws after a walk. For a more ambitious clean-up, there is a custom pet grooming room. When you don't have time to walk your dog to the nearby waterfront park, there is a specifically designed and maintained pet relief and play area on the 46th floor.







Residential & Corridor Palette



Exposed
Formed Concrete



Matte Black
Solid Surface



White
Oak



Wallcovering



Corrugated
Effect Carpet Tile



White Textured
Finish



Brushed
Stainless Steel

Living

Each home at First Light will have a cool, natural palette throughout, supplemented with contrasting design details. Floor-to-ceiling, triple-paned windows will allow residents to enjoy spectacular views, with the mountains of the Olympic Peninsula glinting in the distance.





Kitchen

Marked by their elegance and efficiency, First Light kitchens will be built around cabinetry that James KM Cheng Architects designed in collaboration with a custom millwork manufacturer from Italy, supplied by the contract division of the renowned international furniture and design house, B&B Italia. Residents will have two color options, the white-on-black style shown here and a black-on-white alternative. Every home will boast top-quality fixtures and Miele appliances that seamlessly flow into the design of a modern kitchen.





Studio

The Studios at First Light will provide a unique space that is practical, open and flexible. The Studios will make city living easy and uncomplicated, even as First Light ensures you will be in the middle of the action, within the building and out the front door.





Bedroom

The clean lines and over-height, framed doors provide a great sense of openness, composing a quiet backdrop to complement whatever furniture or art you choose to incorporate. With a sliding door opening to your balcony, you also have the temptation of fresh breezes drifting in off of Puget Sound.





Ensuite

The First Light bathrooms begin with an elegant base; with vanities and cabinetry designed in collaboration with James KM Cheng Architects and a custom millwork manufacturer from Italy, sourced by the contract division of B&B Italia. The latest Kohler fixtures provide effortless form and function.





Master Ensuite, Penthouse

Residential Details



White Textured
Finish



White Oak
Engineered Flooring



Exposed
Concrete Columns (Select Units)

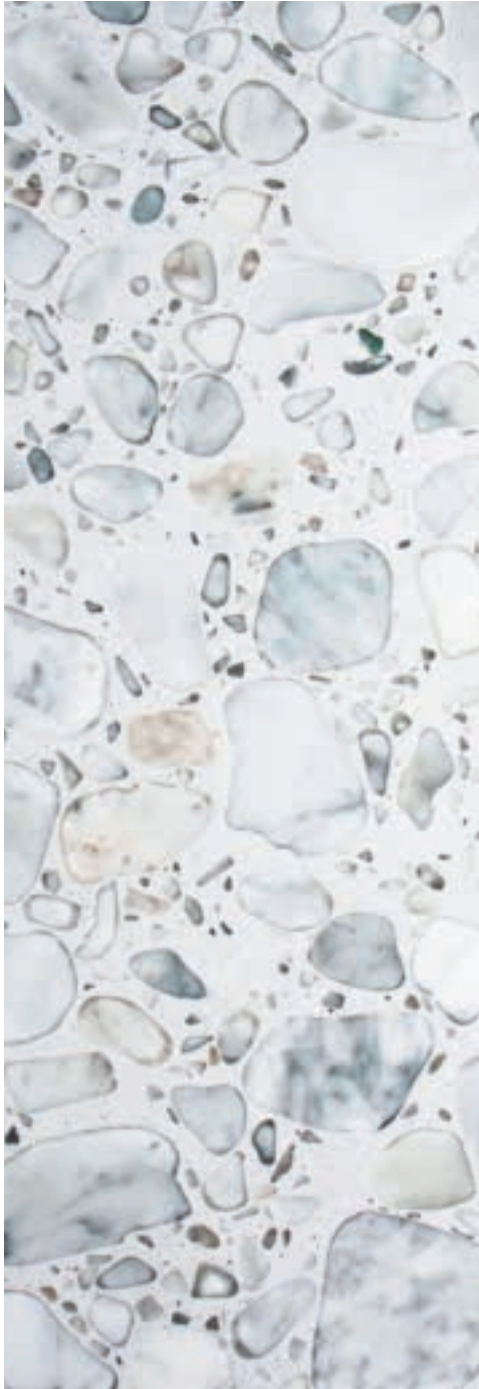


Matte Black Fixtures
Matte Black Lighting (Select Units)
Kallista One Series In Gunmetal

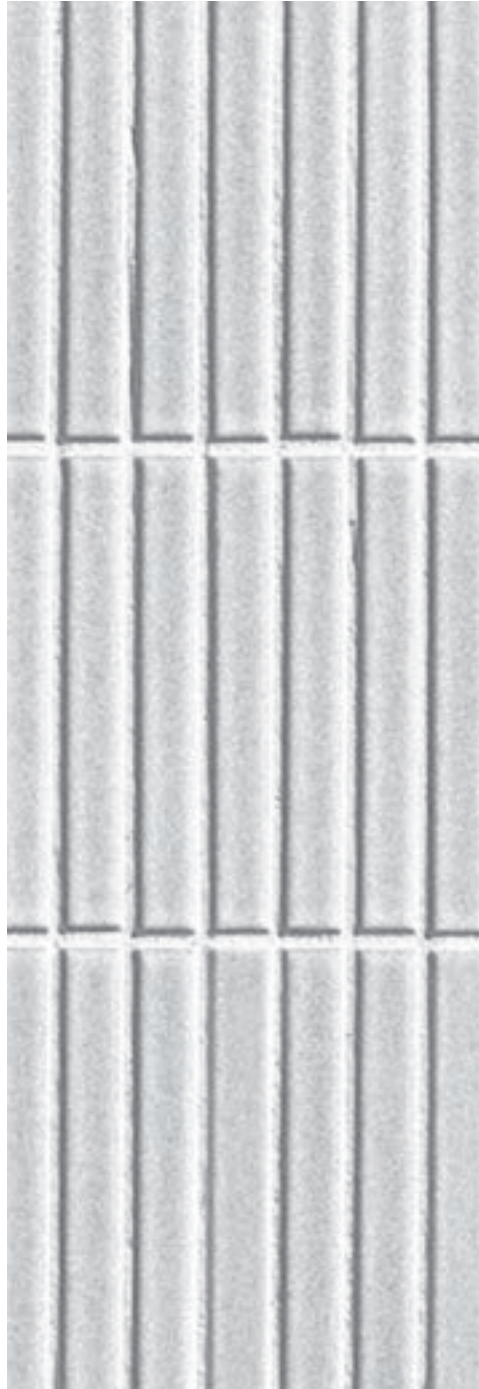


Matte Lacquer And Engineered Stone
3 Sided Fireplace With Matte Black Insert (Select Units)

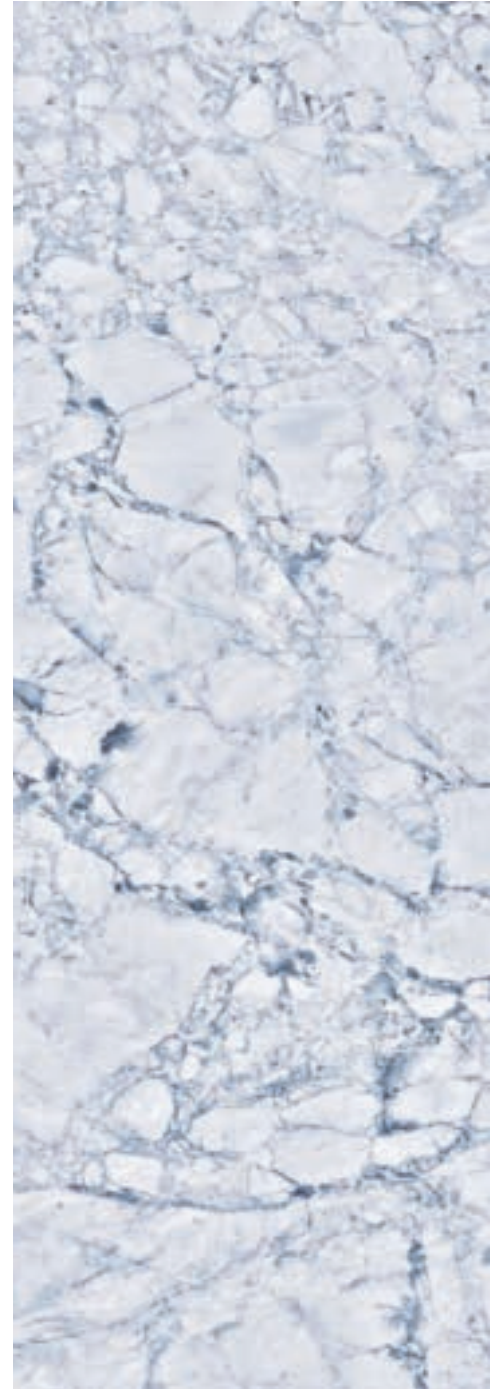
Bathroom Details



White
Terrazzo



Matte Glazed
Ceramic Tile



Honed White
Quartzite



Kohler Under Mount Sink
Luminous Mirrored Cabinet
Kohler Faucets in Matte Black

Kohler Under Mount Tub
Kohler Wall Mounted Toilets

Penthouse

The First Light Penthouses all feature expansive 45th-floor corner suite living areas with full, floor-to-ceiling windows, maximizing views and presenting ease of access to the wrap-around balconies. All Penthouses have three bedrooms, each with an ensuite, plus a powder room for guests. Kitchens have an expanded Miele appliance package (including a wine fridge and espresso machine) and also feature a custom chandelier by John Hogan and Bec Brittain.



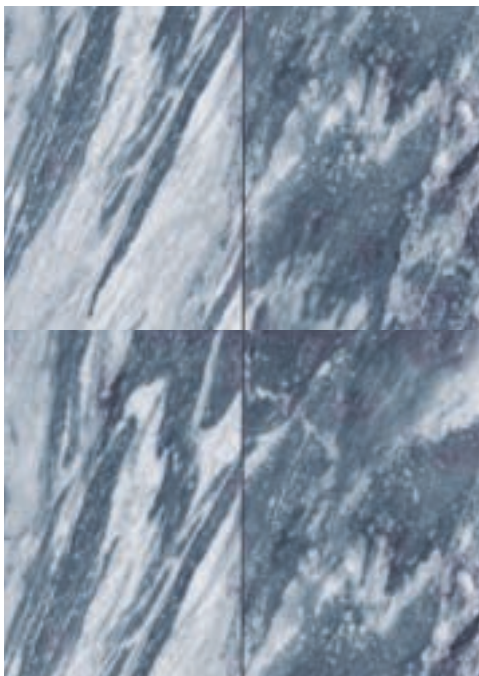
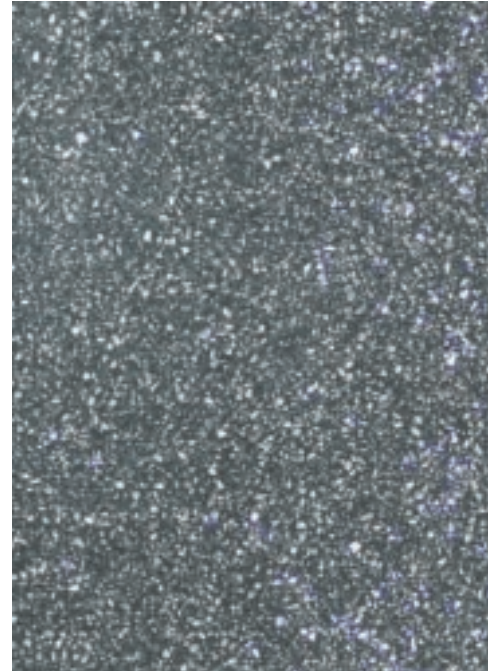
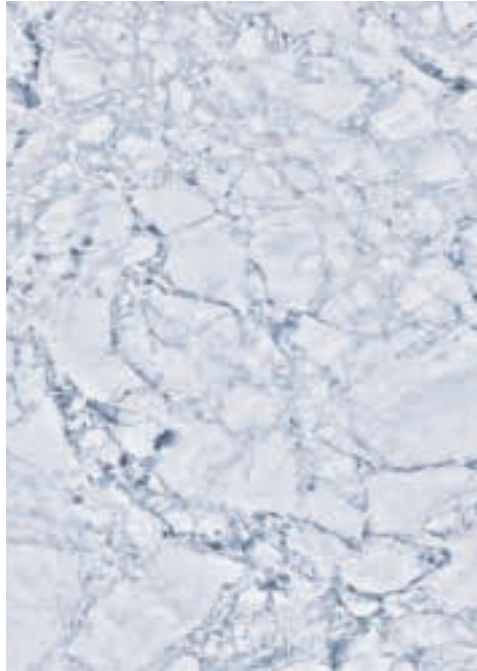


Penthouse Chandelier
by John Hogan + Bec Brittain





Penthouse Details



White Oak (Select Units)
Honed Nuvolato Marble

Honed White Quartzite
Blackened Grey Oak

Honed Grey Terrazzo
Brushed Gold Detailing



Bec Brittain x John Hogan Chandelier Series
Framed Fluted Glass Shower Enclosure (Master Ensuite)
Freestanding Bathtub



Minimal Architectural Detailing
Kallista One Series In Gunmetal



Minimal Architectural Detailing
Toto Neorest Washlet & White Glass Flush



Miele PureLine Generation 6000

Westbank deals exclusively with Miele, the world's leading high-end appliance manufacturer, who has curated an appliance lineup in keeping with a building of this quality.

Miele PureLine appliances seamlessly flow into the design of a modern kitchen. Sleek glass combined with a striking stainless steel handle presents a balanced harmony, while bold horizontal lines allow for a continuous design aesthetic. The high proportion of glass creates a serene atmosphere, while floating handles engage onlookers to explore PureLine further. Miele's PureLine Generation 6000 sets a new standard for premium appliances.

Miele – 115 Years of Excellence

1899

In Herzebrock, Germany, Carl Miele (the technician) and Reinhard Zinkann (the salesman), together with eleven employees, four lathes and a drill, found a company to manufacture milk centrifuges and butter churns.

1900

Just one year after the company's inception, milk centrifuges and butter churns are joined on the market by the first Miele washing machine, the "Meteor".

1904

Miele develops its first power-driven washing machine. An "outboard" electric motor supplies the power to move the agitator while a drive belt achieves silent operation, low energy consumption and provides years of service.

1908

Miele moves from Herzebrock to a new factory in Gütersloh. Mr. Miele and Mr. Zinkann are convinced that in order to maintain their quality standards over the long-term, the Miele company must produce all parts and components 'in-house'.

1910

Miele develops a mechanical laundry wringer that can be driven by hand or run by an electric motor.

1913

Models in full bloom – Forever More, Forever Better. More than 20 new variants of seven basic models of Miele wooden tub washing machines enter the market, expanding the product range to 50.

1914

An electric plug-in for the washing machine changes everything! A built-in electric motor washing machine is introduced in the legendary Miele washing machine 'Number 50m', described at the time as "the role-model in electric washing machines". All future innovations are based on this design.

1924

Miele introduces a bicycle to the market at a new factory in Bielefeld.

1925

The metal drum replaces the wooden tub in Miele washing machines Miele secures its place as the largest washing machine manufacturer in Germany.

1926

Miele introduces milking machines.

1927

The first Miele vacuum cleaner arrives; first the basic "K" model, soon followed by the 'Melior'.

1929

Europe's first electric dishwasher is introduced by Miele.

1932

The first motorized bicycle model is developed and marketed as "a Miele bicycle with balloon tires powered by a Sachs motor".

1934

Miele introduces a retirement pension fund for its employees, including disability pensions and widow benefits.

1935

The second generation, Carl Miele Jr. and Kurt-Christian Zinkann begin working for Miele, now one of the largest companies in its sector in Germany, with over 2000 employees.

1937

First Miele electric spin dryer with centrifugal force design is developed for private households.

1938

Carl Miele dies on Christmas Eve, six months before his 70th birthday. Director C.H. Walkenhorst: "The name Carl Miele should always be a name that inspires us to continue to work in his spirit. We will honour his name. His work shall continue."

1939

On July 14, co-founder Reinhard Zinkann dies at the age of 70. Director Walkenhorst: "We will continue to thank him, even beyond the grave, for what he was to us and this firm that he founded, through his work, through his charity, through his goodness and understanding." Following the deaths of the two founders, their sons Carl Miele Jr. and Kurt Christian Zinkann take the helm.

1944

Air raids destroy production facilities at the Gütersloh plant; Miele's production program has now been reduced to handcarts and ladders.

1945

War is over and rebuilding of the Gütersloh factory begins. In addition, Miele decides to build workers' accommodation, and assists employees in the re-building of their own homes.

1947

Due to a shortage of metals, the wooden-tub washing machine returns. By year's end, more than 8,000 units have been produced.

1949

Miele's 50th birthday and Miele rewards all employees with a handsome cash bonus, an increase to the employees' pension and retirement funds. Miele factories have been re-built and full production begins in earnest with a workforce of 2500.



1952

Miele develops the space-saving rapid washing 'Machine 75'. The machine automatically fills with cold water through a hose attached to a stopcock – and the water is heated internally.

1953

Miele washing 'Machine 307' is introduced with a horizontal-axis drum with an electric boiler featuring gentle treatment of laundry, effective and energy-saving operation and long life reflecting the firm's high quality standards.

1954

No need to pedal! The Miele motorbike model is the widely known '98' with a Sachs motor. The firm is now the largest manufacturer of washing machines, and the second largest manufacturer of two-wheel bicycles and motorbikes.

1956

The Miele automatic 'Number 702' washing machine sets the future of clothes washing and care. The Gütersloh factory is expanded to include manufacture of 18,000 individual parts and components in-house for all Miele products.

1958

The introduction of the Miele electric tumble dryer.

1959

Miele automatic washing machines travel around the world – keeping clothing clean on passenger liners, freight ships, training and research ships, and tankers.

1960

Miele makes a historic decision: discontinuing bicycle and motorbike production at the Bielefeld factory, with Miele's future directed to kitchen and domestic appliances. The fully-automatic 'Number G-10' dishwasher is introduced.

1965

Miele opens a fifth factory in Lehrte to satisfy the production demands for its products.

1968

Design innovations, advances in electronic control systems and an expanding group of products directed toward the domestic market continue to separate the Miele brand. Miele's workforce tops 9,000 employees in Germany.

1969

Miele expands its domestic kitchen focus and begins design and production of cooking appliances. The 250,000th dishwasher rolled-off the assembly lines at Bielefeld.

1970

With advances in production automation and electronics and the 'Immer Besser' standards, Miele transitions to automation in production, warehousing, and distribution.

1975

Miele introduces a full line of leading-edge built-in appliances including cookers, ovens, dishwashers, refrigerators, and freezers.

1987

The first Miele Museum in Gütersloh, Germany includes one of the legendary Miele K1 cars dating back to 1913, discovered in Norway.

1988

Since 1980, water consumption for Miele dishwashers has decreased by 40 percent and energy consumption has fallen by 30 percent.

1992

Miele increases its investment in employee training to further the 'Immer Besser' philosophy.

1998

Miele product line expands: steam ovens, built-in coffee machines, hood fans, gas and electric cooktops, induction cooktops, and warming drawers.

1999

100 years of Miele and 'Forever Better'! Miele is the 'most valued brand' in German and European electronic retail markets. Miele's international expansion continues with subsidiaries in more than 40 countries.

2000

Miele is awarded the German Marketing Prize – the highest honour for excellence. Water and energy consumption by Miele appliances continues to be reduced – by about 70 percent overall since 1980.

2005

Miele introduces 'MasterCool' refrigeration and wine storage, establishing a new standard refrigeration for the domestic market.

2014

Miele introduces 'Generation 6000'. These technically advanced products set new performance and aesthetic standards for premium appliances worldwide.

B&B Italia – Timeless, Elegant Furnishings

B&B Italia

Founded in 1966 by Piero Ambrogio Busnelli, B&B Italia distinguished itself immediately for its commitment to research and innovation and its success engaging or collaborating with international design masters. It has leveraged and advanced the technology, the creativity, and the inherent style that has made Italy famous throughout the world. It produces modern furnishings that are distinctive and characterized by exceptional quality and timeless elegance.

Headquartered in Novedrate in the Como region, B&B Italia built its success on an ability to reflect contemporary culture, responding quickly to the ever-changing lifestyles, habits and requirements of the day. On the production side, B&B has consistently combined creativity and innovation with the absolute latest in industrial know-how, always updating the art of the possible without ever sacrificing the strength, quality and longevity of its creations. On the design side, the company has associated with international leaders including Antonio Citterio, Piero Lissoni, Mario Bellini, Gaetano Pesce, Naoto Fukasawa, Patricia Urquiola, Barber & Osgerby and Jeffrey Bernett. For both design and production, the heart of the company is an internal R&D Center, a forge of cultural meetings and experiences, a crucible for studying and innovating in both trends and technique. The result is furniture that is robust, timeless, and finished to perfection.

Timeless, Elegant Furnishings

Westbank has partnered with B&B Italia, the leading Italian company in the international world of designer furniture, to curate a collection of beautiful, well-crafted furnishings, in all residential common areas.

In every home, James KM Cheng Architects collaborated with a custom millwork manufacturer from Italy, sourced by B&B Italia together producing kitchen cabinetry and bathroom vanities that perfectly reflect the beautiful aesthetic of the homes and fulfill the design intention and detailing criteria. The fixtures by Kohler and appliances by Miele are similarly custom fit for a thoroughly integrated design experience.

In common areas, B&B Italia designed and produced limited custom sets of lounge chairs, sofas and standing lights that draw on the rich Italian furniture tradition, creating a contemporary but timeless expression of pieces that reflect the essence of Milan's classic modernist design era (1960-1980). For those who prefer a home fully furnished, with every element developed and refined specifically to function in these elegant spaces and to complement First Light's overall architectural mien, B&B Italia has also curated a complete selection of furniture pieces that are available for purchase (fully illustrated on pages 60 – 67).



B&B Italia
Furniture Curation, Studio

Dining Chair



Living Room Sofa



Coffee Table



Dining Table



Bed







B&B Italia
Furniture Curation, 1 Bedroom

Dining Chair



Bed Side Table
Option 1



Living Room
Arm Chair



Bed Side Table
Option 2



Living Room Sofa



Bed



Coffee Table



Dining Table







B&B Italia
Furniture Curation, 2 + 3 Bedroom

Sofa



Dining Table
Option 1



Sectional



Dining Table
Option 2



Coffee Table
Option 1



Dining Chair
Option 1



Coffee Table
Option 2



Dining Chair
Option 2



Side Table



Side Board



Side Chair
Option 1



Bed
Option 3



Side Chair
Option 2



Bed Side Table
Option 1



Bench



Bed Side Table
Option 2



Bed
Option 1



Bed Side Table
Option 3



Bed
Option 2



Amazon – Alexa at First Light

Westbank and Amazon are working together to envision how technology can be integrated into First Light to improve residential living. When completed, First Light will open its doors as one of the most connected, and responsive buildings in Seattle. With the help of Amazon, every suite in First Light will be Alexa-enabled – meaning a fully customized home automation system enabling a list of features limited only by the desires and imagination of their new residents. From the minute residents arrive at the front door of the building or step out of their car into the parking garage, we envision residents being able to accomplish any command in Alexa’s rapidly expanding set of skills through built in Echo devices.

Amazon introduced Alexa in 2014 as a more intuitive way for users to interact with technology. With state-of-the-art voice activation, users can ask Alexa to play music, make to-do lists, set alarms, stream podcasts, read audiobooks, order their groceries, or provide updates on everything from news, weather, sports and traffic to the most recent price of their stock portfolio. By connecting to other smart devices in the home, Alexa is able to do everything from adjusting the lighting and temperature to locking the front door. At First Light, Alexa will be available throughout public and private spaces in the building and, each individual home will feature home

automation and voice control with Amazon Alexa. A First Light Technology Expert will be on hand to greet each new resident, to brief them on the capacity of their new technology and to connect and program all of their own smart appliances and home entertainment components. This Expert will also be available during the move in for ongoing support to ensure that every resident gets exactly what they want from their virtual assistant and home automation systems.

For Westbank, the collaboration with Amazon was both fortuitous and natural. Collaborating with one of Seattle’s leading technology innovation firms helps ensure that at First Light, the very best in technology is fully embedded and enabled.

The Amazon link is also natural, because First Light’s Belltown location is a short walk from Amazon’s own expanding South Lake Union campus. At the heart of a city that is driving technological innovation the world over, it is both appropriate and opportune that First Light will be a part of the leading edge of that innovation.



North View

July 11, 2018, 7:30 am





East View

July 11, 2018, 9:30 pm





South View

July 11, 2018, 9:30 pm





West View

July 11, 2018, 9:30 pm





Architects + Design Philosophy

James KM Cheng Architects Design Architect

In the early 1990s, Seattle-trained James KM Cheng served as the architect on the first building that Westbank ever developed and he has been a valued friend, mentor and artistic guide ever since, designing some of the most beautiful and innovative buildings that Westbank has contributed in Vancouver and Toronto.

A Hong Kong-born urbanite (he reports fond childhood memories of flying kites from the roof of his apartment building), James Cheng moved to Everett in the 1960s to finish high school, going on to study at Evergreen Community College and the University of Washington, where he received his first architecture degree in 1970. The second, a Masters from Harvard, followed in later years. Although active for a short while in the Seattle area, Cheng soon migrated north to Vancouver, British Columbia, where he has been credited with the earliest innovation in tower-and-podium building design – a staple in the now world-famous architectural style known as Vancouverism.

Given his Seattle roots, First Light is something of a homecoming project, and one where Cheng felt challenged to realize the full potential of this unique property, so ideally located at the nexus of Belltown, Downtown and the burgeoning district of South Lake Union. A Modernist by inclination and practice, Cheng and his team created a quiet, elegant building, restrained in its massing and detailing. The seven-story podium nestles appropriately into the neighborhood, complementing the adjacent YWCA building, while the tower rises gracefully to be topped by a 47th-floor cantilevered pool that seems to be floating in air.

An artistic contribution in its own right, First Light also provided a generous canvas for the glass veils of artist John Hogan. The finished product is destined to enliven the sense of architectural ambition in downtown Seattle and beyond.

MG2 Architect of Record

For large multi-use projects like First Light, design architects such as James KM Cheng usually select a local associate architect to assist with permitting and oversee construction. Because the development at Third and Virginia has retail, office and residential components, the architect and Westbank sought a Seattle firm with a significant track record in all three of these construction sectors. Additionally, the associate needed to have mastered the city's building ordinances and building approval process, and have strong links in the trades and contracting community to oversee completion of a sophisticated design. MG2 fit the bill for all of these, and moreover had worked with Cheng as architects of record for his radical re-design of Burnaby's Lougheed and Brentwood Malls in British Columbia.

MG2 was founded as Mulvanny Architects in Seattle in 1971, with a name change after acquisition of retail and hospital-ity specialist firm G2 in 1999. With long-time associations with Kirkland-based powerhouse Costco and Seattle-based Nordstrom, the firm has a vast international client list that also includes Hyatt and Four Seasons hotel chains. MG2 is an associate architect for several other residential towers in the Belltown-Downtown area, including towers at Olive and Eighth, and Stewart and Fifth (for Hyatt), so have a fine grain knowledge of First Light's urban context.

MG2 Principal on First Light is Elik Grin, who sees it as upping the game for Seattle residential development: "The Seattle area is seeing a huge influx of new residents – 1000 people per week – and their demographic is highly educated and highly paid." He sees the design by Cheng and the established international development and marketing expertise of Westbank being the push toward excellence that mixed-use projects in the city center have long needed. Grin concludes: "I really appreciate working with a developer who understands the value of design, the evolution of development processes, and the need to create highly livable permanent homes."



F I R S T
L I G H T

Floorplans

Floors 09 – 42

01

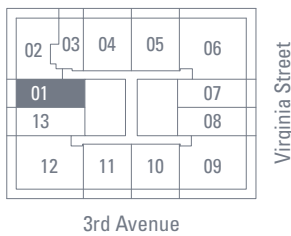
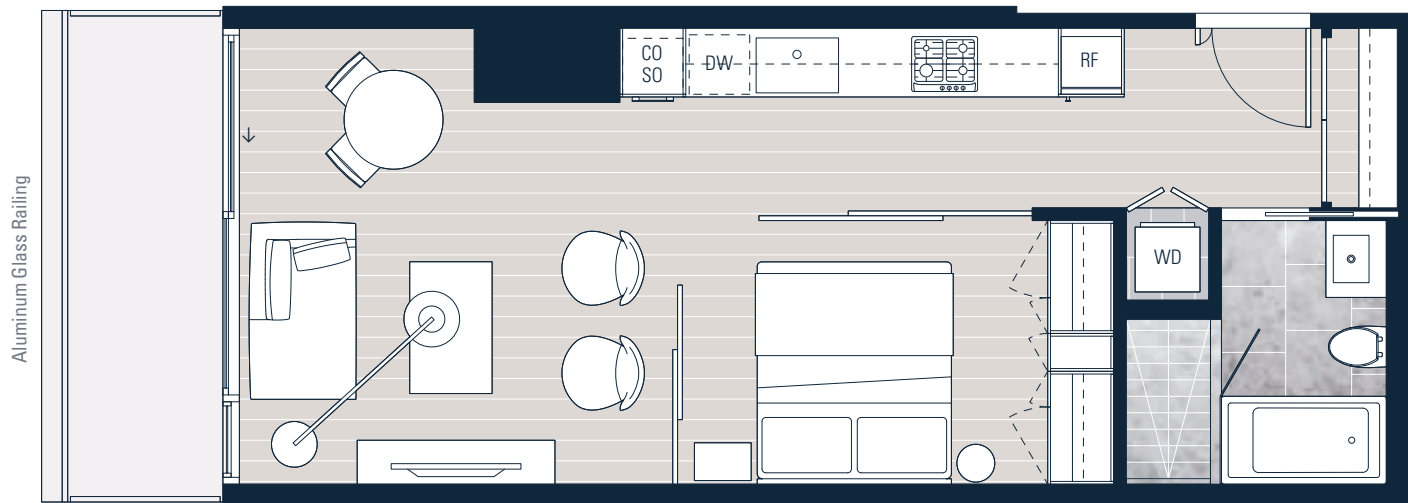
FLOORS 09 – 28

Urban 1 Bedroom

Total Area 622 sf

Interior 548 sf

Exterior 74 sf



Levels 09 – 28



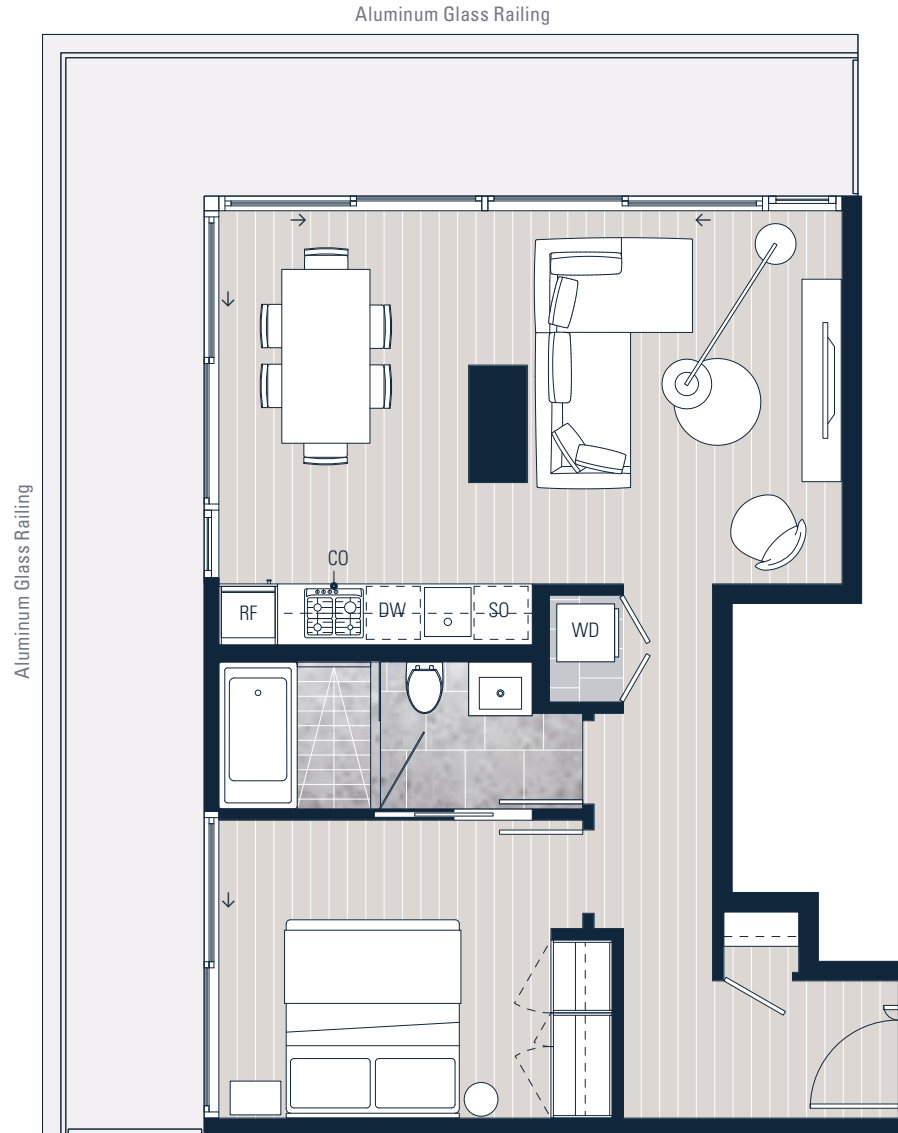
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02

FLOORS 09 – 28

1 Bedroom
 Total Area 964 sf
 Interior 669 sf
 Exterior 295 sf



Levels 09 – 28 ↖ N

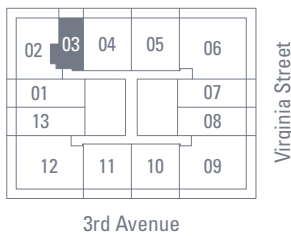
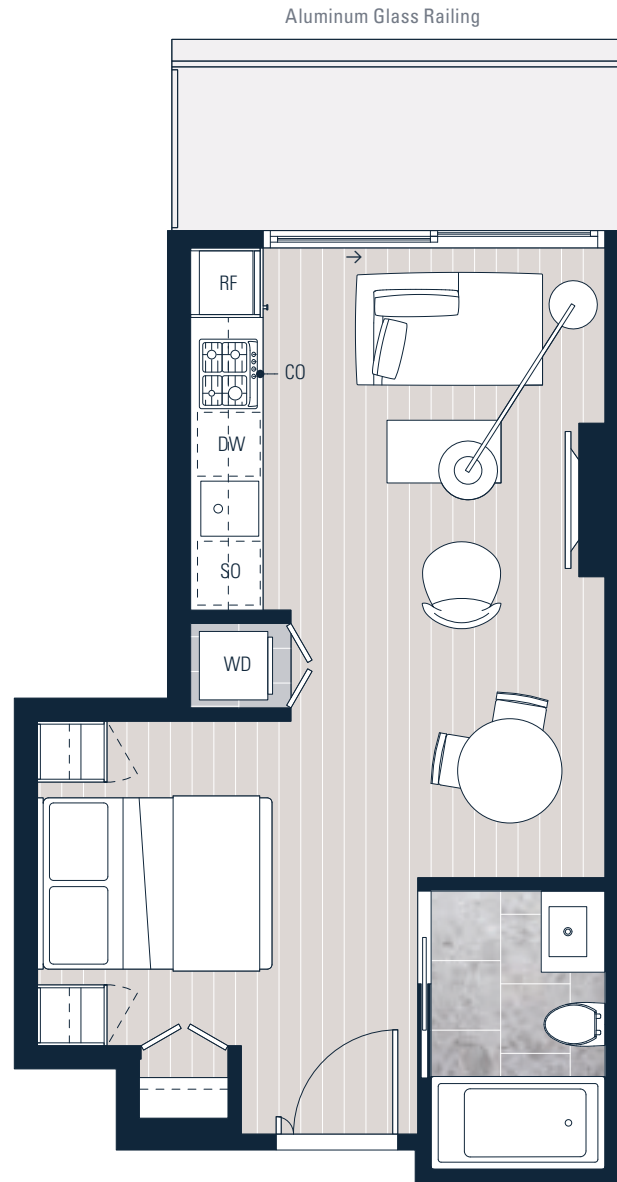
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03

FLOORS 09 – 28

Studio
 Total Area 457 sf
 Interior 393 sf
 Exterior 64 sf



Levels 09 – 28 ↖ N

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04

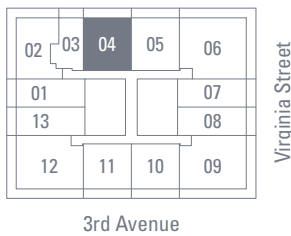
FLOORS 09 – 28

Urban 2 Bedroom

Total Area 811 sf

Interior 686 sf

Exterior 125 sf



Levels 09 – 28



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05

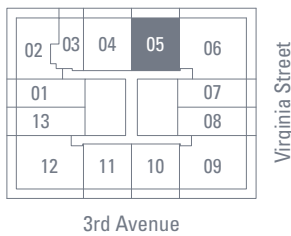
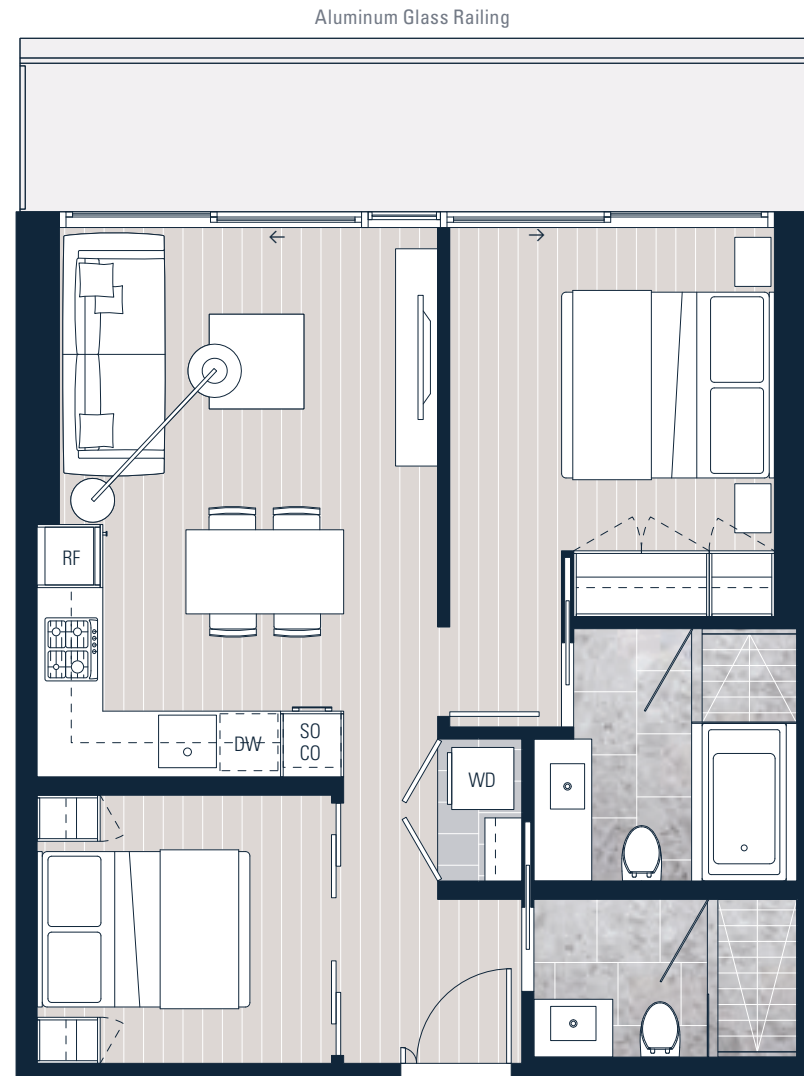
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Urban 2 Bedroom

Total Area 811 sf

Interior 686 sf

Exterior 125 sf



Levels 09 – 28



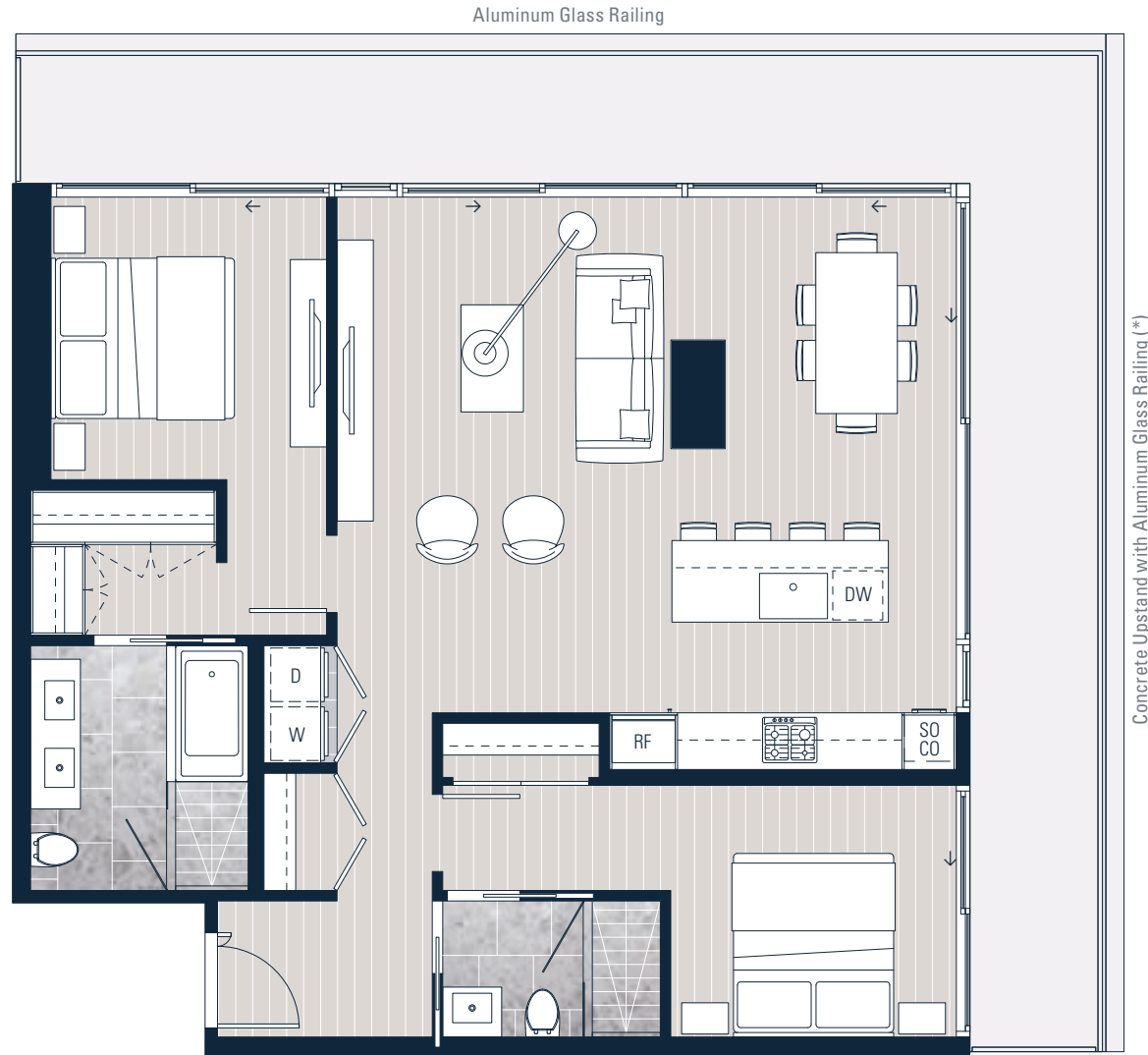
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06

FLOORS 09 – 28

2 Bedroom
 Total Area 1,436 sf
 Interior 1,077 sf
 Exterior 359 sf



Levels 09 – 28 ↖ N

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07

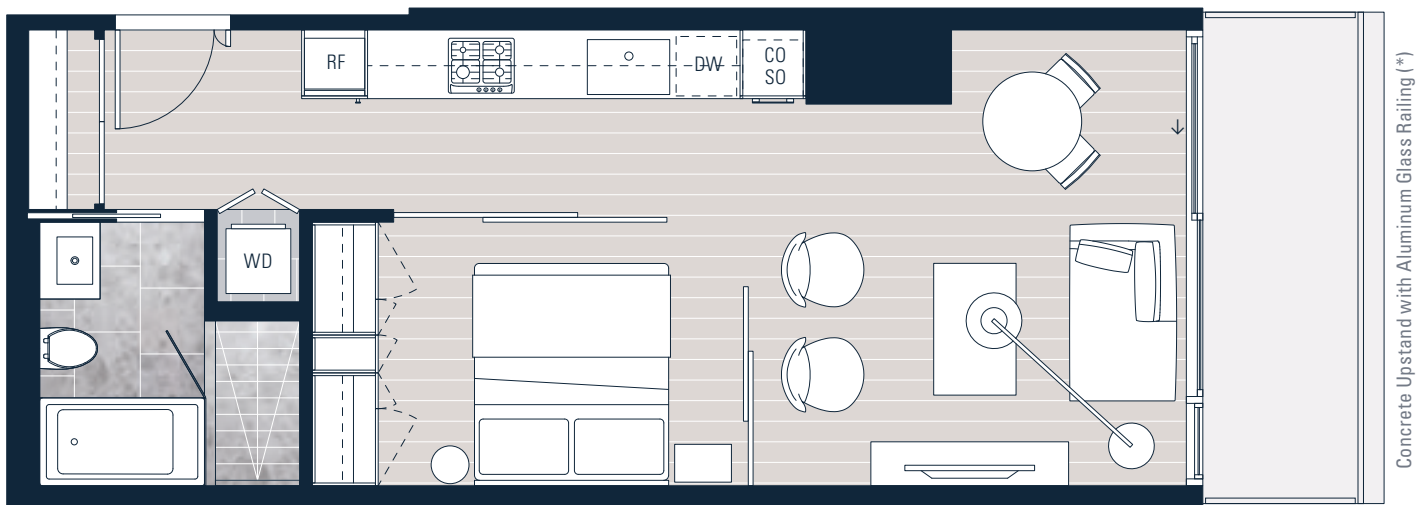
FLOORS 09 – 28

Urban 1 Bedroom

Total Area 622 sf

Interior 548 sf

Exterior 74 sf



Levels 09 – 28



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08

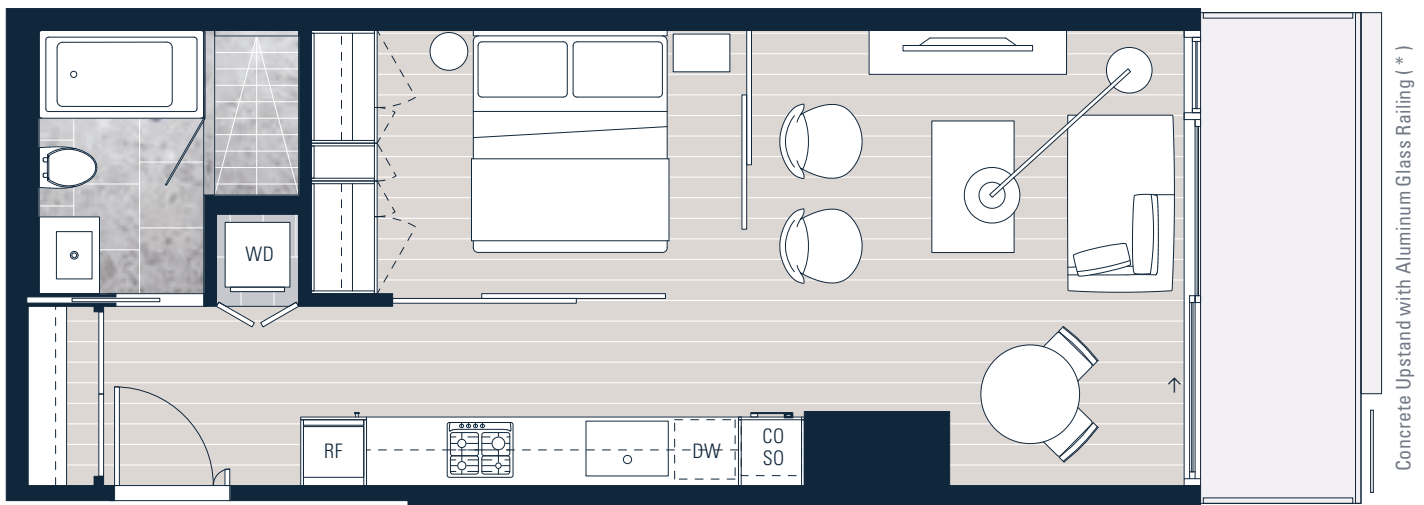
FLOORS 09 – 28

Urban 1 Bedroom

Total Area 622 sf

Interior 548 sf

Exterior 74 sf



Levels 09 – 28



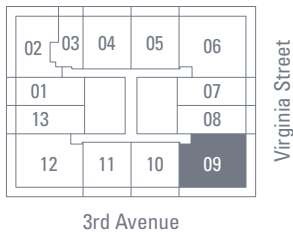
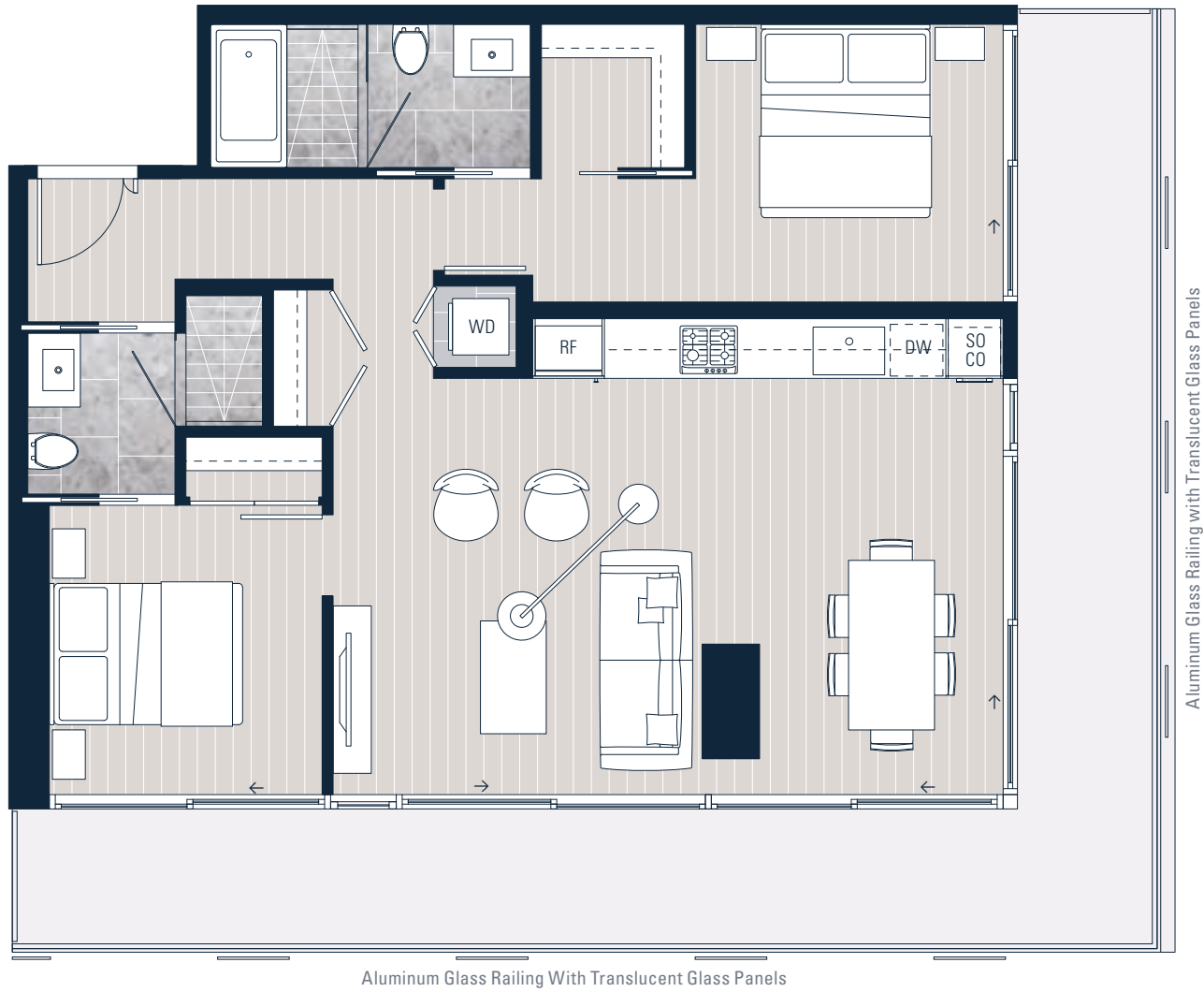
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09

FLOORS 09 – 28

2 Bedroom
 Total Area 1,279 sf
 Interior 940 sf
 Exterior 339 sf



Levels 09 – 28 ↖ N

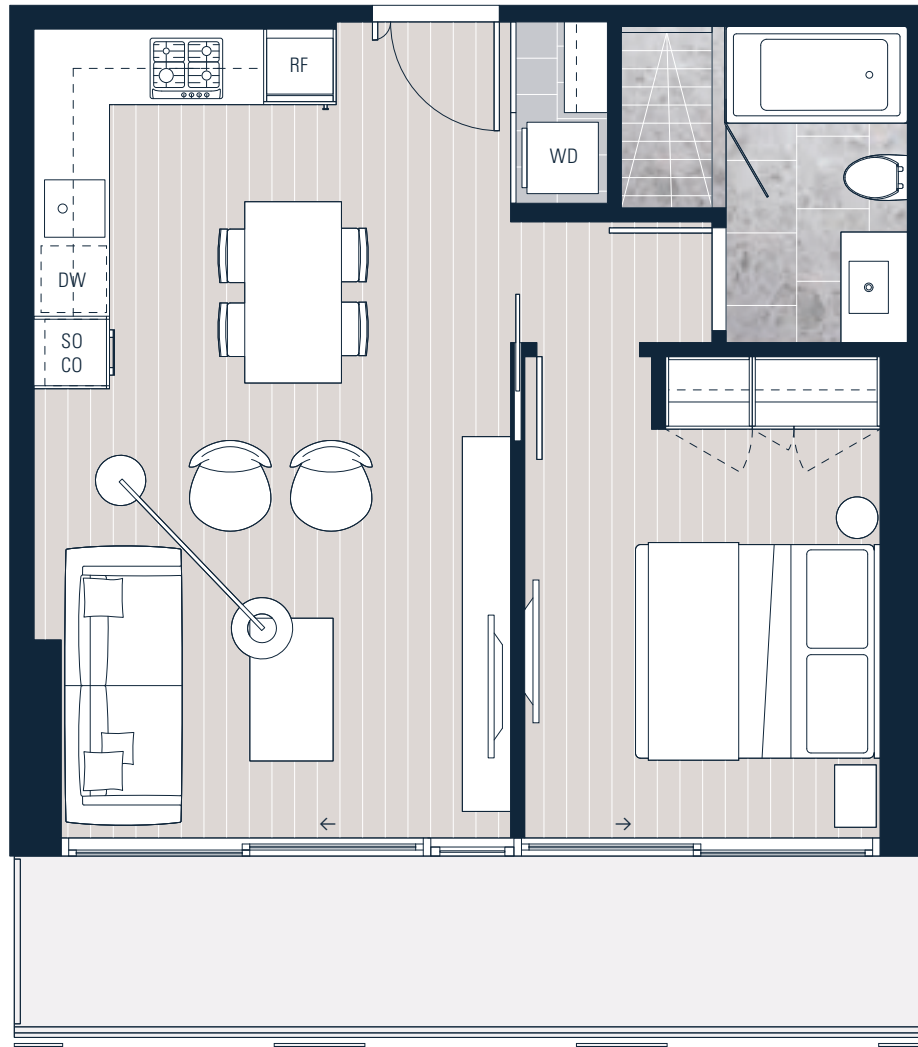
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10

FLOORS 09 – 28

1 Bedroom
 Total Area 711 sf
 Interior 586 sf
 Exterior 125 sf



Aluminum Glass Railing with Translucent Glass Panels



Levels 09 – 28



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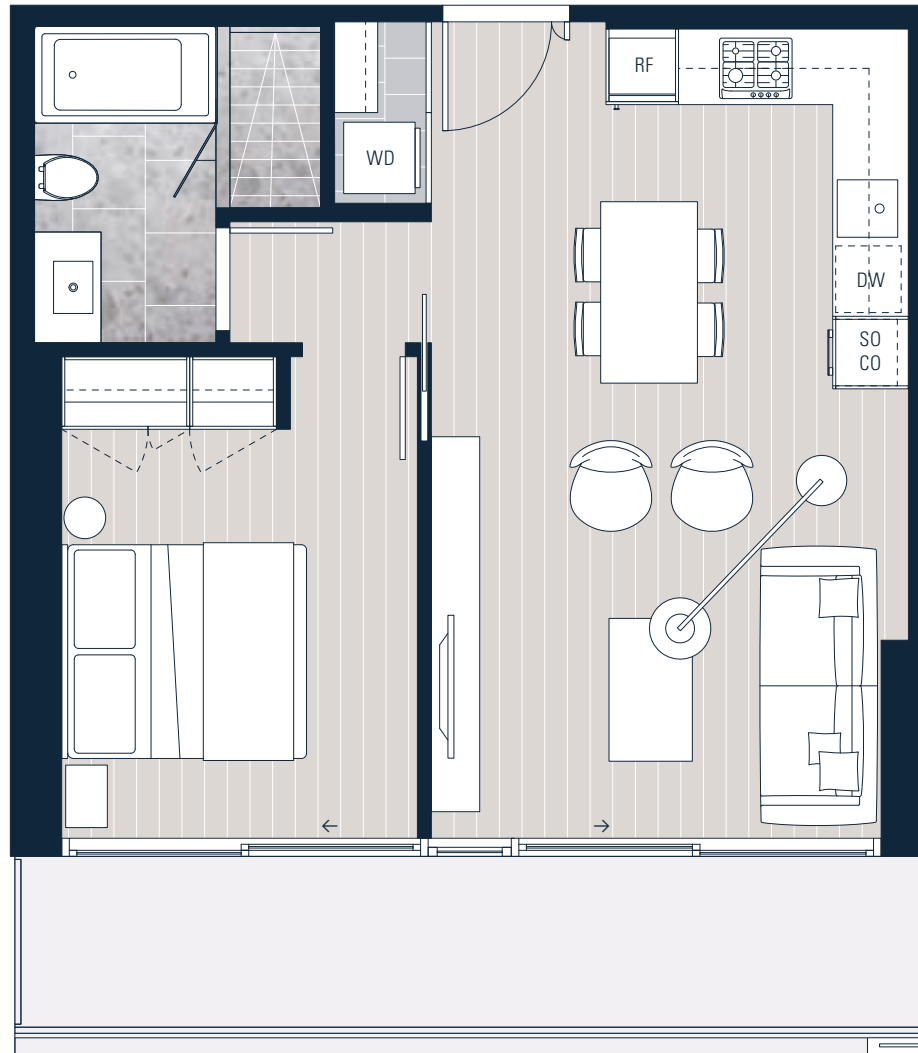
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11

FLOORS 09 – 28

1 Bedroom
Total Area 711 sf

Interior 586 sf
Exterior 125 sf



Concrete Upstand with Aluminum Glass Railing and Translucent Glass Panels (*)



3rd Avenue

Levels 09 – 28



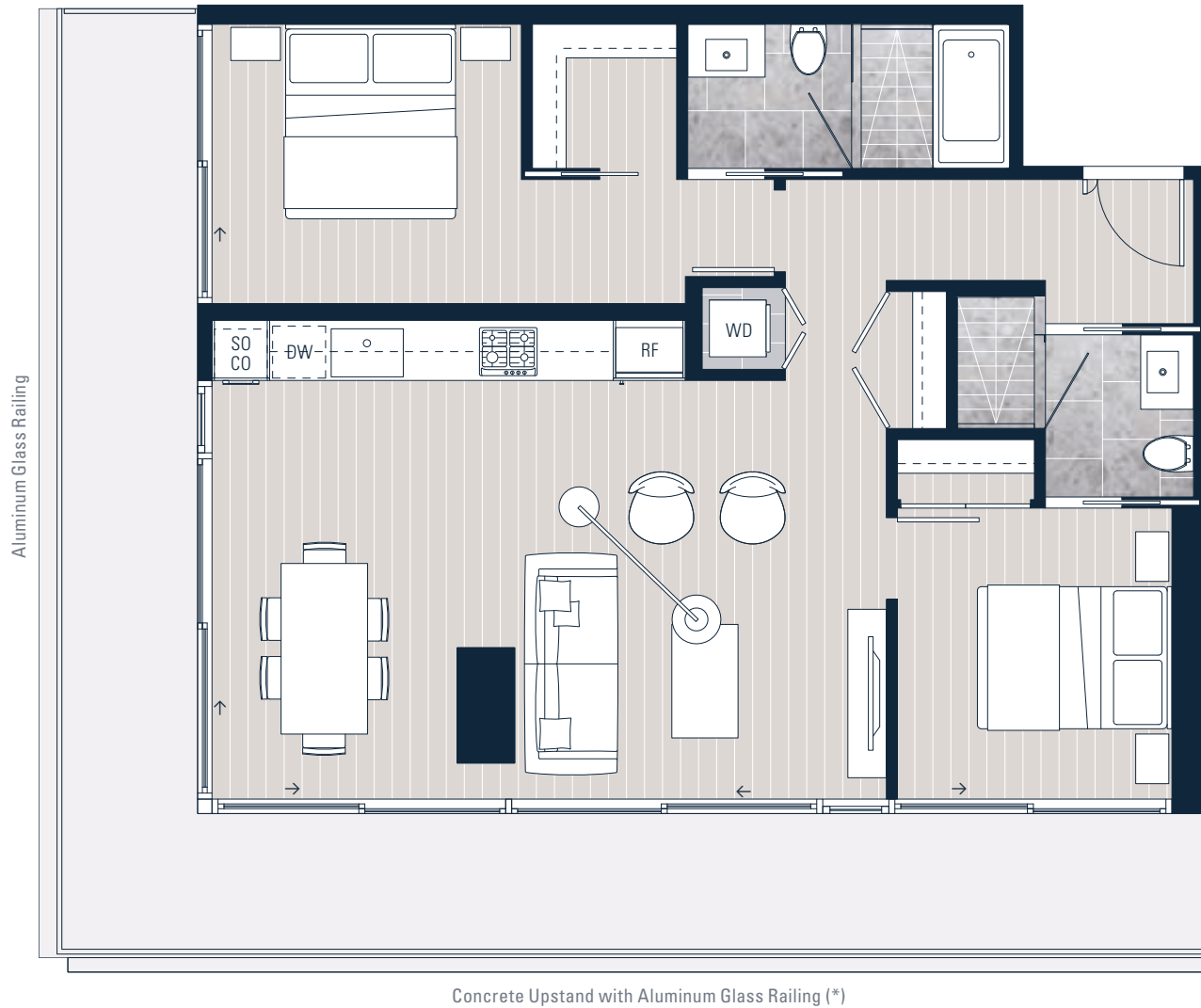
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12

FLOORS 09 – 28

2 Bedroom
 Total Area 1,279 sf
 Interior 940 sf
 Exterior 339 sf



Concrete Upstand with Aluminum Glass Railing (*)



Levels 09 – 28



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13

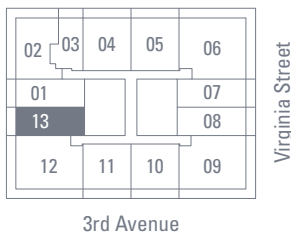
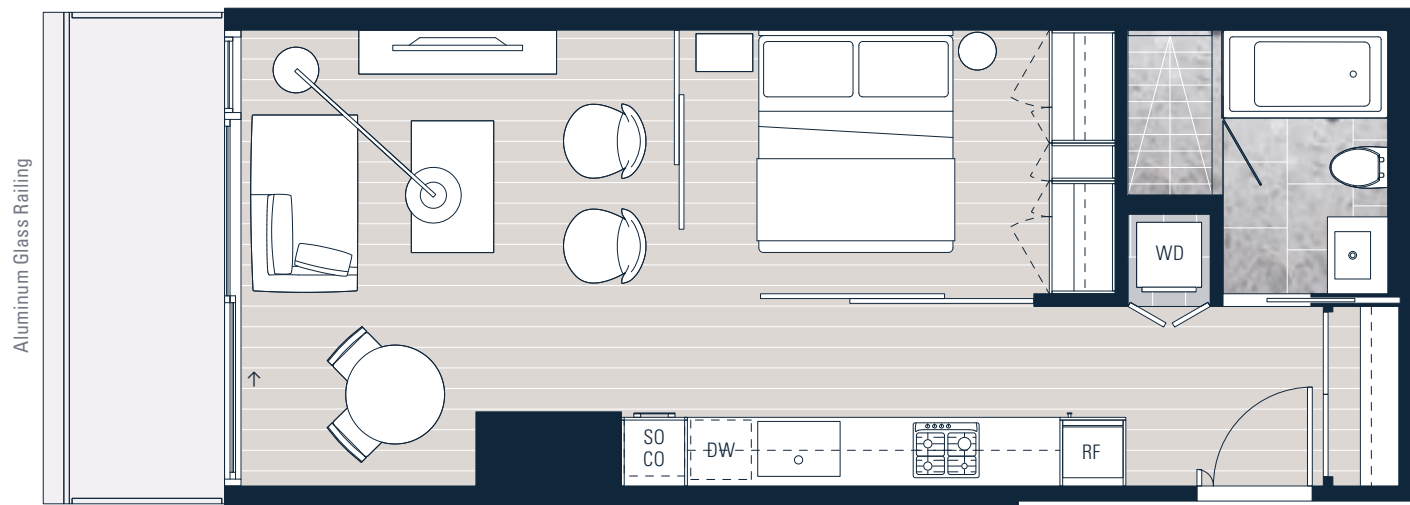
FLOORS 09 – 28

Urban 1 Bedroom

Total Area 622 sf

Interior 548 sf

Exterior 74 sf



Levels 09 – 28



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01

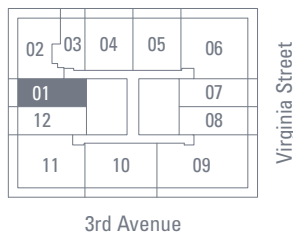
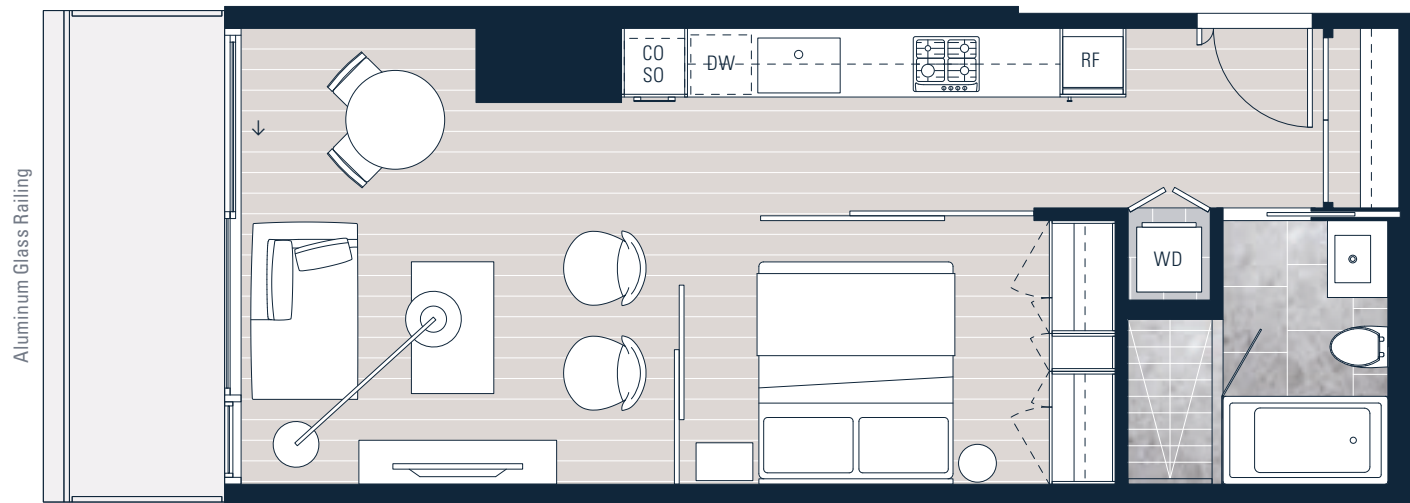
FLOORS 29 – 42

Urban 1 Bedroom

Total Area 622 sf

Interior 548 sf

Exterior 74 sf



Levels 29 – 42



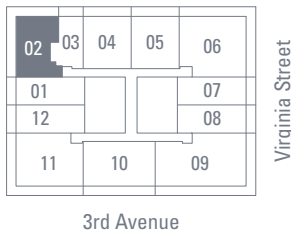
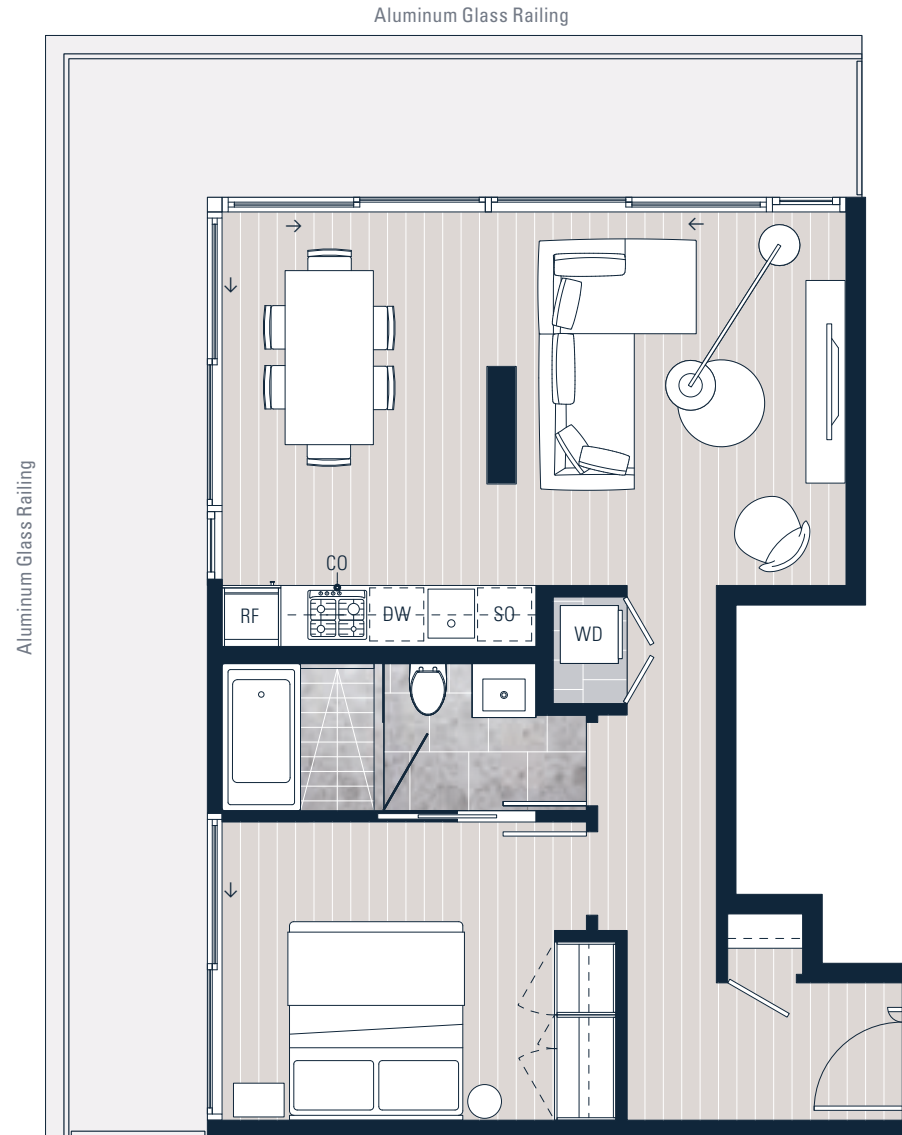
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02

FLOORS 29 – 42

1 Bedroom
 Total Area 964 sf
 Interior 669 sf
 Exterior 295 sf



Levels 29 – 42 ↖ N

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03

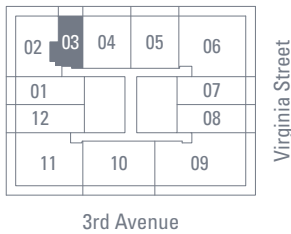
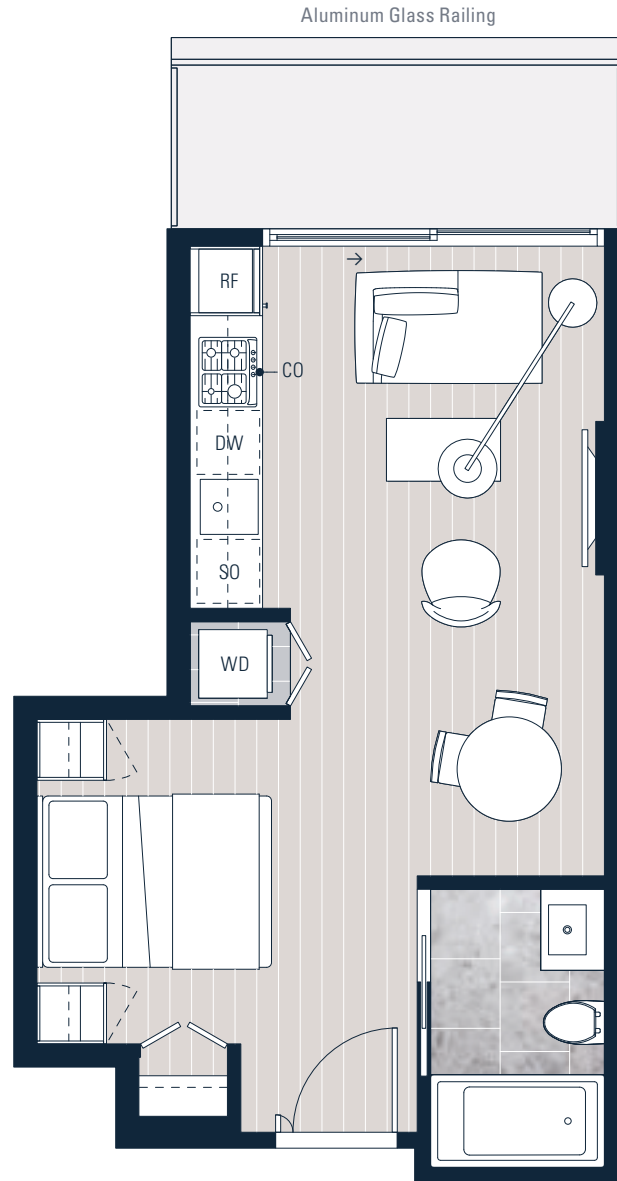
FLOORS 29 – 42

Studio

Total Area 457 sf

Interior 393 sf

Exterior 64 sf



Levels 29 – 42



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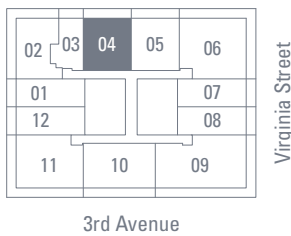
FLOORS 29 – 42

Urban 2 Bedroom

Total Area 811 sf

Interior 686 sf

Exterior 125 sf



Levels 29 – 42



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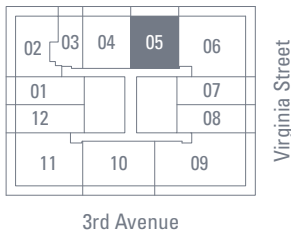
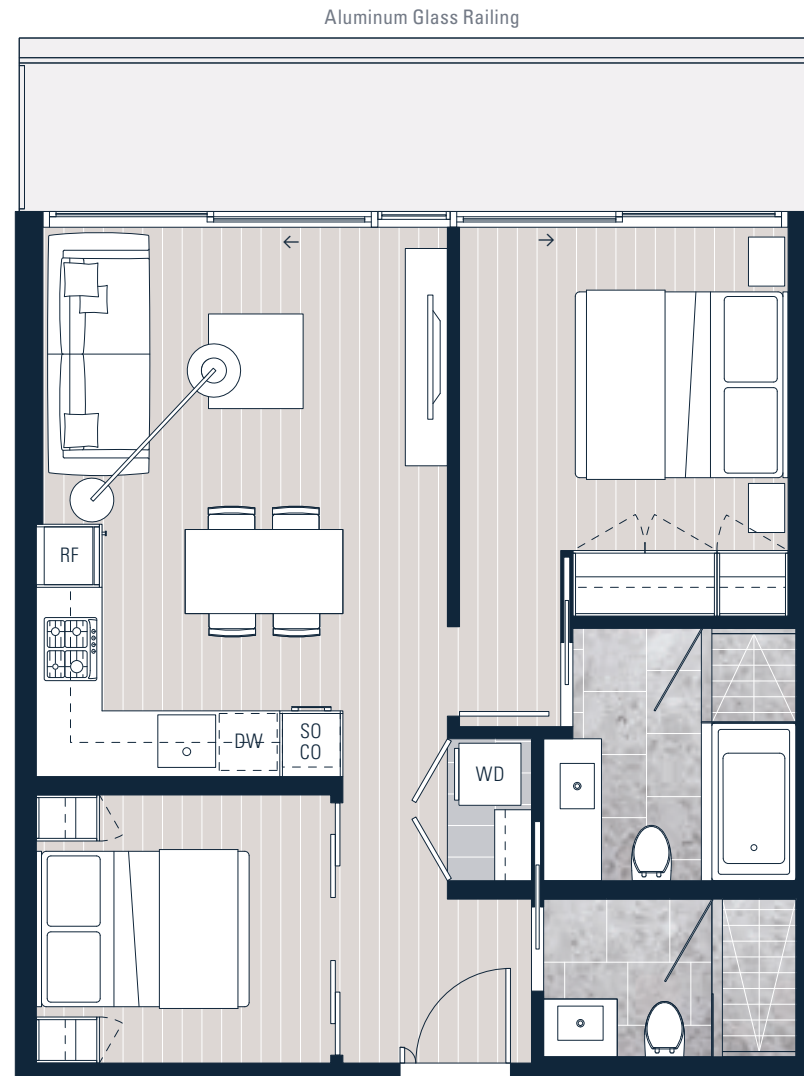
FLOORS 29 – 42

Urban 2 Bedroom

Total Area 811 sf

Interior 686 sf

Exterior 125 sf



Levels 29 – 42



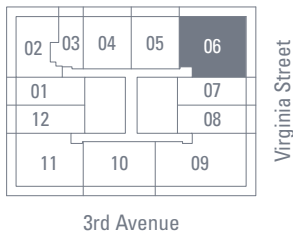
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06

FLOORS 29 – 42

2 Bedroom
 Total Area 1,436 sf
 Interior 1,077 sf
 Exterior 359 sf



Levels 29 – 42 ↖ N

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07

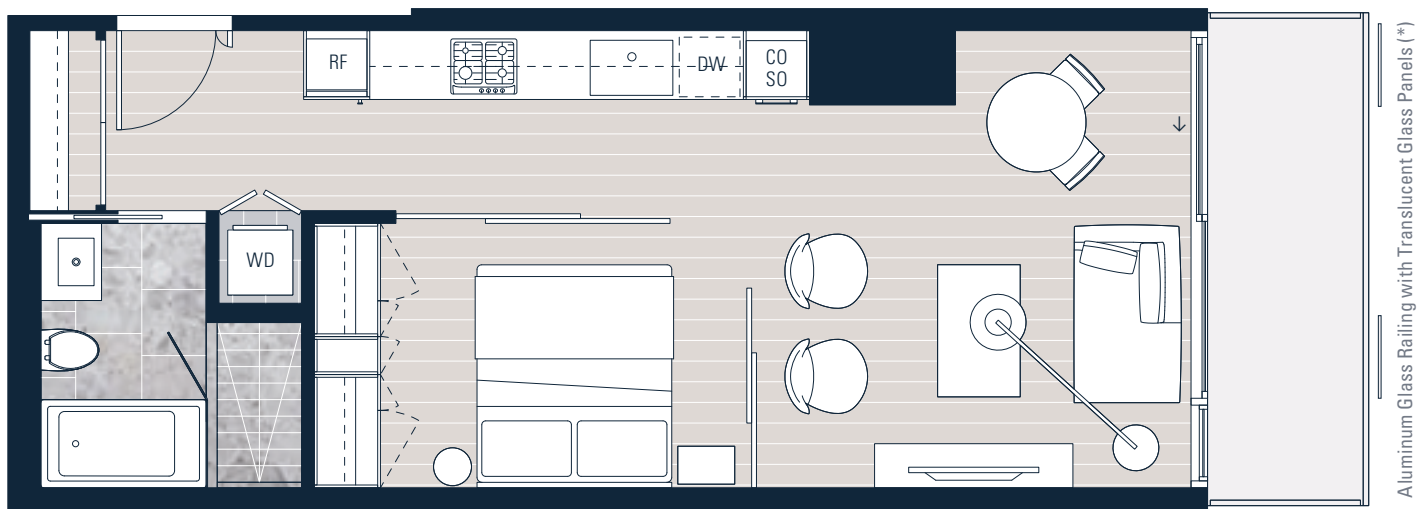
FLOORS 29 – 42

Urban 1 Bedroom

Total Area 622 sf

Interior 548 sf

Exterior 74 sf



Levels 29 – 42



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08

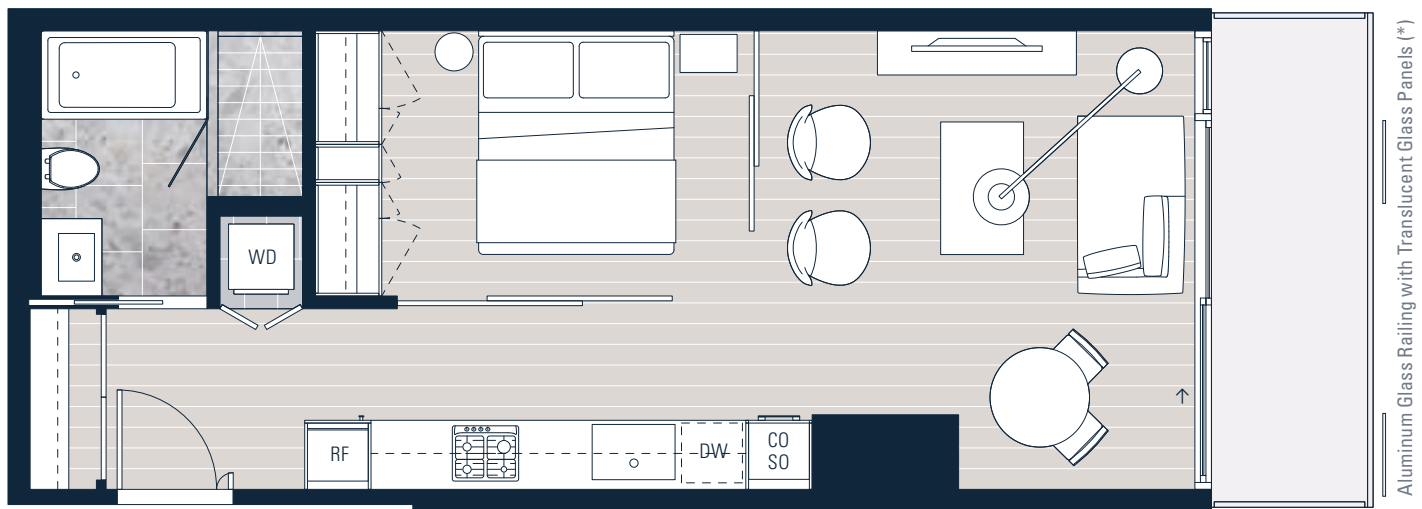
FLOORS 29 – 42

Urban 1 Bedroom

Total Area 622 sf

Interior 548 sf

Exterior 74 sf



Aluminum Glass Railing with Translucent Glass Panels (*)



Levels 29 – 42



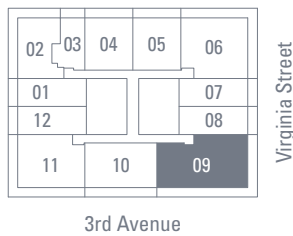
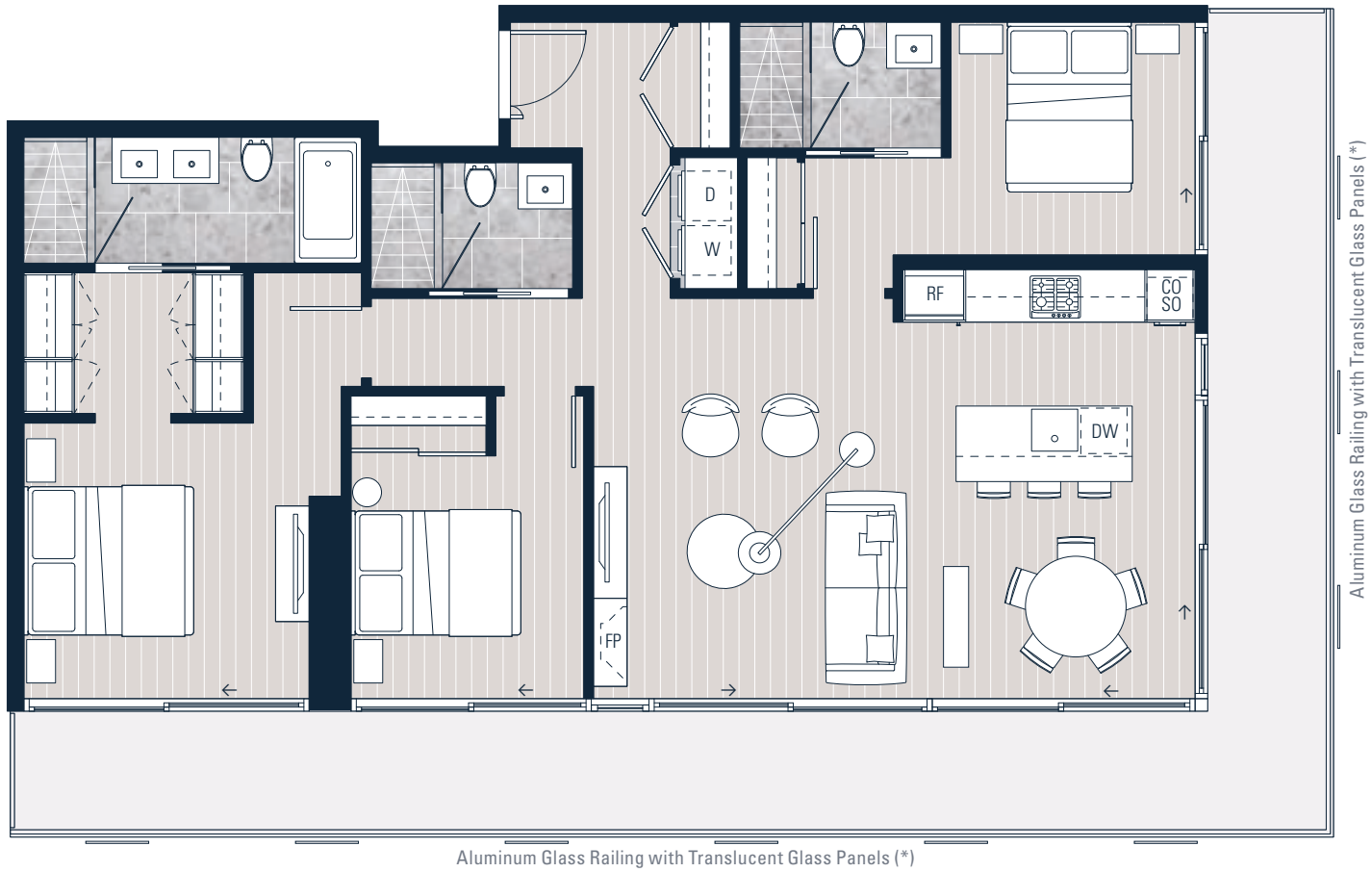
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09

FLOORS 29 – 42

3 Bedroom
 Total Area 1,634 sf
 Interior 1,232 sf
 Exterior 402 sf



Levels 29 – 42 ↖ N

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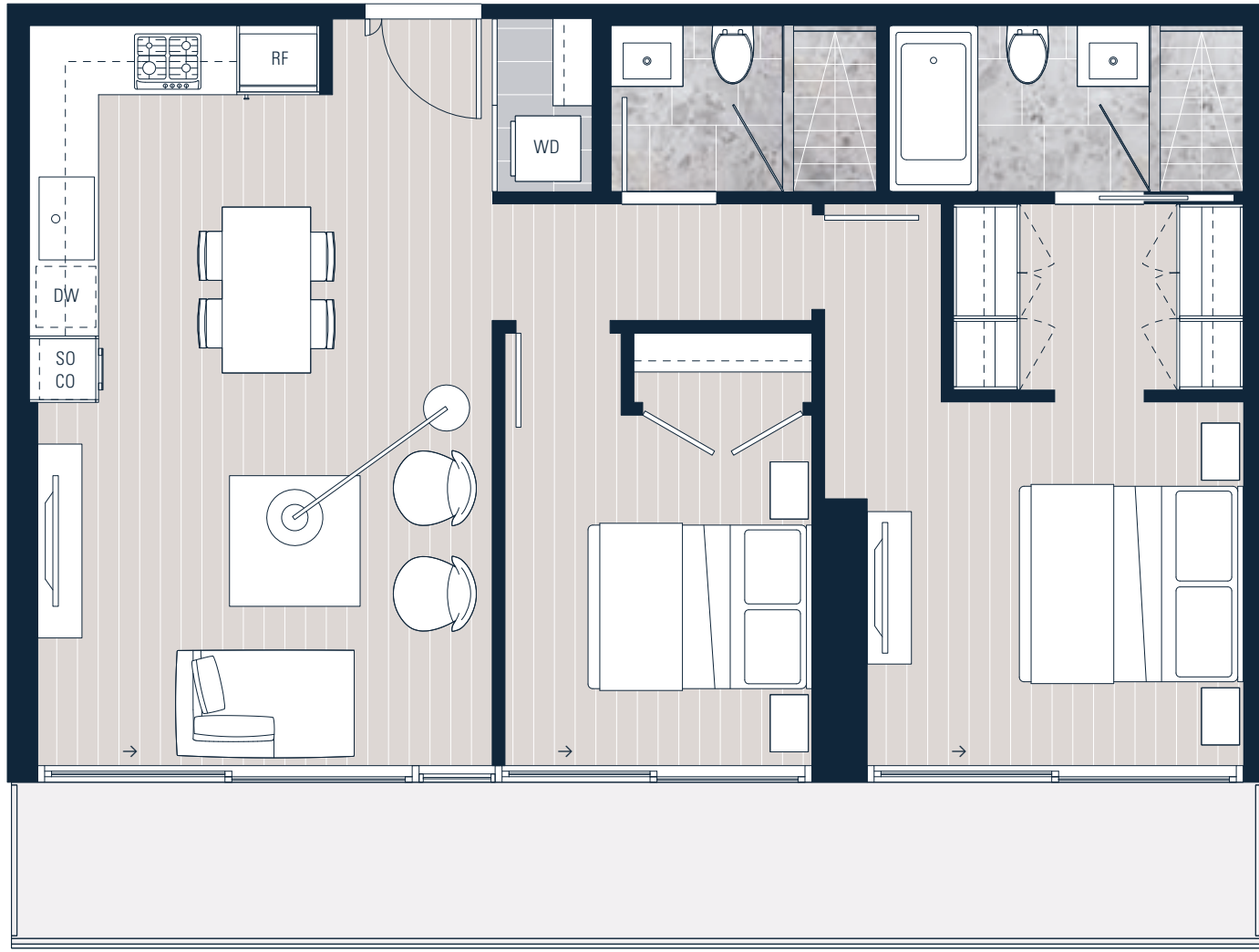
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10

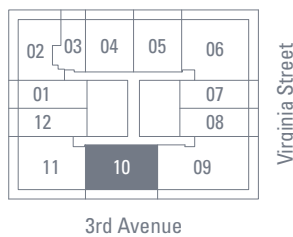
FLOORS 29 – 42

2 Bedroom
Total Area 1,068 sf

Interior 880 sf
Exterior 188 sf



Aluminum Glass Railing with Translucent Glass Panels (*)



Levels 29 – 42



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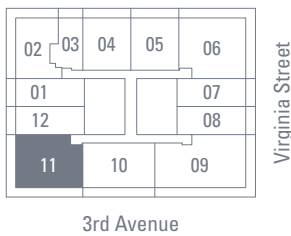
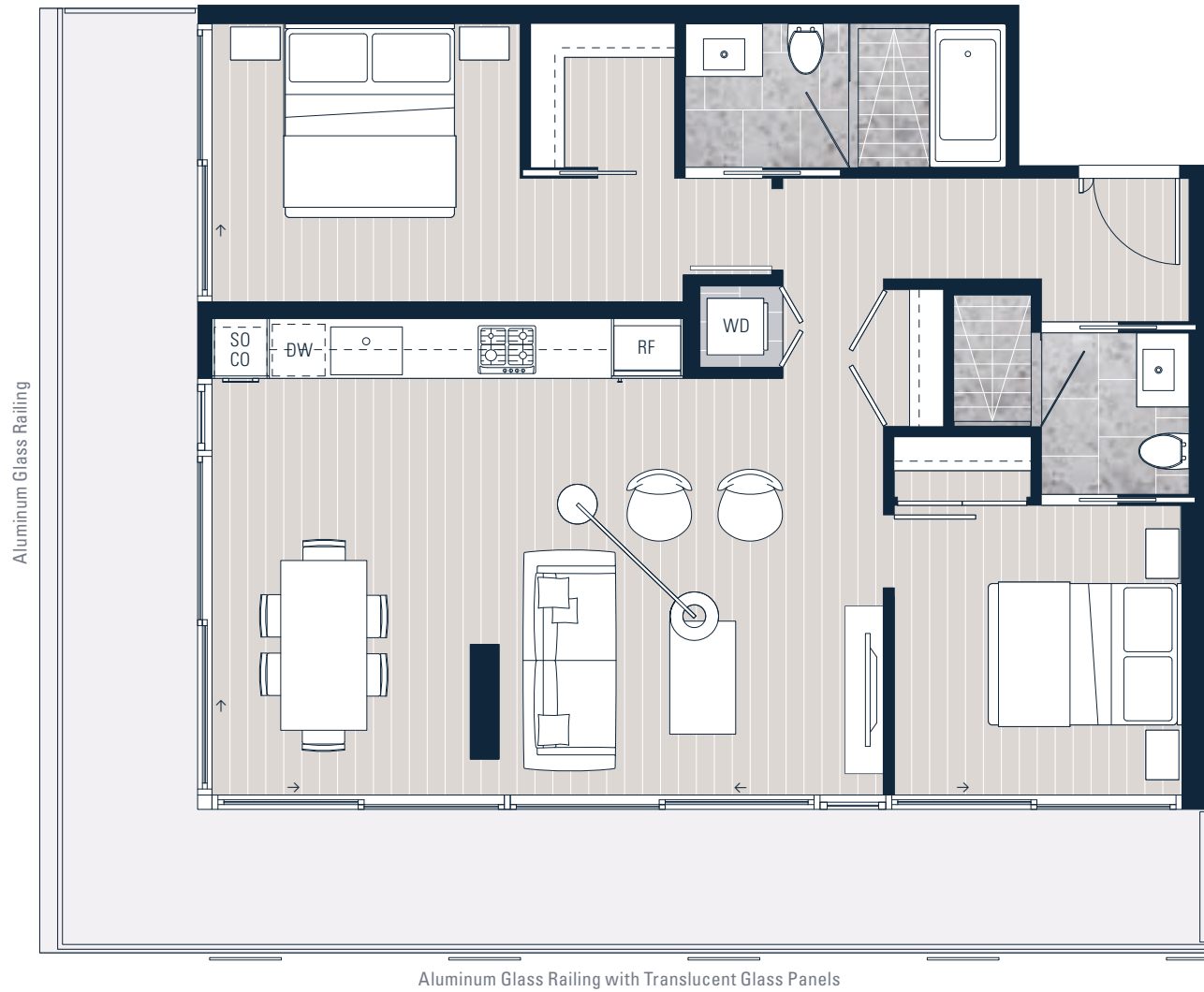
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11

FLOORS 29 – 42

2 Bedroom
Total Area 1,279 sf

Interior 940 sf
Exterior 339 sf



Levels 29 – 42



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12

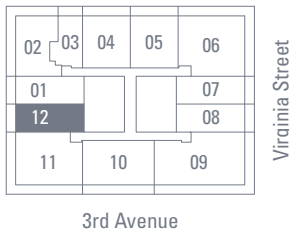
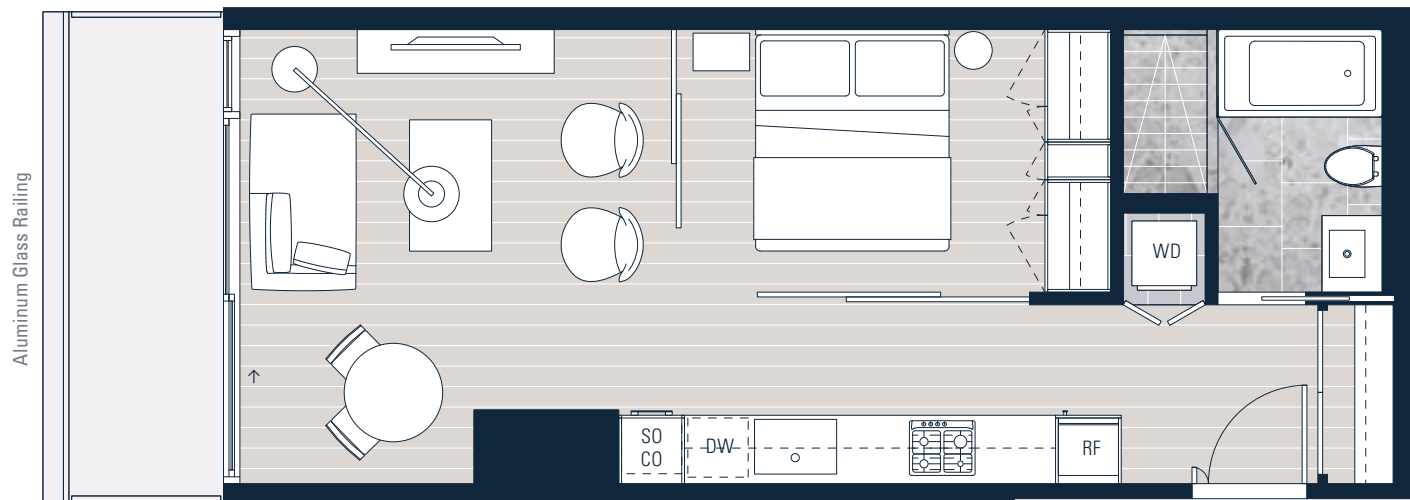
FLOORS 29 – 42

Urban 1 Bedroom

Total Area 622 sf

Interior 548 sf

Exterior 74 sf



Levels 29 – 42



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F I R S T
L I G H T

Floorplans

Sub-Penthouses + Penthouses

Floors 43 – 45



01

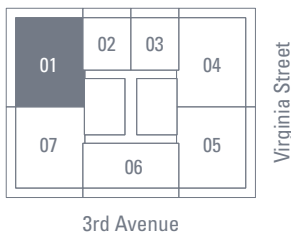
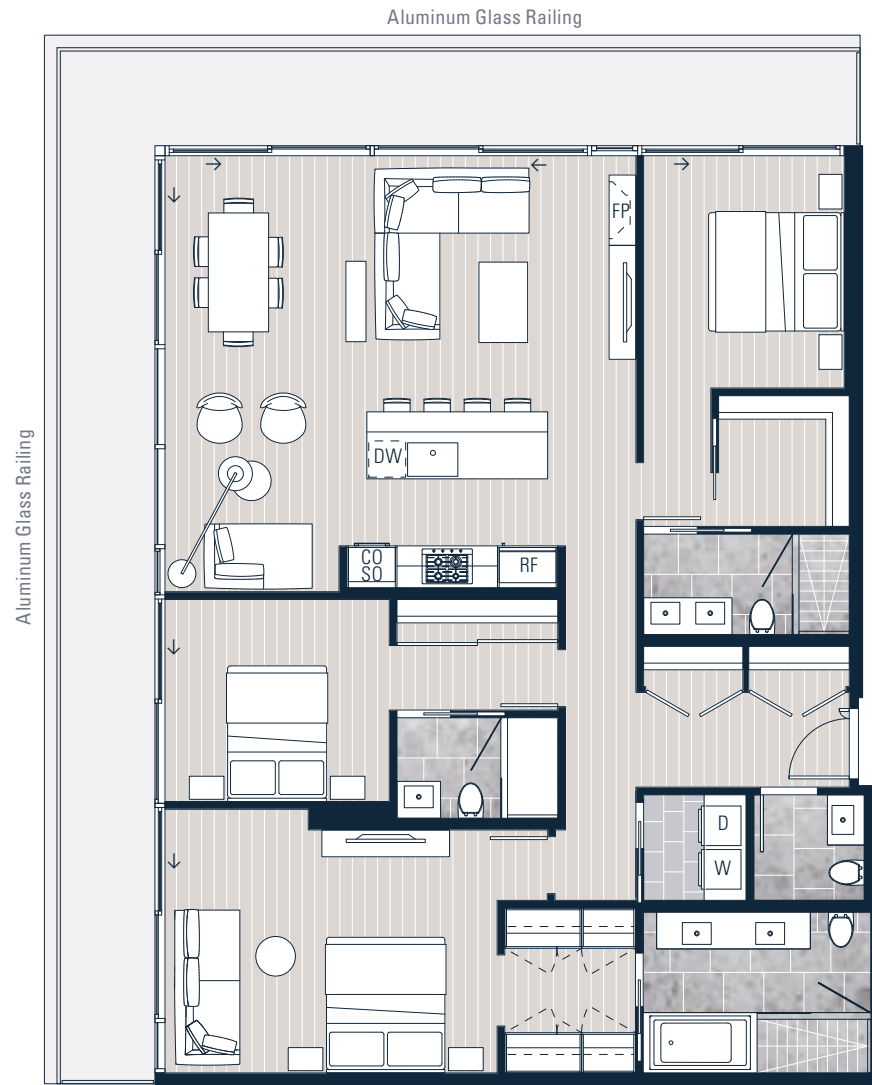
SUB-PENTHOUSE

3 Bedroom + Family

Total Area 2,095 sf

Interior 1,662 sf

Exterior 433 sf



Levels 43 – 44



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02

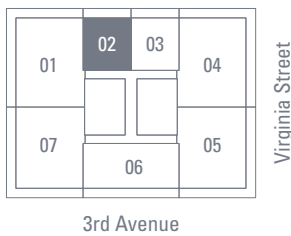
SUB-PENTHOUSE

Urban 2 Bedroom

Total Area 811 sf

Interior 686 sf

Exterior 125 sf



Levels 43 – 44



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03

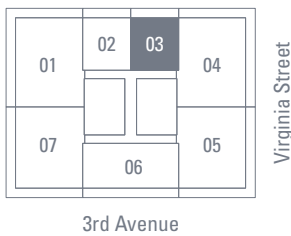
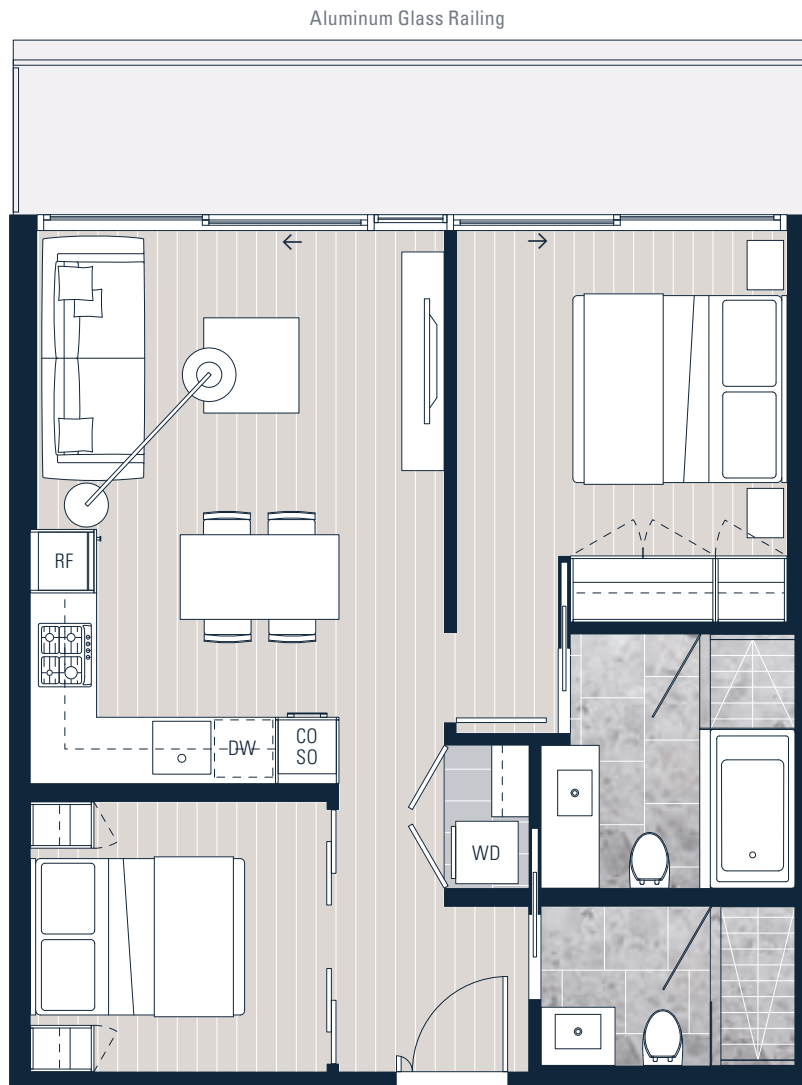
SUB-PENTHOUSE

Urban 2 Bedroom

Total Area 811 sf

Interior 686 sf

Exterior 125 sf



Levels 43 – 44



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04

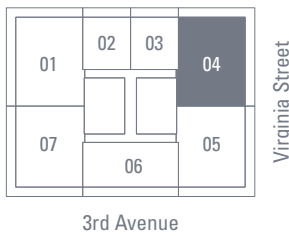
SUB-PENTHOUSE

3 Bedroom + Family

Total Area 2,095 sf

Interior 1,662 sf

Exterior 433 sf



Levels 43 – 44  N

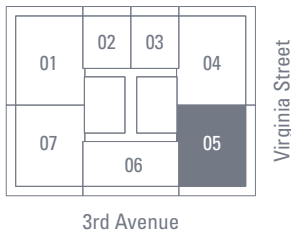
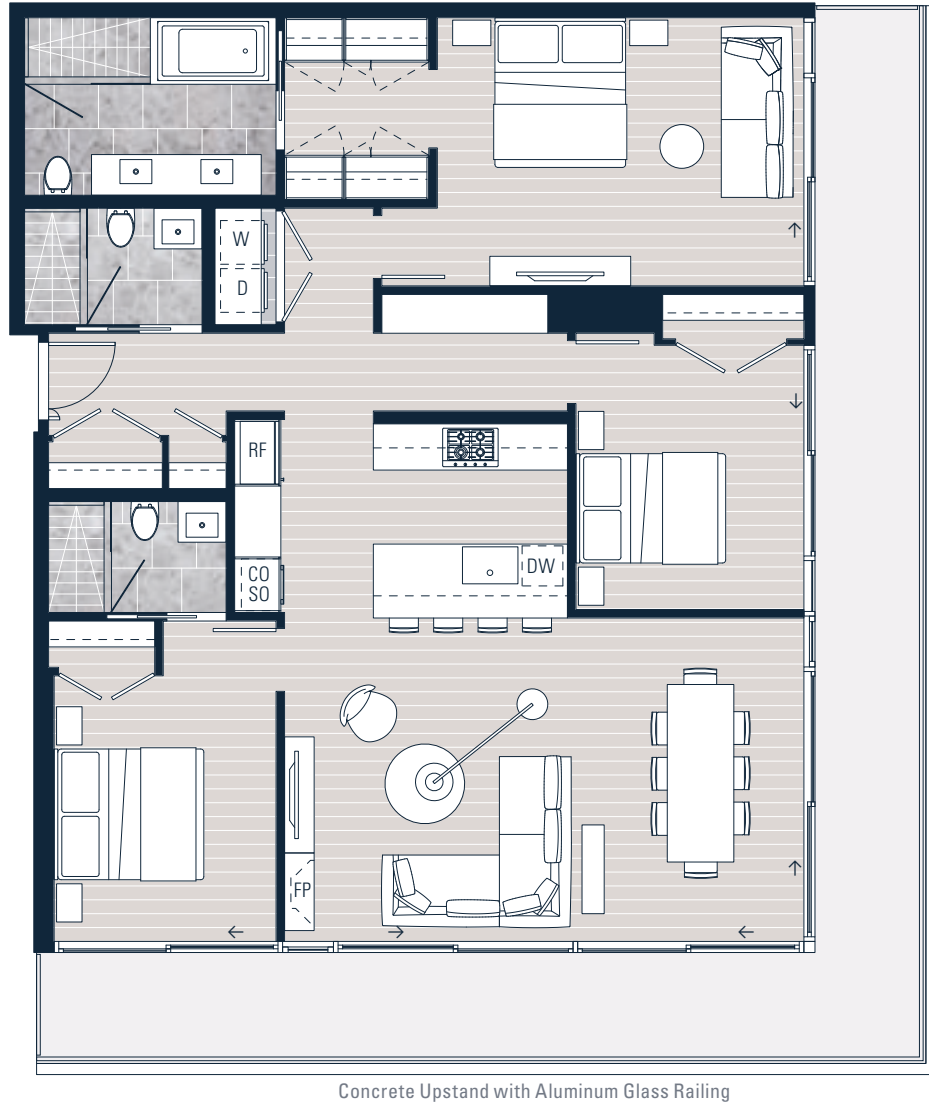
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05

SUB-PENTHOUSE

3 Bedroom
 Total Area 2,014 sf
 Interior 1,522 sf
 Exterior 492 sf



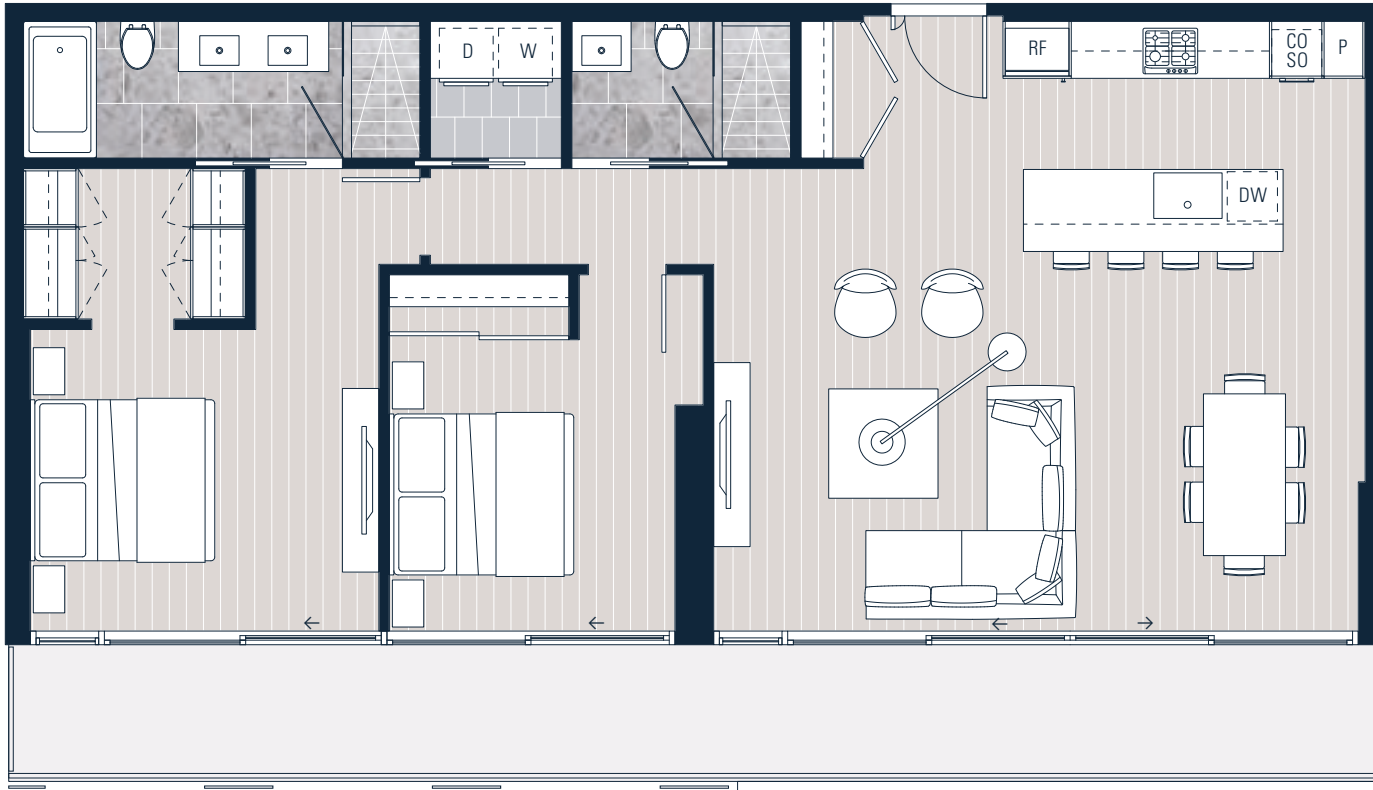
Levels 43 – 44 ↖ N

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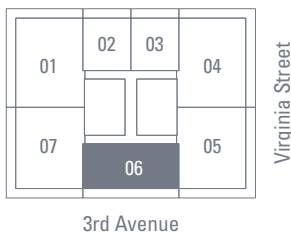
06

SUB-PENTHOUSE

2 Bedroom
 Total Area 1,423 sf
 Interior 1,173 sf
 Exterior 250 sf



Aluminum Glass Railing with Translucent Glass Panels and Concrete Upstand with Aluminum Glass Railing



Levels 43 – 44 ↖ N

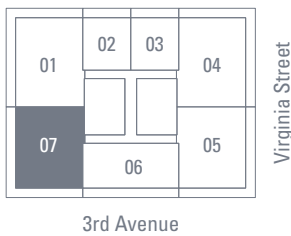
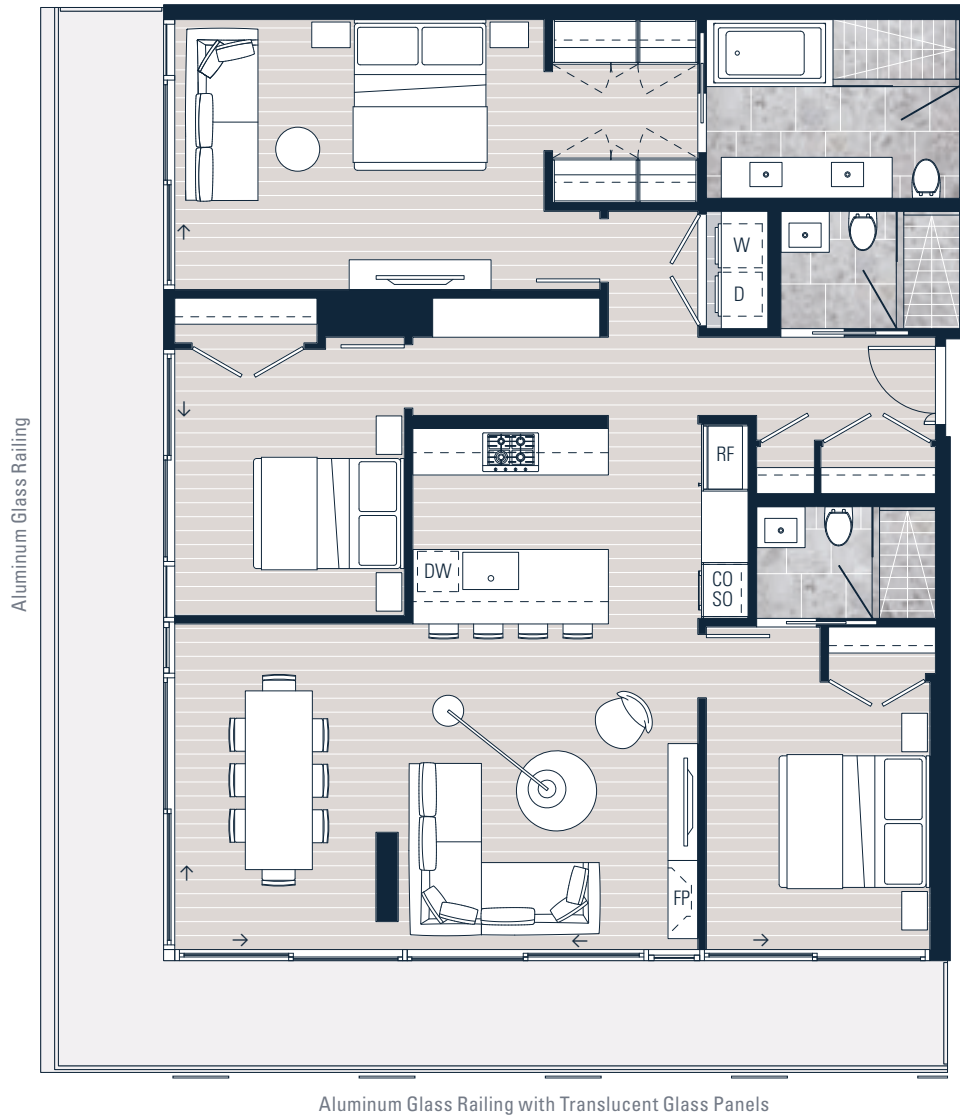
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07

SUB-PENTHOUSE

3 Bedroom
 Total Area 2,014 sf
 Interior 1,522 sf
 Exterior 492 sf



Levels 43 – 44 ↖ N

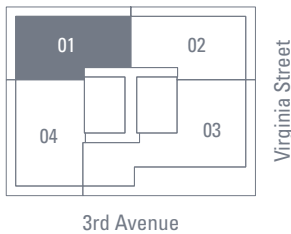
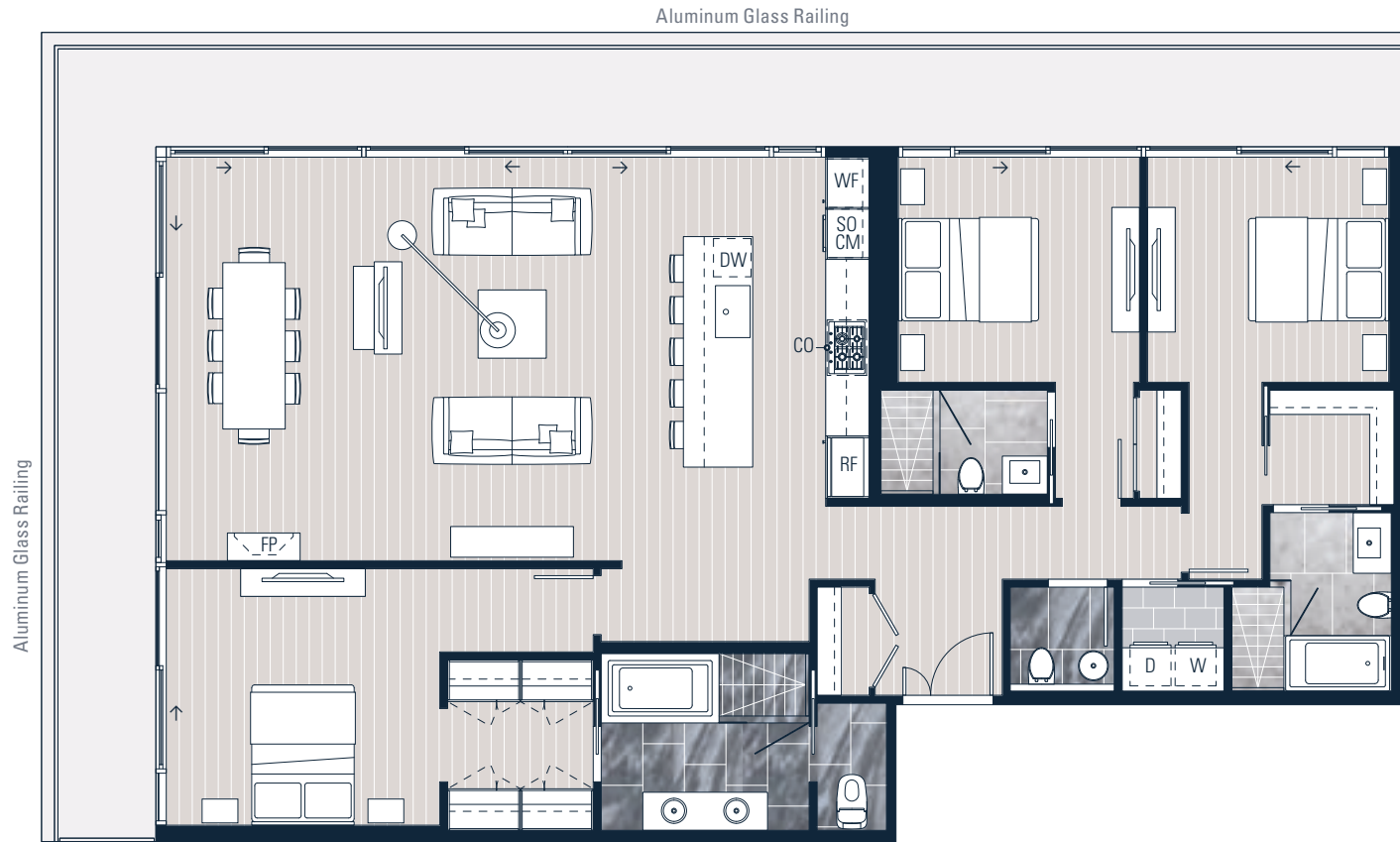
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01

PENTHOUSE

3 Bedroom
 Total Area 2,333 sf
 Interior 1,841 sf
 Exterior 492 sf



Level 45



* PLEASE NOTE BALCONY CONDITIONS MAY VARY BY FLOOR LEVEL, PLEASE SPEAK TO A FIRST LIGHT SALES REPRESENTATIVE FOR FURTHER DETAILS.

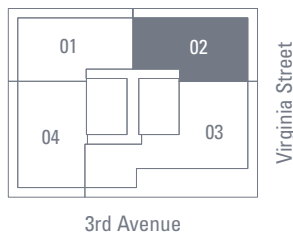
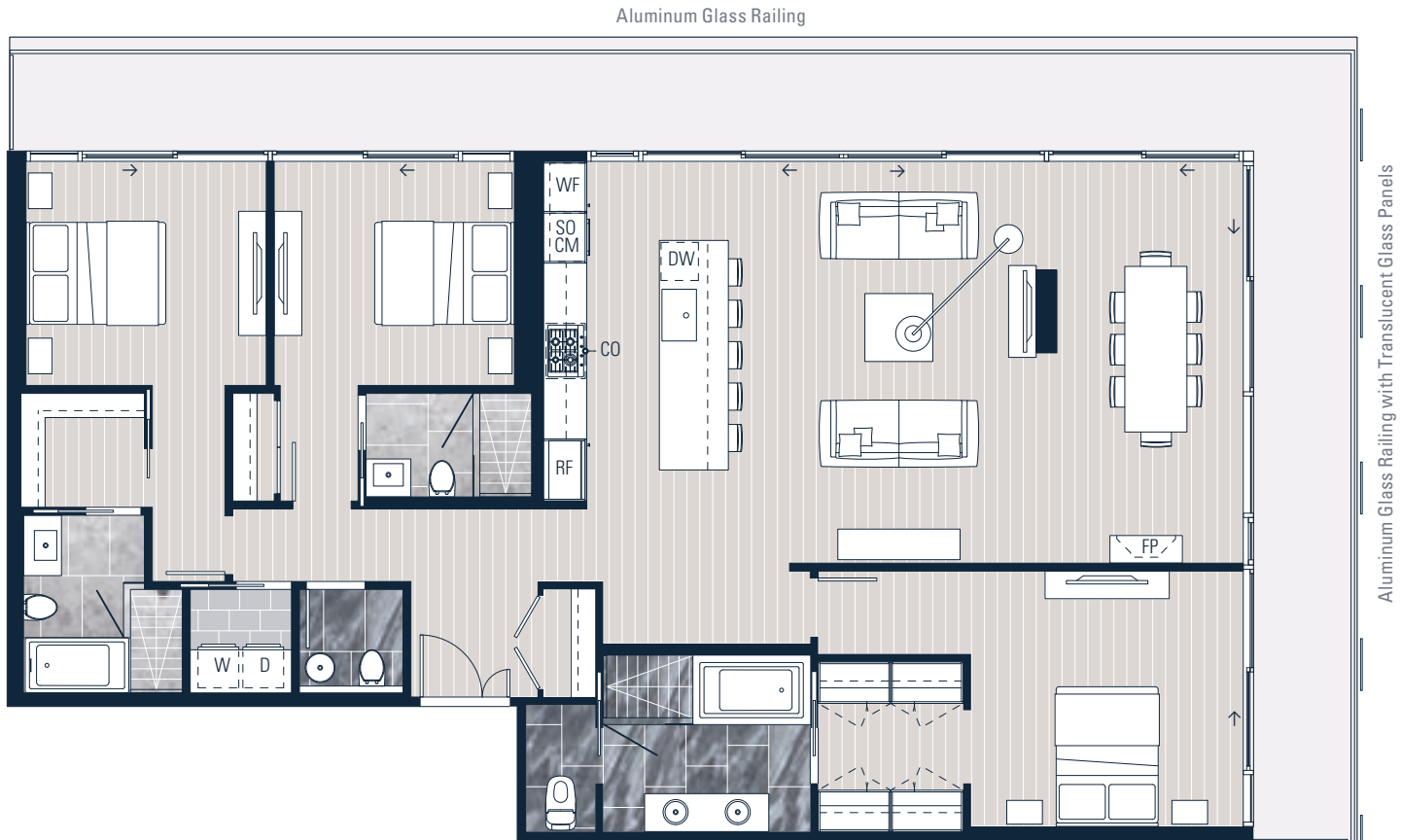
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02

PENTHOUSE

3 Bedroom
Total Area 2,333 sf

Interior 1,841 sf
Exterior 492 sf



Level 45



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03

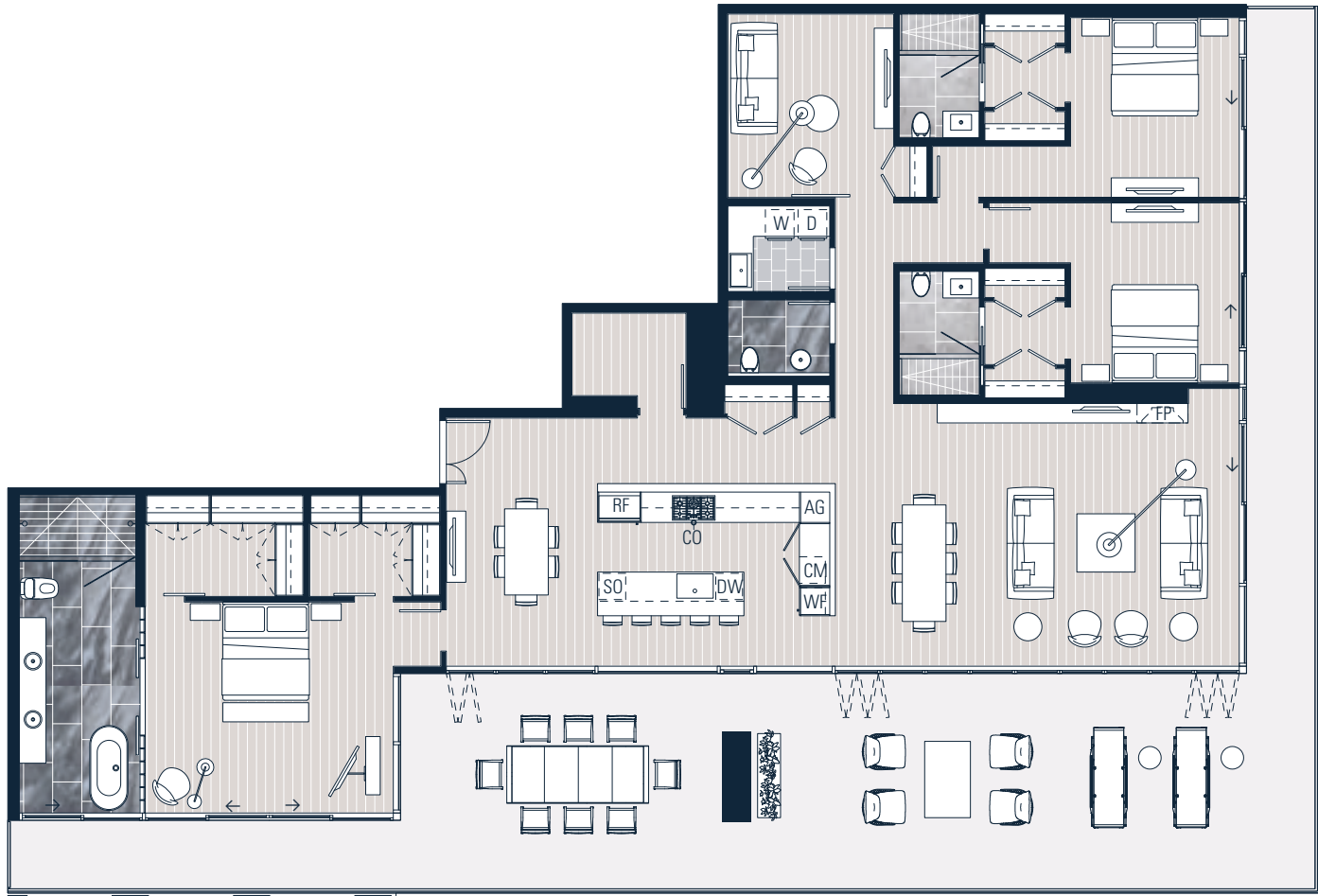
PENTHOUSE

3 Bedroom + Family

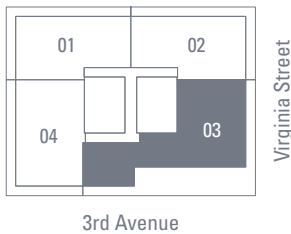
Total Area 4,065 sf

Interior 2,755 sf

Exterior 1,310 sf



Aluminum Glass Railing with Translucent Glass Panels and Concrete Upstand with Aluminum Glass Railing



Level 45



* PLEASE NOTE BALCONY CONDITIONS MAY VARY BY FLOOR LEVEL, PLEASE SPEAK TO A FIRST LIGHT SALES REPRESENTATIVE FOR FURTHER DETAILS.

INTERIOR SQUARE FOOTAGE IS COMBINED WITH BALCONY SQUARE FOOTAGE AND INCLUDED IN THE TOTAL ADVERTISED SQUARE FOOTAGE OF THE HOME. SQUARE FOOTAGE IS APPROXIMATE ONLY, MAY VARY FROM THE ACTUAL UNIT AS CONSTRUCTED. EXTERIOR WALLS, GLAZING, BALCONY FASCIA AND GUARDRAIL PATTERNING ARE APPROXIMATE AND VARY DEPENDING ON THE HOME. DIMENSIONS, SIZES, SPECIFICATIONS, LAYOUTS AND MATERIALS ARE APPROXIMATE ONLY, NEED NOT BE BUILT AS DEPICTED, AND SUBJECT TO CHANGE WITHOUT NOTICE. DEPICTIONS OF FURNITURE AND OTHER PERSONAL PROPERTY ARE FOR ILLUSTRATION PURPOSES ONLY AND WILL NOT BE INCLUDED WITH A HOME. PLEASE ASK SALES REPRESENTATIVE FOR DETAILS. E. &O.E.

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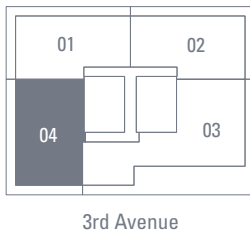
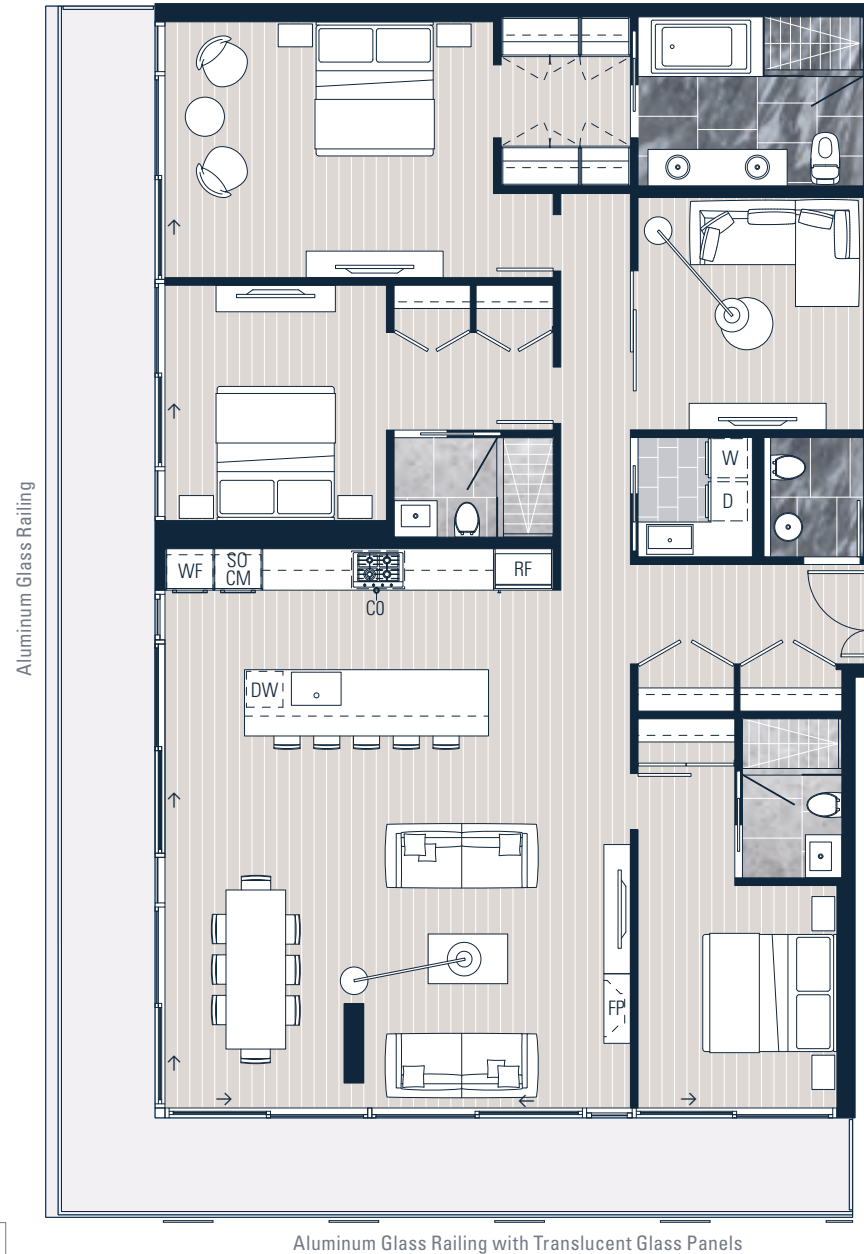
PENTHOUSE

3 Bedroom + Family

Total Area 2,500 sf

Interior 2,021 sf

Exterior 479 sf



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Project Team

| | |
|---|--|
| Developer / Owner Westbank / Virginia Street Joint Venture LLC | Building Code Code Unlimited |
| Design Architect James KM Cheng Architects | Sustainability Integral Consulting Inc |
| Architect of Record MG2 | Building Envelope / Façade RDH Building Science Inc |
| Project Artist John Hogan | Geotechnical GeoEngineers |
| Landscape PFS Studio | Wind Engineering Gradient Wind Engineering Inc. |
| Civil KPF Consulting Engineers | Spec Writer Technical Resources Consultants Inc |
| Surveyor Bush, Roed & Hitchings Inc | Acoustics Consultant A3 Acoustics |
| Mechanical / Energy Modeling Rushing Company | Façade Access Pro-Bel |
| Elevator Lerch Bates | Waste Management Blankenship Equipment |
| Traffic Engineering Transportation Engineering NorthWest | Pool Consultant Engineering Consultants NW |
| Electrical Nemetz (S/A) & Associates Ltd | Shoring Design Terracon |
| Speciality Lighting Jeff Miller | Legal Consultant Schwabe Williamson & Wyatt |
| Soils GeoEngineers | Legal Survey CORE Design |
| Structural Gloman Simpson Consulting Engineers | Building Management Consultant CWD Group, Inc. |

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The First Light project is under development and all information contained herein, including, without limitation, pricing, concept drawings, illustrations, renderings of the building, units or landscaping, description or depictions of amenities, unit specifications, depictions of views, floor plans, common areas, and proposed finishes or other detail are for illustrative purposes only, and are based on current development plans that are subject to change without notice. Any stated square footages or dimensions are approximate and will vary with actual construction. THE IMPROVEMENTS DEPICTED ARE PROPOSED AND NEED NOT BE BUILT.

This document is not an offer to sell or a solicitation of an offer to buy a condominium unit. Prospective buyers should not rely on any content contained herein, and any purchase and sale of First Light condominium units will be governed exclusively by the terms of purchase and sale documentation, public offering statement, condominium declaration, and other documentation required by owner. Construction of the project and the sale of units will further be conditioned upon the satisfaction of all requirements under the laws of the State of Washington and any other applicable law. Represented by S&P Realty Services WA Corp.

Light is necessary.
Essential to life itself.
It sets in motion our very existence,
dictates our habits, sculpts our lives.
At night we rest and heal
in the darkness.
Regenerating and in wait
of the majestic golden hour.
When we bathe in the fresh light,
awash with the hope of new beginnings.
Together we flourish and evolve.
The future begins at First Light.