DATE: JUNE 2011
DEVELOPER: 52ND & BROOKLYN, LLC.

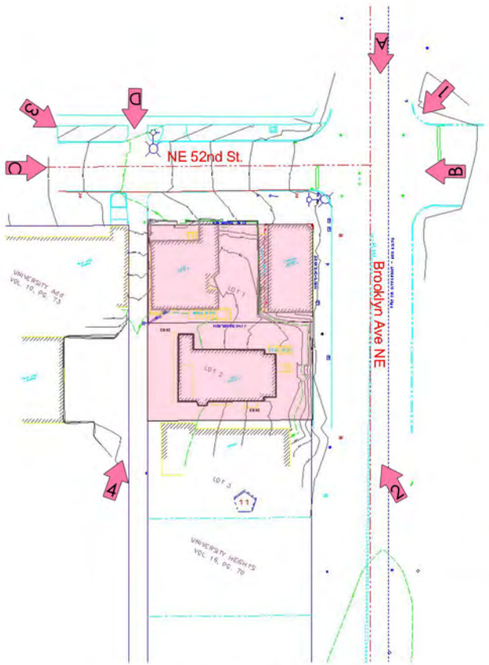
den: a room, often secluded, in a house or apartment, designed to provide a quiet, comfortable, and informal atmosphere for conversation, reading, writing, etc.

THE DEN ON BROOKLYN

office G|O
AN ARCHITECTURAL COMPANY, LLC
711 court A, suite 100 - tacoma, washington 98402 - tel. 253.572.9818
email: scott@officego.com - www.officego.com

YVMCH DESIGN
33318 42nd Ave SW
Federal Way WA 98023
253 275 8422

EXISTING SITE CONDITIONS



EXISTING SITE - NORTH

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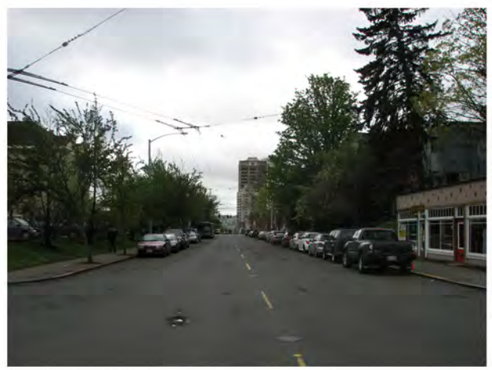

A.

B.

C.

D.

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

Uses:
Two lots will be combined to create a single lot for the proposed project. The corner lot (5049) currently has a duplex building and a small single tenant commercial structure. The interior lot (5047) has one stucture with multiple residential tenants.

Access:
The east side of the site is adjacent to Brooklyn Ave NE (north/south) and the north side is adjacent to NE 52nd Street (east/west). Brooklyn Ave NE is designated as a "collector arterial" and NE 52nd is an "access street"

Topography:
Generally, the site rises east to west, from Brooklyn Ave NE to the alley. Parallel to Brooklyn Ave NE the grade rises quickly to an elevation of about 6 feet then more gradually to the meet the grade of the alley. Parallel to NE 52nd Street the grade both follows the rise of the street and up quickly toward the interior of the site. The exception is on the northeast corner where the site has been cut to allow for the commercial struction. Retaining walls hold the earth back at that area.

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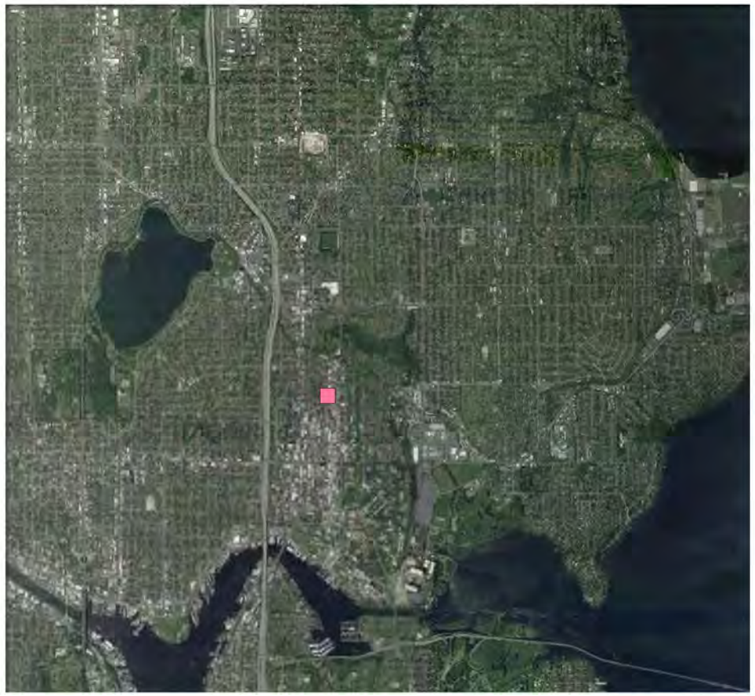
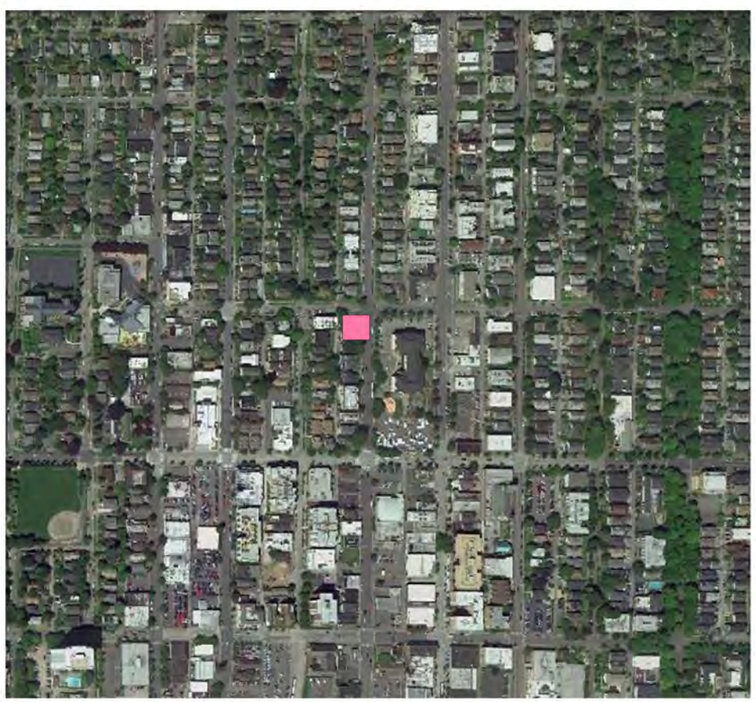
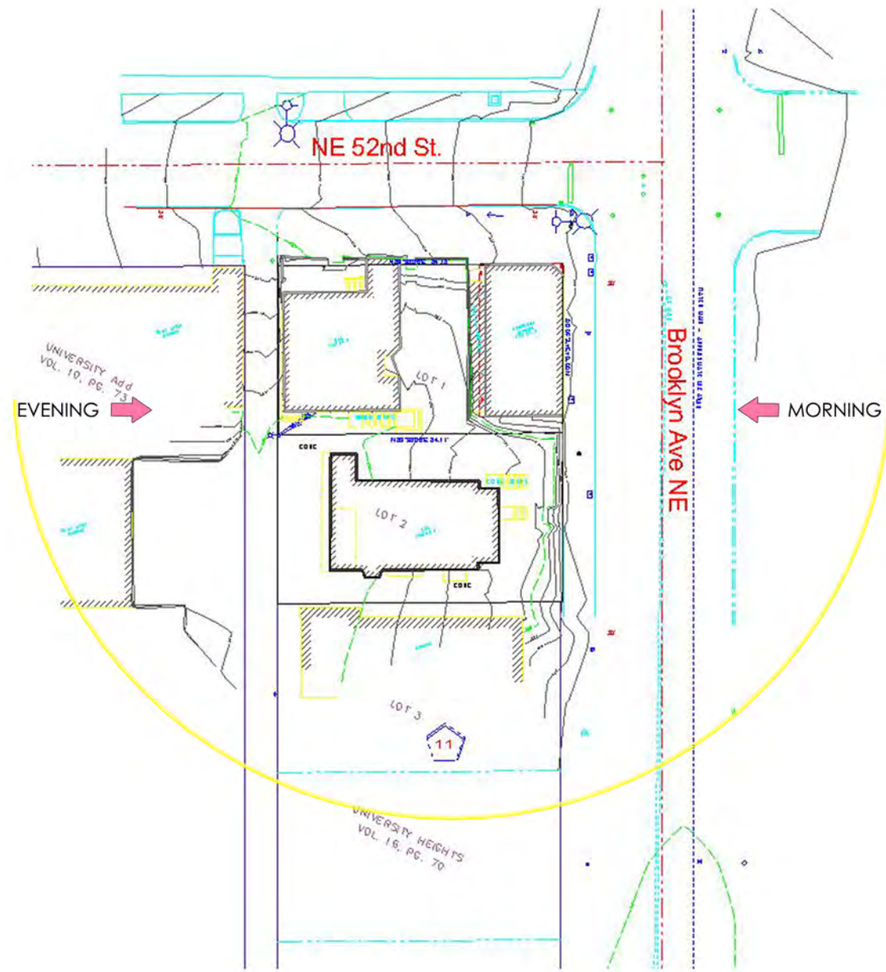
SITE ANALYSIS







EXISTING SITE - NORTH

SITE ANALYSIS SUMMARY:

BROOKLYN AVE NE:
- COLLECTOR ARTERIAL
- DIRECT ACCESS TO 45TH STREET
- GENERALLY FLAT GRADE
- LOGICAL LOCATION FOR MAIN ENTRANCE

NE 52nd STREET:
- ACCESS STREET
- DIRECT ACCESS TO UNIVERSITY WAY NE
- RISES APPROX. 4' FROM EAST TO WEST
- POTENTIAL LOCATION FOR MAIN ENTRANCE

ALLEY:
- BEGINNING AT NE 52nd STREET GRADE RISES APPROX. 5' THEN LEVELS OUT
- POTENTIAL SECONDARY EXIT LOCATION

SOLAR PATTERNS:
- MORNING SUN ALONG BROOKLYN AVE NE
- EVENING SUN ALONG ALLEY SIDE
- NO DIRECT AFTERNOON SUN

BUILDING MASS:
- ADDRESS BOTH BROOKLYN AVE NE & NE 52nd STREET
-

VIEWS:
- EAST: TERRITORIAL VIEW
- NORTH: TERRITORIAL VIEW
- WEST: LIMITED VIEW POTENTIAL
- SOUTH: LIMITED VIEW POTENTIAL

AMENITIES:
- FARMERS MARKET ACCROSS STREET, MULTIPLE SHOPPING & RESTAURANTS NEARBY

PARKING:
- NO PARKING PROPOSED ON SITE
- BICYCLE STORAGE IN BUILDING

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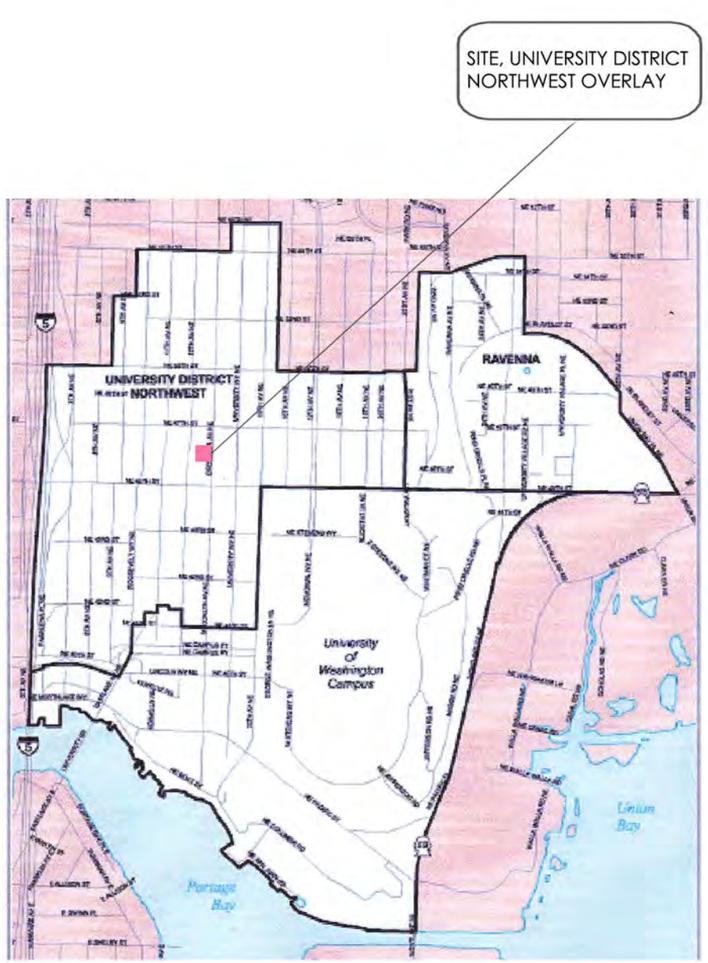
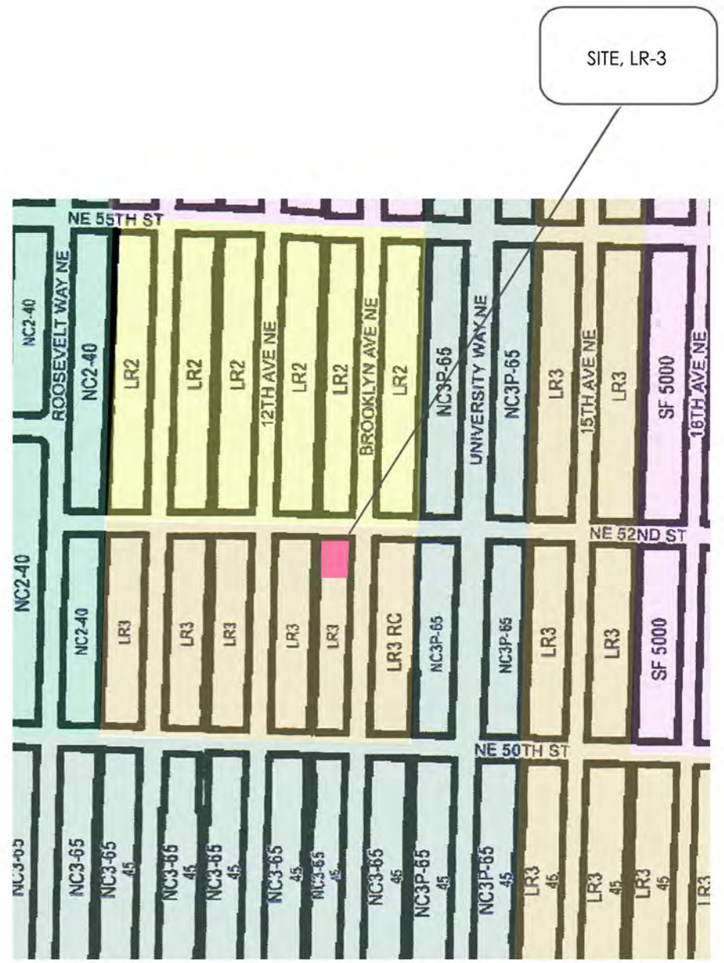
ZONING CODE ANALYSIS





2. PLEASE INDICATE THE SITE'S ZONING AND ANY OTHER OVERLAY DESIGNATIONS.

SITE LOCATION:
5043 & 5049 BROOKLYN AVE NE

SITE ZONING:
THE SITE IS ZONED LR-3 - LOWRISE 3. THE OVERLAY DESIGNATION IS UNIVERSITY DISTRICT NORTHWEST. THE NORTH SIDE OF THE SITE BORDERS A LR-2 ZONE (ACROSS THE STREET)

SEPA REVIEW, CAM 208:
REQUIRED FOR PROJECTS OVER 30 UNITS IN LR-3 ZONE WITHIN AN URBAN CENTER.

DESIGN REVIEW THRESHOLD, 23.41.004 TABLE A:
8 DWELLING UNITS

PERMITTED USES, 23.45.504:
RESIDENTIAL - SINGLE FAMILY, MULTIFAMILY

HEIGHT, 23.45.514:
GROWTH AREA (URBAN VILLAGE): 40' + 5' FOR ROOF WITH MIN. 6:12 PITCH; OR +4' FOR PARTIALLY BELOW GRADE FLOOR

ROOFTOP FEATURES, 23.45.514:
IN LR3 ZONE THE FOLLOWING ROOFTOP FEATURES MAY EXTEND 10 FEET ABOVE THE HEIGHT LIMIT, IF THE COMBINED TOTAL COVERAGE OF ALL FEATURES DOES NOT EXCEED 15% OF THE ROOF AREA, OR 20% OF THE ROOF AREA IF THE TOTAL INCLUDES SCREENED MECH. EQUIP.

A. STAIR PENTHOUSES
B. MECHANICAL EQUIPMENT
C. CHIMNEYS
D. MINOR COMMUNICATION UTILITIES AND ACCESSORY COMMUNICATION DEVICES.

DENSITY, 23.45.512:
1/800 OR NO LIMITS. THERE ARE NO LIMITS FOR APARTMENTS THAT MEET THE STANDARDS OF SUBSECTION 23.45.510C IN LR3 ZONES.

FAR, 23.45.510 TABLE A:
2:1 IF LEED CERTIFIED OR GREEN ENERGY 4 STAR, OTHERWISE 1.5:1

SETBACKS, 23.45.518 TABLE A:
5' FRONT SETBACK
10' MIN. REAR SETBACK WITH ALLEY, 15' MIN. IF NO ALLEY
5' SIDE SETBACK WITH FACADES < THAN 40'
5' MIN. / 7' AVERAGE SIDE SETBACK FOR FACADES > THAN 40'

MAX. FACADE LENGTH:
65% OF LOT DEPTH FOR PORTIONS WITHIN 15' OF A SIDE LOT LINE THAT IS NOT A STREET OR ALLEY LOT LINE.

BUILDING WIDTH LIMIT:
150' INSIDE GROWTH AREA

PARKING, 23.54.015 TABLE B:
NOT REQUIRED. SITE IS OUTSIDE THE UNIVERSITY DISTRICT PARKING IMPACT AREA, BUT INSIDE THE URBAN VILLAGE GROWTH AREA.

LANDSCAPING, 23.45.524:
ALL LANDSCAPING PROVIDED TO MEET REQUIREMENTS UNDER SECTION 23.45.524 SHALL MEET STANDARDS PROMULGATED BY THE DIRECTOR TO PROVIDE FOR THE LONG TERM HEALTH, VIABILITY, AND COVERAGE OF PLANTINGS.

STREET TREES, 23.45.524:
REQUIRED IN PLANTING STRIP. EXISTING STREET TREES SHALL BE RETAINED UNLESS THE DIRECTOR OF TRANSPORTATION APPROVES THEIR REMOVAL.

AMENITY AREA REQUIREMENTS, 23.45.522:
5% OF THE TOTAL GROSS AREA OF THE BUILDING.

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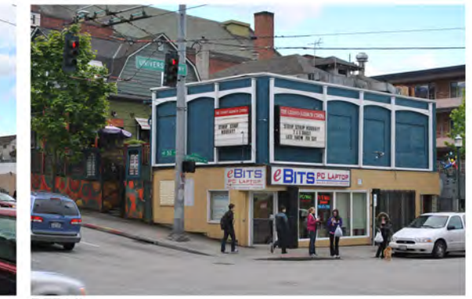
CONTEXT - GENERAL

YMCA

CHRISTIAN SCIENCE READING ROOM


RETAIL

MIXED-USE

FARMERS MARKET

HOUSES

ALLEYS

APARMENTS

COMMUNITY CENTER

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CONTEXT - STREETSCAPES

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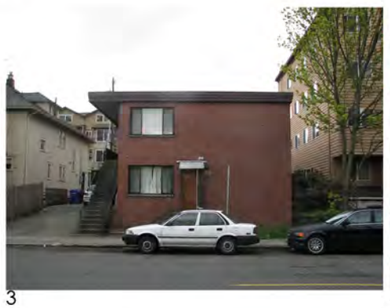
NEIGHBORHOOD CHARACTERISTICS

1

2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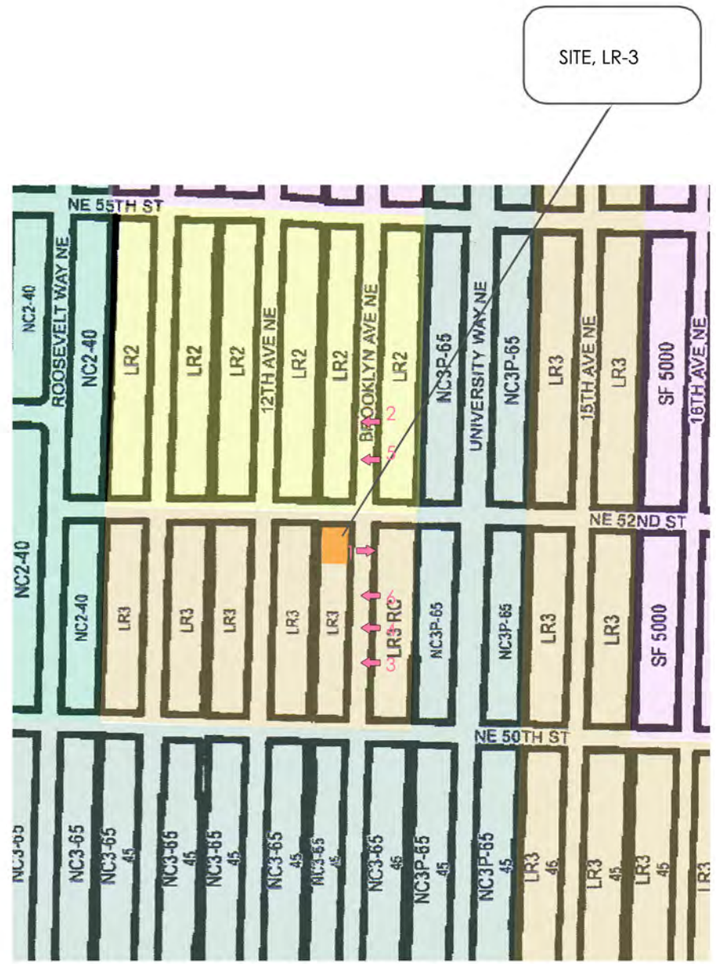

3. PLEASE DESCRIBE NEIGHBORING DEVELOPMENT AND USES, INCLUDING ADJACENT ZONING, PHYSICAL FEATURES, EXISTING ARCHITECTURAL AND SITTING PATTERNS, VIEWS, COMMUNITY LANDMARDS, ETC.

NEIGHBORING DEVELOPMENT:
THERE DOES NOT APPEAR TO BE ANY NEW DEVELOPMENT IN THE IMMEDIATE VICINITY.

NEIGHBORING USES:
DIRECTLY ACCROSS BROOKLYN AVE NE IS THE UNIVERSITY HEIGHTS CENTER THAT HAS A RANGE OF BUSINESS USESES RANGING FROM ARTS, TO EDUCATION AND POLITICAL OFFICES. IN ADDITION, THE LOCAL FARMERS MARKET IS LOCATED HERE. HOWEVER, THE DOMINANT USE ALONG BOTH SIDES OF THE BLOCK IS RESIDENTIAL INCLUDING SINGLE FAMILY AND MULTIFAMILY USES.

ZONING:
THE SITE IS ZONED LR-3 - LOWRISE 3. THE OVERLAY DESIGNATION IS UNIVERSITY DISTRICT NORTHWEST.
THE NORTH SIDE OF THE SITE BORDERS A LR-2 ZONE (ACROSS NE 52nd STREET) AND DIRECTLY ACROSS BROOKLYN AVE NE IS A LR3 RC ZONE. OTHER ZONES IN THE IMMEDIATE AREA INCLUDE NC3P-65, NC3-65 45, AND NC240.

PHYSICAL FEATURES, SITTING PATTERNS, VIEWS:

THE TOPOGRAPHY FOR THE GENERAL AREA IS RELATIVELY FLAT BUT RISES GENTLY FROM BROOKLYN TO THE WEST. THERE ARE NO STEEP SLOPES, STREAMS, OR LAKES NEARBY. THE BLOCKS ARE LAID OUT IN A GRID PATTERN WITH THE BUILDINGS FACING THE STREET AND HAVING ALLEY ACCESS. DUE TO THE RELATIVELY FLAT NATURE OF THE AREA VIEWS ARE MOSTLY TERRITORIAL SHOWING MOSTLY THE NEIHBORING BUILDINGS AND STREETS.

EXISTING ARCHITECTURE AND COMMUNITY LANDMARKS:

UNIVERSITY HEIGHTS CENTER IS HOUSED IN THE FORMER UNIVERSITY HEIGHTS SCHOOL, ONE OF THE OLDEST ELEMENTARY SCHOOL BUILDINGS IN THE STATE. IT IS A LARGE WOODEN STRUCTURE IN THE MISSION REVIVAL STYLE.
WHETHER NEW OR OLD, THE MAJORITY OF THE BUILDINGS IN THE IMMEDIATE AREA ARE FAIRLY NONDESCRIPT. NO ONE STYLE STANDS OUT AS DOMINANT. THE ARCHITECTURAL STYLES INCLUDE CONTEMPORARY, AMERICAN FOURSQUARE, MID CENTURY MODERN AND MISSION REVIVAL. HORIZONTAL WOOD AND BRICK ARE THE PREDOMINANT MATERIALS AND THE BUILDINGS HAVE A ROUGHLY EQUAL MIX OF FLAT AND PITCHED ROOFS.

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NEIGHBORHOOD CHARACTERISTICS

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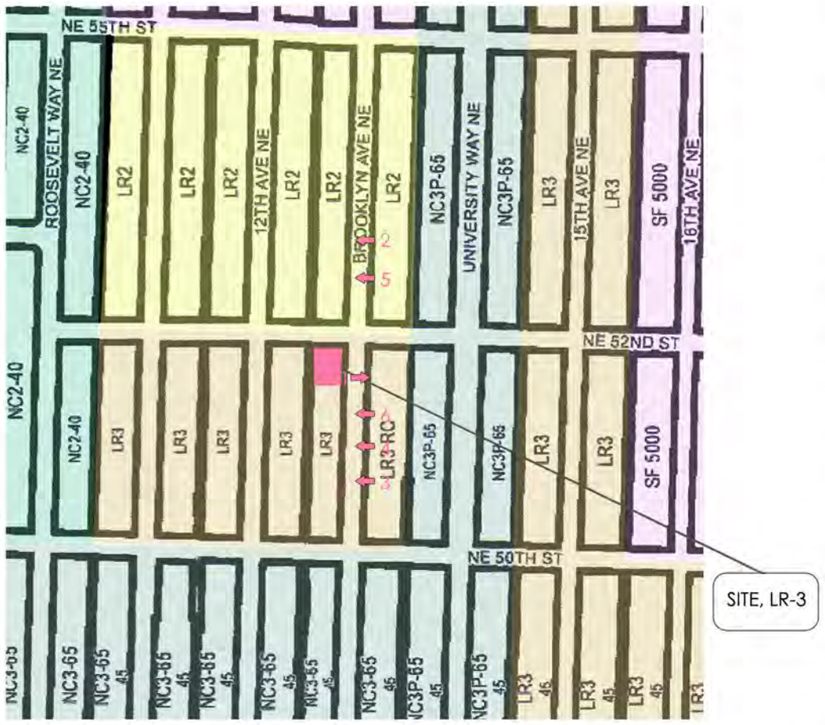

DESIGN REVIEW GUIDELINES FOR MULIFAMILY AND COMMERCIAL BUILDINGS.

A-1: RESPONDING TO SITE CHARACTERISTICS:
THE EXISTING TOPOGRAPHY SHALL BE GENERALLY MAINTAINED.

A-2: STREETSCAPE COMPATIBILITY:
THE BUILDING SHALL HAVE A SIMILAR SETBACK FROM THE STREET AS THE NEIGHBORING BUILDINGS, THUS REINFORCING THE EXISTING SPATIAL CHARACTERISTIC OF THE RIGHT-OF-WAY.

A-3: ENTRANCES VISIBLE FROM THE STREET:
THE MAIN ENTRANCE TO THE BUILDING SHALL BE OFF BROOKLYN AVE NE CREATING A CONNECTION BETWEEN THE BUILDING AND ITS' SURROUNDINGS.

A-4: HUMAN ACTIVITY:
A PORTION OF THE REQUIRED OPEN SPACE SHALL BE INCORPORATED INTO THE ENTRY COURT OF THE BUILDING NEAR THE STREET THUS PROMOTING THE USE OF THE STREET FRONT AND NEIGHBORLY INTERACTION.

A-5: RESPECT FOR ADJACENT SITES:
THOUGH TALLER THAN THE EXISTING BUILDING TO BE DEMOLISHED, THE NEW BUILDING DOES NOT BLOCK VIEWS OR LIGHT TO THE NEIGHBOR TO THE SOUTH. SIMILARLY, THE NEW BUILDING IS ROUGHLY THE SAME HEIGHT AS THE BUILDING TO BE DEMOLISHED AND THE EXISTING BUILDING ACCROSS THE ALLEY TO THE WEST.

A-6: TRANSITION BETWEEN RESIDENCE AND STREET:
THE TRANSITION BETWEEN THE STREET AND BUILDING WILL BE A COMBINATION OF LANDSCAPING AND PRIVATE OPEN SPACE (COMBINED WITH THE ENTRY COURT).

A-7: RESIDENTIAL OPEN SPACE:
IN ADDITION TO THE OPEN SPACE AT THE MAIN ENTRY OFF OF BROOKLYN AVE NE THE BUILIDING WILL BE DESIGNED WITH AN INTEGRAL COURTYARD SPACE FOR USE BY TENANTS THEREBY PROMOTING INTERATION BETWEEN THEM.

A-8: PARKING AND VEHICLE ACCESS:
VEHICLE PARKING IS NOT PLANNED FOR THE PROJECT. THE TENANTS ARE THOUGHT TO MOST LIKELY BE UNIVERSITY STUDENTS USING A COMBINATION OF PUBLIC TRANSPORTATION AND BICYCLES. BICYCLE STORAGE WITHIN THE BUILDING WILL BE PROVIDED.

A-9: LOCATION OF PARKING ON COMMERCIAL STREET FRONTS:
NOT APPLICABLE.

A-10: CORNER LOTS:
BEING ON THE CORNER OF BROOKLYN AVE NE & NE 52nd STREET, THE DESIGN OF THE BUILDING WILL TAKE INTO ACCOUNT THE OPPORTUNITY ENHANCE THE STREETSCAPE AT THE CORNER.

B-1: HEIGHT, BULK, AND SCALE COMPATIBILITY:
WITHING THE L3 ZONE THE EXISTING BLOCK HAS A PATTERN OF SMALL AND LARGE RESIDENTIAL USES. THE PROPOSED PROJECT IS IN KEEPING WITH THE EXISTING HEIGHT AND BULK PATTERNS OF THESE BUILDINGS AND WILL BE WITHIN THE CODE ALLOWED HEIGHT LIMITS. ACROSS 52nd THE ZONE CHANGES TO L2 WITH A HEIGHT LIMIT OF 30' (WITH BONUSES). THE HEIGHT DIFFERENCE WILL BE MITIGATED BY THE LARGE SEPERATION CREATED BY THE STREET AND BUILDING SETBACKS. SCALE WILL BE CONTROLLED BY A COMBINATION OF MODULATION, MATERIALS, AND COLOR.

C-1: ARCHITECTURAL CONTEXT:
THOUGH THE NEIGHBOOHOOD DOES NOT HAVE A WELL-DEFINED CHARACTER, THE SCALE AND PROPORTION OF THE NEW BUILDING WILL BE COMPATIBLE WITH THE MAJORITY OF THE NEIGHBORING STRUCTURES. DESIRABLE MATERIALS AND DETAILS FROM THE NEIGHBORING BUILDINGS SHALL BE CHOSEN TO INFORM THE NEW PROJECT. EXAMPLES OF THESE COULD INCLUDE HORIZONTAL SIDING AND FENESTRATION PATTERNS. THE FLAT ROOF OF THE NEW STRUCTURE WILL MATCH MANY OF THE NEARBY BUILDINGS.

C-2: ARCHITECTURAL CONCEPT AND CONSISTENCY:
THOUGH NOT RESTRICTED, THE PROBABLE DEMOGRAPHIC OF TENANTS IS UNIVERSITY STUDENTS.
WITH THAT IN MIND, THE BUILDING IS THOUGHT TO BE A CROSS BETWEEN DORM AND HOUSE -SPECIFICALLY, THE DEN. A DEN IS A QUIET PLACE FOR READING AND STUDYING, AND, IN THIS CASE, LIVING. ADDITIONALLY, WITH THE HEAVY STUDENT POPULATION, THE NEIGHBORHOOD HAS A DIVERSE AND EVER-CHANGING MIX OF PEOPLE. THESE CONCEPTS WILL INFORM THE MATERIAL AND COLOR PALLETTE OF THE FINISHED PROJECT. THE CONCEPT OF THE DEN WILL TAKEN A STEP FURTHER IN THE DESIGN OF A LARGE OUTDOOR COURTYARD THAT WILL PROVIDE AN "OUTDOOR DEN" FOR THE TENANTS, AS WELL.

C-3: HUMAN SCALE:
HUMAN SCALE WILL BE CONTROLLED BY A NUMBER OF FEATURES: AVOIDING LARGE BANDS OF WINDOWS, ARTICULATED ENTRANCE, COURTYARD, ETC.

C-4: EXTERIOR FINISH MATERIALS:
MATERIALS CHOSEN FOR THE PROJECT WILL BE DURABLE AND MAINTAINABLE AND BE USED IN A WAY THAT WILL PROVIDE TEXTURE AND SCALE THAT IS COMPATIBLE WITH THE NEIGHBORHOOD.

D-1: PEDESTRIAN OPEN SPACES AND ENTRANCE:
THE PATH TO THE BUIDING ENTRACE WILL BE TRAVEL THOUGH THE OPEN SPACE BETWEEN THE BUILDING AND THE STREET, THUS PROMOTING HUMAN INTERACTION. SPECIAL TREATMENT WILL BE GIVEN TO BUILDING ENTRANCE AND PAVING TO ADD INTEREST.

D-2: BLANK WALLS:
LIVING UNITS AND THEIR WINDOWS WILL FACE THE STREETS THEREBY ELIMINATING BLANK WALLS.

D-3: RETAINING WALLS:
ANY RETAINING WALLS NEEDED FOR THE PROJECT ARE NOT ANTICIPATED TO BE OVER 6 FEET TALL. IF USED, THESE WALLS CAN BE STEPPED AND ROCKERY OR PLANTINGS CAN BE USED TO REDUCE THEIR IMPACT.

D-4: DESIGN OF PARKING LOTS NEAR SIDEWALKS:
NOT APPLICABLE.

D-5: VISUAL IMPACTS OF PARKING STRUCTURES:
NOT APPLICABLE

D-6: SCREENING OF DUMPSTERS, UTILITIES, AND SERVICES:
ALL VISIBLE UTILITIES SHALL BE LOCATED ON THE BACK OF THE BUILDING OFF THE ALLEY. WHERE NOT FEASIBLE, THE UTILITY SHALL BE SCREENED FROM VIEW FROM THE SIDEWALK.

D-7: PERSONAL SAFETY AND SECURITY:
SAFETY AND SECURITY WILL BE PROMOTED BY GOOD LIGHTING AND CLEAR LINES OF SITE.

D-8: TREATMENT OF ALLEYS:
THE ALLEY ENTRANCE WILL BENEFIT FROM EXTRA OPEN SPACE CREATED BY THE BUILDING SETBACK REQUIRED FOR THE NEW PROJECT.

D-9: COMMERCIAL SIGNAGE:
NOT APPLICABLE

D-10: COMMERCIAL LIGHTING:
LIGHTING SHALL BE USED TO PROMOTE SAFETY IN OUTDOOR CIRCULATION AND DESIGNED TO LIMIT GLARE AND SPILL-OFF.

D-11: COMMERCIAL TRANSPARENCY:
NOT APPLICABLE.

D-12: RESIDENTIAL ENTRIES AND TRANSITIONS:
SEE D-1 ABOVE.

E-1: LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES:
DOMINANT PLANT AND CONSTRUCTION MATERIALS FOR LANDSCAPING WILL BE USED TO PROVIDE CONTINUITY WITH ADJACENT SITES.

E-2: LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE:
IN ADDITION TO THE BUFFER PLANTINGS SPECIAL EMPHASIS WILL BE PUT ON THE PLANTINGS AND HARDSCAPE MATERIALS AROUND THE ENTRANCE AND COURTYARD.

E-3: LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS:
PORTIONS OF THE EAST SIDE MAY HAVE HIGH BANKS. THESE CAN BE MITIGATED WITH STEPPED RETAINING WALLS THAT ARE PLANTED WITH SHRUBS AND FLOWERS.

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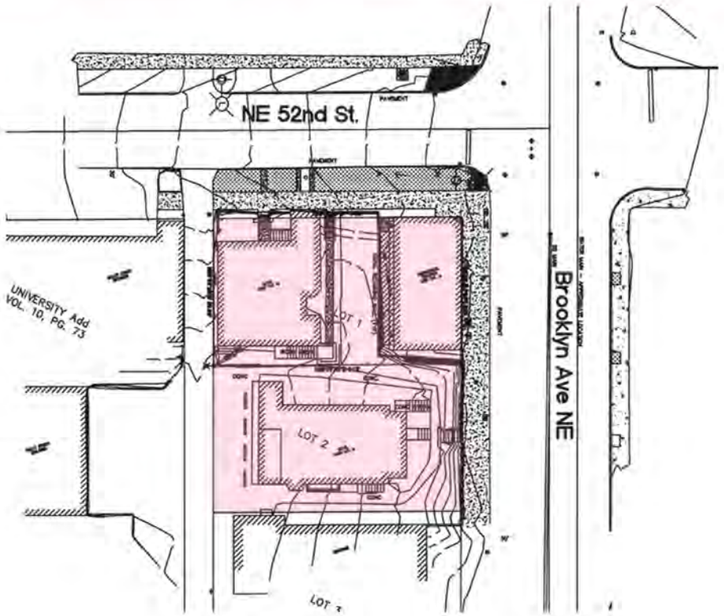
DESIGN OBJECTIVES / ALTERNATIVES



EXISTING SITE PLAN

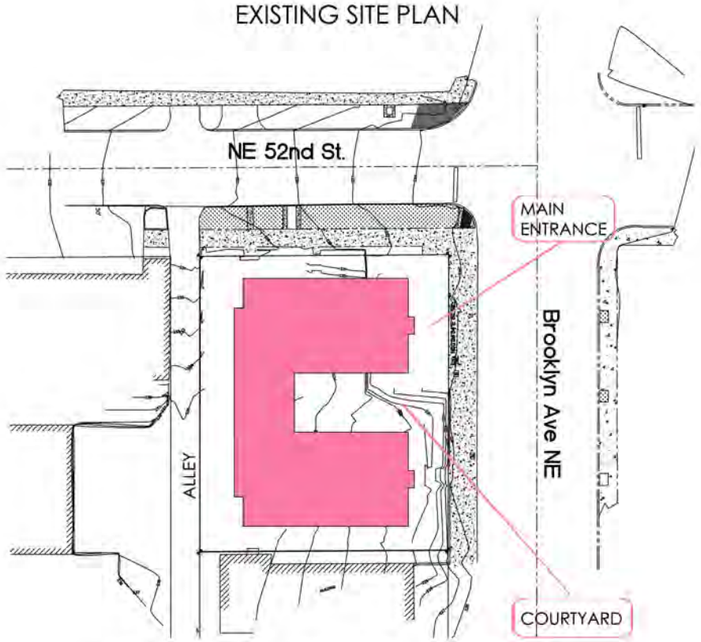
4. PLEASE DESCRIBE THE PROPONENT'S DEVELOPMENT OBJECTIVES FOR THE SITE, INDICATING TYPES OF DESIRED USES AND APPROXIMATE STRUCTURE SIZES AS WELL AS, ANY POTENTIAL REQUESTS FOR DEPARTURES FROM DEVELOPMENT STANDARDS:

OBJECTIVES:
THE GOAL FOR THE DEVELOPMENT IS TO COMBINE THE TWO LOTS AND BUILD ONE STUDIO APARTMENT BUILDING THAT HAS UP TO 60 UNITS. IT IS ANTICIPATED THAT THE AVERAGE TENANT THOUGHT TO UNIVERSITY STUDENTS.

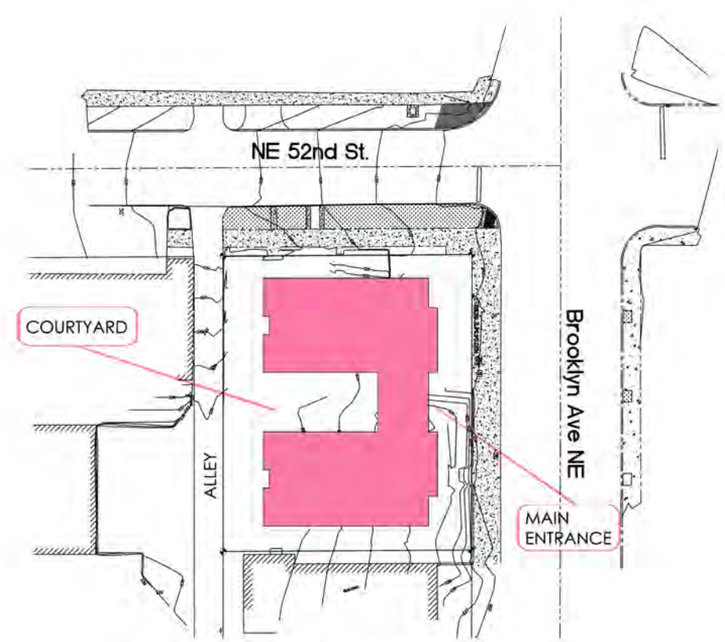
USES:
THE BUILDING WILL BE USED FOR HOUSING ONLY. NO COMMERCIAL SPACE IS PROPOSED.

STRUCTURE:
THE GOAL IS TO BUILD A BUILDING WITH (1) BASEMENT LEVEL AND (3) ABOVE GRADE FLOORS. THE BASEMENT WILL HAVE LIVING UNITS, BICYCLE STORAGE, AND UTILITIES. THE (3) ABOVE GRADE FLOORS WILL HAVE LIVING UNITS ONLY. THE STUDIOS WILL HAVE TALLER THAN NORMAL CEILINGS TO ALLOW FOR MORE LIGHT AND A FEELING OF SPACIOUSNESS. NO PARKING IS PROPOSED ALLOWING FOR MORE OUTDOOR OPEN SPACE FOR THE TENANTS. THE APPROXIMATE SQUARE FOOTAGE IS: BASEMENT: 4,189 & UPPER FLOORS: 12,567 (4,189 SF PER FLOOR) FOR A TOTAL APPROXIMATE SQUARE FOOTAGE OF 16,756. THE ZONING ALLOWS FOR A 40' TALL STRUCTURE AND IT IS ANTICIPATED THAT THE BUILDING WILL BE BUILT TO THAT HEIGHT.

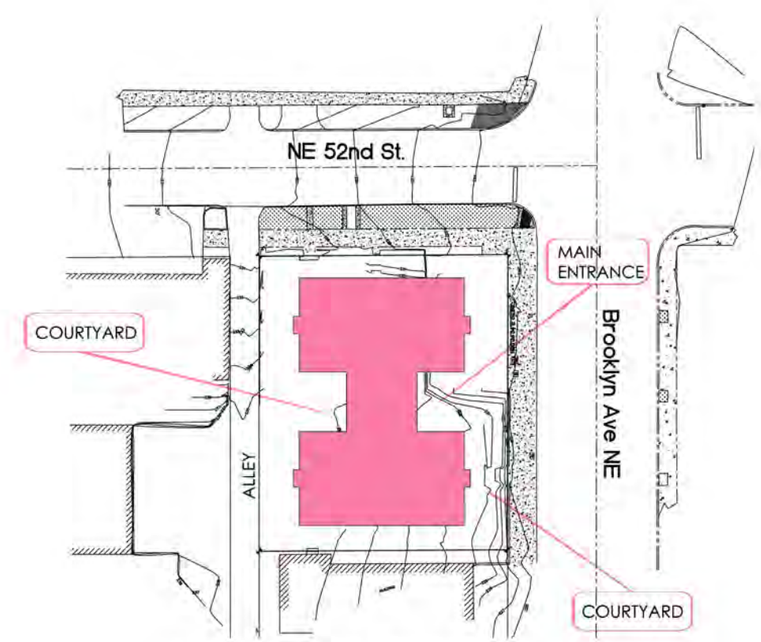
DEPARTURES:
WE DO ANTICIPATE ANY DESIGN DEPARTURE REQUESTS.



ALTERNATIVE 1 - "U" TO BROOKLYN



ALTERNATIVE 2 - "U" TO ALLEY



ALTERNATIVE 3 - "H" SHAPED

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AN ARCHITECTURAL COMPANY, LLC
711 Court A, Suite 107 - Tacoma, Washington 98402 - Tel: 253.672.9818
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33318 42nd Ave SW
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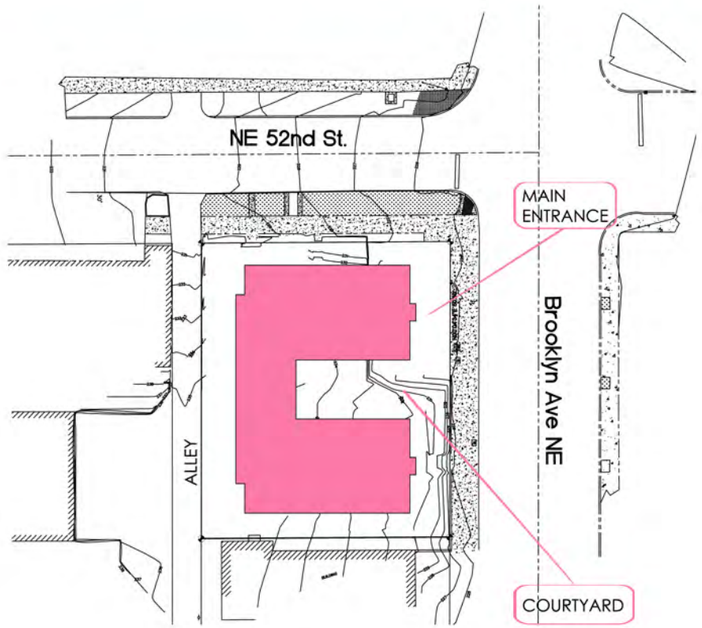
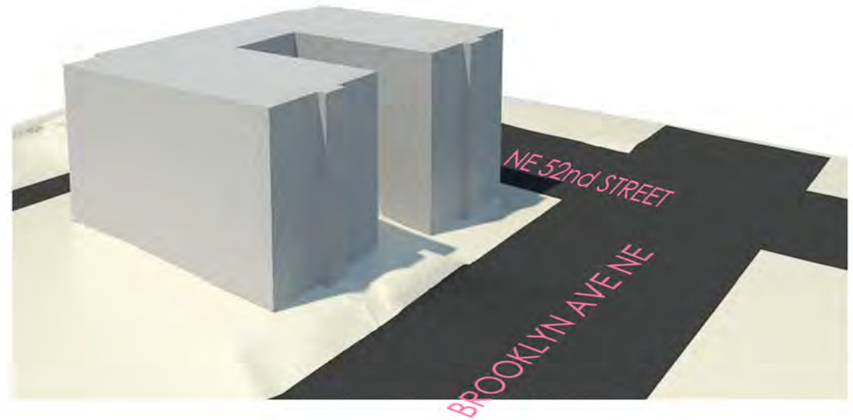
DEVELOPER: 52ND & BROOKLYN, LLC.

THE DEN ON BROOKLYN

ALTERNATIVE 1 - "U" TO BROOKLYN



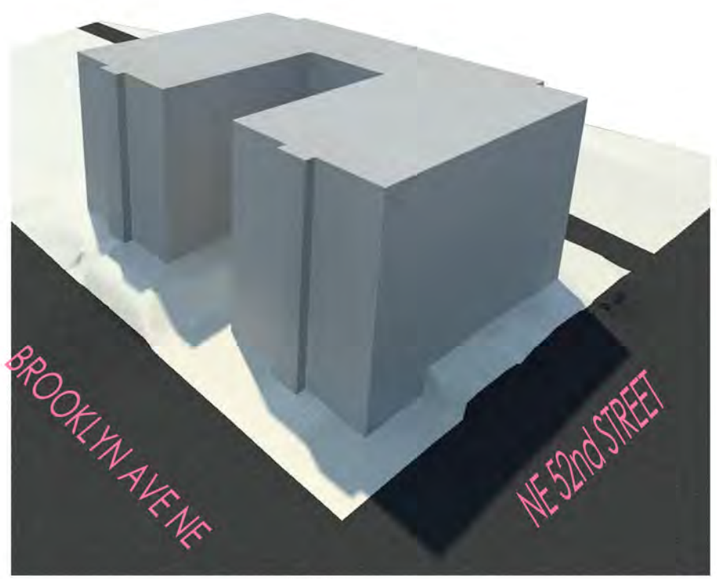
SITE PLAN

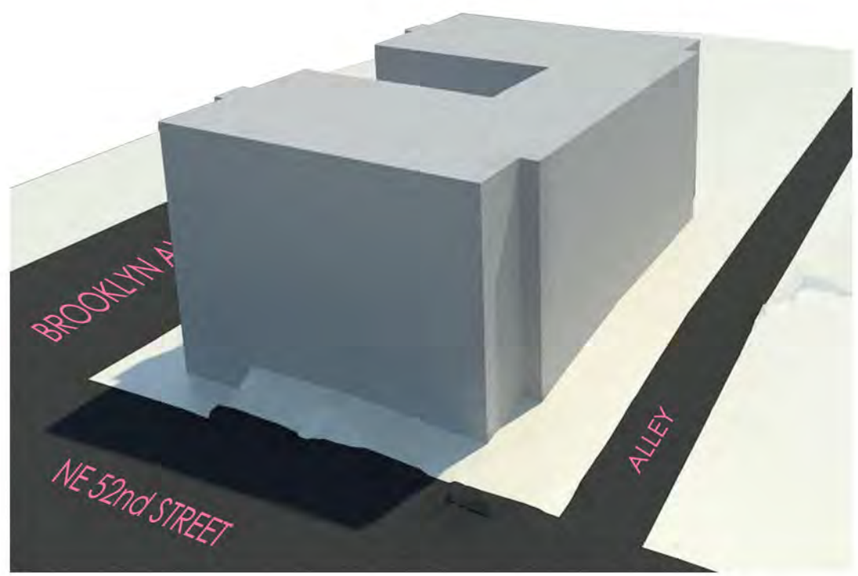


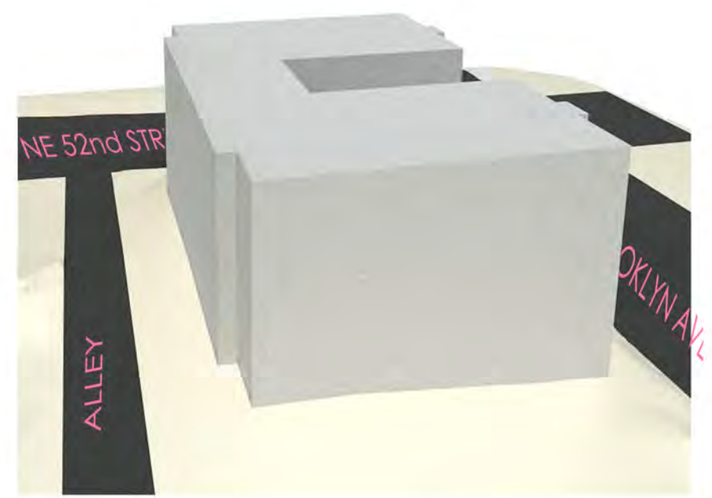
DESCRIPTION SITE PLAN:
ALL THREE MASSING ALTERNATIVES FOR THE STUDIO APARTMENT BUILDING UTILIZE THE EFFICIENCY OF THE DOUBLE LOADED CORRIDOR. ADDITIONALLY, ALL THREE HAVE A BASEMENT WITH TO MAXIMIZE AREA.

ALTERNATIVE 1 HAS A LARGE COURTYARD FACING EAST WITH ACCESS OFF BROOKLYN AVE NE. THE TWO BLOCKS RUN EAST AND WEST WITH A CONNECTOR IN THE BACK ADJACENT TO THE ALLEY. NO PARKING IS PROPOSED.

DESCRIPTION BUILDING DESIGN MASSING:
DOUBLE LOADED CORRIDORS ALLOW FOR VIEWS AROUND THE OUTSIDE PERIMETER OF THE BUILDING, AS WELL AS, INTO THE LARGE COURTYARD. WITH THE COURTYARD ON THE BROOKLYN, THE MASS OF THE BUILDING IS BROKEN DOWN INTO TWO EQUAL HALVES WITH A SMALLER CONNECTOR IN THE BACK. THE MAIN ENTRANCE FOR THIS ALTERNATIVE IS NEAR THE CORNER OF BROOKLYN AND 52ND.







office G|O
AN ARCHITECTURAL COMPANY, LLC
711 court A, suite 100 - tacoma, washington 98402 - tel: 253.572.9818
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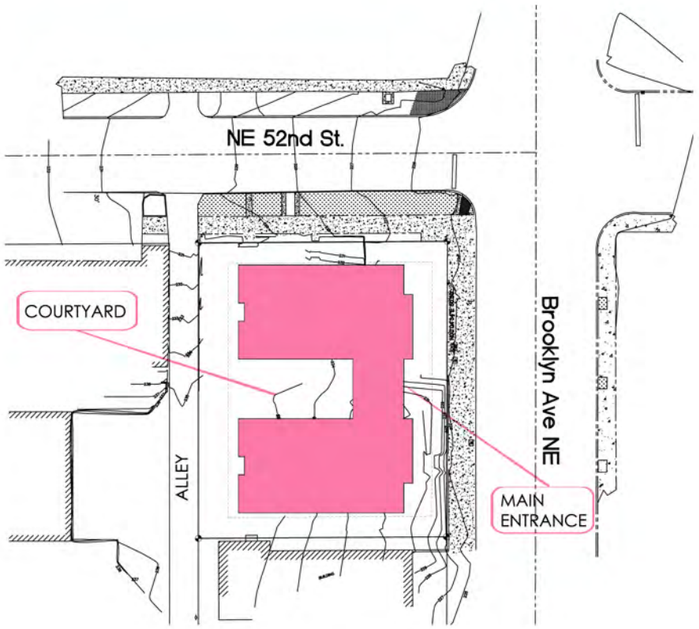
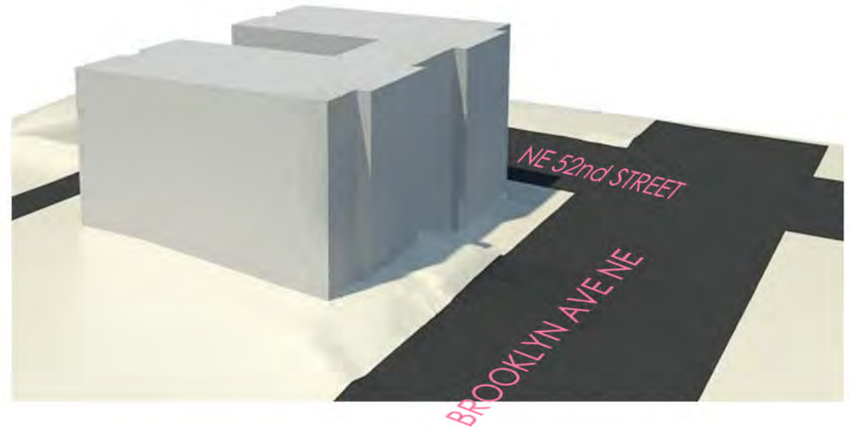
ALTERNATIVE 2 - "U" TO ALLEY

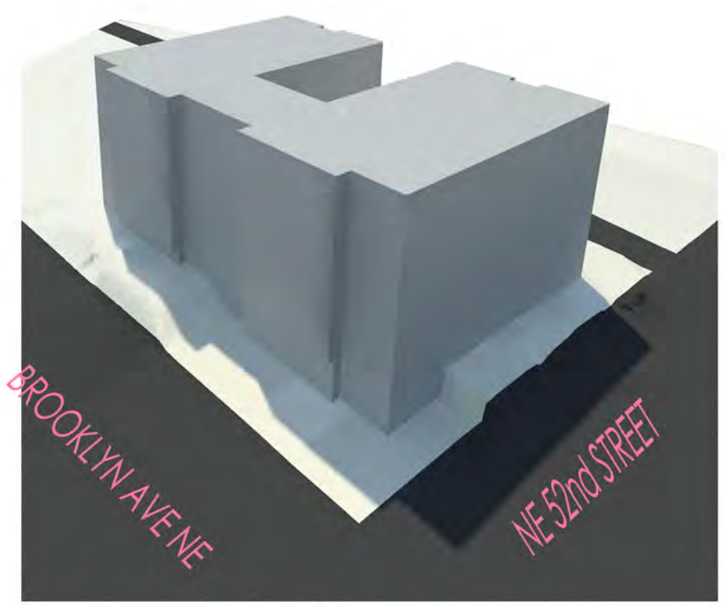


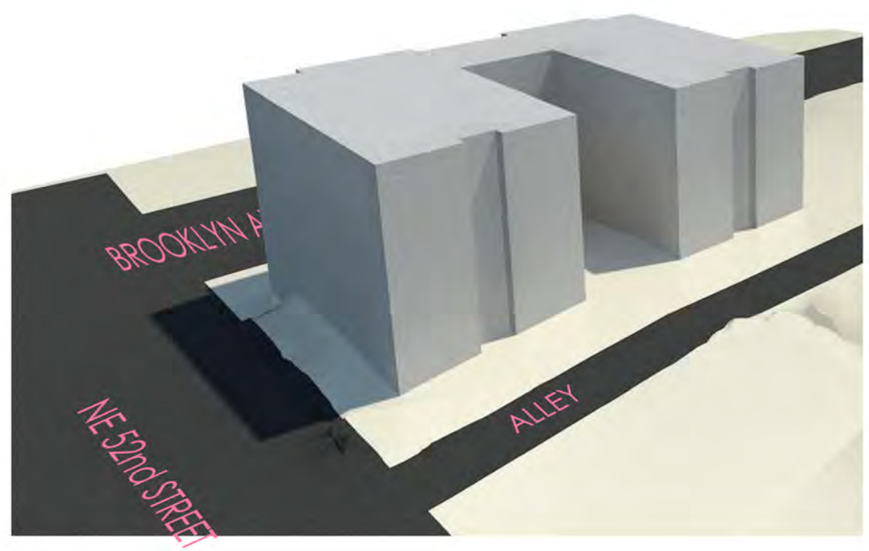
SITE PLAN

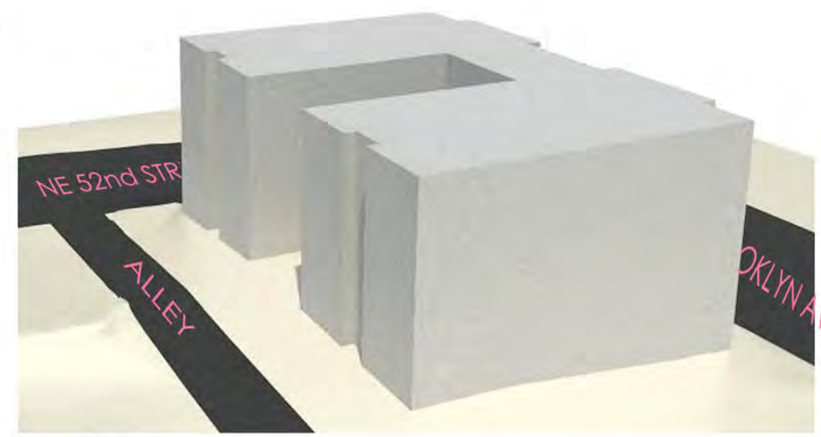


DESCRIPTION SITE PLAN:
ALTERNATIVE 2 HAS A LARGE COURTYARD FACING WEST WITH ACCESS FROM THE BUILDING AND ALLEY. THE TWO BLOCKS RUN EAST AND WEST WITH A CONNECTOR IN THE FRONT ADJACENT TO BROOKLYN. NO PARKING IS PROPOSED.

DESCRIPTION BUILDING DESIGN MASSING:
DOUBLE LOADED CORRIDORS ALLOW FOR VIEWS AROUND THE OUTSIDE PERIMETER OF THE BUILDING, AS WELL AS, INTO THE LARGE COURTYARD. WITH THE COURTYARD OFF THE ALLEY THE LARGER MASS ON THE FRONT SIDE OF THE BUILDING IS BROKEN DOWN BY MODULATING THE FACADE. THE MAIN ENTRANCE FOR THIS ALTERNATIVE IS LOCATED IN THE CENTER OF THE BUILDING AND SITE.







office G|O
AN ARCHITECTURAL COMPANY, LLC
711 court A, suite 100 - tacoma, washington 98402 - tel: 253.572.9818
email: scott@officega.com - www.officega.com

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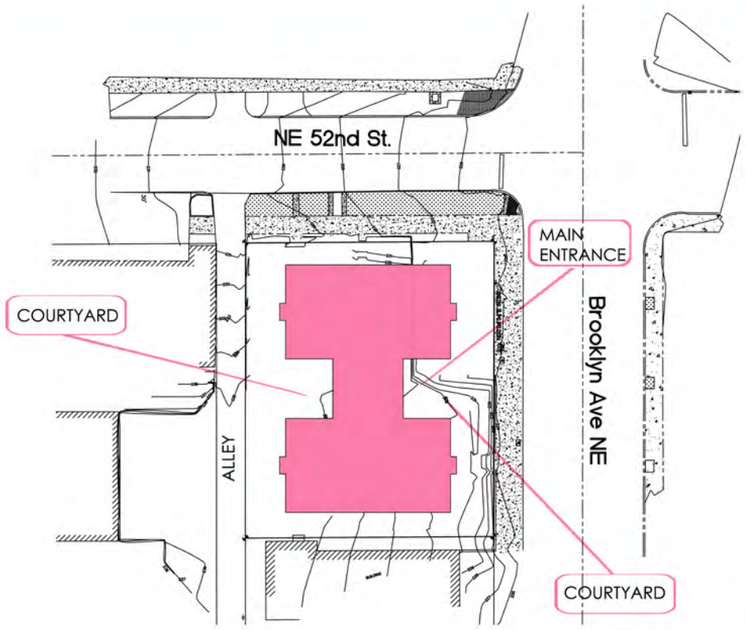
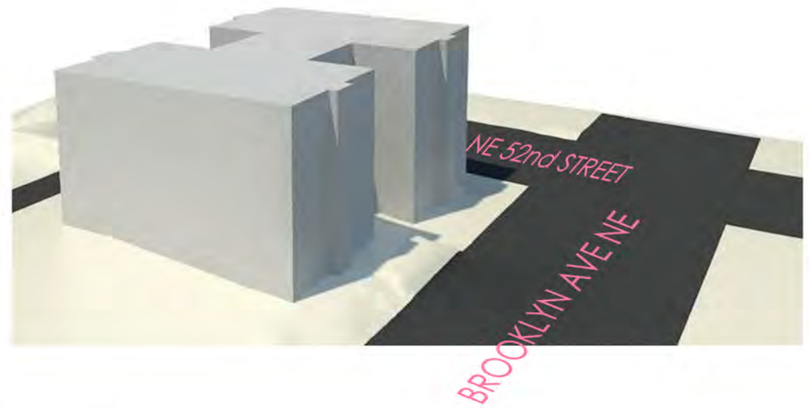
ALTERNATIVE 3 - "H"

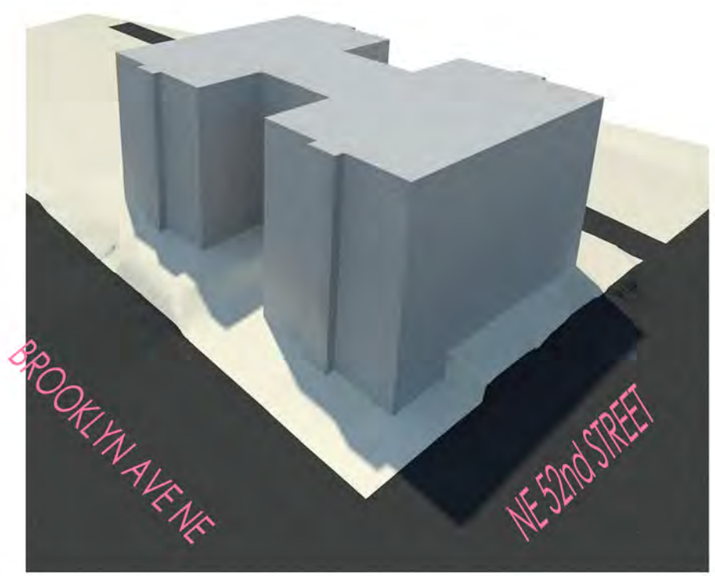


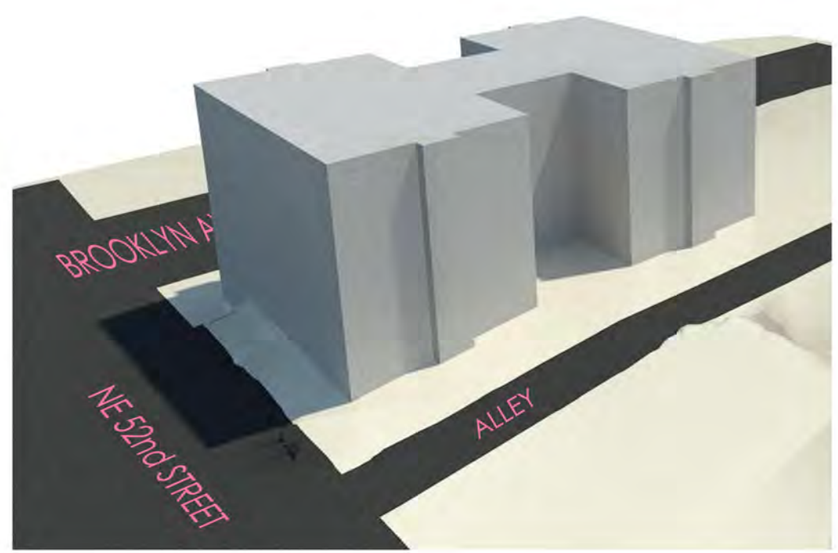
SITE PLAN

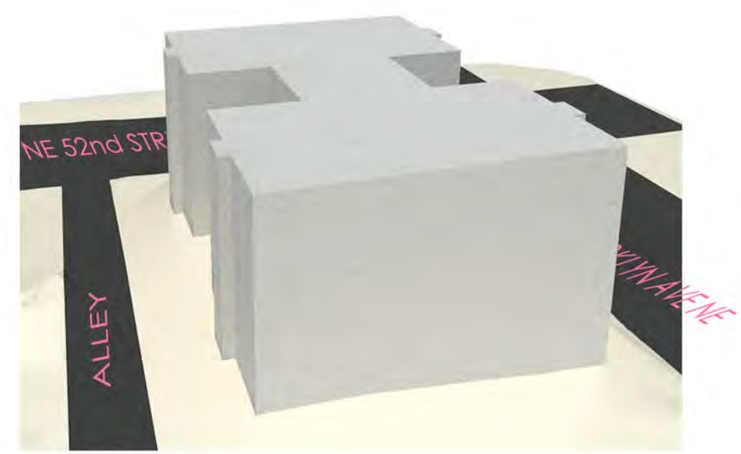


DESCRIPTION SITE PLAN:
ALTERNATIVE 3 HAS TWO SMALLER COURTYARDS, ONE FACING WEST, ONE FACING EAST. ACCESS COMES FROM THE ALLEY AND BROOKLYN, RESPECTIVELY. THE TWO BLOCKS RUN EAST AND WEST WITH A CONNECTOR IN THE MIDDLE. NO PARKING IS PROPOSED.

DESCRIPTION BUILDING DESIGN MASSING:
DOUBLE LOADED CORRIDORS ALLOW FOR VIEWS AROUND THE OUTSIDE PERIMETER OF THE BUILDING, AS WELL AS, INTO BOTH COURTYARDS. WITH THE DUEL COURTYARD THE BUILDING MASS IS BROKEN DOWN INTO EQUAL HALVES ON BOTH SIDES . THE MAIN ENTRANCE FOR THIS ALTERNATIVE IS LOCATED IN THE CENTER OF THE BUILDING AND SITE, SET BACK FROM THE STREET.







office G|O
AN ARCHITECTURAL COMPANY, LLC
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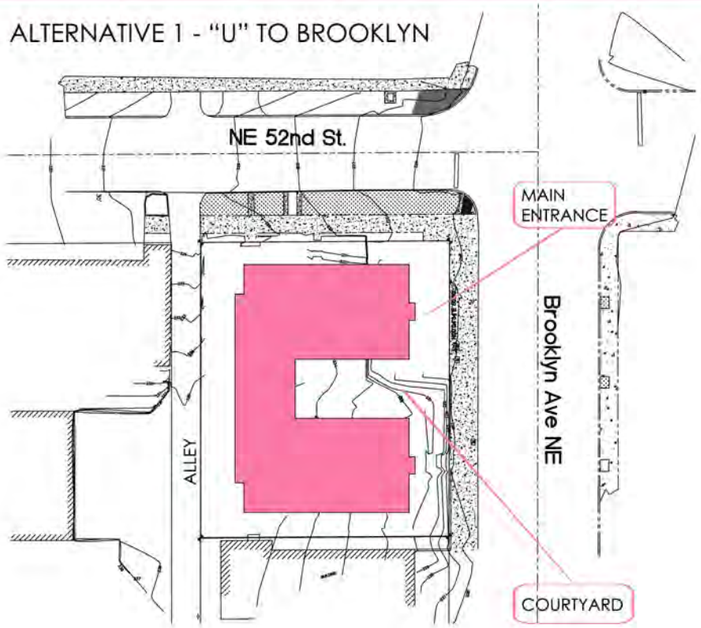
ALTERNATIVE COMPARISONS

ALTERNATIVE 1 - "U" TO BROOKLYN

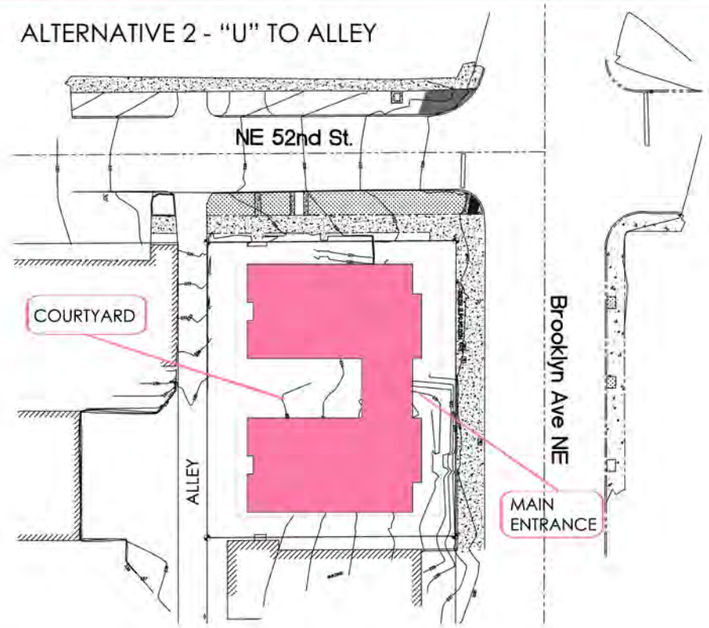


DESCRIPTION BUILDING DESIGN MASSING:
DOUBLE LOADED CORRIDORS ALLOW FOR VIEWS AROUND THE OUTSIDE PERIMETER OF THE BUILDING, AS WELL AS, INTO THE LARGE COURTYARD. WITH THE COURTYARD ON THE BROOKLYN, THE MASS OF THE BUILDING IS BROKEN DOWN INTO TWO EQUAL HALVES WITH A SMALLER CONNECTOR IN THE BACK. THE MAIN ENTRANCE FOR THIS ALTERNATIVE IS NEAR THE CORNER OF BROOKLYN AND 52ND.

ADVANTAGES:
EFFICIENT BUILDING DESIGN. SINGLE, LARGE COUTYARD SPACE WITH CONNECTION TO BROOKLYN. STREET CORNER MAIN ENTRANCE. FACADE BROKEN DOWN INTO THREE DISTINCT BLOCKS.

CHALLENGES:
COURTYARD RECEIVES MORNING SUN, RATHER THAN EVENING.

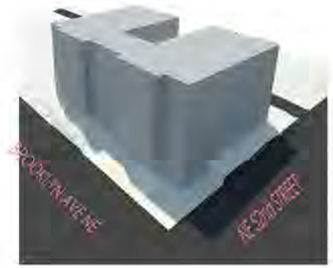
ALTERNATIVE 2 - "U" TO ALLEY



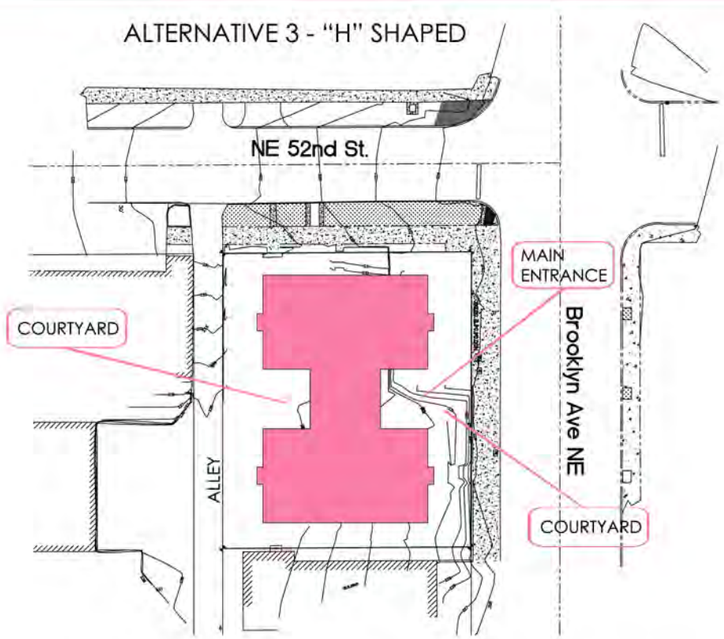
DESCRIPTION BUILDING DESIGN MASSING:
DOUBLE LOADED CORRIDORS ALLOW FOR VIEWS AROUND THE OUTSIDE PERIMETER OF THE BUILDING, AS WELL AS, INTO THE LARGE COURTYARD. WITH THE COURTYARD OFF THE ALLEY THE LARGER MASS ON THE FRONT SIDE OF THE BUILDING IS BROKEN DOWN BY MODULATING THE FACADE. THE MAIN ENTRANCE FOR THIS ALTERNATIVE IS LOCATED IN THE CENTER OF THE BUILDING AND SITE.

ADVANTAGES:
EFFICIENT BUILDING DESIGN. CENTRAL MAIN ENTRANCE CREATES GOOD DISTRIBUTION. LARGE COURTYARD RECEIVES GOOD EVENING LIGHT.

CHALLENGES:
NO CONNECTION BETWEEN STREET AND COURTYARD. LARGER MASS FACING BROOKLYN.



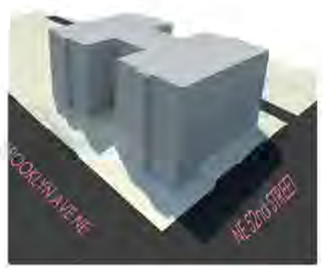
ALTERNATIVE 3 - "H" SHAPED



DESCRIPTION BUILDING DESIGN MASSING:
DOUBLE LOADED CORRIDORS ALLOW FOR VIEWS AROUND THE OUTSIDE PERIMETER OF THE BUILDING, AS WELL AS, INTO BOTH COURTYARDS. WITH THE DUEL COURTYARD THE BUILDING MASS IS BROKEN DOWN INTO EQUAL HALVES ON BOTH SIDES . THE MAIN ENTRANCE FOR THIS ALTERNATIVE IS LOCATED IN THE CENTER OF THE BUILDING AND SITE, SET BACK FROM THE STREET.

ADVANTAGES:
EFFICIENT BUILDING DESIGN. CENTRAL MAIN ENTRANCE CREATES GOOD DISTRIBUTION. SMALL COURTYARD COMBINES WITH ENTRANCE. FACADE BROKEN DOWN INTO THREE DISTINCT BLOCKS.

CHALLENGES:
TWO SMALL COURTYARDS NOT AS USEFUL AS ON LARGE ONE.



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