

B A Z A N A R C H I T E C T S

w w w . b a z a n a r c h i t e c t s . c o m

2000 - 116TH AVENUE NE, SUITE 4, BELLEVUE, WA 98004 . 425.637.0831

MARC JENEFSKY, PRINCIPAL ARCHITECT
marcjenefsky@bazanarchitects.com

2202

East Olive Street

Early Design Guidance Application Booklet
for Second EDG Meeting

August 8, 2012

D.P.D. PROJECT NUMBER - 3013256

CONSULTANTS

CIVIL ENGINEER:

DECKER CONSULTING

LANDSCAPE ARCHITECT:

ANDREWS LANDSCAPE ARCHITECTS

STRUCTURAL ENGINEER:

P.S.M.

GEOTECHNICAL ENGINEER:

GEOTECH CONSULTANTS

OWNER

WW INVESTMENTS LLC

636 - 120TH AVENUE NORTHEAST

SUITE A 200

BELLEVUE, WASHINGTON 98005

EVAN WESTCOTT / 425.289.7442

evan@westcorpconstruction.com

Note: For sheets 1-19 see EDG Application Booklet, dated July 3, 2012



VINE MAPLE



SERVICEBERRY



STRAWBERRY TREE



CORNUS KOUSA



BAMBOO SSP.



DAVID'S VIBURNUM



CHERRY LAUREL



KOREAN BOX



BLUE OAT GRASS



MISCANTHUS



HEAVENLY BAMBOO



ORANGE SEDGE



SWORD FERN



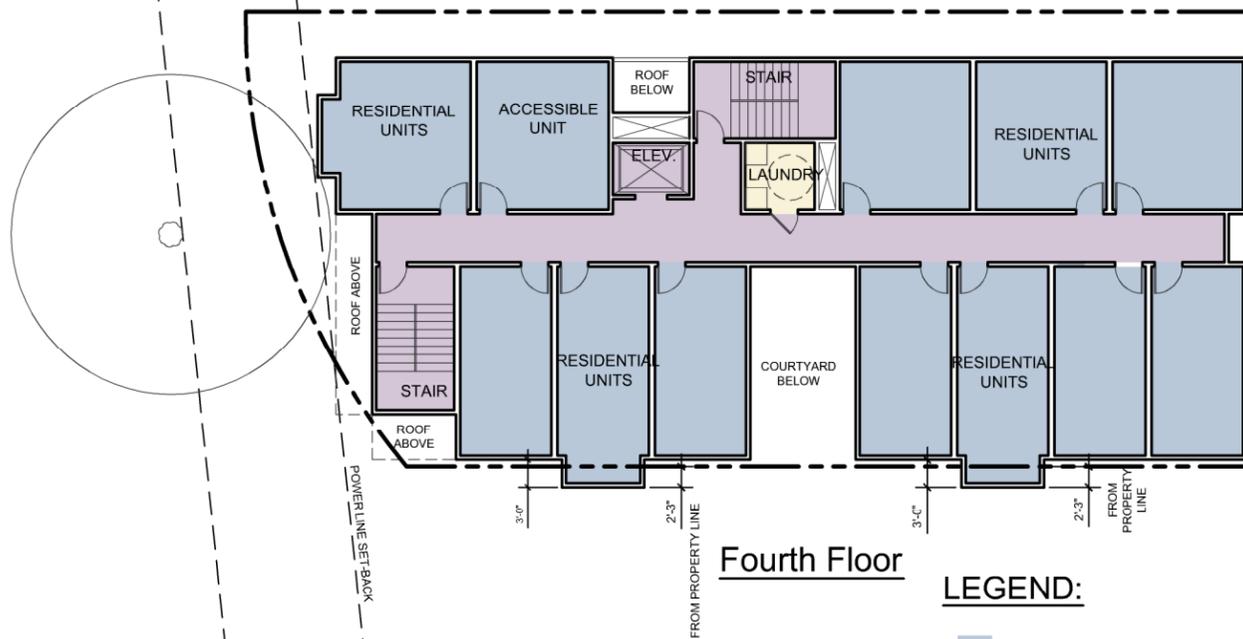
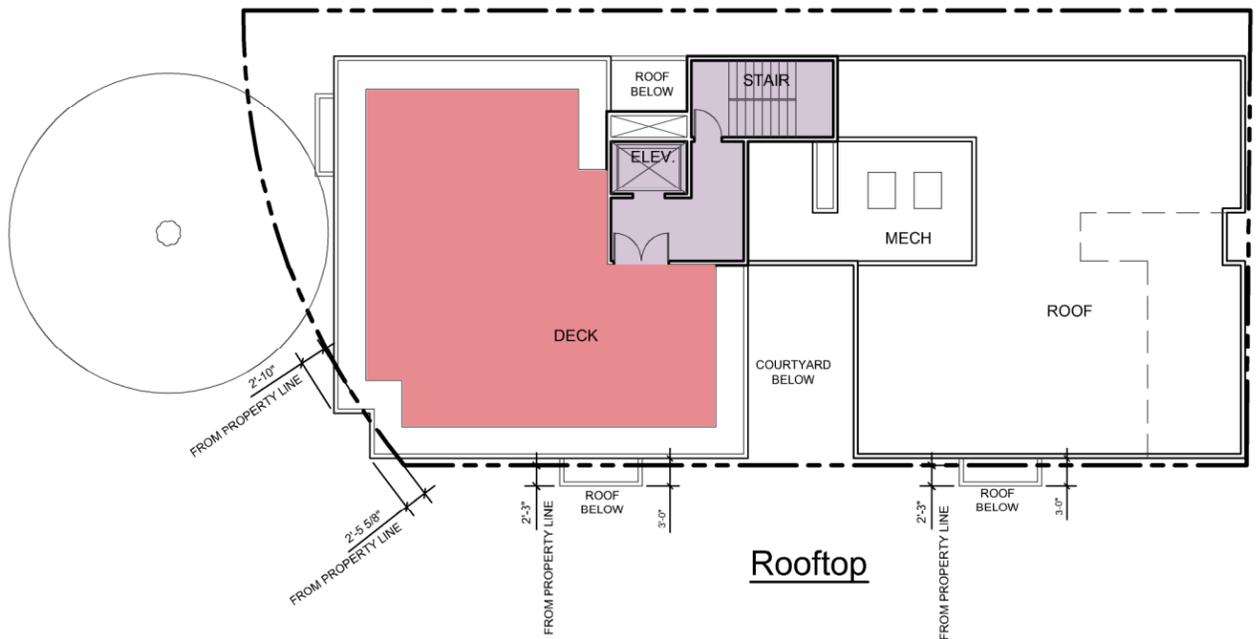
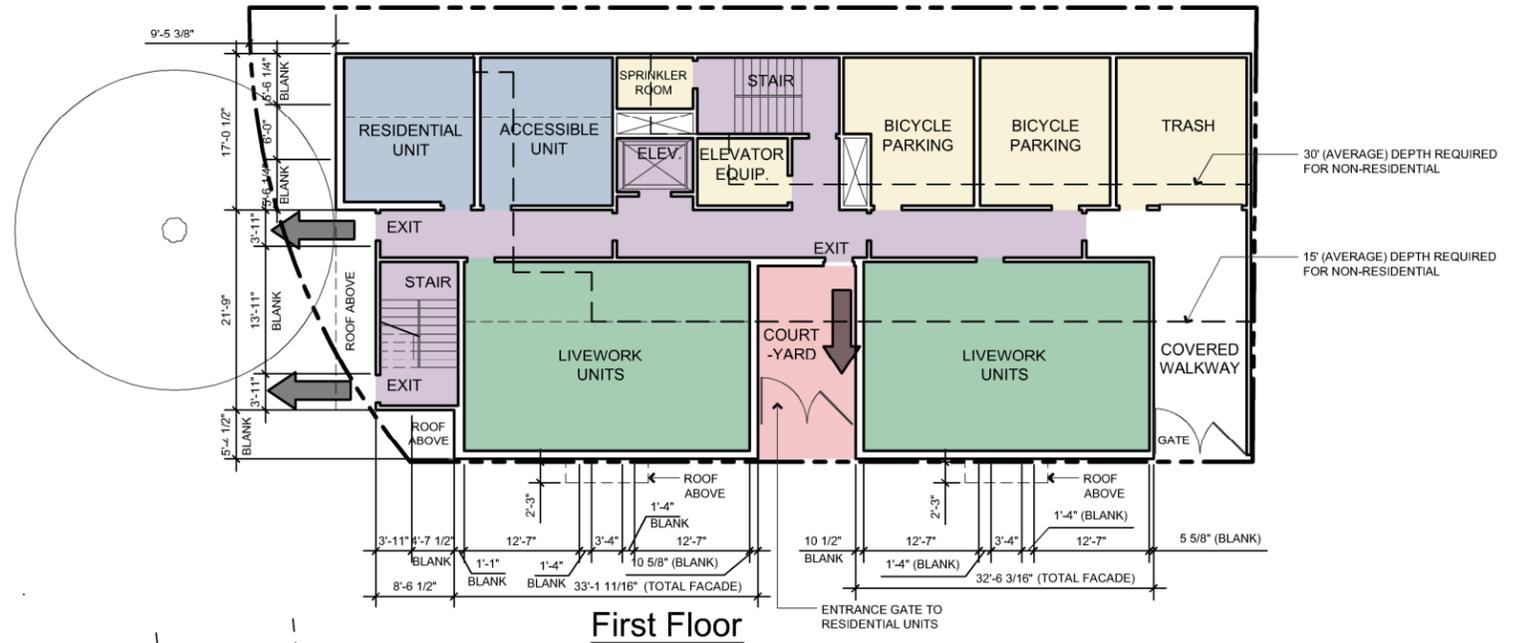
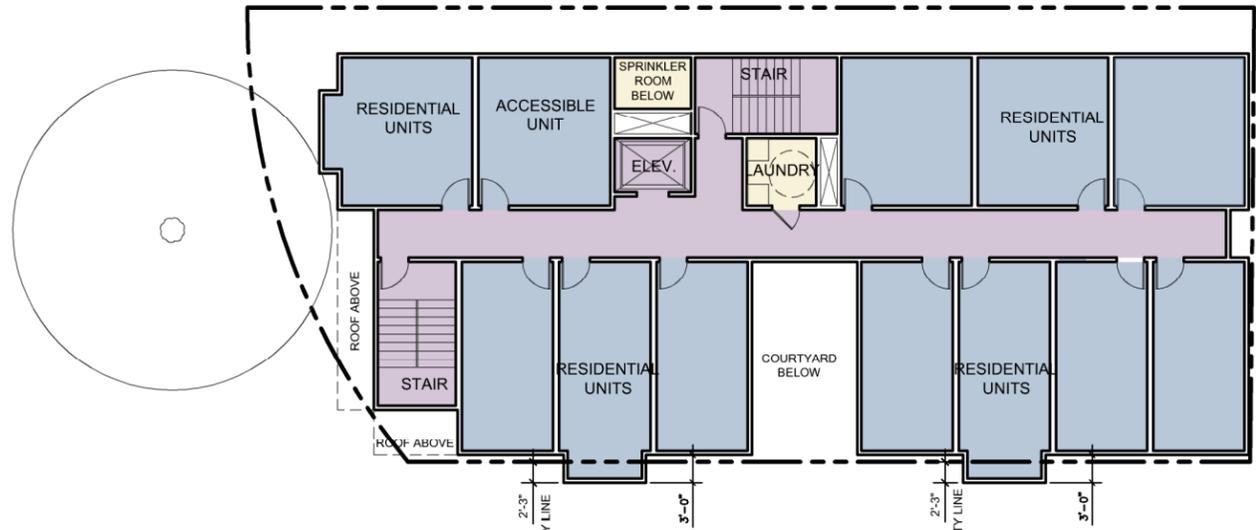
AGAPANTHUS



CAREX 'ICE DANCE'



ROBB'S EUPHORBIA



LEGEND:

- STANDARD RESIDENTIAL UNITS
- SEMI-PUBLIC SPACE
- ACCESORY USE
- LIVE-WORK UNITS
- AMENITIES/OPEN SPACE
- EXIT FROM BUILDING

0 8 16 32 50'

N

LOT SIZE-----	5157 S.F.
FIRST FLOOR-----	3552 S.F.
SECOND FLOOR-----	3787 S.F.
THIRD FLOOR-----	3787 S.F.
FOURTH FLOOR-----	3787 S.F.
ROOF ELEVATOR AND STAIRS-----	345 S.F.
TOTAL-----	15258 S.F.
ALLOWABLE BUILDING HT. w/ RETAIL-----	44 FT.
HEIGHT OF ELEV./STAIR TOWER-----	15 FT.
BUILDING HEIGHT-----	59 FT.

NUMBER OF LIVE WORK-----	2 UNITS
NUMBER OF APARTMENTS-----	38 UNITS
FLOOR AREA RATIO CALCULATION-----	15471 S.F.
	(MAXIMUM BUILDABLE AREA)
BLANK FACADE CALCULATIONS : (23.47A.008)	
BETWEEN 2' TO 8' : FACADE < 20' BLANK	
NO BLANK FACADE PORTION GREATER THAN 13'-11"	
TOTAL BLANK FACADE < 40% STREET FRONTAGE	ALLOWED=(47'-4") LINEAL FEET
ACTUAL=	(43'-6 3/4") LINEAL FEET
TOTAL BLANK FACADE=	118.43 LINEAL FEET
% OF BLANK FACADE =	36.8%

AVERAGE APARTMENT SIZE-----	217 S.F.
NET APARTMENT AREA-----	10,125 S.F.
GROSS APARTMENT AREA-----	332 S.F.
LIVE WORK AVERAGE SIZE-----	643 S.F.
AMENITIES AREA REQUIRED-----	747 S.F.
AMENITIES ON SITE AT GRADE-----	228 S.F.
AMENITIES ON SITE AT ROOF-----	961 S.F.
TOTAL-----	1189 S.F.

SITE DATA

ZONING NC2-40

DEVELOPMENT OBJECTIVES

THE OBJECTIVE IS TO BUILD A 38 UNIT APARTMENT BUILDING WITH 2 LIVE WORK UNITS. THERE WILL BE 3 FLOORS OF RESIDENTIAL AT 3787 PER FLOOR OVER THE FIRST FLOOR (3553 SQ. FT.). THE FIRST FLOOR HAS LIVE WORK ALONG EAST OLIVE STREET AND RESIDENTIAL UNITS ACROSS THE BACK. THE FIRST FLOOR HAS A PROMINENT ENTRY COURTYARD ON EAST OLIVE STREET. THE SOUTH COURTYARD WILL ALLOW THE BUILDING TO APPEAR AS TWO MASSES ON THE PROPERTY, WHICH WILL BRING DOWN THE SCALE OF THE DEVELOPMENT AND PROVIDE A TRANSITION FROM THE LARGE SAFEWAY PROJECT TO THE NORTH AND THE SMALLER SINGLE AND DUPLEX HOUSING TO THE SOUTH. THE LIVE WORK UNITS WILL HAVE A SLEEPING LOFT ALONG THE BACK OF THE UNITS. THE LIVE WORK UNITS HAVE STOREFRONTS AT THE STREET LEVEL WITH ENTRANCES TO THE UNITS ON EAST OLIVE STREET. WE ARE PROPOSING 13 FOOT HEIGHT FOR THE 1ST FLOOR. THERE IS A SECONDARY ENTRANCE ON 22ND AVE. THE ENTIRE BUILDING IS SETBACK ON 22ND AVE, FOR THE FOLLOWING REASONS:

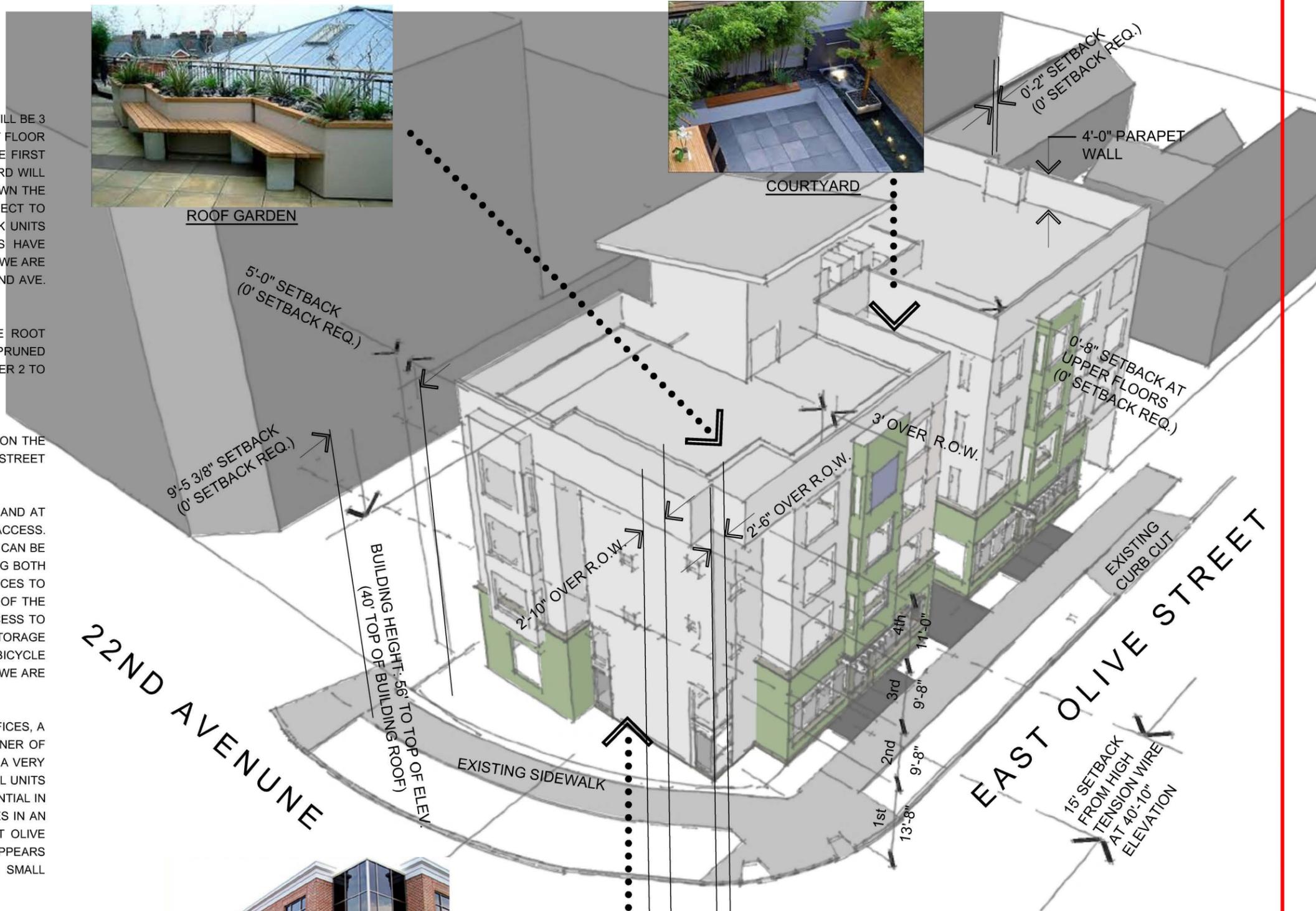
- TO ACCOMMODATE CITY LIGHT POWER LINE REQUIREMENTS.
- TO TRY TO PROLONG THE LIFE OF THE LARGE TREE ON 22ND AVE, BY HAVING MORE ROOT STRUCTURE PROTECTED FROM BUILDING. WHILE THIS TREE WILL NEED TO BE HEAVILY PRUNED DUE TO DEAD WOOD AND A SPLIT LIMB, IT IS POSSIBLE TO HAVE THE TREE SURVIVE ANOTHER 2 TO 10 YEARS.
- TO PROVIDE A BUFFER BETWEEN THE BACK CORNER HOUSING UNIT AND THE SIDEWALK
- TO PROVIDE AN INTERESTING TRANSITION AT THE CORNER

THERE IS NO SETBACK FROM THE PROPERTY TO THE EAST. THERE IS A FIVE FOOT SETBACK ON THE NORTH SIDE. THE WEST PROPERTY LINE SETBACK VARIES FROM 10 FEET TO ZERO (NEAR THE STREET INTERSECTION)

THE RESIDENTIAL CORRIDORS WILL HAVE NATURAL LIGHT AND VENTILATION FROM EACH END AND AT THE SOUTH COURTYARD. THERE IS A ROOFTOP AMENITIES DECK WITH STAIR AND ELEVATOR ACCESS. ON THE SOUTH SIDE OF THE PROJECT THERE IS A PRIVATE COURTYARD/ MAIN ENTRANCE THAT CAN BE USED BY ALL TENANTS. FLOORS 2 THROUGH 4 HAVE APARTMENTS WITH BAY WINDOWS FACING BOTH STREETS. THE BAY WINDOWS ON EAST OLIVE STREET ARE ALSO THE ROOF FOR THE ENTRANCES TO THE LIVE WORK UNITS. AT THE STREET LEVEL AT EAST OLIVE STREET AT THE EASTERN END OF THE PROPERTY, THERE IS A PRIVATE COVERED WALKWAY, OBSCURED FROM THE STREET FOR ACCESS TO INTERIOR BIKE STORAGE AND INTERIOR TRASH ROOM. THE BIKE ROOM WILL HAVE VERTICAL STORAGE FOR 18 BICYCLES AND DOUBLE STACKING LOCKERS FOR 20 FOR A TOTAL OF 38 SECURE BICYCLE STORAGE SPACES. IN ADDITION THERE WILL BE EXTERIOR BICYCLE STORAGE FOR 8 VISITORS. WE ARE PROPOSING TO BUILD THIS PROJECT TO A LEED SILVER STANDARD.

THE SITE CURRENTLY IS OCCUPIED BY A TWO STORY HOUSE CONVERTED TO COMMERCIAL OFFICES, A STORAGE BUILDING AND 3 TO 4 SURFACE PARKING SPACES. THE PROPERTY IS ON THE CORNER OF 22ND AVENUE AND EAST OLIVE STREET. NEIGHBORING PROPERTIES TO THE NORTH CONTAIN A VERY LARGE MIXED USE WITH A SAFEWAY, PARKING GARAGE AND 4 OR MORE FLOORS OF RESIDENTIAL UNITS IN A NC3-65 ZONE. THE PROPERTY DIRECTLY TO THE EAST IS MIXED USE, BUSINESS AND RESIDENTIAL IN A NC2-40 ZONE. ACROSS THE STREET ON EAST OLIVE STREET ARE SINGLE FAMILY RESIDENCES IN AN RSL/TC ZONE. DIAGONAL ACROSS THE STREET FROM THE CORNER OF 22ND AVE AND EAST OLIVE STREET IS AUTO REPAIR SHOP IN A NC2-40 ZONE. ACROSS 22ND AVE IS A VACANT LOT THAT APPEARS TO BECOME A MAJOR DEVELOPMENT SOON, ALSO NC2-40. IN ADDITION ACROSS 22ND IS SMALL MANUFACTURING BUILDING.

THE ROW PLANTING STRIP HAS A 52 INCH DIAMETER DECIDUOUS TREE PLUS 3 ADDITIONAL STREET TREES. WE PROPOSE TO KEEP ALL THE STREET TREES, BUT THE LARGEST MAY BE KEPT ONLY TEMPORARILY. WE HAD A CERTIFIED ARBORIST REVIEW THE LARGE TREE AND SHE DETERMINED THE TREE HAS HAD FIRES IN THE INTERIOR, HAS SUFFERED SIGNIFICANT ROOT DAMAGE DUE TO ROAD AND SIDEWALK WORK, HAS A FRACTURED LIMB AND IS PARTIALLY DISEASED. THE TREE IS A NATURE ICON SO AS DISCUSSED ABOVE WE WILL TRY TO SAVE THE TREE FOR A FEW YEARS. THE FINAL DETERMINATION OF THE TREE WILL BE BETWEEN THE PROPERTY OWNER AND SDOT. PER SDOT, THE TREE IS IN THEIR ROW BUT THE TREE IS CONSIDERED PRIVATE AND THE RESPONSIBILITY OF THE CARE AND LIABILITY OF THE TREE IS THE PROPERTY OWNER'S RESPONSIBILITY.



ROOF GARDEN



COURTYARD



FACADE INSPIRATION

LEGEND:

- -- DESIGN DEPARTURE (BAY WINDOWS & FIRST FLOOR AT GRADE)



VIEW OF STREET LEVEL AT INTERSECTION LOOKING EAST



VIEW OF STREET LEVEL ALONG EAST OLIVE STREET LOOKING WEST

DESCRIPTION:

THE OBJECTIVE IS TO BUILD A 38 UNIT APARTMENT BUILDING WITH 2 LIVE WORK UNITS. FIRST FLOOR HAS LIVE WORK ALONG EAST OLIVE STREET AND RESIDENTIAL UNITS ACROSS THE BACK. THE FIRST FLOOR HAS A PROMINENT ENTRY COURTYARD ON EAST OLIVE STREET. THE LIVE WORK UNITS WILL HAVE A SLEEPING LOFT ALONG THE BACK OF THE UNITS. THE LIVE WORK UNITS HAVE STOREFRONTS AT THE STREET LEVEL WITH ENTRANCES TO THE UNITS ON EAST OLIVE STREET. WE ARE PROPOSING 13 FOOT HEIGHT FOR THE 1ST FLOOR. THERE IS A SECONDARY ENTRANCE ON 22ND AVE. THE ENTIRE BUILDING IS SETBACK ON 22ND AVE. THERE IS NO SETBACK FROM THE PROPERTY TO THE EAST. THERE IS A FIVE FOOT SETBACK ON THE NORTH SIDE. THE WEST PROPERTY LINE SETBACK VARIES FROM 10 FEET TO ZERO (NEAR THE STREET INTERSECTION)

ADVANTAGES TO ALTERNATIVE D:

- CLOSER MATCH TO THE REQUESTS OF THE EDG COMMUNITY GROUP
- SOUTH COURTYARD ALLOWS MORE SUN INTO THE ENTRANCE TO THE BUILDING
- MASSING APPEARS MORE LIKE TWO SEPARATE BUILDINGS SEPARATED BY OPEN SPACE (COURTYARD) .
- THE LIVE WORK ENTRANCES ON EAST OLIVE STREET PROVIDES MORE STREET ACTIVITY
- APARTMENT ENTRANCES ON EAST OLIVE AND 22ND AVE
- THE SETBACK ON 22ND AVE ALLOWS FOR THE POTENTIAL TO SAVE THE LARGE TREE AND ALSO GIVES A BUFFER FOR THE RESIDENTIAL ON THE NW CORNER.
- SECURE INTERIOR BICYCLE STORAGE FOR 38 BICYCLES, WHICH IS 3.8 TIMES THE MINIMUM
- VISITOR BICYCLE PARKING ON 22ND AVE
- SECURE TRASH STORAGE AWAY FROM THE STREET
- MAINTAIN ALL EXISTING STREET TREES
- AMENITIES AREAS ON GRADE AND ON THE ROOFTOP
- CORNER TRANSITION
- BAY WINDOWS ON EAST OLIVE STREET PROVIDE RAIN COVER FOR LIVE WORK ENTRANCES.

DISADVANTAGES TO ALTERNATE D

- LESS RENTABLE UNITS
- COURTYARD LESS PRIVATE
- NO PEDESTRIAN ACCESS TO NORTH SIDE OF PROPERTY, ONLY LANDSCAPING
- LESS LANDSCAPING ON EAST OLIVE STREET DUE TO LIVE WORK

DESIGN DEPARTURES

- 23.47.0087D3: RESIDENTIAL SET BACK 10 FEET: ON 22ND AVE, WE HAVE A UNIT AT THE NW CORNER THAT IS SETBACK FROM THE PROPERTY LINE BETWEEN 6 AND 10 FEET AND IS ON-GRADE. THIS IS A CURVED PROPERTY LINE SO THE STRAIGHT FAÇADE VARIES. THE DESIGN OF THE UNIT WORKS BEST AS A STRAIGHT FAÇADE IN THE LOCATION AS SHOWN ON THE PLANS. WE ARE CURRENTLY PROPOSING A WINDOW IN THAT UNIT FACING 22ND. IF PREFERRED WE COULD ELIMINATE THIS WINDOW. BU DOING THAT WE WOULD INCREASE THE BLANK FAÇADE ALONG THE STREET.

DIRECTOR'S RULING/ DPD/SDOT

- 23.47.008 B3A: STREET LEVEL DEVELOPMENT HEIGHT AND DEPTH OF LIVE WORK
- LIVE WORK SHALL EXTEND 30 FEET IN DEPTH AND MINIMUM OF 15 FEET: ON EAST OLIVE STREET, WE EXTENDED THE LIVE WORK TO 50% OF THE DEPTH OF THE BUILDING. OUR SITE IS SMALL AND THE 30 FOOT RULE WOULD NOT WORK.
- OUR LIVE WORK ARE 22 FEET DEEP AND ARE 70% OF THE FAÇADE ON EAST OLIVE STREET.
- 23.47A1C: FLOOR TO FLOOR HEIGHT TO 13 FEET AT THE FIRST LEVEL: WE PROPOSE TO RAISE THE FIRST FLOOR TO 13 FEET. THIS WILL NOT GRANT US AN ADDITIONAL FLOOR AND WE DO NOT BELIEVE WE WILL BLOCK SIGNIFICANT VIEWS. WE ARE PROPOSING THIS SO WE CAN GET A TALLER LIVE/ WORK ON EAST OLIVE. THIS WILL ALSO ALLOW US TO HAVE SLEEPING LOFTS IN THE LIVE/WORK ABOVE THE RETAIL FLOOR.
- 23.53.035: STRUCTURAL BUILDING OVERHANGS: WE ARE PROPOSING THE FOLLOWING OVERHANGS INTO THE PUBLIC ROW:
- CANOPY OVER THE LIVE WORK ENTRANCES - 3 FOOT OVERHANG AT LEAST 8 FEET TALLER THAN THE SIDEWALK. WHILE THE CANOPY IS OVER THE PROPERTY LINE, IT DOES NOT EXTEND OVER THE SIDEWALK.
- BAY WINDOW MODULATIONS (2 LOCATIONS) ABOVE THE CANOPIES - 2 FOOT OVERHANG AT LEAST 8 FEET TALLER THAN THE SIDEWALK. WHILE THE BAY WINDOWS IS OVER THE PROPERTY LINE, IT DOES NOT EXTEND OVER THE SIDEWALK.
- ROOF AT CORNER OF 22ND AVE AND EAST OLIVE STREET OVER THE STAIRS: WE ARE PROPOSING UP TO A 3 FOOT OVERHANG OF THE UPPER ROOF IN THIS AREA.

RESPONSE TO DESIGN REVIEW BOARD PRIORITIES AND BOARD RECOMMENDATIONS

- 1A: SEPARATION OF RESIDENTIAL FROM PEDESTRIAN AND VEHICULAR TRAFFIC:
 - LIVE WORK IS NOW LOCATED ON EAST OLIVE STREET
 - RESIDENTIAL MAIN ENTRY IS NOW ON EAST OLIVE STREET
 - MOVED BUILDING TO THE EAST TO PROVIDE A LANDSCAPE BUFFER FROM 22ND AVE
 - MOVED VERTICAL CIRCULATION TO THE STREET TO BUFFER RESIDENTIAL
- 1B: TRANSLUCENT WINDOWS AT HE STREET
 - WE HAVE REMOVED TRANSLUCENT WINDOWS FROM THE STREET
- 1C: RAISING THE UNITS AT STREET LEVEL:
 - WE DO NOT HAVE ANY RESIDENTIAL AT STREET LEVEL ON EAST OLIVE STREET AND WE HAVE ONE UNIT (SETBACK BETWEEN 6 AND 10 FEET) ON 22ND AVENUE.
- 1D: OPTIONS FOR RESIDENTIAL ABOVE GRADE, ENTRY LOCATION AND COURTYARD LOCATION
 - FOR UNIT LOCATIONS SEE 1C.
 - ENTRY LOCATION: WE HAVE THE MAIN RESIDENTIAL ENTRANCE ON EAST OLIVE SETBACK FROM THE SIDEWALK OVER 25 FEET INSIDE A COURTYARD. WE ALSO HAVE A GATE ON THE COURTYARD WHICH IS SETBACK 10 FEET FROM THE SIDEWALK.
 - WE HAVE A SECONDARY ENTRANCE TO THE RESIDENTIAL ON 22ND AVE.
 - WE HAVE A STAIR EXIT LOCATED NEAR THE CORNER OF 22ND AND EAST OLIVE.
 - WE HAVE A TRASH AND BICYCLE ACCESS LOCATED AT THE SE CORNER OF THE PROPERTY. THIS AREA IS ALSO PROTECTED BY A GATE.
 - THE RESIDENTIAL COURTYARD IS LOCATED ON THE SOUTH SIDE MID PROPERTY ON EAST OLIVE STREET.
- 2A: BICYCLE STORAGE VISIBLE AND ACCESSIBLE TO RESIDENCES AND SECURE
 - BICYCLE STORAGE IS NOW INSIDE THE LOCKED AND SECURE BUILDING. THERE IS BICYCLE STORAGE ROOM, OFF THE RESIDENTIAL CORRIDOR FOR 38 BICYCLES, ONE PER RESIDENTIAL UNIT. INSIDE THE SECURE BICYCLE ROOM, 20 OF THOSE BICYCLE STORAGE SPACES ARE IN LOCKABLE LOCKERS.
 - BICYCLE STORAGE ROOM CAN BE ACCESSED FROM INSIDE THE CORRIDOR ON THE FIRST FLOOR WITH EASY ACCESS TO THE EXTERIOR VIA THE EAST CORRIDOR EXIT.
 - WE ALSO ADDED PUBLIC BICYCLE STORAGE ON 22ND AVE IN THE LANDSCAPED AREA.
- 2B: PLACE BICYCLE STORAGE ON SECONDARY EXIT HALLWAY
 - BICYCLE STORAGE IS LOCATED ON THE EASTERN CORRIDOR ENTRANCE, A SECONDARY ENTRANCE TO THE RESIDENTIAL CORRIDOR.
- 3A: SOUTH FACING COURTYARD COULD PROVIDE BETTER AIR AND LIGHT TO RESIDENTIAL UNITS.
 - WE THE SOUTH FACING COURTYARD WILL HAVE WINDOWS 6 UNITS, 4 RESIDENTIAL FLOORS AND THE RESIDENTIAL PORTION OF THE LIVE WORK UNITS.
- 3B: SOUTH FACING COURTYARD:
 - ALTERNATIVE D HAS A SOUTH FACING RESIDENTIAL COURTYARD. THE COURTYARD ALSO DIVIDES THE MASS OF THE APARTMENT BUILDING, DIVIDING IT INTO TWO BUILDING BLOCKS, CONNECTED BY A RECESSED FAÇADE IN THE COURTYARD, 20 FEET BACK. FROM THE STREET IT HAS THE LOOK OF TWO BUILDINGS ON THE PROPERTY WHICH PROVIDES A NICE TRANSITION FROM THE TALL SAFEWAY BUILDING TO THE SINGLE FAMILY/ DUPLEX ACROSS EAST OLIVE STREET.
 - ARTICULATION: THE COURTYARD DOES PROVIDE ARTICULATION. ON EAST OLIVE STREET AT GRADE THE BUILDING IS CONTINUOUS AT THE LIVE WORK UNITS AND IS ARTICULATED BY THE COVERED WALKWAY AT THE EAST, THE COURTYARD IN THE CENTER AND THE STAIR AT THE CORNER. ON 22ND AVE, THE BUILDING IS RECESSED FROM THE STREET, IT IS MODULATED DUE TO THE CURVING OF THE PROPERTY. ABOVE THE FIRST FLOOR THE BUILDING IS MODULATED AT THE BAY WINDOWS IN THREE LOCATIONS, 2 ON EAST OLIVE AND ONE ON 22ND AVENUE.
- 4A: SOUTH FACING COURTYARD:
 - WE HAVE SOUTH FACING COURTYARD FOR MANY REASONS LISTED ABOVE.
- 4B: LIVE/WORK OR OTHER ACTIVITIES AT OLIVE STREET
 - LIVE WORK IS LOCATED ON EAST OLIVE WITH ENTRANCES DIRECTLY ON EAST OLIVE.
 - MAIN APARTMENT ACCESS IS LOCATED ON EAST OLIVE THROUGH THE COURTYARD.

RESPONSE TO PUBLIC COMMENTS

- ELEVATE AT-GRADE RESIDENTIAL: WE HAVE REMOVED RESIDENTIAL FROM EAST OLIVE STREET AT GRADE AND WE HAVE SEBACK THE ONE RESIDENTIAL UNIT REMAINING ON 22ND AVE
- MINIMIZE GRAFFITI ON-GRADE: WE WILL USE BRICK AND METAL/ FIBER CEMENT SIDING AT GRADE. THE BRICK WILL HAVE AN ANTI-GRAFFITI COATING AND THE SIDING WILL BE EASY TO CLEAN AND/OR PAINT.
- CORNER ENTRY: WE MOVED THE MAIN ENTRY LOBBY TO EAST OLIVE AND THE RECOMMENDATION OF THE DRB. WE HAVE ANOTHER ENTRANCE ON 22ND SO WE HAVE ENTRANCES TO BOTH STREETS.
- IDLING IN GROCERY PARKING LOT: WE STILL HAVE UNITS WITH WINDOWS ON THE BACK SIDE OF THE PROPERTY. THERE WILL BE A TALL LANDSCAPE BUFFER ON THAT SIDE WHICH WILL HELP WITH THE CARS; HOWEVER THERE MAY STILL BE SOME IDLING ISSUES. WE NEED TO BUILD WINDOWS ON THAT SIDE OF THE PROJECT TO KEEP OUR PROJECT VIABLE. WE WILL WORK WITH THE SAFEWAY OWNERSHIP TO HAVE THEM INSTALL SIGNS THAT ASK THEM TO BE CONSIDERATE OF THE APARTMENTS AND NOT TO IDLE. AS A SIDE NOTE, OUR WINDOWS WILL BE APPROXIMATELY 30 FEET AWAY FROM THE SAFEWAY DRIVE AISLE.
- MORE BICYCLE PARKING: WE NOW ARE PROPOSING ONE BICYCLE PARKING FOR EACH UNIT SECURED AND INSIDE, PLUS 6 TO 8 VISITOR BICYCLE PARKING OUTSIDE.
- LARGE STREET TREE: WE HAVE SETBACK THE BUILDING TO TRY AND SAVE THE LARGE TREE. BASED ON OUR ARBORIST REPORT THERE IS NO GUARANTEES WE CAN SAVE THE TREE. IT IS DISEASED, HAS POOR ROOT STRUCTURE, FRACTURED LIMBS AND A FIRE OCCURRED INSIDE THE TREE. ALL OTHER STREET TREES WILL REMAIN.
- COURTYARD WITH MODULATION: WE HAVE MOVED THE COURTYARD TO THE SOUTH AND IT WILL AID IN DEFINING THE MASS OF THE BUILDING INTO TWO SMALLER MASSES.
- KITCHENS: ALL UNITS WILL HAVE INDIVIDUAL RESTROOMS AND KITCHENS. THESE ARE SELF CONTAINED APARTMENTS.